

HISTORIC LANDMARK COMMISSION
APRIL 22, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0027
Old West Austin
2408 Windsor Road

PROPOSAL

Construct a one-story, rear addition and replace windows on a contributing house.

RESEARCH

The first residents and owners of 2408 Windsor Road were Paul C. and Margaret Whitley who began living at the house around 1939. At that time Paul Whitley was an insurance agent with an office in the Littlefield Building. By the mid 1940's Paul is working for C.J. Martin & Sons, and Mrs. C.J. Martin, who is likely Margaret's (aka Marguirite) mother, is also residing at the house. C.J. Martin & Sons, located at 413 Chicon Street, supplied livestock and poultry remedies. Paul Whitley died in 1947 after which Margaret moves to 1710 Cromwell.

The next residents and owners were Albert L. Koelzer and his wife Zella. Albert owned and ran Albert L. Koelzer Co. and Koelzer Lumber Co., a wholesale lumber company, from the rear of the house until his retirement in the late 1960's. There is no listing for the Koelzer's in City Directories starting in 1984 and Mr. Koelzer died March 11, 1985.

PROJECT SPECIFICATIONS

The existing house, constructed c. 1939, is a two-story Colonial Revival style house with a side gabled roof and a centered front gable on the front elevation. The centered front gable is an uncommon feature in Colonial Revival houses and reflects Georgian or Adam influences. The symmetrical front façade has 6:6, double-hung windows with shutters and a central front door with a covered entry porch that has a flat roof with deep cornice supported by round, classical columns. There is a decorative metal balustrade on the porch roof. The house has painted brick cladding and composition shingle roofing.

The applicant proposes to construct an approximately 750 sq. ft., two-story addition on the rear of the house. The addition will be clad in painted brick to match the existing house and will have a roof form and windows similar to those existing on the rear elevation.

Further the applicant proposes to replace all the windows in the house with 1:1, double-hung, aluminum clad, wood windows.

STANDARDS FOR REVIEW

The existing property is contributing to the Old West Austin National Register Historic District. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

The proposed addition will not be visible from the street so is compatible in form, scale, materials and fenestration with the existing house. However, the replacement of the existing 6:6, double-hung windows with 1:1 clad windows removes an important character defining feature of this Colonial Revival house, therefore having an adverse impact on its historic architectural integrity. If the existing windows are beyond repair, replacement with replica 6:6, double-hung, non-clad, wood windows would be more appropriate.

STAFF RECOMMENDATION

Release the permit per the proposed design with the recommendation that the applicant reconsider replacing the windows or replace them with replica windows.

PHOTOS



Front elevation



Rear elevation

OCCUPANCY HISTORY
2408 Windsor Road

From City Directories, Austin History Center

City of Austin Historic Preservation Office
April 2013

- 1984 No listing for Albert and Zella Koelzer
- 1983 Albert L. Koelzer, owner
Retired
&
Zella Koelzer
No occupation
- 1966 Albert L. Koelzer, owner
Koelzer Lumber Co., rear 2408 Windsor Road
&
Zella Koelzer
No occupation
- 1957 Albert L. Koelzer, owner
Albert L. Koelzer Co., wholesale lumber rear 2408 Windsor Road
&
Zella Koelzer
No occupation
- 1953 Albert L. Koelzer, owner
Salesman
&
Zella Koelzer
No occupation
- 1949 Albert L. Koelzer, owner
Wholesale Lumber
&
Zella Koelzer
No occupation

Note: Margaret C. Whitley listed as the widow of Paul C. residing at 1710 Cromwell. Paul C. and Margaret Whitley also listed at 120 E 9th Street.

- 1947 Paul C. Whitley, owner
C.J. Martin & Sons, Livestock and Poultry Remedies
&
Margaret M. Whitely,
Insurance

Note: Albert and Zella Koelzer listed at 1219 Parkway.

1944-45 Paul C. Whitley, owner
C.J. Martin & Sons, Livestock and Poultry Remedies, 413 Chicon
&
Margaret M. Whitely

Note: Mrs. C.J. Martin is also listed as residing at 2408 Windsor Road in the name directory.

