

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JULY 6, 2022
HR-2022-084153
OLD WEST AUSTIN
1512 PEASE ROAD

PROPOSAL

Demolish a ca. 1948 duplex and construct a new single-family house and pool.

PROJECT SPECIFICATIONS

- 1) Demolish existing duplex.
- 2) Construct a new residence. The proposed new building is two and one-half stories in height, with a compound gabled and hipped roof clad in standing-seam metal and multi-light windows of varying configurations. Its exterior is clad in board-and-batten siding, horizontal siding, and limestone with decorative slurry at the front first-floor gable. It has a front-facing carport and garage, as well as a partial-width front porch.
- 3) Construct a pool.

ARCHITECTURE

One-story duplex with symmetrical plan, cross-gabled hipped roof, steel casement windows, and a shallow partial-width inset porch supported by decorative iron columns.

RESEARCH

The duplex at 1512 Pease Road was constructed in 1948 for Eli and Janet Engle. Eli Engle was an entrepreneur who worked for Spiegel's department store before opening his own clothing store and laundromat

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 [at historic landmarks / in National Register districts / in [name of locally designated historic district that has adopted the Historic Design Standards] / at potential historic landmarks]. The following standards apply to the proposed project:

Residential new construction

1. Location

The proposed new building is located approximately 36 feet from the street. The existing building is set back approximately 43 feet from the street.

2. Orientation

The proposed building's orientation is consistent with others in the district, except for the front-facing garage, which does not comply with the design standards.

3. Scale, massing, and height

The proposed building's complex massing and 2.5-story height are not consistent with contributing building forms on the block. However, the stepped-down massing at the main elevation may mitigate scale incompatibility.

4. Proportions

The proposed building's proportions are somewhat compatible. The board-and-batten siding at the second floor increases its verticality, which may make proportions appear less appropriate.

5. Design and style

The proposed building's design and style is mostly compatible, with the exception of its overall complexity and front-facing garage.

6. Roofs

The proposed roofline's complexity is not compatible with the district, though its gabled and hipped forms are appropriate.

7. Exterior walls

The proposed building's horizontal siding is appropriate, though the board-and-batten siding at the second floor is not. The limestone accent is somewhat compatible, though the slurry finish is not.

8. Windows and doors

Proposed fenestration is mostly appropriate, though more uniform configurations and sizes would be more compatible with the surrounding district.

9. Porches

The proposed building's porch is mostly compatible, serving to reduce the visual impact of its overall height.

10. Chimneys

The proposed boxed chimney does not meet the design standards.

11. Attached garages and carports

The proposed front-facing garage does not meet the standards.

Summary

The project meets some of the applicable standards.

PROPERTY EVALUATION

The property contributes to the Old West Austin National Register district.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate 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 constructed in the Minimal Traditional style, though it does not appear to convey architectural significance.
 - b. Historical association. The property appears to be associated with Eli Engle, local businessman, and Clem Fain, former state senator.
 - 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

Release the demolition permit upon completion of a City of Austin Documentation Package. Comment on new construction plans.

LOCATION MAP



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: HR 22-084153

LOCATION: 1512 PEASE ROAD

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 application, 2022

Occupancy History

City Directory Research, June 2022

- 1959 a. Clem F. and Jackie M. Fain, renter
Vice-president Western Pipeline Incorporated
- b. Eli and Janet Engle, owners
Quick Wash laundry
- 1957 a. Clem F. and Jackie M. Fain, renter
Vice-president, Southern Pipeline Incorporated
- b. Eli and Janet Engle, owners
Manager, Lerner Shops
- 1955 a. Clem F. and Jackie M. Fain, renter
Vice-president Western Pipeline Incorporated
- b. Eli and Janet Engle, owners
Young-Agers
- Earl Engle, renter
Student
- 1952 a. Eli and Janet Engle, owners
Manager, Spiegel Incorporated
- b. Theo L. and Gladis Pryor, renters
District representative, Pacific Finance Loans
- 1949 a. Richard W. and Alice K. Reynolds, renters
Salesman, Reynolds-Penland
- b. Eli and Janet Engle, owners
Manager, Spiegel's
- 1947 Address not listed

Permits

Address: 1512 Peace Rd #A		Permit: 156 9/4		Plat: 146	
Lot: S. 50' of 45		Block	Subdivision: Engfield C		
		Outlot			
Fire Zone: 3	Use Dist. A-1st	Occupancy: repair & remodel duplex			
5-13-76	Layout	Framing	6-29-76 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.	Corridors		
		Insulation			
Type Const.	W. Insulation	Hood Vent.			
Spec. Permit #	Sheetrock	Glass			
BOA	Commercial Sheetrock	Deadbolts			
	Occup. Sep.	Fireplaces			
	Thru out				
Owner: Mrs. Krutokis		Contractor: Preston Harvey Const.			

