

**Historic Landmark Commission  
February 27, 2012  
National Register Historic Districts  
NRD-2012-0011  
Old West Austin  
3209 Glenview Avenue**

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**PROPOSAL**

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Construct a second story addition and revise other architectural features of a c.1940 house.

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**RESEARCH**

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The house was built c. 1940. City Directory entries indicate Howard L. Naylor, a "District Representative", and his wife Eula lived in the house in 1941 and 1942. The Naylor's are not listed in the 1940 or 1944-45 City Directories, possibly indicating they lived in the house while Howard Naylor served in the legislature. The next residents were Blackwood K. Benson, an accountant for the State Highway Department and Jessie A. Benson, a collector for the U.S. Internal Revenue Service.

Hubert B. Jones, a University of Texas Professor and his wife Mary L. may be the first owner occupants, residing at the property from 1947 through 1952. Richard W., a student, and Carolyn Traxler, a secretary, are listed as occupants in 1954. Carolyn Traxler, alone, is listed as occupant in the 1957 Directory. Robert F. Winegar, an appraiser for the U.S. Bureau of Public Roads, and his wife Ruth C. are listed as the owner occupants in 1961 and 1963 and Lucette Sharp, a teacher at St. Andrews Episcopal School, is the owner and occupant from the mid-1960's into the 1980's.

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**PROJECT SPECIFICATIONS**

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The existing building is a 1,603 sq. ft. Minimal Tradition style house constructed of blonde brick. The house has a cross gable plan with a bay window in the gable end facing the street. There are two other windows on the front façade. There are aluminum slat awnings over all the front windows.

The main entry is on the south (side) elevation with a porch covered by a side facing gabled roof. The porch roof is supported by squared columns. The porch also has decorative trim in geometric patterns, as well as trim boards in the gable end. There is an existing one-story addition at the rear with horizontal wood siding.

The applicant proposes to construct an 825 sq. ft. second story addition set approximately 20' back from the existing façade. The addition will have cross gable and hipped roof form, and there will be a small front facing gable with trim similar to that in the gable end of the existing side porch.

The applicant further proposes to add a Tudor style chimney to the front façade, construct a short brick fence with columns and a gate in line with the front facade, replace the existing double-hung windows with casement style windows, and stucco the entire house.

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**STAFF COMMENTS**

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The house is listed as contributing to the Old West Austin National Register Historic District. The Old West Austin National Register Historic District has no design guidelines for new construction. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.
- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

Although the scale and style of the addition and façade changes are compatible with the architectural character of the National Register District, the changes to the appearance of the house are significant enough to render the property non-contributing to the National Register District.

#### **STAFF RECOMMENDATION**

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Staff recommends that the applicant reconsider the design of the addition and the other façade revisions to maintain the property's historical integrity and status as contributing to the National Register District.

Staff further recommends that if the applicant continues to pursue the design as proposed, that the applicant prepare a City of Austin Documentation Package prior to release of the permit, consisting of a sketch of the existing site and floor plan, photographs of all four elevations, and a history of the house.

PHOTOS

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Front façade of 3209 Glenview Avenue



Side porch at 3209 Glenview Avenue

**OCCUPANCY HISTORY**  
**3209 Glenview Avenue**  
**c. 1940**

City Directory Research, Austin History Center  
 By City Historic Preservation Office  
 February 2012

1980	Lucette Sharp, owner Teacher, St. Andrew's Episcopal School
1975	Lucette Sharp, owner Teacher, St. Andrew's Episcopal School
1971	Lucette Sharp, owner Teacher, St. Andrew's Episcopal School
1967	Lucette Sharp, owner Teacher, St. Andrew's Episcopal School
1963	Robert F. Winegar and Ruth, owners Appraiser, U.S. Bureau of Public Roads
1961	Robert F. Winegar and Ruth, owners Appraiser, U.S. Bureau of Public Roads
1959	Vacant  Note: No listing for Carolyn Traxler
1957	Mrs. Carolyn Traxler Office Secretary, John D. Coats, Attorney at Law
1954	Richard W. Traxler and Carolyn Student  Note: Hubert and Mary Traxler at 2415 Jarratt Avenue
1952	Hubert G. Jones and Mary L., owners Counsel Serv., 2328 Guadalupe
1949	Hubert G. Jones and Mary L., owners Counsel Serv., 2328 Guadalupe
1947	Hubert G. Jones and Mary L., owners Professor at University of Texas
1944-45	Blackwood K. Benson Accountant, State Highway Department Jessie A. Benson Department Collector, U.S. Internal Revenue Service

Note: No listing for Howard and Eula Naylor

1942 Howard L. Naylor and Eula  
District Rep.

1941 Howard L. Naylor and Eula  
District Rep.

1940 No listing for this address  
No listing for Howard and Eula Naylor

NOTE: City building permits (see below) indicate water service and sewer connection permits in 1939.

