

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
JUNE 1, 2022
PR-2022-053331; GF-2022-062127
707 W. SLAUGHTER LANE

PROPOSAL

Demolish a ca. 1971 residence.

ARCHITECTURE

One-story styled Ranch house with symmetrical plan, Classical Revival-style columned porch, and pediments above 6:6 aluminum windows at the main façade.

RESEARCH

The house at 707 W. Slaughter Lane was built in 1971 for real estate developer Don West, best known for his purchase and restoration of a significant portion of Gruene, Texas. West served as president of the Austin Area Homebuilders Association and state director for the National Association of Homebuilders in the 1960s and '70s. He chaired Austin's first homebuilders' Energy Conservation Seminar in 1976, and focused on energy-efficient homes in his developments. West, a personal friend of Congressman Jake Pickle, was politically active and a staunch supporter of property ownership rights and estate tax reform.¹

PROPERTY EVALUATION

Designation Criteria—Historic Landmark

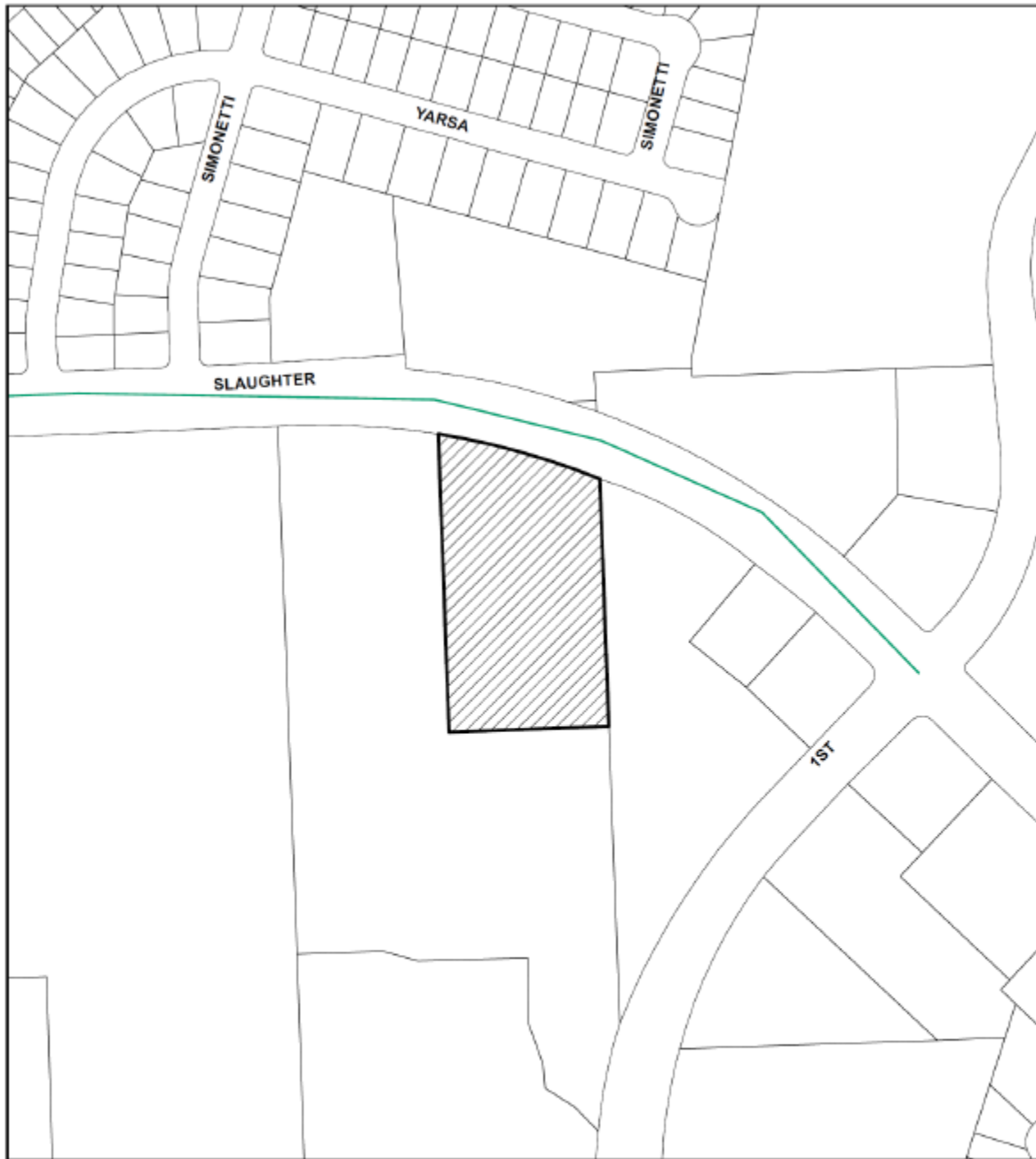
- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The building does not appear to convey architectural significance.
 - b. Historical association. The property appears to be associated with real estate developer Donald West.
 - 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 does not appear to be a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Approve the application upon completion of a City of Austin Documentation Package.

