

HISTORIC LANDMARK COMMISSION
APRIL 22, 2019
DEMOLITION AND RELOCATION PERMITS
HDP-2019-0179
2202 E. 12TH STREET—BUILDING A

PROPOSAL

Rehabilitate and construct a rear addition to a ca. 1914 house.

ARCHITECTURE

One-story, rectangular-plan, hip-roofed building; vertical board-and-batten siding; 2:2 aluminum-sash windows; front porch with two entry doors; National Folk style.

RESEARCH

From the East Austin Context Statement (East Austin Historic Resource Survey), Vol. 1, p. I-40:

The first two decades of the 1900s were rampant with development throughout the East Austin survey area, with more than a dozen subdivisions platted... As before, residential construction in these new developments reflected evolving trends in domestic designs, as the eclectic tastes of the Victorian era waned and simpler styles and detailing became more widespread. Among the poor and working classes, new house types began to replace more traditional forms. The linear, one-room-deep plans that featured gabled roofs (e.g., center passage or hall-parlor [two-room] houses) that had once been so common gave way to a new generation of houses with deeper, more box-like plans and often had hipped or pyramidal roofs with inset porches. The effect created a more vertical emphasis.

The rental houses of brothers Edmund (“E. J.”) Hofheinz and Oscar (“O. G.”) Hofheinz exemplified this trend. E. J. Hofheinz (ca. 1870–1949) was a real estate dealer and accountant, while O.G. Hofheinz (ca. 1880–1957) was an insurance salesman and developer. Together, the brothers subdivided land and built houses in East Austin and Clarksville. Real estate transaction articles in the *Austin American Statesman* indicate that the Hofheinz brothers both speculatively sold the houses that they built and retained them for rental income. Within the East Austin survey area, a typical extant example of a Hofheinz house at 1203 Chestnut Avenue was constructed in 1920, and by 1927, occupied by “colored” renter J. E. Howard.

2202 E. 12th Street was occupied by a series of working-class renters who worked as laborers, students, deliverymen and drivers, laundresses, maids, and waiters. Beginning in the late 1940s, a couple of residents worked in white-collar jobs as a teacher and a clerk.

City directories from 1914 through 1929 note that the residents were African American. The directories do not list race after that point, but it is likely that black residents continued to occupy the house after that point as a result of the 1928 city plan that segregated Austinites of color east of East Avenue (now I-35).

There were no long-term occupants within the historic period (to 1969).

Project Specifications

The project includes two parts:

- 1) Rehabilitation of the existing house, including repair and reuse of existing siding where possible. If some siding is too deteriorated to be reused, it will be replaced with wood board-and-batten siding; the applicants have provided a rough estimate that 50 to 75 percent of the exterior cladding will be retained. Non-historic aluminum-sash windows will be replaced with 1:1 wood-sash or clad-wood windows. A small rear addition (likely built around 1965) will be demolished.
- 2) Construction of a two-story rear addition connected to the existing house with a one-story hyphen. The addition is clad in vertical cement board siding and capped by a flat roof with a roof deck. Features include single-hung or fixed wood-sash windows. The roof deck has a wire railing and is accessed by a spiral staircase with wire railings. The addition has a footprint of 596 square feet. The two-story portion is set back 33 feet from the front wall of the existing house.

STAFF COMMENTS

The property was recommended as eligible for designation as a historic landmark by the East Austin Historic Resource Survey (2016).

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain a relatively high degree of integrity. Windows have been replaced.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code, Section 25-2-352). The property may demonstrate significance according to two criteria.
 - a. **Architecture.** The house embodies the distinguishing characteristics of the National Folk style, including a hipped roof and corner porch that covers more than half the width of the primary façade.
 - b. **Historical association.** The house was constructed by E. J. and O. G. Hofheinz for use as a rental house, and was occupied by a series of working-class African American renters at least through 1929 and likely beyond. While active around Austin in real estate sales and rentals, the Hofheinz brothers had a significant impact on the development of affordable rental housing in East Austin, and there may 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 have a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.
 - e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

The property may be eligible for designation as a historic landmark. Eleven known and 13 possible Hofheinz houses remain within the East Austin surveys area. 2202 E. 12th Street an intact representative of a Hofheinz house with potentially significant historical associations, and not part of an unlimited group; however, it is not a unique resource.

