

**HISTORIC LANDMARK COMMISSION  
DECEMBER 16, 2013  
NATIONAL REGISTER HISTORIC DISTRICT  
NRD-2013-0091  
Old West Austin  
3206 Beverly Road**

**PROPOSAL**

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Construct a second story addition to a one-story contributing house.

**RESEARCH**

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The existing house was constructed c. 1942. The first residents listed in the City Directory are Jason M. Frazier, a clerk, and his wife Mary. Next Francis, a reporter for the American Statesman, and Lorrin Burt lived in the house for a short time.

Willie I. Kocurek and his wife, Maurine Viola Gustafson Kocurek, resided here from about 1949 to 1957. After this Charles J. and Virginia Sharborough resided at the home until the mid-1960s.

Willie Kocurek was the owner of Kocurek Service Station and Auto Supply, where he sold tires, oil, gasoline, and appliances, and provided related services for these goods. The business later became The Willie Kocurek Co., and was located first at 19<sup>th</sup> and San Jacinto, then at 511 W. 41<sup>st</sup> Street, which is a City Landmark. The business, which operated from 1933 to 1977, was well known by Ausinites because of Mr. Kocurek's slogans such as, "Where there's a Willie, there's a way," and "You don't need money, just a little bit a month."

Mr. Kocurek was a member of the Austin School District Board from 1946 to 1954, and served as the president from 1950 to 1954. He also served as President of the Texas Association of School Boards, Director of the National Association of School Boards, as a member of the board of directors of the Region XIII Education Service Center, and was Chairman of the "Forming the Future" committee for the Austin School District Board in 1982 and 1983. The Austin School District named Kocurek Elementary School after him, making him the first person to have an AISD School named after him while still living.

He also served as a tireless volunteer, and in some cases took leadership roles, for such groups as the Austin Founder Lions Club, Austin Groups for the Elderly, Austin Chamber of Commerce, Meals on Wheels, KLRU, Boy Scouts of America, Boys and Girls Clubs of Austin, Adult Services Council, Salvation Army, YWCA, Capitol Area Food Bank, Brackenridge Hospital Foundation, Easter Seals, and Austin Area Garden Council, as well as the University United Methodist Church.

Mr. Kocurek had earned a Bachelors degree in Business Administration from the University of Texas in 1933 and had begun taking courses at the Law School in 1943, but his plans to practice law were interrupted by his three years of service in the U.S Navy. After retiring from running his store he once again enrolled at the University of Texas Law School and earned his law degree in 1980 at the age of 70. At the time he was the oldest person to have graduated from the University of Texas School of Law. Mr. Kocurek then practiced will and probate law out of his Guadalupe Street office for the next 22 years.

Willie Kocurek was named Austin's Most Outstanding Young Man in 1941, Austin's Most Worthy Citizen in 1980, and Texas Hero for Children in 1996. In 1989 he and his son, Neal, were chosen as Austinites of the Year.

Willie Kocurek met his wife Maurine Gustafson at a dance he had been invited to by his filling station customers, and they were married in 1934. She helped him run his business, and later his law practice. They were married for 74 years.

Maurine Kocurek was founding president of Lions' Ladies Luncheon Club, a life member of the Austin Women's Club, and active in her sewing club, Gad-About Garden Club, Austin Antique Study Club, Questors, and Austin Czech Club. She was a member of the Advisory Board of ACC Senior Academy, the Adult Services Council, PEO chapter AZ, and the Austin Ethnic History Association, and was one of the founders of Lifetime Learning.

She was awarded Outstanding Citizen of 1989 by Adult Services Council of Austin and in October 2007, she was honored with the Distinguished Mother Award by Austin CAN.

After moving from 3206 Beverly in 1958, the Kocurek's lived at 3208 Bridle Path for the next 42 years. Willie Kocurek died on January 1, 2009 at the age of 98, and Maurine on June 17, 2011, also at the age of 98.

#### **PROJECT SPECIFICATIONS**

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The existing c. 1942 house is an approximately 1,925 sq. ft. one-story, Minimal Traditional style house. It has a hipped roof with a projecting hipped wing. The walls are stucco up to the bottom of the window sills then have wide, lap siding up to the window lintels with a wide fascia trim above. There are 8:8 windows on the front elevation and mostly 6:6 on the side elevations, all with wood framed screens. The front door has fluted pilasters.

The applicant proposes to construct a second story addition with a pyramidal roof. The front wall of the new level will project beyond the wall of the existing front porch to create a covered porch area. The second story walls will have a band of stucco with wide, lap siding above to match the original house. The windows will be symmetrical, multi-paned to match the original windows.

#### **STANDARDS FOR REVIEW**

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The existing property is contributing to the Old West Austin National Register Historic District. 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.
- 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.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- 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.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.
- Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

Although the materials and shape of the second story addition are compatible with the original house, the placement, forward of the existing front porch wall, does not allow the original façade to be articulated from the addition. Additionally, nearly all the contributing houses on this block of the District are 1 or 1 ½ story. Setting the new second story at least 15' back from the most rear front wall would allow the original house to read somewhat separately from the second story, would have less impact on the streetscape, and would be more in keeping with the general guidelines.

#### **STAFF RECOMMENDATION**

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Release the permit per the proposed design with the recommendation that the applicant set the second story facade farther back from the existing facade, and require submittal of a City of Austin documentation package prior to release of the permit.

PHOTOS

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3206 Beverly Road



3202 Beverly Road



3210 Beverly Road



3214 Beverly Road



3209 Beverly Road



3205 Beverly Road



3203 Beverly Road



3201 Beverly Road

OCCUPANCY HISTORY  
3206 Beverly Road

From City Directories, Austin History Center

City of Austin Historic Preservation Office  
November 2013

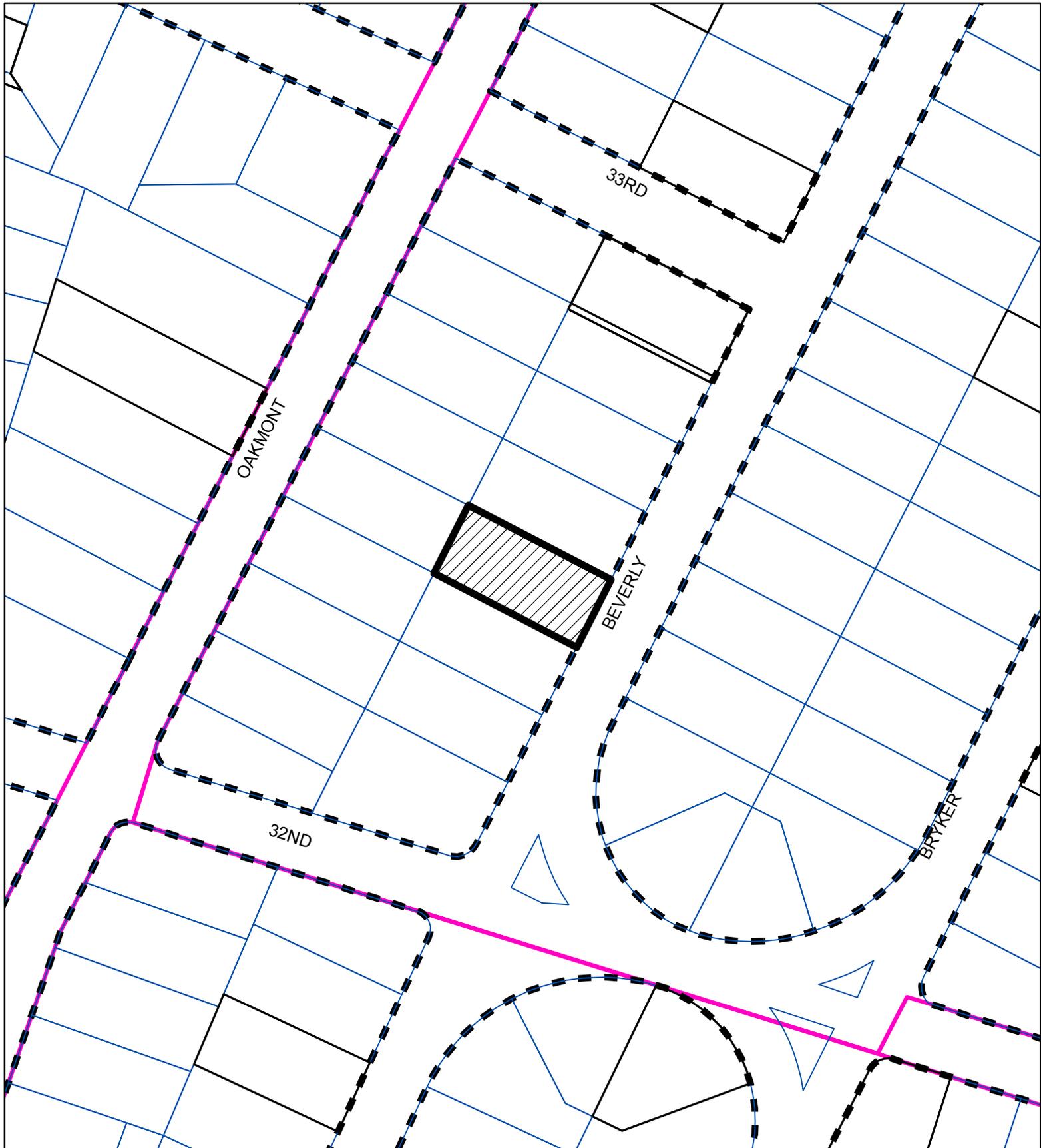
- 1970      Hilton A. Duke, owner. Capitol Glass & Mirror.  
            & Doris Duke, no occupation listed.
- 1968      Hilton A. Duke, owner. Capitol Glass & Mirror.  
            & Doris Duke, no occupation listed.
- 1966      Vacant
- 1964      Charles J. Sharborough, owner. Retired.  
            & Virginia Sharborough, no occupation listed.
- 1962      Charles J. Sharborough, owner. No occupation listed.  
            & Virginia Sharborough, no occupation listed.
- 1960      Charles J. Sharborough, owner. No occupation listed.  
            & Virginia Sharborough, no occupation listed.
- 1959      Charles J. Sharborough, owner. No occupation listed.  
            & Virginia Sharborough, no occupation listed.
- Note:
- 1957      Willie I. Kocurek, owner. President, Willie Kocurek Co., electrical appliances at  
            1818 San Jacinto Street.  
            & Maurine V. Kocurek, no occupation listed.
- 1955      Willie I. Kocurek, owner. President, Willie Kocurek Co., electrical appliances at  
            1818 San Jacinto Street.  
            & Maurine V. Kocurek, no occupation listed.
- 1953      Willie I. Kocurek, owner. U. S. tires, sales & service, oil, gasoline, Frigidaire  
            appliances at 301 W. 19<sup>th</sup> Street  
            & Maurine V. Kocurek, no occupation listed.
- 1949      Willie I. Kocurek, owner. U. S. tires, sales & service, oil, gasoline, Frigidaire  
            appliances at 301 W. 19<sup>th</sup> Street  
            & Maurine V. Kocurek, no occupation listed.
- 1947      Francis M. Burt, owner. Reporter for American Statesman.  
            & Lorraine, no occupation listed.

