

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
APRIL 27, 2015
NRD-2015-0036
3400 Oakmont Boulevard
Old West Austin

PROPOSAL

Construct a partial second story addition and make façade changes.

ARCHITECTURE

This is a circa 1950s brick one story residential ranch building with a cross hipped gable form. It is on a corner lot with the main entrance facing on 34th Street and the garage and driveway on Oakmont. It has the typical low pitched roof form and large picture windows.

PROJECT SPECIFICATIONS

Add a partial second floor to the west side of the building and a second floor over the garage. They original roof line of the building will be retained on the west portion of the building and a frame second story with hipped roofs and new chimney will be added. The addition will have a large picture window/paired double hung windows to match the existing window style of the house. A new brick entrance will be created towards the center of the building and the original entrance will become a secondary entrance. The existing first floor chimney that is on the facade will be enlarged

HISTORY OF THE PROPERTY

The building was built around 1950; the first owners of the property were Earl and Adeline Reinke. Earl worked for Metropolitan Life Insurance. The Reinke sold the property to the Wayne and Mina Wagoner however Wayne died shortly after they moved into the property. Mina lived in the property and married Henry G. Castle in the 1960s. They remained in the house until the mid-1960s when Francis and Mary Martin moved in. Francis worked at Frito Lay. Mary Hazel Broderick bought the house in 1973 and remained in the house until her death in 1987.

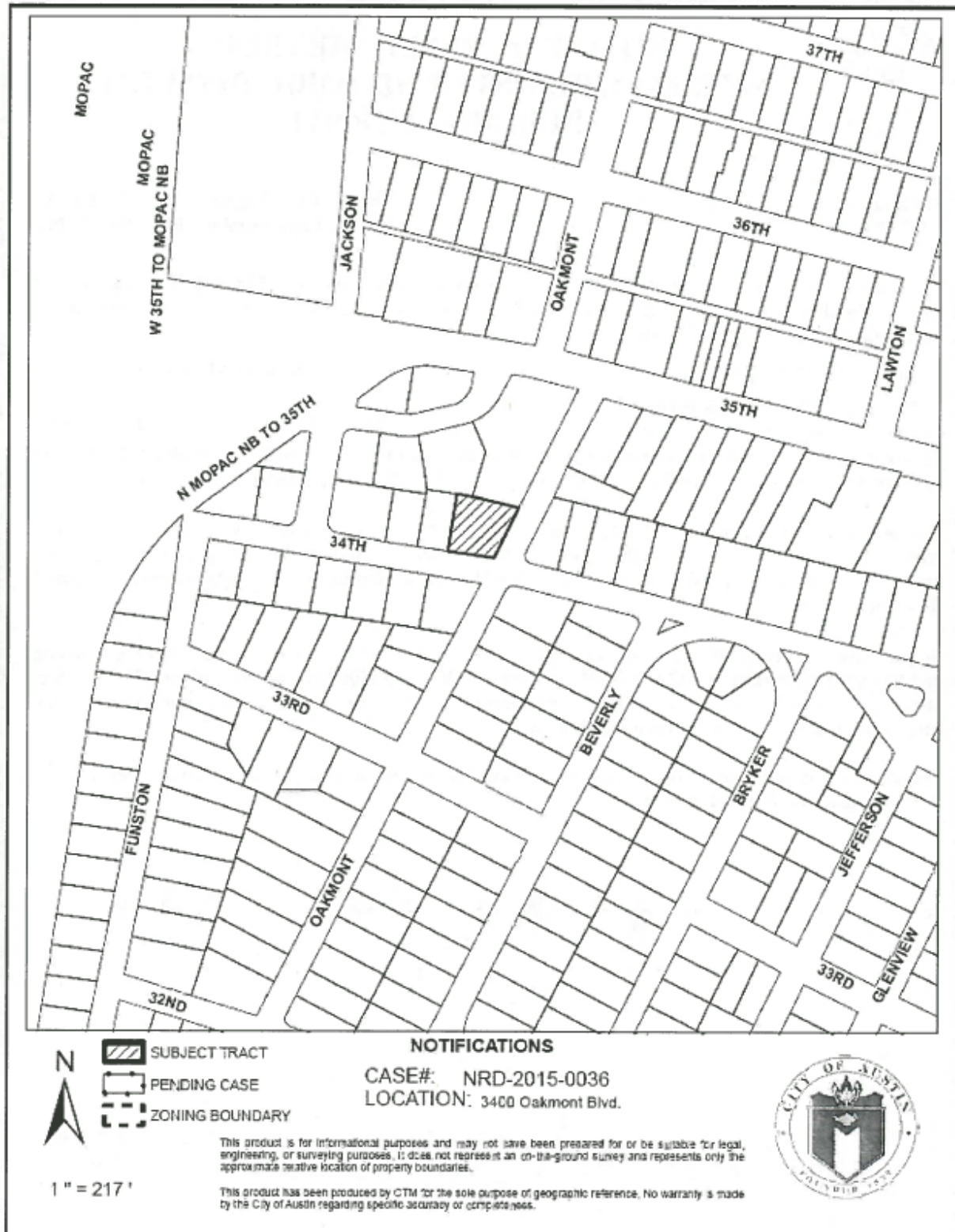
STANDARDS FOR REVIEW

The house is contributing to the Old West Austin National Register Historic District, which has no specific design guidelines for additions. General design principles for historic districts encourage additions to the rear of the house with scale, massing, materials, and fenestration patterns complementing the house and other contributing houses within the district.

