

**HISTORIC LANDMARK COMMISSION  
OCTOBER 24, 2011  
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS  
NRD-2011-0084  
Old West Austin  
3205 Churchill**

**PROPOSAL**

---

Demolition of existing c. 1950, 1,135 sf house and construction new 2,339 sf house.

**RESEARCH**

---

The house was built c. 1950 and was designed by architect Leonard Lundgren, who owned and lived in the house with his wife Emogene until 1955, when they moved to 3932 Balcones Drive. Drawings by Leonard Lundgren in the Austin History Center's collection for this address indicate the property, and the adjacent parcel, were owned by Louis Gimbrede. It is likely that Leonard Lundgren design houses for Mr. Gimbrede for both 3205 and 3203 Churchill, and then purchased 3205 Churchill. Further investigation would be needed to verify if the architectural drawings in the Austin History Center's collection for this address reflect what was built.

Biography excerpted from Austin History Center Lundgren & Maurer Drawings and Records Collection: "Leonard John Lundgren received his Bachelor of Arts degree in architecture from the University of Texas at Austin in 1949. Directly out of school he practiced as an independent architect. In 1950 Maurer graduated from the University of Texas at Austin with his Bachelor of Arts degree in architecture, and he also began practicing architecture in Austin. Three years later Ed Maurer contacted Leonard Lundgren about working together and in February 1953 the two formed the architectural firm of Lundgren & Maurer and occupied offices at 1003 W. 24th Street in Austin.

The firm designed a wide range of buildings including medical centers, public building for the State of Texas and the City of Austin, commercial retail stores, banks and office buildings, churches, schools and residences but they were perhaps best known for their work in hotel design. In the 20 or so years of practice the firm designed hundreds of hotels in the United States, Mexico, Central America, and Saudi Arabia for Holiday Inns and other hospitality chains. In 1954 Lundgren & Maurer received an American Institute of Architects Award of Merit for the Pi Kappa Alpha Fraternity House in Austin. This building, along with some other Lundgren & Maurer commercial and residential projects, was an excellent example of Modernist or the International style of architecture.

After the partnership ended in the early 1970s, Lundgren continued to practice as Lundgren and Associates (ca. 1974). At about the same time Lundgren also became part of the international hotel consulting firm Phillips Lundgren & Wallace. This partnership dissolved just over a year later in August 1976. Maurer formed Maurer Associates around 1975. Maurer then went on to practice as Maurer International between 1977 and 1983."

**PROJECT SPECIFICATIONS**

---

The existing residence built c. 1950 is an approximately 1,135 sf, one story wood frame house with wood panel siding. The house has modestly designed features typical in mid-century modern residential architecture. The roof is nearly flat with a slight rise to the rear of the structure. There is a detached one story, flat roofed garage set in front of the house.

The roof of the garage ties into the roof of the main structure creating a breezeway between the two structures. The roof of the covered front walk is supported by three squared posts and has openings in the roof over a landscaping bed.

Slider windows are set high on the wall of the façade, with one set of three windows placed in a ribbon configuration. There is a masonry wall to one side of the covered entry that is made of the same thin-brick as the centrally located chimney. The front door faces the street and has side lights.

The rear wall of the house has floor to ceiling glazing across half the width, which looks out onto a screened patio. The remainder of the rear elevation has a line of large casement windows and fixed sash windows looking out onto the back yard.

The siding appears to be in poor condition with evidence of rot and missing sections. Missing siding at the rear of the garage reveals evidence of moisture infiltration, rot and to damaged structural members. There is also evidence of moisture infiltration on the plywood sheathing under the roof of the covered walkway.

The design, although simple, has many features exemplified in architect-design houses built from 1950-1970, such as the nearly flat roof, high-set front windows, which provide privacy from the public street, and expanses of glazing on the rear to integrate interior and exterior spaces.

The applicant proposes to demolish the house and construct a new 2,339 sf house. The design is contemporary in nature. The front façade is made up of a carport opening, and large multi-paned, nearly floor to ceiling windows and a glass front door. The front of the house is one-story and has a metal roof sloping up to the rear two-story section. The front of the roof extends out over the walkway to create a narrow covered porch. There is a front gabled, second story section that opens to a rooftop patio above the carport. Side and rear elevations have various large window openings. The plans indicate the front yard will be enclosed by a high wall.

## **STAFF COMMENTS**

---

The house is listed as a contributing structure in the Old West Austin National Register Historic District. The Old West Austin National Register Historic District has no design guidelines for new construction. Design guidelines in other historic districts address size, scale, massing, fenestration patterns, and materials. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.
- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

The project as proposed, resulting in total demolition of a contributing property, does not meet the general design guidelines for National Register Districts.

Although designed by prominent Austin architect Leonard Lundgren, this house is not representative of the quality of other Lundgren designs include the house at 3203 Churchill (designed the same year), nor other residential, institutional or commercial designs.

**STAFF RECOMMENDATION**

---

Staff recommends the applicant consider not demolishing the existing home and consider rehabilitating the property. If the applicant continues to seek a demolition permit staff recommends the permit not be released until a City of Austin Documentation Package is submitted to the Historic Preservation Office. Staff further requests that the applicant include documentation of the interior of the house as part of the Documentation Package.

