

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
OCTOBER 4, 2023
HR-2023-108633
TRAVIS HEIGHTS-FAIRVIEW PARK NATIONAL REGISTER HISTORIC DISTRICT
806 RUTHERFORD PLACE

PROPOSAL

Repair and remodel a ca. 1925 duplex.

PROJECT SPECIFICATIONS

- 1) Repair stucco. Re-texture the existing stucco to be smoother.
- 2) Replace the existing sloped shingle roof with terra cotta roof tiles.
- 3) Replace all existing windows with wood-clad windows. Add new window openings. All windows visible from the street will be single-hung sash windows, except for fixed accent windows.
- 4) Replace the front door with a new wood door and add a cloth awning. Remove the secondary door used for duplex.
- 5) Relocate stairs to the rear of house and replace the existing wood porch with a new deck.

ARCHITECTURE

806 Rutherford Place is a rectangular Mission-style apartment, clad in stucco. It is constructed with a similar plan, form, and fenestration pattern to its neighbor at 804 Rutherford Place.

RESEARCH

806 Rutherford was constructed in 1925 by the Austin Real Estate and Abstract Company, who developed numerous properties in Travis Heights and South Austin. 803 E. Riverside Drive, constructed by the same company in 1925 and displaying similar Mission styling to 806 Rutherford, is located behind it. Archie and Hilda Alley, as well as Archie Alley's mother and son Archie Jr., lived at 806 Rutherford Place. The Alley family chose a similar form and style when constructing their 1931 rental property at 804 Rutherford. Archie Alley was an x-ray salesman. After Archie Alley, Jr.'s death in World War II, the Alley family appears to have sold the Travis Heights properties. A model airplane field in Zilker Park was named in Alley's honor.¹ The house at 806 Rutherford was then used as a rental property for two families at a time. Residents included clerks, salespeople, and secretaries.

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 some historic material from the building's exterior, including windows and the secondary front door. Repair is not specified for the existing windows. The proposed replacements appear to mostly match the existing windows, except for the vertical accent windows.

3. Roofs

The proposed roof material is mostly appropriate. The proposed project does not alter the existing configuration; pitch; soffit detailing; character-defining features; or design, configuration, and detailing of eaves.

4. Exterior walls and trim

The proposed project replaces deteriorated stucco with new stucco; however, the texture will be changed.

5. Windows, doors, and screens

See 1. Though the project encloses and re-frames new window openings, these changes occur at secondary elevations and should not affect the building's contributing status. Decorative window screens should be repaired and maintained.

¹ <https://services.austintexas.gov/edims/document.cfm?id=377211>

6. Porches

The proposed rear porch and stairway addition appears appropriate and not visible from the street.

Summary

The project meets some of the applicable standards.

