

**HISTORIC LANDMARK COMMISSION
APRIL 22, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0019
Old West Austin
2515 McCallum Drive**

PROPOSAL

Construct a rear addition and remodel the façade of a c. 1939 contributing house.

RESEARCH

The existing house was constructed c. 1939. The first residents and owners were William A. Nielander, an Associate Professor at the University of Texas, and his wife Bernice Nielander who was a student at the University. The Nielanders lived at the house until at least 1942.

The next residents were Si H. Johnston and his wife Nell. Si Johnston was a dentist whose practice was at 1110 Capital National Bank Building (aka Norwood Building), who died January 19, 1965. Nell Johnston remained in the house and married to James H. Martin by 1972. Jay and Nell Martin resided in the house until 1978 after which there is no listing for either of them in the City Directories.

Note: Demolition was approved by the Historic Landmark Commission in 2008 requiring submittal of a documentation package. That demolition never took place.

PROJECT SPECIFICATIONS

The existing house is a c. 1939 approximately 3700 sq. ft., one-and-one-half story house. The upper half story is entirely under a mansard roof with gabled dormers. The lower story is stucco with large faux quoin elements at the corners and around the front door. The symmetrically located windows on the façade are double-hung, multi-paned windows and those on the first level have shutters. There is a flat roofed, one-story wing to one side with cladding, quoins and windows similar to the main house. The other side of the house has a flat roofed, attached garage, which does not appear to be original to the house.

The applicant proposes to construct a two-story addition to the rear and full second story addition on the existing house and remodel the front elevation. Changes include a hipped roof, enlarging the first floor windows and installing cast stone lintels, re-stuccoing the walls and removing the faux quoin elements, and revising the architectural details surrounding the front door.

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.
- Surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- 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 installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.
- Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

The changes do not retain any of the original historic appearance of the house and will render the property no longer contributing to the Old West Austin National Register Historic District and do not meet the general design review guidelines. However, the research conducted does not indicate sufficient historical significance to recommend initiating historic zoning.

STAFF RECOMMENDATION

Recommend the applicant reconsider the design to maintain the historic appearance; however release the permit after submittal of a City of Austin Documentation Package

consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

PHOTOS







Other houses on the same block as 2515 McCallum Drive



Other houses on the same block as 2515 McCallum Drive

OCCUPANCY HISTORY
2515 McCallum Drive

From City Directories, Austin History Center

City of Austin Historic Preservation Office
April 2013

1978 Vacant. No listing for Jay H. or Nell Martin

1977 Jay H. Martin, owner
Chaplin Austin State School
&
Nell Martin
No occupation listed

1972 James H. Martin, owner
No occupation listed
&
Nell Martin

Note: Directory indicates James Martin is a new resident; however Nell Martin is likely the former Nell Johnston.

1969 Mrs. Nell J. Johnston, owner
Retired, widow of Si H. Johnston

1966 Mrs. Nell J. Johnston, owner
Retired, widow of Si H. Johnston

1963 Si H. Johnston, owner
Dentist, 1110 Capital National Bank Building
&
Nell Johnston
No occupation listed.

1949 Si H. Johnston, owner
Dentist, 1110 Capital National Bank Building
&
Nell Johnston
No occupation listed

1944-45 Si H. Johnston, owner
Dentist, 1110 Capital National Bank Building
&
Nell Johnston + 1
No occupation listed

Note: William A. Nielander is in the name directory but with no address. Bernice ielander is not listed.

1942 William A. Nielander, owner
Associate Professor, University of Texas
&
Bernice Nielander
Student, University of Texas

Si H. & Nell Johnston listed at 1516 Westover

1940 William A. Nielander, owner
Associate Professor, University of Texas

Note: Bernice Nielander not listed.

1939 No addresses on McCallum listed.

Note: William A. and Bernice B. Nielander +1 listed at 1107 Nathan.

