

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**MARCH 28, 2016**  
**NRD-2016-0013**  
**1416 Westover Road**  
**Old West Austin**

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**PROPOSAL**

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Demolish a ca. 1936 house that is contributing to the historic district and construct a new two-story house.

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**PROJECT SPECIFICATIONS**

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The applicant proposes to demolish a ca. 1936 house that is contributing to the historic district. The applicant proposes to construct a new two-story house that will be approximately 3,050 square feet. The proposed house will have a hipped roof with twin front gables, and a recessed entryway. The house will be clad in stucco and will have a standing seam metal roof. Windows will follow a relatively traditional fenestration pattern.

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**RESEARCH**

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The house was built in 1936; the first occupant was Lula George, a stenographer for the Texas Unemployment Compensation Commission. Lula George rented the house until around 1938. David P and Bonnie B. Copeland are listed as the owners of the house in the 1939 city directory; he was a salesman. Lester and Ila Mae Davis rented the house in the early 1940s; he had no occupation listed in the city directories. From around 1943 to 1953, the house was owned and occupied by Lloyd L. and Mildred C. Grove. Lloyd Grove was the vice-president in charge of agencies for the Western Reserve Life Insurance Company. They eventually moved to Corpus Christi, where he continued his work. In the late 1950s and early 1960s, Allan P. Bloxsom, Jr. and his wife Harriett owned and occupied the house; Bloxsom was a student while he and Harriett lived here. The house was then a rental property through the 1970s, and rented by David S. Sinclair and his wife, Sara in the early 1980s. Sinclair was the associate pastor of college singles ministries at Tarrytown Baptist Church.

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**STANDARDS FOR REVIEW**

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The Old West Austin National Register Historic District has no design guidelines for new construction within the district. General design principles for new construction in historic districts encourage compatibility with existing contributing buildings in terms of size, scale, materials, massing, and fenestration patterns.

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**STAFF COMMENTS**

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The house is contributing to the Old West Austin National Register Historic District, but does not rise to the level of an individual landmark.

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**STAFF RECOMMENDATION**

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Release the permits upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history of the existing house, for archiving at the Austin History Center with the following recommendations:




1. Reduce the scale and size of the new house. This is a very prominent corner in the historic district, at Westover and Harris Boulevard. The proposed house is very large and will stand out, rather than blend in with the architecture and context of the contributing houses within the historic district.

2. Use a more traditional material for the exterior cladding. Stucco is not a typical siding material within the district, which is generally defined by wood, brick, stone, or a combination thereof. The stucco exterior of this house will tend to make it more monumental, and therefore less compatible with the smaller, contributing houses of the historic district.



## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

## NOTIFICATIONS

CASE#: NRD-2016-0013  
1416 WESTOVER ROAD

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