

HISTORIC LANDMARK COMMISSION
 PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
 SEPTEMBER 25, 2017
 NRD-2017-0065
 3304 Kerbey Lane
 Old West Austin Historic District

PROPOSAL

Construct a second-story addition, rear addition, and rear porch on a 1947 house.

ARCHITECTURE

1-story, rectangular-plan, side-gabled frame house constructed in the Minimal Traditional style with wood shiplap siding, 6-over-6 double-hung wood-sash windows, and decorative board-and-batten siding and vents in front and side gable ends. The house appears to retain a high degree of integrity.

RESEARCH

The house was built in 1947. By 1949, Tom and Marjorie Gillespie had moved in. They would stay until at least 2001. Tom worked as a fingerprint expert for the State Department of Public Safety for decades.

HISTORIC EVALUATION

The house is a contributing building to the Old West Austin National Register Historic District. This section evaluates the house for potential designation as a locally designated historic landmark.

Designation Criteria—Historic Landmark

- 1) The house is more than 50 years old, having been constructed in 1947.
- 2) The building retains a high degree of integrity.
- 3) The house must meet two historic designation criteria for landmark designation. The property does not appear to demonstrate significance according to any of the historic designation criteria listed in the City of Austin Land Development Code (Section 25-2-352):
 - a. **Architecture.** The house is built in a Minimal Traditional style. It does not appear to be architecturally significant.
 - b. **Historical association.** The house was occupied by one family, Tom and Marjorie Gillespie, from ca. 1949 until at least 2001. There do not appear to be significant historical associations.
 - c. **Archaeology.** The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. **Community value.** The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, Old West Austin, or a particular group.
 - e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

This house does not appear to meet the criteria for designation as a historic landmark.

PROJECT SPECIFICATIONS

The proposed project has four parts:

- 1) Replacement of the siding on the original house with shiplap hardiplank or wood siding with dimensions to match existing. The decorative board-and-batten siding in the south-facing gable end will be replaced by horizontal shiplap hardiplank siding.
- 2) A second-story addition covering most of the existing house. The addition is set back 4'6" from the primary façade, with an additional setback of 6'7" over the north bay. It will be clad in shiplap hardiplank or wood siding with dimensions to match existing. It is capped by a hipped roof with a front-facing gable covered in composite shingles. Fenestration will consist of 6-over-6 double-hung clad-wood windows and awning windows. The gable on the north (side) elevation will be removed for the addition, and the size of two window openings on that elevation will be decreased and existing windows replaced with new. Five existing windows will be reused on the front and rear elevations in the new second story. Proposed ornamentation includes flared bargeboards at the front gable end.
- 3) A rear addition with a footprint of 294 square feet. The addition will be clad in shiplap hardiplank or wood siding with dimensions to match existing. It is capped by a hipped roof covered in composite shingles. A partially-glazed wood door leads to a screened porch, while a fully-glazed wood door with sidelights leads to the new covered porch.
- 4) A new covered porch at the rear with a footprint of 154 square feet. The porch includes a screened area and an unscreened area and features wood posts supporting a hipped roof covered in composite shingles.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation were used to evaluate this project. Applicable standards include:

1. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed project replaces the existing siding and decorative board-and-batten siding on the south gable of the original house.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Preserve historic materials, features, and spatial relationships: The primary façade of the historic house will remain intact but for new siding. The proposed second-story addition significantly alters the massing of the existing one-story house, particularly in the addition's minimal setback from the primary façade and the positioning of the structural bays. A setback of at least 15' from the front façade is typically recommended.

Ensure new work is differentiated and compatible: The proposed additions are designed in a vernacular style, with simplified ornamentation referencing the existing house. The scale of the addition is largely compatible with the historic house, with floor heights and

window proportions matching existing. The size of the new front gable end visually competes with the original front gable end.

Protect integrity: The addition will substantially change the design and feeling of the historic house and moderately change the existing materials. These changes will cause the existing building to lose its historic integrity.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed additions would be difficult to remove. However, if they were removed, the essential form of the historic house would remain. The rear wall would need to be rebuilt, but it is not a prominent feature of the house.

