

HISTORIC LANDMARK COMMISSION
APPLICATION FOR PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MARCH 28, 2022
HR 2022-021915
WEST LINE NATIONAL REGISTER DISTRICT
1616 W. 12TH STREET

PROPOSAL

Replacement of windows and siding, and addition of front and rear porches on circa 1935¹ residence.

PROJECT SPECIFICATIONS

- 1) Replace windows on all sides of the house with Anderson Wood windows to match original wood windows. The grill pattern will match the existing window grill pattern, with 6 divided lights on the top window and no divided lights on the bottom windows. The grill will be permanently attached to the exterior and removable on the interior.
- 2) Remove shingle siding on existing rear second story addition.
- 3) Replace siding on the rear second story addition with wood siding to match the original siding on the house.
- 4) Add covered front porch with a shed roof, and add columns for roof support.
- 5) Add covered rear patio with valley exposed framing.

ARCHITECTURE

Two-story stone and wood frame house built circa 1935 with weatherboard and shingle siding and hipped roof. There is a full-height front-facing gable placed slightly off-center on the primary façade. The wood windows have 6 divided panes in the upper sash a single pane in the lower sash. There is a rear addition (rock garage and upper wood frame) that appears to have been constructed circa 1947.

RESEARCH

1616 W. 12th street was built by P.J. Anthony in 1939. Mr. Anthony was well known for slogan writing and most famously for giving the Stephen F. Austin Hotel its original moniker, “The Texan”. After the Anthony family, many renters called the residence home including students, Don and Marilyn H. Metcalf; sheet metal worker, David H. and wife Alma L. Ross; and J. Malcolm and Eleanor C. Beall, who had a son at St. David’s while living at the address. Mr. Beall was the assistant purchasing agent for Tips Engine Works.

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:

Repair and alterations

1. General standards

The proposed project retains and rehabilitates the historic portion of the building and successfully avoids false historicism. It repairs historic fabric when possible and replaces deteriorated elements with new material that approximates the size and matches the scale, profile, and appearance of the historic material.

4. Exterior walls and trim

The proposed project replaces non-historic-siding with compatible wood siding of a similar profile to the original structure.

4.2 When replacement or patching is required, use a compatible material that has a matching profile and texture, and that will not damage the historic material. Rot-resistant materials of similar density may be considered (e.g., cementitious siding).

5. Windows, doors, and screens

The proposed project replaces wood windows with wood windows of compatible sash width, profile and grille /muntin

¹ Myers, Terri and Butman, A. Elizabeth. “West Line Historic District.” National Register of Historic Places Inventory/Nomination Form. Preservation Central, March 7, 2005.

pattern. The replacement windows will be double-hung, equal sash, 3 1/4" Frame Depth, with white exterior frame, sash/panel, interior frame, dual pane low-e argon fill full divided light, standard grille alignment, 3 wide, 2 high, Colonial pattern, white, with 3/4" exterior grille bar.

5.3 If historic windows must be replaced, match the size and details of the existing window, including configuration, profile, and finish. Take into account elements such as frames, sashes, muntins, sills, heads, moldings, surrounds, hardware, and shutters.

5.3.a. If a window has divided lites, replacement windows must have true divided lites or simulated divided lites with dimensional muntins placed on the outside of the glass and corresponding spacers of an appropriate color, material, and thickness on the inside of the glass, so that the window appears to have true divided lites.

Residential additions

6. Porches and decks

The proposed addition's roof pitch and height, appear compatible with the existing house. Extending the entry out onto the existing stone landing, extending the roof, and adding columns would not detract from the vernacular style of the house as it is known for its additive style. However, the small existing front porch entry will lose the knee brace. The porch additions should improve drainage and protection from the elements for historic fabric.

6.3 Maintain porch dimensions and height.

6.4 Maintain the open nature of front porches.

Summary

The project meets the applicable standards.

PROPERTY EVALUATION

The property contributes to the West Line National Register 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 domestic vernacular architecture and conveys 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

Comment on and release the plans.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: HR 22-021915

LOCATION: 1616 W 12TH 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, 2022

Occupancy History

City Directory Research, March 2022

1959	Don and Marilyn H. Metcalf, renters Student
1957	David H. and Alma L. Ross, renters Sheet metal worker Courtney Roofing Co.
1955	Vacant
1952	J. Malcolm and Eleanor C. Beall, renters USA
1949	J. Malcolm and Eleanor A. Beall, renters Assistant purchasing agent Tips Engine Works
1947	J. Malcolm and Eleanor A. Beall, renters Student at the University of Texas
1944	William D. and Kathleen Toler, renters USA
1941	Lee and Agnes Madden, renters

Lee - Carpenter
 Agnes - Stenographer State Highway Department

1939 Address not listed

Permits

WATER SERVICE PERMIT		Nº 13880
Austin, Texas		92
Received of	P J Anthony	Date July 20th, 1939
Address	1616 W 12	
Amount	Two and 50/100--	\$ 2.50
Plumber	Wallace Plbg Co	Size of Tap 1/2"
Date of Connection	7/2/39	

Water service permit, 1939

P. J. Anthony

1616 W. 12th.

92

15

-

S.pt. of

8

-

Frame residence - garage integral

275n - 6/9/39

Building permit, 1939

P. J. Anthony

1616 West 12th Street

92

8

-

-

-

Rock garage & frame room above addn. to
 residence

34055 6-2-47

\$350.00

Owner

Building permit, 1947

OWNER John M. Pike ADDRESS 1616 West 12th

PLAT 92 LOT 8 BLK.

