

**HISTORIC LANDMARK COMMISSION
DECEMBER 14, 2020
DEMOLITION AND RELOCATION PERMITS
GF-2020-175404
1016 AVONDALE ROAD**

PROPOSAL

Partially demolish a ca. 1968 house; construct a 2-story addition; replace windows; replace roof.

ARCHITECTURE

One-story house clad in limestone, with low-pitched, asymmetrical gabled roof, side carport, and exposed beams.

PROJECT SPECIFICATIONS

- 1) Demolish existing carport and east exterior wall.
- 2) Construct a second-floor addition within the footprint of the existing carport slab. Replace the roof with standing-seam metal and extend the roofline to cover the addition. Relocate the front door into the addition.
- 3) Apply mortar wash over existing and new masonry.
- 4) Replace all existing aluminum windows with larger fixed and casement windows.

RESEARCH

1016 Avondale Road was built in 1968 by homebuilders Chambers & Bryant. Occupancy history from this era is currently unavailable. Joe Allen Wells lived in the house in 1979 and owned it until 2000. Wells was manager of Southwest Body and Paint Shop.

STAFF COMMENTS

Note: According to the Texas Historical Commission, 1016 Academy Drive has been deemed contributing to the pending Travis Heights-Fairview Park National Register Historic District.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building retains high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated this property and determined that it does not meet two criteria.
 - a) *Architecture*. The house is a typical example of the Contemporary style.
 - b) *Historical association*. The house does not appear to have significant historical associations.
 - c) *Archaeology*. The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d) *Community value*. The house does not appear to have significant community value.
 - 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 alterations to historic properties. Applicable standards may include:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The building will be partially demolished to accommodate the addition, and historic windows will be removed and replaced.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The addition is executed in a modern style that complements the architecture of the house. However, alteration of the roofline and infill of the carport with the addition significantly alters the character-defining features of the front elevation, as does replacement of the windows and relocation of the front door. Site constraints do not permit a rear addition.

10. New additions and adjacent or related new construction shall 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 addition were removed in the future, significant work would be required to restore the building's essential form.

The proposed work does not meet the standards.

STAFF RECOMMENDATION

Release the permit upon completion of 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



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: PR-20-162716

LOCATION: 1016 Avondale Rd.

1" = 135'

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



Source: [Google.com](https://www.google.com/maps/@30.284, -97.764, 15z), 2018

Occupancy History

City Directory Research, 2020

Note: Post-1959 research unavailable due to facility closure.

Biographical Information

McCown-Wells

Miss Shirley Louine McCown, daughter of Mr. and Mrs. Roger McCown, 2709 Mt. Laurel Lane, became the bride of Joe Allen Wells, son of the late Mr. and Mrs. James A. Well, Saturday night at Westminster Presbyterian Church. A reception followed at Green Pastures.

The bride is a graduate of Austin High School, attended The University of Texas and Southwest Texas State, and is a secretary with the Dunnam Co. The groom, a Llano High School graduate, is manager of Southwest Body and Paint Shop. After a trip to Guadalajara and Puerto Valarta, Mex., the couple will live at 10108 Quail Hutch.

Matron of honor was the

bride's sister, Mrs. Ben Keep of Irving; and bridesmaids were Mrs. Tim Neece, Miss Darcie Carl of San Antonio, Miss Jackie Blalock and Mrs. Paul Wilborn. Flower girl was Kamianne Keel of Irving; and Ben Keel III of Irving was ring bearer. Best man was Mickey Sansom of Abilene; and groomsmen were Jimmie Don Scott and Les Inman, both of Llano, Gary Haldeman and Ronnie Derrick.

For her wedding, the bride wore an empire gown of white qiana. Adorned with alencon lace and seed pearls, the dress featured long sleeves, a chapel-length train and a hood trimmed in lace and pearls. She carried a bouquet of white roses, baby's breath and miniature white carnations. Her attendants wore empire gowns of wine qiana; and each carried a single long-stemmed pink rose.



MRS. JOE WELLS
Shirley McCown

Firearms stolen

Thieves slipped into a South Austin residence the afternoon of Sept. 14 and carried away firearms and camera equipment worth hundreds of dollars.