The proposed project does not fully comply with the Secretary's Standards for Rehabilitation.

COMMITTEE RECOMMENDATION

The committee recommended the following change to the original plans:

- Use horizontal siding in the new second-story gable end to differentiate it from the existing gable ends

Committee members also encouraged the applicant to consider a larger setback for the second-story addition.

The applicant has revised the plans to reflect the formal recommendations of the committee, as bulleted above.

STAFF RECOMMENDATION

Staff is not able to recommend approval on consent, as the proposed project does not comply with the Secretary's Standards. Staff recommends that the Commission decide whether to issue comments on the application or postpone it and encourage the applicant to submit a design that better preserves the character of the historic house.

LOCATION MAP



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2017-0065
LOCATION: 3304 Kerbey Lane



1" = 199'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PROPERTY INFORMATION

Photo



East (primary) façade of 3304 Kerbey Lane



South elevation

Building Permits

C. A. Hyltin 75	43' of 13 & 9' of 14 1	3304 Kerbey Lane
Woods Addition		
Frame residence and garage		
35174 9-13-47		\$6300.00
Walker & Son		

Building permit for 3304 Kerbey Lane, 9/13/1947. Issued to C. A. Hyltin.

WATER SERVICE PERMIT		No. <i>B</i> 4153
Austin, Texas		
Received of <i>W. T. WALKER & SONS</i>	Date <i>9-16-47</i>	
Address <i>3304 KIRBY LANE</i>		
Amount <i>TWENTY AND NO/100 \$20.00</i>		
Plumber <i>T. H. BASEY</i>	Size of Tap <i>3/4"</i>	
Date of Connection <i>9-22-47</i>		
Size of Tap Made <i>3/4"</i>		
Size Service Made <i>3/4"</i>		
Size Main Tapped <i>8"</i>		
From Front Prop. Line to Curb Cock <i>7.5'</i>		
From <i>S</i> - Prop. Line to Curb Cock <i>21'</i>		
Location of Meter <i>CURB</i>		
Type of Box <i>LOUC</i>		
Depth of Main in St. <i>3'</i>		
Depth of Service Line <i>2'</i>		
From Curb Cock to Tap on Main <i>5'</i>		
Checked by Engr. Dept. <i>R.H.H. 10/8/47</i>		

No. Fittings	Size
1 Curb Cock	5/8"
1 Elbow	3/4"
1 St. Elbow	3/4" S.L. CO. R.
1 Bushing	3/4" CO. R.
1 Reducer	2" to 3/4" CO. R.
1 Pipe	2" to 3/4" CO. R.
1 Lead Comp.	
1 Nipples	
1 Union	
1 Plug	
1 Tee	1/2"
1 Stop	1/2"
1 Box	LOUC
1 Lid	
1 Valves	
Job No. <i>W 323-502</i>	
Req. No. <i>W 323-502</i>	

Water service permit, 9/16/1947. Issued to W. T. Walker & Sons.

Rec. pt No. 8436 Application for Sewer Connection N^o 22954

Austin, Texas, 9-17-47

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by W. J. Walker at 3304 Wesley Ave Street, further described as Lot 1387.114 Block 1 Outlot 1 Division 1 subdivision 1 Plat 15, which is to be used as a Res.

In this place there are to be installed 5 fixtures. Plumbing Permit No. 26915

I agree to pay the City of Austin, the regular ordinance charge. 10-4-47

Depth at Prop. Line 3'-5" at manhole Respectfully,

W. J. Walker
Connected 6'-5" of N.L.L. W. J. Walker
(Location)

Date 11-12-47

By W. J. Walker

NOTE: Connection Instruction manhole 2.5' S. of N.L.L.

Sewer connection permit, 9/17/1947. Issued to W. T. Walker.

Occupancy History

Ca. 1949 – ca. 2001 Tom and Marjorie Gillespie (Jr.)
Fingerprint expert, State Department of Public Safety