Note: Willie and Maurine Kocurek listed at 1016 Harwood Street.

1944-45 Jason M. Frazier, owner. Clerk.  
& Mary M. + 1, no occupation listed.

1942 Vacant

1941 No listing for 3206 Beverly Road.



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2013-0091  
 LOCATION: 3206 Beverly Road



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.



10-20-13

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Alterations & additions for  
**Dusty & Lea Thompson**  
 3206 Beverly Road Austin, Texas 78703

Sheet No.  
**A-1**  
 Of 12

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DRAWING LEGEND

- A-1 SITE PLAN & PROJECT DATA
- A-2 EXISTING FLOOR PLAN
- A-3 DEMOLITION PLAN
- A-4 FIRST FLOOR PLAN
- A-5 SECOND FLOOR PLAN
- A-6 EAST ELEVATIONS
- A-7 NORTH ELEVATIONS
- A-8 WEST ELEVATIONS
- A-9 SOUTH ELEVATIONS
- A-10 ROOF PLANS
- A-11 SECTION & CAB'TS
- A-12 ELECTRICAL LAYOUTS

ZONING DATA

ZONING	SF-3-NP
LOT AREA	7,794.3 sf
40% MAX. BLDG AREA	3117.7 sf
45% MAX. IMPER. COVER	3507.4 sf
40% FLOOR AREA RATIO	3117.7 sf

NEW FLOOR AREA RATIO

	Existing	New/Additions
1st FLOOR GROSS AREA -	1675.3 sf	
2nd FLOOR GROSS AREA -		1270.2 sf
BASEMENT/STORAGE AREA -	52.5 sf	
TOTAL AREAS	1727.9 sf	1270.2 sf
TOTAL GROSS FLOOR AREA	<u>2998.1 sf</u>	
TOTAL LOT AREA -	7,794.3 sf	
FLOOR AREA RATIO -	38.5 %	

