

**HISTORIC LANDMARK COMMISSION
NOVEMBER 18, 2013
DEMOLITION AND RELOCATION PERMITS
HDP-2013-0681
1303 E. 2ND STREET**

PROPOSAL

Demolish the rear walls of a ca. 1920 house for the construction of a 2-story rear addition.

ARCHITECTURE

One-story, rectangular-plan, front-gabled frame house with an almost-full-width, shed-roofed, independent porch on structural steel posts; single and paired 1:1 fenestration. There is a 2-story, modern garage apartment behind the house.

RESEARCH

The house was built around 1920 William and Emerald Peterson, who had previously lived at 1506 E. 1st Street. William Peterson was a Connecticut-born electrician; he died in May, 1933. His widow, Emerald (“Emma”), had been born in Michigan, and during the Depression, worked in the Travis County Sewing Room, a WPA project, at 6th and Red River Streets. Around 1946, she married George M. Rhodes, who was first listed as a rancher; he operated the Rhodes Saw and Lawn Mower Service at 500 E. 1st Street in the early 1950s, then was listed later as an electrician. Emerald’s son from her marriage to William Peterson, William E., lived in the house with his wife, Janie. The son worked as a welder and layout man for Tips Engine Works. George Rhodes died in Houston in 1961; Emerald Rhodes continued to live here until the early 1970s; she died at the home of her son in Burnet County in 1973. The house then became a rental unit.

