

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**JULY 25, 2016**  
**NRD-2016-0052**  
**3002 Glenview Avenue**  
**Old West Austin**

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**PROPOSAL**

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Partial demolition of the walls, demolition of the roof, and rear shed for the construction of new additions.

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**PROJECT SPECIFICATIONS**

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The applicant proposes the construction of a 618-square foot addition to the rear and left side of the house that will require partial demolition of the existing walls and replacement of the entire roof; the applicant proposes to replace the front awning with a new covered porch, and to convert the carport into a garage. Windows and doors are also proposed for replacement.

On the front of the house, the applicant proposes to construct a front-gabled entry hood that will replace the existing canvas awning on the house, and to replace the 8:8 Colonial Revival-styled windows. A one-story addition will be constructed on the left side of the house, and on the back, there will be a new covered porch and one-story rear addition. The additions will be sheathed in a brick veneer.

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**RESEARCH**

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The house was built in 1939 for Francis R. and June Ritchie, who lived here until around 1943. Francis Ritchie worked for the IRS. Charles H. Holzworth and his wife, Vera, are listed as the owners and occupants of the house in the late 1940s and early 1950s; he was an instructor at the University of Texas. Another associate professor at UT, Eli P. Cox, Jr., and his wife, Ruth, rented the house in the mid-1950s. The house was then owned and occupied by a widow, Willie Laritz, from the late 1950s through the early 1960. Willie Laritz was from Florida, and worked with nurses in Austin with the Red Cross of Texas. She eventually moved back to Florida, where she died. The house then had a series of owners from the late 1960s onward, including Willie Laritz' son, Charles M. Laritz, Jr., an analyst for the Texas Department of Mental Health, a civil engineer, a public relations man, and an attorney. Staff would not recommend historic zoning for this house based upon its historical significance.

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**STANDARDS FOR REVIEW**

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The house is contributing to the Old West Austin National Register Historic District. The Old West Austin National Register Historic District has no design guidelines relating to additions or modifications to the front façade. General design principles for contributing buildings in historic district encourage one-story additions to the rear of one-story houses, and refraining from any changes to the front façade.

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**STAFF RECOMMENDATION**

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Release the permit as proposed with the recommendations that:

1. The applicant re-consider the front-gabled entry hood on the front of the house. It does not appear that this house ever had an entry porch or entry hood, and the existing canvas awning is visually unobtrusive; if the owners want a more permanent installation over the front door, then staff recommends a shed-roofed entry hood, which will be less noticeable than the front-gabled entry hood proposed.

2. The applicant consider rehabilitation of the existing windows before replacements. If the windows are to be replaced, then staff recommends a new wood or aluminum-clad wood window with exactly the same profile and configuration as the existing windows on the house.

The rear and side additions will blend in with the existing architecture, and reflect a very sensitive design.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: NRD-2016-0052  
LOCATION: 3002 Glenview Drive



1" = 83'

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.

3002 Glenview Avenue  
ca. 1939



OCCUPANCY HISTORY  
3002 Glenview Avenue

City Directory Research, Austin History Center  
By City Historic Preservation Office  
July, 2016

1992	Daniel W. and Ellyne Bishop, II, owners Daniel: Associate, Scott, Douglas & Linton, lawyers, 600 Congress Avenue. Ellyne: Real estate agent
1985-86	Vacant
1981	Lisa Clark, owner Student
1977	David M. and Connie C. Weeks, owners Public relations
1973	Joseph J. and Nancy F. Beal, owners Civil engineer NOTE: The directory indicates that Joseph J. and Nancy F. Beal were new residents at this address.
1968	Charles M. and Georgia Laritz, Jr., owners Analyst, State Department of Mental Health

- 1965 The address is not listed in the directory.
- 1962 Mrs. Willie Laritz, owner  
Widow, Charles M. Laritz  
Director of nurses, ARAMCO  
Also listed are Charles M. and Georgia Laritz, Jr.; he was a student.
- 1959 Willie Laritz, owner  
Widow, Charles Laritz  
Nurses representative, Red Cross of Texas  
Also listed is Charles M. Laritz, Jr., a student.
- 1955 Eli P. and Ruth D. Cox, Jr., renters  
Associate professor, University of Texas  
NOTE: Willie Laritz is not listed in the directory.
- 1954 Willie Laritz, owner  
Nurse, Seton Hospital
- 1952 Charles H. and Vera F. Holzworth, owners  
Teacher
- 1949 Charles H., and Vera F. Holzworth, owners  
Instructor, University of Texas
- 1947 Josephine B. Wood, owner  
No occupation listed  
NOTE: Charles and Vera F. Holzworth are not listed in the directory.
- 1944-45 George T. and Dorothy Ramsey, owners  
Salesman
- 1941 Francis R. and June C. Ritchie, owners  
Deputy, U.S. Internal Revenue Service
- 1940 Francis R. and June Ritchie, owners  
Clerk, U.S. Internal Revenue Service
- 1939 The address is not listed in the directory.  
NOTE: Francis and June Ritchie are listed at 4509 Duval Street; he was employed by the U.S. Treasury.

