

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

PROPOSAL

Demolish a ca. 1947/1985 contributing house. Construct a new single-family residence with a pool.

PROJECT SPECIFICATIONS

- 1) Total demolition of a ca. 1947/1985 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 on both floors are steel casements.

The second story of the house was added in 1985 based on multiple sources. Building permit records indicate an application to construct an “addition to residence to create a two-story residence” in 1982 that expired. A subsequent permit with the same project description is marked as passing final building inspection on July 24, 1985. Accompanying drawings for the permitted work are not available. Other evidence indicates the house was previously a single-story, one-bedroom house. The 1962 Sanborn map shows a small one-story residence on this lot. The house was a rental throughout most of the historic period, and classified ads that ran between 1953 and 1972 describe the house as a “small cottage” or “small house for a couple.” The ads vary in terms of how the rooms are described. The most complete description is that the house had a living room, dinette, kitchen, bedroom, and bath-shower. Through 1972, it is evident that the house had only one bedroom. In its present configuration, the house has two bedrooms and 1 ½ baths.

See associated documents under Property Information below.

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.

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

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.

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.

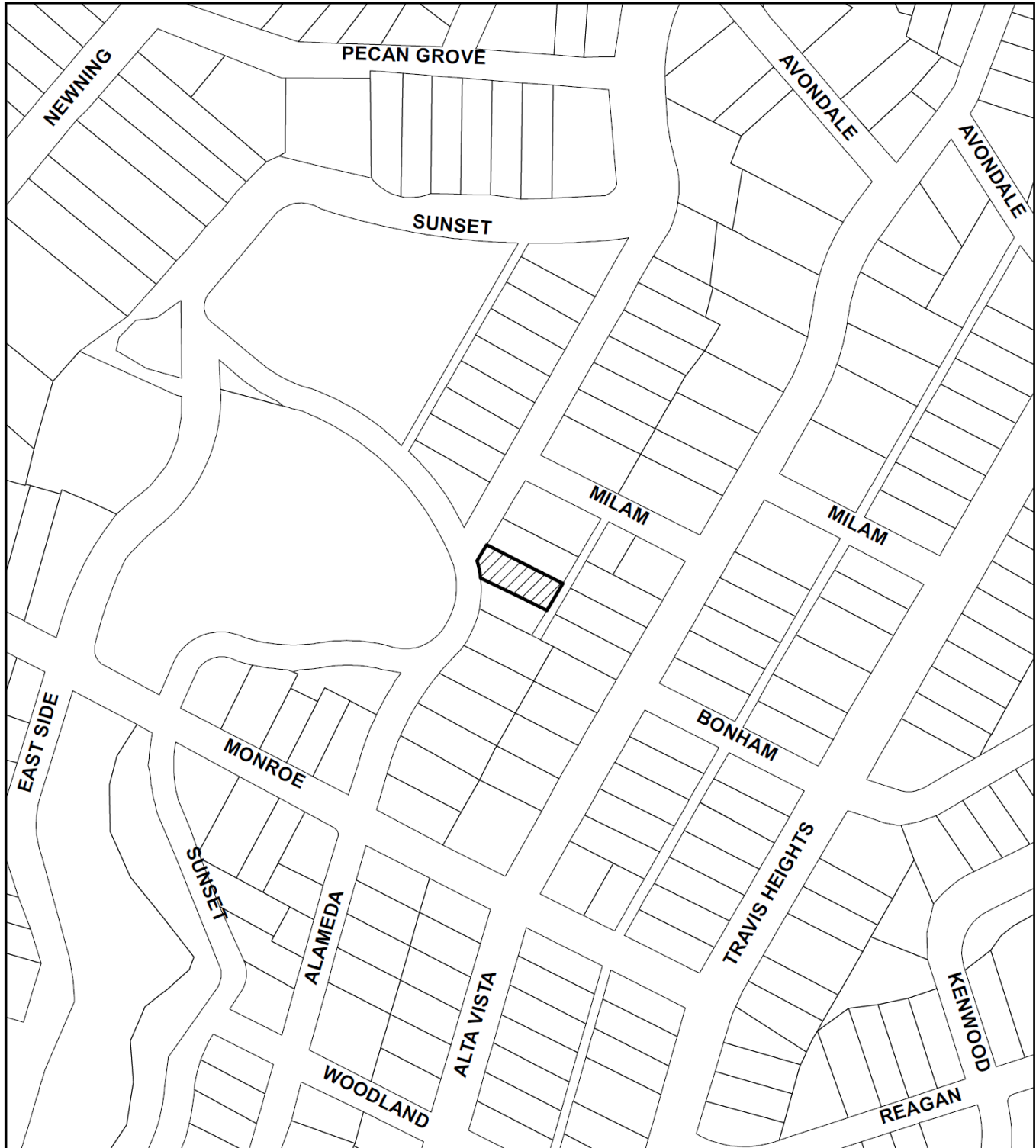
Designation Criteria—Historic Landmark




- 1) The building is more than 50 years old.
- 2) The building retains low integrity. The second story is not original and was added less than 50 years ago.
- 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. While Marion Storm is of interest, she lived in the house for only a brief period before her untimely death.
 - 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 Downless
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.

