

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NOVEMBER 15, 2021
HR-2021-161222
OLD WEST AUSTIN
1508 W. 29TH STREET

PROPOSAL

Remove existing two-story addition and replace with one-story addition. Replace portion of roof. Replace stucco. Replace all windows.

PROJECT SPECIFICATIONS

- 1) Demolish ca. 1980 two-story addition and replace with single-story addition at rear of house. The proposed addition is clad in stucco, with 6:6 single-hung windows.
- 2) Remove flat roof over existing dining room and replace with hipped roof. Match composition shingles to existing roof.
- 3) Remove and replace all stucco. Repair water damage.
- 4) Remove and replace all windows and side door. Remove non-operable shutters. Windows at main façade will match the dimensions of the existing openings.

ARCHITECTURE

One-story stucco house with two-story rear addition. The historic portion of the building has a cross-gabled hipped roof, 8:8 wood windows, decorative pilasters at entryway, and painted brick chimney.

RESEARCH

The house at 1508 W. 29th Street was built in 1937 by Grady King. Its earliest residents were Glenn and Lenore Thompson, who owned the property for about two years. Glenn Thompson worked as a petroleum engineer. By 1942, the house was occupied by the Jones and Griffin families. Martin S. Jones, an accountant, owned the home with his wife, Grace. Samuel J. and Frances Griffin, their in-laws, rented a portion of the house while Samuel served in the Army and opened a pecan sales business. Grace Jones remained in the home after Martin's death in the early 1950s, becoming a saleswoman at T. H. William's.

DESIGN STANDARDS

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 districts. The following standards apply to the proposed project:

Repair and alterations

1. General standards

The proposed project removes failed stucco and replaces it in-kind. It also removes and replaces historic-age windows at the front and side elevations. The window replacements at the main elevation do not require alteration of openings.

3. Roofs

The proposed project replaces a flat portion of the roof with a hipped roof, and uses composition shingles as cladding. The roof changes are appropriate and will not be visible from the street.

4. Exterior walls and trim

The proposed project removes failed stucco and replaces it in-kind.

5. Windows, doors, and screens

The proposed project removes and replaces historic-age windows at the front and side elevations. The window replacements at the main elevation do not require alteration of openings; however, repair of the two 8:8 front windows would be more

appropriate than wholesale replacement.

Residential additions

1. Location

The proposed addition is located on the approximate site of an existing non-historic addition at the rear of the house.

2. Scale, massing, and height

The proposed addition is compatible in scale, massing, and height with the historic building. Its one-story height is more appropriate than the existing non-historic addition.

3. Design and style

The proposed addition is relatively simple in style, appearing largely compatible. Its proportions appear consistent with the existing house. While there is no differentiation in cladding material, the hyphen-like shape of the addition adequately differentiates it from the historic house.

4. Roofs

The proposed addition's roof slopes will mostly match existing slopes. Its material will match the existing composition shingles. The addition's roof peak will remain lower than the peak of the existing roof.

5. Exterior walls

The exterior stucco will match the existing house.

6. Windows, screens, and doors

The street-facing windows of the addition appear compatible with the windows on the existing house.

Summary

The project meets most of the applicable standards.

PROPERTY EVALUATION

The property contributes to the Old West Austin National Register district.

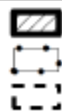
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain 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 does not appear to convey architectural significance.
 - 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.

LOCATION MAP



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 292'

NOTIFICATIONS

CASE#: HR 21-161222

LOCATION: 1508 W 29TH STREET

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, September 2021

1959	Grace S. Jones, owner
1957	Grace Jones, owner (widow of Martin S.) Saleswoman, T. H. Williams & Co.
1955	Grace Jones, owner Saleswoman, T. H. Williams & Co.
1952	Grace Jones, owner (widow of Martin S.)
1949	Martin S. and Grace Jones, owners Accountant
1947	Martin S. and Grace Jones, owners Accountant, 2 nd floor of Wooten building Samuel J. and Frances Griffin, renters Griffin Pecan Co.

- 1944 Martin S. and Grace Jones, renters
Auditor, Highway Insurance Underwriters
- Samuel J. and Frances Griffin, owners
USA
- 1941 Glenn P. and Lenore Thompson, owners
Petroleum engineer
- 1939 Glenn P. and Lenore Thompson, owners
Chief engineer

Biographical Information

Austin Pair To Marry

Tharp-Jones Rites Planned

Miss Helen Jones, daughter of Mr. and Mrs. Martin S. Jones, will become the bride of George Edwin Tharp, son of Dr. and Mrs. B. C. Tharp, Saturday at the home of her parents, 1508 West 29th street. Dr. S. G. Posey, pastor of the First Baptist church, will read the ceremony.

Miss Frances Jones, twin sister of the bride, will be maid of honor, and Miss Nancy Gay Haston, niece of the bride, will be junior bridesmaid. Best man will be Carroll Tharp, brother of the bridegroom.

Mrs. A. B. Haston, sister of the bride, and Mrs. Lawson Ashcraft will serve at the reception following the ceremony.

Miss Jones is a graduate of Austin high school and a former student of the University of Texas. Mr. Tharp attended Austin high school and received his B.A. degree from the university in August, 1941. He will receive his M.A. degree in Aug. 24.

Couple Will Wed Tonight

Miss Jones To Wed Corp. Griffin

The marriage of Miss Frances Jones, daughter of Mr. and Mrs. Martin S. Jones, to Corp. Sam J. Griffin, son of Mr. and Mrs. Sam Griffin, will be solemnized Wednesday at 6:30 p. m. at the home of the bride, 1508 West 29th street.

Dr. S. G. Posey will pronounce the vows with only close friends and the immediate families attending.

Miss Marguerite Thompson will accompany Mrs. R. J. Hank who will sing the nuptial solo.

Miss Nancy Gay Haston, niece of the bride, will be junior bridesmaid and Mrs. George Edwin Tharp, sister of the bride, will be matron of honor. Gordon Griffin will serve his brother as best man.

A reception will be held following the ceremony.

Miss Jones and Corp. Griffin both graduated from Austin High school and are ex-students of the University of Texas.

Corp. Griffin has just completed a year's service in the Hawaiian Islands and will leave soon for officers training school.

The Austin Statesman (1921-1973); Aug 7, 1942 and The Austin Statesman (1921-1973); Jan 6, 1943

MARTIN S. JONES

PUBLIC ACCOUNTANT

Announces the

Removal of his office from

1271 1/2 West 7th Street

to

1508 West 29th Street

PHONE 9029

The Austin American (1914-1973); May 4, 1947

Glen P. Thompson 1508 W. 29th. St.

33

Brykerwoods

Add box storeroom to garage

209n - 12/4/37

Building permit, 1937

Glenn Thompson 1508 West 29th.St.

33

Bryker Woods

Frame add'n. to rear of res.

20603 - 10/14/40

Building permit, 1940

OWNER	Roger Kolar	ADDRESS	1508 West 29th Street
PLAT	61	LOT	33
		BLK.	
SUBDIVISION	Brykerwoods		
OCCUPANCY	Addn to res		
BLDG. PERMIT #	20334	DATE	10-1-80
		OWNERS ESTIMATE	20,000.
CONTRACTOR	Hill Country Design	NO. OF FIXTURES	
WATER TAP REC#		SEWER TAP REC#	

Building permit, 1980