

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
FEBRUARY 28, 2022
HR-2022-006510
TRAVIS HEIGHTS-FAIRVIEW PARK NATIONAL REGISTER HISTORIC DISTRICT
1505 ALAMEDA DR.

PROPOSAL

Demolish a ca. 1947/1982 contributing house. Construct a new single-family residence with a pool.

PROJECT SPECIFICATIONS

- 1) Total demolition of a ca. 1947/1982 contributing house.
- 2) Construction of a Contemporary-style single-family house with an attached rear carport. The proposed house is two full stories plus a penthouse and rooftop deck. The house has a flat roof with overhanging eaves; various siding materials including vertical wood, stucco, and metal panels; large, fixed windows with casement and hopper sashes; and a screened front porch. The carport opens onto the alley.
- 3) Installation of an in-ground pool in the front yard, behind a privacy wall.

ARCHITECTURE

Two-story, irregularly shaped stucco house that shows influences of the International style. A one-story portion of the house is capped by a steeply pitched shed roof. To the right, the second story projects to the front and side of the house, with the overhangs supported by pipe columns. This second-story volume has a flat roof with wide eaves. The front porch consists of a stoop with a flat-roofed overhang. Windows are steel casements.

Note that the 1962 Sanborn map shows a small one-story residence on this lot. A building permit record from 1982 notes “addition to residence to create a two-story residence,” but the accompanying permit and drawings are not available.

RESEARCH

The house at 1505 Alameda Dr. was built around 1947 for Marion Storm by contractor C. Ben Hibbetts. Mrs. Storm was the director of the Texas Social & Legislative Conference. She died in a car crash in 1950.¹ Subsequent occupants included the proprietor of the Famous Café, a member of the U.S. Air Force, a clerk at the State Highway Department, and an assistant attorney at the State Attorney General’s Office.

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 National Register districts. The following standards apply to the proposed project:

Residential new construction

1. Location

Alameda Dr. curves along the front of the lot. The proposed house is set back 25’ at its nearest point from the property line. Neighboring properties have irregular setbacks, with some set closer to the street as it bends along Blunn Creek.

2. Orientation

11. Attached garages and carports

The house faces the street, with the carport behind the house at the alley. This follows the historical patterns on the street.

3. Scale, massing, and height

The proposed house is three-stories in height, including the penthouse and roof deck. This parcel is adjacent to a row of two- and three-story noncontributing houses. Contributing houses in the vicinity are single-story.

4. Proportions

While the house has a relatively narrow width and greater height than neighboring properties, the penthouse and roof deck are stepped back from the front, giving the main façade more balanced proportions.

¹ “Mrs. Marion Storm, Three Others Die in Central Texas Car Wrecks,” *Austin Statesman*, July 3, 1950, 1.

5. Design and style

The proposed building's design and style are not compatible with nearby contributing buildings. However, it is within a row of noncontributing buildings of various styles, including modern designs.

6. Roofs

While the new house will replace a flat-roofed house, other contributing buildings in the vicinity have gabled roofs.

7. Exterior walls

While the new house will replace a stucco house, other contributing buildings in the vicinity have horizontal wood siding. The vertical wood siding, in combination with two other siding materials, is more complex and not compatible.

8. Windows and doors

The large windows of the new house do not reflect the fenestration patterns of nearby contributing buildings.

Sites and streetscapes

1. Walls and fences

The proposed privacy wall at the front of the property does not reflect the development patterns within this neighborhood. It also will be over 4' in height and will not have a high degree of transparency.

Summary

The project meets few applicable standards.

PROPERTY EVALUATION

The property contributes to the Travis Heights-Fairview Park National Register district.