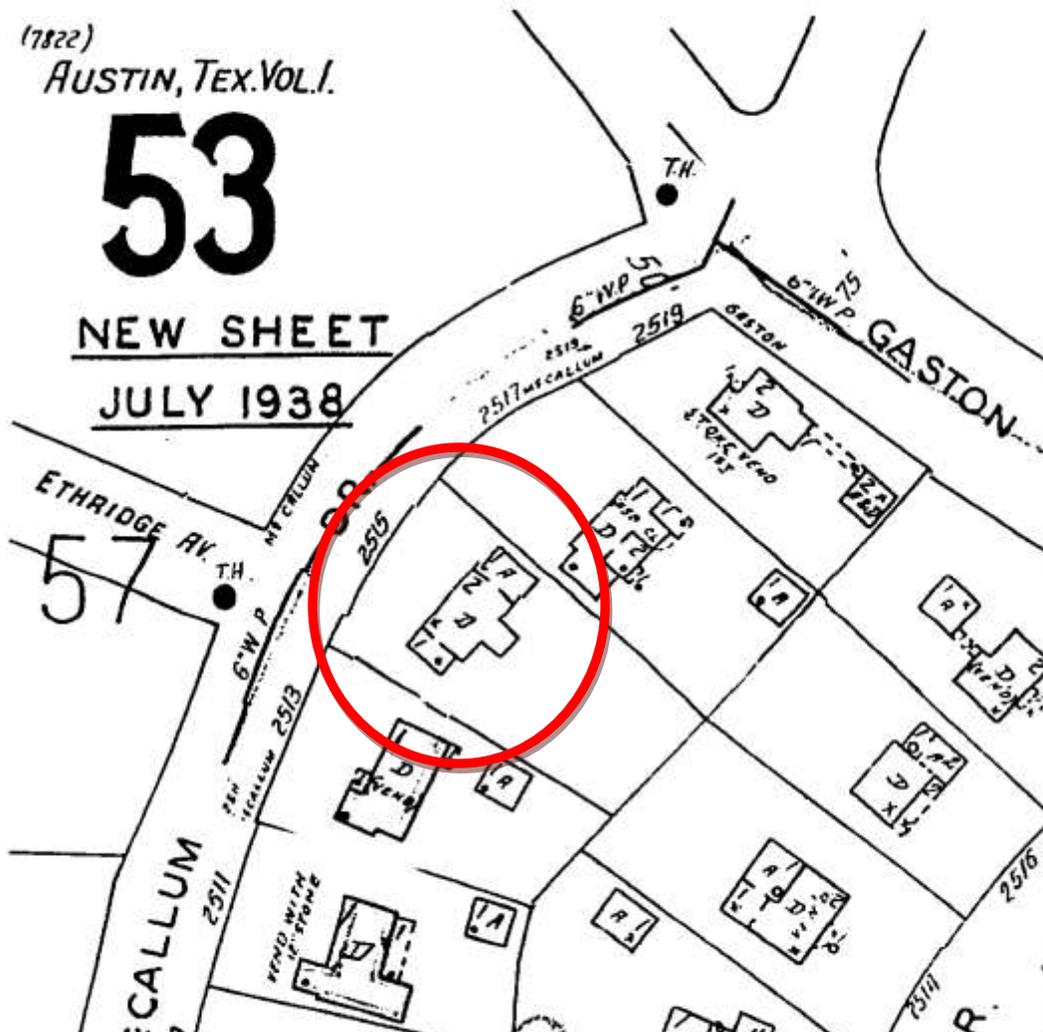
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