

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MARCH 26, 2018
 NRD-2018-0007
 3108 Glenview Avenue
 Old West Austin Historic District

PROPOSAL

Construct a new front porch, a second-story front addition, and two ground-floor additions at the side and rear; and replace all windows and siding.

BUILDING DESCRIPTION

3108 Glenview Avenue has an irregular-shaped plan and is capped by a combination hipped roof covered in asphalt shingles. It is clad in clapboard and shiplap wood siding and features double-hung wood-sash windows and a paneled wood door. Ornamentation includes a wood belt course below the second-story windows.

The building was constructed in 1938 as a two-story wood-frame house with a one-story portion at the front. The original roof form was composed of two hipped roofs over the two-story portion, with a subordinate hipped roof on the one-story portion (see 1940 aerial view in the Property Information section). In 1962, a two-story rear addition was constructed that held an apartment facing onto W. 32nd Street; the siding was likely replaced at this time, and the windows may have been replaced as well. The addition also changed the roof form, with the rear hipped roof transformed into a combination hipped roof with multiple ridgelines, none of which reflect the original.

Today, the house reads as a combination of multiple additions. However, the front two-story portion and front side one-story portion retain their original rooflines, massing, and relationship to the street. The door surround is not original.

2108 Glenview Avenue is a contributing property in the Old West Austin Historic District.

PROJECT SPECIFICATIONS

The proposed project has six components:

1. Construct a new partial-width front porch. The proposed porch is 8' deep, has a hipped roof, and is supported by wood posts.
2. Construct a second-story addition at the (front right) corner. The proposed addition is set back 1' from the primary façade, clad in hardiplank siding to match the existing siding, and has clad-wood single-hung windows. The area of the addition is 136 square feet.
3. Construct a rear ground-floor addition. The proposed addition is clad in hardiplank siding to match the existing siding, with half-height brick veneer on the rear elevation and clad-wood windows. The footprint of the addition is 60 feet.
4. Construct a screened porch on the rear (west) portion of the south elevation. The proposed porch is set back 41'9" from the primary façade and capped by a gable roof. The porch incorporates an existing brick wall as its street-facing wall and features a brick chimney. The footprint of the porch is 324 square feet.
5. Replace all wood-sash windows with double-hung and awning clad-wood windows. The window openings on the second floor are proposed to be enlarged and the belt course proposed to be lowered.

6. Replace all siding with hardiplank siding of the same dimensions.

STANDARDS FOR REVIEW

The Old West Austin Neighborhood Design Guidelines applicable to this project include:

- *1.1.1. Promote additions that reflect both the period of the addition and preserve the integrity of original structures.*
The proposed additions are designed in a minimal traditional style. They are identical to the existing building in materials and design elements.
- *1.2. Maintain consistent mass and scale*
The front porch and second-story front addition significantly alter the mass of the building from the street. The proposed side and rear additions are in keeping with the mass and scale of the existing building.

The proposed project partially complies with the Old West Austin Neighborhood Design Guidelines.

The Secretary of the Interior's Standards for Rehabilitation also are used to evaluate projects in National Register historic districts. The following standards apply to this project:

2. *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 second-story front addition will change the character of the original house, extending the original two-story portion and largely obscuring the original one-story portion. The front porch will also change the character of the house and its spatial relationship with the street. The rear additions and siding replacement will not impact the property's historic character.
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
The dimensions of the replacement siding will match existing siding. The second-story replacement windows will be larger than the existing windows.
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.*
The second-story front addition will require the removal of existing wood siding and a side-elevation window; as noted above, it will impact the spatial relationship of the original house's two-story and one-story portions and—because it will be clad in identical replacement siding—will not be differentiated from the historic portions of the house. No adverse impact is anticipated from the side and rear additions: the rear addition will be attached to the wall of the 1962 addition, while the screened

porch side addition will be attached to the existing south wall. The second-story addition will include a smaller window than the existing window openings.

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 second-story addition could be removed, but the roof would need to be reconstructed and the existing window opening reframed. The rear and side additions could be removed without significant harm to the existing building.

The proposed project does not comply with the Secretary's Standards. The side and rear additions are compatible with the building, but the front porch, second-story front addition, and change in second-story window sizes change the historic character of the original part of the house and are not differentiated as new.

