

**HISTORIC LANDMARK COMMISSION**  
**JUNE 24, 2013**  
**NATIONAL REGISTER HISTORIC DISTRICT**  
**NRD-2013-0043**  
**Whilshire**  
**4107 Lullwood Road**

**PROPOSAL**

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Construct a carport and a detached one-story studio with covered deck at a contributing property.

**RESEARCH**

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The house was constructed c. 1949 and the first residents and owners were Henry and Olivia Timmerman. Mr. Timmerman worked for the State Board of Insurance Commissioners and died around 1960. Mrs. Timmerman continued to live in the house until 1969 when she died.

**PROJECT SPECIFICATIONS**

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The existing house was constructed c. 1949. It is a one-story Ranch style with a low-slope, hipped roof with moderately deep eaves. The house is clad with buff-colored limestone. A prominent two car garage projects forward of the main façade. The roof over the garage spans to cover a small entry porch that has a single, decorative iron support. There is a prominent, wide chimney on the front as well as a large corner, metal window with casement sashes.

The applicant proposes to construct a carport in front of the existing garage space with a gable roof supported by exposed trusses set on round columns. The existing garage doors will be filled in with brick to match the existing cladding and have two sets of horizontally oriented casement windows.

The applicant also proposes to construct a one-story studio with covered deck at the side-rear yard. The building will have an “L” configuration with shed and cross-gable roof forms. The enclosed studio will have Galvalume metal siding, and the roof will utilize Galvalume standing seam roofing. The wood trusses supporting the covered patio will be exposed, similarly to the proposed carport.

**STANDARDS FOR REVIEW**

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The existing property is contributing to the Whilshire 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.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.

- 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.

Carports in front of garages are common on houses in the Whilshire District so this addition has minimal impact on the character of the District. The new studio and covered patio, although not designed with materials or forms similar to the existing house, is detached and minimally visible from the public right of way so has minimal impact to the integrity of the property or the character of the District.

**STAFF RECOMMENDATION**

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Release the permit per the proposed design.

PHOTOS

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4107 Lullwood Road



Adjacent property with carport



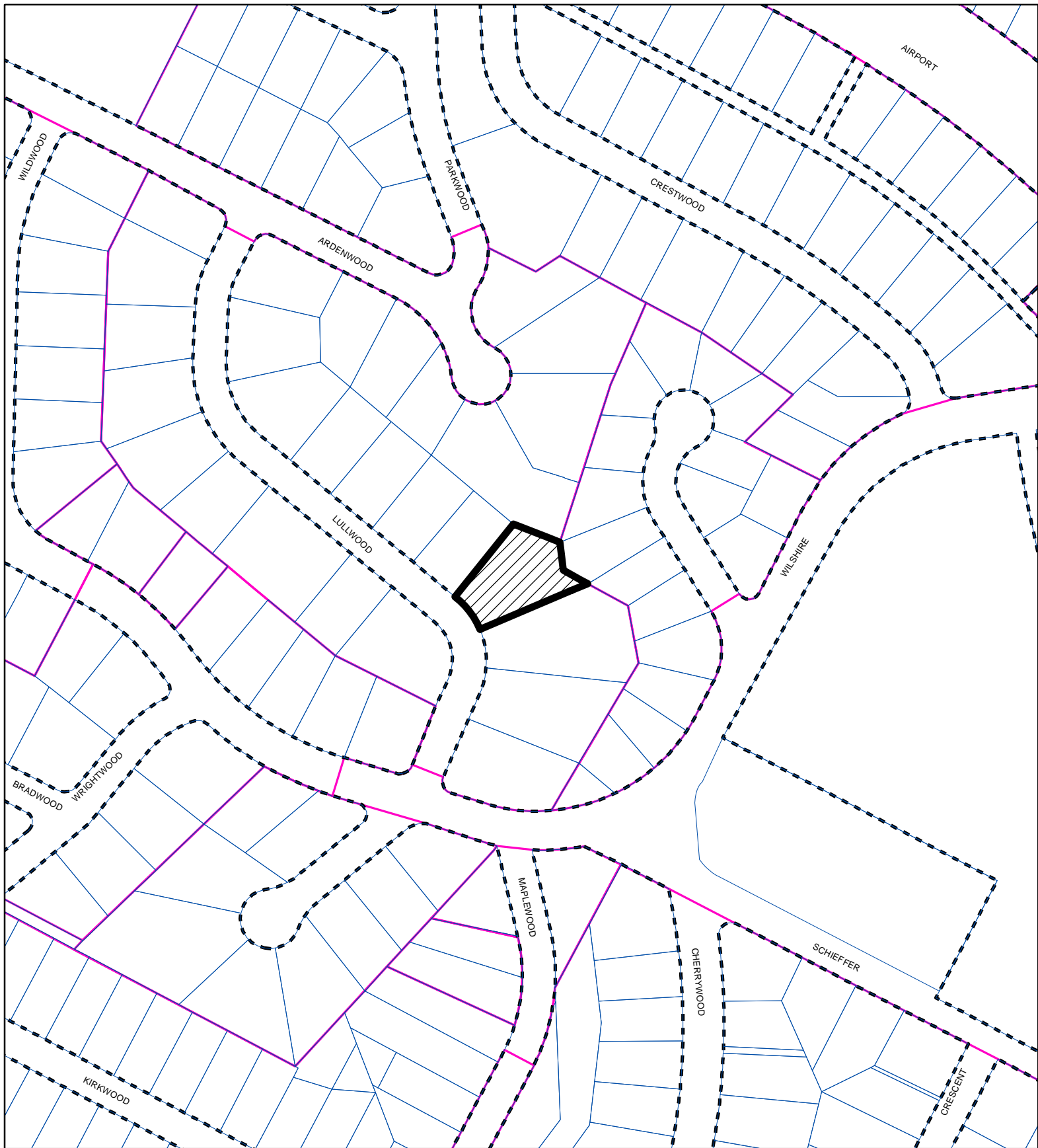
Adjacent property with carport and infilled garage door opening.

## OCCUPANCY HISTORY 4107 Lullwood Road

City Directory Research, Austin History Center  
By City Historic Preservation Office  
June 2013

1972	Elton G. Jones, owner Manager, Little Hut Grill & Marilyn Jones No occupation listed
1968	Olivia L. Timmerman, owner Widow, Henry Timmerman
1961	Olivia L. Timmerman, owner Widow, Henry Timmerman
1959	Henry Timmerman, owner Office worker, State Board of Insurance Commissioners & Olivia L. Timmerman, owner Widow, Henry Timmerman
1959	Henry Timmerman, owner Assistant Engineer, State Board of Insurance Commissioners & Olivia L. Timmerman, owner Widow, Henry Timmerman
1952	Henry Timmerman, owner Assistant Engineer, State Board of Insurance Commissioners & Olivia L. Timmerman, owner Widow, Henry Timmerman
1949	No listing for 4107 Lullwood Road
Note: Henry and Olivia Timmerman listed at 4008 Speedway, Avenue B	





