

Historic Landmark Commission

September 27, 2021

Proposed Demolition Permit 2501 Inwood Austin Texas

Prepared for



By Vincent Gerard & Associates, Inc.

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Architectural Summary

Structure – “Midcentury Modern” by Definition *MidCentury Modern Preservation Society-

Glass and large windows (some), straight flat lines (no), open and split level Spaces (no), minimal Ornamentation & furniture with many build-ins (shelves), immersed in nature (Yes).

Residential Structure does not meet Typical Midcentury Modern

Further – numerous additions and extensions occurred post 1948



Examples of Midcentury Modern

Multiple Lines/Windows/Open Space/Levels

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Hugh McMath

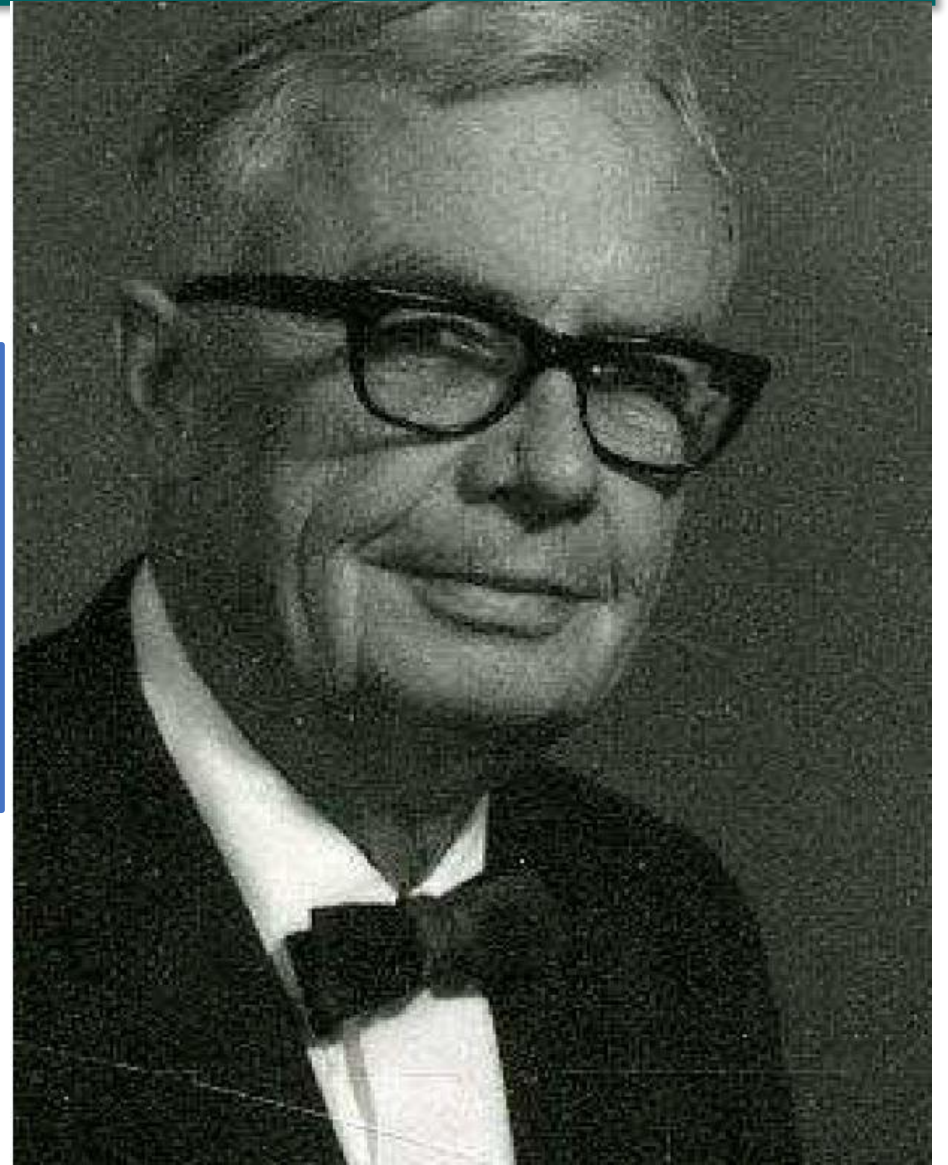
UT School of Architecture Deans, Past & Present

