

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**SEPTEMBER 27, 2021**  
**HR-2021-136955**  
**OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT**  
**1908 W. 33RD STREET**

## **PROPOSAL**

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Demolish a ca. 1949 duplex and garage and replace with new construction.

## **PROJECT SPECIFICATIONS**

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- 1) Demolish existing contributing house.
- 2) Construct new residence. The proposed building is two stories with a covered partial-width porch at the main elevation. It is clad in masonry and horizontal fiber cement siding with a metal roof and compound gabled and shed roofline. Fenestration includes divided multilight windows with varying configurations and fully glazed double entry doors with sidelights. A front-facing two-car garage is included at the easternmost bay of the main façade.

## **ARCHITECTURE**

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One-story masonry and board-and-batten duplex with multi-light metal casement windows, a hipped roof, and partial-width covered porches at each entry.

## **RESEARCH**

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The duplex at 1908 W. 33<sup>rd</sup> Street was built by Billy McElroy in 1949. Early occupants included Eugene and Doris Dickens, co-owners of Dickens Brothers Cleaners; Air Force serviceman Albert Fell and his wife, Phyllis; and University of Texas students and faculty.

## **DESIGN STANDARDS**

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The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

### *Residential new construction*

#### *1. Location*

The proposed new building shares approximately the same location on the lot as the existing building.

#### *2. Orientation*

The proposed new building is oriented toward the street.

#### *3. Scale, massing, and height and 4. Proportions*

Most of the surrounding contributing buildings on the block are one-story Transitional Ranch homes, whose low horizontal forms and modest size are at odds with the proposed building's scale, massing, height, and overall proportions. The proposed new building is strongly vertical, with compound massing and a complex roofline.

#### *5. Design and style*

The proposed new building is differentiated from contributing properties by its use of modern cladding materials, modern fenestration patterns and materials, its two-story height, and its gabled standing-seam metal roof. It is somewhat compatible with surrounding buildings.

#### *6. Roofs*

The proposed building's compound metal roof is not compatible with the surrounding buildings' shingle-clad hipped roofs with deep eaves or simple side-gabled roofs.

#### *7. Exterior walls*

The proposed building's exterior wall materials are mostly compatible, except for the irregular placement of horizontal fiber-cement siding accents.

#### *8. Windows and doors*

Proposed windows are compatible in style and material; however, the vertically oriented windows at main and secondary façades are not compatible with surrounding buildings, whose proportions are largely horizontal. The proposed fully glazed double front door with sidelights is not compatible.

#### *9. Porches*

The proposed front porch appears compatible.

#### *10. Chimneys*

The proposed chimney is clad in brick and is compatible with the building's modern style.

#### *11. Attached garages and carports*

The proposed garage faces the street, which is not compatible with contributing properties in the district; however, it is set back from the front wall of the building to lessen visual impact at the streetscape.

#### *Summary*

The project meets some of the applicable standards.

### **PROPERTY EVALUATION**

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The property contributes to the Old West Austin National Register district.

#### *Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
  - a. Architecture. The building displays Transitional Ranch-style influences.
  - b. Historical association. The property does not appear to have 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 possess a unique location, physical characteristic, or significant feature that contributes to 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**

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Release the demolition permit upon completion of a City of Austin Documentation Package. Comment on and release new construction plans.

## LOCATION MAP



## PROPERTY INFORMATION

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### *Photos*







*Source: Applicant, 2021*

*Occupancy History*

City Directory Research, August 2021

- |      |                              |
|------|------------------------------|
| 1959 | A. Russell W. Jordan, renter |
|      | B. James B. Gebhard, renter  |
| 1957 | A. No Return                 |

- B. Benton Johnson, renter  
Assistant professor at University of Texas
- 1955 A. R. J. and Cath Bienvenu, renters  
B. Robert L. and Ann S. Wood Jr., renters  
Student
- 1952 A. Albert W. and Phyllis Fell, renters  
USAF  
B. Eugene F. and Doris B. Dickens, renters  
Dickens Bros Cleaners
- 1949 Address not listed

*Biographical Information*



**CIGARS AND CONGRATULATIONS —** Lieutenant Stanley J. Noble, left, of 1908 West 33rd Street, accepts a cigar from newly-promoted Captain Guy E. Huddleston of 1621 West 14th Street. Huddleston, a World War II veteran who has

been a member of the 80th Infantry Division, Army Reserve, for the past three years, recently received his promotion to captain. Passing out cigars at promotion time is a custom of considerably long standing in the military.

*The Austin Statesman (1921-1973); Oct 11, 1956*



# Austin Man Drowns In Travis

Eugene Frank Dickens, 47, of 3215 Funston, drowned Monday about 10 p.m. while fishing on Lake Travis. Justice of the Peace Buck Smith ruled the death accidental.

Dickens' body was found Tuesday by divers. He was owner of Dickens Cleaners. Funeral is pending at Weed-Corley Funeral Home.

Survivors include his widow, Mrs. Doris Dickens of Austin; two sons, John Ross Dickens of Georgia and Mike Eugene Dickens of Austin; a sister, Mrs. Josephine Newburn of Dallas; two brothers, Lewis Dickens of Austin and Sam Dickens Jr. of Houston; a grandson.

**EUGENE FRANK DICKENS**  
Eugene Frank "Hootie" Dickens, 47, 3215 Funston, died suddenly Monday on Lake Travis. He was owner and operator of Dickens Cleaners, 2918 Guadalupe, for 20 years

Survivors are his wife, Mrs. Doris Dickens, Austin; two sons, John Ross Dickens, Air Force in Georgia; Mike Eugene Dickens, Austin; grandson, John Eugene Dickens Jr., Georgia; one sister Mrs. Josephine Newburn, Dallas; two brothers, Lewis "Babe" Dickens, Austin; Sam B. Dickens Jr., Houston; great-aunts, Mrs. Marguerite Kyser and Mrs. Mamie Hewitt, both of Austin.

Funeral services will be held at 2 p.m. Thursday at Weed-Corley Funeral Home. Pastor Merle G. Franke will officiate and burial will be in Austin Memorial Park.

*The Austin Statesman (1921-1973); May 15, 1968*

Permits

6-16- WATER SERVICE PERMIT C No 5019 208

Received of BILLY McELROY Austin, Texas Date 1-11-50

Address 1908 WEST 33 - WEST APT.

Amount TWENTY & NO/100 20

Plumber PLEAS LEWIS 3/4 Size of Tap

Date of Connection 2-10-50

Size of Tap Made \_\_\_\_\_

Size Service Made \_\_\_\_\_

Size Main Tapped \_\_\_\_\_

From Front Prop. Line to Curb Cock \_\_\_\_\_

From Prop. Line to Curb Cock \_\_\_\_\_

Location of Meter \_\_\_\_\_

Type of Box \_\_\_\_\_

Depth of Main in St. \_\_\_\_\_

Depth of Service Line \_\_\_\_\_

From Curb Cock to Tap on Main \_\_\_\_\_

Checked by Engr. Dept. MAR 24 1950 RB

No.	Fittings	Size
	Curb Cock	
	Elbow	
	St. Elbow	
	Bushing	
	Reducer	
	Pipe	
	Lead Comp.	
	Nipples	
	Union	
	Plug	
	Tee	
	Stop	
	Box	
	Lid	
	Valves	
	Job No.	
	P. No.	

See TAP # C 5018

Water Service Permit, 1950

**Billy McElroy** 1908-A&B West 33rd St.

208 6 1 - -

**Brykerwoods "G"**

**Frame duplex and garage.**

**42661 12-6-49 \$8500.00**

**Owner**

Building Permit, 1949