Standards for Evaluation

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects on historic landmarks. The following standards would apply to the proposed project if the property were designated a landmark:

- 2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed project will retain the historic character of the building through preservation of the simple massing, porch, roof form, and as much of the historic siding as possible. The project meets this standard.

- 3) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

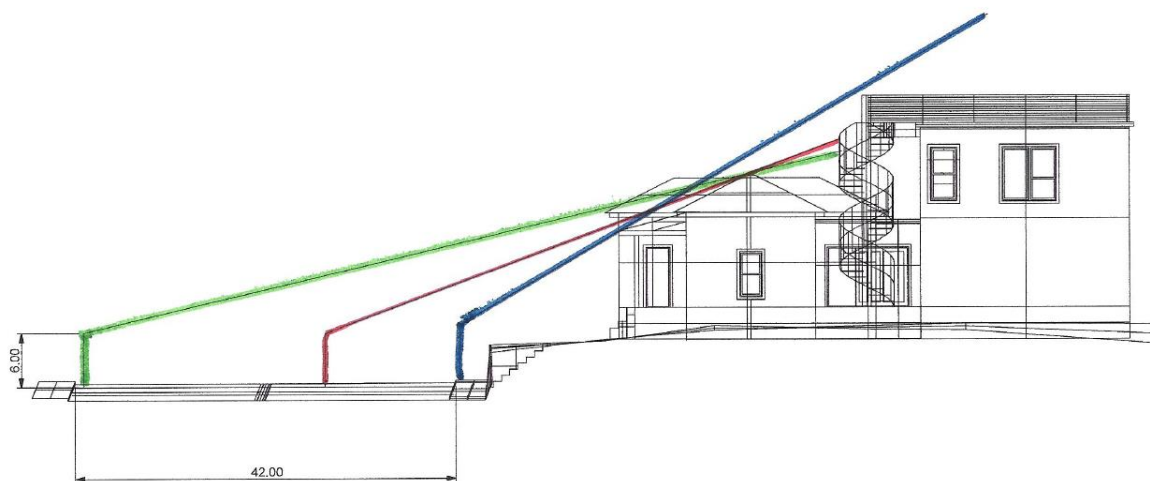
The proposed project does not add conjectural features and will not create a false sense of historical development. The project meets this standard.

- 4) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project includes repairs to and replacement (if necessary) of historic siding, with historic materials will be reused as much as possible. The project meets this standard.

- 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.*

For the most part, the proposed addition will not destroy historic materials or features that characterize the property. Its two-story height and boxy mass will alter the perception of the modest one-story house from the opposite side of the street and oblique perspectives, but the flat roof and wire railings will mitigate the visual impact. The addition is differentiated from the existing house by its roof shape, modern materials, different fenestration patterns, and one-story hyphenated connection; and is compatible through its simple massing, vertical siding, and—most notably—its significant setback from the front wall of the existing house. The project somewhat meets this standard.



Line of sight diagram provided by applicant.



View from sidewalk on same side of E. 12th Street; rendering provided by applicant.



View from sidewalk on other side of E. 12th Street.



View from sidewalk on other side of E. 12th Street.

10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed addition will connect to the existing house by a one-story hyphen, with a minimum of historic materials removed. The rear addition could be removed in the future without adversely impacting the existing house.

The proposed project largely meets the standards.

COMMITTEE RECOMMENDATION

Committee members recommended changing the roof form to something more similar to the existing house's roof form and retaining as much historic material as possible. No changes have been made to the roof form. The applicants have committed to retaining and repairing cladding where possible.