¹ "Obituary." *Austin American-Statesman*, <https://www.legacy.com/us/obituaries/statesman/name/donald-west-obituary?id=23145055>

LOCATION MAP



1" = 250'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: GF 22-062127

LOCATION: 707 W SLAUGHTER LANE

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



Demolition application, 2022

Permits

4.638

WTH
WD#5-17

WATER SERVICE PERMIT
Austin, Texas

E N° 66015

Received of Don West Date 5-11-71

Address 707 Haughton Ln

Amount Fifty five \$ 65.00

Plumber _____ Size of Tap 1"

Date of Connection 5-19-71

Size of Tap Made 1"

Trans Count & Improvements

0580

Biographical Information



DON WEST



JIM FORTUNE



"Colonial Heritage" by West & Associates

Colonial Charm Adds To Allure of Heritage

The "Colonial Heritage" by oven, dishwasher, disposal unit West & Associates was designed and pantry, and the utility room by architect Thomas R. Camp is just a door away.

bell and decorated by Miss Margot Ford with furniture from the Carriage House. Four bedrooms, two luxurious baths and fully carpeted dressing area add still more appeal to the fully carpeted, air conditioned home.

Home builders Don West and Jim Fortune have maintained the warmth and charm of Colonial styling by effective use of antique brick, cedar shingles and a long veranda with six imposing white pillars. Indeed, there's more than a "Colonial Heritage" in this fine home . . . there's the expert planning and detailed finishing by the home building craftsmen of West & Associates.

Inside, a hand molded tile foyer opens to a 28-foot carpeted, formal living room and dining area. Elaborate, carefully hand-crafted cabinets punctuate the end of the entry foyer and divert traffic, left, to the bedroom wing or, right, to the home's furniture finished, ash paneled family room with red, antique brick fireplace and raised hearth. The broad fireplace wall holds a recessed tinderbox and decorative ash finished mantle . . . a promise of fun-to-come during long winter months. Vaulted, exposed beam ceilings complete the picture of comfort.

The home's gay breakfast room, with bay-walls, shares the family room's view of the large, curved patio and garden area. Nearby, the kitchen has blending wood cabinets, formica cabinet tops, built-in Tappan range,

American Colonial Is Styled by West

The simplicity and elegance of American Colonial styling have been captured in antique brick and pale green siding, in an unusual two-story design by home builder **Don West**.

The tiled entry foyer opens directly into the dining room, with its high vaulted ceiling. Beyond the dining room is the living room, where a brick fireplace surrounded by bookshelves warms the corner. The living - dining area has been especially designed to provide a feeling of spaciousness while af-

fording maximum privacy to the rest of the home by isolating sound-creating elements in this family activity area.

Sound - insulating wallboard separates the living - dining area from the kitchen, which features builtin appliances by Tappan and a convenient breakfast bar. A door from the kitchen leads to the double garage, which is fully air conditioned to double as a 500-foot game room.

Across the foyer from the living room is the entrance to the carpeted master bedroom suite, which includes twin wardrobe closets, a full bath, and a large dressing room. At the front of the master suite is the wardrobe care center. Builtin cabinets and room for a console sewing machine and ironing board surround the room, which has washer and dryer connections already installed.

