

HISTORIC LANDMARK COMMISSION
Applications for Permits in National Register Historic Districts
February 4, 2026
HR-2026-004703
Old West Austin Historic District
702 Winflo Drive

Proposal

Construct a new residence at a property with a previously approved demolition.

Research

The house was owned and occupied by members of the Hamby family, who were related to the owners of the Hoffbrau, and worked as managers and bartenders in the 1950s. The first of this family to occupy the property were Robert & Mary Hamby, with Tom Hamby listed as owner by the 1960s. By the 1970s, Robert and Tom were listed as owners of the Hoffbrau in local papers.

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

Setback is in keeping with neighboring contributing properties.

2. Orientation

New construction is oriented towards the street, like other contributing structures in the district.

3. Scale, massing, and height

Proposed design reads as a single-family house, similar to the majority of the district. However, the inclusion of a second story raises the overall height to around 28 feet. While there are other examples of contributing properties that are two stories, they are uncommon. The overall width of the house is in keeping with neighboring properties.

4. Proportions

This portion of the historic district features uneven elevation and some of the most disparate house forms. To that end, the proportions of this proposed design do fit within this context, even if it would appear slightly out of place in other parts of the district.

5. Design and style

Proposed design is distinct from any historic form in the district. The modern design does not create a false sense of historicism, nor does it borrow from any historic styles that appear out of place. Though the design reads as different from neighboring contributing properties, it does not overwhelm the streetscape and meets Standard 5.3.

6. Roofs

A flat roof is proposed, which is distinct from its direct neighbors. However, there are contributing properties to the district that make use of flat roofs, making this proposal not entirely out of place.

7. Exterior walls

Proposed exterior walls are to be clad in brick and stucco. Both of these materials are found in the district, and will not overwhelm or distract from the surrounding streetscape.

8. Windows and doors

Window patterns do not match with nearby contributing properties, with most fenestration placed at corners and not at centers of exterior walls. Window sizes are generally appropriate, and design elements such as simulated divided lites or false muntin/mullions are avoided. The front door faces the street as recommended by the Design Standards.

9. Porches

None currently proposed.

10. Chimneys

None currently proposed.

11. Attached garages and carports

Attached garage is at the front of the building and housed within the overall building mass. Like this design, numerous contributing properties do have curb cuts with garages facing the street at an equal setback with the house, but these are typically to the side or as an extension to the house, not underneath a second floor, as is proposed here.

Summary

The project meets some of the applicable standards.

Department Comments

Previous Historic Landmark Commission action: November 5, 2025 – Demolition application PR-2025-105857 for this property was approved by HLC. Demolition permits in National Register Historic Districts are not released until plans for new construction are submitted for review and approved by the Commission.

This application will time out on April 20th, 2026.

