

**HISTORIC LANDMARK COMMISSION**

April 27, 2015

Demolition and Relocation Permits

HDP-2015-0152

1000 Lund Street

**PROPOSAL**

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Demolish a ca. 1957 A.D. Stenger design house.

**ARCHITECTURE**

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The house is an A.D Stenger mid-century modern house Tri-Split level home. It is a frame with stone veneer on the front of the building and an angular roof.

**RESEARCH**

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1000 Lund Street was built in 1957 by A.D Stenger. It was showcased in May 1957 as Austin Association of Home Builders Home of the Month. A.D (Arthur Dallas) Stenger was a prominent mid-century modern designer/builder in Austin. He got his start after passing his professional licensing exam in 1950 while a student at University of Texas School of Architecture. Leaving UT before completing the program, Stenger jumped into the post-war housing boom. Stenger was often compared to prominent California developer Joseph Eichler in the design sensibility and open living areas prominent in his designs. A "Stenger" home has low pitch gable roof, pronounced rafter tails, post and beam construction, and conservative foot print with most buildings being under 1500 square feet, and exposed beams and decking. Stenger also often included walls of collected stone, gable ends that terminate in a projecting point and cantilevered structural systems.

Lund St and the surrounding streets within South Lund Park are an area where A.D Stenger focused and built many houses.

This specific house was completed in 1957 and the first listing in the city directories for the property was in 1959 when Bill Hoover, a merchandise manager at Carpenter Paper was renting the home. Starting in the mid to late 1960s, the home was owned by Thais Freda Bullard, the daughter of pioneer volcanologist, geologist and geophysicist Fred Bullard who taught for many years at University of Texas. Thais was a graduate of University of Texas in 1951 and owned the property from the late 1960s until the late 1980s. She was always listed as living in the house in unit a and she had various renters in unit b, the efficiency unit. By 1992 the property had been converted into 3 different units and were all being used as rentals

**STAFF COMMENTS**

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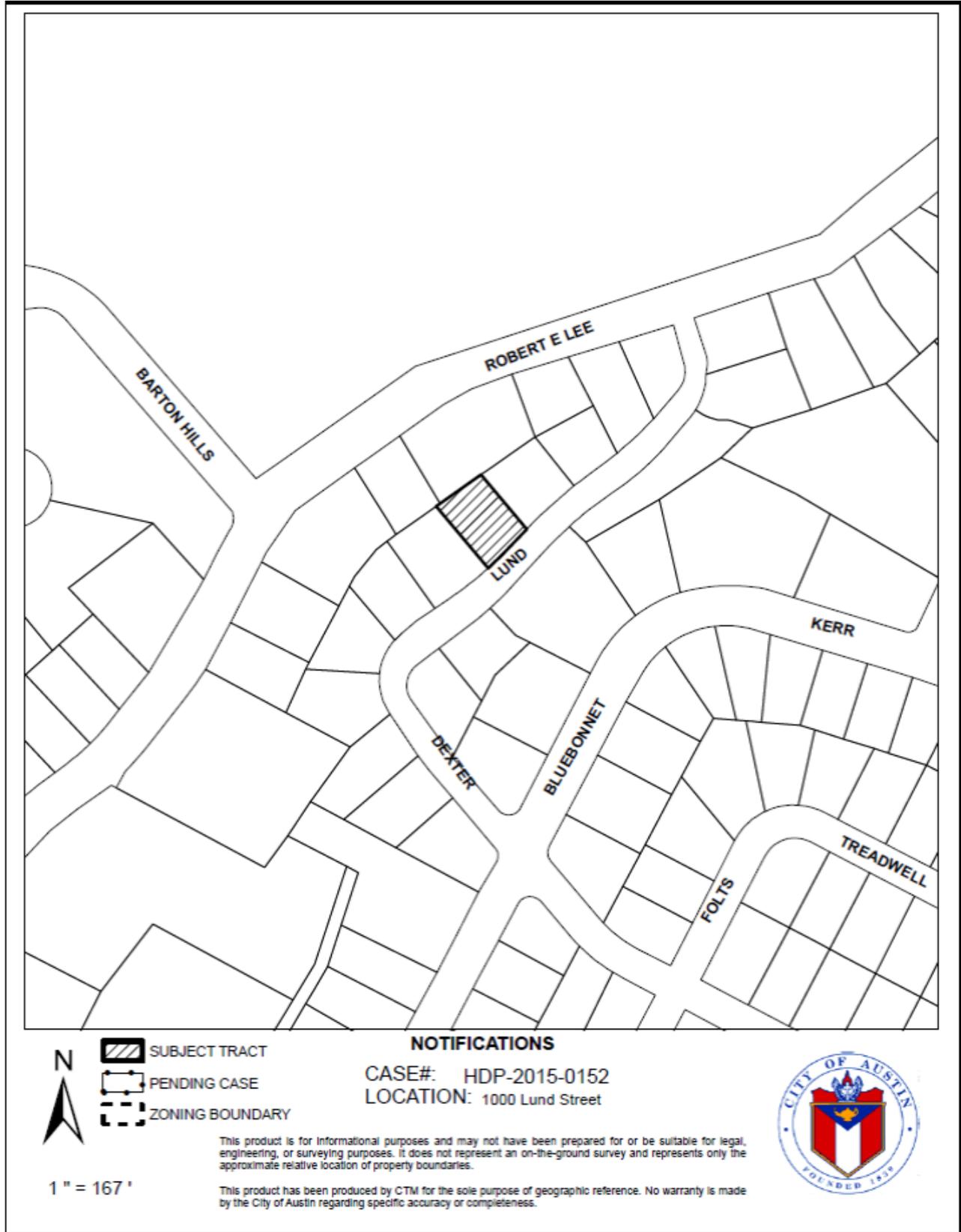
The property is not listed in any City surveys.

