

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JULY 28, 2014
NRD-2014-0062
2211 Windsor Road
Old West Austin

PROPOSAL

Partially demolish non-historic modifications and additions to the existing house and construct new additions.

PROJECT SPECIFICATIONS

The applicant proposes to remove a basement-level storage room, carport, and covered porch and carport, a first-floor non-historic master bedroom and bath, and a covered porch. The new construction will consist of a new garage at the basement level, filling in the existing non-historic loggias on the west side of the house, and constructing a new entry on the west side of the house.

STANDARDS FOR REVIEW

The house is listed as contributing to the Old West Austin National Register Historic District, but has had numerous non-historic modifications over the years. The Old West Austin National Register Historic District has no specific design guidelines for removing non-historic modifications and for additions. General design principles for historic districts encourage additions to have scale, massing, materials, and fenestration patterns complementing the house and other contributing houses within the district.

STAFF RECOMMENDATION

Approve as proposed with the recommendation that the applicant maintain the existing front entry gable rather than the horizontally-configured roofline proposed to maintain more of the historic appearance of the house. The applicant is proposing the removal of non-historic (and sometimes non-permitted) additions and modifications, and is proposing a new design and additions that will complement the original style of the house. The twisted columns will be re-used on the new façade of the house, and the non-historic loggias will be replaced with floor-to-ceiling divided light windows. The overall style of the proposed project is true to a California aesthetic of Spanish Colonial Revival, with long, horizontal lines and a ranch-house appearance. The proposed project is compatible with the overall composition of the house and the historic district.



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

CASE#: NRD-2014-0062
Address: 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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Christina Contros
2213 East Windsor Road
Austin, Texas 78703
512 350 3175
tcontros@austin.tx.com email

July 1, 2014

City of Austin
Department of Watershed Protection and Development Review
Office of Historic Preservation
Mr. Steve Sadowsky, Preservation Officer
One Texas Center
505 Barton Springs Road
Austin, Texas 78704

Re: 2211 Windsor Road Austin TX 78703

Dear Mr. Sadowsky,

I represent the current owner of the above referenced property, Ms. Margaret O'Shaughnessy, as the architect, agent and general contractor for the proposed additions and alterations to the property listed above.

Enclosed you will find documentation:

An Application for Review of a Building Permit within a National Register District
A Demolition Application for proposed removals and façade changes.
Owner's Letter of Authorization
Tax Certificate
Full Chain of Title run sheet prepared by Heritage Title Austin (copies of actual deeds are available by request)
Color Photograph of Sanborn Map
Color Photographs of the Building Exterior
A Site Plan showing the roofs both existing and proposed structures
Architectural Drawings of the Existing Conditions
Architectural Drawings of the Proposed Additions and Alterations

Summation:

The structure is currently listed on the OWAHD property survey as "contributing".
It is categorized as "Spanish Colonial Revival" in style.

A thorough review of the building proper and related public documents shows the following:

The first deed for the property was executed by the Westenfield Development Company on March 1, 1929 to James P. Tobin and his wife, Virginia M. Tobin.

It appears that the building was constructed by the Tobins by the issuance of a promissory note by the Westenfield Development Company on October 19, 1931.

Although no building permit record has been found for the construction of the original house, there is a large metal initial "T" prominently displayed on a false chimney on the south facing façade.

By the next deed, dated July 15, 1933 which transfers the property in holding from Enfield Homebuilding and Realty Company to Mrs. V.L. Brooks, it appears the Tobins may have defaulted on their note. (The Enfield Homebuilding and Realty Company was the building arm of the Westernfield development company providing construction services for many of the Enfield properties.)

The Sanborn Map from this time period does show the house in its much smaller original configuration.

Investigation shows:

The original building was approximately 1641 sq ft, with three bedrooms and two baths. Also original was a 224 sq ft covered carport and 656 sq ft of unfinished basement which are evidenced by commonality of exposed structural systems, materials and framing.

One building permit dated January 17, 1969 issued to Shaunty, requests to enclose the original carport to create a breakfast area off the kitchen. Façade evidence shows work on this same area after the initial enclosure.

The extensive additions and alterations enlarging the house and creating the current Spanish Colonial Revival were done circa 1969-1972 by one of these owners: Shaunty, Barrow or Montgomery, most likely Barrow or Montgomery. The extensive remodel and additions appear to have been done without building permits as no available evidence of their being permits exists. The quality of the construction materials and methods is poor and structurally deficient in many areas. The alterations were consistent to the entire façade creating an exaggerated Spanish Colonial appearance mixed with an overhanging east facing Monterrey porch, out of sync false adobe style timbering, curved porch ends and domed window awnings.

