

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MAY 24, 2021
HR-2021-064125
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT
1602 WESTOVER ROAD

PROPOSAL

Partially demolish and construct an addition to side and rear of ca. 1937 contributing building. Demolish single-story garage and replace with two-story garage.

PROJECT SPECIFICATIONS

- 1) Partially demolish north and east elevations. Demolish existing garage.
- 2) Construct a one-story side and rear addition immediately beyond ridgeline. The proposed addition is clad in horizontal wood siding. Its compound gabled roof is clad in asphalt shingles to match existing.
- 3) Replace existing asphalt shingle roof in-kind.
- 4) Replace wood windows with aluminum-clad multilight windows. Proposed windows at main façade will match existing. Proposed side elevation windows will include fabric awnings.
- 5) Replace existing front door with partially glazed front door.
- 6) Construct a two-story gabled-roof garage. The proposed garage is clad in board-and-batten siding, with shingle roof to match main house and aluminum-clad fixed and casement multilight windows.

ARCHITECTURE

One-story side-gabled Colonial Revival/Cape Cod Revival cottage clad in horizontal wood siding, with 8:8 wood windows and partial-width central shed-roof porch.

RESEARCH

The house at 1602 Westover Road was constructed in 1937. Its first occupants were John Franklin and Gertrude Hutter. Franklin Hutter worked for the University of Texas as director of the accounting division before becoming an auditor. Gertrude Hutter was an active member of the Austin Woman's Club and Texas Federation of Women's Clubs.

By 1949, the Hutters had sold the property to Byron F. and Mildred D. Kerr. Byron Kerr, who began his career at Montgomery Ward, worked as a factory repair specialist and manufacturing representative. The Kerrs lived in the home with their two children until 1957, when ownership passed to Ruth Escamilla. Escamilla, a veteran employee of the Austin National Bank. Escamilla worked in the bank's savings department from 1917 until her retirement in 1958.

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:

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.

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

The proposed addition is located to the rear and side of the historic building. It is set back about 8' from the front wall of the house at the east elevation. The addition appears to affect minimal historic fabric at the rear 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. a. If the addition connects to the historic building's rear wall, step in the addition's side walls at least one foot (1') from the side walls of the

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

Recommendations: Design one-story additions to one-story buildings. Minimize the roof height of multi-story additions.

The proposed addition complements the scale and massing of the historic building, as it is a one-story addition to a one-story building and is minimally visible from the street. While the addition is set back from the side walls at the west elevation, it is stepped out at the east elevation.

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

The visible portion of the proposed addition is differentiated from the historic building by its massing, placement, and lack of fenestration. The visible portion is small and relatively compatible.

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 proposed addition's visible roof form mimics the slope of the historic building's roof and is clad in matching shingles.

5.1 If an addition will be visible from a street on the front or side, use exterior wall materials that are compatible with those on the historic building, as well as with the character of the district, in scale, type, material, size, finish, and texture.

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 proposed addition's visible wall materials match the existing building's materials. The addition is differentiated by its setback and placement, though cladding materials are consistent throughout.

Residential new construction

1.3 Locate accessory buildings in a way that follows the historic location and setback patterns of similar buildings on the block or in the district. Garage apartments, detached garages, and other accessory buildings are typically located at the rear of the lot, behind and to the side of the front building.

The proposed new garage is located in the same place as the existing garage.

2.3 For detached garages, match the predominant garage orientation found on the block's contributing properties. Do not use front-loaded garages on blocks where rear or alley-loaded garages historically were present.

The proposed new garage faces the same direction as the existing garage.

3.6 Design accessory buildings to be visually subordinate to the primary building in height, massing, and form, as viewed from the street.

The proposed new garage is two stories high and visible from the street above the roof of the primary building. However, its narrow façade minimizes its visual impact.

5.1 Design new buildings to be compatible with the character of the primary building, historic district, and/or historic landmark in terms of scale, massing, proportions, patterns, materials, and architectural features.

5.2 Design new buildings to be differentiated from historic buildings.

5.5 Do not combine character-defining features from different architectural styles unless similar eclectic buildings were historically present in the historic district or on the historic landmark property.

The proposed new garage is compatible with the primary building in material and features; however, its two-story massing is less compatible.

6.1 Design simple roof forms that reflect the character of the roofs on contributing buildings.

6.2 Any roof details such as dormers, eave detailing, and bargeboards must correspond to the form and architectural style of the new building.

6.3 Select roof materials that match or are compatible with the roofs on contributing buildings, particularly buildings with a similar form and architectural style to the new building.

The proposed new garage's roof is a simple gable that extends over the second-floor balcony. Its asphalt shingles match the primary building's roof materials.