SUBJECT TRACT



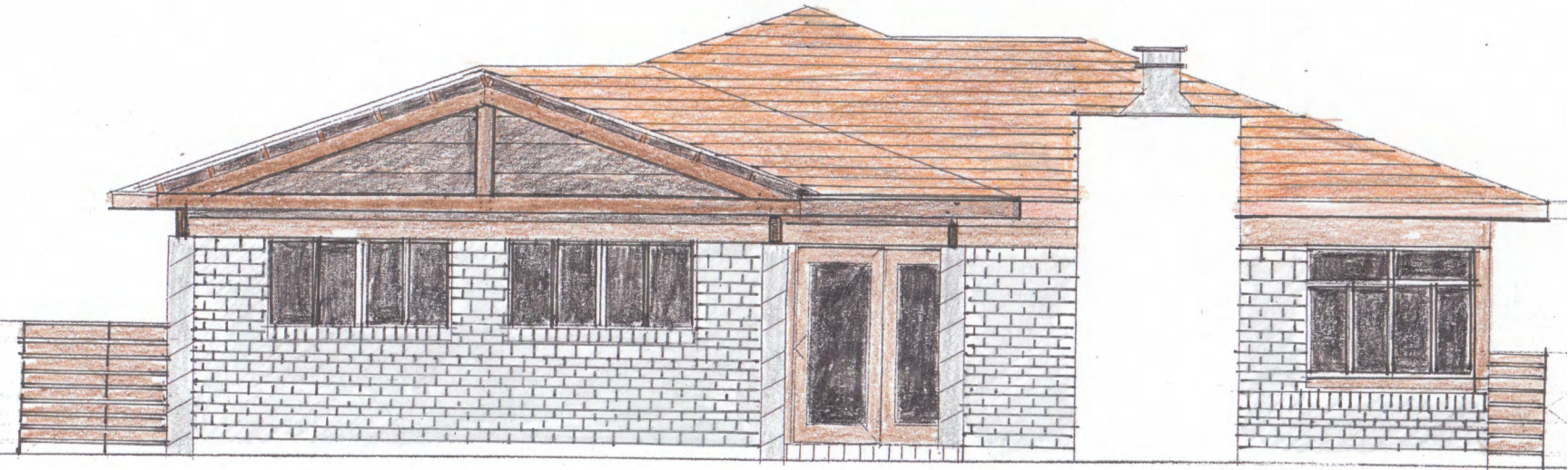
ZONING BOUNDARY

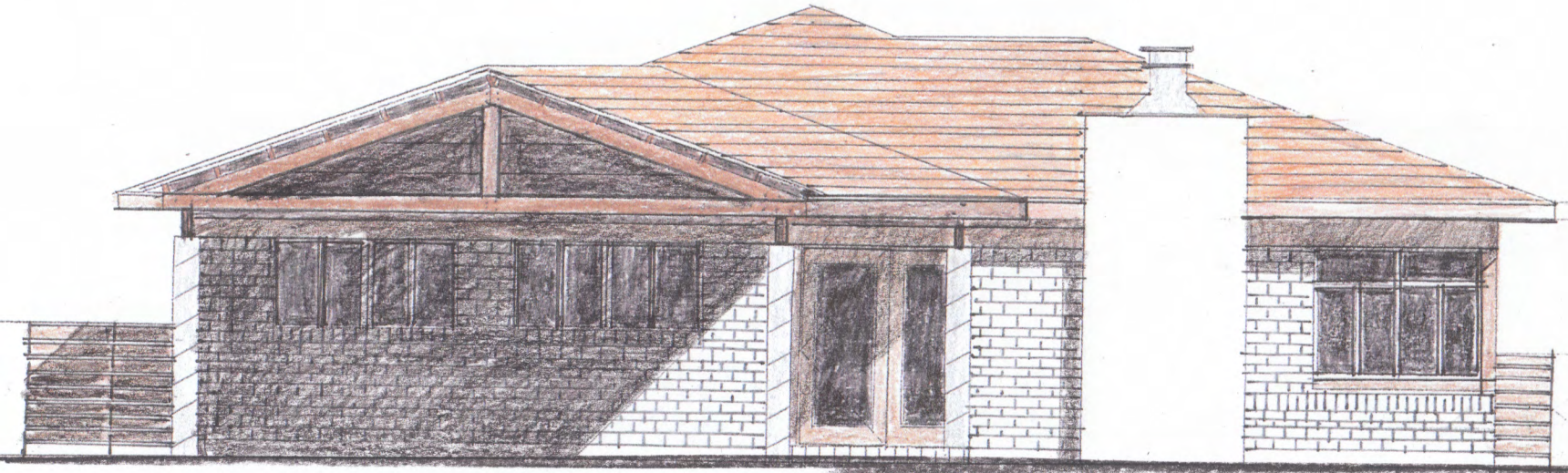
CASE#: NRD-2013-0043  
LOCATION: 4107 Lullwood Road



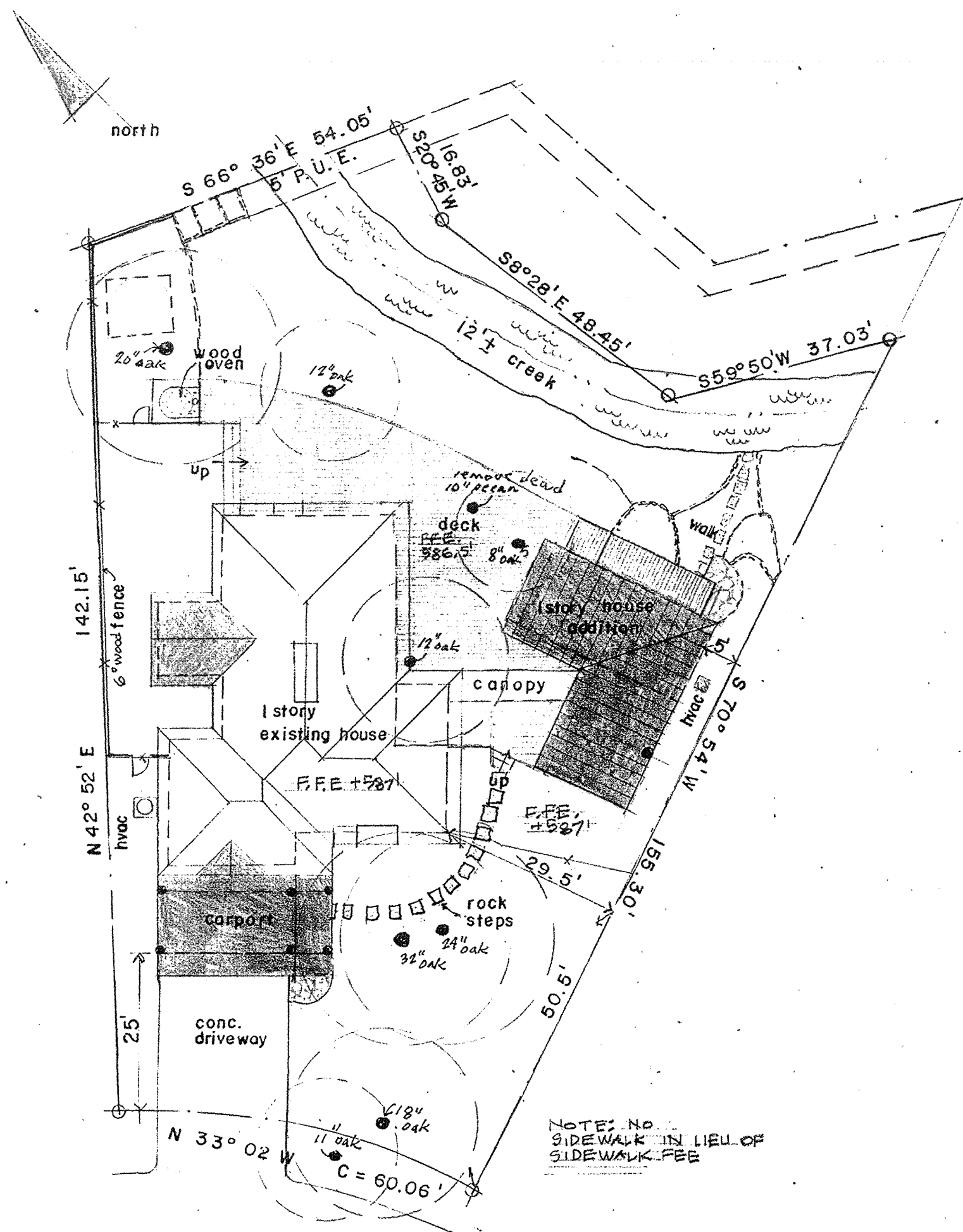
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.







