

**HISTORIC LANDMARK COMMISSION
FEBRUARY 25, 2019
PERMIT IN NATIONAL REGISTER HISTORIC DISTRICT
NRD-2018-0062
1206 W. 10TH STREET
WEST LINE NATIONAL REGISTER HISTORIC DISTRICT**

PROPOSAL

Rehabilitate a ca. 1910 house, expand the footprint at the front and rear, and construct a rear two-story addition with a roof deck.

ARCHITECTURE

Cross-gabled, T-plan house clad in wood, with 2:2 and 1:1 double-hung wood-sash windows and a half-width porch.

RESEARCH

The house was constructed around 1910. Two families have occupied it for sustained periods of time: James and Wilhelmina Turpen (ca. 1918-35) and Edward and Sadie Harris (ca. 1940-59). James Turpen worked for two decades as a captain at the fire station just down the block, while Edward Harris worked as a tile layer. After the Harrises moved out, the house was occupied by a succession of renters.

The house appears to remain in its original form, and no major changes are noted in building permits for the property. Renters were listed alongside owner-occupants in city directories beginning around 1929, but they were members of the owner's family. From around 1937, renters who were not family members are listed in directories. By 1973, the separation had been formalized as units A and B.

PROJECT SPECIFICATIONS

The proposed project includes five parts:

1. Construction of a 4' deep front addition.
2. Reconstruction of the front porch to extend 4' beyond the front wall of the house. The porch will be 9' deep.
3. Rehabilitation of historic wood-sash windows if possible; replacement with 1:1 clad-wood windows if rehabilitation is not possible.
4. Replacement of existing cladding with horizontal wood or hardiplank siding.
5. Changes to the window openings on the east (side wall).
6. Removal of the rear wall and rear west (side) wall; construction of a rear addition with 1- and 2-story portions. The 1-story portion will be clad in vertical wood or vertical metal siding to match existing and capped by a shed roof; the 2-story portion will be clad in vertical wood siding and capped by a front-gabled roof and set back 35' from the front wall of the house. Windows include clad-wood double-hung or casements. Features include a ground-floor carport bridged by the second story, a brick or stone masonry chimney on the west wall, and a roof deck. The addition has a footprint of just under 1,600 square feet.

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.
- 2) The building appears to retain 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 a good example of the National Folk style. It does not appear to be architecturally significant.
 - b. **Historical association.** James and Wilhelmina Turpen and Edward and Sadie Harris each lived in the house for approximately 20 years. 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.

COMMITTEE RECOMMENDATION

Make the front porch at least 7' deep; preserve wing-and-gable shape; separate windows onto porch; retain as much historic fabric as possible.

The front porch is 9' deep, the wing-and-gable shape has been preserved, and windows onto the porch have been separated.

STAFF RECOMMENDATION

Approve the application, subject to completion of a City of Austin Documentation Package.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: NRD-2018-0062

LOCATION: 1206 W 10TH ST

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 east elevation of 1206 W. 10th Street.



Primary façade.

Occupancy History

Completed by Historic Preservation Office staff
September 2018

1906	Not listed
1910	William H. Lehmann Driver, Falstaff Manufacturing and Mercantile Co. Miss Lillie Lehmann Dressmaker
1912	William H. Lehmen [sic] Saloon, 611 W. 4 th Street Driver, Falstaff Manufacturing and Mercantile Co. Ernest Green, boarder Bartender, W. J. Lehmann
1914	William H. Lehman [sic] Driver, Falstaff Manufacturing and Mercantile Co.
1916	John W. Meeks Lineman
1918-22	J. A. and Wilhelmina Turpen, owners Captain, Hose. Co. No. 4. J. A. Turpen Jr. is also listed as a resident in 1922.
1924	J. R. and Annie Smith, renters Lunch (2502 Guadalupe); Deputy, State Game Fish and Oyster Commission
1927	James A. and Wilhelmina Turpen, owners Captain, Hose Co. No. 2
1929	Mrs. Wilhelmina Turpen, owner (widow James A.) Richard, Charles, Joseph, and James E. Turpen, renters
1932	J. B. and Pearl Taylor, renters City detective
1935	Mrs. Wilhelmina Turpen, owner (widow James A.) Charles E. Turpen, renter
1937	G. Nick and Frankie Wuertele No occupation listed. Frankie worked as a finisher at Ellison Photo. Roy L. Fowler Barber, Driskill Hotel Barber Shop
1939	Gottlieb N. and Frances E. Wuertele and 7 children Clerk, University Cash Grocery. Frances worked as a finisher at Boone Photo Co.

