

**HISTORIC LANDMARK COMMISSION**  
**JULY 22, 2019**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**NRD-2019-0036**  
**2205 A LANE**  
**OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT**

**PROPOSAL**

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Expand existing second-floor dormers and add new dormers; enlarge some window openings; replace some windows.

**ARCHITECTURE**

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Irregular-plan house with cross-gabled roof, brick cladding with stucco accents, 1:1 and casement wood-sash windows, paired French doors with multi-lite sidelights, and brick chimneys.

**RESEARCH**

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Elbert Thomas and Velma M. (Chapman) Penick lived in the house, then addressed as 2204 Parkway, between about 1929 and 1993. Tom Penick was born in 1899 in Waller, Texas, to a white collar family (his father worked as an electrical engineer). By 1910, the family had moved to Austin. As a young man, Tom served as an Army road engineer in Europe during World War I (1918-19). After working in Dallas in the early 1920s, he made a career as the manager and golf pro at the Lions Municipal Golf Course ("Muny") from 1928 to 1961 and the UT golf coach from 1927 to 1930. He redesigned and renovated the Muny course several times based on his Army engineering experience. Tom Penick retired in 1961 and died in 1989 in Austin.

Tom also introduced his younger brother Harvey to golf by insisting he caddy. (Harvey later became an iconic figure as the UT golf coach, succeeding Tom in that role; the Austin Country Club Head Pro; and author of the best-selling golf instruction book *Harvey Penick's Little Red Book*.)

Velma Mae Chapman Penick was born in 1902 in Weimar, Texas. She married Tom Penick in 1928. Velma Penick sold the house at 2205 A Lane in 1993 and died in 2002 in Austin.

**PROJECT SPECIFICATIONS**

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The proposed project has four parts:

- 1) Reconstruct and expand existing gabled dormers on the east (primary), north, south, and west elevations to shed-roof dormers. Dormers will be clad in hardiplank lap siding and covered in asphalt shingles to match the existing roof;
- 2) Change selected window openings on the north, south, and west elevations;
- 3) Replace selected windows with 1:1 and casement clad-wood windows, painted to match existing; and
- 4) Extend existing bay window on north elevation to grade.

**STANDARDS FOR REVIEW**

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The house is a contributing property in 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.
- 2) The building appears to retain a moderate degree of integrity. Dormers were added to the primary elevation of the house in 2001-02, and some windows have been replaced. A rear garage (facing A Lane) was also enclosed.
- 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 meet the criteria.
  - a. **Architecture.** The building is a simplified example of the Tudor Revival style. It does not appear to be architecturally significant.
  - b. **Historical association.** Tom and Velma Penick lived in the house for at least 34 years. Tom was a prominent and beloved Austin golf pro for decades. However, his most significant association was with the Lions Municipal Golf Course (“Muny”), where he served as manager and head golf professional from 1927 to 1961. There may be historical associations with the house, but not as strongly as with Muny.
  - 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 in National Register historic districts. The following standards apply to the proposed project:

- 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.*  
The proposed project alters the massing and form of the building (previously modified), expands window openings on secondary elevations, and replaces some windows. It alters the historic character of the property, which has been previously altered.
- 5) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*  
The proposed project replaces some windows. It largely preserves character-defining features.
- 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.*  
The proposed addition will alter the spatial relationships that characterize the existing house, but those relationships were previously altered with the addition of a second floor and smaller dormers. The new dormers will be differentiated from historic-age building with different cladding and a different roof form. The project meets this standard.
- 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.*

If the dormers were to be removed, the essential form and integrity of the historic property would be unimpaired.

The proposed project largely meets the standards. Previous alterations to the primary façade with the addition of dormers have diminished the property's historic integrity.