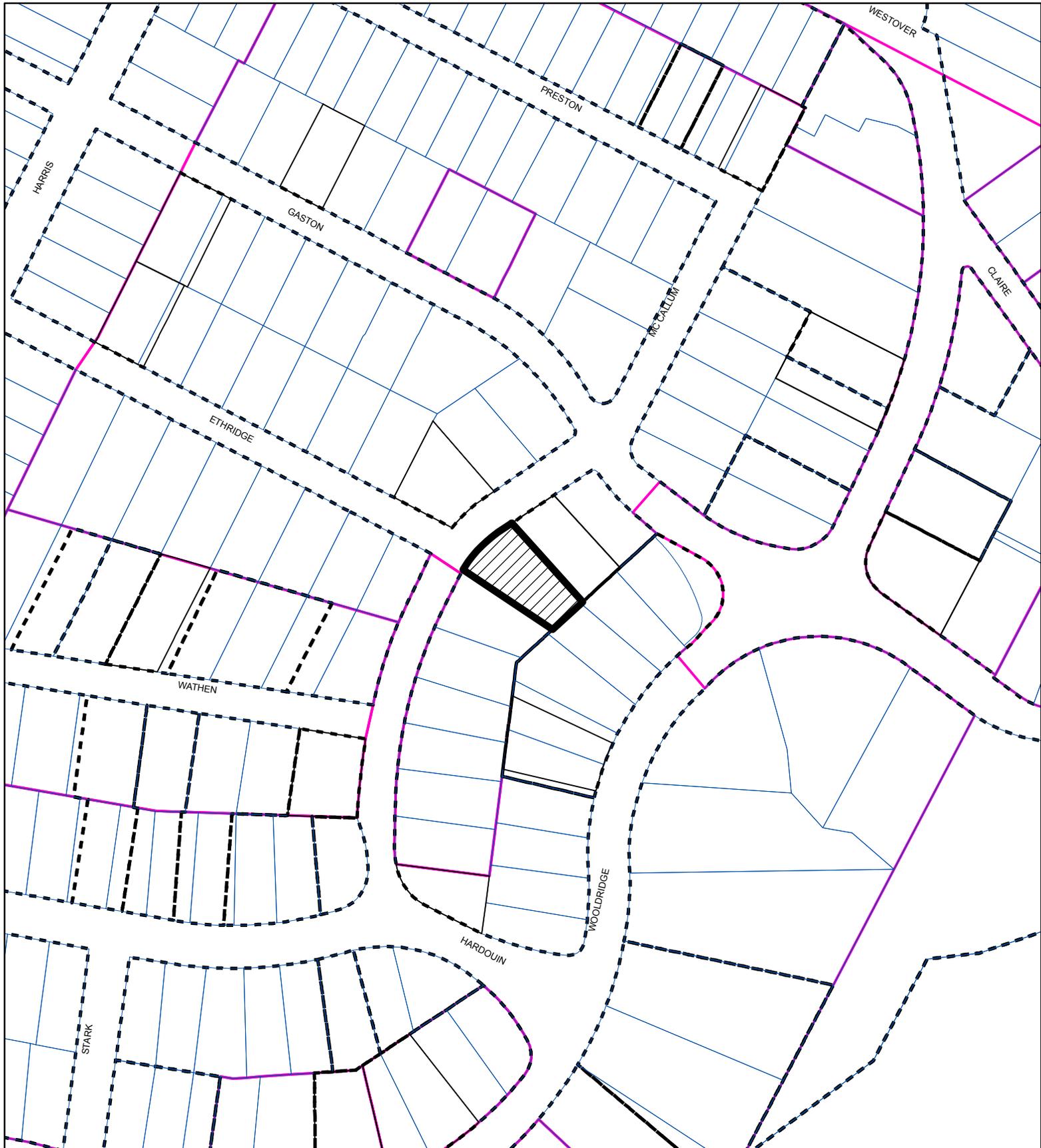
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NEW SHEET