- Roy L. and Julia Fowler and 1 child
Barber, Court House Barber Shop
- 1941 Chester B. and Wilma N. Jennings and 2 children
Ironworker
- 1944-59 Edward L. and Sadie Harris
Helper, Sapilal Tile Co. (1944); floor coverer, no employer listed (1947-49); helper,
Austin Floor Coverings (1952), no occupation listed (1955-59)

Various renters lived with t"he Harrises over the years:

1944
Walter and Florence Beebe and 1 child
U.S. Army

1952
William E. Froust
No occupation listed

1959
Joe and Nancy T. Rehfield [*Note: the Rehfields are listed before the Harrises in
city directories*]
Printer, UT
- 1962 Vacant
- 1968 William L. and Carolyn Hunter
Carpenter

Billy J. and Cindi Tindall
New car service, Charles Maund Oldsmobile (1214 W. 6th Street)
- 1973 Unit A—Larry A. and Phyllis Reid
Sign painter, Ace Signs

Unit B—Ronald G. and Linda H. Dildine
Student
- 1977 Unit A—Larry A. and Phyllis Reid
Sign painter, Ace Signs
Phyllis worked as an employee at City National Bank (823 Congress)

Unit B—Vickie Wimberly
Assistant occupational therapist, Shoal Creek Hospital (3501 Mills Avenue)
- 1986 Unit A—Timothy Sullivan
Firefighter, City Fire Department

Unit B—Fred A. Pietrowicz, owner
Manager, Minit Mart No. 9
- 1977 Unit A—Mark Vines
No occupation listed

Unit B—Fred A. Pietrowicz, owner
Retired

Background Research

James Aron Turpen lived at 1206 W. 10th Street from at least 1918 until his death in 1927, with one break in the mid-1920s. Born in 1877 in Texas, James Turpen grew up in a farming family in Montague, just south of the Oklahoma border. He worked for 20 years as the captain of Engine Company No. 4, located at the end of the 1200 block of W. 10th Street. He was promoted to fire inspector just before he died of pneumonia in 1927.

TURPEN DIES

Fire Inspector Succumbs to Pneumonia

James A. Turpen, 49, city fire inspector, died at 7 o'clock Saturday morning at his home, 1206 West 10th street, following an illness of pneumonia. Mr. Turpen had been ill since Jan. 5.

Mr. Turpen, familiarly known to his associates in the fire department as Captain Turpen, was captain of Engine Company No. 4, West Austin fire hall, for 20 years. He was transferred from this post on Jan. 1 to fire inspector to succeed Arthur Woody, who resigned to become constable.

Mr. Turpen was born Nov. 21, 1877 and is survived by his widow and four children, Joe F. Turpen, James A. Turpen, Jr., Richard Turpen and Charles Turpen, all of Austin; his mother, Mrs. Mollie Turpen of Austin; four sisters, Mrs. T. W. Roper, Mrs. B. F. Hall, Mrs. Louise Lowery, all of Fort Worth, and Mrs. Tom Matt, of Ardmore, Okla.

Funeral services will be held at 4:30 Sunday afternoon at St. Mary's church with the Rev. Michael Quinlan officiating. Interment will be in Mount Calvary cemetery.

Obituary, Austin Statesman 1/22/1927.