PHOTOS



3205 Churchill Drive – Front elevation



3205 Churchill Drive – Front covered walkway



3205 Churchill Drive – Rear (east) elevation



3205 Churchill Drive – Rear (east) elevation

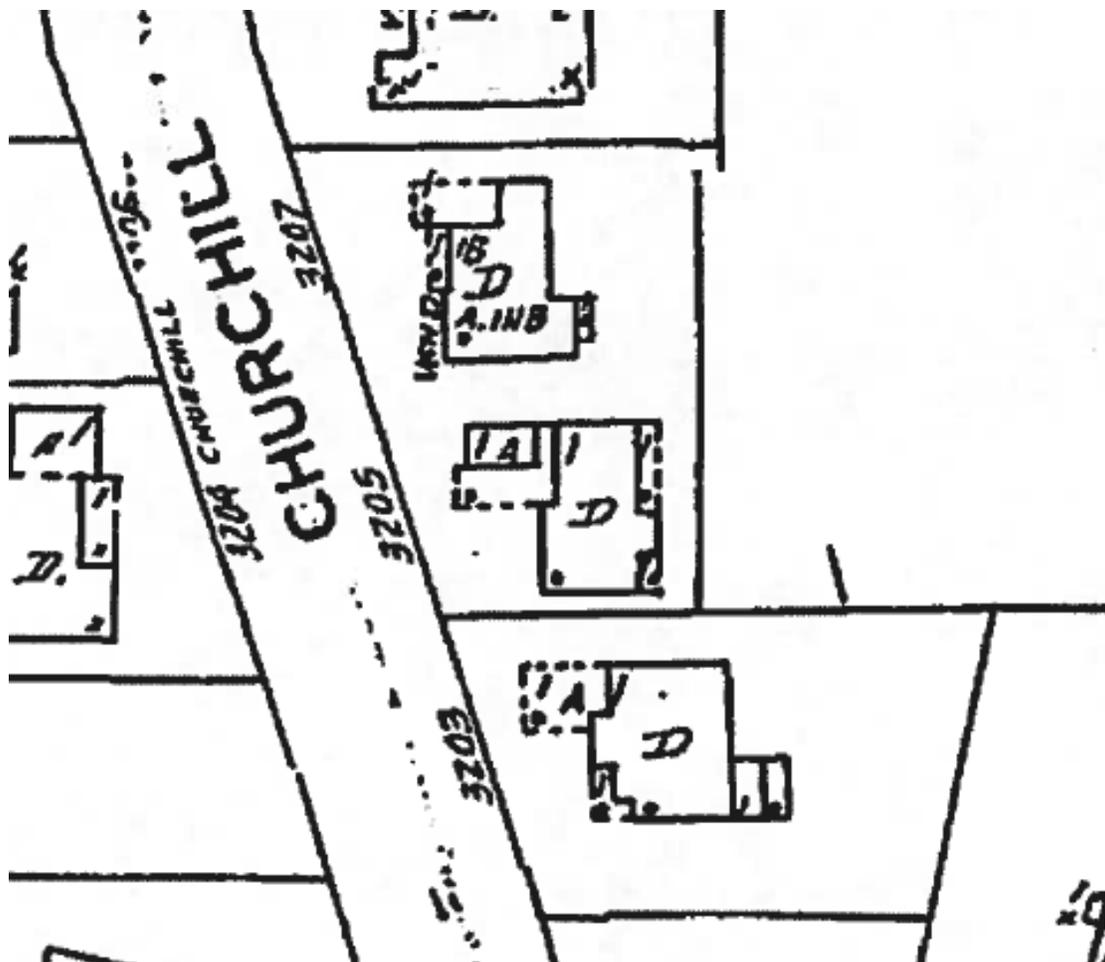


3205 Churchill Drive – North elevation

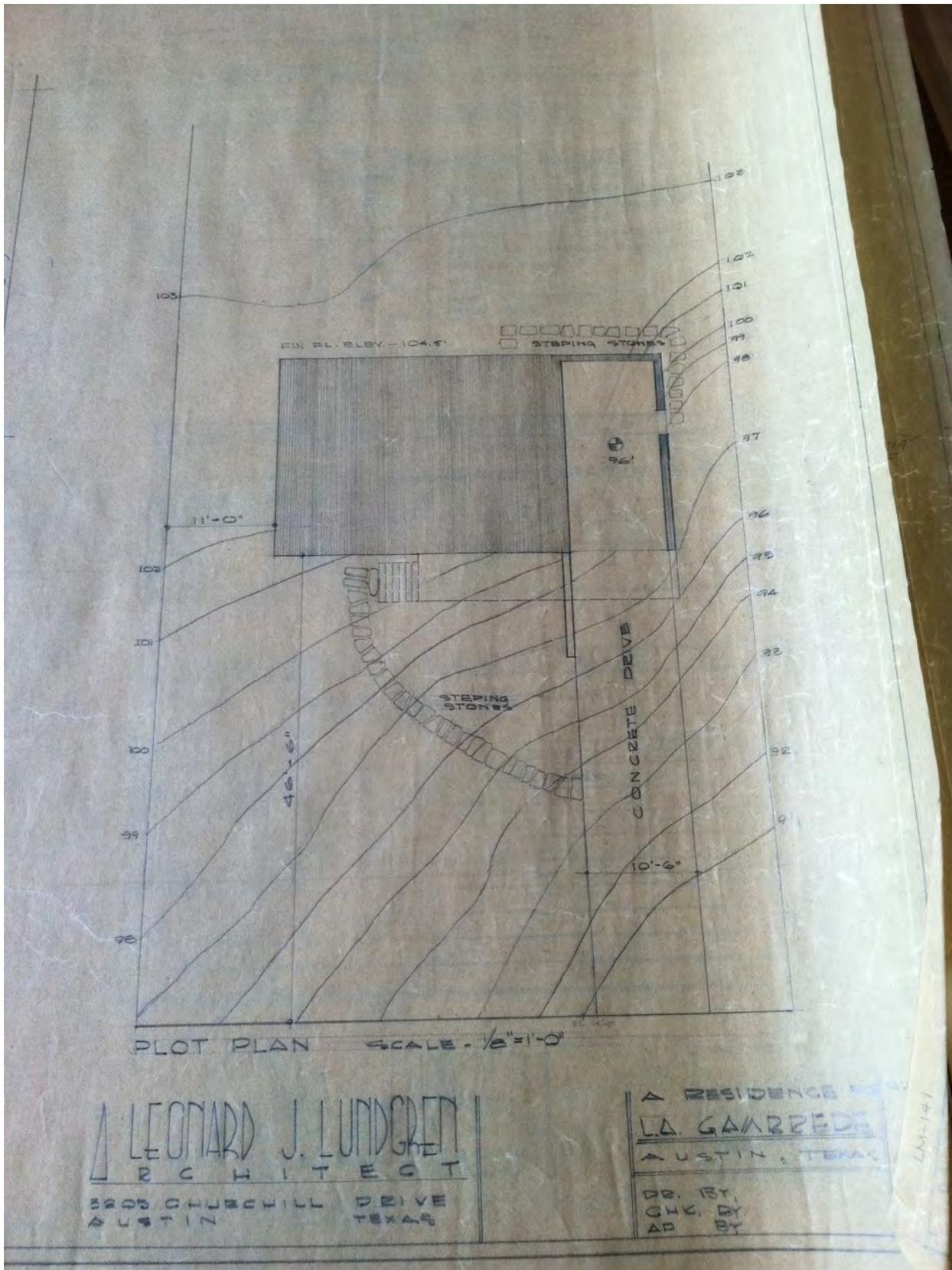
**OCCUPANCY HISTORY**  
**3205 Churchill**  
**c. 1950**