JULY 1938



1961 update of Sanborn map



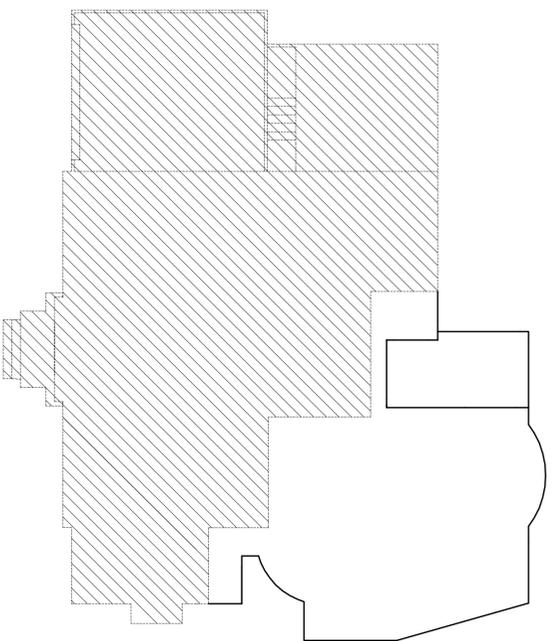
-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: NRD-2012-0019
 LOCATION: 2515 Mc Callum Drive