SERVICES FOR TURPEN TODAY

Fire Department Employee Is Dead.

Funeral services for J. A. Turpen, 48, who died at his home, 1206 West Tenth street, Saturday morning, will be held from St. Mary's Catholic church Sunday afternoon at 4:30 o'clock with the Rev. Father Quinlan officiating. Burial will be at Mount Calvary cemetery. Mr. Turpen was an employee of the city fire department forces.

Mr. Turpen is survived by his widow and four sons, Joe F. Turpen, James A. Turpen Jr., Richard Turpen and Charles Turpen. He is also survived by his mother, Mrs. Mollie Turpen of Austin; four sisters, Mrs. T. W. Roper, Mrs. B. F. Hall, Mrs. Louise Lowery of Fort Worth and Mrs. Tom Mapp of Ardmore, Okla.

Active pallbearers will be: Lee Maufrats, Jack Mangham, Ed Allen, Henry Wendlandt, Harvey Maddox and L. H. Ward.

Honorary pallbearers will be: Adam R. Johnson, John Woody, George W. Mendell Jr., C. A. Maufrats, J. L. Loudin, W. D. Shelly, Rufus Voss, W. E. Babel and Robert Barker.

Funeral notice, Austin American 1/23/1927.

Wilhelmina Turpen lived in the house from at least 1918 until about 1935, with two breaks in the mid-1920s and early 1930s. Born Wilhelmina Krahe around 1879 in Germany, she immigrated to the United States at an unknown date. By 1898, she was living in Travis County, where she married James Turpen. The couple had six children, four of whom survived. After James Turpen died in 1927, Wilhelmina may have remarried, as her obituary lists her name as Wilhelmina Jennings (perhaps coincidentally, the surname of the family that occupied 1206 W. 10th Street by 1940, a few years after she moved out). She died in 1961 in San Bernadino, California.

MRS. WILHELMINA JENNINGS
Mrs. Wilhelmina Jennings, 79,
of San Bernadino, Calif., died in
that city Wednesday. She was a
former resident of Austin and was
a member of the Catholic Church.
Survivors include three sons,
Joe Turpen of Eagle Pass, James
A. Turpen of San Antonio and R.
K. Turpen of Victoria; 14 grand-
children and 18 great grandchil-
dren.
The body will be received in
Austin Sunday by the Hyatt-Man-
or Funeral Home.

Obituary, Austin Statesman 3/30/1961.

Edward Lee ("Edd") Harris lived in the house from at least 1944 until around 1959. He was born in 1882 in Texas to a large farming family and grew up helping on the farm. As an adult, he worked as a tile helper for a few floor covering companies in Austin. Edward Harris died in 1965 in Travis County.

Sadie Beth Harris (nee Henderson) was born in 1896 in Pulaski, Tennessee. By the time she was 14, her family had moved to Texas and settled in Buda. Sadie married Edward Harris by 1913, and the couple had at least two children. Prior to moving to 1206 W. 10th Street, in 1940, the Harrises rented a house at 601½ W. 6th Street, housed Edward's father and Sadie's mother, and had a lodger, a 33-year-old divorced woman. Newspapers in 1942 mention the family as living in Manor. Sadie Harris died in 1972 in Austin.