Carpeted stairs lead from the entry to the balcony overlooking the dining area. Off the balcony are three large bedrooms, served by a second full bath.

Engineered sound-reducing walls, a sound-insulated air conditioning system and Homosote noise-deadening floor treatment are among the quiet living features of the **Don West** Parade of Homes model.



"American Colonial is Styled by West." The Austin American (1914-1973), Jul 10, 1966. 1

Models Readied for Parade of Homes Show

Parade of Homes chairman, **Don West**, vice president, Austin Association of Home Builders, reports that builders of 14 models in this year's event are putting final touches on their homes as furniture dealers and decorators take over. The Parade opens next Saturday for a nine-day showing.

The 1967 POH theme is "Bold New Ideas for Better Living," which will be emphasized by new designs, new products, furnishings and decorating innovations, and special purpose rooms.

"Our '67 theme is more than just a slogan," West said. "We selected the theme in January

and began developing it with a series of brain storming sessions that was made up of nationally recognized new-home consultants, Austin Home builders, architects, furniture dealers and decorators."

West added that their chief difficulty in developing all new ideas was the current Austin building boom and attendant labor shortage, because both problems had consumed an abnormal amount of each home builder's time.

West defined "special interest" or "special purpose" rooms as those which are designed, constructed, furnished

and decorated to further the educational processes or special interests of a particular family. These interests and purposes in the POH models will be satisfied with hobby rooms, game rooms, music rooms, physical fitness, and pre-school rooms, or rooms.

"Models Readied for Parade of Homes show." The Austin American (1914-1973), Jul 02, 1967. 1

1967-68 Officers, Directors Take Office for the AAHB

More than 250 members and guests were present when President M. D. Buchanan, Fort Worth, Texas Association Home Builders, installed the 1967-68 officers and directors of the Austin Association Home Builders at Westwood Country Club, with Dan Love, general manager of KIIFI Radio-TV, as master of ceremonies.

Officers and directors installed were:

C. W. Hetherly, president; Don West, first vice president; John McPhaul, second vice president; John Browning, secretary; L. J. Burks, treasurer and assistant secretary.

Board of directors: Jack Andrewartha, W. C. "Dub"

Brown, W. G. Christianson, James E. Crozier, Sidney Darden, Thad Edwards, L. A. Felder, Karl White, Kerry Merritt, Walter Yates and Willard Connolly, ex officio member.

National directors: Nash Phillips, Walter Carrington and Nelson Puett. Alternates: Jack Andrewartha and W. L. Mayfield.

State Directors: H. C. Carter, Clyde Copus and C. L. Reeves. Alternates: John McPhaul, Don West and Willard Connolly.

Retiring president Connolly reviewed the past year's activities and presented awards to Don West, chairman of AAHB's 1967 Parade of Homes, and to John Browning, chairman of the Duplex Home Show.

The President's Citation, the organization's highest award, was presented to C. W. Hetherly.

Entertainment for the evening was provided by the Reagan High School Madrigal Singers, under the direction of James E. Sheppard, who were received with enthusiasm by those present.

"1967-68 Officers, Directors Take Office for the AAHB." *The Austin American* (1914-1973), Oct 22, 1967. 1

Don West Elected By Home Builders

Don West was unanimously elected 1969 president of the

Austin Association of Home Builders during the group's dinner meeting Tuesday night at the Westwood Country Club.

To take office in October, he will succeed C. W. Hetherly who becomes an ex officio member

Other officers elected were John McPhaul, first vice president; John Browning, second vice president; L. A. Felder, secretary, and L. J. Burks, treasurer and assistant secretary.

Chosen directors were Thad Edwards, Sidney Darden, W. C. (Dub) Brown, Kerry Merritt, Willard Connolly, Robert H. Nutter, Bob Bailey, Al Staehely, Wayne Dayton and C. L. Reeves with Hetherly as ex officio.

National Association of Home Builders Life Director is Nash Phillips. NAHB directors are Walter Carrington and Nelson Puett with John Browning and C. W. Hetherly as alternates. State directors are Connolly, Clyde Copus, Hetherly and McPhaul. Alternate state directors are Felder, Edwards, John Foster and Sid Jagger.

