

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MAY 20, 2016
NRD-2019-0034
3106 HARRIS BOULEVARD
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Construct a two-story addition to a ca. 1951 house.

ARCHITECTURE

One-story Ranchette with a hipped metal roof, horizontal board siding, paired 1:1 windows, a partial-width covered porch, and a large picture window at the façade.

PROJECT SPECIFICATIONS

The following alterations are proposed:

- 1) Construction of a second-story addition atop the existing house and flush with the primary facade. The addition will have horizontal lap siding, a hipped metal roof, and single-hung, double-hung, and casement fiberglass windows.
- 2) Replacement of existing casement windows and garage door with casement fiberglass windows and fully glazed door at north elevation.
- 3) Removal and replacement of existing paired double-hung windows at the south elevation with same windows, addition of a double-hung fiberglass window at the south elevation, and addition of single-hung fiberglass windows at the south elevation.
- 4) Construction of a 33 square-foot addition on the south side of the house. The addition will have horizontal lap siding, a metal hipped roof, and fiberglass windows, and will not be visible from the street.

RESEARCH

The house was built by Bryker Woods developer Jack Birge around 1951. Its primary occupant was Annie Mae Cleveland, widow of local businessman and fellow schoolteacher Austin Pickens Cleveland. Mrs. Cleveland lived in the home until her death in 1975.

STANDARDS FOR REVIEW

The property is contributing to the Old West Austin National Register Historic District. It does not appear to qualify for designation as a historic landmark.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain a moderate degree of integrity. Several large additions have been added to the rear of the building, visible from the secondary streetscape.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code (Section 25-2-352). The property does not appear to meet any criteria.
 - a. **Architecture.** The house is built in the Ranchette style. It does not appear to be architecturally significant.
 - b. **Historical association.** Annie Mae Cleveland lived in the house for 40 years. There do not appear to be any 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 appear to possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, Austin, or Texas as a whole.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects on contributing buildings in National Register historic districts. General design principles state that additions should be secondary to the principal structure in terms of size, scale, and materials, and that they should be located at the rear of the house whenever possible. Applicable standards from the Secretary of the Interior's Standards for Rehabilitation include:

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 proposed project will alter the property's historic character by adding a second story and changing the relationship of the existing structure to the lot and to the streetscape.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project will replace some windows, but most of the existing exterior siding will remain intact. Windows on the primary (east) façade will remain.

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 proposed work is differentiated from the old via the modern fenestration patterns and two-story form. The proposed second floor is flush with the primary façade and is not compatible with the one-story scale and massing of the historic structure.

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.




Removing the second-floor addition and reconstructing the roof would restore the essential form and integrity of the historic property, but this is extremely unlikely to occur.

STAFF RECOMMENDATION

Postpone the public hearing to June 24, 2019 to encourage the property owner to consider design alternatives that would maintain the property's contributing status; If the Commission elects to make a decision at this meeting, staff recommends commenting on and releasing the plans upon completion of a City of Austin Documentation Package.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: NRD-2019-0034

LOCATION: 3106 HARRIS BLVD

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

Occupancy History

City Directory Research, Austin History Center

By City Historic Preservation Office, May 2019

1952	Address not listed.
1955	Mrs. Annie M. Cleveland (wid. A.P), owner No occupation listed
1959	Mrs. Annie M. Cleveland (wid. A.P), owner No occupation listed
1962	Mrs. Annie M. Cleveland (wid. A.P), owner No occupation listed
1965	Mrs. Annie M. Cleveland (wid. A.P), owner No occupation listed
1968	Mrs. Annie M. Cleveland (wid. A.P), owner No occupation listed
1973	Mrs. Annie M. Cleveland (wid. A.P), owner No occupation listed
1977	Cleveland Note: no first name, cross-reference, or occupation is listed in the directory.
1981	Vacant
1986	George A. Humphrey, renter No occupation listed Note: the directory listing indicates that George A. Humphrey is a new resident.
1992	Larry G. and Sara D. Guillot, renters Real estate Psychotherapist, San Marcos Treatment Center

A. P. Cleveland Funeral Slated

Funeral services for A. P. Cleveland, owner of a local cleaning equipment business who was killed in a car-train crash Wednesday afternoon, will be held here Thursday at 4 p. m.

Cleveland was driving alone about five miles west of Hearne when the accident occurred on the Missouri-Pacific railroad tracks shortly before 3 p. m.

The car was in collision with the freight train and was completely demolished. Wreckage was scattered along the tracks for hundreds of yards.

Funeral services will be held at the University Baptist Church with the Rev. Blake Smith officiating. Burial will be in Austin Memorial Park under the direction of Cook Funeral Home.

Survivors include his widow, Mrs. Annie M. Cleveland; a son, Dr. Glevis W. Cleveland of Austin; three brothers, N. A. Cleveland of Paris, M. Hugh Cleveland of Brownwood and W. G. Cleveland of Ancon, Canal Zone; and four grandchildren.

Pallbearers will be Pleaman Neal, George Lowrey, Ben Mewis, Fred Sassman, Garnett Lewis and S. K. Holmes. Honorary pallbearers will be members of the University Baptist Church Men's Bible Class.

1953 obituary for Annie Mae Cleveland's late husband, Arthur Pickens Cleveland.

Building Permits

79-3-1

WATER SERVICE PERMIT

Austin, Texas

C No 8334

Received of JACK BIRGE Date 1-23-51

Address 3104 HARRIS BLVD.

Amount TWENTY & 00/100 20

Plumber THE BASKIN CO. Size of Tap 3/4"

Date of Connection 2-7-51

Size of Tap Made 3/4"

Size Service Made

Size Main Tapped

From Front Prop. Line to Curb Cock 7.5'

From S Prop. Line to Curb Cock 20'

Location of Meter CURB

Type of Box LOCK

Depth of Main in St.

Depth of Service Line

From Curb Cock to Tap on Main

Checked by Eng. Dept. MAR 25 1951

No. Fittings	Size
Curb Cock	
Elbow	
St. Elbow	
Bushing	
Reducer	
Pipe	
Lead Comp.	
Nipples	
Union	
Plug	
Tee	
Stop	
Box	
Lid	
Valves	
Job No.	
P. No.	

INDEXED

Diagram labels: 2, 19, 15', 6', 15', 32', 3/4" COP. 2, 15.5', 6.5', 4.25', 8.5', 20', 6631, Tap in 3104 place, needs lock box lid.

1951 water tap permit issued to Jack Birge

Jack Birge **3106 Harris Blvd.**

61 **19** **3** **-** **-**

Brykerwoods "B"

existing attached carport.

Carport addn. to garage and screen

5-362 3-12-52 **\$256.00**

Owner

1952 building permit issued to Jack Birge for carport

Photos



Google Street Views of 3106 Harris Blvd



Primary (east) façade of 3106 Harris Blvd



South elevation – secondary façade