City Directory Research, Austin History Center  
 By City Historic Preservation Office  
 October 2011

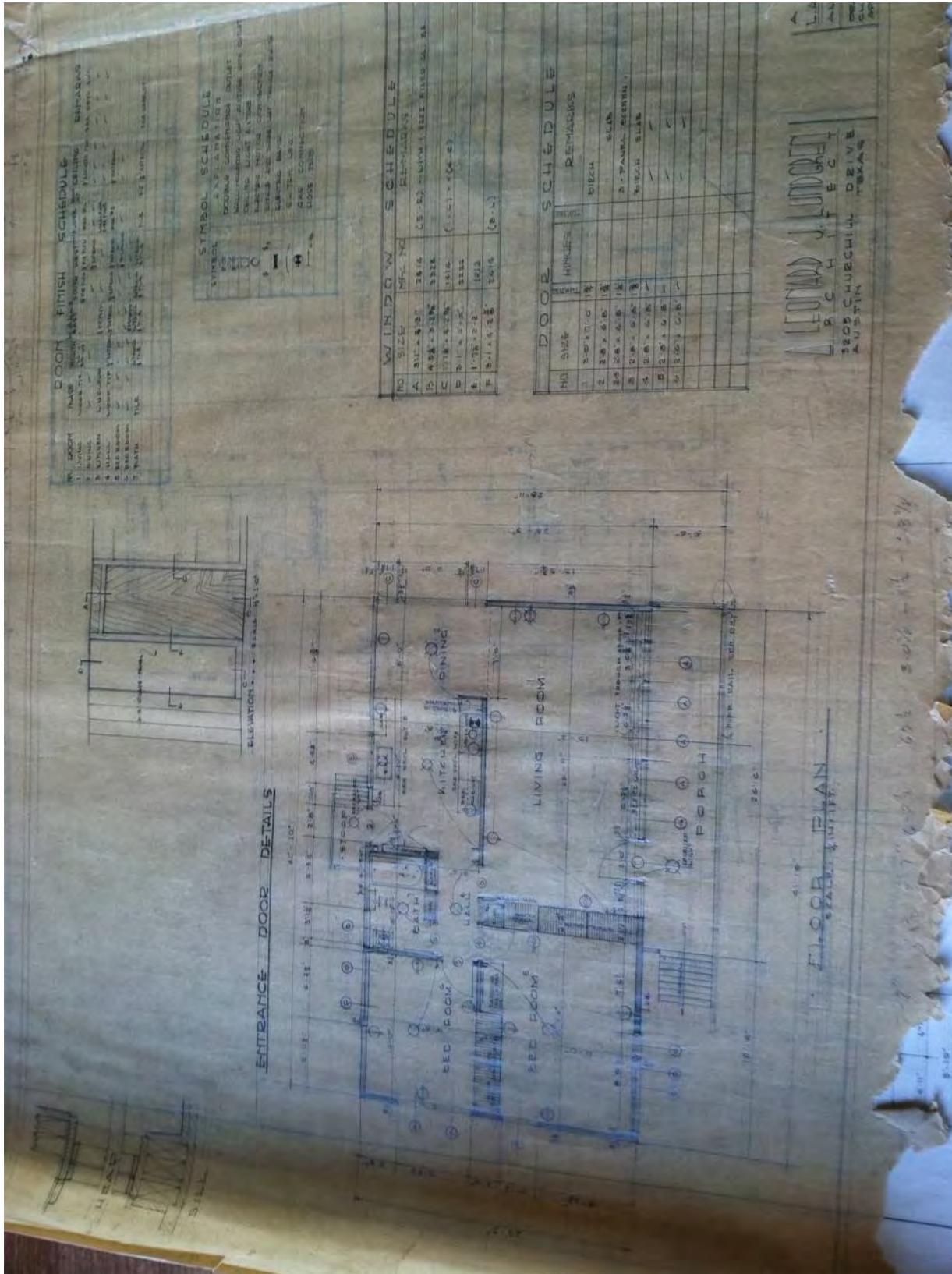
1990	Roger Mesick
1985-86	M. Shaunessy Student
1980	Kevin Groves
1975	Mark W. and Sunday Mahaffey Accountant, Mental Health & Mental Retardation
1970	Klaus and Helga Schwitzgebel Chemist, Radian Corporation (Research laboratory)
1965	Mrs. Margaret Schnell (widow Gus)
1961	Mrs. Margaret Schnell, owner (widow Gus)
1957	Gus and Margaret Snell, owners Capital Curtain Co.
Note:	In 1955 Leonard Lundgren is listed as living at 3932 Balcones Drive
1954	Leonard Lundgren
1953	Leonard J. and Emogene Lundgren, owners Architect, Lundgren & Mauer
1952	Leonard J. and Emogene Lundgren, owners Architect
1949	Street not listed in City Directory



