

**HISTORIC LANDMARK COMMISSION
NOVEMBER 14, 2011
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2011-0084
Old West Austin
3205 Churchill Road**

PROPOSAL

Demolish the existing ca. 1950, 1,135 square foot house and construct a new 3,500 square foot house.

RESEARCH

The house was built ca. 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 designed houses for Mr. Gimbrede for both 3205 and 3203 Churchill, and then purchased 3205 Churchill for he and his wife. 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 the 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 Ed 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 Maurer contacted 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 buildings 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 their 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 ca. 1950, is an approximately 1,135 square foot, 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 facing 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, with significant rot and 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-designed 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, approximately 3,500 square foot house. The design is contemporary in nature. The front façade is made up of a carport, and large multi-paned, nearly floor to ceiling windows and a glass front door. The front of the house is one-story with 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 3'-0" high fence.

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 the home was designed by prominent Austin architect Leonard Lundgren, it is not representative of the quality of other Lundgren-designed residential, institutional or commercial buildings in terms of design or materials. Since other existing buildings better serve as representative examples of the work of Leonard Lundgren, this building, although a contributing building in the Old West Austin National Register District, does not meet the criteria for historic zoning.

STAFF RECOMMENDATION

Staff recommends the applicant consider not demolishing the existing home and consider rehabilitating the property, possibly with a compatible rear addition. 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

