

**HISTORIC LANDMARK COMMISSION
NOVEMBER 26, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0118
Old West Austin
3309 Glenview Avenue**

PROPOSAL

Construct a second story addition and remodel the façade on a c. 1941 non-contributing residence.

RESEARCH

The existing house was constructed c. 1941. The first residents and owners were George and Martha Schultze. Mr. Schultze likely died shortly after the house was built, as Mrs. Schulze is listed as the widow of George Schultze starting in the 1944-45 City Directory. Mrs. Schultze was a stenographer and office secretary at the State Comptroller's office and lived at 3309 Glenview until 1952, after which there is no listing for her in the City Directory.

Charlie L. and Martha S. Davis owned and resided in the house from 1953 until at least 1962. Mr. Davis was an Assistant State Auditor for the State Comptroller and State Employment Commission.

From 1965 to 1972 the residents included James L. Faster, Jr., a student, and Mrs. Ima J. Cleveland, a tax examiner for the U.S. Internal Revenue Service.

PROJECT SPECIFICATIONS

The c. 1941 residence is an approximately 1,400 sq. ft. Minimal Tradition house with a side gabled roof, front facing cross gable, and a centered inset porch. The house is clad with horizontal vinyl siding, and has 6:6 double-hung, non-original windows flanked by shutters. There is a 400 sq. ft. detached garage at the rear of the property that is accessed from the street by a driveway that runs on the side of the house.

The applicant proposes to construct a second story addition and remodel the front façade. The façade revisions include removing the existing front gable, filling in the inset front porch, and constructing a new projecting covered porch with a gable roof supported by battered columns set on piers. Additionally, the existing windows will be replaced by a single and a pair of, 1:1, double-hung windows. The approximately 1,000 sq. ft. second story addition will have two front facing gables and multiple double-hung windows. The entire house will be clad in new horizontal hardiplank siding with 8" exposure. The roof will be metal. The existing detached garage will remain. Overall the style of the house will be a contemporary design with features that reference Craftsman style including the porch supports and front door.

STANDARDS FOR REVIEW

The existing property is non-contributing to the Old West Austin National Register Historic District. Applicable general design review guidelines for the District 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.

- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- Contemporary design 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.
- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

Although the property has been rendered non-contributing to the Old West Austin National Register Historic District due to such changes as installation of vinyl siding and new windows, the scale, massing and architectural patterns of the house are compatible with other properties on the block. Nearly all other houses on this block are one-story variations of the Minimal Traditional form, with only one two-story house located on the corner. Restoring the house to a contributing status, with a compatibly scaled and designed addition would be preferable to the design proposed.

STAFF RECOMMENDATION

Release the permit but recommend the applicant reconsider the design to be more compatible to other properties on the block.