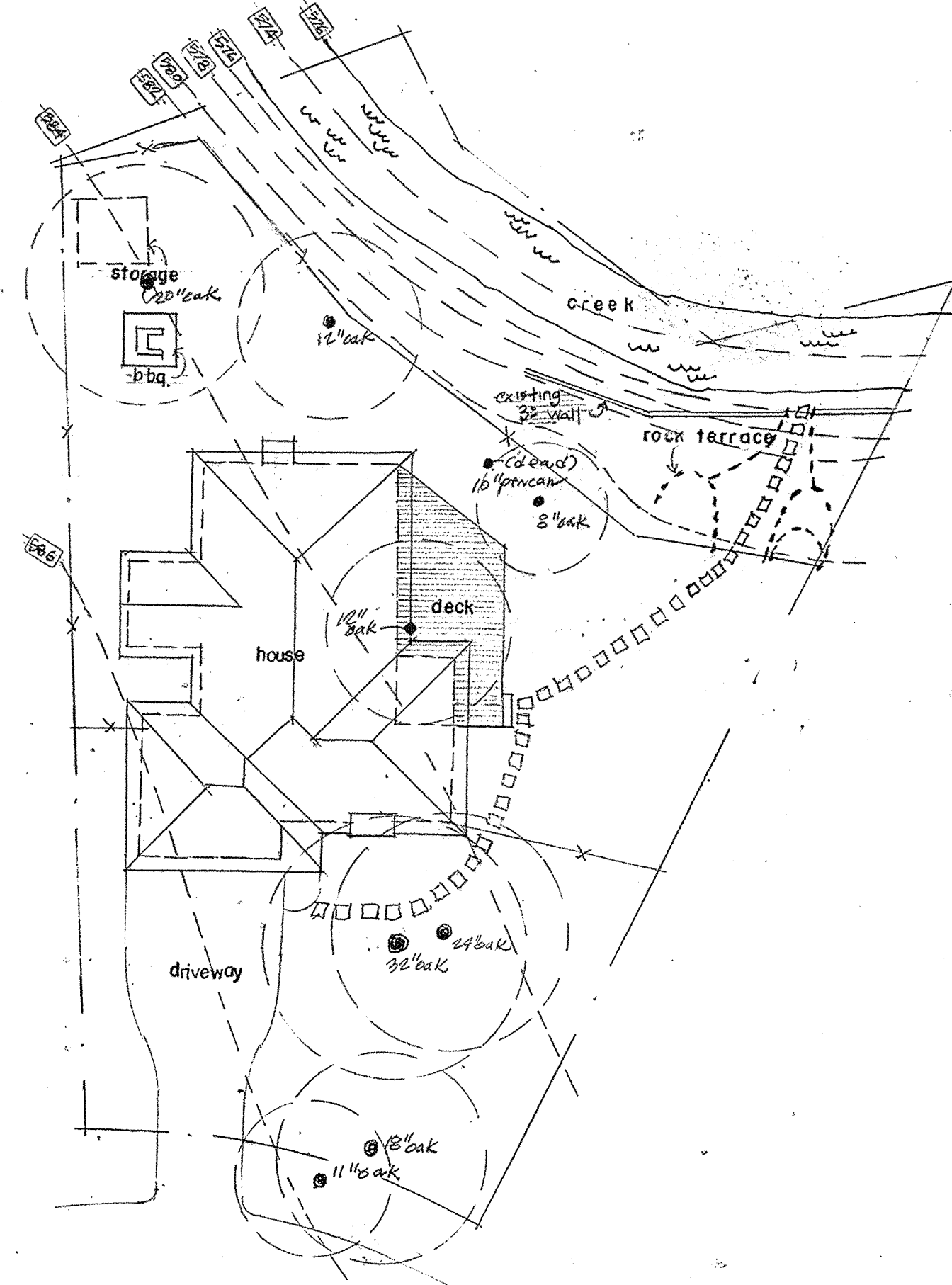


4107 LULLWOOD ROAD

LOT 4 WILLSHIRE PARK  
BLOCK 4 SECTION 3 plat book 4 at  
Page 254 of the Travis County Texas Plat Records

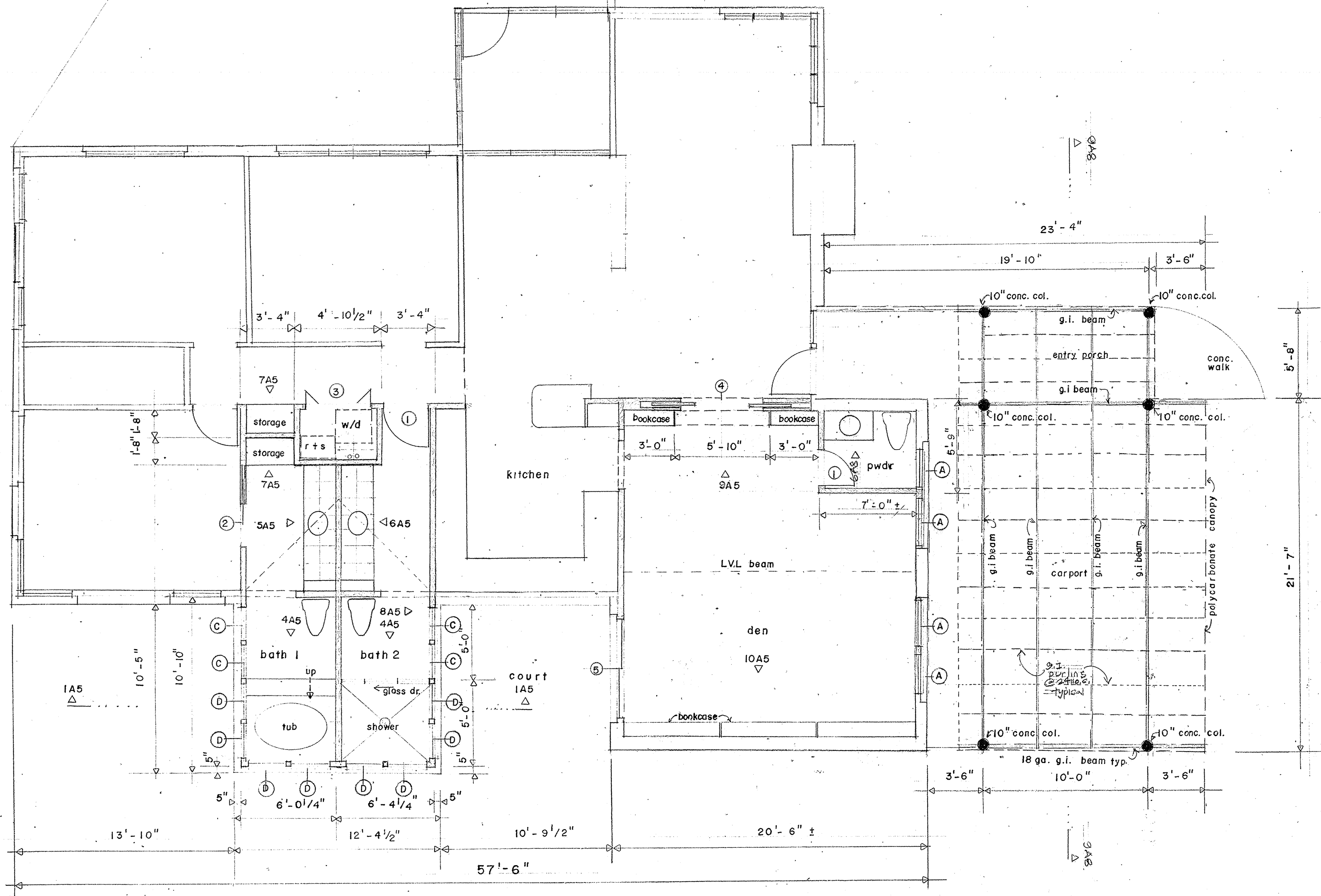
SITE PLAN

scale 1" = 20'

