HISTORIC LANDMARK COMMISSION

PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS AUGUST 23, 2021 HR-2021-119779

1510 ASHWOOD ROAD

DELWOOD DUPLEX NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Replace original windows at side and rear of house.

PROJECT SPECIFICATIONS

Replace 4 steel casement windows at side and rear of house with fiberglass windows of same size. Replacement windows will have grilles between glass rather than divided lights.

ARCHITECTURE

Two-story stucco duplex with symmetrical hall-and-parlor plan, multi-light casement picture windows, and second-floor balcony.

RESEARCH

1510 Ashwood Road was constructed as a duplex in 1948 by Delwood Apartments, Incorporated. Its residents were renters until at least 1959. They included a physician and employees from the University of Texas.

DESIGN STANDARDS

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

Repair and alterations

5. Windows, doors, and screens

The proposed window replacement occurs on secondary elevations and does not change the size of existing openings. However, the undivided fiberglass design does not have a similar profile or configuration as the original metal windows. *Summary*

The project partially meets the applicable standard.

PROPERTY EVALUATION

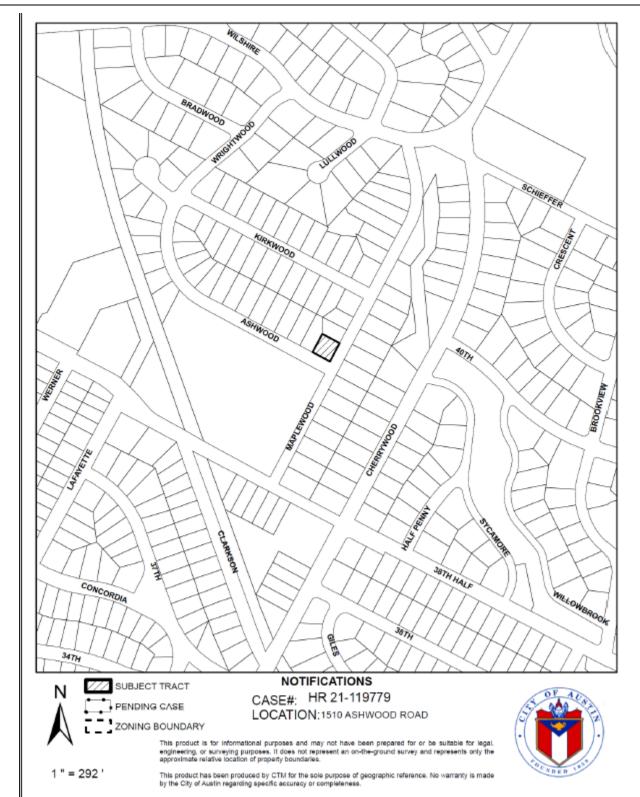
The property contributes to the Delwood Duplex National Register Historic District.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate 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 with Modern stylistic influences.
 - 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 and release the plans, encouraging the applicant to select windows with true divided lights.



PROPERTY INFORMATION

Photos



Google Street View, 2020



Realtor.com

Occupancy History

City Directory Research, July 2021

James E. and Juanita B. Wingfield, renters

Student

Office secretary at University of Texas

½ - Joseph L. and Janet Steele, renters Teaching assistant at University of Texas

1957 Vacant

1955	Vacant
1952	Benjamin F. and Yvonne Simms, renters Physician, 1111 Nueces
1949	Address not listed
Permits	
	SANITARY SEWER SERVICE PERMIT NO.
	Austin, Texas NE 24805
	Received of W. W. Davis Date 7-27-48 Address 1510 Ashwood Rd.
	Amount \$
	Builder or Owner Delwood Apts., Inc. Plumber Lot 27 Block B Subdivision Delwood #3 Plat No237
	By City NLL By Plumber
	Checked By Cardona
	Size Main 5" Depth 4' A Main Assign. 1½' E/WPL in Maplewood at NLL"
	3 - 1 1 1 9 例 副
	Stup Debty
	Paving CutNo
	1 %5.1 (4) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	Sewer service permit, 1948 Bascom Gilos 1510 Ashwood Road
	237 27 B -
	Delwood #3
	Masonry two-story duplex & car port 37354
	4-15-48 \$10,000.00
	Owner
	10
	9-14-70-A.H. Beaver-118927-remodel exist residence
	Building permit, 1948/1970
	OWNER Charles A . Brides ADDRESS 1510 Ashwood Rd
	PLAT 237 LOT 27 BLK B
	SUBDIVISION Delwood # 3
	OCCUPANCY
	BLDG. PERMIT # 183697 DATE 7-12-79 ESTIMATE 2,000.00
	CONTRACTOR Will F. Prett NO OF FLYTURES

Building permit, 1979

Re-model and repair exist duplex.

SEWER TAP REC#

WATER TAP REC#