

ZONING CHANGE REVIEW SHEET**CASE NUMBER:** HDP-2020-0214**HLC DATE:**

July 27, 2020

August 24, 2020

September 28, 2020

PC DATE:**APPLICANT:** Historic Landmark Commission**HISTORIC NAME:** Chrysler Air-Temp House, Air-Conditioned Village**WATERSHED:** Shoal Creek**ADDRESS OF PROPOSED ZONING CHANGE:** 2502 Park View Drive**ZONING FROM:** SF-2 to SF-2-H**Council District:** 7

SUMMARY STAFF RECOMMENDATION: Staff recommends that the Commission **not** recommend historic zoning on this house as the owners of the property have proposed a plan for the rehabilitation of the house that will preserve the look and character of the house from the street. The owners have complied with the recommendations of the Architectural Review Committee, and have presented a plan (attached) that maintains the existing proportions and horizontal lines of the existing house, including decorative features such as the perforated brick walls and the clerestory windows, and plan to replace asbestos panels in the house with a less-toxic synthetic spandrel material that will present the same look as existing. Windows will be replaced in the existing frames with double-insulated glass. The owner's proposal is very sensitive to the historic character of the house and the importance and context of the neighborhood. With this plan, staff is very comfortable in recommending against historic zoning because the house will be preserved; the appearance and character of the house from the public view will remain intact.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Architecture, historical associations, community value.

HISTORIC LANDMARK COMMISSION ACTION: **July 27, 2020:** Initiated historic zoning. Vote: 7-2-1 (Jacob and Papavasiliou opposed; McWhorter off-dais. **August 24, 2020:** Postponed at the owner's request.

PLANNING COMMISSION ACTION:**DEPARTMENT COMMENTS:** The house is beyond the bounds of any City survey to date.**CITY COUNCIL DATE:****ACTION:****ORDINANCE READINGS:** 1ST 2ND 3RD**ORDINANCE NUMBER:****CASE MANAGER:** Steve Sadowsky**PHONE:** 974-6454**NEIGHBORHOOD ORGANIZATION:** Allandale Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture:

One-story, rectangular -plan, shallow front-gabled mid-century Modern-styled wood frame house with rectangular asbestos panels set into a metal framing system on the front and back, and wood siding on secondary elevations. The house has fixed-sash and horizontal-sliding fenestration with a row of clerestory windows bridging the space between the asbestos panel section and the slightly-pitched roof, which is notable for its deep eaves. There is a pop-up, shed roofed section in the middle of the roof, that opens onto a side elevation. The house has a shed-roofed double carport with exposed beams and columns; the carport figures prominently into the impression of the house from the street and has ornamental brick walls, further identifying the house as an example of mid-century Modern design.

Historical Associations:

The house is located in the “Air Conditioned Village” of northwest Austin, and would be contributing to a potential historic district encompassing the remaining homes of the 22 originally built as demonstration houses to study and promote the feasibility of central air conditioning in moderately-sized and moderately-priced homes. Austin’s Air Conditioned Village was one of and the largest of several demonstration projects throughout the country in the early 1950s, at a time when central air conditioning was more common in commercial buildings and high-end residences, than in more modest houses, mostly due to the cost of installation. The National Association of Home Builders sponsored the construction of Austin’s Air Conditioned Village in 1953 as a new subdivision just west of Burnet Road in the northwestern part of the city. The next year, 22 homes were built to appeal to middle-class taste and budgets, in varying styles, but all with central air conditioning furnished by several manufacturers, including Chrysler, which provided the air conditioning for this house at 2502 Park View Drive. This house was known as the Chrysler “Air-Temp” House, and was designed by local architect Fred Day, who had been associated with several of the leading architectural firms in the city, including Fehr and Granger, noted for their mid-century Modern designs. The house was built by Wayne A. Burns, the developer of the Edgewood Subdivision, which encompassed the Air Conditioned Village.