#### **BIOGRAPHICAL NOTES:**

##### **Francis R. and June Ritchie (ca. 1939 – ca. 1943)**

The 1940 U.S. Census shows Francis and June Ritchie as the owners of this house, which was worth \$4,300. Francis Ritchie was 27, had been born in Texas, and was a deputy collector for the Internal Revenue Service. He had lived in Manor, Texas in 1935. June Ritchie was 23, had been born in Texas, and had no occupation listed. They had no children listed with them.

The 1930 U.S. Census shows Francis Ritchie as the 17-year old son of Ralph M. and Fannie Ritchie, who owned their farm in Precinct 2 of Travis County. Francis had no occupation listed.

His father, Ralph Ritchie, had been born in Texas to Scottish-born parents, and was a cotton farmer.

## **Francis Ralph Ritchie**

**Francis Ralph Ritchie was born July 21, 1912 in Manor, Texas. He died Sunday, November 13, 1994 in Houston, Texas.**

**He is survived by his loving wife of 58 years, June Chote Ritchie of Pasadena, Texas; sons, Ralph Ritchie of Bellaire, Texas, and Craig Ritchie of Aruba; daughter, Jan Ritchie Hanz of Austin; and seven grandchildren.**

**He was preceded in death by his parents, Ralph M. and Fannie H. Ritchie of Manor, Texas, and brother, Billie H. Ritchie of Austin.**

**Funeral services will be held at 9:30 Wednesday, November 16, 1994 at Forest Park Westheimer in Houston, Texas.**

Obituary of Francis Ritchie

Austin American-Statesman, November 15, 1994

### **Willie Laritz (ca. 1957 – ca. 1963)**

The 1940 U.S. Census shows Charles and Willie Laritz in Ensley, Florida near Pensacola in Escambia County. Charles Laritz was 32, had been born in Pennsylvania, and was the proprietor of a cafe. Willie Laritz was 25, had been born in Alabama, and had no occupation listed. They had a son, Charles Laritz, Jr., 2, who had been born in Florida. They had lived in Pensacola, Florida in 1935.

Willie Laritz died in Dunnellon, Florida on September 25, 2001. She is buried in Pensacola, Florida. There was no obituary in the Austin newspapers.

Connection Charge \$ \_\_\_\_\_

15629A

APPLICATION FOR SEWER CONNECTION.

Austin, Texas, May 2 1958

To the Superintendent of Sewer and Public Improvements,  
City of Austin, Texas

Sir:—

I hereby make application for sewer connection and instructions on premises owned by F.R. Ritchie at 3603 Brykerwoods Street, further described as lot 4, block 7, outlot 1, subdivision Brykerwoods B, division B, plat 164, which is to be used as a residence.

In this place there are to be installed 4 fixtures.

I agree to pay the City Sewer Department the regular ordinance charge.

Respectfully,  
2 DEEP  
AT-PL A. B. Crider  
Stub Out

Connected 6-13 1939 Permit No.

Size of Main 6 inches. 5-1-39

Size of Service 4 inches. 6-7-39

3 Feet Deep in 5' O.V.

Feet from Property Line

Feet from Curb Line

Inspected by Doortight Com 7 1/2" M

Connection made by Chungton of SLL

11302

B-12 77

Sewer connection application showing F.R. Ritchie as the owner of this house (1939)

Mrs. W. Laritz 3002 Glenview Ave.

61 2 7

Brykerwoods B

Frame addition to residence.

70502 9/29/58 2900.00

Ernest Gruver  
GRUVER

CARPORT AND DEN AND STORAGE

Building permit to Willie Laritz for a frame addition (1958)

OWNER	David Weeks	ADDRESS	3002 Glenview Ave
PLAT	61 LOT	2	BLK. 7
SUBDIVISION	Brykerwoods Dr.		
OCCUPANCY			
BLDG. PERMIT #	179963	DATE	3-7-79
		OWNERS ESTIMATE	1,200.00
CONTRACTOR	Stephen D. Landry	NO. OF FIXTURES	
WATER TAP REC#	SEWER TAP REC#		
Re-Roof REs.			

Building permit to David Weeks to re-roof the house (1979)