Classified ads

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

Excerpt regarding two-room residence at 1505 Alameda Dr., "Building Permits Issued," Austin Statesman, Apr. 4, 1947, 15.

SMALL PRIVATE home, 3 rooms, bath, kitchen furnished, 1505 Alameda. Phone Mrs. Beeman, 6-3406, 6-8311.

Classified ad for rental of furnished three-room house at 1505 Alameda Dr., Austin American, Nov. 22, 1953, B14.

PRIVATE, COMFORTABLE, four room cottage. Couple. or two persons, 1505 Alameda. Mrs. Beeman 6-8311, 6-3406.

Classified ad for rental of unfurnished four-room house at 1505 Alameda Dr., Austin American, Dec. 6, 1953, B16.

SMALL PRIVATE home — 3 rooms, bath, shower, furnished, cooler, \$68. No utilities. 1505 Alameda. GR 6-3406.

Classified ad for rental of furnished three-room house with bathroom at 1505 Alameda Dr., Austin Statesman, June 20, 1956, 30.

TRAVIS HEIGHTS. 1505 Alameda. One bedroom brick. Tree covered int. Paved street. \$68.50. Pete Crow Realtor. GR 7-7036 after 6. HI 2-1990.

Classified ad for rental of furnished one-bedroom house at 1505 Alameda Dr., Austin Statesman, Dec. 12, 1957, B25.

1505 ALAMEDA. Complete one bedroom, attractive, shady lawn. Evenings, week ends. HI 2-6075; Days GR 6-8311. Bess Beeman.

Classified ad for sale of one-bedroom house at 1505 Alameda Dr., Austin Statesman, Mar. 10, 1958, 17.

3 ROOMS. Tub-shower. Private, attractive. 1505 Alameda, \$65.50. Mrs. Beeman. Days GR 6-8311. evenings, weekend. HI 2-6075.

Classified ad for rental of furnished three-room house at 1505 Alameda Dr., Austin Statesman, Sept. 19, 1958, 27.

MY LITTLE house vacant. 1505 Alameda. One or two persons. Cozy. Bess Beeman. HI 2-6075. GR 6-8311.

Classified ad for rental of furnished house at 1505 Alameda Dr., Austin Statesman, Sept. 3, 1960, 12.

ONE — TWO persons. Attractive 3 rooms: bath, tub-shower. 1505 Alameda. Bess Beeman. HI 2-6075—GR 7-6311.

Classified ad for rental of furnished three-room house with bath at 1505 Alameda Dr., Austin American, Feb. 18, 1962, D6.

PRIVATE. LIVING room, dinette, bedroom, kitchen, bath-shower. Convenient town and Bergstrom. 1505 Alameda. HI 2-6075.

Classified ad for rental of furnished house with living room, dinette, bedroom, kitchen, and bath at 1505 Alameda Dr., Austin American, May 26, 1963, D6.

PRIVATE, COMFORTABLE, four room cottage. Couple. or two persons. 1505 Alameda. Mrs. Beeman 6-8311, 6-3406.

Classified ad for rental of four-room house at 1505 Alameda Dr., Austin American, Dec. 6, 1963, B16.

**TRAVIS HEIGHTS .
1503-1505 Alameda**
Small down payment. Owner will carry balance. All brick 3 bedrooms, 5 air-condition units, separate dining room, 1 1/2 baths. Nice carpet in living, dining and 2 bedrooms. Large double garage, beautiful tree covered lot and fenced yard. Plus small 3 room and bath home on adjacent lot. Near all schools park and shopping. Will consider selling each one separately. Pete Crow. Realtor. GR 7-6346

Classified ad for sale of houses at 1503 and 1505 Alameda Dr., Austin Statesman, June 2, 1965, A51.

