

**Historic Landmark Commission  
February 27, 2012  
Permits in National Register Historic Districts  
NRD-2012-0002  
Old West Austin  
2410 Pemberton Parkway**

**PROPOSAL**

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Demolish c. 1950 house.

**RESEARCH**

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The house built in 1950 was designed by Fehr & Granger Architects for Robert P. Wagner and his wife Margaret who lived in the house until 1973 or 1974. Robert Wagner was born May 11, 1918 in the Bronx, NY. Mr. Wagner had a distinguished career at University of Texas (UT), where his contributions to teaching and research spanned nearly four decades. He arrived in Austin, TX in 1940 to serve at UT as a Teaching Fellow in Zoology. In 1946 he was selected as a National Research Council Postdoctoral Fellow and moved to California to continue his genetic studies at the California Institute of Technology. It was there he met his future wife, Margaret (Peggy) Campbell. Dr. Wagner returned to Austin with Margaret in 1947, where he taught, conducted research and wrote in the field of genetics at UT until his retirement in 1977. After his retirement from UT, the Wagners relocated to Santa Fe, NM, where Dr. Wagner became a consultant for the Life Science Division of Los Alamos National Laboratories until 1999.

Dr. Wagner received a career award from the National Institutes of Health in 1962-1977, a Distinguished Service Award from the Texas Genetics Society of America in 1971, and was the recipient of numerous grants during his career including from the Office of Naval Research, National Institutes of Health, and the National Science Foundation. He was selected as a Guggenheim Fellow in 1957, and served as the President of the Genetics Society of America in 1971. He also published more than 100 articles and abstracts and co-wrote six books in genetics, the first of which was translated into several languages and had worldwide influence in the emerging field of biochemical genetics.

Dr. Wagner died in Santa Fe, NM on March 3, 2004 and was preceded in death by his wife Margaret.

The firm of Fehr & Granger was started in 1938 by Arthur Fehr and Charles Granger. Arthur Fehr graduated from the University of Texas at Austin with a Bachelor's Degree in Architecture in 1925 and studied in graduate programs at Columbia University, New York University, and the Beaux-Arts Institute of Design in New York City. In the 1930's, he worked for the National Park Service on the Bastrop State Park Project in Bastrop, Texas, where he met Charles T. Granger, another Austin native and University of Texas graduate.

Charles Granger was born in Austin in 1913. He graduated from the University of Texas in 1936 and moved to Los Angeles to work with architect Richard Neutra. In 1938, he returned to Austin to join Arthur Fehr's architectural firm until World War II when he attended Cranbrook Academy of Art, in Bloomfield, Michigan where he earned his master's degree in Architecture in 1946. He worked with the firm (Eliel) Saarinen and Swanson before returning to Austin to reopen Fehr and Granger in 1946. Fehr & Granger were known for their residential, institutional, educational and ecclesiastic designs. The firm

received local and national recognition for such Austin projects as the Sneed residence, O. Henry Junior High School, Saint Stephen's Chapel, and the Robert Mueller Airport.

Shortly after becoming a fellow of the American Institute of Architects in 1966 Charles Granger was killed in an automobile accident. Arthur Fehr continued to run the firm until his death in 1969.

### **PROJECT SPECIFICATIONS**

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The existing residence is a 2,744 sq. ft., two story house built in 1950. The house is located at the end of a private street on a sloped lot above the Shoal Creek ravine. The property includes two parcels totaling over 1 acre. Because of the sloped lot the upper level serves as the main living area with a walk out lower level. Three quarters of the second level façade is contains a ribbon of aluminum-framed casement windows. The remaining third includes the front door, which has a geometric patterned, leaded side lite, and walls sided with a concrete and asbestos siding identified as "Corr. Transite" on the original building plans. This siding is also found on other Fehr & Granger designed houses including the Granger House at 805 W. 16<sup>th</sup> Street, which is a City Historic Landmark as well as being listed on the National Register of Historic Properties.

Limestone is used as a veneer on the wall surrounding the door to the lower level, as well as on the stairway to the upper front door landing. The decorative metal railing on the stairs and landing appear to be original. The nearly flat roof structure over the lower level entry has been expanded with wood columns and framing to create a deck area.

A rear master bedroom and bath designed by Fehr & Granger was added to the house in 1964 and is sided in the "Corr. Transite" material to match the rest of the house. There is a glass greenhouse incorporated as part of this addition.

The large areas of windows and greenhouse addition are characteristic of mid-century residential design, which has the intent of reducing the barrier between the interior and exterior environments.

According to the current owners there have been many interior changes to the house.

The applicant proposes to demolish the house and develop both parcels with two 5,000 sq ft. residences. The two replacement homes have not yet been designed.

### **STAFF COMMENTS**

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The house is listed as contributing to the Old West Austin National Register Historic District. The NRD has no design guidelines. The Old West Austin National Register Historic District has no design guidelines for new construction. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- Changes, which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.

- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.

The project as proposed does not meet the general design guidelines and will result in total demolition of the house.

The property has been vacant and poorly maintained for a number of years, and has open and broken windows allowing exposure to the elements. The grounds are overgrown and cluttered with debris; however, the house appears, from exterior visual inspection, to be structurally sound. This would have to be confirmed by an appropriate professional.

#### **STAFF RECOMMENDATION**

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Staff recommends delaying release of the demolition permit and requesting that the applicant reconsider the proposed demolition and consider rehabilitating the house, possibly with a sensitive and appropriate addition if needed. Staff will conduct further research into the historical and architectural significance of the house as it relates to the firm of Fehr & Granger.

PHOTOS



Front elevations



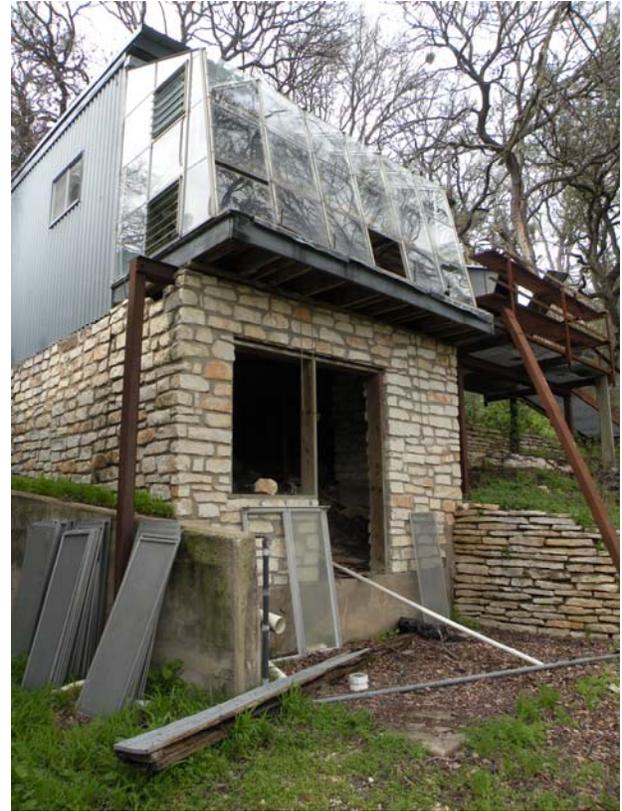
Front elevations



Rear elevations



Rear addition



Rear elevations

**OCCUPANCY HISTORY**  
**2410 Pemberton Parkway**  
**c. 1950**

City Directory Research, Austin History Center  
 By City Historic Preservation Office  
 February 2012

Note: There is no listing in City Directory for the address 2410 Pemberton Parkway; however Robert P. and Margaret C. Wagner are listed as residing at this address.

