

HISTORIC LANDMARK COMMISSION  
AUGUST 22, 2016  
DEMOLITION AND RELOCATION PERMITS  
HDP-2016-0513  
1806 TREADWELL STREET

**PROPOSAL**

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Demolish a ca. 1955 house.

**ARCHITECTURE**

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One-story, rectangular-plan, flat-roofed brick-veneered house with multi-light, metal-framed casement windows.

**RESEARCH**

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There is no building permit for this house, but utility permits indicate that noted local builder A.D. Stenger had a hand in the construction of this house. This is not the typical Stenger design, which was much more in keeping with the ideals of the mid-century Modern architectural movement, but there is no concrete evidence that Stenger did or did not design and build this house, since there is no building permit and no other record that indicates his level of involvement with the project.

The first owner of the house was Joseph J. Serafin, who is also noted on the utility records with Stenger. Serafin and his wife, Billie, came from Erie, Pennsylvania, where he worked as a clerk for General Electric. In Austin, he is listed as a supervisor for the City. The Serafins lived here until around 1957, and James S. and Bethel F. Henderson purchased the house. They owned it until the sale to the current owners. James S. Henderson was a salesman, then he and Bethel established the Texas Textile Maintenance Reporter (apparently from the house). Around 1980, after James' death, Bethel Henderson had Henderson & Henderson, a publishing firm.

**STAFF COMMENTS**

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The house is not listed in any City survey to date.

**STAFF RECOMMENDATION**

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Encourage rehabilitation and adaptive re-use, but release the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center. The house, even if not a Stenger design, represents some elements of mid-century Modern design, and is one of several mid-century Modern houses in this neighborhood, which is a little north and west of the heart of the neighborhood that Stenger designed (Airole Way and Arthur Street, off Rundell Place). However, it does not appear to meet the standards for individual designation as a historic landmark.

LOCATION MAP



1806 Treadwell Street  
ca. 1955



OCCUPANCY HISTORY  
1806 Treadwell Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
July, 2016

- |         |  |
|---------|--|
| 1992    | Bethel F. Henderson, owner<br>Proprietor, Henderson & Henderson (no listing in the alphabetical section of the directory).               |
| 1985-86 | Bethel F. Henderson, owner<br>Proprietor, Henderson & Henderson (no listing in the alphabetical section of the directory).               |
| 1981    | Bethel F. Henderson, owner<br>Proprietor, Henderson & Henderson (no listing in the alphabetical section of the directory).               |
| 1977    | Bethel F. Henderson, owner<br>Proprietor, Textile Maintenance Reporter (no listing in the alphabetical section of the directory).        |
| 1973    | James S. and Bethel F. Henderson, owners<br>Proprietor, Henderson & Henderson (no listing in the alphabetical section of the directory). |

- 1968 James S. and Bethel F. Henderson, owners  
Proprietors, Texas Textile Maintenance Reporter (no listing in the alphabetical section of the directory).
- 1965 James S. and Bethel F. Henderson, owners  
Proprietors, Texas Textile Maintenance Reporter (no listing in the alphabetical section of the directory).
- 1962 James S. and Bethel F. Henderson, owners  
Proprietors, Texas Textile Maintenance Reporter (no listing in the alphabetical section of the directory).
- 1959 James S. and Bethel F. Henderson, owners  
Proprietors, Texas Textile Maintenance Reporter (no listing in the alphabetical section of the directory).
- 1958 James S. and Bethel F. Henderson, owners  
Salesman
- 1957 Joseph J. and Billie F. Serafin, owners  
Supervisor, City of Austin  
NOTE: James S. and Bethel F. Henderson are not listed in the directory.
- 1955 Billie Serafin, owner  
Business machine operator, Department of State  
NOTE: Joseph J. Serafin is not listed in the directory.
- 1954 Albert R. and Marcella Reed, owners  
Field auditor, State Education Agency  
NOTE: Neither Joseph J. nor Billie Serafin are listed in the directory. They do appear in the 1954 city directory for Erie, Pennsylvania, where Joseph Serafin was a clerk at General Electric.

NOTE: The house was built in 1955, and replaced an older house on the site.

#### **BIOGRAPHICAL NOTES:**

##### **James S. and Bethel Henderson (ca. 1956 - )**

According to his 1975 death certificate, James Shelby Henderson was living in this house at the time of his death. He was born in 1883 in Illinois and was a sales executive for the Butler Manufacturing Company.

