

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
JANUARY 24, 2022
PR-2021-195456; GF-2021-205513
1617 NEW YORK AVENUE

PROPOSAL

Partially demolish and construct a one-story addition and a two-story addition to a ca. 1889-1910 building. Add a chimney.

PROJECT SPECIFICATIONS

- 1) Add a brick chimney to the west elevation.
- 2) Construct a sunroom at the east elevation (Leona Street side). The proposed addition has a shallow hipped roof, framed divided glazing, and a step-down entry.
- 3) Construct a two-story addition at the west and rear elevation. The proposed addition is clad in shingles and stucco and features a compound cross-gabled roofline, 1:1 and 2:2 fixed and casement windows, and a secondary side-yard entryway.

ARCHITECTURE

One-story Folk Victorian house with partial-width porch supported by Classical columns, 1:1 screened windows, cross-gabled roof capped with replacement standing-seam metal, decorative shingles at gable end, horizontal wood siding, and entrance with transom and sidelights.

RESEARCH

City directories indicate that the home at 1617 New York Avenue was first continuously occupied in the early 1900s, though an 1889 directory lists a potential first owner as Thomas Ing, a piano dealer. The building's Folk Victorian styling is consistent with similar properties constructed at the end of the 19th century. By 1912, the home was occupied by Andrew Coleman, a driver, and owned by Thomas and Lula Overton. Thomas Overton worked as a porter for E. M. Scarbrough and Sons, where Lula Overton worked as a maid. By the 1920s, Thomas had taken a job with the E. L. Steck Company and married Bessie Van Zant, who worked as a cook. Thomas Overton remained with E. L. Steck until his death in 1958. Maude Doxie Overton, his wife, remained in the home after his death until at least 1959.

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

Residential additions

1. Location

The proposed two-story addition is located to the rear and side of the existing building. The proposed one-story addition is located at a secondary street frontage. Both appear appropriately set back from the existing historic house.

2. Scale, massing, and height

The proposed one-story addition appears appropriate in scale, massing, and height. The proposed two-story addition appears much larger in scale and height than the existing building; however, its position toward the rear of the lot may mitigate its impact at the primary streetscape.

3. Design and style

The proposed two-story addition is appropriately differentiated by its placement, materials, height, and modern fenestration patterns. The proposed one-story sunroom is differentiated by its placement and distinct fenestration. While the one-story sunroom appears mostly compatible in design, the two-story addition's window-to-wall area ratios and corner windows are less compatible.

4. Roofs

Both additions' rooflines appear mostly compatible.

5. Exterior walls

The proposed two-story addition's materials are somewhat compatible, though horizontal siding may provide a more understated appearance than shingle siding at the second floor.

6. Windows, screens, and doors

The proposed additions' fenestration is somewhat compatible (see item 3).

8. Chimneys

The proposed chimney is somewhat compatible—though it uses appropriate materials, its placement on the existing house may make it difficult to differentiate from the original historic material.

Summary

The project mostly meets the applicable standards.

PROPERTY EVALUATION

The 2016 East Austin Historic Resource Survey recommends the property as eligible for landmark designation and eligible for individual listing in the National Register of Historic Places.

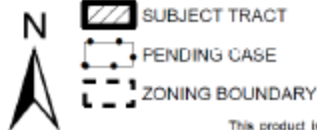
Designation Criteria—Historic Landmark

- 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 may meet two criteria:
 - a. Architecture. The building is a good example of Folk Victorian architecture.
 - b. Historical association. The 2016 East Austin Historic Resource Survey determined that the building is associated with historic African American settlement patterns in Austin.
 - 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

Consider initiating historic zoning as recommended by the 2016 survey. Should the Commission choose not to initiate, encourage the applicant to relocate or omit the chimney and reduce the scale of the two-story addition, then release the permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



1" = 250'

