

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JANUARY 10, 2024
PR-2023-155098
TRAVIS HEIGHTS-FAIRVIEW PARK NATIONAL REGISTER DISTRICT
402 LOCKHART DRIVE

PROPOSAL

Partially demolish and remodel a ca. 1939 house.

ARCHITECTURE

One- and one-half story cross-gabled house with modern shed-roof two-story addition at rear; features horizontal wood siding, a partial-width porch, and 1:1 wood windows.

RESEARCH

The house at 402 Lockhart Drive was constructed in 1939 by T. C. Steiner. Its first owner, electrician Durward Waggoner, lived there only a year before selling the house to Mozelle and John T. Warren. John Warren worked as a public health instructor. The Warrens lived in the home until the end of the 1950s. The house then became a rental property, housing short-term occupants including a construction foreman and a National Guardsman.

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 design standards apply to the proposed project:

Residential additions

1. Location

The proposed additions are located atop the existing house.

2. Scale, massing, and height

The proposed additions substantially increase the scale and height of the existing 1 ½ -story house and bring the bulk of the massing to the front elevation.

3. Design and style

The proposed design and style are mostly appropriate.

4. Roofs

The proposed compound roofline is more complex than the contributing rooflines in the district.

5. Exterior walls

The proposed siding is appropriate.

6. Windows, screens, and doors

The proposed fenestration appears compatible.

9. Attached garages and carports

The proposed front-facing garage is not compatible with the district.

Summary

The project meets some of the applicable standards, though it changes the contributing building entirely.

PROPERTY EVALUATION

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

Designation Criteria—Historic Landmark

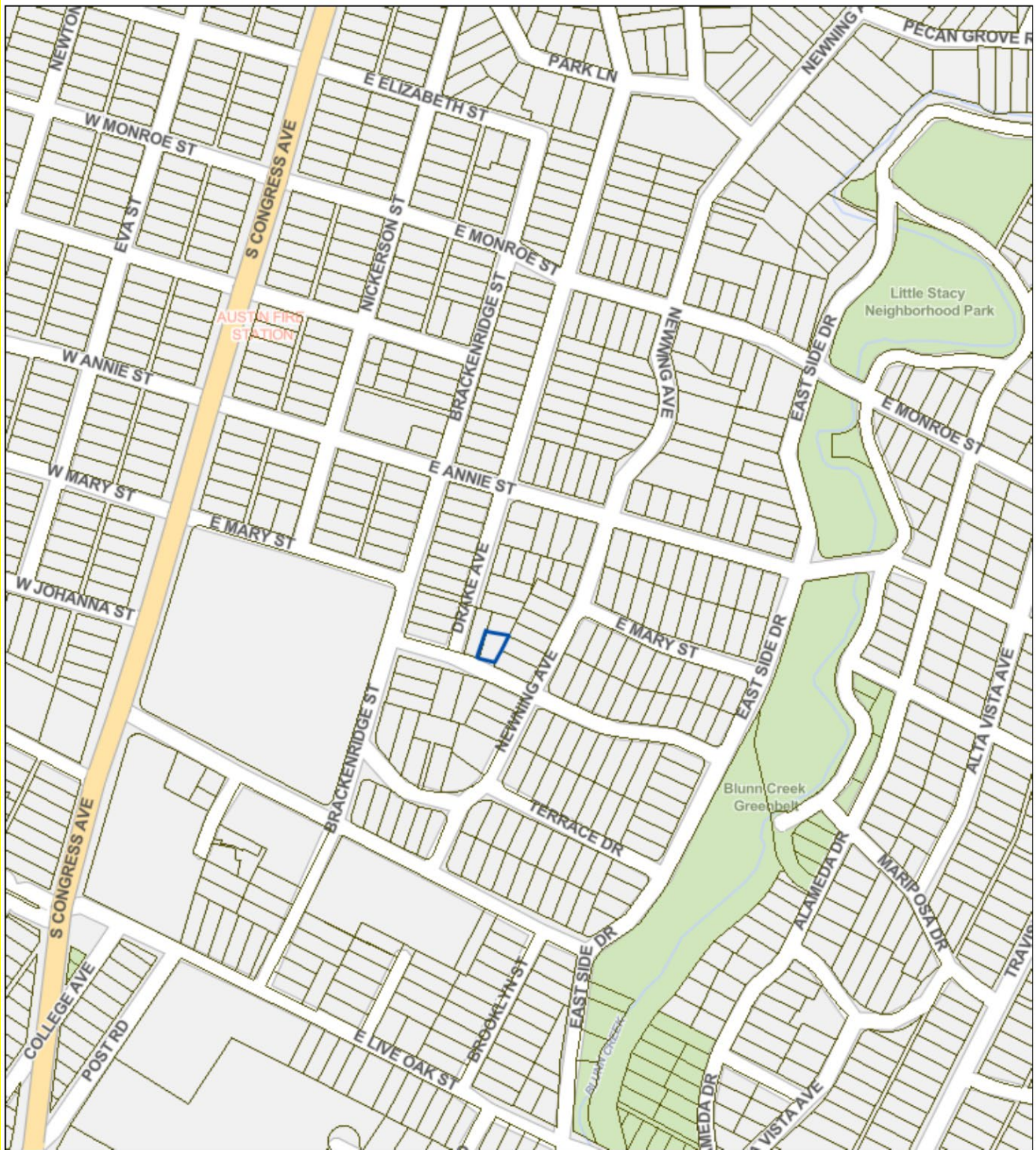
- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity. A two-story addition and fence were added in 2017. The original window screens have been removed.

- 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 city's character, image, or cultural identity; a 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 and request a City of Austin Documentation Package.

LOCATION MAP



Lot Lines

Lot Line



1: 4800

11/30/2023

GF 23-147732**402 LOCKHART DRIVE**

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



Zillow.com, ca. 2016

Occupancy History

City Directory Research, November 2023

1959	Louise V. Rose, renter
1955	Theodore R. Nyatt, renter – foreman, McKowan Construction
1952	Jimmie L. Hinson, renter
1949	John T. and Mozelle S. Warren, owners – public health instructor
1944	John T. and Mozelle S. Warren, owners
1941	Durward B. and Gladys Waggoner, owners - electrician
1939	Address not listed



A black and white photograph of a woman in a wedding dress, smiling and holding a bouquet of flowers. The image is high-contrast and grainy, with a vertical orientation. The woman is wearing a white lace wedding dress and a veil. She is holding a large bouquet of flowers in front of her. The background is dark and indistinct.

In an impressive candlelight ceremony at the Congress Avenue Baptist Church Saturday evening Miss Iwana Carolyn Rose, daughter of Mr. T. T. Rose, Washington, D. C., and Mrs. Louise York Rose, 402 Lockhart, became the bride of James Malcolm Utzman Jr., son of Mrs. J. M. Utzman, 2000 Alegria. Rev. E. E. Wheelless officiated.

A graduate of Austin High School, Mr. Utzman attended Sophia University of Tokyo and is presently attending the University of Texas.

The Austin American (1914-1973); Austin, Tex.. 24 Aug 1958: D2

402 Lockhart Dr.

●

—

5100' C

Frame residence & box garage

255n - 1/11/39