

HISTORIC LANDMARK COMMISSION
 PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
 APRIL 27, 2020
 NRD-2020-0019
 613 WEST LYNN STREET
 WEST LINE NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Construct a 2-story addition to a 2-story house.

PROJECT SPECIFICATIONS

- 1) Remove deck and demolish rear wall.
- 2) Demolish shed.
- 3) Construct a 2-story rear addition. The proposed addition is clad in wood siding that mirrors the existing in orientation, material, and profile. All trim and windows, including the 9:1 screens, will match the historic building's. The roof slope, metal finish, rear clipped gable, exposed rafter tails, and brackets at soffit will match the existing roof and decorative elements as well.

RESEARCH

The house was built between 1922 and 1924 by carpenter and contractor Carl Quick and his wife Dora. The Quick family lived there until 1937; they may have been acquainted with its new occupants, Eugene and Mary Bybee. Eugene Bybee, called Gene, owned a business selling coin-operated vending and slot machines at 209 Congress Avenue. After the Bybees moved, the home's residents included various short-term renters. Among these were service station employees, a meter reader, and a clerk. During the 1950s, insurance agent Wilford Chapman and his wife Margaret occupied the home.

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:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. The proposed addition does not compromise the building's character-defining features, spaces, or materials.

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 proposed modifications remove minimal historic fabric from the rear of the building. New work is not visible from the street and is compatible with the massing, size, scale, and features of the historic building; however, the proposed addition may not be adequately differentiated from the existing. It may be appropriate to incorporate subtle design changes that distinguish new and old material, such as removing period-style decorative elements from the rear elevation or adding vertical trim between the addition and the historic structure.

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 removed in future, the essential form and integrity of the historic property would be unimpaired.

STAFF COMMENTS

The house contributes 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 Craftsman style.
 - b. *Historical association*. The house does not appear to have 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 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

Comment on and release the permit.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2020-0019
 LOCATION: 613 West Lynn Street



1" = 125'

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, March 2020

Note: Directory information available through 1959 only due to library closure.

1959	Wilford F. Chapman, renter
1955	Wilford F. and Margaret Chapman, renters Special agent, American General Insurance Co.
1952	Wilford F. Chapman, renter Special agent, American General Insurance Co.
1949	James L., Jr. and Charlene Harris, renters Clerk
1947	Harris and Agnes Roberts, renters Meter reader, City Water and Light
1944-45	Harris and Agnes Roberts, renters Meter reader, City Water and Light
1941	James S., Jr. and Lula Holman, renters Attendant, Ray's Service Station Melton H. Holman, renter Attendant, Ray's Service Station
1939	Eugene C. and Mary Bybee, renters Vending machines, 209 Congress Ave.
1937	Eugene "Gene" C. and Mary Bybee, renters Proprietor, Capitol Music Co. Coin-operated machines, 209 Congress Ave.
1935	Carl E. and Dora Quick, owners Carpenter
1932-33	Carl E. and Dora Quick, owners Carpenter
1929	Carl E. and Dora Quick, owners Carpenter
1927	Carl E. and Dora Quick, owners Carpenter
1924	Carl E. and Dora Quick, owners Carpenter
1922	Address not listed

Biographical Information

EUGENE C. BYBEE
 Eugene C. Bybee, 58, resident Tuesday night. He had lived in San Antonio for the past 10 years, formerly residing in Austin. Before his death Mr. Bybee was distributor for Rockola.
 He is survived by his wife and a daughter, Miss Virginia Bybee, of San Antonio; his father, O. E. Bybee, Austin; a sister, Mrs. Clairbell Buckingham, Jacksonville.
 Funeral services have been tentatively set for Monday at 10:00 a.m. at the Peter Loring Funeral Home in San Antonio.

The Austin Statesman: Jun 2, 1961

REALTY DEEDS RECORDED.

Fred C. Malone, County Clerk.

Mrs. Charles Stephenson to W. A. Trenckmann and wife, lots 11 and 12 in block 42, Christian and Fellman addition to the city of Austin; consideration, \$1200.

Edith Lydia Halden to John Whitley et al., lot 12, block 6, Glenwood a subdivision of outlots 32 and 33, division B, city of Austin; consideration, \$125.

Mrs. Katherine Halden et al. to John Whitley et al., lot 11, block 6, Glenwood, a subdivision of outlots 32 and 33, division B, city of Austin; consideration, \$100.

R. L. Slaughter to Carl E. Quick, part of lot 8, outlet 3, division Z, city of Austin; consideration, \$750.

R. L. Slaughter and wife to C. R. Anderson and wife, part of lot 8, outlet 3, division Z, city of Austin; consideration, \$750.