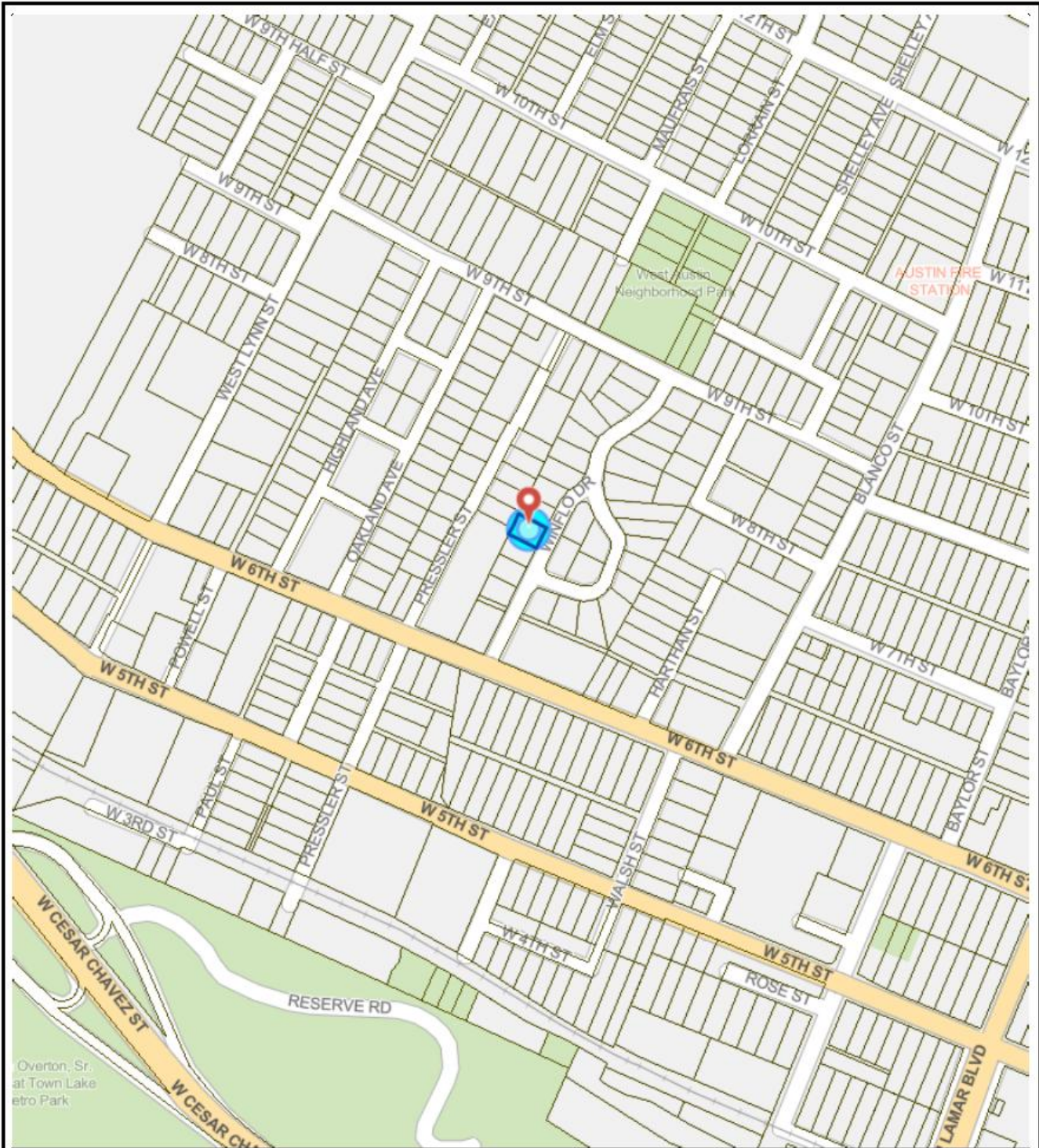
Architectural Review Committee Feedback


January 14, 2026: Scale, material, and overall volume of proposed design are appropriate, but look to other contributing properties in the neighborhood to more align with design elements such as a front porch or stoop, exterior cladding, or roof forms. Consider redesign of the fenestration patterns on the front elevation to make the spacing more in keeping with windows at nearby contributing properties.

Staff Recommendation

Comment on plans for new construction in concurrence with Architectural Review Committee feedback and release the application.


Location Map





 Lot Lines

 Lot Line



1: 4800

1/20/2026

HR 26-004703
 702 WINFLO DRIVE



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Property Information

Property Information

Photos



Demolition application, 2025

Occupancy History

City Directory Research, September 2025

- 1959 Tom Hamby, owner
- 1957 Robert & Mary Hamby, owners; manager at The Hoffbrau
- 1955 Same as above
- 1954 Same as above
- 1952 Address not listed

Historical Information

Famous Eatery Damaged

The Hoffbrau, a 39-year-old downtown Austin steak house, is damaged Saturday morning in a fire which apparently began in two pots of grease.

Five Austin Fire Department trucks responded to the 9 a.m. alarm, but before the blaze could be controlled, the kitchen of the restaurant was "burnt out" and the dining room was damaged by heat and smoke, said Assistant Fire Chief R. H. Dickerson.

Tom Hamby, who with his brother Robert Hamby owns the restaurant, said he was repairing two pots of hot grease for frying potatoes when he had to answer the telephone.

"I put the phone down," he said, "and when I came back, the pots of grease were on fire and the vents were on fire." Hamby said he was alone in the restaurant at the time.