Clerk Pat Date 5-13-76

Address:

Building permit, 1976

Address: 1512 PEASE RD		Permit: 174130		Plat: 146	
Lot: 45 (South 50 of Lot 45)		Block		Subdivision:	
		Outlot		Enfield 'C'	
Fire Zone: 3	Use Dist. A-4X	Occupancy: Re Roof			
Layout		Framing		4-7-78	Final
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		
Type Const.	W. Insulation	Attic Vent.	Corridors		
Spec. Permit #	Sheetrock	Insulation			
BOA	Commercial Sheetrock	Hood Vent.			
	Occup. Sep.	Glass			
	Thru out	Deadbolts			
		Fireplaces			
Owner: Allan Karatkins		Contractor: Luton Roofing			
not called		Lic # 8			

BID 2005 JUNE 77

City of Austin

Clerk: Pauline Date: 6-29-78

Address:

Building permit, 1978

- Eli Engle - 1512 Pease Road

146 45 (So 50 ft of 45) - -

Enfield "C"

Frame duplex and garage.

38088 6-21-48

\$8000.00

Frank Walling

written Sewer exist Verified 5-13-76 10

5-13-76-#156914-Mrs. Kratokin-Preston Harvey-repair & remodel duplex \$6,000

Building permit, 1948

OWNER	Mrs. Allan Karatkins	ADDRESS	1512 Pease Road
PLAT	146	LOT	45 (So. 50 ft of 45)
		BLK.	
SUBDIVISION	Enfield "C"		
OCCUPANCY	Residence		
BLDG. PERMIT #	174130	DATE	7-3-78
		OWNERS ESTIMATE	2,000
CONTRACTOR	Luton Roofing	NO. OF FIXTURES	
WATER TAP REC#		SEWER TAP REC#	
	Re-roof		

Building permit, 1978

WATER SERVICE PERMIT

Austin, Texas

Received of ELI ENGLE Date 6-21-48

Address 1512 PEASE RD APT B

Amount TWENTY DOLLARS \$ 20.00

Plumber Size of Tap 3/4"

Date of Connection 6-25-48

Water service permit, 1948

Receipt No. 10046 Application for Sewer Connection No. 24572

Austin, Texas June 22 1948

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas:

Sir:—

I hereby make application for sewer connection and instructions on premises owned by ELI ENGLE at 1512 Pease Rd Apt B Street, further described as Lot 45 Block Outlot Division subdivision Plat which is to be used as a

In this place there are to be installed 10 fixtures. Permitting Permit No. 31417

I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 3' 3' at manhole respectfully,

Connected 2' surface

Date 10-4-48

By Eli Engle

Sewer service permit, 1948

Historical information



SISTERHOOD PLANNERS—Members of Temple Beth Israel Sisterhood are busy this week and next shaping plans for a meeting here of the Texas-Oklahoma Federation, the 22nd district of the National Federation of Temple Sisterhoods. The local group will be host for sessions Nov. 4, 5 and 6 in the Commodore Perry Hotel. Mrs. Adolph Byrystyn, general chair-

man, (seated, center) is flanked (on the left) by Mrs. Harry Laves, local president; Mrs. Sam Rosenfield, assistant program chairman; (on the right) Mrs. Bernard Snyder, assistant program chairman; Mrs. William Koen, registration chairman. Standing are Mrs. David Bassist, food chairman (left), and Mrs. Eli Engle, finance chairman.—(Neal Douglas Photo.)

Young Agers Store Opens Wednesday

Opening of Austin's newest store —Young Agers—at 908 Lamar Boulevard has been set for Wednesday morning. Eli Engle, owner, announced Tuesday.

The new store, housed in a modern location 25 feet by 75 feet, will carry all nationally-advertised lines of children's clothes, from infants to 12 years of age for girls and from infants to eight years of age for boys. A line of baby shoes also will be offered.

Among the lines to be carried are Vanta, Jean Durain, Prissy Missy, Shirley and Nitey Nite.

Free gifts will be presented to the children during the week.

Engle, a former University of Texas student, is a member of the Austin Chamber of Commerce, of the Longhorn Club and of the Masonic Lodge. He has been a resident of Austin for 20 years and was formerly manager of Spiegel's store here.

He is married and the father of a 10-year-old son who is enrolled at the University of Texas.

"Beth Israel Group to Host District Sisterhood Meeting." *The Austin Statesman* (1921-1973), Oct 25, 1951, A9.

"Young Agers Store Opens Wednesday." *The Austin Statesman* (1921-1973), Sep 30, 1952, 3.



