

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**JANUARY 25, 2021**  
**GF-2020-171489**  
**1615 WATERSTON AVENUE**  
**WEST LINE NATIONAL REGISTER HISTORIC DISTRICT**

**PROPOSAL**

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Demolish a ca. 1936 house and noncontributing metal shed. Construct a new one-story building.

**PROJECT SPECIFICATIONS**

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- 1) Demolish existing contributing house.
- 2) Construct a new residence. The proposed new building is two stories in height with a basement level. It is clad in fiber-cement siding with masonry accents. The main elevation features a full-width front porch with full-height casement windows. Secondary elevations include gently sloping rooflines, irregular fenestration composed of full-height fixed glazing and horizontally oriented fixed windows, an open staircase, and garage and carports at 12<sup>th</sup> Street elevation.

**ARCHITECTURE**

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One-story house with side-gabled roof of corrugated metal, clad in horizontal wood siding. It features 1:1 wood windows and decorative screens, as well as a covered entry supported by triangular brackets.

**RESEARCH**

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The house at 1615 Waterston Avenue was constructed in 1936 by contractor Lewis Austin Back. Back and his wife, Lillian T. Swenson Back, lived in the home until after 1941, when it became a rental property. Renters included Vivian Widerstrom, a clerk at the Voss Company, and her son Fahey, as well as family friend Bess Oliver. Fahey Widerstrom and his wife Ruth then occupied the home. After the Widerstroms departed in the early 1950s, J. D. and Bonnie Johnson—a student and a clerk for an insurance company—moved in, followed by J. B. and Yvonne Hamilton and Raymond Huerta.

**STAFF COMMENTS**

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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). Staff has evaluated the property and determined that it does not meet two criteria:
  - a. *Architecture*. The house displays Minimal Traditional and Craftsman influences.
  - b. *Historical association*. There do not appear to be 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 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.

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 existing contributing building will be demolished and replaced with a noncontributing building.

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 new house is differentiated from the surrounding historic buildings by its modern materials, irregular fenestration patterns, expanses of glazing at secondary elevations, and position on the lot. Its massing and rhythmic main façade are largely compatible with surrounding contributing buildings; however, its lack of defined entryway and shallower setback are less compatible.

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 building were removed in the future, the remainder of the historic district would be unimpaired.

The proposed new building partially meets the standards.

#### **COMMITTEE FEEDBACK**

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Retain existing house and construct rear addition. If retaining the original house's façade is infeasible, keep proposed design.

#### **STAFF RECOMMENDATION**

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Encourage rehabilitation and reuse, then relocation over demolition, but release the demolition permit upon completion of a City of Austin Documentation Package. Comment on plans for new construction, concurring with Committee feedback, then release the permit.

# LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### NOTIFICATIONS

CASE#: GF 20-171489  
LOCATION: 1615 WATERSTON AVE



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

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*Photos*



*Source: Realtor.com, accessed 2020*







*Source: Applicant, 2020*

*Occupancy History*

City Directory Research, 2020

Note: Post-1959 research unavailable due to facility closure.

- 1959 Raymond Huerta, renter
- 1957 J. B. and Yvonne Hamilton, renters  
Helper, American Moving & Stage Co.
- 1955 J. D. and Bonnie Johnson, renters  
Student  
Clerk, Motor Carrier Insurance
- 1952 Fahey W. and Ruth Widerstrom, renters
- 1949 Bess Oliver, renter  
Office secretary, Texas Railroad Association
- 1947 Bess Oliver, renter  
Office secretary, Texas Railroad Association
- 1944 Fahey W. and Vivian Widerstrom, renters  
Student, UT  
Saleswoman, H. H. Voss Co.
- 1941 Lewis Austin and Lillian Back, owners  
Foreman, Frank R. Rundell  
Office employee, Meyer's Creamery
- 1939 Lewis A. and Lillian Back, owners  
Foreman, Frank R. Rundell  
Office employee, Meyer's Creamery
- 1937 Lewis A. and Lillian Back, owners  
Contractor  
Clerk, Meyer's Creamery

*Biographical Information*

## Miss Widerstrom Weds Friday Noon

In a simple ceremony at noon at the First Methodist church Friday Miss Estelle Widerstrom, daughter of Mrs. Vivian Widerstrom, became the bride of Lynn B. Starkey, son of Mr. and Mrs. H. B. Starkey. The marriage was solemnized by the Rev. Virgil H. Fisher in the presence of the families of the bridal couple and a few close friends.

