

**HISTORIC LANDMARK COMMISSION
OCTOBER 28, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0075
Old West Austin
2211 Windsor Road East**

PROPOSAL

Revise façade features and construction a rear addition to a contributing house.

RESEARCH

The existing house was constructed c. 1931. The first owners and residents were Jamie and Vola Odom. Jamie lived there until his death in 1972, and Vola continued to reside there until her death in 1986. Jamie was owner of J.M. Odom Construction Co., which he started in 1928. His company built the State Health Department Building complex, City National Bank, American Bank, and Travis and McCallum High Schools.

He was a graduate of University of Texas and served on its Development Board. He also served on Governor John Connolly's Committee on Higher Education, and was a charter member and president of the Headliner's Club of Austin, a downtown private club that originally operated out of the historic Driskill Hotel.

Mr. Odom also served as the first president of the Austin Chapter of the Associated General Contractors of America, was a member of the Board of Governors of the San Antonio branch of the Federal Reserve Bank, and served on the Board of Directors for the American Bank, University of Texas' Ex-Students Association, and the Texas Fine Arts Association.

PROJECT SPECIFICATIONS

The existing c. 1931 house is an approximately 3,500 sq. ft. one-story house with a two story wing on one side. The house has Tudor Revival architectural features including the distressed brick cladding, exterior chimney on the front elevation, bay window with sloped copper roof, multi-pane windows with shutters, and an asymmetrical façade with two front facing gables. The front door has sidelights with 2:3 panes above raised panels. A small "bump out" addition was added to the south elevation in 2012 to accommodate a new bathtub.

The applicant proposes to replace the front door and side lites with ones of a more contemporary design, add a steel canopy, replace or eliminate windows on the front façade, and change the roof of the two-story addition from a front facing gable form to a hip form. The applicant further proposes to construct a rear addition with a cantilevered screen porch. The change eliminates many of the original Tudor Revival architectural details.

STANDARDS FOR REVIEW

The existing property is contributing to the Old West Austin National Register Historic District. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which

have no historical basis and which seek to create an earlier appearance shall be discouraged.

- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.

Since the proposed changes to the façade eliminate many of the original character defining features that give the house its Tudor Revival style they do not meet the guidelines and will render the property no longer contributing to the National Register District.

STAFF RECOMMENDATION

Release the permit per the proposed design with the recommendation that the applicant consider retaining the original façade features to maintain contributing status, and require a City of Austin documentation package be submitted prior to release of the permit.

Photos



2211 Windsor Road

OCCUPANCY HISTORY

2211 Windsor Road East

From City Directories, Austin History Center

City of Austin Historic Preservation Office
October 2013

- 1985-86 Vola M. Odom, owner
 No occupation listed
- 1975 Mrs. Vola M. Odom, owner
 Widow of Jamie M. Odom
- 1970 Jamie M. Odom, owner
 General Contractor
 &
 Vola M. Odom
- 1932-33 Jamie M. Odom, owner
 General Contractor
 &
 Vola M. Odom
- 1930-31 No listing for 2211 Windsor Road East

Note: Jamie and Vola Odom listed at 905 Nueces Street

Vola Mae Odom

Farmer, Rob Moth-ve Cross, ramer. d that in may be ne or to a hoice. direction al Home, 33.

Vola Mae Odom, age 78, of Austin died Thursday.

She was preceded in death by her husband, J.M. Odom.

She was a member of many civic organizations and the University Presbyterian Church.

Survivors include, Miss Rebecca Campsey, Los Gatos, California, Mr. B.J. Campsey, and his children, Jennifer, Jeff, and Kate, all of Los Gatos, California, G. Felder Thornhill, III; wife, Mary Lib, and their children, Gabe, Elizabeth, and Mary Ann, all of Austin.

Memorial service 4:00 PM, Sunday, University Presbyterian Church with Dr. Thomas K. Farmer officiating.

Memorial contributions may be made to the University Presbyterian Church.

Arrangements by Wood-Corley Funeral Home, 3125 N. Lamar. 452-6611.

LITTON **Litton Has Made**

Vola Mae Odom Obituary, Austin American Statesman, January 18, 1986

J. M. ODOM

J. M. Odom, 70, of 2211 A Windsor Rd. East, died Monday at his home. A prominent general contractor and lifelong resident of Austin, he was the owner of J. M. Odom Construction Co., which he started in 1928.

