

HISTORIC LANDMARK COMMISSION
JANUARY 29, 2018
DEMOLITION AND RELOCATION PERMITS
HDP-2017-0763
1404 GARDEN STREET

PROPOSAL

Demolish a ca. 1966 house.

ARCHITECTURE

One-story, rectangular-plan, side-gabled wood-frame house built in the Minimal Traditional style. The house is clad in asbestos siding with a concrete front porch and aluminum-sash windows. Ornamentation includes exposed rafter tails and bargeboards at the gable ends.

RESEARCH

The house at 1404 Garden Street was built by Nina Winke in 1966, replacing a ca. 1905 house that Nina and her husband Leo A. Winke had occupied since around 1937. Leo Winke worked as a city policeman and died in 1957; no occupation is listed for Nina Winke.

STAFF COMMENTS

1404 Garden Street was surveyed as part of the East Austin Historic Resource Survey in 2016 and recommended eligible for designation as a contributing building in a potential local historic district. The house does not meet the criteria for designation as a historic landmark.

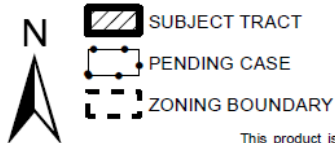
Designation Criteria—Historic Landmark

- 1) The house is more than 50 years old, having been constructed ca. 1966.
- 2) The house retains a high degree of integrity of location, setting, design, materials, craftsmanship, association, and feeling.
- 3) Properties must meet two historic designation criteria for landmark designation. The property does not appear to demonstrate significance according to any of the criteria (City of Austin Land Development Code, Section 25-2-352).
 - a. **Architecture.** The house is built in the Minimal Traditional style and does not appear to possess architectural distinction within this style.
 - b. **Historical association.** The building was occupied for 13 years by Nina Winke. There do not appear to be historically significant 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 appear to possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, Austin, or Texas.
 - e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive reuse of the building. If the Commission votes to release the permit, then staff recommends relocation over demolition, and 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.

LOCATION MAP



1" = 123'

NOTIFICATIONS

CASE#: HDP-2017-0763
LOCATION: 1404 Garden 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 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 (south) façade and west elevation of 1414 E. 3rd Street.

Occupancy History

City directory research, Austin History Center
By Historic Preservation Office staff
January 2018

1966-1977 Nina Winke, owner
No occupation listed

Note: A prior building on the site was occupied by Nina and Leo A. Winke from ca. 1937 until 1957, then by Nina Winke from 1957 until 1966. The prior building was occupied by a series of short-term renters and owners before that.

Biographical Notes

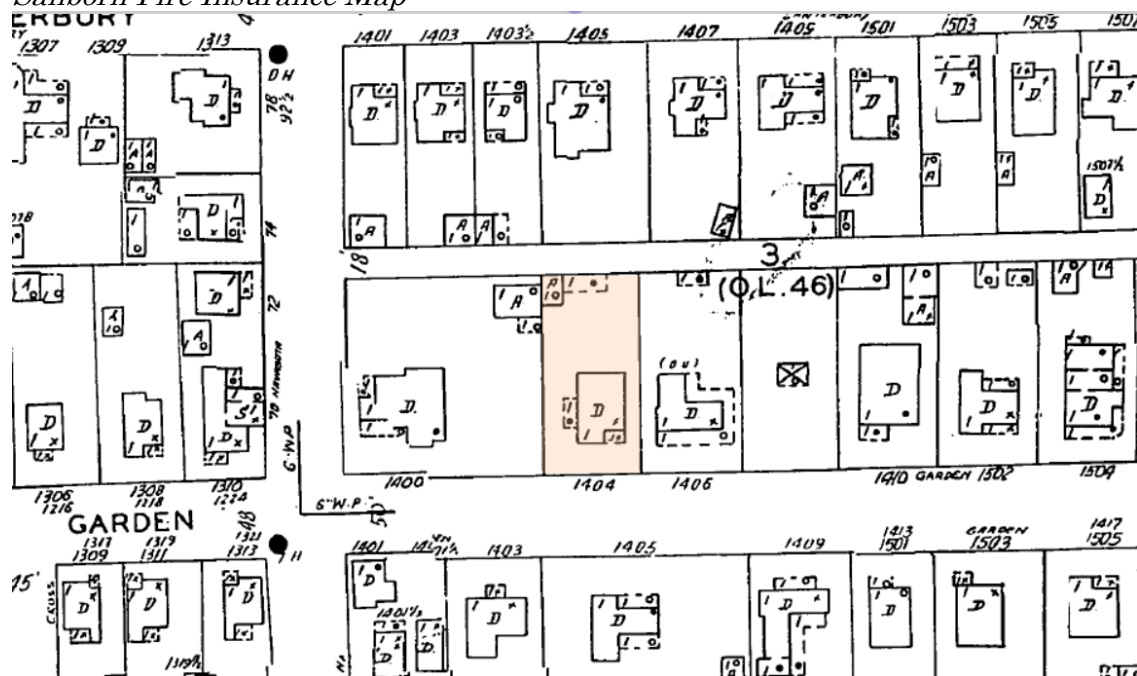
Leo Albert Winke was born in Germany in 1879 and immigrated to the United States in 1890. By 1900, he had settled in Travis County. He worked as a city policeman and retired prior to his death in 1957.

Nina Augusta Winke was born in Gonzales, Texas, ca. 1887. She married Leo Winke prior to 1906 and died in Austin in 1979. No additional information about her was located.

Building Permits

ADDRESS: 1404 GARDEN ST		PER. MIT 100877		PLAT 135-	
LOT: 18		BLOCK 3		SUB.	
OUTLOT		WELCH			
FIRE ZONE 3		USE DIST: A 1		OCCUPANCY: FR RES	
LAYOUT 12-18-66		FRAMING 11-1-66		FINAL	
PRINC. BLDG. ACC. BLDG.		PRINC. BLDG. ACC. BLDG.		PRINC. BLDG. ACC. BLDG.	
FOUNDATION PER 1		FLOOR JOIST SIZE & O.C. 2X8 16		NECESSARY BLDG. CONN.	
FR. SETBACK 25'		CEILING JOIST SIZE & O.C. 2X4 24		ROOM VENTILATION ✓	
TOTAL & MIN. SIDE YD. 30' 10'		STUD SIZE & O.C. 2X4 16		STAIRS REQ. & NO.	
SIDE STREET YARD		MASONRY WALL ASD		ATTIC FIRE STOPS REQ.	
OWNER: MRS. L. A. WINKE		CONTRACTOR: JOE PEARSON			
ACTION 9-27-66		24X28 = 672 #			
		3R x 1 B			
J.G.					
JOHN MCCRARY		INSPECTOR			

Building permit issued to Mrs. L. A. (Nina) Winke, 9/8/1966.



The 1962 Sanborn map shows the footprint and placement of the prior building on the property.