

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
APRIL 5, 2023
HR-2023-014850
TRAVIS HEIGHTS-FAIRVIEW PARK NATIONAL REGISTER HISTORIC DISTRICT
503 TERRACE DRIVE

PROPOSAL

Modify a ca. 1929 bungalow. Construct a new building at the front of the lot.

PROJECT SPECIFICATIONS

- 1) Modify the existing bungalow by removing the front porch and front exterior walls and remodeling to create a covered outdoor space.
- 2) Construct a new two-story building with habitable attic at the front of the lot. The proposed building is brick with stucco accents. It has a compound roofline with catslide gable, side gable with open shade structure, and flat-roofed entry porch with a balcony above. Its front elevation includes an arched carport open on two sides.

ARCHITECTURE

One-story bungalow with horizontal wood siding, a partial-width porch beneath a clipped gable supported by stone piers and boxed columns, 6:6 replacement windows, and historic-age rear additions.

RESEARCH

The house at 503 Terrace Drive was constructed around 1929 by Ted Kempe, who sold it around 1931. Its next occupants were R. A. and Bernice Bouchard; R. A. Bouchard worked as a junior high school teacher. After the Bouchards sold the home, it became a rental property. Renters included a grocery store employee, a salesman, an engineer, and a police detective. Plumbing inspector Wesley Helgren and his wife, Marie, purchased the home in the early '50s and stayed there until at least 1963.

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 the front porch and exterior walls from the building. While the horizontal siding appears original, the porch and fenestration at the front of the house have been previously modified.

3. Roofs

The proposed project removes the clipped front gable, a character-defining feature of the house.

4. Exterior walls and trim

The proposed project removes historic-age siding to open the structure to the outdoors.

5. Windows, doors, and screens

The proposed project does not replace removed windows, doors, and screens.

6. Porches

See 1.

Residential new construction

1. Location

The proposed new building is located directly in front of the existing building, though it is set back in line with other buildings on the street.

2. Orientation

The proposed new building is oriented consistently with nearby contributing buildings.

3. Scale, massing, and height

The proposed building is two and one-half stories; most of the surrounding contributing buildings are one story. Its design includes multiple step-downs to provide a visual transition, though the compound massing is somewhat out of character for

the district.

4. Proportions

The proposed building's proportions are mostly compatible, save the shallow front porch.

5. Design and style

The proposed building is appropriately differentiated and remains consistent in style throughout. Its design is somewhat compatible with the surrounding district.

6. Roofs

The proposed building's compound roofline is somewhat incompatible in its complexity, particularly the third-floor shade structure, though the sloped Tudor Revival roof is found elsewhere in the district.

7. Exterior walls

Proposed wall materials are mostly compatible.

8. Windows and doors

Proposed fenestration is mostly compatible. Adding windows above the carport may help to impart a sense of rhythm.

9. Porches

See 4.

11. Attached garages and carports

The proposed carport is not set back from the front of the building, but conveys minimal visual weight.

Summary

The project meets some of the applicable standards.

PROPERTY EVALUATION

The property contributes to the Travis Heights-Fairview Park National Register district.