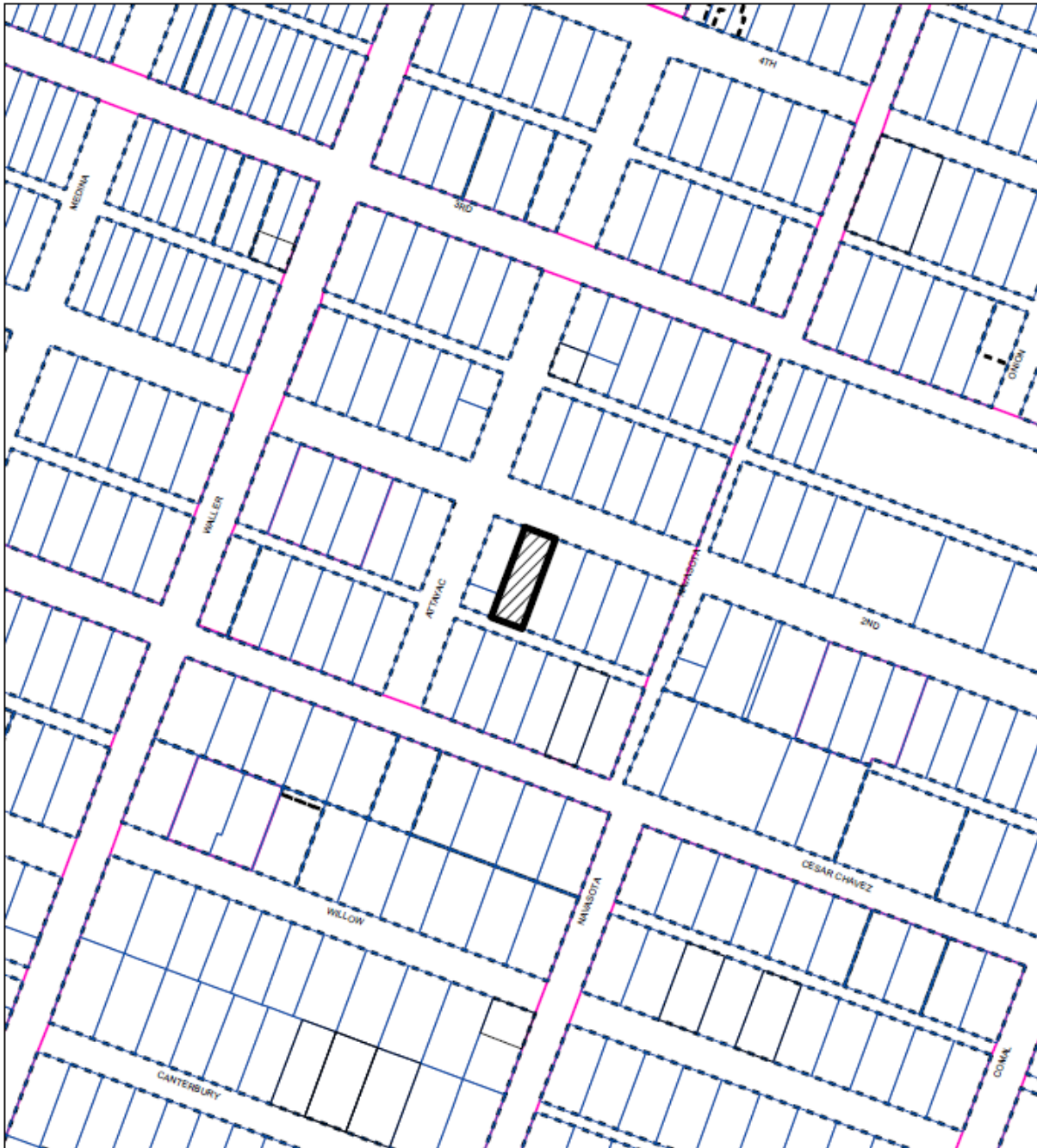
STAFF COMMENTS

The house does not appear in any City survey. The applicant proposes to remove all the siding and the roof of the existing structure and to transform it into a two-story structure with ultra-modern design that will bear little resemblance to the existing house.

STAFF RECOMMENDATION

Request that the applicant seriously reconsider her plans to completely transform this house into a 2-story modern structure, and consider retaining all or the front portion of the house to preserve the street presence, and construct an addition to the rear. The house is an intact example of 1920s working-class residential architecture in East Austin, and represents a vernacular adaptation of the shotgun houses of the Gulf Coast with its small size and narrow lot – these aspects are worthy of preservation of the structure. While the house does not have a particularly distinctive history, it does represent the means and abilities of Austin’s working class to purchase property in the early part of the 20th century. Further, the blocks of E. 2nd Street just east of the I-35 freeway may qualify as a possible historic district.

LOCATION MAP



SUBJECT TRACT

ZONING BOUNDARY

CASE#: HDP-2013-0681
LOCATION: 1303 E 2nd Street



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.

1303 E. 2nd Street
ca. 1920



OCCUPANCY HISTORY

1303 E. 2nd Street

City Directory Research, Austin History Center
By City Historic Preservation Office
September, 2010

1992	Joe and Laura M. Lopez, renters Glazier NOTE: The directory indicates that Joe and Laura M. Lopez were new residents at this address.
1985-86	Micaela Gonzalez, renter No occupation listed
1981	Helen C. Gonzalez, renter No occupation listed
1977	Helen C. Gonzalez, renter Widow, Jesse Gonzalez No occupation listed
1973	Vacant

1968	Mrs. Emerald R. Rhodes, owner Widow, George M. Rhodes No occupation listed
1962	George M. and Emerald R. Rhodes, owners No occupation listed
1959	George M. and Emerald R. Rhodes, owners No occupation listed
1955	George M. and Emerald R. Rhodes, owners Electrician
1953	George M. and Emma Rhodes, owners Proprietor, Rhodes Saw and Lawn Mower Service, 500 E. 1 st Street.
1949	Emma Rhodes, owner NOTE: Neither Emma nor George Rhodes are listed in the directory.
1947	Emma Rhodes, owner No occupation listed Also listed is George Rhodes, a rancher. Also listed are William E. and Jamie F. Peterson, renters. He was a layout man for Tips Engine Works, 300 Baylor Street. He was William and Emerald Peterson's son.
1944-45	William E. and Thelma Peterson, renters Welder, Tips Engine Works, 300 Baylor Street. NOTE: This William E. Peterson is the son of William and Emerald Peterson.
1941	Emerald Peterson, owner Widow, William Peterson No occupation listed
1939	Emerald Peterson, owner Widow, William Peterson Seamstress
1937	Emerald Peterson, owner Widow, William Peterson Seamstress, Travis County Sewing Room (WPA), 601-09 E. 6 th Street.
1935	William and Emerald Peterson, owners Electrician
1932-33	William and Emerald Peterson, owners Electrician
1930-31	William and Emerald Peterson, owners Electrician, Fox-Schmidt, electrical, plumbing, and heating contractors, 415 W. 6 th Street.