The 1940 U.S. Census shows James S. Henderson as the owner of a house in Kansas City, Missouri. He was 56, had been born in Illinois, and was a sales manager for Butler Manufacturing Company. His wife's name was Lillian, 51, who had been born in Missouri and had no occupation listed. Lillian had a daughter, Lora G. Henderson, 30, who had been born in Missouri and had no occupation listed.

The 1930 U.S. Census shows James S. and Lillian B. Henderson as the renters of a house in Kansas City, Missouri, where James S. Henderson was a salesman. Lillian B. Henderson had no occupation listed. Her daughter, Lora, when by the last name of Montgomery, and had no occupation listed.

**HENDERSON, James S., 92,**  
 1806 Treadwell, died Tuesday.  
 Services 10 a.m. Friday at  
 Wilke-Clay Funeral Home.  
 Survivors: wife, Bethel Fox  
 Henderson of Austin;  
 daughter, Helen Thomas of  
 Boulder, Colo.; stepdaughter,  
 Laura Montgomery of Los  
 Angeles, Calif.; sons, James  
 Russell Henderson of  
 Portland, Ore., Lloyd  
 Henderson of Overland Park,  
 Kan.; sisters, Jo, Hall of  
 Pueblo, Colo., Sallie Martz of  
 Sarasota, Fla., Ruth Bellman  
 of El Monte, Calif.; eight  
 grandchildren; 11  
 great-grandchildren; and  
 several nephews and nieces.

Obituary of James S. Henderson  
 Austin American-Statesman, March 6, 1975

Receipt No. 23704 *(People moved in)* Application for Sewer Connection N. 35223A  
 Austin, Texas 6-27 1955

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—  
 I hereby make application for sewer connection and instructions on premises owned by A. Stenger + J.J. Serafin at 1806 Treadwell Street,  
 further described as Lot C Block C Outlot          Division           
 subdivision So Lured PR Plat 106, which is to be used as a Res

In this place there are to be installed 10 fixtures. Plumbing Permit No. 11824-a  
 I agree to pay the City of Austin, the regular ordinance charge. 6-27-55

Depth at Prop. Line 2 1/2  
~~Sub Out~~ Connected } 3 - E of WLL  
 (Location)  
 Date 6-29-55  
 By V. L. L. L. L.  
 Respectfully, Lanier  
A. D. Stenger

NOTE: Connection Instruction 8' sewer at WLL - 4' deep  
main 22' 5" 11" 6" stub @ WLL 2+11 A2969

Sewer connection application by A.D. Stenger and J.J. Serafin for this house (1955)

**WATER SERVICE PERMIT**  
 Austin, Texas

E N<sup>o</sup> 100 2955

Received of: A. D. STENGER Date: 7-17-55  
 Address: 1806 TREADWELL ST.  
 Amount: TWENTY & NO 100 \$ 20  
 Plumber: D. F. LANIER PLC. Size of Tap: 3/4

Date of Connection	<u>6-24-55</u>
Size of Tap Made	<u>3/4" tap in place</u>
Size Service Made	
Size Main Tapped	
From Front Prop. Line to Curb Cock	
From Prop. Line to Curb Cock	
Location of Meter	
Type of Box	
Depth of Main in St.	
Depth of Service Line	<u>5'</u>
From Curb Cock to Tap on Main	
Checked by <u>HTB</u>	

No. Fittings	Curb Cock	Elbow	St. Elbow	Bushing	Reducer	Pipe	Lead Comp.	Nipples	Union	Plug	Tee	Stop	Box	Lid	Valves	Job No. <u>373-502</u>	Req. No.
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**INDEXED**

Water service permit to A.D. Stenger for this house (1955)

August 4, 2016

To: Steve Sadowsky, Historic Preservation Officer, City of Austin

From: Liza Shapiro and John Allison, Homeowners  
1806 Treadwell St.

Re: Application for Demolition permit 2016-083505 PR. (1806 Treadwell St.)

Dear Mr. Sadowsky:

Below is information pertinent to the demolition application for 1806 Treadwell St, specifically, to the issue that has been raised that AD Stenger might have designed it. Thank you for taking it into consideration.

1806 Treadwell St. does not have the signature look of a Stenger house (no stone, no fireplace, no exposed beams, etc). Below we provide some additional background information pointing to the *unlikelihood* that AD Stenger was the architect for 1806 Treadwell St.

