

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MARCH 28, 2022
HR-2022-019092
OLD WEST AUSTIN
3300 BEVERLY ROAD

PROPOSAL

Construct a one-story addition to the front and rear of a ca. 1941 house. Add a roof to the existing side porch.

PROJECT SPECIFICATIONS

- 1) Construct an addition to the front of the house. The gabled addition is clad in horizontal fiber cement siding and features 6:6 aluminum windows with divided lights. Gable ends feature vents and board-and-batten details to match the existing gable.
- 2) Construct a rear addition to match the existing house and front addition. The proposed addition is one story in height and contains 6:6 sash and multilight casement windows. Its gabled roof will match the pitch of the front addition.
- 3) Cover the existing side porch with a composition shingle roof.

ARCHITECTURE

One-story Minimal Traditional house with cross-gabled plan, horizontal wood siding, and partial-width inset covered porch. The original wood windows were replaced in 2009 per permits.

RESEARCH

The house at 3300 Beverly Road was constructed in 1941 for Alfred C. Riba and his family. Riba worked as a schoolteacher before becoming a chemist and bacteriologist at the Health Department in 1942. Alfred and Mary Lou Riba lived at 3300 Beverly Road until his death in 1966.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

Residential additions

1. Location

The proposed rear addition is sited appropriately, but the front addition does not meet the design standards.

2. Scale, massing, and height

The proposed project appears appropriate in scale, massing, and height.

3. Design and style

The proposed design and style is compatible with the existing historic building; however, it may not be adequately differentiated from the existing house.

4. Roofs

The proposed project's roof pitch, height, and materials appear appropriate.

5. Exterior walls

Proposed cladding is compatible with the existing house and district, though gable-end detailing may impede appropriate differentiation from historic fabric.

6. Windows, screens, and doors

The proposed aluminum divided-light windows are compatible with the house and district.

7. Porches and decks

The proposed side-porch addition appears mostly compatible.

8. Chimneys

The proposed project removes a historic-age chimney.

Summary

The project meets some applicable standards.

PROPERTY EVALUATION

The property contributes to the Old West Austin National Register district.

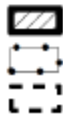
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity.
- 3) Properties must meet two 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 building does not appear to convey architectural significance.
 - b. Historical association. The property does not appear to have 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 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 plans.

LOCATION MAP



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: HR 22-019092

LOCATION: 3300 BEVERLY ROAD

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



Google Street View, 2019





Applicant, 2022

Occupancy History

City Directory Research, March 2022

1959	Alfred C. Mary L. Riba, owners Bacteriologist, State Health Department
1957	Alfred C. Mary L. Riba, owners Supervisor, State Health Department
1955	Alfred C. Mary L. Riba, owners Associate bacteriologist, State Health Department
1952	Alfred C. Mary L. Riba, owners Bacteriologist, State Health Department
1949	Alfred C. Mary L. Riba, owners Chemist
1947	Alfred C. Mary L. Riba, owners Student at the University of Texas
1944	Alfred C. Mary L. Riba, owners Lab tech
1941	Address not listed

Permits

SANITARY SEWER SERVICE PERMIT No. 17419
Austin, Texas NW/II

Received of PAUL D. BURLESON Date 1-29-41
 Address 3300 BEVERLY ROAD
 Amount \$ _____
 Builder or Owner ALFRED C. RIBA Plumber _____
 Lot 13 Block 2 Subdivision BRYKER WOODS E Plat No. 209
 Date of Connection 3-26-41

15	28	93
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Sewer service permit, 1941

WATER SERVICE PERMIT No. 15536 A
Austin, Texas INDEXED Jan 29, 1941

Received of Alfred C. Riba Date _____
 Address 3300 Beverly Rd.
 Amount Two and 50/100 - - \$ 2.50
 Plumber Burleson Size of Tap 1/2
 Date of Connection 1-9-41

Water service permit, 1941

Historical information

ALFRED C. RIBA

Alfred C. Riba, 3300 Beverly Road, died in Corpus Christi, Tuesday.

Riba, 51, had been with the State Health Department as a bacteriologist since 1942. He was previously a science and social studies teacher for the Austin Public Schools. He was a mem-

ber of St. Austin's Catholic Church.

Survivors are his wife, Mrs. Mary Lou Riba, Austin; one daughter, Mrs. Carolyn Yett, Austin; parents, Mr. and Mrs. John Riba, Stonewall, two brothers; Felix Riba, Stonewall, and Noah Riba, California.

Rosary will be said at the Weed-Corley Funeral Home Thursday at 8 p.m. Requiem Mass will be said at St. Austin Catholic Church Friday at 10 a.m. Rev. Walter J. Dalton, CSP will officiate and burial will be in Assumption Cemetery.

"DEATHS and FUNERALS." *The Austin Statesman* (1921-1973), Feb 24, 1966.

<https://atxlibrary.idm.oclc.org/login?url=https://www.proquest.com/historical-newspapers/deaths-funerals/docview/1521625928/se-2?accountid=7451>.