NOTIFICATIONS

CASF# GF 21-205513

LOCATION: 1617 NEW YORK AVENUE

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



Google Street View, 2020







Applicant, 2022

Occupancy History

City Directory Research, December 2021

1959	Maud Overton, owner (widow of Tom) Maid
1957	Tom J. and Maud Overton, owners
1955	Tom J. and Maud Overton, owners
1952	Thomas and Maude Overton, owners
1949	Thomas Overton, owner Fred Roberts, renter Porter, LCRA
1947	Thomas and Bessie Overton, owners Janitor, Steck Co.
1944	Thomas and Bessie Overton, owners
1941	Thomas and Bessie Overton, owners Janitor, Steck Co.
1939	Thomas and Bessie Overton, owners Porter
1937	Thomas and Bessie Overton, owners
1935	Bessie and Thomas Overton, owners Waitress
1932	Thomas and Bessie Van Zant Overton, owners

Porter, The Steck Co.
Cook, YWCA cafeteria

1929 Thomas and Bessie Overton, owners
Porter, Steck Co.
Cook, YWCA cafeteria

1927 Bessie and Thomas Overton, owners
Cook

1924 Thomas and Bessie Overton, owners
porter, E. L. Steck Co.
Cook, 1800 Lavaca

1920 Ashton and Maud Plummer, renters
Laborer
Thomas J. and Lula M. Overton, owners

1918 Thomas J. and Lula M. Overton, owners
Porter, E.M. Scarbrough & Sons
Maid, E.M. Scarbrough & Sons

1914 Andrew Coleman, renter
Thomas Overton, owner

1912 Andrew B. Coleman
Driver, Nelson Davis & Co.

1910 Address not listed 1910-1891

1889 Thomas J. Ing
Dealer in pianos and organs

Permits

on Sec Maps Survey
CONNECTING CHARGE \$ 12.00 No. ✓7770f

APPLICATION FOR SEWER CONNECTION.

Austin, Texas. 11-23 1927

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 Tom Overton
at 1617 New York Ave Street
LOT 31 - BIK. 10
which place 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, Tom Overton
Baron One

Sewer service permit, 1927

WATER SERVICE PERMIT
Austin, Texas

Received of: _____ Date: _____

Address: 1617 New York Ave.

Amount: No tap. Good - Renew if not copper

Plumber: _____ Size of Tap: _____

Date of Connection: _____

Size of Tap Made: 3/4

Size Service Made: 3/4

Size Main Tapped: 6" C.

From Front Prop. Line to Curb Cock: 7'

From E Prop. Line to Curb Cock: 20'

Location of Meter: CURB

Type of Box: NO CIL

Depth of Main in St: 3'

Depth of Service Line: 3'

Front INDEXED Tap on Main: 6'

Checked by Engr. Dept: 10/11/10-71-100

No. Fittings	Size	No. Fittings	Size
10	Pipe 3/4" cop		
1	Corp. Cock 3/4"		
	Cop. to Iron ell		
	Cop. to Cop. ell		
	Cop. to Iron Coupling		
	Cop. to Cop. Coupling		
	Angle Stop 3/4"		
	Stop		
	Bushing		
	Nipples		
	Service Clamp		
	Valve		
	Meter Box		
	Lock Lid		
	Drain Tile		
	Drain Tile Lid		
	Stop & Drain		
	Job No. 11-323-502		

