

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER DISTRICTS**  
**APRIL 26, 2021**  
**HR-2021-043586**  
**WILSHIRE NATIONAL REGISTER DISTRICT**  
**4113 LULLWOOD ROAD**

## **PROPOSAL**

---

Partially demolish ca. 1950 contributing house; remodel and construct additions. Demolish ca. 2000 detached garage and construct new detached garage, carport, and accessory dwelling unit.

## **PROJECT SPECIFICATIONS**

---

The proposed project entails partial demolition and new construction affecting all sides of the house. While some walls remain and the new construction uses matching random ashlar limestone cladding, the project fully alters the view of the property from the street through removal of the low stone entry courtyard, addition of new elements, and reconfiguration and replacement of all windows.

The project also includes construction of a garage, carport, and accessory dwelling unit connected to the main house with a breezeway. These elements replace a non-historic detached garage.

Reconfiguration of an existing backyard pool and changes to other landscape elements are also proposed.

## **ARCHITECTURE**

---

This cross-gabled Ranch-style house is situated diagonally on the lot in an expansive front yard with mature oak trees. The front entrance is at the inside corner of the ell, beyond metal porch supports and a partial height stepped limestone wall that forms a courtyard. The house is clad in random ashlar limestone and horizontal siding in the gable ends. It has a variety of window types: mullied and single 6:6 and 4:4 wood windows and a grouping of awning or hopper windows at the entry.

## **RESEARCH**

---

During the 1950s, the home was owned by Joe K. and Nancy J. Alexander. Joe Alexander served in the Army Air Corps during World War II and subsequently operated the Joe K. Alexander Printing Company. The couple was active with the PTA at nearby Maplewood Elementary School. In 1959, the couple sold the house.

By 1961, Mr. and Mrs. R. B. Mosley resided in the home. Mr. Mosley was a restaurateur. He opened the officers' and non-commissioned officers' clubs at Randolph Field, and in Austin, opened the Milam Cafeteria, Delwood Cafeteria, Allandale Cafeteria, and Twin Oaks Cafeteria between 1939 and 1954.

## **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*

*4.1 Repair, rather than replace, historic material, unless it is deteriorated beyond the point of stabilization or restoration. Replace only those portions of an exterior wall or trim that are deteriorated beyond repair, leaving the rest of the wall or trim intact.*

The project entails extensive demolition, reconstruction, and reconfiguration of exterior materials.

*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.*

The project involves installation of all new windows that do not match the historic fenestration types or patterns.

### *Residential additions*

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

The project includes front and side additions and alterations, in addition to a rear screened porch addition.

*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 and reconfiguration of existing elements.

*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.*

Wall cladding on reconfigured and new walls will match the historic limestone cladding, without differentiation.

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

---

#### **STAFF COMMENTS**

The house is contributing to the Wilshire 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 limestone-clad Ranch-style architecture prevalent in the Wilshire National Register district.
  - b. *Historical association.* 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 construction of a rear addition that leaves the street-facing portion of the property intact, 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 21-043586  
LOCATION: 4113 Lullwood Rd.



1" = 193'

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: Applicant, 2021*

#### *Occupancy History*

City Directory Research, April 2021

1949	Not listed
1952	Joe K. and Nancy Alexander, owners Lithographer
1953	Joe K. and Nancy Alexander, owners Lithographer
1954	Joe K. and Nancy J. Alexander, owners Lithographer
1955	Joe K. and Nancy Alexander, owners Lithographer
1957	Joe K. and Nancy Alexander, owners Lithographer
1958	Joe K. and Nancy Alexander No occupation listed
1959	Joe K. Alexander, owner



## Austinite's Engagement Announced

Mr. and Mrs. Harry L. Kimbrough of 1600 Canterbury have announced the engagement and approaching marriage of their daughter, Barbara Ann, to H. Quentin Boring, son of Mr. and Mrs. B. G. Classen of Luckenbach.

The bride-elect is a graduate of Austin High School. Mr. Boring, who lives at 2009 Melridge Place in Austin, attended the Austin Public Schools and now is employed by the **Joe K. Alexander Printing Company**.

Wedding vows will be solemnized Feb. 3 at the East Avenue Baptist Church, with the Rev. E. L. Sparks officiating.

### TO WHOM IT MAY CONCERN:

Notice is hereby given that Joe K. Alexander, doing business under the firm name of Joe K. Alexander Co., intends to incorporate such firm without a change of firm name.

**JOE K. ALEXANDER CO.**  
By Joe K. Alexander

*Announcement and classified ad mentioning the Joe K. Alexander Printing Company,  
The Austin Statesman, 1/25/1949 and 6/3/1952*

## Maplewood P-TA Plans Installation

Mr. and Mrs. A. B. Carlson, newly elected 1957-58 co-presidents of Maplewood P-TA, will be installed Wednesday at 7:30 p.m. in the school cafeteria.

