

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2012-0012

HLC DATE:

September 24, 2012

October 22, 2012

PC DATE:

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Sellstrom House

WATERSHED: Johnson Creek

ADDRESS OF PROPOSED ZONING CHANGE: 2617 Pecos Street

ZONING FROM: SF-3-NP to SF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) combining district to single family residence – Historic Landmark – neighborhood plan (SF-3-H-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

The house is an excellent and intact example of mid-century modern residential architecture and is associated with Leonard Lundgren, a world-renowned Austin architect, who designed this house for Dr. Albert and Eleanor Sellstrom in 1961. Dr. Sellstrom was a professor in the Department of French and Italian at the University of Texas and published several scholarly works on the French playwright, Corneille.

HISTORIC LANDMARK COMMISSION ACTION: September 24, 2012: Postponed to October 22, 2012 at staff's request. October 22, 2012: Initiated the historic zoning case. Vote: 4-0 (Limbacher, Leary, and Rosato absent).

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: West Austin Neighborhood Group

BASIS FOR RECOMMENDATION:

The ca. 1961 Sellstrom House is an excellent example of mid-century modern architecture, designed by Leonard Lundgren, a world-known Austin architect whose only residential designs are here in Austin, for A. Donald and Eleanor Sellstrom. Dr. Sellstrom is professor emeritus of French at the University of Texas, served as chair of the Department of French and Italian at UT, and authored several scholarly works on the French playwright, Corneille.

Architecture:

Two-story rectangular-plan Mid-Century Modern style house with stone and wood veneers, a round-arched doorway with stained glass surrounds, tall, round-arched windows at the front elevation, and casement windows elsewhere. The house has an integral garage, built into the bottom of the house to the left of the main entrance, and a small inset porch above the garage door with a Mid-Century Modern-detailed railing.

Historical Associations:

The house was designed by architect Leonard Lundgren and his firm, Lundgren and Maurer, for Dr. Albert D. Sellstrom and his family in 1961. The Sellstroms have lived in the house until very recently. Dr. Sellstrom is professor emeritus in the Department of French and Italian at the University of Texas, and has published articles and a volume on the French playwright, Corneille, including Heroic Rhetoric and the Theater of Corneille (1956) and Corneille's El Cid, in the Masterpieces of French Literature series. Dr. Sellstrom taught at the University of Texas from 1958 until his retirement in 1991 and served as the Chairman of the Department of French and Italian for 6 years. Staff's telephone conversation with Dr. Sellstrom in November, 2012 revealed that he is in favor of preservation of the house, due to its design by a noted local architect.

Leonard Lundgren, the architect for this house, was known for his Mid-Century Modern designs in both residential and commercial buildings. He received his degree in architecture from UT in 1949 and began practicing in Austin. In February, 1953, he partnered with Ed Maurer, a 1950 UT architectural graduate, and established their firm of Lundgren & Maurer, with offices at 1003 W. 24th Street.

The firm designed a wide range of buildings, including medical centers, public buildings for the State of Texas and the City of Austin, commercial retail stores, banks, office buildings, churches, schools, and residences, but they were probably best known for their hotel designs, including many for the Holiday Inn chain of hotels throughout the world. In 1954, the firm received an AIA Award for Merit for the Pi Kappa Alpha Fraternity House, an excellent example of the Modernist or International style of architecture at the University of Texas. After the firm dissolved in the 1970s, Lundgren continued to practice as Lundgren & Associates, then went on to become a partner in an international hotel consulting firm. All of the firm's residential designs were built in Austin.

PARCEL NO.: 01200605040000

LEGAL DESCRIPTION: LOT A SELLSTROM-SPEAR ADDN

ESTIMATED ANNUAL TAX ABATEMENT: \$9,117 (owner-occupied); city portion: \$2,500 (capped). NOTE: The estimated annual tax exemption also figures in the caps in place for the Austin Independent School District and Travis County.