**STAFF RECOMMENDATION**

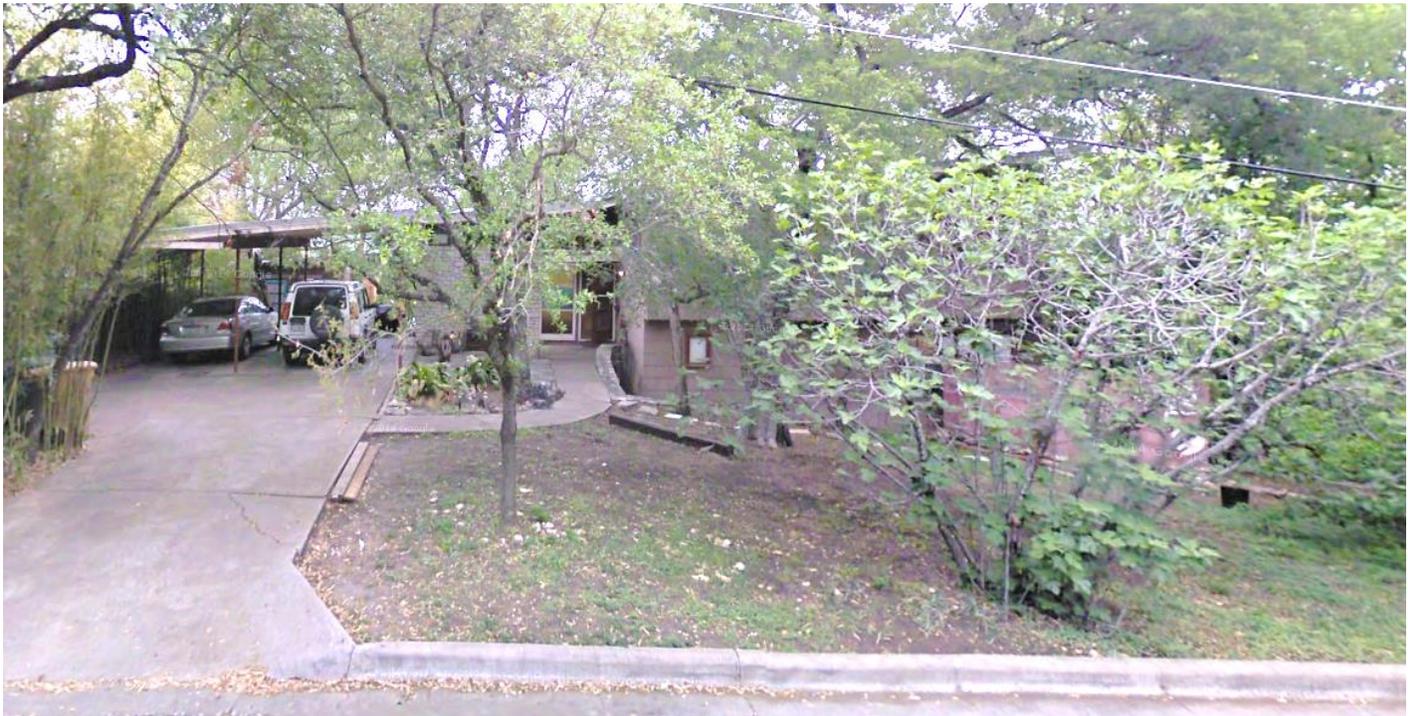
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Staff recommends initiating a historic zoning case. This house has architectural and historical significance as an A.D Stenger house that was highlighted as a Home of the Month. The house exemplifies many Stenger design components including the use of stone and taking advantage of the topography of the land in the design and orientation of the building.