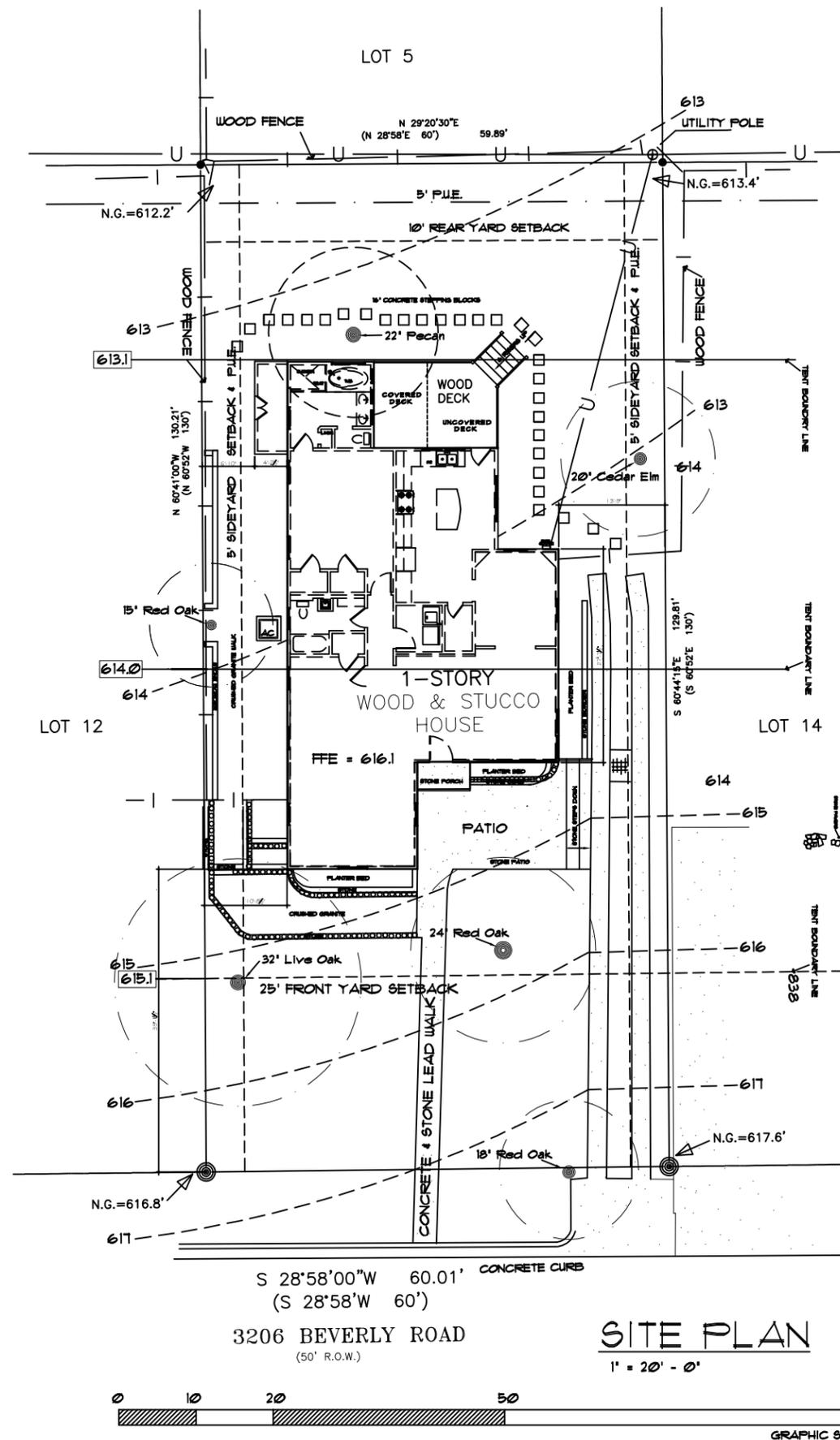
BUILDING COVERAGE

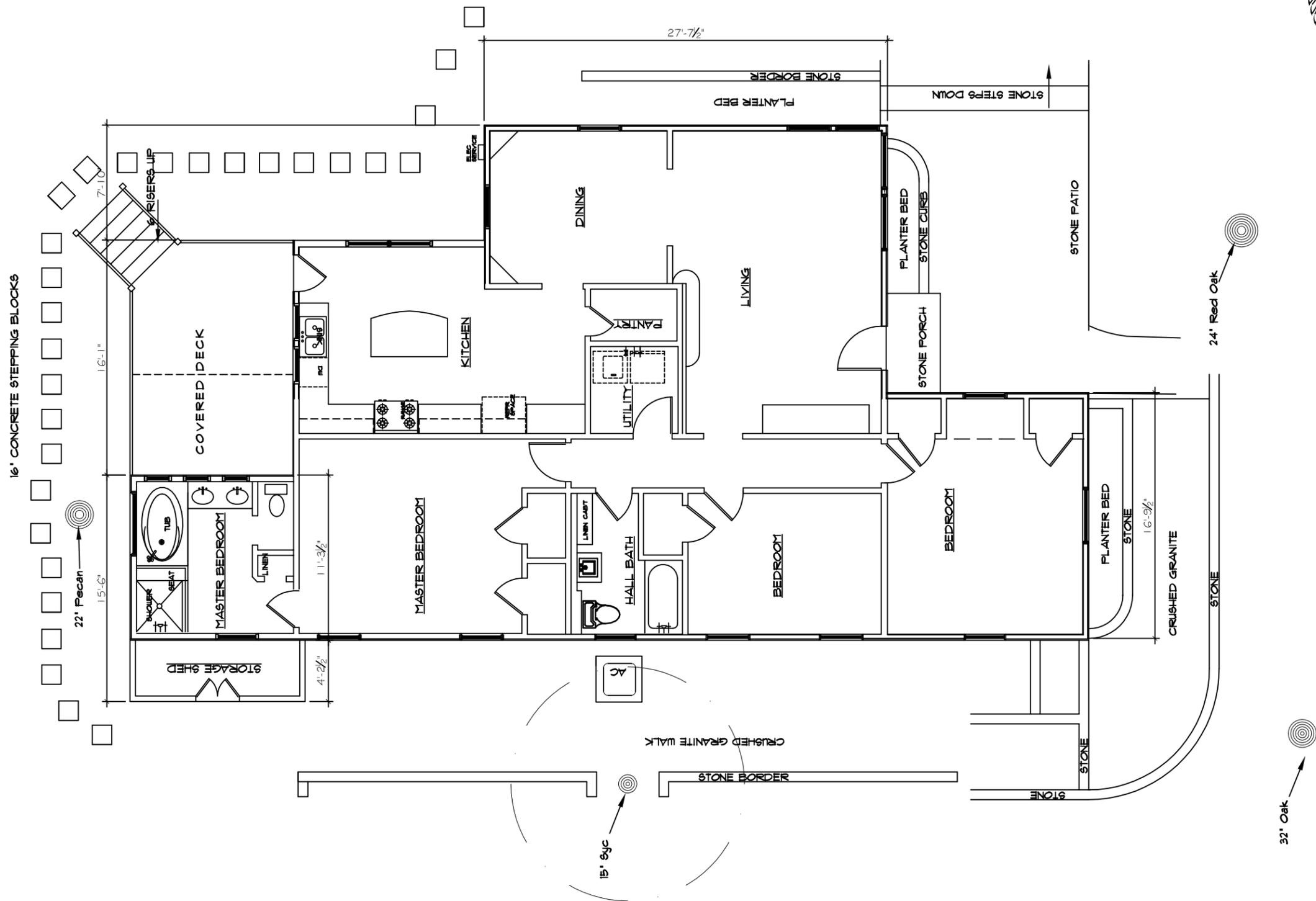
	Existing	New/Additions
1st FLOOR COND. AREA -	1675.3 sf	
2nd FLOOR COND. AREA		1270.2 sf
BASEMENT/STORAGE -	52.6 sf	
COVERED WOOD DECK -	76.5 sf	
WOOD DECK & STEPS -	119.8 sf	
TOTAL BLDG AREA -	1924.2 sf	1270.2 sf
TOTAL BLDG COVERAGE ON LOT -	1924.2 sf 24.7% of Lot	

IMPERVIOUS COVER CALCS

TOTAL BUILDING COVERAGE -	1924.2 sf
DRIVEWAY RUNNERS -	410.0 sf
LEAD SIDEWALK -	130.8 sf
UNC. FRONT PORCH/PATIO -	287.9 sf
UNCOVERED WOOD DECK -	119.8 sf
STEPPING BLOCKS -	51.5 sf
STONE CURBS -	97.9 sf
AC CONDENSOR PAD -	9.8 sf
TOTAL IMPER. COVER -	3031.4 sf
TOTAL IMPERVIOUS COVER ON LOT -	3031.4 sf 38.9% of Lot

LEGAL DESCRIPTION: LOT 13, BLOCK 1, BRYKERWOODS E, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 104, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO LOCALLY KNOWN AS 3206 BEVERLY ROAD, AUSTIN, TEXAS.





EXISTING FLOOR PLAN

1/8" = 1'-0"



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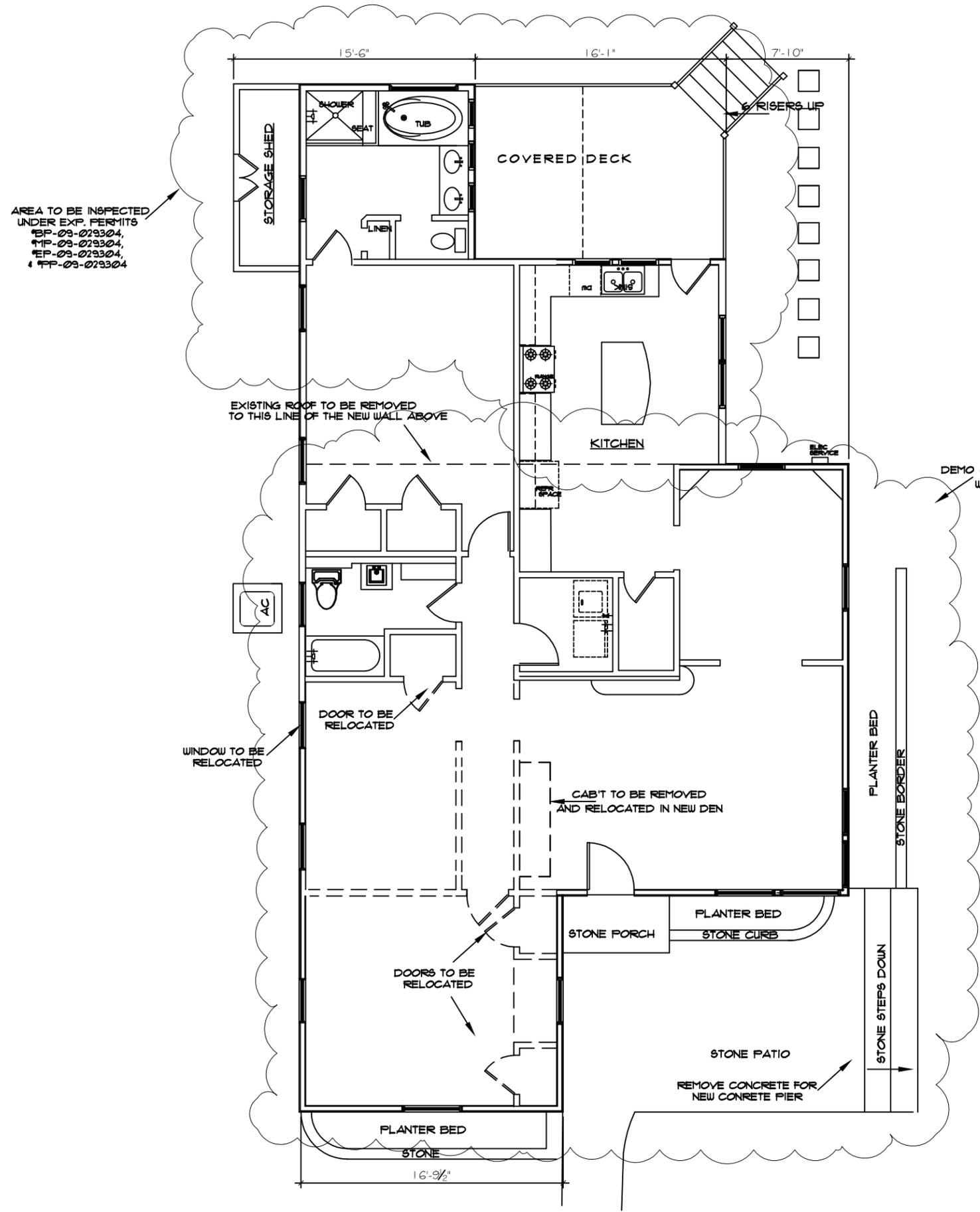
Sheet No.  
 A-2  
 of 10  
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**A-3**  
 Of 12  
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**WALL LEGEND**

	DENOTES OBJ. TO BE REMOVED
	WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	INFILL WALL
	NEW WALL

**NOTE:** MEASUREMENTS ON FLOOR PLAN & DEMOLITION PLAN ARE BASED ON MEASURED WALL LOCATIONS TO FINISH FACE. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.  
**NOTE:** PRIOR TO CONSTRUCTION - CONTRACTOR TO SEAL AND PROTECT ALL EXISTING CONDITIONS THAT ARE NOT TO BE DISTURBED.

**NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS AT JOB SITE**

**NOTE:** AREAS SURROUNDED BY 'CLOUDS' INDICATE WHERE DEMOLITION WORK IS TO BE PERFORMED

**DEMOLITION FLOOR PLAN**  
 1/8" = 1'-0"

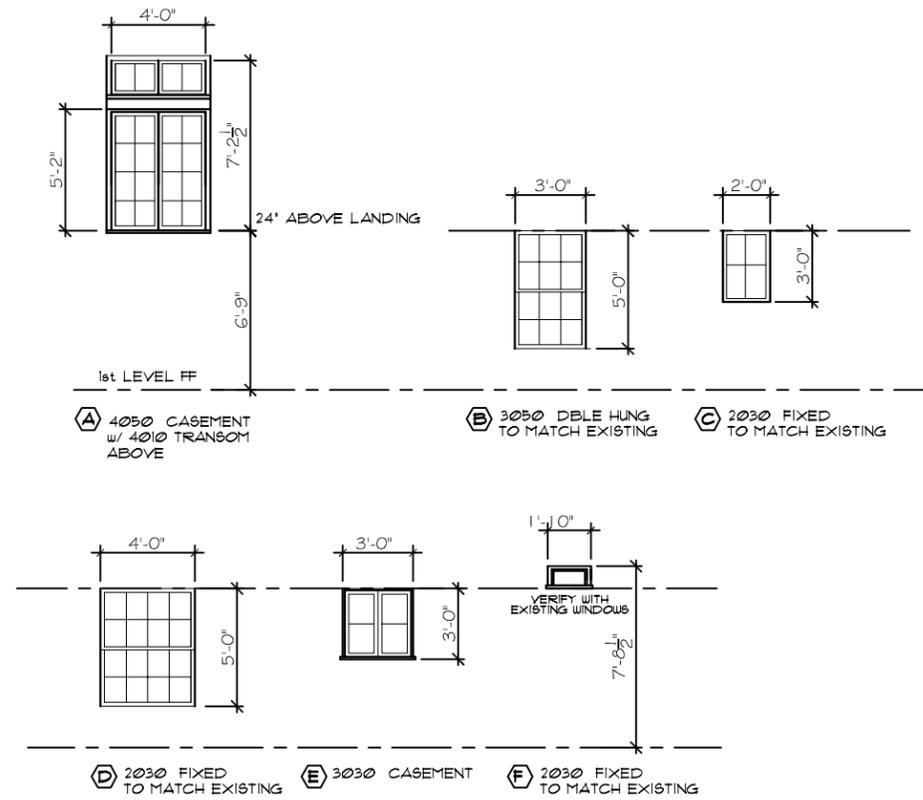
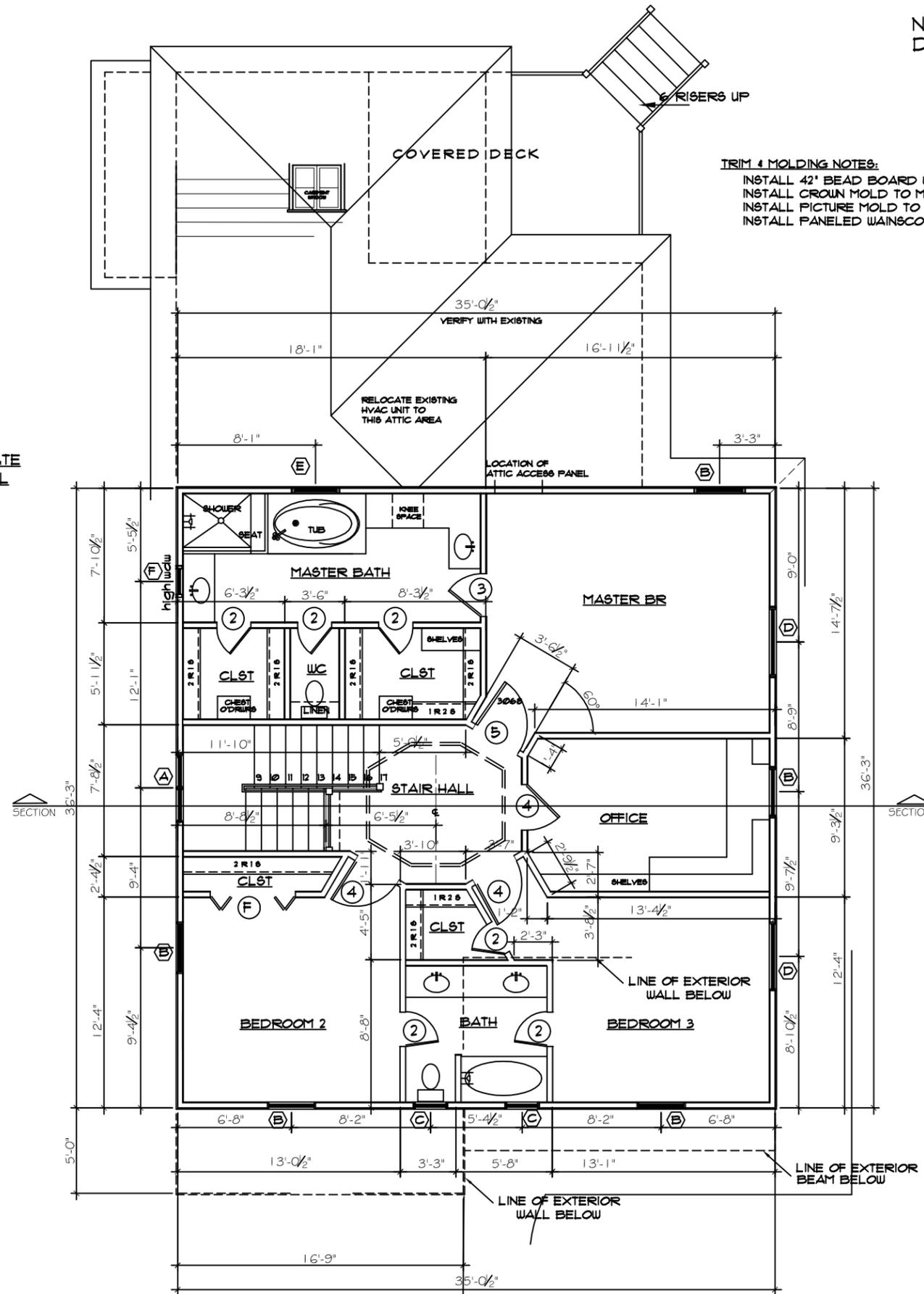
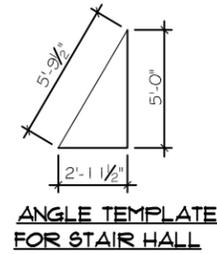


NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS AT JOB SITE



**TRIM & MOLDING NOTES:**

- INSTALL 42" BEAD BOARD WAINSCOTE IN MSTR BATH
- INSTALL CROWN MOLD TO MATCH EXISTING IN MSTR BR, BATH & STAIR HALL
- INSTALL PICTURE MOLD TO MATCH EXISTING AT CEILING IN BR'S 2 & 3 AND OFFICE
- INSTALL PANELED WAINSCOTE IN STAIRWAY TO TOP OF STAIR RUN



**WINDOW SCHEDULE**

1/8" = 1' - 0"

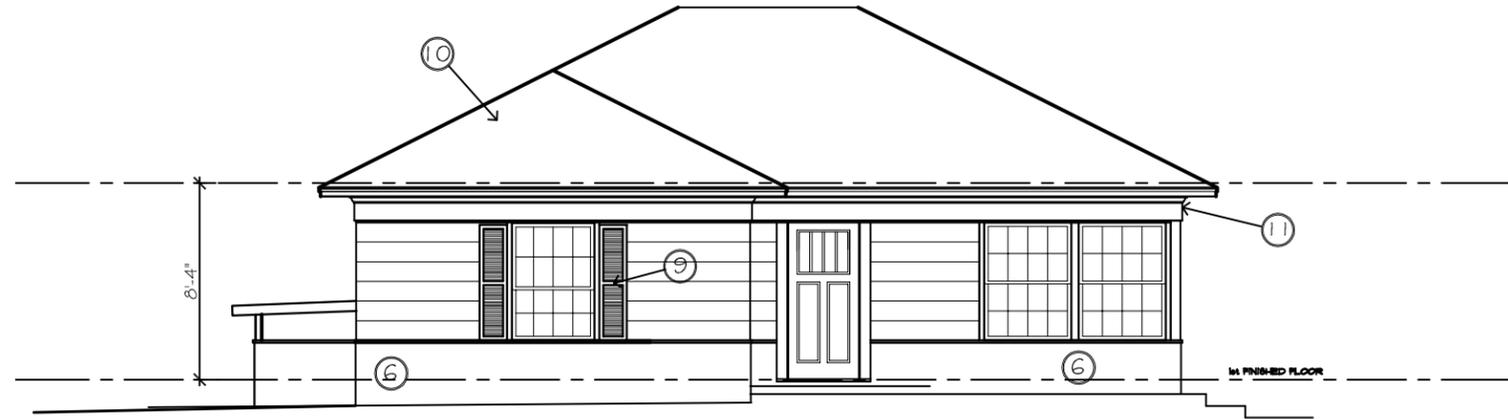
**SECOND FLOOR PLAN**

1/8" = 1' - 0"