NAHB life directors are Nash Phillips and Walter Carrington; NAHB directors are Nelson Puett and C. L. Reeves; and alternate NAHB directors, C. W. Hetherly and Don West.

State directors are Willard Connolly, John McPhaul, C. W. Hetherly and Don West, with Jerry Angerman, Joe Gilbreth, John Foster, and Bob Nutter as alternate state directors.

"Don West Elected by Home Builders." *The Austin Statesman* (1921-1973), Sep 11, 1968. 13.

"AAHB Picks New President." *The Austin Statesman* (1921-1973), Sep 13, 1970.

'Conservation best energy resource'

"The best energy resource we have, today, is the conservation of energy."

This summary statement by Dr. Jerold W. Jones, UT associate professor of architectural engineering, added emphasis to the subject which had just been covered in an eight-hour seminar this week at the Hilton Inn.

More than 150 delegates attended the "Energy Conservation Seminar for New Home Construction" which was sponsored by the Austin Association of Builders, Southern Union Gas Co. and City of Austin Electric Dept.

A dozen speakers, all experts in their chosen fields, covered all facets of constructing homes in ways that would conserve energy.

"Our goal was to discover various energy saving systems that could ultimately save future home buyers 30 percent, or more, on ultimately save future home buyers 30 percent, or more, on utility expenses," Don West, seminar chairman said.

"I believe we accomplished this goal. Now, we have to put what we've learned into practice."

In general, the subjects covered were how to conserve energy through design, insulation, windows, doors, heating and air conditioning systems, and other construction techniques.

The reduction of air infiltration was of major concern and more than half the day was spent on this subject alone.

"As builders, most of us are already using many of the techniques presented, but the speakers added greatly to our knowledge and gave us fresh ideas to build upon," West said.

Most of the speakers expressed the opinion that conservation measures would add to the costs of a new home, but that many of these costs could be reduced by improved methods of construction.

"For example, the added cost of effectively using extra insulation may very well enable the builder to use a smaller but less expensive air conditioning and heating system without sacrificing the buyer's comfort," West said.

In his wrap up address, Dr. Jones discussed future energy requirements and alternate energy sources, but he stressed the imperativeness of conserving energy now.

"You, the builders, are the front line troops," Jones said. "It all begins with you."

Among special guests of the session were Mayor pro-tem Jimmy Snell and Council member Margret Hofmann.

Also, FHA-VA officials, members of a variety of city departments, the Governor's Energy Advisory Council, UT's Center for Energy Studies and Texas Public Utilities Commission.

West said that the association has scheduled a series of semi-monthly work sessions, in evening hours, as a follow up to the seminar.

"'Conservation Best Energy Resource'." The Austin American Statesman (1973-1980), Jun 13, 1976.

Donald Lamar West Donald Lamar West, age 77, passed away peacefully with his family by his side on August 2nd under the wonderful care of the staff at Christopher House in Austin, Texas. He was born on August 4th, 1932 in Houston, Texas to Herbert Gerald and Marion Rogers West. On August 23, 1952 Don married Kay Seiders. They met on a Sunday at First English Lutheran Church, and on Monday he was waiting to meet her outside Austin High. Three months later they were married at St. Pauls Lutheran Church in New Braunfels, Texas.

Don is preceded by his son Kevin, and is survived by his wife of almost 58 years, Kay West, along with his three children and their spouses: Robert, wife Cristabell, Stan, wife Vivien, and Donna, husband Chris. Don had seven grandchildren Christopher, Melissa, LaShell, Krystle, Steven, Aspen, and C.J. as well as four great-grandchildren Alex, Beckett, Katelyn, and Kristopher.

Don developed exceptionally deep roots in Austin, Texas, living there the majority of his life. He was drafted during the Korean War in 1952, shortly after he and Kay were married. Upon his return to Texas, Don began his incredibly long and impactful career in real estate, beginning to work for Nelson Puett in the late '50s, from there Don shifted his career from real estate sales to homebuilding and real estate development in the '60s.

