

**HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
SEPTEMBER 6, 2023
PR-2023-084707; GF-2023-101930
1118 AZIE MORTON ROAD**

PROPOSAL

Partially demolish and remodel a ca. 1971 duplex built by A. D. Stenger.

PROJECT SPECIFICATIONS

Remove and replace roof, siding, and windows. Relocate windows and doors.

ARCHITECTURE

Two-story Shed-style duplex clad in vertical siding accented with rustic stacked stone. Like many of Stenger's designs, the duplex's staggered massing and form respond to the rocky, varied topography of the Barton Hills neighborhood.

RESEARCH

The duplex at 1118 Azie Morton Road (originally addressed as 1118 Robert E. Lee Road) was constructed in 1971 by architect and builder Arthur Dallas Stenger, known as "Austin's Eichler." Stenger's postwar designs were known for their response to the natural surroundings of Barton Hills by his use of natural stone, sweeping rooflines, and plans built into hillsides. 1118 Azie Morton is a rare example of a duplex built by Stenger, who constructed mostly single-family homes for middle-class buyers.

PROPERTY EVALUATION

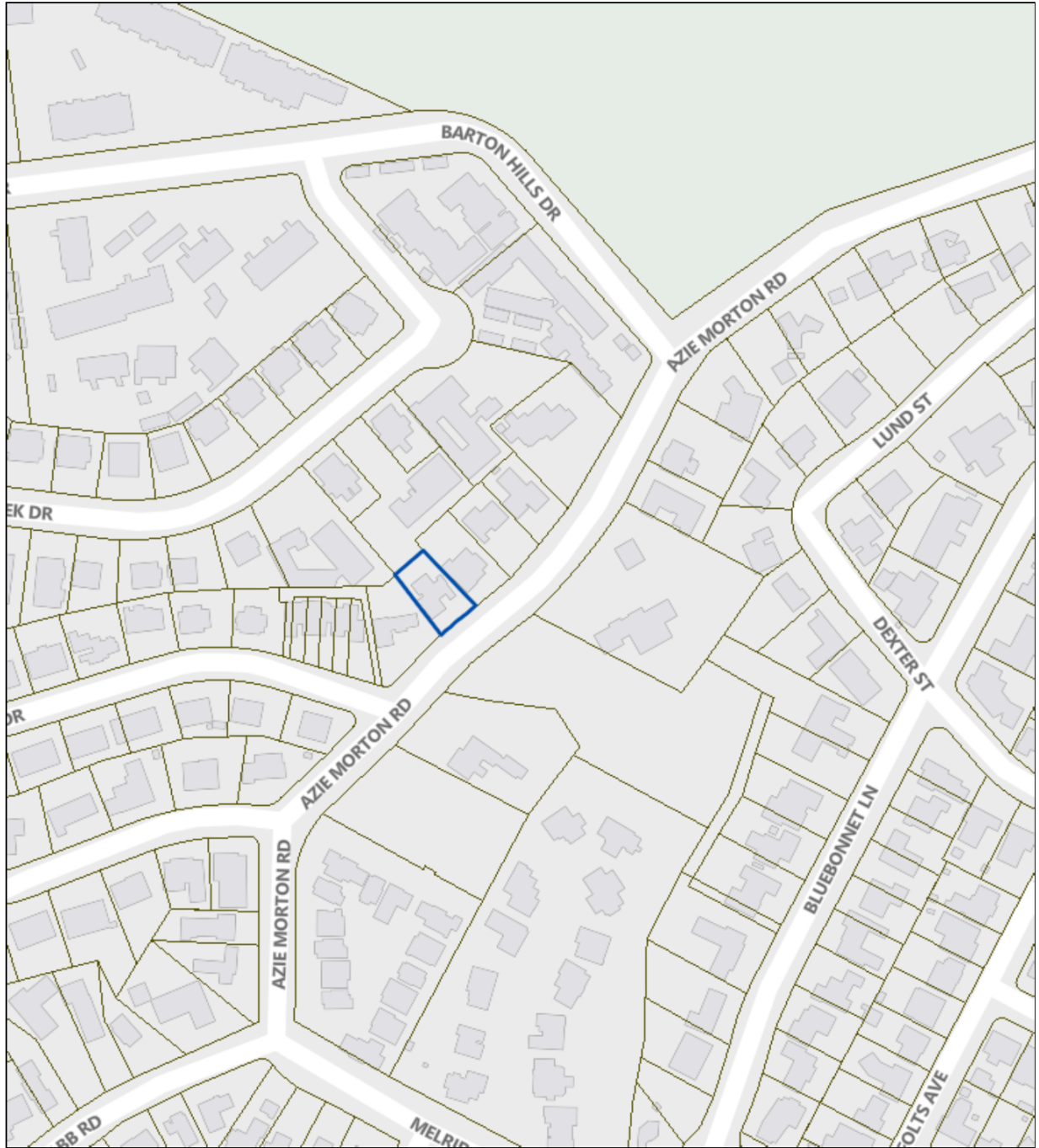
Designation Criteria—Historic Landmark


- 1) The building is more than 50 years old.
- 2) The building appears to moderate integrity, with changes to the sides and rear of the building completed outside the historic period.
- 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 a rare example of a duplex constructed by famed Austin architect A. D. Stenger.
 - 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 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 permit upon completion of a City of Austin Documentation Package.

LOCATION MAP






1: 2400

8/21/2023

GF 23-101930

1118 AZIE MORTON ROAD



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PROPERTY INFORMATION

Photos



Partial Demolition Permit Application – 2023

Occupancy History

City Directory Research, July 2023

1959 Address not listed.

Historical information

A.D. Stenger resources online include:

“A.D. Stenger.” Austin Public Library. 2023. <https://austin.bibliocommons.com/v2/record/S67C543751>.

Barnes, Michael. “AIA Home Tour, Other Design Showcases Return to In-Person Events.” Austin American-Statesman. Austin American-Statesman, October 16, 2022.