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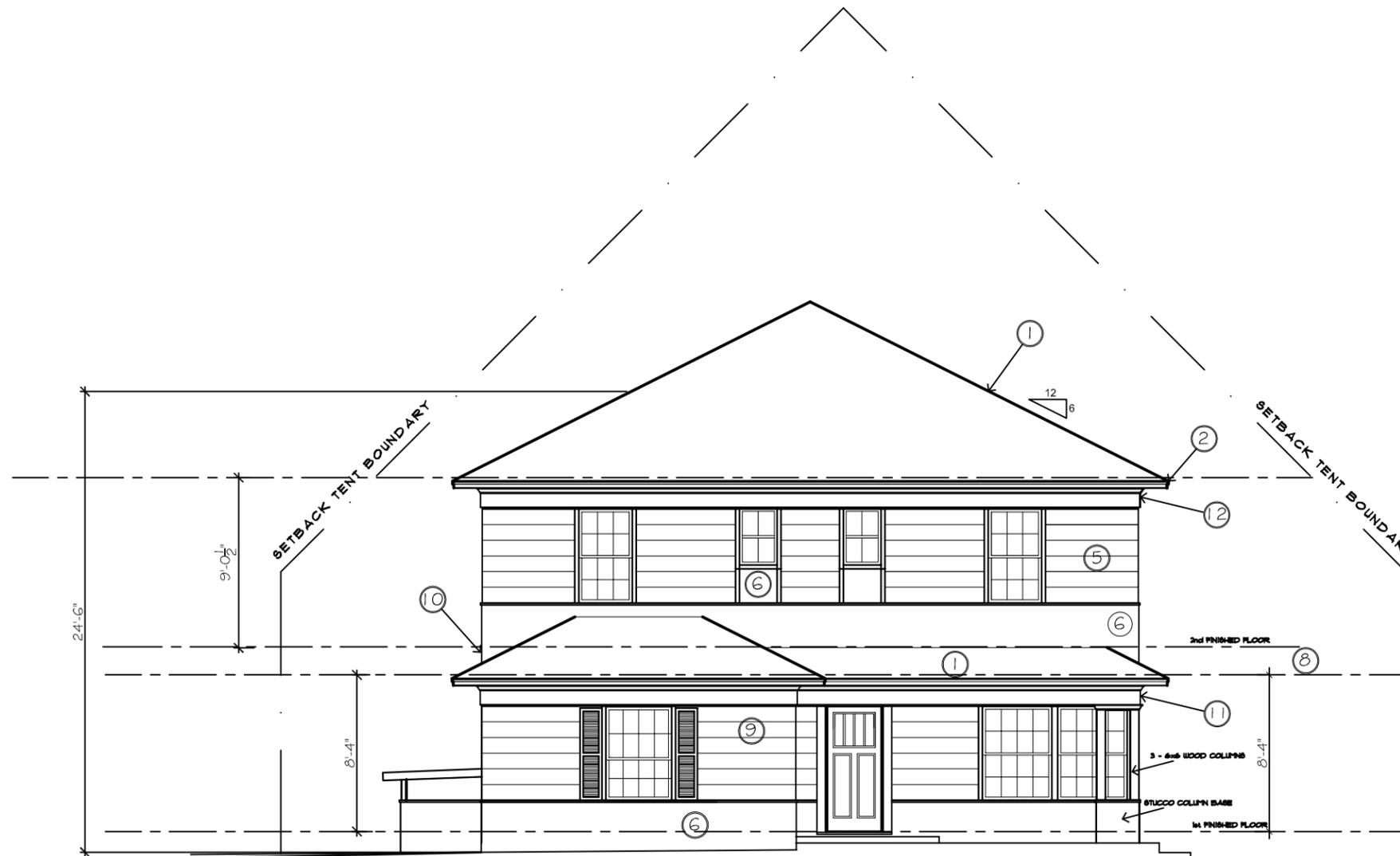
Sheet No.  
**A-5**  
 Of 12  
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 Date: 10-20-13



EXISTING EAST ELEVATION

NOTE LEGEND:

- ① - COMPOSITION SHINGLE ROOF TO MATCH EXISTING
- ② - FASCIA TO MATCH EXISTING
- ③ - 2x4 STUDS @ 16" O.C. - TYPICAL
- ④ - STRUCTURAL SHEATHING PER ENGINEER
- ⑤ - SIDING TO MATCH EXISTING
- ⑥ - STUCCO
- ⑦ - INSULATION
- ⑧ - FLOOR FRAME SPACE PER ENGINEER
- ⑨ - EXISTING SIDING & SHUTTERS NOT TO BE DISTURBED
- ⑩ - EXISTING COMPOSITION ROOF
- ⑪ - EXISTING FREIZE BOARD
- ⑫ - NEW FREIZE & CROWN TO MATCH EXISTING



NEW EAST ELEVATION

EAST ELEVATIONS

1/8" = 1'-0"

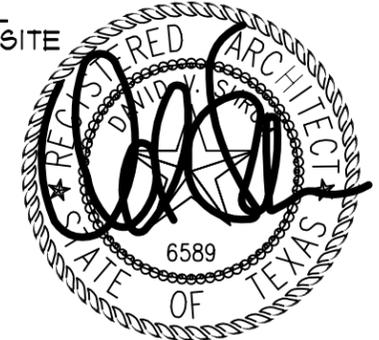


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Sheet No.  
**A-6**  
 of 12  
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NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS AT JOB SITE

