

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
JANUARY 24, 2022
GF-2022-000303
608 E. 41ST STREET

PROPOSAL

Replace all windows, open enclosed front porch and replace screens, remove chimney, replace roof with standing-seam metal, add dormer to main façade, remove decorative brackets, and construct a two-story addition immediately above the ridgeline of a ca. 1930 one-story house.

PROJECT SPECIFICATIONS

- 1) Window replacement: replace most existing windows, except porch windows. Window at main façade will be removed and replaced with new window of similar configuration. Windows at secondary elevations appear to be vinyl.
- 2) Open enclosed front porch, removing existing screens and knee wall, and replace screens with undivided retractable screen.
- 3) Remove existing brick chimney.
- 4) Replace roof with standing-seam metal roof to match proposed addition.
- 5) Add dormer to main façade. The proposed dormer is gabled, with a single arched window.
- 6) Remove decorative brackets at entryway and gable ends.
- 7) Demolish existing addition and carport and construct a two-story addition to the rear of the house, immediately above the existing roof ridge. The proposed addition is clad in painted brick and horizontal fiber-cement siding. Its irregular compound roof is clad in standing-seam metal and features shed, side-gable, and gabled profiles. Windows are a combination of fixed and 1:1 casement, with full-height 2:2 fixed windows with decorative half-timbered trim at the east elevation and an ornamental fountain beneath. Decorative exposed purlins are proposed for eave overhangs at east and rear elevations.

ARCHITECTURE

One-story cross-gabled house with partial-width inset screened porch, steep gable with deep eaves and triangular knee braces, arched front entryway with decorative brackets and exposed rafter tails at gabled portico, original lattice window at main façade, and horizontal wood siding.

RESEARCH

The main house at 608 E. 41st Street was constructed around 1930 by W. D. Nealand. Frances and W. Bryan Stoermer were its first and longest-term owners. W. B. Stoermer owned and operated a welding and machinist shop with his brother Clarence. The shop was located on E. 5th Street, though the address changed from the 100 block to the 300 block. The Stoermers constructed a rear dwelling unit in 1936, and it became a steady rental property even after their departure in the early 1940s.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects at potential historic landmarks. The following standards apply to the proposed project:

Repair and alterations

1. General standards

The proposed project removes some historic-age material at visible elevations, including character-defining decorative details.

3. Roofs

The proposed metal replacement roof is not compatible with the historic building's style but is considered an acceptable modification within historic districts per the design standards.

5. Windows, doors, and screens

The demolition plan indicates that a lattice window at the main elevation will be replaced; however, the replacement appears

to match the existing.

6. Porches

The proposed modifications restore the porch's open design and replace stationary screening with retractable screens that will not permanently obscure the front of the house.

7. Chimneys

The proposed project modifies the original brick chimney to accommodate the addition.

Residential additions

1. Location

The proposed addition is located immediately above the existing roof ridgeline. The proposed dormer is situated in front of the existing ridgeline, immediately atop the porch. The citywide design standards specify that additions should be located behind the ridgeline of the existing building; neither the dormer nor the second-story addition meet this standard.

2. Scale, massing, and height

The proposed addition does not appear subordinate to the main house due to its scale, height, compound roofline, and placement. The dormer alters the massing of the historic portion of the house to remain.

3. Design and style

The proposed addition is adequately differentiated from the existing house; however, its window-to-wall area ratios, floor-fenestration patterns, and bay divisions at secondary elevations are minimally compatible, particularly at the east elevation, which will be partially visible from Peck Avenue. Adding incompatible decorative details to the new portion of the house (exposed purlins, half-timbered trim, and water features) while removing brackets and exposed rafter tails from the historic portion of the home detracts from the overall compatibility of the project.

4. Roofs

The proposed addition's roofline is complex and visible above the single-story portion of the house. Its standing-seam metal material is less compatible than shingle roofing.

5. Exterior walls

The proposed addition's primary and secondary materials appear mostly compatible, with the exception of elaborate trim at the east elevation.

6. Windows, screens, and doors

The proposed addition's fenestration is mostly hidden from the street view; however, the full-height window at the east elevation would be visible from the secondary street. The arched window at proposed dormer is somewhat compatible; though its shape may be difficult to differentiate from existing arched details, it appears on a clearly added element.

7. Porches and decks

The addition's proposed porches and balconies do not appear to be visible from the street, except for the east elevation's second-floor balcony, which is not compatible with the style of the existing house.

Summary

The project meets few applicable standards.

PROPERTY EVALUATION

The draft North Loop-Hancock-Boggy Creek survey lists the property as a medium priority.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high to moderate integrity.
- 3) Properties must meet two 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 building is constructed in the Tudor Revival style.
 - b. Historical association. The property does not appear to have 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 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.

STAFF RECOMMENDATION

Approve the application upon completion of a City of Austin Documentation Package, encouraging the applicant to simplify the addition's roofline, push the addition back further from the existing roof ridge, omit the dormer at the main elevation, retain original decorative details and fenestration where it exists at the historic portion of the house, and simplify the east elevation to appear more understated from Peck Avenue.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: GF 22-000303
LOCATION: 608 E 41ST 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



Google Street View, 2021





Partial demolition application, 2022

Occupancy History

City Directory Research, January 2022

1959	O. H. Hoffmeyer, renter
1957	Wilford C. Wilde, owner Research engineer, University of Texas
1955	Daird A. and Mirien Senter, renters Student

