HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
FEBRUARY 1, 2022
HR-2023-004436
WILSHIRE WOOD
4206 WILSHIRE PARKWAY

PROPOSAL

Demolish a ca. 1947 house and carport and construct a new building with pool.

ARCHITECTURE

One-story, side-gabled masonry house with multilight casement windows, a partial-width inset porch, and attached carport.

RESEARCH

The house at 4206 Wilshire Parkway was constructed in 1947 by Wilshire Wood builders Bradfield and Brush. Tom Bradfield, Jr. and his wife, Mary, lived in the home while he worked with Walling, Bradfield & Brush. The Bradfields sold the house around 1953 to physician Martin P. Legett and his wife, Margaret Legett. Legett owned practices on Burnet Road and East Avenue until the 1970s.

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 house is appropriately set back approximately 25'. It appears to maintain the street rhythm.

2. Orientation

The proposed building is consistent with the predominant orientation on the block, facing Wilshire Parkway.

3. Scale, Massing, and Height

The proposed new building is one story in height, appropriate for the lot and district. While the building's massing is nontraditional, it appears simple at the front elevation. Canted floor plans are found elsewhere in the Wilshire Wood district. It does not exceed the overall height or foundation height of neighboring buildings.

4. Proportions

The building's long, low proportions appear mostly compatible with nearby contributing buildings, which are one-story with horizontal emphasis at the rooflines.

5. Design and Style

The proposed new building appears mostly compatible with the surrounding district, with the exception of the angled front roofline and chimney. It appears appropriately differentiated in materials and style, and the design elements are consistent throughout. The proposed design does not combine character-defining features from different styles.

6. Roofs

The proposed roofline is somewhat complex, with varying slopes throughout. It does not appear to reflect the character of the roofs on contributing buildings beyond its horizontal emphasis.

7. Exterior Walls

Proposed exterior materials appear compatible. Secondary materials are somewhat compatible, though the vertical rainscreen at main elevation does not appear elsewhere in the district.

8. Windows and Doors .

The street-facing façade of the proposed design includes pictures windows and an inset entryway, found in nearby contributing buildings. Windows are somewhat compatible in size, though they do not reflect the configuration or profile of nearby contributing buildings. The proposed front door appears compatible in style and visible from the street.

9. Porches
The proposed design includes a covered porch, which somewhat reflects the design of contributing porches within the district, though most are simpler in design and display less decorative detailing.

10. Chimneys
The proposed chimney is masonry.

Summary
The project meets most of the applicable standards except section 6.