Mrs. Roger B. Tyler played the wedding music during the ceremony.

The bride wore a dubonnet wool suit with a shawl collar of grey fur. A sheer blue blouse and a blue veiled hat were worn with other accessories of dubonnet. Her corsage was of orchids.

Miss Bess Oliver was the bride's only attendant. She wore an ensemble with a bright print frock and a beige wool coat. Her accessories were of tan and she wore a corsage of red rosebuds.

Emmett Nichols attended Mr. Starkey as best man.

The couple left immediately after the ceremony for a wedding trip to Monterrey. After the trip they will be at home at the Alamo hotel, of which Mr. Starkey is manager.

Mrs. Starkey has made her home in Austin for the past four years, coming here from Houston. She was elected one of the most beautiful working girls last year and is employed by Gibson Randle and Hardy Hollers.

Mr. Starkey is a graduate of the University of Texas.

IX—RENTALS

IX—RENTALS

Harrison-Wilson Co.'s Rental Bulletin

DWELLINGS UNFURNISHED

610 Park Place, 10 rooms.....\$ 90.00	4603 Avenue B, 5 rooms.....\$ 22
2006 Speedway, 10 rooms.....\$ 90.00	4107 Avenue A, 5 rooms.....\$ 22
100 E. 20th St., 9 rooms.....\$ 85.00	4207 Guadalupe St., 5 rooms....\$ 22
2814 Pearl St., 5 rooms.....\$ 75.00	810 West Annie St., 4 rooms....\$ 22
610 West 26th St., 7 rooms.....\$ 60.00	501 West 35 St., 5 rooms.....\$ 22
610 Haylor St., 10 rooms.....\$ 65.00	2601 Willow St., 6 rooms.....\$ 22
2800 Illo Grande St., 8 rooms....\$ 65.00	1809 Haskell St., 5 rooms.....\$ 22
1302 Murray Lane, 5 rooms.....\$ 65.00	3100 South 5th St., 4 rooms....\$ 21
713 East 32nd, 8 rooms.....\$ 48.00	907 Lambie St., 5 rooms.....\$ 21
1210 Castle Hill, 5 rooms.....\$ 48.00	4608 Bennett Avenue, 4 rooms..\$ 21
805 West 20th St., 6 rooms.....\$ 45.00	1910 East 20th St., 5 rooms....\$ 20
1107 West 7th St., 5 rooms.....\$ 45.00	2010 Poquito St., 5 rooms.....\$ 20
803 Academy Drive, 9 rooms....\$ 45.00	2006 Poquito St., 5 rooms.....\$ 20
1335 South Congress, 7 rooms...\$ 40.00	2003 Longfellow St., 5 rooms...\$ 20
803 West 22½ St., 5 rooms.....\$ 40.00	2015 Oxford St., 4 rooms.....\$ 20
1608 Wethersfield Rd., 5 rooms..\$ 40.00	1701 Holly St., 4 rooms.....\$ 20
203 West 83rd St., 6 rooms.....\$ 40.00	1060 West 24th St., 5 rooms...\$ 20
309 Park Lane, 11 rooms.....\$ 40.00	1405 Trinity St., 4 rooms.....\$ 20
4201 Ave. G, 6 rooms.....\$ 40.00	904 Lambie St., 5 rooms.....\$ 20
