

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NOVEMBER 16, 2015
NRD-2015-0120
Old West Austin National Register District
3204 Kerbey Lane

PROPOSAL

Construct a second floor addition on the building set back from the front façade.

ARCHITECTURE

The house is a circa 1947 contributing one story asymmetrical frame single story cross gabled form.

PROJECT SPECIFICATIONS

Construct a second story above the existing house. It will be set back from the façade approximately the same depth as the current cross gable on the first floor. The design will mimic the first story with a cross gable over the first floor cross gable. It will have horizontal lap siding to match the first floor and double hung windows to match the first floor. The first floor façade will remain in tact except for the south bay which will be slightly enlarged and a smaller window installed. The rear first floor will also have an addition. This addition will continue the roof line and will use the same style of large multi pane window that is currently installed on the rear of the building.

HISTORY

The house at 3204 Kerbey Lane was built in 1947. The first owners were Clarence E. and Anna D. Browning of Browning Distributing Company, which was a beer distributor. Paul and his wife Pearl Norman of Norman's Dry Goods owned the house from the early 1950s for a few years. James W. Bailey and his wife Martha were the longest owners of the house living in the house from the early 1960s through the 1990s. James was the owner of Bailey's Brykerwoods Barber Shop.

STANDARDS FOR REVIEW

This property is within the Old West Austin National Register Historic District. The Secretary of the Interiors Standards for Rehabilitation is below:

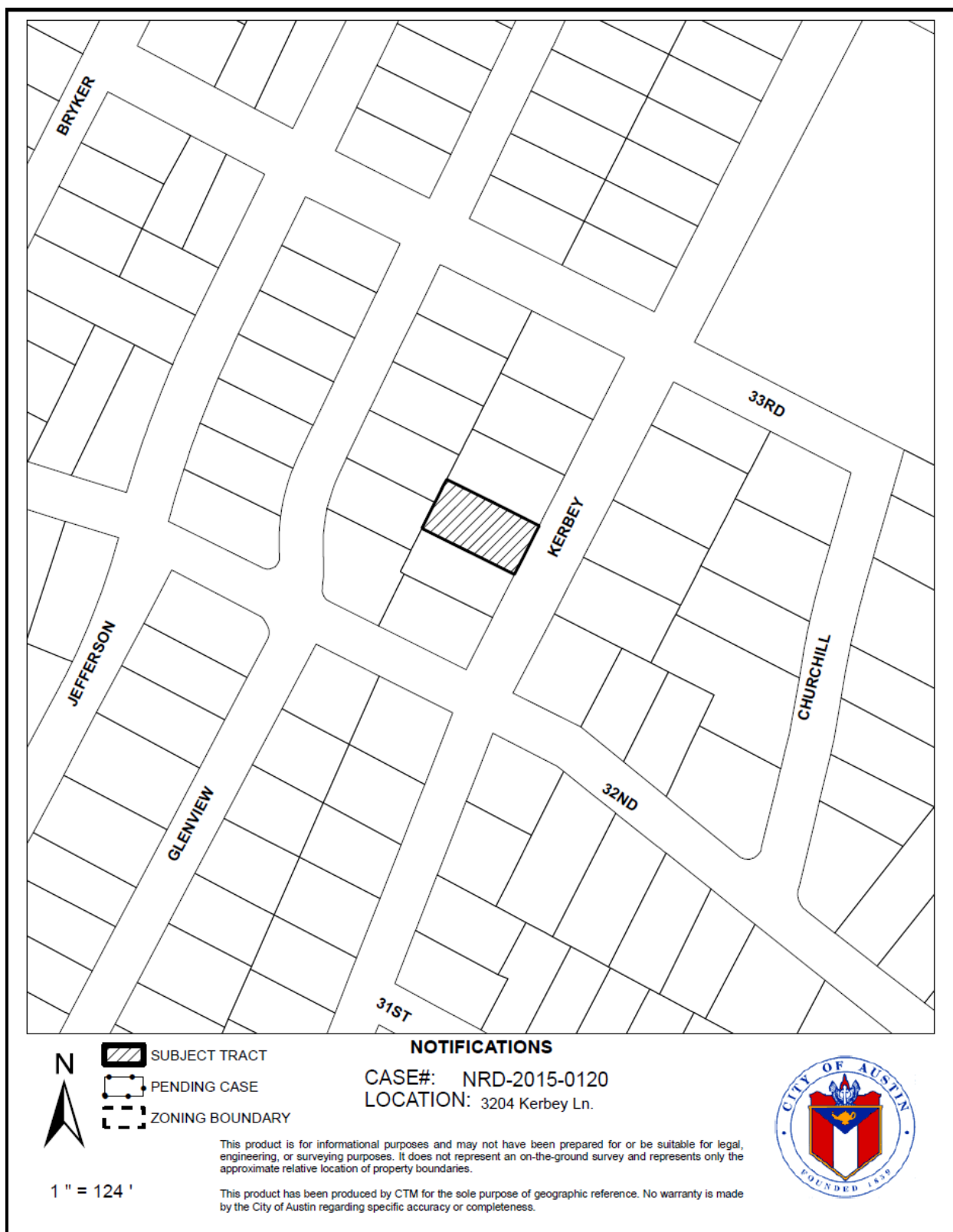
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding

- conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
 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.
 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 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

Staff recommends to release the permit. While staff encourages new additions to be added to the rear of the house and to keep the historic façade as intact as possible, the design of this building is respectful of the architecture and the original first floor façade is remaining intact.

LOCATION MAP



3204 Kerbey Lane
Circa 1947



OCCUPANCY HISTORY


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

1992	Martha M. Bailey, owner retired
1985-86	Martha M. Bailey, owner retired
1981	James and Martha Bailey, owner Bailey's Brykerwoods Barber Shop
1977	James and Martha Bailey, owner Bailey's Brykerwoods Barber Shop
1973	James and Martha Bailey, owner Bailey's Brykerwoods Barber Shop
1968	James and Martha Bailey, owner Bailey's Brykerwoods Barber Shop

- 1962 James and Martha Bailey, owner
Bailey's Brykerwoods Barber Shop
- 1959 Paul and Pearl Norman, owner
Norman's Dry Goods Store at 305 W 6th Street
- 1955 Paul and Pearl Norman, owner
Norman's Dry Goods Store at 305 W 6th Street
- 1952 Clarence E. and Anna D. Browning, owner
Browning Distributing Company at 112 W 1st Street
- 1949 Clarence E. and Anna D. Browning, owner
Browning Distributing Company at 112 W 1st Street

Display Ad 76 -- No Title

The Austin Statesman (1921-1973); Sep 15, 1968;
ProQuest Historical Newspapers: The Austin American Statesman
pg. T14




BEN BISHOP

Mr. James W. Bailey wishes to announce the association of Ben Bishop, formerly of Highland Park West, with him in his new, modern Barber Shop in Brykerwoods. Nothing has been overlooked for your comfort and convenience. Electrically operated chair, vacuum system, carpeted waiting area. Four excellent barbers to serve you. Razor cuts and styling available on request.

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BRYKERWOODS
BARBER SHOP

By Rylander's New Store
3702 JEFFERSON
HO 5-9525



Four Chair Modern Shop

Display Ad 58 -- No Title


The Austin Statesman (1921-1973); Jul 24, 1951;

ProQuest Historical Newspapers: The Austin American Statesman

pg. 17

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