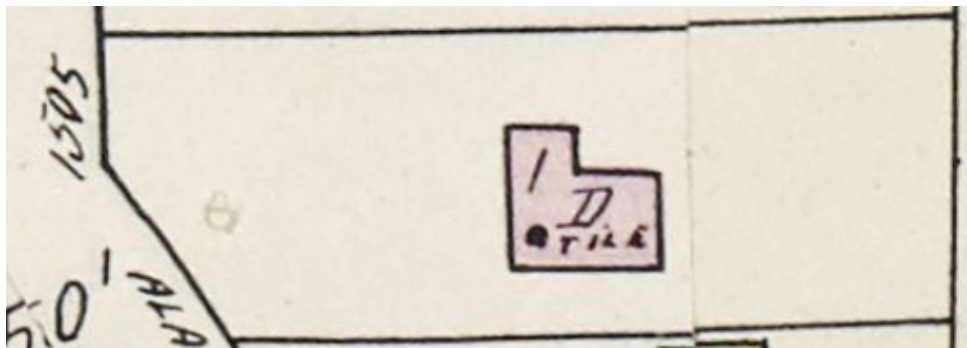
TRAVIS HEIGHTS — 1505 Alameda. Small house for couple. One bedroom, patio and carport. Amidst lovely trees. (312-7453). Saturday and Sunday. Shown by appointment. \$80 plus utilities.

Classified ad for furnished rental of one-bedroom house at 1505 Alameda Dr., Austin Statesman, Jan. 7, 1967, 32.

SMALL COTTAGE for rent — 1505 Alameda. 1 bedroom, furnished, large tree laden yard. \$135 + bills. Deposit. Call Eva, 465-6517; 447-2618.

Classified ad for furnished rental of one-bedroom house at 1505 Alameda Dr., Austin Statesman, Dec. 29, 1972, 58.

Sanborn Fire Insurance map



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/>.

Permits

Marion Storm 1505 Alameda Drive

~~131~~ 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
Austin, Texas		INDEXED	
Received of	C. BEN HIBBETTS	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



City of Austin

BUILDING PERMIT

PERMIT NO : 1985-021029 BP

Type: RESIDENTIAL

Status : Final

1505 ALAMEDA DR

Issue Date : 04/15/1985

Expiry Date : 07/24/1985

LEGAL DESCRIPTION:

SITE APPROVAL:

ZONING:

LOT 15 BLK 5 TRAVIS HEIGHTS

PROPOSED OCCUPANCY:

WORK PERMITTED:

Addition

ISSUED BY:

Addn To Res To Create A 2 Sty Res & Remodel

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT	GROUPS	FLOORS	UNITS	# OF PKG SPACES
	Total Job Valuation : \$20,000.00		434			1	
TOTAL BLDG COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

Contact

Phone

Contact

Phone

Fee Description	Fee Amount	Paid Date	Fee Description	Fee Amount	Paid Date
Building Permit Fee	\$62.00	04/15/1985	Electrical Permit Fee	\$33.00	07/10/1985
Mechanical Permit Fee	\$28.00	07/17/1985	Plumbing Permit Fee	\$28.00	07/17/1985
Total Fees:	\$151.00				

Construction documents approved by the building official are approved with the intent that such construction documents comply in all respects with City technical codes. The review of construction documents is not exhaustive of all code requirements. The issuance or approval of plans and specifications or other construction documents is not an approval of any violation of the technical codes or of any other ordinance of the jurisdiction. The issuance of an approval based on plans, specifications and other data shall not prevent the building official from requiring the correction of errors in the plans, specifications or other data.

The City of Austin has not conducted a plan review of the mechanical, electrical or plumbing on this plan set. Be advised that all work performed on this project must be as per applicable trade code.

Inspection requirements

Building Inspection

Electric Inspection

Mechanical Inspection

Plumbing Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.



City of Austin

BUILDING PERMIT

PERMIT NO : 1985-021029 BP

Type: RESIDENTIAL

Status : Final

1505 ALAMEDA DR

Issue Date : 04/15/1985

Expiry Date : 07/24/1985

LEGAL DESCRIPTION:

SITE APPROVAL:

ZONING:

LOT 15 BLK 5 TRAVIS HEIGHTS

PROPOSED OCCUPANCY:

WORK PERMITTED:

Addition

ISSUED BY:

Addn To Res To Create A 2 Sty Res & Remodel

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT	GROUPS	FLOORS	UNITS	# OF PKG SPACES
	Total Job Valuation : \$20,000.00		434			1	
TOTAL BLDG COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

Comments

Smoke Detector Required This Permit Replaces #225857 Which Expired*** Over

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin

BUILDING PERMIT

PERMIT NO : 1985-021029 BP

Type: RESIDENTIAL

Status : Final

1505 ALAMEDA DR

Issue Date : 04/15/1985

Expiry Date : 07/24/1985

LEGAL DESCRIPTION:

SITE APPROVAL:

ZONING:

LOT 15 BLK 5 TRAVIS HEIGHTS

PROPOSED OCCUPANCY:

WORK PERMITTED:

Addition

ISSUED BY:

Addn To Res To Create A 2 Sty Res & Remodel

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT	GROUPS	FLOORS	UNITS	# OF PKG SPACES
	Total Job Valuation : \$20,000.00		434			1	
TOTAL BLDG COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

Type	Date	Status	Comments	Inspector
112 Final Building	07/24/1985	Pass	MIGRATED FROM PIER.	