**WATER SERVICE PERMIT**  
Austin, Texas

N<sup>o</sup> 13273

Received of John Wattinger Date May 26 1939

Address 3209 Glenview Ave

Amount Two and 50/100 - - \$ 2.50

Plumber Wattinger Size of Tap 1/2

Date of Connection <u>5-31-31</u>	No. Fittings	Size
Size of Tap Made <u>3/4</u>	1 Curb Cock	3/4
Size Service Made <u>3/4</u>	1 Elbow	3/4
Size Main Tapped <u>2"</u>	1 St. Elbow	3/4 x 1/2
From Front Prop. Line to Curb Cock	1 Bushing	3/4 x 1/2
From Prop. Line to Curb Cock	1 Reducer	3/4 x 1/2
Location of Meter <u>West side</u>	40' Pipe	3/4 x 1/2
Type of Box <u>Lock</u>	Lead Comp.	
Depth of Main in St. <u>2'</u>	Nipples	
Depth of Service Line <u>18"</u>	Union	
From Curb Cock to Tap on Main <u>40'</u>	Plug	
Checked by Engr. Dept. <u>8-9-39 LE</u>	Tee	
	Stop	
	Box	
	Lid	
	Valves	
	Job No. <u>259759E</u>	
	Reg. No. <u>26257</u>	
		<u>26288</u>

INDEXED

West 33rd Street

Glenview Ave

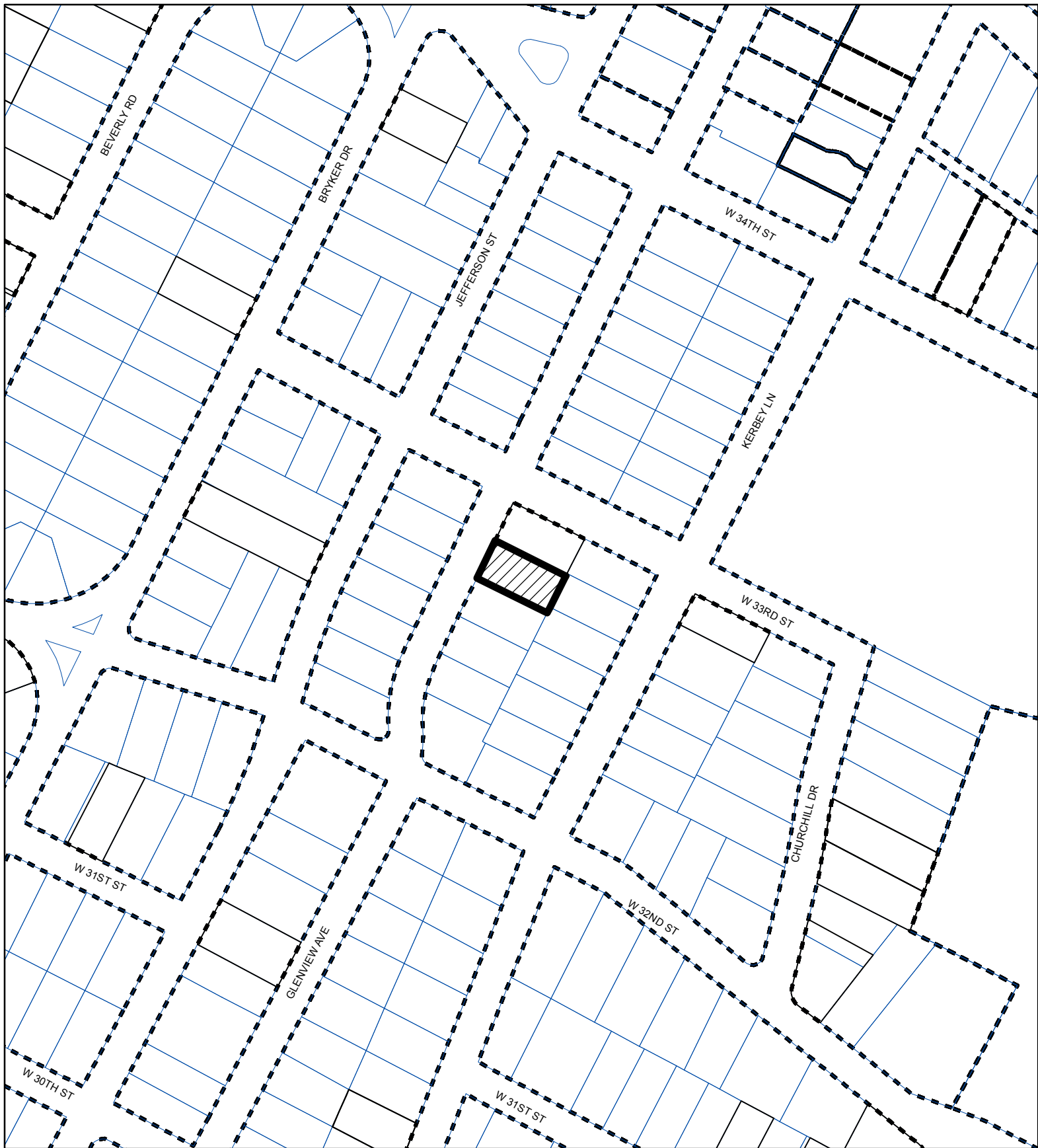
18'