Below are two classified ads from 1955-1956 (Austin American Statesman) that prominently displayed Stenger's name as architect, plus a newspaper article discussing two architectural awards he received, one in March 1957 and one in May 1957.

Around that same time, in April 1957, a classified ad for 1806 Treadwell appeared (see below), with no mention of Stenger. Stenger thus was clearly a well known, award winning architect one month before, as well as one month after, the ad appeared for 1806 Treadwell. Since his name is not advertised in association with 1806 Treadwell, it appears unlikely that Stenger designed it, or at least unlikely that the house was representative of Stenger's iconic architectural style. We hope this information is useful in clarifying the historical issues surrounding our house. Thank you.

Attached are the classified ads and the 1957 article (larger versions are attached as separate pdfs).

Austin Amer Statesman Aug 21, 1955

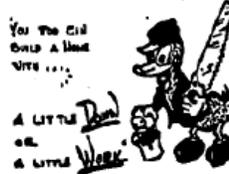
2000 Dexter – lists Stenger as architect

## We Know You Will Be Pleased

With one of our fine, well-planned, quality constructed homes. See this choice home today in South Lund Park.

- 3 bedrooms, den, living room
- Dining room, kitchen, utilities
- Double garage, brick walk, paved driveway
- 100x176 ft lot, large private patio
- Large oak trees, 2 1/2 ft. diameter, creek rear of lot
- 80% Mexican brick construction
- Real fireplace, abundance of glass
- Electric kitchen, 5 tons York year around air conditioning
- Walls and ceilings heavily insulated
- Wood paneling throughout house
- Beautiful flooring (part Mexican tile)

Build in South Lund Park or in Ridgewood Village



**A. D. STENGER**  
2000 Dexter Open House

Architect-Builder-Developer  
Phone 8-8921

Austin Amer statesman

Jan 8, 1956

1112 Bluebonnet – lists Stenger as architect

**SOUTH LUND PARK**  
**3 BEDROOMS—DEN**  
**2 1/2 BATHS**  
**\$28,500.**

Large oak trees, 2 1/2 feet diameter. Privacy — creek in rear. Lot 100x176 feet. All electric kitchen. Large fireplace. Masonry construction. 1112 Bluebonnet Lane. A. D. Stinger, architect and builder. GR 8-8921.

May 1957—note this article is dated one month after the ad (April 1957) for our house. The article also mentions that in March of 1957 (one month before the ad for our house) he won the Austin Home Builder's Assn award for home of the month (in Ridgewood Village). So Stenger was a well known, award winning architect one month before, as well as one month after, the ad appeared for 1806 Treadwell. Since his name is not advertised in association with 1806 Treadwell, it appears unlikely that he designed it.

**The American-Statesman**  
REALTY TRENDS • IMPROVEMENTS

SUNDAY,  
MAY 26, 1957  
PAGE D-9

**REAL ESTATE • BUILDING NEWS**  
NEW DWELLINGS • HOME NEEDS • CLASSIFIED DISPLAY

## Stenger Home Wins May Prize




**US Capitol's Architect Is AIA Speaker**

George Stenger, architect of the United States Capitol building in Washington, D. C., will speak at the annual meeting of the American Institute of Architects in Dallas, Texas, on May 28.

**A VIEW OF THE HILLS OR THE CITY IS AFFORDED FROM ALL SIDES**

The living room is 20 feet above the ground level.

**COPPER-HOODED FIREPLACE IS VIEWED FROM THE TOP LEVEL LANDING**

The antlered hearth blends with the natural finished walls.

A 1957 award for the best home in the city was given to a new home designed by Stenger, at 1806 Treadwell, in South Lund Park. The home is a single-story brick house with a large glass door and a view of the hills. The living room, dining and kitchen are on the second floor. The house is built on a hillside and has a view of the city from all sides. The copper-hooded fireplace is a feature of the top level landing. The antlered hearth blends with the natural finished walls.

Ad for 1806 Treadwell, from Austin American Statesman April 7, 1957 - No mention of Stenger

OPEN HOUSE

SUNDAY

2-6 P.M.

1806 TREADWELL  
(South Lund Park)

Go by Sunday and look at this very attractive, all brick, 3 bedroom, 2 bath home on paved street. Has many attractive features. F.H.A. loan of \$12,500 which can be assumed. Payments \$89 per month includes everything. See it today or call GR 2-1149.

Welch & Co.