The Air Conditioned Village was a novel concept, and was part economic feasibility study and part social study. Homes in the Air Conditioned Village were all moderately-sized, but typical for middle class neighborhoods in Austin at the time. Some were designed and constructed with notable architectural features, such as the asbestos panels making up the front wall of this house, as well as the use of clerestory windows, perforated brick, and other materials and design features that came into vogue after World War II. They were all brand new homes, and priced for sale to middle class families. The first owner of the house at 2502 Park View Drive was a military man, William C. Davis, and his wife, Fern. Davis was in the U.S. Air Force and lived in this house from the time of its construction until around 1958. There is very little information about the Davis family, such as whether they had children, but they seem to be typical of the desired demographic for purchasers of houses in the Air Conditioned Village. The 1959 city directory shows this house occupied by Jerrold and Nancy R. Kelly; he was the chief engineer for the Tips Iron and Steel Company, at 300 Baylor Street. The Kellys lived in this house until very recently.

Researchers studied air conditioning usage by the families to determine the efficiency and cost-benefit ratios of central air conditioning on a modest residential scale, making this a form of social study as well. The research included comparisons of energy costs, determining whether central air conditioning made sense for a typical middle-class budget, and looking at peak usage times and the demands on the city’s electrical grid.

The homes in Austin's Air Conditioned Village demonstrated that central air conditioning was indeed feasible for use in modest residential buildings, laying the groundwork for the development of modern air conditioning systems as essential for homes in warm climates. Using the data provided by the houses in the Air Conditioned Village, contractors and manufacturers developed systems for new and existing homes throughout the city and country.

PARCEL NO.: 0234030616

LEGAL DESCRIPTION: LOT 17 BLK E EDGEWOOD SEC 2

ESTIMATED ANNUAL TAX ABATEMENT: \$5,188 (owner-occupied); city portion: \$1,548.

APPRAISED VALUE: \$512,296

PRESENT USE: Single family residential

CONDITION: Good

PRESENT OWNERS:

Cedar and Oak Incorporated
13330 Galleria Circle
Austin, Texas 78738

DATE BUILT: ca. 1954

ALTERATIONS/ADDITIONS: Some modifications to the carport and rear of the house.

ORIGINAL OWNER(S): William C. and Fern Davis (1954)

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: HDP-2020-0214

LOCATION: 2502 PARK VIEW DR

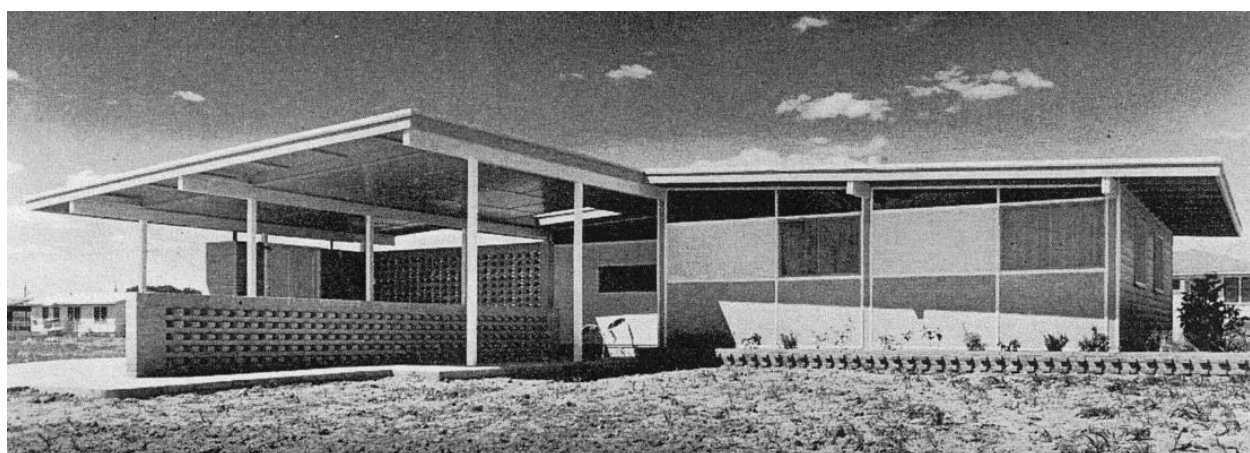
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This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