PHOTOS



3309 Glenview Avenue facade



Other properties on 3300 block of Glenview Avenue



Other properties on 3300 block of Glenview Avenue



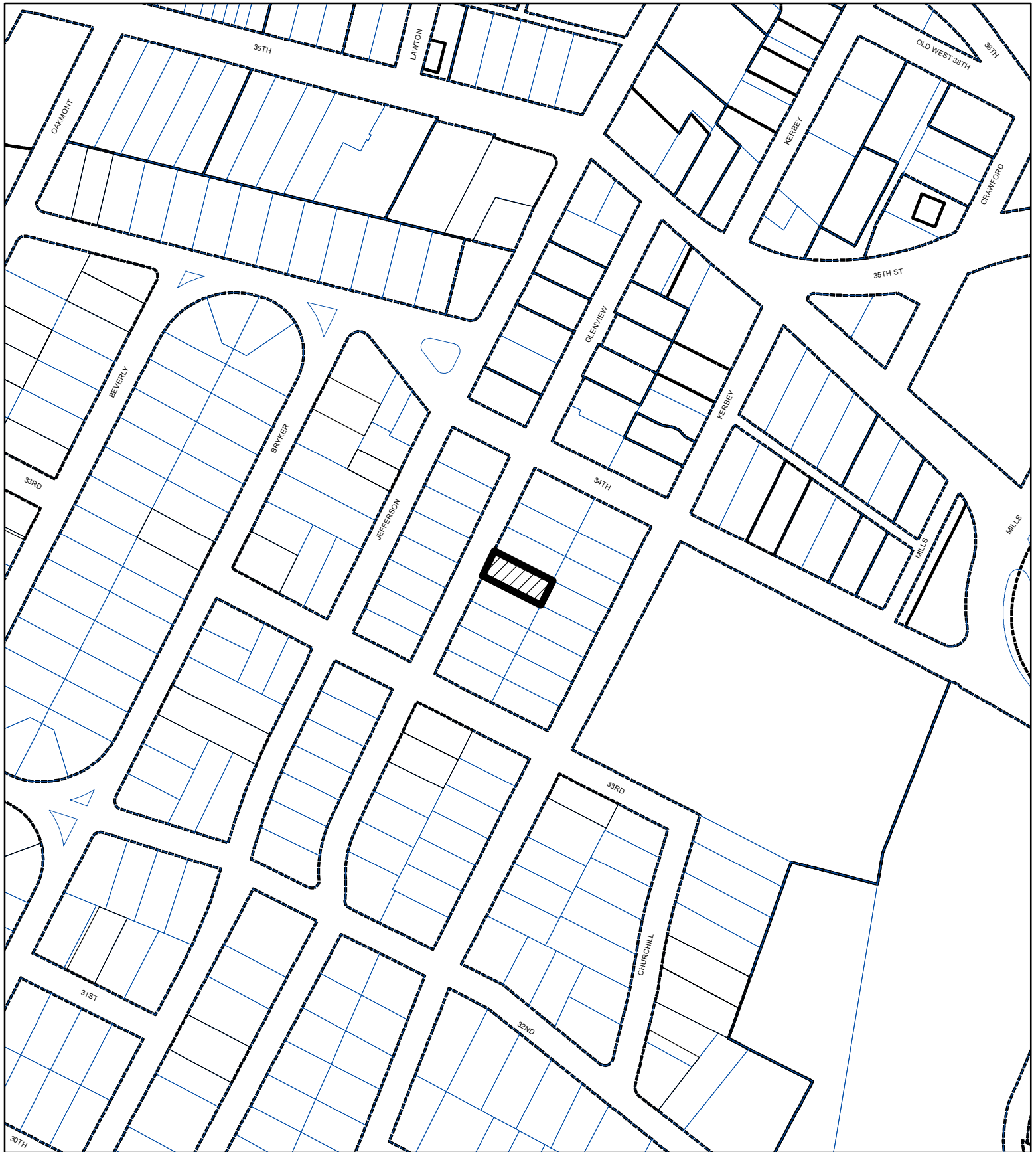
Other properties on 3300 block of Glenview Avenue



Other properties on 3300 block of Glenview Avenue



Only two-story house on 3300 block of Glenview Avenue



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0118
LOCATION: 3309 Glennview



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.