- 1929 William and Emerald Peterson, owners
Electrician, John L. Martin, plumbing, heating, and electrical supplies and
contractors, 410 Congress Avenue.
- 1927 William and Emerald Peterson, owners
Electrician
- 1924 William and Emma Peterson, owners
No occupation listed
- 1922 Willie and Emma Peterson, owners
No occupation listed
- 1920 The address is not listed in the directory.
NOTE: William and Emerald Peterson are listed at 1506 E. 1st Street; he was an
electrician.

BIOGRAPHICAL NOTES:

William and Emerald Peterson (ca. 1920 – ca. 1933)

Emerald and George Rhodes (ca. 1948 – ca. 1970)

Emerald (“Emma”) Peterson, and her son, William E. Peterson, appear in the 1940 U.S. Census as the owners of this house, which was worth \$2,500. Emma Peterson was then a 54-year old Michigan-born widow, who was a cutter in a sewing room. William E. Peterson was then 18, had been born in Texas, and was a taxi driver.

The 1930 U.S. Census shows William and Emma Peterson as the owners of this house, which was worth \$4,000. William Peterson was a 48-year old Connecticut-born electrician; his parents had both been born in Sweden. Emma Peterson was then 45, and had no occupation listed. Her parents had both been born in Germany. Their son, William E., 8, had been born in Texas.

George M. Rhodes died in Harris County, Texas, September 1, 1961.

un.

WILLIAM PETERSON

William Peterson, 49, a native of Bridgeport, Conn., but for 48 years a resident of Austin, died at his residence 1303 East Second street, Monday.

He is survived by his widow, Mrs. Emerald Peterson; a son, William Eugene; two nieces, Miss Pauline Gustafson and Mrs. S. Burratti, all of Austin, and several nieces and nephews of San Antonio. He was a member of King Oscar Lodge 855 A.F.&A.M., of Chicago, a member of the International Brotherhood of Electrical Workers and a member of the East Side Baptist church. The body is being held at the Pelphrey mortuary pending arrival of relatives.

Obituary of William Peterson
Austin American, May 30, 1933

WILLIAM PETERSON

Funeral services for William Peterson will be held from the Pelphrey Mortuary at 3 p. m. Wednesday with Rev. H. C. Morrison officiating at the funeral home, the services at the graveside will be under the auspices of Austin Masonic lodge No. 12. The pallbearers include M. Milliron, W. H. Boerner, F. W. Nowlin, L. E. Purnell, A. E. Hancock and G. A. Potthoff. Interment in Oakwood cemetery.

Mr. Peterson is survived by his widow, Mrs. Emerald Peterson; a son, William Eugene; two nieces, Miss Pauline Gustafson and Mrs. Myrtle Buratti, all of Austin, and several nieces and nephews of San Antonio.

He was a member of the East Side Baptist church; King Oscar Masonic lodge No. 855, A.F.&A.M., of Chicago, and a member of the International Brotherhood of Electrical Workers.

Funeral notice for William Peterson
Austin American, May 31, 1933

MRS. EMMA RHODES

BURNET — Mrs. Emerald "Emma" Rhodes, 87, of Burnet, died Monday in a local hospital after a long illness.

She was a former resident of Austin and was a Baptist.

Survivors include one son, William Peterson of Burnet; and four nieces.

Funeral will be Wednesday at 3 p.m. at Hytlin-Manor Funeral Home in Austin. Burial will be in Oakwood Annex Cemetery under the direction of Edgar Funeral Home in Burnet.

Obituary of Emerald Peterson Rhodes
Austin American, May 8, 1973

Mrs. Wm. E. Peterson 1303 E. 2nd St.

~~22~~
27

19

12

11

0

R. H. Peck

cover house with asphalt siding

26261 10-18-44

\$50.00

day labor

none

Building permit to Emerald Peterson for asphalt siding on the house (1944)

OWNER	Geo Rhoades	ADDRESS	1303 E 2nd St.
PLAT	27	LOT	11
		BLK	12
SUBDIVISION	Gary Peck		
OCCUPANCY	Porch		
BLD PERMIT #	103730	DATE	5-29-67
		OWNERS ESTIMATE	300.00
CONTRACTOR	Walter Bohot	NO. OF FIXTURES	
WATER TAP REC #		SEWER TAP REC #	
	fr. addn. to exist res porch		
	104 Sq. Ft.		