1942 Paul C. Whitley, owner
Insurance Agent, 614 Littlefield Building
&
Marguerite Whitley

1940 Paul C. Whitley, owner
Insurance Agent, 614 Littlefield Building
&
Marguerite Whitley

1939 Paul C. Whitley, owner
Insurance Agent, 614 Littlefield Building
&
Marguerite Whitley

1937 No listing for address

Note: Paul C. and Margaret Whitley listed at 1905 Rio Grande

Funeral services were conducted at Weed-Corley Funeral Home at 2 p. m. Friday by Rev. F. R. Dill. Burial was in Oakwood Cemetery.

WHITLEY: Funeral services for Paul Clyde Whitley were held from St. Austin's Chapel Friday at 3 p. m. with Father A. J. Burggraff officiating. Pallbearers were Frank Siddons, G. Roy Thompson, Chester Deen, Arthur Pugh, F. M. Johnson and Andy Anderson. Honorary pallbearers were George Kies, Dean Word, R. W. Harvey, Gilbert Gilchrist, Matt Spires, Bryan Spires, Deart Greer, Aubrey Reilly, W. J. Perlitz, John Nash, Dra. James T. Robson, Harris Williams, Tom McElhenney and H. A. Scott. Burial was in Mt. Calvary Cemetery.

WOOD: William Jackson Wood,

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Paul C. Whitley, 53, well known
Austin business man, died Thurs-
day at 7 a. m. at his home, 1512
Woodlawn Boulevard, after an ex-
tended illness.

Rosary services will be held at
the Cook Funeral Home Thursday
at 8 p. m. Funeral services have
been set for Friday at 3 p. m. at
St. Austin's Chapel with the Rev.
A. J. Burggraff officiating. Burial
will be in Mount Calvary Ceme-
tery.

At the time of his death Whitley
was president of C. J. Martin and
Sons. He also was actively identi-
fied in highway construction and
in the general insurance and bond-
ing business. He had been a resi-
dent of Austin since 1930.

Born in Springfield, Ohio, June
30, 1893, Whitley came to Texas
in 1906, with his father, well known
construction contractor, who made
his residence in Texarkana.

Whitley is survived by his widow,
Mrs. Margaret Martin Whitley and
one daughter, Joan Whitley, of
Austin; one sister, Mrs. George C.
Francisco of Austin; and four
brothers, Lieutenant Colonel E. P.
Whitley of Austin, J. E. Whitley of
Kokomo, Ind., W. F. Whitley of
Denver, Colo., and B. D. Whitley
of Harlingen.

Pallbearers for the funeral will
be Frank Siddons, G. Roy Thomp-
son, Arthur Pugh, F. M. Johnson,
Chester Deen and A. Anderson.

Honorary pallbearers are: George
Lee, Dean Word, R. W. Harvey,
Abb Gilchrist of College Station,
Watt Spires, Bryan Spires, DeWitt
Greer, Aubrey Reilly, W. J.
Beritz, John H. Nash, Dr. James
Robison, Dr. Harris Williams,
Dr. Thomas McElhenney and Dr.
A. Scott.

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Funeral for
of Charles Walker
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Under the direction
of Capital Chapel, 3000
South. 476-5387.

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...Masonic Lodge

...two sons, M.E.
...Mesa, California,
...Seattle, Washing-
...Katerli Anne
...California; two
...ounds, Webster,
...ard L. Bounds,

...Tuesday, Weed-
...with Dr. Fabaus
...rial, Capital Me-

other relatives and friends.

Arrangements by Lois Jones Fu-
neral Home.

Albert Louis Koelzer

Albert Louis Koelzer, age 89, of
Austin died Monday.

He was a member of the Rotary
Club, American Legion Travis Post
#76, and served in World War I. Mr.
Koelzer was a wholesale lumber deal-
er in Austin for 40 years.

Survivors include his wife, Zella
Koelzer, Austin; nieces, Janet W.
Wheeler, Roberta Fitzgerald, both of
Austin, and Virginia W. McHugh, Poto-
mac, Maryland.

Services 11:00 AM, Thursday, Me-
morial Hill Park Mausoleum with
Reverend Malcolm Riker officiating.
Entombment, Memorial Hill Park
Mausoleum.

In lieu of flowers, memorials may
be made to your favorite charity.

Arrangements by Weed-Corley Fu-
neral Home, 3125 N. Lamar. 452-8811.