LOCATION MAP



1000 Lund St  
ca. 1957



Austin Association of Home Builders Select the May

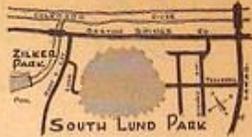
# HOME OF THE MONTH

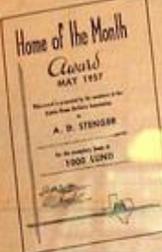
the Award was again PRESENTED to

## A. D. STENGER

for his outstanding home at

### 1000 LUND



### Tri-Split Level

MODERN LIVING AT ITS BEST. IF YOU WANT TO SEE THE ULTIMATE IN MODERN LIVING YOU MUST SEE THIS TRI-LEVEL HOME WITH 2 BEDROOMS AND BATH ON THE TOP LEVEL AND AN EFFICIENCY BEDROOM AND GAME ROOM, BATH ON THE LOWER LEVEL. THE HOME OF THE MONTH HAS A BEAUTIFUL RUSTIC SETTING ON A NICE SLOPING LOT.

All homes in South Lund Park are CUSTOM BUILT for their owners. With Excellent Restrictions Which MUST Be Met!

OFFICE 2000 DEXTER • ARCHITECT • BUILDER • DEVELOPER • GR 8-8921

**OPEN HOUSE**

10 A.M. 'TIL DARK MAY 26th

- Extra Heavy Paved Streets
- Concrete Curb & Gutter
- View of Hills & City
- 1 1/4 Miles To 6 & Congress

