

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**JULY 27, 2020**  
**HR-2020-091383**  
**3313 BRYKER DRIVE/1705 W. 34<sup>TH</sup> STREET**  
**OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT**

### **PROPOSAL**

Demolish a contributing ca. 1941-42 duplex and construct a new building.

### **ARCHITECTURE**

The existing duplex is composed of two parts: 3313 Bryker Drive and 1705 W. 34<sup>th</sup> Street. The W. 34<sup>th</sup> Street building was constructed first; it is a side-gabled frame dwelling with gabled entryway, shallow eaves, and 6:6 wood windows. The Bryker Drive addition has a hipped roof, a partial-width covered porch, a gabled addition, and 6:6 and 1:1 wood windows. Both halves of the single-story duplex have horizontal wood siding and composition shingle roofs. A series of additions dating from the 1940s and '50s abuts the duplex's rear elevation.

### **PROJECT SPECIFICATIONS**

- 1) Demolish existing duplex.
- 2) Construct a new two-story residence. The proposed new building faces Bryker Drive. It is clad in vertical wood siding and capped by a compound roof with composition shingles and exposed rafter tails. Its fenestration pattern and window sizes are irregular, with undivided clad wood casement windows and sliding glass doors. Its main elevation contains a covered front porch and horizontal-paneled garage door. The north elevation at W. 34<sup>th</sup> Street features a partial-width screened porch and stucco-clad chimney, as well as a pool. The building's front wall is set back 20 feet from Bryker Drive and approximately 15 feet from the W. 34<sup>th</sup> Street utility easement, with the pool's closest corner just over 11 feet from the W. 34<sup>th</sup> easement.

### **RESEARCH**

The duplex at 3313 Bryker Drive and 1705 W. 34<sup>th</sup> Street was built in two phases in 1941 and 1942. During the historic period, both addresses were primarily owned by Alice T. D. Branyon, a clerical supervisor with the Texas Employment Commission. She was twice widowed; after the death of her first husband in 1941, she lived in the 3313 Bryker half of the duplex until 1947, when she moved into the 1705 W. 34<sup>th</sup> Street half. Upon her marriage to Roy J. Branyon, the couple moved out. After Roy Branyon's 1958 death, Alice Branyon moved back into 1705 W. 34<sup>th</sup> Street.

Branyon's daughter and son-in-law, Jeanne and Lee R. Maulding, occupied the Bryker Drive half of the duplex from 1947 to at least 1959. Lee Maulding was a National Guardsman and WWII veteran working at Camp Mabry. In 1949, Maulding's sister and brother-in-law, Imogene and Charles Morley, lived next door at 1705 W. 34<sup>th</sup> Street.

### **STANDARDS FOR REVIEW**

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate new construction projects in National Register historic districts. Applicable standards include:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. The existing contributing duplex will be demolished.

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. Most historic homes in the building's immediate vicinity are one story in height; however, the easement surrounding the property may mitigate the proposed building's potentially outsized appearance. Its form, massing, and use of wood cladding and windows are based upon traditional designs in the district and are thus compatible with their surroundings; however, its undivided casement windows, vertical siding, and irregular

fenestration patterns do not reflect the district's character. The siding's orientation and the windows' vertical emphasis may add to the building's incongruity with the streetscape. The pool's placement at the intersection of 34<sup>th</sup> Street and Bryker Drive will fundamentally change the property's relationship to the street, particularly when a secure fence is installed.

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. If the proposed building were removed in the future, the district's integrity would be unimpaired.

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#### STAFF COMMENTS

The duplex contributes to the Old West Austin National Register Historic District.

##### *Designation Criteria—Historic Landmark*

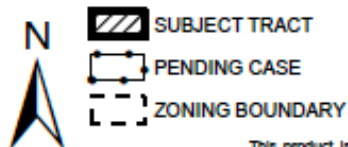
- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (LDC §25-2-352). The property may demonstrate significance according to City Code:
  - a. *Architecture*. The house is constructed with Minimal Traditional stylistic influences.
  - b. *Historical association*. There do not appear to be significant historical associations.
  - c. *Archaeology*. The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
  - d. *Community value*. The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
  - e. *Landscape feature*. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

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#### STAFF RECOMMENDATION

Comment on and release the permit 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. Alternately, the Commission may choose to initiate a 180-day demolition delay, as the building contributes to a National Register Historic District.

## LOCATION MAP



1" = 141'

**NOTIFICATIONS**  
 Case: HR-2020-091383  
 Location: 3313 Bryker Drive



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*



*Source: Realtor.com*









*Source: Google Street View*

### *Occupancy History*

City Directory Research, July 2020

Note: Due to facility closure, post-1959 directory research is unavailable.