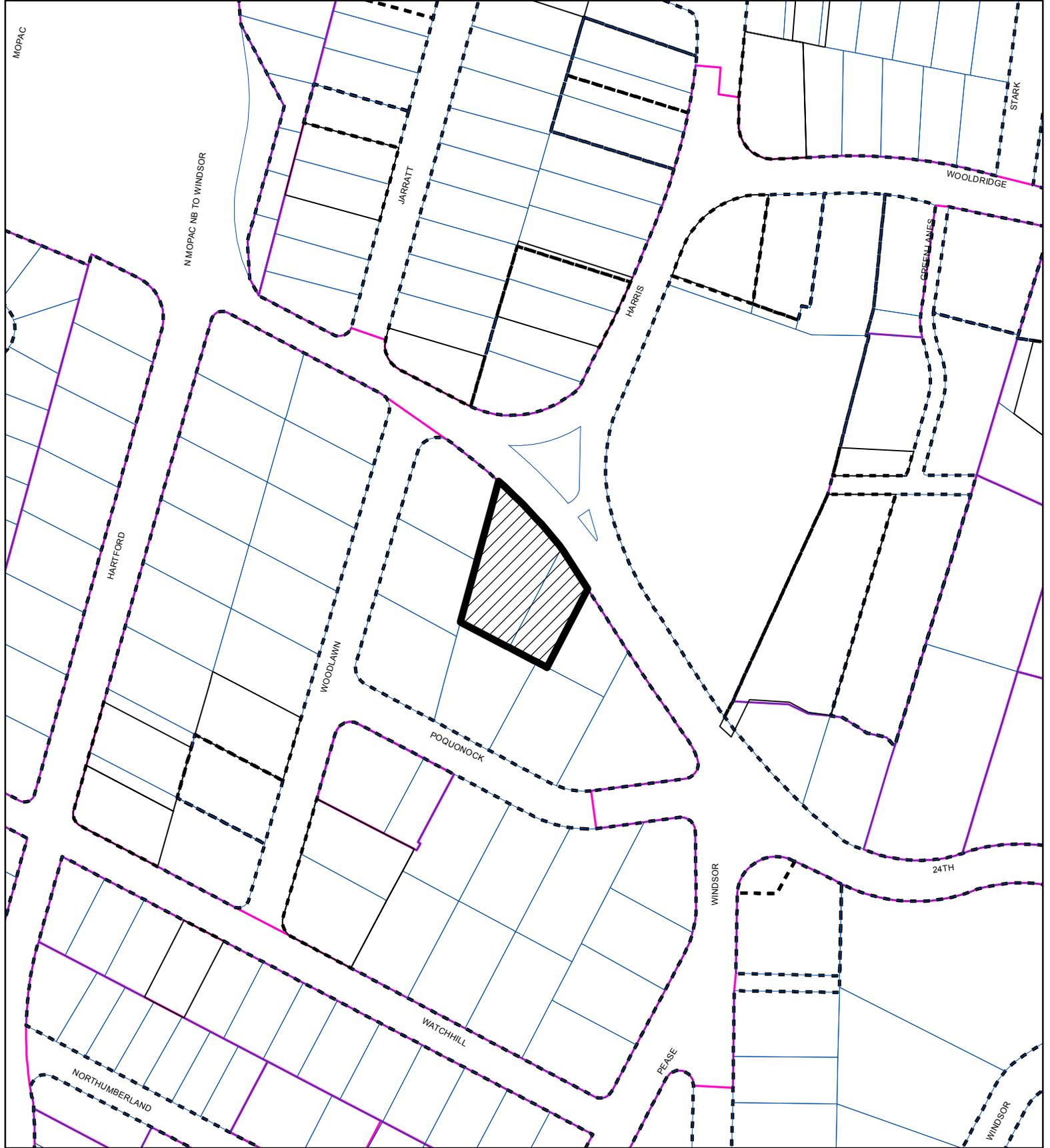
F.M. 'Robbie' Robinson

F.M. 'Robbie' Robinson, a long time
resident of Austin, passed away March
10, 1985, after a long illness.

