

HISTORIC LANDMARK COMMISSION
JANUARY 29, 2018
DEMOLITION AND RELOCATION PERMITS
HDP-2017-0748
1111 W. 31ST STREET

PROPOSAL

Demolish a ca. 1953 house.

ARCHITECTURE

One-story, roughly rectangular-plan, frame and brick-veneered house in the mid-century Modern style, designed by local architect Leonard Lundgren. The house has a flat roof, banks of metal-framed casement windows, and is cantilevered over a bank and bluff of Shoal Creek.

RESEARCH

The house was built in 1953 based upon a design (at the Austin History Center) by local architect Leonard Lundgren, who specialized in mid-century Modern design. Lundgren designed several houses in the Austin area, including the National Register-listed Zidell House in Taylor, but his most prominent work is the Town Lake Holiday Inn, which at the time of its construction, was the tallest concrete building in the world, and the inspiration for Holiday Inns throughout the world, with its circular design.

This house was built for James E. and Nell Hundley. James E. Hundley grew up in Dublin, Texas, the son of a single (divorced) mother who was a music teacher in Dublin. Hundley studied architecture at the University of Texas, and married Nell Matthews of Austin. He began working for the IRS before World War II, and upon his return, resumed his work there, becoming the chief of the Delinquent Returns Division. He retired from the IRS in 1975. Nell Hundley died in 1992; James E. Hundley continued to live in this house until close to his death in 2007.

STAFF COMMENTS

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

Staff has evaluated the house under the criteria for landmark designation as set forth in the City Code and has determined that while the house meets the criterion for architecture based upon its mid-century Modern design and associations with Leonard Lundgren, it does not qualify under the other criteria:

- a. **Architecture.** The house is a good example of mid-century Modern residential design, with its boxy composition, use of natural materials, and large expanses of glass which blur the distinctions between the interior and exterior of the house, principal tenets of mid-century Modern design philosophy. The house was designed by Leonard Lundgren, a prominent local architect who specialized in mid-century Modern designs, but who is known more for his commercial projects than his residential projects.
- b. **Historical association.** The house is associated with James E. and Nell Hundley, who built the house and lived here for almost 50 years. James E. Hundley was a senior employee of the IRS. There do not appear to be significant historical associations.
- c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image,

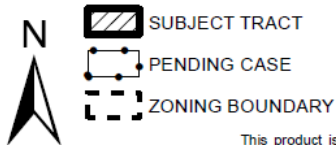
or cultural identity of the city, the neighborhood, or a particular demographic group.

- 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 re-use, or postpone to February 26, 2018 to receive structural reports about the condition of the house and the feasibility of any proposal for rehabilitation and restoration. Staff has visited the property and has seen that there are areas of significant water infiltration due to the construction type and siting of the house on Shoal Creek, but does not feel ready at this time to offer a recommendation regarding preservation of the structure without the structural information and cost analysis for rehabilitation. If the Commission does vote to release the permit, then staff recommends completion of a City of Austin Documentation Package prior to release of the permit.

LOCATION MAP



1" = 167'

NOTIFICATIONS

CASE#: HDP-2017-0748
1111 W. 31ST 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.



1111 W. 31st Street
ca. 1953



View of the house from 31st Street



View of the west elevation of the house from 31st Street.



View of interior courtyard and carport (east elevation)



View of east elevation



View looking west along front brick wall



West elevation to cantilevered section over Shoal Creek



Underside of cantilevered section with Shoal Creek in the background



View from interior toward the courtyard and carport



View from the interior towards the back of the east courtyard



Water damage in the hall ceiling

OCCUPANCY HISTORY

1111 W. 31st Street

City Directory Research, Austin History Center
By City Historic Preservation Office
January, 2018

1992	James E. and Nell Hundley, owners Retired
1985-86	Vacant
1981	James E. and Nell M. Hundley, owners Retired
1977	James E. and Nell M. Hundley, owners Retired
1973	James E. and Nell M. Hundley, owners Chief, Collection Division, U.S. Internal Revenue Service.
1968	James E. and Nell M. Hundley, owners Chief, Collection Division, U.S. Internal Revenue Service.
1965	James E. and Nell M. Hundley, owners Branch chief, Internal Revenue Service
1960	James E. and Nell M. Hundley, owners James: Assistant branch chief, Internal Revenue Service Nell: Receptionist, Albert Exline, Jr., physician, 505 W. 15 th Street.
1957	James E. and LaNell Hundley, owners James: Assistant chief, Internal Revenue Service LaNell: Office secretary, Albert L. Exline, physician, 505 W. 15 th Street.
1954	James E. and Lanell Hundley, owners Assistant department chief, Internal Revenue Service. NOTE: The address cross-reference section of the directory shows this house as being under construction.
1953	The address is not listed in the directory. NOTE: James E. and Lanell Hundley are listed at 1608 Newfield Lane; he was the acting assistant head at the Internal Revenue Service.

BIOGRAPHICAL NOTES:

James E. and Nell Hundley (ca. 1953 – ca. 2007)

James E. Hundley appears in the 1930 U.S. Census as the 10-year old son of Eula L. Hundley, who rented her home in Dublin, Texas. She was a 30-year old Texas-born divorcee who was a music teacher. James E. Hundley was born in Texas, as was his younger brother, Gene, 5.

James Hundley married Lanell Matthews in Guadalupe County Texas on December 3, 1938.

