

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
AUGUST 3, 2022
DA-2022-098782; HR-2022-105301
WEST LINE
1116 W. 6TH STREET & 1114/1116-B W. 6TH STREET

PROPOSAL

Demolish a ca. 1927 contributing commercial building and ca. 1895 contributing house. Construct a multi-lot mixed use development.

PROJECT SPECIFICATIONS

- 1) Demolish the commercial building and partially reconstruct the façade at 1116 W. 6th Street. Potential materials for the reconstruction include white brick or stone, reuse of existing brick, concrete, or treated or charred wood.
- 2) Demolish the residential building located immediately behind the store.
- 3) Construct a mixed-use development spanning the block to Blanco Street. The proposed redevelopment includes multi-level structures of varying materials, with flat-roofed upper floors and roof decks stepped back from the first- and second-floor façades.

ARCHITECTURE

The 2005 West Line National Register Historic District nomination describes 1116 W. 6th Street as follows:

One of a number of Mission Revival-style commercial buildings on the north side of W. Sixth Street, this brick two-part commercial block was built in 1927. A three-bay storefront on the ground floor consists of central double doors flanked by expansive plate-glass windows; an additional door at the end of the facade leads to stairs to the upper floor. The second-story facade, punctured by paired and triple double-hung wood windows, terminates in a shaped parapet. A suspended metal awning covers the sidewalk, and a canted clay tile roof below the parapet shades the second-floor windows. To the east side of the building, a recessed porte-cochere is surmounted by a one-room wing. Centered on the stuccoed front elevation of the wing is a cluster of three windows, and wood stairs lead to an adjacent exterior door sheltered by a metal awning.¹

1116-B W. 6th Street/1114 W. 6th Street is an L-plan Folk Victorian house. It appears to be side-gabled, with traditional cornice returns, and has a board-and-batten rear addition with a hipped roof of corrugated metal. It is not visible from the primary W. 6th Street frontage.

RESEARCH

From 1927-1944, the building housed a grocery run by Alexander (Alex) and Annie Junck Fischer, who lived on the upper floor. The Fischers sold the building to Raymond Campi, who also owned the cluster of small commercial buildings on the other corner of the block. Campi operated Capitol Floors until 1955. The building was then occupied by Bill Bunch Flowers, a florist shop run by Gus T. Bunch. The Bunch family lived either in the upstairs half of the commercial building or in the rear house, addressed alternately as 1114, 1114 ½, and 1116-B throughout the historic period, until at least 1968. The house, which appears to be one of the oldest extant buildings on the block, appears to have been rented out by the proprietors of the commercial building since its construction in 1927. Further research may be warranted to assess its integrity.

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:

Commercial new construction

1. Location

The proposed development appears to have first-floor structures mostly in line with the historic buildings currently on the streetscape. However, the proposed courtyard entrance does not maintain the rhythm of the streetscape.

2. Scale, massing, and height

The proposed development's massing somewhat reflects the massing of the existing streetscape; however, bay divisions are

¹ Myers, Terri and A. Elizabeth Brummett. "West Line Historic District." National Register of Historic Places Inventory/Nomination Form. Texas Historical Commission, Austin, October 12, 2005. <https://atlas.thc.texas.gov/NR/pdfs/05001166/05001166.pdf>

spaced regularly throughout, giving a monolithic appearance that does not reflect the streetscape’s scale. Though the buildings are multiple stories, the upper floors appear appropriately stepped back. The building’s uniform height appears monolithic.

3. Design and style

The proposed development is somewhat appropriate in style, with the exception of the courtyard entrance (see 1).

4. Materials

The building materials appear mostly compatible. Efforts should be made to retain and reuse historic-age brick and to retain textural details where possible.

5. Storefronts

The proposed development does not contain large windows or prominent entrances, with the exception of the incompatible courtyard entrance.

6. Parking structures

The proposed parking structure is located underneath the development and will not affect the streetscape.

Sites and streetscapes

The proposed development moves existing street parking to an underground garage and reconstructs sidewalks. It appears to remove existing curb cuts on the block, opting to route pedestrians through the 1116 W. 6th Street façade for courtyard access.

The proposed project also falls within the Castle Hill Historic District. See Item B.4 for assessment under the Castle Hill Design Standards.

Summary

The project meets some of the applicable citywide design standards.

PROPERTY EVALUATION

Both buildings on the property contribute to the West Line National Register district. The district nomination recommends it as individually eligible for landmark designation.

Designation Criteria—Historic Landmark

- 1) The buildings are more than 50 years old.
- 2) The primary building appears to retain high to moderate integrity. The secondary building appears to maintain moderate to low integrity; however, it is not visible from the primary street frontage.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it may meet two criteria:
 - a. Architecture. The building is a good example of a Mission Revival two-part commercial block
 - b. Historical association. The property is associated with grocers Alex and Annie Fischer.
 - 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.