SUBDIVISION Slartey Addn

OCCUPANCY remodel res and replace support beams and rotted wood siding

BLDG. PERMIT # 190017 DATE 1-14-80 OWNERS ESTIMATE 150.00

CONTRACTOR Owner NO. OF FIXTURES

WATER TAP REC# SEWER TAP REC#

Building permit, 1980

Address: 1616 West 12 st Permit: 190017 Plat: 92

Lot: 8 Block Subdivision:

Outlot Slartey addn

Fire Zone: 3 Use Dist. A-H st Occupancy: Remodel Res Replace beams & siding

Layout		Framing		4/22/81	Final	Commercial	
Foundation		Floor joist size & o.c.		Bldg. Conn.		Parking	
Front setback		ceiling joist size & o.c.		Room Vent.		Exits	
Total & Min. side yard		stud size & o.c.		Stairs		Exit lights	
Side St. Yard				Rails		Fences	
				Attic Vent.	for	Corridors	
				Insulation			
Type Const.		W. Insulation		Hood Vent.			
Spec. Permit #		Sheetrock		Glass	Ho		
BOA		Commercial Sheetrock		Deadbolts	PA		
		Occup. Sep.		Fireplaces			
		Thru out					

Owner: John M. Pike Contractor:

BID 2005 JUNE 77



City of Austin

Clerk Pauline Date 1-14-80

Building permit, 1980

Birth Notice 1 -- No Title
 The Austin Statesman (1921-1973); Feb 16, 1948;
 ProQuest Historical Newspapers: The Austin American Statesman
 pg. 7

MR. and MRS. J. MALCOLM
 BEALL, 1616 West 12th, a
 boy, Friday at St. David's.

Birth Notice for the Beall family, renters in 1948

'The Texas' is Name Selected for Austin's New Million Dollar Hotel: ...
The Austin Statesman (1921-1973); Feb 25, 1923;
 ProQuest Historical Newspapers: The Austin American Statesman
 pg. 1

'The Texas' is Name Selected for Austin's New Million Dollar Hotel

P. J. ANTHONY WINS THIRD PRIZE IN NATL. CARTRIDGE NAME CONTEST
The Austin Statesman (1921-1973); Sep 21, 1924;
 ProQuest Historical Newspapers: The Austin American Statesman
 pg. 5

P. J. ANTHONY WINS THIRD PRIZE IN NATL. CARTRIDGE NAME CONTEST

P. J. Anthony, teller at the Texas Bank & Trust Company, can lay claim to the title of champion sloganist and title writer since he won third prize in the United States prize name contest put on by the United States Cartridge Company. Mr. Anthony submitted the name "Climax Steadies" and won the third prize out of a field of 50,000 names submitted, according to a letter received by him Saturday from the company.

Mr. Anthony was given the choice of an L. C. Smith double barrel "Eagle" model gun or a single barrel "specialty" model.

Mr. Anthony was the winner of a \$25 prize for naming the new million-dollar hotel "The Texas," this name later being changed to the Stephen F. Austin at the request of local citizens desiring to honor the founder of Texas. He also won a prize of \$25 for naming Travis Memorial Park and was given an automobile tire for coining the best slogan in a tire slogan contest conducted by Harry Golden of Austin a few months ago. He has submitted winning names and slogans in several other contests.

One of his associates at the bank Saturday stated Mr. Anthony is also skilled as a cartoonist and in his spare moments depicts funny incidents at the bank or cartoons some of the bank's employees. He resides at 2800 San Pedro Street.

Articles from the Austin American Statesman about P.J. Anthony the original builder and owner of 1616 W. 12 Street.

Mr. Anthony was the winner of several slogan and naming contestants including naming "The Texas" hotel, later renamed the *Stephen F. Austin*, and *Travis Memorial Park*.

Committee Picks Title Submitted By P. J. Anthony

"The Texas" is the name selected for Austin's new million-dollar hotel, construction of which will begin on April 2. This name was chosen from a list of between 400 and 500 sent in by 108 persons, according to an announcement made by John P. Butler, chairman of the committee to select the name for the new hostelry.

The winning name was submitted to the committee by three Austin citizens—P. J. Anthony, paying teller of the Texas Bank & Trust Company; Mrs. Ireland Graves of 810 West Seventeenth street; and Jewel Rogers of 710 Colorado street. The names were filed as they were received by the committee, and as Mr. Anthony was the first to suggest "The Texas," he will be given the first prize of \$25 by the hotel committee, Mr. Butler stated.

Mr. Anthony sent in the forty-seventh letter received by the committee on January 30. Mrs. Graves sent in the 141th letter on February 14, while Jewel Rogers came in as No. 154 on February 15.

The different dining rooms will be named later by the committee, Mr. Butler said, as soon as the color scheme and architectural details of these rooms are known. The name chosen for each dining room will be in harmony with its general appearance.

Announcement of the selection of the name was made following a meeting of the hotel executive committee Saturday. All of the names submitted were reported to the committee by Mr. Butler and President T. B. Baker of the hotel company.

Bids for the construction of the new hotel will be submitted on March 10, and opened on March 20. It was announced Saturday afternoon by John B. Pope, chairman of the hotel executive committee. Contractors will be shown plans for the new hotel on March 10.

Lt. Beall Arrives Here

The Austin American (1914-1973); Sep 16, 1945;
 ProQuest Historical Newspapers: The Austin American Statesman
 pg. A8

Lt. Beall Arrives Here

Lt. Malcolm Beall arrived Friday morning from Camp Plauche in

New Orleans, La. He will return at the end of his 10-day leave, accompanied by his wife, the former Miss Eleanor Anthony, and their 14-months old daughter, April.

Mrs. Beall has been in Austin for

a month after coming here to play for the wedding of her sister, the former Miss Rebecca Anthony, to Lt. James E. Wingo. Mrs. Beall's parents are Mr. and Mrs. P. J. Anthony, 1616 West 12th street.