

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**DECEMBER 14, 2022**  
**HR-2022-168526**  
**OLD WEST AUSTIN**  
**2816 GLENVIEW AVENUE**

## **PROPOSAL**

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Demolish a ca. 1937 house and construct a new residence.

## **PROJECT SPECIFICATIONS**

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The proposed new building is a one-story house with Tudor Revival influences, including arched entryway, exposed rafter tails, and catslide roof. It is clad in brick at the façade and horizontal siding at the sides and rear, as is the existing house. Fenestration includes a paneled front door, 4:1 mulled and single sash and 4-light casement windows of aluminum-clad wood, and a paneled garage door at the rear elevation.

## **ARCHITECTURE**

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2816 Glenview Avenue is a one-story cross-gabled house with masonry and horizontal wood cladding. It has shallow eaves, an asymmetrical plan, and 6:6 screened windows with decorative shutters.

## **RESEARCH**

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The house at 2816 Glenview Avenue appears to have been built by noted Austin firm Page and Southerland around 1937, as building and tap permits list both architects as the property owners. It was first a rental property for the Avery family until it was sold to Greenwood and Nina Wooten in the early '40s. Greenwood Wooten was a drugstore owner and pharmacist; he and Nina Belle Wooten's later dwelling at 1405 Wooldridge Drive has been listed as a City of Austin Landmark.<sup>1</sup> The Wootens alternately lived in and rented the house until around 1955, when it was purchased by James and Maxine Burch.

## **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 in National Register districts. The following standards apply to the proposed project:

### *Residential new construction*

#### 1. Location

The proposed new building appears appropriately sited on the lot.

#### 2. Orientation

The proposed new building is oriented in the same way as the existing historic-age building.

#### 3. Scale, massing, and height

The proposed new building's scale, massing, and height appear appropriate for the district.

#### 4. Proportions

The proposed new building's proportions are compatible with the surrounding district.

#### 5. Design and style

The proposed building's Tudor Revival-influenced design does not reflect the dominant Colonial Revival influences in Bryker Woods; however, it is an appropriate stylistic reference for the Old West Austin National Register District as a whole and does reflect the era in which its neighbors were constructed. It is differentiated by its modern fenestration patterns and materials, compound roofline at secondary elevations, and fiber-cement siding material at secondary elevations.

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<sup>1</sup> "Zoning Change Review Sheet: C14H-2009-0010." 2009. Historic Preservation Office.  
<https://services.austintexas.gov/edims/document.cfm?id=127727>

6. Roofs, 7. Exterior walls, 8. Windows and doors

The proposed building's roof, exterior walls, and windows and doors are mostly compatible with the surrounding district.

11. Attached garages and carports

The proposed garage is appropriately oriented and reflects the existing development pattern on the street.

Summary

The project meets the applicable standards.

**PROPERTY EVALUATION**

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The property contributes to the Old West Austin National Register district.