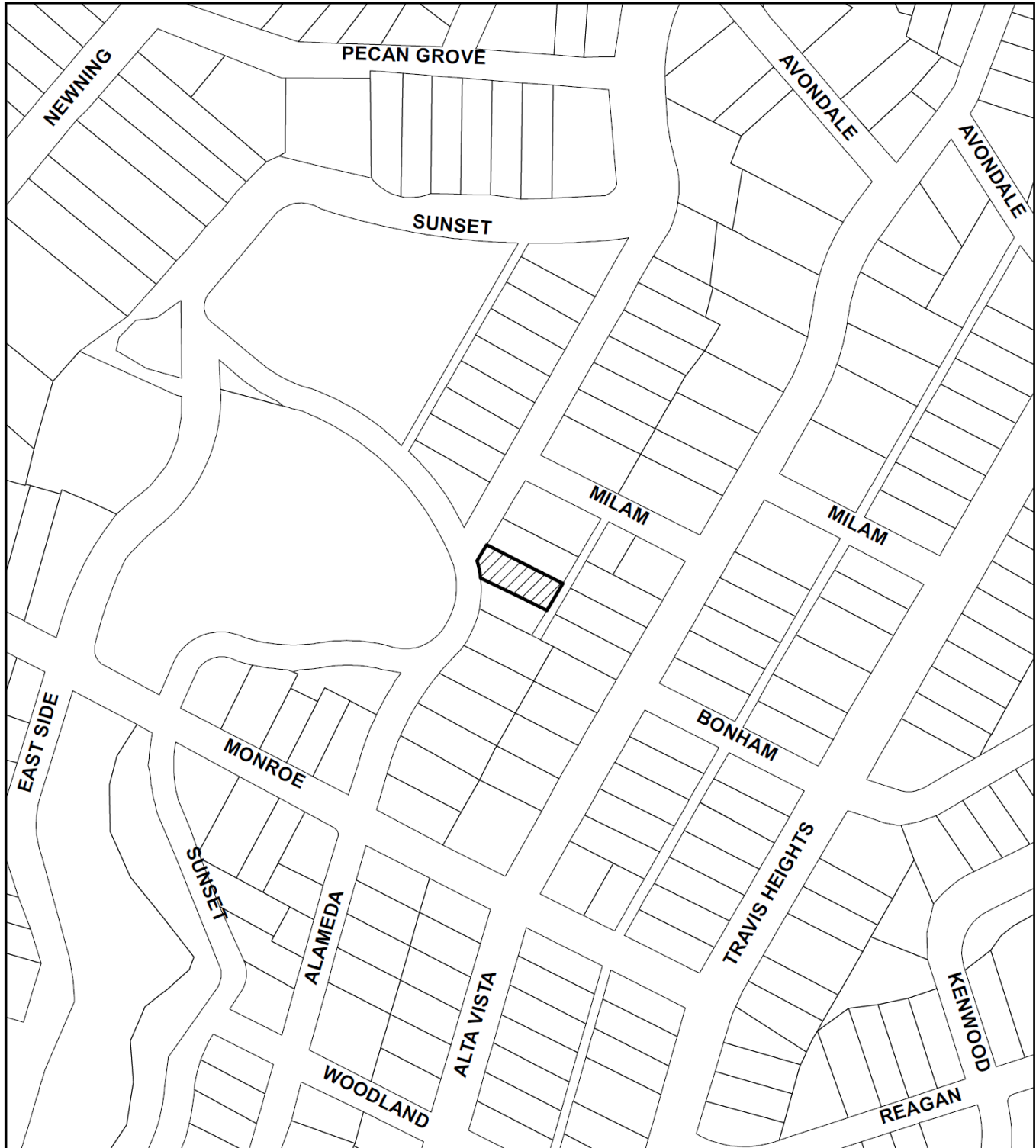
Designation Criteria—Historic Landmark




- 1) The building is more than 50 years old.
- 2) The building appears to retain low integrity. A permit record indicates the second story was added in 1982.
- 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 house shows International-style influences but is not architecturally significant due to non-historic alterations.
 - b. Historical association. The property does not 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 appear to 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

Comment on and release the plans, and release the demolition permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 208'

NOTIFICATIONS

CASE#: HR 22-006510

LOCATION: 1505 ALAMEDA DRIVE

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



Photograph from Zillow.com, 2022.