<b>Ready Mix Concrete</b> Scientifically Mixed <b>Murphy &amp; Murphy</b> GR 7-8411	<b>TIPS</b> Iron & Steel Co. See this beautiful example of what modern day steel construction can do for your home! 300 Bayler OR 4-4311	<b>Lawyers Title &amp; Insurance Corp.</b>	<b>MATERIALS</b> BY <b>CALCASIEU</b> OR 4-4311	<b>CRANE PLUMBING &amp; FIXTURES</b> BY <b>Milstead Company</b> 212 Riverside Way OR 4-4311	<b>FLOOR SANDING AND FINISHING</b> BY <b>ACE FLOOR CO.</b> Call us for Estimates 212 Riverside OR 4-4311	<b>This HOME PROTECTED AND INSURANCE</b> BY <b>Sam Harris</b> 3117 Bellwood RD 4-4311	<b>WEBING</b> The Greatest Library In Home Living <b>Sweeney Electric</b> RD 3-1001	<b>Built in Furniture Cabinets</b> BY <b>Gibson Cabinet Shop</b> 2000 Westwood Road RD 4-4311
<b>Tile Work</b> Beautiful and Lasting For Ever <b>Agilad Tile Service</b> 10 Schick OR 4-4005	<b>Painting COLORS AND FINISHES</b> BY <b>M. H. JONES</b> 1101 E. Lamar OR 4-4311	<b>Build-Up Roof</b> BY <b>Scheunack Bros.</b> The Best In Residential Roofing 1101 E. Lamar OR 4-4311	<b>COOPER WORK</b> BY <b>COG-TIN SHOP</b> 1001 E. Lamar OR 4-4311	<b>See the Latest Electrical Appliances In This Modern Home</b> BY <b>CALCASIEU</b> 212 Riverside OR 4-4311	<b>See the Latest Electrical Appliances In This Modern Home</b> BY <b>CALCASIEU</b> 212 Riverside OR 4-4311	<b>Floor Covering and Formica</b> BY <b>Floor Craft</b> Visit Us In Our Show Building 2000 N. Lamar RD 4-4311	<b>MORTGAGE Investment Corp.</b> This is an excellent example of what your \$1,000 can help you do. 2000 N. Lamar OR 4-4311	<b>ACOCK Real Estate</b> Will be on hand off the hour to help answer any questions. 2000 N. Lamar OR 4-4311

### OCCUPANCY HISTORY 1000 Lund St

City Directory Research, Austin History Center  
By City Historic Preservation Office  
March, 2015

- 1992
  - a. Gerald Shaw, renter, employed at Radian
  - b. Elizabeth Jackson, renter, no occupation listed
  - c. Marly Brophy, renter, student

NOTE: Both Elizabeth Jackson and Marly Brophy were listed as new occupants
- 1985-86
  - a. Thias Bullard, owner, no occupation listed.
  - b. David Knoll, renter, no occupation listed
- 1981
  - a. Thias Bullard, owner, apartment manger
  - b. David Knoll, renter, architect at Jackson Architects
- 1977
  - a. Thias Freda J Bullard, owner, no occupation listed
  - b. Richard Anderson, renter, no occupation listed

Note: David Knoll is not listed in the directory

- 1972            a. Thais Freda J Bullard, owner no occupation listed.  
                  b. Richard Phelan, renter, free lance writer

NOTE: Property is listed as in investment . Richard Anderson is not listed in the directory

- 1969            a. Thais Freda Bullard, owner engineer scientist at Tracor Inc.  
b. Frank M. Denton, renter, journalist with Long News Service located in the State Capitol Building.

Note: Richard Phelan is not listed in the directory.

1963    Bill D. and Lillah Hoover, rentesr, Merchandise manager at Carpenter Paper located at 2201 E 6<sup>th</sup> Street.

Note: Thais Freda Bullard is living at 2902 Harris Park Avenue and Frank Denton is not listed in the directory.

1959: Bill D. and Lillah Hoover, renters, Merchandise manager at Carpenter Paper located at 2201 E 6<sup>th</sup> Street.

1958: The property is not listed in the directory.