Austin Statesman-United Press

Mrs. Jackie Fain, day chief operator for the Southwestern Bell Telephone Company in Austin, completes 35 years of service to the company Tuesday. She has watched the ending of the crank telephone era and the beginning of a new era of automatic dialing. But she is convinced "there will always be a telephone operator."

Mrs. Fain Has Seen Many Phone Changes

By ANITA BREWER

The entertainment of listening to the neighbors' gossip on the old-fashioned party line has been replaced by a streamlined dial telephone system which connects Austin with far-distant cities in seconds.

Mrs. Jackie Fain, day chief operator for the Southwestern Bell Telephone Company here, has seen the transition through all its steps.

Tuesday afternoon she was honored by her friends and colleagues with an open house celebrating the 35th anniversary of her employment with the telephone company.

When Mrs. Fain became a "hello girl" Nov. 16, 1920, she put through calls originating from crank telephones in farm kitchens near Woodville. She was able to recognize the voices of all the telephone customers.

Mrs. Fain was on hand when the "combined line recording" system was put into use. Before its advent, one operator had to take a call and another had to put it through.

Most revolutionary of the changes in telephone work has been the change from manual to dial systems. Next month Mrs. Fain will see letter prefixes added to the numbers in Austin's dial system.

Now the Austin operators also can put through a long-distance call directly in a matter of mere seconds if they know the number.

Mrs. Fain has been in Austin since 1932, and her colleagues Tuesday heaped high praise on her commendable record and the excellent service she has given to

telephone users throughout the years. In 1947 she was chief operator here when the one millionth telephone was installed in Texas. Governor Beauford Jester made a call to the new Southwestern Bell customer. Just a few months ago Governor Allan Shivers put a call through to the two millionth subscriber.

In her gifted way, Mrs. Fain has worked calmly through many disasters. Aid to stricken areas comes through the quick work of telephone operators. She and her operators have worked through the Texas City disaster and the Waco tornado, reassuring the families of the unhurt and speeding aid to the injured.

In recent years in her chief operator position, Mrs. Fain's chief responsibility has been the training of people. She teaches them in the tradition of service to the public, and in the technique which has made her company a watchword of efficiency.

Mrs. Fain and her husband, Clem, the former state senator, live at 1512 Pease Road.

Clem Fain To Address UDC Chapter

Former State Senator **Clem Fain**, local attorney and authority on the American Indians, will be guest speaker at a meeting of the Katie Cabell Muse chapter, United Daughters of the Confederacy, Tuesday at 7:30 p. m. in the home of Mrs. Bess Mason, 2203 Hartford Road.

Miss Fay Gregory, program chairman, will present Mr. Fain who will discuss the American Indians in the South during the War Between the States and the value of their service to the Southern Army.

Hostesses assisting Mrs. Mason will be Mesdames Kelly Graham, Eddie Eddins, Milton Lunday, Robert L. Scarbrough, Sam Ryan and Misses Lucile Mathis and Ollie Lloyd.

During a brief business meeting, Mrs. J. Walter Pierce, president, will present UDC certificates to Mrs. Clarence W. Balch and Mrs. Bobby Barnhart, new members.

Pipe Line Group Elects Morrison

E. G. Morrison, president of the Western Pipe Line, Inc., in Austin, Saturday was elected to the board of directors of the National Pipe Line Contractors Association at a meeting in Boca Raton, Fla.

Morrison and Senator **Clem F. Fain**, vice president of the local company, were among the 10 members of the Austin firm who attended the four-day convention in Florida.

Former Governor Allan Shivers has assumed his duties as chairman of the board for the company, which is in the process of moving to its new headquarters on the third floor of the Veterans of Foreign Wars building at 311 East 11th Street.

Morrison has been in the pipe line construction business for the past 15 years. A former president of the Capitol Area Boy Scouts, he moved to Austin in 1947.

"Clem Fain to Address UDC Chapter." *The Austin American* (1914-1973), Oct 02, 1955, D14.

"Pipe Line Group Elects Morrison." *The Austin American* (1914-1973), Jan 20, 1957, A1.

