

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**AUGUST 3, 2022**  
**HR-2022-067914**  
**TRAVIS HEIGHTS - FAIRVIEW PARK**  
**2107 BRACKENRIDGE STREET**

## **PROPOSAL**

Demolish ca. 1946 house and ca. 1940 accessory building and construct a new duplex.

## **PROJECT SPECIFICATIONS**

Demolish existing buildings and construct a new duplex. The proposed duplex has a compound flat and gabled roof clad in standing-seam metal. Its exterior cladding includes stucco, diagonal wood siding, and stone. Fenestration is irregular throughout and includes undivided fixed and casement windows and full height sliding doors.

## **ARCHITECTURE**

One-story cross-gabled house with horizontal siding, 1:1 windows, and rear two-story garage apartment.

## **RESEARCH**

The primary building at 2107 Brackenridge Street was built in 1946 in front of an existing garage apartment, built 1940, which was converted to a duplex in 1949. Its residents included a cleaner, two carpenters, a rental property manager, and a tailor.

## **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 new construction*

#### 1. Location

The proposed duplex is located approximately 50' from Brackenridge Street.

#### 2. Orientation

The front unit of the proposed duplex is oriented toward the primary streetscape.

#### 3. Scale, massing, and height

The proposed duplex is two stories in height, with complex massing that appears at odds with the relatively simple massing of surrounding buildings.

#### 4. Proportions

The proposed duplex's two-story height and top-heavy massing appear incompatible with nearby contributing buildings.

#### 5. Design and style

The proposed duplex's postmodern style does not appear compatible with surrounding buildings.

#### 6. Roofs

The gabled roofline is somewhat compatible, though the complexity of the roofline is not.

#### 7. Exterior walls

The proposed cladding materials are not appropriate for the district, with the exception of the stucco, which appears elsewhere in the district.

#### 8. Windows and doors

The proposed irregular fenestration is largely incompatible; however, the applicant has amended the design to improve compatibility.

#### 11. Attached garages and carports

The proposed carports somewhat serve as a step-up element to mitigate the duplex's upper-story visual weight.

### *Summary*

The project does not meet most of the applicable standards.

## PROPERTY EVALUATION

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The property contributes to the Travis Heights-Fairview Park National Register 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 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.

## COMMITTEE FEEDBACK

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Reduce visual weight of central gable. Tweak first-floor fenestration design to more closely resemble a porch. Provide renderings at 2<sup>nd</sup> floor recess and consider more regular fenestration throughout. Consider fence height and neighboring house height.




## STAFF RECOMMENDATION

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Approve the demolition permit upon completion of a City of Austin Documentation Package. Comment on plans.

## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

## NOTIFICATIONS

CASE#: HR 22-067914

LOCATION: 2107 BRACKENRIDGE ST

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**Demolition permit application, 2022*



*Occupancy History*

City Directory Research, June 2022

1959 Steve and Victoria Roberts, renters  
Contractor  
Alteration department, Marie Antoinette

1957 Steve and Victoria Roberts, renters  
Painter  
Fitter, Marie Antoinette

1955 Steve and Victoria Roberts, renters  
Painter  
Fitter, Marie Antoinette

1952 Elmo Jr. and Lucille Eubank, renter  
Carpenter

1949 Russell C. Jr. and Barbara Faulkner, renters  
Rental manager, Johnson & Crow

1947 Earl L. and Marie Griffin, renters  
Auto mechanic, State Department of Public Safety

1944 Claude and Carmen E. Barber, renters  
Cleaner, Rapp Bros.

1941 Claude and Carmen E. Barber, renters  
Cleaner, Rapp Bros.

1939 Address not listed

*Permits*

A. B. Sedwick 2107-B Brackenridge  
W. 58' St.  
- - of K -

John E. Mandeton

frame garage apt.

20137 - 8-5-40

*Building permit, 1940*

Mrs. Naomi Sedwick 2107 Brackenridge St.  
No. 58' x 172'  
124 of (K) - - -

381 John E. Maude Tract

Frame residence

30787 7-5-46

\$3500.00

Day labor

*Building permit, 1946*

Simon J. Clark

2107-B Brackenridge  
Street~~124~~ North 58' of K

381

John E. Maude Et ux

Convert garage apartment into duplex.

40152 2-7-49

\$2000.00

Mr. Eastman

Building permit, 1949

*Exhibit B-8743*

SW II

**WATER SERVICE PERMIT**  
Austin, Texas

**C No. 3379**  
**INDEXED**

Received of DR. SIMON J. CLARK Date 4-15-49

Address 2107-B BRACKENRIDGE ST. GAR. DO.

Amount TWENTY & NO/100 \$ 20.00

Plumber P. D. BURLISON Size of Tap 3/4"

Date of Connection 4-15-49

Water service permit, 1949

SW II

**WATER SERVICE PERMIT**  
Austin, Texas

**No. B 2002381**  
**INDEXED**

Received of A. B. SEDWICK Date 7-2-46

Address 2107 BRACKENRIDGE ST.

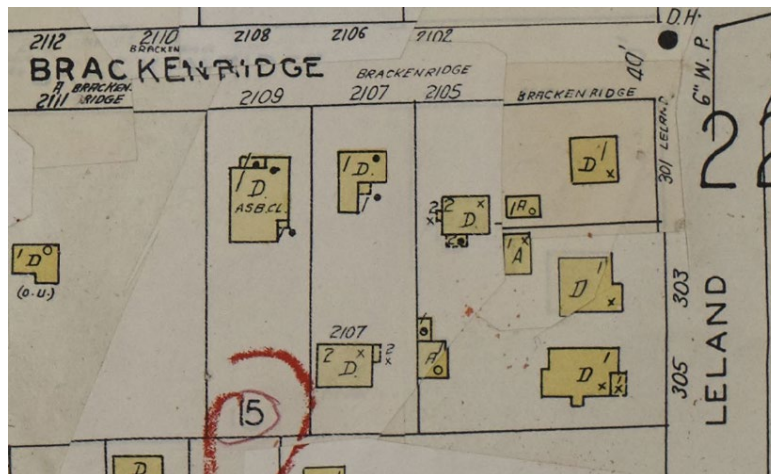
Amount TWO & 50/100 \$ 2.50

Plumber TED DEISON Size of Tap 1/2"

Date of Connection 10-2-46

Water service permit, 1946

Sanborn Maps



Sanborn map, 1962

Historical information

**ROSALIO B. CERDA**

Funeral arrangements are pending for Rosalio B. Cerda of 2107 Brackenridge St. He died Thursday at his residence. Cerda was a member of San Jose Catholic Church.

His survivors include his widow, Mrs. Maria Cerda of Austin; four daughters, Mrs. Virginia Balli, Mrs. Rosa Perez and Mrs. Emma Yocum, all of Austin, and Miss Oralia Cerda of Los Angeles, Calif.; four sons, Tanis Cerda of Chicago, Ill., Esequiel H. Cerda of San Antonio; Eliazar and Alfonso Cerda of Austin; 35 grandchildren and two great-grandchildren. Angel Funeral Home will be in charge of the arrangements.

"DEATHS AND FUNERALS." *The Austin Statesman* (1921-1973), Feb 13, 1964, A12.