

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MARCH 23, 2015
3203 Beverly Road
NRD-2015-0024
Old West Austin

PROPOSAL

Demolish the ca. 1941 frame building and construct a new one story single family residence and a detached guest house and deck.

ARCHITECTURE

The existing house is a one-story, rectangular-plan, raised, side-gabled frame house with a partial-width, inset front porch; single and paired 6:6 fenestration;

RESEARCH

The house was built around 1941 ; the occupants of the house were Charles and Dorothy Cook. Charles was the Executive Secretary at the State Executive Department and Dorothy was an Assistant Department Manager at EMS & sons. After the cooks, the DeBordeleban's lived and owned the house for a few years. James DeBordelban was a Civil Engineer for the US Public Roads Administration. Between 1949 and the early 1950s Frank and Margaret Yeagley rented the house. Frank was at one point the secretary at Technical Product Inc. located at 716 W 6th St. and another Chief Engineer at KTBC located at the Brown Building. In the mid to late 1950's Vernon L. and Kayelaine Ryan, owned and lived in the house. Verson worked for the Westlake Real Estate Company. They also had Hans W. and Geraldine N Frie living in the house and Hans was a teacher for the Episcopal Theological School. In 1959 the City Directories has Douglas and Margaret Gail Troll listed. Douglas was a research scientist at University of Texas. From the early 1960s through the 1990s Roy Max and his wife Dorothy Watson lived and owned the property. They owned and operated the Austin Natural Foods Store located at 2602 Guadalupe St.

STAFF COMMENTS

The house is contributing to the Old West Austin National Register Historic District.

PROJECT SPECIFICATIONS

The proposed house one story house with a rear guest/office house. The proposed house is frame cross gabled house with a partial width inset front porch in the same position as the original house. The roof ridge line of the roof is approximately the same height as the existing house and the front set back is also approximately the same. There is a 6:6 fenestration on the front of the house and the windows were designed to match the original windows in dimension and sill height. The windows on the side are casement in style. Both horizontal and vertical wood siding is used in the design of the house.

The detached guest house is also one story and is siding in vertical siding with a front gable orientation. It has both 1:1 and casement fenestration.

The materials that are being used on the project are as follows.

- Horizontal siding where shown: Smooth Hardie Lap Siding, 6" Exposure
- Vertical siding where shown: Smooth Board & Batton siding, 1x3 battons spaced at 16" o.c.
- Metal roof, matte finish
- Slab foundation with exposed under-pining, typical
- Stained T&G soffits at covered front and back porches
- Smooth Hardie soffits, typical elsewhere
- Concrete front porch & steps
- Stained wood back deck/steps

