

HISTORIC LANDMARK COMMISSION
SEPTEMBER 24, 2018
PERMIT IN NATIONAL REGISTER HISTORIC DISTRICT
 NRD-2018-0059
 3306 Oakmont Boulevard
 Old West Austin Historic District

PROPOSAL

Enclose screened porch; replace rear addition with new addition; other alterations as described below.

ARCHITECTURE

Side-gabled, rectangular-plan house clad in brick veneer and asphalt shingles, with 6:6 double-hung wood-sash windows; gabled entry porch.

PROJECT SPECIFICATIONS

The proposed project includes:

- 1) Enclosure of a screened porch on the north side of the house. Screens will be replaced with triple banks of double-hung wood-sash windows, and existing siding will be replaced with hardiplank siding.
- 2) Removal of a rear addition. The addition was constructed as a screened porch in 1948 and enclosed in 1959.
- 3) Construction of a rear addition. The addition will be capped by a front-gabled roof and clad in hardiplank siding to match the new porch siding, with single-hung wood-sash windows. The addition has a footprint of 456 square feet.
- 4) Removal of a stovepipe on the front (east) slope of the roof and addition of two skylights.
- 5) Addition of a chimney. The chimney will be enclosed in hardiplank siding.
- 6) Replacement of asphalt siding in the gable ends with hardiplank siding.
- 7) Replacement of a wood-sash window on the north elevation with a wood-sash window.
- 8) Replacement of the front door with a fully glazed wood door.
- 9) Replacement of existing decorative shutters with functional shutters with a wood-like appearance and texture.

RESEARCH

The house was constructed in 1946 by Hawes Campbell for \$6,500. After one short-term owner, Mrs. Mary Heitman Dutton purchased the house and lived there from about 1952 until 1977. She worked as a clerk for the Internal Revenue Service and, later, the U.S. Department of Agriculture.

STANDARDS FOR REVIEW

The property is contributing to the Old West Austin Historic District. It does not appear to meet the standards for designation as a historic landmark.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain a 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 of the criteria.

- a. **Architecture.** The building is built in the Minimal Traditional style. It does not appear to be architecturally significant.
- b. **Historical association.** Mary Heitman Dutton lived in the house for approximately 25 years. However, there do not appear to be 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 for Rehabilitation 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.*

The proposed project largely retains the historic character of the property.

- The enclosure of the corner porch will not have a significant negative impact on the property's historic character. Though it will entail the replacement of historic siding, the siding is distinct from the primary brick cladding.
- The removal of the rear addition, replacement of the front door and north elevation window, and replacement of the shutters will not negatively impact the property's historic character.
- The stovepipe may not be original; its removal will not negatively impact the property's historic character.
- The addition of two skylights and a chimney is highly visible and will alter the historic character of the property. However, the overall style will remain unchanged.

The proposed project largely complies with these standards.

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 rear addition is compatible with and differentiated from the existing house in terms of features, size, scale and proportion, and massing.

The proposed project complies with these standards.




STAFF RECOMMENDATION

Comment on and release the permit, subject to completion of a City of Austin Documentation Package.

LOCATION MAP



1" = 250'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2018-0059

LOCATION: 3306 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.

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 and south elevation of 3306 Oakmont Boulevard.



Primary (west) façade.

Occupancy History

Completed by Historic Preservation Office staff
September 2018

1944-45 Not listed

1949 Albert A. and Elsie Zobel (or Zabel), owners
Pharmacist, Renfro Drug

1952-77 Mrs. Mary H. Dutton, owner (listed as Mary Heitman in 1953 and 1959)
No occupation listed (1952); bmo [sic], Internal Revenue Service (1955); clerk,
U.S. Department of Agriculture (1959-77)

1986 Missy Mandell, owner
Star South Management, Inc.

1992 John Lohn
No occupation listed

Background Research

Little information was found on Mary Heitman Dutton. She married Joseph A. Dutton Jr. (b. 1906), and the couple had at least two children. Dutton died early. Mary Dutton may have married again, or previously; in 1953 and 1959 city directories, she is listed as Mary Heitman, the widow of Edd [sic] Heitman. Other directories (1952, 1955, and 1962) list her as Mary H. Dutton with the same occupation and employer.

REAL ESTATE SALES	REAL ESTATE SALES
<p>"3306 Oakmont"</p> <p>"Open - House"</p>	
<p>If you are looking for a comfortable home that will last you a life time with a minimum upkeep and in the part of town you will like to live in, come out to 3306 Oakmont in Brykerwood and see this two bed-room brick and frame home with a separate breakfast room and a large screened porch with utility room attached. The lot has a 70' front and is on a paved street. We will be looking for you today from 2:00 P. M. until 7:00 P. M.</p>	
<p><i>McGinnis-Clemens Co.</i></p> <p>211 Littlefield Bldg.—Phone 2-5464</p>	

Classified ad, *The Austin Statesman* 9/26/1949.

