

**HISTORIC LANDMARK COMMISSION**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**NOVEMBER 2, 2022**  
**HR- 2022-155777**  
**WEBSTER HOUSE**  
**706 OAKLAND**

## **PROPOSAL**

---

Alterations to circa 1917 single-family residence.

## **PROJECT SPECIFICATIONS**

---

- 1) Replacement of all existing windows with matching existing style except for stained glass windows.
- 2) Stained glass windows will be restored/repared as necessary.
- 3) To establish a ground floor entry requires excavation of grade within the existing crawlspace beneath the current Living Room.
- 4) The new mudroom/laundry room will be located in this space under the Living Room and will connect to the home's common area via a new interior staircase.  
The crawlspace access door on the south elevation will be relocated a few feet to the west and enlarged to a full-size entry door accessed from the new parking space. New wood board door to match the existing exterior wood.
- 5) The new parking space, located in the approximate location of a previous driveway eliminated in a prior remodel, will allow one vehicle to be parked off-street.
- 6) The remodel proposes updates to the circa 1980s primary suite addition at the southwest corner of the house. The work proposes changes to the south and east facades of this one-story addition via two new windows into the primary bedroom on the west facade (side-yard facing) to meet egress requirements and to provide natural light into the primary bedroom
- 7) All proposed new and relocated windows and doors will match historic fenestration styles. Access to the circa 1990s porch (located on the south side of the house) is relocated from the east-facing facade to the south-facing facade (Office), replacing an existing window. This new door will be built and finished to match the existing historic back door of the house.
- 8) Removing and patching an existing window opening on the rear ground level.
- 9) New concrete driveway
- 10) Steel edge retaining wall
- 11) Patch and repair the existing roof
- 12) Patch, repair, and restore existing stair
- 13) Infill existing crawlspace door to match existing underpinning
- 14) New door to mimic existing back door on western façade

## **ARCHITECTURE & RESEARCH**

---

The Webster House became a local landmark in October 2009. The ca. 1917 house is an eclectic Craftsman-style house associated with the Webster sisters, prominent teachers of students with hearing impairments.

One-story rectangular-plan front-gabled frame house with a two-story front-gabled frame “pop-up” section in the center; single and paired 1:1 windows with 6:1 wood screens. The house was built around 1917 as a one-story house with a front porch facing Oakland Avenue. The footprint for the one-story home appears on the 1922 Sanborn map. By 1935, the two-story section had been added to the house, and the front porch had been enclosed, giving the house its current appearance.

Jessie Webster taught at the School for the Deaf during an era of great changes in the field of hearing-impaired education. In the early 20<sup>th</sup> century, the curriculum at hearing-impaired schools throughout the country abandoned sign language in favor of an “oralist” approach focused on lip reading. More hearing teachers were hired, and sign language was virtually banned in hearing-impaired education. Students who did not succeed with the oralist approach were sent to the “manual” department, where they would be taught to spell with their fingers. Jessie Webster and her sisters all taught in the manual department at the Texas School for the Deaf. Jessie Webster had one of the longest tenures in teaching at the Texas School for the Deaf when she died in 1949. The house remained in the Webster family until 1982 when Christine’s daughter Betty Janknegt sold it.<sup>1</sup>

---

<sup>1</sup> City of Austin Zoning Change Review Sheet, October 2009

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

### Repair and alterations

#### 1. General standards

The wholesale replacement of windows and doors is not in accordance with the Historic Design guidelines. Efforts should be taken to repair rather than replace historic windows and doors.

#### 5. Windows, doors, and screens

The Webster House is a local landmark; thus, windows and doors should be replaced only when a repair is not feasible. The addition of window and door openings may be compatible if they are in the rear and necessary for the addition.

*5.1 Repair, rather than replace, historic windows, doors, and screens; and their trim, surrounds, sidelights, transoms, and shutters, unless they are deteriorated beyond the point of stabilization or restoration. Retain windows if 50% or more of the wood or metal sash members are intact.*

*a. Using modern material in repairs and patches is a possibility if the material has proven appropriate and stable in similar uses.*

*5.2 Historic windows on non-street-facing walls may be replaced for energy efficiency if other high impact energy efficiency upgrades have been completed or are included in the same project. All the following standards for replacement windows apply.*

*5.3 If historic windows must be replaced, match the size and details of the existing window, including configuration, profile, and finish. Take into account elements such as frames, sashes, muntins, sills, heads, moldings, surrounds, hardware, and shutters.*

*5.4 If historic windows visible from a front or side street must be replaced, relocate historic windows from a non-street-facing wall, if sizes allow.*

*5.5 Do not enlarge, move, or enclose historic window or door openings that are highly visible from a front or side street. It may be appropriate to restore historic door or window openings that have been enclosed.*

*5.6 If adding windows or doors is necessary, create new openings on a wall not visible from the front street.*

*5.7 If replacing a non-original door, identify the historic style of the door through research or look to nearby, similar properties to guide the choice of a replacement.*

*5.8 If a historic window or door is missing, replace it with a new unit based on documentation of the historic feature. If no documentation exists, use a new design compatible with the historic opening and the historic character of the building.*

#### *Additional Standards for Historic Landmarks*

*5.13 Do not enlarge, move, or enclose any historic window or door openings unless required by an addition. If an opening is being used to connect to an addition, retain the size and configuration of the opening to the greatest extent possible.*

*5.14 New door or window openings must be limited, appropriate for the building, and compatible with the architectural character.*

*5.15 Do not replace historic windows; repair them except in cases of extreme damage or deterioration. Replace in-kind if necessary.*

### Summary

The project meets some of the applicable standards.