40'

Water service permit for 3209 Glenview Avenue

Connection Charge \$ 1177 N. 15733A  
APPLICATION FOR SEWER CONNECTION.  
Austin, Texas, May 26 1939  
To the Superintendent of Sewer and Public Improvements,  
City of Austin, Texas  
Sir:—  
I hereby make application for sewer connection and instructions  
on premises owned by John Wattering  
at 3209 Glenview Ave Street,  
further described as lot 9 block 1, outlot  
subdivision Exhorted, D, division plat 61,  
which is to be used as a residence  
In this place there are to be installed 4 fixtures.  
I agree to pay the City Sewer Department the regular ordinance  
charge.  
DEEP Respectfully,  
AT - J.L. 5-31-39 John Wattering.  
Stub Out  
Connected 19 Permit No.  
Size of Main 6 inches, 5-26-39  
Size of Service 4 inches, 5-31-39  
Feet Deep av  
13 Feet from Property Line Stub out  
Feet from Curb Line 14' 7" of  
Inspected by John Wattering 3 L L  
Connection made by W. L. Larn  
11441 13-1311V





SUBJECT TRACT



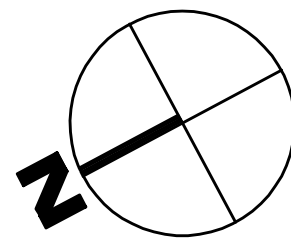
ZONING BOUNDARY

CASE#: NRD-2012-0011  
LOCATION: 3209 Glenview Avenue



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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



F.A.R. CALCULATIONS

1st FLOOR GROSS AREA	1603.0
2nd FLOOR GROSS AREA	850.0
*2 CAR GARAGE (detached)	404.0
*Subtract 404.0 for attached garage	-404.0
TOTAL GROSS FLOOR AREA	2504.0
TOTAL GROSS GROSS AREA OF LOT	6832.5
FLOOR AREA RATIO (max. 0.4% of lot area)	36.7%

BUILDING COVERAGE

LOT SQ. FT.	6832.5 = 100.0%
1st FLOOR COND. AREA	1603.0
2 CAR GARAGE (detached)	404.0
COV. PORCH	148.0

TOTAL BUILDING COVERAGE 2155.0 = 31.5%

IMPERVIOUS COV.