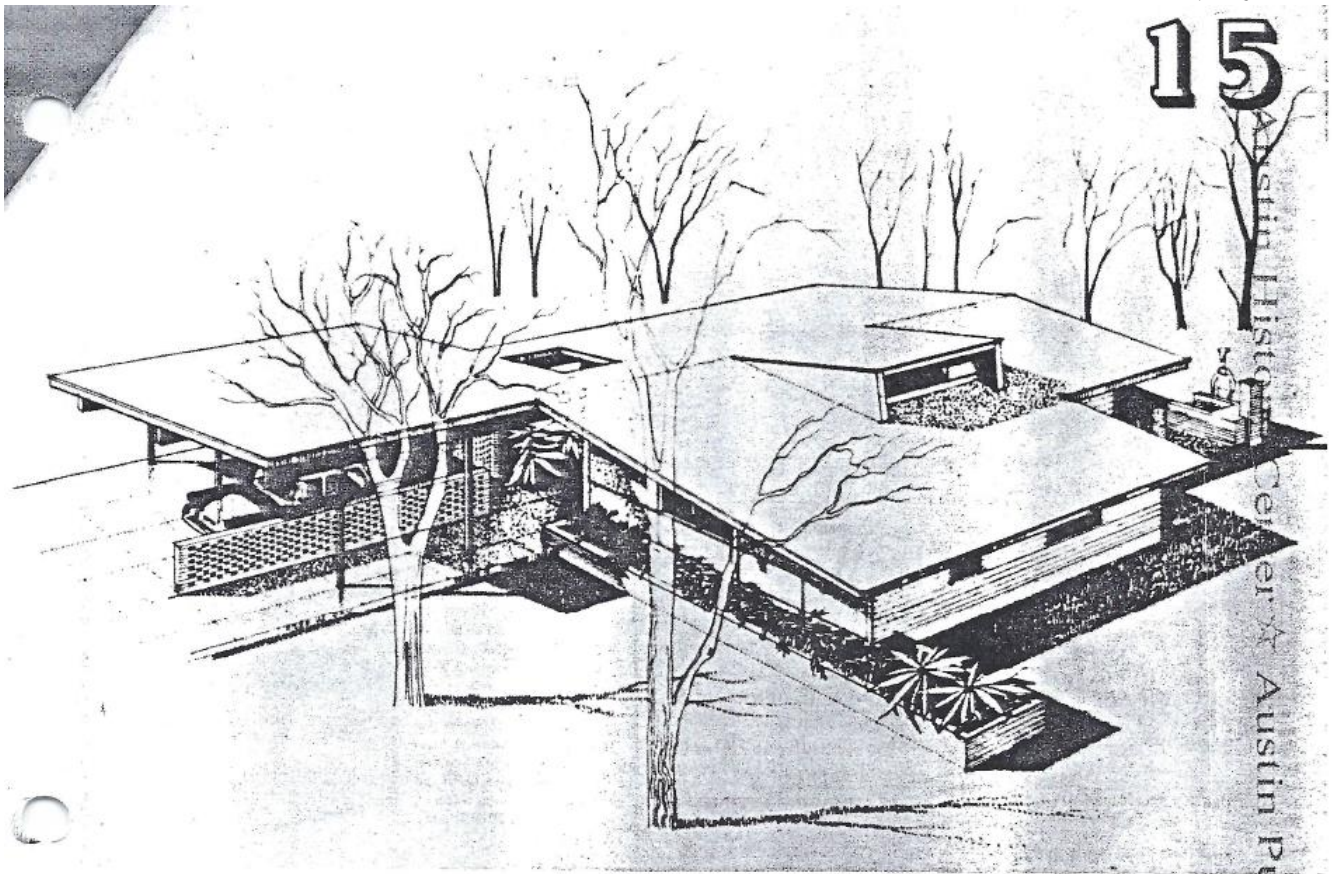




2502 Park View Drive (ca. 1954)



1954 photograph of the house when brand new



The Air Temp

Sure to be named "modern-functional-comfortable" is THE AIR TEMP, the home built by Wayne A. Burns at 2502 Park View.

