

HISTORIC LANDMARK COMMISSION
MARCH 25, 2019
DEMOLITION AND RELOCATION PERMITS
HDP-2019-0120
1900 AIROLE WAY

PROPOSAL

Partial demolition of and modifications to a ca. 1960 A.D. Stenger house.

PROJECT DETAILS

The applicant proposes to construct a rear addition and to modify the existing house. The existing stone wall on the front of the house will be restored, but the current wood siding will be replaced with stucco or plaster. The doorway will be modified to eliminate the wood siding to the right of the door in favor of a trapezoidal-shaped fixed sash of glass, and the existing concrete screen on the south side of the façade will be replaced with a new concrete screen, the design for which is not provided on the plans. Windows throughout the house, including the clerestory windows in the pop-up roof, the most significant feature of the house, will be replaced. The awning over the front door will be removed, and a new door installed in the existing opening. The siding at the back of the carport will be replaced with stained flush shiplap siding. The back of the house will be opened up with several series of tall windows. The roof will be replaced and several skylights installed. Windows on the south side of the house will be enlarged.

RESEARCH

The house was built in 1960 by A.D. Stenger, one of Austin's most noteworthy mid-century Modern designers and builders. Stenger owned most of the land in this neighborhood, and built houses under his own name for sale to others later. This house was first owned and occupied by John Henry Faulk and his wife, Lynn, who lived here from 1960 until 1962. They had previously lived next door at 1816 Airole Way, which is a designated city historic landmark.

After the Faulks moved out of this house, it became a rental property: Woods B. and V. Angie Smith are listed as the tenants in the city directories of 1964 and 1965; Woods B. Smith was in the U.S. Army at the time he and his wife lived in this house. The house was purchased by Victor and Meredith Gunn in the mid-1960s; they lived here until the mid-1970s. Victor Gunn was a tax collector; Meredith Gunn worked for the Social Security Administration. James M. and Catherine E. Campbell purchased the house in the mid-1970s and were living here through the early 1990s. James M. Campbell worked as an engineer for the State Department of Mental Health and Mental Retardation.

STAFF COMMENTS

The house is beyond the bounds of any City survey to date.

Staff has evaluated this house for designation as a historic landmark and has determined that the house does not meet the criteria for landmark designation as set forth in City Code:

- a. **Architecture.** The house is a wonderful example of the work of A.D. Stenger, and incorporates some of the best elements of mid-century Modern design, specifically, the horizontal composition of the house, the soaring roofline, the use of native materials, and the extensive use of glass. The house would qualify as a historic landmark under the criterion for architecture for its expression of mid-century Modern style and its associations with A.D. Stenger. This house is one of his masterpieces, and modifications to it should be heavily

