

**HISTORIC LANDMARK COMMISSION**  
**APPLICATION FOR PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**MARCH 28, 2022**  
**HR 2022-028987**  
**OLD WEST AUSTIN**  
**1717 W. 30<sup>TH</sup>**

## **PROPOSAL**

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Total demolition of a circa 1941 single-family residence and decks, and new construction.

## **PROJECT SPECIFICATIONS**

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- 1) Total demolition of circa 1941 existing single-story house bungalow and decks (rear studio to remain).
- 2) New construction of a single-family residence:  
 The proposed new construction is for a single-story residence with a front gable, standing seam metal roof. It will have an exterior cladding of brick and stained wood siding. Windows will be a mixture of casement, sliding, and fixed single pane glass windows. The primary façade is composed of two fixed single-pane windows and a centrally placed entry door with sidelight. There is a front deck of approximately 112 square feet and a rear back patio. The modern aesthetic takes cues from the Minimal Traditional style in its lack of ornamentation, proportions, and material choice.

## **ARCHITECTURE**

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1717 W. 30<sup>th</sup> is a Minimal Traditional style single-family residence built circa 1941. It is on pier and beam foundation and approximately 1625 square feet of wood frame construction with asbestos shingle siding, a hipped roof, and wood 1:1 single-pane windows. It has a central small covered front porch with simple boxed pilasters supporting a hipped roof extension over a single paneled door entrance. There is a raised wooden deck with steps attached to the back of the residence.

## **RESEARCH**

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1717 W. 30<sup>th</sup> was built circa 1941 by Ken Sanders. It was then rented by James W. and Ora Robinson in 1944. The property was then purchased by M. C. and Elizabeth S. Robinson around 1947. Still, it was vacant by 1949 until it was purchased by E. Morris and Grace E. Alford, owners of Morris Alford Insurance Agency. Mr Morris served as a staff officer at Lackland Air Force Base and President of the Austin Appraisal Association. Donald O. and Dorothy Reinhackel, who owned Harold G. Reinhackel & Son, insurance company, purchased the home in approximately 1955 and welcomed a son while living at here. The Reinhackels lived in the home until Robert G. Brown rented the house in 1959.

## **DESIGN STANDARDS**

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The City of Austin's [Historic Design Standards](#) (March 2021) is 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:

### General Standards

The project does not meet the general standard because it is demolishing the original structure.

- 1.1 *Do not remove intact historic material from the exterior of a building.*
  - b. *Avoid demolition that removes historic structural systems or compromises the structural integrity of a historic building.*

### Residential new construction

#### 1. Location

The proposed new construction location appears to maintain the setbacks and rhythm of adjacent contributing buildings on the street and is compatible.

#### 2. Orientation

The proposed new construction is oriented towards the primary street and is consistent with the orientation of contributing buildings on the same block.

#### 3. Scale, massing, and height

The height, scale, and massing of the proposed design reflects the character of nearby contributing buildings and is

compatible and appropriate.

#### 4. Proportions

The proportions of the proposed design reflect those of contributing buildings within the block and are compatible and appropriate.

#### 5. Design and style

The new design is visually distinguishable as new construction but does not distract or diminish the historic character of the nearby contributing buildings.

#### 6. Roofs

The new design uses a simple front-facing gable roof form and detail of standing seam metal material. The form reflects the character of roofs on contributing buildings. The standing seam is appropriate as it is not generally visible from street view.

#### 7. Exterior walls

The exterior wall materials of wood and brick are compatible with the historic district's character in scale, type, material, size, finish, and texture.

#### 8. Windows and doors

The windows and doors are compatible with nearby contributing buildings in size, configuration, and profile.

#### 5. Sidewalks, driveways, and parking

The proposed design includes parking in the exact location as the original parking and is compatible with nearby contributing buildings.

#### Summary

The demolition of the original structure does not meet the general standards due to the destruction of historic fabric. However, the proposed new construction meets the applicable standards.

