

HISTORIC LANDMARK COMMISSION
JANUARY 28, 2019
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2019-0003
1705 W. 30TH STREET
OLD WEST AUSTIN HISTORIC DISTRICT

PROPOSAL

Demolish a one-story house built ca. 1948 and construct a new one-story house. The existing detached garage at the rear of the property will be retained.

ARCHITECTURE

1-story, side-gabled, L-plan house built in the Minimal Traditional style; clad in aluminum siding; 1:1 vinyl-sash windows.

RESEARCH

The house was constructed around 1948 by Frank Sefcik and Stewart Watt at a cost of \$8,500. By 1959, Robert and Margaret Dawson had moved in. Robert worked as a salesman at White Stores and later as a floor manager at Calcasieu Lumber. He lived in the house until his death in 1970; Margaret stayed until about 1993.

PROJECT SPECIFICATIONS

The proposed project is a 1-story irregular-plan house designed in a pared-down modern style. The building is clad in hardiplank horizontal siding with stucco skirting and capped with a side-gabled roof. Fenestration includes a fully-glazed clad-wood door and casement clad-wood windows. The house has a brick chimney on the east (side) wall and a gable-roofed screened porch at the rear.

STANDARDS FOR REVIEW

The house is a contributing property in the Old West Austin Historic District. It does not appear to meet the standards for designation as a historic landmark.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building retains a moderate 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 does not appear to be architecturally significant.
 - b. **Historical association.** Robert and Margaret Dawson lived in the house for approximately 35 years. 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 Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects in National Register historic districts. The applicable standard for new construction is:

- 9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project is compatible with the neighborhood in its scale, massing, features, and materials. It is differentiated from historic buildings in the area.

COMMITTEE RECOMMENDATION

The committee was generally supportive and recommended reducing the depth of the eaves slightly. No changes have been made.

STAFF RECOMMENDATION

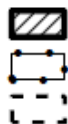
Encourage rehabilitation and adaptive re-use of the existing building, including consideration of a demolition delay, as the building is contributing to the historic district. Encourage relocation over demolition. If the Commission votes to approve the demolition permit, then staff recommends completion 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.

Due to the building's location in a National Register historic district, the Commission must review and comment on the proposed plans for new construction prior to the release of the demolition permit. If the Commission votes to approve the demolition permit, staff recommends commenting on and releasing the proposed plans.

LOCATION MAP



1" = 167'



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2019-0003
1705 W 30TH 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.



PROPERTY INFORMATION

Photos



Primary (north) façade and east elevation of 1705 W. 30th Street.

Occupancy History

City directory research, Austin History Center
By Historic Preservation Office staff
January 2019

| | |
|---------|--|
| 1944 | Address not listed |
| 1949-52 | Earl C. and Mildred L. Thomas, owners Geophysicist |
| 1955 | Vacant |
| 1959-68 | Robert H. and Margaret T. Dawson, owners Salesman, White Stores (1959); manager, White Stores (1962); floor mechanic, Calcasieu Lumber (1965); salesman, Calcasieu Lumber (1968) |
| 1973-92 | Margaret T. Dawson, owner (wid. Robert H.) Retired |

Background Research

Robert H. Dawson was born around 1903 and died in 1970 in Austin. Little information was found about him.

Margaret T. Dawson was born in 1912. She married Robert Dawson sometime before 1944, and the couple had two children. Margaret was involved in the Tarrytown United Methodist Church and served as the wardrobe mistress for the McCallum High School Drama Club, where her daughter directed plays. She moved to Ocean Springs, Mississippi, around 1993 and died there in 2008.

ROBERT H. DAWSON

Robert H. Dawson of 1705 W. 20th, died in a local hospital Sunday.

Funeral will be 10 a.m. Tuesday at Cook Funeral Home with Rev. Clifford Zirkel, Jr. officiating. Cremation will follow.

Survivors include the wife, Mrs. Margaret Dawson of Austin; a daughter, Margaret Louise Dawson of Austin; a son, **Robert H. Dawson II** of Houston, a sister, Mrs. C. I. Allison of Austin; two grandchildren.

Memorial contributions may be made to American Cancer Society.

Obituary for Robert Dawson, Austin Statesman 4/6/1970.

Margaret Dawson

Mrs. Margaret "Monkey" Dawson, age 96, of Ocean Springs, MS., died Monday, August 4, 2008, in Ocean Springs.