STANDARDS FOR REVIEW

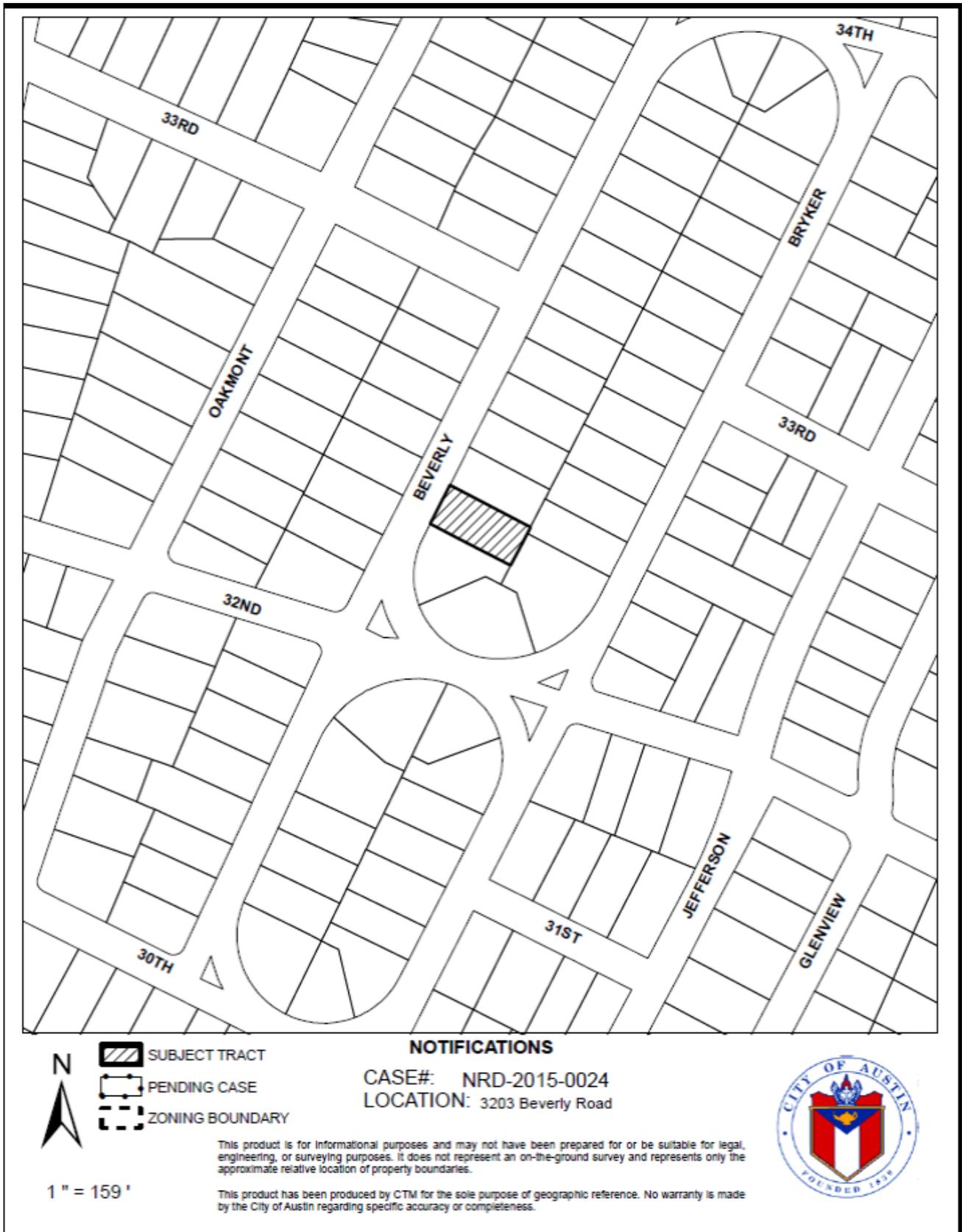
The Old West Austin National Register Historic District has no design guidelines regarding new construction. General design guidelines in historic district stress the importance of maintaining a regular street pattern and to design additions and infill construction with a size, scale, and materials compatible with the historic character of the neighborhood and the other contributing houses within the district.

STAFF RECOMMENDATION

The applicants have chosen to demolish the existing building and build a new house. The applicant explored a remodel and addition of the existing house, but due to costs decided that a new build was a better option. While staff understands costs constraints on projects, the property is in a National Register Historic District which is an area that has been identified as an area of historic and architectural importance and staff recommends preservation of the building and constructing an addition rather than full scale replacement of the building.

If the HLC chooses to support the demolition and new construction at this site, staff recommend that the windows on the house are wood or aluminum clad wood windows. The applicant has designed the house new house in scale with the neighborhood and is contextually sensitive to the area. The applicant should also complete 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.