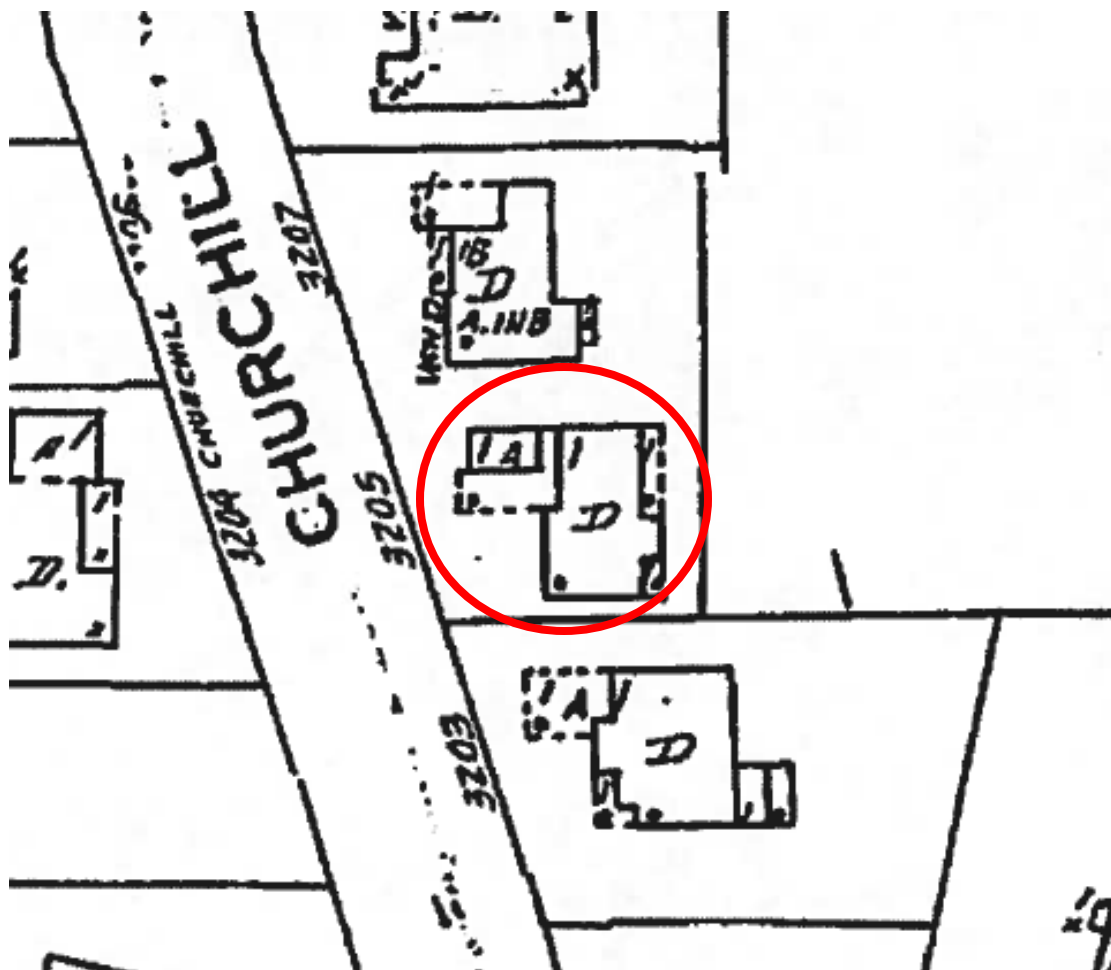


3205 Churchill Drive – North elevation

OCCUPANCY HISTORY
3205 Churchill Road
c. 1950

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

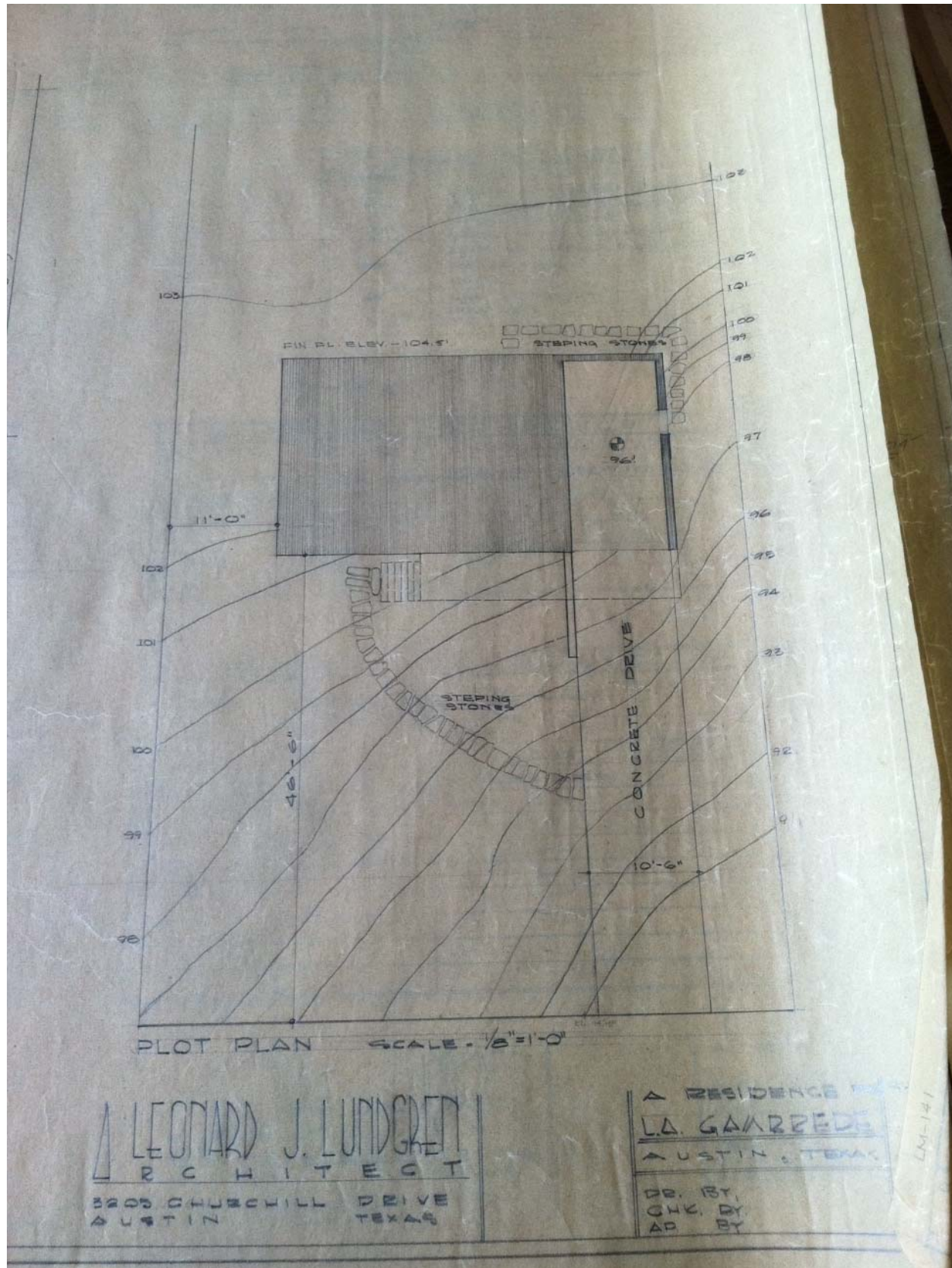
| | |
|---------|---|
| 1990 | Roger Mesick No occupation listed |
| 1985-86 | M. Shaunessy Student |
| 1980 | Kevin Groves No occupation listed |
| 1975 | Mark W. and Sunday Mahaffey Accountant, Mental Health & Mental Retardation |
| 1970 | Klaus and Helga Schwitzgebel Chemist, Radian Corporation (Research laboratory) |
| 1965 | Mrs. Margaret Schnell (widow Gus) No occupation listed |
| 1961 | Mrs. Margaret Schnell, owner (widow Gus) No occupation listed |
| 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 No occupation listed |
| 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

Partial List of Leonard Lundgren, Lundgren and Associations,
Lundgren & Maurer - AHC

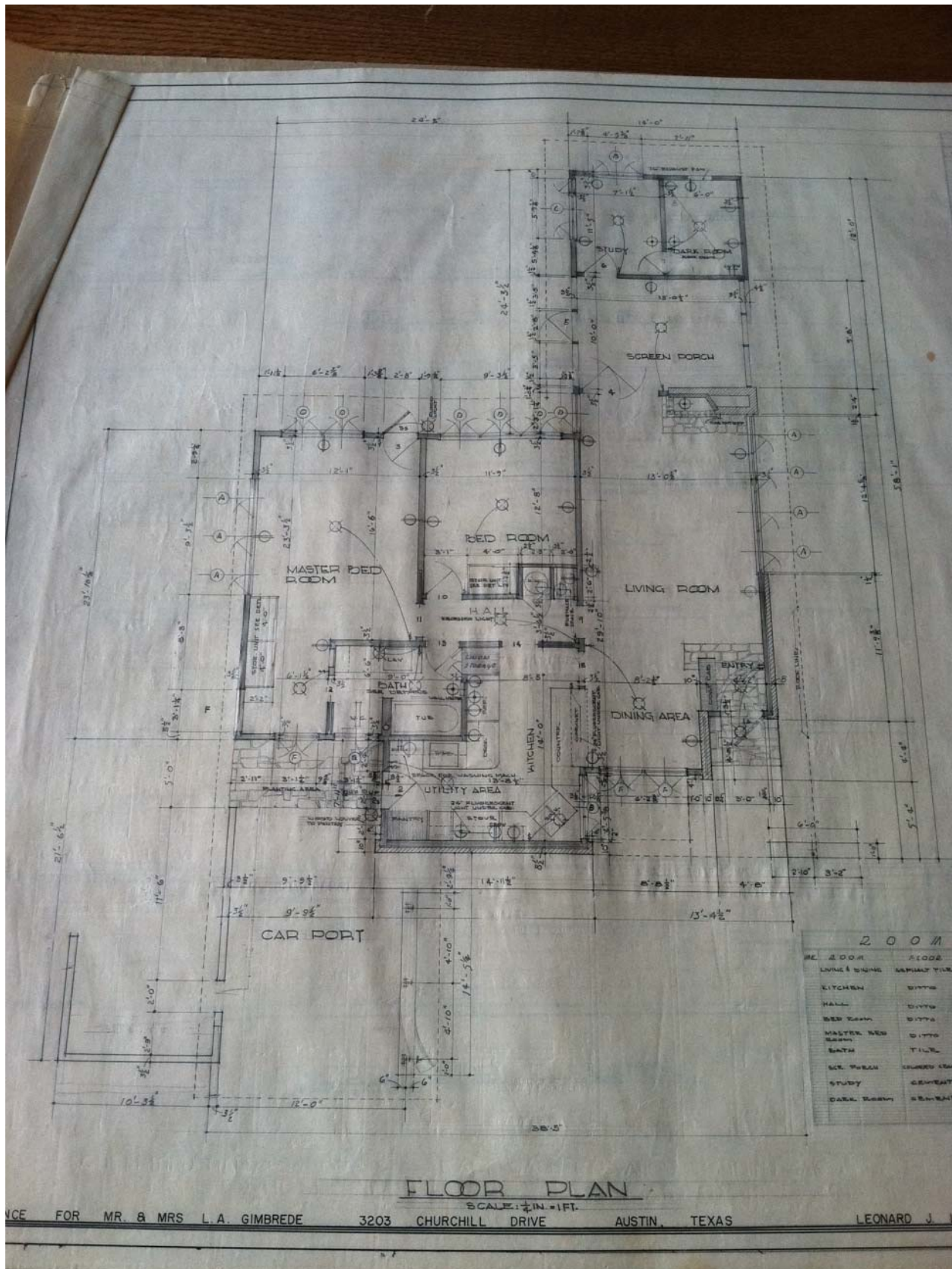
| PROJECT NAME | ADDRESS | DATE DRAWN |
|---|---|---------------|
| Adams Residence | 754 Bee Caves Road | N.D.. |
| Astroworld Hotel Complex | Houston, Texas | 1976 |
| Avent Residence | Westfield (no address given) | 1950 |
| Axe Residence | 2703 Rock Terrace | 1959 |
| Charles Betts Residence | No address | 1953 |
| Commercial Building | 2013 Guadalupe Street and 705 W. 24 th Street | 1957 |
| Cook Residence | 4610 Crestway Drive | 1955 |
| Crockett Apartments | 18 th and San Jacinto | N.D. |
| Dildy-Bain Clinic | 504 W. 17 th Street | 1957 |
| Dismukes Venetian Blind Company | 6614 N. Lamar Boulevard | 1953 |
| First Cumberland Presbyterian Church | 6800 Woodrow Avenue | N.D. |
| Fuller Residence | 1331 Bonham Terrace | 1955 |
| Futurmatic Home No. 1 | No address | 1950 |
| Graves Residence | 834 E. 37 th Street | N.D. |
| Jones Apartments | Melissa Drive | 1956 |
| L&M Apartments | 1507 Pease Road | 1958 |
| Lawrence Residence | Stratford Drive | 1952 |
| Lewis Residence | 3401 Foothill Drive | 1952 |
| Lochte Residence | 3405 Perry lane | 1951 |
| Luedecke Commercial Building | 6541-43 N. Lamar Boulevard | 1952 |
| Luedecke Residence | 3403 Foothill Parkway | 1952 |
| Lundgren Residence | 4401 Deepwoods Drive | 1974 |
| Overton Residence | 3408 Mt. Bonnell Road | 1959 |
| St. George Episcopal Church | I-35 and Crestwood Drive | 1956 |
| Sellstrom Residence | 2617 Pecos Drive | 1961 |
| Shettles Memorial Methodist Church | 4001 Speedway | 1965-66 |
| Silberstein Duplex | 1521 Westover Road | 1957 |
| Skinner Residence | 17 th and Nueces Streets | 1958 |
| Thomas Residence | 3901 Balcones Drive | 1956 |
| Wallace Residence | 38 ½ and Lafayette Streets | 1951 |
| Adams Extract Building | San Antonio Highway | 1954 |
| Austin Motel | 1220 S. Congress Avenue | N.D. |
| Brown Apartment Building | 1212 W. 13 th Street | 1954 |
| Commercial Building | 1003 W. 6 th Street | 1954 |
| Commercial Building | 2003 Guadalupe Street | 1955 |
| Dacy Store | 10 th and West Lynn | 1955 |
| Downtowner Motor Inn | 11 th and San Jacinto | 1964 |
| Hage Residence | 2613 Spring lane | N.D. |
| Manhattan Café | 911 Congress Avenue | 1957 |
| Maurer Residence | 2303 W. 11 th Street | N.D. |
| Miesch Residence | 2801 Gilbert Street | 1958 |
| Pearce Middle School | No address | 1957-58 |
| Temple Beth Israel | 38 th and Shoal Creek Blvd. | 1956-57; 1966 |
| Schuler Residence | 908 Bluebonnet Road | 1955 |



