

**HISTORIC LANDMARK COMMISSION
JANUARY 27, 2014
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2014-0002
Old West Austin
2415 Hartford Road**

PROPOSAL

Demolish a contributing house.

RESEARCH

Permits were issued for the construction of the house in 1951; however it is listed as vacant or under construction until 1959 when the first owners are listed as Noel and Sybil Brown. The Browns lived there until the mid-1960s, after which George and Joy Fulford resided there for a short time. James W. Morgan and his wife Oscie purchased the house in the early 1970s. James Morgan worked for Texas Student Publications and Oscie owned O.C. Morgan Travel. Oscie passed away on November 14, 1998. James Morgan still owns the house today.

PROJECT SPECIFICATIONS

The existing c. 1951 house is an approximately 2,300 sq. ft. one-story, Ranch style with a low-slope, side gabled roof. The attached 2-car garage has a separate, lower side gabled roof with a small bird-house cupola. There is a wide porch with a shed roof supported by square posts. The house is primarily clad in brick with a section of the front façade with siding. There are multiple sets of multi-paned, steel casement style windows on the front façade.

The applicant proposes to demolish the house. Plans for the replacement building have not been submitted.

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.

Demolition of contributing house in the National Register Historic District does not meet the general guidelines. Rehabilitation of the house with a compatible addition would be preferred. If demolition is allowed, the demolition permit cannot be released until the Historic Landmark Commission has had an opportunity to review the plans for new construction.

STAFF RECOMMENDATION

Release the permit with the recommendation that the applicant consider a design that allows for the adaptive reuse of the existing house. Require review of new construction plans, as well as submittal of a City of Austin documentation package, prior to release of the demolition permit.

PHOTOS



Front Elevation



Rear Elevation

OCCUPANCY HISTORY
2415 Hartford Road

From City Directories, Austin History Center

City of Austin Historic Preservation Office
January 2014

1972	James W. Morgan, owner. Advance Manager, Texas Student Publications & Oscie F. Morgan. O.D. Morgan Travel @ 910W.19 th Street
1969	James W. Morgan, owner. Advance Manager, Texas Student Publications & Oscie F. Morgan. O.D. Morgan Travel @ 910W.19 th Street
1966	George H. Fulford, owner. Fulford's Appliance & Joy Fulford.. No occupation listed.
1963	Noel K. Brown, owner. No occupation listed. & Sybil P. Brown. No occupation listed.
1959	Noel K. Brown, owner. No occupation listed. & Sybil P. Brown. No occupation listed.
1957	Listed as vacant
1955	Listed as "under construction"
1954	Listed as vacant
1953	Listed as vacant
1952	No listing for 2415 Hartford Road

Mr. & Mrs. E. T. Flewellen 2415 Hartford Road

156 3 and north $\frac{10}{17}$, of ~~24~~ 32 - -

Pemberton Heights #10

Brick veneer residence and garage attch

49137 9-24-51

\$28,000.00

M. Z. Collins

9

Building Permit 1951

WATER SERVICE PERMIT

Austin, Texas

C No. 1536
9862

Received of MZ COLLINS Date 7-28-17

Address 2415 HARTFORD RD

Amount THIRTY FIVE DOLLARS 35.00

Plumber MIDDLTON-PLA Size of Tap 1/4"

Date of Connection 10-2-51

Size of Tap Made.

Size Service Made.

Size Main Tapped.

From Front Prop. Line to Curb Cock 7.5'

From Prop. Line to Curb Cock 16'

Location of Meter POBIS

Type of Box LOW

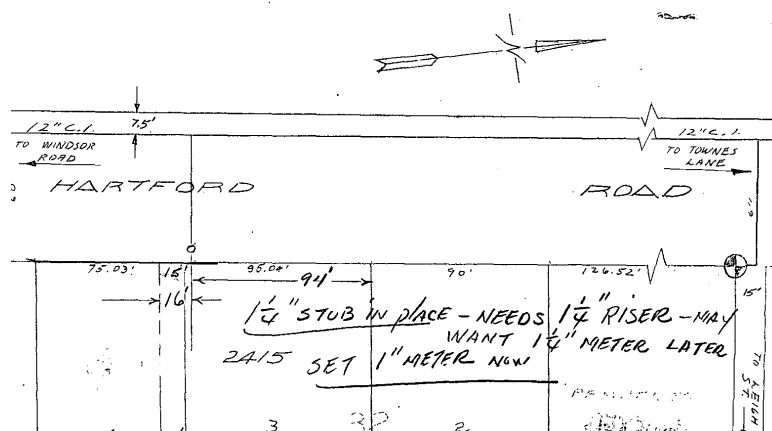
Depth of Main in St.

Depth of Service Line.

From Curb Cock to Tap on Main

Checked by Engr. Dept. 11-16-51 PC

No.	Fittings	Size
1	Curb Cock	1/4" GALV.
1	Elbow	1/4" GALV.
1	St. Elbow	1/4" GALV.
1	Bushing	1/2" x 1/4"
1	Reducer	1/2" x 1/4"
	Pipe	
2	Lead Comp.	1/4" x 3/4"
	Nipples	1/4" x 3/4"
	Union	1/4" x 3/4"
	Plug	
	Teec	
2	Stop Box	1/4" x 3/4"
2	Lid	1/4"
2	Valves	1/4"
	Job No.	
	P. & G. No.	



