

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2017-0107

HLC DATE:

August 28, 2017

PC DATE:

September 12, 2017

APPLICANTS: Elayne Lansford, owner

HISTORIC NAME: Tucker-Winfield Apartment House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1105 Nueces Street

COUNCIL DISTRICT: 9

ZONING FROM: GO to GO-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from General Office (GO) to General Office – Historic Landmark (GO-H) combining district zoning for the property's significance in architecture and historical association.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Architecture and historical association

HISTORIC LANDMARK COMMISSION ACTION: August 28, 2017:

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The building meets the criteria for designation as a City of Austin historic landmark. It retains a high degree of integrity. The house is listed in the Comprehensive Cultural Resources Survey (1984) but not rated for further research.

The house meets the criteria for landmark designation as set forth in City Code:

- a. **Architecture.** The two-story brick masonry apartment building mixes elements from the Colonial Revival, Tudor Revival, and Italian Renaissance styles in a unique design. It is also a rare remaining example of a four-unit apartment building once common in Austin's downtown core.
- b. **Historical association.** The building was built to house office employees during a notable period of rapid institutional and government growth in Austin. These employees—including the residents of the then-named Tucker Apartment House—constituted a large new workforce and embodied significant changes in Austin's identity as the center of state and county government and higher education.
- c. **Archaeology.** The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the neighborhood or the city.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

CITY COUNCIL DATE: October 5, 2017

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD**ORDINANCE NUMBER:****CASE MANAGER:** Cara Bertron**PHONE:** 974-1446**NEIGHBORHOOD ORGANIZATION:** Old Austin Neighborhood Association**BASIS FOR RECOMMENDATION:****Architecture:**

The building is a two-story, rectangular-plan, brick masonry building capped by a combination hipped and gable roof. The building features single and paired 1:1 double-hung wood-sash windows. A two-story arched entry portico contains a glazed wood door with sidelights and paired multi-light wood-sash casement windows and fanlight at the second story; the portico is capped by a gable roof. The north and south elevations contain entrance porches; the south porch is adorned with a bracketed gabled hood. The building contains four apartment units. Its design combines elements from three period revival styles: the centered front door, symmetrical façade, simple details, and front-side gable combination characteristic of Colonial Revival; the brick cladding, shallow eaves, small entry porch, and arched multi-light casement window displaying Tudor Revival influence; and the symmetrical façade, arched window, and brick masonry construction typical of the Italian Renaissance style. The Tucker-Winfield Apartment House is the only known example of this design in Austin.

Historical Associations:

Jim and Lorena Tucker purchased the property in 1939 and demolished the existing ca. 1890 house. That same year, Harry Hargrave built the Tucker Apartment House for them on the site. Before the 1920s and 1930s, legislators, support professions, office workers, and university employees working in the State Capitol or the University of Texas were limited to living in refurbished older apartment buildings, renting a room in a large 19th-century house or boarding house, finding a tiny cottage in a tourist court, or paying for the luxury of downtown residential hotels. As the university expanded after World War I, along with the State and local municipal governments, people flocked to Austin for white-collar office jobs. This prompted the construction of a wave of small-scale apartment buildings to house workers close to downtown and the UT campus. Here, construction continued through the Great Depression, even as it stagnated in many other cities.

The new apartment buildings—predominantly two-story, four-unit “apartment houses”—satisfied a growing demand in a form that mimicked the exterior look of large single-family houses. The interiors, too, reflected the design of contemporary bungalows, with a living room, dining room, a small kitchen, bathroom, and one or (more rarely) two bedrooms. The Tucker Apartment House was on the upper end of similar construction, featuring two bedrooms, a full kitchen, baseboards and crown molding, a gas fireplace, and an arched entrance to the dining room, which also had built-in shelves and cabinets.

Most early residents of the Tucker Apartment House were young single women who worked for state agencies. The 1941 tenants included Larue Martin, a secretary in the Office of the State Comptroller; Jo Woods, a stenographer for the State Highway Department; Mary Bost, whose employer is not listed; and a couple, Charles and Marjorie Wendlandt. By 1944-45, the building was home to Frances and Frieda Goff, two sisters who worked for the State Board of Control and the State Board of Insurance Commissioners, respectively; Larue Martin, still with the State Comptroller; and Leland and Estalyne Everett.

After World War II, rising property values and a general exodus to suburban areas (for those who were financially and legally able) galvanized the demolition of many of these

buildings, which were replaced with offices, hotels, and parking garages. The Tucker-Winfield Apartment House is a rare remaining example of a four-unit apartment house from the multifamily building boom of the 1920s-30s in the downtown core. It also represents Austin's economic resilience during the Great Depression, as well as a turning point when government and institutionally driven growth transformed it into a modern city.