...editor of
...years, a
...years.
...with the
...Daily F
...Bulletin

He joined
Alice, T
of Alice
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B



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: NRD-2013-0027
 LOCATION: 2408 Windsor Road



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S 40°53'58" E
 C = 47.46'
 Δ = 03°14'18"
 R = 839.84'
 L = 47.47'
 (S 41°01'02" E
 C = 47.46')

BENCHMARK:
 SQUARE CUT @ TOP/CURB
 ASSUMED ELEV.: 100.00'

- NOTES:
 1) SUBJECT TO RESTRICTIONS RECORDED IN VOL. 559, PG. 339, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
 2) 5' ESMT. ON EITHER SIDE OF THE DIVIDING LINE OF LOT 18 & 19 PER PLAT IS RELEASED IN VOL. 11253, PG. 988, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

2408 WINDSOR ROAD

TOPOGRAPHIC SURVEY OF 0.649 ACRES BEING A PORTION OF LOT 18 AND A PORTION OF LOT 19, "SUNSET HILL ENFIELD" A SUBDIVISION RECORDED IN VOL. 3, PG. 164, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING THE SAME TRACT RECORDED TO BRORBY IN VOL. 11210, PG. 1298, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

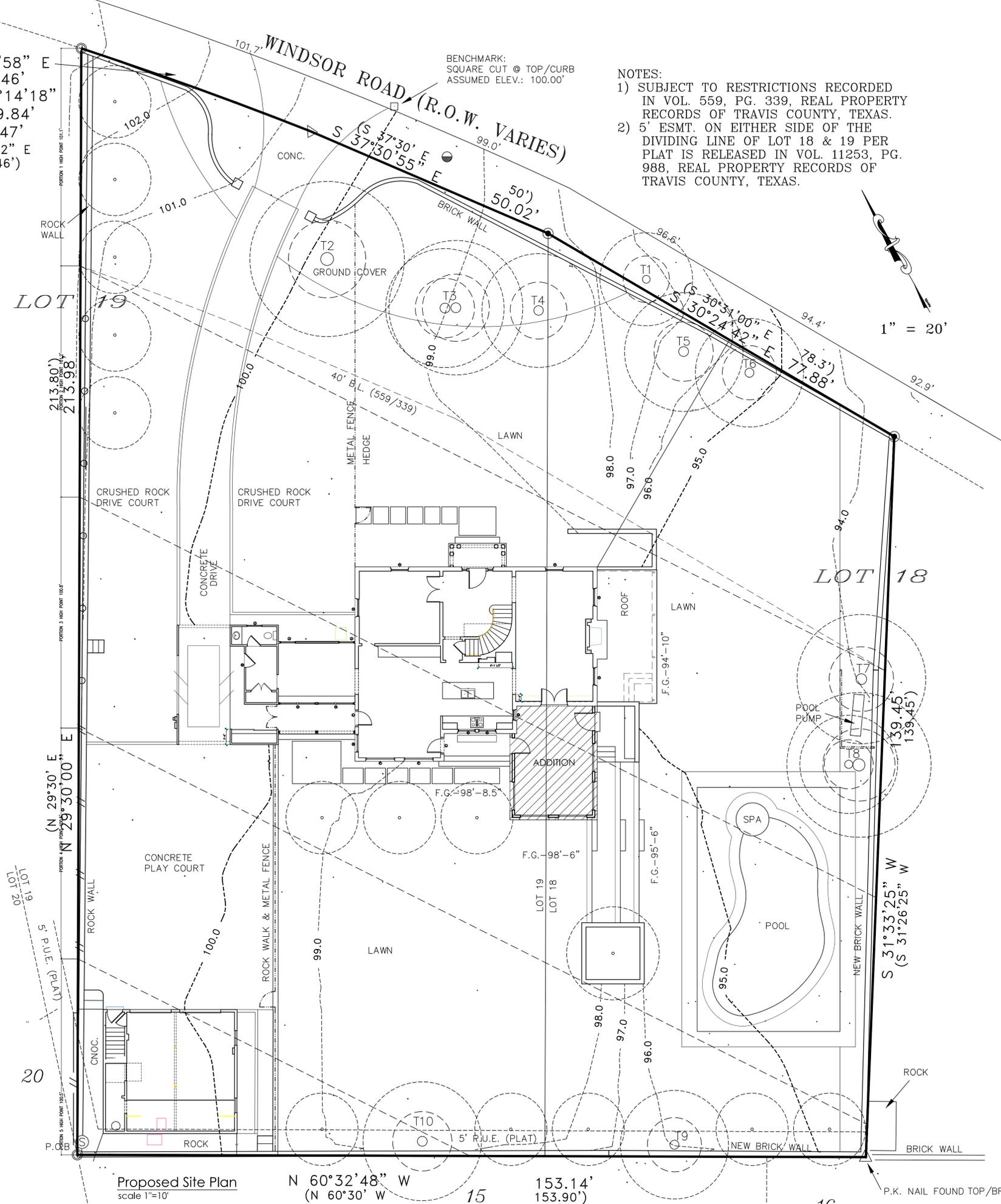
TREES:

- T1 - 18" LIVE OAK
- T2 - 30" LIVE OAK
- T3 - 23",26" LIVE OAK
- T4 - 22" LIVE OAK
- T5 - 23" LIVE OAK
- T6 - 21" LIVE OAK
- T7 - 25" LIVE OAK
- T8 - 19",28" LIVE OAK
- T9 - 21" HACKBERRY
- T10 - 23" LIVE OAK

LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIPE FOUND
- ▲ NAIL FOUND
- ⊕ POWER POLE
- ⊙ WATER METER
- ⊙ SANITARY SEWER MANHOLE
- IRON FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- () RECORD INFORMATION

1" = 20'



CONTACT LIST

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 jennifer@designhouse-tx.com

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 AUSTIN, TX 78703
 (512)567-0889

CONTRACTOR
VINTINNER CONSTRUCTION
 23101 Spanish Oaks Trail
 Leander, TX 78841
 (512)259-4613
 petevci@yahoo.com

DRAWING INDEX

- A0.1 SITE PLAN
- A0.2 SETBACK COMPLIANCE
- A1.1 REMODEL PLAN 1
- A1.2 REMODEL PLAN 2
- A1.3 REMODEL PLAN 3
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS

COA CALCULATIONS

FLOOR AREA RATIO	
FIRST FLOOR GROSS AREA	2003 sq ft
SECOND FLOOR GROSS AREA	1983 sq ft
BASEMENT (918 sq ft exempt)	0 sq ft
DETACHED GARAGE (450 sq ft exempt)	174 sq ft
ATTACHED CARPORT	238 sq ft
ACCESSORY BUILDING	624 sq ft
TOTAL GROSS AREA	5022 sq ft
GROSS AREA OF LOT	28270 sq ft
FLOOR AREA RATIO	.18 FAR
(1.4 ALLOWABLE: COMPLIANT)	
BUILDING COVERAGE	
FIRST FLOOR CONDITIONED AREA	1833 sq ft
SECOND FLOOR CONDITIONED AREA	2607 sq ft
BASEMENT	918 sq ft
COVERED PARKING	862 sq ft
COVERED PATIO, DECK OR PORCH	914 sq ft
BALCONY	0 sq ft
TOTAL BUILDING AREA	3636 sq ft
TOTAL BUILDING COVERAGE ON LOT	3636 sq ft
GROSS AREA OF LOT	28270 sq ft
BUILDING COVERAGE	12.9%

IMPERVIOUS COVERAGE	
BUILDING COVERAGE MINUS 2ND FLOOR	3636 sq ft
DRIVEWAY	2903 sq ft
SIDEWALKS	572 sq ft
UNCOVERED PATIO	79 sq ft
UNCOVERED WOOD DECK (50% counts)	0 sq ft
AC PADS	0 sq ft
OTHER (POOL COPING, WALLS, ETC.)	2079 sq ft
TOTAL IMPERVIOUS COVER ON LOT	5633 sq ft
GROSS AREA OF LOT	28270 sq ft
BUILDING COVERAGE	32.8%
(40% ALLOWABLE: COMPLIANT)	

Proposed Site Plan
 scale 1"=10'

N 60°32'48" W
 (N 60°30' W) 153.14'
 (N 60°30' W) 153.90'

design house
 2212 E Windsor Rd Austin TX 78703
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 E designhouse@austin.rr.com

