

**HISTORIC LANDMARK COMMISSION**  
**DEMOLITION AND RELOCATION PERMITS**  
**NOVEMBER 15, 2021**  
**PR-2021-156625; GF-2021-164906**  
**2003 WILLOW STREET**

## **PROPOSAL**

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Construct a two-story addition to a ca. 1910 house.

## **PROJECT SPECIFICATIONS**

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- 1) Demolish rear porch.
- 2) Construct a two-story addition at rear. The proposed addition is clad in vertical wood siding and stucco. The one-story stucco portion of the addition features planter beds atop the flat metal roof. The two-story addition is capped by a standing-seam metal side-gabled roof. Fenestration includes single pane fixed and sliding windows, skylights, and a 1:1 double-hung window to match existing windows at hyphen.
- 3) Add two matching windows to either side of existing 1:1 replacement window at main façade.

## **ARCHITECTURE**

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One-story National Folk house with pyramidal hipped roof, 1:1 replacement windows, horizontal siding, and partial-width porch with flat roof and replacement posts.

## **RESEARCH**

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The house at 2003 Willow Street was constructed around 1910. It appears to have been built as a rental property, as significant occupant turnover occurred throughout the twentieth century. Its earliest residents included a salesman and a car inspector. A series of barbers inhabited the home in the early 1930s, followed by an engineer, a telephone operator, a steel fabricator, and a plumber. Mattie Mathhews, a cook, and her husband, Frank, were longer-term residents through the 1950s.

## **DESIGN STANDARDS**

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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 at potential historic landmarks. The following standards apply to the proposed project:

### *Residential additions*

#### 1. Location

The proposed addition is set back beyond the main house, with a partial hyphen connecting new and old materials.

#### 2. Scale, massing, and height

The proposed addition is partially compatible in scale, massing, and height, though the two-story portion may appear taller than it is due to design choices discussed below.

#### 3. Design and style

The proposed addition is adequately differentiated from the existing building by its use of modern siding, roofing, and windows, as well as its position behind an articulated hyphen. The two portions of the addition are somewhat incompatible with the existing structure, as they are stylistically very distinct from one another. This contrast provides greater visual impact than is preferable for additions to historic-age properties.

#### 4. Roofs

The proposed flat green roof will be minimally visible from the street; however, visible planters at roof level are not compatible with the existing building. The proposed standing-seam metal roof is more compatible, though its steep pitch emphasizes the addition's verticality.

#### 5. Exterior walls

The proposed exterior siding is somewhat compatible, though vertical siding emphasizes the addition's verticality.

#### 6. Windows, screens, and doors

The proposed fenestration appears to be minimally visible from the street. The window added to the main façade is compatible in design, as the house's historic fenestration has already been modified; however, adding an opening to the

building envelope at the street façade is not appropriate for historic-age buildings.

### Summary

The project meets some of the applicable standards.

### **PROPERTY EVALUATION**

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The 2016 East Austin Historic Resource Survey lists the property as recommended contributing to a potential local historic district and National Register Historic District.

#### *Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate to low integrity. The 2016 East Austin survey confirms that doors, windows, and exterior wall materials have been replaced.
- 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 National Folk style; however, its integrity has been compromised by modern alterations.
  - 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**

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Release the demolition permit upon completion of a City of Austin Documentation Package.

# LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 292'

## NOTIFICATIONS

CASE#: PR 21-156625

LOCATION: 2003 WILLOW 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

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### *Photos*







*Source: Application, 2021*

*Occupancy History*

City Directory Research, September 2021

- |      |   |
|------|---|
| 1959 | J Frank and Mata Matthews, renters<br>Mata – Cook, Evergreen Nursing Home |
| 1957 | J Frank and Matie Matthews, renters                                       |

