

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
FEBRUARY 28TH, 2022
PR-2022-000823; GF-2022-014633
CONTRIBUTING TO POTENTIAL NORTH HYDE PARK DISTRICT
102 E 46TH ST

PROPOSAL

Partial demolition of a circa 1940 duplex.

PROJECT SPECIFICATIONS

- 1) Partial demolition of a circa 1940 duplex contributing to potential North Hyde Park District.
- 2) New construction of second story addition which will cover approx 2/3 of the existing house footprint
- 3) Replace one window at the south elevation with wood casement window.
- 4) Providing Stairs to the second story by projecting out onto the existing concrete porch slab
- 5) Apply Standing Seam Metal roof: Type 26 snap-lock roofing system: 16” wide with standing seam approx. 1.5” tall
- 6) Exterior materials included horizontal fiber cement board lap and stucco for new construction.

ARCHITECTURE

Minimal Traditional, gable and wing, wood and masonry construction multifamily (duplex) bungalow on the corner of Speedway and 46th Street. The entry façade is oriented South towards 46th street and comprised of white stone masonry with a single door entry and uncovered concrete porch which spans in front of the wing portion of the residence. The remaining exterior portions of the residence are horizontal wood siding.

RESEARCH

Research indicates that the duplex may have been moved to this location around 1964 from 3313 East Avenue. Directory listings indicate that it was first constructed there in 1940. If the duplex was moved from 3313 East Avenue, the duplex was rented by a variety of tenants over the years on a short-term basis with the longest tenant being Otto and Eleanor Schneider from 1944 to 1952. Mr. Schneider was employed by Concordia University.

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 in the potential North Hyde Park District. The following standards apply to the proposed project:

Repair and alterations

5. Windows, doors, and screens

Design guidelines call for the repair if possible before replacement of historic windows in reference to the family room window.

Residential additions

General:

1. Location

The proposed new addition does not minimize visual impact. Residential additions should be sited at the side or rear of the original structure whenever possible to minimize views of the addition from the public right-of-way and should be subordinate to the principal façade.

2. Scale, massing, and height

Residential additions should be designed to be subordinate to the principal façade of the original structure in terms of their scale and mass. The second story addition is not subordinate in terms of scale and mass to the original structure. Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure. The scale,

height and mass of the second story addition overwhelms the form and character of the original structure. Residential additions that overwhelm the overall massing of the original structure in terms of their height are not appropriate.

3. Design and style

When applied to a compatible building form, contemporary materials, window moldings, doors, and other architectural details can provide visual interest while helping to convey the fact that the addition is new. However, the proposed building form is not compatible in this case. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. The original structure is a Minimal Traditional design and the proposed design uses a variety of more ornate details including the horizontal window pattern and the gable knee brackets. Avoid using architectural details for the new construction that are more ornate than those found on the original structure or that are not characteristic of the original structure's architectural character.

4. Roofs

A new addition should incorporate roof forms, pitch, overhangs, and orientation, that are consistent with those predominantly found on the block. The twin gable roof form does not appear compatible with contributing buildings in the potential North Hyde Park District.

5. Exterior walls

Materials that are dramatically different in scale, texture, and proportion from those historically used in the district can result in new construction that appears out of place and detracts from the character of the historic district. Stucco does not appear compatible with the adjacent contributing buildings.

Summary:

The new addition and construction appear to be more than double the size of the original structure and is not subordinate to the original structure. Its height, mass, scale, and style compete for attention with the historic structure to which it is attached and will adversely impact the property's historic character as well as the potential North Hyde Park District.

PROPERTY EVALUATION

The 2020 University-Windsor Hyde Park Survey, lists the property as contributing to a potential historic district.

