

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
OCTOBER 26, 2015
NRD-2015-0116
Old West Austin National Register District
3208 Beverly Road

PROPOSAL

Construct a two story rear addition to a non-contributing house in the Old West Austin National Register Historic District

ARCHITECTURE

The original building is a 1937 hipped roof cottage. The one story building is frame with a wrap around porch. The roof has composition shingles and the building retains wood windows and large wood trim around the windows.

PROJECT SPECIFICATIONS

Construct a two story rear addition on the back half of the building. The addition will have a hipped cross gable form. The addition will be frame with hardi-siding and asphalt shingle roof. The original house will have its wood siding replaced with hardi to match the addition. On the rear façade there will be a screened in porch at the first floor and a second floor balcony. The new windows in the addition will have trim to match the existing home and will be two over two double hung windows.

HISTORY

The house was built in 1937. The first owner of the building, Marshall and Margaret Anderson lived in the building for a few years. By the mid 1940s Phillip and Lillian Crook owned and lived in the house. Phillip was simply listed as an employee. By the 1950s the longest owner and tenet of the building, Ernest Baker had purchased the building. Ernest was a Draftsman for the City in both the Public Works and Engineering Departments.

STANDARDS FOR REVIEW

This property is within the Old West Austin National Register Historic District and projects are evaluated by the Secretary of the Interiors Standards for Rehabilitation. The applicable Guidelines are:

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.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match

the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

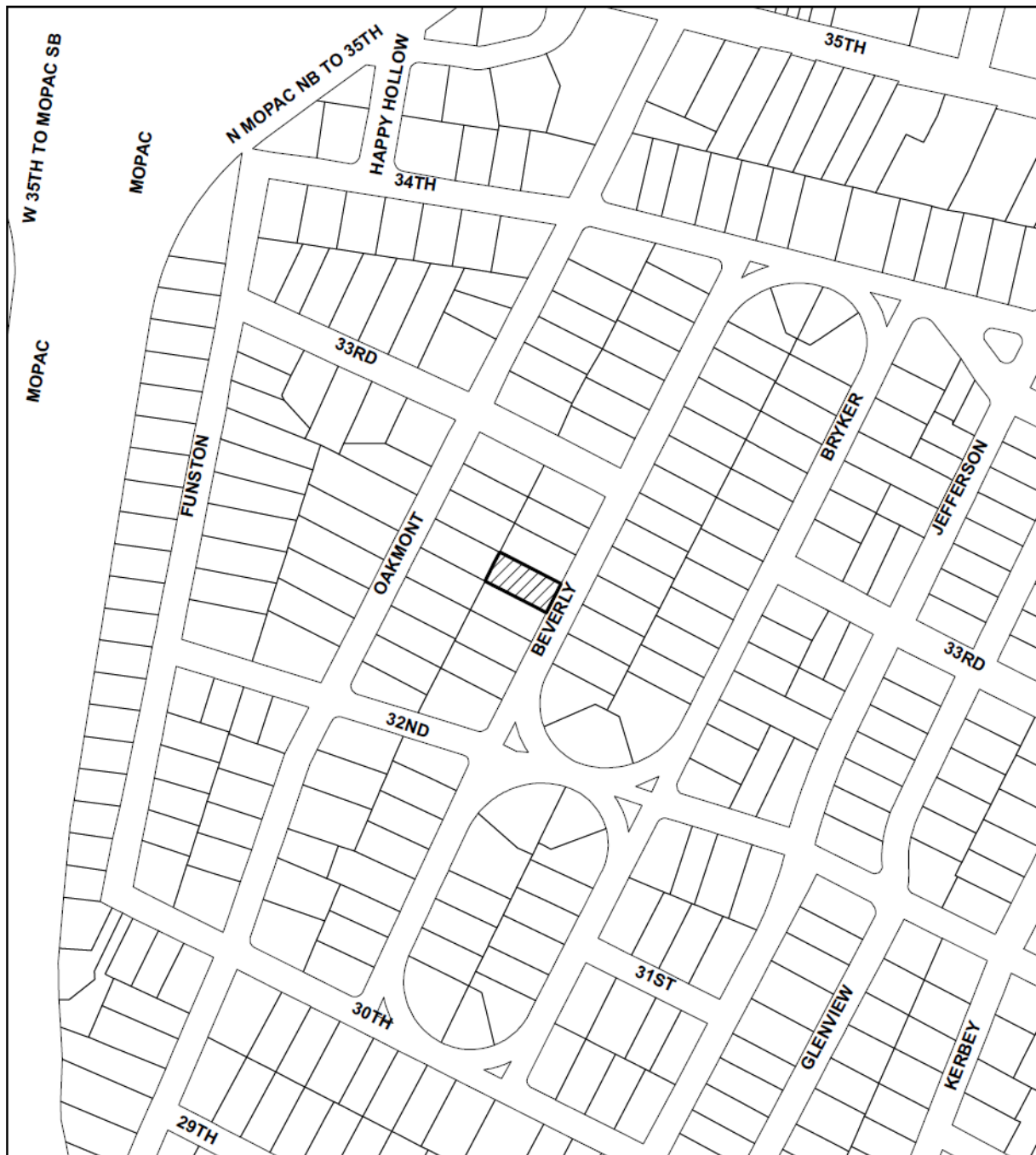
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.




