

**HISTORIC LANDMARK COMMISSION**  
**DEMOLITION AND RELOCATION PERMITS**  
**MARCH 1, 2022**  
**PR-2023-005113; GF-2023-013758**  
**509 TEXAS AVENUE**

## **PROPOSAL**

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Partially demolish and construct a second-floor addition to a ca. 1932 one-story house.

## **PROJECT SPECIFICATIONS**

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- 1) Add a second floor within the existing building footprint. The proposed addition is located directly atop the existing house. It has a hipped roof crossed by a projecting front gable with decorative arched trimboard. The addition is clad in fiber cement shingle and lap siding, and features centered mulled multi-light windows and decorative corbels at eaves.
- 2) Replace all windows and doors, enlarging window openings at the main façade.
- 3) Add a brick chimney.

## **ARCHITECTURE**

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One-story masonry veneer house with 1:1 windows, a covered entryway beneath a gablet with cornice returns, and shingle siding at gable ends.

## **RESEARCH**

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The house at 509 Texas Avenue was constructed around 1932. Its earliest residents, Raymond and Lera Wilson, lived in the home for twenty years. Raymond Wilson worked as a driver and salesman for the Stephen F. Austin Hotel laundry and Burton's Laundry and Cleaners. After 1953, the house became a rental property, whose residents included a chief auditor at the IRS and a technician at Xerox.

## **DESIGN STANDARDS**

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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 potential historic landmarks. The following standards apply to the proposed project:

### *Repair and alterations*

#### *1. General standards*

The proposed project removes some intact historic material in order to enlarge window openings and construct the addition.

#### *3. Roofs*

The proposed project adds trim and corbels that were not historically present.

#### *5. Windows, doors, and screens*

The proposed street-facing replacement windows require alteration of the existing openings, and do not match the size and details of the existing non-historic windows.

### *Residential additions*

#### *1. Location*

The proposed addition is located directly atop the existing building and is not set back beyond the existing roof peak.

#### *2. Scale, massing, and height*

The proposed scale, massing, and height of the second-floor portion of the addition do not appear subordinate to the historic building

#### *3. Design and style*

The proposed addition's design and style are somewhat compatible; however, they include eclectic decorative details that are not present on the original building.

#### *4. Roofs*

The proposed roof form and materials are mostly compatible with the existing roof.

*5. Exterior walls*

The proposed wall materials appear appropriately differentiated and are compatible with the existing building.

*6. Windows, screens, and doors*

The proposed windows visible from the street are larger and of a different configuration than the simple 1:1 replacements on the existing building.

*8. Chimneys*

The proposed chimney is appropriate in material but appears somewhat outsized.

*Summary*

The project meets few applicable standards.

**PROPERTY EVALUATION**

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The 2021 North Loop-Hancock-Boggy Creek survey lists the property as a medium priority and contributing to the potential Hancock South Historic District.

*Designation Criteria—Historic Landmark*

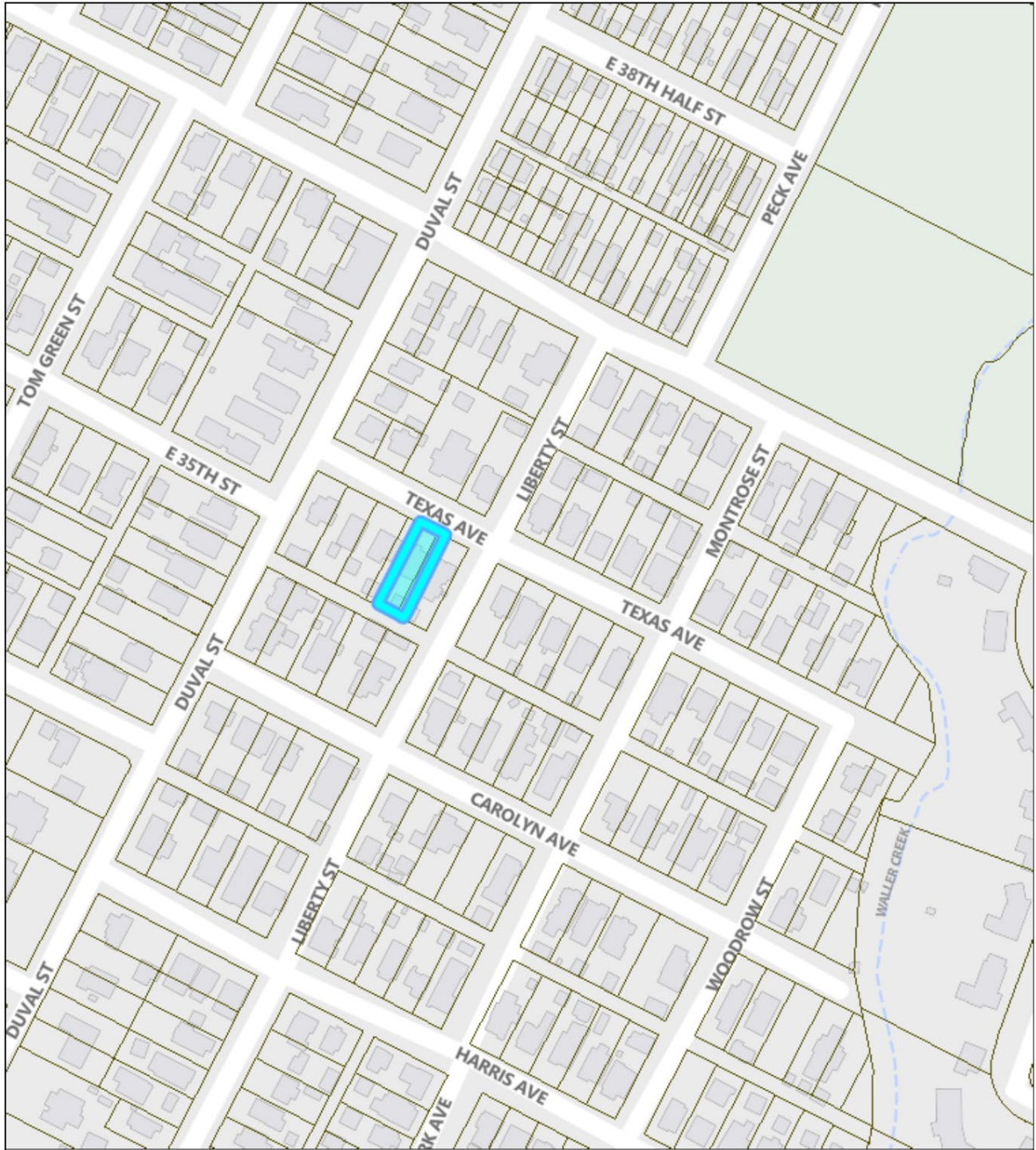
- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity. Windows have been replaced.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
  - a.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