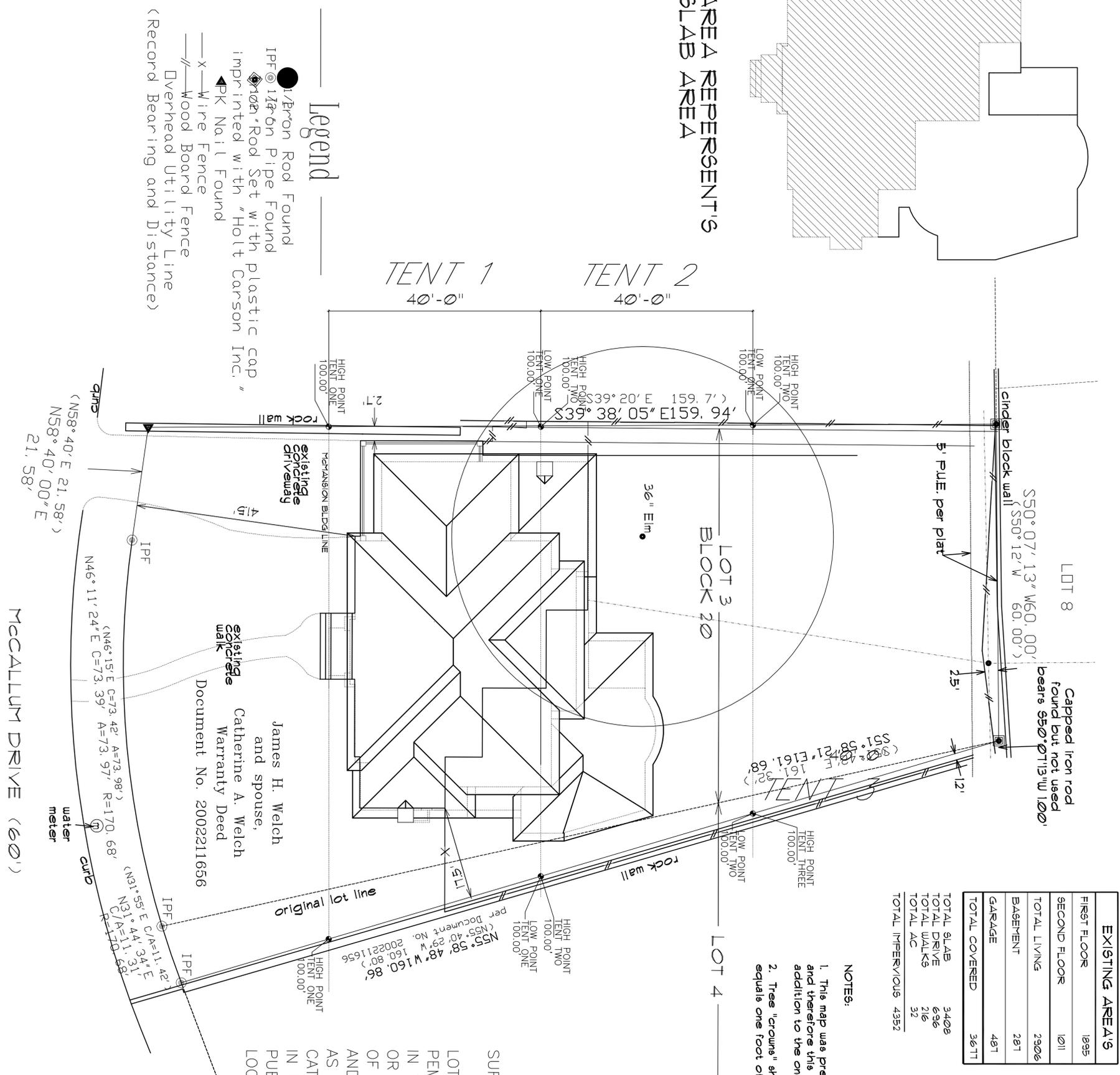


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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



SHADED AREA REPRESENTS
EXISTING SLAB AREA



EXISTING AREAS	
FIRST FLOOR	1895
SECOND FLOOR	1011
TOTAL LIVING	2906
BASEMENT	281
GARAGE	481
TOTAL COVERED	3671

NEW AREAS	
FIRST FLOOR	938
SECOND FLOOR	911
WINE CELLAR	281
TOTAL LIVING	2202
GARAGE	143
PORCH	152
BALCONY	143
TOTAL COVERED	4699

AREAS		
TOTAL LOT	13516	
FAR @ 40%	5430	38.9%
INFERV. @ 45%	6109	32%
	4352	

TOTAL SLAB	3408
TOTAL DRIVE	696
TOTAL WALKS	216
TOTAL AC	32
TOTAL IMPERVIOUS	4352

- NOTES:
1. This map was prepared without the benefit of a current title commitment, and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.
 2. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter, equals one foot of "crown" radius.

PEMBERTON HEIGHTS
SECTION 8
Volume 4 Page 29

SURVEY MAP OF

LOT 3 AND A PORTION OF LOT 4, IN BLOCK 20 OF PEMBERTON HEIGHTS, SECTION 8, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4 PAGE 29 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO JAMES H. WELCH AND SPOUSE, CATHERINE A. WELCH BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2002211656 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT 2515 McCALLUM DRIVE.

PREPARED: January 14th, 2013

BY:

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990

SITE PLAN

SCALE: 1" = 10'

