

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER DISTRICTS
APRIL 26, 2021
HR-2021-044308
OLD WEST AUSTIN NATIONAL REGISTER DISTRICT
2314 WOODLAWN BLVD.

PROPOSAL

Partially demolish ca. 1939 contributing house and construct additions to the side and rear, replace all windows, paint brick, reconfigure ca. 1941 garage, and construct landscape improvements.

PROJECT SPECIFICATIONS

- 1) Construction of a two-story addition to the back (west) and north sides of the home. The addition will be clad in brick on the first floor and horizontal wood siding on the upper floor.
- 2) Replacement of all windows with 2:2 light single-hung or fixed wood windows.
- 3) Painting previously unpainted brick at the house and garage.
- 4) Replacement of three single-car garage doors on the detached garage with two doors.
- 5) Construction of a perimeter enclosure, at the front of the property consisting of a 1' to 2' tall masonry wall with metal pickets between masonry piers, for an overall height of 8', and a solid masonry wall at the side and rear.
- 6) Construction of trellises, a pool, and sundeck in the back yard.

ARCHITECTURE

Two-story side-gabled Colonial Revival house clad in red brick, with central pedimented entry and 6:6 light windows with shutters. Side-gabled brick garage with three one-car overhead doors.

RESEARCH

The house at 2314 Woodlawn Blvd. was built for Dr. Samuel N. and May R. Key in 1939. Dr. Key was listed in city directories as a physician with offices in the Norwood Tower. His death certificate indicates he was a retired surgeon. His son, Dr. Samuel N. Key, Jr., also entered the medical profession.

STANDARDS FOR REVIEW

The City of Austin's Historic Design Standards (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register Historic Districts. The following standards apply to the proposed project:

Repair and alterations

5.1 Repair, rather than replace, historic windows, doors, and screens; and their trim, surrounds, sidelights, transoms, and shutters, unless they are deteriorated beyond the point of stabilization or restoration. Retain windows if 50% or more of the wood or metal sash members are intact.

5.3 If historic windows must be replaced, match the size and details of the existing window, including configuration, profile, and finish. Take into account elements such as frames, sashes, muntins, sills, heads, moldings, surrounds, hardware, and shutters.

The project entails significant modifications to the front door and decorative surround, including demolition of the walls adjacent to the door to create a larger door opening within a wider recess and without a step. The elevation drawing shows a simple pedimented surround in place of the scrolled pediment and Corinthian pilasters of the historic door surround. The new front door is glass.

The project also involves installation of all new windows that do not match the historic in their design, replacing 6:6 with 2:2 light single-hung or fixed windows. The front elevation has wood panels below the ground-floor windows. The project would remove the panels to fit taller windows within the existing openings.

Residential additions

1.1 Locate additions to the rear and sides of historic buildings to minimize visual impact.

1.2 Step back side additions from the front wall a distance that preserves the shape of the historic building from the primary

street.

The project includes an addition that wraps the side and rear of the property. At the side, the addition is set back only slightly, at 2'-7" from the front of the house, and disrupts the symmetry of the historic façade.

1.5 Minimize the loss of historic fabric by connecting additions to the existing building through the least possible invasive location and means.

The project entails extensive demolition of the side and rear of the house to accommodate the addition, including removal of the chimney and most of the side (north) elevation.

2.1 Design an addition to complement the scale and massing of the historic building, including height. The addition must appear subordinate to the historic building.

2.2 Minimize the appearance of the addition from the street faced by the historic building's front wall.

2.2 b. The historic building's overall shape as viewed from the street must appear relatively unaltered.

The addition is of a similar height and narrower width than the historic house. However, as previously noted, the addition introduces an asymmetrical element that alters the overall shape as viewed from the street.

4.1 If an addition will be visible from a street on the front or side, design its roof form and slope to complement the roof on the historic building.

4.2 Use roof materials that match or have similar color, texture, and other visual qualities as the roof on the historic building.

The ridgeline of the side-gabled roof on the addition is set slightly lower and behind that of the historic house, and the roof form, pitch, and shingles match the house. The project meets these standards.

3.1 Design additions to be compatible with and differentiated from the historic building, if they are visible from the street.

5.2 Differentiate the exterior wall materials of the addition from those of the historic building. This could be accomplished by using different materials, using the same materials with different dimensions, or changing trim type or dimensions.

The use of horizontal siding for the upper floor serves to differentiate the addition from the historic house. The project meets these standards.

Sites and Streetscapes

2.4 If constructing a new street-side fence or site wall, design it so that the materials, style, and scale are compatible with and differentiated from the architectural style and period of the building and are in keeping with historic fence styles and heights in the historic district.

2.4 a New front fences must be no more than 4' high and have a high degree of transparency.

The fence will be 8' tall but have a high degree of transparency.

The project does not meet many of the applicable standards and would render the house noncontributing to the National Register district.

STAFF COMMENTS

The house is contributing to the Old West Austin National Register District.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. *Architecture.* The building is a good example of the Colonial Revival-style architecture prevalent in the Old West Austin National Register district.
 - b. *Historical association.* While the house was owned for a considerable time by Dr. Samuel Key, a physician, limited information was found regarding his contributions to the medical field. As such, the property does not appear to have 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 possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.