1962 Sanborn Map



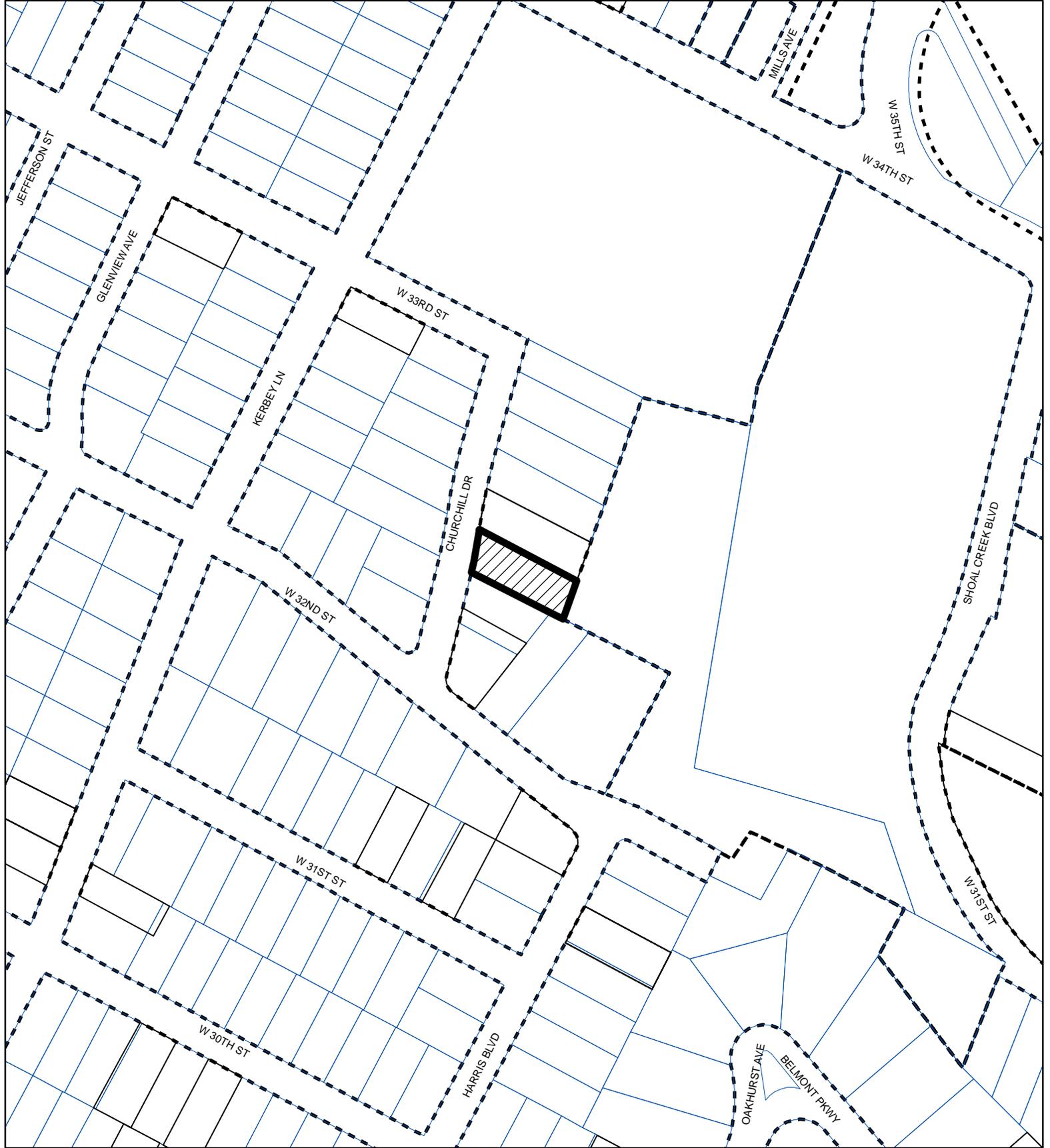
Drawing of residential design by Leonard J. Lundgren for 3205 Churchill



