

HISTORIC LANDMARK COMMISSION
SEPTEMBER 23, 2019
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2019-0049
506 OAKLAND AVENUE
WEST LINE NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Enclose part of the front porch; enlarge a window opening; install a ramp.

ARCHITECTURE

One-story, rectangular-plan house with gable roof, wood cladding, 1:1 wood-sash windows, a paneled partially glazed door, and gable-roofed front porch.

RESEARCH

Edward and Leona Frazar owned and occupied the house for approximately 50 years, interrupted by a decade in the 1930s and early 1940s when the house was rented to short-term occupants.

Edward Brahan ("E. B.") Frazar was born in 1884 in Frazarville or Eagle Lake, Texas. He worked on oil fields as a gauger and civil engineer. Leona Dean Frazar was born around 1887 in Hornsby Bend, Texas. She married E. B. Frazar in Austin in 1913 and the couple had one son. In 1920, the Frazars lived in Fresno, California in the early 1920s while E. B. worked for an oil company.

By 1927, the Frazars had returned to Austin and purchased 506 Oakland Avenue. However, by 1930 E. B. lived in Winkler, Texas, for oil field work, while Leona lived at 506 Oakland Avenue with the couple's young son. By 1932, Leona had left Austin to live with her husband. In 1940, the family was living near Falfurrias in Brooks County on a private oil field road. Though E. B. is not listed as an oil field worker, the Frazars lived with a younger man who worked as a roustabout. By 1947, the Frazars had returned to Austin.

Leona Frazar was involved with the Methodist Church, Order of the Eastern Star, and Amaranth Lodge. She died in August in 1968. E. B. Frazar died in Austin in 1974.

PROJECT SPECIFICATIONS

The proposed project has three parts:

- 1) Enclose a portion of the front porch with clear glazing. The glazing will be installed behind the pillars and porch railing, with a gap of 8" at the top;
- 2) Extend an existing window opening to the ceiling and floor of the porch to create a new door opening; and
- 3) Install a ramp to access the porch, including the removal of a small portion of the handrail.

No other changes are proposed to the exterior of the building.

STANDARDS FOR REVIEW

The building is a contributing property in the West Line National Register Historic District. It does not appear to meet the standards for designation as a historic landmark.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building retains a high degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code (Section 25-2-352)). The property does not appear to meet two criteria.
 - a. **Architecture.** The building was designed in the Craftsman style, and may meet the architectural criterion.
 - b. **Historical association.** Edward B. and Leona Frazar occupied the house for approximately 50 years. There do not appear to be significant historical associations.
 - c. **Archaeology.** The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. **Community value.** The property does not appear to possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, Austin, or Texas as a whole.
 - e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects in National Register historic districts. The following standards apply to the proposed project:

- 2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The project largely retains the historic character of the property, though it will remove a historic-age window and enlarge the window opening into a door opening. The techniques used for partial enclosure of the porch will minimize visibility.

- 3) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The project will not create a false sense of historical development.

- 5) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The project will remove one historic-age window, which will be saved for future use. It largely preserves character-defining features.

- 9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The new door opening will be clearly differentiated from historic-age construction via a different-sized opening. The ramp will be differentiated with modern materials; its side location and visually light handrail are compatible. The partial enclosure of the porch will be differentiated with the modern construction technique, and is largely compatible.

- 10) *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If the glazing and ramp were to be removed in the future, the essential form and integrity of the historic property would be unimpaired. Likewise, if the door opening

were to be partially infilled, the historic-age window could be replaced with no adverse impacts.

The proposed project largely meets the standards.

COMMITTEE RECOMMENDATIONS

Retain as many character-defining features as possible; do not remove the historic front wall; change the window opening to a door opening. Retain the portion of railing that will be removed for the ramp.





The portion of the front wall to be removed has been limited to the expansion of a window opening.

STAFF RECOMMENDATION

Comment on and release the permit.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2019-0049
LOCATION: 506 Oakland Avenue



1" = 135'

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.

PROPERTY INFORMATION

Photos



Primary (east) façade of 506 Oakland Avenue.