OWNERS AID EXCLUSIVE

Dryker Woods. 3306 Oakmont Blvd. 2 bedroom, 2 bath home in excellent condition. Living room, dining room, den or bonus room. Remodeled kitchen with dishwasher & beautiful cabinets. Owner, 453 2647; Broker, 458 9202.

OWNERS AID

Classified ad, *The Austin American Statesman* 6/3/1978.

Building Permits

Hawes Campbell 3306 Oakmont Blvd.
North 1/2
208 of 1 12 - -

Brykerwoods "G"

Brick and frame residence

32466 12-27-46 \$6500.00

Owner

Building permit for brick and frame residence issued to Hawes Campbell, 12/27/1946.

WATER SERVICE PERMIT 208
Austin, Texas Nº B-2597

Received of HAWES CAMPBELL Date 1-28-47

Address 3306 OAKMONT Blvd.

Amount TWENTY AND NO/100 \$ 20.00

Plumber C. M. LANIER Size of Tap 3/4"

Date of Connection 4-5-47

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 6"

From Front Prop. Line to Curb Cock 7'

From 80 Prop. Line to Curb Cock 15'

Location of Meter CURB

Type of Box LOCK

Depth of Main in St. 3'

Depth of Service Line 24"

From Curb Cock to Tap on Main 3'

Checked by Engr. Dept. 22232-5-10-47

No. Fittings	Size
1 Curb Cock	5/8"
1 Elbow	3/4" COP
1 Elbow	3/4" SLAVE
1 Bushing	3/4" COP
1 Reducer	
3 Pipe	FT 3/4" COP
1 Lead Comp.	
1 Nipples	
1 Union	
1 Plug	
1 Tee	DRY HIN 1/10
1 Stop	DRY HIN 1/10
1 Box	
1 Lid	
1 Valves	
Job No.	6-3-23-502
Req. No.	1 public

Water tap permit issued to Hawes Campbell, 1/20/1947.

Receipt No. 7124 Application for Sewer Connection No. 21766
 Austin, Texas 1-29-47
 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
Hawes Campbell at 3306 Oakmont Street,
 further described as Lot No. 63 of 1 Block 12 Outlot 1 Division
 subdivision Brykerwoods G Plat 235 which is to be used as a Res.
 In this place there are to be installed 5 fixtures. Plumbing Permit No. 24835
 I agree to pay the City of Austin the regular ordinance charge. 1-31-47
 Depth at Prop. Line 3'-4" at fluff Respectfully,
 Stub Out 3'-N of SLL Lanier
 (Location)
 Date 2-14-47 (RFB)
 By L. Carpan
 NOTE: Connection Instruction Place sewer at 4th
main 12" W. E. 12 B1565
9" Sub 16+47 at 34

Sewer connection permit issued to Hawes Campbell, 1/29/1947.

A. Zobel 3306 Oakmont Blvd.
 No. 63' of
 208 1 - - -
 Brykerwoods "G"
 Screen porch to rear of residence.
 39679
 12-4-48 \$150.00
 O. Pickett

Building permit for screened porch issued to A. Zobel, 12/4/1948.

Mary H. Dutton 3306 Oakmont Blvd.
 208 No 63' of 1
 Brykerwoods C
 Enclose rear porch
 71382 1/9/59 300.00
 Day Labor =
 9-1-71-124877-remodel exist residence

Building permit to enclose rear porch issued to Mary H. Dutton, 1/9/1959.

ADDRESS: <i>3306 Oakmont Blvd.</i>				PER-MIT <i>124877</i>		PLAT <i>208</i>	
LOT: <i>N 1/2 of 1</i>			BLOCK		SUB.		
			OUTLOT		<i>Braydenwoods L.</i>		
FIRE ZONE <i>3</i>		USE DIST: <i>A. 1st</i>		OCCUPANCY: <i>Remodel exist Res.</i>			
LAYOUT		<i>11-1-71</i>		FRAMING		<i>3-3072</i>	
FINAL				ROOF OVERHANG			
<i>9-1-71</i>	PRINC. BLDG.	ACC. BLDG.		PRINC. BLDG.	ACC. BLDG.		
FOUNDATION			FLOOR JOIST SIZE & O.C.			NECESSARY BLDG. CONN.	
FR. SETBACK			CEILING JOIST SIZE & O.C.			ROOM VENTILATION	
TOTAL & MIN. SIDE YD.			STUD SIZE & O.C.			STAIRS REQ. & NO.	
SIDE STREET YARD			MASONRY WALL			ATTIC FIRE STOPS REQ.	
OWNER: <i>Mary H Dutton</i>				CONTRACTOR: <i>owner</i>			
<i>create Bath</i>							
<i>10-4-71-act.</i>							

Building permit for bathroom issued to Mary H. Dutton, 11/1/1971.