Water service permit

OWNER Thomas Overton ADDRESS 1617 New York Avenue

PLAT 36 LOT 31 BLK 10

SUBDIVISION C. R. John's Addition

OCCUPANCY Residence

OWNERS

BLD PERMIT # 101934 DATE 1-7-67 ESTIMATE 1,774.00

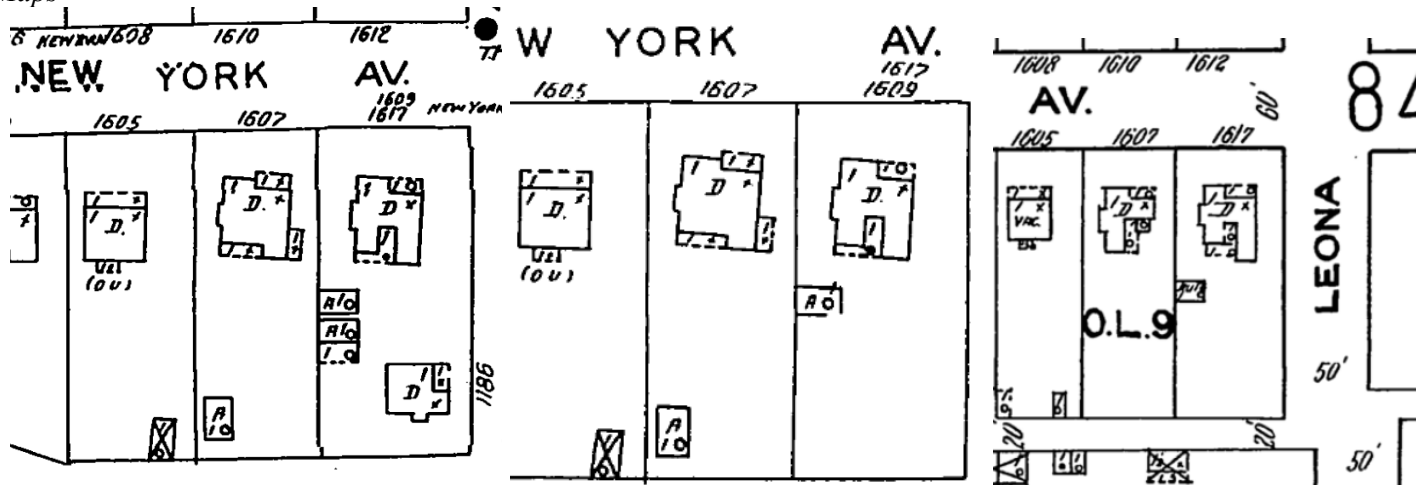
CONTRACTOR Elvin Brown NO. OF FIXTURES

WATER TAP REC # SEWER TAP REC #

Repair Frame Residence

Building permit, 1967

Maps



227-10-1 227-1-0

STATE OF TEXAS

CERTIFICATE OF DEATH

160 X 19

STATE FILE NO. 18687

260

MENT OF HEALTH — BUREAU OF VITAL STATISTICS

1. PLACE OF DEATH a. COUNTY Travis		2. USUAL RESIDENCE (Where deceased lived. If institution; residence before admission) a. STATE Texas b. COUNTY Travis	
b. CITY OR TOWN (If outside city limits, give precinct no.) Austin		c. LENGTH OF STAY in 1 b.	
d. NAME OF (If not in hospital, give street address) HOSPITAL OR INSTITUTION 1617 New York Ave.		d. STREET ADDRESS (If rural, give location) 1617 New York Ave.	
e. IS PLACE OF DEATH INSIDE CITY LIMITS? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		f. IS RESIDENCE INSIDE CITY LIMITS? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
3. NAME OF DECEASED (Type or print) Tom Overton		4. DATE OF DEATH March 16, 1958	
5. SEX Male	6. COLOR OR RACE Negro	7. Married <input checked="" type="checkbox"/> Never Married <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/>	8. DATE OF BIRTH April 1, 1889
9. AGE (In years last birthday) 68		10. IF UNDER 1 YEAR Months 11 Days 15 Hours Minutes 	
10a. USUAL OCCUPATION (Give kind of work done during most of working life, even if retired) Laborer		10b. KIND OF BUSINESS OR INDUSTRY	
11. BIRTHPLACE (State or foreign country) Travis County, Texas		12. CITIZEN OF WHAT COUNTRY? U.S.A.	
13. FATHER'S NAME Henry Overton Sr.		14. MOTHER'S MAIDEN NAME Lucy Cruse	
15. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes, no, or unknown) Unknown		16. SOCIAL SECURITY NO. Unknown	
17. INFORMANT Mrs Maude Overton		18. CAUSE OF DEATH (Enter only one cause, one line for (a), (b), and (c).)	