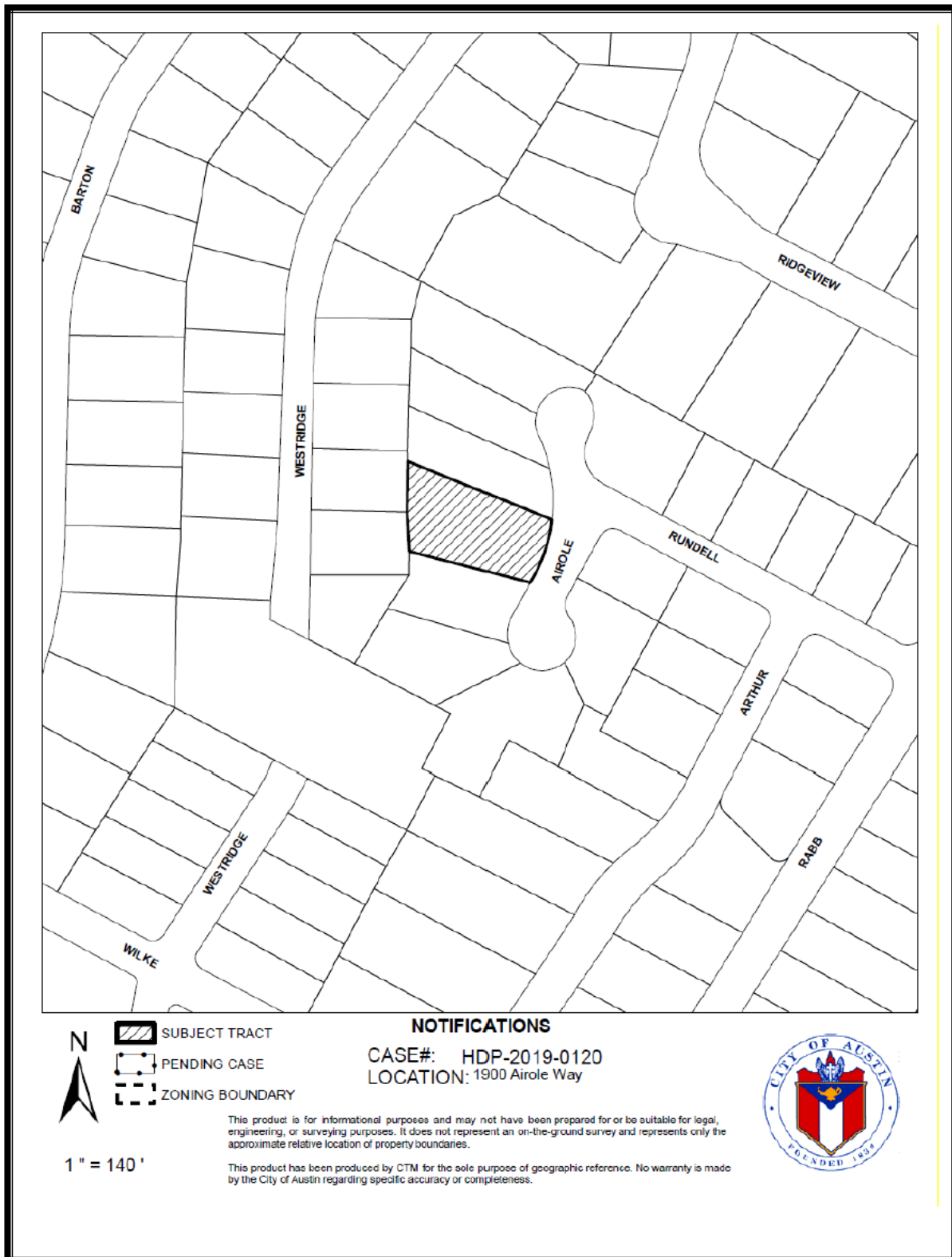
considered to maintain as much as possible of the original design, materials, and integrity of the house.

- b. **Historical association.** The house had a series of owners and renters, none of whom appear to have sufficient historical associations to warrant designation of this house as a historic landmark under this criterion. John Henry Faulk and his wife, Lynn, were the first owners and occupants of the house, but lived here only 2 years; they had more association with the house next door, at 1816 Airole Way, which is a designated city historic landmark commemorating their association with Austin and this neighborhood.
- c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The house is located in the A.D. Stenger subdivision, which has a number of houses on Airole Way and Arthur Street that were designed and built by A.D. Stenger. This neighborhood could qualify as a historic district, but the designation of an individual house rather than the neighborhood, does not square with the criterion for community value, which addresses the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Encourage the applicant to use historically-accurate and appropriate materials in her rehabilitation of the house; stucco or plaster is a material that was never used by A.D. Stenger, and should not be used here. Further encourage the applicant to maintain the existing concrete block screens, or if they must be replaced due to deterioration, then they should be replaced in kind with the same configuration as currently exists. With this condition, staff recommends release of 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. While the house meets the criterion for architectural significance, it does not meet the criterion for historical associations, and likely would not qualify as a historic landmark.

LOCATION MAP



1900 Airole Way
ca. 1960



OCCUPANCY HISTORY
1900 Airole Way

City Directory Research, Austin History Center
By City Historic Preservation Office
March, 2019

1992	James Campbell, owner No occupation listed
1985-86	James M. Campbell, owner No occupation listed
1981	James M. and Catherine E. Campbell, owners Mechanical engineer, State Department of Mental Health and Mental Retardation
1977	James M. and Catherine E. Campbell, owners Mechanical engineer, State Department of Mental Health and Mental Retardation
1973	Victor O. and Meredith A. Gunn, owners Retired
1968	Victor and Meredith Gunn, owners Victor: Tax collector Meredith: Clerk, Social Security Administration

- 1965 Woods B. and V. Angie Smith, renters
U.S. Army
- 1964 Woods B. and V. Angie Smith, renters
U.S. Army
- 1963 Vacant
NOTE: John H. and Lynne Faulk are not listed in the directory.
- 1962 John H. and Lynne A. Faulk, owners
Proprietor, John H. Faulk & Associates, advertising agency, 310 Austin Savings
Building.
- 1961 Under construction
NOTE: John Henry and Lynne Faulk are listed at 1816 Airole Way. He
was the proprietor of John Henry Faulk and Associates, advertising
productions, 608 Perry-Brooks Building.

