

**HISTORIC LANDMARK COMMISSION**  
**Applications for Permits in National Register Historic Districts**  
**February 4, 2026**  
**HR-2026-005116; PR-2026-005660**  
**Old West Austin Historic District**  
**3102 Glenview Avenue**

## **Proposal**

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Construct a side addition at a contributing property.

## **Project Specifications**

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- 1) Replace windows and front door at original house, repair exterior as needed.
- 2) Construct an addition at the side of the house, towards the rear. Addition is proposed to be two-stories and will serve as a second housing unit.

## **Architecture**

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A two-story residence constructed in the Colonial Revival style, the house at 3102 Glenview Avenue features a front porch that extends the width of the entire front elevation, with a sloping pitched roof above supported by four columns. There are two large dormers above, which feature paired windows that match the locations and sizes of windows on the first floor. A box chimney is present at one side, but otherwise the building is largely symmetrical.

## **Research**

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After its construction around 1938, the house was occupied by several short term owners and renters. Some had connections to the University of Texas, but others were professionals in state agencies or medical practitioners. Even with the high turnover of occupants, the building appears to have been continuously occupied, except for a brief period during World War II when it was vacant.

## **Design Standards**

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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:

### *Repair and alterations*

#### *1. General standards*

With the exception of windows and doors described below, the exterior walls of the original house will be retained.

#### *5. Windows, doors, and screens*

Windows on the original house are all proposed to be replaced. It is understood that these existing units are not original and have been replaced at some point in the past. Proposed units at the front elevation appear to generally match those existing and are not inappropriate for the district. The existing French door system at the main entry is not original and is to be replaced with a single door along with two floor-to-ceiling side lites. Though the side lites are large, they are also not out of place given the overall size of the porch and front elevation. A skylight is also proposed at the second floor roof of the front of the house. While this is not an intervention that is ideal to meet that Standards, it will likely fade into the overall design for the house with the side addition.

### *Residential additions*

#### *1. Location*

The proposed addition is to be at the side of the house, with the footprint set over halfway back from the front façade of the main house and extending towards the rear of the property.

#### *2. Scale, massing, and height*

The addition is to be taller than the main building, which features a second floor held under a roof pitch and dormer windows. The addition will be two full height floors. However, due to the location of the addition being so far behind

the front façade of the main house, it will not read as overtaking the original construction. Additionally, the narrow addition will be visually subordinate to the wide main house.

### 3. *Design and style*

Using horizontal siding and similar fenestration sizing and arrangement, the design and style of the addition matches the main house while reading as distinct and from a different era of construction.

### 4. *Roofs*

Roof assembly is to be a moderately-pitched side gable assembly, which fits with the side-gabled form of the main house. However, the small differences in orientation and pitch will read as distinct yet compatible.

### 5. *Exterior walls*

Hardboard siding will read as distinct but appropriate for both this property and the district as a whole.

### 6. *Windows, screens, and doors*

Window sizes, locations, and design are compatible with the main house and district. They read as contemporary but have spacing and orientation that does not stand out visually.

### 7. *Porches and decks*

A front entryway is proposed at the front of the addition, but it will be accessed by a small stair, not a full porch.

### 8. *Chimneys*

No new chimneys are proposed for the addition.

### 9. *Attached garages and carports*

None proposed.

### Summary

The project meets the applicable standards.

### **Department Comments**

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This application will time out on April 20<sup>th</sup>, 2026.

### **Property Evaluation**

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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 for landmark designation:
  - a. Architecture. The building is a decent example of Colonial Revival architecture in the district.
  - 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**

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Comment on plans for the addition and release the application.



## Property Information

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### Photos



Google Streetview, 2024

### Occupancy History

City Directory Research, January 2026

1959	Kent Anderson, owner
1957	Johnnie Hanop, owner; USAF, with Ainsworth Kuehne, renter; physician at Texas State Hospital
1955	H.B. & June Ryon, owners, manufacturer's agent, with Ainsworth Kuehne, renter
1952	Jay Shurley, renter; lecturer at University of Texas
1949	John & Ann Bergman, owners; salesman at Graybar Electric Company
1947	John & Lois Lewis, owners; restaurateur, with Frankie Lewis, student at University of Texas
1944	Vacant
1941	Eugene & Jeannette Guthrie, owners; assistant director at Texas Unemployment Commission
1939	Codie & Claudia Wells, owners; engineer at State Highway Department
1935	Address not listed

## John Lewises Will Mark Anniversary

Mr. and Mrs. John Lewis, 3102 Glenview, will celebrate their silver wedding anniversary Friday night with an informal open house at their home.

Friends are invited to call between the hours of 8 and 11 p. m.

Here for the occasion will be Mrs. Neal Parrott of Greenville and Mrs. Mark Fine, Jr., of Houston, relatives of the couple, and two members of their original wedding party, Mesdames Robert Duncan and Wilburn Butler of Greenville.

Mr. and Mrs. Lewis moved to Austin in 1921, living here until 1928. They returned to the city in 1944. They have two children, who will be here for the celebration: Miss Frankie Jo Lewis, University of Texas senior, and John Lewis, Jr.

## Miss Lewis, Stanley Kirk Take Vows

### UT Law Student Weds Graduate In Methodist Rites

In rites read by candlelight Saturday night in the First Methodist Church in Austin Miss Frankie Jo Lewis, daughter of Mr. and Mrs. John Leeman, 3102 Glenview, became the bride of Stanley Cain Kirk, son of Mrs. Cain Kirk and the late Mr. Kirk of Breckenridge.

The Rev. Kenneth Pope read the double-ring service.

*The Austin American (1914-1973); Jul 28, 1946; A5. and The Austin American (1914-1973); Jun 1, 1947; A5.*

## Garage Burns

A garage at 3102 Glenview Avenue was destroyed by flames and an adjoining garage damaged in a three-engine alarm, District Fire Chief Curtis Roland reported Tuesday.

The alarm came in at 4:45 p.m. Monday. The cause of the fire was not reported.

*The Austin Statesman (1921-1973); Dec 6, 1955; 12.*

Permits

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

# PERMIT FOR WATER SERVICE

**INDEXED** 6046  
AUSTIN, TEXAS  
3102  
3-0-17

M. W. C. Armstrong Address Glennville  
Plumber Jannehill Size of Tap 1/2" Date 10/17/37

CHANGED TO 3/4" MAIN AND RENEWED  
SERVICE WITH 3/4" COPPER ON E-15792

Date of Connection 10/16/37  
Size of Tap Made 3/4"  
Size Service Made 3/4"  
Size Main Tapped 2"  
From Front Prop. Line to Curb Cock 7'6"  
From N. Prop. Line to Curb Cock 50'  
Location of Meter AT CURB  
Type of Box 101A  
Depth of Main in ST. CLAIR 9'  
Depth of Service Line 12"  
From Curb Cock to Tap on Main OVER M.  
Checked by Engr. RAD JRS  
**INDEXED** 10-17-37

No. Fittings	Size.	Foreman's Report
1	Curb Cock	5/4"
	Elbow	
	St. Elbow	
1	Bushing	3/4"
1	Reducer	1/2 SLEEVES
	Pipe	
1	Lead Comp.	3/4 COPPER
	Nipples	
	Union	
	Plug	
	Tee	
1	Stop	BOX-N-SIDER
1	Box	101A
1	Lid	
	Valves	
	Req. No.	70196

Foreman's Signature BENSON

Water service permit, 1937