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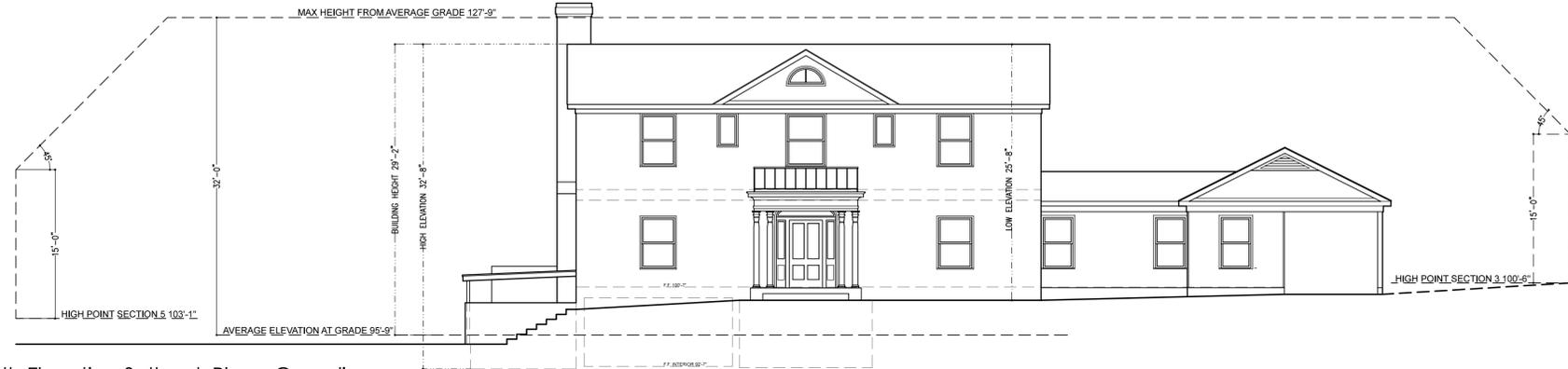
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 REVISED:
 00/00/00

MARSH REMODEL
 2408 Windsor Road
 Austin, TX 78703
 Travis County

DATE: 4/3/13 JOB #: DH1301

A0.1



North Elevation Setback Plane Compliance
scale 1/8"=1'



South Elevation Setback Plane Compliance
scale 1/8"=1'



West Elevation Setback Plane Compliance
scale 1/8"=1'



North Elevation Setback Plane Compliance
scale 1/8"=1'

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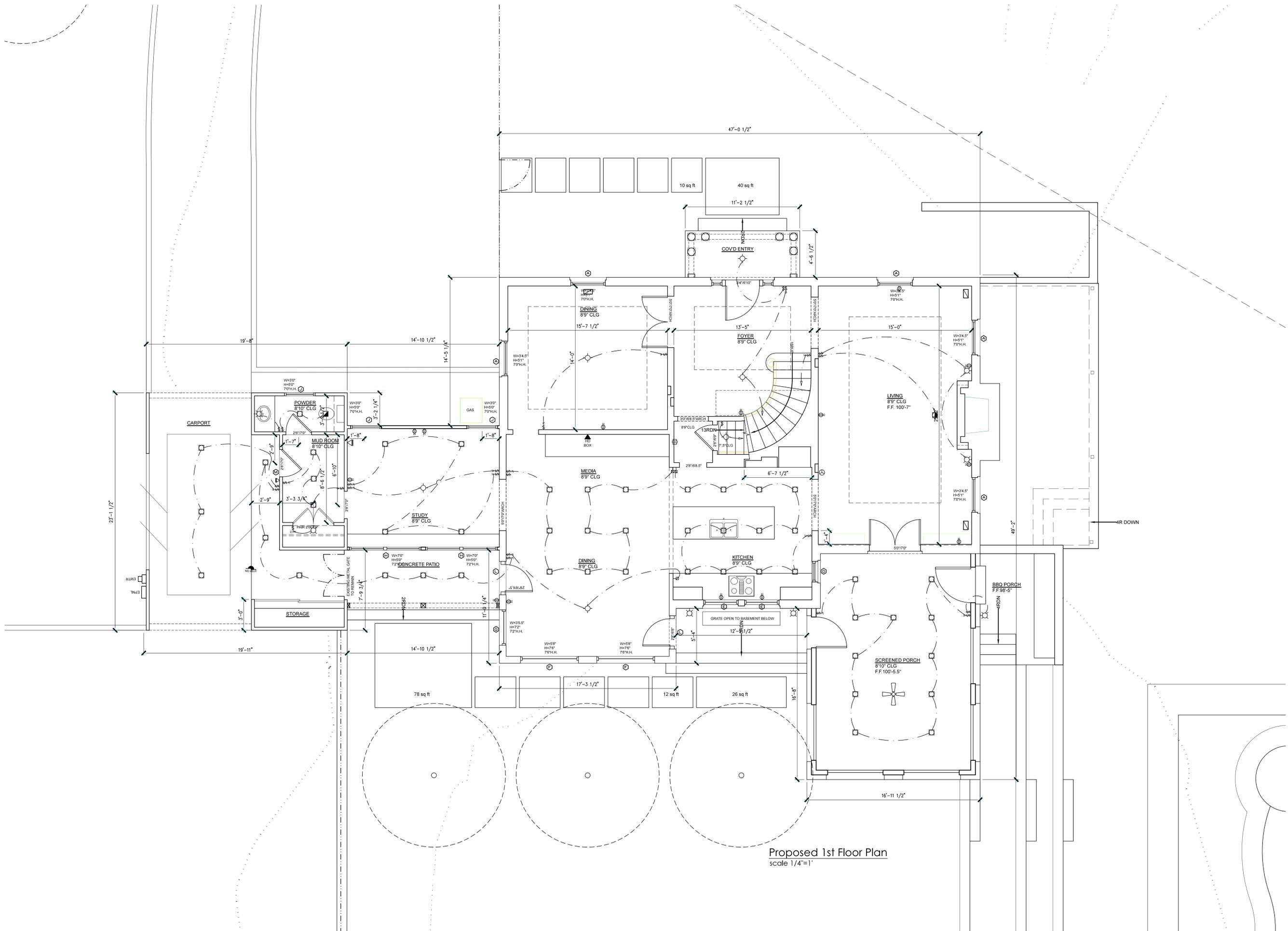
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MARSH REMODEL
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Travis County