Drawing of residential design by Leonard J. Lundgren for 3205 Churchill







**NATIONAL REGISTER DISTRICT**



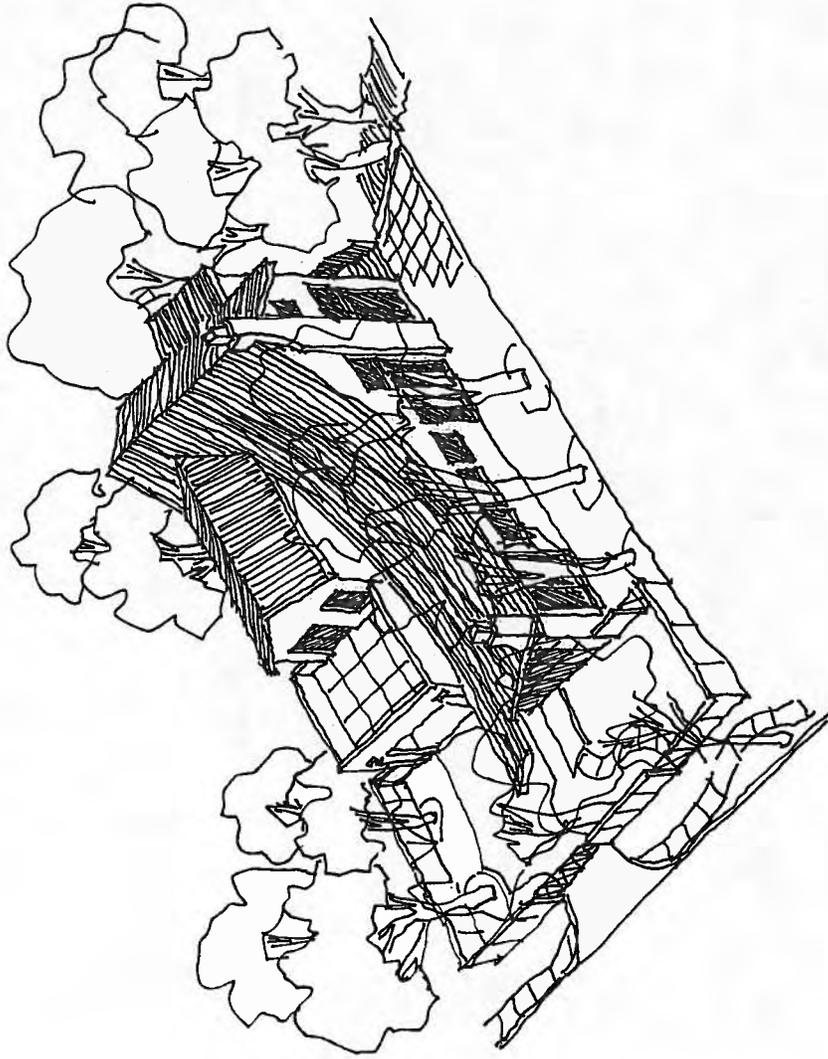
-  SUBJECT TRACT
-  ZONING BOUNDARY

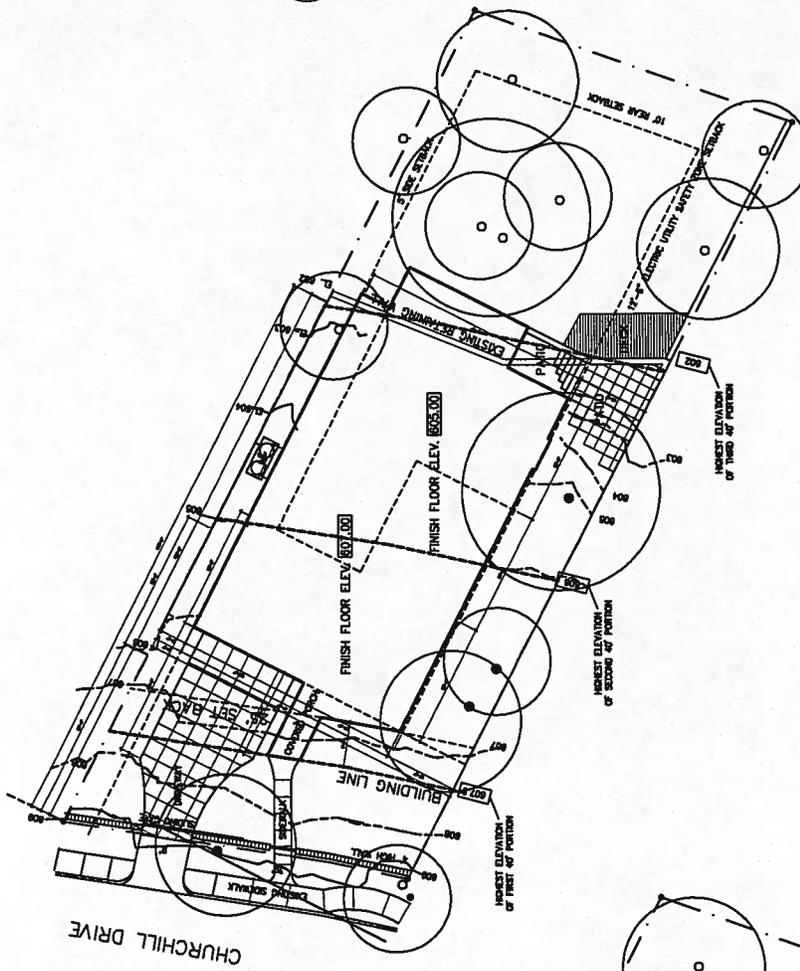
CASE#: NRD-2011-0084  
 LOCATION: 3205 Churchill Drive  
 GRID: H25  
 MANAGER: ALYSON MCGEE



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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