PROPERTY EVALUATION

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

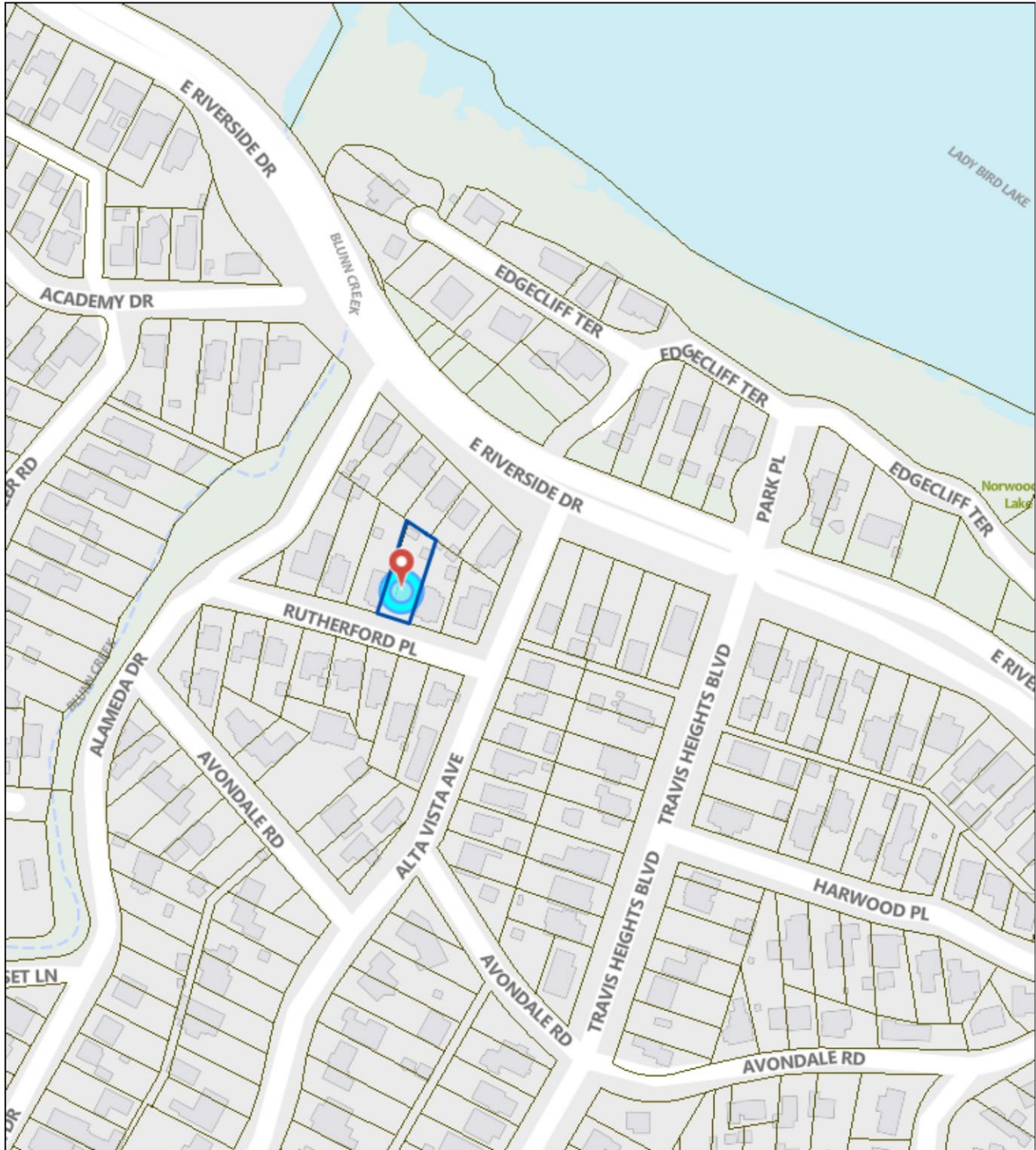
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high to moderate integrity.
- 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 unique architectural style and a rapidly disappearing building type.
 - b. Historical association. The building's association with historical development patterns in Travis Heights-Fairview Park may be of note, as it is one of two similar and adjacent duplexes associated with the Alley family.
 - 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 was not evaluated for its ability 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 does not appear to be a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Comment on plans, encouraging applicant to retain existing double entry doors and retain historic-age screens at accent windows.

LOCATION MAP



Lot Lines

Lot Line



1: 2400

9/20/2023

HR 23-108633**806 RUTHERFORD PLACE**

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

Remodel application, 2023

Occupancy History

City Directory Research, September 2023

- 1959 Mary Bauer, owner
½: Prentis L. Smith, renter
- 1955 Bertha Epperson, owner – saleswoman, Sears
½: Tomie L. Turner, renter
- 1952 Anna and Louis Emerson, renters – clerk, Health Department
½: Tommy L. Turner, renter
- 1949 Felix and Lynn Wolff, renters – secretary, Western Reserve Life Insurance
½: Tommy L. Turner, renter
- 1944 Felix Wolff, renter – manager, Western Reserve Life Insurance
1/2: Frank R. Rodgers, renter
- 1941 Archie and Hilda Alley, owners – salesman
1/2: Felix and Lynn Wolff, renters – department managers, Western Reserve
- 1939 A.D. and Hilda Alley, owners – salesman
½: Norma Rubin, renter
- 1935 A.D. and Hilda Alley, owners – salesman
- 1932 A.D. and Hilda Alley, owners – salesman
- 1929 A.D. and Hilda Alley, owners – salesman
- 1927 Address not listed. A.D. Alley Alley listed at 809 Rutherford.

Historical Information

Austin Real Estate and Abstract company, 806 Rutherford Place, dwelling, \$2000.

Austin Real Estate and Abstract company, 803 Riverside drive, two-story stucco and frame dwelling, \$3000.

Austin Real Estate and Abstract company, 1509 Alta Vista avenue, one-story frame dwelling, \$2200.

Austin Real Estate and Abstract company, Travis Heights, two frame garages, \$750 each.

Austin Real Estate and Abstract company, Travis Heights, three frame garages, \$750 each.

Austin Real Estate and Abstract company, Travis Heights, two frame garages, \$750 each.

Austin Real Estate and Abstract company, 1505 Travis boulevard, sleeping porch, \$200.

The Austin American (1914-1973); Jun 14, 1925

Summer Plans

Mr. and Mrs. A. D. Alley, 806 Rutherford place, have Mrs. Alley's mother, Mrs. Jose Tiltler, of St. Louis, Mo., with them for a visit. Early in June Mrs. Alley and son, Archie D. Alley, Jr., and Mrs. Tiltler expect to go to Chicago, Ill., to attend the fair. They will spend some time in the Ozark mountains before returning to St. Louis where Mrs. Alley will visit her mother.

