

**HISTORIC LANDMARK COMMISSION**  
**APRIL 28, 2014**  
**NATIONAL REGISTER HISTORIC DISTRICT**  
**NRD-2014-0013**  
**Old West Austin**  
**3006 Glenview Avenue**

**PROPOSAL**

---

Demolish a ca. 1938 house and construct a two-and-a-half story house in its place.

**RESEARCH**

---

The existing house was constructed c. 1938 by Coleman Gay. Jason and Hallie Barton were tenants from approximately 1939 to 1940, after which Martin and Dora McBride and then Eugene and Jeanette Guthrie resided there for short durations. Starting in 1952 Leslie and Inez Keaton purchased the home. The Keatons came to Austin in 1952 from Commerce, TX after Leslie Keaton had retired from East Texas State University. Leslie worked for the City Tax Assessor and Collector's office for a few years before retiring completely. He died March 27, 1972. Inez continued to live at 3006 Glenview Avenue until 1975.

**PROJECT SPECIFICATIONS**

---

The applicant proposes to demolish the existing ca 1938 one-story, side-gabled, frame, minimal-traditional-styled house and construct a two-and-a-half story frame house. The proposed house will be front-gabled, rectangular-plan, with hardi-plank siding, a two-story hipped-roof independent porch on round columns and with wood railings, a symmetrical composition with a central entry with a wood paneled door and transom, and 6:6 Colonial Revival-styled vinyl windows, with a smaller, 2:2 vinyl window in the tympanum of the front gable; a one-story shed-roofed hardi-plank-sided addition will be to the right of the main block of the house, and the rear of the house will also have a one-story section matching the siding and windows of the main house with a wood-framed boxed chimney. The house will have a composition shingle roof. Behind the house will be a detached one-and-a-half-story cross-gabled frame garage with hardi-plank siding matching that of the main house.

**STANDARDS FOR REVIEW**

---

The existing property is contributing to the Old West Austin National Register Historic District. Applicable general design review guidelines state:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- 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 such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

**STAFF RECOMMENDATION**

---

Recommend that the applicant consider a design more compatible with the character of the Historic District, which is principally an area of one-story wood frame houses. The proposed design has very traditional elements, but not for a 1930s-1940s neighborhood like

Bryker Woods. The proposed design is more akin to a Queen Anne-style house of the 1890s than to the existing contributing houses in the Bryker Woods area, and should better reflect the surrounding architecture.

Staff further recommends that the applicant re-consider the use of vinyl windows and a boxed chimney in whatever design they choose. Vinyl windows have been shown to have a significantly shorter useful life than wood-frame or aluminum-clad windows; the boxed chimney is not compatible with the existing contributing houses in the neighborhood nor with the neo-Queen Anne style of the proposed house.

PHOTOS

---



3006 Glenview Avenue (ca. 1938)

OCCUPANCY HISTORY  
3006 Glenview Avenue

From City Directories, Austin History Center

City of Austin Historic Preservation Office  
January 2014

1976	No listing for Inez Keaton
1975	Inez Keaton, owner. Retired (widow of Leslie D. Keaton)
1972	Inez Keaton, owner. Retired (widow of Leslie D. Keaton)
1970	Leslie D. Keaton, owner. Retired & Inez T. Keaton, no occupation listed.
1968	Leslie D. Keaton, owner. Retired & Inez T. Keaton, no occupation listed.
1966	Leslie D. Keaton, owner. Retired & Inez T. Keaton, no occupation listed.
1964	Leslie D. Keaton, owner. Retired & Inez T. Keaton, no occupation listed.
1962	Leslie D. Keaton, owner. No occupation listed. & Inez T. Keaton, no occupation listed.
1960	Leslie D. Keaton, owner. No occupation listed. & Inez T. Keaton, no occupation listed.
1958	Leslie D. Keaton, owner. No occupation listed. & Inez T. Keaton, no occupation listed.
1955	Leslie D. Keaton, owner. Employee, City Tax Assessor & Collector & Inez T. Keaton, no occupation listed.
1953	Leslie D. Keaton, owner. Draftsman, City Tax Assessor & Collector & Inez T. Keaton, no occupation listed.
1952	Leslie D. Keaton, owner. Vocational Director. & Inez T. Keaton, no occupation listed.
1949	Vacant Note: No listing for Leslie and Inez Keaton

- 1947 Eugene B. Guthrie, owner. Fiscal Officer, State Unemployment Compension Commission.  
& Jeanette Guthrie, no occupation listed.
- 1944-45 Martin McBride, not listed as owner. Veterinary Physician and Surgeon.  
& Dora T. McBride +1. Austin Veterinary Hospital.
- 1942 Jason T. Barton, not listed as owner. Finance Manager, State Highway Planning Survey.  
& Hallie O. Barton, no occupation listed.
- 1940 Jason T. Barton, not listed as owner. Finance Manager, State Department.  
& Hallie O. Barton, no occupation listed.
- 1939 Jason T. Barton, not listed as owner. Division Manager, State Highway Planning Survey.  
& Hallie O. Barton, no occupation listed.
- 1937 No listing for 3006 Glenview Avenue.

Note: Jason and Hallie Barton listed at 806 W. 34<sup>th</sup> Street.

#### LESLIE D. KEATON

Leslie D. Keaton, 3006 Glenview, died in a local hospital Monday. Keaton was a professor at East Texas State University at Commerce for many years before his retirement in 1953. He had been a resident of Austin since his retirement and a member of the University Baptist Church.

He is survived by his wife, Mrs. Inez T. Keaton; a daughter, Mrs. Peggy Curtice of San Antonio; and two grandsons.

Graveside services will be 10 a.m. Wednesday at Austin Memorial Park, Dr. Bill Glover officiating; services are under the direction of the Weed-Corley Funeral Home.

Memorial contributions may be made to Father Flanagan's Boys' Home at Boys Town, Neb.

#### MRS. RUTH GRAEBNER

Mrs. Ruth Graebner, 54, of

Leslie D. Keaton Obituary, Austin American Statesman, March 28, 1972.

Connect ~~Charge~~ \$ # 342

N 14647A

## Application for Sewer Connection.

Austin, Texas, 7/28 1938

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 Mrs. Coleman Gray  
at 3006 Glenview Street,  
further described as lot 3, block 7, outlet \_\_\_\_\_,  
subdivision Bykerwood B, division \_\_\_\_\_, plat 61,  
which is to be used as a Res

In this place there are to be installed 4 fixtures.I agree to pay the City Sewer Department the regular ordinance  
charge.

2-DEEP Respectfully,

AT-PL

Jno Waltinger  
Bar

Stub Out

Connected 9-19 1938Size of Main 6 inches.Size of Service 4 inches.4 Feet Deep in ST

Feet From Property Line

27 Feet from Curb LineInspected by BoatrightConnection made by Huh
Con 8-  
S of N  
PL  
h. 12 37

1938 Sewer Connection Permit