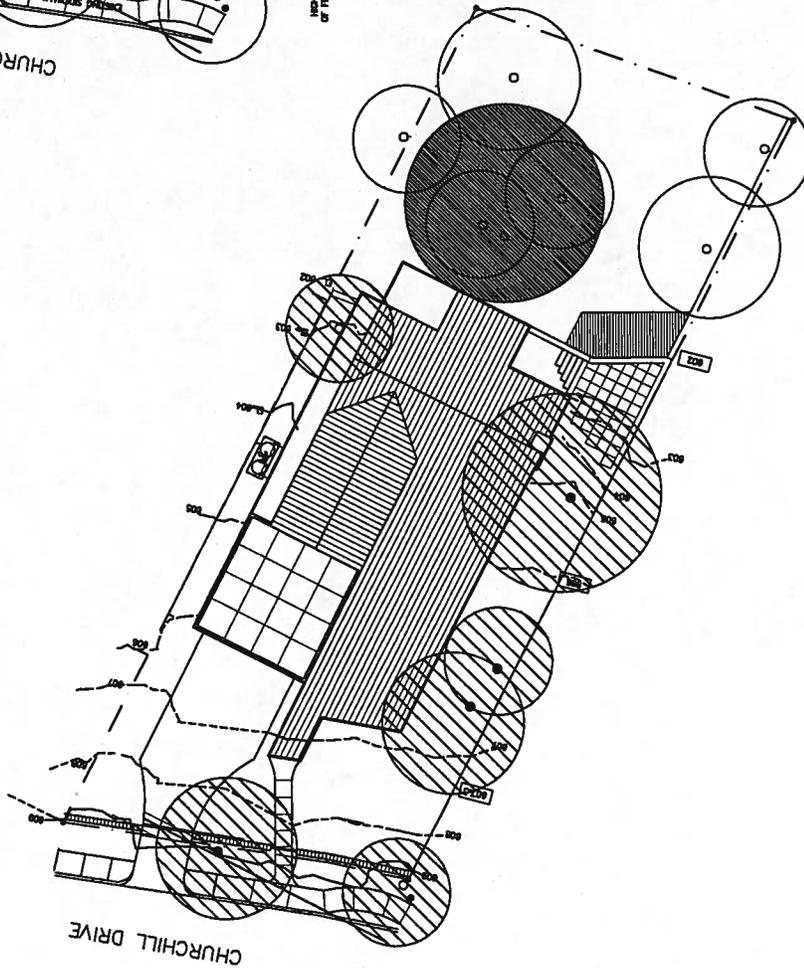




SITE PLAN PLAN NORTH

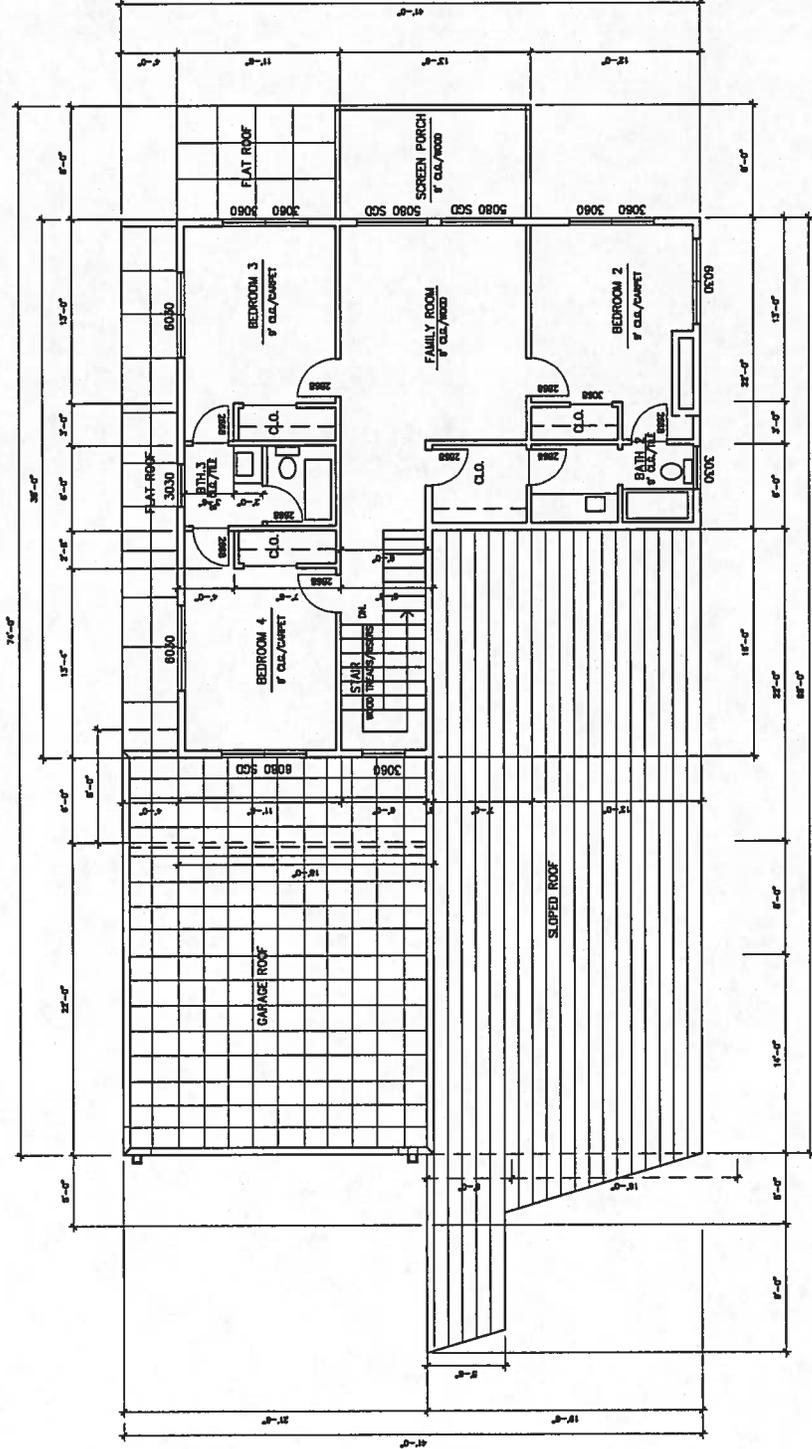
IMPERVIOUS COVER ALLOWED: SITE 9,299 SF @ .45 = 4,185 SF  
 IMPERVIOUS COVER PROPOSED: SITE 9,299 SF @ .44 = 4,090 SF  
 FAR ALLOWED: SITE 9,299 SF/ALLOWING AREA 3,720 SF = .40 FAR  
 FAR PROPOSED: SITE 9,299 SF/DWING AREA 3,564 SF = .38 FAR