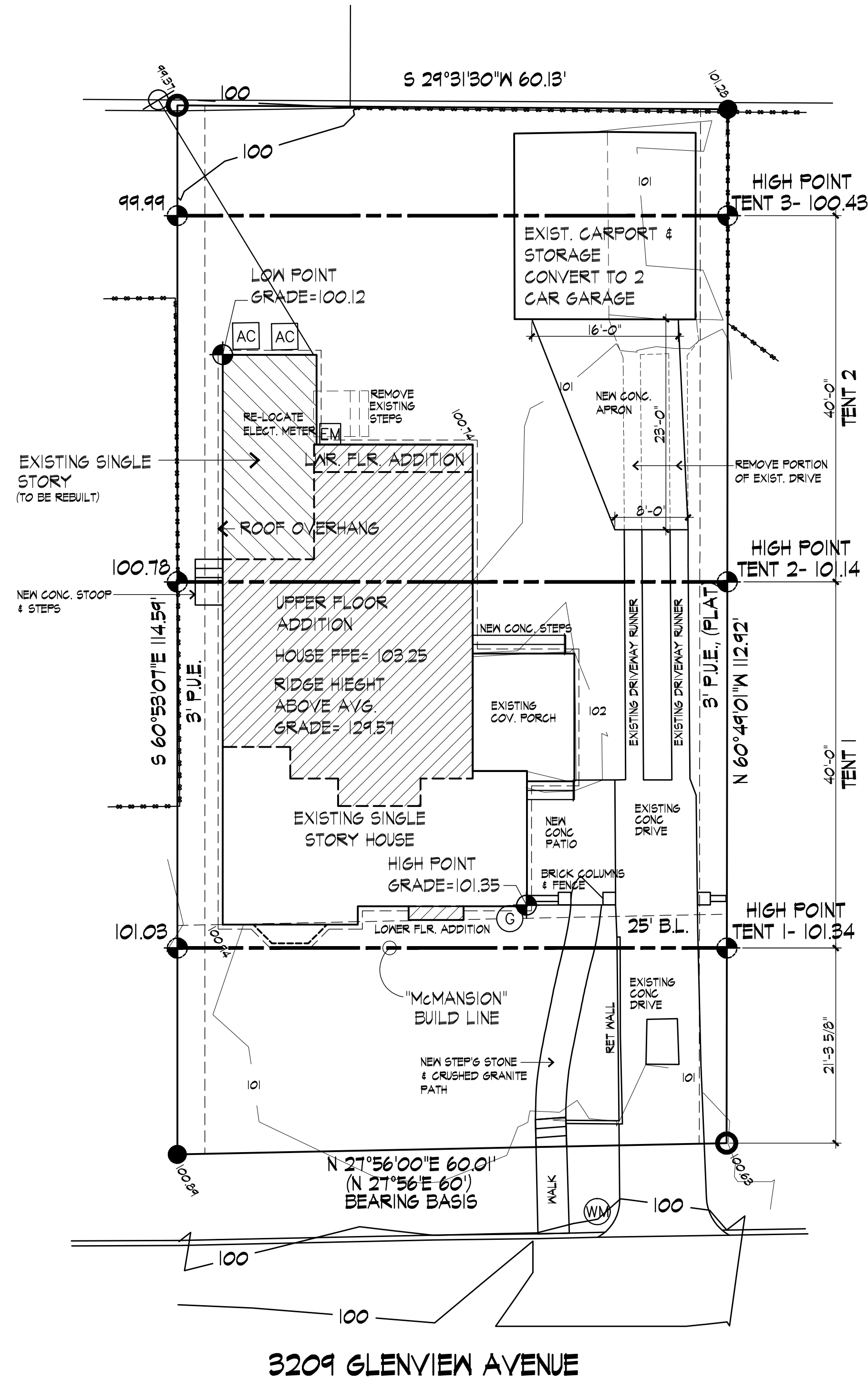
TOTAL BUILDING COV.	2155.0
DRIVENWAY	711.0
UN-COV. PATIO	132.0
SIDEWALK	10.0
NEW STOOP & STEPS	35.0
A/C PADS	18.0

TOTAL IMPERV. COVERAGE 3061.0 = 44.8%

LEGAL DESCRIPTION

BRYKER-WOODS  
SECTION D  
BLOCK 1  
LOT 9  
3209 GLENVIEW AVENUE

SITE PLAN



ADD JOB NUMBER:  
**128911**

PRELIMINARY REVIEW DATE:  
2-2-12

RELEASE DATE:

REVISIONS:

ADDITION & RENOVATION  
3209 GLENVIEW AVE

AUSTIN DESIGN GROUP  
residential designers

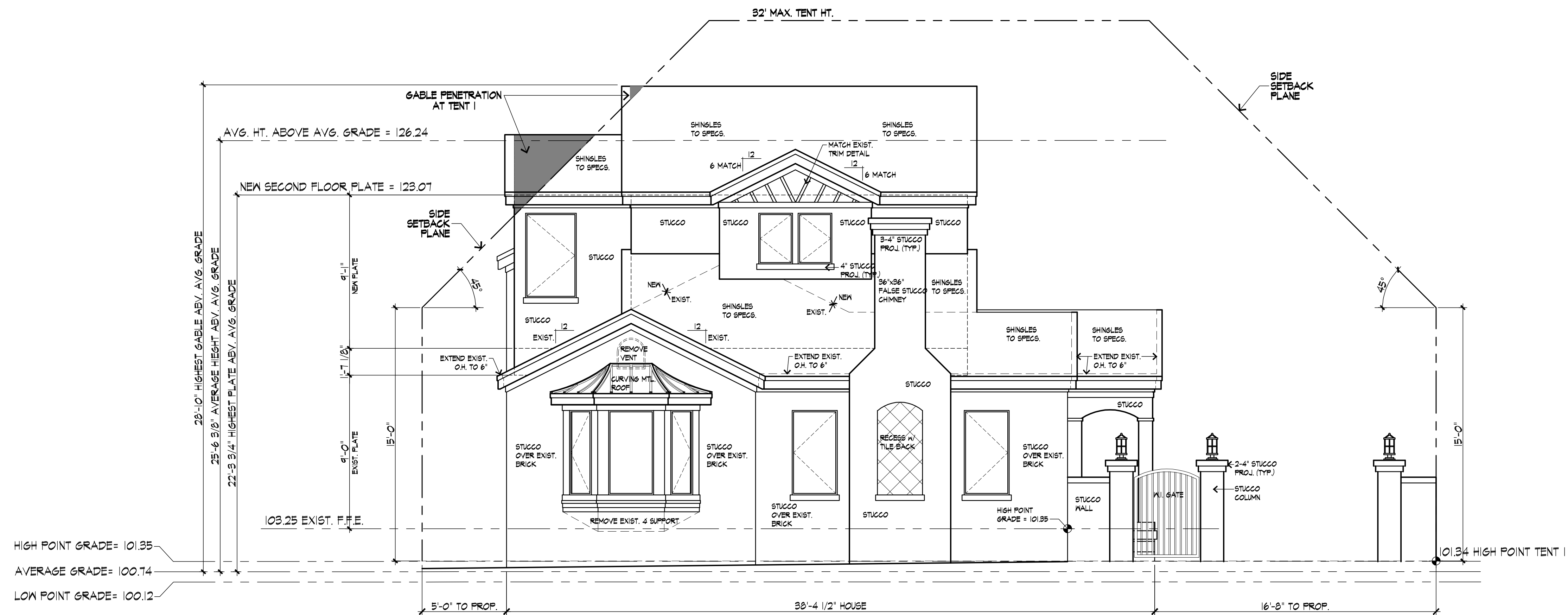
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DIRECTORY:  
STRICKLER-3209 GLENVIEW AVE  
DRAWING FILE  
128911 SITE.DWG