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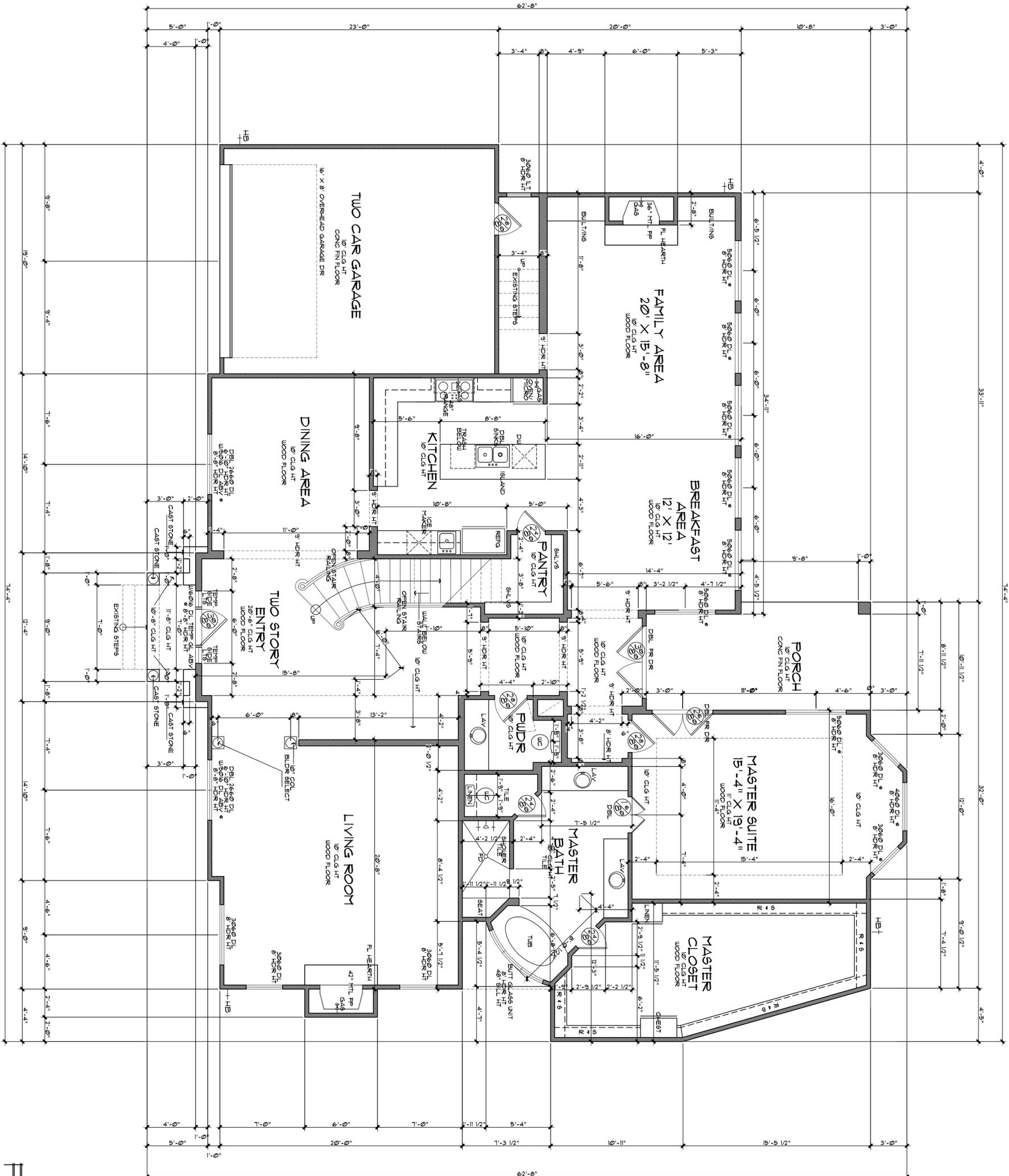
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OFFICE (512) 331-1775

2515 McCallum Drive

JOB #A9613
DATE: 01-03-13
REVISION:
DRAWN BY: JCD

STATE OF TEXAS
JOURNAL OF THE SURVEYORS
JOHN C. DAVIS, SR. #91
DATE: 1 OF 11



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- GENERAL NOTES:**
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NEW AREA'S	
FIRST FLOOR	2833
SECOND FLOOR	1988
WINE CELLAR	281
TOTAL LIVING	5108
GARAGE	432
PORCH	143
BALCONY	152
TOTAL COVERED	5835

SYMBOL LEGEND	
⊕	GAS/PROPANE VALVE
⊕-HB	HOSE BIB
⊕	SHOWER HEAD @ 80" AFF
⊕	DOOR SIZE TAG

FIRST FLOOR

SCALE: 1/4" = 1'-0"

