

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC
DISTRICTS January 11, 2023
HR-2022-152879
WILLOW-SPENCE
1020 SPENCE STREET

PROPOSAL

Partially demolish and construct an addition to the rear side of a ca. 1912 contributing building. Construct a garage apartment at rear of lot.

PROJECT SPECIFICATIONS

- 1) Construct a rear addition two-story addition to the existing one-story house. The addition is connected to the main house by a glass hyphen. It is clad in stack bond brick, stucco, and vertical wood siding. The roofline is mostly flat and clad in TPO, save for a small section of standing-seam metal shed roofing. Fenestration is mostly fixed, undivided, and vertically oriented.
- 2) Construct a two-story detached garage apartment with alley access at the rear of the lot. Proposed finishes and roofline appear to match the new addition.
- 3) Replace siding, windows, and roof and move the front door at the main house. Construct an accessible ramp and handrail to the front porch. The proposed window and door replacements modify original openings and window configurations.

ARCHITECTURE

One-story National Folk house with pyramidal hipped roof, board-and-batten siding, and inset partial-width porch supported by turned posts. Fenestration includes double entry doors and 1:1 wood windows. The 1985 Willow-Spence National Register Historic District nomination describes the house as “a one-story, board-and-batten cottage with a hipped roof and corner porch. Many architectural details are intact, including a Victorian corner-porch column. New elements include a cement foundation, steps, and porch floor.”¹

RESEARCH

The house at 1020 Spence was constructed around 1912 as a rental property. Its architectural details share many similarities with “Hofheinz houses,” distinctive National Folk houses rented out in East Austin to working-class families during the early years of the twentieth century by Edmund and Oscar Hofheinz. From the East Austin Context Statement (East Austin Historic Resource Survey), Vol. 1, p. I-40:

The first two decades of the 1900s were rampant with development throughout the East Austin survey area ...residential construction in these new developments reflected evolving trends in domestic designs, as the eclectic tastes of the Victorian era waned and simpler styles and detailing became more widespread. Among the poor and working classes, new house types began to replace more traditional forms. The linear, one-room-deep plans that featured gabled roofs...gave way to a new generation of houses with deeper, more box-like plans and often had hipped or pyramidal roofs with inset porches. The effect created a more vertical emphasis. The rental houses of brothers Edmund (“E. J.”) Hofheinz and Oscar (“O. G.”) Hofheinz exemplified this trend. E. J. Hofheinz (ca. 1870–1949) was a real estate dealer and accountant, while O.G. Hofheinz (ca. 1880–1957) was an insurance salesman and developer. Together, the brothers subdivided land and built houses in East Austin and Clarksville. Real estate transaction articles in the Austin American Statesman indicate that the Hofheinz brothers both speculatively sold the houses that they built and retained them for rental income.²

According to a 2019 staff report prepared by the Historic Preservation Office, eleven known and 13 possible Hofheinz houses remain within the East Austin survey area.³

The home’s first residents listed in city directories were carpenters, salespeople, and gas fitters. By 1918, the home was

¹ “Willow-Spence Streets Historic District.” National Register Historic District nomination, 1985.

<https://atlas.thc.texas.gov/NR/pdfs/85002264/85002264.pdf>

² East Austin Context Statement (East Austin Historic Resource Survey), Vol. 1, p. I-40

³ “HDP-2019-0179: 2202 E. 12TH STREET—BUILDING A.” City of Austin Historic Preservation Office, 2019.

<https://www.austintexas.gov/edims/document.cfm?id=318278>

vacant, likely having changed hands; by 1919, the house was rented out by the Paul O. Simms Company, a similar real estate and insurance outfit to the Hofheinz rental enterprise.⁴ 1020 Spence Street was then occupied by a series of working-class renters and later owners who worked as laborers, students, salespeople, railway operators, laundresses, service industry workers, and municipal utility employees.

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 removes a significant amount of intact historical material, including doors, windows, and porch posts, and it alters existing openings in order to replace fenestration.

