

HISTORIC LANDMARK COMMISSION  
JUNE 26, 2017  
DEMOLITION AND RELOCATION PERMITS  
HDP-2017-0269  
1400 LAVACA STREET

## PROPOSAL

Demolish a ca. 1971 commercial building.

## ARCHITECTURE

Two-story rectangular-plan, flat-roofed, poured-in-place concrete building with a wraparound full-width veranda supported by concrete posts; plate glass fenestration. The building reflects elements of Brutalist design in its massing, fenestration patterns, and use of materials.

## RESEARCH

The building was constructed in 1971 by the Farm and Home Savings Association, which had their branch office here until the early 1990s. Farm and Home Savings Association, headquartered in Nevada, Missouri, operated a branch office in Austin since the 1920s. Their 1971 branch office was designed by Corpus Christi architects Brock and Mabrey in an adaptation of Brutalist design, although the Austin Statesman article of January 13, 1971 announcing the construction of the building calls the style “southwestern contemporary.” The architects, Victor Brock and Leslie Mabrey were noted for their ill-fated Malaquite Beach facilities on South Padre Island. Although honored by the Texas Society of Architects in 1971 for those facilities, the buildings they designed there quickly succumbed to severe structural problems that required extensive repairs and renovations through the 1970s and 1980s.

Farm and Home Savings Association was established in Nevada, Missouri in 1893 as the Farm and Home Savings and Loan Association of Missouri. The name was changed to the Farm and Home Savings Association in 1959. They closed their Austin branch in 1991, and were incorporated into Roosevelt Bank of Chesterfield, Missouri in 1994. The institution, having gone through many reorganizations, name changes, and acquisitions, is now known as US Bank National Association.

The building served as the headquarters of the Texas Restaurant Association in the early 1990s. There were remodels to the building in 1992 and 1998.

## STAFF COMMENTS

This building does not appear to meet the criteria for designation, either as a historic landmark or as a contributing structure to a potential local historic district. It is not yet 50 years old, and the only way the Commission can initiate and recommend historic zoning for this structure is to find that it has exceptional significance in accordance with National Register Bulletin 22. The building is not included in any City survey due to its age.

The building does not meet the criteria for landmark designation as set forth in City Code:

- a. **Architecture.** The building has elements of Brutalist design in its concrete construction, large expanses of blank concrete, and fenestration pattern; however, it was modified in a 1991 remodel and no longer retains an exceptional level of integrity or architectural significance. The building was designed by a Corpus Christi architectural firm with no other known commissions in Austin.

- b. **Historical association.** The building has a 20-year history of being the Austin branch of the Farm and Home Savings Association, a Missouri financial institution; there do not appear to be significant historical associations in Austin.
- c. **Archaeology.** The building was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The building does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, mid-town, or a particular demographic group.
- e. **Landscape feature.** The property is no longer a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city. The newspaper story announcing the construction of the building noted its landscaping, but the vast majority of that has been paved over or replaced.

#### **STAFF RECOMMENDATION**

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Release the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center. The building lacks the significance necessary for individual designation as a historic landmark.

## LOCATION MAP



1" = 250'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: HDP-2017-0269  
1400 LAVACA STREET

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1400 Lavaca Street  
ca. 1971











## OCCUPANCY HISTORY 1400 Lavaca Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
June, 2017

- |         |   |
|---------|---|
| 1992    | Farm and Home Savings Association<br>Sally Hudspeth, branch manager<br><br>Cecil A. Nobles, realtor   |
| 1985-86 | Farm and Home Savings Association<br>James Patterson, branch manager<br><br>Cecil A. Nobles, realtor  |
| 1981    | Farm and Home Savings Association<br>Frank Marshall, Sr., Vice-President<br><br>Cecil A. Nobles, realtor  |
| 1977    | Farm and Home Savings Association<br>James E. Patterson, Vice-President<br><br>Patterson & Jones Company, real estate<br>Cecil Nobles and Roy D. Patterson, proprietors |
| 1973    | Farm and Home Savings Association<br>James E. Patterson, Vice-President<br><br>Patterson & Jones Company, real estate<br>Cecil Nobles and Roy D. Patterson, proprietors |
| 1972    | The address is not listed in the directory.<br>NOTE: Farm and Home Savings Association is listed at 1404 Lavaca Street.   |



**ARCHITECTS RENDERING OF FARM AND HOME SAVINGS OFFICES**  
The two-story building will be constructed in the 1400 block of Lavaca

# F&H Savings To Build Office Here

Farm & Home Savings Association has announced the letting of a contract for construction of a two-story building in the 1400 block of Lavaca to house its Austin branch office.

