

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JULY 6, 2022
HR-2022-084067
OLD WEST AUSTIN
3001 OAKMONT BLVD

PROPOSAL

Demolish ca. 1946 house and ca. 1972 accessory building and construct a new residence and pool.

PROJECT SPECIFICATIONS

Demolish existing buildings and construct a new residence and pool. The proposed residence has a gabled roof clad in standing-seam metal. Its exterior cladding includes vertical and horizontal wood siding. Fenestration is irregular throughout and includes undivided fixed and casement windows.

ARCHITECTURE

One-story cross-gabled house with horizontal siding, combination of 6:6 and 8:8 wood windows, and rear single-story garage apartment.

RESEARCH

The primary building at 3001 Oakmont Blvd was built in 1946. The garage apartment to the rear was built in 1972. Its residents included Dean and Theresa G. Gorham and John B. and Lucy E. Nations. City directory research indicates that John and Lucy Nations lived in the house from 1949-1952. Throughout his stay at 3001 Oakmont Blvd, John Nations was the Director of the State Highway Department's Equipment and Procurement. City directory research shows that Dean and Theresa Gorham lived in the house from 1955-1959. During this time Dean worked as the director of the Texas Municipal Retirement System.

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:

Residential new construction

1. Location

The proposed residence is located approximately 25' from Oakmont Blvd and 15' from W 30th St.

2. Orientation

The proposed residence is oriented toward the primary streetscape on Oakmont, the proposed garage fronting on W 30th St, and the pool to the rear of both the proposed residence and garage.

3. Scale, massing, and height

The proposed residence is two stories in height, with complex massing that appears at odds with the relatively simple massing of surrounding buildings.

4. Proportions

The proposed residence's two-story height appears incompatible with nearby contributing buildings.

5. Design and style

The proposed residence's modern style does not appear compatible with surrounding buildings.

6. Roofs

The gabled roofline is compatible.

7. Exterior walls

The proposed cladding is appropriate.

8. Windows and doors

The proposed fenestration is largely inappropriate.

11. Attached garages and carports

The proposed garage is appropriate.

Summary

The project does not meet most of the applicable standards.

PROPERTY EVALUATION

The property is identified as non-contributing to the Old West Austin National Register district.

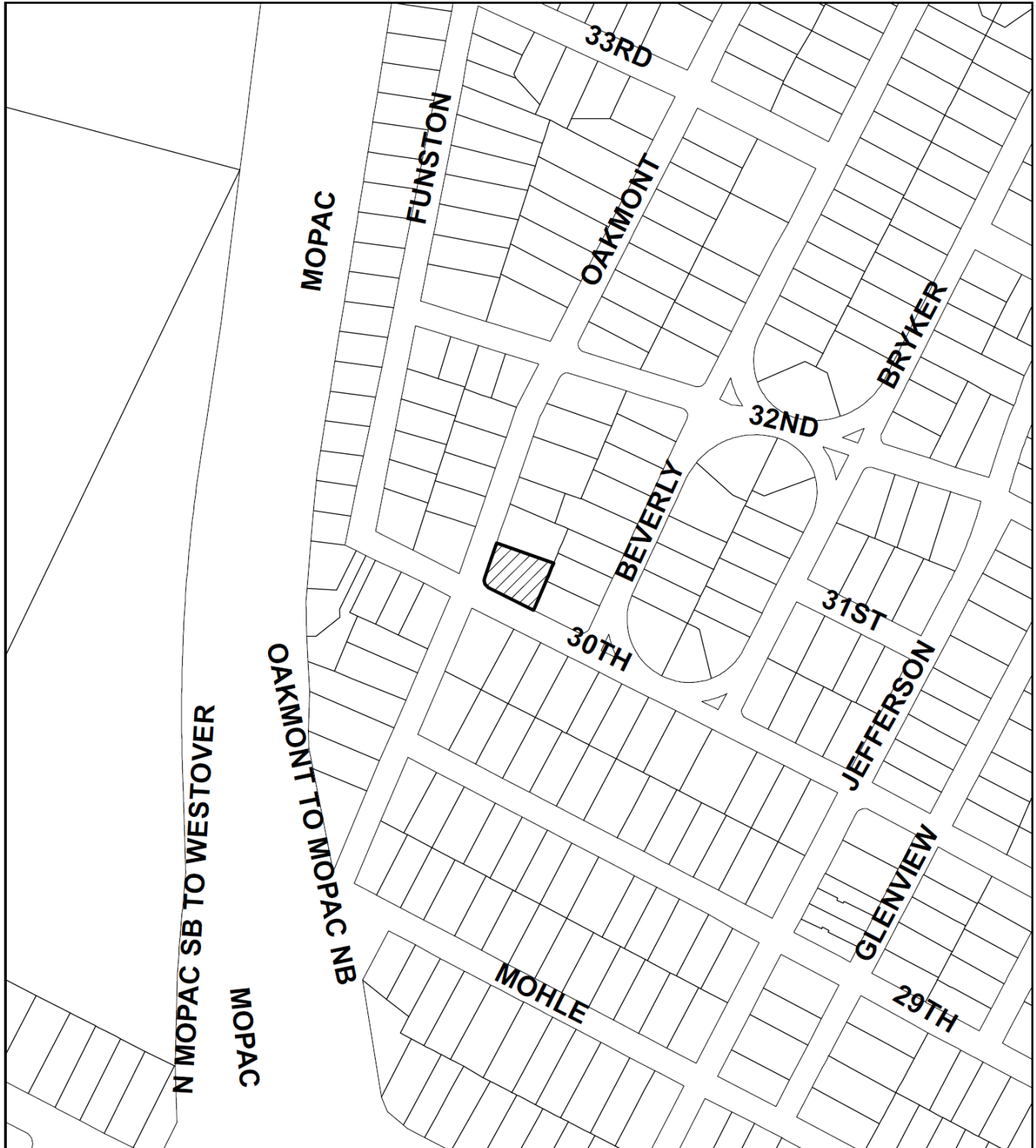
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high 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, though it does display Minimal Traditional stylistic influences.
 - b. Historical association. The property is associated with Dean Gorham, director of the Texas Municipal Retirement System and the State Highway Department.
 - 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