The Austin Statesman: Feb 9, 1922



REMODEL at LOW COST

Whether its a residence, store or apartment it will pay
you to see me!

CARL QUICK

General Contractor
613 West Lynn

And now is a good time to BUILD SOMETHING!
INVESTIGATE OUR LOW COST FINANCE

"Service like the name—QUICK"

The Austin American: Sep 16, 1934 and Mar 24, 1935

SLOT MACHINE FINE

County court coffers here Friday were richer by \$94 as result of slot machine fines imposed by Judge George S. Matthews.

Charged with establishing lotteries in connection with operation of the coin devices, S. H. Terrell and A. A. Sangalli pleaded guilty. Fines of \$25 each and court costs were imposed. The court costs in each case were \$22.

Judge Matthews ordered destruction of the machines when the defendants waived hearing on destruction proceedings. The machines were the property of Gene Bybee, the court was told.

MR. and MRS. CARL QUICK will leave next week for Colorado where they will visit Carlsbad Caverns. They will be there for a week or 10 days.

MRS. E. C. BYBEE and her daughter returned Tuesday from Carlsbad Caverns where they have been vacationing this summer.

The Austin Statesman: Apr 12, 1935 and Aug 12, 1937

The following Austin firms have signed a pledge to lend moral support to the Austin Business Committee of the Chamber of Commerce and to urge their employees to do all of their buying in Austin. These firms have agreed to use the emblem of the committee in their windows and in their advertising.

Adair Service Station
Alamo Hotel
E. P. Albrecht
American National Bank
Austin Army & Navy Store
Austin Hotel Pharmacy
Austin Optical Co.
Austin Shoe Store
Mike Balagia Prod. Co.
A. M. Barclay
Betty Lee Shoe Store
Boehler's Paint Store
Boone Photo Co.
The Bootery, Inc.
Bo-Peep Baby Shop
Bouldin's Mens Wear
Brown Furniture Co.
J. O. Buas & Sons
Burton's Laundry
Gene Bybee (Vending Machines)

Gammels Book Store
Gammel's, Inc.
Garrett & Ziller
Goodfriends
Grand-Silver Co.
L. M. Gunn (Jack)
C. W. Hammer (Food Pantry)
T. I. Hamby
Harry Golden Paradise Bar
The Hargis Co.
Helene Shop
Marlin Herman's Cloth. Store
A. S. Hull
Jo-ed Shop
Johnny R. Joseph
K.T.B.C.
Kara Vel Shoe Store
Karmelkorn Shop
Kash-Karry
Kocurik Filling Sta.
S. H. Kress Co.
Kruger Jewelry Co.

Mutual Deposit & Loan
Mrs. Pearl Norris
The O'Brien Co.
Odorless Dry Cleaners
Palace Cafe
Worley Pearson
J. C. Penney Co.
Piggly-Wiggly Store
Ransom's Drug Store
Rapp Brothers
J. R. Reed Music Co.
Reynolds Penland Co.
Rhaelee Millinery
Sears-Roebuck Co.
C. R. Scales Elec. Co.
Mrs. T. H. Seckatz
John E. Shelton
The Sherwin-Williams Co.
Showers Lumber Co.
Sinclair Filling Station
Slaughters No. 6
J. D. Slawson

The Austin Statesman: Sep 30, 1940

Margaret Chapman Exchanges Vows With Bob von Rosenberg Saturday

Miss Margaret Sue Chapman, daughter of Mr. and Mrs. Wilford F. Chapman, 613 West Lynn Street, became the bride of Robert Holland von Rosenberg, son of Mr. and Mrs. J. Leslie von Rosenberg, 2102 Paramount, in Saturday night rites here. The date marked the 21st wedding anniversary of the bride's parents.

Scene of the double-ring ceremony was the Tarrytown Baptist Church, Dr. E. B. Bratcher officiated.

Given in marriage by her father, the bride wore a gown of silk taffeta and chantilly lace. It was fashioned with embroidery of sequins and pearls, and its bouffant skirt featured a back bow and lace which fell into a court train. Her French illusion

veil flared from a rose point lace headdress encrusted with seed pearls and sequins, and she carried feathered carnations and lilies-of-the-valley centered by a white orchid.

Miss Lynda Allison of Austin was maid of honor. Bridesmaids included Misses Kathleen Dildy and Claire Guarino, both of Austin, and two cousins of the bride, Miss Cheryl Beth Flieller of Austin and Miss Melinda Jane Moffett, Lancaster.