### **PROPERTY EVALUATION**

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The property contributes to the Old West Austin National Register district. The University-Windsor-Hyde Park Survey lists the property as a contributing property to a potential Bryker Woods Historic District.

#### *Designation Criteria—Historic Landmark*

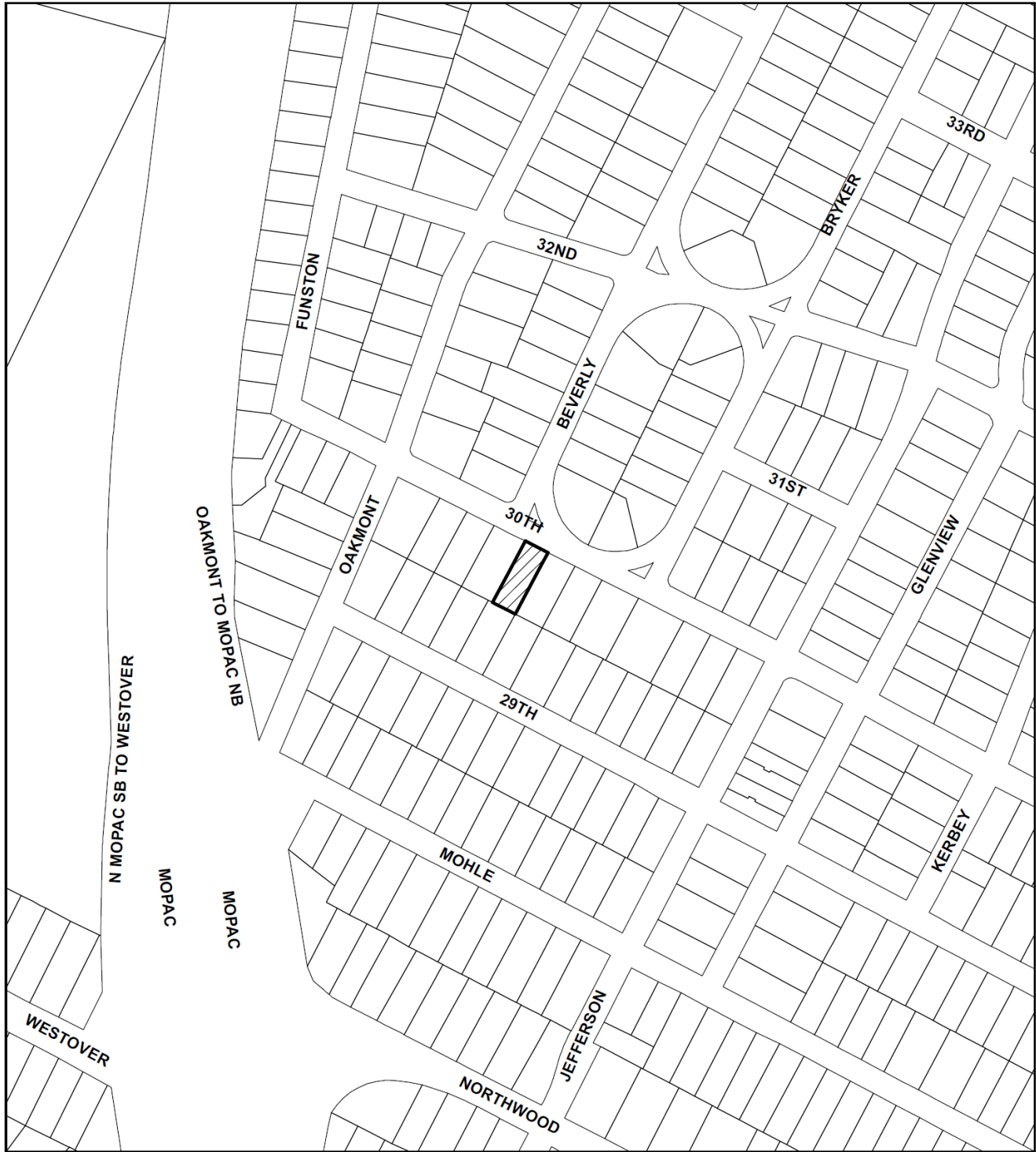
- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
  - a. Architecture. The building is a good example of 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**