Occupancy History

City directory research, Austin History Center
 By Historic Preservation Office staff
 September 2019

- 1920 Address not listed
- 1922 Vacant
- 1924 Alex and Amelia Barron, owners
 Superintendent, Farmers & Ginners Cotton Oil Co. (2010 E. 6th Street)
- 1927 E. B. and Leona Frezar, owners
 Gauger, no employer listed
- 1929 E. B. and Leona Frazar, owners
 No occupation listed
- 1932 John C. and Lorena Byrd
 Foreman, Austin Sand & Gravel Co.
- John D. and Bobbie Byrd, renters
 Employee, City Water Light & Power

- Alger L. Byrd, renter
Helper, Austin Sand & Gravel Co.
- W. Morrison Byrd, renter
Mill hand, Woodward Manufacturing Corp.
- 1935 Eric W. and Susye M. Swenson, renters
Salesman, Johns Bros. Inc.
- 1937 Eric W. and Susye M. Swenson, renters
Salesman, Capitol Chevrolet Inc.
- 1939 Perry B. and Susan I. Griffith and 5 children, renters
Salesman, no employer listed
- 1941 Edward B. and Leona Frazar, owners
Foreman, no employer listed
- 1944 Merle G. and Sadie M. Simpson, owners
Cabinetmaker, no employer listed
- 1947 Edward D. and Leona Frazar, owners
Student, UT
- 1949 Edward B. and Leona Frazar, owners
No occupation listed
- 1952 Edward B. and Leona Frazar, owners
No occupation listed
- 1955 Edward B. and Leona Frazar, owners
No occupation listed
- 1959 Edward B. and Leona Frazar, owners
No occupation listed
- 1962 Edward B. and Leona Frazar, owners
No occupation listed
- 1968 Edward B. and Leona Frazar, owners
Retired
- 1973 Edward B. and Leona Frazar, owners
Retired

Background Research

MRS. LEONA DEAN FRAZIER
 Mrs. Leona Dean Frazar, 81,
 of 506 Oakland Ave., died
 Wednesday in a local hospital.
 She was a member of the
 Methodist Church, Order of
 Eastern Star, and Amaranth
 Lodge in Colalinga, Calif.
 Mrs. Frazar is survived by
 her husband, Edward B. Frazar
 of Austin; one son, Edward
 Dean Frazar of Denver, Colo.;
 one brother, F., D. Dean of
 Tacoma, Wash.; and three
 grandchildren.
 Funeral arrangements are
 pending at Cook Funeral Home.

Obituary, The Austin Statesman 12/19/1968.

Building Permits

Receipt No. _____ Application for Sewer Connection No 5601A

Austin, Texas, 10-11 1921

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 Ann
 at 506 Oakland Street,
 further described as Lot 8 Block _____ Outlot _____ Division _____
 subdivision _____ Plat _____, which is to be used as a _____

In this place there are to be installed _____ fixtures. Plumbing Permit No. _____
 I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line _____ Respectfully, 10-19-21
 Stub Out } _____
 Connected } _____
(Location)

Date _____

By _____
J. L. Martin

NOTE: Connection Instruction 6" Sewer in Alley 17831

Sewer connection permit signed by J. L. Martin, 10/11/1921

WATER SERVICE PERMIT E N^o 37091 100

Austin, Texas

Received of No LOCATION Date _____

Address 506 OAKLAND AVENUE LOT # 8

Amount LOCATE SERVICE & RENEW IF NOT COPPER \$ Pl Tap

Plumber _____ Size of Tap _____

Date of Connection 4-17-63

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 2 1/4"

From Front Prop. Line to Curb Cock _____

From N Prop. Line to Curb Cock 1.2'

Location of Meter Front

Type of Box Reman

Depth of Main in St. 3'

Depth of Service Line INDEXED

From Curb Cock to Tap on Main 1.2'

Checked by Engr. Dept. 4-25-63 JBY

No. Fittings	Size	1/6" Pipe	1 Corp. Cock	1 Cop. to Iron ell	1 Cop. to Cop. ell	1 Cop. to Iron Coupling	1 Cop. to Cop. Coupling	1 Angle Stop	1 Stop	1 Nipples	1 Service Clamp	1 Valve	1 Meter Box	1 Lock Lid	1 Drain Tile	1 Drain Tile Lid	1 Stop & Drain	Job. No. <u>322-502</u>	Foreman <u>Halger</u>
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Water service permit, 4/17(?) / 1963.