PROPERTY EVALUATION

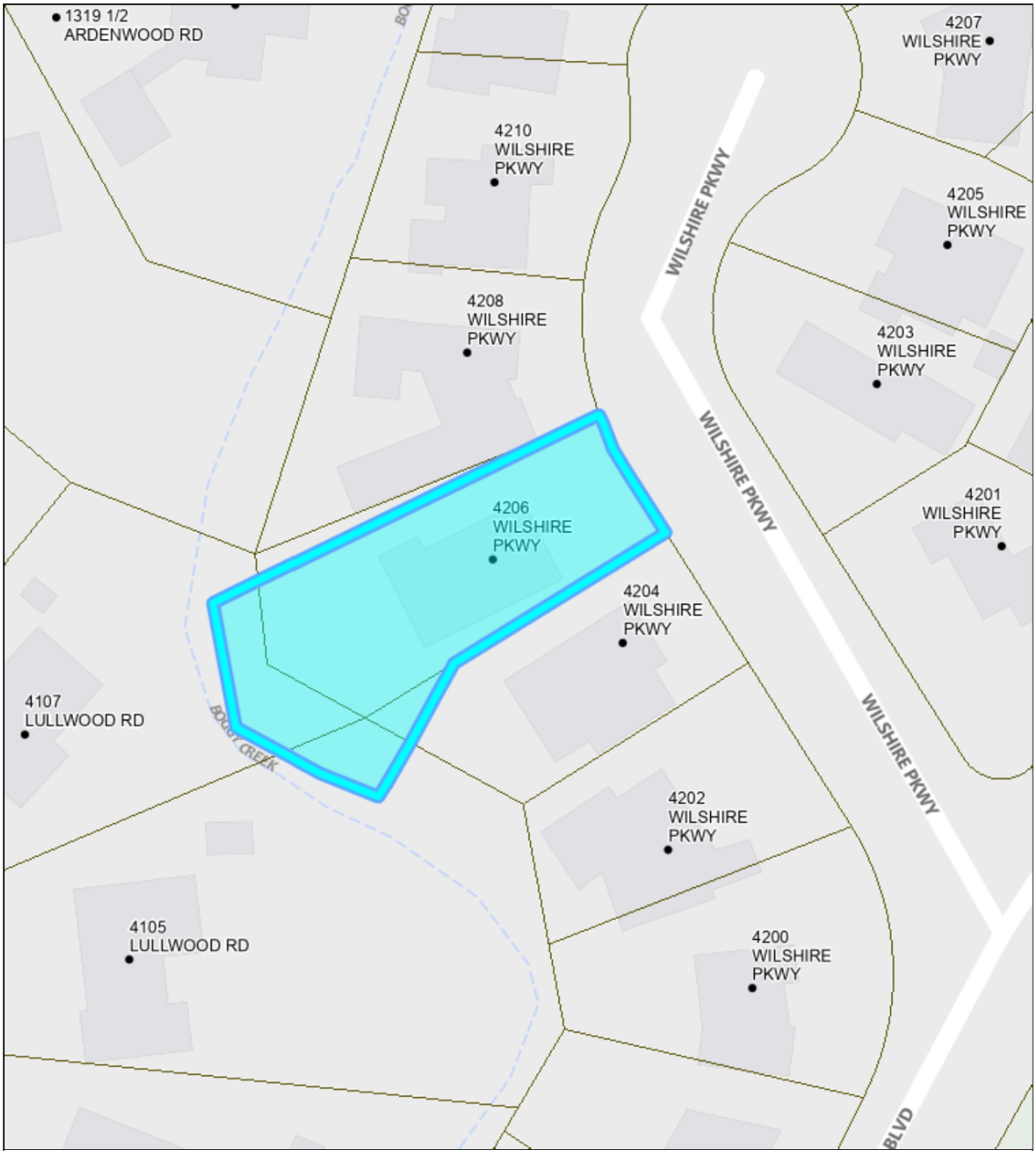
The property contributes to the Wilshire Wood National Register district.

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 not appear to convey architectural significance.
    b. Historical association. The property does not appear to have significant historical associations.
    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 appear to 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 application upon completion of a City of Austin Documentation Package. Comment on and release plans for new construction.

LOCATION MAP



1: 600

1/13/2023

Property

Addresses

Lot Lines

Lot Line

GF 23-002742

4206 WILSHIRE PARKWAY

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 Street View, 2022



Demolition permit application, 2023

Occupancy History
City Directory Research, December 2022

1959	Martin P. Legett, owner
1955	Martin P. and Margaret F. Legett, owners Physician, 3717 East Ave
1952	Tom W. and Mary A. Bradfield, owners Associate, Walling, Bradfield & Brush
1949	Under construction

Historical information

Tri-Delta Alliance Slates Benefit Style Show March 18

Mrs. Tom Bradfield Jr. will be hostess for the night group of Delta Delta Delta Alliance at a meeting at 7:30 p. m. Wednesday at her home, 4206 Wilshire Parkway. She will be assisted by Mrs. Eugene Parker and Miss Etha Forham.

The morning group of the alliance will meet with Mrs. Charles K. Hage, 400 East 35th, at 10 a. m. Thursday. Co-hostesses will be Mesdames W. D. Craig, C. L. Davis and W. R. Devine.