Mrs. Dawson was a resident of Ocean Springs for the past 15 years, leaving Austin, TX to live with family. She was a longtime member of Tarrytown United Methodist Church of Austin and a current member of St. Paul United Methodist Church in Ocean Springs. She was a devoted wife and mother. Being an excellent seamstress, she devoted many hours as a wardrobe mistress for McCallum High School Drama Club in Austin, TX.

She was preceded in death by her husband, Bob Dawson, son Robert Dawson and wife Connie, daughter Margaret "Tootsie" Dawson, a twin sister Kinkey Neyman and a nephew, Sam Neyman.

Survivors include nieces, Nancy Lemon of Ocean Springs and Paulette Neyman Glass of Mobile, AL.

The family would like to express a deep appreciation for the loving kindness of the caring staff at The Gardens in Ocean Springs.

Private services will be held at a later date.

The Ocean Springs Chapel of Bradford O'Keefe Funeral Home is in charge of arrangements.

Obituary for Margaret Dawson, Austin American-Statesman, 8/7/2008.

Building Permits

| | | | |
|-----------------------------------|---|--------------------|---|
| Frank Sefcik, and Stewart Watt | | 1705 West 30th St. | |
| 209 | 3 | 1 | - |
| Brykerwoods "C" | | | |
| Frame residence and garage. | | | |
| 39072 9-18-48 | | \$8500.00 | |
| Owner | | | |

Building permit issued to Frank Sefcik and Stewart Watt, 9/18/1948.

| WATER SERVICE PERMIT | | C No. 1548 |
|------------------------------------|----------------------------|------------------|
| Austin, Texas | | INDEXED |
| Received of | FRANK SEFCIK | Date 9-30-48 |
| Address | 1705 WEST 30 | |
| Amount | TWENTY AND NO 1.00 \$20.00 | |
| Plumber | HILL & STEWART | Size of Tap 3/4" |
| Date of Connection | 8-4-48 | |
| Size of Tap Made | 3/4" | |
| Size Service Made | 3/4" | |
| Size Main Tapped | 6" | |
| From Front Prop. Line to Curb Cock | 25' | |
| From E- Prop. Line to Curb Cock | 2' | |
| Location of Meter | CURB | |
| Type of Box | LOU | |
| Depth of Main in St. | 3' | |
| Depth of Service Line | 2.5' | |
| From Curb Cock to Tap on Main | over main | |
| Checked by Engr. Dept. | 9-15-48 RB | |
| INDEXED | | |

| No. Fittings | Size | Material |
|--------------|------|--------------------|
| 1 | 3/4" | Curb Cock |
| 1 | 3/4" | Elbow |
| 1 | 3/4" | St. Elbow |
| 1 | 3/4" | Bushing |
| 1 | 3/4" | Reducer |
| 4 | 3/4" | Pipe |
| 1 | 3/4" | Lead Comp. |
| 1 | 3/4" | Nipples |
| 1 | 3/4" | Union |
| 1 | 3/4" | Plug |
| 1 | 3/4" | Tee |
| 1 | 3/4" | Stop |
| 1 | 3/4" | Box |
| 1 | 3/4" | Lid |
| 1 | 3/4" | Valves |
| 1 | 3/4" | Job No. W-323-502 |
| 1 | 3/4" | Req. No. H-1-Palke |

Water service permit issued to Frank Sefcik, 9/30/1948.

| SANITARY SEWER SERVICE PERMIT | | No. 25477 |
|-------------------------------|---------------------|--------------------------|
| Austin, Texas | | |
| Received of | J.G. Hall | Date 10/28/1948 |
| Address | 1705 W. 30th. | |
| Amount | \$ | |
| Builder or Owner | Frank Sefgik | Plumber |
| Lot 3 | Block 1 | Subdivision Plat No. 209 |
| Date of Connection | 11/5/1948 | |
| By City | 56' E/ WLL | |
| By Plumber | | |
| Checked By | William | |
| Size Main | 6" Depth 6' | |
| Main Assign. | in St. 12½' N/s. PL | |
| Stub Depth | Prop. Line 3' | |
| Stub Location | | |
| Book No. | B-1371 | |
| Paving Cut | No. | |

| No. Fittings | Size | Price |
|--------------------|--------|---------------|
| 15' Pipe | 4" con | 1.80 |
| Pipe | | |
| Wyes | | .60 |
| Bends | | |
| Reducers | | |
| Plugs | | |
| Sand | | |
| Gravel | | |
| Remix | | |
| Stoppers | | |
| Castings | | |
| 1 Other tap saddle | | .25 |
| truck | | .40 |
| | | 1 hr 1.00 |
| Labor: | | 18 hrs. 11.88 |

Sewer connection permit issued to J. G. Hall, 10/28/1948.