7.2 For rear buildings, use siding that is compatible with the primary building.

The proposed board-and-batten siding emphasizes the building's height. It is less compatible than horizontal wood siding at the second floor or both floors.

8.3 For rear buildings, match the style, proportions, and materials of the windows to the primary building's style and design.

The proposed rear building's windows somewhat match the style and materials of the primary building's, but their proportions are at odds.

Repair and alterations

3.1 When replacing roof material, use a material that is appropriate to the building's history and character.

3.2 When replacing roof material, retain the configuration; pitch; soffit detailing; character-defining features such as chimney, gutters, and ventilation systems; and design, configuration, and detailing of eaves.

The proposed roof repair replaces the existing asphalt shingles in kind, and does not alter the roof shape in front of the ridgeline.

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. a. Using modern material in repairs and patches is a possibility if the material has proven appropriate and stable in similar uses.

5.2 Historic windows on non-street-facing walls may be replaced for energy efficiency if other high-impact energy efficiency upgrades have been completed or are included in the same project. All following standards for replacement windows apply.

5.3 If historic windows must be replaced, match the size and details of the existing window, including configuration, profile, and finish. a. If a window has divided lites, replacement windows must have true divided lites or simulated divided lites with dimensional muntins placed on the outside of the glass and corresponding spacers of an appropriate color, material, and thickness on the inside of the glass, so that the window appears to have true divided lites. b. Never use a replacement window with false muntins inserted inside the glass. c. In historic districts, there is more flexibility for windows not visible from a front or side street.

5.4 If historic windows visible from a front or side street must be replaced, relocate historic windows from a non-street-facing wall, if sizes allow.

5.5 Do not enlarge, move, or enclose historic window or door openings that are highly visible from a front or side street. It may be appropriate to restore historic door or window openings that have been enclosed.

5.7 If replacing a non-original door, identify the historic style of the door through research, or look to nearby similar properties to guide the choice of a replacement.

The proposed project removes and replaces historic wood windows with aluminum clad windows of matching design. It does not enlarge, move, or enclose street-visible historic windows openings. The proposed partially glazed replacement door is not compatible with the Colonial Revival styling of the house.

The project meets some applicable standards.

STAFF COMMENTS

The building contributes to the Old West Austin National Register Historic 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 constructed in the Colonial Revival style.
 - 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.

STAFF RECOMMENDATION

Comment on plans and release the permit.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS
CASE#: HR 21-064125
LOCATION: 1602 WESTOVER RD

1" = 208'

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



Applicant, 2021





Google Street View, 2021

Occupancy History

City Directory Research, May 2021

1959	Ruth A. Escamilla, owner
1957	Ruth A. Escamilla, owner Teller, Austin National Bank
1955	Byron F. and Mildred D. Kerr, owners Factory repairer
1952	Byron F. and Mildred D. Kerr, owners Factory repairer
1949	Byron F. and Mildred Kerr, owners Manufacturing representative
1947	John Franklin and Gertrude Hutter, owners Public accountant at University of Texas
1944	John Franklin and Gertrude Hutter, owners Auditor at University of Texas
1941	John Franklin and Gertrude Hutter, owners Assistant auditor at University of Texas
1939	John Franklin and Gertrude Hutter, owners Division chief at University of Texas
1937	Vacant
1935	Address not listed

Biographical Information

Officials and Employees of Austin National Bank



Photo by Jensen Studio
RUTH ESCANILLA



Photo by Jensen Studio
MRS. ROZEL BROWN



Photo by Jensen Studio
RUTH FREDSON



Photo by Jensen Studio
MAMIE STARR



Photo by Jensen Studio
KATHERINE MACKEN

The Austin American (1914-1973); Mar 2, 1930

Houses for Sale

West Austin Duplex

Earning good interest now, with slight conditioning would improve greatly only \$3,500.00. See Paul Pfeifer, W. 6th. 7523.

"U" Rooming Bargain

This large two story home of 11 rms. 3 baths, servants quarters & bath, double garage, on two extra large lots, which are rapidly growing in value, would cost \$11,000.00 to replace. Is priced right. See Pfeifer, W. 6th. 7523.

HOME IN Edgemont. Just completed, five room white colonial, tile bath, with shower and dressing table. Large closets and cabinets. 1602 Westover Road. Owner, 9638.

The Austin Statesman (1921-1973); Jun 14, 1937

Austin Women Do Good Job In Convention

One of the last acts of Mrs. Richard Turrentine of Denton, state president of the Texas Federation of Women's clubs, before she left Austin was to entertain chairmen of local committees at a luncheon at the federation clubhouse. At that time, and repeatedly in the convention, Mrs. Turrentine expressed the gratitude and appreciation of the federation for the excellent and tireless efforts of local club women in their duties as hostesses to 700 club women of Texas.