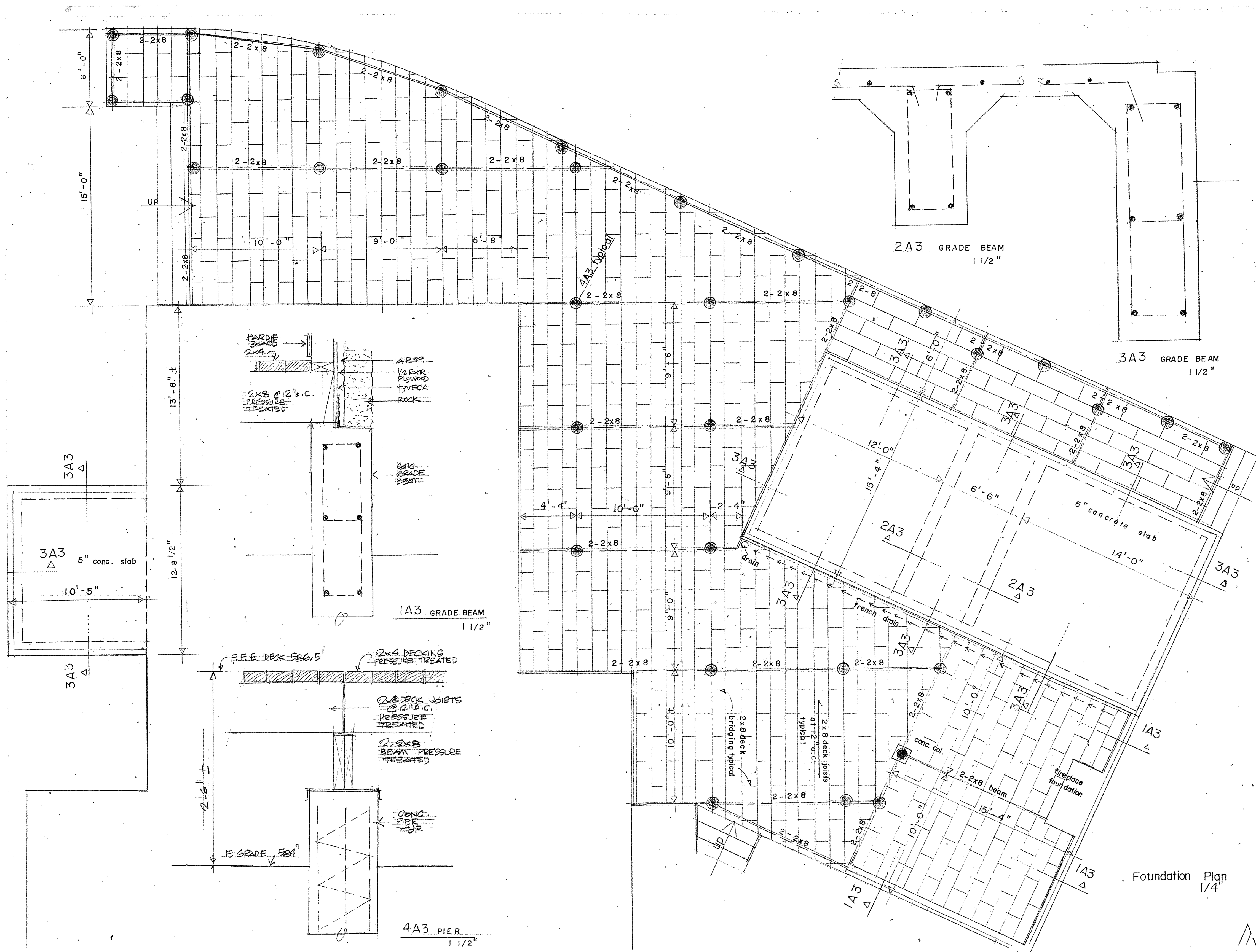


Existing  
SITE PLAN

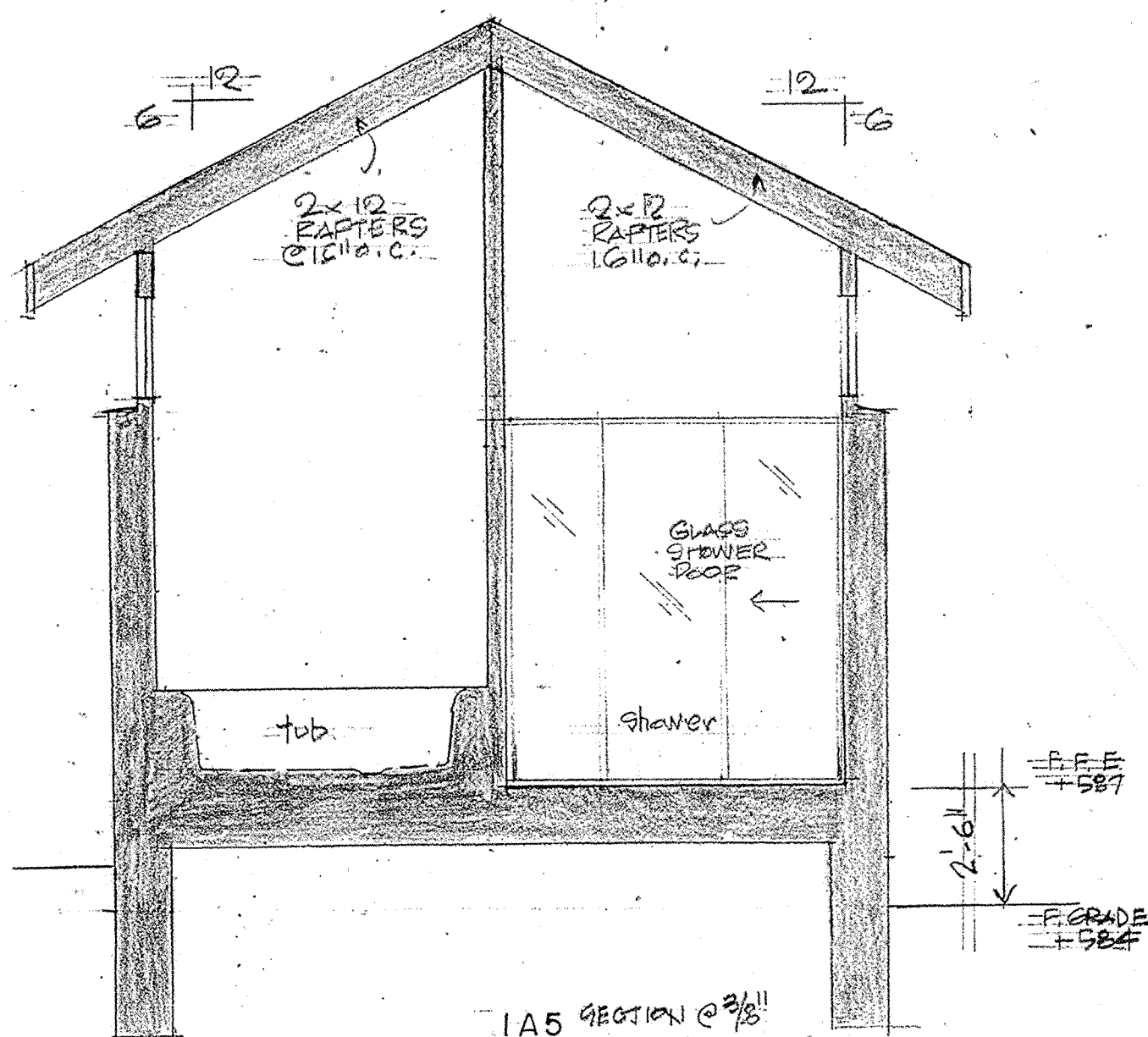
scale 1" = 20'