1974	No listing for Robert P. or Margaret Wagner
1973	Robert P. Wagner and Margaret C, owners Professor, University of Texas
1972	Robert P. Wagner and Margaret C, owners Professor, University of Texas
1970	Robert P. Wagner and Margaret C, owners Professor, University of Texas
1968	Robert P. Wagner and Margaret C, owners Professor, University of Texas
1966	Robert P. Wagner and Margaret C, owners Professor, University of Texas
1964	Robert P. Wagner and Margaret C, owners Professor, University of Texas
1962	Robert P. Wagner and Margaret C, owners Professor, University of Texas
1961	Robert P. Wagner and Margaret C, owners Professor, University of Texas
1960	Robert P. Wagner and Margaret C, owners Professor, University of Texas
1959	Robert P. Wagner and Margaret C, owners Professor, University of Texas
1958	No listing for Robert P. or Margaret Wagner
1957	Robert P. Wagner and Margaret C, owners Professor, University of Texas
1955	Robert P. Wagner and Margaret C, owners Professor, University of Texas
1954	Robert P. Wagner and Margaret C, owners Professor, University of Texas

1953 Robert P. Wagner and Margaret C, owners  
Professor, University of Texas

1952 Robert P. Wagner and Margaret C, owners  
Professor, University of Texas

1949 Robert P. Wagner and Margaret C. listed as residing at 1511 Avenue F.

NOTE: City building permits (see below) indicate the house was built in 1950.

1588

## WATER SERVICE PERMIT

Austin, Texas

C No. 7912

8

Received of ROBT. P. WAGNER Date 12-12-50

Address 2410 PEMBERTON PARKWAY

Amount TWENTY & NO/100 20.00

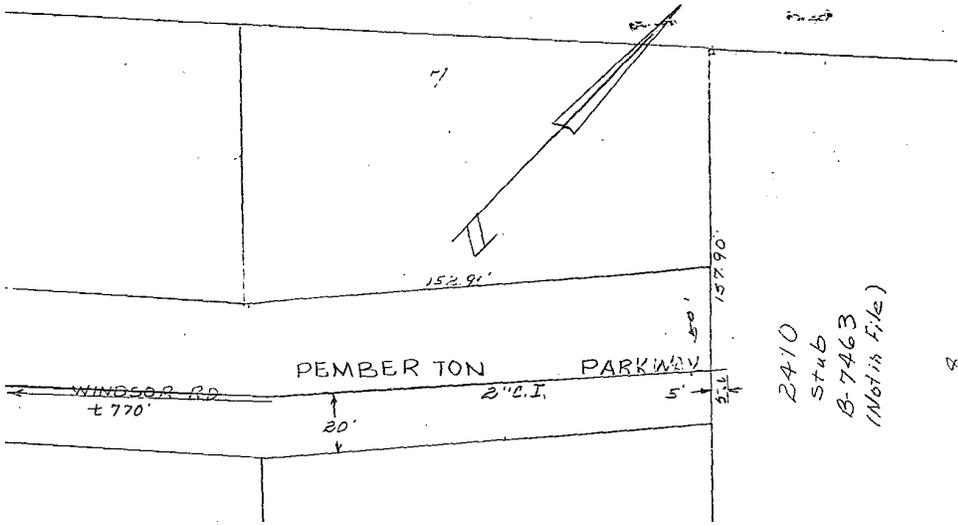
Plumber FOX-SCHMIDT Size of Tap 3/4

Replaces Stub B-7463

Date of Connection	<u>1-24-51</u>
Size of Tap Made	<u>3/4</u>
Size Service Made	<u>1"</u>
Size Main Tapped	<u>2" C.I.</u>
From Front Prop. Line to Curb Cock	
From Prop. Line to Curb Cock	<u>5'</u>
Location of Meter	<u>Front curb</u>
Type of Box	<u>Round hole</u>
Depth of Main in St.	
Depth of Service Line	
From Curb Cock to Tap on Main	
Checked by Engr. Dept.	<u>3-30-51 EC</u>

Size	No. Fittings	Curb Cock	Elbow	St. Elbow	Bushing	Reducer	13/16" Pipe	Lead Comp.	Nipples	Union	Plug	Tee	Stop	Box	Lid	Valves	Job No.	P. No.
						<u>1</u>	<u>13/16" COPPER</u>							<u>1</u>	<u>1</u>			

**INDEXED**



1950 water service permit

Robert P. Wagner

2410 Pemberton Park-  
way

158

8

Pemberton #12<sub>1</sub>

Two Story frame res. with gar. Integral.

45326 7-11-50

\$20,000.00

Troy Ragland

109

OWNER Robert Wagner      ADDRESS 2410 Pemberton Park-  
way

PLAT 158      LOT 8      BLK

SUBDIVISION Pemberton Hts 12

OCCUPANCY Frame Addn to Res & Remodel

BLD PERMIT # 92745      DATE 7-20-64      OWNERS ESTIMATE 3000.00

CONTRACTOR Sam Gore      NO. OF FIXTURES 3

WATER TAP REC #

SEWER TAP REC #

BEDROOM BATH

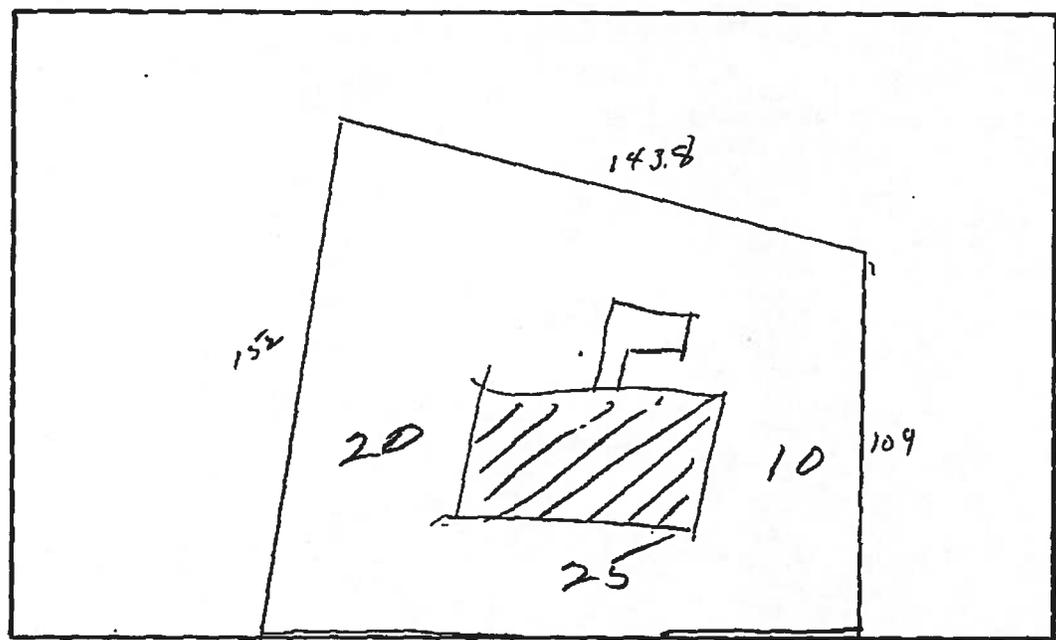
ADDRESS: 2410 Pemberton P.W. PERMIT 92745 PLAT 158

LOT: 8 BLOCK: OUTLOT: Pemberton Hts 12

FIRE ZONE 3 USE DIST: A 1 OCCUPANCY: Add to Res + Remodel

	LAYOUT		FRAMING		FINAL		ROOF OVERHANG	
	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	
7/22/64		9/8/64			12/3/64			18
FOUNDATION	P	FLOOR JOIST SIZE & O.C.			NECESSARY BLDG. CONN.			ACC. BLDG.
FR. SETBACK	25	CEILING JOIST SIZE & O.C.	2x6		ROOM VENTILATION	✓		PAVED PARKING
TOTAL & MIN. SIDE YD.	30	STUD SIZE & O.C.	2x4		STAIRS REQ. & NO.	✓		
SIDE STREET YARD		MASONRY WALL	11		ATTIC FIRE STOPS REQ.			