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



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



Drawing of residential design by Leonard J. Lundgren for 3203 Churchill



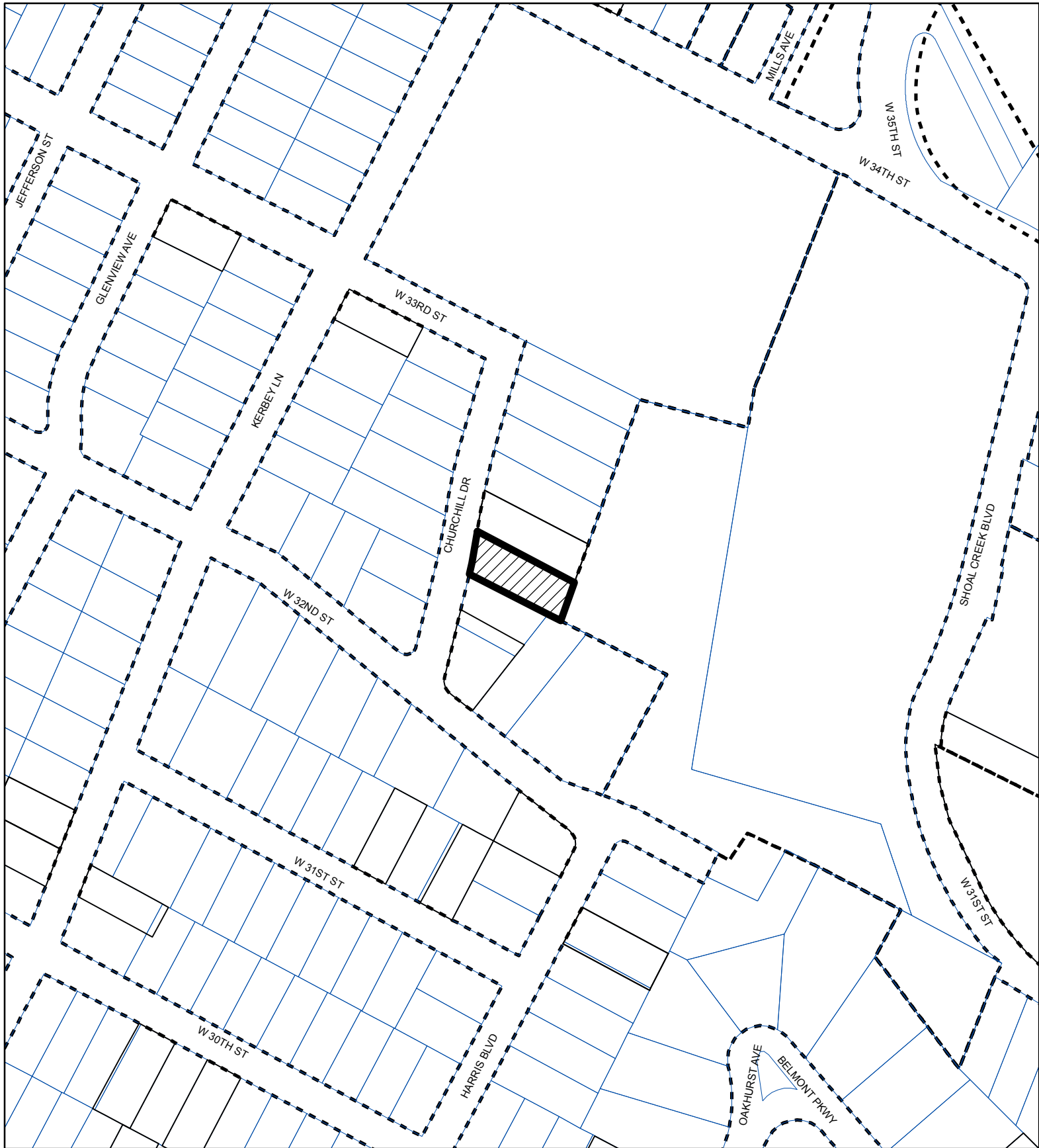
The Zidell House in Taylor, TX designed by Lundgren & Maurer 1953. Listed on the National Register of Historic Places 2009



This beautiful ~~Holiday Inn~~ in Austin, Texas, is designed with Acme Brick Double Walls to...

