

HISTORIC LANDMARK COMMISSION
MARCH 26, 2018
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2017-0097
1007 SHELLEY AVENUE
WEST LINE HISTORIC DISTRICT

PROPOSAL

Demolish a ca. 1941 one-story house and construct a new two-story house and detached rear garage.

PROJECT SPECIFICATIONS

The existing building is a one-story, combination roof, rectangular-plan wood-frame house with double-hung multi-light windows, a small front porch, and decorative board-and-batten trim in the front gable end. It is a contributing property in the West Line Historic District.

The proposed building is designed in a modern vernacular style. It has an L-shaped plan with two stories in the front, a one-story wing at the rear, and a screened porch on the southeast corner. The front massing is capped by a front-gabled roof with side-facing shed dormers, while the rear wing is connected by a flat-roofed hyphen and capped by a gable roof; both roofs are covered with composition shingles. The building is clad in stucco, with hardiplank lap siding on the dormer sides; clapboard and shiplap hardiplank siding has been identified as a potential alternate siding.. Fenestration includes bands of fixed and casement clad-wood windows with hardiplank trim. A corner entry porch features a corner wood post and flush wood door. The total footprint is 2,176 square feet. A one-story rear garage is clad in hardiplank board-and-batten siding and capped by a shallow shed roof. It has a footprint of 463 square feet.

RESEARCH

The house was constructed by Carl Thornquist in 1941 and advertised as a “new seven room frame bungalow... [for] IMMEDIATE possession.” However, the house appears to have been vacant for several years. City directories show that Claude and Era Bush owned the house from the late 1940s until the mid-1950s; Claude worked at the Cut Rite Saw and Lawnmower Repair Shop. Willie J. and Georgia E. Zapalac bought the house ca. 1959, constructed a small rear addition in 1971, and remained there until 2009. Willie worked mostly in blue-collar jobs at Austex Foods, Frito-Lay, the Austin Housing Authority, and AISD. He died in 1984; Georgia Zapalac is still living.

STANDARDS FOR REVIEW

The property is contributing to the West Line Historic District. However, it does not appear to meet the standards for designation as a historic landmark.

Designation Criteria—Historic Landmark

- 1) The building itself is over 50 years old, having been constructed ca. 1941.
- 2) The building retains a high degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code (Section 25-2-352). The property does not appear to demonstrate significance according to any of the criteria.
 - a. **Architecture.** The building is built in a vernacular style. It does not appear to be architecturally significant.

- b.* **Historical association.** Willie and Georgia Zapalac occupied the property for fifty 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 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 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 West Line Historic District does not have design guidelines for new construction. General design principles for new construction in historic districts emphasize compatibility with contributing houses within the district in terms of lot placement, size, scale, materials, fenestration patterns, massing, and floor-to-ceiling ratios.

The proposed project complies with some of the applicable principles:

- Lot placement: The building has a similar setback on the lot to the existing building.
- Size and scale: The two-story house is proposed for a block dominated by one and 1½-story houses. The front-facing gable lessens the visual impact, and other houses on the block have a front-facing gable, albeit less prominent.
- Materials: The building is clad in stucco, which is not compatible with the lap wood siding found on most of the rest of the block. A wood-like siding identified as a potential alternate cladding would be compatible with the other houses on the block.
- Fenestration patterns: Typical houses on the block have paired or single double-hung wood-sash windows. The line of five single casement and fixed windows on the façade of the proposed project is different from the character of the district, but are scaled appropriately and will not detract significantly.
- Massing: The building is generally compatible with neighboring buildings. The building has a corner porch similar to other houses on the block.

COMMITTEE RECOMMENDATION

Retain the existing house and request Commission support for a variance for a habitable attic. For the proposed house, change the fenestration, siding material, and porch railing to be more compatible with contributing houses on the block; and narrow the porch steps.

No changes have been made.




STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use of the existing house, including consideration of a demolition delay, as the house is contributing to the historic district. 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.

Staff concurs with Committee recommendations for changes to the proposed design and strongly supports the alternate proposed cladding material.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 167'

NOTIFICATIONS

CASE#: NRD-2017-0097
1007 SHELLEY AVENUE



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.

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PROPERTY INFORMATION

Photos



South elevation and west (primary) façade of 1007 Shelley Avenue.