OWNER: Robert Wagner 459 # CONTRACTOR: Sam Gore Bed + Bath



Pemberton Parkway

INSPECTOR

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[View in portable document format.](#)

### IN MEMORIAM

#### ROBERT PHILIP WAGNER

Bob Wagner's academic and research contributions to The University of Texas at Austin span nearly four decades, a time of transition from classical transmission genetics to biochemical and molecular genetics. Bob made many significant contributions to these changes in the understanding of genetics.

A native son of the Bronx, New York, Bob was born May 11, 1918. His grandparents were immigrants from Europe; his paternal grandparents were from Germany and Austria and his maternal grandparents were of Czech origin from Moravia. Indeed, his maternal grandmother was from Brno and was contemporaneous with Gregor Mendel. Bob liked to speculate that his grandmother, being Roman Catholic, must surely have been aware of Mendel, who was Abbott of the monastery at Brno at that time, though she was probably not acquainted with his interest in growing peas.

Bob's education included attendance at Townsend Harris High School, an institution operated by City College of New York (CCNY) for exceptional students. He then attended CCNY to prepare for law school. However, the chemistry course that he took as a freshman stimulated an interest in science, and his first biology course, taken as a junior, convinced him that his future lay there. He received a B.S. in chemistry from CCNY in 1940.

One of his faculty mentors, Herman Spieth, encouraged Bob to pursue a graduate degree in biology. Both Spieth and Ernst Mayr (then at the American Museum of Natural History) suggested that he study with Theodosius Dobzhansky at the California Institute of Technology. Dobzhansky was well known for his work on evolution in the genus *Drosophila*. This suited Bob very well, both scientifically and otherwise, as he had a desire to see something of the world outside of New York City. Dobzhansky agreed to accept him, noting that he had just accepted a position at Columbia University and Bob would work there. However, it was not Bob's intention to stay in New York, even to work with Dobzhansky. Both Spieth and Dobzhansky then suggested that he come to The University of Texas and study with J. T. Patterson, whose work on *Drosophila* evolution was similar to that of Dobzhansky. And that is why R. P. Wagner arrived in Austin on May 31, 1940, after a three-day train ride from New York.

Bob's dissertation dealt with the natural nutrition of *Drosophila* and its relation to evolution of that genus. Much of the work was done in the field with follow-up in the laboratory. Although Patterson was the mentor of record, the genetics group at Texas, though small, was remarkably talented. Bob later credited Patterson with instilling a hard-work ethic, Wilson Stone with making him into a geneticist, and T. S. Painter with showing him the importance of laboratory research in biology. Because of the war, Patterson encouraged Bob to complete his dissertation as soon as possible, which he did in 1943. The title was *The Natural Nutrition of Drosophila mulleri and Drosophila aldrichi*. Following his graduation, he spent a year as instructor in zoology at UT, followed by a year working in Dallas for the National Cotton Council of America on research sponsored by the Army Quartermaster Corps.

With the war ended, Bob accepted a position as assistant professor at The University of Texas with the proviso that he could have time off for postdoctoral studies. In 1946, he was selected as a National Research Council Postdoctoral Fellow to continue his genetic studies at the California Institute of Technology. It was there that he met George Beadle and A. H. Sturtevant and became deeply involved in understanding the relationship between genes and proteins. He also met H. K. Mitchell, and they began a collaboration that later produced the well known textbook *Genetics and Metabolism*. Bob also met and married Margaret (Peggy) Campbell in 1947 prior to returning to Austin.

On his return, Bob moved the focus of his research to the red bread mold *Neurospora crassa*, concentrating on nutritional mutants and their genetic and biochemical defects. Bob and his many graduate students and post-doctoral fellows demonstrated steps involved in the complex biosynthesis of isoleucine and valine and the intracellular localization of that system to the mitochondria of *Neurospora*. These studies were published as a series of papers in major research journals. Bob was internationally recognized for his outstanding biochemical studies in *Neurospora*, and for decades, he served as an intellectual leader of the "genetics group" at UT. Bob was a natural at mentoring students and faculty, with his easy going manner, cheerful smile, and sincere interest in others.

In 1977, Bob retired from UT, and he and Peggy moved to Santa Fe, New Mexico. He immediately became a consultant for the Life Science Division of the Los Alamos National Laboratory, a relationship that continued until 1999. He was an eager participant in the early development of the Human Genome Project. Bob was a strong believer that genes are not scattered haphazardly along chromosomes, and much of his efforts during this period were directed to studies of the evolutionary conservation of linkage.

In addition to his research publications, Bob coauthored four books. The first, with H. K. Mitchell, was *Genetics and Metabolism* (1955; 2nd ed 1964). This was the first major synthesis and summary of the emerging field of biochemical genetics and was an important influence worldwide, being translated into several languages and used

Chicago area representative. Since his retirement and move to Austin, Texas, in 1979 he has kept active in a supervisory capacity with the Trails Community Association of Austin, first serving as its President for three years, and subsequently as a member of its Board and on various committees.

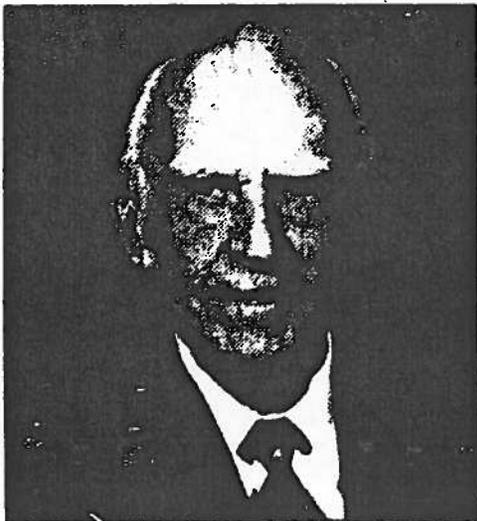
Walter was predeceased in 1986 by his first wife of 48 years, Kathleen Gallagher Pyhrr, mother of his 3 sons, and by his grandson, Weston Shank-Pyhrr.

He is survived by his present wife, Betty Sparkman Pyhrr, whom he married in 1987, and by his sons and families: Peter and Marilyn Pyhrr and their sons, Travis, Eric and wife, Laura, and great-granddaughter, Gabriela of Dallas Texas; Stephen and Daphne Pyhrr and their son, Austin, of Austin, Texas, Stuart Pyhrr and Lois Granaro of New York City. He is also survived by his wife Betty's children: Greg and Kim Morton, and their son, Matthew, of Denver, Colorado, Geoff and Kathy Riordan, and their children, Sean and Shannon of Little Rock, Arkansas and Bill and Shawna Dukes; with their daughters, Mattie and Jenna, of Houston, Texas.

