

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MAY 1, 2024
HR-2024-043013
WILLOW-SPENCE NATIONAL REGISTER HISTORIC DISTRICT
1008 SPENCE STREET

PROPOSAL

Partially demolish and construct a two-story addition to a one-story ca. 1916 house.

PROJECT SPECIFICATIONS

The proposed addition is constructed immediately behind the roof ridgeline and retains the first 15 feet of the house. It echoes the hipped roof of the original structure. Both the addition and the existing house are proposed to be clad in horizontal fiber cement siding, with new aluminum-clad 1:1 windows.

ARCHITECTURE

The Willow-Spence National Register Historic District nomination describes the property as a one-story wood-framed house with a hipped roof and corner front porch supported by wooden columns.

RESEARCH

The house at 1008 Spence Street was built around 1916 by Robert J. Hammond, a real estate broker. Hammond's parents, Charles and Fannie Hammond, lived there until around 1929. Charles W. Hammond worked as a plasterer. By 1931, both father and son had died, and Fannie Hammond moved from the house. Bennett F. and Lena Bryant were its next occupants; Bennett Bryant worked as a lineman for the City Electric Company. Though he died in 1942, Lena Bryant remained in her home for at least the next decade.

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 additions

1. Location

The proposed addition is located at the rear-side of the existing building.

2. Scale, massing, and height

The proposed addition is somewhat compatible; though it is two stories in height, it is set back sufficiently to reduce its visual weight. Recessing it further or articulating the new massing with setbacks or materials would enhance its compatibility.

3. Design and style

The proposed design and style are compatible.

4. Roofs

The proposed roofline is compatible; however, exposed rafter tails may give the appearance of false historicism.

5. Exterior walls

Proposed exterior materials are compatible.

6. Windows, screens, and doors

Most of the proposed fenestration is compatible.

Summary

The project mostly meets the applicable standards.

PROPERTY EVALUATION

The property contributes to the Willow-Spence 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 for landmark designation:
 - a. Architecture. The building is a good example of the National Folk style.
 - 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.