Don West's impact on the Austin area is visible through the many subdivisions he developed such as Castlewood Forest and Buckingham Estates and the achievement of which he was most proud, the re-founding of Gruene in 1973. Don purchased, with business partners, 138 acres near New Braunfels including a substantial amount of the town of Gruene. The purpose was to help rejuvenate the area and restore the town to its former glory of the late 1800s, he did this by ensuring the restoration of properties such as Guene Hall and Gruene Mansion, as well as helping to save the water tower. Don took part in the rejuvenation and was very proud of the successful tourist attraction Gruene has become.

Throughout his homebuilding career, Don was active in politics on the local, state, and national levels. On the local level Don became president of the Austin Area Homebuilders Association in 1969 and chaired the first Austin homebuilder's Energy Conservation Seminar

in 1976 (he focused on energy efficient homes, before being GREEN was cool). Don was selected Austin Area Builder of the year in 1981/82. On the state level he helped found "Take Back Texas" which was an organization devoted to protecting property owners' rights.

On the national level he lobbied with friend and Congressman Jake Pickle, chair of House Finance Committee, where he worked to reform rules affecting federal estate tax laws. For his work on the national level Don achieved Life Director in 1980 and Sr. Life Director in 1990 of the National Homebuilders Association. In real estate and in his personal life, which were often impossible to separate, Don demonstrated a passion in everything he did from flying his Cessna off the grass landing strip on Slaughter Lane to his annual trips to Washington, D.C. to attend the National Homebuilders Association where he was a lifetime board member. This passion will truly be missed by his family and friends, as well as anyone who knew him.

<https://www.legacy.com/us/obituaries/statesman/name/donald-west-obituary?id=23145055>

Donald 'Don' Lamar West

 herald-zeitung.com/obituaries/article_c5c9a3a8-a106-11df-94ed-001cc4c03286.html

August 5, 2010

Donald "Don" Lamar West died on Aug. 2, 2010, with his family by his side in Austin. He was born on Aug. 4, 1932, in Houston, to Herbert Gerald and Marion Rogers West. Don married Kay Seiders on Aug. 23, 1952, in the Chapel of St. Paul Lutheran Church in New Braunfels. Don was a member of Bethany Lutheran Church in Austin. Shortly after their marriage Don was drafted into the military and served his country during the Korean War.

Don was a real estate broker, developer, and home builder. During his career Don was president of West-Leach Homes. He was a dedicated homebuilder, entrepreneur, and visionary who had a passion to build energy-efficient homes. He was the president of the Austin Association of Home Builders in 1969 and chaired the first Energy Conservation Seminar in 1976. Don was honored as Builder of the Year for 1981-82 in Austin, and he was inducted into NAHB's Hall of Honor in 1991, and during his lifetime was recognized for his dedication to the industry.

In 1976 he worked with Congressman Jake Pickle to reform the federal estate tax law rules.

After driving over the Gruene bridge in 1973, Don West and his partner Dick Rathgeber discovered what was then literally a ghost town. The men immediately realized its unique potential and purchased 138 acres from the Gruene family estate. Included in the purchase were several buildings including its cotton gin, gristmill and water tower, the two-story Othmar Gruene home and the now-famed Gruene dance hall. Today Gruene is listed in the National Register of Historical Places. Because Don wanted to preserve the historic buildings, the partnership of Don West, Don Leach, and Dick Rathgeber sold some of the properties to entrepreneurs such as Pat Molak. Don subsequently developed, with Don Leach, the residential subdivision of Cypress Rapids, adjacent to the historic town of Gruene and the Guadalupe River. He also developed Gruene Courtyard with son Robert, Robert West Builder. In real estate and in his personal life, which were often impossible to separate, Don demonstrated a passion in everything he did from flying his Cessna off the grass landing strip on Slaughter Lane to his annual trips to Washington, D.C. to attend the national Homebuilders Association. This passion as well as his desire to help mentor others will be missed by his family and friends who knew him.

https://herald-zeitung.com/obituaries/article_c5c9a3a8-a106-11df-94ed-001cc4c03286.html