

HISTORIC LANDMARK COMMISSION
APRIL 27, 2020
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2020-0016
3006 BEVERLY ROAD
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Construct a second-story addition and one-story rear addition, reconstruct the existing gable roof shape to hipped, construct a new entry porch, replace the door, construct a carport, and demolish a rear garage and utility room.

ARCHITECTURE

1-story, irregular-plan house clad in masonry and capped by a cross-gabled roof. Features include 6-over-6 wood-sash windows and vertical wood siding and vents in the gable ends.

PROJECT SPECIFICATIONS

The project has eight parts:

- 1) Construct a second story addition atop the house, set back 18' from the front wall of the building. The addition will be capped by a hipped roof with a front-facing gable end, clad in wood shingles, and have 6-over-6 clad-wood windows;
- 2) Reconstruct the existing gable roof to a hipped shape, retaining the frontmost gable end;
- 3) Construct a new gable-roofed entry porch with an arched opening and smooth limestone cladding. The porch will extend across the front of the house to the left and be supported by square wood posts;
- 4) Replace the partially glazed wood door and flanking windows with a fully glazed metal door and multi-light metal-sash sidelights;
- 5) Extend the roof to the south to create a carport supported by square wood posts;
- 6) Demolish a rear detached garage and rear utility room; and
- 7) Construct a rear one-story addition. The addition will be clad in hardiplank lap siding with a limestone base. It will have multi-lite steel- and clad-wood windows.

RESEARCH

The house was occupied by a series of short-term owners, with none remaining for more than five years.

STANDARDS FOR REVIEW

The house is a contributing property in the Old West Austin National Register 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 retains a high degree of integrity.
- 3) Properties must meet at least two historic designation criteria for landmark designation (City of Austin Land Development Code Section 25-2-352). The property does not appear to be significant under any criteria.
 - a. **Architecture.** The building does not appear to be architecturally significant.
 - b. **Historical association.** 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 project alters the historic building's roof form, as well as its entrance configuration and materials. Based on staff recommendations, the applicant has retained the frontmost gable end. However, the other substantial changes to the historic building mean that the project generally does not meet this standard.

- 5) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The project preserves historic masonry cladding and windows. It meets this standard.

- 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The additions are differentiated from the historic house through lap siding and window proportions; and the multi-light windows and front-facing gable end of the second-story addition are compatible. However, the prominent location and massing of the second-story addition adversely impact the historic character of the house and are not compatible. The project generally does not meet this standard.

- 10) *New additions and adjacent or related new construction shall 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 second-story addition would be possible, though difficult, to remove in the future without impairing the essential form of the historic house. The project somewhat meets this standard.

The proposed project generally does not meet the standards.

COMMITTEE RECOMMENDATION

Not reviewed.