Approve the demolition permit upon completion of a City of Austin Documentation Package. Comment on plans.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: HR 22-084067

LOCATION: 3001 OAKMONT BLVD.



1" = 250'

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



Historic review application, 2022

Occupancy History

City Directory Research, June 2022

1959	Dean Gorham, owner
1957	Dean and Theresa G. Gorham, owners Director, Texas Municipal Retirement System
1955	Dean and Theresa G. Gorham, owners Director, Texas Municipal Retirement System
1952	John B. and Lucy E. Nations, owners Director, State Highway Department (Equipment and Procurement Division)
1949	John B. and Lucy E. Nations, owners Director, State Highway Department (Equipment and Procurement Division)
1947	Address not listed

Permits

Receipt No. 5279 Application for Sewer Connection No. 19806A

Austin, Texas, 12-15 1945

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir: I hereby make application for sewer connection and instructions on premises owned by John Nations at 3001 Oakmont Street, further described as Lot 8 Block 4 Outlot 209 Division Pls subdivision Brykerwood "F" Plate 209, which is to be used as a Res. In this place there are to be installed 5 fixtures. Plumbing Permit No. 21153. I agree to pay the City of Austin, the regular ordinance charge. 2-11-46 WV

Depth at Prop. Line 3' Respectfully, B. J. [Signature]

Stub Out 11 1/2' N. of S. P.L.

Connected 2-21-46 (Longitude)

Date 2-21-46

Rv Hernandez ✓

Sewer service permit, 1945

WATER SERVICE PERMIT No. 21626 Sec. 20

Austin, Texas

Received of W. C. HADLEY Date 12-14-45

Address 3001 OAKMONT Blvd.

Amount TWO AND 50/100 \$ 2.50

Plumber C. M. LANIER Size of Tap 1/2"

Date of Connection 12-28-45

Water service permit, 1945

John Nations 3001 Oakmont Blvd.

209 8 4 - -

Brykerwoods "F"

Glaze in porch for winter use.

41989 9-19-49 \$500.00

George Smith

Building permit, 1949

John Nations 3001 Oakmont Blvd.

209 8 and 7 4 - -

Brykerwoods "F"

Frame addition to residence.

40281 2-18-49 \$3274.00

Owner

Frame Addn to Acc Bldg 11-18-71 Permit No 126200³

Garage and storage 864 sq ft

Building permit, 1949



DEAN GORHAM

UF Names Chairman On Budget

The appointment of Dean Gorham, director of the Texas Municipal Retirement System, to the chairmanship of the budget committee was announced Saturday by Maurice Acers, president of the Austin United Fund.

Gorham has been active in the administrative affairs of the United Fund for several years. He is a past chairman of the administrative committee and a member of that committee for several years. He also has served on the budget committee which he will head this year.

He is a member of the board of the Austin Rotary Club and of the Travis County Chapter of the American Red Cross. Gorham served as chapter chairman in 1958-59.

As budget committee chairman, Gorham will direct the activities of 58 committee members in screening the budgets of agencies participating in this year's federated campaign.

A former assistant city manager of Houston, Gorham and his wife and two daughters reside at 3001 Oakmont. He is a graduate of Stephen F. Austin College and currently is serving as chairman of the Commission on Finance of the First Methodist Church.

With Gorham's appointment, Acers has completed his roster of standing committee chairmen. They include R. V. Miller, administrative committee; Aris A. (Bob) Mallas, admissions committee and Dick Brown, publicity and promotion committee; and Robert A. (Bob) Miles, campaign committee.

"UF Names Chairman on Budget." *The Austin American* (1914-1973), Mar 12, 1961, E14