- e. *Landscape feature.* The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

COMMITTEE FEEDBACK

Not reviewed.

STAFF RECOMMENDATION

Encourage design modifications to preserve the view of the property from the street through retention of the original windows and pedimented door surround, keeping the brick unpainted, and setting the side addition further back, but comment on and release the permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: HR 21-044308
 LOCATION: 2314 WOODLAWN BLVD



1" = 195'

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: Realtor.com, 2021

Occupancy History

City Directory Research, April 2021

1939	Not listed. Samuel N. and Mary R. Key listed at 1406 Windsor Rd.
1940	Samuel N. and Mary R. Key Samuel: physician, 505 Norwood Building
1941	Samuel N. and Mary R. Key Samuel: physician, 505-06 Norwood Building
1942	Samuel N. and May R. Key, owners Samuel: physician, 505-06 Norwood Building
1944	Samuel N. and May R. Key, owners Samuel: physician, 505-06 Capital National Bank Building
1947	Samuel N. and May R. Key, owners Samuel: physician, 503-06 Capital National Bank Building
1949	Samuel N. and May R. Key, owners Samuel: physician, 505 Capital National Bank Building
1952	Samuel N. and May Key, owners

Samuel: physician, 505 Capital National Bank Building

1953 Samuel N. and May Key, owners
Samuel: physician, 505 Capital National Bank Building

1954 Samuel N. and May Key, owners
Samuel: physician, 505 Capital National Bank Building

1955 Samuel N. and May Key, owners
No occupations listed

1957 May Key (widow Sam N. Key), owner
No occupation listed

1959 May Key, owner

Biographical Information

MEDICAL SOCIETY MEETS.

Travis County Doctors Discuss Meningitis Thoroughly.

Meningitis was the general subject of discussion by members of the Travis County Medical Society last night, gathered in regular monthly session in the office of Dr. Harper, Scarbrough building. Dr. Z. T. Scott, secretary of the organization, read the statement made recently by the City Board of Health concerning the meningitis scare and what precautions the public should take. The society unanimously endorsed the statement, and will adopt it as their attitude toward the disease, as far as a statement from them to the public is due.

Dr. Z. T. Bundy, recently elected as president of the society, delivered his inaugural address. One main point upon which he dwelt was the importance of education of the laity upon bodily health and how to prevent and fight disease. His address was well taken.

Dr. Ralph Steiner led the discussion on meningitis, assisted by Dr. Samuel Key. The disease was discussed from every standpoint, and many helpful hints were let fall during the short talks. None expressed a fear that Austin might have an epidemic of this fatal disease.

It was decided to make the bulletin of the society, a number of which was recently issued, a permanent thing, to be published at regular intervals.

Among the prominent out-of-town doctors who were present and participated in the discussions were: Dr. C. C. Black of Georgetown, president of the Seventh District Medical Society; Dr. J. A. Holloway of Round Rock; Dr. Carrington of Pflugerville and Dr. Hudson of Elgin.

229-10-2 229-10 TEXAS DEPARTMENT OF HEALTH 332022 50502
BUREAU OF VITAL STATISTICS
STATE OF TEXAS CERTIFICATE OF DEATH STATE FILE NO.