**STAFF RECOMMENDATION**

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Comment on and release the permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: NRD-2019-0036  
LOCATION: 2205 A Lane



1" = 220'

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**

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*Photos*



*Primary (east) façade of 2205 A Lane, seen from Parkway. Photograph provided by applicant.*



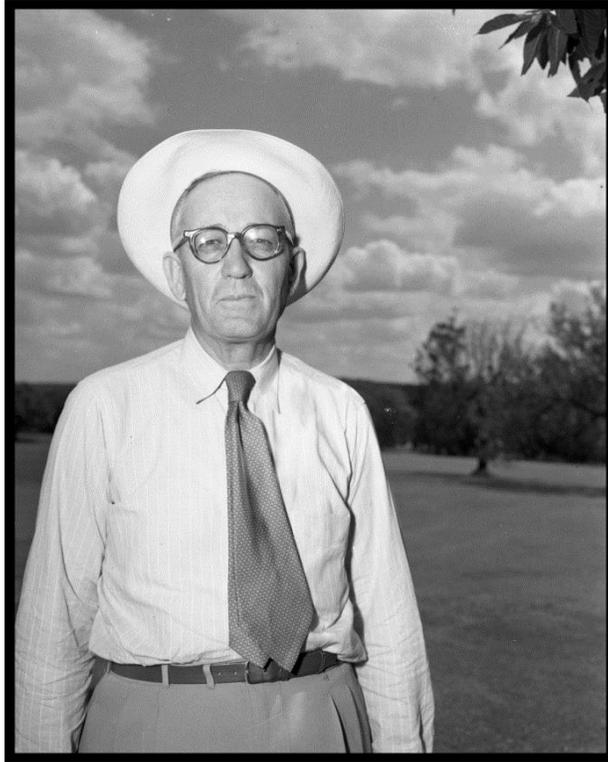
*Rear façade of 2205 A Lane, seen from A Lane. Photograph by the City of Austin.*

*Occupancy History*

City directory research, Austin History Center  
By Historic Preservation Office staff  
July 2019

- 1929 Address not listed
- 1932 Thomas and Velma Penick, owners  
Golf pro, no employer listed
- 1935 Thomas and Velma Penick, owners  
Golf pro, Austin Municipal Golf Course
- 1939 Thomas and Velma M. Penick, owners  
Manager, Austin Municipal Golf Course
- 1941 Thomas and Velma Penick, owners  
Manager, Austin Municipal Golf Course
- 1944 E. Thomas and Velma Penick (+1 child), owners  
Manager, Municipal Golf Course
- 1947 E. Thomas Penick, owner  
Not listed in front portion of directory
- 1949 E. Thomas and Velma Penick, owners  
Manager and golf pro, Municipal Golf Course
- 1952 E. Thomas and Velma Penick, owners  
Manager, Municipal Golf Course
- 1955 E. Thomas and Velma Penick, owners  
Manager, Lions Golf Course, City Recreation Department
- 1959 E. Thomas and Velma Penick, owners  
City Recreation Department
- 1962 E. Thomas and Velma Penick, owners  
No occupation listed
- 1965 E. Thomas and Velma Penick, owners  
Retired
- 1968 E. Thomas and Velma Penick, owners  
Retired
- 1973 E. Thomas and Velma Penick, owners  
Retired

*Background Research*



*"Tom Penick at Municipal Country Club," 1950 (Photo by Neal Douglass, provided by Austin History Center to The Portal to Texas History)*

## Municipal's Penick Quits Manager Post

The resignation of **Tom Penick**, pro manager at Muni, Austin's busiest golf course, was tendered to city officials during the past week and has been accepted, city manager W. T. Williams confirmed Saturday.

Penick, who is 63, was unavailable for comment late Saturday. However, it is understood the veteran linksman with a versatile career intends to concentrate his time to a 460-acre ranch near Dripping Springs and to real estate.

Williams said the post of pro at Muni is open and that the city will not rush to find a replacement. "Tom told us that he will stay at the job until we have decided upon a suitable replacement."

According to some reports, Penick had been under fire, but city recreation director Beverly Sheffield denied any knowledge of it. There was no indication whether other employees will be affected by the resignation.