PRELIM. FOR REVIEW
10/03/2012

Preliminary -
not for regulatory
review, permit or
construction

Remodel & Addition to the White Residence
3309 Glenview Ave., Austin, Tx

512 345 2228
Austin, TX 78731
Paul DeGroot, Architect
6202 Highland Hills Drive

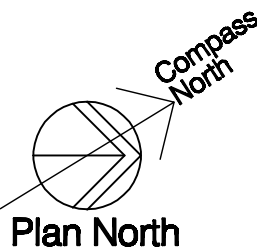
SHEET

A1

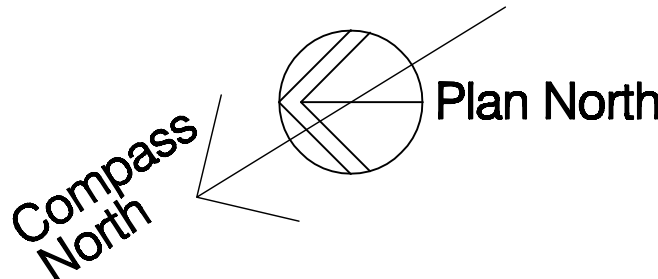
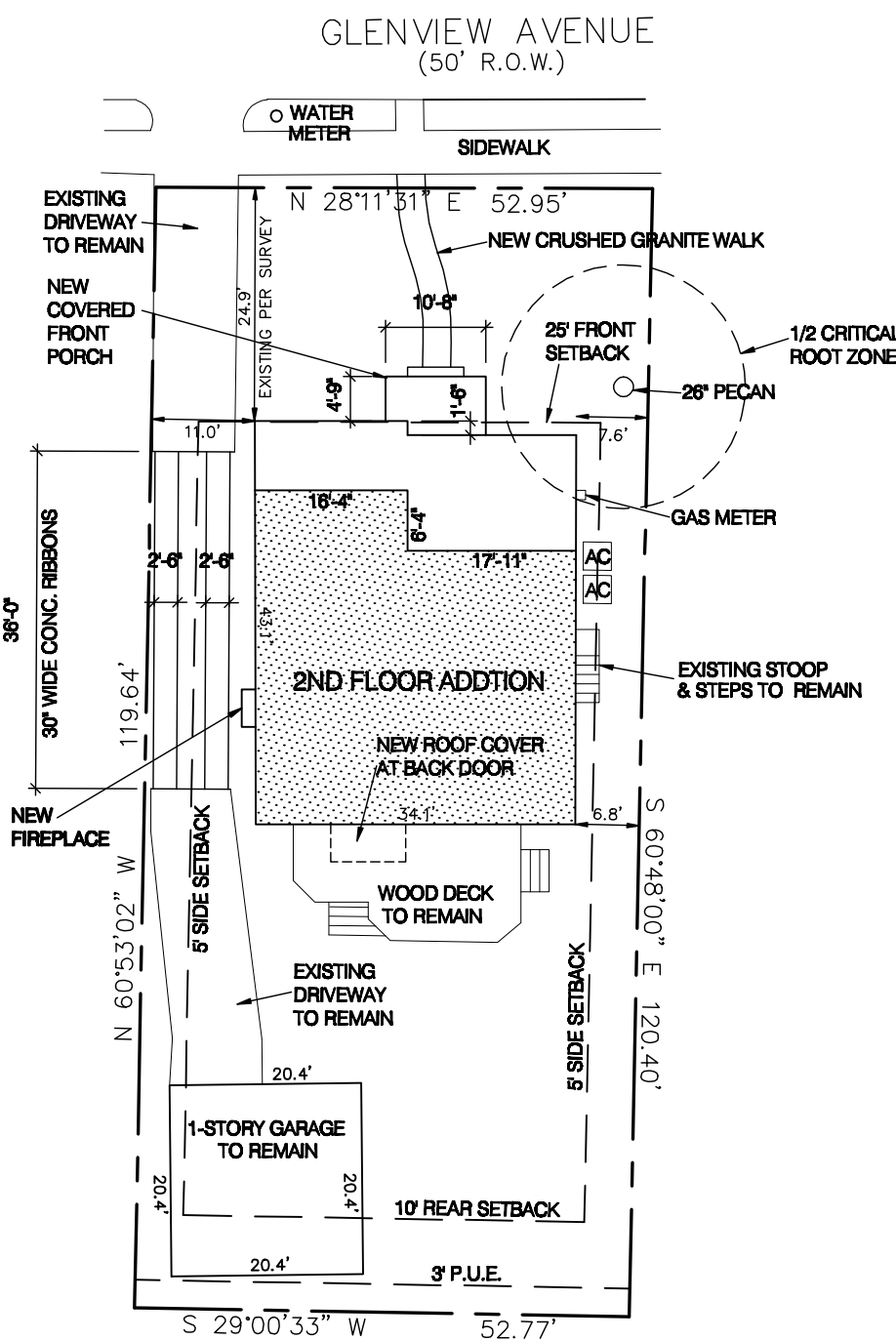
1 OF 1

FLOOR-AREA-RATIO (F.A.R.) CALCULATIONS	
LOT AREA =	6344 SQ. FT.
40% MAX. FAR =	2537 SQ. FT.
HOUSE ACD 1ST FLOOR =	1446 SQ. FT.
HOUSE ACD 2ND FLOOR =	1090 SQ. FT.
GARAGE =	0 SQ. FT.
COVERED FRONT PORCH =	0 SQ. FT.
FLOOR AREA TOTAL=	2536 SQ. FT.
	39.97%