Building Permits

Reindex

WATER SERVICE PERMIT

Austin, Texas

N^o 11529
92

Received of *TES 1200* Date *10-25-32*

Address *1224 WEST 10TH STREET.*

Amount _____ \$ _____

Plumber *L. J. ...* Size of Tap *3/4"*

Date of Connection <u><i>10-20-32</i></u> Size of Tap Made <u><i>3/4"</i></u> Size Service Made <u><i>3/4"</i></u> Size Main Tapped <u><i>2"</i></u> From Front Prop. Line to Curb Cock <u><i>12'</i></u> From Prop. Line to Curb Cock _____ Location of Meter <u><i>FRONT OF HOUSE</i></u> Type of Box <u><i>LOCK</i></u> Depth of Main in St. <u><i>2'</i></u> Depth of Service Line <u><i>2'</i></u> From Curb Cock to Tap on Main <u><i>2 1/4'</i></u> Checked by Engr. Dept. <u><i>6-30-32</i></u>	<table border="0" style="width: 100%;"> <tr> <th>No. Fittings</th> <th>Curb Cock</th> <th>Elbow</th> <th>St. Elbow</th> <th>Bushing</th> <th>Reducer</th> <th>Pipe</th> <th>Lead Comp.</th> <th>Nipples</th> <th>Union</th> <th>Plug</th> <th>Tee</th> <th>Stop</th> <th>Box</th> <th>Lid</th> <th>Valves</th> <th>Job No.</th> <th>Req. No.</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td><i>2 x 1/2"</i></td> <td></td> <td><i>2 1/2" COPPER PIPE</i></td> <td></td> <td></td> <td></td> <td></td> <td><i>2"</i></td> <td></td> <td></td> <td></td> <td></td> <td><i>038-25-1E.</i></td> <td><i>29395-29636</i></td> </tr> </table> <p style="text-align: right;"><i>294172</i></p>	No. Fittings	Curb Cock	Elbow	St. Elbow	Bushing	Reducer	Pipe	Lead Comp.	Nipples	Union	Plug	Tee	Stop	Box	Lid	Valves	Job No.	Req. No.					<i>2 x 1/2"</i>		<i>2 1/2" COPPER PIPE</i>					<i>2"</i>					<i>038-25-1E.</i>	<i>29395-29636</i>
No. Fittings	Curb Cock	Elbow	St. Elbow	Bushing	Reducer	Pipe	Lead Comp.	Nipples	Union	Plug	Tee	Stop	Box	Lid	Valves	Job No.	Req. No.																				
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Water service permit, 10/25/1938.

94
~~92~~

Mrs. A. E. Taylor	1206 W. 10th St.
- 1	10 -

Shelley Hgts. No. 2

Re-roof part of resi. & repair porch

20874 12-9-40

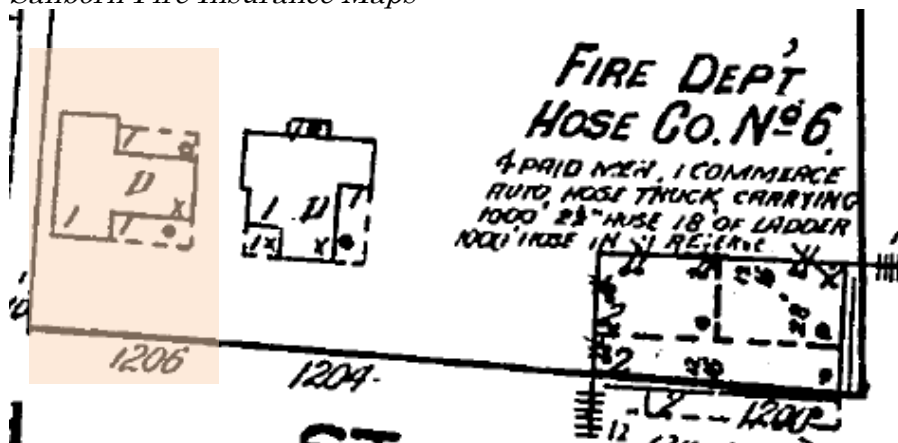
10-24-77# 168258- P.t. Boher- Res. Remodel existing res
5,000.00

Building permit for a partial re-roof and repairs issued to Mrs. A. E. Taylor, 12/9/1940. The permit also lists a 1977 remodeling project.