Odom was born Sept. 18, 1902 in Ballinger, and moved with his parents to Austin soon thereafter. He was graduated from the University of Texas in the mid-20s. He was a member of Phi Beta Kappa and Phi Lambda Upsilon, an honorary chemical engineering society and Delta Kappa Epsilon social fraternity.

He married the former Viola Mae Phillips of Fort Worth, March 3, 1928. Odom served on the University of Texas Development Board since its inception and was named to Gov. John Connally's Committee on Higher Education.

He was a charter member of the Headliners Club of Austin and served as its president.

Odom also served as the first president of Associated General Contractors of America, Austin chapter; served two terms on the Board of Governors of San Antonio branch of the Federal Reserve Bank; was a member of the Board of Directors of the American Bank, the Ex-Students Association and the Texas Fine Arts Association.

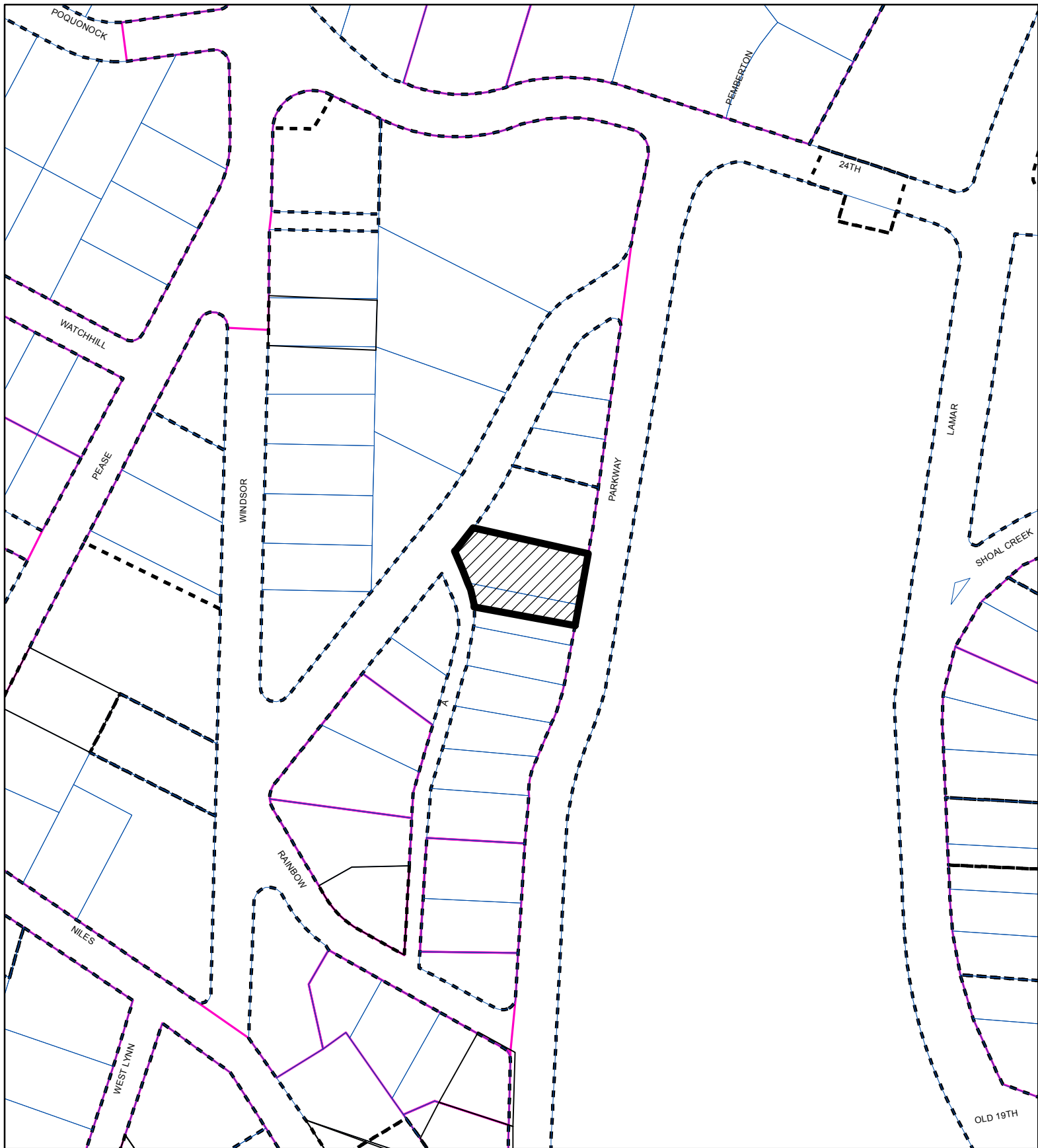
He was a member of University Presbyterian Church and was affiliated with the Austin Country Club and the Citadel Club.

