

**HISTORIC LANDMARK COMMISSION
JANUARY 27, 2014
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2014-0002
Old West Austin
2415 Hartford Road**

PROPOSAL

Demolish a contributing house.

RESEARCH

Permits were issued for the construction of the house in 1951; however it is listed as vacant or under construction until 1959 when the first owners are listed as Noel and Sybil Brown. The Browns lived there until the mid-1960s, after which George and Joy Fulford resided there for a short time. James W. Morgan and his wife Oscie purchased the house in the early 1970s. James Morgan worked for Texas Student Publications and Oscie owned O.C. Morgan Travel. Oscie passed away on November 14, 1998. James Morgan still owns the house today.

PROJECT SPECIFICATIONS

The existing c. 1951 house is an approximately 2,300 sq. ft. one-story, Ranch style with a low-slope, side gabled roof. The attached 2-car garage has a separate, lower side gabled roof with a small bird-house cupola. There is a wide porch with a shed roof supported by square posts. The house is primarily clad in brick with a section of the front façade with siding. There are multiple sets of multi-paned, steel casement style windows on the front façade.

The applicant proposes to demolish the house. Plans for the replacement building have not been submitted.

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.

Demolition of contributing house in the National Register Historic District does not meet the general guidelines. Rehabilitation of the house with a compatible addition would be preferred. If demolition is allowed, the demolition permit cannot be released until the Historic Landmark Commission has had an opportunity to review the plans for new construction.

STAFF RECOMMENDATION

Release the permit with the recommendation that the applicant consider a design that allows for the adaptive reuse of the existing house. Require review of new construction plans, as well as submittal of a City of Austin documentation package, prior to release of the demolition permit.

PHOTOS



Front Elevation



Rear Elevation

OCCUPANCY HISTORY
2415 Hartford Road

From City Directories, Austin History Center

City of Austin Historic Preservation Office
January 2014

1972	James W. Morgan, owner. Advance Manager, Texas Student Publications & Oscie F. Morgan. O.D. Morgan Travel @ 910W.19 th Street
1969	James W. Morgan, owner. Advance Manager, Texas Student Publications & Oscie F. Morgan. O.D. Morgan Travel @ 910W.19 th Street
1966	George H. Fulford, owner. Fulford's Appliance & Joy Fulford.. No occupation listed.
1963	Noel K. Brown, owner. No occupation listed. & Sybil P. Brown. No occupation listed.
1959	Noel K. Brown, owner. No occupation listed. & Sybil P. Brown. No occupation listed.
1957	Listed as vacant
1955	Listed as "under construction"
1954	Listed as vacant
1953	Listed as vacant
1952	No listing for 2415 Hartford Road

Mr. & Mrs. E. T. Flewellen 2415 Hartford Road

156 3 and north ¹⁰~~17~~ of ~~24~~ 32 - -

Pemberton Heights #10

Brick veneer residence and garage attach

49137 9-24-51

\$28,000.00

M. Z. Collins

9

Building Permit 1951

32. ¹⁰~~17~~ of 2
34 N 17 of 2

WATER SERVICE PERMIT C No 9862 156

Austin, Texas

Received of M. Z. COLLINS Date 9-28-51

Address 2415 HARTFORD RD

Amount THIRTY FIVE DOLLARS 35.00

Plumber MIDDLETON-PLA Size of Tap 1/4"

Date of Connection 10-2-51

Size of Tap Made.....

Size Service Made.....

Size Main Tapped.....

From Front Prop. Line to Curb Cock 7.5'

From S. Prop. Line to Curb Cock 16'

Location of Meter CURB

Type of Box LOCW

Depth of Main in St.....

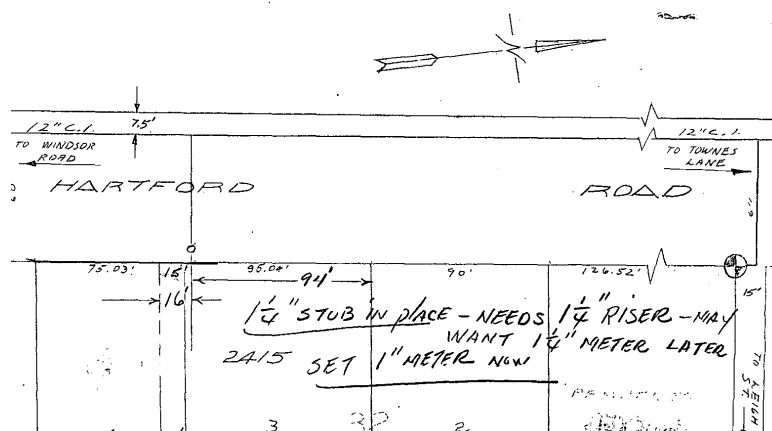
Depth of Service Line.....

From Curb Cock to Tap on Main.....

Checked by Engr. Dept. 11-15-51 PC

No. Fittings	Size	Description
1	1/4" GALV	Curb Cock
1	1/4" GALV	Elbow
1	1/4" GALV	St. Elbow
1	1/4" GALV	Bushing
1	1/4" GALV	Reducer
1	1/4" GALV	Pipe
2	1/4" GALV	Lead Comp.
1	1/4" GALV	Nipples
1	1/4" GALV	Plug
1	1/4" GALV	Tee
1	1/4" GALV	Stop
1	1/4" GALV	Box
1	1/4" GALV	Lid
1	1/4" GALV	Valves
1	1/4" GALV	Job No.
1	1/4" GALV	P. & Q. No.

INDEXED



Water service permit 1951

Receipt No. 18143 Application for Sewer Connection N^o 29733

Austin, Texas, 3-4-1952

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:— I hereby make application for sewer connection and instructions on premises owned by W. T. & Correll at 2415 Hartford Rd. Street, further described as Lot 3+10.18' of 4 Block 32 Outlot 2 Division subdivision Dembarter NE 1/4 10 Plat 56 which is to be used as a Home. In this place there are to be installed 9 fixtures. Plumbing Permit No. 44813. I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 3 ³⁻⁵⁻⁵² Respectfully,
 Connected } in Hartland 105-5 ft N.E. Middleton Pkwy. 10
 (Location)
 Date 3-7-52
 By Thurman

NOTE: Connection Instruction 6 ft main @ 5 ft min. head + 3 ft
main for 10 ft of 10" R. 6 ft min. head + 3 ft
13-1451 7-1451 7-8451

6'-6" main Pipe	132
2'-2" Bend	2.20
1'-6" Tee	60
12" x 14" Lin	10.80
1'-6" x 14" x 10"	1.40
1'-6" x 14" x 10"	40
<u>116.72</u>	

Sewer connection permit 1952



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2014-0002
LOCATION: 2415 Hartford Road



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