CHURCHILL DRIVE

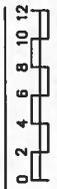


SITE PLAN PLAN NORTH





PLAN NORTH



**SECOND FLOOR PLAN**

AC AREA = 1,102 SF  
 SCREEN PORCH = 111 SF  
 SCREEN PORCH = 111 SF



HOLLAND ARCHITECTURAL  
 1413 PRESTON AVE  
 AUSTIN, TEXAS 78703  
 512-478-6554

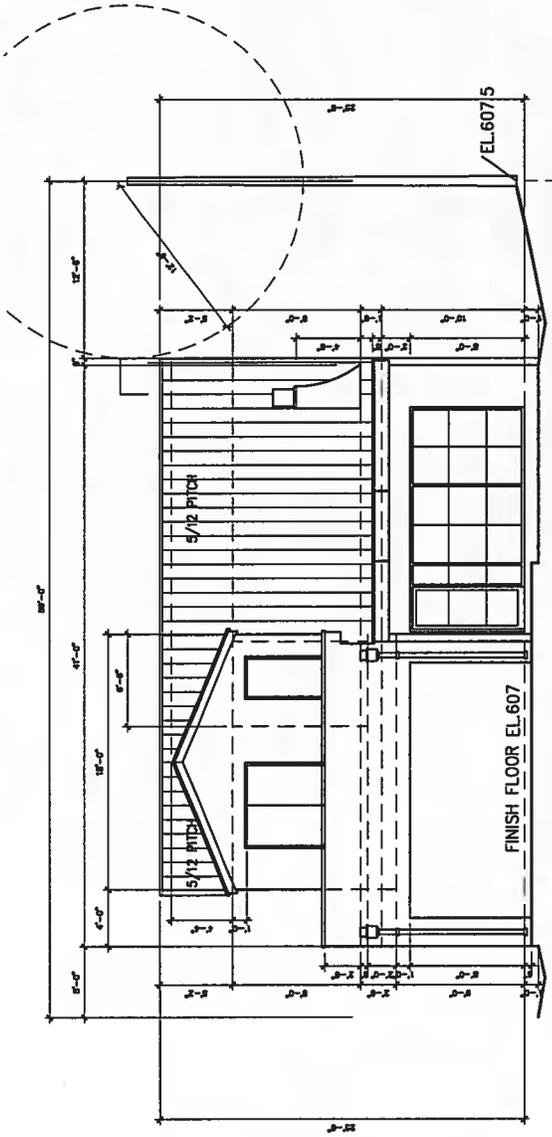


PRICKETT RESIDENCE  
 3205 CHURCHILL  
 AUSTIN, TEXAS 78703

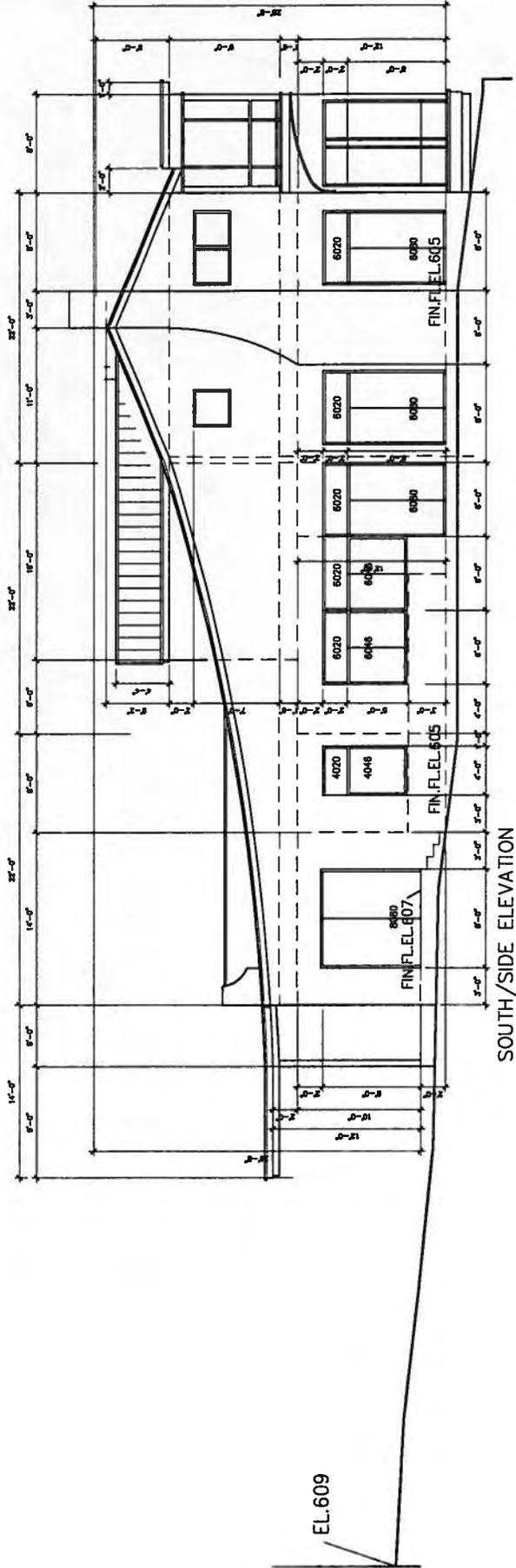
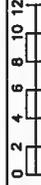
SHEET NO.