Save 10% on The Total Building Cost *

Holiday Inn, Austin, TX designed by Lundgren & Maurer



SUBJECT TRACT



ZONING BOUNDARY

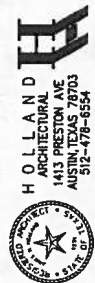
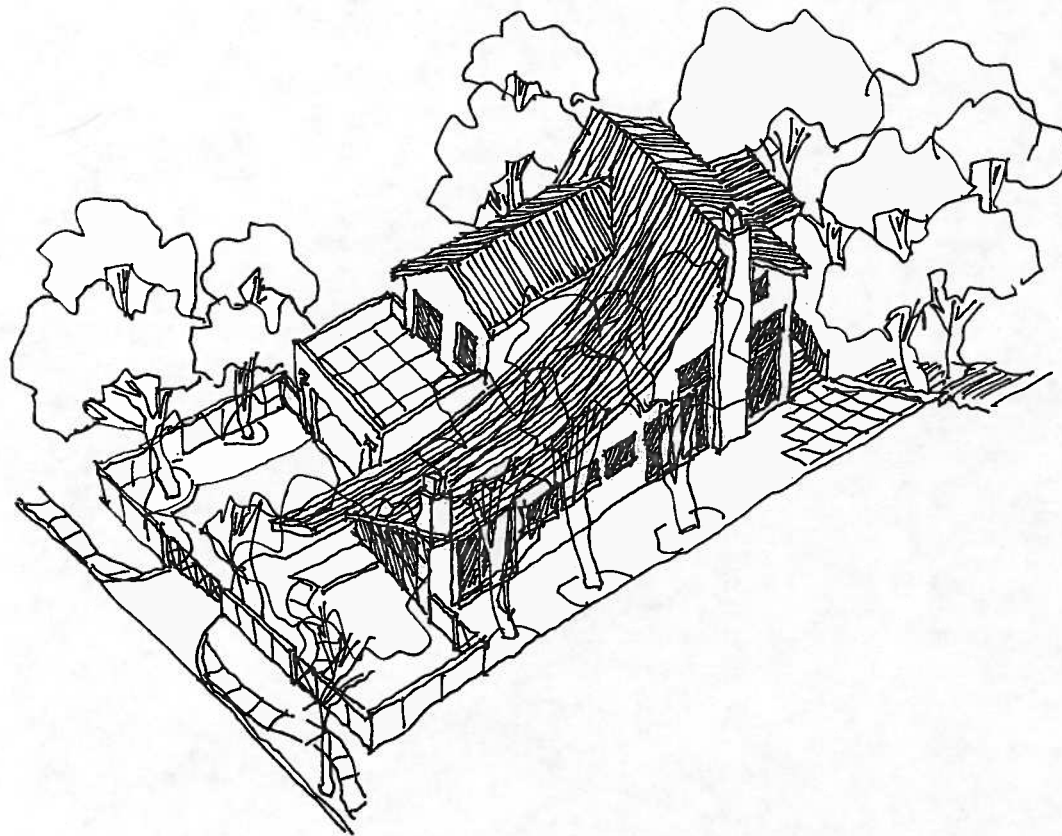
NATIONAL REGISTER DISTRICT

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



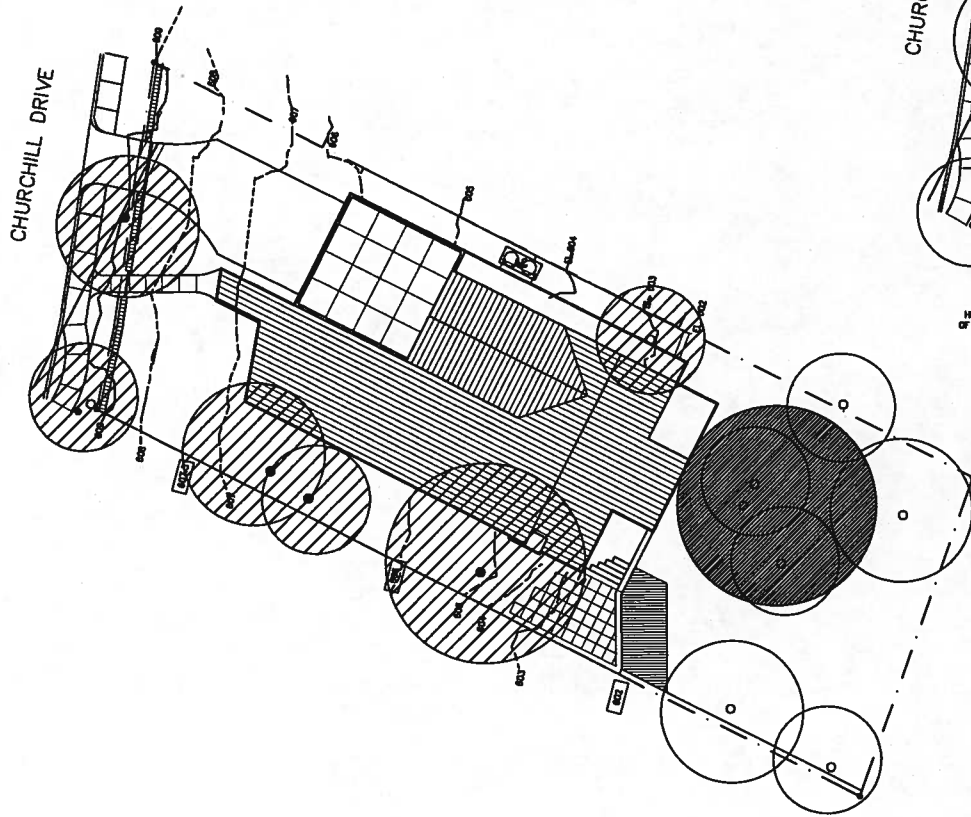
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.