At the close of the four-day convention Thursday afternoon courtesy resolutions were passed by the body, in which appreciation was expressed to the university officials, the chamber of commerce, local ministers, the radio station, Austin boy scouts and other individuals and organizations who helped entertain the Texas club women.

Mrs. C. T. Gray of Austin was general chairman of arrangements and she had a large corps of workers helping her.

House Committees

Mrs. Maurice Bralley was local program assistant.

The auditorium committee was taken from the Standard club, of which Mrs. Franklin Hutter is president. Mrs. J. R. Carpenter was chairman and assisting her were Mesdames Homer De Wolf, J. B. Rutland, C. F. Gibson, Van Kelley, J. H. Nichols and Miss Anne Maxwell.

Women's Study club for

The Austin American (1914-1973); Nov 14, 1937

U. T. Summer Budget Set Four Added To Official Body

University of Texas regents Saturday approved a budget of \$210,000 for the 1940 summer session, beginning in June.

The legislative grant carried \$70,000 of direct state appropriation for pay of the teaching staff, and total budget includes also use of matriculation fees to be paid by students.

The board Saturday added four faculty members to the university administrative council: Deans John Spies of the medical branch, Galveston; E. W. Doty, college of fine arts, and W. F. Gidley, pharmacy, and Librarian Donald Coney.

Gift by Dr. K. H. Aynesworth of Waco, member of the board, of a copy of Burnet's "History of His Own Time" was accepted for the rare book collection of the university.

The board also accepted a gift of

\$600 from Standard Brands, Inc., for research in chemistry under the leadership of Dr. Roger J. Williams whose "acid of life" synthetics of pantothenic acid was announced by the university early last week.

The regents announced promotion of Franklin Hutter, formerly chief of the accounting division to a new post, assistant auditor, and appointment of L. L. Jones, Jr., to succeed him as chief accountant.

CAR OVERTURNS

Mendal Bostick of 1005 Holly narrowly escaped injury Saturday when his automobile overturned after being in collision with a car driven by George Sheehan of 907 East Second. The accident occurred at Second and Waller.

The Austin American (1914-1973); Mar 10, 1940

Department Head



Now in charge of the furniture, stove and rug department at Montgomery Ward is Byron F. Kerr, above. Mgr. W. O. Stuart announced Monday. Kerr started in business with his father 11 years ago and moved to Austin a year ago as travelling representative of a San Antonio firm. Kerr is married and lives at 808 East 30th street.

Jane Kerr Is Honored

Miss Jane Kerr, bride-elect of John Dale Christensen, was complimented Saturday afternoon when Mrs. Franklin Hutter entertained with a bridge shower at her home, 1602 Westover Road.

White flowers were used throughout the house and the table was centered with a miniature bride. Ann and Lynn Hutter, daughters of the hostess, presented shower gifts.

Guests included Misses Texann Riley, Joyce Smith, Rosemary Buas, Nancy Carroll, Genelle Alexander, Mesdames Norman Pitts, Robert Kealhofer, Lowell Kerr, the honoree and the hostess.

The Austin Statesman (1921-1973); Oct 13, 1941 and *The Austin American* (1914-1973); Jul 28, 1946

CHARLES H. HUTTER

Charles H. Hutter, 82, a pioneer Austin merchant, died in a local hospital Monday night.

He was born in Austin March 25, 1866, in a home on Congress Avenue where Montgomery-Ward is now located. He was a member of St. Mary's Catholic Church, the volunteer fire department and Travis Rifles. He founded the business of Charles H. Hutter & Son in 1905 on East Sixth Street. He retired two years ago.

Survivors are three sons, Charles F. Hutter of Austin, William H. Hutter of San Diego, Calif., and John Franklin Hutter of Corpus Christi; and one sister, Mrs. Helen Fisher of San Antonio.

The body will be at the Weed-Corley Funeral Home until Wednesday morning when funeral services will be held at St. Mary's Catholic Church at 11 a. m. Rosary services will be held at Weed-Corley Funeral Home Tuesday at 8 p. m.

The Austin Statesman (1921-1973); Aug 10, 1948

● ANSWERING TELEPHONES is the chore that often proves disturbing to a sleeping baby. Suzanne Kerr (right) seems to be enjoying her telephone conversation and Michael Kerr doesn't show any signs of disapproval. But not all baby sitters are this lucky. Suzanne often stays with her little brother while her mother goes shopping. Suzanne and Michael's parents are Mr. and Mrs. Byron F. Kerr, 1602 Westover Road.