Look at these extra modern features: An L-shaped living area 22 by 23 feet, a 14-foot sliding glass door opening onto a garden area, a bath and a half centralized for economy and with exhaust fans in both, two bedrooms and a den, custom-designed draperies, an outside patio — plus a barbecue pit and exterior brick walls which mark off the double carport and garden area.

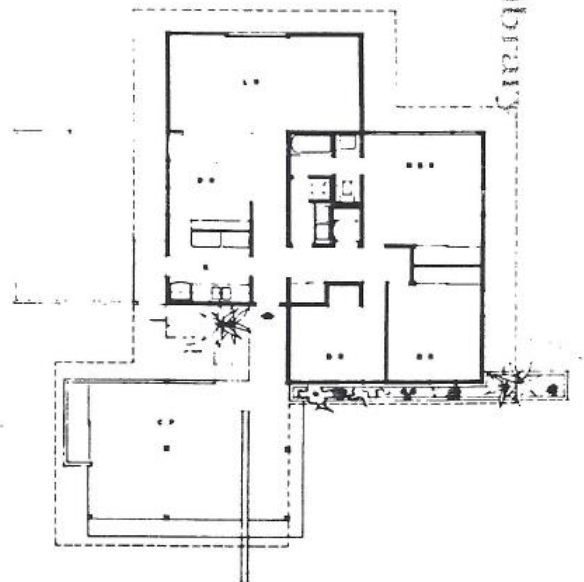
Modernism in this home also means Terrazzo tile flooring (just being introduced in this part of the country), grey beige siding, salmon colored brick trim outside, and a 1954 low-pitched roof.

Burns built an over-hanging roof on all sides almost four feet wide around THE AIR TEMP. Because it faces south, this home is never hit in the face by the western sun.

Complete air conditioning is effective with a two ton forced draft Chrysler Air Temp unit installed by Capitol Air Conditioning. Horizontal sliding windows by Clearstory add to the Southwest modern

It's open living in this house with 1,160 square feet of floor space inside.

Fred Day was the architect for the AIR TEMP HOME.



Page from the Austin Association of Home Builders' planbook showing the house at 2502 Park View Drive in Austin's Air-Conditioned Village

PROOF in the making at air conditioned village

it's CHRYSLER AIRTEMP waterless, all-electric COOLING
for greatest efficiency and economy!



House in NAHB Air Conditioned Village, Austin, Texas, designed for Chrysler Airtemp Air-Cooled Air Conditioning by Fred W. Day and built by Wayne Burns. Cooling coil is located above Chrysler Airtemp Gas Furnace in hall closet. Air-cooled condensing unit for waterless cooling is mounted in wall of storage area at rear of carport at point marked by arrow in top photo.

High wall method of air distribution was used because of successful experience of builder and installer with this method in other homes in area. Compact duct system is confined to least used area of house.

Is year 'round air conditioning feasible for builder houses? The introduction of Chrysler Airtemp waterless, all-electric cooling over a year ago made it practical and economical for any house—anywhere! From actual installations in homes in every section of the country the proof has been recorded. And now, to make it official, there's final proof in the making at the "Chrysler Airtemp House" in NAHB's Air Conditioned Village.

Give your new home "starts" the tremendous "buy" appeal of Chrysler Airtemp Year 'Round Air Conditioning—with waterless, all-electric cooling. See your Chrysler Airtemp Dealer (he's in the Yellow Pages), or return convenient coupon for complete facts.

CHRYSLER AIRTEMP

HEATING • AIR CONDITIONING for HOMES, BUSINESS, INDUSTRY
 AIRTEMP DIVISION, CHRYSLER CORPORATION
 Dayton 1, Ohio

Comfort Zone



THE TRULY MODERN HOME IS AIR CONDITIONED

Airtemp Division, Chrysler Corporation
 P. O. Box 1037, Dayton 1, Ohio

I'd like to know more about Chrysler Airtemp Air Conditioning for homes:

☐ Waterless

☐ Water-Cooled

Name _____

Address _____

City _____

Zone _____

State _____

Advertisement for Chrysler AirTemp air conditioning and showing the model house at 2502 Park View Drive