As soon as the resignation became news, several prospective replacements were cast into the rumor mill, among them former Austinite Carl Gustafson Jr., now pro at Cuero, and ex-Muni assistant Jerry Andrews, presently an aide at Dallas Country Club.

Although Penick had two years to go before regular retirement, he is expected to draw a pension because of longevity, 33 years at Muni.

A civil engineer as well as a

golf pro, he held a non-golf job in Dallas during the early 20s. He later served at Austin, Port Arthur and Orange country clubs. Since taking over at Muni, he has directed the course renovations several times and, as a golf architect, recently assisted in the layout of Burnet's Highland Lakes.

Penick gave up active play several years ago although he once ranked with Austin's best. One former regular partner of his, said Penick rarely scored in over-par figures . . .

Fore 'n aft:

As usual for September, the women take over at the city's courses, as tourney sponsors and/or the competition. So it will be next Sunday when the Austin Women's Public Links Golf Association in conjunction with the AGA holds its annual Scotch String-A-Long on Muni. It's an event open to all comers signing with Mrs. Metz Eilers or Mrs. Taylor Meeks by 10 a.m. Saturday. Play will be in twosomes, both men and women, and gross and net prizes will be awarded. The string, for twosomes, incidentally, is to be 10 feet long . . .

Later in the month, the AWGA will stage its annual one-day invitational at Muni . . . Then in October, the 7th and 8th, the ACC women will supervise their Football Week-end Tournament . . .

The score for the year: A 63 Jimmie Connolly rang up in mid-week at ACC, including one three-putt green . . . CE



American-Statesman/Alex Pastore  
**GOLF SWITCH**—The keys to the Muni clubhouse have switched hands from outgoing professional Tom Penick, at right, to successor George Hannon, who begins a new regime at the 40-year-old course Wednesday. It brought the end of a 34-year tenure for Penick, 62, who said he is switching now from golfing to hunting. Officials of the recreation department, at the same time, presented Penick with a plaque of commendation for his long service to the city. Hannon is a former Muni assistant transferring here from Dallas.

"Municipal's Penick Quits Manager Post," The Austin American, 9/3/1961.

"Golf Switch," ca. 1961, [www.golfaustin.org](http://www.golfaustin.org)

Building Permits

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

No. A 2882  
Sec. 147

## PERMIT FOR WATER SERVICE

Austin, Texas

M. Tom Penick Address 2200 Parkway  
2205 W. Lane

Plumber Dunham Size of Tap 2 per plan Date 12-4-29  
866 43-91

Foreman's Report.

Date of Connection	<u>12/6/29</u>	No. Fittings	
Size of Tap Made	<u>3/4"</u>	Curb Cock	<u>1</u>
Size Service Made	<u>3/4"</u>	Elbow	<u>1</u>
Size Main Tapped	<u>4"</u>	St. Elbow	<u>1</u>
From Front Prop. Line to Curb Cock	<u>and</u>	Bushing	<u>1</u>
" " " " " "	<u>4 1/2'</u>	Reducer	<u>1</u>
Location of Meter	<u>and line</u>	Pipe	<u>1</u>
Type of Box	<u>lock</u>	Lead Comp.	<u>1</u>
Depth of Main in St.	<u>alley 9'</u>	Nipples	<u>1</u>
" " Service Line	<u>7 1/2'</u>	Union	
From Curb Cock to Tap on Main	<u>9'</u>	Plug	
Checked by Engr. Dept.	<u>5-24-31 307</u>	Tee	<u>1</u>
<b>INDEXED</b>		Stop	<u>1</u>
		Box	<u>1</u>
		Lid	<u>1</u>
		Valves	
		Req. No.	<u>2674</u>
		Foreman's Signature	<u>Bennett</u>

Water tap permit issued to Tom Penick, 12/4/1929.

2002 building permits show that the attic space was finished out and new dormers added.