

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
FEBRUARY 24, 2020
NRD-2020-0002
1616 WEST 9½ STREET
WEST LINE NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Relocate a ca. 1927 house and replace with new construction.

PROJECT SPECIFICATIONS

- 1) Move contributing house outside city limits. The existing house is a single story and is clad in wood siding. It has single and paired 1:1 wood windows with matching exterior screens. A partial-width front porch is supported by turned posts. The house's hipped roof is clad in standing-seam metal and features exposed rafter tails throughout.
- 2) Construct a new residence. Proposed new construction includes a two-story structure with fiber cement siding and a masonry accent wall; a compound gabled and hipped roof clad in standing-seam metal; a shed-roof porch with gabled entry, box columns, and exposed rafter tails; 4:4 paired and single windows of varying sizes throughout; decorative brackets at eaves; and a front-facing garage.

RESEARCH

The house at 1616 W. 9th ½ Street was built around 1927 for Bryant and Elsie Rupert. Rupert was a monotype operator at the Von Boeckmann-Jones printing company, and a civic-minded veteran who founded the first VFW post in Austin. The Ruperts did not stay in the home long, and it was occupied by a series of short-term renters until it was purchased by William and Genevieve Bayer in 1942.

Genevieve Brack Bayer was born in Dripping Springs in 1912 and married William T. Bayer, Sr. in 1930. William Bayer was born in Elgin in 1908 to a Texan mother and an Austrian father. As a young adult, Bayer worked as an auto mechanic with his brother Eddie (for whom he named a son) out of their home on West 12th Street, according to the 1930 Census. By 1940 he owned his own garage. After Eddie Bayer's death, however, William took on the garage and service station that his brother had established at 117 Congress Avenue. Bayer's occupation is typical of the era, when family businesses still thrived but Austin was rapidly developing into a fully auto-centric city.

The Bayers raised five children in the home, three of whom went on to join the Armed Services, and one of whom married his childhood friend from next-door neighbor from 1614 W. 9½ St. William and Genevieve Bayer lived in the house until William's death in 1983; his wife Genevieve remained there until shortly before her own passing in 1995.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate new construction projects in National Register historic districts. Applicable standards include:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. The contributing building on the property will be removed. The proposed new construction is differentiated by its compound roofline, two-story massing, built-in garage, and modern cladding materials and profiles. Compatible elements include the front-facing gables and their roof pitch, regular fenestration on the main elevation, and horizontal siding. Incompatible elements include the front-facing garage, 4:4 window lite configuration, and masonry accent.

10. New additions and adjacent or related new construction shall 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 new construction were removed in future, the remainder of the historic streetscape would be unimpaired.

STAFF COMMENTS

The house is contributing to the West Line National Register Historic District.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (LDC §25-2-352). The property may demonstrate significance according to City Code:
 - a. *Architecture.* The house is constructed in the National Folk style.
 - b. *Historical association.* There do not appear to be significant historical associations; however, the Commission may consider the contributions of the Bayer family as a typical example of the middle-class families that traditionally inhabited the neighborhood.
 - 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.

COMMITTEE RECOMMENDATION

Not reviewed due to Committee cancellation.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use of the existing building, then recommend moving the house to within the neighborhood if possible; then, should the Commission approve the relocation outside the city limits, require 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. The Commission may also consider a demolition delay, as the building is contributing to the historic district. If the Commission votes to release the relocation permit, comment on and release the plans for new construction.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS
CASE#: NRD-2020-0002
LOCATION: 1616 W 9TH HALF STREET

1" = 333'