STAFF RECOMMENDATION

Approve the project, with the condition that historic siding that must be replaced be documented, along with the location of new siding. Ideally, an addition would be one story high to maximize compatibility with the house's modest scale. However, staff believes this addition follows good practices with the rear location and hyphenated connection, and that it largely meets the Secretary of the Interior's Standards for Rehabilitation. The house would not be the best remaining Hofheinz house example after the project's completion; an argument, but no guarantee, could be made that the project does not preclude designation as a historic landmark in the future.

LOCATION MAP



1" = 333'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2019-0179

LOCATION: 2202 E 12TH 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



Primary (south) façade of 2202 E. 12th Street, from sidewalk on same side of E. 12th Street.



Primary façade and west elevation, from sidewalk on same side of E. 12th Street.



Primary façade, from sidewalk on other side of E. 12th Street.



Primary façade and west elevation, from sidewalk on other side of E. 12th Street.

Occupancy History

Completed by Historic Preservation Office staff

December 2018

Staff note: Listings by Unit A and B begin in 1955. After that, only residents of Unit A are listed here. All residents in city directories prior to 1955 are listed.

- 1912 Address not listed
- 1914 George Hill (colored), renter
 Laborer, H. J. & C. Shops
 Ella Moore (colored), renter
 Student
- 1916 Henry Harris (colored)
 Expressman, no employer listed
 Bessie Ware (colored), renter
 Laundress, no employer listed
- 1918 William and Cinderella Flewellen (colored), renters
 Chauffeur, no employer listed
- 1920 William and Mamie Pryor (colored), renters
 Waiter, no employer listed. *Note: William Pryor lived at 2204 E. 12th Street in 1918.*
- 1922 Gertrude Henley (colored), renter
 No occupation listed
 Jacob Henley (colored)
 No occupation listed
 William Alcorn (colored), renter
 No occupation listed
 Anderson Carter (colored), renter
 No occupation listed
- 1924 William Jackson, renter
 Service car driver, no employer listed
- 1927 William and Rose Jackson (colored), owners
 No occupation listed
Staff note: This directory entry may be inaccurate in listing the Jacksons as owners, as a 1938 building permit lists E. J. Hofheinz as the applicant. From this, it may be surmised that the Hofheinzes owned the house from its construction until at least 1938.
- 1929 Nellie City (colored)
 No occupation listed
 Val Verde McClelland (colored), renter
 No occupation listed

1935	Vacant
1939	J. B. and Mary Alexander Laborer, no employer listed
1941	Robert and Maybelle Moore and 2 children Laborer, no employer listed
1944	Frankie L. Brown Maid, no employer listed Lorenz and Irene Bedford U. S. Army Irene Jones Maid
1949	Mary Washington Teacher, Campbell School
1952	Edwin B. and Dorothy Smith Clerk, no employer listed Arnett Williams Bell captain, Alamo Hotel
1955	A. D. and Jether Colter Cook, Mike's Beverages (2300 Guadalupe)
1959	Mrs. Jether L. Colter (widow of A. D.) Porter, Mike's University Fountain Service (2300 Guadalupe)
1962	Address not listed
1968-77	Glenn H. and Marcia M. Foster, owners Lawyer (office at 205 Capital National Bank Building in 1968); vice president, Medifacts Inc. (1973-77)
1986-92	William J. and Patricia A. (or Pat M.) Deaton, owners Physician, Pulmonary Disease Associates (1986); physician (office at 1305 W. 34 th Street in 1992)

SALES OF REAL ESTATE INCREASING RAPIDLY, SAYS O. G. HOFHEINZ

Real estate transactions in Austin at the present time as quoted by O. G. Hofheinz, one of the leading real estate men in the city, are more numerous than in many years here. All classes of real estate have been selling on a large scale for the past few weeks, Mr. Hofheinz stated. Sales of homes seem to be leading in the real estate business, his figures show. Austin citizens seem to be taking a greater interest in insuring their property of late, it was explained by Mr. Hofheinz. His opinion of the recent flourish in land and home deals and of the interest shown in insuring real estate is that it is only another instance of the rapid advance in growth of the city and the expansion of its business section.