DATE: 4/3/13
JOB #: DH1301



Proposed 1st Floor Plan
scale 1/4"=1'

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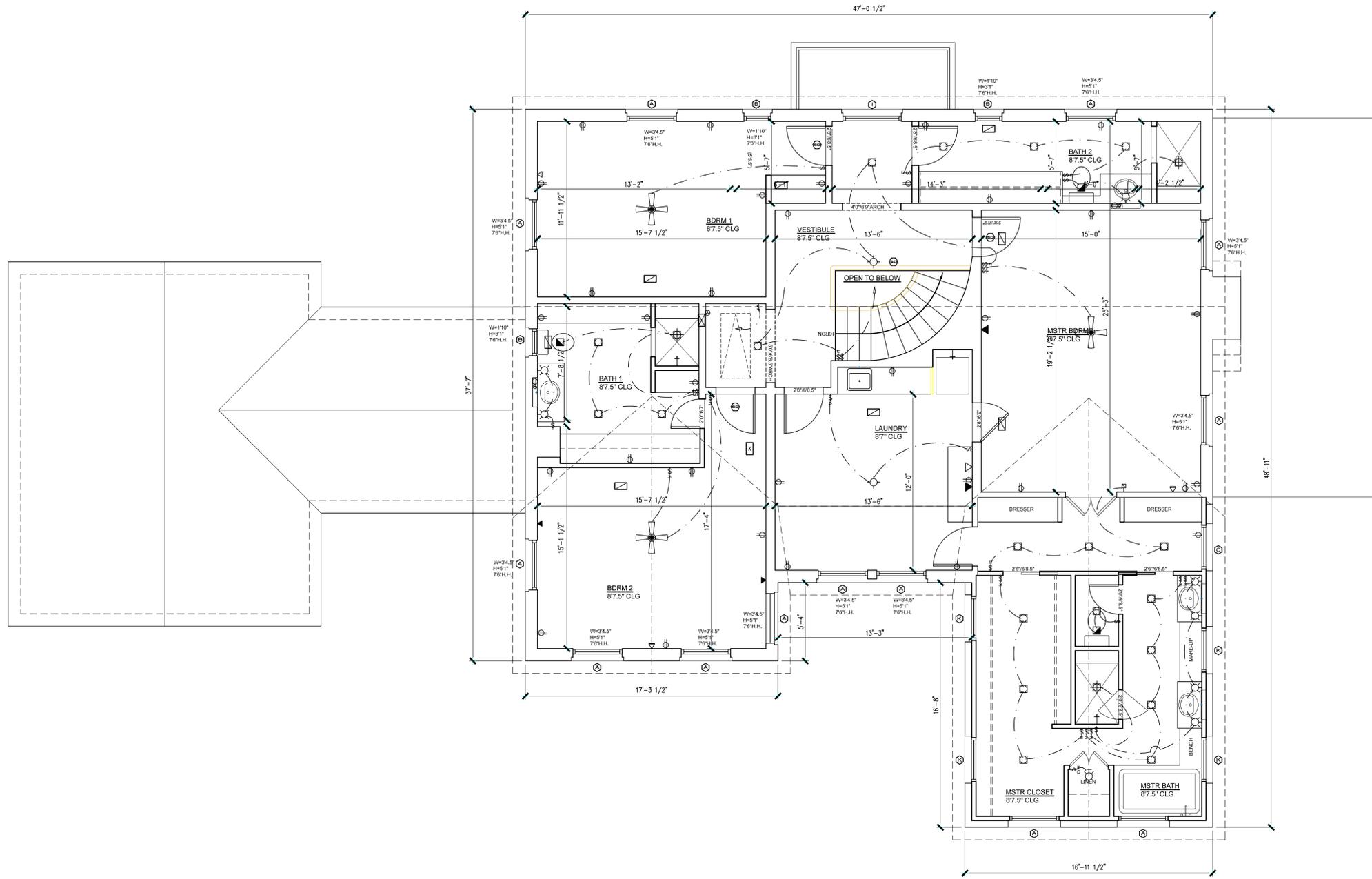
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MARSH REMODEL
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A1.2



