

Support for Historic Zoning Designation of the W.E. Miller House 4810 Rowena

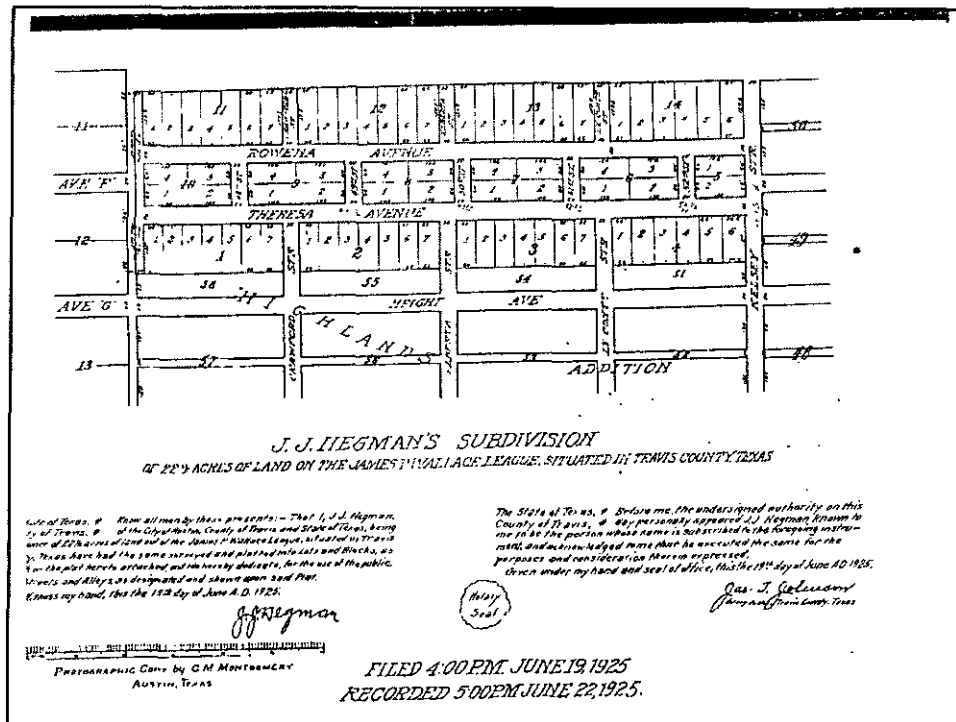
Hegman's Subdivision
Austin, Texas

Prepared by
Rowena/Avenue F Neighbors



Recent Events

- Jan. 26, 2009: HLC denied request for demolition of 4810 Rowena.
- Feb. 23, 2009: HLC reviewed HPO report of the history and background of the Miller House, and of Hegman's Subdivision.
- Mar. 2, 2009: HLC met again and voted unanimously in favor of historic zoning.
- Apr. 28, 2009: Planning Commission voted in favor of historic zoning for the Miller House.
- May 26, 2009: Historic Resources Survey of Hegman's Subdivision was completed by preservation consultant.



Code A-1

- Property is at least 50 years old.

Miller house at 4810 Rowena was built around 1931.

House is representative of early homes in Hegman's Subdivision.

Only about six houses on Rowena are as old or older.

Code A2

- Property retains sufficient integrity of materials and design to convey its historic appearance.

The structure at 4810 Rowena is a *contributing* structure to the proposed LHD, according to historic preservation consultant working w/neighborhood.

Only moderate alterations have been added over the past 78 years, which do not substantially detract from the historic character of the house.

Code A3 (b) (i)

- Property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction.

The property has the basic shape, character, and scale of a *classic front-gabled bungalow with gabled front porch*.

Although typical of Hyde Park, this style is not as prevalent in Hegman's Subdivision. Only about a dozen contributing bungalows remain.

4810 Rowena



Code A3 (b) (i)

- Property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction.

By way of comparison, the scale of the proposed replacement would not fit the scale or style of houses currently in the neighborhood.

See Figs. 1 through 4.