New Laundry Is Opening Here Monday

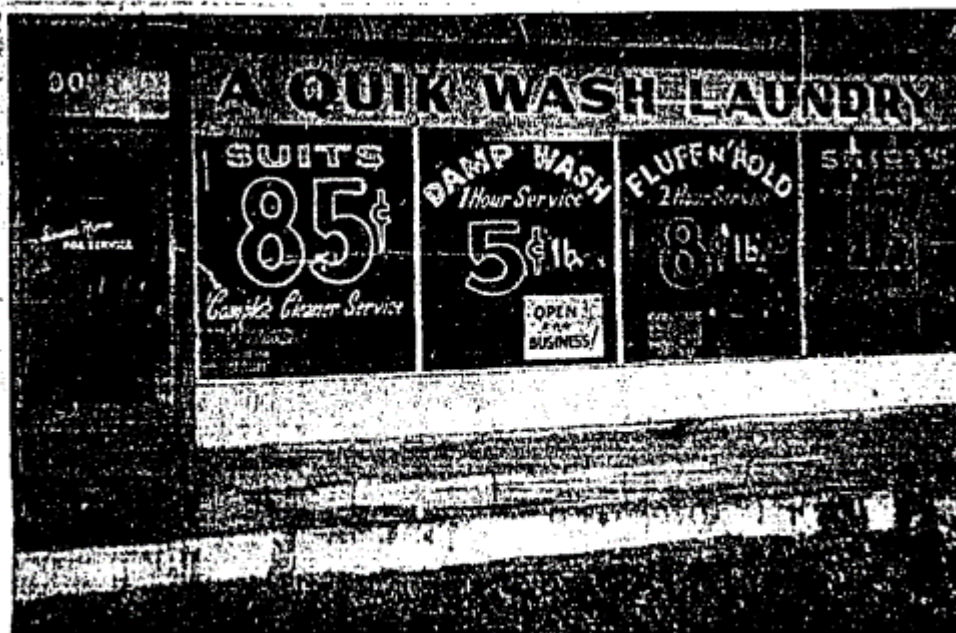
A Quick Wash laundry will have its formal opening Monday and Tuesday located in the Enfield Shopping Center, 12th and Lamar Boulevard, **Eli Engle**, owner, announced.

The laundry features the latest in equipment using Hammered Stainless Steel washers and Hammered Jet-fired dryers that give you light fluffy clothes. They use the finest soaps and bleach, and mix a special formula for the needs of each bundle to give you sparkling clean clothes.

One hour service in damp dry and two hour fluff 'n fold service will be offered. Engle says the service center will be a one stop station for all cleaning and finished laundry. The laundry does expert work on rugs, blankets and spreads, also sanitary individual work on diapers.

Curb service is another feature of A Quick Wash Laundry which will be open 7 a.m. to 6 p.m. daily except Sunday.

Mr. and Mrs. Engle have been in Austin for the past 30 years—both having attended the University. They have a son, Earl, who will graduate from the University School of Law in June.



A Quick Wash Laundry is having its formal opening Monday and Tuesday. The laundry is located in the Enfield,

Austin Statesman-United Press
Shopping Center at 12th and Lamar.
Owners are Mr. and Mrs. **Eli Engle**.

"New Laundry is Opening here Monday." *The Austin Statesman* (1921-1973), Apr 29, 1957, 22.

Earl Engle Has Top Graduation

Earl Jay Engle, son of Mr. and Mrs. Eli Engle, 1512 Pease Road, graduated from the University of Texas law school on the honor roll. He was a member of the Phi Delta Phi.

He has been commissioned a second lieutenant in the US Army and will report for duty at Fort Lee, Virginia, September 11.

During the summer he is serving as a counselor at Indian Acres Camp, at Fredurg, Maine.

Official Elected

Clem Fain has been elected vice president of the pipe line division of Harbert Construction Corporation of Birmingham, Ala.

Fain, who was senior vice president of Western Pipe Lines, Inc., until its dissolution last June, will headquarter in Austin.

He resides at 1312 Pease Road.

"Earl Engle has Top Graduation." *The Austin American* (1914-1973), Jun 16, 1957, D3.

"Official Elected." *The Austin Statesman* (1921-1973), Jun 19, 1963, 18

Former Senator

To Address

DAR Colony

Former State Senator Clem Fain Jr. will be the guest speaker at the Austin Colony of the Daughters of the American Revolution Thursday meeting at 7:30 p.m. in the home of Mrs. George Foote, 5004 Ridge Oak Drive.

Fain is a "Mikko Se" (Little Chief) of the Alabama-Coushatta Indians at Texas' only Indian Reservation, 17 miles east of Livingston. Mr. and Mrs. Fain now live in Austin.

Fain presided at the installation ceremony which inaugurated the new chief, Robert Fulton Battise, on New Year's Day. Fain will describe the ceremony at the Thursday meeting.

4:34 a.m., 1512 B, Pease Rd., housefire, heavy fire damage to living room, kitchen and hallway, heavy heat and smoke damage throughout, moderate smoke damage to apartment A;

"Former Senator to Address DAR Colony." *The Austin Statesman* (1921-1973), Mar 15, 1970, D7.

"Fire Loss 1 -- no Title." *The Austin American Statesman* (1973-1980), Apr 23, 1976, Evening ed., B3.