His company built the State Health Department Building complex, City National Bank, American Bank, Travis and McCallum High Schools, IRS Service Center, VA Data

Center, a number of major commercial buildings, etc.

He is survived by his wife and a brother, Will Edward Odom of Austin.

Funeral will be Tuesday at 2:30 p.m. at Wood-Corley Funeral Home with Rev. Roland P. Perkins officiating. Burial will be in Austin Memorial Park.



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2013-0075
LOCATION: 2211 Windsor Road



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 and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

WINDSOR ROAD EAST (60')

(46')
N40°27'04"E
45.93'

N20°46'58"W
49.00'
(49')

"A" LANE (25')

1/2" ipf in curb
at end of
rock curb

a 1/2" iron rod found
but not used bears
S08°23'E 3.00' from
PK nail set

temporary benchmark:
chiseled triangle on
curb at 531.50'

N13°49'25"W
C=38.17'
R=110'
no record information
provided for the
construction
of this curve

N03°03'47"E
C=26.41'

EXISTING CONC
DRIVE

EXISTING HOUSE
TO BE RENOVATED

F.F. 534.60'

PROPOSED
ADDITION

PROPOSED
ADDITION

EXISTING POOL

NEW LANDSCAPE/HARDSCAPE

EXIST LANDSCAPE/HARDSCAPE

Bearing Basis
(179.5')

S76°19'00"E 179.54'

GAS METER

temporary benchmark:
chiseled triangle on
curb at 498.43'

50' B.L. per 498/508

N76°47'11"W
172.50'
(172.5')

S13°41'00"W
80.00'

(S13°41'W)(80')

PARKWAY (60')

S13°41'00"W
34.00'

a 1/2" iron rod found but not
used bears S59°38'W 1.27'
from capped rod set

26.0'
(S13°41'W)
60.00'
(60')

N76°47'11"W 150.00'
(150')

LEGEND

- = IRON ROD FOUND
- () = RECORD PER PLAT
- #- = WOOD FENCE
- X- = WIRE FENCE
- = CHAIN LINK FENCE
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- G/M = GAS METER
- E/M = ELECTRIC METER

LEGAL DESCRIPTION

LOT 26 AND THE NORTH 34 FEET OF LOT 27, ENFIELD "D",
ENFIELD "D", VOLUME 3 PAGE 158
TRAVIS COUNTY, TEXAS

ZONING

5F-3

LOT SIZE

20,263 SF

1 SITE PLAN

SCALE: 1" = 10'



SITE PLAN

Sheet
Number

A01

Project:

Date:

Drawn:

DATE:

ISSUE:

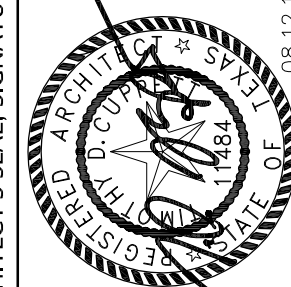
08.12.13

LNDMRK RVW

A New Home for:

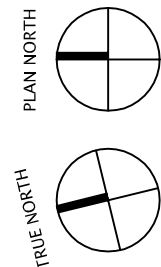
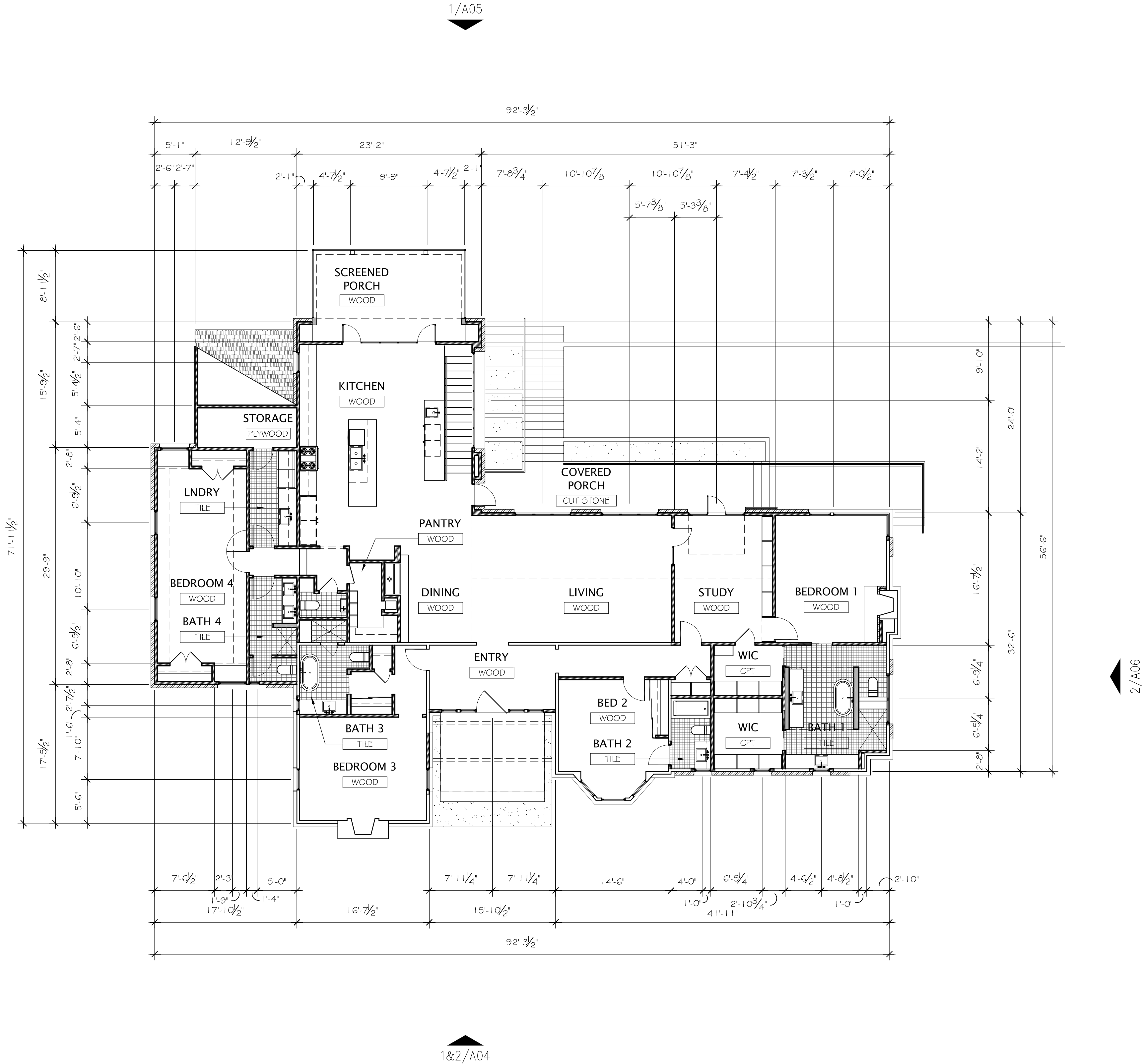
Jennifer & Ronnie Skloss
2211 Windsor Rd. East
Austin, Texas

CONSTRUCTION DRAWINGS CONSIST OF BOTH DRAWINGS AND SPECIFICATIONS. THIS IS FOR INTERIM REVIEW. NOT FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES. UNLESS ARCHITECT'S SEAL, SIGNATURE, AND DATE APPEAR HEREON. TIMOTHY D. CUPPETT, AIA #1484



TIM CUPPETT ARCHITECTS
4300 Marathon Blvd.
Austin, Texas
512.450.0820

1/A06



FLOOR PLAN WALL KEY:

- 5 1/2" WOOD STUDS
- 3 1/2" WOOD STUDS
- MASONRY VENEER

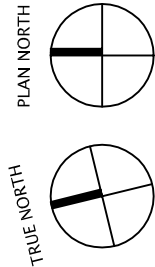
GENERAL NOTES:

- PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES.
- ALL DIMENSIONS ARE TO FACE OF FRAMING UNO
- HOSE BIBS TO BE LOCATED AT 24" ABOVE FINISHED GRADE
- DO NOT SCALE DRAWINGS. DIMENSIONS AS INDICATED TAKE PRECEDENT OVER DRAWINGS.
- CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY FIELD CONDITIONS WHICH DO NOT PERMIT CONSTRUCTION OR INSTALLATION AS DRAWN
- PROVIDE 5/8" TYPE "X" GWB AT WALL AND CLING IN GARAGE