- 1952 William J. and Lila Brooks, owners
Cotton buyer
Country Club of Austin
- 1949 William J. and Lila Brooks, owners
Cotton buyer
- Mary V. Brooks, renter
Clerk, Texas Employment Commission
- 1947 William F. and Maxine Winters, owners
Student, University of Texas
- Vacant
- 1944 David H. and Frances Swope, renters
USA
J. Harold and Elizabeth Wade, renters
USA
Gilbert L. and Mary J. Koehler, renters
USA
- 1941 W. Bryan and Frances Stoermer, owners
Stoermer Bros.
- Louis M. and Mary E. Koch, renters
Draftsman, State Highway Department
- 1939 William B. and Frances Stoermer, owners
Stoermer Bros.
- Lester B. and Marjorie Hobbs, renters
Salesman, Standard Brands Inc.
- 1937 William Bryan and Frances Stoermer, owners
Stoermer Bros.
- 1935 William Bryan and Frances Stoermer, owners
Stoermer Bros.
- 1932 William Bryan and Frances Stoermer, owners
Stoermer Bros.
- 1929 Address not listed

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. A 3195

M. *W. D. Nealand* Address *6420 C-41st*

Plumber *Howell* Size of Tap *1/2* Date *4-18-30*

Foreman's Report.

Date of Connection *4/24/30*

Water service permit, 1930

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

PERMIT FOR WATER SERVICE AUSTIN, TEXAS No. 4946

M. W. B. Stoermer Address 608 E 41st (Rear)

Plumber Gissell Size of Tap 1/2 Date 12-14-36

Foreman's Report

Date of Connection 12-19-36

Water service permit, 1936

SANITARY SEWER SERVICE PERMIT No. 13029A

Austin, Texas

Received of Gissell Date 12/14/1936

Address 608 E. 41st rear

Amount twelve dollars \$ 12.00

Builder or Owner W. B. Stoermer Plumber

Lot 6 Block 6 Subdivision Ideal place Plat No. 82

Date of Connection 12/17/1936

Sewer service permit, 1936

Wilford C. Wilde 608 E 41st St

82 So 98.45' of 6 6 -

Ideal Place

frame gar

56646 4-13-54 600.00

owner

O.K.'d by Zoning Bd 4-12-54

Building permit, 1954

A. F. Baker 608 East 41st. St.

82 So 98.45 of 6- 6

Ideal Place

Frame add'n to residence.

77689 10-6-60 276.00

owner

none

CARPORT Variation BD of Adj. 9-26-60 No setback
from Peck Avenue.

Building permit, 1960

HEAVY RAIN BIG AID TO TRAVIS FARMERS

"The heavy rain this week should mean a lot to the farmers of Travis county and I am sure that it will mean quite a bit of welding and farm implement repairing for us in the near future," says C. A. Stoermer of Stoermer Bros.

"Welding is a wonderful thing. It used to be that people with broken machinery went out and bought new parts, but modern welding processes make that unnecessary. Rapid strides have been made since we first started in the machine repair business. We now have a portable welding machine, which makes it very convenient for our customers."

Here Since 1922.

Stoermer Brothers opened their machine shop at 102 East Fifth street Sept. 15, 1922, and have been there ever since. Although most of the work has been confined to repairs in Austin, the firm has of late been doing much work in rural communities of the county.

Probably the biggest rush in the firm's history was during the sub-freezing weather around the first of the year. At that time, hundreds of houses in Austin, particularly in the neighborhood of the university, suffered bursted pipes, and for a while it seemed that they would never catch up with the welding and repairing, stated Mr. Stoermer.

Shop Practically Complete.

Steady additions for facilitating the repair of gasoline engines, steam pumps, steel drums, and anything of metal have made the shop practically complete, and most of this machinery has been built right there in the shop. Another large source of business is car frames and fenders.

The firm is now doing some light boiler work for the Steck building on Congress avenue.

STOERMER BROS. MAKE GENERAL REPAIRS

One of Austin's best known machine shops is that of Stoermer Brothers, located at 102 East Fifth street, which has been in business here for more than six years.

Stoermer Brothers handle practically any type of repair work in metal. Repair or welding work on automobiles, tractors, gas machinery or any other automotive equipment is handled regularly by this concern. The firm rebores cylinders with the motor in chassis, fits pistons and pins, trues up crank and main bearing journals, faces valves and makes bushings of all types.

Broken steel frames of all types are repaired and work done on steam pumps, babbit boxes and bearings where welding is needed. Steel tanks, reservoirs and other similar equipment are handled by Stoermer Brothers.

The firm also has carbide and welding materials for sale at the shop and a full stock of cold drawn brass rods, cold rolled steel and iron.

Machinists Save Broken Auto Parts

Stoermer Brothers, general machinists and welders at 102 East Fifth street, consisting of C. A. and W. B. Stoermer, have been operating a first class shop for the past four years and have built up a wonderful business. They make all kinds of automotive parts and are specialists in machinery repairing, pipe fitting and welding. Their motto is "save the pieces" and they will make them as good as new again.

MISS YOUNGER ANNOUNCES PLANS

The marriage of Miss Frances Younger, daughter of Mr. and Mrs. L. H. Younger of Austin, and Bryan Stoermer will take place at 9:30 o'clock Sunday morning, Oct. 6, in the parlors of the First Methodist church with the Rev. W. F. Bryan, pastor of the church, officiating. Only members of the two families and a few close friends will attend.

Miss Alice Younger, sister of the bride, will serve as maid of honor and Miss Maxine Fincher will be bridesmaid. W. H. Barrett will be at the organ and J. P. Barkley will sing the bridal solo.



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ANY FURTHER INFORMATION WILL BE CHEERFULLY GIVEN
WITHOUT OBLIGATION

STOERMER BROTHERS

(W. B. STOERMER, Prop.)
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320 East 5th Phone 8822

The Austin Statesman (1921-1973), Oct 2, 1929; The Austin American (1914-1973), Mar 26, 1939