Death certificate: Ancestry.com

Marriage Licenses.

Marriage licenses were issued yesterday by the county clerk to William Daly and Fanny Burke, Tom Overton and Lula Franklin, W. K. Deuts and Frankie Bustin, Andrew Wright and Eliza Davis.

The Austin Statesman (1902-1915); Apr 6, 1905

Officer Stubbs Gets Nose Broken in Smash

W. H. Stubbs, city policeman, nursed a broken nose Saturday.

He and Officer W. R. Vinson both were considerably shaken up when the police car in which they were patrolling collided early Friday night with a sedan driven by Tom Overton, 1617 New York street, at the intersection of Red River and Seventh streets.

Motorcycle Officer W. M. Stuart also collided with an automobile early Friday night, and his machine was slightly damaged.

MARRIAGE LICENSES ISSUED (Limberg, Clerk)

Ishmal P. Thomas and Annie Mae Starr.

Sydney E. Smith and M. C. Silver Collins.

John B. Morrison and Stella H. Robinson.

Melton Truett Avant and Francis Louise Johnson.

James Clifford Norred and Ava Jewell Futrell.

Tom Overton and Maud Johnson.

The Austin Statesman (1921-1973); Dec 3, 1927 and Sep 30, 1949

Yule Program Due At Miller Auditorium

A Christmas program featuring spirituals, carols and selections from Handel's Messiah, will be presented at Doris Miller Auditorium at 7:45 p. m. Friday.

This marks the 13th annual program presented by Rosewood Community Center and Austin Recreation Department, Mrs. Catherine Lamkin, program director of the center, said. Choirs from three Austin churches and the Huston-Tillotson Choir will sing special selections.

An organ prelude by Nathaniel Williams, director of Huston-Tillotson choir, will open the program. Next will be a candlelight procession of the choirs. The Rev. Zan W. Holmes, pastor of Simpson Methodist Church, will lead the invocation.

The Huston-Tillotson Choir will sing "Carol of the Drum," "Jingle

Bells" and "Rockin Jerusalem." The Daxid Chapel Baptist Choir, led by Mrs. Doris King, will sing "Magnify the Lord" and "Glory Hallelujah."

Miss Juanita Van Dyke, music teacher at Blackshear Elementary School, will lead the combined choirs and the audience in "Go Tell It on the Mountain" and "Joy to the World."

Following group singing, teenagers from Rosewood Center will present "Portraits from the Christmas Story," narrated by Lawrence Von Wicks. Wesley Chapel Methodist Church Choir, led by Williams, will sing three selections from the Messiah—"And the Glory of the Lord," "For Unto Us a Child Is Born," and "Hallelujah Chorus." Mrs. Thelma Slider will sing the solo, "Come Unto Me."

Ebenezer Baptist Choir, led by Mrs. Virgie Carrington DeWitty, will sing an original cantata written by Mrs. DeWitty. Soloists will be Hige Russell, tenor; Mrs. Maude Overton, contralto; and Mrs. Robert L. Wroe, soprano.

The Austin Statesman (1921-1973); Dec 16, 1954

Tom Overton Funeral Set

Funeral services will be held Wednesday at 4 p.m. at Ebenezer Baptist Church for Tom Overton, longtime resident of Travis County and for many years an employe of E. L. Steck Company, who died at his residence, 1617 New York Avenue early Sunday, following a heart attack.

The Rev. Robert L. Rowe will officiate.

Overton is survived by his widow, Mrs. Maude Overton, and a brother, Henry Overton.

The Austin Statesman (1921-1973); Mar 18, 1958