3. Roofs

The proposed project replaces the shingled roof in-kind.

4. Exterior walls and trim

The proposed project replaces existing board-and-batten siding with vertical fiber-cement siding.

5. Windows, doors, and screens

The proposed project replaces the existing front window with an incompatible window of differing size and shape. It encloses the porch window and changes one front door to a new window. Side windows are enlarged and replaced with incompatible fixed, undivided windows.

6. Porches

The proposed project replaces the existing turned post with a boxed column.

Residential additions

1. Location

The proposed addition is appropriately located behind the rear wall of the main house, connected by a transparent hyphen.

2. Scale, massing, and height and 3. Design and style

The proposed addition's two-story height and boxy mass will alter the perception of the modest one-story house from the street, but the flat roof may somewhat mitigate the visual impact. The addition is differentiated from the existing house by its modern materials and fenestration patterns, monolithic form, and one-story hyphenated connection; and is mostly compatible through its significant setback from the front wall of the existing house.

4. Roofs

While the proposed flat roof is not compatible with the surrounding district, it may help to mitigate the verticality of the addition. The proposed shed accent is not compatible but does not appear highly visible from the street.

5. Exterior walls

The proposed brick and vertical siding are mostly compatible.

6. Windows, screens, and doors

The proposed fenestration does not appear elsewhere in the district, and as such is not compatible with surrounding contributing buildings.

Residential new construction

1. Location

The proposed garage apartment is appropriately located at the rear of the lot.

2. Orientation

The proposed garage apartment is appropriately sited with the garage door opening toward the alleyway.

3. Scale, massing, and height, 4. Proportions, and 5. Design and style

While the proposed two-story garage apartment is not strictly compatible in terms of form and design, its location at the

⁴ Classified Ad 1 -- No Title. The Statesman (1916-1921); 21 Dec 1919: 14.

back of the lot should mitigate any negative visual impacts to the streetscape.

6. Roofs

The proposed flat roof is somewhat compatible.

7. Exterior walls

Proposed stucco and vertical wood cladding is mostly compatible.

8. Windows and doors

While the fixed and undivided windows throughout do not appear compatible with the district, they do not appear to be visible from the street.

11. Attached garages and carports

The proposed garage is appropriately located with the loading bay toward the alley.

Summary

The project meets some of the applicable standards.

PROPERTY EVALUATION

The property contributes to the Willow-Spence National Register district. It was also recommended contributing to a potential local historic district in the 2016 East Austin historic resource survey.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity. The 2016 survey notes that doors and porch posts have been replaced, though the 1985 Willow-Spence National Register District nomination evaluates the porch columns as original elements; it is likely that any porch alterations took place during the historic period. Original screens appear to be missing from windows.
- 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 National Folk architecture and may be a “Hofheinz house,” a modest National Folk dwelling with distinctive corner porch constructed for working-class renters.
 - b. Historical association. The property may have significant historical associations. While active around Austin in real estate sales and rentals, the Hofheinz brothers had a significant impact on the development of affordable rental housing in East Austin. This home’s residents are representative of the working-class families who inhabited both the Willow-Spence National Register district and the Hofheinz rental houses.
 - 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

Invite the applicant to the next meeting of the Architectural Review Committee. While the proposed addition is somewhat compatible, proposed changes to the main house would preclude future designation and render the building noncontributing to the National Register district and any future local district.

LOCATION MAP



1: 2400

Lot Lines

Lot Line

**HR 22-152879**

1020 SPENCE STREET



10/19/2022

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. This product has been produced by the City of Austin 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 and 2013



“Willow-Spence Streets Historic District.” National Register Historic District nomination, 1985.
<https://atlas.thc.texas.gov/NR/pdfs/85002264/85002264.pdf> and Texas Historical Commission [Historic Property, Photograph 3528-07], photograph, September 1, 1984; University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>; crediting Texas Historical Commission.
<https://texashistory.unt.edu/ark:/67531/metapht962695/m1/1/>. Note original screens.