Sometime between noon and 3 p.m., Joe Wells of 1016 Avondale Rd. said crooks possibly climbed in through a rear window and took three shotguns, two .22 rifles, three .22 pistols, a .357 magnum pistol and two high-power hunting rifles with scopes.

Also missing were a 35mm camera, 55mm, 200mm and 28mm lenses.

Wells said the window which may have been the point of entry might have been left open during the previous night. There were no immediate suspects.

Other burglaries and break-ins reported by police in South Austin include:

The Austin American Statesman: Nov. 17, 1974; Sep. 17, 1979

OPEN HOUSE
SUNDAY 10 TIL DARK
IN TRAVIS COUNTRY
4902
CANYONWOOD
 A 2 story home overlooking the tennis courts. Great family home. four bedrooms, two baths, family room has a 20 ft. vaulted ceiling.
BY WALTER CARRINGTON
4702
MESA OAK COURT
 Superb craftsmanship not seen in most home in this price range. Enormous living area, separates the master suite from the two other bedrooms.
BY CHAMBERS & BRYANT
4907
CANYON CREST
 Built as a model home, this three bedroom is now on the market. D'Hanis tile floors, elegant wall coverings and a liveable floorplan add to the desirability of the home.
BY P. J. PERRYMAN
EXCELLENT
FINANCING
AVAILABLE
TRAVIS COUNTRY IS LOCATED
ON HWY 290 WEST 1 1/2 MILES
PAST BEN WHITE BLVD.
Walter Carrington **7**

The Austin American Statesman

classified ad for Chambers & Bryant, Dec. 15, 1974

Permits

OWNER	Chambers and Bryant	ADDRESS	1016 Avondale Road
PLAT	134	LOT	19
		BLK	28
SUBDIVISION	Travis Hts.		
OCCUPANCY	Residence		
BLD PERMIT #	110614	DATE	11-25-68
		OWNERS ESTIMATE	\$16,600.00
CONTRACTOR	Owner	NO. OF FIXTURES	10
WATER TAP REC #	E57031	SEWER TAP REC #	52175
Frame res w/ stone ven and att garage			
1650 Sq. Ft.			

Building permit, 11-25-68

404-19 BK 28
Re-Subdivision

WATER SERVICE PERMIT

Austin, Texas

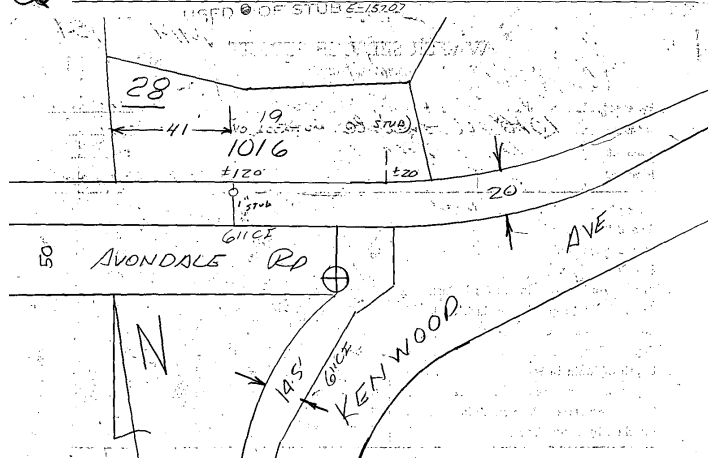
N/M 134
E No 57031

Received of Chambers & Bryant Date 11-25-68
 Address 1016 Avondale Rd
 Amount 7.50 Dollars
 Plumber _____ Size of Tap 3/4"

RESIDENTIAL WATER

Date of Connection 2-26-69
 Size of Tap Made _____
 Size Service Made _____
 Size Main Tapped _____
 From Front Prop. Line to Curb Cock 7'
 From W Prop. Line to Curb Cock 41'
 Location of Meter Curb
 Type of Box Round
 Depth of Main in St. _____
 Depth of Service Line _____
 From Curb Cock to Tap on Main _____
 Checked by Engr. Dept. 3/12/69

