

**HISTORIC LANDMARK COMMISSION
NOVEMBER 26, 2012
CERTIFICATE OF APPROPRIATENESS
NRD-2012-0120
Old West Austin
3004 Funston Street**

PROPOSAL

Demolish a c. 1949 non-contributing house.

RESEARCH

The existing house was constructed c. 1949 by D & G Construction and Development Co. City Directory listings indicate George R. Spernanza a chemist with Jefferson Chemical, and his wife Jane S. Spernanza were the residents in 1952. The house was vacant in 1953, and then was purchased by William C. Matern Jr. and his wife Annie. Mr. Matern was a salesman for Standard Service Life Insurance. The Matern's rented the property in 1960 to Millard C., Stella R. and Mildred V. McWilliams, then in 1962 to Lars N. and Emily Engel. A remodel permit was pulled by Williams Matern in 1965, after which he and Annie again resided in the house. During this time City Directories indicate Mr. Matern was a public school coach and his wife was working as a secretary for the TEA Special School. The house is currently owned by the son of William and Annie Matern.

PROJECT SPECIFICATIONS

The c. 1949 residence is a 937 sq. ft., one-story house. It is an early example of mid-century, contemporary design incorporating International style elements including the very low slope roof, horizontal orientation and large windows. The house is clad in horizontal siding with limestone accents, and has windows with both steel and wood framing. Permits indicate there was originally an attached carport that may have been in-filled during the 1965 remodel.

The applicant proposes to demolish the house. The design for a replacement building has not yet been submitted for review.

STANDARDS FOR REVIEW

The existing property is non-contributing to the Old West Austin National Register Historic District. 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.

- 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.

Although the house was constructed during the period of significance for the Old West Austin National Register Historic District, the change to the façade by infilling the original carport likely resulted in the property being determined non-contributing at the time of designation. Restoring the house to a contributing status, with a compatibly scaled and designed addition, would be preferable to demolition; however the current owner has indicated that there is significant damage to the existing slab foundation due to multiple incidents of flooding, as well as termite damage to the structure.

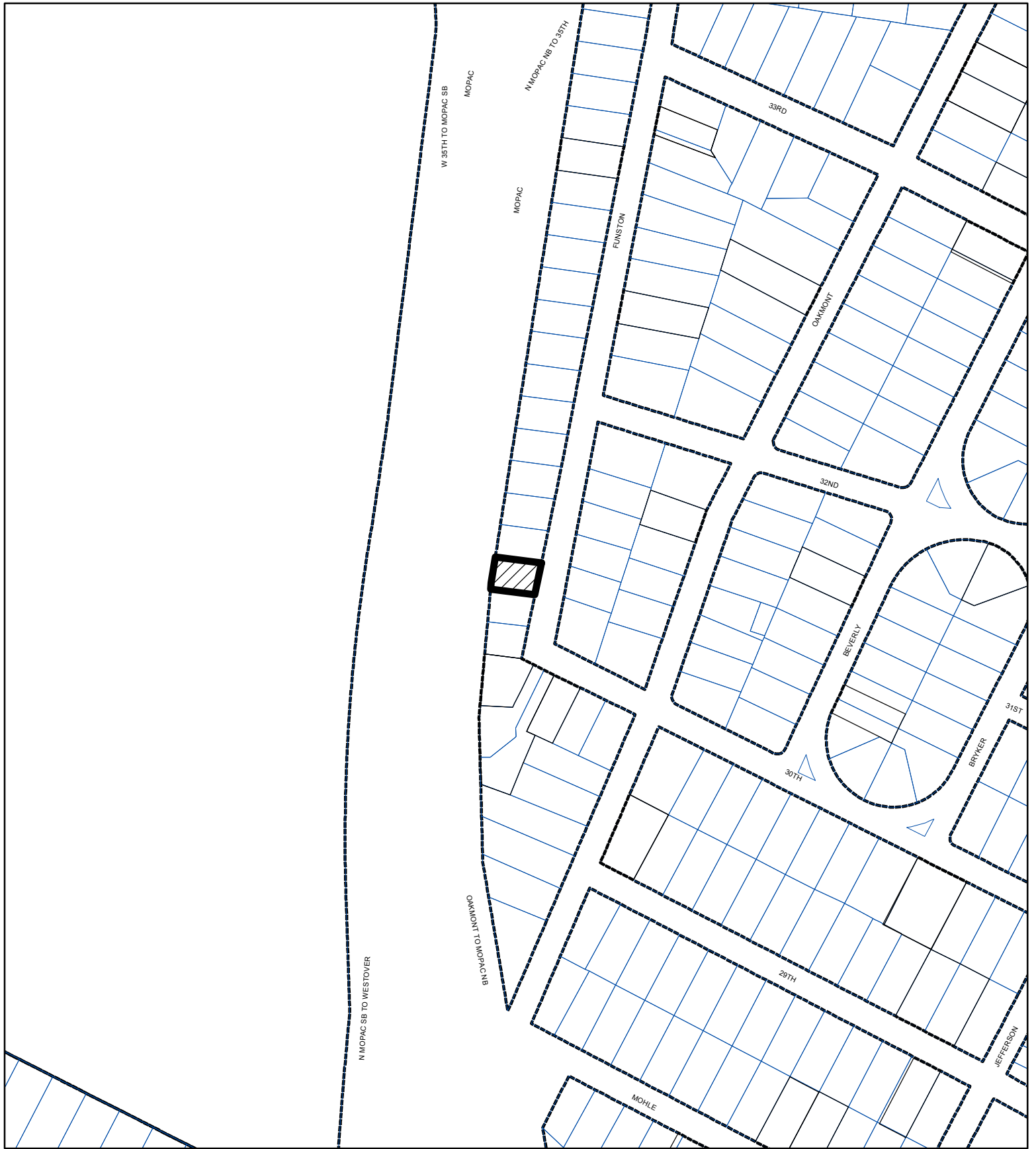
STAFF RECOMMENDATION

Recommend the applicant reconsider demolition; however release the permit after review of new construction plans and submittal of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

PHOTOS



3004 Funston Street façade



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SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0120
 LOCATION: 3004 Funston Street



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 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.