Addition in 1967

ADDRESS: 1000 Lund St PERMIT 102065 PLAT 74

LOT: 8 BLOCK H SUB. South Lind Park

OUTLOT

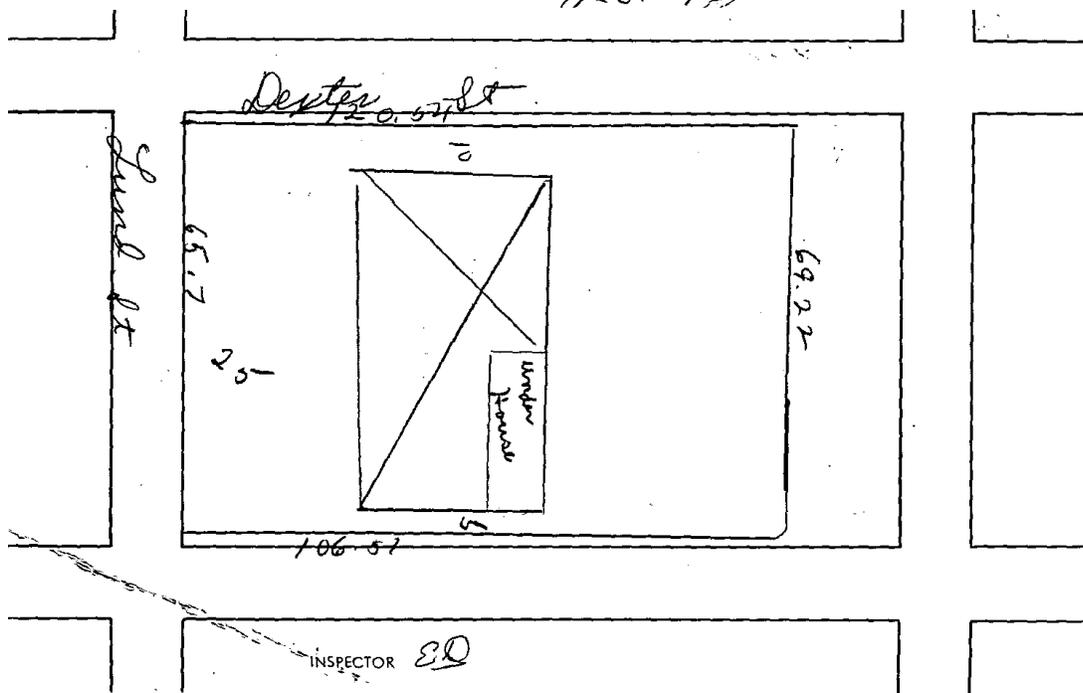
FIRE ZONE 3 USE DIST: A-1 OCCUPANCY: Addn to Rear

1-20-67	LAYOUT		FRAMING		5-1-67	FINAL		ROOF OVERHANG	
	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	OK	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	
FOUNDATION	<u>5</u>		FLOOR JOIST SIZE & O.C.		NECESSARY BLDG. CONN.	<input checked="" type="checkbox"/>		ACC. BLDG.	<input checked="" type="checkbox"/>
FR. SETBACK	<u>25</u>		CEILING JOIST SIZE & O.C.	<u>2x8 / 16</u>	ROOM VENTILATION	<input checked="" type="checkbox"/>		PAVED PARKING	
TOTAL & MIN. SIDE YD.	<u>15 / 5</u>		STUD SIZE & O.C.	<u>2x4 / 16</u>	STAIRS REQ. & NO.				
SIDE STREET YARD			MASONRY WALL		ATTIC FIRE STOPS REQ.				

OWNER: Freda Bullard CONTRACTOR: Andy Ledesma

24x16 = 384 sq ft

H.G. 1-19-67



OWNER	Freda Bullard	ADDRESS	1000 Lund Street		
PLAT	74	LOT	8	BLK	H
SUBDIVISION	South Lund Park				
OCCUPANCY	Bedroom Storage & Bath				
BLD PERMIT #	102065	DATE	1-19-67	OWNERS ESTIMATE	1,600.00
CONTRACTOR	Andy Ledesma	NO. OF FIXTURES	5		
WATER TAP REC #	SEWER TAP REC #				
Frame Addition to A Residence					
384 sqft					

