

HISTORIC LANDMARK COMMISSION
 PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
 JANUARY 25, 2021
 HR-2020-191970
 3212 GLENVIEW AVENUE

OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Construct a new front porch, deck, and screened porch to a ca. 1950 contributing house.

PROJECT SPECIFICATIONS

- 1) Partially demolish existing porch.
- 2) Construct a new wraparound front porch to the main (east) and south elevations. Porch posts and roof material will match existing posts and shingles.
- 3) Construct an uncovered wood deck connecting the front porch to the screened porch at the south elevation.
- 4) Construct a screened porch at the south elevation. The roof slope, materials, and posts will match existing.

ARCHITECTURE

One-story house with horizontal wood siding, 1:1 wood windows, a cross-gabled roof, partial-width front porch, and multiple rear additions.

RESEARCH

The house at 3212 Glenview Avenue was constructed in 1950 by C. C. Eckhoff. Fred and Esta Mae Land purchased the home and lived there from at least 1952 to 1959. Fred Land was a roofing contractor from San Marcos. His wife, Esta Mae Land, was active in the Methodist Church and in several Austin book clubs.

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 proposed project removes some historic fabric at the west façade to accommodate the expanded front porch.

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 proposed new work at the south elevation is differentiated by its placement and materials. It is minimally visible from the street. The proposed porch is less differentiated and more visible than the added side porch and deck. While the proposed project would modify the character-defining front porch, the new work's scale, size, and details are compatible with the existing building.

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.

Should the side elevations be restored in the future, minimal original fabric would be impaired; some work would be required to restore the original west façade, though most of the house's form would remain intact.

The proposed project somewhat meets the standards.