PRICKETT RESIDENCE
3205 CHURCHILL
AUSTIN, TEXAS 78703

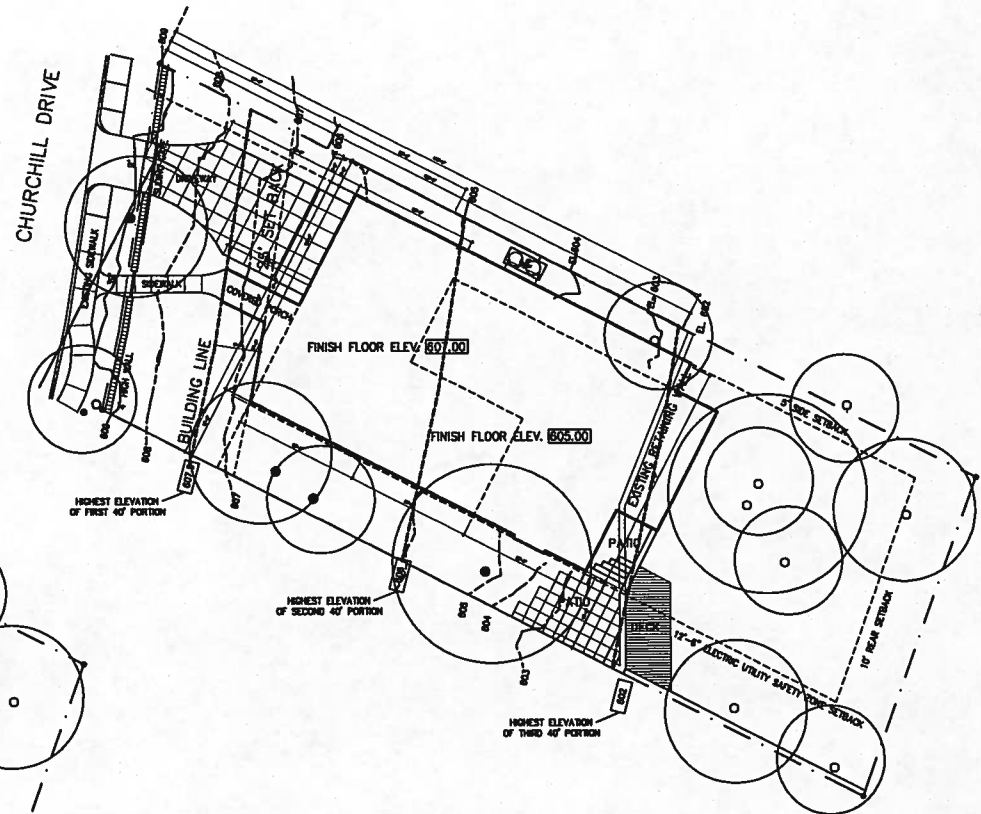
SHEET NO.
A1.1
AUG. 3, 2011



SITE PLAN



PLAN
NORTH



SITE PLAN



PLAN
NORTH

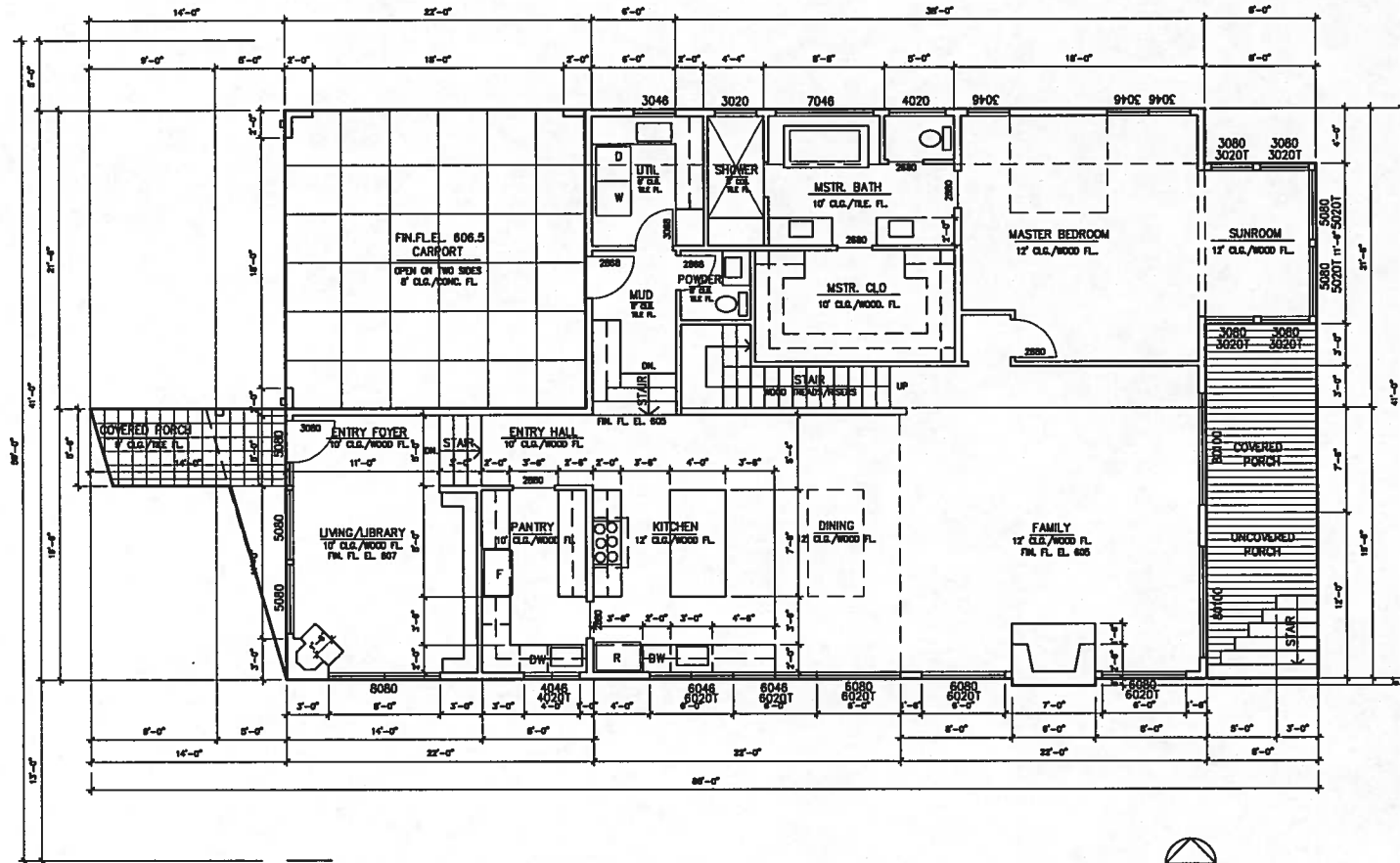
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 IMPERVIOUS COVER PROPOSED: SITE 9,299 SF @ .44 = 4,090 SF
 FAR ALLOWED: SITE 9,299 SF/LIVING AREA 3,720 SF = .40 FAR
 FAR PROPOSED: SITE 9,299 SF/LIVING AREA 3,564 SF = .38 FAR

HOLLAND
 ARCHITECTURAL
 1413 PRESTON AVE
 AUSTIN, TEXAS 78703
 512-478-5554



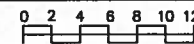
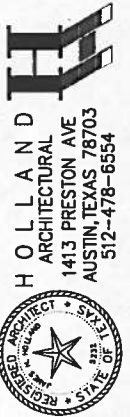
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SHEET NO.
A1.1
 SEP. 19, 2011



FIRST FLOOR PLAN

| | |
|---------------------------|------------|
| AC AREA - FIRST FLOOR | = 2,339 SF |
| OPEN ON TWO SIDES CARPORT | = 462 SF |
| COVERED BACK PORCH | = 108 SF |
| COVERED FRONT PORCH | = 101 SF |
| TOTAL COVERED PORCHES | = 209 SF |
| UNCOVERED BACK PORCH | = 96 SF |

