

HISTORIC LANDMARK COMMISSION
AUGUST 27, 2018
PERMIT IN NATIONAL REGISTER HISTORIC DISTRICT
 NRD-2018-0054
 1311 Westover Road
 Old West Austin Historic District

PROPOSAL

Construct a rear addition, change the roofline, and add a covered front porch to a ca. 1935 house.

ARCHITECTURE

Hip-roofed, rectangular-plan house with a front-facing gable. Clad in stucco, with double-hung wood-sash windows.

PROJECT SPECIFICATIONS

The proposed project includes:

- 1) Construction of a 697-square foot rear addition with stucco cladding and wood-sash double-hung windows to match existing. The addition will be set back 40' from the front wall of the house;
- 2) Alteration of the main roofline to a front gable;
- 3) Addition of a covered front porch with a shed roof supported by square wood posts;
- 4) Replacement of the front door;
- 5) Demolition of an existing attached rear garage; and
- 6) Addition of a carport set back approximately 15' from the front wall.

Existing windows will be retained, with the exception of the middle window in the front wall; it will be replaced with a rear window that will be removed for the new addition.

RESEARCH

The house was built around 1935. Malcolm and Margaret Gregory were likely the first occupants, but they moved out by 1942. After that, the house was occupied by a series of renters who worked as National Park Service foremen, doctors, teachers, salesmen, clerks, and City employees. No one lived in the house for more than five or so years.

STANDARDS FOR REVIEW

The property is contributing to the Old West Austin Historic District. It does not appear to meet the standards for designation as a historic landmark.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old, having been constructed around 1935.
- 2) The building appears to retain a high degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code (Section 25-2-352). The property does not appear to demonstrate significance according to any of the criteria.
 - a. **Architecture.** The building does not appear to be architecturally significant.
 - b. **Historical association.** There do not appear to be significant historical associations.
 - c. **Archaeology.** The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.

- d. **Community value.** The property does not appear to possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, Austin, or Texas as a whole.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects on contributing buildings in National Register historic districts. Applicable standards include:

- 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.*
- 5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
The proposed project alters the historic character of the property. Replacing the hipped roof with a front gable will be a substantial change to the building's appearance. Adding a covered front porch will also change the building's appearance, but is easily reversible in the future.
- 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.*
The proposed addition would have a minimal impact on the essential form and integrity of the historic property if removed. It will require the removal of some historic materials, but on a rear wall.




The proposed project somewhat complies with the standards.

STAFF RECOMMENDATION

Recommend that the original massing of the hipped roof be retained; comment on and release the permit.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: NRD-2018-0054

LOCATION: 1311 WESTOVER RD

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.



PROPERTY INFORMATION

Photos



East elevation and primary (north) façade of 1311 Westover Road.

Occupancy History

Completed by Historic Preservation Office staff
August 2018

- | | |
|---------|---|
| 1939-41 | Malcolm R. and Margaret Gregory and two children, owners
Manager, Guaranty Finance Co. |
| 1942 | Norfleet G. and Ruby L. Bone, renters
Foreman, National Park Service |
| 1944-47 | Morris D. and Dorothy J. McCauley, renters
Army (1944-45); physician (1947) |
| 1949 | Mary A. Power, renter
Teacher, Travis Heights School |
| 1952 | Clarence T. and Charline Wurzlow, renter
No occupation listed |

- 1955-57 Eldon E. and Josephine Cross, renters
Zone manager, International Harvest Co. (1955); salesman, same (1957)
- 1961 Sarah G. Spiller, renter
Clerk, State Board of Control
- 1965 No return
- 1968-73 George M. and Kate L. Engle, renters
Retired
- 1977 Vacant
- 1981 James D. and Alice S. Fisher, renters
Employee, Austin Parks and Recreation Department
- 1985-86 Jon W. Wood, renter
No occupation listed
- 1992 Maurice C. and Phyllis Hall, renters
No occupation listed

Building Permits

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE		AUSTIN, TEXAS	No. 3102
M. <i>J. L. Brown</i>	Address <i>1311 Westover Road</i>	Date <i>8-28-35</i>	
Plumber <i>7</i>	Size of Tap <i>1/2"</i>	Date <i>8-28-35</i>	
Foreman's Report			
Date of Connection <i>8/29/35</i>	Size of Tap Made <i>3/4"</i>	Size Service Made <i>3/4"</i>	
Size Main Tapped <i>2"</i>	From Front Prop. Line to Curb Cock <i>4'</i>	From <i>W.</i> Prop. Line to Curb Cock <i>3'</i>	
Location of Meter <i>at curb</i>	Type of Box <i>lock</i>	Depth of Main in St. <i>20"</i>	
Depth of Service Line <i>20"</i>	From Curb Cock to Tap on Main <i>32.5"</i>	Checked by Engr. Dept. <i>NRH-10-4-35</i>	
No. Fittings		Foreman's Signature <i>B. Brown</i>	
1 Curb Cock	1 Elbow	1 St. Elbow	1 Bushing
1 Tee	1 Union	1 Plug	1 Stop
1 Box	1 Lid	1 Valve	1-2 1/2" x 1/2" x 1/2"
Req. No. <i>1854</i>			

Water tap permit issued to J. L. Brown, 8/28/1935.

Connection Charge \$ 12.00 N^o 12196

Application for Sewer Connection.

Austin, Texas, Oct. 18, 1935

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. F. Tannery
at 1311 Westover Road Street,
further described as lot N. 30. of 15, block 15, outlet
subdivision Pemberton Hg. 1st Sec. 3 division, plat.
which place 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, R. W. Russell

Stub Out

Connected Nov 14 1935

Size of Main 6 inches

Size of Service 4 inches

4.5 Feet Deep

21 Feet from Property Line in St

Feet from Curb Line

Inspected by O. D. Spillars

Connection made by Will Cleveland

B-14 62

Sewer connection permit issued to F. F. Tannery, 11/14/1935.