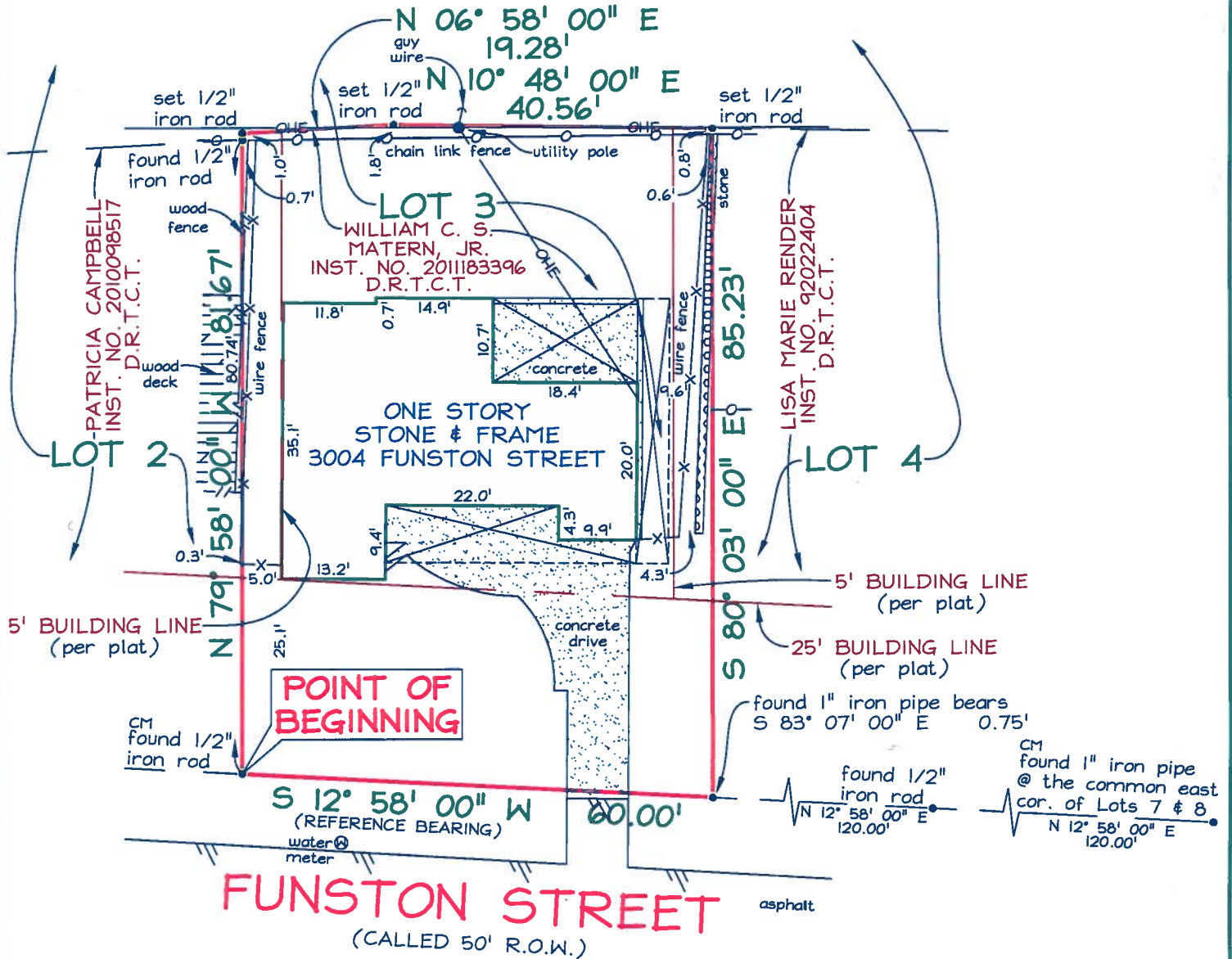


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MO-PAC BOULEVARD



NOTES:

CM = CONTROLLING MONUMENT.
BEARINGS ARE BASED ON PLAT RECORDED IN BOOK 4, PG. 317, P.R.T.C.T.
THIS PROPERTY IS SUBJECT TO ANY AND ALL PARENT PLATS, EASEMENTS,
RESTRICTIONS AND COVENANTS IN EFFECT PRIOR TO SAID PLATS, IF NOT EXTINGUISHED BY SAID
PLATS OR OTHER INSTRUMENT, AND CITY/COUNTY ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, OTHER INTERESTS MAY EXIST.



THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 3004 FUNSTON STREET, and Being more fully described on Exhibit "A" attached hereto and made a part thereof.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48453C0445 H, dated SEPTEMBER 26, 2008. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and was prepared without the requirement or benefit of a title commitment. Use of this survey for any other purpose or by any other parties shall be at their own risk and the undersigned is not responsible for any loss resulting therefrom.

DATE: _____

ACCEPTED BY: _____



DATE: 10/18/12
FIELD DATE: 10/17/12
REVISED:

TECH: MSP FIELD: MJ
JOB NO: 612-2196