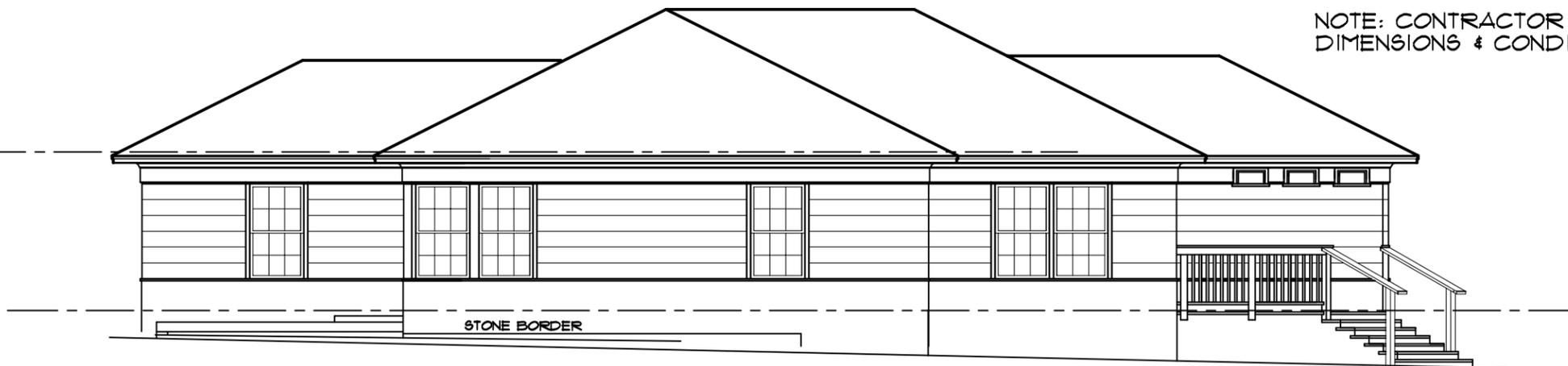


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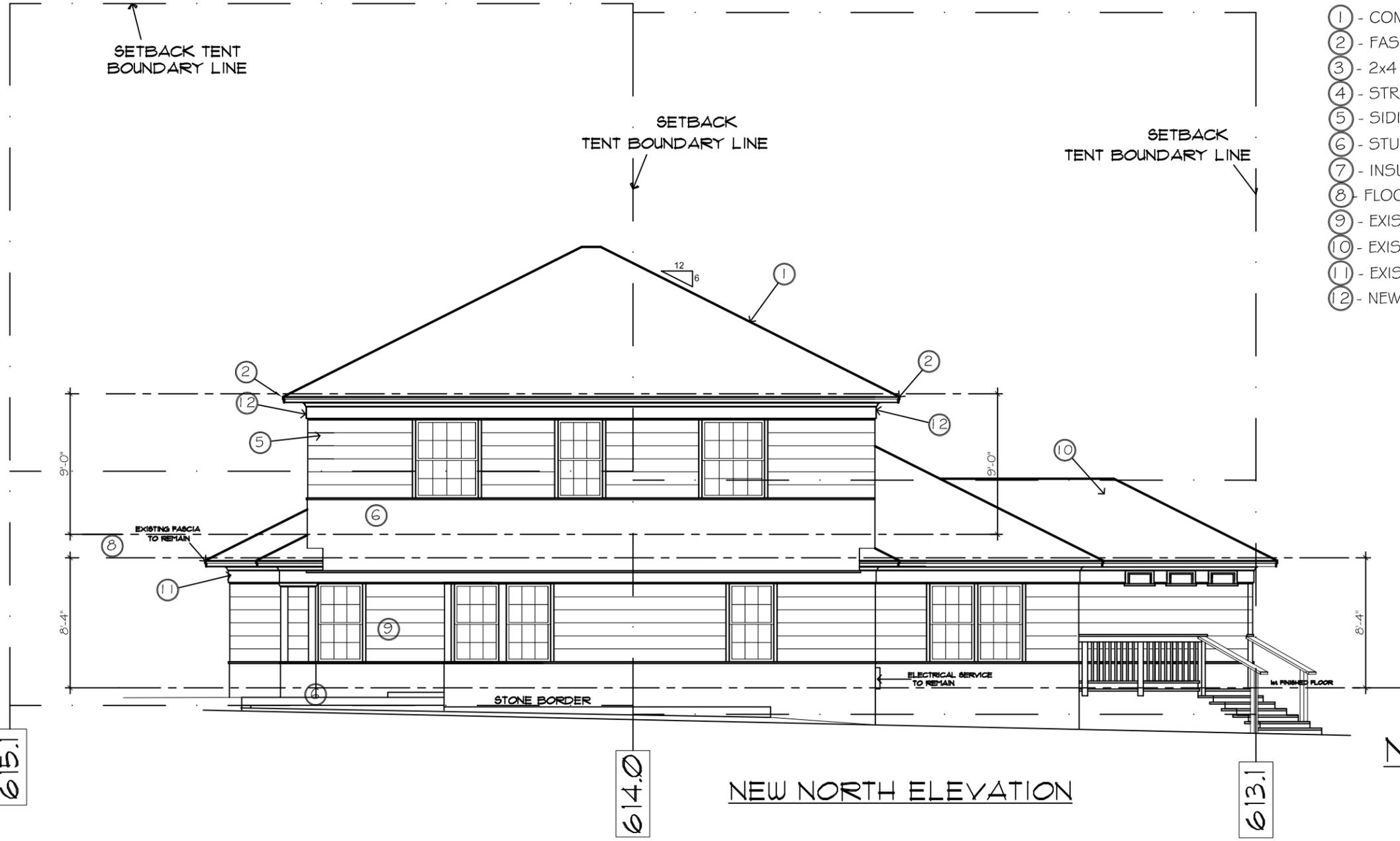
Sheet No. A-7  
 of 12  
 Drawn by: DVS  
 Date: 10-20-13



EXISTING NORTH ELEVATION

NOTE LEGEND:

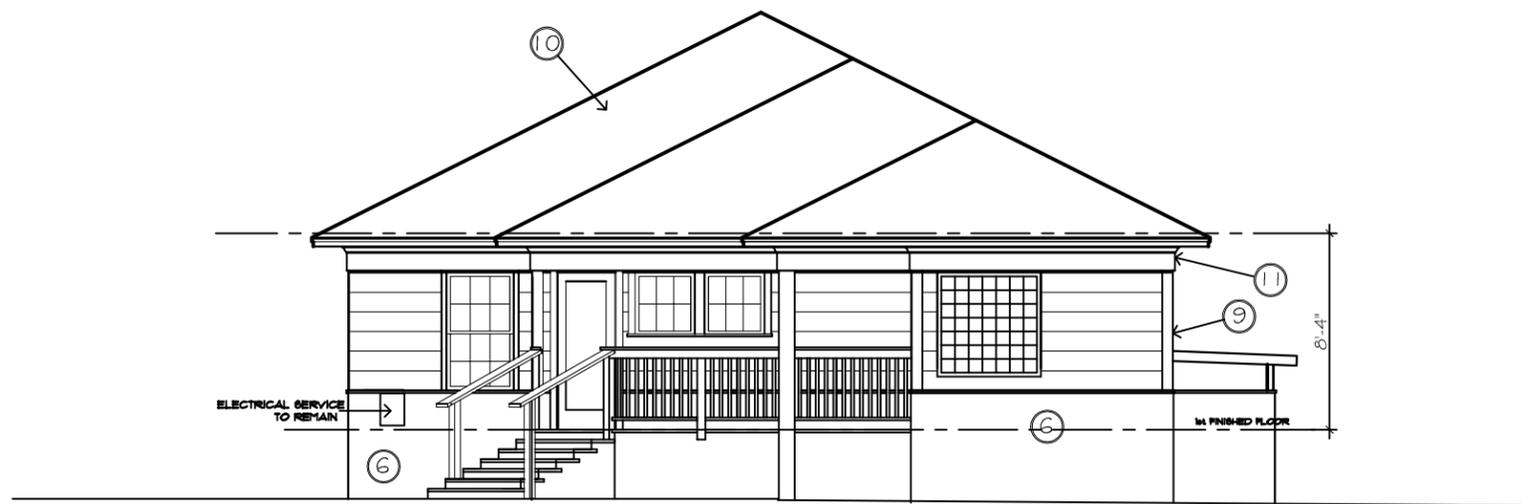
- ① - COMPOSITION SHINGLE ROOF TO MATCH EXISTING
- ② - FASCIA TO MATCH EXISTING
- ③ - 2x4 STUDS @ 16" O.C. - TYPICAL
- ④ - STRUCTURAL SHEATHING PER ENGINEER
- ⑤ - SIDING TO MATCH EXISTING
- ⑥ - STUCCO
- ⑦ - INSULATION
- ⑧ - FLOOR FRAME SPACE PER ENGINEER
- ⑨ - EXISTING SIDING & SHUTTERS NOT TO BE DISTURBED
- ⑩ - EXISTING COMPOSITION ROOF
- ⑪ - EXISTING FREIZE BOARD
- ⑫ - NEW FREIZE & CROWN TO MATCH EXISTING