1955 J Frank and Matie Matthews, renters  
 1952 J Frank and Mata Matthews, renters  
 1949 Julia E. Pittsford, renter (widow of Thomas)  
 1947 James H. and Evelyn Pittsford, renters  
 AAA Plumbing Co.  
 1944 James H. and Evelyn Pittsford, renters  
 Plumber  
 Julia E Pittsford, renter (widow of William H.)  
 1941 William H. and Julia Pittsford, renters  
 1939 Gayhart and Edna E. Harton, renters  
 Steel fabricator, Tips Engine Works  
 Telephone operator, University of Texas  
 1937 Lloyd E. and Pauline Sibert, renters  
 Engineer, Engine Co. No. 5  
 1935 George B. and Novella Biggs, renters  
 Barber  
 1932 Wiley B. and Minnie D. Pope, renters  
 1929 Thomas H. and Louise Walden, renter  
 Barber, 2902 Guadalupe  
 1927 Thomas H. and Louise Walden, renters  
 Barber, C. W. Miles  
 1924 Gus and Margaret Suehs, renters  
 1922 Thomas H. and Louise Walden, renters  
 Barber, University Barber Shop  
 1918 Emil W. and Pauline Schwartz, renters  
 Car inspector  
 1914 William D. Echols  
 Salesman, Sulzberger & Sons Co.  
 1910 Address not listed

## Biographical information

**FOR RENT**—Cottage, 4 rooms, hall, back screened porch, front porch, large yard, newly papered and painted. Rent, \$11 per month, water furnished. 909 W. 11th St. Cottage of 5 rooms, back and front porch, large yard, water furnished. 2003 Willow. Rent, \$15 per month. Apply 205 W. 15th St. Mrs. T. S. Hillyer.

**FOR RENT**—South Austin. 6 rooms

*The Austin Statesman (1902-1915); Jul 12, 1914*

# **WHITE-HOLDER.**

Miss Verna Holder became the bride of H. White on yesterday afternoon at 4:30 o'clock, the Rev. C. L. Sansing, pastor of the Hyde Park Baptist Church, officiating.

Because of the illness of Mr. White the wedding took place at his home at 306 West Thirty-seventh Street, where the couple will reside.

Mrs. White is the daughter of Mr. and Mrs. Wm. Holder of 2003 Willow Street and Mr. White is prescription clerk in Griffith's Drug Store.

*The Austin Statesman (1921-1973); May 18, 1923*





**BECOMING BETTER READERS**—Willie Lee Basey and Richard Wayne Gibson, students in Metz School, are members of a small reading class under Mrs. Eleanor Coleman. In this particular lesson, they were learning how some letters "blend" to make distinctive sounds in words, like the letter "ou" in cloud, proud, and sound. Willie Lee is the son of Mr. and Mrs. George Basey, 315 Comal. Richard's parents are Mr. and Mrs. Richard Gibson, 2003 Willow.—(Neal Douglass Photo.)

*The Austin American (1914-1973); Nov 16, 1952*

## Shirley Ann Francis Wed To Milton Dean Matthews

Mr. and Mrs. Milton Dean Matthews are at home at 710 Henderson after their marriage Jan. 21 in the Faith Tabernacle.