PLAN
NORTH

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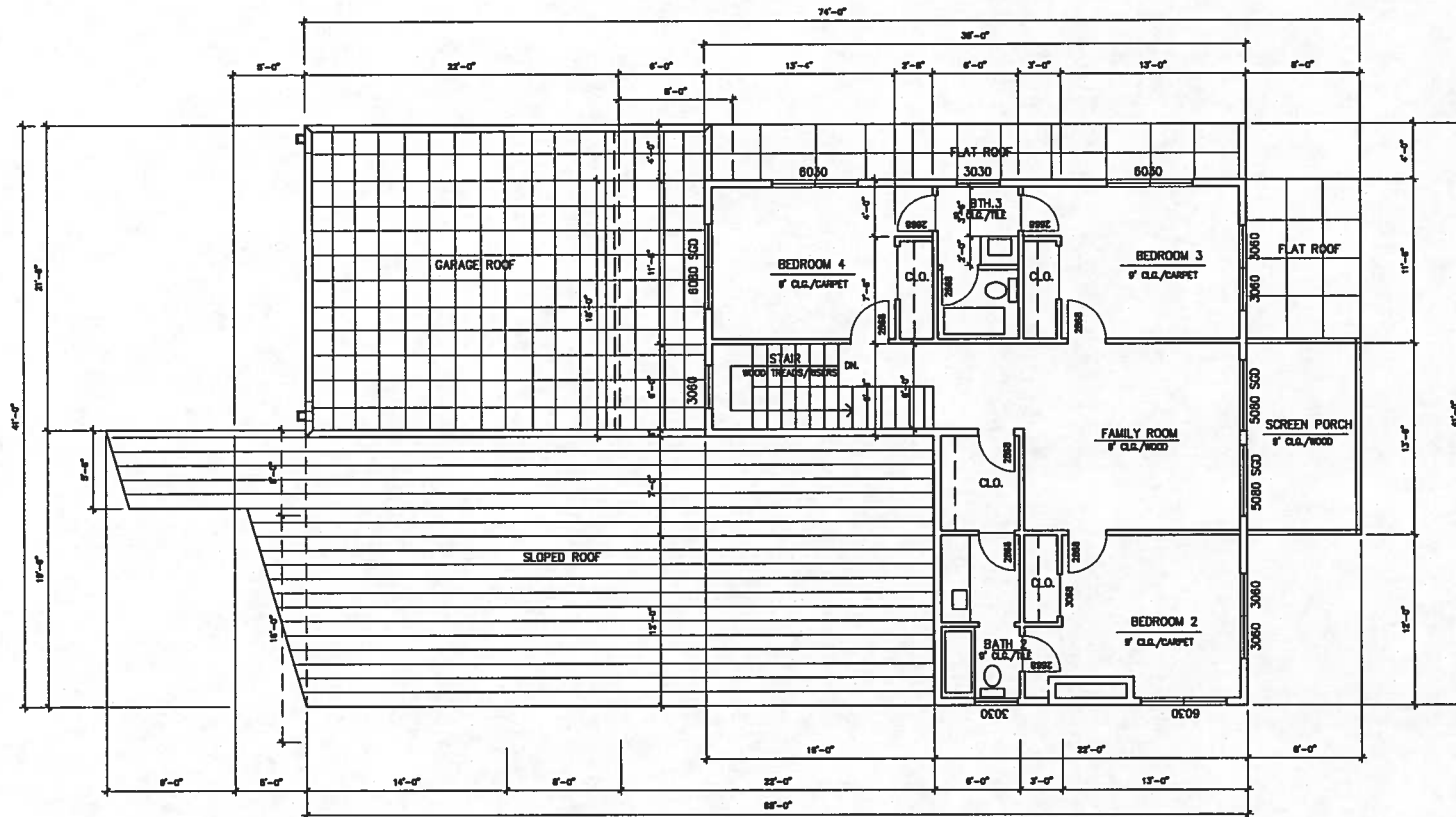


PRICKETT RESIDENCE
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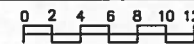
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SEP. 19, 2011

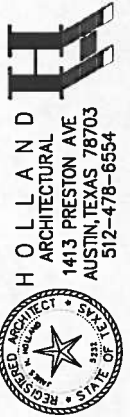


SECOND FLOOR PLAN

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



PLAN
NORTH



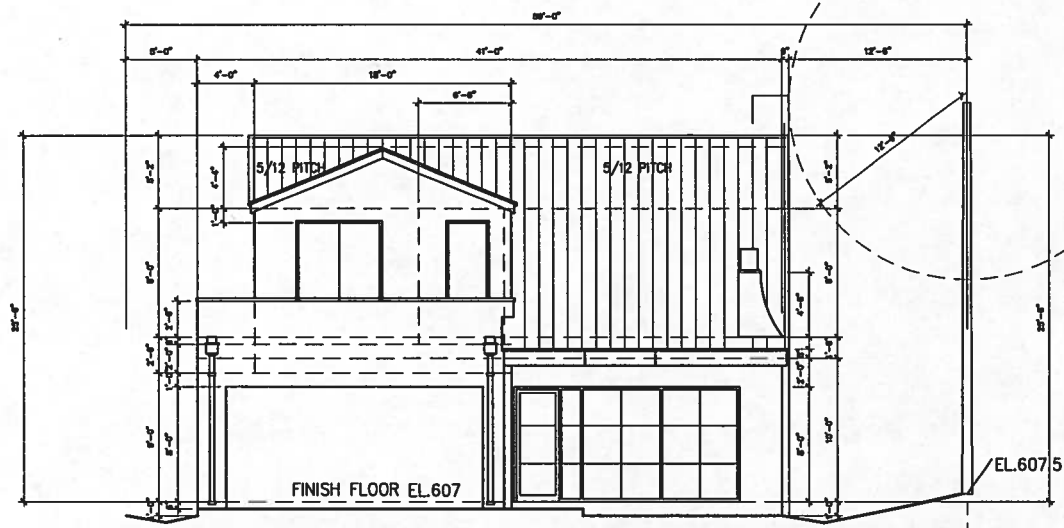
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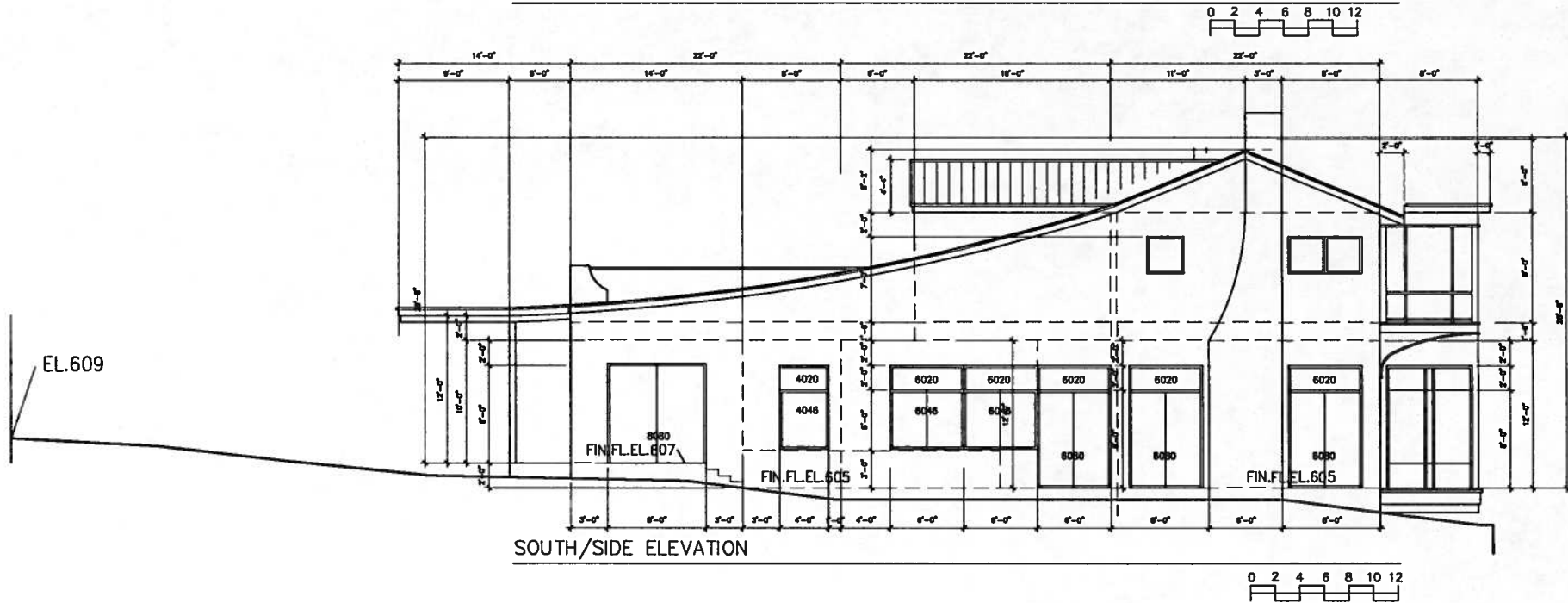
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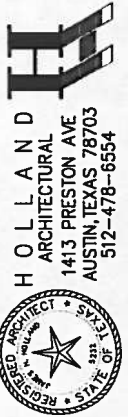
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WEST/FRONT ELEVATION

