

**HISTORIC LANDMARK COMMISSION
MARCH 23, 2015
DEMOLITION AND RELOCATION PERMITS
HDP-2014-1157
500 LOCKHART DRIVE**

PROPOSAL

Partial demolition and the construction of a two-story addition to a ca. 1950 one-story house.

ARCHITECTURE

The existing house is a one-story, rectangular-plan, side-gabled frame house with an extended eave shading the front door; single and paired multi-light fenestration.

PROPOSAL

The applicant proposes the construction of a new addition to the house. The proposed addition will be two stories, and built onto the back of the existing house at the existing roof ridge line; it will have a combination of hardi and stucco siding, and a standing seam metal roof with a combination of gables. The existing house is 1,120 square feet; the proposed addition will be 1,171 square feet.

RESEARCH

The house was built in 1950 by Thomas E. and Esther Mae Hamblin, who had previously lived around the corner at 1907 Newning Avenue. Thomas E. Hamblin was a plumber who became the proprietor of Capitol Plumbing and Heating, a business he maintained until his retirement in the early 1970s. The Hamblins lived in this house until around 1960. The house was vacant in the early 1960s, then owned and occupied by Ed and Faye Bauer; Ed Bauer was in construction; Faye Bauer worked for the Attorney General's Office. The Bauers lived here until the mid-1970s. The house was a rental property for many years after that.

STAFF COMMENTS

The house is listed as contributing to the proposed Bluebonnet Hills Historic District.

STANDARDS FOR REVIEW

The Bluebonnet Hills Historic District Design Standards (which are not in effect until approved by the City Council) advise:

Design new additions so that they do not visually overpower the existing building, compromise its historic character, or destroy any significant historic features or materials. Additions shall appear subordinate to the existing house. Locate additions as inconspicuously as possible. Consider the effect that the addition will have on the existing and neighboring buildings. Large additions may be constructed as separate buildings and connected to the existing building with a linking element such as a breezeway.

Retain as much of the historic building fabric as possible in the construction of the addition.

Design the addition to complement the scale and massing of the original historic building.

Minimize the appearance of the addition from the public right-of-way facing the front façade. The historic building's overall shape as viewed from the street shall appear relatively unaltered. Whenever possible, additions shall be located behind, and be neither taller nor wider than, the historic building.

If the historic building has a side-gabled, hipped, or pyramidal roof form, the addition shall be set back behind the ridge line of the original roof.

Additions shall be inconspicuous, subordinate, and compatible with the historic building, but also differentiated so as not to be replicative or give a false sense of history.

Additions do not necessarily need to mimic the architectural style of the original historic building. A contemporary design for an addition is appropriate when the addition is not visible from the street, or if the addition is subtle and does not overwhelm the historic building or its architectural features.

If an addition will be visible from the street (either from the front or from the side), design the addition to be inconspicuous and subordinate to the historic building and complement the overall proportions and fenestration patterns of the historic parts of the original building. Additions that are visible from the street shall have window-to-wall area ratios, floor-to-floor heights, window patterns, and bay divisions similar to those on the existing house.

When constructing a two-story rear addition, consider the use of landscape screening at the back and side property lines to diminish the visibility of the new construction with respect to the privacy of the project property and that of the adjacent property owners.

If an addition will be visible from the street, design the addition to complement the exterior wall materials of the original part of the house, as well as the collective character of the district.

Differentiate the exterior wall materials of the addition from the existing house by means of a hyphen or joint using a different materials, varying trim boards, slightly varying dimension of materials, varying orientation of materials, or other means.

Whenever possible, the roof form of the new addition shall not be visible above the ridgeline of the original roof when the front of the house is viewed from the street.

If visible from the street, an addition shall use a simple roof style and slope that complements the roof on the existing house.

Use materials for the roof that match or are compatible with the roof on the existing house.

If an addition will be visible from the street, use windows that complement those on the existing house in terms of fenestration pattern, size, configuration, profile, and finish.