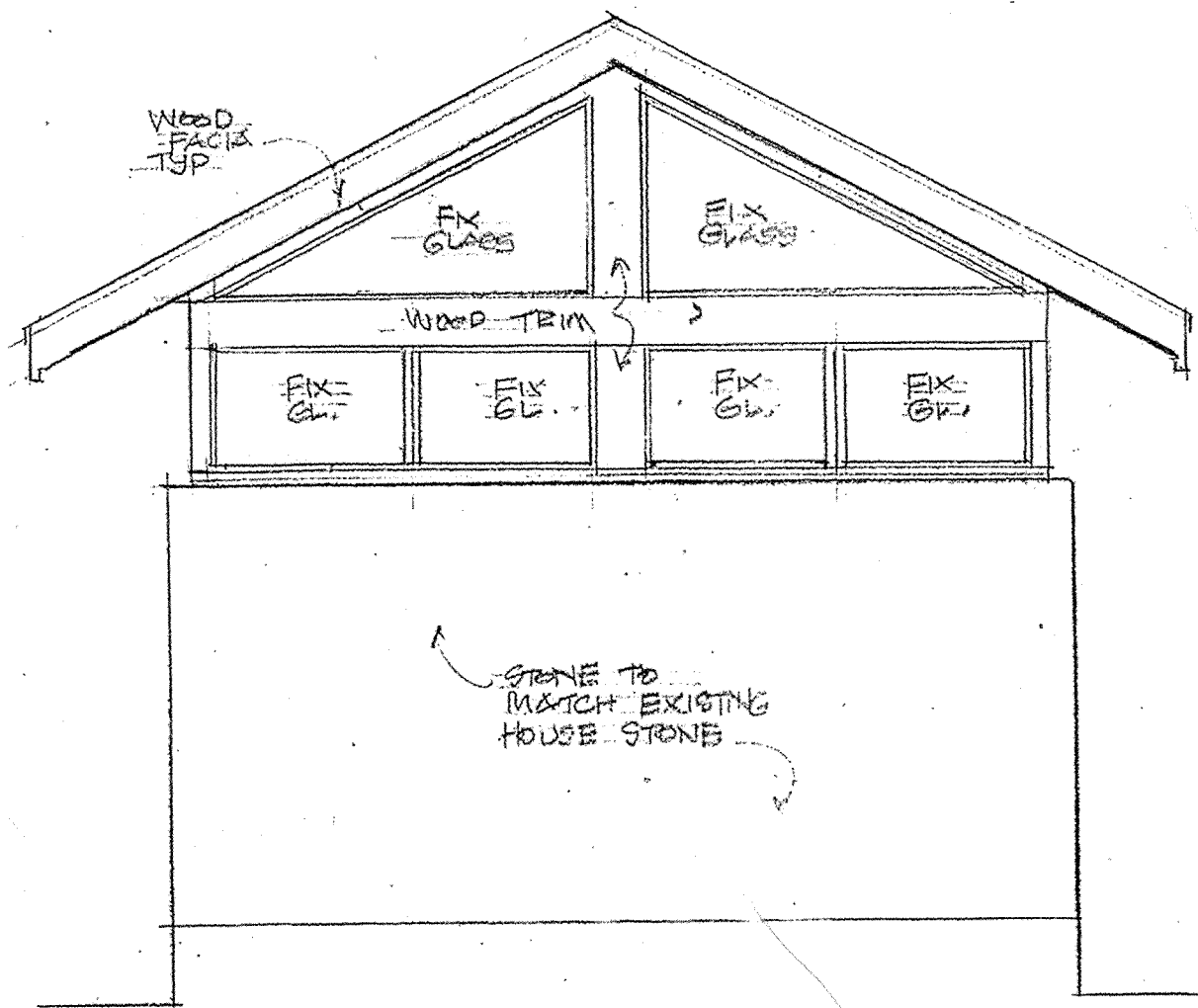
Floor Plan 1/4"  
F.F.E. #587



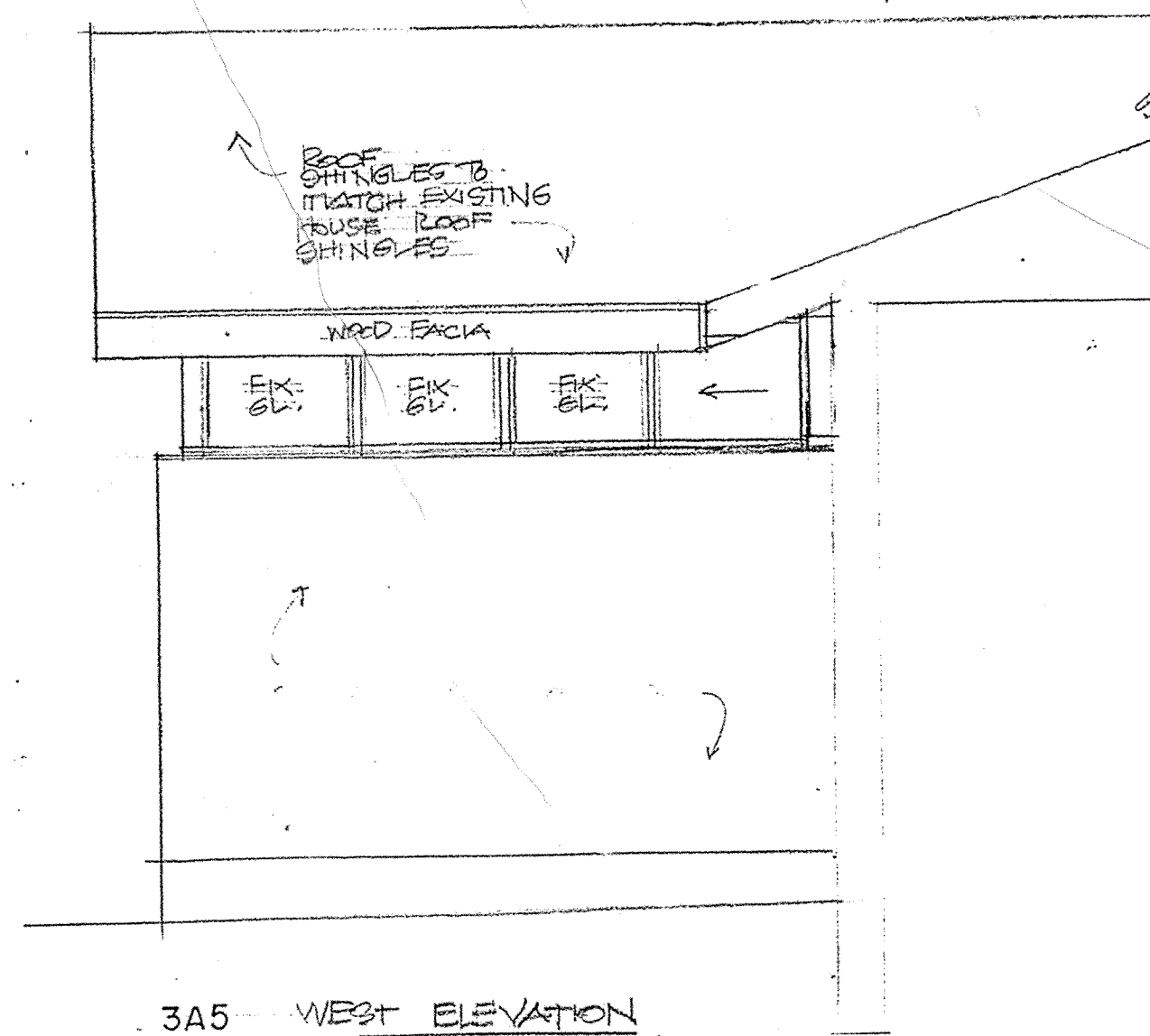




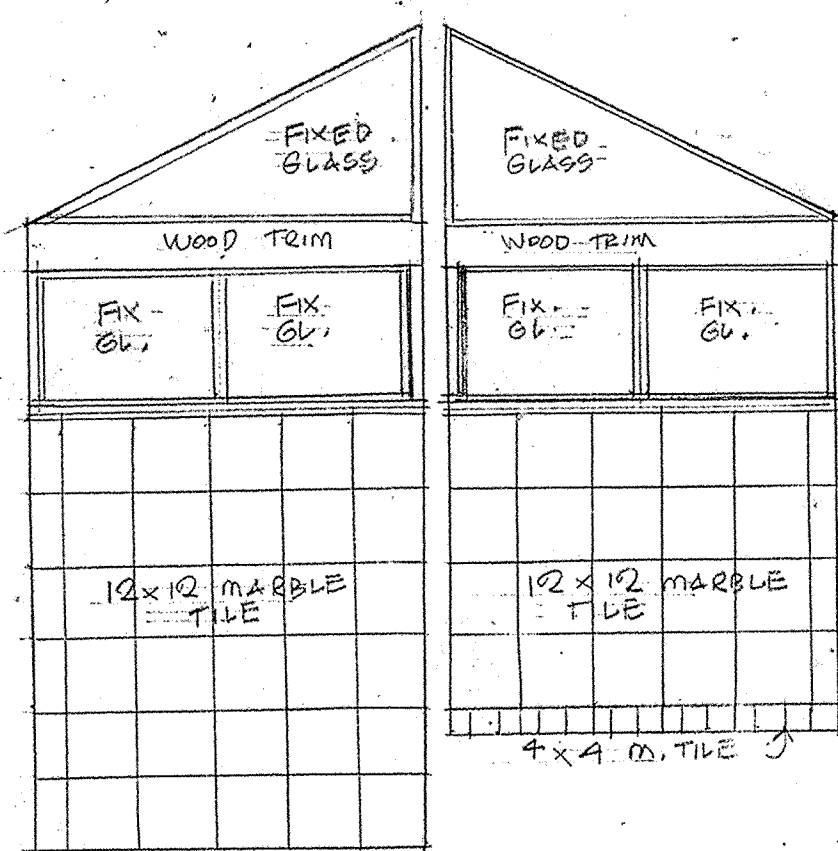
1A5 SECTION @ 3/8"



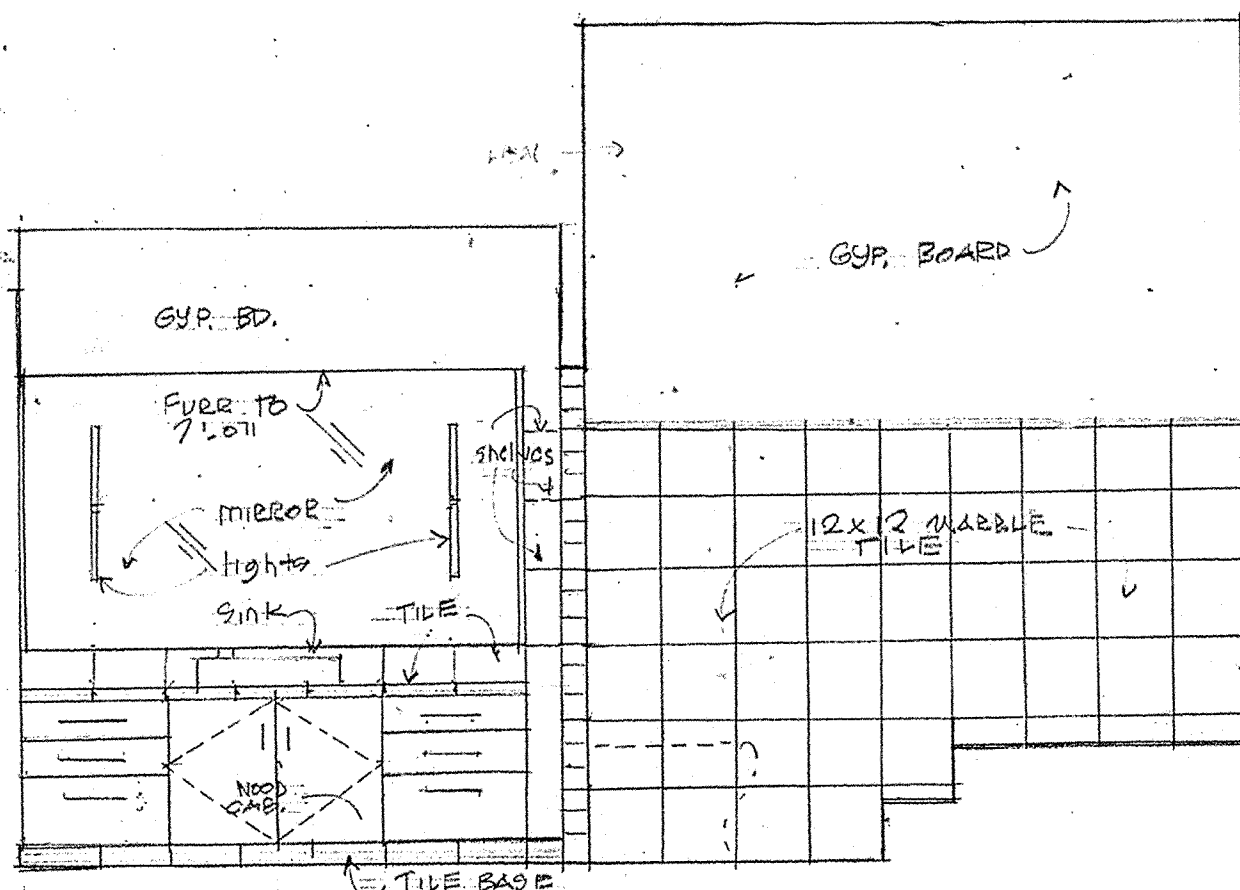
2A5 SOUTH ELEVATION @ 3/8"



