

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
DECEMBER 18, 2017
NRD-2017- 0096
1213 W. 12TH STREET
OLD WEST AUSTIN HISTORIC DISTRICT

PROPOSAL

Rehabilitate a ca. 1930 house and construct a rear addition.

ARCHITECTURE

One-story wood-frame Craftsman house clad in clapboard wood siding and capped with a gable roof. The house retains its original wood-sash windows and ornamentation.

PROJECT SPECIFICATIONS

The proposed project:

- Replaces all windows on the west (secondary street-facing) and some windows on the east (secondary) elevations with larger clad-wood single-hung windows. It is not clear how many of the windows proposed for replacement are original;
- Removes a square bay and adds a brick masonry chimney on the west (secondary) street-facing elevation;
- Enlarges existing clerestory openings on the west elevation and adds a ribbon of larger clerestory fixed windows;
- Changes the location of some window openings on the east elevation;
- Adds a new door to the east elevation;
- Adds a one-story rear addition clad in board and panel, board-and-batten, and clapboard wood siding, capped with a combination hipped and gable roof, and featuring single-hung clad-wood windows in banks of three and four windows. The addition has a footprint of 511 square feet.

RESEARCH

1213 W. 12th Street was constructed ca. 1930. J. D. and Sena Copeland lived in the house between ca. 1930 and ca. 1945. J. D. was a clerk at the Post Office. Howard N. and Gladys Allison lived in the house between ca. 1953 and ca. 1968. Howard Allison was also a clerk at the Post Office who retired after 34 years of service.

STAFF COMMENTS

1213 W. 12th Street is a contributing property in the Old West Austin Historic District. It does not appear to meet the criteria for designation as an individual historic landmark.

Designation Criteria—Historic Landmark

- 1) The house is more than 50 years old, having been constructed ca. 1930.
- 2) The house retains a moderately high to high degree of integrity.
- 3) Historic landmarks must meet two or more designation criteria listed in the City of Austin Land Development Code (Section 25-2-352). 1213 W. 12th Street appears to demonstrate significance according to one of the criteria, but not two.
 - a. **Architecture.** The house embodies the distinguishing characteristics of the Craftsman style.

- b. **Historical association.** The Copeland and Allison families both lived in the house for at least 15 years. However, there do not appear to be significant historical associations.
- c. **Archaeology.** The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, Austin, or Texas as a whole.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

The Old West Austin Neighborhood Design Guidelines applicable to this project include:

- *1.1. Promote diversity of architectural styles*
The proposed addition is designed in the Craftsman style, with modern materials indicating the connection.
- *1.2. Maintain consistent mass and scale*
The mass and scale of the addition is compatible with the district's historic character.
- *1.3 Maintain historic land use patterns*
 - *1.3.1. Maintain street setback lines*
The addition maintains the setback of the primary house from Shelley Avenue.
 - *1.3.3 Promote parking on the side or rear in lieu of front*
The property has rear parking.
- *2.2. Minimize driveway width and curb cuts*
Existing curb cuts face the side street and are minimal.
- *2.3. Promote openness to the street*
 - *2.3.1. Windows*
The rehabilitation and addition include street-facing windows.
 - *2.3.2. Porches*
The primary house includes a front porch.
 - *2.3.3. Transparent fences*
No fence is proposed at the front lot line.
- *2.4. Promote and maintain sidewalks*
A sidewalk exists.
- *2.5 Promote localized porch and walkway lighting*
The reviewed plans do not detail porch or walkway lighting.

The proposed project complies with the Old West Austin Neighborhood Design Guidelines.

National Register historic districts are also subject to the Secretary of the Interior's Standards for Rehabilitation. The following standards apply to this project:

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed project will largely preserve the historic character of the property, with the exception of removing some original windows and a bay and adding a substantial chimney. These changes are primarily proposed for the west elevation, which is secondary but public, facing Shelley Avenue.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project will preserve some, but not all, distinctive materials. Wood siding and ornamentation will be retained. All windows on the west elevation and some on the east are proposed to be replaced with clad-wood windows, some larger than the originals.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Original windows are proposed to be replaced with clad-wood windows, with some new windows larger than the originals.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed addition is located at the rear wall of the original house and is designed in a scale and style that is compatible with and differentiated from the historic house.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed addition would damage the original house if removed, but it is located at the rear, where it would not heavily impact historic character.