COMMITTEE FEEDBACK

Retain the historic commercial building at 1116 W. 6th Street, rather than demolishing and reconstructing the façade. Maintain the rhythm of the street, using existing patterns as reference. Do not rely on plantings to enhance pedestrian experience. Do not deconstruct the building for use as courtyard entrance. Retain textural details.

STAFF RECOMMENDATION

Concur with Committee feedback. Consider referral to the September meeting of the Architectural Review Committee meeting for further discussion. Strongly encourage preservation and adaptive reuse, but release the demolition permits upon completion of a City of Austin Documentation Package.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: DA 22-098782
LOCATION: 1116 W 6TH STREET

1" = 250'

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.

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PROPERTY INFORMATION

Photos



Google Street View, 2022



West Line NRHD nomination, 2005



Douglass, Neal. West Sixth Street at Blanco, photograph, January 1, 1945; (https://texashistory.unt.edu/ark:/67531/metaph33250/m1/1/?q=%22west%20sixth%22: accessed July 19, 2022), University of North Texas Libraries, The Portal to Texas History, https://texashistory.unt.edu; crediting Austin History Center, Austin Public Library.

Occupancy History

City Directory Research, July 2022

1959 Bill Bunch Flowers
Gus T. Bunch

1955 Bill Bunch Flowers
Gus T. Bunch, owner

1952 Capitol Floors
Raymond C. and Elsie B. Campi, owners
Salesman

1949 Capitol Floors
Raymond C. and Elsie B. Campi, owners
Proprietor, Capitol Floors

1944 Raymond Campi Grocery
Raymond and Elsie B. Campi, owners
Proprietors, grocery

1941 Alex Fischer Grocery
Alex and Annie Fischer, owners
Proprietors, grocery

1937 Alex Fischer Grocery
Alex and Annie Fischer, owners
Proprietors, grocery

1932 Alex Fischer Grocery
Alex and Annie Fischer, owners
Proprietor, grocery

1927 Alfred B. and Julia Croisdale, renters
Plumber, Hayser & Linscomb

1924 J. H. and Alice Cooper, owner

1920 Frank W. and Ellen S. Murray, owners
Trainman, Austin Street Railway Company

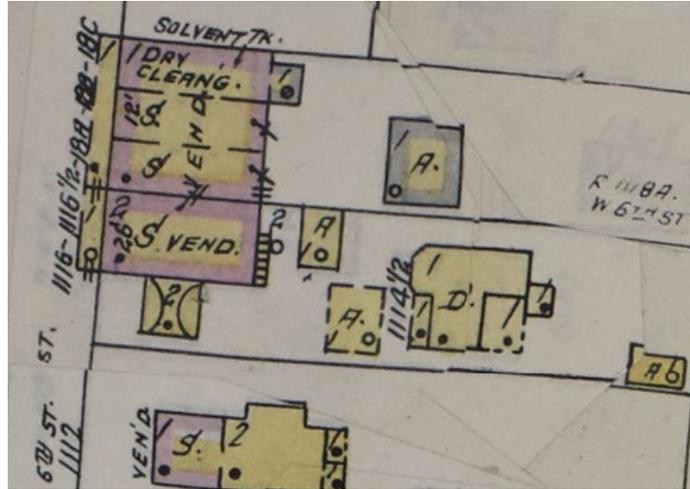
1916 Frank W. Murray
Trainman, Austin Street Railway Company

1912 Frank W. Murray
Conductor, Austin Street Railway Company

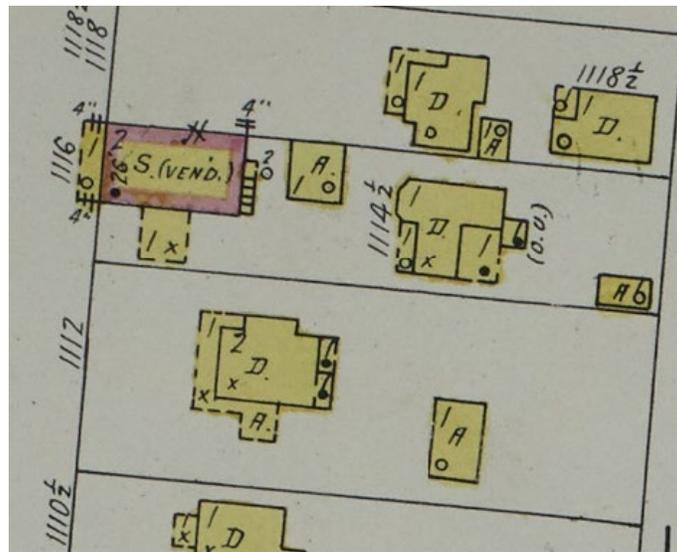
1909 Frank W. Murray
Conductor, Austin Electric Railway Company

