

HISTORIC LANDMARK COMMISSION
MAY 20, 2019
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2019-0033
3206 GLENVIEW AVENUE
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Construct a second story atop a one-story house, replace all windows, and remove a rear addition.

ARCHITECTURE

L-plan house with cross-gabled roof, brick cladding, 8:8 wood-sash windows, and wood gable-end cladding.

RESEARCH

Rankin and Elizabeth Gossett lived in the house between about 1947 and 1986. M. (Marion) Rankin Gossett was born in 1912, the son of a “tower man.” He grew up in Taylor, Texas, and moved to Austin in 1939. He worked as a salesman for Nelson Davis & Sons for at least 26 years, retiring by 1977. He died in 1989 in Austin.

Elizabeth Gossett was born in 1913. She worked as a secretary at UT, including for the Office of Naval Research in 1969. There, she was one of three Austin-area residents to receive commemorative medallions from the Apollo 8 crew, for their work administering NASA contracts for the voyage. Elizabeth Gossett died in 1984 in Austin.

PROJECT SPECIFICATIONS

The proposed project has three parts:

- 1) Construct a second story atop the existing house. The addition will be clad in brick to match existing and feature clad-wood windows;
- 2) Replace all windows with multi-lite fixed, casement, and single-hung clad-wood windows; and
- 3) Remove a rear addition.

STANDARDS FOR REVIEW

The house is a contributing property in the Old West Austin Historic District. It may meet the standards for designation as a historic landmark.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old, having been built ca. 1940.
- 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 meet the criteria.
 - a. **Architecture.** The building is an intact example of the Minimal Traditional style. It does not appear to be architecturally significant.
 - b. **Historical association.** Rankin and Elizabeth Gossett lived in the house for about forty years. 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 in National Register historic districts. The following standards apply to the proposed project:

- 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.*
The proposed project replaces historic-age windows and alters the massing and form of the building. It does not retain the historic character of the property.
- 5) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
The proposed project replaces historic-age windows.
- 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.*
The proposed project replaces historic-age windows with new windows with different lite patterns and operation type. No evidence of deterioration has been presented.
- 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.*
The proposed addition will destroy the spatial relationships that characterize the existing one-story house. The new work will not be differentiated from the old and is not compatible with the historic size, scale, proportion, or massing of the historic building.
- 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 is not reversible. If the entire second story were removed, the original roof could be reconstructed. However, this is not a realistic scenario.

The proposed project does not meet the standards.

STAFF RECOMMENDATION

Consider postponing the case until the June 24, 2019 meeting, as the project will render the building non-contributing to a National Register historic district. If the Commission decides to approve the permit, staff recommends it be released upon 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. The house does not meet the criteria for individual designation as a historic landmark.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: NRD-2019-0033

LOCATION: 3206 GLENVIEW 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 (east) façade of 3206 Glenview Avenue.

Occupancy History

City directory research, Austin History Center
By Historic Preservation Office staff
May 2019

- 1941 Ted and Mary Jo Read, renters
Secretary, Railroad Commission of Texas
- 1944 Ted and Mary J. Read, renters
Reporter, *United Press*
- 1947 M. Rankin and Bettie B. Gossett, owners
Salesman, Nelson Davis & Son
- 1949 M. Rankin and Elizabeth Gossett, owners
Salesman, Nelson Davis & Son
- 1952 M. Rankin and Elizabeth Gossett, owners
Salesman, Nelson Davis & Sons
- 1955 M. Rankin and Elizabeth Gossett, owners
Salesman, Nelson Davis & Sons
- 1959 M. Rankin and Elizabeth Gossett, owners

Salesman, Nelson Davis & Son

- 1962 M. Rankin and Elizabeth Gossett, owners
Salesman, Nelson Davis & Son (Rankin); administrative secretary, UT (Elizabeth)
- 1965 M. Rankin and Elizabeth Gossett, owners
Salesman, Nelson Davis & Son (Rankin); office secretary administrator, UT (Elizabeth)
- 1968 Rankin and Elizabeth Gossett, owners
Salesman, Nelson Davis & Sons
- 1973 Rankin and Elizabeth Gossett, owners
Merchandiser, Nelson Davis & Son
- 1977 Rankin and Elizabeth Gossett, owners
Retired
- 1981 Rankin and Elizabeth Gossett, owners
No occupation listed
- 1986 Rankin and Elizabeth Gossett, owners
No occupation listed
- 1992 Andrew Griffin, owner
No occupation listed