1910-May 1912: Hugo F. Kuehne, Chairman
June 1912-August (?) 1927: F.E. Giesecke, Chairman
September (?) 1927-May 1928: T.U. Taylor, Acting Chairman
June 1928-May 1935: Goldwin Goldsmith, Chairman
June 1935-May 1946: Walter T. Rolfe, Chairman
June 1946-June 1950: Hugh McMath, Chairman
July 1950-August 1951: Robert Talley, Acting Director
September 1951-June 1955: Harwell Hamilton Harris, Director★
July 1955-July 1956: Hugh McMath, Acting Director
August 1956-August 1967: Philip D. Creer, Dean
September 1967-August 1968: Alan Y. Taniguchi, Director★
September 1968-May 1972: Alan Y. Taniguchi, Dean
June 1972-July 1973: Sinclair Black, Acting Dean★
August 1973-December 1975: Charles Burnette, Dean
January 1976-August 1976: John A. Gallery, Acting Dean
September 1976-1992: Harold (Hal) Box, Dean
1992-July 2001: Larry Speck, Dean★
August 2001-May 2016: Frederick (Fritz) Steiner, Dean
June 2016-present: Elizabeth Danze, Interim Dean

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Hugh McMath

Chairman 1946-50, Acting Chair 1955-56.
Would make many trips to Monterrey Mexico
Developed courses in the Pre-Hispanic and colonial
architecture of Mexico,
Is listed as a consultant/Architect for the Instituto Tecnológico
of Monterrey Mexico



Ned Cole

Builder & Developer, President of Fabricon in 1950's.
He was an officer (Treasurer) along 4 others in Plancon (builders)
Sold Hugh McMath two Lots on Inwood Place.
Started a Prefabrication Company (Fabricon) in East Austin – cabinets and shelves,
Key player in developing the “Air Conditioned Village” in Austin
Moved to Baton Rouge LA in the 1961.

Is 2501 Inwood His best example of architecture?

What other Ned Cole Homesites been restored/preserved?

Plancon had 3 other partners, did Ned Cole actually build this?



NEW INDUSTRY—Ned Cole, left, president of one of Austin's newest industries, Fabricon, discusses expansion plans of the Fabricon, with Dr. Frank Jessen, chief consulting engineer of Austin Area Economic Development Foundation. A post-war industry, Fabricon manufactures special wall cabinet and shelf units for home construction, and Cole pointed out that production is under way here for buildings as far away as Shreveport, La., and Oklahoma City.—(Neal Douglass Photo).

Fabiricon Shelves
The current owner
Would like to
donate
the existing shelves
& closet in the
McMath House
To the Austin
Historical Society
Or the University
Of Texas.



John McIntyre PE Report

5.2 House Foundation

Additions: The foundation is a combination of several additions. There are no plans to indicate the reinforcing and thickness of the slab on grade foundation. There are no permits listed for the various additions on the City of Austin AB+C permit portal. Several of the foundation additions appear to be DIY "old world" stone rubble and mortar style configurations (photo 36).

Floor Level: The finish floor was observed to be over 2" out of level by a rough ZipLevel elevation survey. The grades were generally lower at the outside perimeter of the foundation and higher at the middle. Given the numerous foundation additions and the rubble mortar type of construction, it will be very difficult to raise the foundation edges.

Finish floor grade separation: The foundation is not 6" above the adjacent finished grade along the rear and right side of the house as required by code. The tops of exterior planters have been constructed too close to the finish floor elevation (photo 12, 18, 20, 41) – to overflow the planter walls, water will be at finish floor.

Chimney: There is settlement and cracks in the fireplace and chimney foundation and stone masonry. The fireplace foundation addition appears to have been built over the concrete planter wall that was in place at the time of this (unpermitted) addition.

Much of the exterior electrical work appears to be DIY installations that do not conform to code and present safety/fire hazards. The ground rod assembly at the rear hose bibb does not conform to code and represents a possible shock hazard to the domestic water piping system.

To perform a substantial renovation to this house would require removing most of the house to bare studs to build back to current codes. Many of the water damaged studs would have to be replaced. Windows and doors would have to be removed and replaced. Siding and WRB (Weather Resistant Barrier – like Tyvek or similar) would have to be replaced. Exterior insulation would be needed to meet current wall insulation requirements. Grading a drainage would need revisions to drain properly. The foundation is likely unable to be easily leveled. Exterior wall waterproofing below grade would need to be excavated and re-installed. Roof overhangs would need additional structure or shortening to comply with structural requirements.

In short, there would not be enough of the original structure left to be worth keeping. Our recommendation would be to demolish the existing house and start over with structures of known sound integrity and code compliance.

8 REPORT LIMITATIONS

The opinions expressed in this report are the result of readily visible and observable conditions and available information at the time of this report and represent a reasonable

Summary

*2501 Inwood Does not meet all the criteria for a Historic Structure,

*Interesting homesite - 1 Bedroom House, but does not fit into Midcentury Modern,
Numerous add-ons and additions,

Hugh McMath was certainly a mainstay in the UT School of Architecture however he was not a TITAN
as some of the others who came afterward,

Ned Cole was a substantial builder in Austin and Key Figure in Air Conditioned Village
His Fabricon company, pre-manufactured shelves and cabinets were being introduced all over the country,
His work product, McMath's Cabinets and shelves, have been offered to be preserved by the owner,

John McIntyre PE Report unquestionably opined that the structure. **is not restorable.**