A.D. Stenger 1000 Lund St

74 8 Less N10' & N 10' of 10 B

South Lund Park

Rock Veneer Duplex and Att Carport

65832 2-12-57 12500.00

Owner. 10

11732 26942

# atomic ranch

MIDCENTURY MARVELS

SUMMER 2008



\$6.95 us/can

On sale until September 1, 2008

• eichler addicts

• austin's stengers

# Stenger homes

Wood and stone,  
quirky  
and  
casual—  
perfect for Austin

*text* Sydney Rubin  
*photography* Lori Najvar

**f**or nearly a century, Barton Springs has been the heart of Austin. An enormous natural spring-fed pool cut out of limestone and surrounded by grassy hillsides shaded by towering pecans, Barton Springs is a beloved landmark, a magnet on a summer day and a metaphor for those trying to preserve Austin in the face of explosive growth. The city changes, but Barton Springs remains the same, a refuge from the blazing Texas heat and relentless pace of urban life. It calls to you, "Come—take a swim, read a book."

The neighborhood overlooking the springs is Barton Hills, a collection of modest homes and midcentury houses that are bicycling distance to downtown and the Saturday farmer's market. The Colorado River, dammed up to create Town Lake, is so close you can go from carport to kayak in less than 10 minutes.

It was here, in the hills overlooking the springs, that Austin architect A.D. Stenger built homes in the early 1950s for middle-class Texans—the same houses that a whole new generation of Austinites now recognize as our city's best contribution to America's midcentury modern history.



My A.D. Stenger home, recently landscaped with native plants and a new retaining wall that coordinates with the Arizona ledgestone of the house.



Stenger homes  
 delivered  
 affordable and stylish  
 housing  
 to  
 postwar Austin



Opposite: A B&B Italia sofa, Saarinen Womb chair, Eileen Gray coffee table and a painting by Evelina Kats in my living room. The biomorphic '50s planter was found on eBay, and I schlepped the rug back from the Izmailovsky flea market in Moscow when I was a foreign correspondent. On the fireplace wall are ceremonial feather headdresses used by the pygmies of Central Africa. In the dining room is a Ligne Roset table, vintage Danish modern chairs and a lamp original to the house. Left and below, two views of a Stenger home built in 1951 out of colorful fieldstone and cedar.