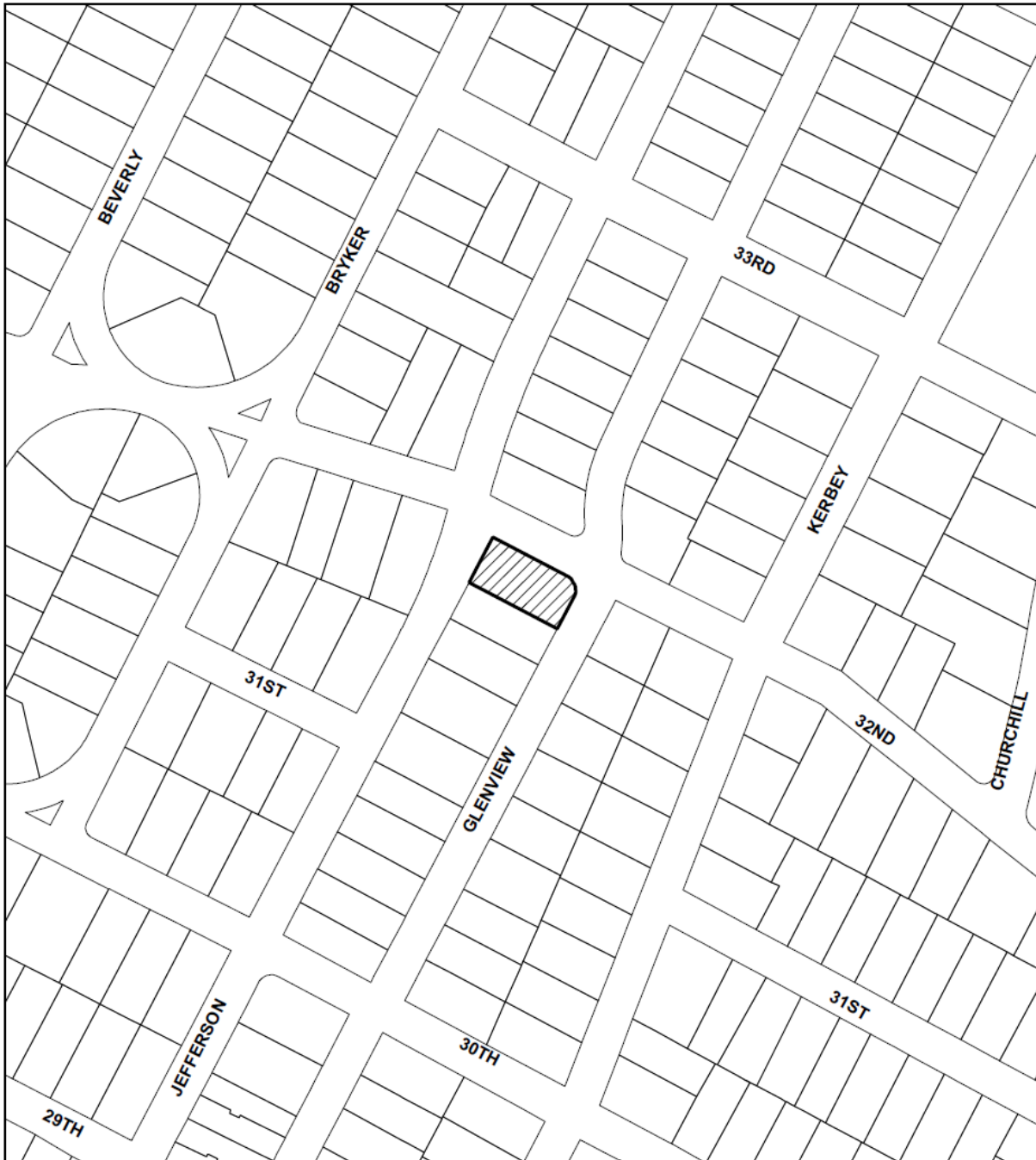
COMMITTEE RECOMMENDATION

Approve the plans. Committee members felt that the proposed changes were acceptable given previous alterations.

STAFF RECOMMENDATION

Encourage the applicant to reconsider the changes to the primary façade: the new front porch, second-story front addition, and change in window sizes. Staff does not recommend these changes. The proposed siding replacement and side and rear additions will not adversely affect the historic character of the house.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 167'

NOTIFICATIONS

CASE#: NRD-2018-0007
3108 GLENVIEW AVENUE



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.

A two-story house with light beige horizontal siding and a dark grey shingled roof. The house features a green front door with a small stoop, flanked by two windows. To the left of the door, the address number '3108' is visible. The second floor has several windows, including a large one with a white curtain. The house is surrounded by a lawn with fallen brown leaves and several green bushes. A green real estate sign for 'SILVER & SONS REAL ESTATE' is in the yard. Bare trees are visible in the background.