Interment will be on March 6, 2004, with a private graveside service for the family.

The family wishes to invite friends to meet with them for the Celebration of Walter's life at the Trails Community Association Clubhouse at 4011 Merimac off Mesa Drive on March 6, from 4:00 to 6:00 p.m.

**All Faith's**  
**Funeral Service** 339-8878  
 8507 North IH36



Robert (Bob) Wagner

Funeral location: Dallas Northwood Cemetery, Hearne.

**BRUMMETT, Donna**, 65, of Austin,

**Robert (Bob) Wagner**

Robert (Bob) Wagner, born May 11, 1918, in The Bronx, NY, died March 3, 2004, in Santa Fe, NM.

He was preceded in death by his parents, Philip Joseph Wagner and Anna Victoria Pavelka and by his wife, Margaret (Peggy) Lillian Campbell Wagner.

He is survived by his son, Philip C. Wells; daughter, Ruth S. Wagner of Santa Fe, NM; and son, James R. Wagner of Austin, TX; cousins, Bob Pritzlaff, Corriene Weis, Kerstin Weis, of Albuquerque, and Chase Weis of Denver, Co.

Bob had a distinguished career at the University of Texas at Austin. He started as a Teaching Fellow in Zoology in 1940 and was named Emeritus Professor of Molecular Genetics and Microbiology in 1999. While a National Research Council Fellow at California Institute of Technology in 1946 he met the love of his life, Peggy. They were married in 1947 and returned to the University of Texas where he continued to teach, do research, and write. He and Peggy moved to Santa Fe, NM, in 1975 and began a second career as a consultant for the Life Science Division, Los Alamos National Laboratory, 1977-1999. During his life he wrote over 100 Research Articles, Abstracts, General and Review Articles and co-wrote six books, one of which was translated in to five languages including Russian. This book proved to be the groundbreaker that brought the Russian scientific community into modern genetics.

He received a career award from the National Institutes of Health 1962-1977, Distinguished Service Award of the Texas Genetics Society of America in 1971, recipient of numerous research grants for Office of Naval Research, National Institutes of Health, Welch Foundation, National Science Foundation over the period 1947-1977, as well as keeping a rigorous schedule of invited lectures, seminars, etc. and was a member of numerous scientific societies.

His students came from around the world to study with him and he helped to inspire them either to teach

Paul Lutheran Church, La Grange. Burial La Grange City Cemetery. Arrangements by Koenig & Strickland, La Grange.

**HEATON, Zell**, 94, of Taylor died Friday. Services 10 a.m. Tuesday, Taylor City Cemetery. Arrangements by Condra, Taylor.

**HUNT, Raymond**, 74, of Georgetown died Thursday. Visitation 2 p.m. today, the Gabriels Funeral Chapel, Georgetown. Services 2 p.m. Sunday, the Gabriels. Burial I.O.O.F. Cemetery, Georgetown.

**KEESE, Ronald Dean**, 48, of Liberty Hill died Friday. Services pending. Arrangements by the Gabriels.

*Austin Amer. Statesman*  
 March 6, 2004 B4



**Johnnie Dell Grigsby Tippit**

Johnnie Dell Grigsby Tippit, age 82, passed away Thursday, March 3, 2004, in Austin. Johnnie Dell was born October 24, 1921, in Quanah, Texas to Ruby Fisher and John Grigsby.

Johnnie Dell was a member of the Eastern Star, Saint Davids Auxiliary, and of the First Baptist Church in Austin. She was a kind, gentle, compassionate Christian woman with a sense of humor that enjoyed dancing and playing bridge. She worked as an administrative assistant for several Texas Governors and Texas Congressmen.

Johnnie Dell is survived by her long-time friend, Mike Spiller; children, Terry Tippit, Jan Gillum and husband, Gary and Toni McElroy Pavlos and husband, Pete; grandchildren, Danny Tippit, Lloyd Scalapino and wife, Teresa, Robert Scalapino and wife, Elaine, Gina Scalapino, Lysa Dodd, Doug Williams and wife,



### Eugene Hosford

Eugene Hosford, born May 2, 1912, in Denison, Texas, died Thursday March 4, 2004, at his home in Lakeway, Texas, at the age of 91.

He was preceded in death by June Duckwall Hosford, his wife of 64 wonderful years.

He is survived by his daughter, Anita Wood; his sons, Patrick and Bruce, 11 grandchildren, and 14 great grandchildren. These family members, spouses, and many friends will miss him greatly.

Gene graduated from the University of Oklahoma in 1935 with a Bachelor of Science degree in Natural Gas Engineering. He met June at O.U. and they married in 1934. Gene began work with Gulf Oil in 1935, and rose through the ranks to Executive Vice-President of Exploration and Production until his retirement in 1975.

Gene and June moved to Lakeway in 1975 where Gene continued his love for the game of golf. He also took up oil painting and photography, while continuing his lifelong interest in gardening. He loved wildlife and the deer until they started eating all his shrubbery - no mas!

A memorial service will be held Saturday, March 6 at 4:00 p.m. at the Lakeway Church.

In lieu of flowers the family suggests memorial gifts to the Lakeway Church.

A special thank you to Margaret Ferrell, who worked faithfully as caregiver and friend for both June and Gene for ten years.

Naval Research, National Institutes of Health, Welch Foundation, National Science Foundation over the period 1947-1977, as well as keeping a rigorous schedule of invited lectures, seminars, etc. and was a member of numerous scientific societies.

His students came from around the world to study with him and he helped to inspire them either to teach or to enter into research and kept in contact with most of them in one form or another for the rest of his life. Bob always invited his doctoral candidates and promising undergraduates to his home, essentially bringing them into the nurturing family scenario and inspiring them to carry. He always felt that a good meal and warm and sincere camaraderie bolstered his students learning power and gave them a temporary home while they were under his tutelage.

A man who really enjoyed the essential dichotomy of life, he was involved in the Presbyterian Church as a deacon and elder both in Austin and Santa Fe, and had even delivered seminars and lectures to various church groups to explain the study of human genetics and its relevance to contemporary Christian life. As a passionate thinker, teacher, and philosopher, he encouraged every one in his life to follow their own passions and to stretch their brains to solve problems and to question the status quo. He treated people with real compassion and as equals and is already missed by his family and friends. His interests were widely varied and not limited to the sciences. He loved tending his garden, walking in the mountains and playing his violin. He loved working with his hands making furniture and other useful things from wood.

The family wishes to thank his housekeeper, Mary Gallegos, and his doctor Dow Suhre who cared for him for many years and the staff of the Intensive Care Unit at St. Vincents Hospital, Santa Fe.

A memorial service will be held at his home Saturday, March 6th at 3:00 p.m.

In lieu of flowers, donations may be made to the John Kerry campaign or any environmental group.

Congressmen.

Johnnie Dell is survived by her long-time friend, Mike Spiller; children, Terry Tippit, Jan Gillum and husband, Gary and Toni McElroy Pavlos and husband, Pete; grandchildren, Danny Tippit, Lloyd Scalapino and wife, Teresa, Robert Scalapino and wife, Elaine, Gina Scalapino, Lysa Dodd, Doug Williams and wife, Terrie, Trey Eastwood and wife, Emily and Cory Gillum, and twelve great-grandchildren.

The family will receive friends from 6:00 to 8:00 p.m., Friday, March 5, 2004, at Cook-Walden Funeral Home.