*Designation Criteria—Historic Landmark*

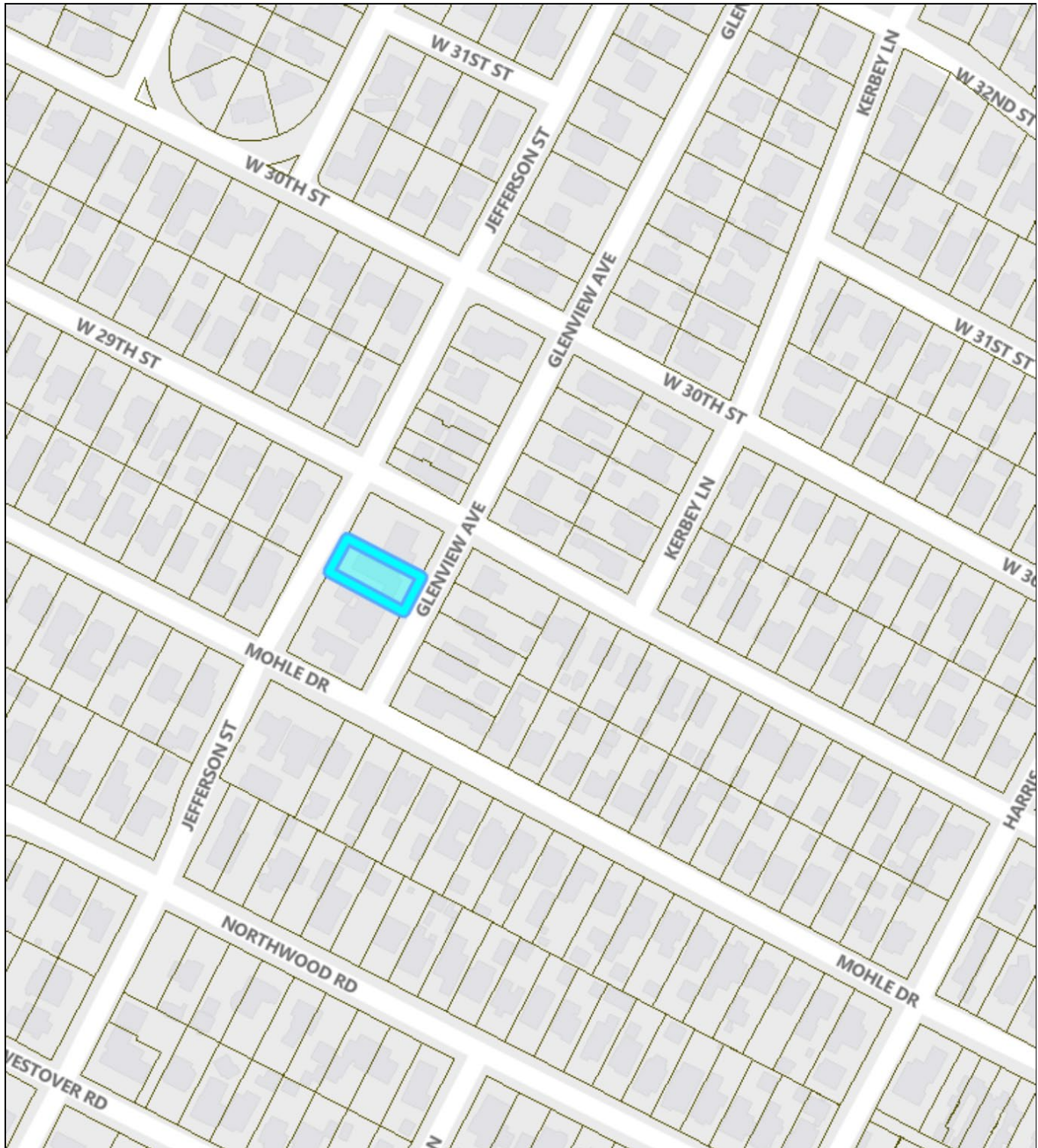
- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
  - a. Architecture. Though the building was designed by noted Austin architects Page and Southerland, it does not appear to convey architectural significance.
  - b. Historical association. The property is associated with Greenwood and Nina Wooten; however, it was not their primary residence and the house at 1405 Wooldridge Drive was landmarked based on its association with the Wootens in 2009.
  - 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 application upon completion of a City of Austin Documentation Package. Comment on and release plans for new construction.

## LOCATION MAP



1: 2400

Lot Lines

Lot Line

**HR 22-168526**

2816 GLENVIEW AVENUE



11/29/2022

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*



*Occupancy History*

City Directory Research, November 2022

1959	No return
1955	James H. and Maxine F. Burch, owners
1952	Robert H. and Florine Ludwig, renters Supervisor, W. U. Telegraphs Clerk, Calcasieu Lumber

- 1947 Greenwood S. and Nina B. Wooten, owners  
Greenwood Drug Company  
Greenwood Wooten Jr.  
Student
- 1944 C. K. and Pauline M. Turner, renters  
Assistant production manager
- 1941 Greenwood S. and Nina B. Wooten, owners  
Greenwood Drug Company
- 1939 Zola E. and Rena Avery, renters  
Manager, U.S. Social Security Board (Bureau of Old Age Insurance)