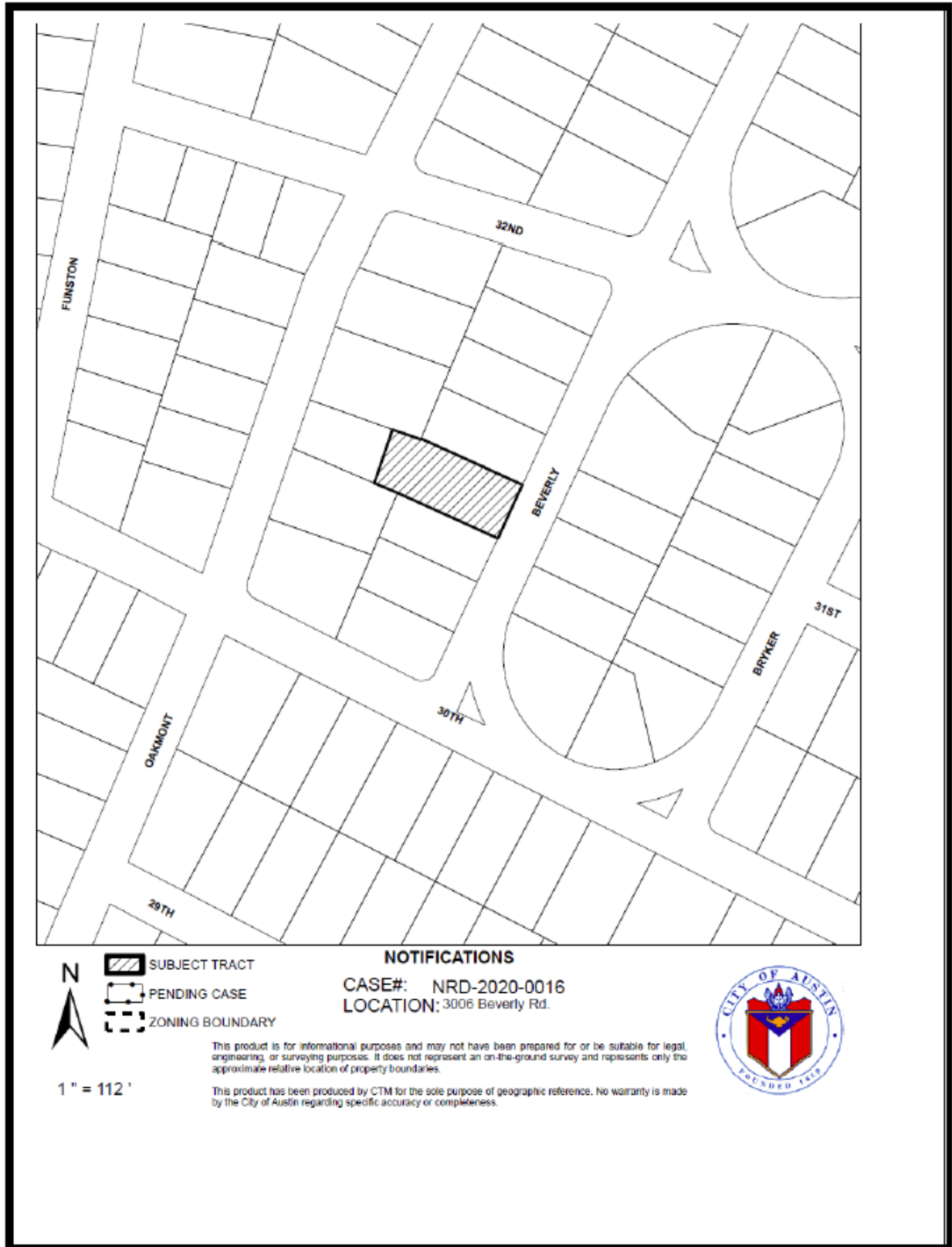
STAFF RECOMMENDATION

Release the permit with the following advisory recommendations:

- Retain the second front-facing gable of the historic roof form;
- Retain the current entry configuration;
- Remove the proposed porch, especially the prominent front-facing gable end; and
- Increase the setback of the second-story addition.

This case would ordinarily be offered for discussion, allowing commissioners the opportunity to provide more extensive recommendations. Given the remote meeting's technological and time limits, necessitated by the current public health crisis, staff is offering the case for consent release. This does not connote endorsement of the proposed project.

Location Map



PROPERTY INFORMATION

Photos

Primary (east) façade and south elevation of 3006 Beverly Road. Source: Google Street View, March 2019.

Occupancy History

City directory research, Austin History Center

By Historic Preservation Office staff

April 2020

Note: Directory research available through 1959 only, due to library closure.

1941	Address not listed
1944-45	August H. and Esther Wukasch + 2 children, owners Wukasch Bros. (2002 Guadalupe St.)
1947	August H. and Esther E. Wukasch, owners Wukasch Bros. (2002 Guadalupe St.)
1949	August H. and Esther E. Wukasch, owners Wukasch Bros. (2002 Guadalupe St.)
1952	Charles W. and Nancy B. Sharp, owners Both of the Sharps were students at UT.
1955	August H. and Esther Wukasch, owners Wukasch Brothers
1959	J. D. Copeland, owner No employer listed

Building Permits and Maps

WATER SERVICE PERMIT		No. 18552	
Austin, Texas		INDEXED	
Received of	W. D. Anderson	Date	3-31-41
Address	3006 Beverly Dr		
Amount	Two and 50/100--	\$	2.50
Plumber	Gissell	Size of Tap	1/2"
Date of Connection	4-2-41	No. Fittings	1
Size of Tap Made	3/4"	Curb Cock	5/8"
Size Service Made	3/4"	Elbow	1
Size Main Tapped	6"	St. Elbow	1
From Front Prop. Line to Curb Cock	7 1/2'	Bushing	1
From Prop. Line to Curb Cock	4'	Reducer	1
Location of Meter	CURB	Pipe	1
Type of Box	BACK	Lead Comp	1
Depth of Main in St.	4'	Nipples	1
Depth of Service Line	3'	Union	1
From Curb Cock to Tap on Main	OVER 12"	Plug	1
Checked by Engr. Dept.	7-5-AILE	Tee	1
		Stop	1
		Box	1
		Lid	1
		Valves	1
		Job No.	1016
		Req. No.	5-118

Water tap permit issued to W. D. Anderson, 3/31/1941.

SANITARY SEWER SERVICE PERMIT		No. 17566	
Austin, Texas		NW/II	
Received of	R. W. Gissell	Date	3-31-41
Address	3006 Beverly Road		
Amount	\$		
Builder or Owner	W. D. Anderson	Plumber	
Lot	12	Block	4
Subdivision	Brynmwood F	Plat No.	209
Date of Connection	5-23-41	No. Fittings	1
By City	34 1/2' S/NLL	12 1/2" Pipe	4"
By Plumber		Pipe	1
Checked By	Boutright	Wyes	1
Size Main	6"	Bends	1
Depth	5 1/2'	Reducers	1
Main Assign.		Plugs	1
Stub Depth		Sand	1
Prop. Line	3 1/2'	Gravel	1
Stub Location		Remix	1
Book No.	B-1373	Stoppers	1
Paving Cut		Castings	1
No.		Other	1
		14" TAP	1
		Labor: 2 days	6.56
			7.96

Sewer tap permit issued to R. W. Gissell, 3/31/1941.

W.D.Anderson	3006 Beverly Rd.
202 209 -	4 12
Bryker woods F	
Stone Veneer Res & Box Garage	
21521 - 3-29-41	
8	

Building permit issued to W. D. Anderson for a stone veneer residence with a detached garage, 3/29/1941.

OWNER	J. D. Copeland	ADDRESS	3006 Beverly Road
PLAT	209	LOT	12
		BLK	4
SUBDIVISION	Bryker woods F		
OCCUPANCY	Den		
BLD PERMIT #	99913	DATE	6-6-66
		OWNERS ESTIMATE	700.00
CONTRACTOR	Wilton Johnson	NO. OF FIXTURES	
WATER TAP REC #		SEWER TAP REC #	
Frame Addition to Residence			
108 sq.ft.			

Building permit issued to J. D. Copeland for a 108 square-foot wood-frame addition, 6/6/1966.