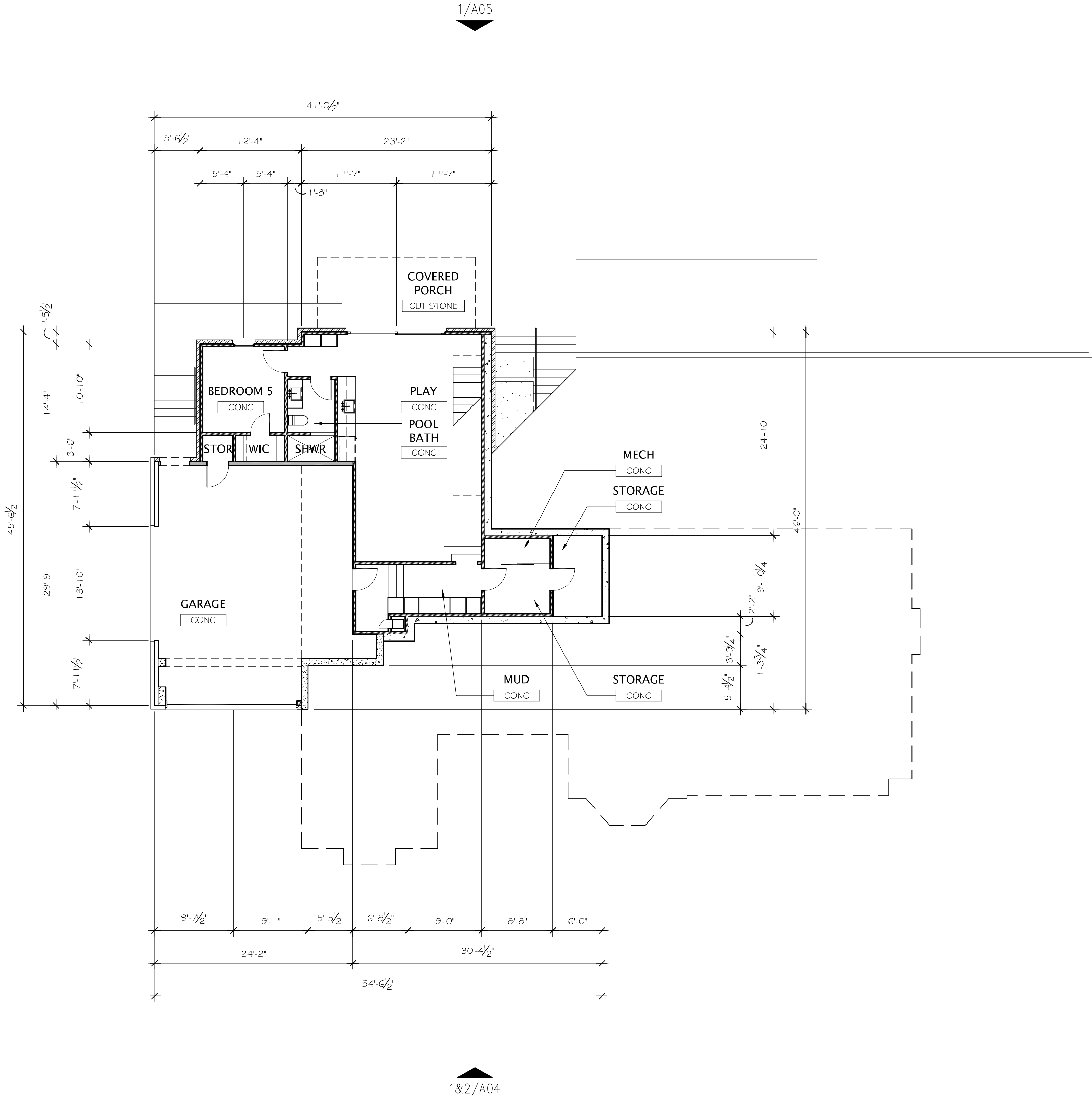
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BASEMENT LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



1/A06



2/A06

FLOOR PLAN WALL KEY:

- 5 1/2" WOOD STUDS
- 3 1/2" WOOD STUDS
- MASONRY VENEER

GENERAL NOTES:

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- PROVIDE 5/8" TYPE "X" GWB AT WALL AND CLING IN GARAGE

FLOOR PLAN

Sheet
Number

A03

Project:

Date:

Drawn:

DATE:

08.12.13

ISSUE:

LNDMRK RVW

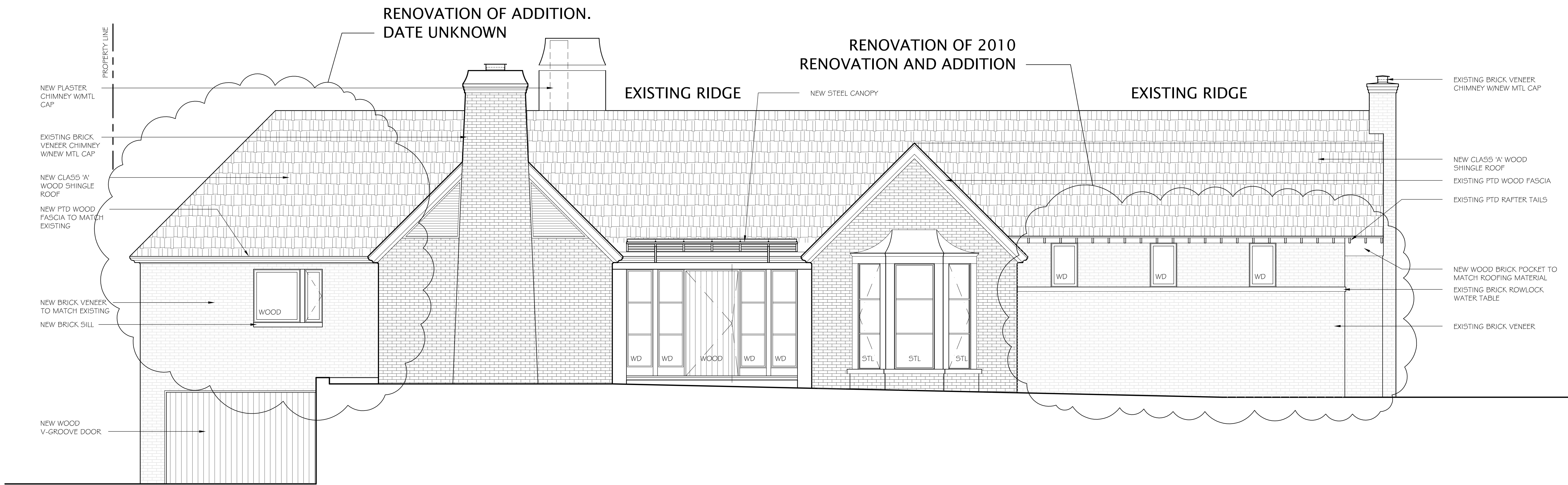
A New Home for:

Jennifer & Ronnie Skloss
2211 Windsor Rd. East
Austin, Texas



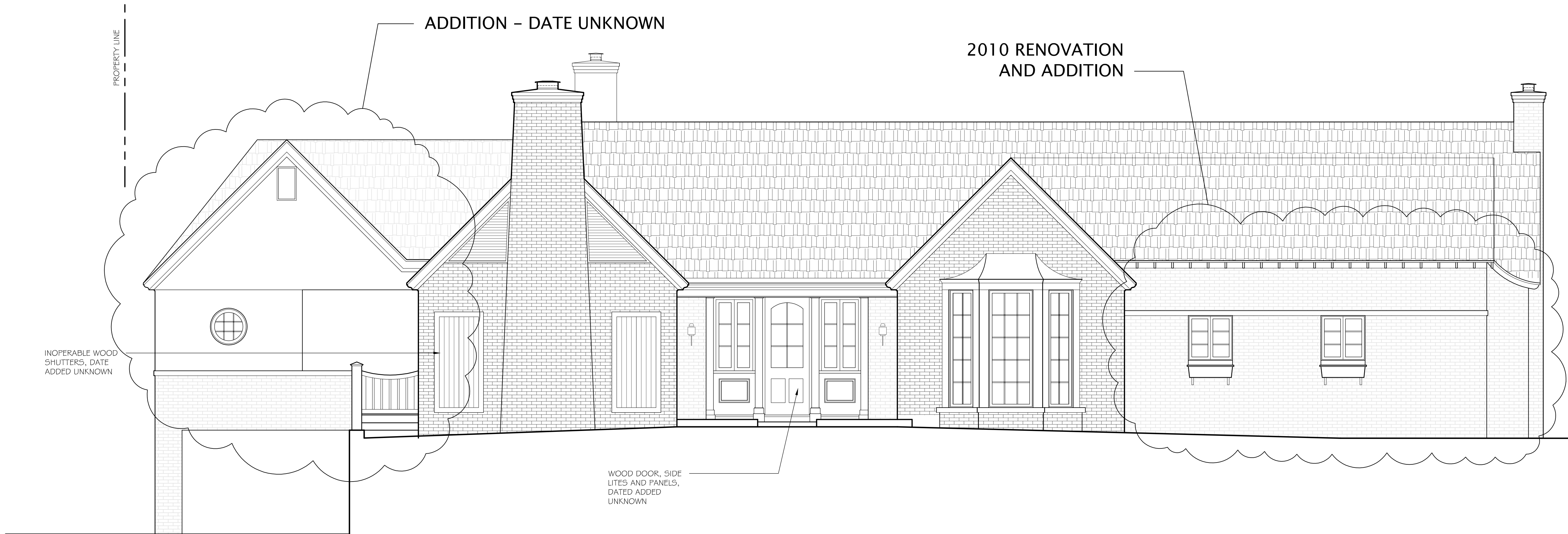
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4300 Marathon Blvd.
Austin, Texas
512.450.0820

