

Historic Landmark Commission
February 24, 2014
National Register Historic District
NRD-2014-0014
Old West Austin
1400 Preston Avenue

PROPOSAL

Construct a second story, re-surface the house, replace all windows and doors, demolish the front porch.

RESEARCH

The existing house was constructed ca. 1938 by Lutie R. Carter (aka Peaches), the widow of Alfred H. Carter. Mrs. Carter was born in Bastrop in 1903. She worked for many years as a secretary and treasurer for various attorneys and life insurance companies, including Amos Felts, Judge Ben Powell, John Rauhut and Christian, Miller and Honts. She helped prepare and indexed the *Moffet's Texas Form Book*, a handbook for Texas lawyers. She lived at 1400 Preston Avenue until her death in 1991.

PROJECT SPECIFICATIONS

The applicant proposes to demolish the front porch and front door, and demolish the roof to construct a second-story addition. A side wall will be demolished and replaced with a single story addition; windows on the east elevation will be removed and filled in. On the rear of the house, the existing pergola will be removed; the existing addition will be demolished. The entire house will have a stucco finish over the existing painted brick. Further, the applicant proposes to demolish the front walk and replace it with stepping stones.

The house will be transformed from a one-story Colonial Revival to a two-story house with echoes of French Provincial design. The second story will rise flush with the existing wall and not be set back from the existing house; the entire house will be finished with stucco. All windows will be replaced, and the new windows will be floor-to ceiling on the first floor and 2:2 above; the central entry will have a segmental-arched opening and appears to be glass. A new metal-roofed porch will be suspended above the front door and the first two inside bays on the front façade. The only vestige of the existing house that will remain is a bay window on the west elevation, and it appears that the windows on that feature will also be replaced.

STANDARDS FOR REVIEW

The existing property is contributing to the Old West Austin National Register Historic District. Applicable general design review guidelines state:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.

- Changes which have taken place over time are evidence of the history and development of a building, structure, or site and its environment. Recognize and respect the changes, which may have acquired significance in their own right.
- Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

STAFF RECOMMENDATION

Recommend that the applicant re-consider their project; this application violates every design review guideline in the book, and will render the house non-contributing to the Historic District. If the applicant wants the house they are proposing, they should build new rather than obliterating a contributing house in a Historic District.

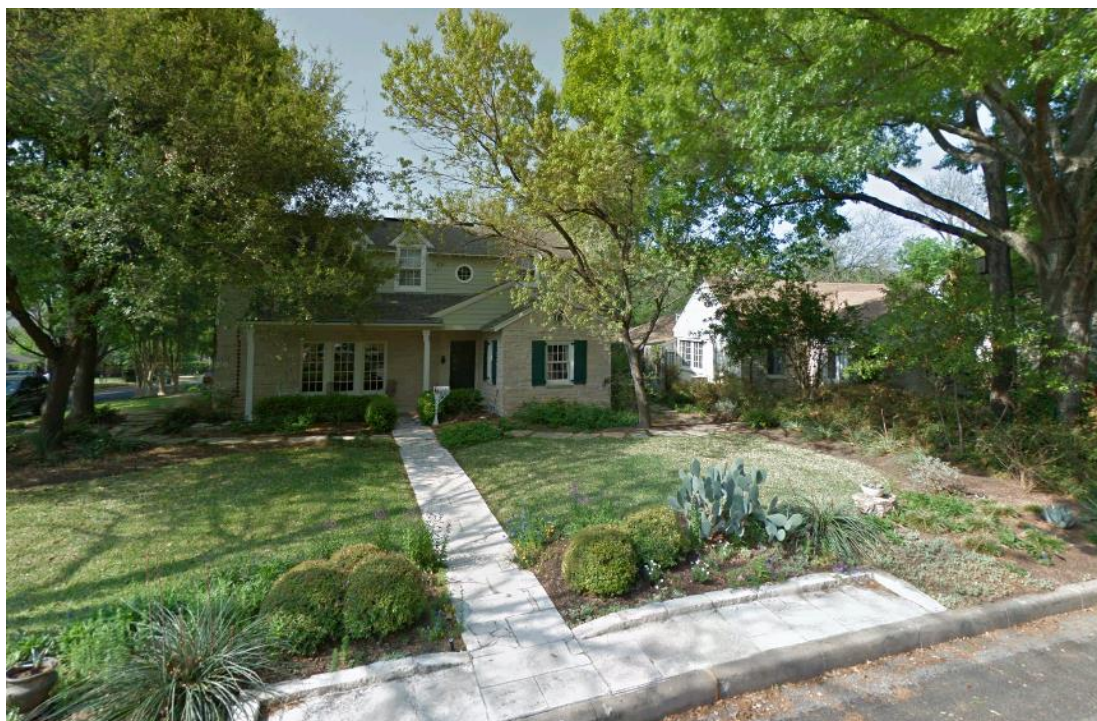
PHOTOS



1400 Preston Avenue



Contributing properties on same block as 1400 Preston Avenue



Formerly contributing house across from 1400 Preston Avenue with second story addition.