Funeral services will be held at 10:00 a.m., Saturday, March 6, 2004, in the Colonial Chapel of Cook-Walden Funeral Home. Interment will follow at Cook-Walden/Capital Parks Cemetery.



**COOK-WALDEN**  
Funerals & Cremations  
6100 North Lamar  
454-5611

### James F. Hegwood

James F. Hegwood, age 87, passed away on Wednesday, March 3, 2004, in Austin. He was born February 20, 1917, in Polk Cove, Arkansas, to Bessie and James Hegwood.

James was a Veteran, serving in the U.S. Army during WW II. He retired after many years as a Heavy Equipment Operator.

He is survived by his sons, Gerald Hegwood and wife, Debra of Austin, Dwight Hegwood and wife, Jo Ann of McLoud, Oklahoma; daughter, Dorothy Morrow and husband, Chuck of Houston.

The family will receive friends from 11:00 a.m. until 1:00 p.m. at Cook-Walden/Capital Parks Funeral Home in Pflugerville. Funeral Services will be held at 1:00 p.m. in the Memorial Chapel of Cook-Walden/Capital Parks Funeral Home with Reverend Don Long officiating. Burial will follow at Cook-Walden/Capital Parks Cemetery.

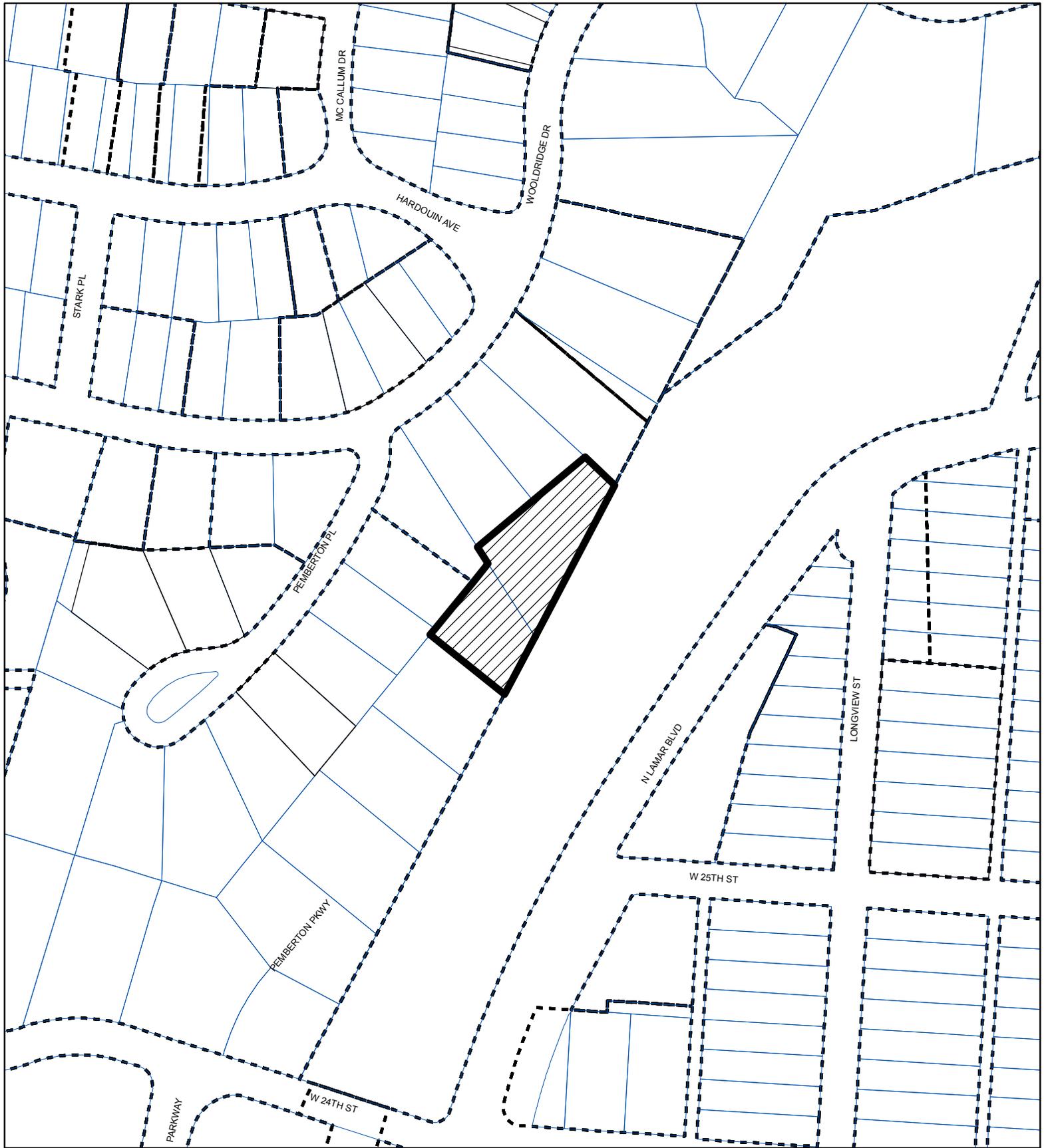


**COOK-WALDEN**  
Capital Parks - Funerals & Cremations  
14801 North IH-35  
284-0238

increasing number  
of support groups.



812 618 1700



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0002  
 LOCATION: 2410 Pemberton Parkway



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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

February 10, 2012

Historic Landmark Commission  
c/o City of Austin Historic Preservation Program  
505 Barton Springs Road  
Austin, TX 78704

RE: Demolition Application  
2410 Pemberton Parkway  
Austin, TX

Attached is our application to demolish a single family structure located at 2410 Pemberton Parkway. The home was built in March 1950 and then expanded in March 1964. Today, the structure is in uninhabitable condition. The structure is located near 24<sup>th</sup> Street and Lamar at the extreme end of a private street which dead ends into the subject property. Because this location is at the end of the private street, the property is not visible from any public street nor does the site have any drive by traffic.

The house sits on a 0.43 acre lot. There is a second contiguous lot behind 2410 Pemberton Parkway with the address 2412 Pemberton Parkway. 2412 Pemberton Parkway is a 0.6789 acre site with no improvements. 2412 Pemberton Parkway is "land locked" behind the 2410 Pemberton Parkway site and is inaccessible from the street. As it is, 2412 Pemberton Parkway can only be accessed by crossing 2410 Pemberton Parkway.

Given the attributes of this central Austin location, we would like to remove the existing structure and develop both lots. Although we have not authorized a designer to proceed with architectural plans, we envision replacing the dilapidated existing structure, with two 5,000 SF residential structures to that will be compatible and complementary with the characteristics of this historic neighborhood.

The home was originally designed by Fehr and Granger Architects. The first owner of the home was Robert Young who was a Teaching Fellow at UT in 1940 in Zoology. While both may be famous, we do not believe this structure has an historical relevance. The seller of the property inherited the property from their father when he passed away. The house was purchased by the family in 1975. According to the heirs, significant repairs and remodeling was done to the house over the past 38 years, many items without permits, resulting in a hap-hazard structure with no architectural significance. Due to the lack of maintenance at the property over the past several years, large tree nearly fell on the house.

Thank you for your consideration in our demolition request.