The Austin Statesman, 6/1/1924.

E. J. Hofheinz Death Claims Funeral Rites O. G. Hofheinz Set Wednesday At His Home

Funeral services for Edmund J. Hofheinz, 79, pioneer real estate dealer and accountant, will be held Wednesday at 10 a. m. at the family residence, 404 West Eighth Street, with the Rev. Frederick E. Brooks, pastor of the First Presbyterian Church, officiating. Burial will be in Oakwood Cemetery.

Hofheinz died in a local hospital Monday at 6:30 p. m. He is survived by his widow, Mrs. Stella Miller Hofheinz; one brother, O. G. Hofheinz; and four sisters, Mrs. Emma Kabelmacher, Mrs. Bertha Voges and Mrs. Hulda Bose, all of New Braunfels, and Mrs. Clara Serold of San Antonio.

Hofheinz was the son of a German immigrant who came with his family to the United States as a six-year-old boy. He subsequently came to Comal County and settled on a land claim of 1,000 to 1,200 acres of land on Honey Creek. A brother of the elder Hofheinz settled on an adjoining claim of 1,500 acres and the two men founded the community.

Before entering the real estate and loan business in Austin, Hofheinz served as bookkeeper for his uncle, R. J. Hofheinz, operator of a hardware store in San Antonio. Later he served as a bookkeeper for the Austin White Lime Company. He was identified in the local real estate field for 35 years or more. Numerous real estate transactions were handled in his office which he maintained in his home and many of the older residents of Austin were his clients.

O. G. Hofheinz, 77, real estate and insurance agent in Austin for the past 44 years, died Monday at his home, 500 Harris Avenue.

Funeral services will be held Wednesday at 2 p. m. at the Weed-Corley Funeral Home. Dr. John Barclay, pastor of the Central Christian Church, will officiate. Burial will be in Oakwood Cemetery.

Hofheinz is survived by his widow and four sisters, Mrs. Emma Kabelmacher, Mrs. Hulda Bose and Mrs. Bertha Voges, all of New Braunfels and Mrs. Clara Serold of Houston.

Hofheinz was born Nov. 10, 1879 at Anhalt on a ranch 50 miles west of New Braunfels in Comal County, where he lived until 1902 when he came to Austin. He began his professional career here as a bookkeeper for C. J. Martin's feed store at Fourth and Congress. Later he served in the same capacity for the Carl Bellisch Furniture Store on East Sixth Street, Voss and Kooch Crockery Company, and the Austin White Lime Company.

He entered the real estate and general insurance field in 1913, opening an office in the newly opened Scarbrough Building and maintained the same office until his death. He was married in 1916.

Building Permits

Note: Only permits for Unit A (front house) are included here.

E. J. Hofheinz		2202 E. 12th.		
37	34	4	2	-
-				
Bathroom add'n. to res.				
130r - 8/9/38				
3				

Building permit for bathroom addition issued to E. J. Hofheinz, 8/9/1938.

OWNER Leroy Blair		ADDRESS 2202 (A) East 12th	
PLAT 37	LOT 2	BLK 4	
SUBDIVISION of O. L. 34			
OCCUPANCY Utility room			
BLD PERMIT # 96255	DATE 6-24-65	OWNERS	ESTIMATE \$1,900.00
CONTRACTOR Owner		NO. OF FIXTURES 2	
WATER TAP REC #		SEWER TAP REC #	
Remodel fr. res. & addn to res. (Min. stand)			
must be brought up to Min Standards			

Building permit for remodel issued to Leroy Blair, 6/24/1965.