<https://www.statesman.com/story/lifestyle/home-garden/2022/10/16/austin-aia-home-tour-see-ad-stenger-classic-home/69547862007/>.

Docomomo-us.org. “Architectural Capers: Homes by Austin’s A.D. Stenger.” Architectural Capers: Homes by Austin’s A.D. Stenger, 2022. <https://www.docomomo-us.org/event/architectural-capers-homes-by-austin-s-a-d-stenger>.

Fitch, Creede. “A. D. Stenger (1920-2002).” May 4, 2023. <https://creedefitch.com/ad-stenger>.

Leahy, Cory. “A.D. Stenger Architecture Exhibit Opening Reception Scheduled March 26 - UT News.” UT News, March 24, 2008. <https://news.utexas.edu/2008/03/24/a-d-stenger-architecture-exhibit-opening-reception-scheduled-march-26/>.

Marin Modern Team. EichlerForSale.com, March 28, 2014. <https://www.eichlerforsale.com/blog/eichlers-of-austin/>.

McMaster, Ian. “A 1950 AD Stenger with All the Right Updates.” Atomic Ranch, June 23, 2023.

<https://www.atomic-ranch.com/ar-listing/a-1950-ad-strenger-with-all-the-right-updates-in-austin-tx/>.

“AD Stenger : MidCentury Maverick : A Documentary Film by Troy Dillinger,” Midcenturymaverick.com, 2023, <http://www.midcenturymaverick.com/>.

Modern Austin. “Two AD Stenger Homes Slated for Demolition – Modern Austin,” April 25, 2015.

<https://modernaustin.com/two-ad-stenger-homes-slated-for-demolition/>.

Moorhead, Gerald et al. “Barton Hills Houses.” SAH ARCHIPEDIA, September 20, 2018. <https://sah-archipedia.org/buildings/TX-01-AU49>.

Rubin, Sidney. “Stenger Wood and stone, quirky and casual— perfect for Austin.” U.S. Modernist – Atomic Ranch. 2008. <https://usmodernist.org/ARANCH/18-2008.pdf>.

Sisson, Patrick. “A.D. Stenger: Austin’s Eccentric, Self-Made Architect.” Curbed. Curbed, August 30, 2017. <https://archive.curbed.com/2017/8/30/16222238/a-d-stenger-midcentury-modern-architect-austin>.

Permits

OWNER	A.D. Stenger	ADDRESS	1118 Robert E. Lee Road
PLAT	74	LOT	22
		BLK	1
SUBDIVISION	Barton Hollow Sec 1		
OCCUPANCY	Duplex		
BLD PERMIT #	124603	DATE	8-16-71
OWNERS ESTIMATE	\$30,000.00		
CONTRACTOR	owner	NO. OF FIXTURES	2 0
WATER TAP REC #	E67009	SEWER TAP REC #	59938
2 story frm duplex w/ concrete and att C.P.			
3046 sq.ft.			

Building Permit – 1971