Proposed 2nd Floor Plan
scale 1/4"=1'

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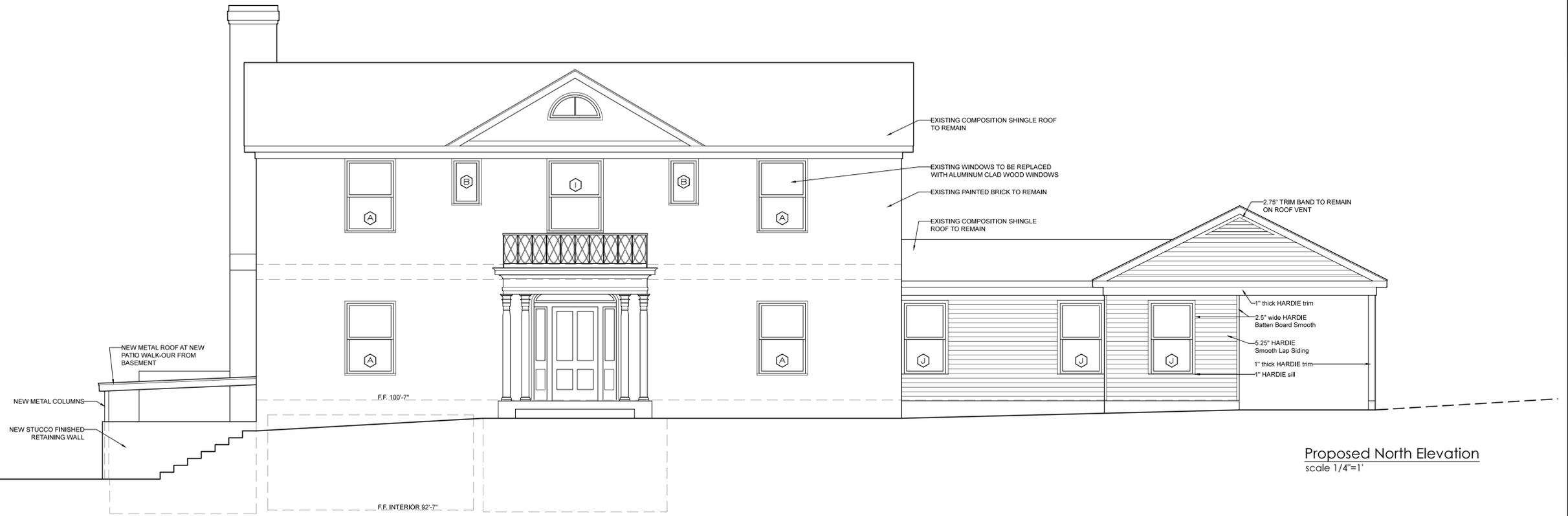
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Travis County

DATE: 4/3/13
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A1.3



Proposed North Elevation
scale 1/4"=1'



Proposed South Elevation
scale 1/4"=1'

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MARSH REMODEL

2408 Windsor Road
Austin, TX 78703
Travis County

DATE: 4/3/13
JOB #: DH1301

A2.1



Proposed East Elevation
scale 1/4"=1'



Proposed West Elevation
scale 1/4"=1'

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MARSH REMODEL

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DATE:
4/3/13

JOB #:
DH1301

A2.2