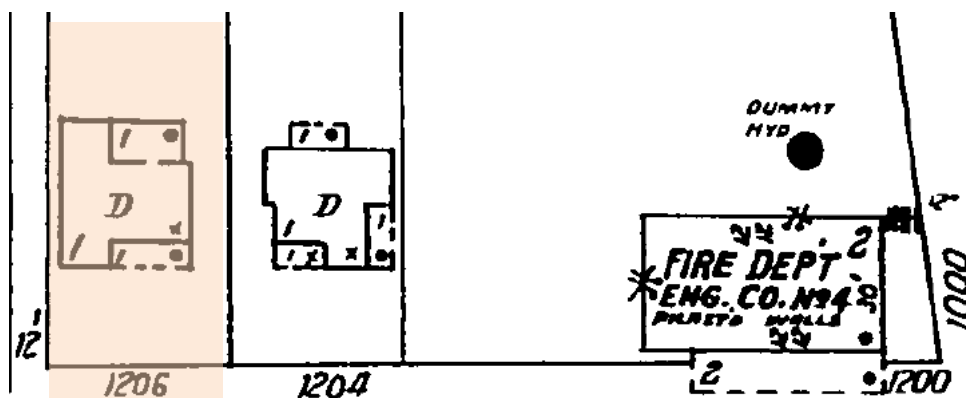
Address: <i>1206 West 10 St</i>		Permit: <i>168 258</i>		Plat: <i>94</i>	
Lot: <i>10</i>		Block <i>4</i>	Subdivision:		
		Outlot	<i>Shelley N-pts #2</i>		
Fire Zone: <i>3</i>	Use Dist. <i>A-1st</i>	Occupancy: <i>Remodeled existing Res</i>			
<i>1-8-78</i>	Layout	Framing	Final	Commercial	
Foundation	Floor joist	Bldg. Conn.	Parking		
Front setback	size & o.c.	Room Vent.	Exits		
Total & Min. side yard	ceiling joist	Stairs	Exit lights		
Side St. Yard	size & o.c.	Rails	Fences		
	stud size	Attic Vent.	Corridors		
	& o.c.	Insulation			
Type Const.	W. Insulation	Hood Vent.			
Spec. Permit #	Sheetrock	Glass			
BOA	Commercial Sheetrock	Deadbolts			
	Occup. Sep.	Fireplaces			
	Thru out				
Owner: <i>D L Baker</i>			Contractor:		
<i>Not Called for h.o. on Perm Foundation or <u>Boa</u></i>					
BID 2005 JUNE 77		City of Austin		Clerk <i>Pauline</i>	Date <i>10-24-77</i>

Inspection card for remodeling, owner D. L. Baker, 10/24/1977.

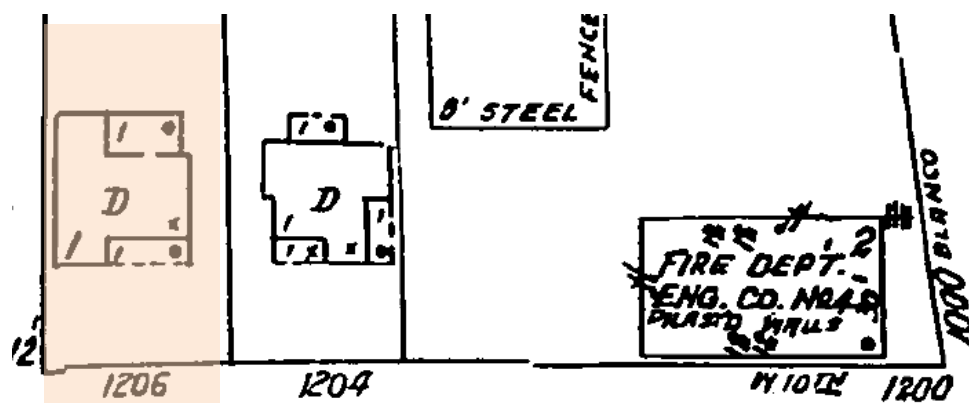
Sanborn Fire Insurance Maps



1922 Sanborn map.



1935 Sanborn map. No changes appear to have been made since 1922.



1961 Sanborn map. No changes appear to have been made since 1922 and 1935.