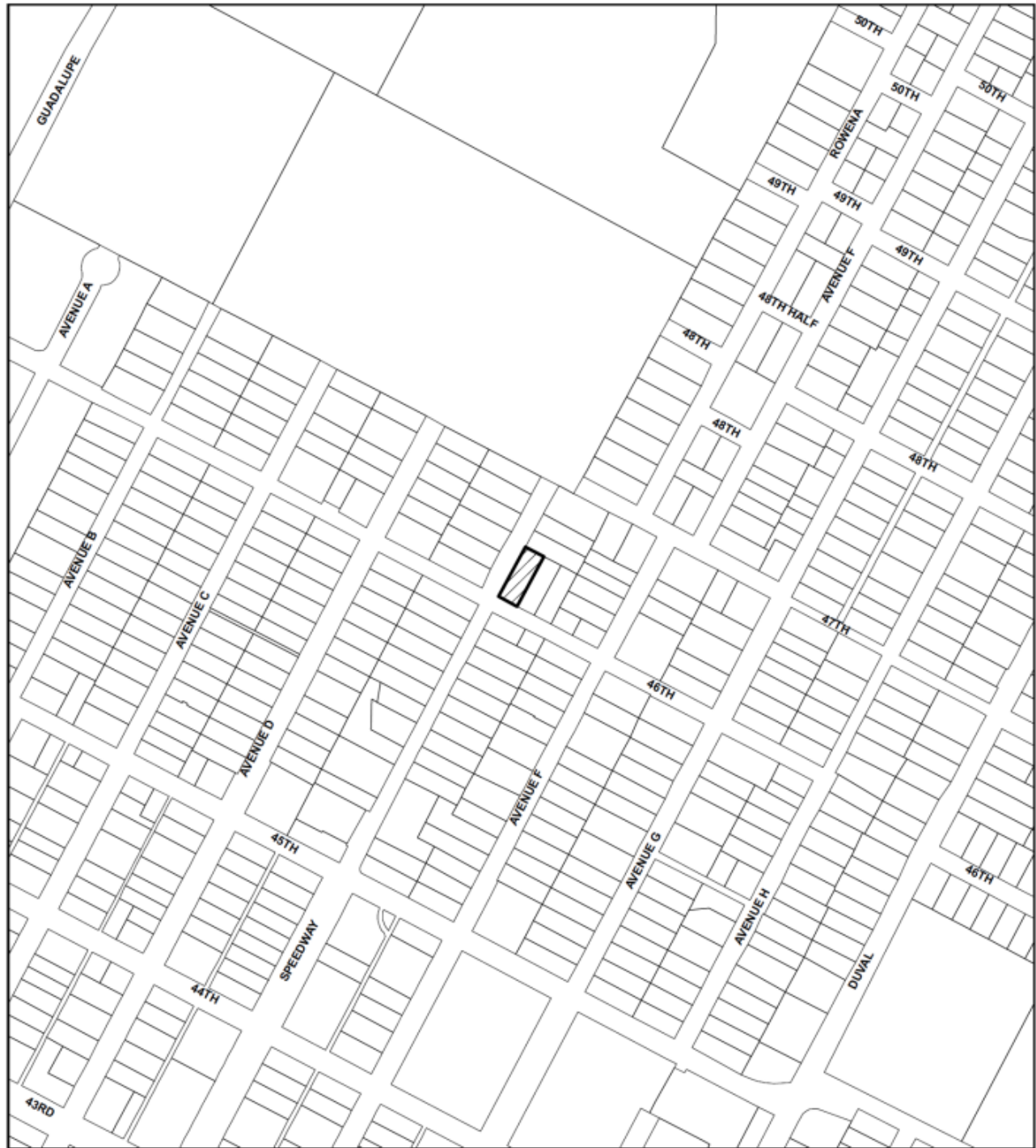
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two 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 a good example of multi-family Minimal Traditional Architecture and does appear to convey architectural significance.
 - 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

Encourage postponement and extend an invitation to the Architectural Review Committee. If the Commission does not postpone, encourage rehabilitation and adaptive reuse, but release the permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: GF 22-014633

LOCATION: 102 E 46TH 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

Recommended contributing to the potential North Hyde Park local historic district

Photos



Demolition permit application, 2019

Occupancy History

City Directory Research, January 2022

- | | |
|------|--|
| 1959 | *Possibly relocated from 3313 East Ave*
Henry J. Jr. and Mary H. Trautwein, renters
Student |
| 1957 | a. Harry J. and Sarah Eastman, renters
Salesman 7-up Building |
| | b. Albert Wiser, renter
Student |
| 1955 | a. Harry J. and Sarah J. Eastman, renters
Manager Dairy Queen No. 4 |
| | b. Samuel G. and Gayle D. Ferdinandtsen, renters
Food clerk Safeway Store |
| 1952 | a. E. Otto and Eleanor Schneider, renters
Plumber |
| | b. Lewis and Florence Riewe, renters
Lewis – Painter
Florence – Waitress Stephen F. Austin Hotel |
| 1949 | a. E. Otto and Eleanor Schneider, renters |

Engineer

b. Vacant

- 1947 a. E. O. and Eleanor Schneider, renters
Janitor Concordia College
- b. Fletcher W. and Myrtle Donaldson, renters
Student at the University of Texas
- 1944 a. E. O. and Eleanor Schneider, renters
Host Lutheran Concordia College
- b. Evelyn Carter, renter
Teletype operator State Highway Department
- 1941 a. Boyde K. and Anne O'Brien, renters
Student at the University of Texas
- b. Tess Barry, owner
Typist State Highway Department
- 1939 Address not listed

Permits

SEC. 210 K.J.H.