A4

SEP. 19, 2011



WEST/FRONT ELEVATION



SOUTH/SIDE ELEVATION



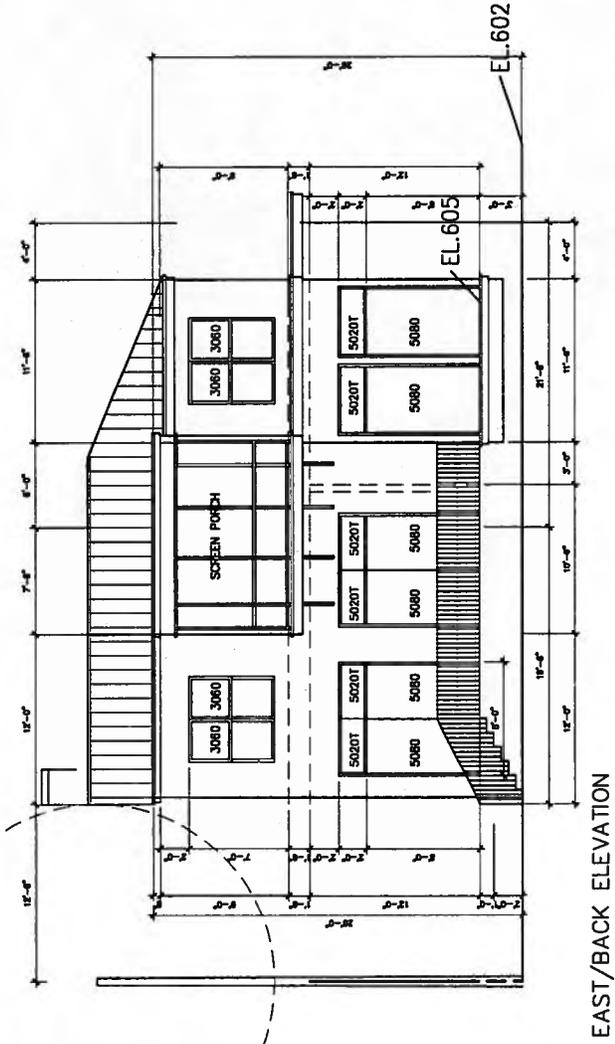


HOLLAND  
ARCHITECTURAL  
1413 PRESTON AVE  
AUSTIN, TEXAS 78703  
512-478-6554

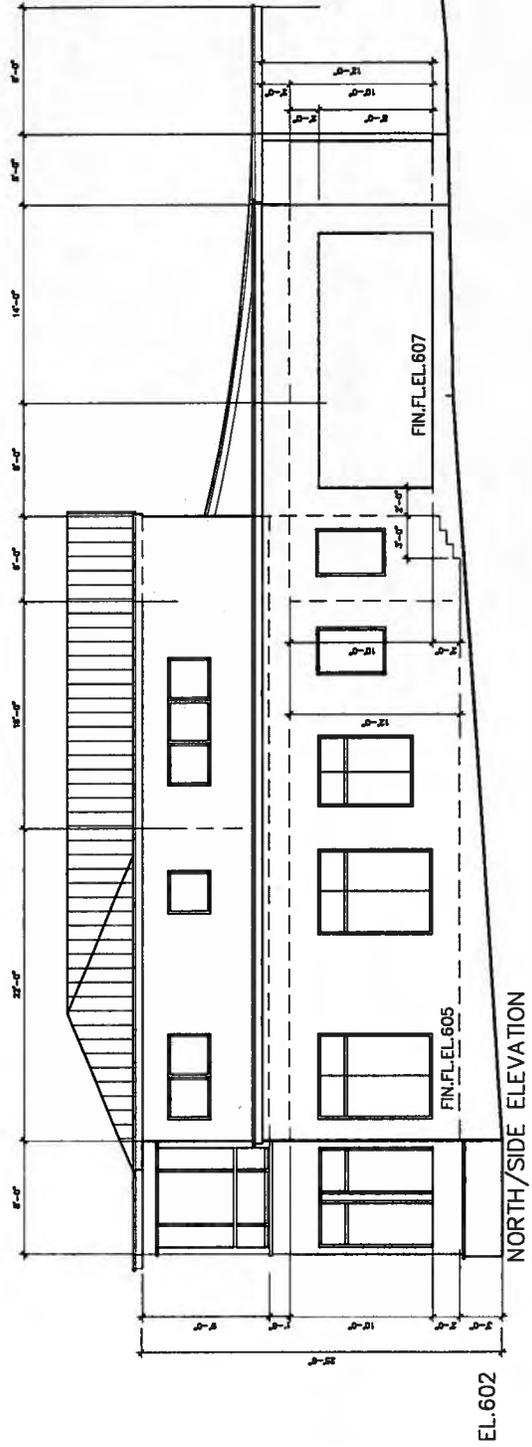


PRICKETT RESIDENCE  
3205 CHURCHILL  
AUSTIN, TEXAS 78703

SHEET NO.  
**A5**  
SEP. 19, 2011



EAST/BACK ELEVATION



NORTH/SIDE ELEVATION

EL. 602