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2 PROPOSED WINDSOR RD ELEVATION

SCALE: 1/4" = 1'-0"



1 EXISTING WINDSOR RD ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATIONS

Sheet Number
A04

Project: --
Date: --
Drawn: DK/TC

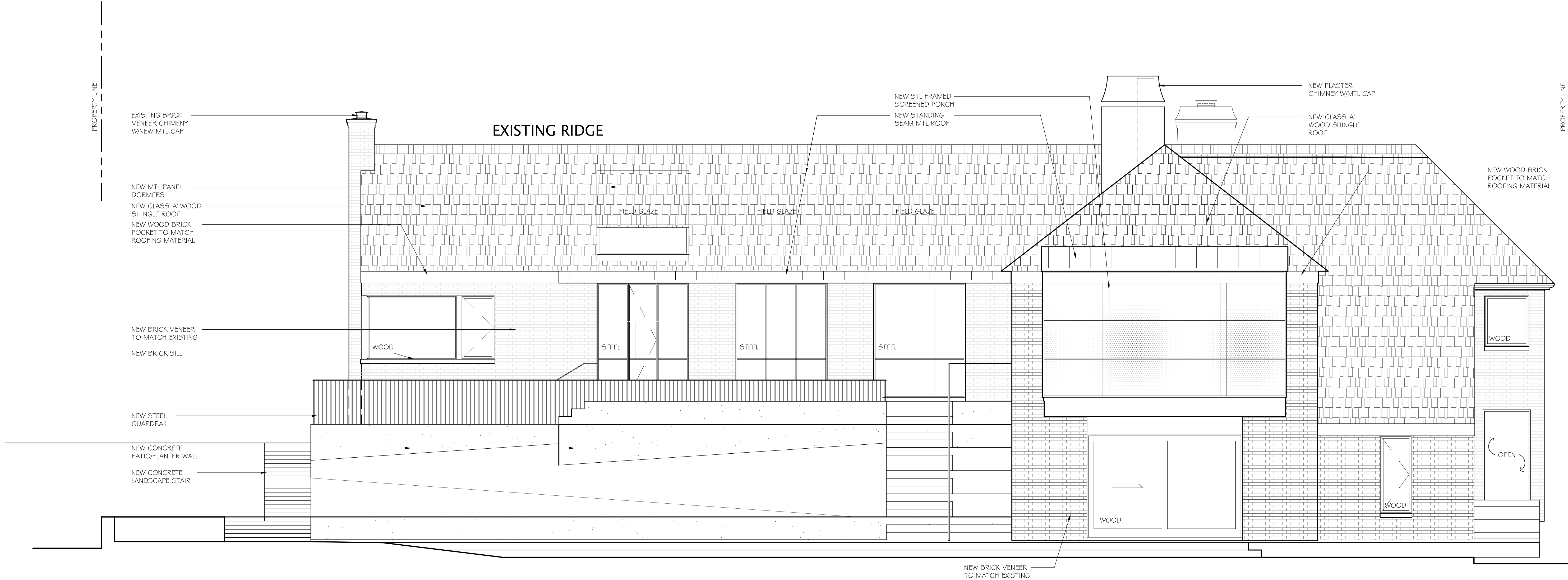
A New Home for:
Jennifer & Ronnie Skloss
2211 Windsor Rd. East
Austin, Texas

DATE: 08.12.13
ISSUE: LNDMRK RVW



PROPERTY LINE
TIM CUPPETT ARCHITECTS
Austin, Texas
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4300 Marathon Blvd.