LOCATION MAP



3202 Beverly Road
ca. 1940



OCCUPANCY HISTORY

3202 Beverly Road

City Directory Research, Austin History Center

By City Historic Preservation Office

March 2015

- 1992 Roy M. and Dorothy B, Watson, owner
Retired
- 1985-86 Roy M. and Dorothy B, Watson, owner
Owner of Austin Natural Foods on 2602 Guadalupe St
- 1981 Roy M. and Dorothy B, Watson, owner
Owner of Austin Natural Foods on 2602 Guadalupe St
- 1977 Roy M. and Dorothy B, Watson, owner
Owner of Austin Natural Foods on 2602 Guadalupe St
- 1973 Roy M. and Dorothy B, Watson, owner
Owner of Austin Natural Foods on 2602 Guadalupe St
- 1968 Roy M. and Dorothy B, Watson, owner
Owner of Austin Natural Foods on 2602 Guadalupe St
- 1962 Roy M. and Dorothy B, Watson, owner
Owner of Austin Natural Foods on 2602 Guadalupe St.
- 1959 Douglas and Margret Gail Troll, owner
Research scientist at University Of Texas
NOTE: Roy M. and Dorothy B Watson were living above their store at 2602 Guadalupe St.
- 1955 Vernon L. and Kayelaine Ryan, owner
Hans W. and Geraldine N Frie.
Vernon worked for the Westlake Real Estate Company.
Hans worked as a teacher for Episcopal Theological School
NOTE: Douglas and Margret Gail Troll were living at 1700B Northwood Rd.
- 1952 Frank and Margaret Yeagley, renter
Secretary at Technical Product Inc. located at 716 W 6th St.
- 1949 Frank and Margaret Yeagley, renter
Chief Engineer at KTBC located at the Brown Building
- 1947 James M. and Mary L DeBordeleben, owner
Civil Engineer for US Public Roads Administration
NOTE: Frank and Margaret Yeagley were living at 2803 Clearview Dr.
- 1944-45 Charles C and Dorothy E Cook, owner
Charles was the Executive Secretary at the State Executive Department

Dorothy was the assistant Department Manager at EMS & sons.

- 1942 Charles C and Dorothy E Cook, owner
Charles was the Executive Secretary at the State Executive Department
Dorothy was the assistant Department Manager at EMS & sons.
- 1931 There are no house listed at 3202 Beverly Road
NOTE: Charles C. Cook is not listed in the directory.

BIOGRAPHICAL NOTES

Roy M. Watson (ca. 1962-1992)

Roy Max Watson Roy Max Watson, 90, passed away Friday, December 14, 2012 at the Beehive Assisted Living in Lamesa, Texas. Max was born October 14, 1922 to John Leroy and Lida Pittman Watson in Thorp Springs, Texas and was the eldest of three children. He lived in Thorp Springs, College Station and Austin before attending Abilene Christian College and serving in the Army during WWII. He met his future wife; Dorothy Ann Baker in Frankfurt, Germany while they were working for the St. Elmo Church of Christ located in Chattanooga, Tennessee and were married September 4, 1950. Max owned and operated a small health food business, Austin Natural Foods, for over 30 years until his retirement. He and his family were active in several Austin Church of Christ congregations with his latest membership being at the Western Hills Church of Christ where he served as an Elder. In 2010 he moved to Lamesa, Texas to be near his daughter, Sarah Bartlett. Max is survived by his daughter, Melanie Miller, son-in-law, Thomas Ward Miller and granddaughter, Laurel Christine Miller, all of Richmond, Texas; daughter, Louanne Watson of Salem, Oregon; daughter Sarah Kay Bartlett and son-in-law, Stanley Kent Bartlett of Lamesa, Texas; granddaughter Audra Diane Barry, grandson Wilton Rush Bartlett, great granddaughter Haley Nicole Barry, and great grandson Wyatt Paxton Barry, all of Lubbock, Texas; and son, Steven Baker Watson and grandson Mason Baker Watson of Mandeville, Louisiana and grandson Tanner Lee Watson of Baton Rouge, Louisiana. He is also survived by his brother John Daniel Watson of Austin, Texas and sister, Jewel Wynelle Smith and brother-in-law, Richard Elwood Smith of Cecil, Arkansas, along with several cousins, nieces and nephews. Max is preceded in death by his parents and his wife of 50 years, Dorothy Ann Watson, sister-in-law, Jeannette Joyce Watson and daughter-in-law, Sharon Marie Watson. Funeral services will be held at 10 o'clock in the morning on Tuesday, the 18th of December at Cook Walden Funeral Home in Austin with Rev. Danny Fuertes officiating followed by a graveside service and interment at Cook Walden Capital Parks Cemetery in Pflugerville, Texas. Memorial contributions can be made to Central Texas Children's Home, 13200 Crane Road, Buda, TX 78610, Interim Healthcare 1307 Tahoka Rd Suite B Brownfield, TX 79316 or Western Hills Church of Christ in Max's honor. Condolences may be sent to www.cookwaldenfuneralhome.com. - See more at: <http://www.legacy.com/obituaries/statesman/obituary.aspx?n=roy-max-watson&pid=161798750&fhid=4296#sthash.13IEtDBN.dpuf>