

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
OCTOBER 4, 2023
HR-2023-118825
TRAVIS HEIGHTS-FAIRVIEW PARK HISTORIC DISTRICT
514 EAST LIVE OAK STREET

PROPOSAL

Demolish a house constructed between 1917 and 1930 and construct a new building.

PROJECT SPECIFICATIONS

The proposed new building is two and one-half stories in height. It is clad in stucco, horizontal siding, and brick veneer. Its compound roof is clad in standing-seam metal. Fenestration includes fixed and casement windows with various lite configurations, a partially glazed front door, and a front-facing garage.

ARCHITECTURE

One-story bungalow with pyramidal hipped roof with intersecting porch gable; partial width inset porch; and horizontal siding. Decorative details include exposed rafter tails and remnants of jigsawn brackets.

RESEARCH

The house at 514 East Live Oak Street, addressed as both 400 East Live Oak and 2119 Brooklyn in archival documents, is identified in the National Register inventory as a 1917 structure. Though the building does not appear in City directories until the 1930s, its modified form and details suggest an earlier build than the 1930 water tap permit. The Plumley family are the earliest documented residents; they appear to have sold the house in the early 1930s after being caught storing liquor illegally at the house. In the late 1930s into the 1940s, the home was occupied by J. Buford Smith, a bookkeeper at the State Highway Department, and his wife, Katherine. In the 1950s, the house appears to have been primarily a rental property, with residents including a mill operator and a dry cleaner.

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 set back approximately 15', per average setback on the block.

2. Orientation

The proposed building is oriented toward the primary streetscape, with a front-facing garage that does not meet the standards.

3. Scale, massing, and height

The proposed building's scale, massing, and height all appear much larger and more monolithic than the surrounding buildings, though the changes in mass heights and other wall-plane offsets appear to mitigate some of the incompatibility.

4. Proportions

The proposed building's proportions do not appear to reflect the contributing properties' proportions, except for the porch.

5. Design and style

The proposed building's design and style are consistent, but do not appear to reflect nearby contributing designs.

6. Roofs

The proposed compound roofline appears more complex than other properties' rooflines within the district.

7. Exterior walls

The proposed stucco material is somewhat compatible, though the accent materials are less so.

8. Windows and doors

Proposed fenestration is largely incompatible.

9. Porches

The proposed front porch is somewhat compatible.

11. Attached garages and carports

See 2.

Summary

The project does not meet most of the applicable standards.

PROPERTY EVALUATION

The property contributes to the Travis Heights-Fairview Park National Register Historic District.

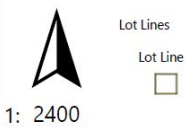
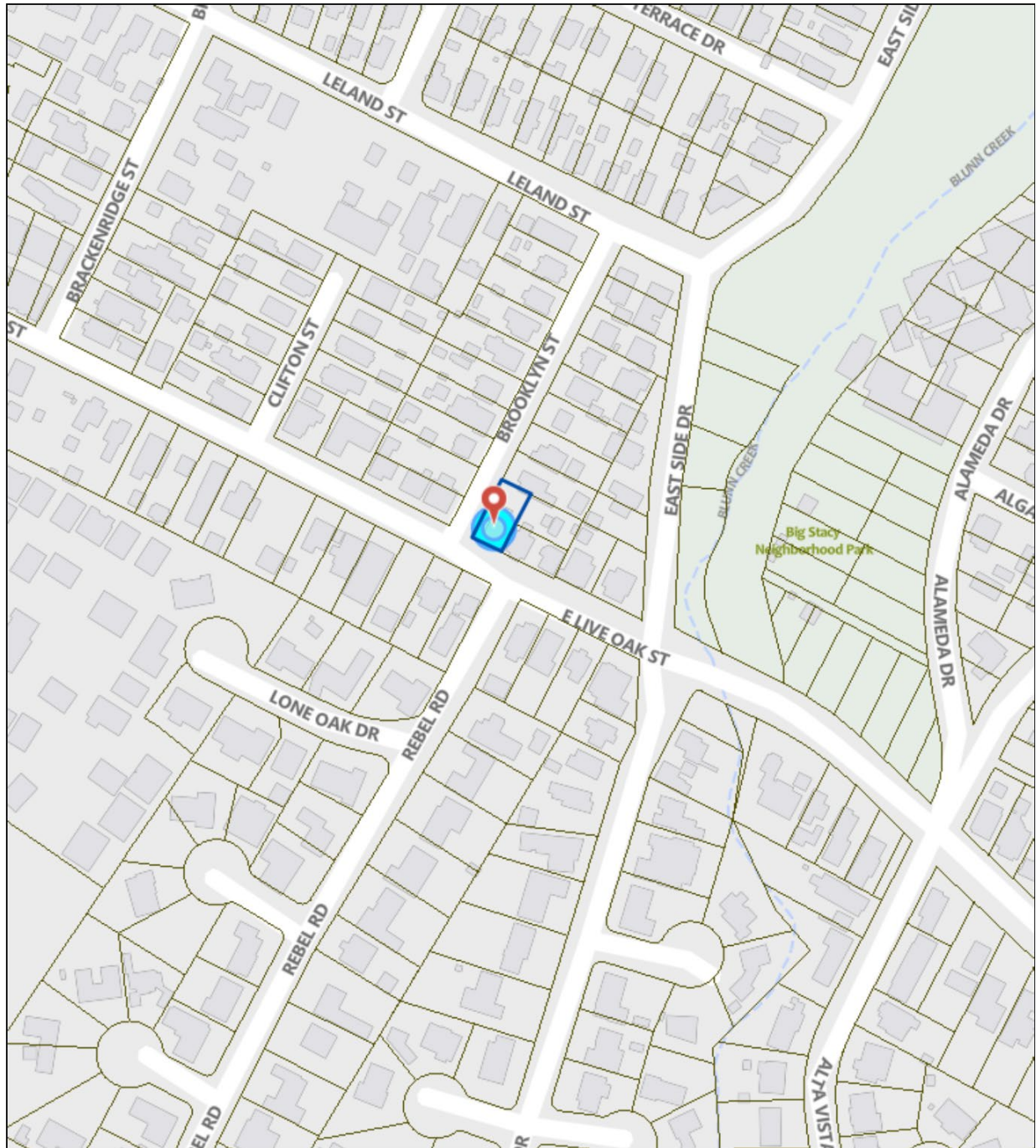
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity. Some windows have been replaced and the porch has been altered.
- 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. Encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the demolition permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