Building permit to George Rhodes for a frame addition to the porch (1967)



CITY OF AUSTIN
Neighborhood Planning and Zoning Department
RESIDENTIAL DEMOLITION PERMIT APPLICATION

SEP 10 2013
NPZD/CHPO

BP-12- _____	PR-12- _____	NRD-12- _____	HDP-13-0681
REFERRED BY: <u>FR-13-080710</u> <u>Juan Carlos</u>			
<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> PENDING HLC REVIEW			
Historic Preservation Officer			Date

A ☐ TOTAL or ☒ PARTIAL Demolition of the ☒ Single Family Residence, ☐ Duplex, ☐ Tri-plex
or ☐ Other located at: 1303 E. 2nd St. Austin 78702

PARTIAL DEMOLITION ONLY - Identify (specify location North, South, East West, etc.)
the exterior wall(s), roof or portion of wall(s) and roof to be demolished.

Applicant: <u>Pegasus Construction</u>	Owner: <u>Amanda Ferrier</u>
Address: <u>Po Box 970 CC</u>	Address: <u>1302 E. 2nd St</u>
City: <u>Cedar Park</u>	City: <u>Austin</u>
State: <u>TX</u> ZIP: <u>78630</u>	State: <u>TX</u> ZIP: <u>78702</u>
Phone: <u>(512) 528 1700</u> Fax: <u>(512) 528 1776</u>	Phone: <u>(512) 300 3183</u> Fax: <u>()</u>
E-mail: <u>SSmith@pegasus</u> <u>construction.net</u>	E-mail: <u>tnabersson@gmail.com</u>

Please submit the following to complete this application:

- ☐ Site Plan or Survey showing the street address, location of structure on site and dimensions of the structure. Clearly identify the structure(s) or portion of the structure(s) to be demolished. Plan not to exceed 8 1/2" x 14"
- ☒ Certified Tax Certificates-Travis Co. Tax Assessor's Office-5501 Airport Boulevard, 854-9473
Copies will NOT be accepted - If Tax Certificate is in a name other than the current owner, proof of ownership must be shown through connecting documents
- ☐ Photographs - showing the structure(s) or portion of the structure(s) proposed for demolition. Digital photographs are acceptable
- ☐ \$25 Fee per application made to the City of Austin

IMPORTANT: Verify with Watershed Protection and Development Review Department (Development Assistance Center) that new construction will be permitted at this location before filing for a Residential Demolition Permit.

Once the Historic Preservation Office has reviewed the property for historic significance, a demolition permit may be obtained from the Permit Center, 2nd Floor, One Texas Center, 505 Barton Springs Road. Additional fees will be assessed at that time.

RESIDENTIAL DEMOLITION PERMIT APPLICATION

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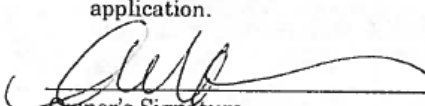
1. ☐ No ☐ Yes - Will the proposed work require the use of City right-of-way? If "Yes" a Right of Way Management (Rowman) Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8th floor at One Texas Center 974-7180, or at <http://www.ci.austin.tx.us/rowman/index.cfm>
2. ☐ No ☐ Yes - Is the structure currently tied onto water and/or sewer services provided by the City of Austin? Please contact 494-9400 for water and sewer service information.
3. ☐ No ☐ Yes - Will the proposed work require the removal of a protected size tree or impact the critical root zone as defined within the City of Austin tree protection ordinance? If "Yes" a Tree Ordinance Review Application must be approved by the City Arborist prior to any such activity. Applications may be obtained in the Development Assistance Center, One Texas Center 974-6370. Any demolition or relocation work, which results in damage or destruction of a protected tree without authorization is a City ordinance violation. Additional information may be obtained from the City Arborist, 974-1876, or at <http://www.ci.austin.tx.us/trees/>

CERTIFICATION

I hereby certify that I am the owner of the above described property. I am respectfully requesting processing and approval of the above referenced permit(s) review.

☒ I hereby authorize the Applicant listed on this application to act on my behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application, OR

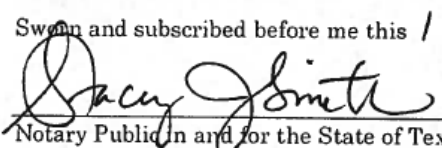
☐ As owner of the above described property, I hereby file as the Applicant for the processing and presentation of this request. I shall be the principal contact with the City in processing this application.