Occupancy History

City Directory Research, March 2022

1959	Augustado Del Rio, renter
1957	Albert L. and Esther E. Johnson, renters Carpenter Folder, Martin Linen Supply
1955	Albert L. and Esther E. Johnson, renters Carpenter Linen helper, Martin Linen Supply
1952	Albert L. and Esther E. Johnson, renters Carpenter Employee, Martin Linen Supply
1949	Annie Bramberg, renter (widow of Augustus)
1947	Annie Bramberg, renter (widow of Augustus)
1944	Augustus and Annie Bramberg, renters
1941	Wiley and Alice Foster, owners
1939	Wiley and Alice Foster, owners Operator, City Sewage Treatment Plant
1937	Wiley and Alice Foster, owners Pump tender, City Sewer Department
1935	Wiley and Alice Foster, owners Employee, City Sewer Department
1932	W. Carl and Hallie Callahan, owners Switchman, S.P. Lines Hollis Callahan, renter Assistant manager, Palm School Lunchroom
1929	William T. and Sarah Walker, owners Car inspector, S.P. Lines
1927	William T. and Sarah Walker, owners Car inspector
1924	Charles and Katherine On Manager, Bon Ton Café
1922	Mrs. Callie Stone, renter Ina Bass, renter Saleslady
1920	Vacant
1918	Carl and Alma J. Montgomery, renters Gas fitter, Austin Gas Light Co.
1916	Joseph W. Stanford, renter Salesman
1914	Walter J. Parker, renter Carpenter James Calhoun, renter Carpenter
1912	Vacant

Historical information

FOR RENT

903 Lavaca St., 14 rooms.....\$75.00
 4213 Avenue G, Hyde Park, 10 r. 75.00
 Over 112 W. 6th St., large club
 rooms 75.00
 1006 Congress Ave., store..... 65.00
 2520-22 Guadalupe St., store..... 50.00
 715 E. 6th St., store..... 35.00
 513 E. 6th St., store..... 46.00
 Corner 10th and Red River, store. 25.00
 Country Home, 8 r., furnished... 75.00
 609 Deep Eddy Ave., 6 r (new). 25.00
 706 W. 9th St., 5 r..... 35.00
 510 W. 15th St., 4 r..... 25.00
 Store and dwelling on Austin-
 Lockhart road, with 5 acres... 25.00
 700 W. 35th St., 5 r..... 25.00
 105 W. 9th St., Office..... 20.00
 2605 Red River, 5 r., garage.... 22.50
 1614 E. 6th St., 4 r..... 14.00
 100 W. 8th St., rooms..... 15.00
 1173 San Bernard St., 5 r..... 16.00
 Walling Place, 5 r., 5 acres..... 20.00
 Over 203 W. 6th St., 6 r..... 12.50
 4508 Avenue P., 5 r..... 12.50
 1100 Baylor St., 5 r..... 12.50
 213 E. 25th St., 5 r..... 12.50
 1601 San Jacinto St., 5 r..... 12.50
 78 Waller St., 4 r..... 12.50
 1204 East Ave., 5 r..... 12.50
 510 W. 9th St., 5 r..... 12.00
 508 W. 9th St., 5 r..... 12.00
 604 W. 9th St., 6 r..... 12.00
 1020 Spence St., 4 r..... 10.00
 1103 Trinity St., 4 r..... 10.00
 1101 E. 3rd St., 4 r..... 10.00
 202 Sabine St., 4 r..... 10.00
 900 San Antonio St., 4 r..... 10.00
 1213 E. 2nd St., 4 r..... 10.00
 1612 E. 6th St., 4 r..... 8.00
 805 Waller St., 3 r..... 10.00
 905 Ruiz St., 4 r..... 8.50
 44 East Ave., 4 r..... 8.00
 Over 205 W. 6th St., 2 r..... 10.50
 911 Ruiz St., 3 r..... 9.50
 909 W. 11th St., 4 r..... 9.50
 1006 Ruiz St., 4 r..... 9.00

PAUL O. SIMMS CO.
 Real Estate. Insurance.
 Loans and Rentals.
 Phone 19. 112 W. Seventh St.