In a recent conversation with Mr. Skip Trammel, the stepson to most recent owner Mr. James Nugent, Mr. Trammel stated that his parents the Nugents purchased the house in its current configuration from Jon Gill Montgomery in 1979. He indicated the only exterior alteration performed by the Nugents was the replacement of a wood shingle roof with a red metal roof in a simulated clay tile pattern. Remaining wood shingles were exposed in the attic and are shown in a photograph provided.

In summation:

I contend the original building to be in a bungalow with Spanish eclectic overtones.

It is asymmetrical in original plan.

It has a low rise 7/12 roof pitch roof frame being of light weight design and construction, insufficient to carry a clay tile roof.

The original roof was wood shingle as evidenced by material in the attic.

The wood front door and hardware are original, the door being of deep paneled design with a half round top, this is to be reused.

Two twisted concrete columns exist on the west facing façade of the dining room. These are to be salvaged for reuse. One piece of what appears to be Weigl iron in the form of a balconette has been salvaged from below the dining windows for reuse.

The facade and many interior partitions are concrete stucco colored white on wood framing.

The original windows were wood double hung as evidenced by several sash frames exposed within interior and exterior partitions.

Two round top window sashes only appear to have been relocated to the south facing façade and are believed to have been in the living room originally. They are in poor condition. Their frames are non existent, their deteriorated screen frames were found in the basement.

Interior partitions in many of the original rooms were concrete stucco with curved transitions to the ceilings.

All double hung windows were removed and replaced with metal casements manufactured of poor quality.

The original wood roof was replaced with metal in 1980.

An electrical service upgrade was performed in 1985. The original knob and tube wiring was exposed during investigation.

Central air conditioning was added in 1989.

The general condition of the building is very poor. The structure has suffered severely from decades of unmanaged surface and subsurface water and general neglect.

In 1989 minimum buildings codes standards permits were issued and complied to.

Under separate permit, we have begun foundation repair, along with the installation of a 100' long curtain drain to manage the water issues.

We intend to use the building original configuration, framing, roof system and concrete substructure.

I am available at your convenience for any questions.

I appreciate your kind attention.
Please call or email.

Sincerely,

Christina Contros



Warranty Deed dated March 1, 1929, recorded in Volume 435, Page 234, Deed Records of Travis County, Texas, executed by Westenfield Development Company to James P. Tobin and wife, Virginia M. Tobin. (Lot 19)

Warranty Deed dated October 19, 1931, recorded in Volume 474, Page 38, Deed Records of Travis County, Texas, executed by James P. Tobin and Virginia M. Tobin to Enfield Realty and Home Building Company. (Lot 19)

Warranty Deed dated May 6, 1932, recorded in Volume 480, Page 445, Deed Records of Travis County, Texas, executed by Westenfield Development Company to A. W. Walker, Jr. (Lot 18)

Warranty Deed dated July 15, 1933, recorded in Volume 491, Page 255, Deed Records of Travis County, Texas, executed by Enfield Realty & Home Building Company to Mrs. V. L. Brooks. (Lot 19)

Warranty Deed dated February 5, 1934, recorded in Volume 498, Page 278, Deed Records of Travis County, Texas, executed by Mrs. V. L. Brooks to Henry H. Brooks. (Lot 19)

Warranty Deed dated September 16, 1935, recorded in Volume 526, Page 390, Deed Records of Travis County, Texas, executed by A. W. Walker, Jr., and wife, Ina Josephine Walker to Henry H. Brooks. (South 12.5' of Lot 18)

Warranty Deed dated February 2, 1953, recorded in Volume 1317, Page 469, Deed Records of Travis County, Texas, executed by Henry H. Brooks to E. G. Kingsbery. (Lot 19 and the South 12.5' of Lot 18)

Warranty Deed dated October 31, 1953, recorded in Volume 1410, Page 367, Deed Records of Travis County, Texas, executed by E. G. Kingsbery to Louis F. Whitham and Otelia Lea Whitham. (Lot 19 and the South 12.5' of Lot 18)

Warranty Deed dated December 18, 1967, recorded in Volume 3411, Page 2285, Deed Records of Travis County, Texas, executed by Louis F. Whitham and Otelia Lea Whitham to Grover C. Shaunty and Kathryn F. Shaunty. (Lot 19 and the South 12.5' of Lot 18)

Warranty Deed dated April 3, 1969, recorded in Volume 3675, Page 1886, Deed Records of Travis County, Texas, executed by Grover C. Shaunty and Kathryn F. Shaunty to David B. Barrow. (Lot 19 and the South 12.5' of Lot 18)

