

**HISTORIC LANDMARK COMMISSION
MARCH 26, 2018
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2018-0015
1503 W. 10TH STREET
WEST LINE HISTORIC DISTRICT**

PROPOSAL

Demolish a ca. 1940 garage apartment and a ca. 1953 shed and construct a 2½-story auxiliary dwelling unit at the rear of the property. No changes are proposed to the principal building, which is a contributing property in the West Line Historic District.

PROJECT SPECIFICATIONS

The garage apartment proposed for demolition is a two-story, hipped roof, rectangular-plan wood-frame building with wood siding and exposed rafter tails. The ground-floor garage includes sliding wood doors and a centered entry door; the second story residence features double-hung wood-sash windows and a front porch. This building is not visible from W. 10th Street.

The shed proposed for demolition is a wood-frame building with a shed roof, wood siding, wood-sash windows, and a paneled wood door. The building was constructed as a greenhouse in 1953, and a substantial portion of the building appears to be a screened room.

The proposed building is set back 146' from the front property line and designed in a modern vernacular style. It has an irregularly shaped plan capped by a combination gable roof covered with standing-seam metal; solar panels are proposed to be installed on the east slope of the roof. Most of the building is 2 stories high, with a 2½-story stair tower at the front (north) end providing access to a roof deck. The tower is capped by a front-facing shed roof. A second-story extension on the west side creates a covered carport at the ground level. The building is clad in stucco at the ground floor and artisan hardiplank lap siding above. Fenestration includes single and paired single-hung, casement, fixed, and French-door-style fixed clad-wood windows. A recessed entry porch features a corner wood post and fully glazed door. The building footprint is 1,613 square feet.

RESEARCH

The garage apartment was constructed ca. 1940. City directories show that a series of short-term renters—both single people and couples—lived in the apartment; occupants included a soldier, a typist, the owner of a grocery store on West Lynn, and students. The current owner, Terry Lickona, moved into the apartment ca. 1977 and lived there until he moved into the principal house ca. 1985-86.

The greenhouse was constructed in 1953.

STANDARDS FOR REVIEW

The principal house on the property is contributing to the West Line Historic District, but neither building proposed for demolition is included in the district's property list. Neither building appears to meet the standards for designation as a historic landmark. The following evaluation is for the garage apartment.

Designation Criteria—Historic Landmark

- 1) The building is over 50 years old, having been constructed ca. 1940.
- 2) The building appears to retain a high degree of integrity.

- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code (Section 25-2-352). The property does not appear to demonstrate significance according to any of the criteria.
- a. **Architecture.** The building is built in the Craftsman style, with little ornamentation. It does not appear to be architecturally significant.
 - b. **Historical association.** No one lived in the apartment for a substantial length of time. There do not appear to be significant historical associations.
 - 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 appear to possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, Austin, or Texas as a whole.
 - e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

The building does not appear to be eligible for designation as a historic landmark.

The West Line Historic District does not have design guidelines for new construction. General design principles for new construction in historic districts emphasize compatibility with contributing houses within the district in terms of lot placement, size, scale, materials, fenestration patterns, massing, and floor-to-ceiling ratios.

The proposed project complies with some of the applicable principles:

- Lot placement: The building is set back 146', at the rear of a long lot. It is subordinate to the principal house.
- Size and scale: The 2½-story building is proposed for a block dominated by one and 1½-story houses, with a few 2-story buildings. However, its significant setback means that it will minimally impact the streetscape, if at all.
- Materials: The building is clad in stucco and hardiplank lap siding, which are compatible with the siding on the principal house.
- Fenestration patterns: The proportions and patterns of the windows are compatible with the principal house.
- Massing: The building's massing differs from that of the principal building and neighboring buildings; however, its significant setback means that it will minimally impact the streetscape.

COMMITTEE RECOMMENDATION

For the proposed building, change the stair tower roof to a front-facing gable roof and enclose the carport to create a garage.

No changes have been made. The applicant expressed concerns that a front-facing gable roof would increase the height and volume of the stair tower in excess of height restrictions.




STAFF RECOMMENDATION

Release the demolition 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.

Staff recommends approval of the plans.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: NRD-2018-0015

LOCATION: 1506 W 10TH ST

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.



PROPERTY INFORMATION*Photos*

North (primary) façade of garage apartment. Photo provided by applicant, as this elevation is not visible from W. 10th Street.



East (secondary) elevation of garage apartment. Photo provided by applicant, as this elevation is not visible from W. 10th Street.



East (primary) façade of greenhouse. Photo provided by applicant, as this elevation is not visible from W. 10th Street.