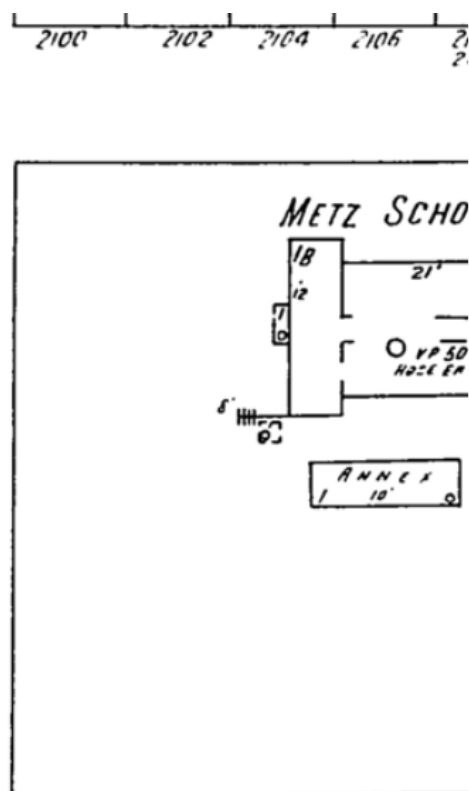
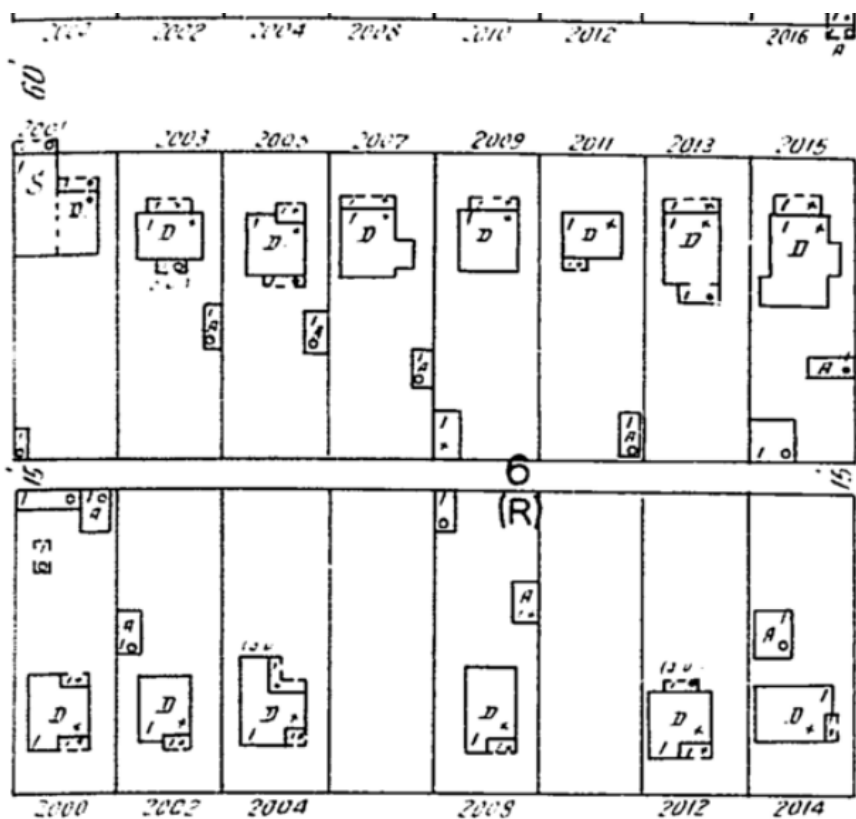
The bride is the former Miss Shirley Ann Francis, daughter of Mr. and Mrs. J. B. Francis of the

Webberville Road. She attended Austin High School and is now employed in the Capitol National Bank Building.