10. New additions and adjacent or related new construction will 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

Release the application as submitted. The changes that are being proposed are on the rear of the house and while the addition is a two story on a one story addition, the two story section is set on the back half of the building keeping the original façade and majority of the original building in tact.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 233'

NOTIFICATIONS

CASE#: NRD-2015-0116
3208 BEVERLY ROAD

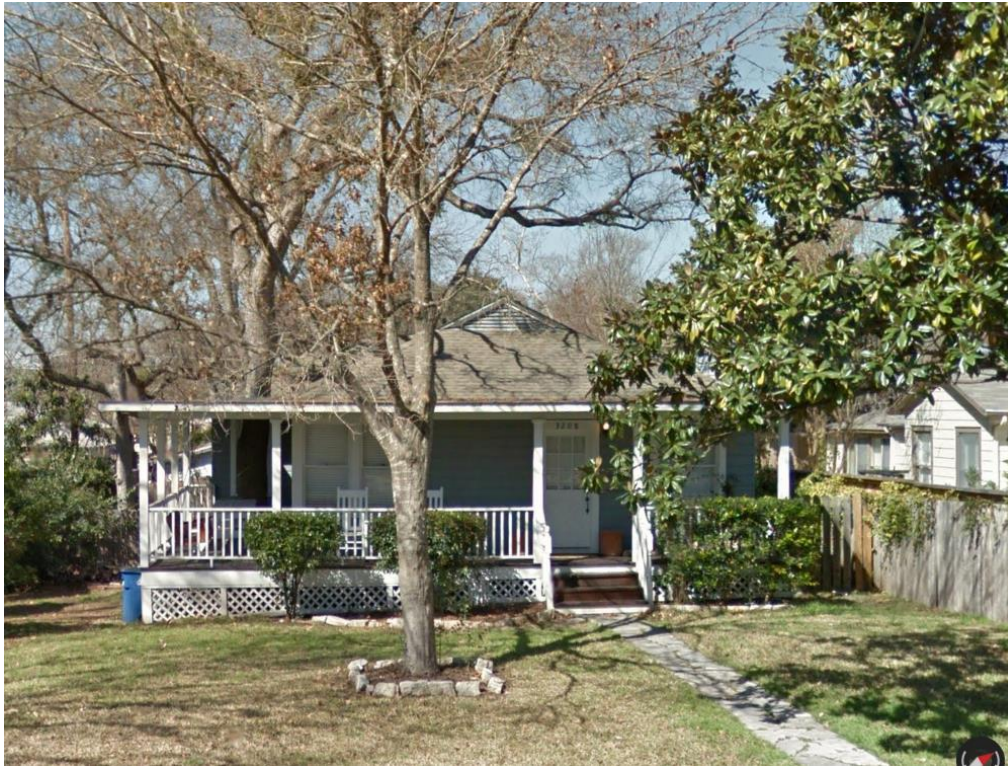
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3208 Beverly Road

Circa 1937



OCCUPANCY HISTORY

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

1992	Jack B. and Carolyn Crimm, Renter Analyst Texas Comptroller
1985-86	Sam M. and Barbra R Bryant, Owner Engineer
1981	Ernest Baker, Owner Retired
1977	Ernest Baker, Owner Retired
1973	Ernest Baker, Owner

Retired

1968	Ernest Baker, Owner Retired
1962	Ernest Baker, Owner Draftsman City Engineering Department
1959	Ernest and Lakeanna Baker, Owner Draftsman City Public Works Department
1955	Ernest and Lakeanna Baker, Owner Draftsman City Engineering Division
1952	Ernest and Lakeanna Baker, Owner Draftsman City Engineering Division
1949	Charles W. and Alice M. Krause, Owner Construction Engineer
1947	Phillip G. and Lillian E. Crook, Owner Employee
1944-45	Phillip G. and Lillian E. Crook, Owner No Occupation Listed
1941	Marshall P. and Margaret Anderson, Owner Civil Engineer
1939	Not listed in Directory