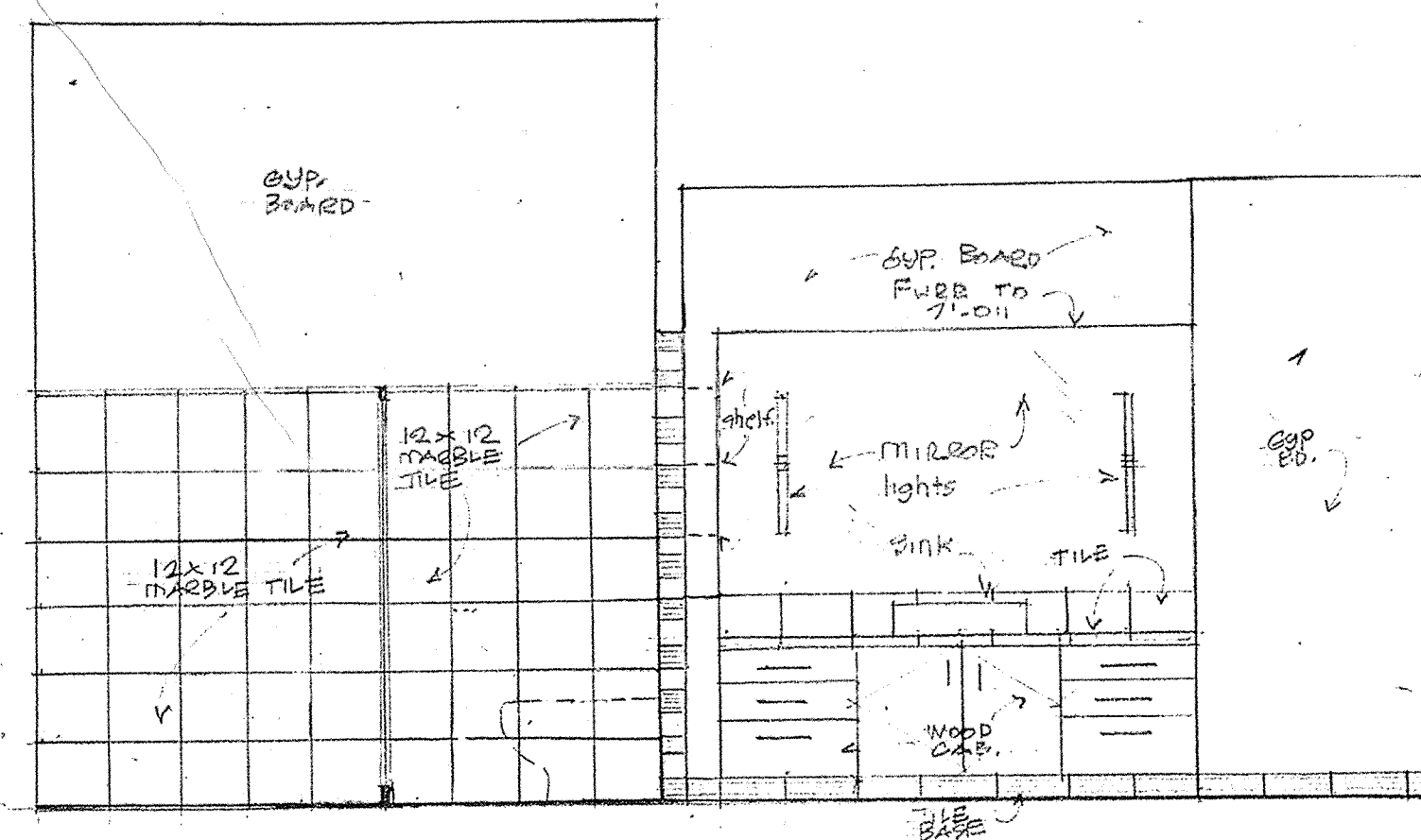
3A5 WEST ELEVATION @ 3/8"