Delta Delta Delta Alliance will sponsor a style show March 18 at 10 a. m. Caleasieu Auditorium. Funds raised from the event will be used for scholarship and service projects of the group.

Tickets are 60 cents and may be secured from Mrs. Joe Carrington Jr., Mrs. L. C. Proctor, Mrs. Tom Bradfield Jr., Mrs. Charles Hage, Mrs. R. M. Gibboney, Mrs William Danforth and from Evelyn's Feminine Fashions.

Clothing from the latter will be featured with Milray hats, Leon's shoes and bags and Studio Girl cosmetics.

Models will be members of the alliance and the Tri-Delta housemothers.

Mrs. Gibboney is general chairman for the show. She is being assisted by Mrs. Charles Hage, refreshments chairman; Miss Amy Rose Cate, stage and floral arrangements; Mrs. Danforth, script and publicity; Mrs. Carrington, tickets.

Mrs. Carrol Cobb will be pianist for the show. Miss Peggy Ann Curtis of the Bubbles Welch School of Dance will present acrobatic and tap dances.

"Tri-Delta Alliance Slates Benefit Style Show March 18". The Austin American (1914-1973); 02 Mar 1952: C10.

MARTIN LEGETT, M.D.

Announces the opening of his office for general practice

at

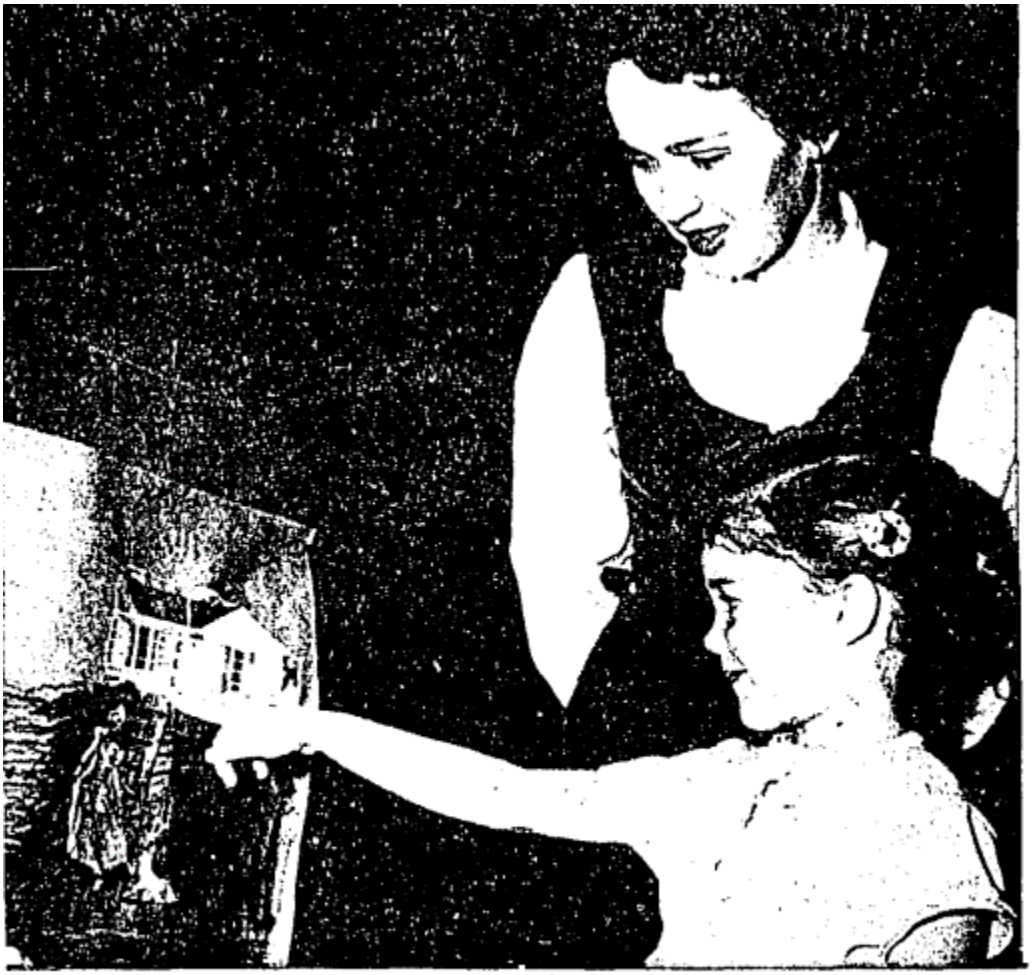
4618 BURNET RD.

