

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MAY 3, 2023
HR-2023-041379
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT
2907 GLENVIEW AVENUE

PROPOSAL

Replace windows, relocate front door, and remodel front porch.

PROJECT SPECIFICATIONS

- 1) Replace front door, landing, and steps. Relocate front door.
- 2) Replace windows at main and secondary elevation, moving a window to the location of the existing front door. Proposed replacements are wood double-hung windows with simulated divided lights.
- 3) Construct a wood porch railing.
- 4) Replace gable vent.

ARCHITECTURE

One-story L-plan house with partial-width covered porch, brick cladding, and 6:6 and 8:8 windows.

RESEARCH

The house at 2907 Glenview Avenue was built around 1937. Its first residents were John Grady and Leffler Sunshine Gray, who lived there until around 1943. Its next owner was Catherine Wilkins, who worked as a receptionist at the office of Samuel Key, Jr. The house was vacant for several years in the early 1950s before it was purchased by William T. and Kathryn Skinner. William Skinner worked as an architect, constructing commercial buildings around Central Texas with his partner Raymond Littlefield. The firm split in 1962.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) 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:

Repair and alterations

1. General standards

The proposed project removes historic-age windows and relocates existing front door opening.

5. Windows, doors, and screens

The proposed project replaces existing windows without evidence of deterioration beyond repair. Though the proposed replacements appear appropriate in style and configuration, energy efficiency upgrades do not appear within the project scope; thus, replacement is not appropriate per the design standards. The proposed project includes replacement of a window with a new front door, which does not meet the standards.

6. Porches

The proposed project constructs a new railing at the front porch and alters the position of porch posts.

Summary

The project does not meet most of the applicable standards.

PROPERTY EVALUATION

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

Designation Criteria—Historic Landmark

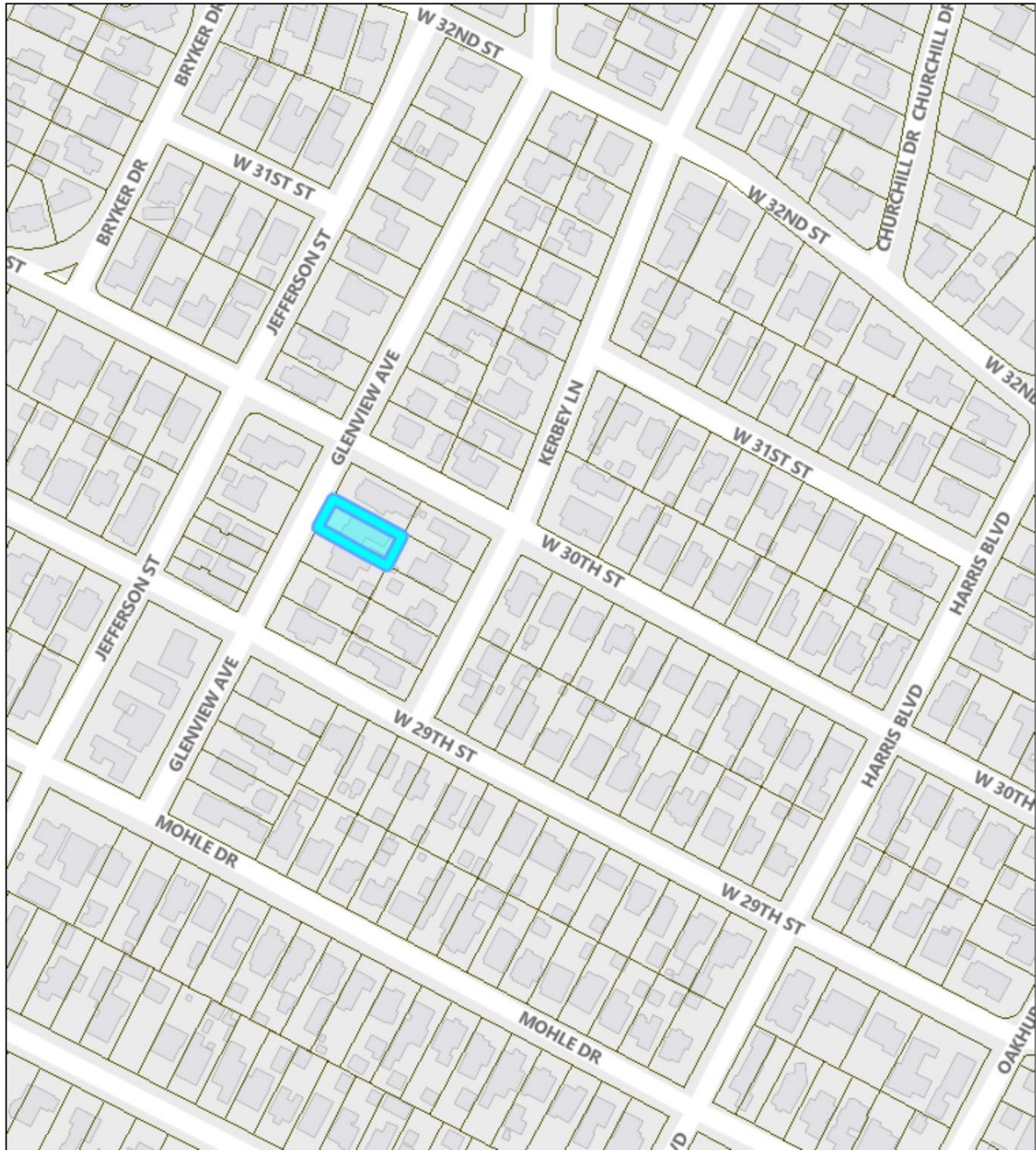
- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The building does not appear to convey architectural significance.