Lot Sec 210 **WATER SERVICE PERMIT** **E** **Nº 42524**
Austin, Texas

Received of E C WOLFF Date 7-22-64
 Address 102 E 46th Apt 1
Apt 2
 Amount Fifty \$ 50.00
 Plumber Middleton Size of Tap 3/4
 Date of Connection 9-9-64

Water service permit, 1964

OWNER Evelyn C. Wolff **ADDRESS** 102 East 46th St.
Apt 1 and 2

PLAT 210 **LOT** 1 **BLK**

SUBDIVISION Scanlor Addition
MOVE

OCCUPANCY Duples Res onto lot and repair

BLD PERMIT # 92429 **DATE** 6-23-64 **OWNERS**
ESTIMATE 2500.00

CONTRACTOR Owner **NO. OF FIXTURES**

WATER TAP REC # **SEWER TAP REC #**

DUPLEX - trailer and addn to be moved off this lot

Removed 3313 East Ave

Building permit, 1964

OWNER Evelyn Wolff ADDRESS 102 E 46th
Apt 1 Apt 2
PLAT 210 LOT 1 BLK

SUBDIVISION v Scanlon Addn

OCCUPANCY Move a detached acc bldg onto lot

OWNERS
BLD PERMIT # 92755 DATE 7-21-64 ESTIMATE 50.00

CONTRACTOR Booker T. Moore NO. OF FIXTURES -

WATER TAP REC # SEWER TAP REC #

DOUBLE GARAGE Move small bldg onto lot in connection
with previous permit # 92429

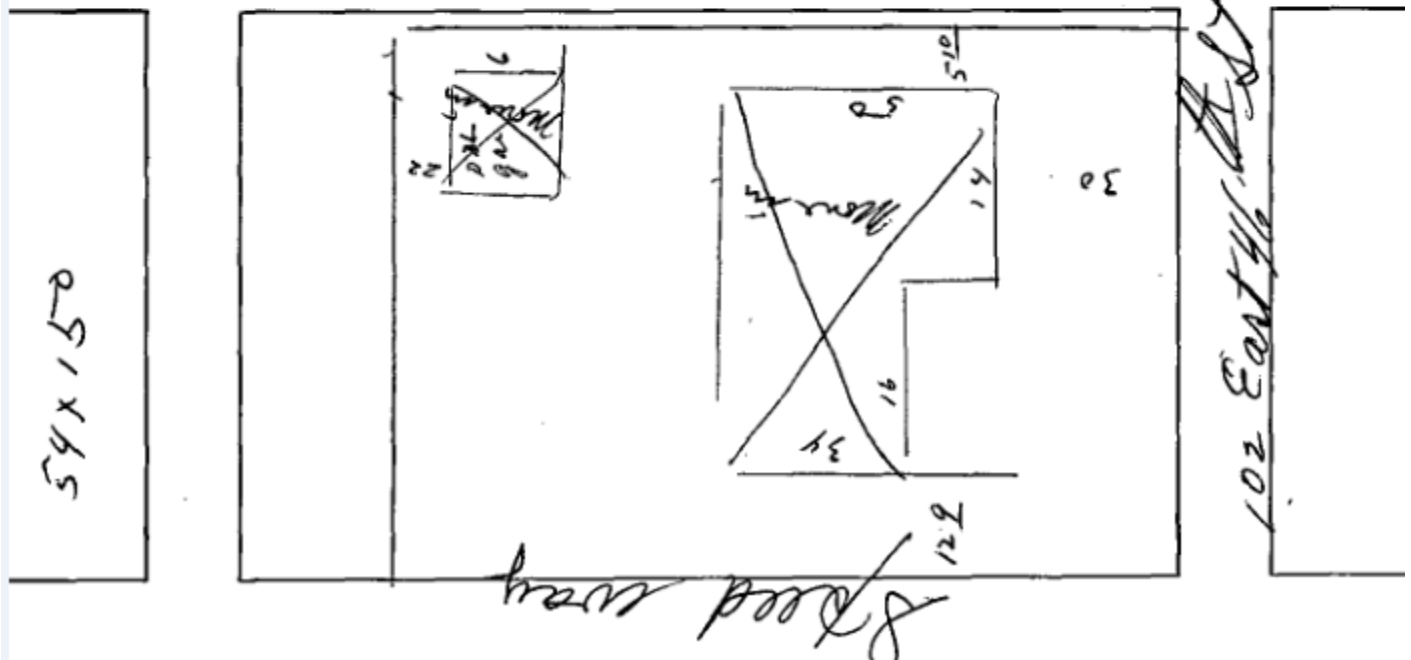
Building permit, 1964

ADDRESS: 102 East 46 th St. 111		PERMIT: 92429	PLAT: 210
LOT: 1		BLOCK	SUB. SC ALLOW ADDITION.
		OUTLOT	#2. 92755
FIRE ZONE 3	USE DIST: A-1	OCCUPANCY: DUPLEX FROM 3313 E 46th.	
8-14-64	LAYOUT	8-24-64	FRAMING
9-15-64	FINAL	ROOF OVERHANG	
PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.
PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.
FOUNDATION	PIERS	FLOOR JOIST SIZE & O.C.	2x10 16'
FR. SETBACK	30	CEILING JOIST SIZE & O.C.	2x6 24'
TOTAL & MIN. SIDE YD.	18-2 5-10	STUD SIZE & O.C.	2x4 24'
SIDE STREET YARD		MASONRY WALL	1. FT.
		NECESSARY BLDG. CONN.	
		ROOM VENTILATION	✓
		STAIRS REQ. & NO.	
		ATTIC FIRE STOPS REQ.	