Background Research

APOLLO 8 MEDALLIONS — Three employees at the Office of Naval Research at the University of Texas display the commemorative medallions they received from the Apollo 8 crew who made their historic moon flight in December. They are, from left to right, Frank Lucas, Mrs. Elizabeth Gossett, and Mrs. Mary Harding. They are the only Austin area residents to receive the medal. The National Aeronautics and Space Administration made the award for their contribution to the flight through administering NASA contracts for research directly connected with the moon voyage. (Staff Photo)

"Apollo 8 medallions, The Austin Statesman, 8/13/1969.

Building Permits

J. C. Smothers **3206 Glenview Ave.**

- 2 4 -

Brykerwood B

brick veneer res. & frame gar.

299n - 1-2-40

5

#145783 10-16-74 Rankin Gossett Frm. Addn. to
Res. Storage 112 Sq.Ft. 350.00

Building permit issued to J. C. Smothers for a brick veneer residence and wood-frame garage, 1/2/1940. Below is a building permit issued to Rankin Gossett for a 112-square-foot wood-frame addition, 10/16/1974.

WATER SERVICE PERMIT		No. 14932	
Austin, Texas		INDEXED	
Received of	J C Smothers	Date	Jan 3, 1940
Address	3206 Glenview Ave.		
Amount	Two and 50/100--	\$	2.50
Plumber	North	Size of Tap	2"
Date of Connection	1-8-40		
Size of Tap Made	3/4"		
Size Service Made	2"		
Size Main Tapped	7 1/2"		
From Front Prop. Line to Curb Cock	20' 6"		
From S, Prop. Line to Curb Cock	20' 6"		
Location of Meter	1.21.14		
Type of Box	1.21.14		
Depth of Main in St.	2'		
Depth of Service Line	12"		
From Curb Cock to Tap on Main	2-16-40		
Checked by Engr. Dept.	2-16-40		

No. Fittings	Size	
1	3/4"	Curb Cock
1	3/4"	Elbow
1	3/4"	St. Elbow
1	3/4"	Bushing
1	3/4"	Reducer
1	3/4"	3/4" pipe
1	3/4"	Lead Comp.
1	3/4"	Nipples
1	3/4"	Union
1	3/4"	Plug
1	3/4"	Top
1	3/4"	Stop
1	3/4"	Box
1	3/4"	Lid
1	3/4"	Valves
1	3/4"	Job No.
1	3/4"	Req. No.

Water tap permit issued to J. C. Smothers, 1/3/1940.

Connection Charge #1888 N^o 16447A

APPLICATION FOR SEWER CONNECTION.

Austin, Texas, 1-3-1940

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 J. C. Smothers
at 3206 Glenview Street,
further described as lot 4, block 2, outlot _____,
subdivision Brykerwoods B division _____, plat 75,
which is to be used as a Res.

In this place there are to be installed 5 fixtures.

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

Respectfully P. H. Guilbeau

3 DEEP Stub Out - PL

Connected 2-1 1940 Per Plat
Size of Main 4" Stub inches. 1-3-40
Size of Service 4 inches. 1-22-40
3 1/2 Feet Deep at curb
____ Feet from Property Line Per 11-11
____ Feet from Curb Line of S.L.L.
Inspected by [Signature]
Connection made by [Signature] B-1311 ✓
12820 20 Curb line SHB 03

Sewer connection permit issued to J. C. Smothers, 1/3/1940.

OWNER	Frank Gossett	ADDRESS	3206 Glenview Ave
PLAT	75	LOT	4
		BLK	2
SUBDIVISION	Brykerwoods "B"		
OCCUPANCY	Residence		
BLD PERMIT #	97147	DATE	Sept 14, 1965
CONTRACTOR	Wilton Johnson	ESTIMATE	16,000.00
		NO. OF FIXTURES	16,000.00
WATER TAP REC #		SEWER TAP REC #	
Remodel Interior of Frame Residence			

Building permit issued to Frank Gossett for an interior remodel, 9/14/1965.