	<u><b>3313 Bryker Drive</b></u>	<u><b>1705 W. 34<sup>th</sup> Street</b></u>
1959	Lee Roy and Jeanne Maulding, renters Mechanic, State Adjutant General's Department	Alice D. Branyon, owner
1955	Lee Roy and Jeanne Maulding, renters Employee, Camp Mabry	Address not listed
1952	Lee Roy and Jeanne Maulding, renters Chief warrant officer	Eugene and Mary Sams, renters Automotive service
1949	Lee Roy and Jeanne Maulding, renters Salesman	Charles and Imogean Morley, renters Calculator, George S. VanFleet Richard Morley, renter Student, UT
1947	Lee Roy and Jeanne Maulding, renters	Mrs. Alice D. Darcy (wid. T.E.) Clerk, State Unemployment Commission

- 1944-45 Mrs. Alice Texas Darcy, owner (wid. Thomas Ernest) Claxton and Faye Draper, owners Auditor, State Liquor Control Board
- Margaret Rogers, renter Clerk *Note: The Austin American-Statesman lists the Drapers at 1709 W. 34<sup>th</sup> St.*
- Evangeline Lane, renter Correspondent, State Department of Public Welfare
- 1941 Address not listed

### *Biographical Information*

#### **LEE R. MAULDING**

Lee R. Maulding, 46, of 3313 Bryker Drive, died in a local hospital late Saturday. A lifetime resident of Austin, Maulding was a member of the Tarrytown Baptist Church and the North Austin Lions Club.

He was a veteran of World War II, having served with the 36th Infantry Division. Maulding was employed in the Adjutant General's Dept. at Camp Mabry and was a member of the Texas National Guard.

Survivors are his wife, Mrs. Joanne D. Maulding of Austin; daughter, Mrs. Judith D. Williams of Honolulu, Hawaii; two sons, Michael D. Williams of Corpus Christi and Lee R. Maulding Jr. of Austin; mother, Mrs. Mary R. Maulding of Austin; four sisters, Mrs. Earl (Myrtle) Hambrick of San Marcos, Mrs. C. W. (Liberty) McMahan of San Antonio, Mrs. Claude (Lucy) Brown of Port Aransas and Mrs. C. R. (Inogene) Morley of Houston; two brothers, Gradie Maulding of Hollydale, Calif., and William C. Maulding of Austin; and one granddaughter, Michelle Williams of Corpus Christi.

Funeral services will be held at 4 p.m. Tuesday at Weed-Corley Funeral Home. Chaplain Arthur E. Rode will officiate and burial will be in Live Oak Cemetery.

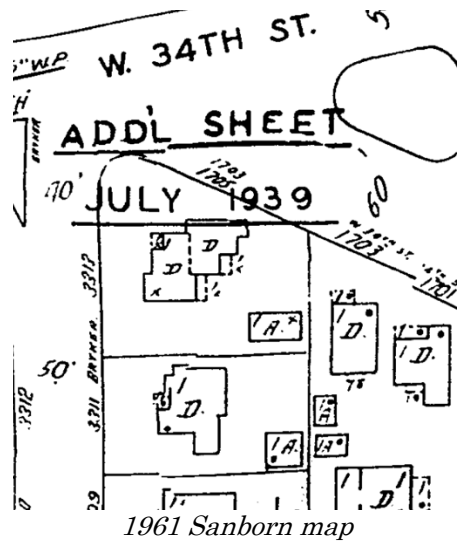
Honorary pallbearers will be members of the North Austin Lions Club and escort will be members of the Texas National Guard.

**BRANYON, Alice Darcy, 85, of Austin, died Sunday. Graveside services 2 p.m. Tuesday at Bethany Cemetery near Keene. Survivors: daughters, Mrs. Margaret Grant, Jeanne Maulding, both of Austin; brother, James Clifford Duff of Cleburne; three grandchildren; two great-grandchildren. (Weed-Corley)**

*The Austin Statesman: May 8, 1967 and The Austin American-Statesman: March 26, 1979*



Map



Permits

Mrs. Alice T. Darcy

3313 Bryker Drive  
1703 West 34th. St.  
1705

208

N.W.pt. of

Cora De Poyster Tract

Frame duplex res. &amp; frame garage

23562 - 4/3/42

\$4500.00

Building permit for 3313 Bryker Dr., 4-3-42

**WATER SERVICE PERMIT** No. 19107-208  
**INDEXED**

Austin, Texas  
 Mrs Alice T Dorsey

Received of \_\_\_\_\_ Date \_\_\_\_\_  
 Address 3313 Bryker Dr  
 Amount Two and 50/100-- \$ 2.50  
 Plumber Frey Size of Tap 1/2"

Date of Connection 4-13-42  
 Size of Tap Made 3/4  
 Size Service Made 3/4  
 Size Main Tapped ✓  
 From Front Prop. Line to Curb Cock 5'  
 From Front Prop. Line to Curb Cock 5'  
 Location of Meter CURBLINE  
 Type of Box LOCK  
 Depth of Main in St. 4'  
 Depth of Service Line 20"  
 From Curb Cock to Tap on Main ✓  
 Checked by Engr. Dept. 5-10-42

