

**HISTORIC LANDMARK COMMISSION**  
**APRIL 23, 2018**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**NRD-2018-0031**  
**2402 PEMBERTON PARKWAY**  
**OLD WEST AUSTIN HISTORIC DISTRICT**

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**PROPOSAL**

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Alter and add to a two-story house, replace all windows and doors, paint brick siding, and replace rear wood siding.

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**PROJECT SPECIFICATIONS**

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The existing building is a gable-roof, irregular-plan wood-frame house with a central two-story portion flanked by two one-story portions. It is clad in brick and vertical wood siding, with fixed wood-sash windows, a partially glazed door, and a prominent flat-roofed entry porch. The north elevation includes an integrated garage. 2402 Pemberton Parkway is a contributing property in the Old West Austin Historic District.

The proposed project includes six components:

1. Demolition of the second story and roof and reconstruction of the second story with an expanded area above a taller first floor. The second story is proposed to be set directly atop the first floor, unlike the current stepped-back second story. It is proposed to be clad in painted brick, with clapboard wood siding on a stepped-back addition on the south end. It will be capped with a gable roof covered in asphalt shingles, and an existing first-floor chimney will be extended through the second floor.
2. Replacement of all windows. Existing windows are fixed and casement wood-sash and are proposed to be replaced with multi-lite casement and fixed clad-wood windows. The window openings on the first floor largely will remain the same, with the exception of a smaller opening to the right of the entrance porch; window openings on the second story will be smaller, with alternating banks of two and three windows.
3. Replacement of all doors. Existing doors are multi-light wood doors and are proposed to be replaced with partially- and fully-glazed clad-wood doors. The primary entrance may be a steel or wood door.
4. Replacement of rear wood siding at the second-story level. The existing siding is board-and-batten siding and is proposed to be replaced with horizontal wood siding.
5. Painting of existing brick cladding to match the new second story.
6. Construction of a one-story carport on the north end. The carport is proposed to be capped with a gable roof covered in asphalt shingles.

The proposed building, as altered, will be designed in a modern vernacular style.

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**RESEARCH**

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The house was constructed as a duplex by Bettie Margaret Smith ca 1951. The address does not appear in the streets listing of city directories between 1955 and 1992.

## STANDARDS FOR REVIEW

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The property is contributing to the Old West Austin Historic District. It appears that it may meet one standard for designation as a historic landmark; however, a property must meet at least two standards to be eligible for historic designation.

### Designation Criteria—Historic Landmark

- 1) The building itself is over 50 years old, having been constructed ca. 1951.
- 2) The building appears to retain a moderate to high degree of integrity. The current fixed wood-sash windows on the primary façade likely replaced multi-lite casement wood-sash windows similar to those on the southern portion.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code (Section 25-2-352). The property appears to demonstrate significance according to one of the criteria.
  - a. **Architecture.** The building is built in a modern style with International and Mid-century Modern-style elements. This is unusual for Austin, and would require more comparison with contemporary buildings to determine architectural significance if at least one additional landmark criterion were met.
  - b. **Historical association.** There are no significant historical associations.
  - c. **Archaeology.** The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
  - d. **Community value.** The property does not appear to possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, Austin, or Texas as a whole.
  - e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

The Secretary of the Interior's Standards are used to evaluate projects on contributing buildings in National Register historic districts. Applicable standards include:

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.*
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.*
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.*

The proposed project does not comply with the Secretary's Standards, as it does not preserve character-defining features and irreversibly changes the character of the existing house. Painting brick is not recommended, as it can trap moisture and damage historic materials.

**STAFF RECOMMENDATION**




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Encourage the applicant to redesign the proposed project to be more compatible with the historic character of the existing house. Staff further recommends completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

## LOCATION MAP



1" = 250'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## NOTIFICATIONS

CASE#: NRD-2018-0024

LOCATION: 2402 PEMBERTON PKWY

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



## PROPERTY INFORMATION

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### *Photos*



*East (primary) façade of 2402 Pemberton Parkway.*



*Detail of entry porch.*





*Primary façade of south one-story portion.*



*North elevation of north one-story portion, including integrated garage.*

*Occupancy History*

City directory research, Austin History Center  
By Historic Preservation Office staff  
April 2018

1955      Michael Frary, renter  
            Assistant Professor, University of Texas  
            *Listed in regular directory only; Pemberton Parkway not included in streets  
            directory*

1959-1992 Pemberton Parkway not listed in city directories

## Building Permits

Bettie Margaret Smith

2402 Pemberton Parkway

158

4

Pemberton Heights #12

Brick veneer and frame duplex with gar.  
attached.

47500 2-12-51

\$18,000.00

Mr. Duncan

12

Building permit, issued to Bettie Margaret Smith, 2/12/1951.

**WATER SERVICE PERMIT**

Austin, Texas

C N° 8947 <sup>158</sup>

Received of BETTIE MARGARET SMITH Date 4-13-51

Address 2402 PEMBERTON PARKWAY

Amount FORTY AND NINE \$ 40.00

Plumber V.R. WATTINGER Size of Tap 1 1/2"

Date of Connection 5-14-51

Size of Tap Made 1 1/2"

Size Service Made 1 1/2"

Size Main Tapped 6" CF

From Front Prop. Line to Curb Cock 126"

From South Prop. Line to Curb Cock 88"

Location of Meter CURB

Type of Box 20X24

Depth of Main in St. 4'6"

Depth of Service Line 30"

From Curb Cock to Tap on Main 18"

Checked by Engr. Dept. 6-7-51 RC

No.	Fittings	Size
1	Curb Cock	6" CP 1 1/2"
1	Elbow	1 1/4" CP TO RDN
1	Elbow	6" X 1 1/2" ST 3/4" S/keys
1	Bushing	1 1/2" X 1"
1	Reducer	1" COUPLING
22	Pipe	1 1/2" COPPER
28	Lead Comp	
12	Nipples	1"
1	Union	1 1/2" 1/4" IN
6	Ring	3/4" LOCK WASHERS
2	Tee	2" TILES
2	Stop	1 1/2" 1/4" S
1	Box	20X24
1	Lid	18X20
	Valves	
	Job No.	47523-502
	P. No.	

**INDEXED**

Water service permit, issued to Bettie Margaret Smith, 4/13/1951.



Receipt No. 16745 Application for Sewer Connection No. 28307A

Austin, Texas, 4-13-1951

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by Bettie Margaret Smith 2402 Pemberton Parkway Street  
further described as Lot 34 Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_  
subdivision Pemberton Hts # 12 Plat 158, which is to be used as res  
In this place there are to be installed 12 fixtures. Plumbing Permit No. 43022  
I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 3'-

Stub Out  
Connected

at ELL + 5' N of E corner  
(Location)

Date 4-19-51

By

Initiated by Ramer

NOTE: Connection Instruction

6" Municipal Case @ S. & E. corner  
of lot 6.11 of S.L.C. (Co. out end 1731)  
6' N of S.L.C.

Sewer connection permit, issued to Bettie Margaret Smith, 4/13/1951.