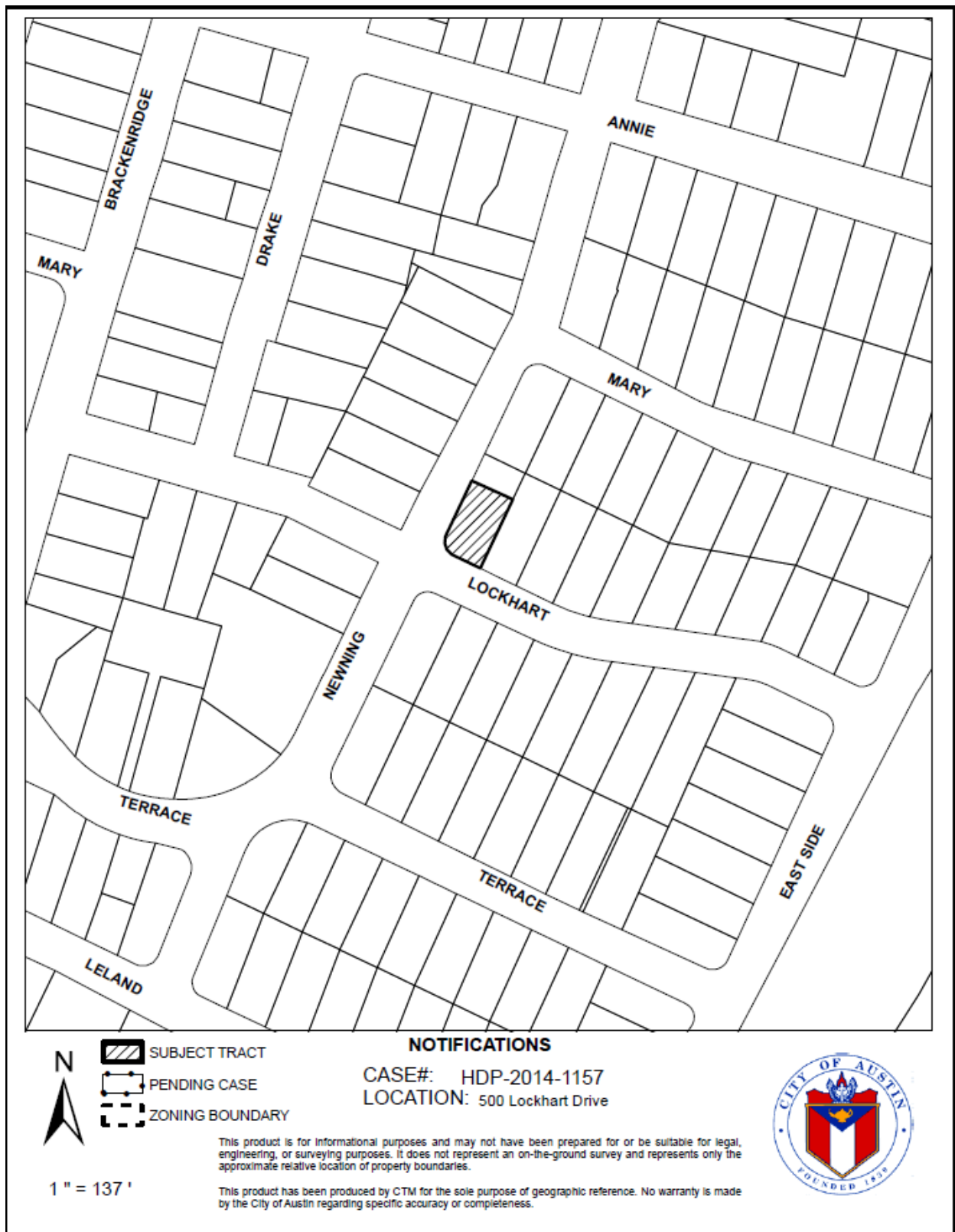
Avoid false muntins attached to or inserted between the glass in windows.

Metal screens may be appropriate for windows in additions. Use anodized or coated metal screens to minimize their visual presence.

STAFF RECOMMENDATION

Recommend that the applicant reconsider the scale and location of the addition to this house; the proposed addition is larger than the existing house and will visually overwhelm it; scaling back the size of the addition and maintaining more of the original house will be much more compatible with the character of the neighborhood.

LOCATION MAP



500 Lockhart Drive
ca. 1950



OCCUPANCY HISTORY 500 Lockhart Drive

City Directory Research, Austin History Center
By City Historic Preservation Office
February, 2012

1990	Lawrence Moomey, renter Accountant NOTE: The directory indicates that Lawrence Moomey was a new resident at this address.
1985-86	Dean W. and Linda B. Moore, renters Proprietor, Dean Moore Drywall (office at the house)
1981	Dean W. and Linda B. Moore, renters Drywall worker
1977	Dean W. and Linda Moore, renters Drywall worker NOTE: The directory indicates that Dean W. and Linda Moore were new residents at this address.
1973	Ed K. and Faye G. Bauer, owners Ed: Construction worker Faye: Employed by the State Attorney General's Office
1969	Ed K. and Faye G. Bauer, owners

	Ed: Proprietor, Ed Bauer Construction (office at the house)
	Faye: Employed by the State Attorney General's Office
1962	Vacant
1957	Thomas E. and Esther Hamblin, owners Proprietor, Capitol Plumbing and Heating Company, 2406 S. 1 st Street.
1952	Thomas E. and Esther Hamblin, owners Proprietor, Capitol Plumbing and Heating, 1701 W. 5 th Street.
1949	The address is not listed in the directory. NOTE: Thomas E. and Esther Hamblin are listed at 1907 Newning Avenue; he was the proprietor (with Carl Green), of Capitol Plumbing and Heating, 1701 W. 5 th Street.