705 W. 25 St., 6 rooms.....\$ 40.00	2704 East 1st St., 5 rooms.....\$ 20
808 Blanco St., 6 rooms.....\$ 37.50	611 San Marcos St., 5 rooms....\$ 20
1110 Travis Hgts. Blvd., 6 rooms \$ 37.50	609 West Live Oak St., 4 rooms..\$ 20
913 W. 29th St., 5 rooms.....\$ 35.00	1910 Holly St., 5 rooms.....\$ 20
900 Robertson St., 7 rooms.....\$ 35.00	62 East Avenue, 5 rooms.....\$ 20
610 West 20th St., 7 rooms.....\$ 35.00	2905 So. 1st St., 5 rooms.....\$ 20
1800 Alta Vista, 5 rooms.....\$ 35.00	3807 Alice Ave., 4 rooms.....\$ 20
504 Oakland Ave., 6 rooms.....\$ 35.00	3604 San Gabriel St., 5 rooms...\$ 20
300 East 26½ St., 6 rooms.....\$ 35.00	2012 Holly St., 4 rooms.....\$ 20
819 Jean o Arc, 5 rooms.....\$ 35.00	43 Lynn St., 4 rooms.....\$ 20
802 Texas, 5 rooms.....\$ 32.50	1013 Spence St., 5 rooms.....\$ 20
1804 West 6th St., 6 rooms.....\$ 32.50	814 Norwalk Lane, 5 rooms.....\$ 20
708 Ruiz St., 5 rooms.....\$ 32.50	1616 Garden St., 4 rooms.....\$ 19
705 West 32nd St., 6 rooms....\$ 32.50	901 Lambie St., 5 rooms.....\$ 19
406 H. East 10th St., 5 rooms..\$ 32.50	1102 West 35th St., 4 rooms....\$ 19
1212 Hickler Road, 5 rooms.....\$ 32.00	1214 West 9th St., 4 rooms....\$ 19
911 Christopher St., 5 rooms...\$ 31.50	1331 Garden St., 4 rooms.....\$ 19
203 Trinity St., 5 rooms.....\$ 30.00	904 Willow, 5 rooms.....\$ 19
3608 Groves St., 5 rooms.....\$ 30.00	1307 West 42nd St., 4 rooms...\$ 19
305 Lockhart Dr., 5 rooms.....\$ 30.00	1913 Garden St., 4 rooms.....\$ 19
203 West 15th St., 5 rooms.....\$ 30.00	2103 Thornton Road, 4 rooms..\$ 19
1102 Woodland St., 5 rooms....\$ 30.00	2001 Longfellow St., 5 rooms...\$ 19
4206 Ave. F, 5 rooms.....\$ 30.00	1903 East 44th St., 4 rooms...\$ 14
614 Deep Eddy Ave., 5 rooms...\$ 30.00	711 West Live Oak, 4 rooms...\$ 14
711 East 20th St., 6 rooms.....\$ 30.00	708 West Johanna St., 4 rooms..\$ 14
219 Park Lane, 9 rooms.....\$ 30.00	404 Paul St., 4 rooms.....\$ 14
4402 Speedway, 5 rooms.....\$ 28.00	1106 So. 1st Street, 5 rooms...\$ 14
96 Anthony St., 5 rooms.....\$ 27.50	4113 Alice Ave., 4 rooms.....\$ 11
311 West 38th St., 5 rooms.....\$ 27.50	1107 Holly St., 4 rooms.....\$ 11
1614 West 5th St., 5 rooms.....\$ 27.50	2008 Garden St., 4 rooms.....\$ 11
702 West 33th Street, 5 rooms..\$ 27.50	2410 Canterbury St., 4 rooms...\$ 11
3100 King St., 5 rooms.....\$ 26.00	1006½ East 15th St., 3 rooms...\$ 11
1615 Waterston St., 4 rooms....\$ 25.00	2006 Holly St., 4 rooms.....\$ 11
2000 Willow St., 5 rooms.....\$ 25.00	