Occupancy History

City Directory Research, February 2022

1959	Linward P. Shivers, renter Assistant attorney, State Attorney General Office
1957	Glen and Yvonne Cochran, renter USAF
1955	Glen and Yvonne Cochran, renters Glen – USAF Yvonne – Clerk, State Highway Department
1952	Mrs. Jimmie Woodham, renter Famous Café, 513 W. 5 th St.
1949	Marion B. Storm, owner (widow of Joe) Director, Texas Social & Legislative Conference
1947	Address not listed

Lead Present Voters' League



When the vote was granted women in 1920, the members of the Equal Suffrage association joined the League of Women Voters and went on fighting for political and social reforms. Many of the original members still have their hand in politics, but in the Austin chapter of the league the mantle has fallen on the shoulders of the women above, member of the executive board.

—Photo by Neal Douglass
Standing, from left to right are Mrs. R. H. Weiner, first vice president; Mrs. Marion Storm, third vice president; Mrs. Oscar Maurer, Jr., correspondent secretary; Mrs. Frieda Van der Veer, treasurer; Mrs. Robert Williams, second vice president. Seated, left to right are Mrs. Mac Strauss, membership chairman; Mrs. George R. Felter, finance chairman; and Mrs. Grier Raggio, president.

"Lead Present Voters' League," Austin American, Sept. 16, 1945, A2.

Mrs. Storm to Talk To Voters Group

"The Federal Lobbyist and His Aims" will be discussed by Mrs. Marion Storm at a meeting of the Your Congress and You discussion group of the Austin League of Women Voters, Thursday, from 3 to 4:30 p. m. at the University YMCA.

A brief outline of what is happening in Congress to the wool tariff bill will be given by Miss Mignonette Pierce.

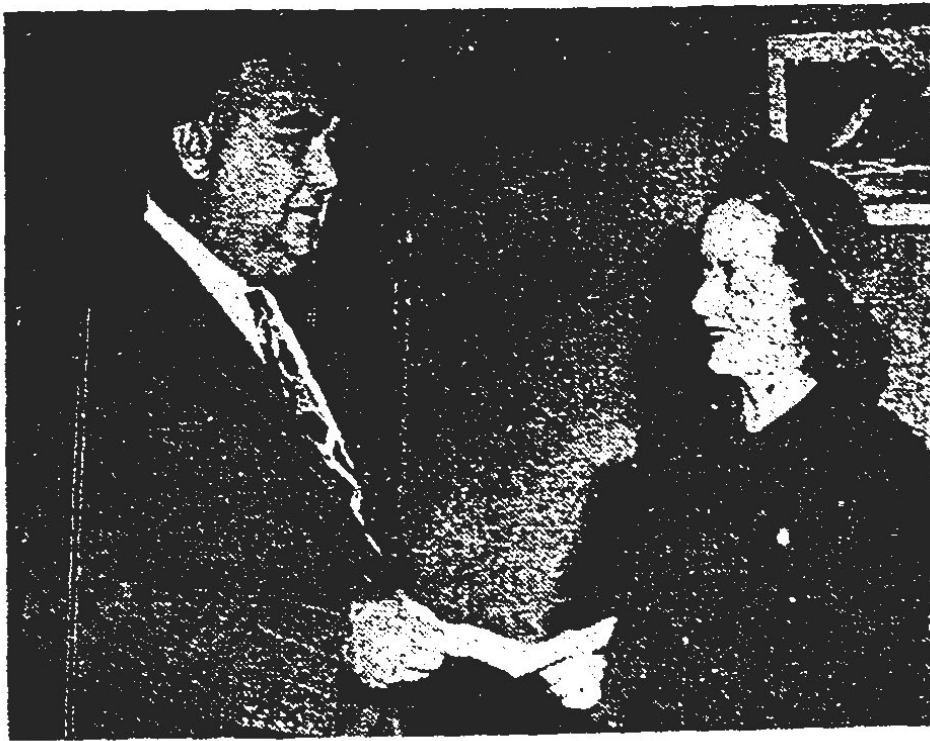
Miss Mae Coolbaugh, leader of the group, has announced that the meeting is open to the public.