IMPERVIOUS COVER CALCULATIONS	
LOT AREA =	6344 SQ. FT.
45% MAX. IMPERVIOUS =	2855 SQ. FT.
ZONING =	SF-3
HOUSE ACD FOOTPRINT =	1446 SQ. FT.
COVERED FRONT PORCH =	63 SQ. FT.
BACK DOOR ROOF COVER =	32 SQ. FT.
GARAGE =	417 SQ. FT.
BLDG. COVER =	1958 SQ. FT.
	30.9%
BLDG. COVER =	1958 SQ. FT.
AC PADS =	20 SQ. FT.
FRONT WALK =	0 SQ. FT.
SIDE STOOP & STEPS =	19 SQ. FT.
OLD DRIVEWAY REMAINING=	538 SQ. FT.
NEW DRIVEWAY RIBBONS=	180 SQ. FT.
(36 LF X 5)	
WOOD DECK & STEPS=	130 SQ. FT.
(280 X .5)	
TOTAL IMPERVIOUS =	2845 SQ. FT.
	44.8%

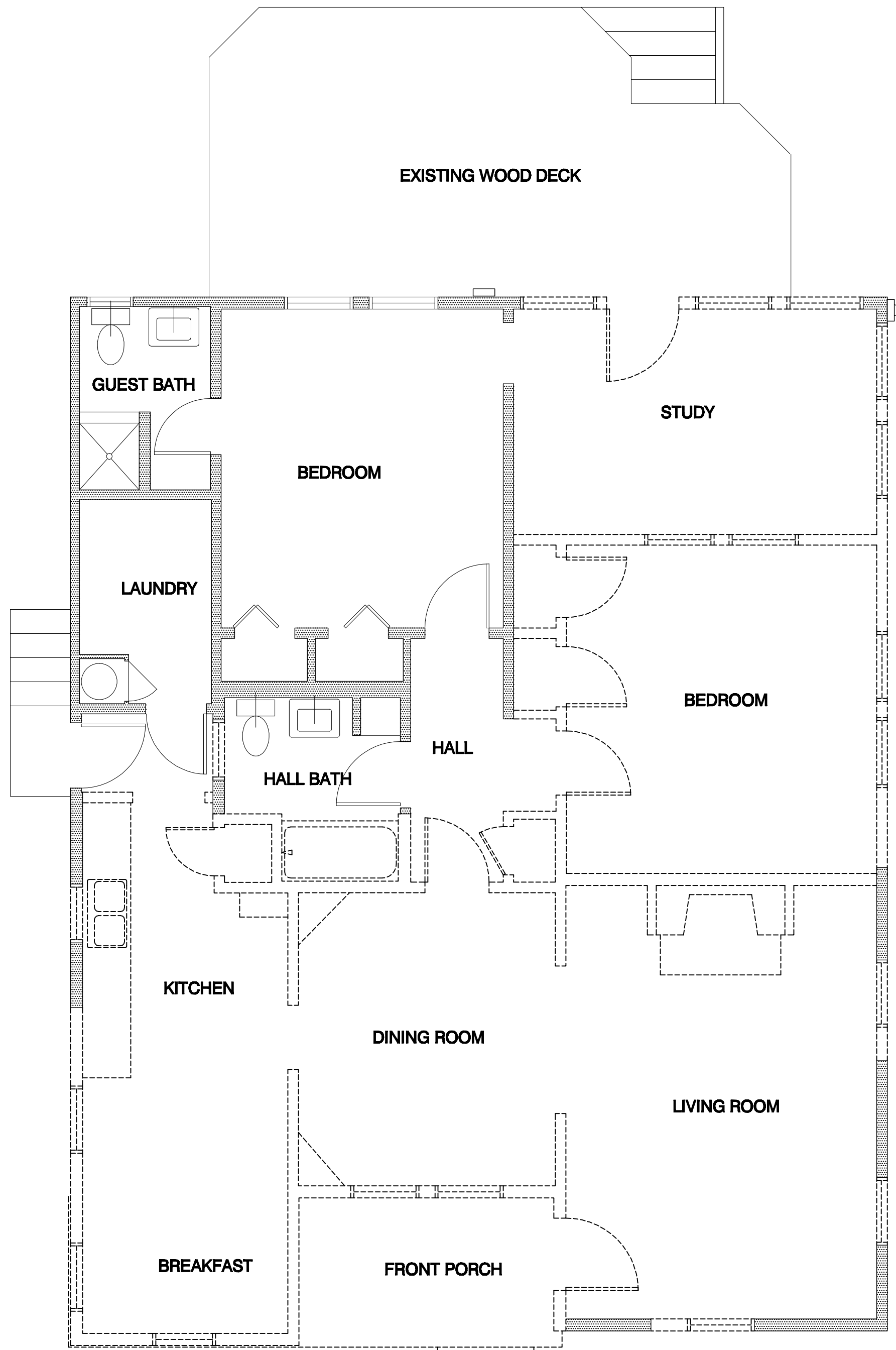


02 SITE PLAN
3309 GLENVIEW AVE.
1" = 20'



LEGEND	
EXISTING WALL =	[Solid line]
DEMOLITION =	[Dashed line]