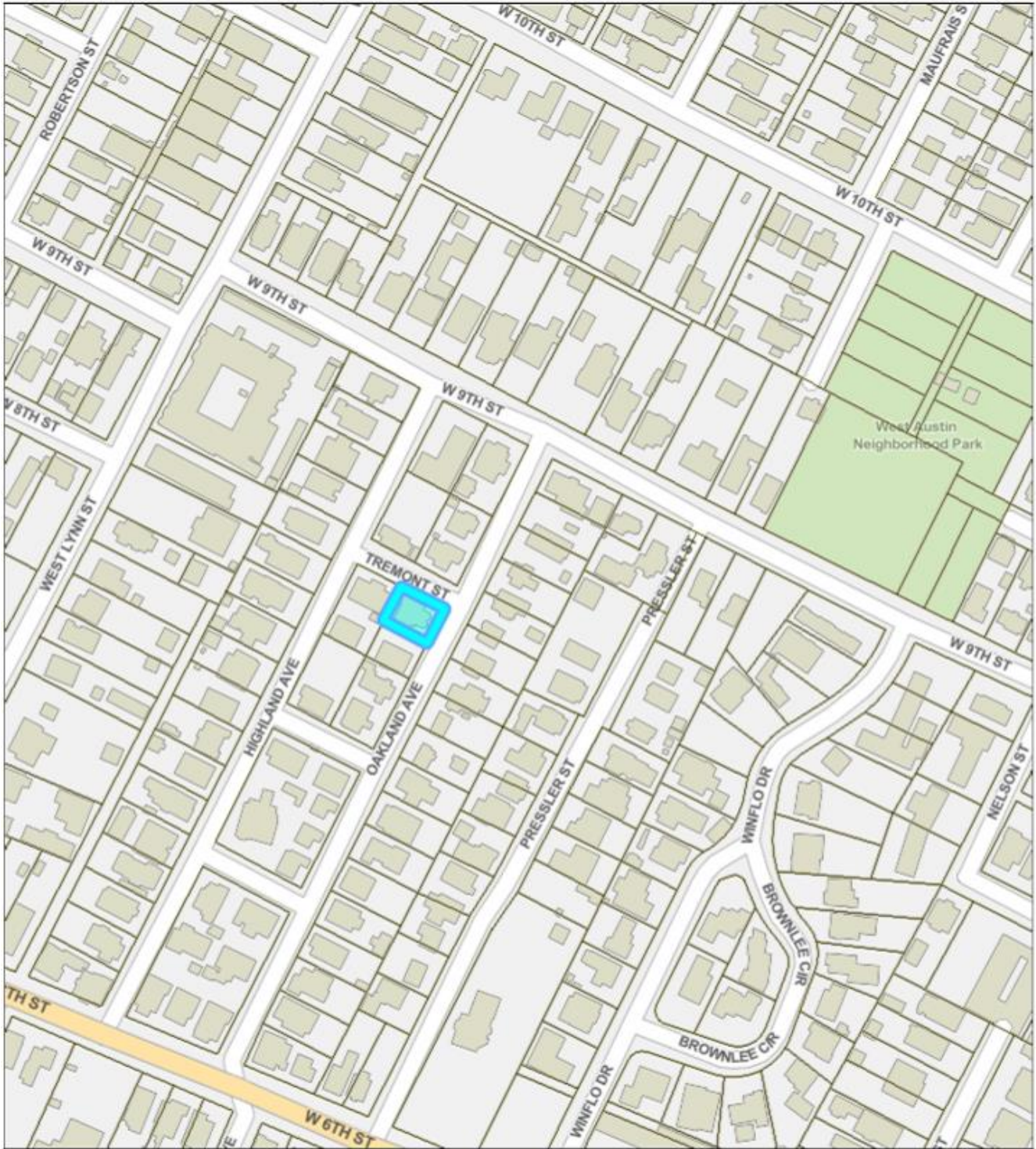
## STAFF RECOMMENDATION

---

Postpone to December 14<sup>th</sup>, 2022, to provide time for the applicant to document and provide plans aligned with Citywide Design Standards. The revised plans should include retaining historic windows and doors that have 50%

or more of their wood or metal sash members intact. This may be documented via a historic window and door inventory provided to Staff, along with spec details of any replacement windows.

# LOCATION MAP



Lot Lines

Lot Line



1: 2400

**HR 22-155777**

**706 OAKLAND AVENUE**



10/19/2022

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. This product has been produced by the City of Austin 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 Streetview, 2022*