No. Fittings	Size	Material
1	Curb Cock	5/8"
1	Elbow	5/8"
1	St. Elbow	5/8"
1	Bushing	3/4 x 1/2
1	Reducer	3/4 x 1/2
2	Pipe	3/4 GALV.
1	Lead Comp.	
1	Nipples	
1	Union	1/2" METAL BOX
1	Plug	1/2" LID
1	Box	1/2" LID
1	Lid	1/2" LID
1	Valves	
1	Job No.	42-1315
1	Req. No.	6441

Water tap permit for 3313 Bryker Dr., 5-10-42

*Void*  
**T. E. Darcy** 3313 Bryker Drive  
 N.E. corner lot of  
 208 Cora De 5  
 Poyster  
 Brykerwoods "E"

Frame addition to residence

31899 10-16-46

\$800.00

Day labor

Voided building permit for 3313 Bryker Dr. addition, 10-16-46

**Alice Branyon**

3313 Bryker Dr.

208

2

4

Brykerwoods "E"

Alter Duplex

49488 11-14-51

\$25.00

Remodel permit for 3313 Bryker Dr., 11-14-51

**Murray Graham**

1705 West 34th St

209

4

32

Bryker Woods E

Frame Res & Garage Attached

22748 - 10-28-41

Building permit for 1705 W. 34th St., 10-28-41

# **WATER SERVICE PERMIT**

Nº 16680

Austin, Texas

Received of **b Murray Graham**

Date **10-29-41**

Address **1705 West 34th**

Amount **Two and 50/100**

\$ 2.50

Plumber **Smoot**

Size of Tap  $\frac{1}{2}$ "

Date of Connection **11-14-41**  
 Size of Tap Made **3/4"**  
 Size Service Made **3/4"**  
 Size Main Tapped **6"**  
 From Front Prop. Line to Curb Cock **7' 6"**  
 From Prop. Line to Curb Cock **1'**  
 Location of Meter **C.M.D.P.**  
 Type of Box **1011A**  
 Depth of Main in St. **12"**  
 Depth of Service Line **12"**  
 From Curb Cock to Tap on Main **OVER 11'**  
 Checked by Engr. Dept. **12-9-41 HE**

No. Fittings	Size
1	Curb Cock 3/4"
1	Elbow
1	St. Elbow
1	Bushing 3/4" x 1/2"
1	Reducer 3/4" x 1/2"
1	Pipe 3/4" x 1/2"
1	Lead Comp 3/4" x 1/2"
1	Nipples 3/4" x 1/2"
1	Union 3/4" x 1/2"
1	Plug 3/4"
1	Tee 3/4"
1	Stop 3/4"
1	Box 3/4"
1	Lid 3/4"
1	Valves 1011
1	Job No. 1011
1	Req. No. 61014

Water tap permit for 1705 W. 34th St., 11-14-41

# WATER SERVICE PERMIT

Austin, Texas  
Mrs Alice T Dersey

## N° 19108 Sec. 2 08

Received of \_\_\_\_\_ Date 4-6-42

Address 1703 W 34

Amount Two and 50/100-- \$ 2.50

Plumber Frey # 2

Date of Connection 4-11-42

Size of Tap Made 3/4

Size Service Made 3/4

Size Main Tapped ✓

From Front Prop. Line to Curb Cock 5'

From ~~North~~ Prop. Line to Curb Cock 55'

Location of Meter CURBLINE

Type of Box LOCK

Depth of Main in St. ✓

Depth of Service Line 20"

From Curb Cock to Tap on Main ✓

Checked by Eng. Dept 5-10-42

Size	
To Fittings	1 Curb Cock
Elbow	<u>5/8</u>
St. Elbow	<u>3/4 x 1/2</u>
Bushing	<u>3/4 x 1/2</u>
Reducer	<u>3/4 GALV</u>
Pipe	<u>62' 3/4 GALV</u>
Lead Comp.	
Nipples	
Union	
1	<u>10" METER BOX</u>
1 Tee	<u>" " LID</u>
1 Stop	<u>DRAIN TILE</u>
1 Box	<u>" " LID</u>
Lid	
Valves	
Job No.	<u>C42-131E</u>
Req. No.	<u>64412</u>

Water tap permit for 1705 W. 34th St., 4-6-42

Mrs. Roy Branyon 1705 West 34th Street  
Tr.  
208 N.W.part of Cora DePoyster 5 - -  
Brykerwoods "E"  
Glass screen porch  
39379 10-25-48 \$100.00  
Owner  
Building permit for addition at 1705 W. 34th St., 10-25-48  
Mrs. Roy Branyon 1705 West 34th St.  
208 N.W.corner Cora De Poysten  
unplatted  
Frame addition rear of residence.  
70534 19/1/58 2600.00  
Sam J. Gore 3 ad  
Building permit for addition at 1705 W. 34th St., 10-1-58