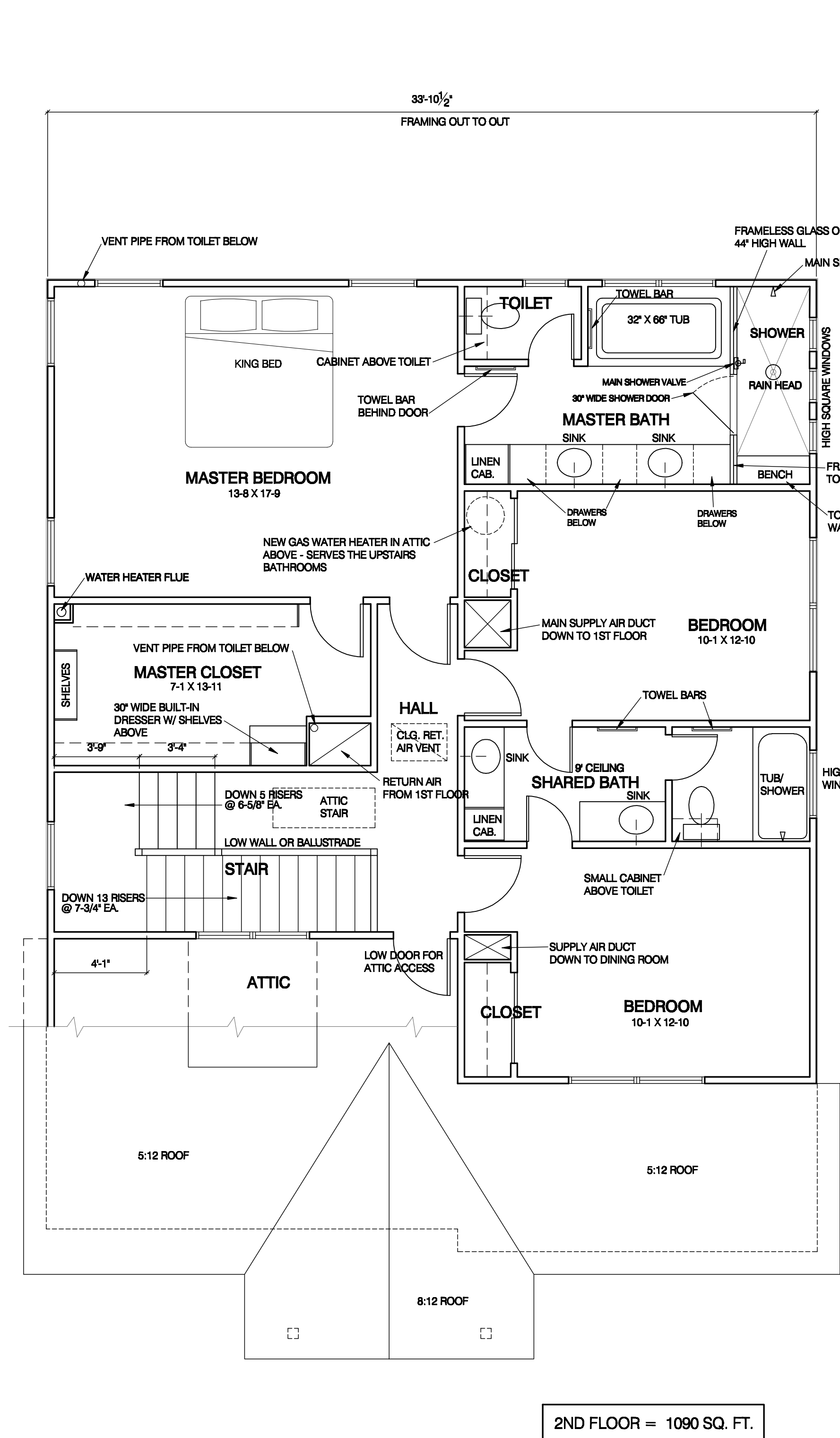
01 DEMOLITION PLAN
1/4" = 1'-0"