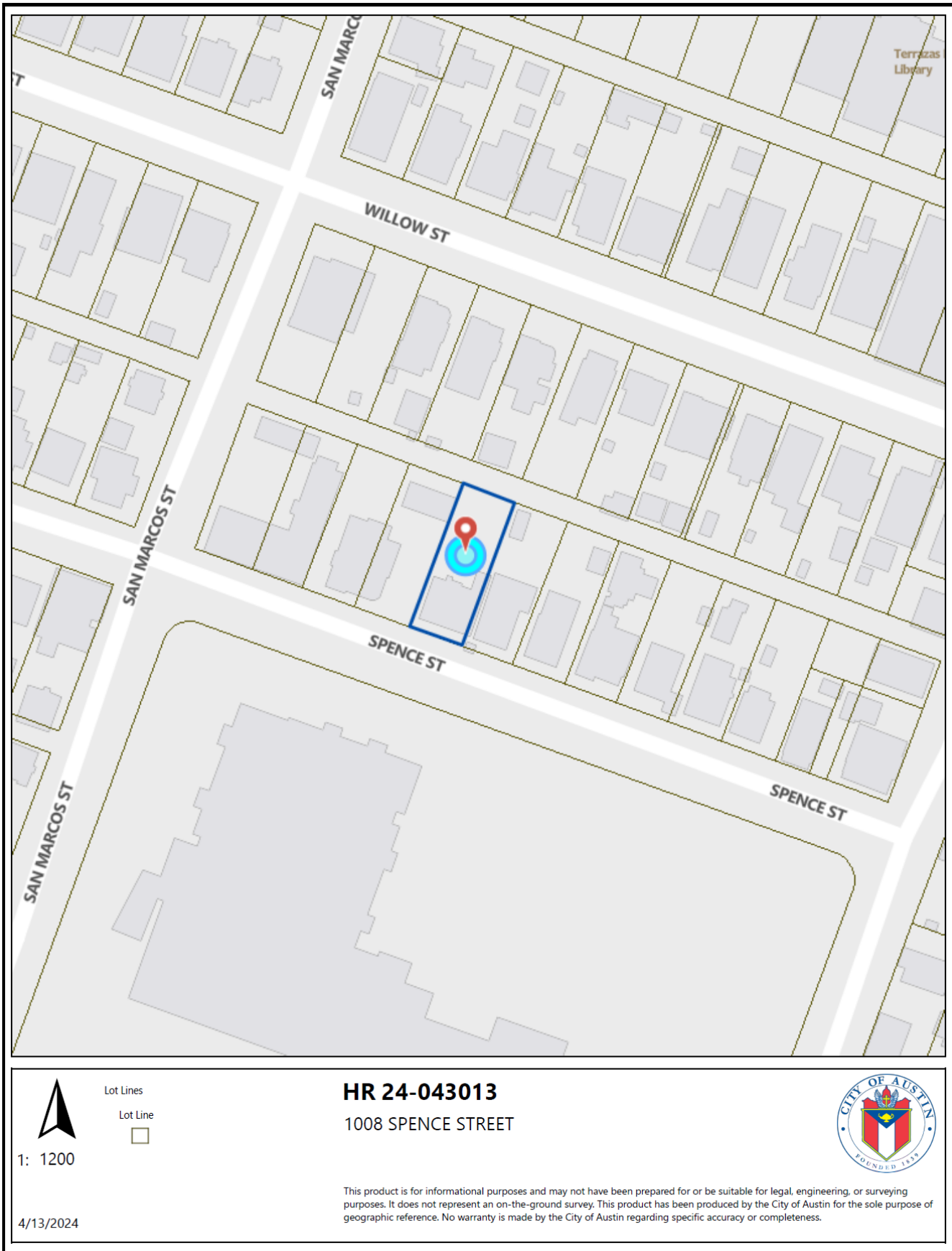
COMMITTEE FEEDBACK

Maintain the feeling of a one-story house by retaining the first-floor siding, windows, roofline, and rafter tails. Retain the existing window pattern on the side of the building without a porch.

STAFF RECOMMENDATION

Concur with Committee feedback and encourage the applicant to retain original windows and siding at the portion of the original house to remain. Comment on plans.

LOCATION MAP



PROPERTY INFORMATION

Photos



REAR
ELEV 10.00 5



FRONT
ELEV 10.00 4



EAST SIDE
ELEV 10.00 3



WEST SIDE
ELEV 10.00 2



FRONT
ELEV 10.00 1

Historic review application, 2024

Occupancy History

City Directory Research, April 2024

1959	Pluto Ojeda, renter
1955	Lina Brown, renter
1952	Mrs. Lena Bryant, owner
1949	Mrs. Lena Bryant, owner (widow of Bennett F. Bryant)
1944	Bennett F. and Lena Bryant, renters
1941	Bennett F. and Lena Bryant, renters – lineman, City Electric Department
1939	Bennett F. and Lena Bryant, renters – lineman
1935	Bennett F. and Lena Bryant, renters – lineman
1929	C.W. and Fannie Hammond, owners – plasterer
1924	C.W. and Fannie Hammond, owners – plasterer

- 1922 C.W. and Fannie Hammond, owners – plasterer
- 1918 Charles W. and Fannie Hammond, owners – plasterer
- 1916 Address not listed. The 1985 NRHD nomination notes the owner at time of construction as Robert J. Hammond, real estate, insurance, and loan agent, and notary¹

Historical Information

HAMMOND'S REAL ESTATE BARGAINS

\$5500—New 8-room stucco and frame bungalow, built in features, sleeping gallery, fine bathroom fixtures, garage, east front lot, only one block from University, on street car line; a bargain in a new bungalow.

\$2500—4-room modern cottage, bath, electric lights and gas, large level south front lot with trees and flowers, at 1008 Spence St., only 3 blocks from car line. Small payment down, balance in monthly payments, like paying rent.

lasting well and creek water, pasture and timber, on a good pul road. A fine cattle, hog and chick proposition. The wood will pay the place. Only 8 miles from co house. Price, \$2250.