OCCUPANCY HISTORY

3006 Glenview Avenue

From City Directories, Austin History Center

City of Austin Historic Preservation Office

January 2014

- 1996 No listing for Lutie Carter
- 1992 Lutie R. Carter, owner. Retired.
- 1972 Lutie R. Carter, owner. Bookkeeper, Christian-Miller-Honts.
- 1970 Lutie R. Carter, owner. Assistant Secretary, First National Life Insurance.
- 1968 Lutie R. Carter, owner. Treasurer, Western Republic Life Insurance Co.
- 1966 Lutie R. Carter, owner. Treasurer, Western Republic Life Insurance Co.
- 1964 Lutie R. Carter, owner. Assistant Treasurer, Western Republic Life Insurance Co.
- 1962 Mrs. Lutie S. Carter, owner. Assistant Treasurer, Western Republic Life Insurance Co.
- 1960 Lutie R. Carter, owner. Assistant Treasurer, Western Republic Life Insurance Co. (widow A.H. Carter).
- 1958 Lutie R. Carter, owner. Secretary, Western Republic Life Insurance Co.
- 1955 Lutie R. Carter, owner. Secretary, Powell, Wirtz, Rauhut & McGinnis.
- 1953 Lutie S. Carter, owner. Private Secretary, John A. Rauhut.
- 1949 Lutie R. Carter, owner. Office secretary, Amos M. Felts.
& A. Howard Carter, no occupation listed.
- 1947 Lutie R. Carter, owner. Office secretary, Amos M. Felts. (widow Alf H. Carter)
- 1944-45 Lutie R. Carter, owner. Office secretary, Amos M. Felts. (widow Alf H. Carter)
- 1942 Lutie R. Carter, owner. No occupation listed. (widow Alf H. Carter)
- 1940 Lutie R. Carter, owner. No occupation listed. (widow Alf H. Carter)
- 1939 No listing for 1400 Preston Avenue.

Note: Lutie Carter (widow of Alfred H. Carter) listed at 710 West Avenue.

and one brother, Frank Guerrero, Jr.

Lutie Ruth (Peaches) Carter

Lutie Ruth (Peaches) Carter was born in Elgin, Texas, on May 5, 1903, the daughter of Lutie Stevens and Alfred Hinds Carter. She was one of 13 children. Peaches died on October 14, 1991.

Peaches graduated from the Metropolitan Business School in Dallas and moved to Austin in 1926. She worked as a legal secretary for Amos Felts, who had law offices in Elgin and Austin and later worked for Judge Ben Powell and also for the firm of Christian, Miller and Honts. She was instrumental in the preparation and indexing of the *Moffett's Texas Form Book*, a handbook for Texas lawyers. Banks Miller said of Peaches at her retirement, "Her devotion to duty, her willingness to do anything that was asked, her steadfast loyalty, is not to be found in many individuals in this day and time."

Peaches was known for her tremendous love of family, neighbors, and especially the children. She cross-stitched a picture for her kitchen that said, "God loves the little children." She had added, "And so do we."

Peaches is survived by three sisters, Nara Carter, Austin, Hattie Beth Green, Houston, and Mattie May Tinnin, Shreveport. She is also survived by numerous nieces and nephews, who were very dear to her.

Services will be held at 10:00 AM, Wednesday in Weed-Corley Chapel, with burial in Elgin Cemetery.

Pallbearers will be Campbell Green, Jim Arledge, Frank Bryan, Jr., Tom Abraham, Richard Arbraham, Dwight Dalrymple, Jerry Ryan and Ricky Potts.

Memorials may be sent to the First United Methodist Church, Austin, Texas, or a charity of your choice.

Arrangements by Weed-Corley Funeral Home, 3125 N. Lamar, 452-8811.

Travis Hash

Lutie R. Carter Obituary, Austin American Statesman, March 28, 1972.

Miss Nqra Carter & Miss
Lutie Ruth Carter

1400 Preston Ave.

159

15

Pemberton Heights

Finish face tile res. & box garage

237n - 8/13/38

7

1938 Building Permit

WATER SERVICE PERMIT		No. 10771A	
Austin, Texas			
Received of	Lutie Ruth Carter	Date	August 11, 1938
Address	1400 Preston Avenue		
Amount	Two and 50/100	\$	2.50
Plumber	North	Size of Tap	1/2
Date of Connection	11-21-38		
Size of Tap Made	1/2		
Size Service Made			
Size Main Tapped	2" C-I		
From Front Prop. Line to Curb Cock	6'		
From E - Prop. Line to Curb Cock	23'		
Location of Meter	Back of curb - drive		
Type of Box	Lead		
Depth of Main in St.	4'		
Depth of Service Line	14"		
From Curb Cock to Tap or Main	over Main		
Checked by Engr.	Det. 6-13-39 JRB		

[illegible]

1938 Water Service Permit

1938 Sewer Connection Permit

Confirmed ~~Charges~~ \$999 14698
 Application for Sewer Connection.
 Austin, Texas, 8/13 1938
 To the Superintendent of Sewer and Public Improvements,
 City of Austin, Texas,
 Sir:—
 I hereby make application for sewer connection and instructions
 on premises owned by L. R. Parker
 at 1400 Preston Street,
 further described as lot 15, block 157, outlot
 subdivision Parker's Addition, plat 157,
 which is to be used as a Pen
 In this place there are to be installed 3 fixtures.
 I agree to pay the City Sewer Department the regular ordinance
 charge.
6 1/2 DEEP Respectfully, J. R. Parker
AT-P
 Stub Out
 Connected 10-8 1938 Permit
 Size of Main 10 inches. Q. 15, 9-26-38
 Size of Service 4 inches. L. 13
 Feet Deep in ST
 Feet from Property Line
 Feet from Curb Line
 Inspected by Hanson of W. P.
 Connection made by Hernandez
10/17/38 7-763

12 1/2 4" Pipe
 1-11/2" by 1/2" by 1/2"
 300
 13.5
 4.33