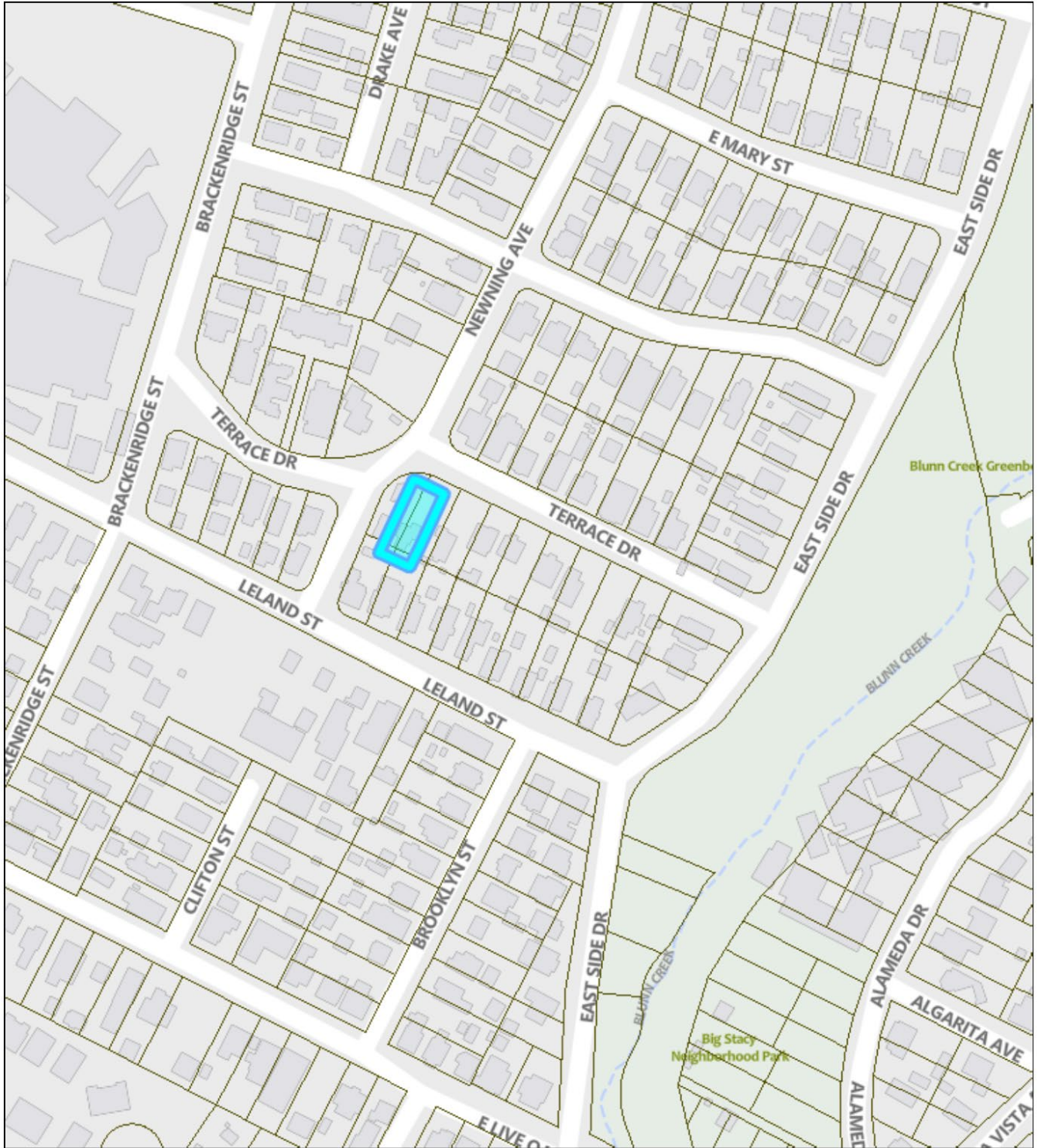
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity. The front porch and front windows were modified in 2004 per permits.
- 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 has some Craftsman details, but it does not retain sufficient architectural integrity for landmark designation.
 - 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

Comment on plans.

LOCATION MAP



Lot Lines
Lot Line

1: 2400

HR 23-014850

503 TERRACE DRIVE



3/17/2023

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*



Historic review application, 2023

Occupancy History
City Directory Research, March 2023

1959 Wesley L. and Loice Helgren, owners
Inspector, City Water

1955 Wesley L. and Marie Helgren, owners
Foreman, City Water and Light

1952 Wesley L. and Marie Helgren, owners
Plumber, City Water and Light

1949 S. T. Cantwell, renter
Police detective

1944 John M. and Leila Eaton, renters
U.S. engineer

1941 Shakespeare and Mary Morrow, renters
Salesman

1939 F. J. and Estelle Kurtz, renters
Meat cutter, Miles Grocery

1935 R. A. and Bernice Bouchard, owners
Teacher, junior high school

1932 R. A. and Bernice Bouchard, owners
Teacher, junior high school

1929 vacant

Historical Information

605 San Jacinto St. Telephone 2-3983
89—Improved South Austin
FOR SALE—Bargain by owner, small
resident and lot, South Austin. 503
Terrace Dr.
90—Improved West Austin

Texas Officers Get Promotions

WASHINGTON, Oct. 7.—(AP)—The war department Thursday announced promotion for the following Texas army officers:

1st Lt. to Capt.:
Bertram—Rufus Herbert Daniel,
Cav, Rt. 1.
2nd Lt. to 1st Lt.:
Austin—Joe Rex Stewart, Inf.,
503 Terrace drive.
Seguin — Ferdinand Thomas
Boecker, Cav, Rt. 2.

