

**HISTORIC LANDMARK COMMISSION**  
**JANUARY 27, 2020**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**NRD-2019-0076**  
**2411 PEMBERTON PLACE**  
**OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT**

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**PROPOSAL**

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Remove and restore brick cladding on a ca. 1951 house, demolish a one-story wing and replace it with a similar two-story addition, replace the shingle roof with slate, and construct a hyphen and two-story rear addition.

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**ARCHITECTURE**

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2-story, side-gabled, rectangular-plan house; brick cladding with 8:8 wood-sash windows; end chimneys; integrated garage with rear entry.

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**PROJECT SPECIFICATIONS**

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The project has four parts:

- 1) Remove brick cladding, add insulation, and replace the brick cladding. New matching brick may be used on the rear wall to allow a new addition to be clad in original brick (see #2);
- 2) Demolish the one-story wing at the north end of the house and construct a very similar two-story wing with the same footprint and a low-profile second story. The addition will be clad in original brick and include 8:8 wood-sash windows at the ground floor and 8-lite awning windows at the basement level and second story. It will be approximately 5' higher than the existing wing;
- 3) Replace the shingle roof with slate; and
- 4) Construct a one-story hyphen and two-story rear addition. The hyphen will be clad in multi-lite steel-sash windows on the south elevation and hardiplank siding with wood-sash casement windows on the north elevation, and capped by a gabled roof. It will overhang an area used as a carport. The rear addition will be clad in brick to match the existing house, with casement, awning, and fixed wood-sash windows and a side-gabled roof with a simplified version of the existing trim.

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**RESEARCH**

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Dr. Albert and Elise Terry constructed the house around 1951 and lived there until at least 1992. Albert Asbury Terry was born in 1904 in Nashville, Tennessee, where his father worked as a clerk. By 1910, the family had moved to Dallas, where his father worked as a real estate agent. Albert studied at UT Austin and was working as a doctor in Detroit by 1930. By 1935, he had moved his family to Glasgow, Montana; then back to Austin by 1940, where they settled. Albert Terry died in 1990 in Austin.

Elise Jewett Terry was born in 1905 in Kansas. By 1910, her family had moved to Austin, where her father worked as a minister. Elise attended Austin High School, then four years of college. She married Albert Terry in 1929 in Travis County, and the couple had two children. Elise Terry died in 1993 in Austin.

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**STANDARDS FOR REVIEW**

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The house is a contributing property in the Old West Austin 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 may demonstrate significance according to one criterion.
  - a. **Architecture.** The building is an intact example of the Classical Revival style.
  - b. **Historical association.** Albert and Elise Terry lived in the house for approximately 40 years, from the time the house was constructed until at least 1992. 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 retains the property's historic character by preserving features, spaces, and spatial relationships. It does add a slightly taller addition on the left side of the front wall.

- 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 proposed front addition is very similar in style, design, and materials to the historic house. The "newest" portions of the addition—the new basement window and second story—will be differentiated through a different floor-to-ceiling height and different window types.

The proposed rear addition is clearly differentiated through the hyphen's hardiplank siding, different window types and materials, and simplified trim.

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

The house's distinctive materials, features, finishes, and construction techniques will be preserved. Brick will be removed and replaced.

- 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 proposed front addition will alter the house's spatial relationship, but it will be differentiated from the historic house through different floor-to-ceiling heights and

window types. The proposed rear addition will impact a secondary façade. It will be differentiated through material and window types, and is compatible in its scale, roof form, proportions, materials, and details.

*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.*

The front addition is not easily reversible, but the rear addition could be removed without impairing the historic building's essential form and integrity.

The proposed project largely meets the standards.

**COMMITTEE RECOMMENDATION**

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Committee members were supportive of the project and additions, especially the low profile of the new front wing and compatible fenestration pattern.

**STAFF RECOMMENDATION**

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Comment on and release the plans.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: NRD-2019-0076  
2411 PEMBERTON PLACE



1" = 292'

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**

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*Photos*



*Primary (west) façade of 2411 Pemberton Place.*

*Occupancy History*

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

1952	Under construction
1955	Albert A. and Elise J. Terry, M.D., owners Physician, urology; no employer listed
1959	Albert A. and Elise J. Terry, owners Physician, no employer listed
1962	Albert A. and Elsie J. Terry, owners Vice president, COS Building Corp., Physician (918 E. 32 <sup>nd</sup> Street)
1965	Albert A. and Elise J. Terry, owners Physician, no employer listed
1968	Albert A. Terry, owner Physician, no employer listed
1973	Albert A. and Elise J. Terry, owners Physician, no employer listed
1977	Albert A. and Elise J. Terry, owners Retired
1981	A. A. and Elise Terry, owners Retired
1985-86	Dr. A. A. and Elise J. Terry, owners Retired
1992	Elise Terry, owner No occupation listed

Building Permits

Dr. & Mrs. A. A. Terry 2411 Pemberton Pl.  
 158 14  
 Pemberton Heights #11  
 Brick veneer two-story residence with gar. integ.  
 48819 8-6-51 \$35,000.00  
 W. T. Walker & Son  
 16

Building permit issued to Dr. and Mrs. A. A. Terry for a brick veneer house, 8/6/1951.

**WATER SERVICE PERMIT**  
 Austin, Texas

C No 9606

Received of DR. A. A. TERRY Date 8-8-51  
 Address 2411 PEMBERTON PLACE  
 Amount FIFTY & NO/100 50  
 Plumber MIDDLETON F. REE Size of Tap 2"

Plan of A Pd 26  
 6.78  
 STUB-B-5809  
 REPLACES

Date of Connection	<u>8-15-51</u>
Size of Tap Made	<u>2"</u>
Size Service Made	<u>2"</u>
Size Main Tapped	<u>6"</u>
From Front Prop. Line to Curb Cock	<u>8'</u>
From S Prop. Line to Curb Cock	<u>6'</u>
Location of Meter	<u>FRONT</u>
Type of Box	<u>LOCK</u>
Depth of Main in St.	<u>3'</u>
Depth of Service Line	<u>2'</u>
From Curb Cock to Tap on Main	
Checked by Engr. Dept.	<u>9/21/51</u>

No. Fittings	Size
1	Curb Cock 2"
1	Elbow 2" C.P.C.
1	St. Elbow 2" C.P.C.
1	Bushing 2 1/2"
	Reducer
28'	Pipe 2" Copper
2 1/2'	Lead Comp.
1	Nipples 1/2" C.P.C.
1	Union 2" C.P.C.
1	Plug 6" Standard
1	Stop
1	Box
1	Lid
1	Valves 2"
	Job No. <u>W333-570E</u>
	Reg. No. <u>W. T. Walker</u>

**INDEXED**

Water tap permit issued to Dr. A. A. Terry, 8/8/1951.