The project complies with some of the Secretary's Standards. It replaces historic windows and adds a chimney. However, it preserves the form, style, ornamentation, and other materials of the historic house; and the rear addition is highly compatible with the original house.

STAFF RECOMMENDATION

Release the plans; request that the applicant consider retaining original windows and scale down the new chimney.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2017-0096
1213 W.12 STREET



1" = 167'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PROPERTY INFORMATION

Photos



Primary (north) façade and west elevation. The door has since been removed. Source: Google Street View.



Rear (south) and west elevations. Source: Google Street View.

Occupancy History

City directory research, Austin History Center
By Historic Preservation Office staff
December 2017

1930-45 J. D. and Sena Copeland, owners
Clerk, Post Office

1949 Anna Behrens, owner
No occupation listed. Widow of Walter Behrens.

1953-1968 Howard N. and Gladys Allison, owners
Clerk, Post Office

1973 James T. and Linda K. Anderson
Anderson & Co., a coffee/tea/spice shop located at 2 Jefferson Square

1977 Vacant

Biographical Notes

J.D. Copeland was born in 1895 in Texas. In 1920, he owned a farm and was working as a farmer in Travis County. By 1930, he and his wife Sena had moved their family to the new house at 1213 W. 12th Street and he was working as a clerk at the Post Office. It is known that he survived Sena, though his date of death is unknown.

Sena Copeland was born ca. 1895 in Texas and died in 1974 in Austin, a 48-year resident of the city. The couple had at least three children.

Family Gathers In Reunion Here



Mrs. V. O. Kemp, shown seated above, was honored Thursday by her four sons and four daughters at a family reunion at the home of her daughter, Mrs. J. D. Copeland of 1213 West 12th street. Mrs. Kemp's children, left to right, are: Alvin Kemp of Freer, Texas. L. D. Kemp of Boerne, H. P. Kemp of Refugio, Oscar Kemp of Burkburnett, Mrs. Anna Sivils of Houston, Mrs. J. D. Copeland of Austin, Mrs. Bessie Weaver of Houston and Mrs. Jack Wilson of San Antonio.

Kemp family reunion at 1213 W. 13th Street (Austin American, 8/7/1938). The photograph was taken in front of the west elevation and shows diamond-paned windows or screens in the square bay.

Howard Newton Allison was born in 1910 in Little River, Texas. He served in World War II, then worked for the Post Office for 34 years: beginning in Brenham, continuing in Greenville, and transferring to Austin in 1950. He retired in 1966. His mother and brother also worked for the Post Office, both as Postmasters in Little River. Howard Allison returned to Little River after he retired and died in Temple in 1974.

Gladys Burnes (or Burns) Allison was born in 1915 in North Carolina. She married Howard Allison between 1930 and 1938 and worked as a homemaker for their family, including at least one daughter. In 1974, Gladys Allison ran for school board in Buckholts Independent

School District, after the Allison family had moved out of 1213 W. 12th Street. The election results are unknown. She died in 2007 in New Braunfels.

Allison To Retire From Postal Duties

Howard N. Allison, Post Office distribution and dispatch expediter, will retire Wednesday after 34 and a half years of government service.

At a ceremony honoring Allison Friday, Asst. Postmaster Carl A. Hobbs presented the veteran postal employe with a certificate of honorary recognition.

A co-worker, Franklin Heath, presented Allison with a gift from the other employes.

A native of Little River, Allison began working with the Post Office in Brenham in 1932. He transferred to Greenville in 1949 and to the Austin post office on Aug. 16, 1950.

Allison's mother, Mrs. Stella Allison, served over 30 years as Postmaster at Little River.

His brother, R. N. Allison, is currently Postmaster there and has completed 27 years of service. The three Allison family members have served a total of 91 years in government service, mostly postal.

Allison and his wife, the former Gladys Burnes of Laurinburg, N.C., have four children. They reside at 1212 W. 12th St. and are members of University Methodist Church.

Article about Howard Allison's retirement (Austin Statesman, 8/29/1966)