BIOGRAPHICAL NOTES

Thomas E. and Esther Hamblin (ca 1950 – ca. 1960)

Thomas E. and Esther Mae Hamblin appear in the 1940 U.S. Census at 1904 Newning Avenue, a house they owned, and which was worth \$1,800. Thomas E. Hamblin was 32, had been born in Texas, and was a salesman for a plumbing company. Esther Mae Hamblin was 28, had been born in Texas, and had no occupation listed. They had no children listed with them.

The 1930 U.S. Census shows Thomas E. Hamblin living with his brother, George H. Hamblin, at 4317 Guadalupe Street. Thomas E. Hamblin was a laborer in a nursery; his brother George was a motorman for the Street Railway.

Thomas Hamblin

Thomas Hamblin, age 76, of Cedar Park, formally of Austin, died Friday.

He owned and operated Capital Heating and Plumbing Company for 25 years prior to his retirement in 1973.

He is survived by his wife, Esther Hamblin of Cedar Park; sister, Mrs. Ida Mae Mints, Stockdale; and a number of nieces and nephews.

Services will be at 3:00 P.M. Monday from Weed-Corley Funeral Home with Reverend Paul Stephens officiating. Interment will be at Capital Memorial Park. Pallbearers will be Morgan Hamblin, Ronnie Hamblin, Robert Buckner, Pete Durham, Albert Sunvickson and Doug Packard.

Arrangements by Weed-Corley Funeral Home.

Obituary of Thomas Hamblin
Austin American-Statesman, April 22, 1984

Esther Hamblin

Esther Hamblin, age 75, of Cedar Park, died Thursday.

She co-owned and operated Capital Heating and Plumbing Co. along with her husband, Thomas E. Hamblin, who preceded her in death in 1984.

Survivors include several nieces and nephews, and her pets.

Graveside services will be at 1:30 PM, Monday at Capital Memorial Park, with Reverend Paul Stephens officiating.

Arrangements by Weed-Corley Funeral Home, 3125 N. Lamar. 452-8811.

Obituary of Esther Hamblin
Austin American-Statesman, February 28, 1988

Mrs. Esther Hamblin 500 Lockhart Drive

124 2 5 - -

Blue Bonnet Hills

Frame residence.

45996 8-21-50

\$4500.00

J. Cody Boyd

5

Building permit to Esther Hamblin for the construction of the house (1950)

WATER SERVICE PERMIT

Austin, Texas

C No. 7278

Received of T. E. Hamblin Date 9-19-50Address 500 LOCKHART DRAmount TWENTY + NO/100 \$ 20.00Plumber SELF Size of Tap 3/4"

Date of Connection	<u>9-28-50</u>	No. Fittings Curb Cock <u>1</u> Elbow <u>1</u> St. Elbow <u>1</u> Bushing <u>1</u> Reducer <u>1</u> Pipe <u>3</u> Lead Comp. <u>1</u> Nipples <u>1</u> Union <u>1</u> Plug <u>1</u> Tee <u>1</u> Step <u>1</u> Box <u>1</u> Lid <u>1</u> Valves <u>1</u> Job No. <u>22-323-502</u> Reg. No. <u>21808</u>
Size of Tap Made	<u>3/4"</u>	
Size Service Made	<u>3/4"</u>	
Size Main Tapped	<u>2"</u>	
From Front Prop. Line to Curb Cock	<u>7.5'</u>	
From <u>E</u> Prop. Line to Curb Cock	<u>3'</u>	
Location of Meter	<u>CURB</u>	
Type of Box	<u>LOCU</u>	
Depth of Main in St.	<u>2'</u>	
Depth of Service Line	<u>2'</u>	
From Curb Cock to Tap on Main	<u>over 1'</u>	
Checked by <u>INDEXED</u>	Dept. <u>10-12-50</u>	

Water service to Thomas E. Hamblin for the house (1950)

 Receipt No. 15342 Application for Sewer Connection No. 26922A
Austin, Texas, 9-19-50

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 T. E. Hamblin at 500 Lockhart Dr Street,further described as Lot 2 Block 5 Outlot — Division — subdivision Bluebonnet Hills Plat 124, which is to be used as ResIn this place there are to be installed 3 fixtures. Plumbing Permit No. 40196I agree to pay the City of Austin, the regular ordinance charge 9-20-50Depth at Prop. Line 3 4'-at curbConnected 71' N of MH 50' to 65' N of MH (Location) San curbDate 10-5-50By Strong
 NOTE: Connection Instruction 6" sewer in morning - 5' deep
Main 18' N of E. E. 4" stub 60' N of S. L. J
4.5' deep at curb line

Sewer connection application by Thomas E. Hamblin for this house (1950)

Mrs. Esther Hamblin 500 Lockhart Drive

124 2 5

Blue Bonnet Hills

Frame Addn rear of res.

65296 11-22-56 1100.00

H. F. Petermann

Building permit to Esther Hamblin for a rear addition (1956)

T. E. Hamblin 500 Lockhart Dr

124 2 5

Blue Bonnet Hills

1/15 - ATTACHED
- Detached Carport

65744 1-30-57 800.00

H. F. Petermann

Building permit to Thomas E. Hamblin for an attached carport (1959)