

**HISTORIC LANDMARK COMMISSION
JANUARY 25, 2021
DEMOLITION AND RELOCATION PERMITS
GF 2020 191578
518 EAST 40TH STREET**

PROPOSAL

Partially demolish a ca. 1910-1920 house and construct an addition.

PROJECT SPECIFICATIONS

- 1) Partially demolish rear of house.
- 2) Construct a two-story rear addition. The proposed addition features a compound hipped roof, horizontal wood siding to match existing, porches and balconies with metal railings to match existing at the north and east elevations, and decorative wood brackets at overhangs. Its roof is clad in asphalt shingles to match the existing shingles. Proposed first-floor porch extensions will feature stone skirting and steps to match existing. New fenestration includes a skylight, 1:1 windows, and fixed windows of varying dimensions; existing windows at the east elevation will be adjusted to new sill height and trim added to match existing.

ARCHITECTURE

One-story house with compound hipped roof; partial-width, gabled front porch supported by Classical columns; horizontal wood siding; and single and mulled wood windows with 4:1, 1:1, and multi-light configurations.

RESEARCH

The building at 518 East 40th Street was moved onto the property in 1998 after the original structure on the lot was demolished in 1994. The house's permit history does not reveal its original location or occupants.

STAFF COMMENTS

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity. The building was relocated to this lot from outside the city in 1998.
- 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 building displays Craftsman influences.
 - b) *Historical association*. The building does not appear to have historical associations at this location; however, its original location and occupants could not be found in City permit records.
 - 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 alterations to historic properties. Applicable standards may 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 building will be partially demolished to accommodate the addition. Some historic windows will be moved. The existing building's street-facing façade will remain intact.

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 new work is differentiated by its larger scale and modern fenestration patterns. The proposed cladding, trim, roof materials, and roof shape are compatible with the existing building's historic features. The large scale of the addition, its placement atop the existing building, the west elevation's lack of fenestration, and the undivided fixed windows 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.

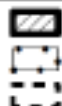
If the addition were removed in the future, significant work would be required to restore the building's essential form.

The proposed project partially meets the standards.

STAFF RECOMMENDATION

Release the permit upon completion of a City of Austin Documentation Package, as the potential for landmark designation is limited given the house's uncertain history.

LOCATION MAP



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

1" = 159'

NOTIFICATIONS

CASE#: GF-20-191578
LOCATION: 518 E. 40th Street

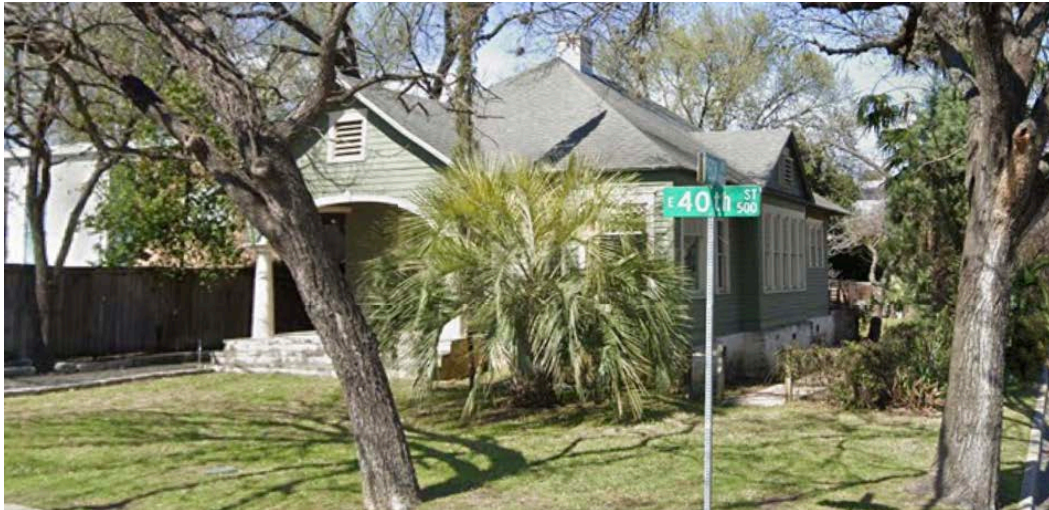
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



Source: Applicant, 2020



Source: Cox-McClain Environmental Consulting, 2020

Occupancy History

City Directory Research, 2020

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

Available occupancy information references an earlier structure, demolished 1994.

1959	Elmer D. and Melba Thompson, renters Driver, Oak Farms Dairies
1957	Myron F. and Phyllis Spiars, renters Switchman, SP Lines
1955	Myron F. and Phyllis Spiars, renters
1952	Thomas W. and Isabel Folts, renters Safety man, City Electric Inspector
1949	Oliver B. and Nettie Payne, renters Serviceman, Kocurek's Service Station & Auto Supply
1947	H. A. and Minnie M. Seay, owners Clerk, Magnolia Pet Teacher, Ridgetop School
1944	William D. and Marion W. Cope, renters Clerk, State Department Public Safety
1941	Richard A. and Sarah L. Hatcher, renters Engineer, City Engineering Department Clerk, George Stautz
1939	Gilbert and Frances Leifeste, renters Bookkeeper, Austin National Books Clerk, Scarbrough's
1937	Levis R. and Alice Sanford, owners City Purchasing Agent
1935	Address not listed

Biographical Information

No information available for owners or occupants of existing house.

Building Permits

Permits reflect information on an earlier structure, demolished 1994.

<p>H. A. Seay - 6 15 & 16 Oakland</p> <p>Accessory Building onto lot & Repair</p> <p>80801 8-7-61 95.00</p> <p>Rathgeber</p> <p>DOUBLE GARAGE</p>	<p>518 East 40th St.</p> <p>8</p>	<p align="center">WATER SERVICE PERMIT Austin, Texas</p> <p align="right">E N° 13075</p> <hr/> <p>Received of _____ Date _____</p> <p>Address <u>518 East 40th St.</u></p> <p>Amount <u>Renew with cop.</u></p> <p>Plumber _____ Size of Tap <u>3/4"</u></p> <hr/> <p>Date of Connection <u>4-30-57</u></p> <p>Size of Tap Made <u>3/4"</u></p> <p>Size Service Made <u>3/4"</u></p> <p>Size Main Tapped <u>6"</u></p> <p>From Front Prop. Line to Curb Cock <u>4'</u></p> <p>From <u>EAST</u> Prop. Line to Curb Cock <u>10'</u></p> <p>Location of Meter <u>Curb</u></p> <p>No. Fittings _____</p> <p>Elbow _____</p> <p>Bushing _____</p> <p>Relocg _____</p> <p>Lead Comp _____</p> <p>Nipples _____</p> <p>Pug _____</p> <p>Tee _____</p> <p>Stop _____</p> <p>Lid _____</p> <p>Valves _____</p> <p>Join Val _____</p> <p>Check _____ Dept. <u>2-13-57 Gdm</u></p> <p align="center">INDEXED</p>
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Shed and garage permit, 8-7-61 and water tap permit, 1-30-57