Classified Ad 3 -- No Title. The Austin American (1914-1973); 25 Jan 1931: 11.

Texas Officers Get Promotions. The Austin Statesman (1921-1973); 07 Oct 1943: 1

pg. 7

Holdup Victims Get Back \$157 and Car

G. C. Williams, 503 Terrace drive, victim of a hijacking pair Sunday night, Tuesday had his car and \$157 back after the vehicle was found in the 1000 block of West 35th street Monday night.

Williams and his wife were forced at the point of a gun to drive the pair from a night club to the city dump Sunday night, where the couple was left stranded. On the way, Williams stuffed \$157 between the seats, but the hijackers took the car as well as Williams' billfold and assorted papers.

However, on recovery of the car, the \$157 was found still stuffed between the seats.



These four Y-Teens, members of the ABC unit at Travis High School, set a new Austin Aqua Festival Skipper Pin sales mark with a single day sales record of \$500. The Y-Teens have been selling the \$1 Skipper Pins all across Austin. The new champions are, left to right, Barbara Stromberg, daughter

of Mr. and Mrs. E. E. Stromberg, 2001 Alameda; Jan Helgren, daughter of Mr. and Mrs. W. L. Helgren, 503 Terrace Drive; Emily Matthews, daughter of Mr. and Mrs. S. B. Matthews, 2213 Rebel Road, and Maurine Key, daughter of Mr. and Mrs. R. F. Key, McKittrick Lane.

Holdup Victims Get Back \$157 and Car. The Austin Statesman (1921-1973); 22 Jan 1946: 9.

45 Canoes Go Into 2nd Lap: Big Race Part Of Aqua Fete. The Austin Statesman (1921-1973); 06 Aug 1963: 13.

Permits

on See map - *Payor*
 Connecting Charge \$ *1.00*
 Application for Sewer Connection. No. *92288*
 Austin, Texas, *4/30* 19*27*
 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 *Prof Kempf*
 at *503 Terrace Drive* Street
Lot 3 - Blk. 3 residence
 which place is to be used as a *residence*
 In this place there are to be installed *2* fixtures.
 I agree to pay the City Sewer Department the regular ordinance charge.
 Respectfully, *Mrs Ted Kempf*

Sewer tap permit, 1927

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 1976 SEC 124
 M. *J. B. Lockhart* Address *503 Terrace Drive*
 Plumber *W. Andrew Wether* Size of Tap *1 1/2* Date *10/10/28*
 Foreman's Report.
 Date of Connection *10/10/28*
 Size of Tap Made *3/4*
 Size Service Made *3/4*
 Size Main Tapped *2 1/2*
 From Front Prop. Line to Curb Cock *4'*
 " " " *6* " " *14.84*
 Location of Meter *at curb*
 Type of Box *rock*
 Depth of Main in *suburb* *10'*
 " " Service Line
 From Curb Cock to Tap on Main *6'*
 Checked by Engr. Dept.
 INDEXED
 Foreman's Signature *Bernard*

| No. | Fittings | Size |
|-----|------------|---------------|
| 1 | Curb Cock | 5/8" |
| 1 | Elbow | 3/4" |
| 1 | St. Elbow | 3/4" |
| 1 | Bushing | 3/4" |
| 1 | Reducer | 3/4" |
| 1 | 4" Pipe | 2" |
| 1 | Lead Comp. | 5/8" x 5/8" |
| 1 | Nipples | 5/8" x 5/8" |
| 1 | Plug | 2 1/2" x 3/4" |
| 1 | Te. | 3/4" |
| 1 | Stop | 3/4" |
| 1 | Box | 1' x 1' |
| 1 | Lid | 1' x 1' |
| 1 | Valves | 2" x 3/4" |
| 1 | Cap | 2" |
| 1 | Req. No. | 775 |

Water tap permit, 1928

W. L. Helgren

503 Terrace Drive

1

3

3

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Blue Bonnet Hills

Frame addition to rear of residence.

55836 1-19-54

\$1787.00

Central Const. Co.

Addition permit, 1954