The groom's brother, Arthur von Rosenberg of San Antonio, was best man. Other male attendants included Joe L. von Rosenberg Jr., brother of the groom; Charles W. Chapman, brother of the bride; Robert L. Moses, San Antonio; Mack Breedlove and

Charles Stricklin, both of Austin; and Charles David Chapman III of Lancaster, the bride's cousin, who served as ring-bearer.

The reception was held at the Austin Club.

Out-of-town relatives present for the ceremony included the bride's grandparents from Lancaster, Mr. and Mrs. Charles Layman and C. D. Chapman Sr. Also present were Messrs. and Mesdames Carlton C. Moffett, Charles D. Chapman Jr., A. L. Johnson, Welter R. Fail, and Guy Smith, all of Lancaster.

The newlyweds will be at home at 1804-D Linscomb Avenue, Austin, after a wedding trip to New Orleans and Biloxi, Miss.

Mrs. von Rosenberg, an ex-student of Southwest Texas State College in San Marcos, is employed by the State Industrial Accident Board here, while the groom, a University of Texas student, will continue his studies and his employment with the Texas Education Agency.

Prenuptial courtesies included a surprise kitchen shower hosted by Misses Lyda Allison, Kathy Dildy, and Claire Guarino; a buffet supper and miscellaneous shower hosted by Mrs. Charles B. Dildy and Miss Kathy Dildy; a bridesmaids luncheon at the Austin Club; a miscellaneous shower given by Misses Janice Kohrs and Margaret Keys; and the rehearsal dinner given at their home by the groom's parents.



The Austin American: Aug 30, 1959

Permits

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

PERMIT FOR WATER SERVICE

AUSTIN, TEXAS

No.

871¹⁰⁰

M. Address 613 WESTLYNN ST.

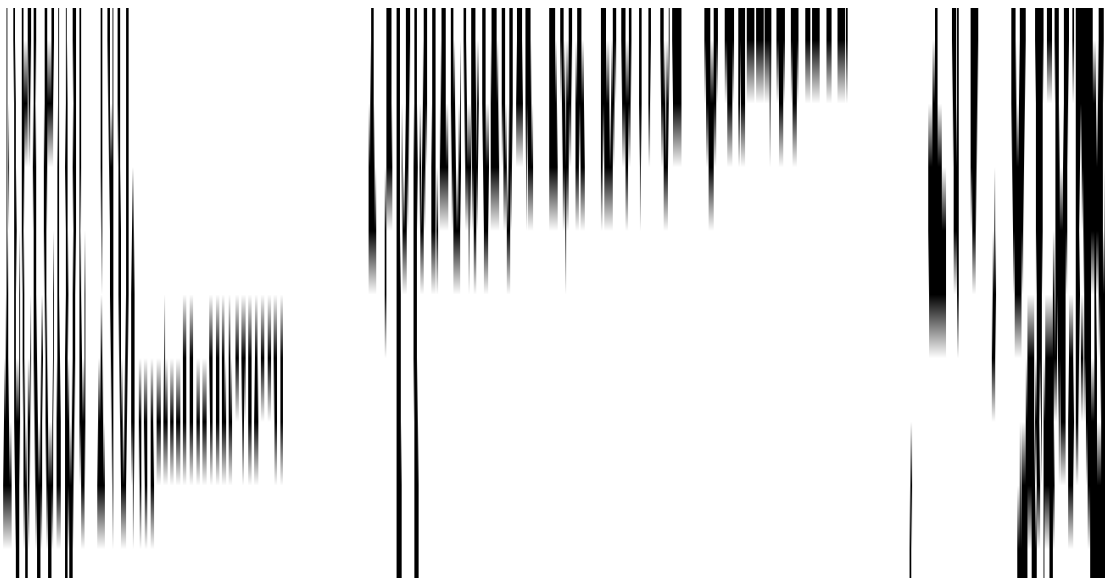
Plumber Size of Tap 3/4" Date 9-29-31

Foreman's Report

Date of Connection 9-29-31
 Size of Tap Made 3/4"
 Size Service Made 3/4"
 Size Main Tapped 20"
 From Front Prop. Line to Curb Cock 14'
 From N Prop. Line to Curb Cock 18'
 Location of Meter CURB
 Type of Box LOCK
 Depth of Main in St. 4'
 Depth of Service Line 30'
 From Curb Cock to Tap on Main 25'
 Checked by Engr. Dept. 10-6-31 R.A.

No. Fittings	Size.	Curb Cock	Elbow	St. Elbow	Bushing	Reducer	Pipe	Lead Comp.	Nipples	Union	Plug	Tee	Stop	Box	Lid	Valves	Req. No.
26	26'																

Water tap permit, 9-29-31



Sewer tap permit, 12-28-23