*Historical information*

**IX—RENTALS**

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**83—Houses, Unfurnished**

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**Harrison-Wilson  
Company's  
Rental Bulletin**

**DWELLINGS—UNFURNISHED**

2008 Oldham St., 7 rooms, 2 baths...	\$ 65.00
1309 Murray Lane, 7 rooms .....	\$ 65.00
1416 Westover Rd., 6 rooms .....	\$ 60.00
2816 Glenview St., 5 rooms .....	\$ 57.50
1407 Newfield Lane, 5 rooms .....	\$ 55.00

*Classified Ad 4 -- No Title. The Austin American (1914-1973); 21 Nov 1937: 12*



**Sound Sleep  
is the best  
"Beauty-Nap!"**

Sparkling good health is the soul of beauty, and sound, restful slumber refreshes tired, facial muscles and smoothes away tiny wrinkles of irritation and fatigue.

Good health demands thorough rest. The observation of a physician is essential for combatting insomnia. A visit to your medical doctor is the first step toward sound beauty sleep.



**GREENWOOD DRUG CO.**

10th & Congress Phone 9191

GREENWOOD S. WOOTEN, Owner

*Display Ad 23 -- No Title. The Austin Statesman (1921-1973); 08 June 1937: 7.*



**TIME FOR THE LAST DIP** — Swimming time is almost over for these four collegiates, as school days are fast drawing nigh. Thomas Asbury Manuel (left) son of the H. T. Manuels, 1202 West 22½ Street, will leave Sept. 7 for Ohio Wesleyan University to study chemistry. Nancy Westfall, daughter of the W. H. Westfalls, 1510 West 29th Street, will study in-

terior decorating at the University of Texas. Ann Burch will leave Tuesday for the University of New Mexico to major in geology. Her parents are the James H. Burches, 2816 Glenview. Harvard-bound Hubert Enon Hocutt plans to leave between Sept 8 and 12. His major is physics, and his parents are the E. G. Hocutts, 711 Norwalk Lane.

*"College Time Is Nearly Here." Peters, Flossie. The Austin American (1914-1973); 30 Aug 1953: C1.*

### **Historical Associations:**

The house was built in 1953 for Greenwood and Nina Belle Wooten, who had purchased this property from Bradfield and Brush in 1945. Greenwood Wooten was a prominent local pharmacist, operating Greenwood Drug Store at 10<sup>th</sup> and Congress for over 30 years before going into the real estate business. Greenwood Wooten was also a member of a pioneer Austin family who had been instrumental in establishing the University of Texas and serving on the first Board of Regents. Nina Belle Wooten was a native of Temple, Texas, and active in the Settlement Club and Junior League of Austin. The Wootens lived here until their deaths. The

**Biography for Greenwood Wooten, Sr.**

Greenwood Wooten, Sr. was born in Austin on January 21, 1898 to one of the founding families of the University of Texas. He attended public schools in Austin before entering Tulane University, where he studied medicine for three years. He graduated from the University of Texas. Dr. Wooten enlisted in the service during World War I, serving with the Medical Corps in New Orleans.

In August 1921, Greenwood established the Greenwood Drug Company at 922 Congress Avenue. His business expanded rapidly, and he opened a second store at 26th and Guadalupe with "free delivery-anywhere, anytime". Wooten owned and operated the Greenwood Drug Company for 30 years.

Greenwood's father and grandfather both served on the Board of Regents at the University of Texas. Dr. Thomas D. Wooten, his grandfather, was among the planners who enabled the University to open in 1884, and he was a member of the first Board of Regents.

Greenwood's uncle was Goodall Wooten, after whom Wooten Elementary and U.T.'s Goodall Wooten dormitory are named.

**Biography of Nina Belle Payne Wooten**

Nina was the daughter of C.W. and Rose Payne, both native Texans. Mr. Payne was the Vice-President of the Merchants and Planters Cotton Mill in San Antonio. Nina attended the University of Texas before marrying Greenwood.