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Encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the demolition permit upon completion of a City of Austin Documentation Package. Comment on and release the new construction plans.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 250'

## NOTIFICATIONS

CASE#: HR 22-028987

LOCATION: 1717 W 30TH 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*



*Demolition permit application, 2022*

### *Occupancy History*

City Directory Research, February 2022

1959	Robert G. Brown, renter
1957	Donald O. and Dorothy Reinhackel, owners Harold G. Reinhackel & Son (insurance)
1955	Donald O. and Dorothy Reinhackel, owners Harold G. Reinhackel & Son (insurance)
1952	E. Morris and Grace E. Alford, owners Morris Alford Insurance Agency
1949	Vacant
1947	M. C. and Elizabeth S. Robinson, owners Lawyer
1944	James W. and Ora Robinson, renters USA
1941	Address not listed

No. 17800

Smoot

Lot 9 Block            Subdivision            Plat No. 209

[illegible]

ADDRESS: 1717 W. 30<sup>th</sup> PERMIT: 870 3098 PLAT: 209

LOT: E. 50' of 9	BLOCK: 1	SUBDIVISION: Brykerwoods C	USE DIST: A-1 <sup>ST</sup>
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OCCUPANCY: Remodel existing residence

OWNER: John Hilbert	CONTRACTOR: Owner	PLUMBER:	MECH.:
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LAYOUT:	6/30/87	SAAA	ELECTRICAL:	R.O.W. CONCRETE:
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PLUMBING ROUGH				(1) 30' L	
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		N	W. 30' - S.
SEWER		A	50'

[illegible][illegible][illegible][illegible][illegible][illegible]

MECHANICAL ROUGH			13		13	
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[illegible][illegible][illegible]

PLUMBING	18	✓			
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[illegible]

ELECTRICAL
517
City of Austin

SIDEWALKS & DRIVES						INSPECTOR:	

BID 2046 JUNE 80	CLERK: <i>slm</i>	DATE: <i>6-29-82</i>	<i>Division</i>
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DATE: 6-29-82

INSPECTOR:  
*W. J. O'Connell*

*Building permit, 1982*



Austin American Statesman articles found  
for residents of 1717 West 30<sup>th</sup> Street

#### Church Sets Special Rites

*The Austin Statesman (1921-1973)*; May 29, 1953;  
ProQuest Historical Newspapers: The Austin American Statesman  
pg. 11

## Morris Alford Back in Austin

Morris Alford, 1717 West 30th Street, is back in business at the Austin Mortgage Investment Company after a two-year hitch in the Air Force.

Alford was returned to civilian duty last week after service at Lackland Air Force Base as staff officer with the rank of major. Before being called back into the service he was president of the Austin Residential Appraisers Association, the Mortgage Banking Association, the Air Force Reserve Association and a member of the Lions Club and the Austin Real Estate Board.

#### Birth Notice 1 -- No Title

*The Austin Statesman (1921-1973)*; Jul 24, 1958;  
ProQuest Historical Newspapers: The Austin American Statesman  
pg. A7

MR. and MRS. FRANKLYN  
BOYDSTUN, 1717 West 30th  
Street, a girl, Tuesday at St.  
David's.

#### Birth Notice 1 -- No Title

*The Austin Statesman (1921-1973)*; Sep 21, 1954;  
ProQuest Historical Newspapers: The Austin American Statesman  
pg. 7

MR. and MRS. D. O. REINHACK-  
EL, 1717 West 30th Street, a boy,  
Thursday at Seton.