

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER DISTRICTS
AUGUST 24, 2020
HR-2020-091383
3313 BRYKER DRIVE/1705 W. 34TH STREET
OLD WEST AUSTIN NATIONAL REGISTER 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. 34th Street. The W. 34th 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. 34th 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. 34th Street utility easement, with the pool's closest corner just over 11 feet from the W. 34th easement.

RESEARCH

The duplex at 3313 Bryker Drive and 1705 W. 34th 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. 34th 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. 34th 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. 34th Street.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate new construction projects in National Register 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 wood cladding and windows are compatible with their surroundings; however, its undivided casement windows, vertical siding, and irregular fenestration do not appear on historic buildings in the district. The

pool's placement at the intersection of 34th Street and Bryker Drive will change the property's relationship to the street.

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.

STAFF COMMENTS

The duplex contributes to the Old West Austin National Register 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).
 - 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.

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 District.

LOCATION MAP



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 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

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



1" = 141'

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



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>3313 Bryker Drive</u>	<u>1705 W. 34th Street</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. 34th 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. (Imogene) Morley of Houston; two brothers, Gradie Maulding of Hollydale, Calif., and William C. Maulding of Austin; and one granddaughter, Michelle Williams of Corpus Christi.

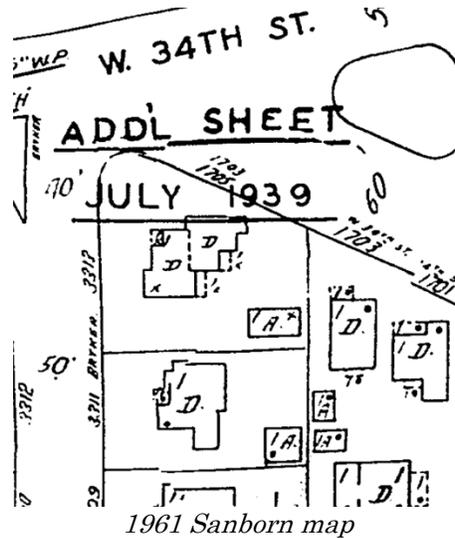
Funeral services will be held at 4 p.m. Tuesday at Weed-Corley Funeral Home. Chaplain Arthur E. Rode will officiate and burial will be in Live Oak Cemetery.

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
 208
 3313 Bryker Drive
~~1705 West 34th. St.~~
 1705
 N.W.pt. of
 Cora De Poyater Tract
 Frame duplex res. & frame garage
 23562 - 4/3/42 \$4500.00

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

WATER SERVICE PERMIT No. 19107-208
 Austin, Texas
 Mrs Alice T Dorsey
INDEXED Date 5-10-42

Received of _____
 Address 3313 Bryker Dr
 Two and 50/100-
 Amount \$ 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 NORTH Prop. Line to Curb Cock 5'
 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 Engr. Dept. 5-10-42

No. Fittings	Size	
1	Curb Cock 3/4"	
	Elbow	
	St. Elbow	
1	Bushing 3/4 x 1/2	
1	Reducer 3/4 x 1/2	
2	Pipe 3/4 GALV.	
	Lead Comp.	
	Nipples	
1	Union & GASK. METER BOX	
1	Plug " " " " LID	
1	Plug DRAIN TIE	
1	Stop " " " " LID	
	Box	
	Lid	
	Valves	
	Job No. 42-131E	
	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		<i>Sec. 208</i>	
Received of	b Murray Graham	Date	10-29-41
Address	1705 West 34th		
Amount	Two and 50/100		\$ 2.50
Plumber	Smoot		
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 1/2"		
From Prop. Line to Curb Cock	1'		
Location of Meter	C.H.D.B.		
Type of Box	P.O.I.H.		
Depth of Main in St.	12"		
Depth of Service Line	12"		
From Curb Cock to Tap on Main	OVERHEAD		
Checked by Engr. Dept.	12-9-41 HE		

No. Fittings	Size	Description
1	5/8"	Curb Cock
1	1/2"	Elbow
1	3/4"	St. Elbow
1	3/4"	Bushing
1	3/4"	Reducer
1	3/4"	Pipe
1	3/4"	Lead-Comp
1	3/4"	Nipples
1	3/4"	Union
1	3/4"	Plug
1	3/4"	Te
1	3/4"	Stop
1	3/4"	Box
1	3/4"	Lid
1	3/4"	Valves
Job No.	1015	
Req. No.	61014	

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

WATER SERVICE PERMIT

N^o 19108 Dec. 2 08

JK

Austin, Texas
Mrs Alice T Dorsey

Received of Date 4-6-42

Address 1703 W 34

B-350

Amount Two and 50/100-- \$ 2.50

Plumber Frey Size of Tap

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 Engr	Dent																			
	5-10-42																			

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

Mrs. Roy Branyon 1705 West 34th Street
Fr.
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 add
Building permit for addition at 1705 W. 34th St., 10-1-58