

HISTORIC LANDMARK COMMISSION
 AUGUST 27, 2018
 PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
 NRD-2018-0044
 811 PRESSLER STREET
 WEST LINE HISTORIC DISTRICT

PROPOSAL

Demolish a one-story house built ca. 1939 and construct a new two-story garage apartment. The house is a contributing property in the West Line Historic District.

ARCHITECTURE

One-story, side-gabled, rectangular-plan house; clad in asbestos siding with 1:1 wood-sash windows.

PROJECT SPECIFICATIONS

Two-story, side-gabled, rectangular-plan garage apartment; clad in wood siding with clad-wood fixed and casement windows; capped with standing-seam metal roof. Doors include partially glazed clad-wood doors and an awning garage door. Ornamentation includes simple wood trim around the windows, simple brackets at the eaves, small door hoods, and brick walls at the entry staircase and north (side) elevation. The building has a footprint of 770 square feet.

RESEARCH

The house was constructed around 1939. After a few short-term renters, Guy and Lucile Bell purchased the house and moved in around 1944. Guy worked as a bookkeeper. In the late 1920s and early 1930s, he worked as the secretary for the Central Texas Automobile Club (the local chapter of AAA). Lucile worked as a seamstress and also was involved with traffic safety efforts. Guy died in 1956; Lucile lived in the house until her death in 1981.

STANDARDS FOR REVIEW

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

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old, having been constructed ca. 1939.
- 2) The building appears to retain a moderately 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 the Craftsman style. It does not appear to be architecturally significant.
 - b. **Historical association.** Guy and Lucile Bell lived in the house for approximately thirty years; however, there do not appear to be significant historical associations. Guy Bell served as secretary of the early local chapter of the American Automobile Association in the 1930s; however, as this involvement predates his residence in the house by a decade, further research was not completed as to potentially 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 Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects in National Register historic districts. The following standards apply to the proposed new building:

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.

When evaluated in the context of the West Line Historic District, the proposed building is differentiated from the surrounding historic buildings by its simple form and minimal modern ornamentation. It has a compatible size, scale, and massing. The proposed building is adjacent to the Ben Pillow House, a historic landmark. The new building is compatible with the historic landmark through its use of narrow wood cladding, similar window proportions, and simple window trim. It is also subordinate to the historic landmark through its placement behind the landmark and a greater setback from the street than the side elevation of the landmark.

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.

If the proposed building were to be removed, the form and integrity of the historic area and the Ben Pillow House would be unimpaired.

The proposed project complies with the standards.

COMMITTEE RECOMMENDATION

The Certificate of Appropriateness Review Committee felt that the proposed design was not in keeping with the architectural character of the district. The committee recommended modifying the design to better acknowledge and connect to the adjacent Pillow House, while being subordinate to the property. Suggested changes included adding stone along the base.

The applicant has modified the cladding materials, window type and style, ornamentation, and entry staircase to comply with the committee's suggestions.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use of the existing building, including consideration of a demolition delay, as the building is contributing to the historic district. If the Commission votes to release the permit, then staff recommends 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.

Due to the building's location in a National Register historic district, the Commission must review and comment on the proposed plans for new construction prior to the release of the demolition permit. If the Commission votes to release the demolition permit, staff recommends commenting on and releasing the proposed plans.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 167'

NOTIFICATIONS

CASE#: NRD-2018-0051
811 PRESSLER 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



West (primary) façade and south elevation of 811 Pressler Street.

Occupancy History

City directory research, Austin History Center

By Historic Preservation Office staff

July 2018

- | | |
|---------|--|
| 1939 | Raymond O. and Hazel E. Smith and child, renters
Real estate

Edgar G. and Nadie A. Brown, renters
No occupation listed |
| 1941 | Thomas G. (or J.) and Norma M. Capehart and 2 children, renters
Bus operator, Austin Transit Co. |
| 1944-55 | Guy W. and Lucile M. Bell, owners
Guy Bell worked as a repairman for the Brown Furniture Co. (1944-45), a stockkeeper for Sherwin-Williams (1947), and a cabinetmaker (1949); no occupation was listed in 1952 or 1955. |

1959-77 Lucile M. Bell, owner
Widow of Guy, retired

1981 Vacant

1985-86 L. S. McGlasson, renter
Nurse; no place of employment listed

Background Research

Guy Wilson Bell was born in 1883 in Luling, Texas. By 1906, he had moved to Austin and was working as a bookkeeper. Beginning in 1929, Guy worked as secretary of the Central Texas Automobile Association, the Austin chapter of the American Automobile Association (AAA). For the next few years, he was quoted in the local newspaper as a source for road conditions and improvements. He also served as an elder at the First Southern Presbyterian Church. The Bells lived at Shelley and 10th streets, 7th and Nueces streets, and Baylor and 11th streets, before moving to 811 Pressler Street around 1944. Guy Bell lived in the house until his death in 1956.

Lucile Ella Monroe Bell was born in 1887 in Texas. She married Guy Bell in 1915; the couple had at least three children. Lucile worked at home as a seamstress. She was also involved with traffic safety in the early 1930s, both with the local AAA chapter and as a member of the City's first board of public safety. Lucile was also active in the First Southern Presbyterian Church. She lived in 811 Pressler Street until her death in 1981.

Building Permits

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

No. A 3248

PERMIT FOR WATER SERVICE

Austin, Texas

M. B. S. Pillow Address 811 Pressler St.

Plumber Dunkham Size of Tap 1/2 Date 5-16-30

Foreman's Report.

No. Fittings	1 Curb Cock	1 Elbow	1 St. Elbow	1 Bushing	1 Reducer	1 Pipe	1 Tee Comp.	1 Nipples	1 Union	1 Plug	1 Tee	1 Stop	1 Box	1 Lid	Values	Req. No.
Size	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	1012

2 Date of Connection 5/19/30

0 Size of Tap Made 3/4"

2 Size Service Made 3/4"

0 Size Main Tapped 2"

6" From Front Prop. Line to Curb Cock 22'

Location of Meter at Plink

Type of Box lock

Depth of Main in St. 20"

" " Service Line 14"

From Curb Cock to Tap on Main 27'

Checked by Engr. Dept. RA 6-9-30

Foreman's Signature Brown

INDEXED

Water service permit issued to B. S. Pillow, 5/16/1930.

cannot locate
 Connecting Charge \$ *0.00*
 Application for Sewer Connection. No. **9479A**
 Austin, Texas, *6-12* 192*3*
 To the Superintendent of Sewer and Public Improvements,
 City of Austin, Texas.
 Sir:-
 I hereby make application for sewer connection and instructions on premises
 owned by *Ben S. Pillow*
 at *811* *Presider* Street
 which place is to be used as a *Residence*
 In this place, there are to be installed *4* fixtures.
 I agree to pay the City Sewer Department the regular ordinance charge.
 Respectfully, *Ben S. Pillow*
 Location of Public Sewer *Plat 95*
 Connected *6-13* 192*30* *H C 341 N 8512*
 Size of Main *4* inches
 Size of Service *2* inches
 Feet Deep *26*
 Feet from Property Line *26*
 Feet from Curb Line *26*
 Connection made by *W. H. Bate*
6-17-30
 RICHTERS-AUSTIN

Sewer connection permit issued to Ben S. Pillow, 6/12/1930.