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



Source: Applicant, 2020

Occupancy History

City Directory Research, Austin History Center, February 2020

1992 Genevieve L. Bayer, owner
 1985-86 Genevieve L. Bayer, owner
 Retired
 1981 William T. and Genevieve Bayer, owners
 Retired
 1977 William T. and Genevieve Bayer, owners
 B&B Garage
 1973 William T. and Genevieve Bayer, owners
 B&B Garage, 117 Congress Avenue
 1968 William T. and Genevieve Bayer, owners
 B&B Garage, 117 Congress Avenue
 1965 William T. and Genevieve Bayer, owners
 B&B Garage, 117 Congress Avenue
 1962 William T. and Genevieve Bayer, owners
 B&B Garage, 117 Congress Avenue
 1959 William T. and Genevieve Bayer, owners
 B&B Garage, 117 Congress Avenue
 1955 William T. and Genevieve Bayer, owners
 B&B Garage, 117 Congress Avenue
 1952 William T. and Genevieve Bayer, owners
 B&B Garage, 117 Congress Avenue
 1949 William T. and Genevieve Bayer, owners
 B&B Garage, 117 Congress Avenue
 Billy Bayer, renter
 Student, UT
 1947 William T. and Genevieve Bayer, owners
 B&B Garage, 117 Congress Avenue
 Billy Bayer, renter
 Student, UT
 1944-45 William T. and Genevieve Bayer, owners
 Fordex Service, 201 W. 2nd Street
 1941 Samuel L. and Dorothea Landrum, renters
 1939 Samuel L. and Dorothea Landrum, renters
 Departmental accountant
 1937 Clarence V. and Irene Cutcher, renters
 Mechanic
 1935 W. Ramsey and Minnie Davis, renters
 1932-33 W. Ramsey and Minnie Davis, renters
 1929 Charles W. and Sophia Dennis, renter
 Janitor, Mathews School
 Sarah A. Dennis (wid. Henry)
 1927 Bryant J. and Elsie Rupert, owners
 Monotype operator, Von Boeckmann-Jones Co.
 1924 Address not listed

Biographical Information



B. J. RUPERT

VETERANS OF FOREIGN WARS TO ORGANIZE POST IN AUSTIN SOON

B. J. Rupert, 2406 Dam Boulevard announces that he has been authorized by the Chief of Staff of the Department of Texas, to organize a local post of the veterans of Foreign Wars of the United States in Austin and he expects to call a meeting in the near future for the purpose of forming such organization. This society is composed exclusively of men of the army, navy and marine corps who have seen service on foreign soil or in hostile waters under the American flag and recognized by the government by the issuance of a campaign badge. All such men are invited to communicate with Mr. Rupert 2406 Dam Boulevard.

"This is a red-blooded organization of Uncle Sam's fighting men" said Mr. Rupert, "and one to which any man who served over seas should be proud to belong. We have been in existence for twenty two years, having been founded in 1899, and as our Charter is a perpetual one, providing for the admission of men who may serve overseas in the future wars, we will be in existence after all the present veteran's organizations have died off. Only ten members are required to obtain a charter, but by the advice of the chief of staff I will not attempt to organize until I have at least twenty-five charter members. Then we will hold a meeting and elect officers and send for our charter. We now have over 200,000 members throughout the United States. There are posts in all the large cities of Texas, and we expect to put Austin on the map. We do not oppose any veterans' societies but on the contrary we expect to work in harmony with those of the other veterans' societies in matters of national import."

Rupert Announces For Precinct No. 4 Has Taken Active Part In Civic Affairs

B. J. Rupert, prominent South Austin civic leader, Saturday announced his candidacy for county commissioner of Precinct No. 4.

Mr. Rupert is exceptionally well qualified for the post he seeks. Since moving to South Austin 10 years ago he has taken an active part in all civic affairs, and he has served unselfishly to better the general welfare of the community in which he resides.

Mr. Rupert is running on a progressive platform. He pledges his time and effort to the end that the county shall be operated on the strictest economy consistent with good government and progress; that he shall work for more bridges across the Colorado river; that the farmers shall have better roads in order to more easily reach the markets with their products; that misdemeanor prisoners shall be put to work on a rock pile and not on the roads in competition with free labor.

Mr. Rupert is a self-made man. He was reared on a ranch in New Mexico and attended school in that state until circumstances over which he had no control forced him to go to work when he was only 15 years of age. Since his first job he has never been unemployed.

When the United States declared war against Germany, Mr. Rupert responded to his country's call and enlisted in the 36th division. He served 22 months in the army, 11 of them in France.