ACTIVE DUTY—Seaman Apprentice Lester Johnson, son of Mr. and Mrs. A. L. Johnson, 1020 Spence, has gone on active duty at the US Naval Station at Charleston, S.C. He is a graduate of Austin High School and has served two years in the Navy Reserve.

Prince's place.
 Wiley Foster, 70, retires as disposal plant operator; J. O. Browning, laborer, transferred to Foster's place.

Classified Ad 1 -- No Title. *The Statesman* (1916-1921); 21 Dec 1919: 14.

"24 Veteran City Employees Go on Retired List Tonight: Promotions and Transfers Will Fill Most of Vacancies, Garrison Says." *The Austin Statesman* (1921-1973); 31 Dec 1940: 1

"ACTIVE DUTY." *The Austin American* (1914-1973); 25 Aug 1957: A27.

FOSTER: Mrs. Alice Foster, 65, resident of Austin 23 years, died at a local hospital Thursday at 2 p. m. She is survived by her husband, Wiley Foster, one daughter, Mrs. Annie Davis of Austin; two sons, Robert Foster of Austin, and Aaron Foster of Fort Worth; two sisters, Mrs. J. W. Foster and Mrs. George Smith of Austin; 10 grandchildren, and one great-grandchild. Funeral services will be held at the Hyllin Funeral home Friday at 5 p. m. with the Rev. Luther Norman and the Rev. Harry Payne officiating. Pallbearers will be Audra Lee Foster, Raymond Foster, Rayford Foster, Floyd Foster, A. W. Foster and James Foster. Burial will be in Oakwood.

FOSTER: Wiley Foster, 74, resident of Austin many years, and former city employe, died at a local hospital Friday at 7:30 a. m. He is survived by one daughter, Mrs. Roy Davis of Austin; two sons, R. L. Foster of Austin and Aaron Foster of Fort Worth; two sisters, Mrs. Ora Ashworth of Dallas, Mrs. Pearl Scruggs of Thrall; and three brothers, L. Foster of Crockett, Toy Foster and Fred Foster of Austin; 10 grandchildren, and two great-grandchildren. The body is at the Hyllin Funeral home pending completion of funeral arrangements.

BRAMBERG—August Bramberg, 76, died at his home, 1020 Spence street, at 10:15 p. m. Wednesday. He is survived by his widow, Mrs. Annie Bramberg of Austin; five daughters, Mrs. Louise Newstrom of Manor, Mrs. Ellen Burkland of Creedmoor, Mrs. Julia Perry, Mrs. Esther Johnson and Mrs. Lillie Anderson, of Austin; one sister, Mrs. Louise Peterson of California; two brothers, Alfred Bramberg of Illinois and Frank Bramberg of Colorado.
 The body is at Cook Funeral home pending completion of funeral arrangements.

Obituary. *The Austin Statesman* (1921-1973); 16 Aug 1940: 5.

Obituary. *The Austin Statesman* (1921-1973); 16 Apr 1943: 15.

Obituary. *The Austin Statesman* (1921-1973); 30 Aug 1945: 19.

Permits

WATER SERVICE PERMIT

Austin, Texas

F

Nº

106

W. L. Sec 21

Received of Lot 16 blk 3 Date 2-1-68
 Address 1020 Spence St
 Amount No record of service \$
 Plumber Locate & Renew if not copper Size of Tap 3/4
 Date of Connection 12-16-68

Water service permit, 1968

August Brimberg 1020 Spence Street

21

3

16

Spence Addition

Remodle and recondition residence

24798 - 8/3/43

\$600.00

A. C. Moore

Building permit, 1943