

**HISTORIC LANDMARK COMMISSION
JANUARY 27, 2014
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2014-0001
Old West Austin
3205 Beverly Road**

PROPOSAL

Demolish a contributing house.

RESEARCH

The existing house was constructed c. 1947 by Stuart Watt. Thomas and Ethel Lanford purchased the house, and Ethel continues to own the house to this day. Thomas worked in the retail auto parts business at Swearingen-Armstrong and City Auto Supply.

PROJECT SPECIFICATIONS

The existing c. 1947 house is an approximately 1,500 sq. ft. one-story Minimal Traditional house with a low-slope, side gabled roof, horizontal wood siding and 6:6, double-hung windows. The house lacks significant architectural detailing.

The applicant proposes to demolish the house and detached garage. Plans for the replacement building have not been submitted.

STANDARDS FOR REVIEW

The existing property is 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.
- 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.

Demolition of contributing house in the National Register Historic District does not meet the general guidelines. Rehabilitation of the house with a compatible addition would be preferred. If demolition is allowed, the demolition permit cannot be released until the Historic Landmark Commission has had an opportunity to review the plans for new construction.

STAFF RECOMMENDATION

Release the permit with the recommendation that the applicant consider a design that allows for the adaptive reuse of the existing house. Require review of new construction plans, as well as submittal of a City of Austin documentation package, prior to release of the demolition permit.

PHOTOS



Front Elevation



Rear Elevation



Detached Garage

OCCUPANCY HISTORY
3205 Beverly Road

From City Directories, Austin History Center

City of Austin Historic Preservation Office
January 2014

2014	Ethel Lanford, no occupation listed
2007	Thomas W. Lanford no occupation listed & Ethel Lanford no occupation listed
1984-85	Thomas W. Lanford, retired & Ethel Lanford, no occupation listed
1980	Thomas W. Lanford, City Auto Supply & Ethel Lanford, no occupation listed
1955	Thomas W. Lanford, Asst. Parts Manager, Swearingen Armstrong & Ethel Lanford, no occupation listed
1949	Thomas W. Lanford, Swearingen Armstrong & Ethel Lanford, no occupation listed
1948	No City Directory available
1947	No listing for 3205 Beverly Road Note: Thomas and Ethel Lanford listed at 1818b W. 38 th Avenue

Stuart Watt

3205 Beverly Road

208

13

4

Brykerwoods "E"

Frame residence and garage

33507 4-11-47

\$6000.00

Frank Sefcik

5

Building Permit 1947

Thomas W. Lanford

3205 Beverly Road

208

13

4

Brykerwoods "E"

Frame and screened porch addition to
rear of residence.

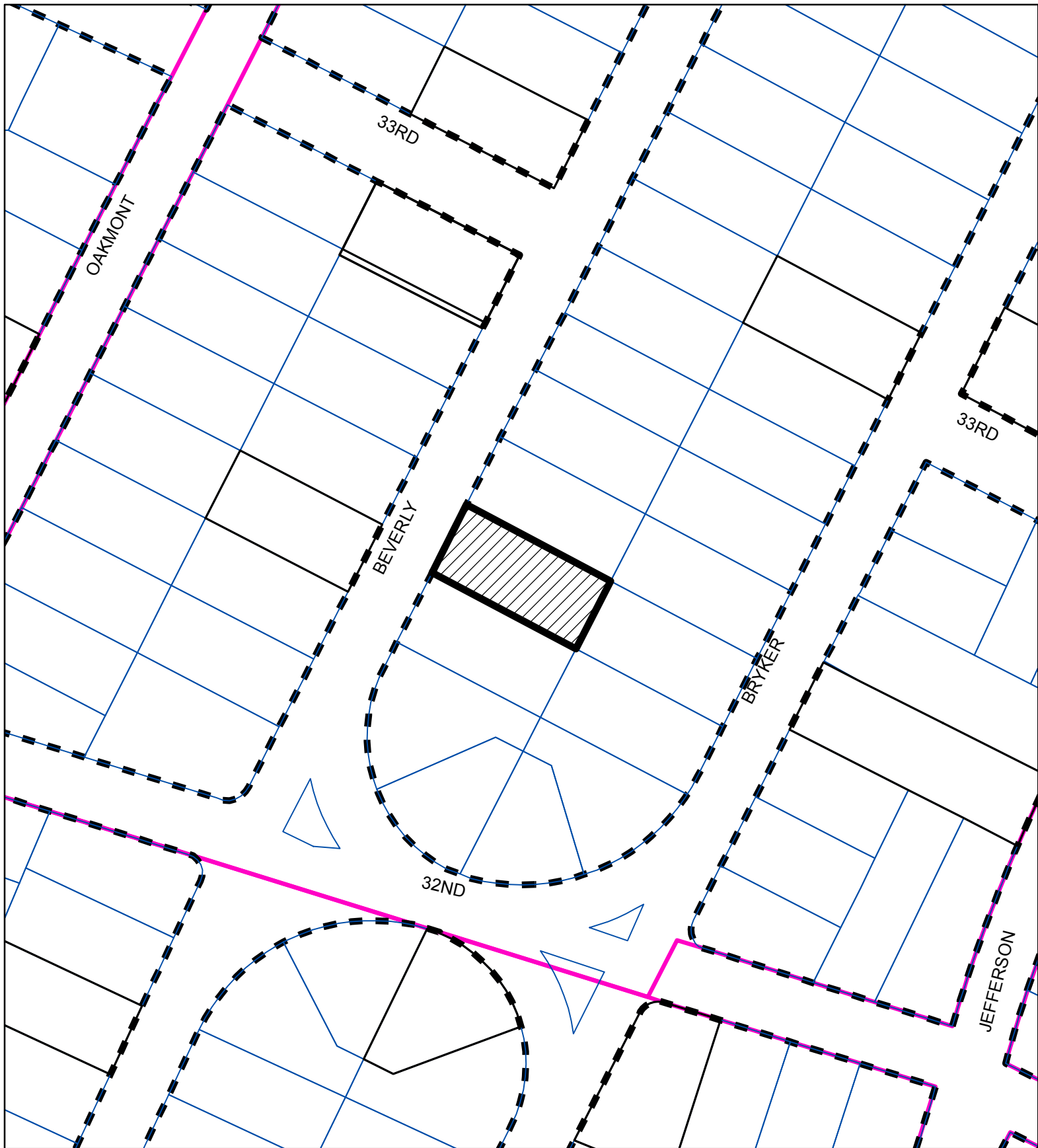
55020 9-25-53

\$1500.00

Day labor

1

Building Permit - screened addition 1953



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2014-0001
LOCATION: 3205 Beverly Road



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.