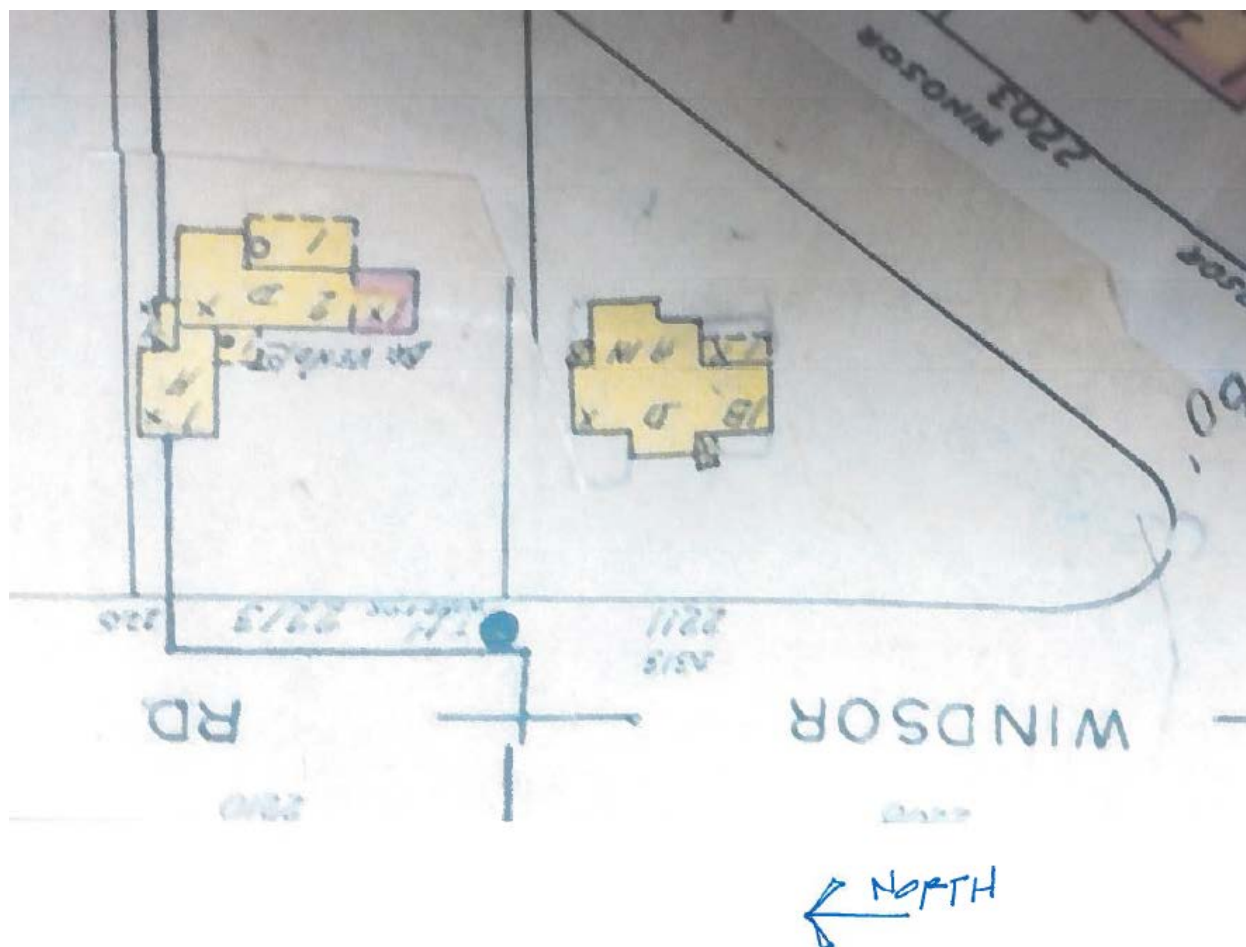
Warranty Deed dated November 1, 1972, recorded in Volume 4438, Page 726, Deed Records of Travis County, Texas, executed by David B. Barrow to John Gill Montgomery and Georgette Ivonne Montgomery. (Lot 19 and the South 12.5' of Lot 18)

Warranty Deed dated March 9, 1978, recorded in Volume 6098, Page 375, Deed Records of Travis County, Texas, executed by *Georgette Ivonne Montgomery Bethlen* to *Jon Gill Montgomery*. (Lot 19 and the South 12.5' of Lot 18)

Warranty Deed dated February 6, 1979, recorded in Volume 6473, Page 524, Deed Records of Travis County, Texas, executed by *Jon Gill Montgomery* to *James E. Nugent*. (Lot 19 and the South 12.5' of Lot 18)

Warranty Deed dated October 10, 2008, recorded under Document No. 2008189952, Official Public Records of Travis County, Texas, executed by *The Estate of Billie Louise Nugent* to *James E. Nugent, Trustee*. (1/2 interest in Lot 19 and the South 12.5' of Lot 18))