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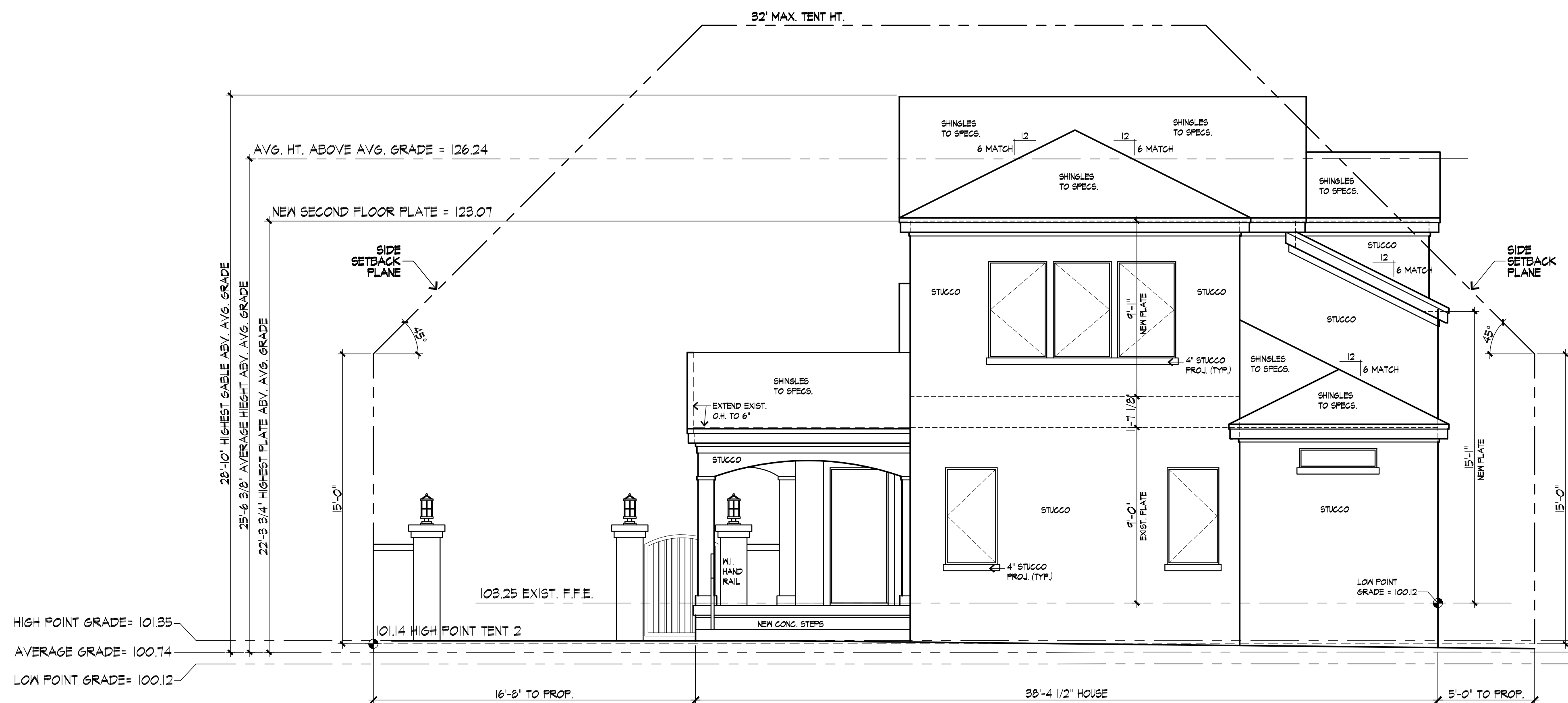


FRONT ELEVATION

NOTE: ATTIC VENTILATION TO COMPLY WITH I.R.C. BUILDING CODES  
CURRENT EDITION.

: PROVIDE EXPANSION JOINTS IN STUCCO AS REQUIRED  
TO COMPLY W/ I.R.C. BUILDING CODES

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ADD JOB NUMBER:

128911

PRELIMINARY REVIEW DATE:

2-2-12

RELEASE DATE:

REVISIONS:

ADDITION & RENOVATION  
3209 GLENVIEW AVE.