Owner's Signature


Date

16 July 2013

Sworn and subscribed before me this 16 day of July, 2013


Notary Public in and for the State of Texas

My commission expires on: 1/17/2015



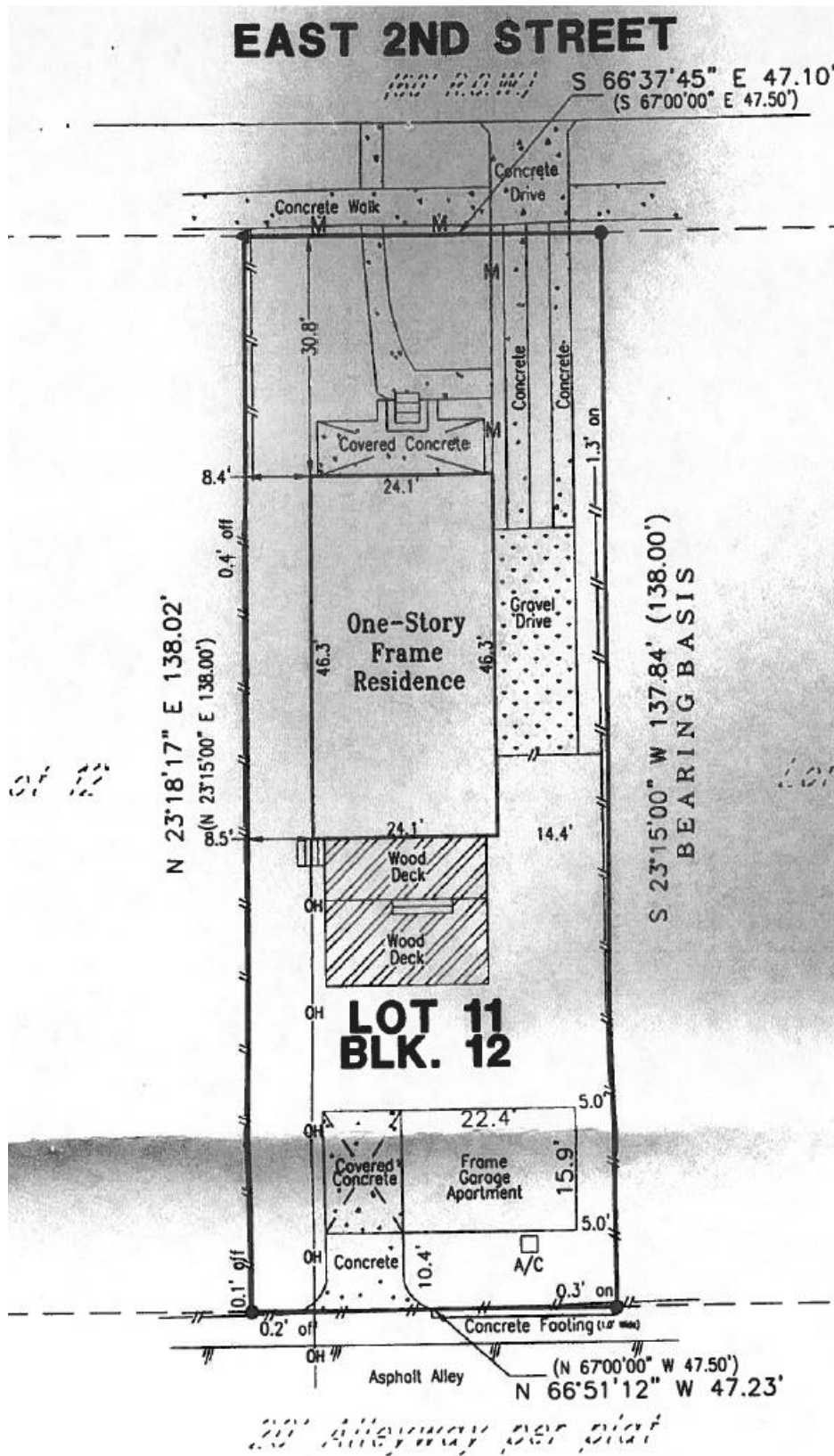
I certify that the information provided is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid. I agree to comply with the requirements in all applicable codes. I understand that any substantial modifications or additions to this application can mean the requirement of an additional review.