332 NOTE THE INFORMATION CALLED FOR ON THE REVERSE SIDE

1. PLACE OF DEATH a. COUNTY <u>Travis</u>		2. USUAL RESIDENCE (Where deceased lived. If institution: residence before admission). a. STATE <u>Texas</u> b. COUNTY <u>Travis</u>	
b. CITY (If outside corporate limits, write RURAL and give precinct no.) OR TOWN <u>Austin</u>		c. CITY (If outside corporate limits, write RURAL and give precinct no.) OR TOWN <u>Austin</u>	
d. FULL NAME OF HOSPITAL OR INSTITUTION <u>Seton Hospital</u>		d. STREET ADDRESS (If rural, give location) <u>2314 Woodlawn Blvd.</u>	
3. NAME OF DECEASED a. (First) <u>Samuel</u> b. (Middle) <u>Newton</u> c. (Last) <u>Key Sr.</u>		4. DATE OF DEATH <u>September 3, 1956</u>	
5. SEX <u>Male</u>	6. COLOR OR RACE <u>White</u>	7. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) <u>Married</u>	8. DATE OF BIRTH <u>September 30, 1886</u>
9. AGE YEARS MONTHS DAYS <u>69</u> <u>11</u> <u>3</u>		# UNDER 24 hrs. Hours Min.	
10a. USUAL OCCUPATION (Give kind of work done during most of working life, even if retired) <u>Retired</u>		10b. KIND OF BUSINESS OR INDUSTRY <u>Surgeon</u>	
11. BIRTHPLACE (State or foreign country) <u>Georgetown, Texas</u>		12. MOTHER'S MAIDEN NAME <u>Rhoda Izora Scott</u>	
13. FATHER'S NAME <u>William Mercer Key</u>		14. BIRTHPLACE <u>Texas</u>	
15. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes, no, or unknown) (If yes, give war or dates of service) <u>No</u>		16. SOCIAL SECURITY NO. <u>---</u>	
17. CAUSE OF DEATH Enter only one cause per line for (a), (b), and (c) *This does not mean the mode of dying, such as heart failure, aneurism, etc. It means the disease, injury, or complication which caused death.		18. MEDICAL CERTIFICATION I. DISEASE OR CONDITION DIRECTLY LEADING TO DEATH* (a) <u>Cerebral thrombosis</u> ANTECEDENT CAUSES Morbid conditions, if any, giving rise to the above cause (a) stating the underlying cause last. DUE TO (b) _____ DUE TO (c) _____ II. OTHER SIGNIFICANT CONDITIONS Conditions contributing to the death but not related to the disease or condition causing death.	
19a. DATE OF OPERATION		19b. MAJOR FINDINGS OF OPERATION	
20a. ACCIDENT (Specify) <u>HOMICIDE</u>		20b. PLACE OF INJURY (e.g., in or about home, farm, factory, street, office bldg., etc.)	
20c. (CITY, TOWN, OR PRECINCT) <u>TEXAS DEPARTMENT OF HEALTH</u> <u>REC'D OCT 15 1956</u> <u>BUREAU OF VITAL STATISTICS</u>		20d. TIME OF INJURY (Month) (Day) (Year) (Hour) (Min.) <u>9:30</u> <u>1956</u>	
20e. INJURY OCCURRED WHILE AT WORK <input type="checkbox"/> NOT WHILE AT WORK <input type="checkbox"/>		20f. HOW DID INJURY OCCUR	
21. I hereby certify that I attended the deceased from <u>8/19</u> , 19 <u>56</u> , to <u>9/3</u> , 19 <u>56</u> , that I last saw the deceased alive on <u>9/3</u> , 19 <u>56</u> , and that death occurred at <u>3:25 A.M.</u> , from the causes and on the date stated above.			
22a. SIGNATURE (C. M. Darnall, M.D.) <u>C. M. Darnall</u>		22b. ADDRESS <u>Capt. Natl. Bank Bldg., Austin, Tex.</u>	
22c. DATE SIGNED <u>9.5.56</u>		23a. BURIAL, CREMATION, REMOVAL (Specify) <u>Burial</u>	
23b. DATE <u>September 4, 1956</u>		23c. NAME OF CEMETERY OR CREMATORY <u>Austin Memorial Park</u>	
23d. LOCATION (City, town, or county) (State) <u>Austin, Travis County, Texas</u>		24. FUNERAL DIRECTOR'S SIGNATURE <u>Billy F. Peel #3723</u>	
25a. REGISTRAR'S FILE NO. <u>961</u>		25b. DATE REC'D BY LOCAL REGISTRAR <u>9-7-1956</u>	
25c. REGISTRAR'S SIGNATURE <u>B. M. Primmer M.D.</u>		AUSTIN, TEXAS	

Death certificate, Samuel Newton Key, Sr., 9/3/1956

Permits

Connection Charge \$ # 1343 N^o 15904

APPLICATION FOR SEWER CONNECTION.

Austin, Texas, 7-15 1939

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 Dr. S. N. Key
at 2314 Woodlawn Street,
further described as lot 22, block _____, outlot _____,
subdivision Sunset Hill, division _____, plat 148,
which is to be used as a Res.

In this place there are to be installed 13 fixtures.

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

3rd DEEP Respectfully,
AT PL 8-22-39 Spiller & Miller
Stub Out

Connected _____ 19____ Permit Pd.
Size of Main 6 inches. 7-14-39
Size of Service 4 inches. 8-21-39
3 1/2 Feet Deep in st OV

1 Feet from Property Line Stake out
1 Feet from Curb Line 1-21-41

Inspected by Boatright S. L. F.

Connection made by M. E. L. B-1225

11781 Sewer at southeast corner
of lot L.H.B.

Sewer tap permit, 1939

WATER SERVICE PERMIT

Austin, Texas

N^o 13845A

148

Dr. Sam Key

Received of

Date July 14, 1939

Address 2314 Woodlawn

Amount Ten and no/100 - - - \$ 10.00

Plumber Spiller-Miller

Size of Tap 1"

Date of Connection 7/21/39

Size of Tap Made 1"

Size Service Made 1"

Size Main Tapped 4"

From Front Prop. Line to Curb Cock 12'

From S. Prop. Line to Curb Cock 52'

Location of Meter CHAS

Type of Box 18x20"

Depth of Main in St.

Depth of Service Line

From Curb Cock to Tap on Main

Checked by Engr. Dept. 8-15-39 LE

Size.

No. Fittings

Curb Cock

Elbow

St. Elbow

Bushing

Pipe

Lead Comp.

Nipples

Union

Plug

Tee

Stop

Box

Lid

Valves

Job No.

Req. No.

38257

BENSON

WOODLAWN

WINDSOR ROAD

JARRETT AVE

2314

Water tap permit, 1939