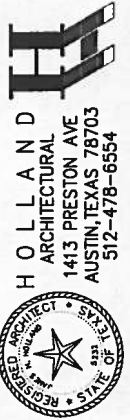
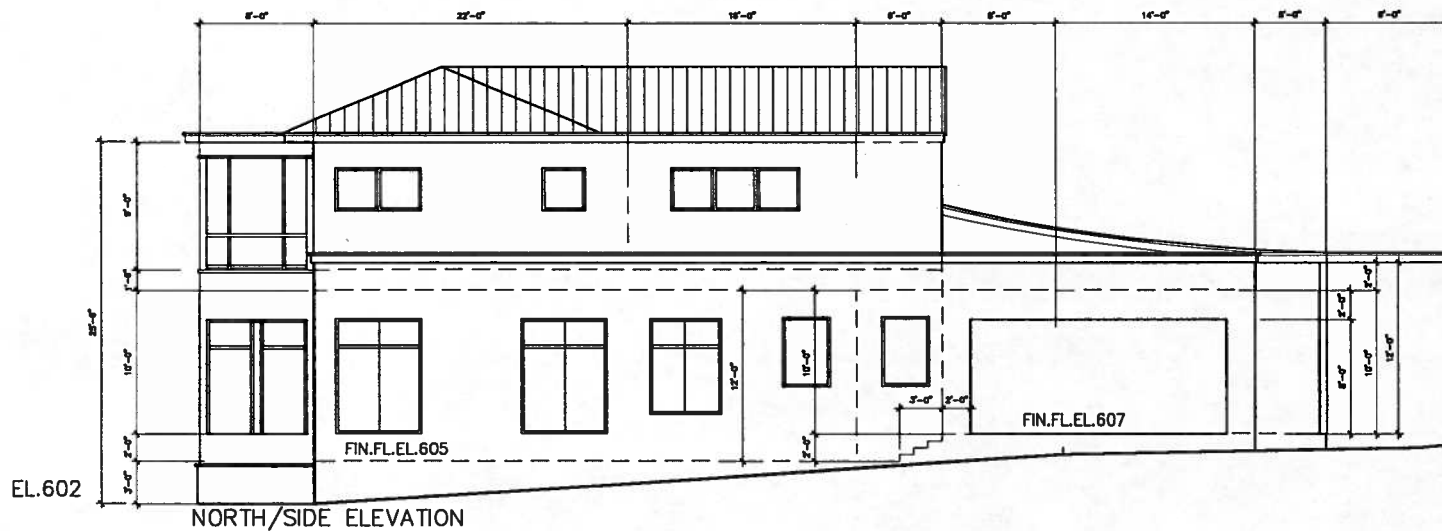


SOUTH/SIDE ELEVATION

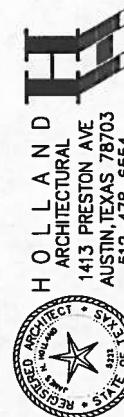
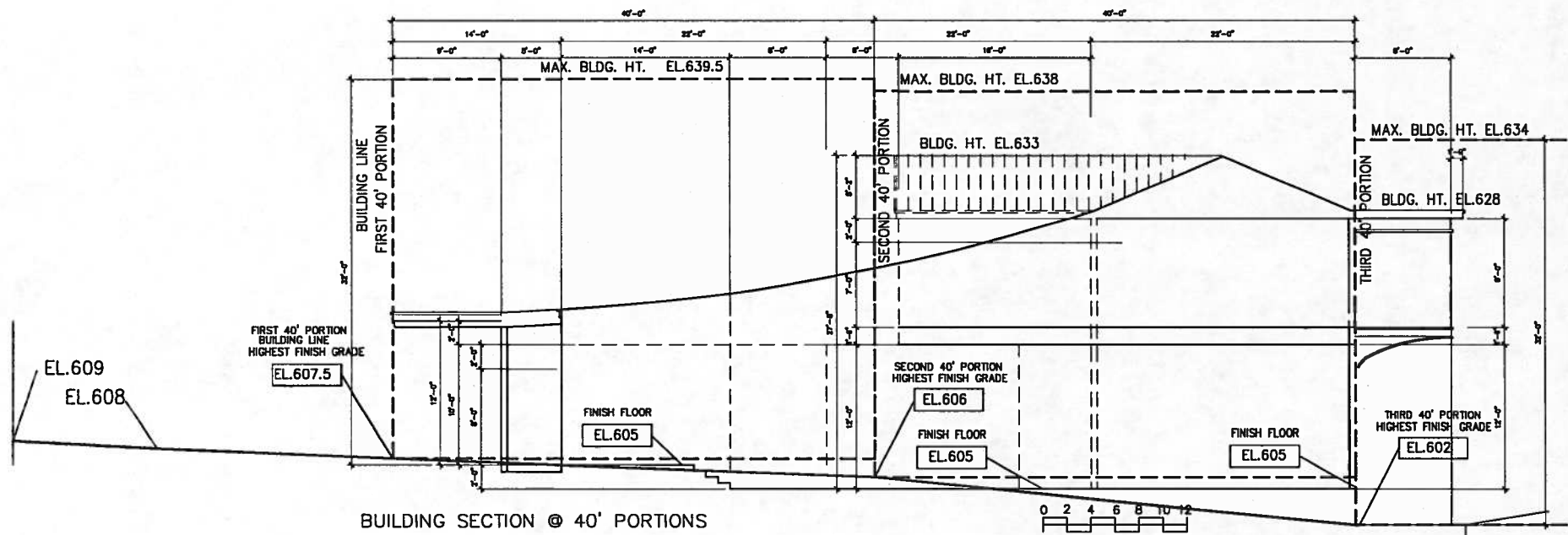
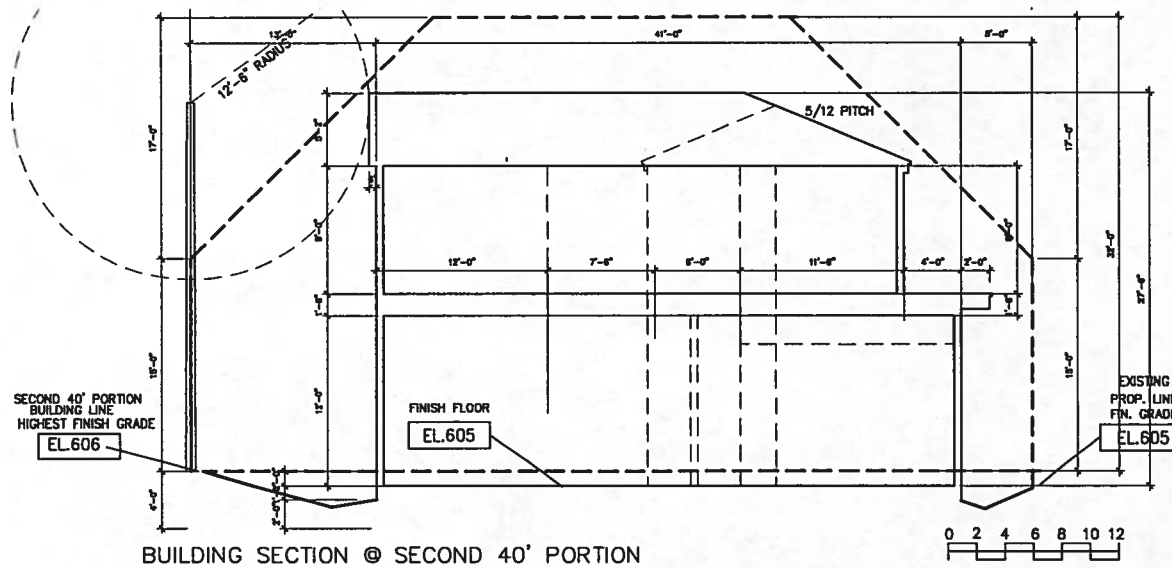