The Austin Statesman (1921-1973); Jun 12, 1950

Suzanne Kerr, Edwin Snead Speak Vows in Harris Chapel

Miss Suzanne Kerr became the bride of Edwin de Steiguer Snead in a ceremony performed at Harris Memorial Chapel of the University Methodist Church Dec. 23. The Rev. Edmund Heinsohn read the service.

Miss Kerr, the daughter of Mr. and Mrs. Byron F. Kerr, 1602 Westover Road, is a graduate of Austin High School, where she was a member of the Red Jackets and of the National Honor Society. She attended the University of Texas and was a pledge of Delta Gamma sorority.

The bridegroom is the son of Mr. and Mrs. Edwin Brazelton Snead, 2905 Perry Lane, and is a graduate of Austin High School and Texas A&M College. He received a bachelor of science degree in engineering at A&M where he was affiliated with Tau Beta Pi, honorary freshman fraternity, and Phi Eta Sigma, honorary engineering fraternity. He was also a member of the Aggie Band and of the Aggieband Orchestra.

NOW A SECOND lieutenant in the US Air Force, he is stationed with the 537th Training Squadron at Scott Air Force Base, Ill., where he is studying in the department of officer communication and cryptography.

Arrangements of white gladioli and palms decorated the chapel for the rites lighted by tapers. Malcolm Gregory, soloist, accompanied by his son, Russell Gregory, organist, presented "Because" and "The Lord's Prayer."

Mr. Kerr gave his daughter in marriage. She was gowned in a floor-length dress of white tiered nylon tulle. Her fingertip-length

veil was attached to a scalloped bandeau of nylon and seed pearls. She carried a prayer book topped with an orchid.

MRS. WHITMAN Fraser, sister of the bride, was matron-of-honor. Her gown of yellow embroidered organdy was accessorized with a hat of silver horsehair trimmed with yellow daffodils. Her flowers were a nosegay of baby orchids.

Attending the bridegroom were Marion Griffith, best man, and Herbert Gaskin and Bob Smith.

Mr. and Mrs. Snead, parents of the bridegroom, held the wedding reception at their home on Perry Lane. Christmas decorations were used throughout the serving rooms. The single-ring cake was decorated with spun-sugar yellow roses, orchids and lilies of the valley.

Mrs. Snead, mother of the bridegroom, chose a brown suit with a rosebud corsage for her son's wedding. The bride's mother wore a gold suit with a rosebud corsage.

The bride's travel costume was a green suit with a winter white hat and an orchid corsage. The couple is now at home at 48 Maple Drive, Belleville, Ill.

The Austin American (1914-1973); Jan 6, 1952

Key Members Retiring At Austin National Bank

Three key members of the Austin National Bank staff who have more than 30 years of service each with that institution will retire on Dec. 31.

Retiring on that date are Mrs. Rozel Brown, savings teller; Mrs. Ruth Escamilla, chief clerk in the commercial loan department, and Albert Ater, cashier.

Earlier this year, on July 1, Howard Lea of the new accounts division retired from service.

The retiring employees were honored at the bank's annual Christmas party where they were presented gold watches by President E. C. Bartholomew during the affair at the Westwood Country Club. Lea was not present for the ceremony.

Mrs. Brown has served for more than 10 years as savings teller. She was employed by the Austin National Bank Nov. 10, 1917. She came down to the bank on a Sunday morning to help her husband file checks so that the bank's customers' accounts would be up to date on Monday morning.

Bank officers who were also working that Sunday asked if she would like to work at the bank, at least through the emergency created by the outbreak of World War I.

"I thought it would be only a temporary job, because banks, like many other businesses, did not make a practice of hiring women," Mrs. Brown commented.

But the "temporary" job was

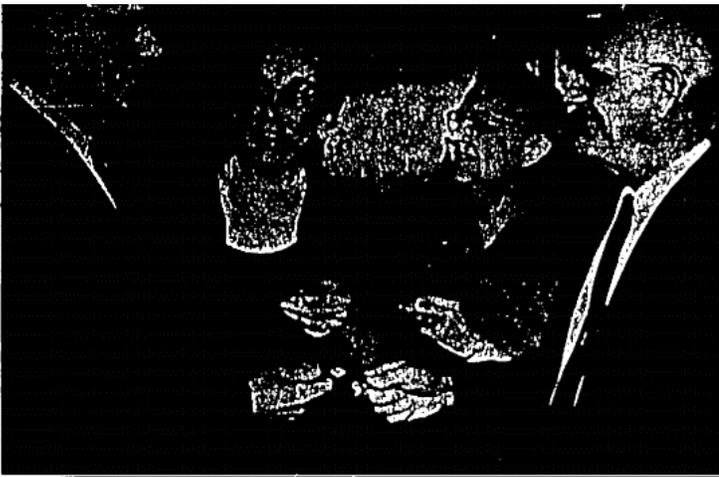
still her's, even after the man came back from the war, and both she and her husband worked with the Austin National Bank accounts until his death 21 years later. Mrs. Brown makes her home at 200 West 16th Street.