Warranty Deed dated December 20, 2013, recorded Document No. 2013223989, Official Public Records of Travis County, Texas, executed by *James E. Nugent, individually and Trustee of the Billie Louise Nugent Family Trust* to *Margaret O'Shaughnessy*. (Lot 19 and the South 12.5' of Lot 18)



2211 Windsor Road
ca. 1931







OCCUPANCY HISTORY 2211 Windsor Road

City Directory Research, Austin History Center
By City Historic Preservation Office
July, 2014

1992	James E. and Billie L. Nugent, renters Commissioner, State Railroad Commission
1985-86	James E. and Billie L. Nugent, owners Employed by the State Railroad Commission
1981	James E. and Billie L. Nugent, owners Employed by the State Railroad Commission
1977	Jon G. and Georgette Montgomery, renters Investor NOTE: James E. and Billie L. Nugent are not listed in the directory.
1973	Vacant
1968	No return
1962	Louis E. and Otelia L. Whitham, owners Investments
1959	Louis E. and Otelia L. Whitham, owners

	No occupation listed
1955	Louis E. and Otelia L. Whitham, owners No occupation listed
1952	Henry H. and Rella Brooks, owners Attorney, 1401-02 Capital National Bank Building, 114 W. 7 th Street.
1949	Henry H. and Rella W. Brooks, owners Attorney, 1401-02 Capital National Bank Building, 114 W. 7 th Street.
1947	Henry H. and Rella W. Brooks, owners Attorney, 1401-02 Capital National Bank Building, 114 W. 7 th Street.
1944-45	Henry H. and Rella W. Brooks, owners Attorney, 1401-02 Capital National Bank Building, 114 W. 7 th Street.
1941	Henry H. and Rella W. Brooks, owners Attorney, 1401-02 Capital National Bank Building, 114 W. 7 th Street.
1939	Henry H. and Rella W. Brooks, owners Attorney, 1401-02 Capital National Bank Building, 114 W. 7 th Street.
1937	Henry H. and Rella W. Brooks, owners Attorney, 1401-02 Capital National Bank Building, 114 W. 7 th Street.
1935	Henry H. and Rella W. Brooks, owners Attorney (with Ralph W. Yarbrough), Brooks & Yarbrough, 1303 Norwood Building, 114 W. 7 th Street. NOTE: The address is listed as 1331 Windsor Road, at the corner of Niles Road and Enfield Road.
1932-33	Unclear due to address changes. NOTE: Henry H. and Rella W. Brooks are listed at 506 W. 8 th Street. He was a lawyer with offices at 1401-02 Norwood Building, 114 W. 7 th Street.

BIOGRAPHICAL NOTES

Henry H. and Rella Brooks (ca. 1932 – ca. 1954)

Henry and Rella Brooks appear as the owners of this house in the 1940 U.S. Census. The house was worth \$10,000. Both Henry and Rella were 35, and had been born in Texas. Henry was a lawyer in private practice. They had 2 young sons: Victor Lee Brooks, 4; and Henry Brooks, Jr., 8 months. The family also had a live-in maid, 27-year old Viola Seidel.

Henry Harrison Brooks

Henry Harrison Brooks, age 77, of Austin, died Monday.

He was a 1927 graduate of the University of Texas Law School and a past member of Kappa Sigma fraternity. Mr. Brooks was a member of the Texas Bar Association and a Mason. Beginning in 1928, he served two terms as District Attorney for the City of Austin. He had since maintained a private law practice in Austin until the time of his death, and was active in ranching in the Dripping Springs area.

Survivors include his wife, Rella Walker Brooks, Austin; son, Henry H. Brooks, Jr., Dripping Springs; daughter, Mrs. David P. (Rella) Allred, Greenwood, South Carolina; three grandchildren; brother, Richard S. Brooks, Midland, Texas.

Graveside services, 3:30 PM Wednesday in Oakwood Cemetery with Reverend Jim Bethell of St. David's Episcopal Church officiating.

Arrangements by Weed Corley Funeral Home.

Obituary of Henry H. Brooks
Austin American-Statesman, March 2, 1983

Rella Walker Brooks

Mrs. Henry H. (Rella Walker) Brooks, 79, of Austin died Friday.

She was the daughter of the late Max and Jessie Walker of Luling, Texas.

Graveside services will be 2:00 PM Monday at the Oakwood Cemetery. Arrangements by the Weed-Corley Funeral Home.

Survivors include her son, Henry H. Brooks Jr., of Dripping Springs; and daughter, Rella Allred, Greenwood, South Carolina; three grandchildren.

Obituary of Rella Brooks
Austin American-Statesman, May 29, 1983