ADDRESS: <u>506 OAKLAND Ave</u>				PERMIT <u>95097</u>		PLAT <u>100</u>			
LOT: <u>8</u>		BLOCK -		SUB.					
OUTLOT -		<u>Woodland Add.</u>							
FIRE ZONE <u>3</u>		USE DIST: <u>B</u>		OCCUPANCY: <u>Rem. Res.</u>					
<u>WED PM</u>		LAYOUT		FRAMING		FINAL		ROOF OVERHANG	
<u>3-10-65</u>		<u>3-10-65</u>		<u>ok</u>					
PRINC. BLDG.		ACC. BLDG.		PRINC. BLDG.		ACC. BLDG.		PRINC. BLDG. <u>12'</u>	
FOUNDATION <u>IP Piers</u>		FLOOR JOIST SIZE & O.C. <u>2x8</u>		NECESSARY BLDG. CONN.				ACC. BLDG.	
FR. SETBACK <u>26'</u>		CEILING JOIST SIZE & O.C.		ROOM VENTILATION <input checked="" type="checkbox"/>				PAVED PARKING	
TOTAL & MIN. SIDE YD. <u>15' 3'</u>		STUD SIZE & O.C.		STAIRS REQ. & NO.					
SIDE STREET YARD		MASONRY WALL		ATTIC FIRE STOPS REQ.					
OWNER: <u>E. B. FRAZER</u>				CONTRACTOR: <u>-</u>					

Building permit issued to E. B. Frazer for remodeling project, 3/10/1965.

WATER SERVICE PERMIT

Austin, Texas **10519**

Lot: 8
 Block: 100
 Plat Sec: 100

Received of: Coffie & Crier Date: 8-27-80
 Service Address: 506 Oakland St. (B) Size of Meter: 1 1/2"
 Amount: One hundred twenty five \$ 175.00
 Subdivision: Woodland addn P.R.V. Yes No

Date of Connection: 10792180 and one 78703
 Size of Tap Made: 1 1/2"
 Size Service Made: _____
 Size Main Tapped: _____
 From Front Prop. Line to Curb Cock: 2'
 From Prop. Line to Curb Cock 21'
 Location of Meter: curb
 Type of Box: round
 Depth of Main in St.: _____
 Depth of Service Line: _____
 From Curb Cock to Tap on Main: _____
 Zone: East _____ Central _____ West _____

No. Fittings _____
 Corp. Cock _____
 Cap. to Iron Cop. ell. _____
 Cap. to Cop. ell. _____
 Cap. to Iron Coupling _____
 Cap. to Cop. Coupling _____
 2 Angle Stop. 1"x 1/2" _____
 1 Bushing 1"x 1/2" _____
 1 Nipples 1/2"x 1/2" _____
 Service Clamp _____
 Valve _____
 Meter Box 1/2"x 1/2" x 1/2" _____
 Lock Lid _____
 Drain Tile 1/2" _____
 Drain Tile Lid _____
 Stop & Drain _____
 Job No. 22574-44-222055
 Foreman: Young

WLP 0053

Water service permit issued to Coffie & Crier, 8/27/1980.

ADDRESS: <u>506 Oakland ave.</u>		PERMIT: <u>20/448</u>	PLAT: <u>100</u>
LOT: <u>8</u>	BLOCK: _____	SUBDIVISION: <u>Woodland addn</u>	USE DIST: <u>A+ lot</u>
OCCUPANCY: <u>addn to existing Res to create duplex</u>		DIMENSIONS: <u>12x12/23x12 = 420 sq</u>	
OWNER: <u>Coffie & Crier</u>		CONTRACTOR: <u>owner</u>	PLUMBER: _____ MECH.: _____

LAYOUT: <u>7/23/80</u>	ELECTRICAL: _____	R.O.W. CONCRETE: _____
PLUMBING ROUGH	<u>10/10/80</u>	<u>day</u>
SEWER		
COPPER		
FOUNDATION		
FRAMING		
INSULATION		
PLUMBING TOP OUT		
MECHANICAL ROUGH		
ELECTRICAL ROUGH		
WALLBOARD		
FINAL BUILDING	<u>8/31/81</u>	<u>CL</u>
PLUMBING	<u>8/31/81</u>	<u>CL</u>
MECHANICAL	<u>8/31/81</u>	<u>CL</u>
ELECTRICAL		
SIDEWALKS + DRIVES		

DATE: 8-25-80

INSPECTOR: [Signature]

Building permit for rear additions issued to Coffee & Crier, 8/31/1981.