No. Fittings	Size	No. Fittings	Size
1	Pipe 1/2" Copper	1	Stop 1/2"
1	Corp. Cock	1	Stop 1/2"
1	Cap. to Iron ell 1/2"	1	Stop 1/2"
1	Cap. to Cop. ell	1	Stop 1/2"
1	Cap. to Iron Coupling	1	Stop 1/2"
1	Cap. to Cop. Coupling	1	Stop 1/2"
1	Angle Stop 1/2"	1	Stop 1/2"
1	Stop 1/2"	1	Stop 1/2"
1	Bushing 1/2" x 3/4"	1	Stop 1/2"
1	Nipples 1/2" x 1/4"	1	Stop 1/2"
1	Service Clamp	1	Stop 1/2"
1	Valve	1	Stop 1/2"
1	Meter Box	1	Stop 1/2"
1	Lock Lid	1	Stop 1/2"
1	Drain Tile	1	Stop 1/2"
1	Stop & Drain	1	Stop 1/2"
1	Job No. 82132700-503	1	Stop 1/2"
1	Foreman	1	Stop 1/2"



Water service permit, 11-25-68

404-19 BK 28
Re-Subdivision

SANITARY SEWER SERVICE PERMIT

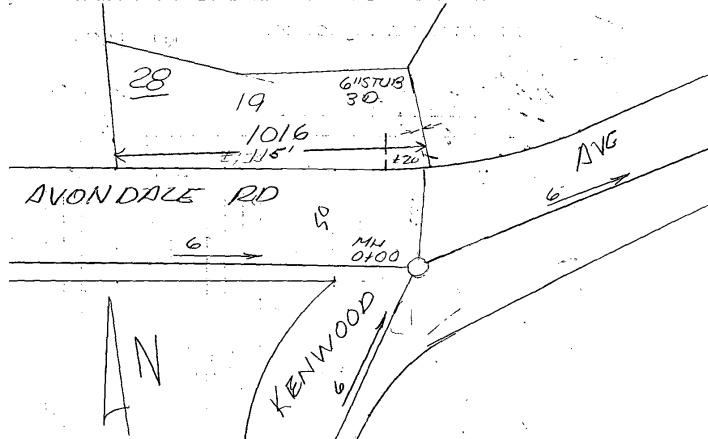
Austin, Texas

N/M 134
E No 52175

Received of Chambers & Bryant Date 11-25-68
 Address 1016 Avondale Rd
 Amount 7.50 Dollars
 Builder or Owner Sam Plumber Bryant
 Lot 19 Block 28 Re subdivision June 1965 Plat No. 134

Date of Connection 4-16-69
 By City 2 W. of ELL
 By Plumber _____
 Checked By Garcia
 Size Main 6" Depth ±5' (rock)
 Main Assign SEE BACK
 Stub Depth 3' Prop. Line 2'
 Stub Location W. of ELL
 Book No. A-1192
 Paying Cut 3-12-69
3-12-69

No. Fittings	Size	Price	No. Fittings	Size	Price
1	Pipe 6" Con	3.40	1	Stop 1/2"	1.50
1	Wyes	1.50	1	Stop 1/2"	1.50
1	Bends	1.50	1	Stop 1/2"	1.50
1	Reducers	1.50	1	Stop 1/2"	1.50
1	Plugs	1.50	1	Stop 1/2"	1.50
1	Sand	1.50	1	Stop 1/2"	1.50
1	Gravel	1.50	1	Stop 1/2"	1.50
1	Remix	1.50	1	Stop 1/2"	1.50
1	Stoppers	1.50	1	Stop 1/2"	1.50
1	Castings	1.50	1	Stop 1/2"	1.50
1	Other	1.50	1	Stop 1/2"	1.50
1	Labor: 6 Hrs	13.50	1	Stop 1/2"	1.50
1	Applied 1-1/2 Hrs	2.00	1	Stop 1/2"	1.50
1	Perman. 1-1/2 Hrs	3.25	1	Stop 1/2"	1.50
1	Total	62.35	1	Stop 1/2"	1.50



Sanitary sewer service permit, 11-25-68