- 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 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

Comment on plans.

LOCATION MAP



1: 2400

Lot Lines

Lot Line

**HR 23-041379**

2907 GLENVIEW AVENUE



4/14/2023

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 Maps – 2023

Occupancy History

City Directory Research, April 2023

- 1959 William T. & Kathryn Skinner, owner – Skinner & Littlefield Architects
- 1957 William T. & Kathryn Skinner, owner – Skinner & Littlefield Architects
- 1955 William T. & Kathryn Skinner, owner – Skinner & Littlefield Architects
- 1954 William T. & Kathryn Skinner, owner – Skinner & Littlefield Architects
- 1953 Vacant
- 1952 Vacant
- 1949 Catherine C. Wilkins, owner – Receptionist for Samuel N. Key Jr.
- 1947 Catherine C. Wilkins, owner – Receptionist for Samuel N. Key Jr.
- 1944 Catherine C. Wilkins, owner – Receptionist for Samuel N. Key Jr.
- 1942 John Grady Gray, owner
- 1941 Grady and Sunshine Gray, owners
- 1940 Grady Gray, owner
- 1939 Grady Gray, owner
- 1937 Address not listed.

Historical information

**MISS PIERCE,
GRADY GRAY
MARRY**

Tall baskets of yellow chrysanthemums against a background of palms and ferns formed a pretty setting for the marriage of Miss Leffler Sunshine Pierce to John Grady Gray of this city Wednesday evening in the First Methodist church with the Rev. Virgil Fisher, pastor, reading the ceremony.

Mrs. Glenn Lewis, at the organ for wedding music, accompanied Mrs. A. L. Nelson, who sang "I Love You Truly," and during the ceremony G. A. Sievers, violinist, played Schumann's "Traumerel" softly.

F. L. Dahlstrom of Houston, Martin Manning of Cameron and Ray Laudan of Austin, the bridegroom's attendants, entered as the wedding march was sounded, and were followed by Mrs. F. L. Dahlstrom of Houston, who was the bride's matron of honor, Miss Dee Harrington, maid of honor, and Misses Jennie Marie Goodwin and Marjorie Ann Taber, bridesmaids.

2:00 to 6:00 P. M.

2907 GLENVIEW

\$10,950

FULL BRICK HOME, LARGE TREES, in one of the best residential areas in all Austin. Prewar quality, separate dining room, two large bedrooms, full tile bath. Beautiful lawn and shrubs. Enclosed garage. We can finance this home on your terms.

MISS PIERCE, GRADY GRAY MARRY. The Austin Statesman (1921-1973); 19 Sep 1935: 6.