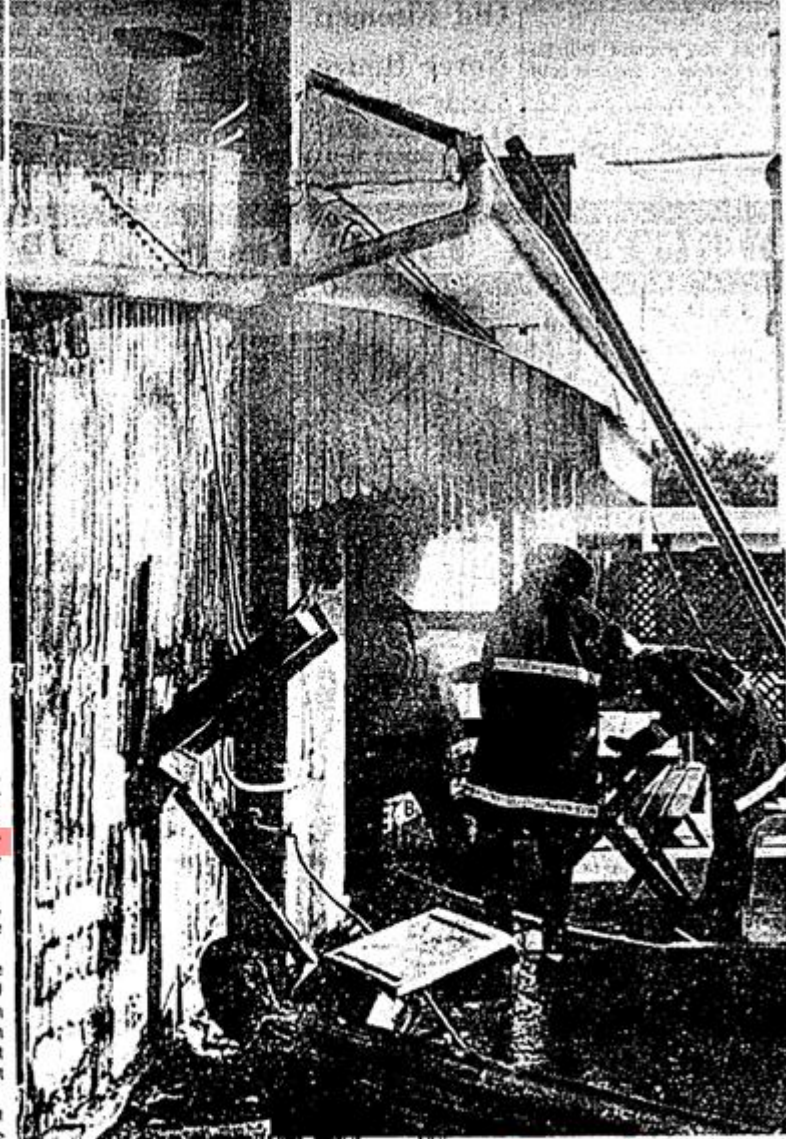
He said he had been unable to determine the amount of damage done to the 613 W. Sixth St. building. The loss, Hamby said, was at least partly covered by insurance.

"It looks like it'll be a while," he said, before the steak house can resume business.

Hamby at first feared for the safety of a box containing "\$600 or \$700" which he had hidden in the building, but when firemen let him re-enter the restaurant to get the cache, he found it unharmed.

Mrs. Robert Hamby said that smoke and heat damage to the dining room included a 10-foot-long bar which was once in the basement saloon of the Briskill Hotel.

District Fire Chief Harold Bush said that when he arrived with the first fire engines, the whole kitchen was in flames, but that firemen brought the



FIREFIGHTERS ENTER SMOKE-FILLED HOFFBRAU KITCHEN
Steak-house blaze apparently started in grease pots

Staff photo by Jack West

blaze under control within minutes.

Robert Hamby said, "I used to tell the inspector that you couldn't make this building burn out if you tried to."

Permits

Receipt No. 19753 Application for Sewer Connection No. 31235

Austin, Texas, 3-10-53

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 Robert Hamby at 702 Kinross Dr Street, further described as Lot 11 Block - Outlot - Division - subdivision Parkview Plat 95, which is to be used as a Res. In this place there are to be installed 5 fixtures. Plumbing Permit No. 3782-a I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 2'
Sub ~~Est~~ Connected } 5 1/2' - No/sec
(Location)

Respectfully, Henry J. Fry

Date 3-17-53
By Ramos

NOTE: Connection Instruction 6th Avenue St 4' deep
main 14.5' E of W.R. 6" stat 3' N of S.L. A 2082

Sewer permit, 1953