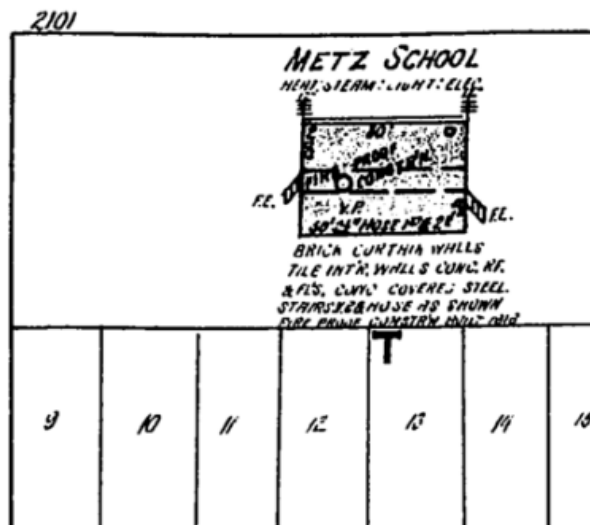
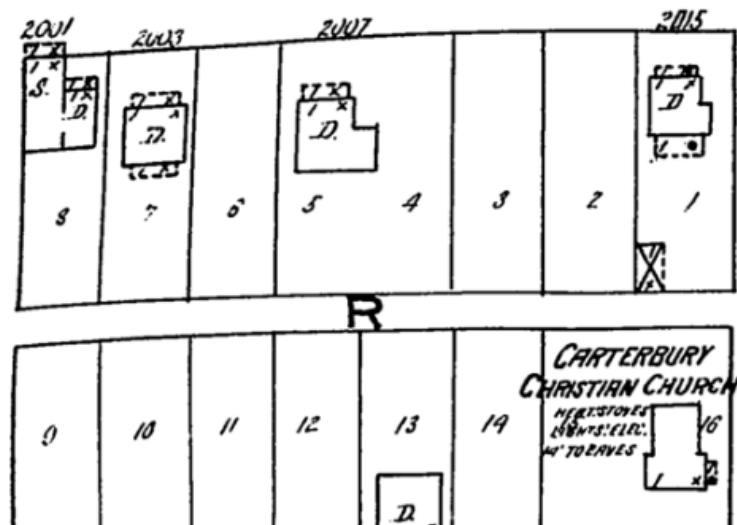
Son of Mr. and Mrs. Frank Matthews Sr. of 2003 Willow, the bridegroom also attended Austin High School. He is employed by the Eli Witt Cigar Company.

*The Austin Statesman (1921-1973); Feb 4, 1955*





1935 Sanborn map



1922 Sanborn map

Permits

# WATER SERVICE PERMIT

Austin, Texas

E N<sup>o</sup> 36732

CHANGED TO 2 1/2" MAIN AND RENEWED  
SERVICE WITH 3/4" COPPER ON 4/22/77 7:00-697

Received of \_\_\_\_\_ Date \_\_\_\_\_  
Address 2003 Willow St - Lot 7 - Block R - "Driving Park Addition"  
Amount No tap, second - renew if not copper \$ Pl. Tap  
Plumber \_\_\_\_\_ Size of Tap \_\_\_\_\_

Date of Connection \_\_\_\_\_  
Size of Tap Made 3/4"  
Size Service Made 3/4" COP  
Size Main Tapped 2" C.I.  
From Front Prop. Line to Curb Cock 10'  
From W Prop. Line to Curb Cock 3'  
Location of Meter CURB  
Type of Box LOCK  
Depth of Main in St. 3'  
Depth of Service Line 3'  
From Curb Cock to Tap on Main 9'  
Checked by Engr. Dept. 7/7/77

No. Fittings	Size	Material
1	1 1/2"	Pipe
1	3/4"	Cop. Cock
1	3/4"	Cop. to Iron ell.
1	3/4"	Cop. to Cop. ell.
1	3/4"	Cop. to Iron Coupling
1	3/4"	Cop. to Cop. Coupling
1	3/4"	Angle Stop
1	3/4"	Stop
1	3/4"	Bushing
1	3/4"	Nipples
1	2"	Service Clamp
1	3/4"	Valve
1	3/4"	Meter Box
1	3/4"	Lock Lid
1	3/4"	Drain Tile
1	3/4"	Drain Tile Lid
1	3/4"	Stop & Drain
1	3/4"	Job No. <u>W 323-502</u>
1	3/4"	Foreman <u>W. J. J. J.</u>

## Water Service Permit

10-10-79

OWNER Frank Ortez Cruz ADDRESS 2003 Willow ST  
PLAT 19 LOT 7 BLK. K  
SUBDIVISION Driving Park Addn  
OCCUPANCY residence  
BLDG. PERMIT # 163910 DATE 4-27-77 OWNERS ESTIMATE 500.00  
CONTRACTOR owner NO. OF FIXTURES \_\_\_\_\_  
WATER TAP REC# \_\_\_\_\_ SEWER TAP REC# \_\_\_\_\_  
Repair and remodel and bring to minimum standards  
1-9-80 #189862 Repair and remodel exist. res. to min  
stds.

## Remodel Permit, 1977