Other new officers to be installed are F. L. Nemes, first vice president; Mr. and Mrs. Charles R. Brewer, second vice presidents; Mr. and Mrs. Ben Fruchter, secretary; and Mr. and Mrs. Merle Leffler, treasurer.

Movies for children will be shown in the gymnasium during the meeting. Hostesses will be Mr. and Mrs. **Joe K. Alexander**.

*The Austin American, 5/12/1957*

**JOE K. ALEXANDER**

Joe K. Alexander, 62, of San Marcos, died there Wednesday.

Alexander had resided in Maxwell 13 years, and had formerly lived in Austin for 31 years. He was a Army Air Corps veteran of World War II, and at the time of his death, had been a rancher in the San Marcos area.

Survivors include his wife, Mrs. Nancy Alexander, Maxwell; two daughters, Mrs. Nan Salinas, San Antonio, and Miss Joe Kay Alexander, Atlanta, Ga.; two brothers, W. W. Alexander, Austin, and Winfred Alexander, Tyler; three sisters, Mrs. Clareda Baker, Austin, Mrs. Polly Felder, Houston, and Mrs. Willa Ray, Tyler.

Funeral will be 10 a.m. Friday at Weed-Corley Funeral Home, Pastor Carl H. Schoss, of St. Martin's Evangelical Church, officiating. Burial will be in Austin Memorial Park.

*Obituary for Joe K. Alexander, The Austin Statesman, 10/11/1973*

**STATE WINNER**—Pretty Sandra Mosley, 17, blonde and blue-eyed daughter of Mr. and Mrs. R. B. Mosley, 4113 Lullwood, will represent Texas at the National Baton Twirling Association's annual contest in St. Paul, Minn., in January. The young beauty com-

*Residence of Mr. and Mrs. R. B. Mosley at 4113 Lullwood, The Austin Statesman, 8/30/1961*

# Only Best Food Offered By Delwood Cafeteria

Excellence, always strived for, has been attained at Delwood Cafeteria, where R. B. Mosley believes in buying the highest quality produce and giving it the most excellent preparation.

The results of his desire for the best is reflected in every dish set before customers at the well-known cafeteria, where you get home-cooked goodness all the time. Meals fit for a king or a queen are always served up at Delwood Cafeteria.

Behind the Delwood firm is a host of faithful, efficient employees. Stella Gunn is assistant manager; Joe Droupy is kitchen manager; and Jimmy Mosley is assistant kitchen manager. Stella Gunn has been with Mosley Cafeterias for 20 years, and Droupy has been with Mosley for 21 years.

A long list of special dishes will be whipped up for the cafeteria customers during the anniversary event.

People who go into Delwood expecting to find just another cafe-

teria are pleasantly surprised to find food they normally would encounter only in the most expensive restaurant.

Everything found in the cafeteria is expertly seasoned by the chefs and then correctly cooked to a turn to insure the finest goodness and flavor. The variety of dishes served at Delwood Cafeteria is a tribute to the culinary skills of the corps of expert personnel.

Not every dish is fancy, and like other cafeterias Delwood Cafeteria caters to those with a desire for good but simple foods served inexpensively.

Mosley has been in the restaurant business since 1925 when he went to work as chef at the Dakota Hotel in Wessington, S.D.

He came to San Antonio to work at the St. Anthony Hotel in 1928 and the following year entered the cafeteria business at the Milam Cafeteria in San Antonio. It was one of four major cafeterias operating in Texas at that time, he recalls.

He worked later in cafeterias

in Florida, Georgia and New Jersey, opened the Officer's Club and NCO Club at Randolph Field and came to Austin in 1939, opening the Milam Cafeteria on Congress Avenue. He also opened the Milam Cafeteria in Robert E. Lee Hall in 1948 at 21st and Wichita, the Delwood Cafeteria in 1952, the Allandale Cafeteria in 1953 and the Twin Oaks Cafeteria in 1954. Mosley, in 1941, opened the Austin Grill at the spot where Tally-Ho Restaurant is now located.

*Article on Delwood Cafeteria mentioning other restaurants operated by R. B. Mosley, The Austin Statesman, 10/13/1960*



Permits

Receipt No. 13705 Application for Sewer Connection No. 42310

Austin, Texas, 2-23-50

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by

M. J. Collins at 4113 Ruland Street,  
further described as Lot 7 & 8 Block 4 Outlot — Division —  
subdivision Wilshire Woods #3 Plat 233 which is to be used as a res

In this place there are to be installed 9 fixtures. Plumbing Permit No. 37497  
I agree to pay the City of Austin, the regular ordinance charge. Oct 2-27-50

Depth at Prop. Line 3'

Respectfully

Stub-Out } 2' N. at S. L.L.  
Connected } (Location)

Date 3-21-50

By F. M. Martin

NOTE: Connection Instruction

4" Main 14.5' WGEIC, 4" Stub 1.5' H of SLL  
4" Stub 7' H of S of ILL A-1773