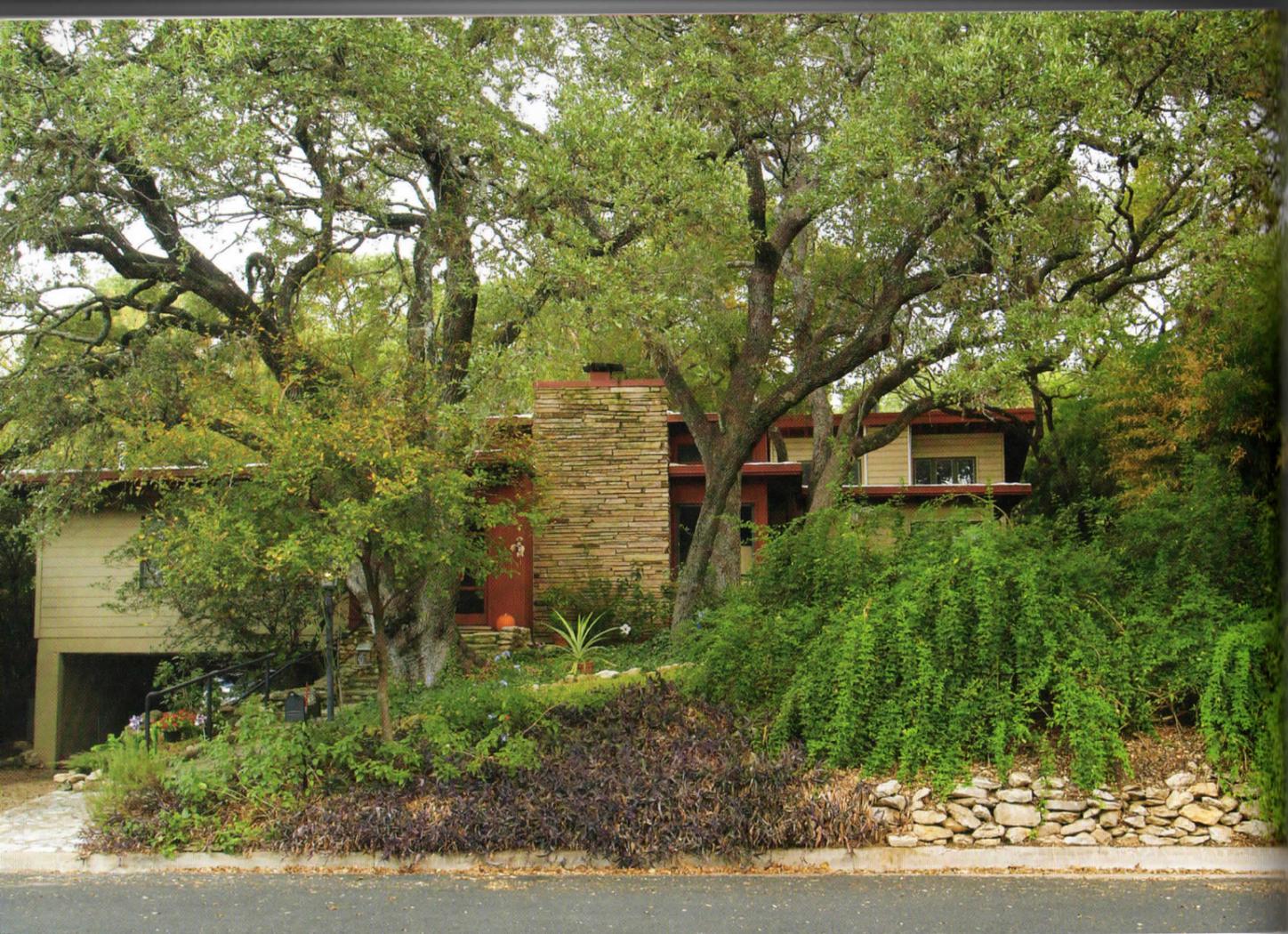
**Texas Touch**

My Stenger, like the 100 or so others that remain in central Austin, blends a low-slung, midcentury aesthetic with a unique Austin style, an urban Hill Country vernacular expressed in cedar, site-quarried stone and glass window walls carefully positioned to avoid the harsh Texas sun. Rooflines are flat, gently pitched or jut wing-like into the sky. These homes are comfortable and unpretentious, with a casual nod to the Machine Age and a lingering appreciation of craftsmanship—houses that fit the land.

Arthur Dallas (A.D.) Stenger was Austin's Eichler, a developer and architect of open, flowing space that brought the inside out and the outside in. The angular clerestory windows of my bedroom allow glimpses of squirrels in the live oak trees. The vaulted and beamed ceiling makes my living room seem much larger than it is. The stacked Arizona ledge stone of the fireplace—reminiscent of a '50s cocktail lounge or dude ranch—goes right through the living room's plate glass wall and into the cactus garden behind the house.

The style was revolutionary when Stenger built these





Stenger often built his homes in the center of a stand of live oak trees that provides a friendly habitat for armadillos, deer and possums right in the heart of town. Opposite: The residence Stenger built for John Henry Faulk, the Austin personality whose successful lawsuit helped bring an end to the Hollywood blacklist and McCarthyism. Faulk was just one of many writers and artists who lived in the Barton Hills neighborhood. Following page: Typical of many Stenger homes, this one has a wall of limestone quarried on the site where the house was built.

homes in Barton Hills and the adjacent Rolling Wood neighborhood in the early 1950s. Barton Hills was featured in Austin's Parade of Homes in 1956 as the "world's largest air-conditioned subdivision," although my home, along with many others Stenger built, was not among those with this feature.

Instead of air conditioning, Stenger made sure his homes captured whatever reprieve from the heat a site had to offer. He purchased land at the top of hills to catch the breeze and placed his houses under the shady boughs of oaks and pecans. My house sits anchored in a limestone cap at the top of a ridge, giving the house stability, cross breezes and a sweeping view of Austin's green hills. Panes along the bottom of the plate glass windows slide open to the prevailing wind.