Mr. Rupert has always been unselfish with his time for civic work. At present he is serving on the

Travis county parole board, the Chamber of Commerce county road and bridge committee, the Chamber of Commerce traffic and transportation committee, the game, fish and oyster conservation commission for the five dams, secretary of the city of Austin planning commission, president of South Austin Civic club, vice chairman, re-employment committee of the department of Texas, American Legion, state chairman, Americanism committee of the 40 & 8, American Legion, and, until a few days ago, vice commander of the 10th district, American Legion.

Mr. Rupert also is a member of Hill City Lodge No. 456, A. F. & A. M., Veterans of Foreign Wars, Travis Post No. 76, the American Legion, International Typographical union, and the Scottish Rite bodies.

Last year Mr. Rupert was chairman of the Travis county 21st annual Red Cross roll call. It was the most successful roll call since 1921.

For the last 17 years Mr. Rupert has been employed by the Von Boeckmann-Jones company. He has been foreman the last seven years, and he has done all the machinist work on the typesetting machines of that plant.

Mr. Rupert knows the problems of the working man, having been a member of a labor union for the last 20 years. His technical training was obtained in schools in Philadelphia and New Orleans.

Announcement!

THE B. B. GARAGE

117 CONGRESS

Will continue to function under Bayer ownership and operation.

We solicit the continued patronage of the Friends and Customers of Eddie Bayer, our beloved husband and brother, who has passed away.

MRS. ED. BAYER — W. T. (Bill) BAYER

The Austin American: Jul 28, 1946.

GENEVIEVE BRACK BAYER

Genevieve Brack Bayer, age 83, of Austin, died Thursday, May 11,

1995.

``Mama Bayer'' was preceded in death by her husband, W.T. Bayer Sr. and son, Robert H. Bayer Sr.

Survivors include four children, W.T. Bayer Jr. and wife, Georgena, Edward D. Bayer Sr. and wife, Ginger, Louis J. Bayer and wife, Sandra, and Gennie Howard and husband, Paul; daughter-in-law, Janice Bayer; 11 grandchildren, 16 great-grandchildren; brother, David S. Brack; sisters, Dove Bigelow and Vernice Claypool.

The family of Mrs. Bayer would like to thank the staff of the Capitol City Nursing and Rehabilitation Center for the care provided to her during the last seventeen months and particularly for the thoughts and concerns expressed during the last week.

The family will receive friends from 7:00 PM to 9:00 PM Sunday at the Weed-Corley-Fish Funeral Home. Funeral services will be held at 2:00 PM Monday, May 15, 1995, in the Weed-Corley-Fish Funeral Home Chapel with Reverend John Bailey officiating. Graveside services will follow at 4:00 PM at the Wallace Mountain Cemetery near Dripping Springs, Texas.

Obituary for Genevieve Bayer. Austin American-Statesman: May 12, 1995.

Permits

5 W. of R. WATER SERVICE PERMIT
Austin, Texas

B No. 8338 96

Received of _____ Date 8-16-48

Address 1616 W-9 1/2 St

Amount _____

Plumber Renewed and changed to new 2" C-I Size of Tap 3/4" *Pl. 211*

Date of Connection 8-16-48
 Size of Tap Made 3/4"
 Size Service Made 1"
 Size Main Tapped 2" C-I
 From Front Prop. Line to Curb Cock _____
 From E Prop. Line to Curb Cock 13'
 Location of Meter _____
 Type of Box Lock
 Depth of Main in St. 2.5'
 Depth of Service Line 2'
 From Curb Cock to Tap on Main 17.5'
 Checked by Engr. Dept. 9-15-48 RB

No. Fittings	Size
1	Curb Cock 3/8"
1	Elbow 3/4" caps. ELL
	St. Elbow
	Bushing
	Reducer
19'	Pipe 3/4" cap. lead
	Lead Comp.
	Nipples
	Union
1	Tee 3/4" brass stops
	Stop
	Box
	Lid
	Valves
	Job No. 61 E 23-1178
	Req. No. _____

INDEXED

Water tap permit, 8-16-48