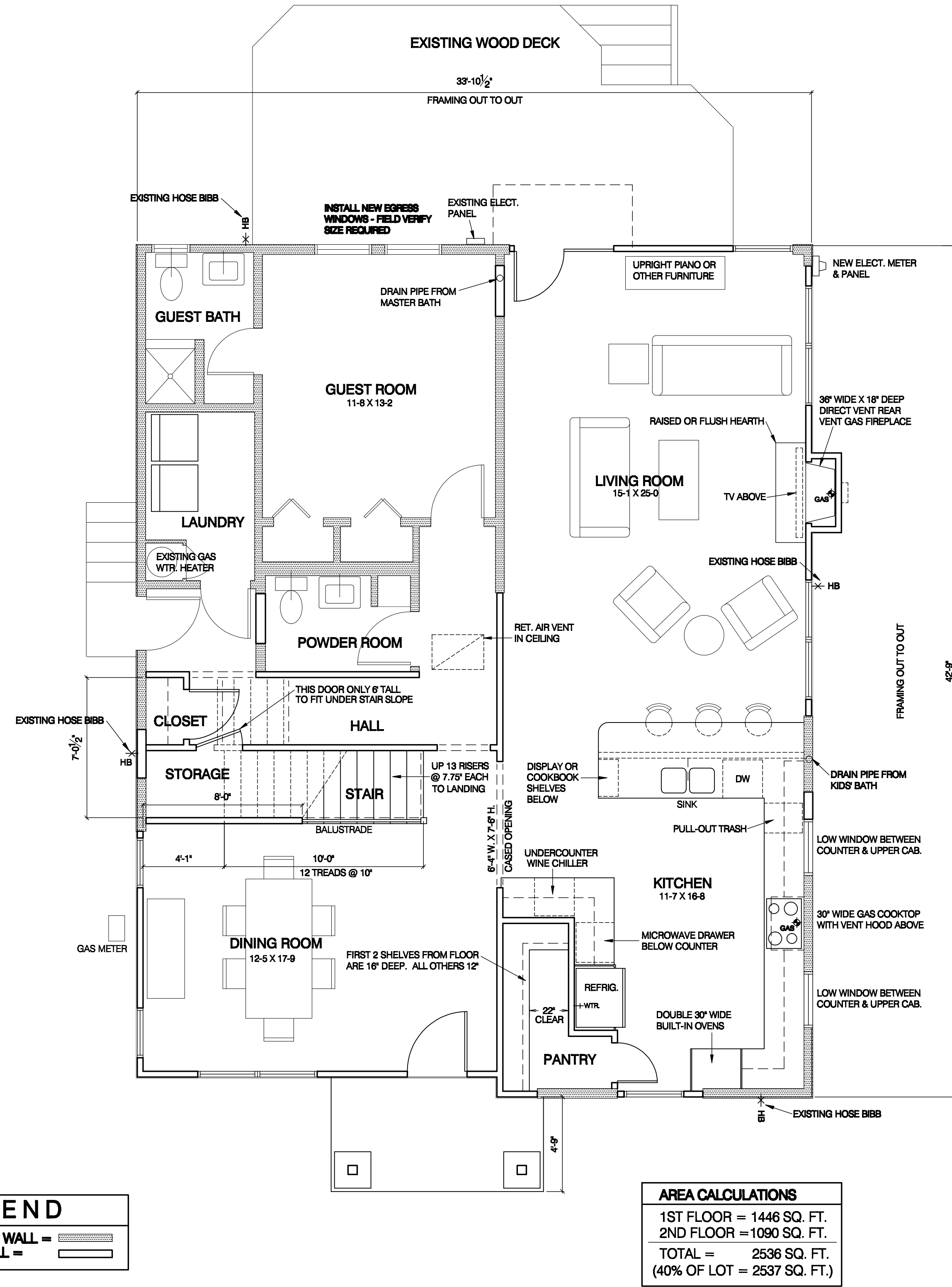
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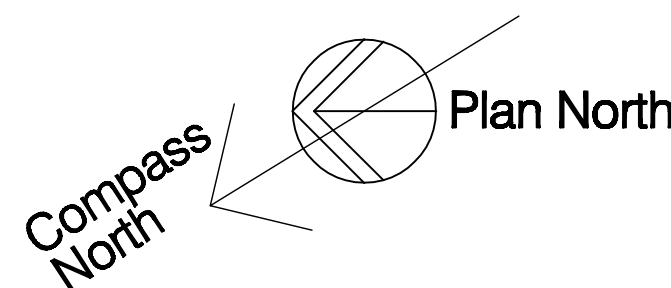
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02 2ND FLOOR PLAN
1/4" = 1'-0"