They had a son, Dr. Greenwood Wooten, Jr., who also attended the University of Texas and practiced medicine in Austin.

*Staff report and historic zoning application for 1405 Wooldridge Ave., 2009.*

<https://services.austintexas.gov/edims/document.cfm?id=127727>

## Page Southerland Page, LLP of Austin



Page Southerland Page's earliest roots in Texas began in 1886 when Charles Henry Page moved his young family from St. Louis, Missouri to Austin to work as a stonemason on the construction of the new Texas State Capitol building. In 1898, Page's oldest son, Charles Henry (Jr.) opened the architectural firm of C.H. Page, Jr., to be joined shortly thereafter by his younger brother Louis as C.H. Page and Bro. -- which would later become known as Page Brothers. Page Brothers would quickly emerge as one of the preeminent architectural practices in Texas with the commission for the Texas Pavilion at the St. Louis World's Fair in 1904. The firm was prominent in the transition from late 19<sup>th</sup> century eclecticism, through an expressive classicism in the 1910's, to the period of modernism. The firm became one of the state's leading firms specializing in public projects such as schools and courthouses. Its works extended across Texas and included such significant projects as the Smith County Courthouse (1910), the Littlefield Building in downtown Austin (1918), the Hunt County Courthouse (1928), the Travis County Courthouse (1929), and the Austin National Bank (1930, razed 1956) at 513 Congress Avenue.

In 1932, Louis' son Louis C. Page, Jr. and MIT Classmate Louis F. Southerland established the office of Page & Southerland in Tyler, Texas following the largest oil boom in Texas History at that time. With the death of Louis Page Sr. in 1934, in 1935 Page & Southerland relocated to Austin to continue his side of the Page Brothers practice while Charles Henry's son joined his father and changed the name of Page Brothers to C.H. Page & Son. C.H. Page & Son would continue its practice in Austin being responsible for such notable projects as the United States Federal Courthouse (1935) and Centennial Floors at the Texas State Capitol. After the death of C. H. Sr. in 1957, Charles Henry, Jr. continued to practice for several years until closing its doors in the early 1960's.

"Page Southerland Page, LLP of Austin." Texas Historical Commission. <https://www.thc.texas.gov/page-southerland-page-llp-austin>

### Permits

Connection Charge \$ 12  
 Application for Sewer Connection. N<sup>o</sup> 13680A  
 Austin, Texas, Sept. 1 1937  
 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 Louis Southerland  
 at 2816 Glenview Street,

*Sewer service permit, 1937*

**PERMIT FOR WATER SERVICE** AUSTIN, TEXAS NO. 5451 INDEXED  
 M. *H. C. Page* Address *2816 Glenview Ave.*  
 Plumber *Fox Schmidt* Size of Tap *1/2* Date *5-14-37*  
 Foreman's Report  
 Date of Connection *5/17/37*

Water service permit, 1937

**PERMIT FOR WATER SERVICE** AUSTIN, TEXAS NO. 5852 INDEXED  
 M. *Louis F. Sutherland* Address *2816 Glenview Ave.*  
 Plumber *Fox Schmidt* Size of Tap *1/2* Date *9-1-37*  
 Foreman's Report  
 Date of Connection *9/8/37*

Water service permit, 1937

**Louis Sutherland** 2816 Glenview Ave.  
 59'x129.84' of Tract  
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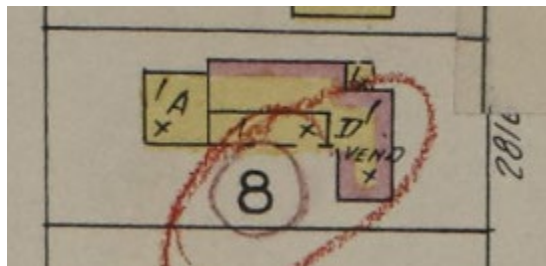
Brykerwoods

brick veneer &amp; frame res., gar. attached

198n - 8-7-37

Building permit, 1937

Maps



Sanborn map, 1962