Figure 1

4810 ROWENA (EXISTING) FRONT ELEVATION

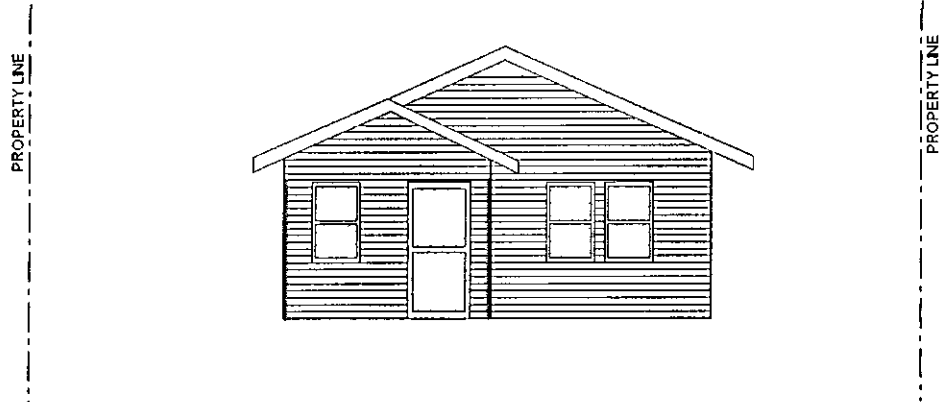


Figure 2

4810 ROWENA (PROPOSED) FRONT ELEVATION

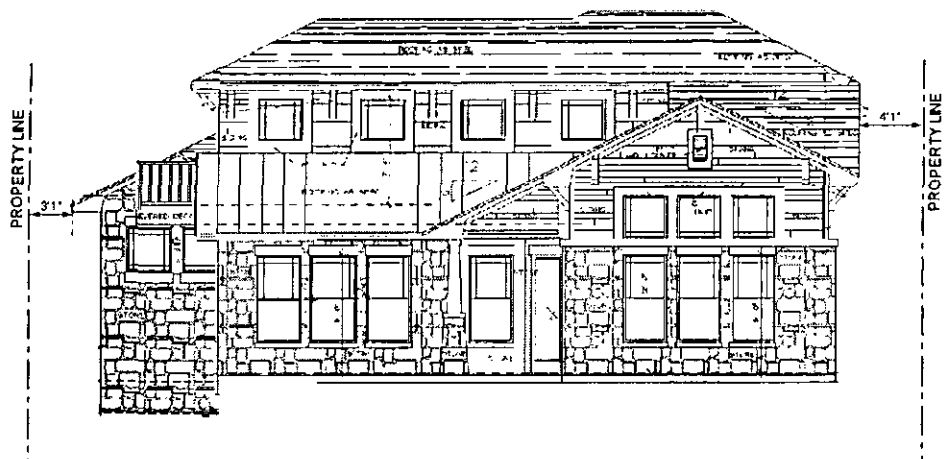


Figure 3

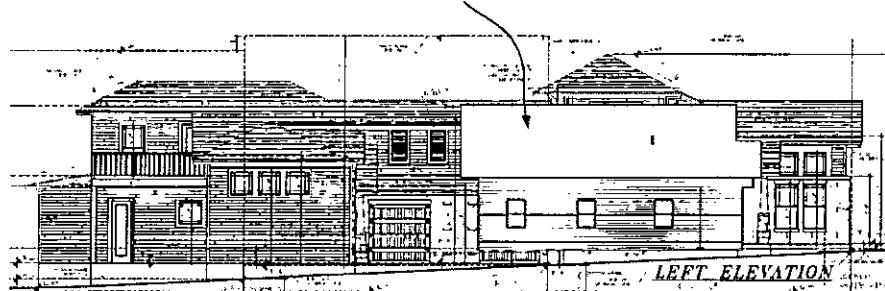
4810 ROWENA (EXISTING
OVERLAID FRONT ELEVATION
PROPOSED)



Figure 4

4810 ROWENA (EXISTING
OVERLAID SIDE ELEVATION
PROPOSED)

OUTLINE of EXISTING HOUSE OVERLAID on PROPOSED.



Code A3 (b) (ii)

- The property is substantially associated with persons who contributed to historical significance.

The house was continuously occupied by the Miller family and their descendents from the early 1930s until 2007, when Mrs. Claudia Miller died at age 95.

Frank W. Woolsey, who married one of the Miller daughters, owned the house and was a prominent business man who founded the Austin Mutual Life Insurance Company and managed it for many years.

Code A3 (b) (iv)

- Property possesses value to the community because it significantly represents the historical heritage of the city or an area of the city.

Hegman neighbors and HPNA recognize its historic significance as an early *Hegman's Subdivision* home.

Neighborhood is currently pursuing a Local Historic District (LHD) designation for Hegman's Subdivision.

Design standard development almost complete, the historical survey has been completed, and substantial research of probable support from owner occupied properties has been established.

Figure 5 JJ Hegman Subd.