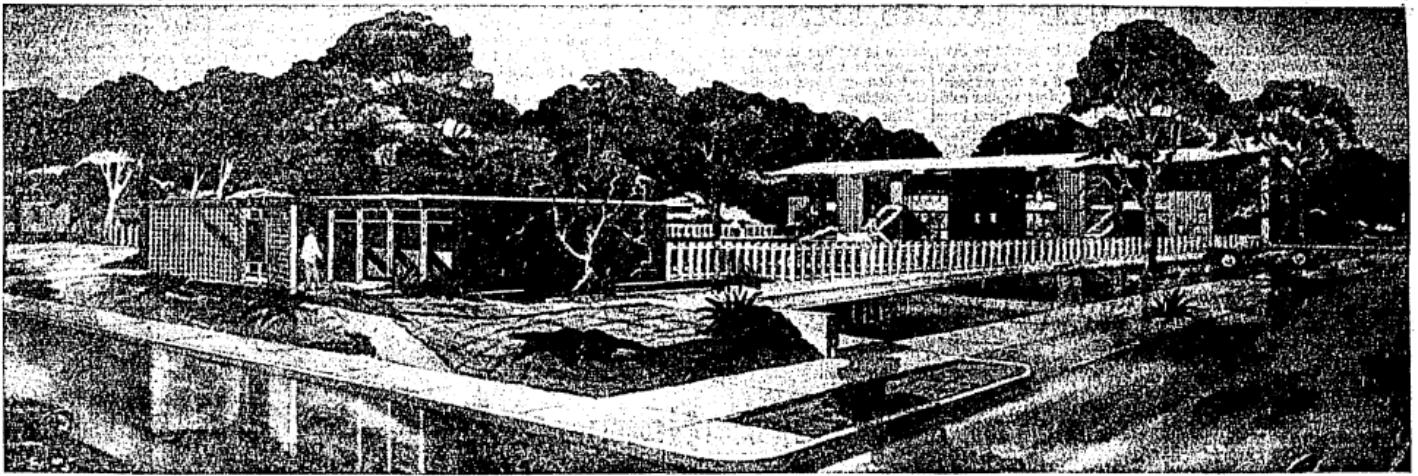
Display Ad 33 -- No Title. The Austin American (1914-1973); 04 Apr 1954: B15.

architect, and Irvin R. Klein and Associates of Houston. Owner of the building is the T. R. Berenson Associates of Boston, the developer of the proposed \$4 million Capital Plaza Shopping Center.

Our Lady of Guadalupe parish, 1206 East Ninth Street, at the weekend took under study bids for the construction of a convent of two stories with 6,000 square feet of area which were opened earlier at the church parish hall. Skinner and Littlefield of Austin are archi-

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Plans

Big Construction Bids Slated Early Openings. The Austin American (1914-1973); 03 May 1959: B16.



An architect's perspective shows the proposed Continental Apartments being constructed for Skinner and Littlefield, Austin architects, who will have their

offices in the adjacent building at the left. The project is under construction at Manor Road and Oldham Street and is scheduled for completion Sept. 15. Apartments are now available for leasing.

Sept. 15 Completion Slated For Continental Apartments

Construction of an eight-unit apartment house to be known as the Continental Apartments and an adjoining office building for Raymond C. Littlefield and William T. Skinner, architects, has been started at Manor Road and Oldham Street.

The project is due for completion about Sept. 15. A formal opening is planned at that time to permit the public to view this building featuring a number of new appointments.

The apartments are now being completed and are available for leasing, it was announced.

The adjacent office building will become the new home of the Skinner and Littlefield architectural firm.

The apartment building was designed in a contemporary styling creating individual entrances to each apartment. This effect was achieved through providing two principal stairways and entrance halls opening onto each apartment.

Apartment interiors are enhanced by wood paneled walls, carpeted floors and acoustical tiled ceilings. Each apartment contains a living room, dining room, kitchen, bedrooms and bath. Each kitchen features complete electric built-in appliances. The bedrooms offer twin closets with built-in drawer units. Each bath has a dressing table with built-in lavatories.

All apartments are furnished in the modern tempo with Danish styling.

Each apartment has a year-round air-conditioning system with individual temperature controls. A

four-channel television antenna system has been built into each apartment.

The grounds have been landscaped around a 42-foot oval shaped swimming pool and adjacent terrace. Beautiful tree-shaded lawns are completely enclosed with a five-foot high redwood fence.



