

**HISTORIC LANDMARK COMMISSION
SEPTEMBER 24, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0103
Old West Austin
3308 Jefferson Street**

PROPOSAL

Demolish an existing c. 1946 contributing house.

PROJECT SPECIFICATIONS

The applicant proposes to demolish an existing 768 sq. ft., c. 1946 house that has been determined to be contributing to the Old West Austin National Register Historic District, and construct a new house, which has not yet been designed.

The house is a simple, vernacular house with a side gabled front section and rear-facing cross-gable wing behind. The peak of the cross gable wing projects above the roof ridge of the front section. There is a gabled roof over the small front porch, which is supported by two pairs of square posts. The eaves have exposed rafter ends. The windows on the façade include a single, double-hung window, and a pair of double-hung windows.

STANDARDS FOR REVIEW

The existing property is listed as contributing to the Old West Austin National Register Historic District. The Old West Austin National Register Historic District has no specific 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.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Contemporary design 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.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.

Since the demolition of the existing house will result in the total removal of a contributing property, the project as proposed does not meet the general design guidelines.

STAFF RECOMMENDATION

Release the building permit with the recommendation that the applicant reconsider demolition. If the applicant pursues demolition, require submittal of a City of Austin documentation package and Historic Landmark Commission review of the design for a new building prior to release of the permit.

PHOTOS

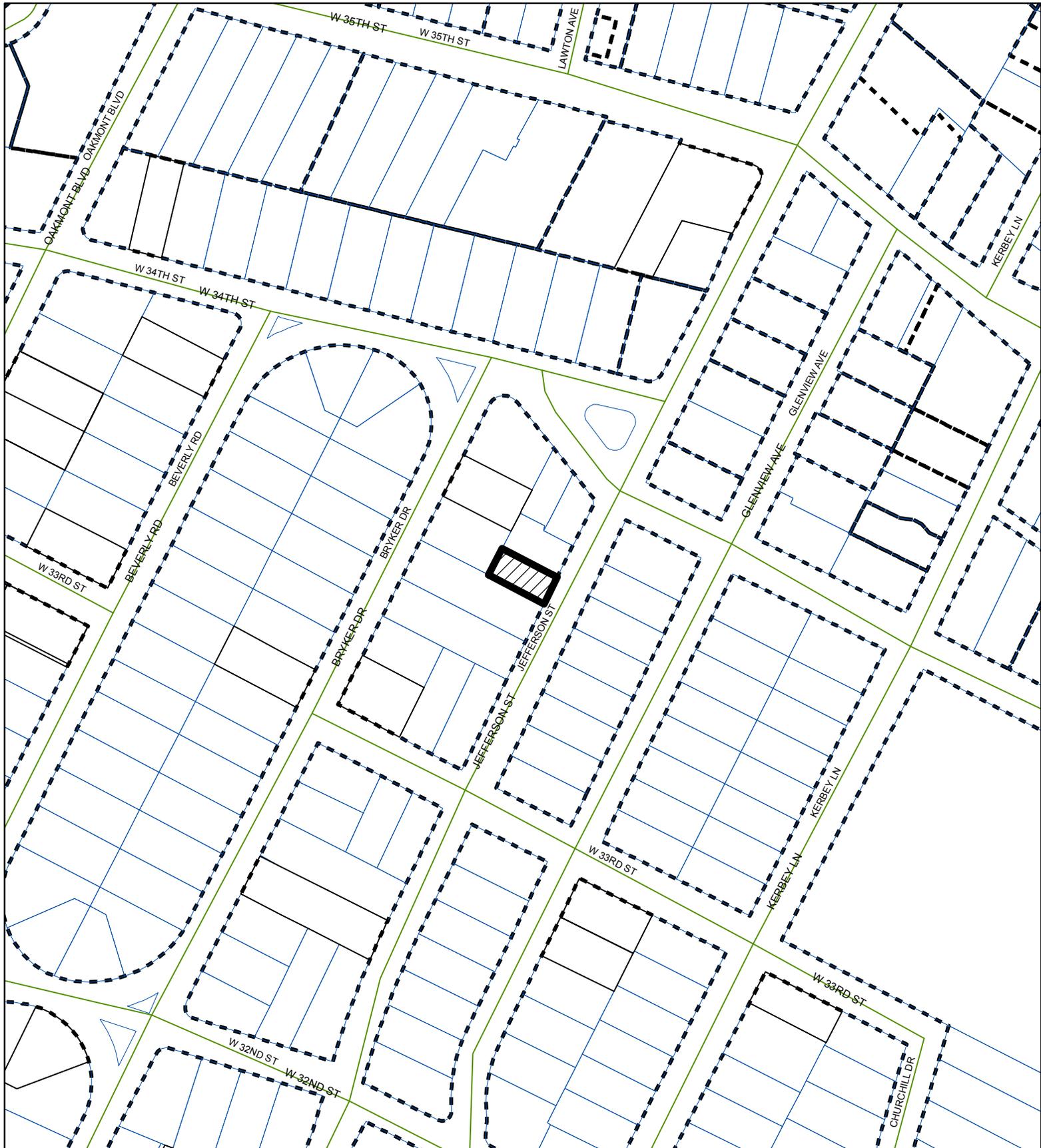


OCCUPANCY HISTORY
3308 Jefferson Street

From City Directories, Austin History Center

City of Austin Historic Preservation Office
September 2012

1972	Charles Ory Student
1968	Mrs. Ruth Neill (widow of Thomas Neill) Retired
1964	Mrs. Ruth Neill No occupation listed
1960	Mrs. Ruth Neill No occupation listed
1959	Vacant
1958	Vacant
1957	Vacant
1955	Charles M. and Maudyne W. Sloan Foreman, E.E. Steussy
1954	Vacant
1953	James and Edyce Funderburgh No occupation listed
1952	Archie D. and Mary L. Baird USAF
1949	Jack and Florence Gray Superintendent
1947	Vacant
1944-45	No address listed



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0103
 LOCATION: 3308 Jefferson Avenue



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