STAFF COMMENTS

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

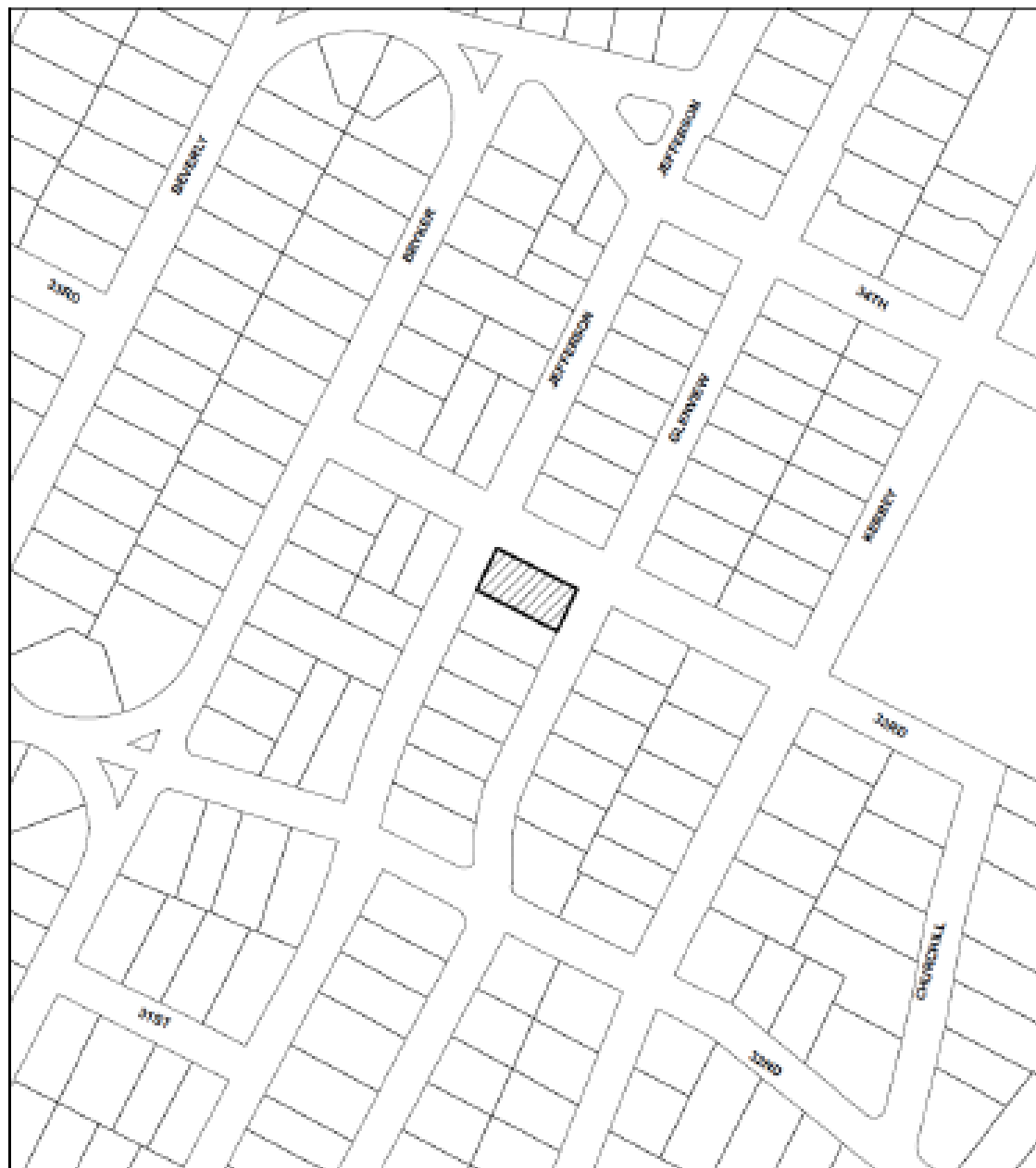
Designation Criteria—Historic Landmark




- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate to high integrity.
- 3) Properties must meet at least two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. *Architecture*. The house displays Minimal Traditional 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 the plans, discouraging modifications to the primary façade, and release the permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

NOTIFICATIONS

CASE#: HR-20-191970
LOCATION: 3212 Glenview Ave.



1 - 100

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: Applicant, 2020

Occupancy History

City Directory Research, 2020

Note: Post-1959 research unavailable due to facility closure.

1959	Fred Land, owner
1957	Fred and Esta Mae Land, owners Roofer
1955	Fred Land, owner Roofer
1952	Fred Land, renter
1949	Address not listed

Biographical Information

FRED LAND

SAN MARCOS—Funeral services will be held here Saturday at 2 p.m. at the Pennington Funeral Chapel for Fred Land, 57, Austin contractor, who died Wednesday in Alice.

Dr. Edmund Heinsohn of Austin will officiate. Burial will be in San Marcos City Cemetery.

Land is survived by his widow, Mrs. Esta Mae Land of Austin, and by two brothers, L. W. Land of Dallas and W. F. Land of Houston.

Pallbearers will be Carl Stautz, Paul Presslar, Charles Gray, P. P. Stacy, James Donovan, Bonnie King, Z. V. Meadows and V. M. Canfield.

The Austin Statesman (1921-1973); Mar 16, 1962

Permits

C. C. Eckhoff 3212 Glenview Avenue
 75 LOT 7 BK 2

Brykerwoods "D"

Frame residence and garage attached.

43755 3-1-50

\$7500.00

Building permit, 3-1-50

Receipt No. 13797 Application for Sewer Connection N°

Austin, Texas, 3-9-50

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 Fred Land at 3212 Glenview Street, further described as Lot 7 Block 2 Outlot — Division — subdivision Brykerwoods "D" Plat 75, which is to be used as a Residence. In this place there are to be installed 5 fixtures. Plumbing Permit No. 37277. I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 3'-

Sub-Conn
 Connected

Date

4-6-50

Sewer tap permit, 2-9-50

WATER SERVICE PERMIT
Austin, Texas

E No 13997

INDEXED

Received of FRED LAND Date 2-6-58

Address 3212 GLENVIEW Ave.

Amount FORTY 9 NO 100

Plumber GORBET Size of Tap 1 1/2"

Date of Connection 2-17-58

Size of Tap Made 1 1/2"

Size Service Made 1 1/2"

Size Main Tapped 6" C.F.

From Front Prop. Line to Curb Cock 7'

From W- Prop. Line to Curb Cock 2'

Location of Meter CURB

Type of Box ROUND

Depth of Main in St. 3'

Depth of Service Line 3'

From Curb Cock to Tap on Main 5'

Checked by Engr. Dept. 1-17-58

No. Fittings	Size
1 Corp. Cock	1 1/2"
1 Elbow	1 1/2" CORBET-1100
1 St. Elbow	
1 Bushing	
1 Reducer	
6 Pipe	1 1/2" COP
1 Lead Comp.	
2 Nipples	1 1/2" X 1 1/2" (B)
1 Union	
1 Tee	
1 Stop	
1 Box	22" X 22" X 4"
1 Lid	18" X 22"
1 Valve	1 1/2"
Job No.	11323-700-502
Req. No.	11716

Water tap permit, 2-6-58