Sincerely



Rance Clouse

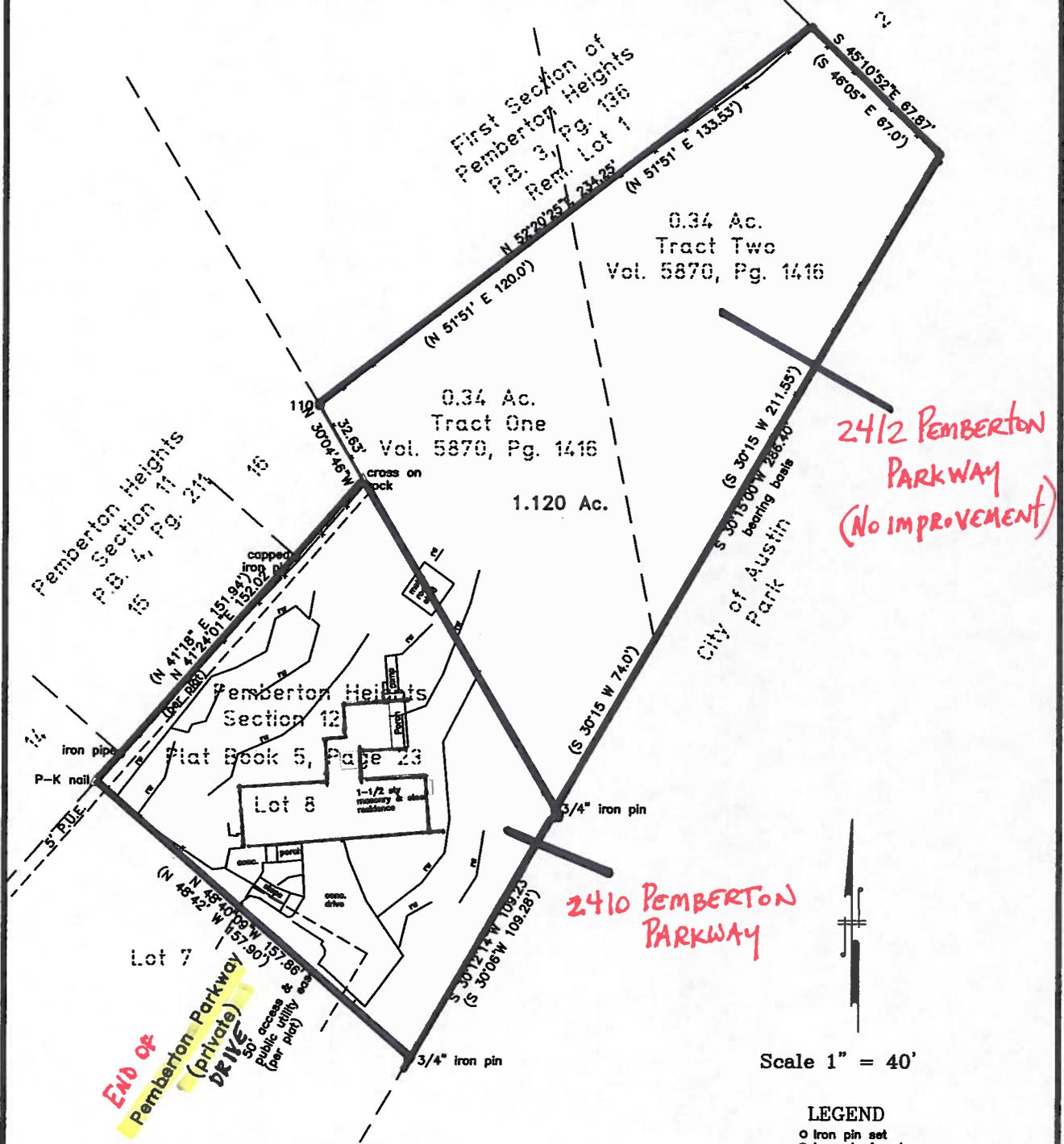


Jeff Greenberg

2410 & 2412 PEMBERTON PARKWAY

SURVEY DATE Sept 2010

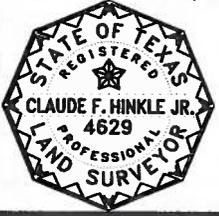
# Survey plat showing a 1.120 acre tract of land in the Geo. W. Spear League City of Austin, Travis County, Texas



I, Claude F. Hinkle, Jr., a Registered Professional Land Surveyor, do hereby certify that this plat accurately represents the results of an on-the-ground survey made under my supervision during September of 2010 and is correct to the best of my knowledge and belief. Except as shown hereon, there are no visible easements, protrusions, encroachments, discrepancies, nor shortages in area or boundary.

The word "certify" as used herein is understood to be an expression of professional opinion by this surveyor and is based on his knowledge and belief. This survey was prepared without benefit of a current title commitment. There may be easements or restrictions that apply.

- LEGEND**
- Iron pin set
  - Iron pin found
  - Concrete monument set
  - Concrete monument found
  - Iron pipe found
  - Fence post found
  - △ Calculated point
  - (xx) Record call



File No.: 1727	Designed By: sljp
Job No.: 1727-388	Drawn By: sljp
Date: September 2010	Checked By:
Scale: 1" = 40'	Revised:

**AUSTIN SURVEYORS**

2105 Justin Lane #103  
Austin, Texas 78757  
512-454-6605

© Austin Surveyors 2010

**2410 PEMBERTON PARKWAY**

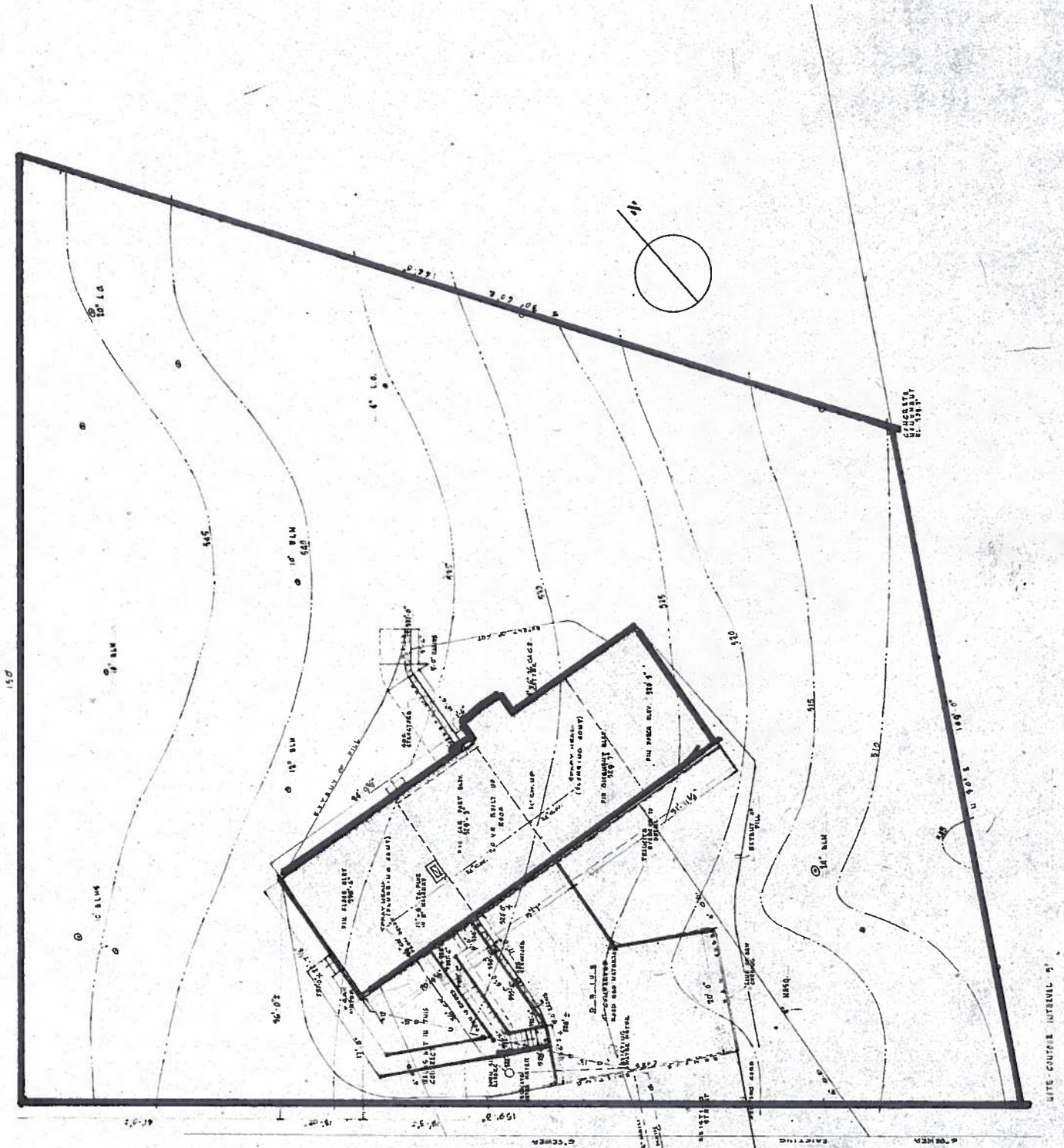
**ORIGINAL ARCHITECTURAL PLANS**

ORIGINAL SITE PLAN

SITE PLAN  
SCALE 1/4" = 1'-0"

2410 PEMBERTON PARKWAY

JOB NO 376	RESIDENCE FOR MR. & MRS. ROBERT WAGNER
	AUSTIN, TEXAS
	FEHR & GRANGER A.I.A. ARCHITECTS & PLANNING CONSULTANTS 502 E FIFTH AUSTIN TEXAS
	DATE:



House is located at the  
END OF  
PEMBERTON PARKWAY





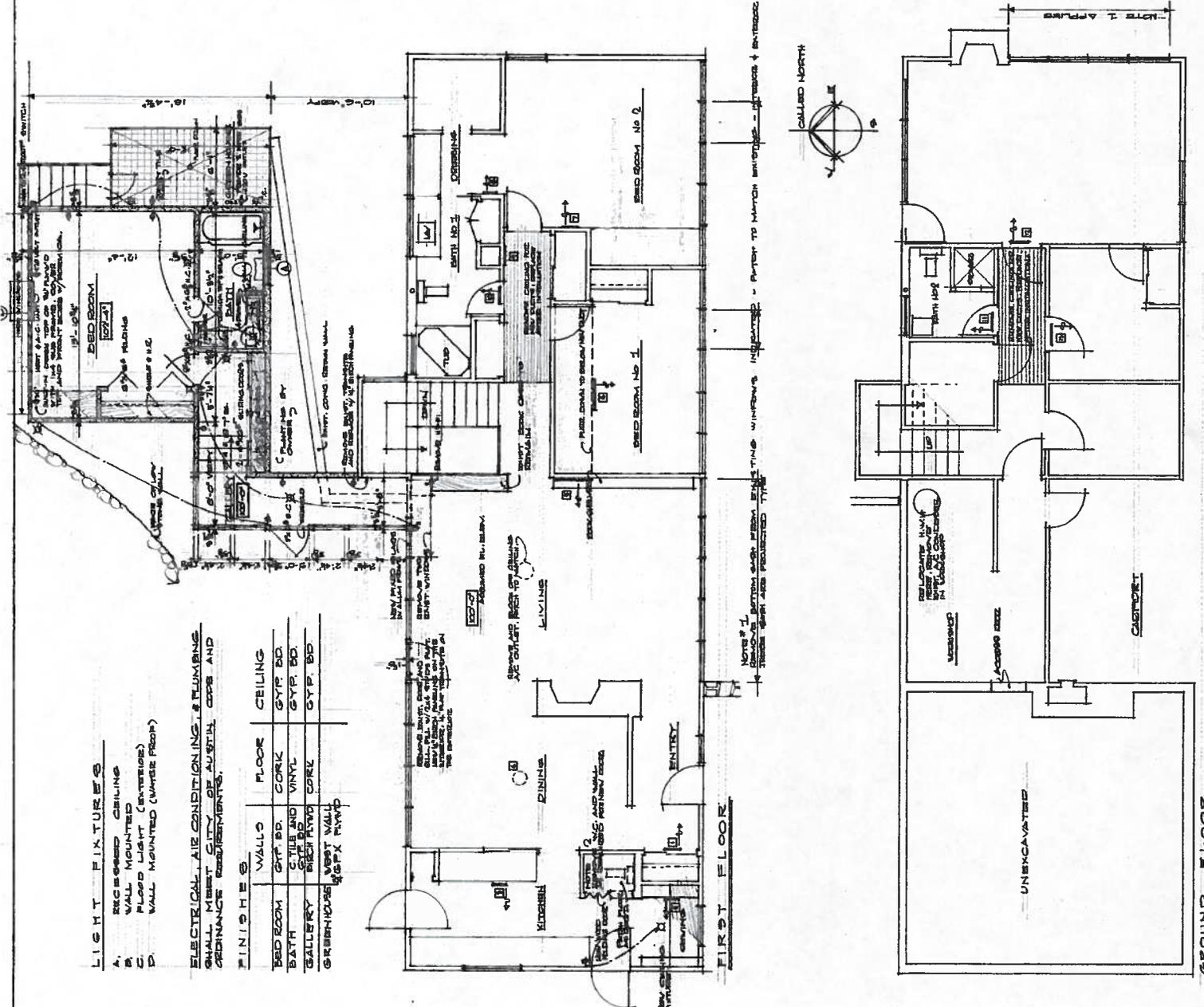
DATE: July 24, 1964



OFFICE OF FEHR AND GRANGER  
MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS  
ARCHITECTS AND PLANNING CONSULTANTS  
403 EAST FIFTEENTH STREET  
AUSTIN, TEXAS

PLANS AND ELEVATIONS  
SCALE: 1/4" = 1'-0"

1

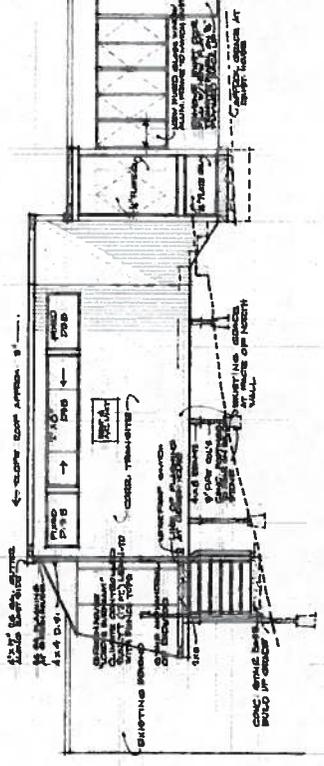


- LIGHT FIXTURES**
- A. RECESSED CEILING
  - B. WALL MOUNTED
  - C. FLOOR LIGHT (ENTRANCE)
  - D. WALL MOUNTED (HALLS)

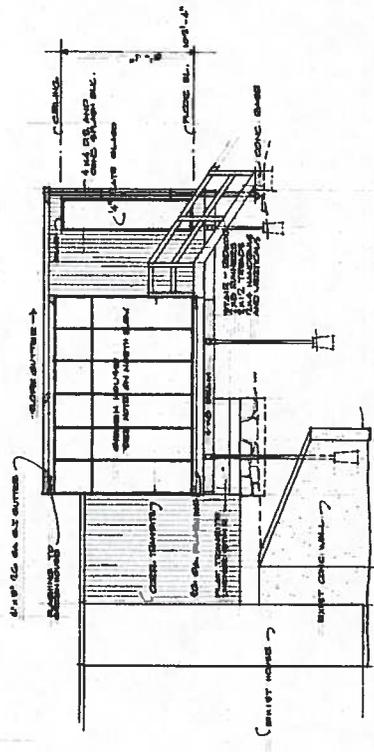
**ELECTRICAL AIR CONDITIONING & FINISHES**

SMALL MOUNTED LIGHTS, METAL CASES AND CEILING RECESSED LIGHTS.