APPRAISED VALUE: \$1,119,668

PRESENT USE: Single family residence

CONDITION: Excellent

PRESENT OWNERS: Kit Carson, Ltd.
100 NE Loop 410, #1300
San Antonio, Texas 78216

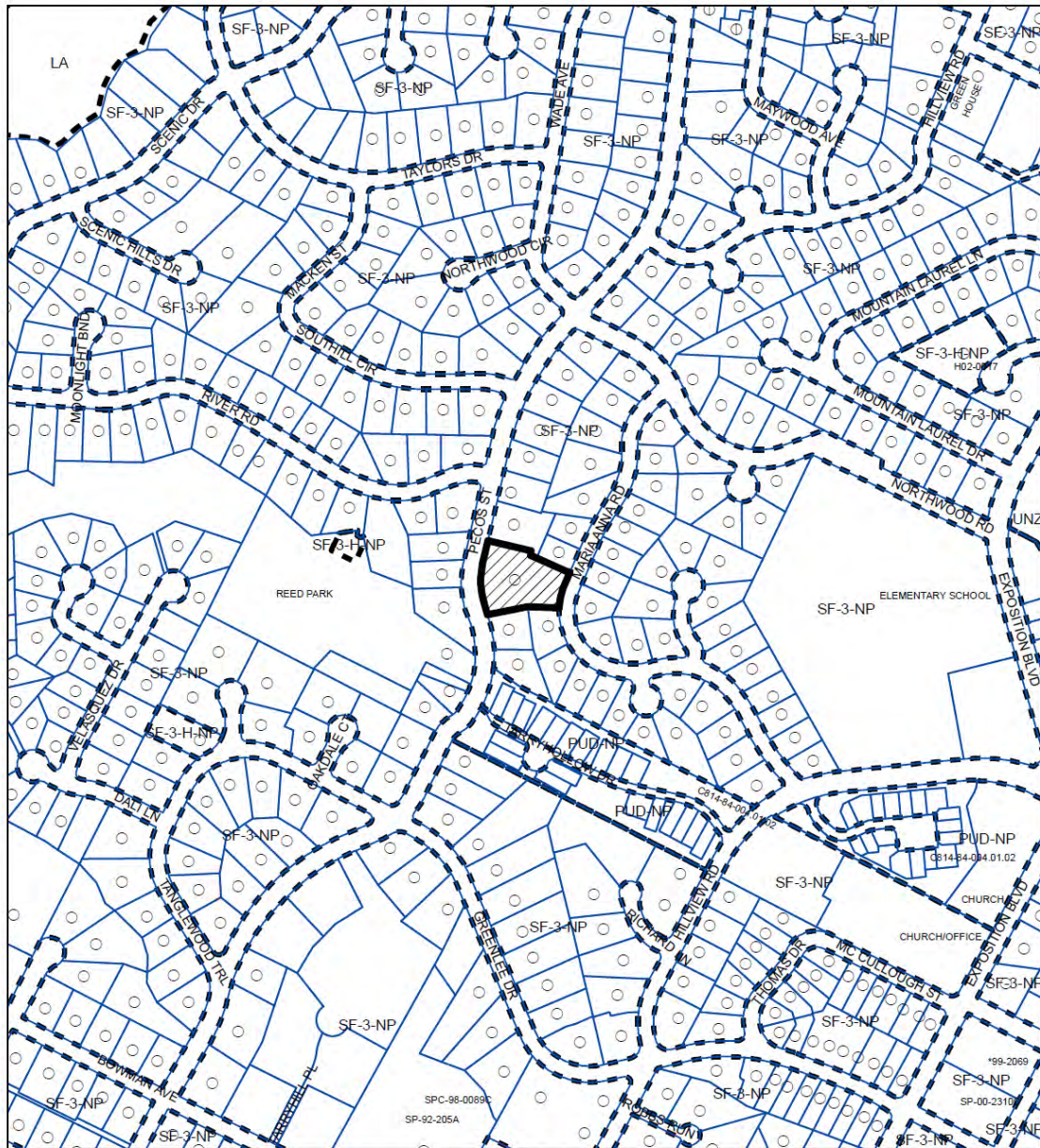
DATE BUILT: ca. 1961




ALTERATIONS/ADDITIONS: A pool was built in the back of the house.

ORIGINAL OWNER(S): Albert and Eleanor Sellstrom

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

HISTORIC ZONING
ZONING CASE#: C14H-2012-0012

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.

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2617 Pecos Street
ca. 1961



Detail of front entry, integral garage, and porch railing



Detail of front entry and porch railing



Detail of front entry sidelights



Detail of porch railing



Detail of porch railing



Detail of south wing



Detail of south wing



Detail of wall cladding; south wing



Interior view of staircase showing the stone interior walls and the front door (through the stair railing)



Details of the interior stone walls, a hallmark of mid-century modern design, incorporating traditionally outdoor materials into interior spaces and the open floorplan.





Detail of the stone walls and arches on the interior of the house.

OCCUPANCY HISTORY 2617 Pecos Street

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

1992	Albert D. and Eleanor Sellstrom, owners Retired
1985-86	Albert D. and Eleanor Sellstrom, owners Retired
1981	Albert D. and Eleanor Sellstrom, owners Professor, University of Texas
1973	Albert D. and Eleanor Sellstrom, owners Professor, University of Texas
1967	Albert D. and Eleanor Sellstrom, owners Assistant professor, University of Texas
1963	Albert D. and Eleanor Sellstrom, owners Assistant professor, University of Texas
1962	The house is listed as under construction.