MRS. MARION STORM

Funeral services for Mrs. Marion Storm, 35, were held at St. David's Episcopal Church Tuesday with the Rev. Charles Sumners and the Rev. John Barclay officiating. Burial was in Oakwood Cemetery under the direction of the Weed-Corley Funeral Home.

Pallbearers were Stuart Long, John McCully, Alex Louis, J. J. Hickman, all of Austin; William Cooper of Dallas; Lynn Storm and Robert C. Eckhardt of Houston and D. B. Hardeman of Sherman.

"Mrs. Storm to Talk to Voters Group," Austin Statesman, May 7, 1947, 11; and
"Mrs. Marion Storm," Austin Statesman, July 5, 1950.



FOR HARRY AND ALBEN—Mrs. Marion Storm of Austin presents a check for \$1,000 to Mayor Tom Miller, chairman of the Truman-Barkley Clubs of Texas. The contribution was from the treasury of the Young Democratic Club of Texas of 1946, and it will be used to finance the Austin headquarters of the Truman-Barkley Club.

"For Harry and Alben," Austin Statesman, Oct. 5, 1948, 6.

Marion Storm, 1505 Alameda Drive, two room masonry residence, \$2,500.

Excerpt from "Building Permits Issued," Austin Statesman, Apr. 4, 1947, 15.

Permits

Marion Storm	1505 Alameda Drive
15	5
130	
Travis Heights	
Masonry residence	
33346 4-2-47	\$2500.00
C. Ben Hibbetts	

Building permit, 1947

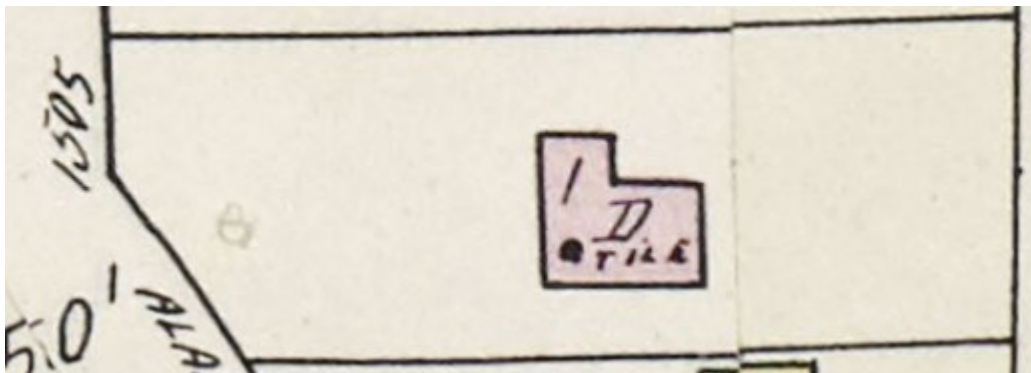
WATER SERVICE PERMIT *SW II* No. **3203** ¹³⁰
INDEXED
 Austin, Texas
 Received of C. BEN HIBBETS Date 4-29-47
 Address 1505 ALAMEDA
 Amount TWENTY AND NO/100 \$ 20.00
 Plumber BASEY Size of Tap 3/4"
 Date of Connection 6-18-47

Water service permit, 1947

SANITARY SEWER SERVICE PERMIT No. **22206**
 Austin, Texas *SW II*
 Received of Basey Date 4-29-47
 Address 1505 Alameda Drive
 Amount _____ \$ _____
 Builder or Owner C. Ben Hibbits Plumber _____
 Lot 15 Block 5 Subdivision Travis Hts. Plat No. 131
 Date of Connection 5-29-47

Sewer service permit, 1947

Sanborn Fire Insurance maps



The 1962 Sanborn map shows a small one-story tile residence on this site. Sanborn Fire Insurance Map, 1935-1962, vol. 2, sheet 225, accessed via Library of Congress, <https://www.loc.gov/collections/sanborn-maps/>.