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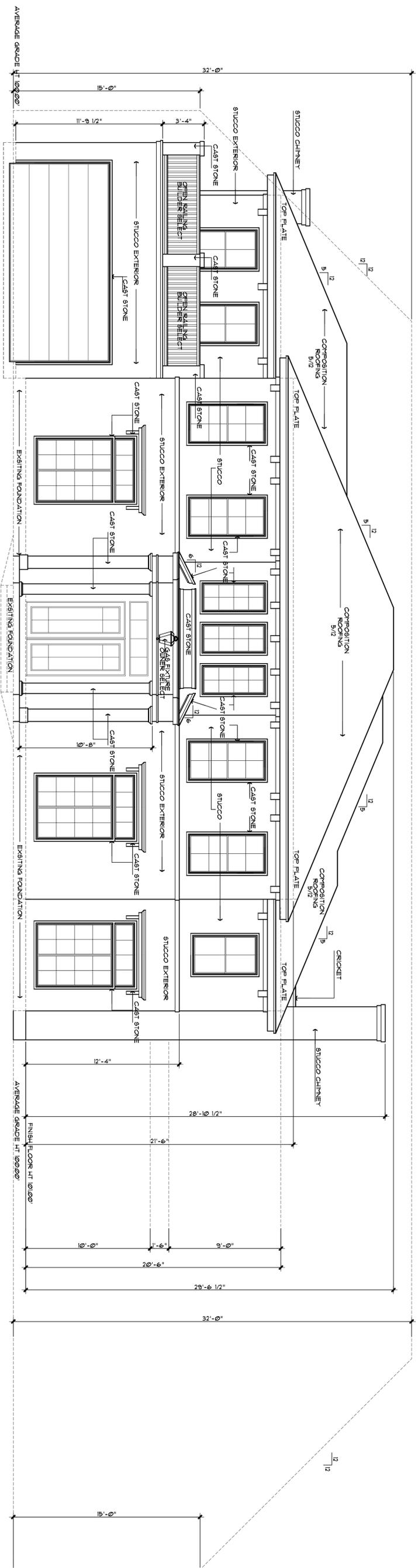
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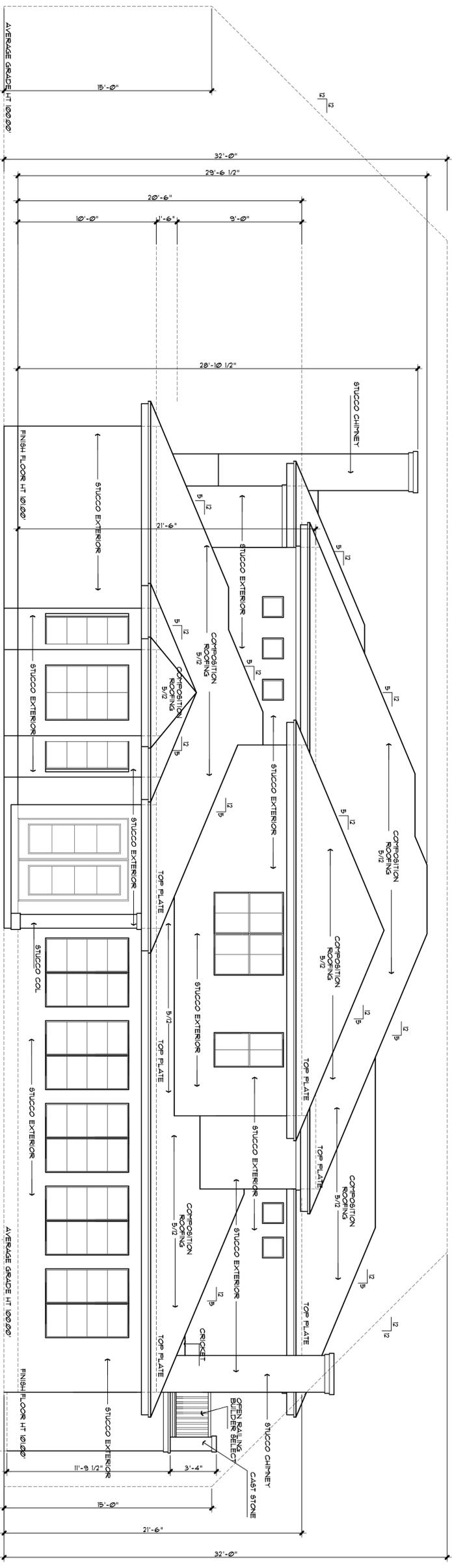
REGISTERED PROFESSIONAL ENGINEER
 JOHN C. DAVIS, SR. #91
 DATE: 3 OF 11



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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REAR ELEVATION

SCALE: 1/4" = 1'-0"

FRONT/REAR ELEVATIONS

SCALE: 1/4" = 1'-0"

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