I understand that no work may begin prior to review by the Historic Preservation Office and issuance of the demolition permit by the Permit Center. I understand that the Historic Preservation Office review does not imply approval of the demolition permit, and that if the structure(s) is determined to be potentially historic as defined by §25-11-214 of the City of Austin Land Development Code, additional review by the Historic Landmark Commission may be required.

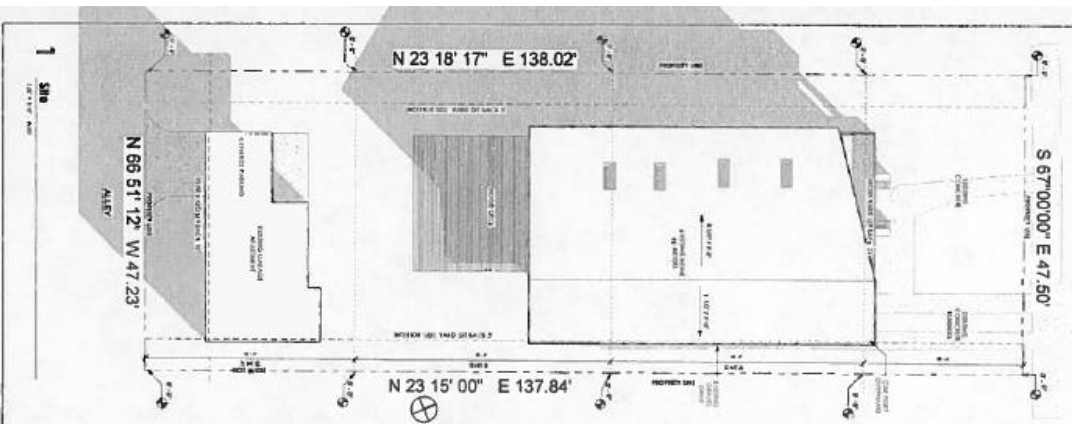

Applicant's Signature


Date

7/16/13



2ND STREET HOUSE RENOVATION AUSTIN, TEXAS



PROPERTY INFORMATION		OWNER INFORMATION	
ADDRESS	1303 E. 2ND ST.	OWNER	JOHN & JANE DOE
CITY	AUSTIN, TEXAS	DATE	01/21/2024
COUNTY	TRAVIS	PROJECT NO.	2024-001
APPLICANT	JOHN & JANE DOE	DESIGNER	BENCY CHEN STUDIO LP
DATE	01/21/2024	SCALE	AS SHOWN

EXISTING CONDITIONS		PROPOSED CONDITIONS	
EXISTING AREA (SQ. FT.)	1,200	PROPOSED AREA (SQ. FT.)	1,200
EXISTING VOLUME (CU. YD.)	1,200	PROPOSED VOLUME (CU. YD.)	1,200
EXISTING PERIMETER (LINEAL FT.)	120	PROPOSED PERIMETER (LINEAL FT.)	120
EXISTING HEIGHT (FEET)	10	PROPOSED HEIGHT (FEET)	10
EXISTING AREA (SQ. FT.)	1,200	PROPOSED AREA (SQ. FT.)	1,200
EXISTING VOLUME (CU. YD.)	1,200	PROPOSED VOLUME (CU. YD.)	1,200
EXISTING PERIMETER (LINEAL FT.)	120	PROPOSED PERIMETER (LINEAL FT.)	120
EXISTING HEIGHT (FEET)	10	PROPOSED HEIGHT (FEET)	10

ABBREVIATIONS

AC	As Constructed
AD	As Designed
AE	As Existing
AF	As Found
AG	As Graded
AH	As Hatched
AI	As Illustrated
AJ	As Juxtaposed
AK	As Kept
AL	As Labeled
AM	As Measured
AN	As Noted
AO	As Observed
AP	As Proposed
AQ	As Quoted
AR	As Recorded
AS	As Shown
AT	As Titled
AV	As Viewed
AW	As Written
AX	As X-rayed
AY	As Y-rayed
AZ	As Z-rayed
BA	As Banned
BB	As Banned
BC	As Banned
BD	As Banned
BE	As Banned
BF	As Banned
BG	As Banned
BH	As Banned
BI	As Banned
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ON	As Banned
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SX	As Banned
SY	As Banned
SZ	As Banned
TA	As Banned
TB	As Banned
TC	As Banned
TD	As Banned
TE	As Banned
TF	As Banned
TG	As Banned