### Highly Valued

Stenger's first build-to-suit house was constructed in the 1940s on Arthur Lane, named after his architect father. He built his own home there, a dream house for his first wife, so people were not just clients, they were neighbors.

Stenger homes delivered affordable and stylish housing to postwar Austin. Originally priced between \$18,000 and

## great design may not be enough to save Stenger homes

\$22,000, these homes today bring \$400,000 to \$600,000—when you can find one. Rarely up for sale, nearly 60 years later several of the people who bought homes from Stenger are still here.

Roselyn and John Bustin were newlyweds when they met A.D. Stenger in the early 1950s. Roselyn was the daughter of a newspaperman in Johnson City, Texas, while John reported for the *Austin American-Statesman*. His story on September 9, 1951, described the building of their new home. "We chose a style that combined luxurious informality with functional comfort," John wrote of their new fieldstone and cedar home on Rundell Lane. Fifty-six years later, his widow is still there.

"I just love my house," Roselyn says today. "I can still remember A.D. getting all excited about an idea and drawing it to show me on the palm of his hand. A.D. always had such good ideas and enthusiasm, and he loved to share them."

Unlike other developer-builders riding the wave of

returning World War II veterans, Stenger wasn't interested in building mass-produced tract houses. Ruddy and bespectacled, Stenger was the consummate entrepreneur, purchasing land, finding a buyer and then designing and building the home. It was something he loved and something he continued doing until he died five years ago at age 82.

The houses, built one at a time, reflect both the individual client's specific needs and Stenger's particular populist version of regional modernism. Architects, writers, journalists and musicians were drawn to the distinctive homes and filled the new neighborhood. Famed Austin radio personalities and raconteurs Cactus Pryor and John Henry Faulk were both Stenger's clients—as well as his neighbors, friends, fishing buddies and avid fellow outdoorsmen. Old-timers still remember parties in the neighborhood cul-de-sacs with people up and down the street bringing lawn chairs, grills, guitars and kids for an evening out in the cool summer night.



## Stenger houses are arranged like elegant puzzle boxes



### *Suited to Today*

I found my home in the online real estate listings on a Friday evening and made an offer by Saturday noon. Four offers came in behind mine, reflecting the renewed demand for Stenger homes.

There is much about my little home that I love, but there also are some quirks. Stenger kitchens are small and mine is no exception, although the window wall of the breakfast nook floods the kitchen with light. The master bath would fit on a submarine so it was no surprise to learn that Stenger served in the Navy. Someone before me figured out how to put central air conditioning in this flat-roofed house but many Stenger houses still sprout window units.

Stenger houses are arranged like elegant puzzle boxes so that nothing can be moved or added without disturbing something else, making it impossible to add an office to my 1,400 square feet without destroying the Stenger lines I love. After consulting with three architects on the desired addition, I bought a modular redwood and glass office from Modern Cabana in San Francisco. The utterly modern design of the cabana is a perfect fit with my 60-year-old ranch, a testament to Stenger's enduring design.

But in a booming city like Austin, where the population is expected to grow to one million in the next few years, great design may not be enough to save Stenger homes. Small houses on valuable inner-city land are endangered architectural relics and a great many midcentury homes, including some Stengers, are being torn down to make way for generic McMansions, duplexes and townhouses. What a shame.

Because, at their best, Stenger homes uniquely capture the smart but laid-back attitude that is what so many people love about Austin.

"We just fell in love with the area, the views, the rocky soil, the scrub oaks," Roselyn Bustin says. "A.D. came with the territory because he was the one designing and building all these houses up here, houses with so much style.

"My house was just the height of contemporary," she says. "And, you know what? It still is." 🍷

Sydney Rubin, a former foreign correspondent, divides her time between her Austin Stenger and an 18th century cottage in the South of France. Photographer Lori Najvar is the founder of PolkaWorks, a multimedia company documenting communities and cultures.