1906 Address not listed

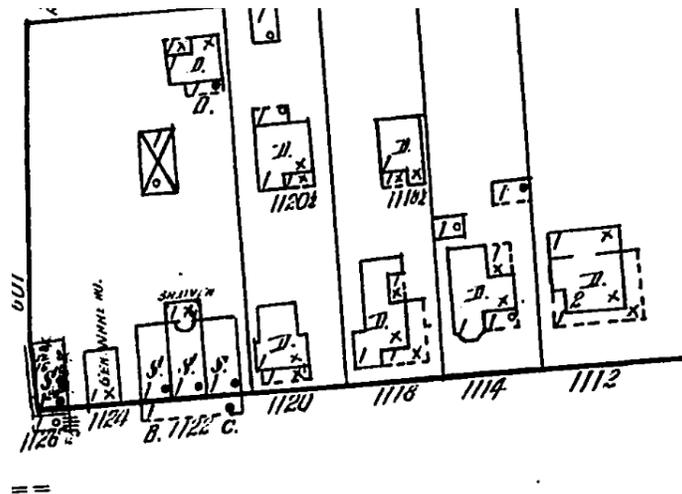
Sanborn Maps



1962



1935



1922

PERMITS GIVEN FOR BUILDINGS

May Totals Climb Past Sum
Of \$103,000.

Building permits for the month of May totaled in valuation \$103,845. Practically all of the permits given for buildings were for homes.

Those who took out permits for residences in Austin follow:

Dr. C. Buford Weller, Enfield, \$16,500.
E. R. Young, 1700 East Ninth, \$300.
H. A. Yerwood, 815 East 11th, \$500.
Alex Fisher, 1116 West Sixth, \$5000.

"Real Estate Transaction I -- no Title." *The Austin American* (1914-1973), Jun 05, 1927, 20.

GROCERY ENTERTAINS

Crowds Attend Opening of Fischer
Store Here.

Several hundred persons attended the opening of Alex Fischer's new grocery at 1116 West Sixth street Saturday. The store was attractively decorated and a number of premiums were given to those visiting the store during the day.

The floral offerings were attractive arranged and added that touch of beauty making the whole perfect. Demonstrators told of the qualities of their wares, and served delicious little loaves of bread and other delicacies.

In the evening the store was crowded with persons wishing the management success in the new home.

"STATE CONTEST HONORS." *The Austin American* (1914-1973), Jul 31, 1927, 4.

Austin Groceryman Loses Fingers in Sausage Mill

Alex Fischer, Austin grocer and market man, suffered the loss of three fingers on his right hand when they became caught in an electric sausage machine at 7:30 a. m. Saturday at his store on 1116 West Sixth street.

Mrs. Fischer, his wife, said Saturday afternoon Mr. Fischer was resting comfortably at Seton Infirmary where he was taken for treatment following the accident.

"Austin Groceryman Loses Fingers in Sausage Mill." *The Austin American* (1914-1973), Nov 29, 1931, 12.

ANNOUNCING THE OPENING SATURDAY OF ANOTHER
NEW IGA STORE
 AT 1116 WEST 6th STREET
 OWNED AND OPERATED BY MR. AND MRS. ALEX FISCHER

who for nearly 20 years, at this same location, have given their personal attention to their many customers. This store has been completely remodeled and redecored and offers a complete service—cash and carry or credit and delivery if you like—you will enjoy shopping at this fine, friendly store, where you can save on your meats, fruits and vegetables, drug sundries and a complete stock of all the nationally advertised brands, including IGA.

"Display Ad 26 -- no Title." *The Austin Statesman* (1921-1973), Apr 21, 1939, 8"

Alex Fischer and wife to Raymond Campi and wife, Jan. 26, 1944, \$7,500; lot 19, block B, Raymond's subdivision, part of outlot 2, division Z.
 A. Jacobsen to Paul O. Simms, Jan. 20,

"Real Estate Transaction 1 -- no Title." *The Austin American* (1914-1973), Feb 06, 1944, 10

"Display Ad 51 -- no Title." *The Austin Statesman* (1921-1973), Jan 07, 1948, 9.

SALE

CLARKE
 FLOOR
 POLISHING
 MACHINES
 were 143.00

\$119⁵⁰

Electric
 Floor
 Sanders
 and
 Polishers
 For Rent



Capitol Floors
 1116 West 6th Street
 Phone 2-8745

LOWER CARPET PRICES OFFERED

Owners of residential and commercial property planning to replace their floor coverings for the present fall and winter season will be interested in the announcement of Capitol Floors, 1118 West Sixth Street, that special bargains are now being offered in first carpeting 27 inches in width.

