

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NOVEMBER 16, 2015
NRD-2015-0118
Old West Austin National Register District
1401 Wathen Avenue

PROPOSAL

Construct a second floor addition onto the sides on one story portions of the building.

ARCHITECTURE

The house is a circa 1935 Colonial Revival brick and frame house side gabled house. It has a central covered entrance with a full two story on each side of the entrance. A one story bay and a one story two car garage portion are on either side of the house.

PROJECT SPECIFICATIONS

Construct 2nd story additions over the one story portions on the house on the north and south sides on the house and construct a rear terrace and pool. The new additions will be above the existing footprint of the house. On the east side of the house a second story will be added above the frame one story portion and a window to match the placement on the first floor will be added. On the east façade of this will be a second story projecting squared bay window with a shed roof. On the west face of the building a frame second story will be added above the existing two-car garage. This addition will be sided in wood. The proposal resides the front, east and rear sides in brick removing the horizontal lap siding from the top story. The proposal also removes all of the double hung eight over eight double hung windows and first story bay window to replace them with fixed and casement windows. The proposal removes the front gable front entry and replaces it with a neoclassical entrance.

HISTORY

The 1935 Colonial Revival home was first owned and lived in by W.L Rogers who owned and operated Rogers Oil Company. This company had both a distribution plant as well as a few service stations. The house was then sold to Lonnie and Jenna Flewellen in the early 1940s and they lived and owned the house until the later 1960s. During his time in the house Lonnie was the Assistant State Attorney General, Chairman of the State Industrial Accident Board, and a Board Member of the State Board of Control.

STANDARDS FOR REVIEW

This property is within the Old West Austin National Register Historic District. The Secretary of the Interiors Standards for Rehabilitation is below:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

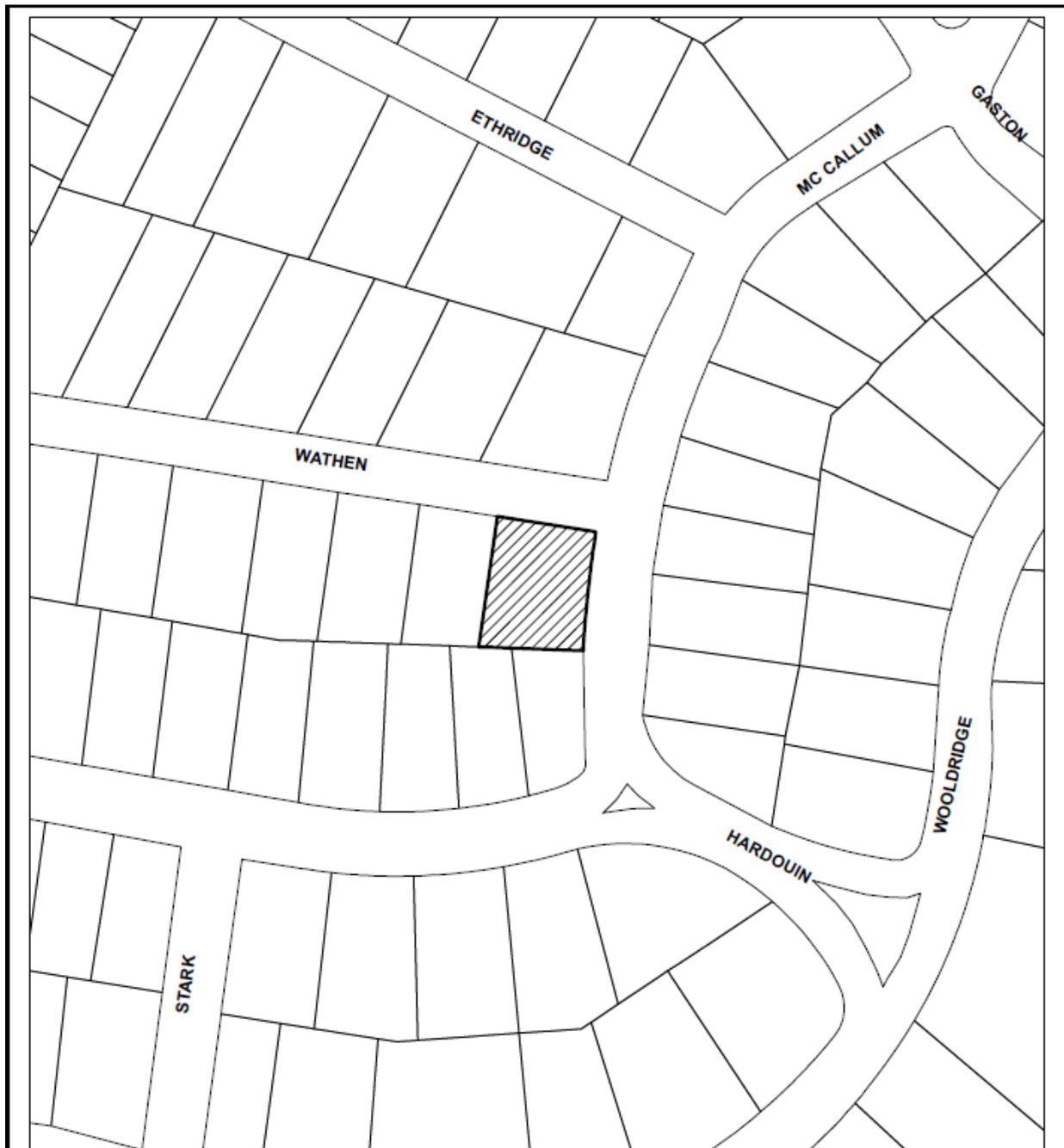
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATION

While the proposal is in keeping with the style of architecture in the neighborhood and of the original house, many of the changes to the property are not in keeping with the Secretary of the Interiors Standards for Historic Preservation. Staff recommends to release the permit with the following changes to the plans to keep the proposal more in keeping with the Secretary of the Interior's Standards for Rehabilitation.

- 1) Keep the original style of window on the house rather than replacing double hung windows with casement windows
- 2) Retain the bay window on the front of the house.
- 3) Retain the wood siding on the top of the house rather than residing the entire house in brick siding.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2015-0118
LOCATION: 1401 Wathen Avenue

1" = 123'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1401 Wathen Avenue

Circa 1935



OCCUPANCY HISTORY

**City Directory Research, Austin History Center
By City Historic Preservation Office
November, 2015**

1992	Matt Berry, owner No occupation listed
1985-86	Matt and Eleanor Berry, owner William Gammon Insurance
1981	No Return
1977	Moriss S. and Nancy Minton Jr, owner Physician at 3301 Northland Drive Suite 211
1973	John S. and Josett H Rabun, renter Consultant engineer at 600 W 28 th Street Suite 105
1968	Lonnie H. and Jenna Flewellan, owner Retired
1962	Lonnie H. and Jenna Flewellan, owner Board Member State Board of Control
1959	Lonnie H. and Jenna Flewellan, owner Board Member State Board of Control

- 1955 Lonnie H. and Jenna Flewellan, owner
Board Member State Board of Control
- 1952 Lonnie H. and Jenna Flewellan, owner
Chairman State Industrial Accident Board
- 1949 Lonnie H. and Jenna Flewellan, owner
Chairman State Industrial Accident Board
- 1947 Lonnie H. and Jenna Flewellan, owner
Chairman State Industrial Accident Board
- 1944-45 Lonnie H. and Jenna Flewellan, owner
Assistant State Attorney General
- 1941 W.L. Rogers, owner
Rogers Oil Company located at 801 W 3rd Street with service stations at
2901 Guadalupe and 1123 S Congress
- 1939 W.L. Rogers, owner
Rogers Oil Company located at 801 W 3rd Street with service stations at
2901 Guadalupe and 1123 S Congress
- 1937 W.L. Rogers, owner
Rogers Oil Company located at 801 W 3rd Street with service stations at
2901 Guadalupe and 1123 S Congress