## 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

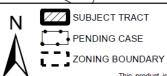
Retain as many character-defining features as possible; do not remove the historic front wall; change the window opening to a door opening. Retain the portion of railing that will be removed for the ramp.

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.





## **NOTIFICATIONS**

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

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.

1 " = 135 '

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.



## **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. 6<sup>th</sup> 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 Edward B. and Leona Frazar, owners Foreman, no employer listed 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

Edward B. and Leona Frazar, owners

Background Research

Retired

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 Colalnga, Calif.

Mrs. Frazar is survived by her husband, Edward B. Frazer 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 560/A
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 Street,
further described as Lot Block Outlot Division
subdivisionPlat, 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,
Stub Out Connected Connect
Date
By
NOTE: Connection Instruction ( Liber in alley 1783/

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

WATER S	SERVICE PERMI ustin, Texas	TE Nº 37091 (00
Received of NO LOCATION  Address 506 OAKLAND AVE  Amount LOCATE SERVICE & REVE  Plumber	NUE LOT # 8 U IF NOT COPPER	Date \$ RU Jap
Date of Connection 4-17-63 Size of Tap Made 34 Size Service-Made 44 Size Service-Made 44 Size Main Tapped 24 From Front Prop. Line to Curb Cock. From Prop. Line to Curb Cock. Location of Meter 12 Location of Meter 12 Type of Box Parin 8 Depth of Main in St. 3 Depth of Service Line 1800 From Curb Cock to Tap on Main 12 Checked by Engr. Depth 3:25-63  Size of Tap Made 47  Size of Tap Ma	No. Fittings 26 Corp. Corp. Cock 26 Corp. Cock 26 Corp. Cop. to Iron ell. Cop. to Cop. ell. Cop. to Iron Coupling. Cop. to Cop. Coupling. Angle Stop 26 Coupling.	Nipples Nipples Service Clamp Valve Meter Box Lock Lid Drain Tile Drain Tile Lid Stop & Drain Job. No L-328-50-7

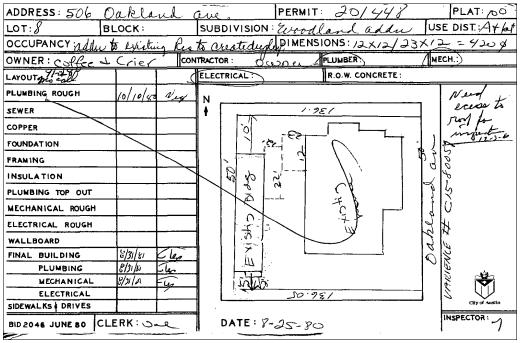
Water service permit, 4/17(?)/1963.

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8				OUTLC	OUTLOT - Wendland Add.						
FIRE ZONE 3 USE DIST: $\mathcal{B}$			OCCUPANCY: REM. RES.								
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3-10-65	PRINC. BLDG.	ACC.	3-10-65	PRINC. BLDG.	ACC. BLDG.	4-1	5-65	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	12
FOUNDATION	IP PIERS		FLOOR JOIST SIZE & O.C.	2 24"		NECES BLDG.	SSARY CONN.			ACC. BLDG.	
FR. SETBACK	26		CEILING JOIST SIZE & O.C.	(		ROOM VENTII	1 LATION	/		PAVED PARKING	
TOTAL & MIN. SIDE YD.	153		STUD SIZE & O.C.			STAIR: & NO.					
SIDE STREET YARD			MASONRY WALL			ATTIC STOPS					
OWNER: E.B. FRAZER CONTRACTOR: -											

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

	Lot & WATER SERVICE	E PERMIT
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	Received of Coffic 4 Novelland	Date 27-30 St. By Size of Meter
	Amount Subdivision Cookands Gaden	P.R.V. Yes No
וורע	Date of Connection #18 7#2 #82 # CC   Size of Tap Made   Size Service Made   Size Serv	22055
111	Size Main Tapped From Front Prop. Line to Curb Cock. 7	TERED X THE
	From Prop. Line te Sunb Seck 21  Location of Meter Curb  Type of Box V. O. N. A.	P COD ell O L'O COD COD COD COD COD COD COD COD COD CO
	Depth of Main in St.  Depth of Service Line.	Cop. to Cap. t
	From Curb Cock to Tap on Main	1 1877

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



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