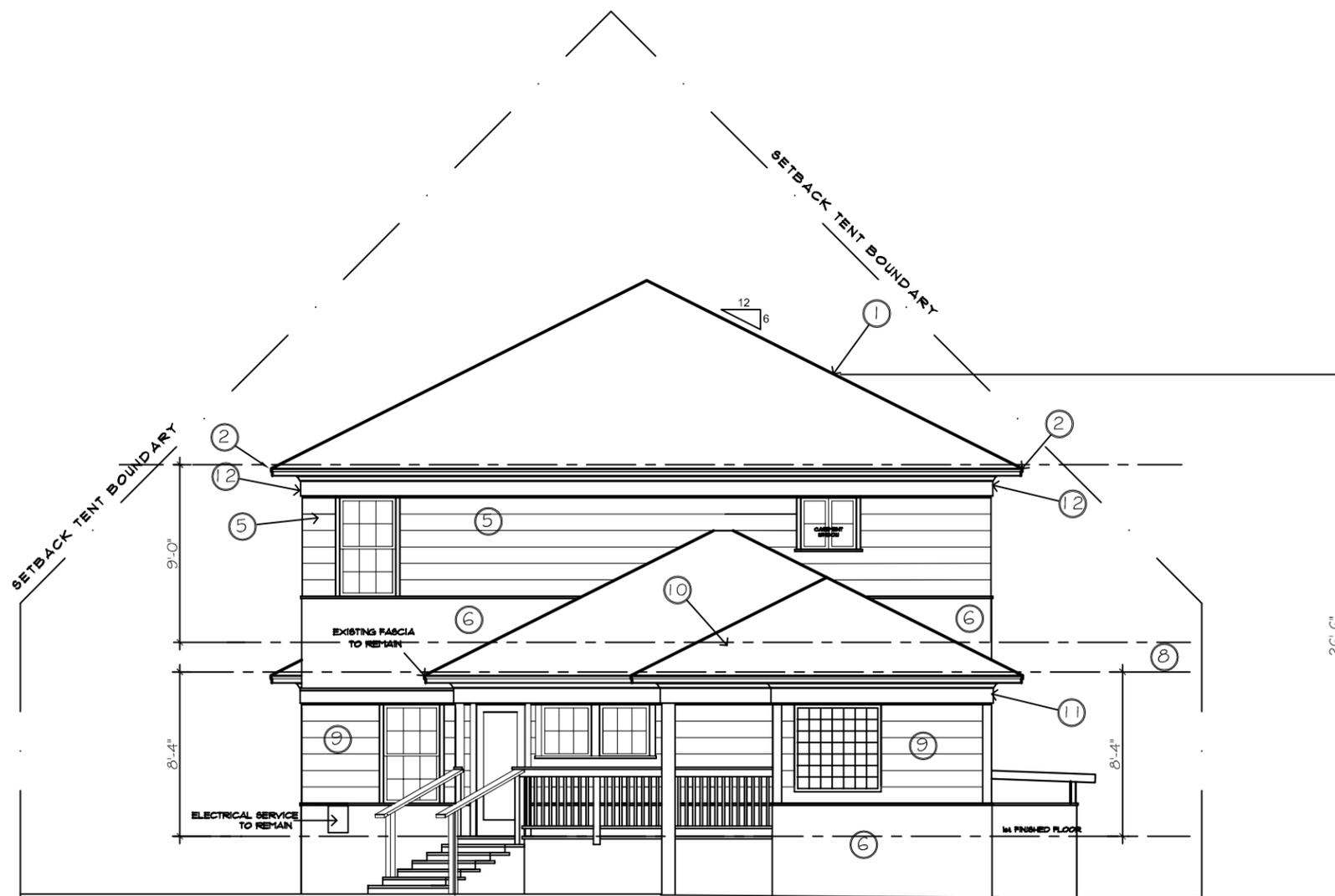
NEW NORTH ELEVATION

NORTH ELEVATIONS

1/8" = 1'-0"



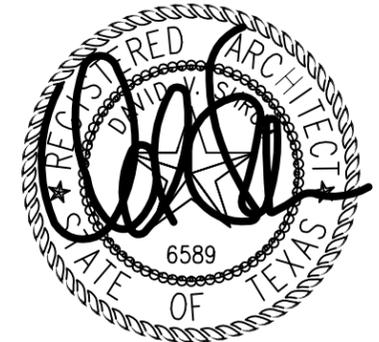
EXISTING WEST ELEVATION



NEW WEST ELEVATION

NOTE LEGEND:

- ① - COMPOSITION SHINGLE ROOF TO MATCH EXISTING
- ② - FASCIA TO MATCH EXISTING
- ③ - 2x4 STUDS @ 16" O.C. - TYPICAL
- ④ - STRUCTURAL SHEATHING PER ENGINEER
- ⑤ - SIDING TO MATCH EXISTING
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- ⑦ - INSULATION
- ⑧ - FLOOR FRAME SPACE PER ENGINEER
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- ⑩ - EXISTING COMPOSITION ROOF
- ⑪ - EXISTING FREIZE BOARD
- ⑫ - NEW FREIZE & CROWN TO MATCH EXISTING



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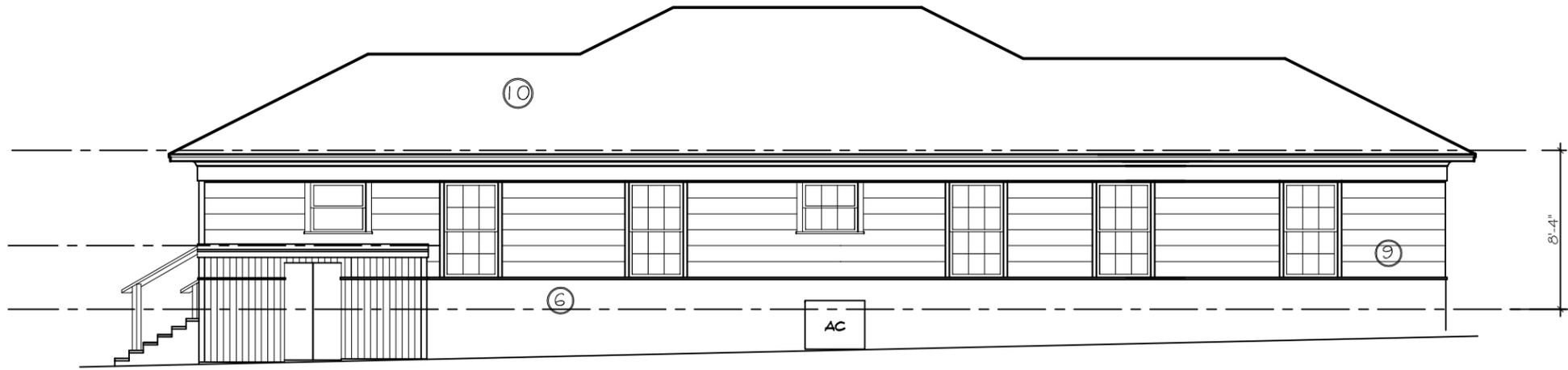
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Of 12

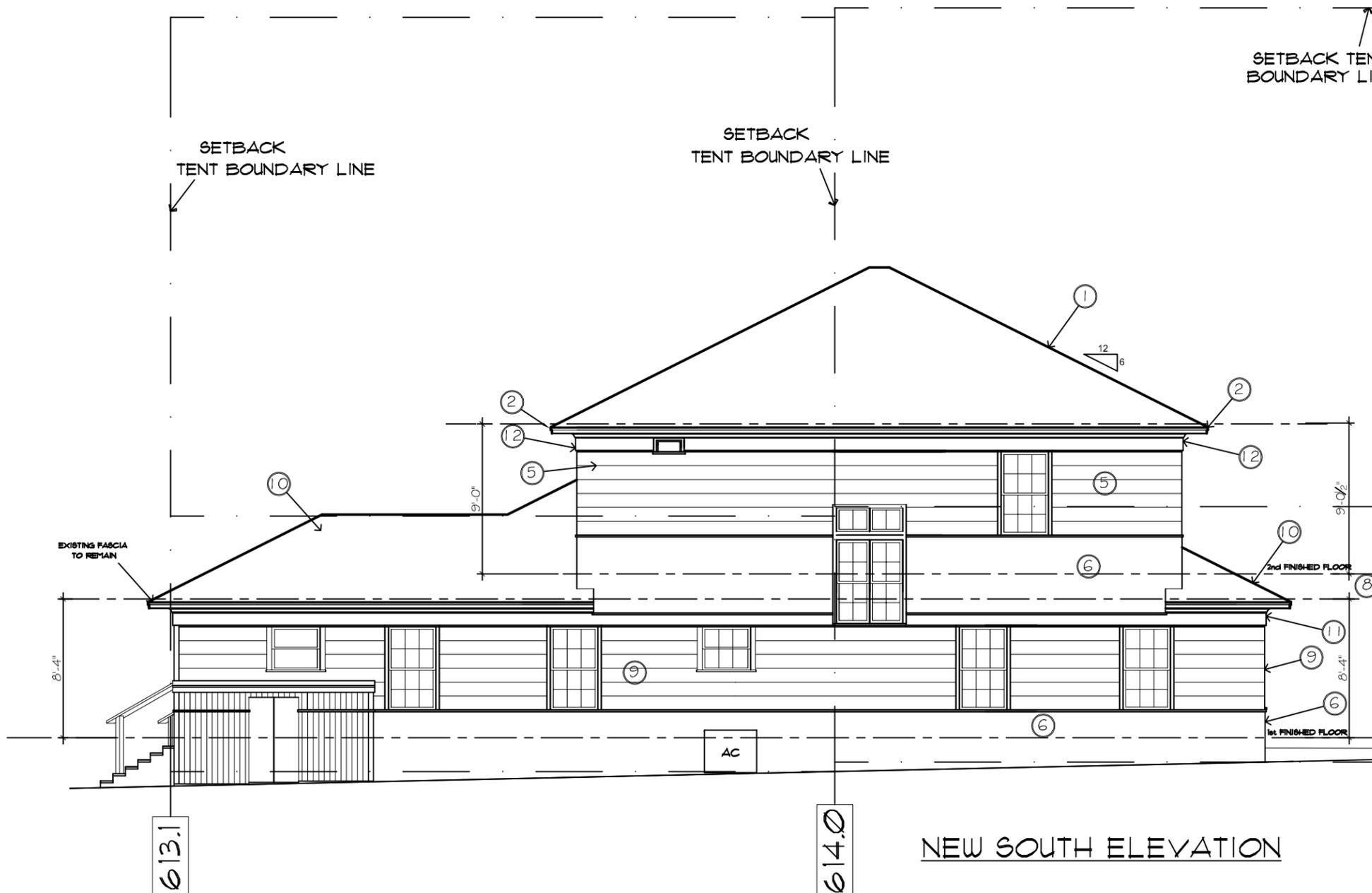
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WEST ELEVATIONS

1/8" = 1'-0"



EXISTING SOUTH ELEVATION



NEW SOUTH ELEVATION

NOTE LEGEND:

- ① - COMPOSITION SHINGLE ROOF TO MATCH EXISTING
- ② - FASCIA TO MATCH EXISTING
- ③ - 2x4 STUDS @ 16" O.C. - TYPICAL
- ④ - STRUCTURAL SHEATHING PER ENGINEER
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- ⑩ - EXISTING COMPOSITION ROOF
- ⑪ - EXISTING FREIZE BOARD
- ⑫ - NEW FREIZE & CROWN TO MATCH EXISTING

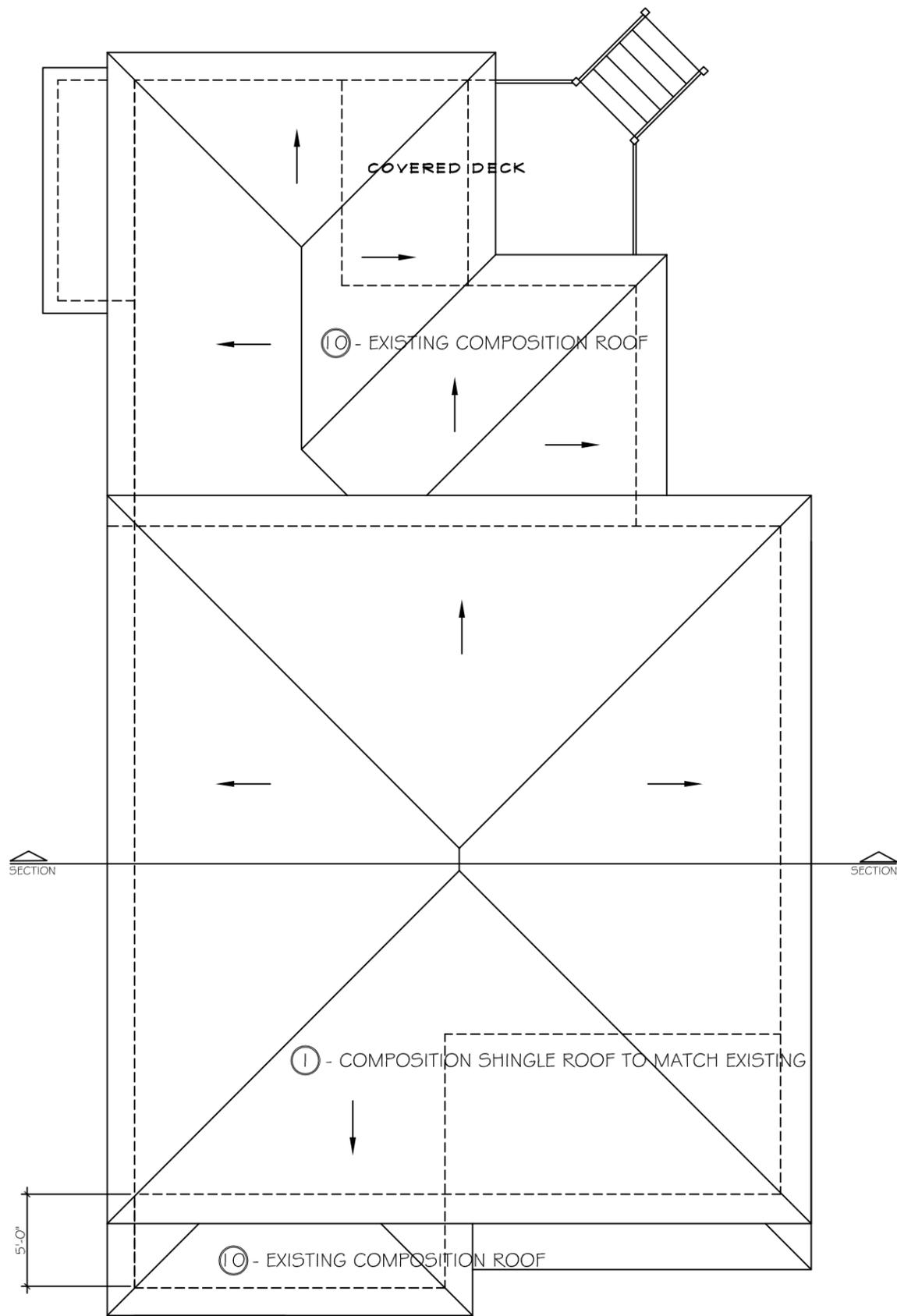
SOUTH ELEVATIONS

1/8" = 1'-0"

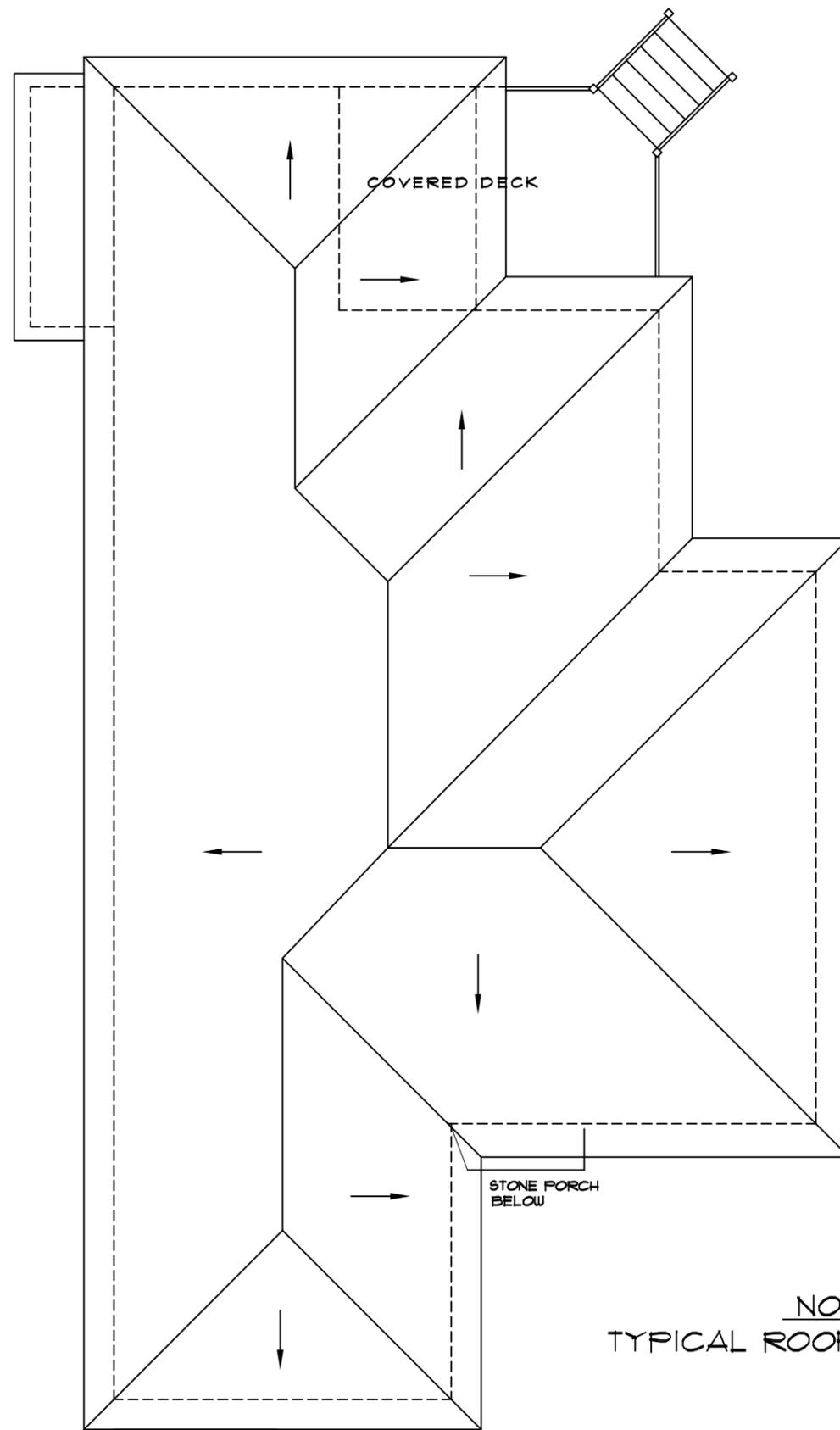
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Sheet No.  
 A-9  
 Of 12  
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NEW ROOF PLAN

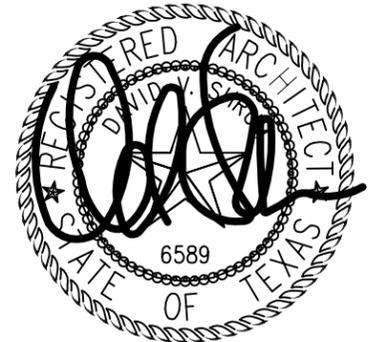


EXISTING ROOF PLAN

NOTE:  
TYPICAL ROOF PITCH - 6 IN 12

ROOF PLANS

1/8" = 1'-0"



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Sheet No.  
**A-10**

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