Water service permit 1951

Receipt No. 18143 Application for Sewer Connection N^o 29733

Austin, Texas, 3 - 4 - 1952

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
W. T. Jewell at 2415 Hartford Street
further described as Lot 3+10.42' of 4 Block 32 Outlot Division
subdivision Hampton Hts 210 Plat 56, which is to be used as a ten
In this place there are to be installed 9 fixtures. Plumbing Permit No. 44812
I agree to pay the City of Austin, the regular ordinance charge. 28

Depth at Prop. Line 3 —

Respectfully,

Section Connected } in Hartland 105-5 NWC Middleton Pkg. Co
Date 3-7-52 (Location) 48

By Henry

NOTE: Connection Instruction W/ 11/11/11 W/ 11/11/11 3/11/11
main LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 LOT 61 LOT 62 LOT 63 LOT 64 LOT 65 LOT 66 LOT 67 LOT 68 LOT 69 LOT 70 LOT 71 LOT 72 LOT 73 LOT 74 LOT 75 LOT 76 LOT 77 LOT 78 LOT 79 LOT 80 LOT 81 LOT 82 LOT 83 LOT 84 LOT 85 LOT 86 LOT 87 LOT 88 LOT 89 LOT 90 LOT 91 LOT 92 LOT 93 LOT 94 LOT 95 LOT 96 LOT 97 LOT 98 LOT 99 LOT 100 LOT 101 LOT 102 LOT 103 LOT 104 LOT 105 LOT 106 LOT 107 LOT 108 LOT 109 LOT 110 LOT 111 LOT 112 LOT 113 LOT 114 LOT 115 LOT 116 LOT 117 LOT 118 LOT 119 LOT 120 LOT 121 LOT 122 LOT 123 LOT 124 LOT 125 LOT 126 LOT 127 LOT 128 LOT 129 LOT 130 LOT 131 LOT 132 LOT 133 LOT 134 LOT 135 LOT 136 LOT 137 LOT 138 LOT 139 LOT 140 LOT 141 LOT 142 LOT 143 LOT 144 LOT 145 LOT 146 LOT 147 LOT 148 LOT 149 LOT 150 LOT 151 LOT 152 LOT 153 LOT 154 LOT 155 LOT 156 LOT 157 LOT 158 LOT 159 LOT 160 LOT 161 LOT 162 LOT 163 LOT 164 LOT 165 LOT 166 LOT 167 LOT 168 LOT 169 LOT 170 LOT 171 LOT 172 LOT 173 LOT 174 LOT 175 LOT 176 LOT 177 LOT 178 LOT 179 LOT 180 LOT 181 LOT 182 LOT 183 LOT 184 LOT 185 LOT 186 LOT 187 LOT 188 LOT 189 LOT 190 LOT 191 LOT 192 LOT 193 LOT 194 LOT 195 LOT 196 LOT 197 LOT 198 LOT 199 LOT 200 LOT 201 LOT 202 LOT 203 LOT 204 LOT 205 LOT 206 LOT 207 LOT 208 LOT 209 LOT 210 LOT 211 LOT 212 LOT 213 LOT 214 LOT 215 LOT 216 LOT 217 LOT 218 LOT 219 LOT 220 LOT 221 LOT 222 LOT 223 LOT 224 LOT 225 LOT 226 LOT 227 LOT 228 LOT 229 LOT 230 LOT 231 LOT 232 LOT 233 LOT 234 LOT 235 LOT 236 LOT 237 LOT 238 LOT 239 LOT 240 LOT 241 LOT 242 LOT 243 LOT 244 LOT 245 LOT 246 LOT 247 LOT 248 LOT 249 LOT 250 LOT 251 LOT 252 LOT 253 LOT 254 LOT 255 LOT 256 LOT 257 LOT 258 LOT 259 LOT 260 LOT 261 LOT 262 LOT 263 LOT 264 LOT 265 LOT 266 LOT 267 LOT 268 LOT 269 LOT 270 LOT 271 LOT 272 LOT 273 LOT 274 LOT 275 LOT 276 LOT 277 LOT 278 LOT 279 LOT 280 LOT 281 LOT 282 LOT 283 LOT 284 LOT 285 LOT 286 LOT 287 LOT 288 LOT 289 LOT 290 LOT 291 LOT 292 LOT 293 LOT 294 LOT 295 LOT 296 LOT 297 LOT 298 LOT 299 LOT 300 LOT 301 LOT 302 LOT 303 LOT 304 LOT 305 LOT 306 LOT 307 LOT 308 LOT 309 LOT 310 LOT 311 LOT 312 LOT 313 LOT 314 LOT 315 LOT 316 LOT 317 LOT 318 LOT 319 LOT 320 LOT 321 LOT 322 LOT 323 LOT 324 LOT 325 LOT 326 LOT 327 LOT 328 LOT 329 LOT 330 LOT 331 LOT 332 LOT 333 LOT 334 LOT 335 LOT 336 LOT 337 LOT 338 LOT 339 LOT 340 LOT 341 LOT 342 LOT 343 LOT 344 LOT 345 LOT 346 LOT 347 LOT 348 LOT 349 LOT 350 LOT 351 LOT 352 LOT 353 LOT 354 LOT 355 LOT 356 LOT 357 LOT 358 LOT 359 LOT 360 LOT 361 LOT 362 LOT 363 LOT 364 LOT 365 LOT 366 LOT 367 LOT 368 LOT 369 LOT 370 LOT 371 LOT 372 LOT 373 LOT 374 LOT 375 LOT 376 LOT 37

6 - 6" cut Pipe	1.32
2 - Bend	2.20
1 - Tee	60
1/2 lb. labor	10.80
1 - hole 140	1.40
1 - 1/2" steel Pipe	4.00

Sewer connection permit 1952



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2014-0002
LOCATION: 2415 Hartford 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.