The Austin American (1914-1973); Feb 16, 1941

# Miss Davis Will Be Wed In December

The engagement and approaching marriage of Miss Ruth Estelle Davis to Fahey Widerstrom, son of Mrs. Vivian Widerstrom of Jacksonville, has been announced by the bride-elect's parents, Mr. and Mrs. W. Ramsey Davis of Austin. The rites will be read by the Rev. D. D. Gray in the West Austin Methodist Church on Dec. 27.

Miss Davis, a graduate of Austin High School, has been employed by Dr. C. B. Diddy in the Capital National Bank Building.

Mr. Widerstrom, a graduate of San Jacinto High School in Houston, served in the Army Air Corps and is now a student in the engineering school of the University of Texas.

The Austin American (1914-1973); Nov 23, 1947

## St. Luke's WSG Tells Committees

Permanent chairmen and members of committees in St. Luke's Methodist Wesleyan Service Guild were announced by Miss Bess Oliver, president, Tuesday.

The names were disclosed at a meeting in Miss Oliver's home.

A program on Africa was given by Mesdames Ben Morgan and Sam Pike.

Permanent committee chairmen include Mrs. Lester Wagoner, spiritual life; Mrs. Dick White, missionary education; Mrs. Ben Morgan, Christian social relations; and Mrs. H. T. Russell, social and recreation.

Also Mrs. H. M. Hardy, supply; Mrs. Faye Anderson, budget; Mrs. Martha Castleberry, publicity; Mrs. Foy Winderstrom, literature and publications; Mrs. L. B. Cook, flowers; Mrs. Sam Pike, status of women; Mrs. Daisy Neal, "Guild Gals;" Mrs. Darrell B. Gray, coordinator.

*The Austin Statesman (1921-1973); Jun 9, 1949*

## THE STATESMAN CONGRATULATES

MR. and MRS. J. T. PEOPLES,  
2508 Winsted Lane, a girl, Monday at Seton.

MR. and MRS. JAMES D. JOHNSON,  
1615 Waterston, a girl, Monday at Brackenridge.

*The Austin Statesman (1921-1973); Apr 13, 1955*

Permits

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

### PERMIT FOR WATER SERVICE

AUSTIN, TEXAS N<sup>o</sup> 4914 <sup>92</sup>  
 Sec 92  
 M. L.A. Back Address: 1615 Waterston  
 Plumber North + Budson Size of Tap 1/2 Date 12-2-36  
Stark's Add.

Foreman's Report

Date of Connection 12/4/36  
 Size of Tap Made 3/4  
 Size Service Made 3/4  
 Size Main Tapped 2"  
 From Front Prop. Line to Curb Cock ON-P  
 From W Prop. Line to Curb Cock 9'  
 Location of Meter and  
 Type of Box Lock  
 Depth of Main in St. 2'  
 Depth of Service Line 2'  
 From Curb Cock to Tap on Main 15'  
 Checked by Engr. Dept. 2-5-37

No. Fittings: 1 Curb Cock 5/2  
 Elbow: 1 St. Elbow: 1  
 L. Bushing 1 1/2 1/2 1/2  
 Tee: 1 1/2 1/2 1/2  
 Union: 1 1/2 1/2 1/2  
 Plug: 1 1/2 1/2 1/2  
 Ter: 1 1/2 1/2 1/2  
 Stop Boykin Cover: 1 1/2 1/2 1/2  
 Flat: 1 1/2 1/2 1/2  
 Lid: 1 1/2 1/2 1/2  
 Pipes: 1 1/2 1/2 1/2  
 Rep. No. 13331

INDEXED Foreman's Signature BEXSON

Water tap permit, 12-2-36

Connection Charge \$ 12 N<sup>o</sup> 13039A  
 Application for Sewer Connection.  
 Austin, Texas, DEC. 16 1936  
 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 L. A. BACK  
 at 1615 WATERSON Street,  
 further described as lot 7 (containing) block -, outlet 15  
 subdivision -, division 2, plat 92  
 which is to be used as a Res.  
 In this place there are to be installed 4 fixtures.  
 I agree to pay the City Sewer Department the regular ordinance charge.  
 4' DEEP Respectfully, North + Budson  
 AT PL  
 Stub Out 12/29 1936 con 36" east  
 Connected 12/29 1936 of West  
 Size of Main 6 inches. lot line  
 Size of Service 4 inches.  
9 Feet Deep  
 Feet from Property Line  
38 Feet from Curb Line  
 Inspected by Boatright A-865  
 Connection made by Chicago

Address: 1615 Waterston Permit: 178808 Plat: 92  
 Lot: 7 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Outlot: Stark's add.  
 Fire Zone: 3 Use Dist. A-1st Occupancy: occ Bldg  

2-12-79	Layout	Framing	Final		Commercial
Foundation		Floor joist size & o.c.	Bldg. Conn.	Parking	
Front setback	<u>20</u>	ceiling joist size & o.c.	Room Vent.	Exits	
Total & Min. side yard	<u>26</u>	stud size & o.c.	Stairs	Exit lights	
Side St. Yard	<u>6</u>		Rails	Fences	
Type Const.		W. Insulation	Attic Vent.	Corridors	
Spec. Permit #		Sheetrock	Insulation		
BOA		Commercial Sheetrock	Hood Vent.		
		Occup. Sep. Thru out	Class		
			Deadbolts		
			Fireplaces		

Owner: DR. & Mrs. Jessie E. Wingo Contractor: \_\_\_\_\_