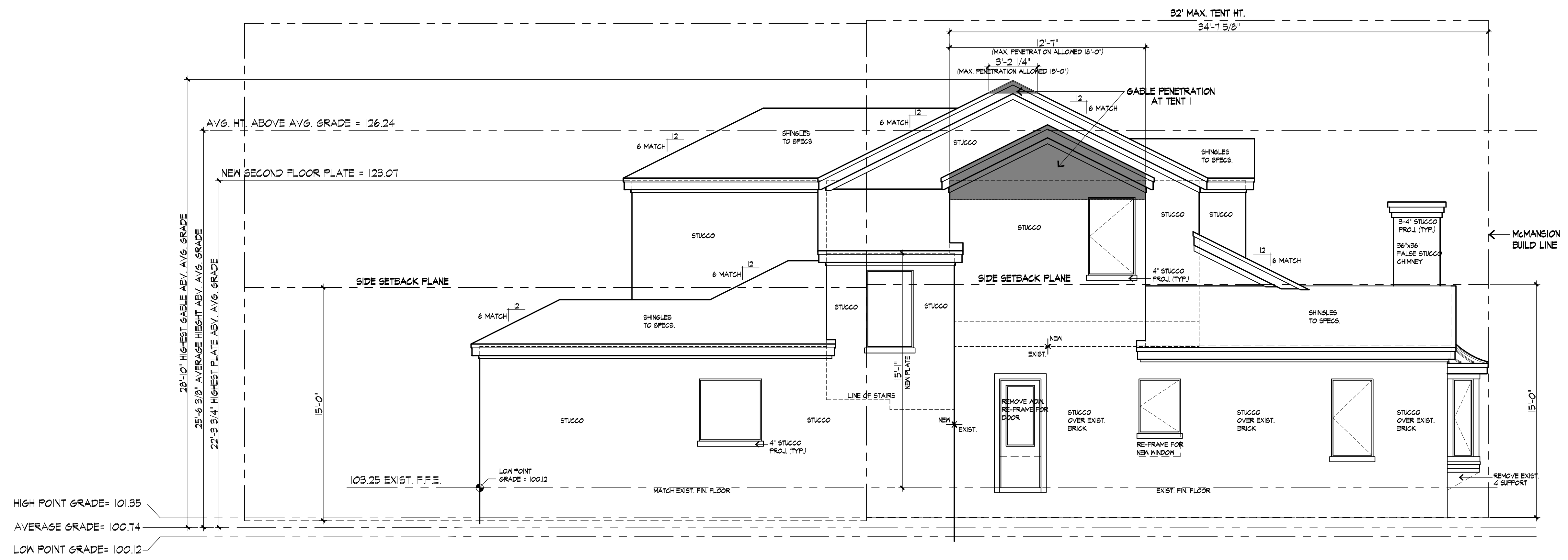
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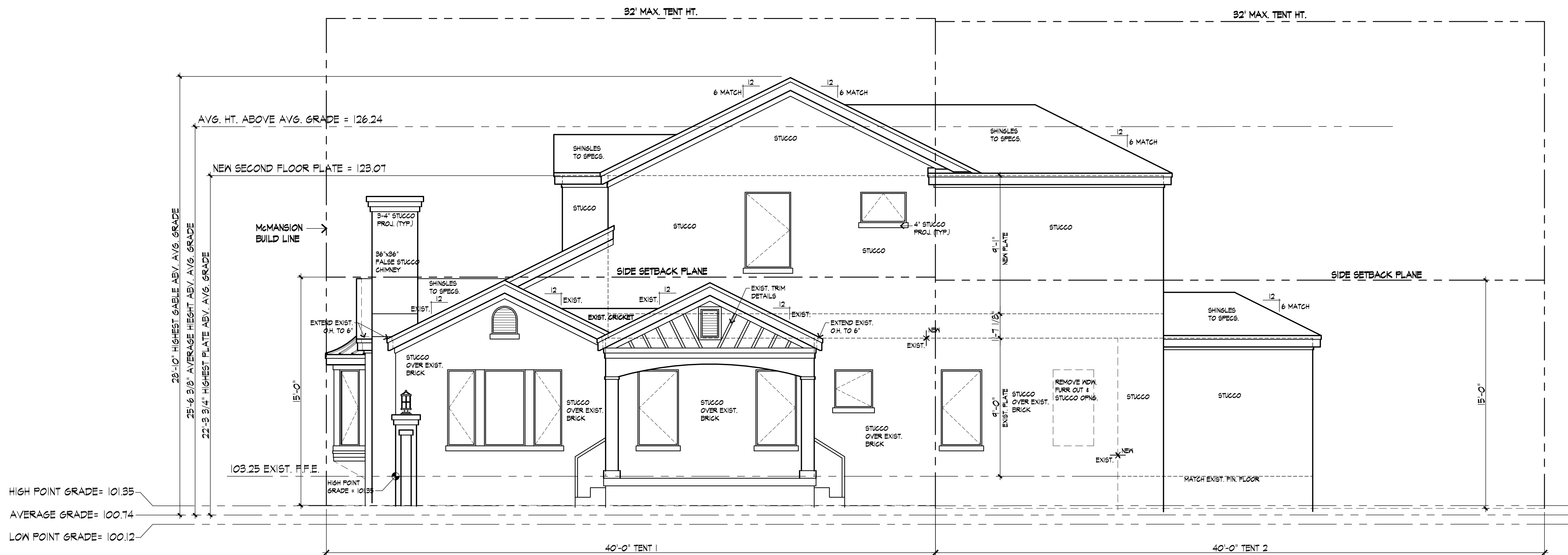
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DRAWING FILE:  
22811ELV.DWG

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LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

ADD JOB NUMBER:  
**128911**

PRELIMINARY REVIEW DATE:  
2-2-12

RELEASE DATE:

REVISIONS:

ADDITION & RENOVATION

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