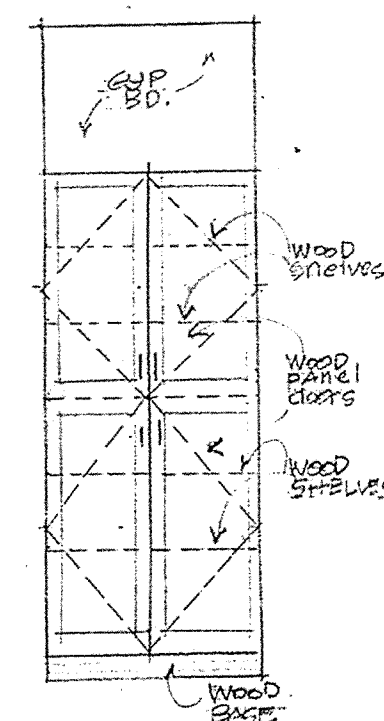
4A5 shower bath



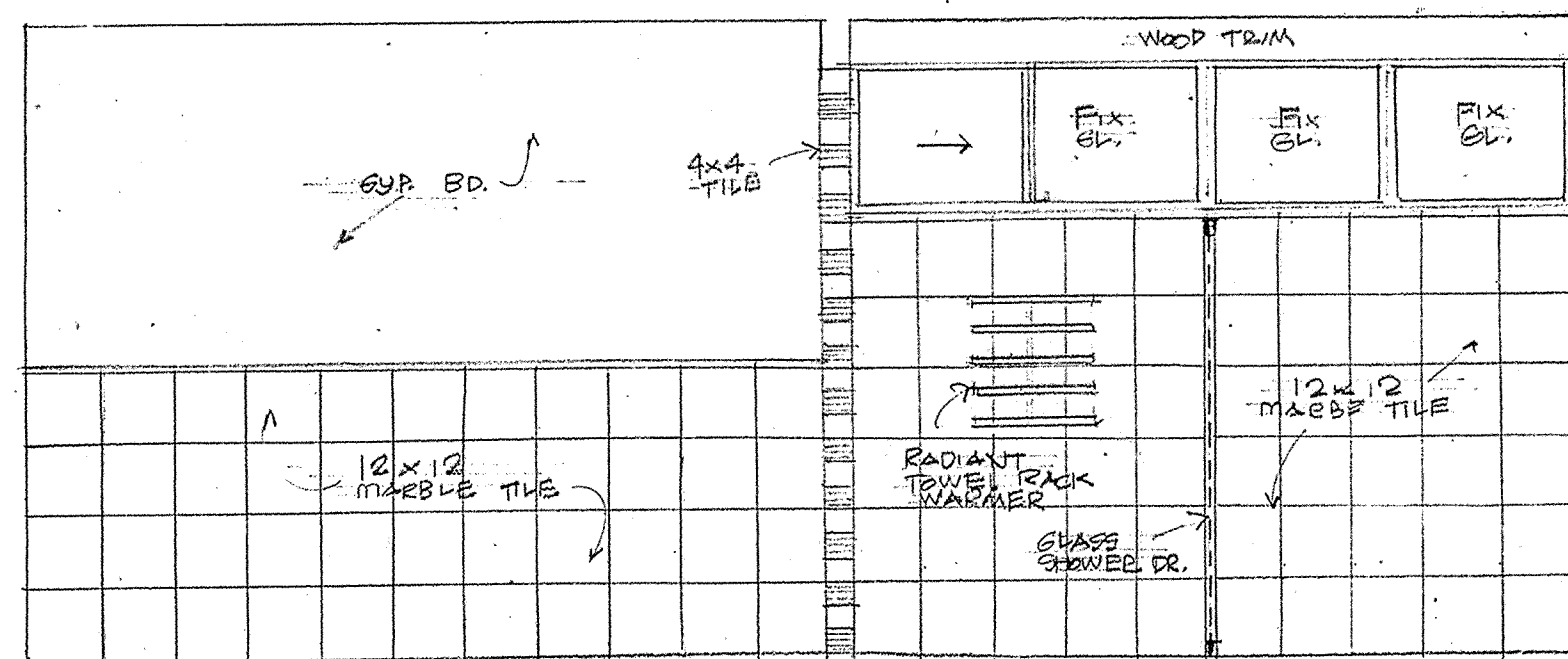
5A5 bath 1



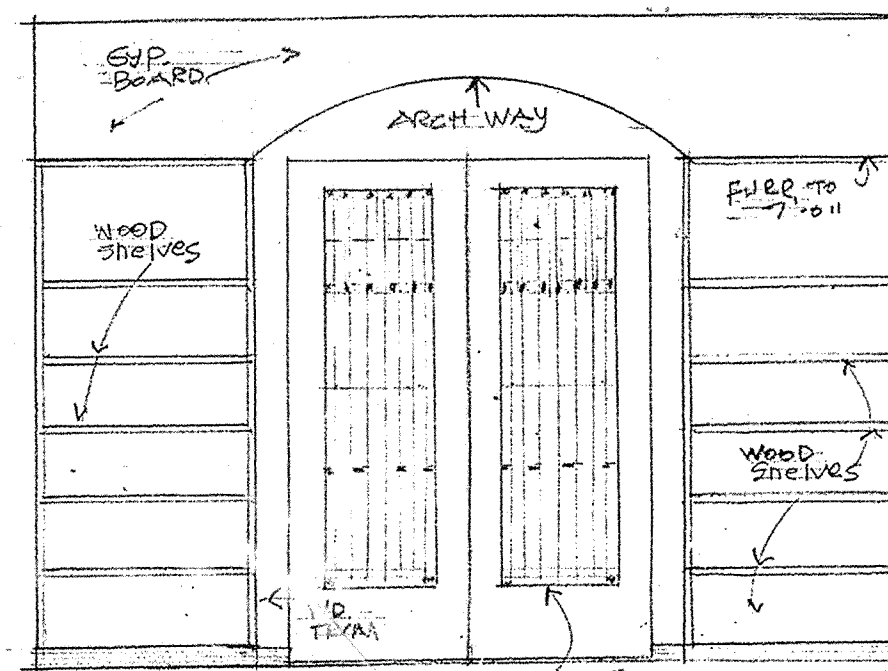
6A5 bath 2



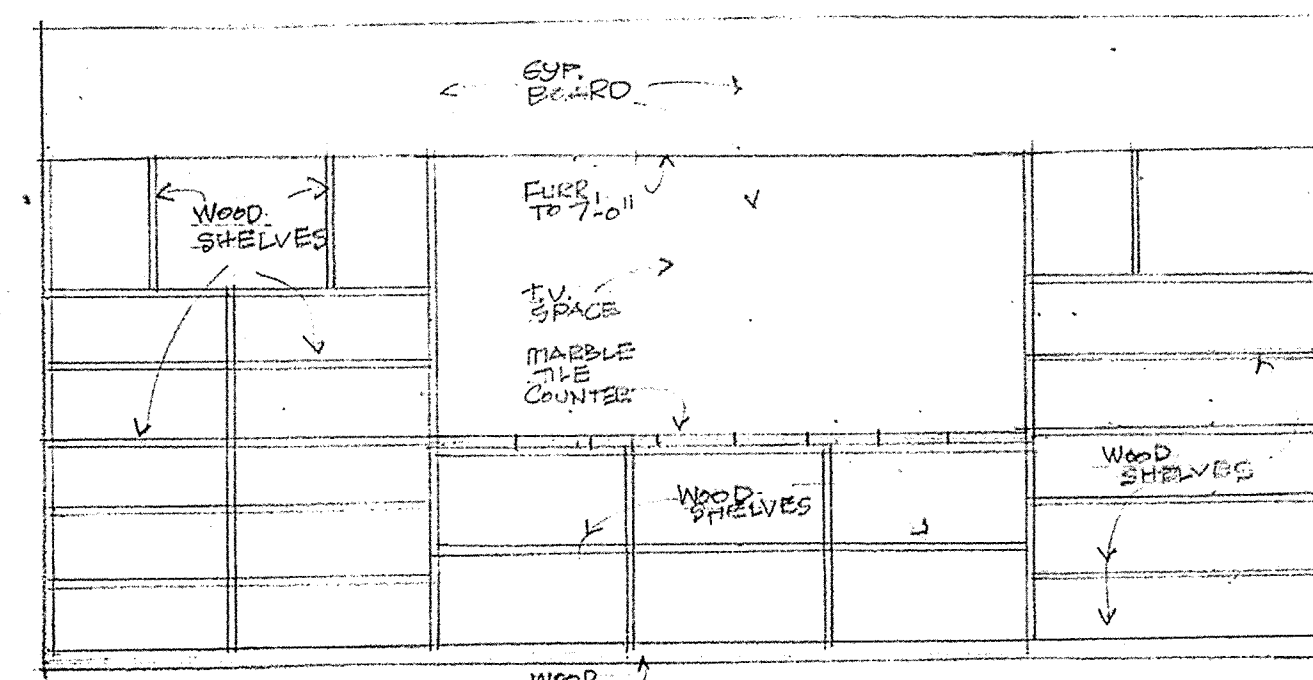
7A5 storage



8A5 BATH NO. 2 @ 3/8"

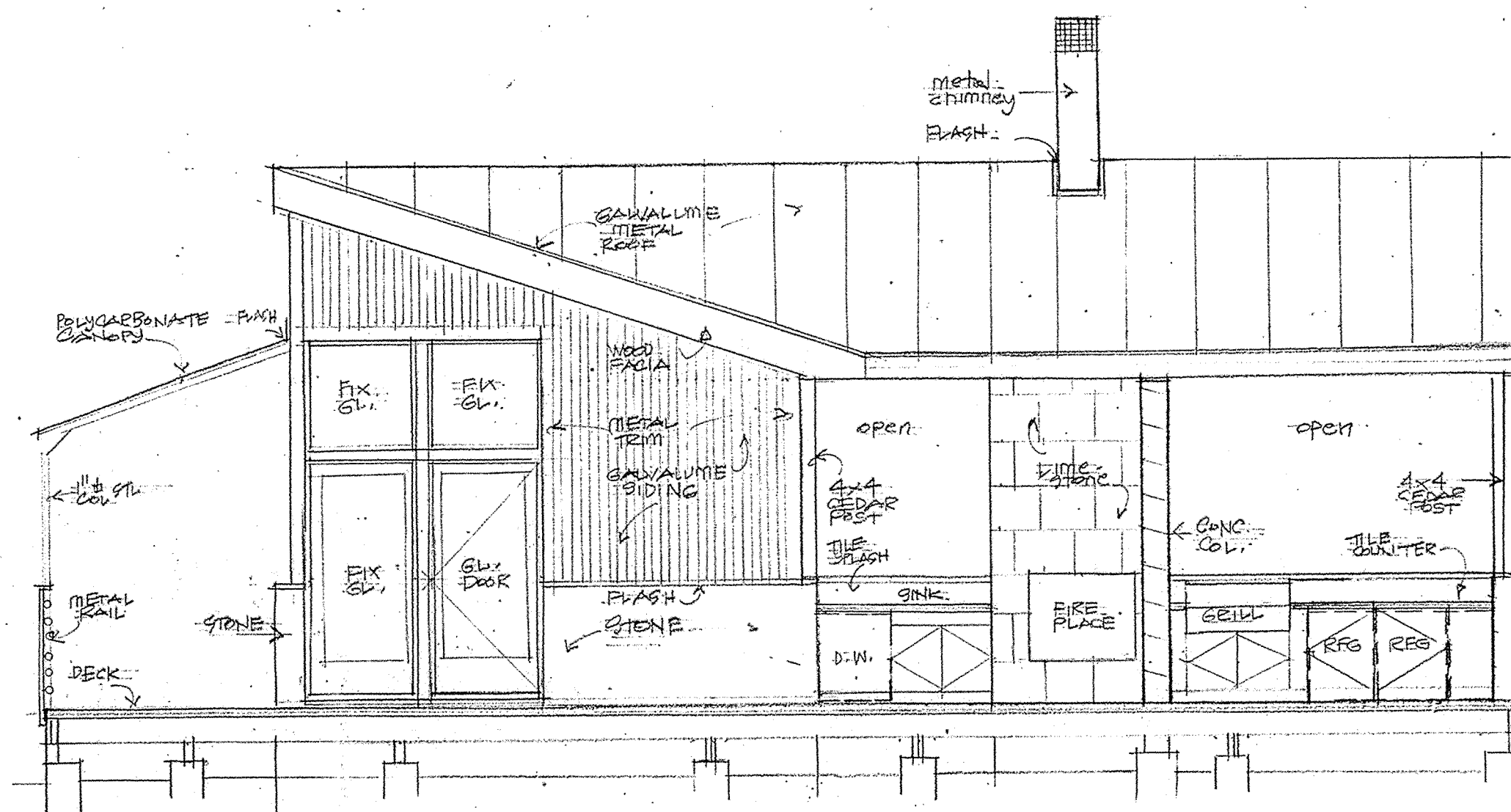


9A5 DEN POCKET DOORS @ 3/8"