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Approve the application upon completion of a City of Austin Documentation Package, encouraging the applicant to remove decorative corbels and to move the addition back beyond the existing roof ridge.

# LOCATION MAP






1: 2400

2/10/2023

**GF 23-013758**

**509 TEXAS AVENUE**



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

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### *Photos*



*Google Street View, 2022*

### *Occupancy History*

City Directory Research, January 2023

1959	Oscar G. and Glenna M. Payne, renters Technician at Haloid Xerox
1955	Graydon C. and Doris C. Crawford, renters Chef at the Internal Revenue Service
1952	Raymond B. and Lera Wilson, owners Routeman at Burton's Laundry & Cleaners
1947	Raymond B. and Lera Wilson, owners

Driver for Burton's

- 1944 Raymond B. and Lera Wilson, owners  
Routeman at Stephan F. Austin Hotel Laundry
- 1941 Raymond B. and Lera Wilson, owners  
Salesman
- 1937 Raymond B. and Lera Wilson, owners  
Driver, Stephan F. Austin Hotel Laundry
- 1932 Raymond B. and Lera Wilson, owners  
Routeman, Austin Hotel & Laundry

*Historical information*

**Marriage Announced**

Mr. and Mrs. R. B. Wilson, 509 Texas avenue, have announced the marriage of their daughter, Frances, to Q. C. Stanberry, Jr. The marriage took place Aug. 24, 1936.

Mr. Stanberry is the son of Mr. and Mrs. Q. C. Stanberry, 2101 Travis boulevard.

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**RAYMOND B. WILSON**

Raymond B. Wilson, 77, of 5503 Shoal Edge Court, died Friday in a local hospital. He had been a resident of Austin for 55 years and was a member of St. Johns United Methodist Church. Before his retirement two years ago, he was a salesman for Brown Laundry for many years.

Survivors are his wife, Mrs. Lera Wilson; a daughter, Mrs. Q. C. Stanberry of Houston; a grandson, R. W. Stanberry of Houston; two greatgrandsons, Scott Stanberry and James Stanberry, both of Houston; and one sister, Mrs. T. E. Hamblin of Cedar Park.

"Marriage Announcement 5 -- No Title." *The Austin American* (1914-1973). 07 Mar 1937: A1.

"Deaths and Services." *The Austin Statesman* (1921-1973). 22 Apr 1972: 19.

## Permits

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

## PERMIT FOR WATER SERVICE

Austin, Texas

No. A 2790<sup>70</sup>

SEC 70

M. Homer NealAddress 509 Texas AvePlumber HowellSize of Tap 1/2Date 10-14-29

Foreman's Report

Date of Connection

10/14/29

Water service permit, 1929

Connecting Charge \$ 12.00

## Application for Sewer Connection.

No. 11354A

Austin, Texas,

Sept 18, 1933

To the Superintendent of Sewer and Public Improvements,  
City of Austin, Texas.

Sir:-

I hereby make application for sewer connection and instructions on premises

owned by

Chas. Hilsberg

at

509 Texas Ave

Street

which place is to be used as a

Lot 7 Bk 2 residence

Sewer service permit, 1933

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

## PERMIT FOR WATER SERVICE

AUSTIN, TEXAS

No. 1763

M. Chas L. HilbergAddress 509 Texas AvePlumber DunhamSize of Tap 1/2Date 6-26-33

Foreman's Report

Date of Connection

6/29/33

Water service permit, 1933

Mrs. R. B. Wilson

509 Texas Avenue

70 Lot 7 Bk 2

Harper

Rebuild present garage

32160 11-18-46

\$250.00

F. P. Schlameus

None

5-21-73 136240 Myrtle M. Rauch Demolish a acc. bldg.

Building permit, 1946