Office Hours
9 to 6 Daily

Phone
5-6554

Night Calls and Sunday Residence Phone 6-1567

Display Ad 4 -- No Title. The Austin Statesman (1921-1973); 09 Sep 1953: 2.



Austin Statesman-United Press

Mrs. Pat Younts, first grade teacher at Maplewood School, finds her work both rewarding and interesting. In the picture, Mrs. Younts and Ellen Legett discuss a drawing Ellen has made in a study the class is doing of "Our Home." Ellen is the daughter of Dr. and Mrs. Martin Legett, 4206 Wilshire Parkway.

"Interest in Their Child Pleases Pupils' Parents". Brewer, Anita. The Austin Statesman (1921-1973); 18 Oct 1955: 17.

RICHARDSON, Mrs. Annie, 72, 4206 Wilshire Parkway, died Tuesday. Services 10 a.m. Friday at Hyltin-Manor Funeral Home. Survivors: sons, E. Wayne Richardson of Austin and Meck Richardson of Houston; daughter, Mrs. Virginia Lee Smith of Oklahoma City, Okla.; eight grandchildren.

"Deaths and Services". The Austin American Statesman (1973-1980), Evening ed.; 04 Dec 1974: 35

Receipt No. 8489 Application for Sewer Connection No. 23021

Austin, Texas, 9-25-47

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 Carlton Brush & Tom Bradfield at 4206 Wilshire Park Street,

Sewer service permit, 1947

WATER SERVICE PERMIT No. B 4199

Austin, Texas

Received of Carlton Brush & Tom Bradfield Date 9-24-47

Address 4206 Wilshire Pkwy.

Amount Twenty and no/100 $ 20.00

Plumber R. H. Barr Size of Tap 3/4"

Date of Connection 10-1-47

Water service permit, 1947

Carlton Brush & Tom Brad-field			4206 Wilshire Parkway	
253	7	-	-	-

Wilshire Park

Masonry residence with car port attch.

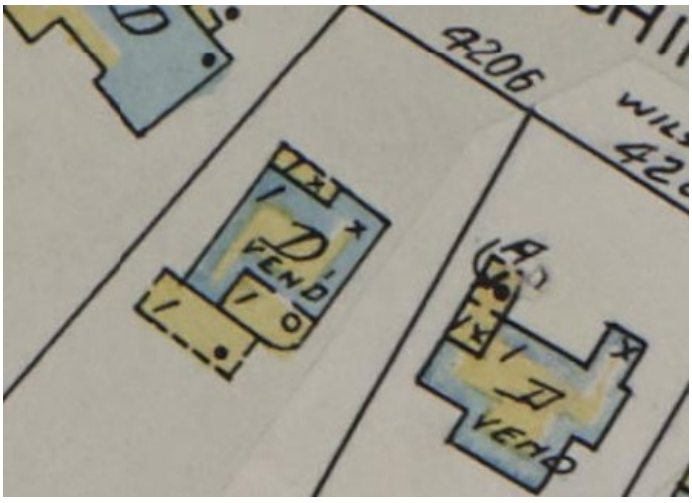
35202 9-16-47 $4500.00

Owner

5

11-3-77 #168530, remodel exist roof, Bill Passmore, $3800.0

Building permit, 1947



Sanborn map, 1962