

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
AUGUST 24, 2015
NRD-2015-0080
3204 Oakmont Boulevard
Old West Austin National Register Historic District

PROPOSAL

Build a side one story and rear two story addition onto the contributing building.

ARCHITECTURE

3204 Oakmont Boulevard is a one story asymmetrical residential building with international style influences. The building has a low pitched roof and is horizontal in nature. The exterior of the building is stucco, brick and stone all in a palette of neutral whites. The building has a carport as well as an entrance that doesn't face the street. A 1970s era one story garage is on the rear of the property.

PROJECT SPECIFICATIONS

Add a one story and a two story addition to the rear and side of the existing house. The second floor addition is set back from the front. The two story portion of the addition will be north west corner of the property. All additions will match the stucco siding, brick molding, as well as roof pitches of the original house. The existing carport and garage will be demolished. A new carport will be incorporated into the design but will sit further back on the property than the current carport. A new entrance pergola will also be installed on the front of the building and new windows will be installed.

HISTORY OF THE PROPERTY

The property was built around 1947. From the time it was built until the mid 1990s Carl M. and Mary Schultz lived in and owned the property. Carl was the executive manager of Alert Advertising novelties.

STANDARDS FOR REVIEW

The house is contributing to the Old West Austin National Register Historic District and is listed as a contributing building. The Secretary of the Interior's Guidelines for Rehabilitation state

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old

and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.




STAFF RECOMMENDATION

The applicant has designed a rear and side addition that complements the original historic home. While a second story addition is being added, its location at the very rear and to just one side of the property, helps retain the horizontal nature of the original building. The new pergola on the front of the building does not destroy historic fabric and is in scale with the massing of the historic home. Further the second story addition and the one story addition use the stucco and a similar brick mold and detailing to blend the new additions into the historic building.

Staff recommends releasing the application as submitted as the design of the additions and new entry meet the Secretary of the Interiors Standards for Rehabilitation.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: NRD-2015-0080
3204 OAKMONT BLVD.

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.

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3204 Oakmont Boulevard

Circa 1947



OCCUPANCY HISTORY

3204 Oakmont Boulevard

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

1992	Mary Schultz, owner retired
1985-86	Carl M. and Mary A. Schultz, owner Executive manager of Alert Advertising Company
1981	Carl M. and Mary A. Schultz, owner Alert Advertising Company
1977	Carl M. and Mary A. Schultz, owner Alert Advertising Company
1973	Carl M. and Mary A. Schultz, owner Alert Advertising Company
1968	Carl M. and Mary A. Schultz, owner Alert Advertising Company
1962	Carl M. and Mary A. Schultz, owner Alert Advertising Company
1959	Carl M. and Mary A. Schultz, owner Alert Advertising Company

1955	Carl M. and Mary A. Schultz, owner Alert Advertising Company
1952	Carl M. and Mary A. Schultz, owner Salesman
1949	Carl M. and Mary A. Schultz, owner Salesman at Austin Meat