A. D. Stinger 1900 Airole Way

294 16 & 15 less (4.5' ^{To} ~~14~~)

A. D. Stenger Addition

Frame Residence W/Bedroom upstairs and att CP

75796	4/5/60	18,000.00
owner		10
W.26077		Septic Tank

RESIDENCE PERCOLATION TEST OK IN FILE

10-9-73 138724 Rev. James Campbell remodel exist
porch (underneath) storage

Building permit to A.D. Stenger for the construction of this house (1960) and to James Campbell
to remodel the porch storage area (1973). Note that the house originally had a septic tank.

16415 less 4.5'
294

WATER SERVICE PERMIT

Austin, Texas

SW II
No. 26077
INDEXED

Received of A.D. Stenger Date 7-7-60
Address 1900 Airside Way
Amount 75.00 \$ 50.00
Plumber SALE Size of Tap 3/4"

Date of Connection 6-7-60
Size of Tap Made 3/4"
Size Service Made 3/4"
Size Main Tapped 2" OF
From Front Prop. Line to Curb Cock 2.5'
From F.H. Prop. Line to Curb Cock 10'
Location of Meter CURB
Type of Box ROUND
Depth of Main in St. 3'
Depth of Service Line 3'
From Curb Cock to Tap on Main OWN

Checked by Engr. Dept. 8 7-11-60

No. Fittings	Size	
3/1	Pipe	3/4" Cop.
1	Corp. Cock	3/4" 1/2" 1/4"
1	Cop. to Iron ell	3/4"
	Cop. to Cop. ell	
	Cop. to Iron Coupling	
	Cop. to Cop. Coupling	
1	Angle Stop	3/4"
	Stop	
	Pushing	
	Nipples	
	Service Clamp	
	Valve	
1	Meter Box	800 ND -
1	Lock Lid	"
1	Drain Tile	"
1	Drain Tile Lid	"
	Stop & Drain	
	Job No.	14-323-200-502
	Foreman	P. H. H. H.

Water service permit to A.D. Stenger for this address (1960)

SANITARY SEWER SERVICE PERMIT

Austin, Texas

SW No. 41731 P

Cut over

Received of Victor Gunn Date 3-30-64
Address 1900 Airside Way
Amount 75.00 \$ 50.00
Builder or Owner 1 Plumber P. H. H. H.
Lot 15-A Block Subdivision R-2-1-1 Plat No. 294

Date of Connection 5-25-64
By City 91' W of FLL in
By Plumber H. H. H. H.
Checked By H. H. H. H.
Size Main 8" Depth 6'
Main Assign.
Stub Depth 6' Prop. Line 1'
Stub Location TO BE AT SLL
Book No. A-5961 IN REAR
Paving Cut ON 5-21-64 No. 2

No. Fittings	Size	Price
6	Pipe	6" 1" Con.
6	Pipe	6" 1" Con.
	Wyes	6"
	Bends	6"
	Reducers	
	Plugs	
	Sand	
	Gravel	
	Remix	
	Stoppers	
	Castings	
	Other	1.50
	Labor	10.00
	Labor	2.50
	Total	41.640

Sewer service permit to Victor Gunn for this house (1964)

MAIN EX. REQUIRED
TO SERVE LOT # 15A

OWNER	James Campbell	ADDRESS	1900 Airole Way
PLAT	294	LOT	15 A
			BLK.
SUBDIVISION	Resub of lots 15 & 16 A.D. Stenger Addn		
OCCUPANCY	addn to exist res to create family room		
BLDG. PERMIT #	198177	DATE	6-26-80
		OWNERS ESTIMATE	20,000.
CONTRACTOR	Dale Hall	NO. OF FIXTURES	
WATER TAP REC#	SEWER TAP REC#		
346 ø			
Building permit to James Campbell for an addition (1980)			