Occupancy History

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

- | | |
|---------|---|
| 1941 | Address not listed |
| 1944-45 | Vacant |
| 1947 | Joseph F. and Bessie Grohman, owners |
| 1949 | Claud F. Bush, owner
Occupation not listed |
| 1952-55 | Claude (sic) F. and Era E. Bush, owners
Cut Rite Saw and Lawnmower Repair Shop (825B W. 12 th Street) |
| 1959-86 | Willie J. and Georgia Zapalac, owners
Clerk, Austex Foods (406 San Antonio Street)—ca. 1959
Foreman, Frito-Lay—ca. 1962-68
Laborer, Austin Housing Authority—ca. 1973
Employee, Austin Independent School District—ca. 1977-86
<i>Note: Willie Zapalac is listed in city directories until ca. 1986, though he died in 1984.</i> |

1992 Georgia E. Zapalac, owner
Retired

Background Research

Willie J. Zapalac was born in 1926 to a Czech mother and Texan father who farmed in Fayette. He served in the armed forces, according to cemetery records. Later, he worked a series of jobs at the Austex factory, Frito-Lay, the Austin Housing Authority, and AISD between ca. 1959, when he and Georgia moved into 1007 Shelley Avenue, and his death in 1984.

Georgia E. Zapalac was born in 1931. She is still living.

Building Permits

Carl Thornquist 1007 Shelly Ave
 92 - BK 1 Lot 14
 95
 Shelly Hts # 2
 Frame Res& Box Garage
 21945 - 6-12-41

5

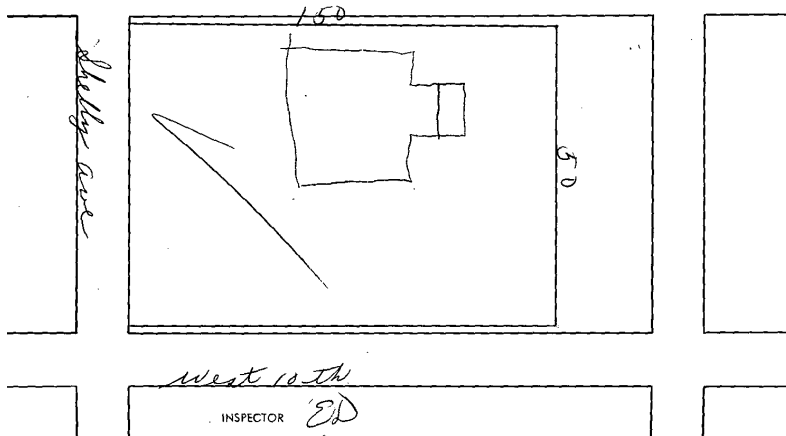
4-26-71-Mrs. Willie Zapalac-frn addn to rear of residence
 permit # 121529- 60 sq. ft.

Permit for frame residence and garage, issued to Carl Thornquist, 6/12/1941. A note for a later permit is typed at the bottom (see following permit).

ADDRESS: <u>1007 Shelly ave</u>		PERMIT <u>121529</u>		PLAT <u>94</u>	
LOT: <u>14</u>		BLOCK <u>1</u>	SUB.		
		OUTLOT	<u>Shelly Hts</u>		
FIRE ZONE <u>3</u>	USE DIST: <u>A-1</u>	OCCUPANCY: <u>addn to Res.</u>			
<u>4-27-71</u>	LAYOUT	FRAMING	<u>5-7-71</u>	FINAL	ROOF OVERHANG
	PRINC. BLDG.	ACC. BLDG.		PRINC. BLDG.	ACC. BLDG.
			<u>OK</u>		<u>24</u>
FOUNDATION	<u>Piers</u>	FLOOR JOIST SIZE & O.C.	<u>2x8</u>	NECESSARY BLDG. CONN.	<u>✓</u>
			<u>16</u>		ACC. BLDG.
FR. SETBACK	<u>✓</u>	CEILING JOIST SIZE & O.C.	<u>2x4</u>	ROOM VENTILATION	<u>✓</u>
			<u>16</u>		PAVED PARKING
TOTAL & MIN. SIDE YD.	<u>✓</u>	STUD SIZE & O.C.	<u>2x4</u>	STAIRS REQ. & NO.	
			<u>16</u>		
SIDE STREET YARD		MASONRY WALL		ATTIC FIRE STOPS REQ.	

OWNER: Mrs. Willie Zapalac CONTRACTOR: Roy McQuiston
6 x 10 = 60 sq

ΣB 4-26-71



Permit for rear addition, issued to Mrs. Willie Zapalac, 4/27/1971.