"I've met so many delightful people during the time I've been with the bank, particularly through the years I've been in the savings window," she stated. "Thinking back over those years, I cannot help but feel an obligation to so many of these customers, who have made my working at that window such a pleasant experience, and who have made, whether they are aware of it or not, a wonderful difference in my life."

Mrs. Escamilla, who lives at 1502 Westover Road, was employed by the Austin National Bank on Dec. 5, 1917. She recalls how she and other employes used to gather together all of the customers pass books at the end of the month and put them into a pile in the middle of the big directors' table and balancing the books until all were finished.

"While we worked on the passbooks, there was always a big tray heaped with turkey sandwiches and apple pie and milk," she remembered. "This was the supper for everybody who worked on the passbooks."

"I remember the time two of us girls decided to go to the World's Fair. As the time to go drew nearer, some of the bank's officers were concerned



E. C. Bartholomew, president of the Austin National Bank, left, presents gold watches to three of the four long-time Austin National staff members who are retiring after 30 years of service. Left to right, the honorees are Mrs. Rozel Brown, savings teller; Mrs. Ruth

Escamilla, chief clerk in the commercial loan department and Albert Ater, cashier. Howard Lea, of the new accounts division, who retired from active service last July 1, was not present at this presentation ceremony, but was given a watch also.

Austin Statesman-UPI

about how we were to stretch our money to make such a trip. They agreed to personally contribute to make sure we got back to work. When we left they presented us with a handful of two-dollar bills and we got quite a reputation at the fair as the two women passing the two-dollar bills."

Ater began his employment with the Austin National Bank on Jan. 1, 1918.

"I was sitting in the drug store, having a cup of coffee when I got a job offer," he recalled. Morris Hirshfeld (vice president who

died a few years ago) came up to me and said "How much money do you make on the railroad?" I told him \$85 a month. He said, "We'll pay you \$100," and I said I'd take it."

Ater was born in Bertram and is a veteran of overseas service in World War I from April 1918 to November 1919. He lives at 1818 West 36th with his wife, Sydna Baldwin Ater.

One of his first jobs at the bank was in the transit department, where all transactions were recorded with pen and ink.

"We did, however, have an adding machine and it was used with a great deal of pride," Ater declared.

Lea, who retired from the bank's service last July 1, began working for the bank on Dec. 17, 1919. He is a veteran of World

War I and at his retirement was in the new accounts department, serving there since 1947. Before that he was in the bookkeeping department and served as a teller. Lea lives at 1005 West Avenue.

MRS. MILDRED D. KERR
 Mrs. Mildred D. Kerr, 59, of 5332-F Balcones Dr., died at her residence Tuesday. She had been an Austin resident for 23 years, and was a member of St. Mathews Episcopal Church and Kappa Kappa Gamma Sorority. Survivors are her husband, Byron F. Kerr, Austin; daughter, Mrs. Ned Snead, Houston, son, Mike Kerr, a student at Texas Tech; mother, Mrs. H. C. Dyer, Columbus, Ohio; sister, Mrs. J. K. Crawford, Lima, Ohio; and three granddaughters. Funeral plans are pending at Weed-Corley Funeral Home.

The Austin Statesman (1921-1973); Feb 3, 1971

Permits

Franklin Hutter 1602 Westover Road
~~160~~ - 5 37 A
 61 Edgemont
 Frame residence - box garage
 183 - 2 - 16 - 37
 4

1-3-78- # 169528 E.B. Moody- Screen porch & breezway
 Addn to res. 500.00

Building and addition permits, 1937 and 1978

Connection Charge \$ 12⁰⁰ No. 13313^A
Application for Sewer Connection.
 Austin, Texas, 4-12 197
 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 FRANKLIN HUTTER
 at 1602 WESTOVER RD Street,
 further described as lot 17, block 5, outlot _____,
 subdivision EDGEMONT, division A, plat 160,
 which 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,
AT PL John Mathewge
 Stub Out _____
 Connected 4-15 197 Con 4 1/2' East

Sewer tap permit, 4-12-37