01 1ST FLOOR PLAN
1/4" = 1'-0"



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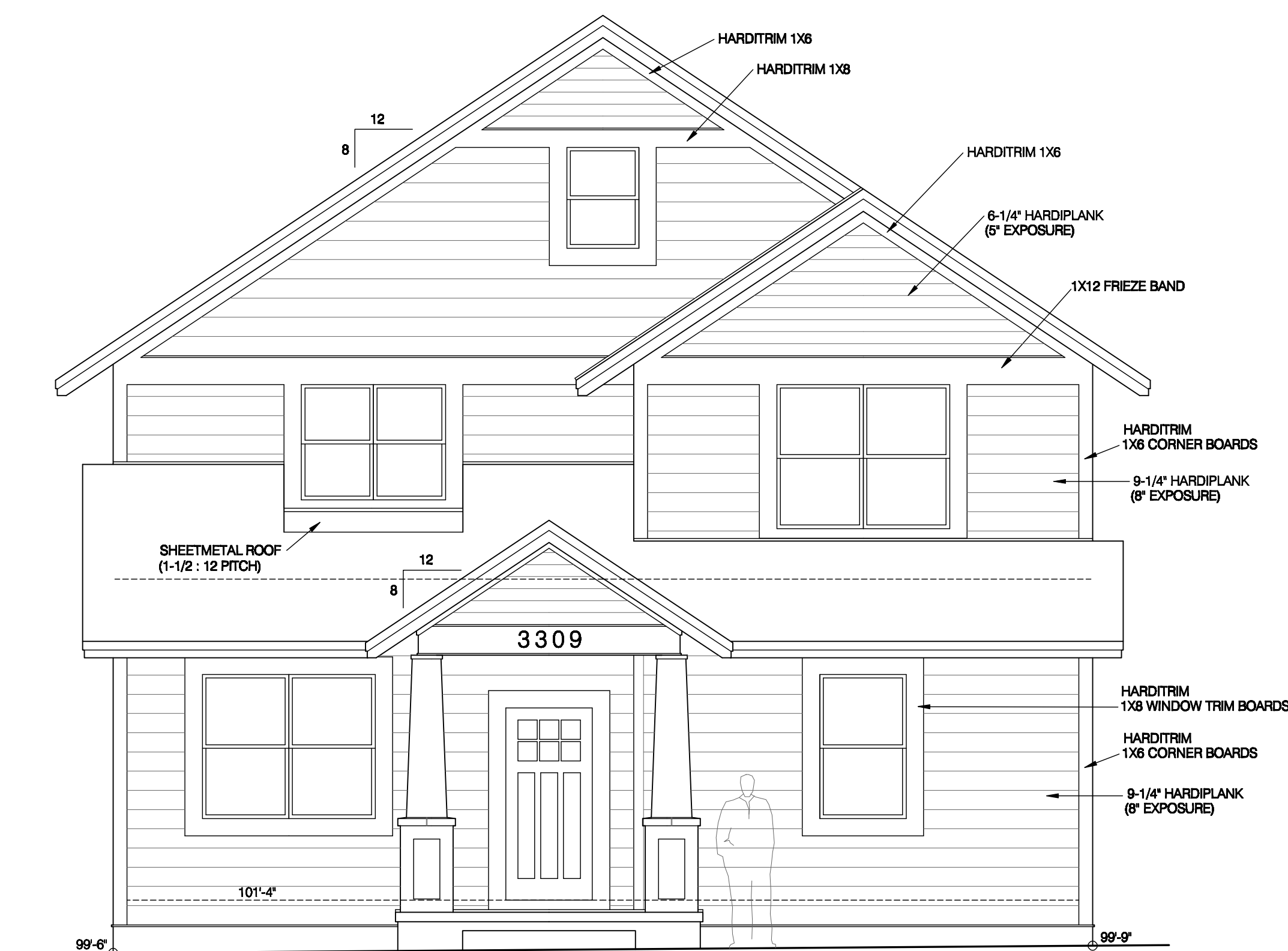
04 SIDE ELEVATION (NORTH)
1/4" = 1'-0"