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1 EAST ELEVATION (REAR YARD)

SCALE: 1/4" = 1'-0"

ELEVATIONS

Sheet
Number

A05

Project: --
Date: --
Drawn: DK/TC

DATE:
08.12.13

ISSUE:
LNDMRK RVW

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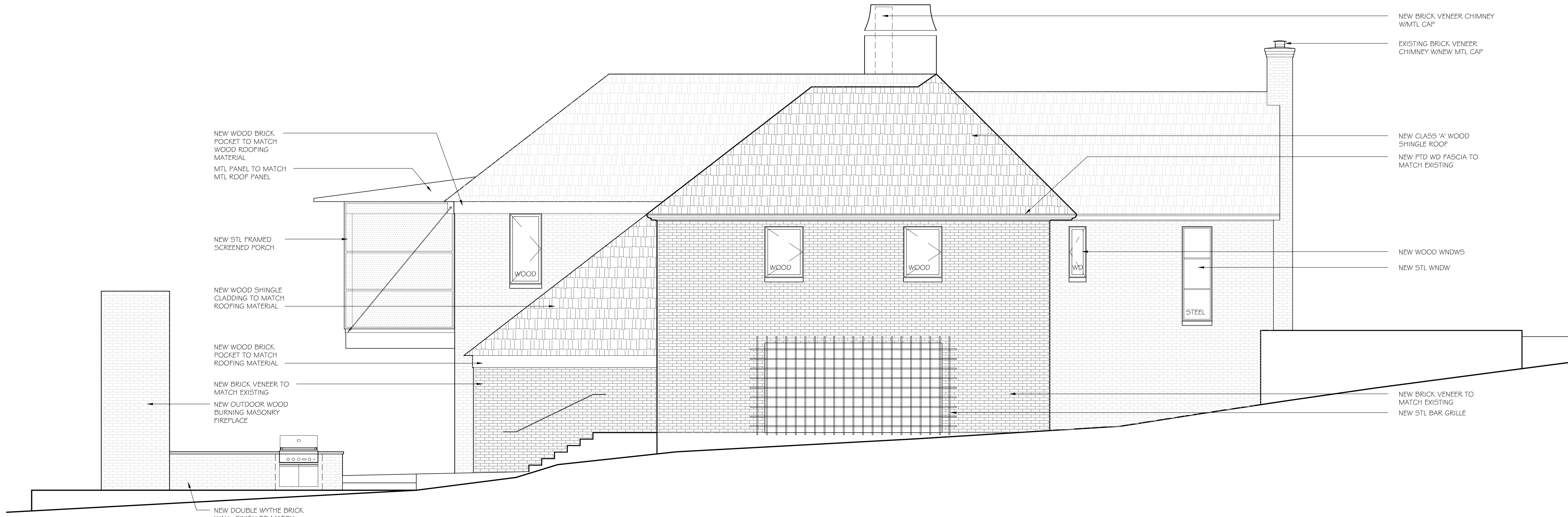


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2 SOUTH ELEVATION SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION SCALE: 1/4" = 1'-0"

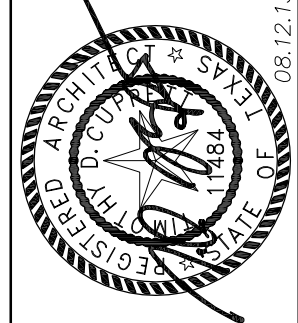
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ELEVATIONS

Sheet Number
A06

A New Home for:

Jennifer & Ronnie Skloss
2211 Windsor Rd. East
Austin, Texas



512.450.0820
4300 Marathon Blvd.

TIM CUPPETT ARCHITECTS
Austin, Texas

DATE:		ISSUE:	
08.12.13	--	LNDMRK RWV	--
		Date:	DK/TC
		Drawn:	

Project: --
Date: --
Drawn: --