STAFF RECOMMENDATION

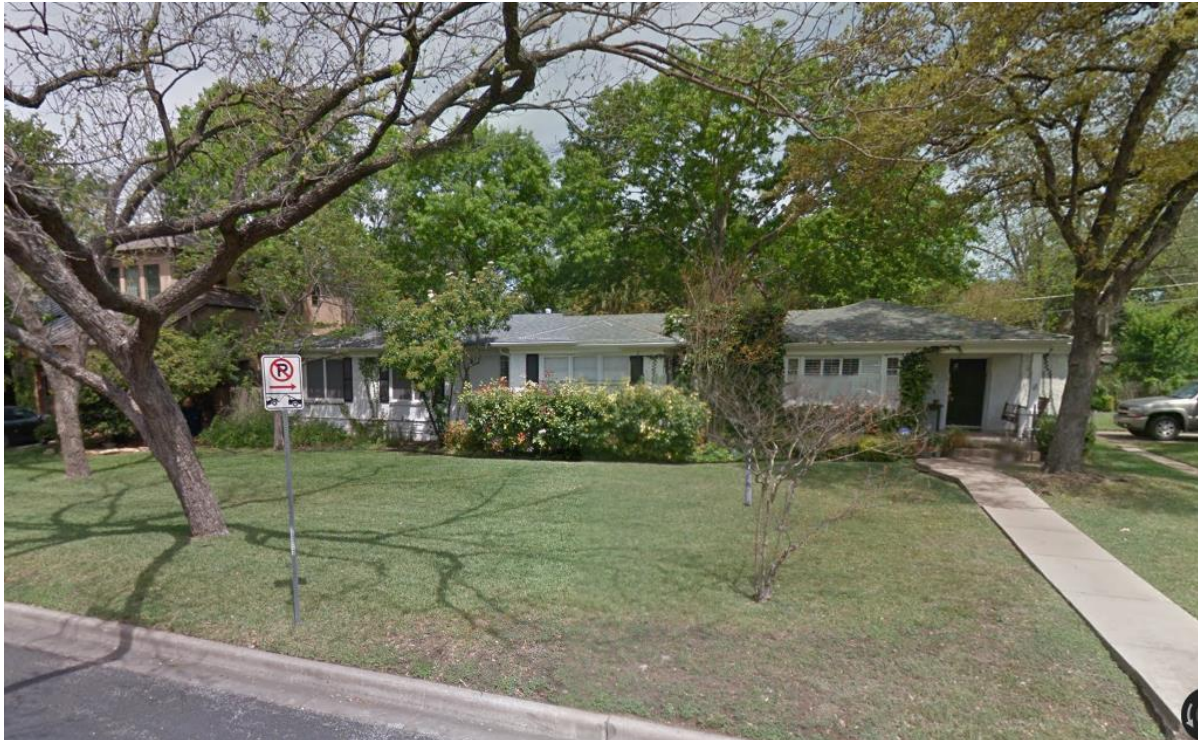
Approve the application as proposed. The applicant has worked with staff to adjust their plans to include only materials that are within the neighborhood. While the proposal does add a second story to a ranch building, they are keeping the original roof line and differentiating the material on the second floor to distinguish it from the original building. A City of Austin Documentation Package should be completed before the permit is released.

LOCATION MAP



3400 Oakmont Boulevard.

Circa 1950



OCCUPANCY HISTORY 3400 Oakmont Boulevard.

City Directory Research, Austin History Center
By City Historic Preservation Office
April, 2015

1992	Harold and Elanie Thiele Employee at University of Texas
1985-86	Mary Hazel Broderick, owner Retired
1981	Mary Hazel Broderick, owner Retired
1977	Mary Hazel Broderick, owner Retired
1973	Mary Hazel Broderick, owner Retired Note: New owners of t the building
1968	Francis J. Martin Product supervisor for Frito Lay

1962 Henry G. and Mina Castle
architect

1959 Mrs. Mina Wagon seller, owner
Widow of Wayne Wagon seller, works at Southland Life insurance

1955 Earl R. and Adeline Reinke, owner
Manager at Metropolitan Life Insurance

1954-53 Earl R. and Adeline Reinke, owner
Manager at Metropolitan Life Insurance

Mrs. Wayne Wagon seller 3400 Oakmont Blvd.
208 86.2 X 106.5 of 4 13
Happy Hollow
Convert Garage into Den
74077 9-15-59 \$1,000.00
Ben Goldstein

CONVERT GARAGE INTO DEN