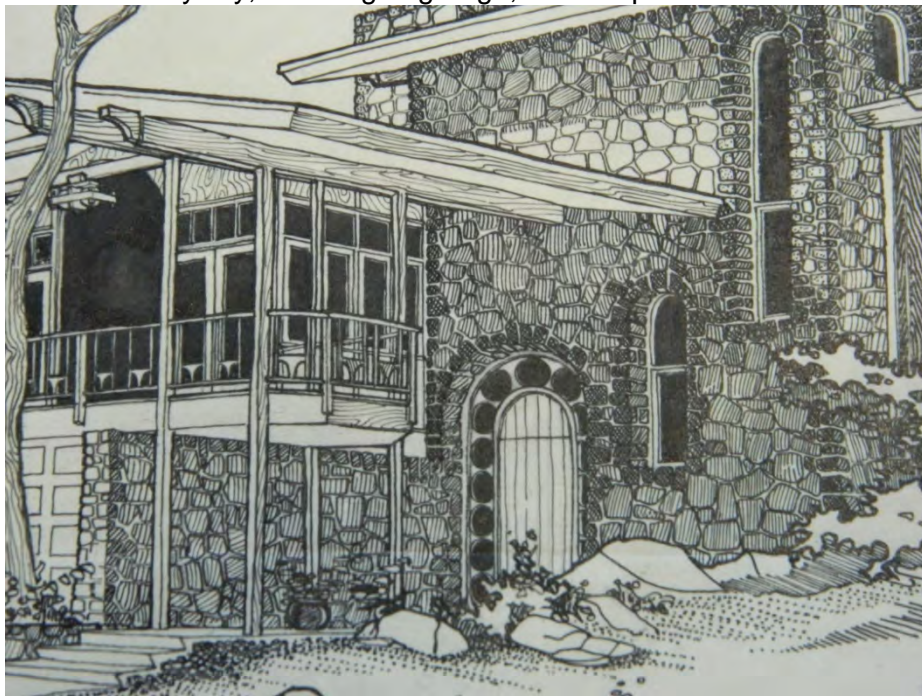
The 1930 U.S. Census reveals that Albert Donald Sellstrom was the son of Albert and Amelia Sellstrom; Albert Sellstrom owned a hardware store in Elgin, Texas. Albert Donald Sellstrom was born in Bastrop County, Texas in 1926. In 1937, the elder Albert Sellstrom passed away; Amelia and Albert Donald moved to Austin. Neither had an occupation listed in the 1940 census report. Albert Donald Sellstrom married his wife, Eleanor, in Knoxville, Tennessee, in 1958. He is professor emeritus in the Department of French and Italian at the University of Texas, and has authored several books on the French playwright Corneille, including Corneille, Le Cid, and Corneille, Tasso, and Modern Poetics.



1961 rendering of the house by Leonard Lundgren of Lundgren & Maurer, Architects



Detail of front section of the house showing the round-arched door and windows in the central entryway, the integral garage, and the porch above.



Detail of the front entryway



Detail of south wing

A Dr. Donald Sellstrom

2617 Pecos St.

171 3

M

Herman Brown # 2

Rock Veneer Residence and Garage and Mechanical
Room Integral

81244

9-11-61

31,000.00

Robert C. Gray Const. Co.

10

E29084

36381

RESIDENCE

5-15-78# 172941- Donald Selstrom- Pool
 Private swimming pool & req. enclosure devices- 868sq.f
 6,000.00

Building permit to Donald Sellstrom for the construction of the house (1961)

OTHER BUILDINGS BY LEONARD LUNDGREN IN AUSTIN





Thomas Residence, 3901 Balcones Drive (1956)



Thomas Residence, 3901 Balcones Drive (1956)



Overton Residence, 3408 Mount Bonnell Road (1959)



Cook Residence, 4610 Crestway Drive (1955)



Lochte Residence, 3401 Foothill Drive (1952)



Lochte Residence, 3401 Foothill Drive (1952)



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Lochte Residence, 3401 Foothill Drive (1952)



Luedecke Residence, 3403 Foothill Parkway (1952)



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Lundgren Residence, 4401 Deepwoods Drive (1974)



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Lundgren Residence, 4401 Deepwoods Drive (1974)



L&M Apartments, 1507 Pease Road (1958)



L&M Apartments, 1507 Pease Road (1958)



Shettles Memorial Methodist Church, 4001 Speedway (1965-66)



St. George Episcopal Church, IH-35 and Crestwood Drive (1956)



St. George Episcopal Church, IH-35 and Crestwood Drive (1956)



St. George Episcopal Church, IH-35 and Crestwood Drive (1956)



Hage Residence, 2613 Spring Lane (1960)



Hage Residence, 2613 Spring Lane (1960)



Hage Residence, 2613 Spring Lane (1960)



Hage Residence, 2613 Spring Lane (1960)



Brown Apartment Building, 1212 W. 13th Street (1954)



Dildy-Bain Clinic, 504 W. 17th Street (1957)



Dildy-Bain Clinic, 504 W. 17th Street (1957)



Dildy-Bain Clinic, 504 W. 17th Street (1957)



Fuller Residence, 1329 Bonham Terrace (1955)