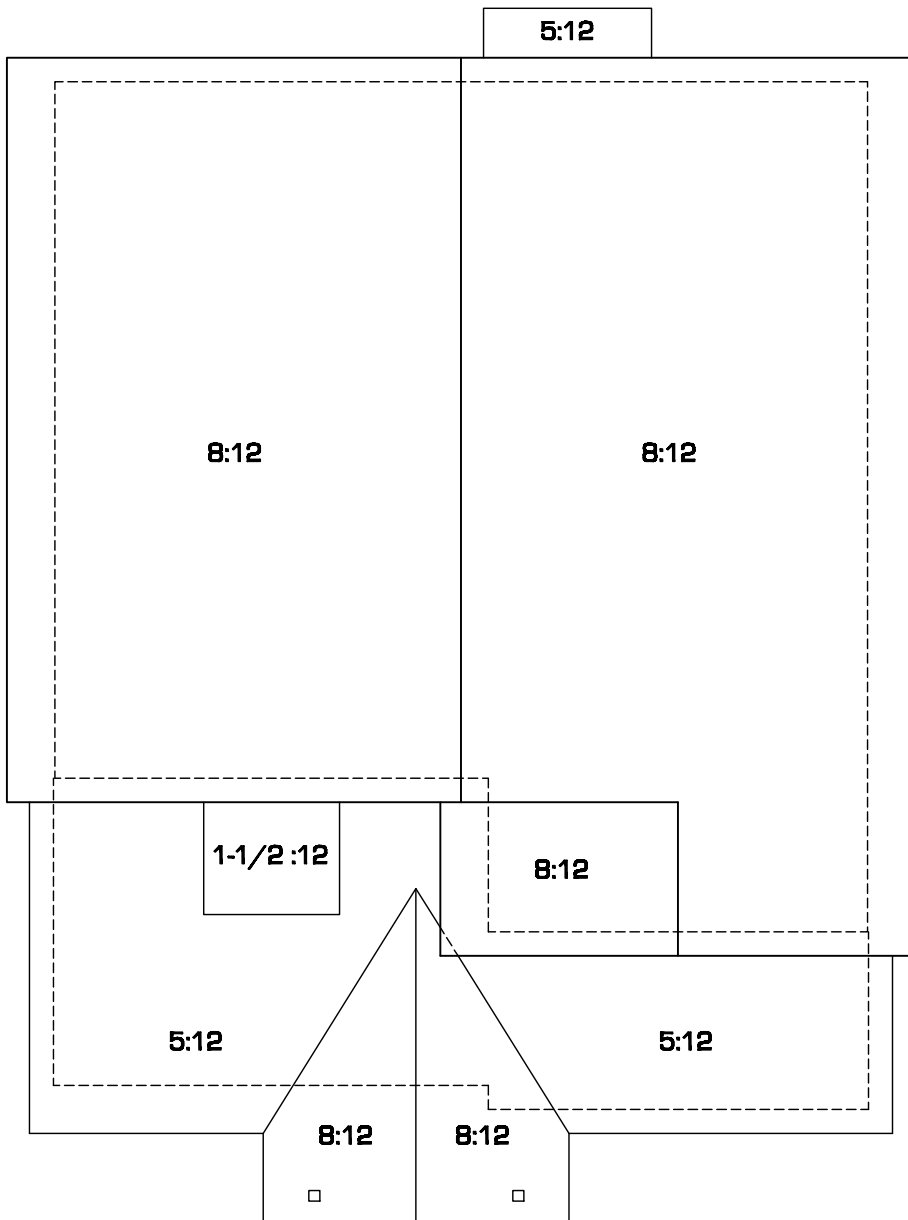
03 BACK ELEVATION (EAST)
1/4" = 1'-0"



02 SIDE ELEVATION (SOUTH)
1/4" = 1'-0"



01 FRONT ELEVATION (WEST)
1/4" = 1'-0"



02 ROOF PLAN
3309 GLENVIEW AVE.
1/8" = 1'-0"