MODERN SHOPPING CENTER AND MEDICAL BUILDING WILL BE BUILT ON HANCOCK DRIVE TO SERVE THE NORTHWEST
Doctors' and dentists' offices will be housed in the circular structure at left, shops in the long wing

Million Dollar Center Slated for Northside

Construction is scheduled to begin immediately on a million dollar medical and shop center on Hancock Drive adjacent to Burnet Road by the Kenray Corporation of Austin.

The transaction for the three acre site was handled by Marvin Braswell, whose firm will handle all leasing arrangements of both offices and shop spaces. The tract adjoins the site of a proposed 500-unit luxury apartment hotel announced earlier.

The combination of a shopping center and medical office building, designed by the architectural firm of Skinner and Littlefield of Austin, will serve residents of

Northwest Austin. The shopping center, a radiological and clinical center, constructed somewhat in an "L" shape, will be architecturally accented by the adjacent ultramodern, circular, medical building. This building will contain two floors, access being provided by a split-level ramp system rather than a conventional stairway. The first floor will contain three dental suites, facilities for a dental hygienist and laboratory technician to work in conjunction with the dentists, optician's office, pharmacy, coffee lounge and a fireproof record storage vault for tenant's use.

Located on the second floor, will be medical suites for nine doctors, a radiological and clinical center, constructed somewhat in an "L" shape, will be architecturally accented by the adjacent ultramodern, circular, medical building. This building will contain two floors, access being provided by a split-level ramp system rather than a conventional stairway. The first floor will contain three dental suites, facilities for a dental hygienist and laboratory technician to work in conjunction with the dentists, optician's office, pharmacy, coffee lounge and a fireproof record storage vault for tenant's use.

Located on the second floor, will be medical suites for nine doctors. The shopping area will be occupied primarily by specialty shops including a cocktail lounge, import, luxury and gift shops as well as professional offices. The areas around the buildings and throughout the parking lot will be landscaped with trees and plants to accent the buildings and to break up the monotony of the immense parking area. A total of 230 parking spaces have been placed within easy access to all buildings.

Million Dollar Center Slated for Northside. The Austin American (1914-1973); 18 June 1961: C12.

Notice is here given of the dissolution of all partnership agreements by and between William T. Skinner and Raymond C. Littlefield, effective February 15, 1962, which includes, but is not limited to, Skinner and Littlefield, Architects, and Continental Apartments, both of 801 Manor Road, Austin, Texas, and no partnership obligation is authorized to be made subsequent to February 15, 1962. These businesses shall henceforth be operated as a sole proprietorship by Raymond C. Littlefield under the firm name of R. C. Littlefield and Associates, Architect and Developer.

RAYMOND C. LITTLEFIELD
WILLIAM T. SKINNER

Legal Notice 1 -- No Title. The Austin Statesman (1921-1973); 28 Feb 1962: 31.

Permits

L.L. McCandless 2907 Glenview Ave.
 61 50x120 13
 Brykerwoods
 brick veneer res. & box gar.
 203n - 9-27-37
 Building Permit - 1937

1247 10/11 1247 10/11

WATER SERVICE PERMIT
 Austin, Texas

Received of COY DORRINS
 Address 2611 ALLAN DALE RD
 Amount TWENTY & NO/100
 Plumber L.L. MYERS
 Date 5-2-37
 Size of Tap 3/4"

Date of Connection 5-12-37
 Size of Tap Made 3/4"
 Size Service Made 3/4"
 Size Main Tapped 2" C.I.
 From Front Prop. Line to Curb Cock 15'
 From E-Prop. Line to Curb Cock 8'
 Location of Meter CURB
 Type of Box LOCW
 Depth of Main in St. 3"
 Depth of Service Line 2"
 From Curb Cock to Tap on Main 10' 11"
 Checked by Engr. Dept. 6-12-37

INDEXED 6026
 NW 1/4 371

No.	Fittings	Size
1	Curb Cock	5/8"
1	Elbow	3/4" COP
1	St. Elbow	3/4" SUC
1	Bushing	3/4" COP
1	Reducer	2 1/2" x 3/4" Tap
1	Pipe	2"
1	Lead Comp	
1	Nipples	
1	Union	
1	Plug	
1	Tee	
1	Stop	
1	Box	
1	Lid	
1	Valves	
1	Job No.	W-323
1	Req. No.	502

W. H. H. K.

Water service permit - 1937