318-acre ranch, 20 acres in cultivation, 20 acres more can be cultivated in one body, good 5-room house, everlasting well with gasoline engine, fenced, hog and goat proof, good pasture and plenty of timber, only 8 m from Austin. Price, \$3500.

12 acres fine black land good 7-...

The Statesman (1916-1921); Austin, Tex.. 16 Nov 1919: 15.

ROBERT J. HAMMOND

Funeral services for Robert J. Hammond Sr., 54, who died in San Antonio Thursday, were held from the Cook funeral home Saturday at 10 a. m., with the Rev. Daniel Grieder officiating. Pallbearers were Lester Yarrington, Arthur Moore, Harwood Stacy, J. J. Smith, Ernest Nalle and J. E. Proctor. Interment was in Oakwood cemetery.

Mr. Hammond is survived by his widow, Mrs. Elizabeth Hammond; one daughter, Miss Mary Hammond, and one son, R. J. Hammond Jr., of Austin; his mother, Mrs. Charles W. Hammond of Austin, and three sisters, Mrs. George Hearn and Mrs. Blanch Adams of Houston and Mrs. Will White of Austin.

BRYANT: Bennett Franklin (Dick) Bryant, 42, died at his home, 1008 Spence street at 7:35 p. m. Friday. Mr. Bryant was employed as electrician for the city of Austin. He is survived by his widow, Mrs. Lena Bryant; his mother, Mrs. R. H. Carter; one daughter, Miss Dorothy Bryant; one son, Dick Bryant, all of Austin; two sisters, Mrs. Allen Pickle of Austin and Miss Rhoda Bryant of Washington, D. C.; three brothers, Sterling, Louis and Raymond Bryant, all of Austin. Funeral services will be held from the Cook Funeral home at 2 p. m. Sunday with the Rev. E. L. Sparks officiating. Burial will be in Memorial park. Pallbearers will be E. H. Parker, Jack Cargile, O. A. Armstrong, H. L. Bryant, Malcolm Milliron and John Elkins.

The Austin American (1914-1973); Austin, Tex.. 05 July 1931: 2.

The Austin Statesman (1921-1973); Austin, Tex.. 30 May 1942: 7.

¹ <https://atlas.thc.state.tx.us/NR/pdfs/85002264/85002264.pdf>

Permits

OWNER R. D. Jones ADDRESS 1008 Spence St.
 PLAT 21 LOT 22 BLK 3
 SUBDIVISION M. K. T.
 OCCUPANCY Residence
 BLD PERMIT # 106076 DATE 12-4-67 OWNERS ESTIMATE 500.00
 CONTRACTOR T. E. Wiley NO. OF FIXTURES 5
 WATER TAP REC # Existing SEWER TAP REC # Existing

Repair & remodel frm. res. & bring to min. stdrs.

BLK 1
SEC 21

WATER SERVICE PERMIT
 Austin, Texas

E^{MM} N^o **29169**

Received of W. E. LINDER Date 9-22-61
 Address 1008 SPENCE ST.
 Amount FIFTY \$ 50.00
 Plumber SELF Size of Tap 1/2"

Date of Connection 10-9-61
 Size of Tap Made 3/4"
 Size Service Made 3/4"
 Size Main Tapped 6" C.I.
 From Front Prop. Line to Curb Cock 9'
 From ~~Front~~ ON E. Prop. Line to Curb Cock
 Location of Meter Curb
 Type of Box Round
 Depth of Main in St. 3'
 Depth of Service Line 2'
 From Curb Cock to Tap on Main 15'
 Checked by Engr. Dept 11-3-61 SNP

No. Fittings	Size
12	3/4" Cop. 3/4"
1	Cop. Cock
	Cop. to Iron ell
	Cop. to Cop. ell
	Cop. to Iron Coupling
	Cop. to Cop. Coupling
1	Angle Stop 3/4"
	Stop
	Bushing
1	Nipples 9" X 3/4" BRASS
	Service Clamp
	Valve
1	Meter Box Round
1	Lock Lid
1	Drain Tile
1	Drain Tile Lid
	Stop & Drain
	Job No. <u>291323-502</u>
	Foreman <u>A. Powell</u>