

HISTORIC LANDMARK COMMISSION  
AUGUST 27, 2018  
DEMOLITION AND RELOCATION PERMITS  
HDP-2018-0373  
3407 Werner Ave

### PROPOSAL

---

Demolish a ca. 1940 house.

### ARCHITECTURE

---

One-story, rectangular-plan, side-gabled building built with Colonial Revival influences. Clad in asbestos siding, with covered carport; double-hung 6:6 wood-sash windows.

### RESEARCH

---

The building at 3407 Werner Avenue was constructed around 1940. It was occupied by a succession of owners, all of whom stayed fewer than ten years. Owners included Aaron and Edyth Kruger, James and Cleo Culbreath, Josie and Harry Jaster, and Amy and Larry Roecker.

### STAFF COMMENTS

---

The building does not appear to meet the criteria for designation as a historic landmark.

#### *Designation Criteria—Historic Landmark*

- 1) The building is 50 years old, having been constructed around 1940.
- 2) The building retains a moderately high degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code, Section 25-2-352). The property does not appear to demonstrate significance according to any criteria.
  - a. **Architecture.** The house is built with Colonial Revival influences. It does not appear to possess distinction within the style.
  - b. **Historical association.** There do not appear to be significant historical associations. Aaron Kruger managed the Kruger Jewelry Co. of Austin and served as a trustee of Temple Beth Israel, while Edyth Kruger was a locally known classical singer who had studied at Julliard in New York and performed in various Texas cities; however, they did not live in the house for long.
  - 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 have a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.
  - e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.




**STAFF RECOMMENDATION**

---

Encourage rehabilitation and adaptive reuse of the building. If the Commission votes to release the permit, then staff recommends relocation over demolition, and 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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

## NOTIFICATIONS

CASE#: HDP-2018-0373  
LOCATION: 3407 WERNER AVE



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

### *Photos*



*Primary (west) façade of 3407 Werner Avenue.*

### *Occupancy History*

Completed by Historic Preservation Office staff  
August 2018

- |         |  |
|---------|--|
| 1939    | Address not listed   |
| 1941    | W. Daniel and Fannie Smith, owners<br>Driver, Magnolia Petroleum   |
| 1944-47 | Aaron and Edyth (or Edith, or Edythe) Kruger, owners<br>Manager, Kruger Jewelry Co. of Austin (722 Congress and 2236 Guadalupe)  |
| 1949-54 | James and Cleo Culbreath, owners<br>James worked as a salesman and routeman at the Austin News Agency (1949 and 1952) and an auditor for the State Board of Insurance Commissioners (1954). Cleo worked as a teacher at the State School for the Deaf. Their daughter Cleo S. Culbreath lived with them in 1949; at the time, she was a student at UT. |

- 1957-64 Harry J. and Josie M. Jaster, owners  
Egg retailer (1961) and foreman at Superior Dairies, 600 E. 1<sup>st</sup> Street (1957); no occupation was listed in 1964.
- 1968 Cecil J. Rhoades, Jr., and Doris Rhoades, owners  
Security officer, University of Texas
- 1973-77 Larry and Amy Roecker, owners  
Construction worker (1973) and general contractor (1977)
- 1981 Michael A. Carruth, renter  
Manager, Lawn Crier
- 1985-86 Stephanie Griffin, renter  
No occupation listed
- 1992 Patricia Moore, owner  
No occupation listed

*Building Permits*

W. D. Smith		3407 Werner Ave.	
68	29	7	11 C
University Park Addn.			
frame res. & box gar.			
18635 - 1-10-40			
5			

*Building permit issued to W. D. Smith for a frame residence and box garage, 1/10/1940.*

**WATER SERVICE PERMIT**

Austin, Texas

N<sup>o</sup> 17287

Received of W. D. Smith Date Mar 15, 1940

Address 3407 Werner

Amount Two And 50/100 \$ 2.50

Plumber Smoot Size of Tap 1/2"

Date of Connection 3-16-40

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 2"

From Front Prop. Line to Curb Cock 19'

From N Prop. Line to Curb Cock 25'

Location of Meter C. 1200R

Type of Box 6" x 10"

Depth of Main in St. 2'

Depth of Service Line 2'

From Curb Cock to Tap on Main 6'

Checked by Engr. Dept. 7-640 LE

No. Fittings	Size	No. Fittings	Size
1	Curb Cock	1	Elbow
1	St. Elbow	1	Bushing
1	Reducer	1	5" Pipe
1	Lead Comp.	1	Nipples
1	Union	1	Plug
1	Tee	1	Stop
1	Box	1	Lid
1	Valves	1	Job No.
1	Req. No.	1	Job No.

Job No. 44703

Req. No. 44703

Water tap permit issued to W. D. Smith, 3/15/1940.

CONNECTION CHARGE \$ 30.37 N<sup>o</sup> 17605A

**APPLICATION FOR SEWER CONNECTION.**

Austin, Texas 4-12-1941

To the Superintendent of Sewer and Public Improvements,  
City of Austin, Texas

Sir:—

I hereby make application for sewer connection and instructions on premises owned by Mrs. Sidney Smith at 3407 Werner Ave. Street, further described as lot 11, block 7, outlot, subdivision Union Park Addition, plat 68, which is to be used as a Res.

In this place there are to be installed See

I agree to pay the City Sewer Department the regular ordinance charge.

Respectfully,

W. D. Smith  
Stub Out AT-PL

Connected 4-15-41 Permit Pd.

Size of Main 6 inches.

Size of Service 4 inches.

Feet Deep

35 Feet from Property Line

Feet from Curb Line

Inspected by Bentley

Connection made by Mohr

A-1483

14994



*Sewer connection permit issued to Mrs. Sidney Smith, 4/12/1941.*

<b>J. G. Culbreath</b>		<b>3407 Werner Avenue</b>	
<b>68</b>	<b>11</b>	<b>7</b>	<b>29 C</b>
<b>University Park</b>			
<b>Erect addition to rear of residence.</b>			
<b>41306 6-22-49</b>		<b>\$400.00</b>	
<b>J. H. Culbreath</b>			

*Building permit issued to J. G. Culbreath to erect a rear addition, 6/22/1949.*

<b>1994 011822 00 00 BP Building Permit</b>			
Type	BP Building Permit	Status	Final
Sub Type	R- 434 Addition & Alterations	Parent ID	
Work	Addition	Row ID	621309
Group	Permits		
<b>Primary Property</b>			
Address	3407 WERNER AVENUE, AUSTIN, Texas, 78722, USA	Roll	0215090710
		Prop ID	771398
		Folder	Unit
Location	University Park Subdivision Block: 7 Lot: 10 & 11 Olt 29 Div C University Park Subdivision 10 & 11 Olt 29 Div C 7		
<b>Tracking Dates and Reference Information</b>			
In Date	Apr 08, 1994	Issue/Approve	Apr 08, 1994
Expires	Jun 21, 1994		
Ref. No.	9404409	Issued By	PIER_ADP
Final Date	Jun 21, 1994		
Name	3407 Werner Avenue A .00000	Priority	
<b>Description</b>			
New Attached Carport			

*Building permit record for a new attached carport, issued 4/8/1994.*