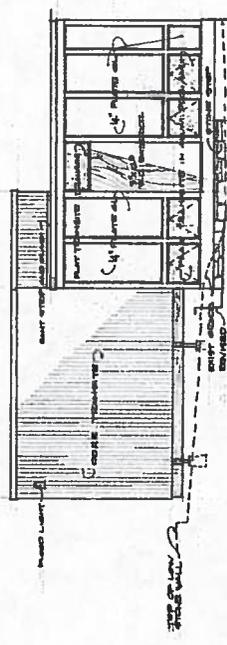
FINISHES	WALLS	FLOOR	CEILING
BED ROOM	GYP. BD.	CORK	GYP. BD.
BATH	TILE AND VINYL	GYP. BD.	GYP. BD.
GALLERY	BRICK AND GYP.	CORK	GYP. BD.
GREENHOUSE	WEST WALL GYP. BD.		



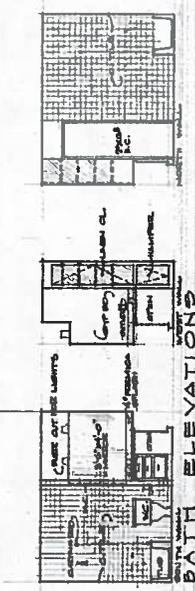
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



BATH ELEVATION

GROUND FLOOR

RE: Demo Permit Application  
2410 Pemberton Parkway

Below is an email was written on Feb 9, 2012 by one of the current owners (Susan Mcelroy) of 2410 Pemberton Parkway. This gives some of the history of the property and documents some of the changes made to the structure.

----- Original Message -----

**Subject:** Re: Changes in house, 2410  
Pemberton Parkway  
**Date:** Thu, 9 Feb 2012 09:30:34 -0800  
**From:** Susan  
McElroy <[skmcelroy@gmail.com](mailto:skmcelroy@gmail.com)>  
**To:** [andrea@jbgoodwin.com](mailto:andrea@jbgoodwin.com)

OK; I've got a few minutes, so I can start now. It's really kind of sad...like writing out a death warrant for our dear old family homestead...but here goes...

The metal roof was installed sometime in the late 80's or early 90's and it is not to code, because Dad just put a roof on top of the old one without removing it properly. The "built-up" composition roof was I think called a "20 year" roof anyway so it was time to replace it long ago. Dad's solution made sense in some ways but the city would call it a fire hazard.

The "eyebrow" that Dad filled in was originally a kind of sunshade that was made of corrugated "something" (probably more transite) that was attached to the building. (I think it's still there.) The roof construction has the supporting structure joists going lengthwise to the house, so a true cantilevered roof was not possible, the way I understood it. These things are trendy nowadays, but rainwater got into the space where it was attached and damaged the roof. So he "encased" the sunshade with plywood when he put on the metal roof.

The electrical system is not to code. I don't even want to know why. Dad had heavy duty workshop equipment and he needed more power. I don't know if he managed to get three-phase into that property or not, but it is not rentable because of this; it's why we never rented it out to a non-family member (though I allowed my son to have roommates). We worried about liability.

The kitchen was completely gutted. It was intact when we first bought it in 1975, but was worn out. The only original floors are the wood plank ones. The parquet and tiles were all added. The only original floor other than the plank is the cork that was in the little hallway that attached the addition to the main house.

The living room ceiling is new; I had it changed after Dad passed away. All the fixtures are new except a quirky little hall light in the addition.

The pipes were changed back in the 70's. I think they put in copper to replace the original...what was it...galvanized aluminum? Whatever they used back mid-century but it proved to be a bad idea.

All the transite on the exterior is original.

The window frame at the end of the hall is new; I had a guy replace it and I think he might have changed the size of the opening; not sure.

All the aluminum casement windows are original, but Dad removed the handles.

Most of the walls downstairs have been changed. The original plan was choppy and dark, and Dad over the years kept opening it up.

The addition is somehow crashing into the original building in some way, or at least the house settling is uneven there. If you look under the warped paneling in the addition hall you might see evidence of this.

The interior doors in the halls are all relatively new. It was an attempt to cut off the airflow in the summer, which was designed to maximize non air-conditioned air to flow from upstairs to downstairs with the windows open. It was maybe cooler in Austin then, because as the years passed it became unbearably hot and the air conditioning just flowed like a waterfall from upstairs to downstairs...and out, because there is inadequate insulation. Fehr and Granger were very forward-thinking on this, but we just like things cooler nowadays.

The toilets are all new; the bathtubs are original.

The greenhouse entry ramp is interesting...remember we had a large machine shop. It's all Dad's work, built in our shop. I'll leave it to the builders to ponder that one. Judy says there is a zinc (I think?) floor that was added. Also, the steel "open air" shop in back was all his.

In general, here is what I would say to the preservationists:

We (and maybe especially I) have felt very privileged over the years to own a piece of history. Because I was my Dad's caretaker in his last year of life, I got to talk a lot about the house's "secret" past. I had learned to appreciate mid-century design and philosophy growing up--Dad always had a special liking for it. Though an old-fashioned engineer/machinist and not an architect, he had a kind of eye for the simplicity and practicality of uncluttered modern design, and as someone who liked looking and working in nature (though certainly no environmentalist) he liked the "inside-out" way that this house works. But he was also very unsentimental and would never consider preserving something just because it was old or had a history. Thus he made many changes, some kind of quirky and weird, some successful and some not. None of this bothered him in the least.

During that last year and for a few after, I held to the dream that the house could be preserved, even though I knew it would never be the same as it was originally. Mid-century was in vogue (At last! It's amazing how many times over the years we would be told how "ugly" our house was) and everyone who saw it from the inside craved it and admired its design. They didn't know it's "secrets" of course, and the many changes.

But as we started the task we began to realize just how much had been changed and how serious the deterioration was. When I had to rip out the tiles in the downstairs bathroom to find the source of a leak that was rotting out the floor supports, and the plumber found a huge hole underground where the toilet had leaked for who knows how many years, I threw in the towel. (My brother and sister probably thought I was a little cracked anyway.)

This acre site, so close to downtown and to the park, is truly unique in central Austin and is really the best part of what it was to live there. The best way to honor Fehr & Granger's sensitivity to the site would be to rebuild, making this piece of property accessible to several new families, instead of just one. The land is being wasted, with the house squarely placed at the entrance to the site.

I'm sure that if either Fehr or Granger were alive today, they'd agree.

Thanks, Susan