1: 2400

9/20/2023

HR 23-118825
514 E LIVE OAK STREET



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PROPERTY INFORMATION

Photos



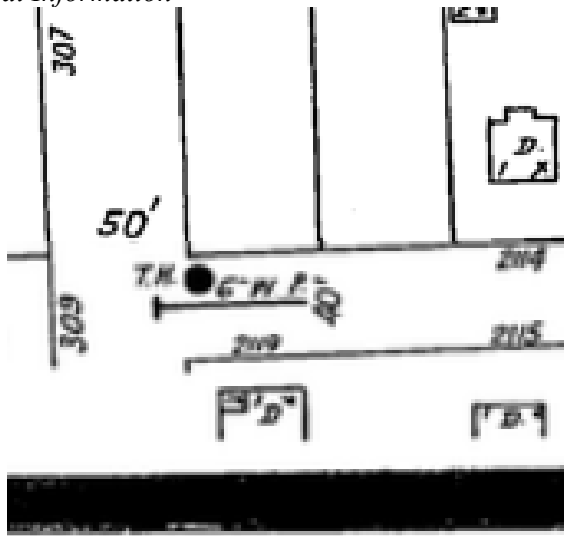
Demolition permit application, 2023

Occupancy History

City Directory Research, September 2023

| | |
|------|--|
| 1959 | Cecil R. and Dorothy Elliot, renters – manager, Dittlinger Roller Mills |
| 1955 | Cecil R. and Dorothy Elliot, renters – manager, Dittlinger Roller Mills |
| 1952 | Olon J. and Azelie Herrington, renters Harold Herrington, renter – helper, Capitol Laundry and Cleaning |
| 1949 | Richard J. Patterson, owner – plumber’s helper, V.R. Wattington |
| 1944 | Jackson Buford and Katherine Smith, owners – bookkeeper, State Highway Dept. |
| 1941 | Jackson Buford and Katherine Smith, owners – bookkeeper, State Highway Dept. |
| 1939 | Jackson Buford and Katherine Smith, owners – bookkeeper, State Highway Dept. |
| 1935 | Not listed. Addressed as 2119 Brooklyn on Sanborn map. |
| 1932 | Not listed. Addressed as 400 E. Live Oak on permits. |

Historical Information



streets. For terms, apply on premises.

FOR RENT—Three unfurnished rooms; references required. Apply at 400 East Live Oak street. mar 11-48

FOR RENT—Furnished rooms, two blocks

1935 Sanborn map

Classified Ad 2 -- No Title. *The Austin Daily Statesman* (1880-1889); 11 Mar 1884: 3.

House Padlocked On Court's Order

One Austin house was ordered padlocked and the occupants of another against which padlock proceedings were instituted were restrained Friday from trafficking in liquor by virtue of action taken by Judge Duval West in U. S. district court here.

Judge West ordered a house at 400 East Live Oak street padlocked for a year, subject to be reopened upon payment of court costs and the giving of a \$500 bond. He also ordered that four defendants, Carrie Kirk, Dick Plumley, Mary Plumley and Dovie Gerstmann, be restrained from handling any liquor at the Live Oak street address.

Louis Daywood, Helen Daywood, and Mike Daywood were enjoined from handling liquor at a house at 2703 East First street, but the house was not ordered padlocked.

Previously Thursday Judge West dismissed padlock proceedings against a house at 3512 Red River street, due to the fact that the house was destroyed by fire the night before.

The padlock proceedings against the three places resulted from alleged raids by federal prohibition officers and the consequent filing of liquor charges before the U. S. commissioner here.

THE DEAD

NEWMAN—Funeral services for Mrs. Neoma Newman, 23, who died at her home, 400 East Live Oak street, Monday night, were held from the Cook funeral home Wednesday at 4 p. m. with Rev. Dr. K. P. Barton officiating. Burial was in Oakwood cemetery.

Mrs. Newman is survived by her husband, Jack Newman, one little daughter, her father and mother, Mr. and Mrs. Joel Ray of Austin; three sisters, Mrs. O. N. Swift, Mrs. Jack Maloney, Mrs. Sam Piper of Austin, and one brother, Lloyd Ray of Youngfort, Tex.

THE DEAD. *The Austin Statesman* (1921-1973); 21 Jan 1930: 8.

APPLE INDUSTRY GROWS IN TEXAS. *The Austin Statesman* (1921-1973); 16 Sep 1932: 14.

Permits

10-8-81 - RTMS

Oma Euurs Patterson

514 E. Live Oak St.
W. 1/3 of 32 &
33

124

Pleasant View

Box garage

242n - 9/27/38

Connecting Charge \$

12.00

No

9114
114A

Application for Sewer Connection.

Austin, Texas, 1-11-38

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

J. T. Plumley

(400) E. Live Oak

Street

W. 1/3 of 32 & 33

which place is to be used as a residence

In this place there are to be installed 1 fixtures.

I agree to pay the City Sewer Department the regular ordinance charge.

Respectfully,

J. T. Plumley