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SEP.19, 2011

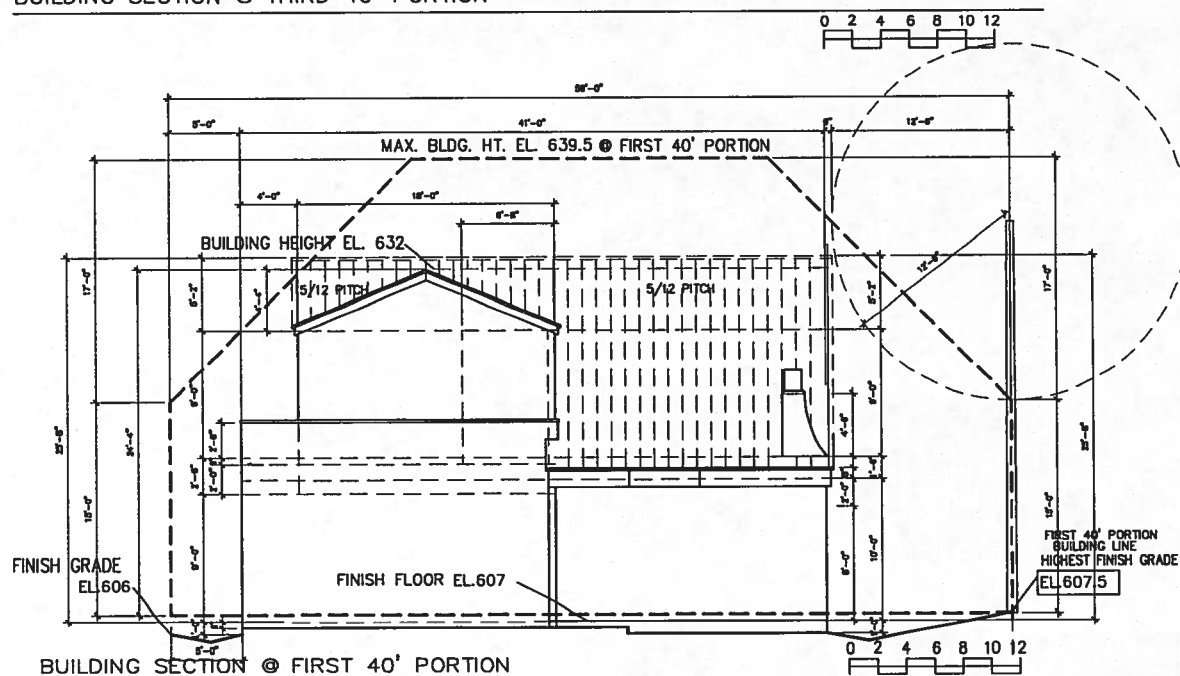
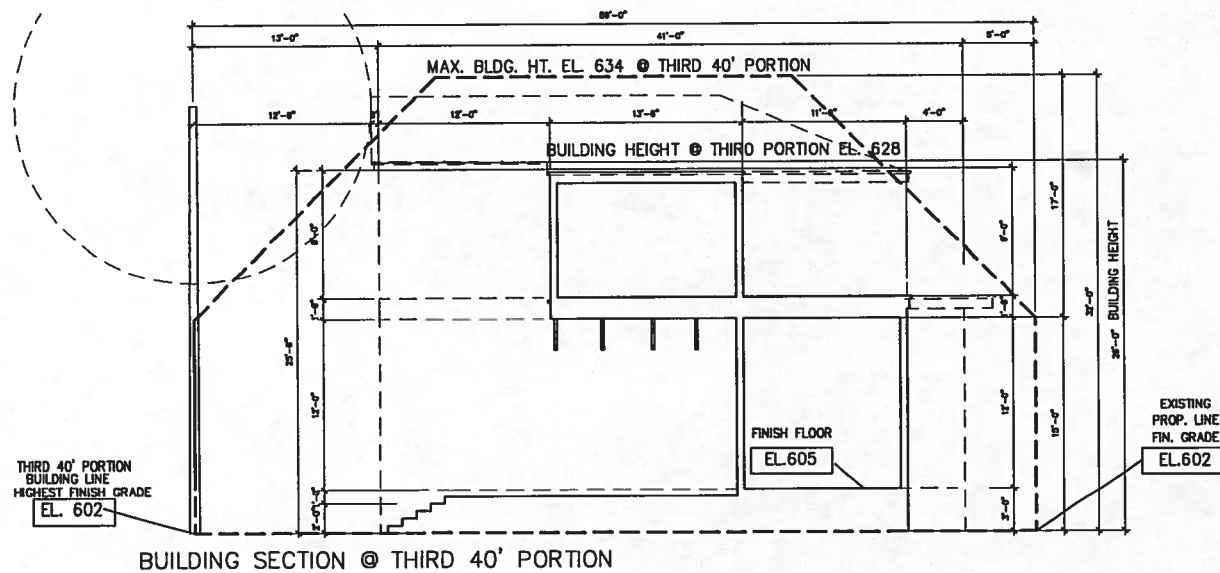


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A7

SEP. 19, 2011