The 1940 U.S. Census shows James and LaNelle Hundley living in a rented apartment in Austin, at 1107 Baylor Street. James was 20, had been born in Texas, and worked as a filing

clerk for the Unemployment Office. LaNelle Hundley was also 20, had been born in Texas, and had no occupation listed. They had no children listed with them.

Nell M. Hundley

Nell M. Hundley, age 72, beloved wife and mother, passed away Saturday, January 11, 1992, at home in Austin.

She was born January 19, 1920, the daughter of Ollie and Myrtle Matthews. Mrs. Hundley attended public schools in Austin and graduated from Austin High School. She attended Texas State College for Women in Denton and the University of Texas at Austin, where she was a member of the Delta Gamma Sorority.

Funeral services 3:00 PM, Tuesday at Cook-Walden Funeral Home, 6100 N. Lamar Boulevard. Entombment will be in Capital Memorial Gardens Mausoleum, 14619 N. IH-35, Exit 247.

She is survived by her husband of 53 years, James E. Hundley of Austin; son and daughter-in-law, Jay Pat and Anna Hundley and granddaughter, Joanna Hundley of Dallas; son and daughter-in-law, Jon Paul and Sally Hundley and granddaughter, Laura Hundley of Houston; daughter and son-in-law, Pamela and Ray Kostick and grandson and granddaughter, Matthew and Genae Girard of Ridgefield, Connecticut; daughter, Polly Hundley Hayes and grandson, Jon Paul Hayes of Austin; and sister, Jean Rogers of Dallas.

Arrangements by Cook-Walden Funeral Home, Lamar location.

Obituary of Nell Hundley
Austin American-Statesman, January 13, 1992

James Edwin Hundley

Born in Moody, Texas to George M. and Eula Lee Hundley, on July 1, 1919 and died on November 13, 2007. Graduated from Dublin High School and attended the University of Texas as an Architecture student. Married LaNell Matthews of Austin, Texas in 1939. Became employed by the Internal Revenue Service. Served in the United States Navy during World War II and returned to Texas after the war resuming his career at the IRS in 1945. Moved back to Austin in 1951 and finished his career at the IRS as the Deputy Director and Chief of Delinquent Returns Division in 1975 after 35 years of service to his country. Predeceased by his mother, father, brother Gene and his beloved wife Nell, who passed away in 1992. He is survived by his two sons, Jay Pat and Jon Paul (Hank) Hundley; his daughters, Pamela Kostick and Polly Hayes; as well as his five grandchildren: Genea and Matt Girard, Joanna Butler, Laura Ritts and Jon Paul Hayes and four great-grandchildren.

Services will be held at 2:00 p.m., Saturday, November 17, 2007 at the Mausoleum Chapel at the Cook-Walden/Capital Parks Cemetery, Pflugerville.

Obituary of James E. Hundley
Austin American-Statesman, November 17, 2007

Mr. & Mrs. James E. Hundley

1111 West 31st St.

62

3

M. L. Brown

Brick veneer and frame residence and
carport attach.
54810 8-26-53 \$15,000.00

Leonard Price

8

Building permit to Mr. and Mrs. James E. Hundley for the construction of this house (1953)

3

WATER SERVICE PERMIT
Austin, Texas

D N° 8919 62

Received of LEONARD A. PRICE Date 9-16-52

Address 1111 W 31st

Amount TWENTY \$ 20.00

Plumber ALFRED PLUMMER Size of Tap 3/4"

Date of Connection 9-23-53

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 1 1/4"

From Front Prop. Line to Curb Cock 2.5'

From W-Prop. Line to Curb Cock 3'

Location of Meter 1023

Type of Box LOC. W

Depth of Main in St. 2.5'

Depth of Service Line 2.5'

From Curb Cock to Tap on Main 8'

Checked by Engr. Dept. 10-5-53 BT

INDEXED

No. Fittings	Size	
1	Curb Cock	3/4"
1	Elbow	3/4" CP
1	St. Elbow	3/4" CP
	Bushing	
1	Reducer	1 1/4" x 3/4" CP
1	Pipe	3/4" CP
	Lead Comp.	
	Nipples	
	Union	
	Plug	
1	Tee	1 1/4"
1	Stop	1 1/4"
1	Box	LOC. W
	Lid	
	Valves	
	Job No.	U 323-502
	Req. No.	1023

Service Changed over to 6" c.i. main on Top Sheet E-7064

Water service permit for this address (1953)

SANITARY SEWER SERVICE PERMIT

No. 32060A

Austin, Texas

Received of Myler Plubg. Co. Date 9/16/1953
 Address 1111 W. 31st.
 Amount \$ _____
 Builder or Owner James E. Hundley Plumber _____
 Lot ³ _____ Block _____ Subdivision M.L. Brown Plat No. 62

Date of Connection	<u>10/1/1953</u>	No. Fittings	Size	Price
By City	<u>12' E + 41' N/SLL in ease</u>	15	Pipe	6" soil
By Plumber	<u>at 41' W/EH in ease</u>		Pipe	
Checked By	<u>Swisher</u>		Wyes	
Size Main	<u>12" 54" Depth 3'</u>		Bends	6" con 1.10
Main Assign.	<u>in creek</u>		Reducers	
in 6" Sub Depth	<u>Prop. Line 2 1/2</u>		Plugs	
Stub Location			Sand	
Book No. <u>A-1154</u>			Gravel	
Paving Cut _____ No. _____			Remix	
			Stoppers	
			Castings	6" tap .75
			Other	1.65 1 hr truck .50
			Labor:	24 hrs 24.00

Sewer service permit for this address (1953)