Raymond Campi, owner of this

well known floor firm, stated this carpeting is ideal for use in halls and on stairways in homes, for tourist courts and in hotel rooms. He said this wool carpeting in different colors is now being offered at 30 per cent of the usual market price.

Also available for residential use is carpeting in 12-foot widths which can be obtained in three different patterns.

Campi advised persons needing carpeting to avail themselves of this opportunity to get this floor covering at a saving. He pointed out that carpeting is daily becoming more critical and is already in

limited supply. He said prices are steadily advancing.

Capitol Floors still have a large stock of Armstrong linoleum in many patterns. Campi said his firm has one of the largest linoleum stocks in this part of the state.

This firm also offers Armstrong's asphalt tile and rubber tile, aluminum mouldings for tables, drain boards and counters, rubber runners, rubber and cocoa mats, and furniture rests to prevent denting of floor coverings. Electric floor Sanders and polishing machines as well as a line of cleaners and waxes for all types of floors are also available.

"LOWER CARPET PRICES OFFERED." *The Austin Statesman* (1921-1973), Oct 28, 1950, 12.

RUNDELL JOINS FLOOR FIRM

Owners of Capitol Floors, Austin floor covering firm at 1118 West Sixth Street, announced at the start of the new year in business that it enjoyed a good volume during 1950 and also announced a change in the organization.

C. A. (Rocky) Rundell, well known young Austin business man, has purchased an interest in the firm. Rundell was born and reared in Austin and attended Austin High School where he played football in 1921 and 1922. He starred at center

for the University of Texas Longhorns in the 1924, 1925 and 1926 seasons under the coaching of the late E. J. (Doc) Stewart.

Since then, he has been engaged in the coaching profession, terminating that career at Tivy High School in Kerrville during the 1947-48 season.

Capitol Floors was established here in 1915 by Raymond Campi, who is associated with Rundell in the present operation of the business.

Campi announced that his firm is now offering a special on all wool carpeting, passing a saving on to its customers on purchases made before the price of wool began rising. He advised customers to buy their requirements now, stating that the supply of natural wool carpet will become restricted as synthetic

wool will be used by carpet manufacturers due to defense controls.

He also announced that his firm now has one of the most complete lines of aluminum trims for use on counters, tables, and wall coverings to be found in Central Texas. Campi announced metal trims also are due to be in restricted supply later. Such coverings as linoleums, asphalt and rubber tile also are still in good supply.

"RUNDELL JOINS FLOOR FIRM." *The Austin Statesman* (1921-1973), Jan 06, 1951, 10

Raymond Campi To Head Knights

The Bishop Reicher Fourth Degree assembly of the Knights of Columbus has elected the following officers for the coming year:

Navigator Raymond Campi, Captain A. D. Riley, Admiral Frank B. Pingot, Pilot Pat Hanley, Comptroller Paul Carnahan, Inner Sentinal Joe Perrone, Outer Sentinal R. C. Lozano.

It was also decided at the meeting that the Fourth Degree should participate in the Eucharistic procession to be held on Corpus Christi day, Thursday, at 8 p. m. at St. Edwards University. The public is invited to participate in the procession.

"Raymond Campi to Head Knights." *The Austin Statesman* (1921-1973), Jun 16, 1954, 8

ALEX FISCHER

Funeral services for Alex Fischer, 73, were held at Weed-Corely Funeral Home Saturday. Dr. Marvin Vance and Dr. Edmund Heinsohn officiated and burial was in Austin Meromial Park under auspices of Hill City Lodge 456, A.F.&A.M.

Active pallbearers were Cecil Nobles, Leslie Pharies, E. R. Wilde, Emil Haenel, Dr. Andrew Freund, Paul Lively, Thurman Perry and Nolan Haney.

"DEATHS and FUNERALS." The Austin American (1914-1973), Jan 29, 1956, A8


FLORISTS' TELEGRAPH DELIVERY ASSOCIATION
AUSTIN BLOSSOM SHOP

1806 Nueces
Phone GR 2-3715

BELDING FLOWERS

125 East 7th
Phone GR 8-6444

BILL BUNCH FLOWERS

1116 West 6th Street
Phone GR 8-8787

HILLYER'S FLORISTS

2024 East Avenue
Phone GR 2-1147

McPHAIL'S Wayside Florists

605 Barton Springs Road
Phone GR 6-9964

TARRYTOWN FLORISTS

2406 Exposition
Phone GR 6-6291

"Display Ad 17 -- no Title." The Austin Statesman (1921-1973), Mar 12, 1957, 8.