Occupancy History

City directory research, Austin History Center

By Historic Preservation Office staff

March 2018

- | | |
|---------|--|
| 1922 | L. P. Piper, owner
Deputy Collector, U.S. Internal Revenue |
| 1924 | Lon P. and Quinetta Piper, owners
Chief Field Deputy, U.S. Internal Revenue |
| 1929-40 | J. J. and Mabel Peterson, owners
Owner, Peterson & Callan Used Cars at 208-10 W. 5 th Street |
| 1944-45 | Joseph J. and Mabel Peterson, owners
Owner, Peterson & Callan Used Cars at 208-10 W. 5 th Street |
| | 1503½ W. 10 th Street—Chester and Jane Franklin, renters; U.S. Army |
| 1949 | Mrs. Leola Price, renter
Receptionist, LCRA |
| | 1503½ W. 10 th Street—William C. Seale, Jr., renter; typist |
| 1952 | Mrs. Mabel Peterson, owner; widow of Joseph
Mrs. Irene Knudson
Mrs. J. W. Knudson
No occupations listed |
| | 1503½ W. 10 th Street—Vacant |

- 1955 Mrs. Irene Knudson, renter
No occupation listed
1503½ W. 10th Street—John B. Springston, renter; owner of Bradford's Food Store at 1001 West Lynn
- 1959 Mrs. Mabel Peterson, owner; widow of Joseph
No occupation listed
1503½ W. 10th Street—John B. Springston, renter; owner of Bradford's Food Store at 1001 West Lynn
- 1962 Mrs. Mabel Peterson, owner; widow of Joseph
No occupation listed
1503½ W. 10th Street—Donald Loughlin, renter; student
- 1968 Mrs. Mabel Peterson, owner; widow of Joseph
No occupation listed
1503½ W. 10th Street—John M. and Nancy C. Delaney, renters; student
- 1973 Address not listed
1503½ W. 10th Street—Anne Fleming; employee at Austin Moving & Storage
- 1977 John H. Ingram III
Tennis pro
1503½ W. 10th Street—Terri [sic] Lickona; disc jockey at KLRU
- 1981 John H. Ingram III and Karen Ingram
Tennis pro
1503½ W. 10th Street—Terri [sic] Lickona; employee at KLRN-KLRU TV
- 1985-86 Terry Lickona
No occupation listed
1503½ W. 10th Street—Gary Menotti; no occupation listed
- 1985-86 Terry Lickona, renter
TV producer
1503½ W. 10th Street—Address not listed

Background Research

Joseph J. and Mabel Peterson were the longest-term residents of 1503 W. 10th Street; no information was located about them. 1503½ W. 10th Street was occupied by a series of short-term renters.

Building Permits (for Buildings Proposed for Demolition Only)

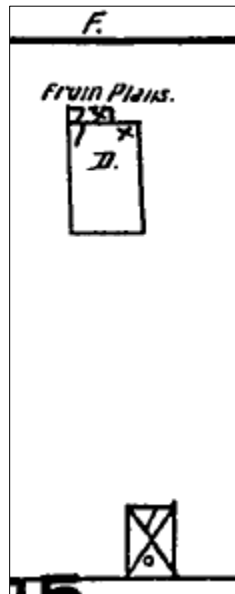
J. J. Peterson		1503 West 10th St.	
95	(T) 52x225' Unplatted 72x225	-	-
Greenhouse.			
55632 12-10-53		\$500.00	
Roy Potts & Sons			

Building permit for greenhouse, issued to J. J. Peterson, 12/10/1953.

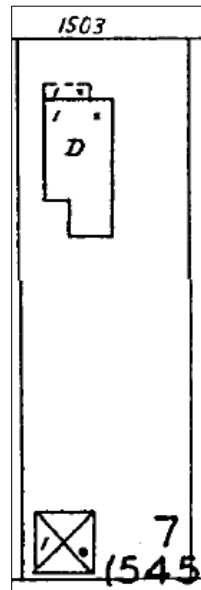
Fancher Archer		1503 A & B West 10th	
95	Tract 3		
Fr. Duplex with ^{Det.} Det. Carport			
60254	5-2-55	\$9,000.00	
Fancher Archer		10	
<i>Legal Description changed due to re-sub of Tract 3 Plan 10 6/13/55</i>			

Building permit for duplex with detached carport, issued to Fancher Archer, 5/2/1955. It is not clear what this permit refers to, as the garage apartment has tenants listed in city directories beginning in the 1940s and appears architecturally to be from that time period. It also has an integral garage.

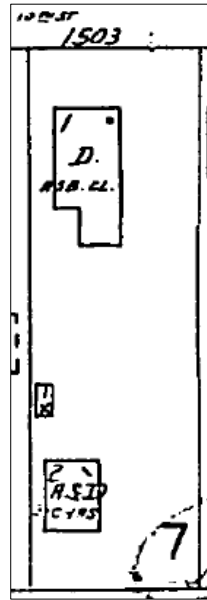
Sanborn Fire Insurance Maps



1922



1935



1961