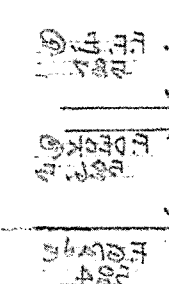


10A5 DEN BOOKCASE @ 3/8"

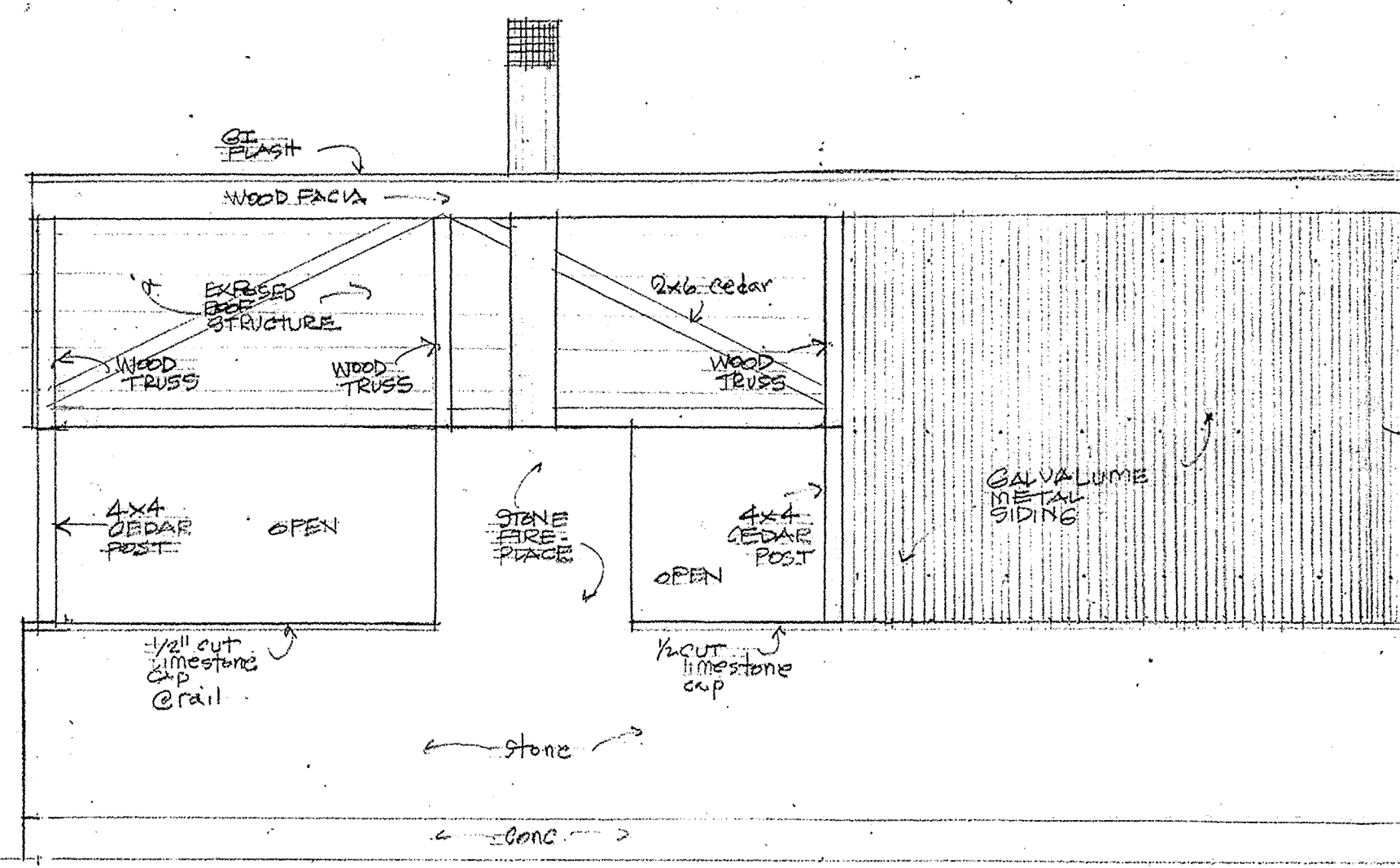




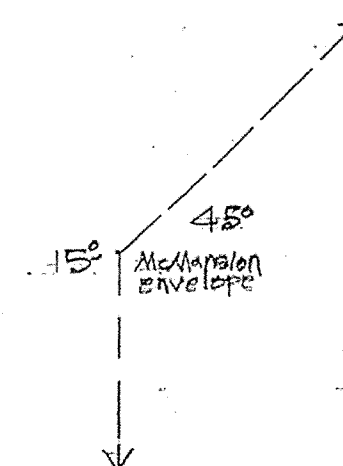
1A6 north elevation  
@ 1/4"



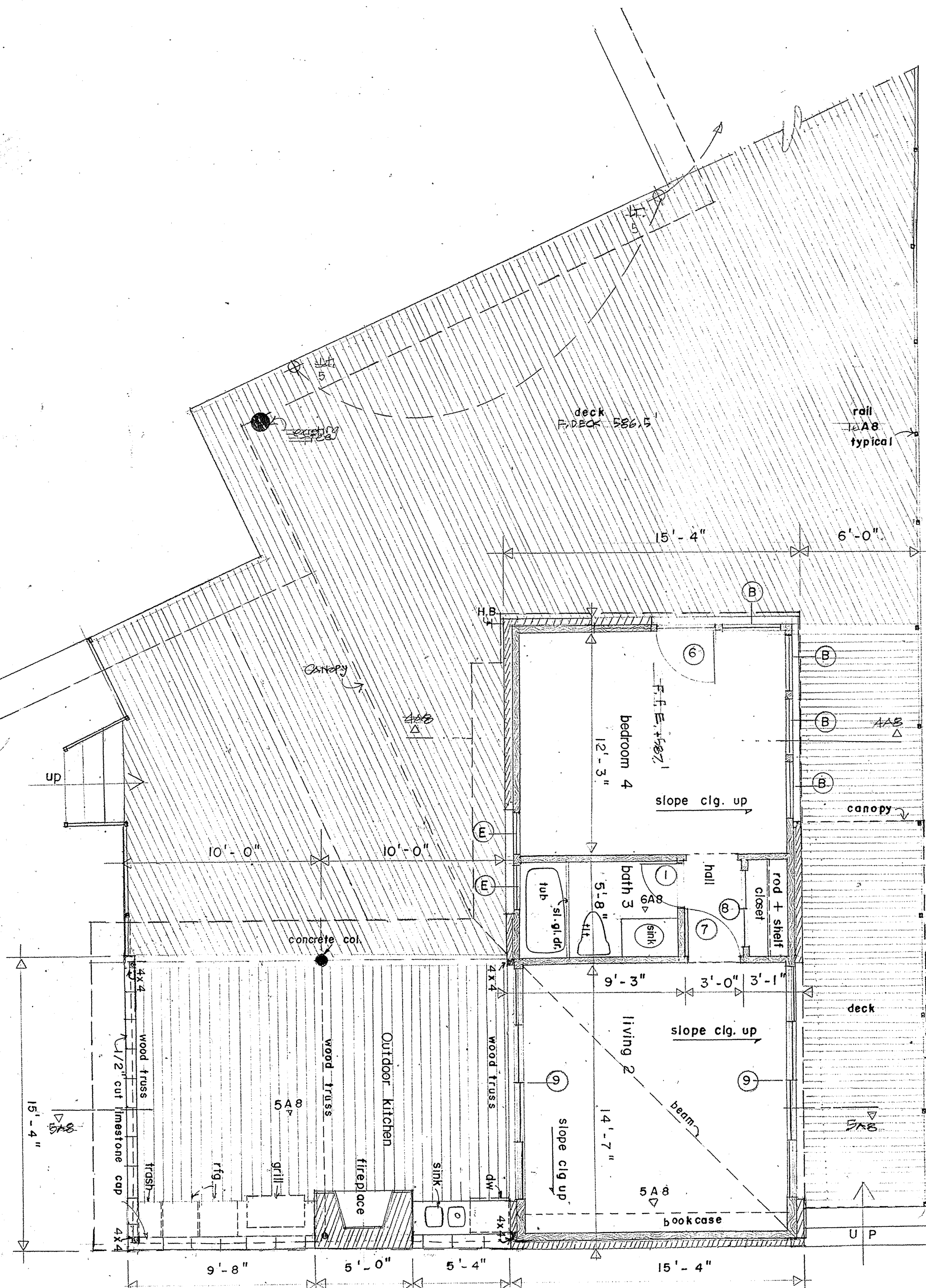
2A6 west elevation  
@ 1/4"



3A6 south elevation  
@ 1/4"



4A6 east elevation  
@ 1/4"





FRONT ELEVATION  
1/4" = 1'-0"