Building Permits

W.C.& E.G.Armstrong 3108 Glenview Ave.
N.59' of
- 7 8 -

Brykerwoods B

2 sty. frame residence & garage integral

241n - 9/14/38

Building permit issued to W. C. and E. G. Armstrong for a two-story wood-frame residence, 9/14/1938.

Dr. Kreisle, Jr. 3108 Glenview Ave.
 61 No. 74' of 8 7
 Brykerwoods

2 Story Frame Addn. to Res. & Remodel Residence

83171 3-15-62 17,000.00

C. T. Schneider 3

RESIDENCE

Sheetrock house, Build Spiral Staircase, Build sun screen over patio & General Remodel of Residence

Building permit issued to Dr. Kreisle, Jr. for a remodeling project, 3/15/1962.

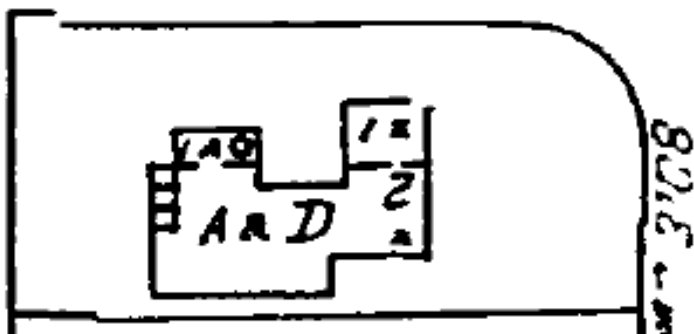
ADDRESS: 3108 Glenview Ave				PERMIT 83171		PLAT 61	
LOT: 71.74' of 8				BLOCK 7		SUB.	
				OUTLOT		Brykerwoods	
FIRE ZONE 3		USE DIST: A 1		OCCUPANCY: Add to Res. + remodel			
LAYOUT		FRAMING		FINAL		ROOF OVERHANG	
3/19/62	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	7/18/62	PRINC. BLDG.	ACC. BLDG.
FOUNDATION		FLOOR JOIST SIZE & O.C.		NECESSARY BLDG. CONN.		ACC. BLDG.	
FR. SETBACK		CEILING JOIST SIZE & O.C.		ROOM VENTILATION		PAVED PARKING	
TOTAL & MIN. SIDE YD.		STUD SIZE & O.C.		STAIRS REQ. & NO.			
SIDE STREET YARD		MASONRY WALL		ATTIC FIRE STOPS REQ.			
OWNER: Dr. Kreisle				CONTRACTOR: C.T. Schneider			
$3 \times 18 \times 8 \times 18 = 1085 = \$5000 \text{ remodel} - 2000 \text{ addition}$							
$3 \times 18 \times 8 \times 18 = 198 \text{ (change 180 ft)}$							

Permit from remodeling project, 7/18/1962.

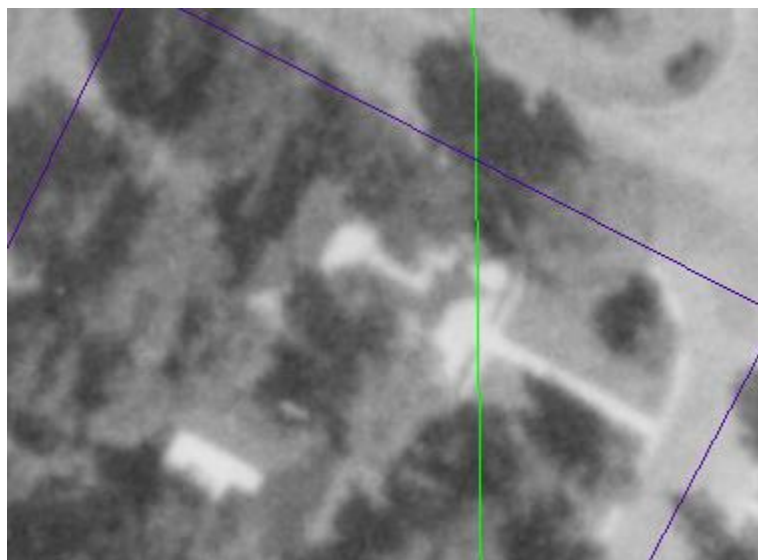
Maps and Aerial Photos



1940 aerial view of 3108 Glenview Avenue.



Detail from 1962 Sanborn Fire Insurance Map showing a two-story house with a rear apartment and garage.



1965 aerial view showing a more complex roofline. The original front two-story and one-story portions appear to remain intact.