PARCEL NO.: 0208010403

LEGAL DESCRIPTION: N 53 FT OF LOT 1 & N 53' OF W 48' OF LOT 2 BLOCK 132
ORIGINAL CITY

ESTIMATED ANNUAL TAX ABATEMENT: \$3,015; city portion: \$841 (no cap)

APPRAISED VALUE: \$561,325

PRESENT USE: Multifamily residential

CONDITION: Good

PRESENT OWNERS:

Elayne Lansford
7107 Thomas Springs Road
Austin, TX 78736-2824

DATE BUILT: 1939

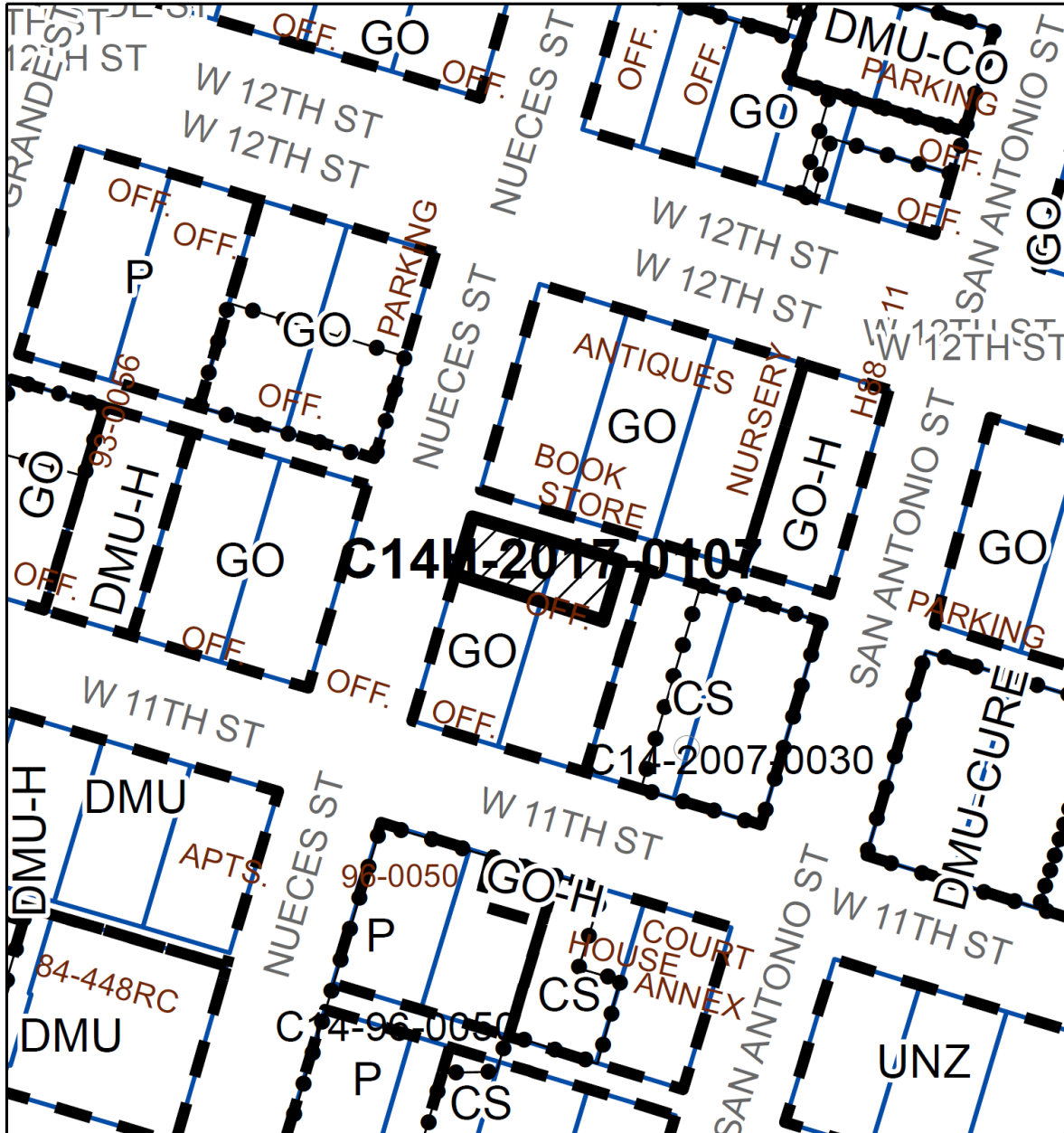
ALTERATIONS/ADDITIONS: No substantial alterations. Work is currently being done to replace the bracketed entrance hood on the north elevation and add rear stairs.

ORIGINAL OWNER(S): Jim and Lorena Tucker

OTHER HISTORICAL DESIGNATIONS:

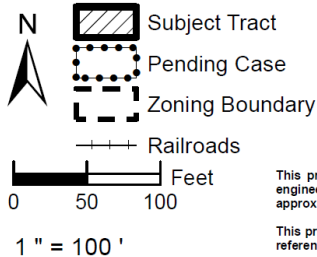
National Register of Historic Properties (individually listed).

LOCATION MAP



ZONING

Case#: C14H-2017-0107



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Created: 8/10/2017

PROPERTY INFORMATION

Building Photographs



Primary (west) façade



Detail of primary entrance



North elevation



South elevation



Rear (east) elevation