The Austin American (1914-1973); May 21, 1933

ARCHIE D. ALLEY SR.

Funeral services for Archie D. Alley Sr., of Route 1, Lake Travis, will be held Friday at 10 a.m., at Wilke-Clay Funeral Home, Chaplain Russell Haggard officiating. He was retired from the X-Ray Division of General Electric and was a Veteran of World War I and a member of the Veterans of Foreign Wars.

He is survived by his widow, Mrs. Archie Alley of Lake Travis. Pallbearers will be Carl Elliott, George Stautz, H. Olson, Nolen Turner, Jim Lindeman and Melvin Henry.

Burial will be in Austin Memorial Park.

The Austin Statesman (1921-1973); Aug 2, 1962

Permits

PERMIT FOR WATER SERVICE		AUSTIN, TEXAS		No. 2907																																																				
Name <u>A. D. Alley</u>		Address <u>206 Rutherford Place</u>																																																						
Plumber <u>Bessley</u>		Size of Tap <u>1/2"</u>		Date <u>6-28-35</u>																																																				
CHANGED TO <u>6"</u> MAIN AND RENEWED		COPPER ON <u>E-1566B</u>																																																						
SERVICE WITH <u>6"</u>		Foreman's Report																																																						
Date of Connection <u>6-28-35</u>																																																								
Size of Tap Made <u>3/4"</u>																																																								
Size Service Made <u>3/4"</u>																																																								
Size Main Tapped <u>2"</u>																																																								
From Front Prop. Line to Curb Cock <u>8'</u>																																																								
From <u>E</u> Prop. Line to Curb Cock <u>20'</u>																																																								
Location of Meter <u>Curb Line</u>																																																								
Type of Box <u>Rock</u>																																																								
Depth of Main in St. <u>18"</u>																																																								
Depth of Service Line <u>18"</u>																																																								
From Curb Cock to Tap on Main <u>20'</u>																																																								
Total Length of Main <u>22-35' NIS</u>																																																								
		<table border="1"> <thead> <tr> <th>No.</th> <th>Fittings</th> <th>Size</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Curb Cock</td> <td>1/2"</td> </tr> <tr> <td>1</td> <td>Elbow</td> <td>3/4"</td> </tr> <tr> <td>1</td> <td>St. Elbow</td> <td>3/4"</td> </tr> <tr> <td>1</td> <td>Bushing</td> <td>3/4" x 1/2"</td> </tr> <tr> <td>1</td> <td>Reducer</td> <td>3/4" Copper to 1/2"</td> </tr> <tr> <td>1</td> <td>18" Pipe</td> <td>3/4"</td> </tr> <tr> <td>1</td> <td>Lead Comp</td> <td>2 x 2 Tapping Sleeve</td> </tr> <tr> <td></td> <td>Nipples</td> <td></td> </tr> <tr> <td></td> <td>Union</td> <td></td> </tr> <tr> <td></td> <td>Plug</td> <td></td> </tr> <tr> <td></td> <td>Te</td> <td></td> </tr> <tr> <td></td> <td>Stop</td> <td></td> </tr> <tr> <td></td> <td>Box</td> <td></td> </tr> <tr> <td></td> <td>Lid</td> <td></td> </tr> <tr> <td></td> <td>Valves</td> <td></td> </tr> <tr> <td></td> <td>Req. No.</td> <td></td> </tr> </tbody> </table>				No.	Fittings	Size	1	Curb Cock	1/2"	1	Elbow	3/4"	1	St. Elbow	3/4"	1	Bushing	3/4" x 1/2"	1	Reducer	3/4" Copper to 1/2"	1	18" Pipe	3/4"	1	Lead Comp	2 x 2 Tapping Sleeve		Nipples			Union			Plug			Te			Stop			Box			Lid			Valves			Req. No.	
No.	Fittings	Size																																																						
1	Curb Cock	1/2"																																																						
1	Elbow	3/4"																																																						
1	St. Elbow	3/4"																																																						
1	Bushing	3/4" x 1/2"																																																						
1	Reducer	3/4" Copper to 1/2"																																																						
1	18" Pipe	3/4"																																																						
1	Lead Comp	2 x 2 Tapping Sleeve																																																						
	Nipples																																																							
	Union																																																							
	Plug																																																							
	Te																																																							
	Stop																																																							
	Box																																																							
	Lid																																																							
	Valves																																																							
	Req. No.																																																							

Water tap permit, 1935