James Patterson, Farm & Home vice president and Austin branch manager, said Joe Badgett Construction Co., Inc. was awarded the contract. Construction will begin soon on the property adjacent to the current office at 1404 Lavaca.

The building is expected to be completed and occupied by December, 1971. It will be built at a cost in excess of \$600,000.

Architects for the project are Brock and Mabrey, Corpus Christi and Houston, and Earl

J. Nesbitt Jr., Austin. Landscape architects are Klatt and Porcher, Houston.

The 15,700 square foot building will be southwestern contemporary in design with extensive landscaping of the surrounding grounds and parking area to create a park-like setting with ornamental trees and earth mounding reflecting the informal style of the office building.

The two-story building will be constructed of white, poured-in-place concrete, treated architecturally to present contrasting planes of columns, beams and full height walls reaching to a large overhanging roof.

Expansive use of clear glass, set back beneath the extended second floor, will bring the interior of the building to the out-of-doors. All interior public areas can be easily viewed by passers-by on Guadalupe, West 14th and Lavaca Streets.

The ground floor will contain approximately 8,000 square feet of floor space for public business functions. Offices will radiate about the savings lobby, a two-story-high room lit by a skylighted ceiling.

The main savings lobby will feature the safe deposit vault with an ultra-modern stainless steel vault door opening to full view from the savings lobby.

The second floor, of approximately 7,700 square feet



of space, will be dominated by a conference room surrounded by several smaller offices and lounge areas.

Farm & Home Savings Association, with home offices in Nevada, Missouri, reported total assets of more than \$690 million at the beginning of the year. Five branch offices serve major Texas cities, including Dallas, Fort Worth, San Antonio, Corpus Christi, and Houston in addition to Austin. Farm & Home has had an office in Austin since the 1920's.

News story on the construction of the Farm and Home Savings Association Building, 1400 Lavaca Street  
Austin Statesman, January 13, 1971

1400 Lavaca Street  
ca. 1971













## OCCUPANCY HISTORY 1400 Lavaca Street

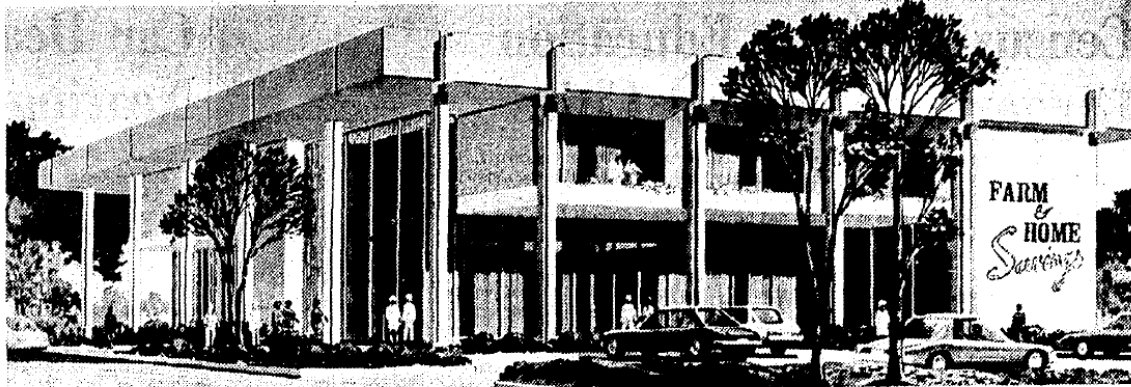
City Directory Research, Austin History Center  
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