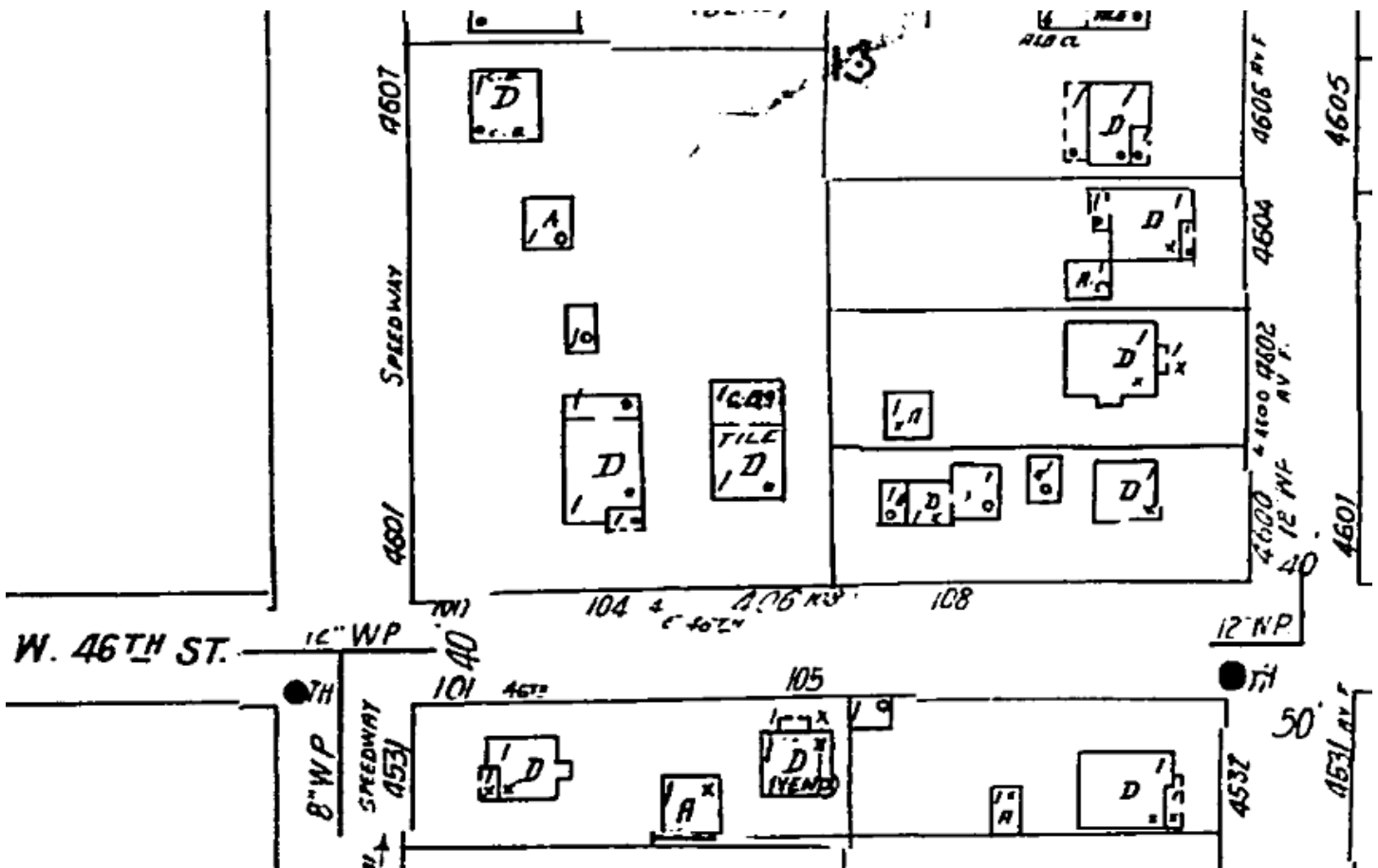
OWNER: EVELYN C WOLFF CONTRACTOR:

35'-2" x 50' F.R. Duplex & Repair. Move in. + DBL. Gar.

PD. 1-



Building permit, 1969



Sanborn map, 1962