

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NOVEMBER 16, 2020
HR-2020-123266
3207 GLENVIEW AVENUE
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Construct a 1.5-story addition to a ca. 1939 contributing house. Convert noncontributing detached garage to screened porch.

PROJECT SPECIFICATIONS

- 1) Partially demolish rear of house and existing roofline.
- 2) Construct a 1.5-story addition atop main house, increasing the roof pitch and reconfiguring the existing front gable. The proposed addition has shed-roofed dormers at north and south elevations, connected by a TPO (prefabricated membrane) shed roof. The addition is clad in fiber cement lap siding and brick. Secondary elevations include 4:4 double-hung clad-wood windows and 4-, 6-, and 8-light fixed and casement windows.
- 3) Convert noncontributing detached garage to screened porch.
- 4) Reconfigure window openings. Adjust entry arch at main façade.
- 5) Replace existing wood windows with larger aluminum-clad wood casements.
- 6) Reroof existing house to match addition.

RESEARCH

The house at 3207 Glenview Avenue was built in 1939 by John Wattinger. Its first residents were Alton and Cleo Wersebe, restaurant managers. Though the pair divorced in 1945, Cleo Wersebe, her mother-in-law, and her son Gordon remained in the house; Cleo Wersebe lived there until at least 1959.

Wersebe opened her own beauty salon, called The Alcove, at 714 Brazos Street. She was a member of the Federated Business and Professional Women's Club and served as president of the local Hairdressers and Cosmetologists Association. During the 1960s, Wersebe also chaired an annual project that brought hairdressers' services to the Austin State Hospital and State School, among other institutions.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate new construction projects in National Register historic districts. Applicable standards include:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The house will be partially demolished to make room for the proposed addition. Changing the gabled roofline and replacing windows will alter character-defining façade elements.

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

Fiber cement siding and casement windows differentiate the rear portion of the proposed addition from the existing building. The main elevation's integration with the existing roofline does not appear differentiated from the street. The addition's materials, scale, and

fenestration patterns are compatible with the historic building; however, its placement at the front of the existing building is not compatible.

10. New additions and adjacent or related new construction shall 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.

If the proposed additions were removed from either existing building in the future, significant work would be required to restore the building's original form.

The proposed project does not meet the applicable standards.

STAFF COMMENTS

The house contributes to the Old West Austin National Register Historic District.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high to moderate integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (LDC §25-2-352):
 - a. *Architecture.* The building does not appear to display architectural significance.
 - b. *Historical association.* The building does not appear to have significant historical associations.
 - c. *Archaeology.* The building was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. *Community value.* The building does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a demographic group.
 - e. *Landscape feature.* The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Comment on and release the plans upon completion of a City of Austin Documentation Package, encouraging the applicant to consider retaining the roof form on the original front- and side-gabled portion, setting the addition back behind that ridgeline, and retaining existing wood window sashes on main elevation.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HR-20-123266
LOCATION: 3207 Glenview Avenue



1" = 149'

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

Photos



Source: Realtor.com, 2019

Occupancy History

City Directory Research, 2020

Note: Post-1959 directory research is unavailable due to facility closure.

- 1939 Address not listed
- 1941 Alton C. and Cleo Wersebe, owners
Manager, Triple XXX Famous Foods
- 1944 Alton C. and Cleo Wersebe, owners
Manager, Triple XXX Famous Foods
Manager, Sammie's Place restaurant
- 1947 Mrs. Cleo Wersebe, owner
Clerk
Etta Wersebe, renter
- 1949 Mrs. Cleo Wersebe, owner
Saleswoman, Marie Antionette
- 1952 Mrs. Cleo Wersebe, owner (wid. Alton)
Proprietor, Alcove Beauty Salon
- 1955 Mrs. Cleo Wersebe, owner (wid. Alton)
Proprietor, Alcove Beauty Salon
Gordon K. Wersebe, renter
Student
- 1959 Mrs. Cleo Wersebe, owner
Proprietor, Alcove Beauty Salon

Biographical Information

Al Wersebe, 40, Succumbs Here

Al Wersebe, 40, resident of Austin for the past 16 years, died at his home, 4303 Gillis Street, Saturday morning. He was a Scottish Rite Mason, member of Ben Hur Shrine, member of Austin Lodge No. 12, AF & AM, member of Austin Restaurant Association and Vice-President of the Capitol City Rod and Gun Club. He had operated Belschner's Cafe for a number of years.

Survivors include his widow, Mrs. Margaret Wersebe; one son, Kenneth Wersebe; three sisters, Mrs. Loll D. Young of Sagerton, Mrs. Bob Boyer of Corpus Christi and Mrs. J. E. Plemons of San Antonio. Funeral services will be held at the Hyttin-Manor Funeral Home Monday at 10 a. m. with the Rev. Max E. Ullon of the University Baptist Church officiating. Burial will be in Austin Memorial Park under the auspices of Austin Lodge No. 12, AF & AM.

WERSEBE, Mrs. Etta Bain, 82, of Waco, died Monday. Services 2:30 p.m. Wednesday at Wilkerson-Hatch Funeral Home. Survivors: daughter, Mrs. Cleo Wersebe of Austin; step-daughters, Mrs. Loll Young of Segerton and Mrs. R.L. Boyer of Springtown; and son, Vernon Bain of Waco; sisters, Mrs. Opal Werneburg of Austin, Mrs. Ola Kelly of New Castle, Calif.; brother, Dewey Dry of Roby; and seven grandchildren and 11 great-grandchildren.

The Austin American: Jan 17, 1954 and The Austin American Statesman: Apr 14, 1975

Two University of Texas students Friday reported they spotted a flying saucer high over the city in the early hours of the day.

"It was a half circle with a nearly flat side on the bottom. At what would have been the points on the bottom side—where the circle discontinued—there were two brighter portions. It was a sort of weird shape and it was all light," reported Jon House of 1604 Ethridge.

House said the object was stationary and that he and Kenneth Wersebe of 3207 Glenview observed it for about 30 to 45 seconds "when it just seemed to blend in with the background and fade away."

"We were looking at it and the next thing it wasn't there," said House.

He and Wersebe, both junior students at the University, had been studying late at House's apartment for a chemistry quiz.

"We decided to shut down shop about 1:30 Friday morning and I walked Ken to his car.

"We stopped in the middle of the driveway and were talking a few minutes.

"I was talking at the time and I looked up and saw this thing and I said 'Ken' in an astonished tone.

"And Ken said, 'Yah, I see it too,' and I hadn't even told him what I was looking at," said House. House said after it disappeared

he and Wersebe went back into the apartment and walked outside again to make certain that it hadn't been just a change in lights.

"We decided we really saw something. Ken agreed it was a flying saucer. It definitely wasn't the shape of a conventional airplane and it couldn't have been a delta winged plane," he said.

House said he didn't know how high in the sky the object had been but that it appeared to be "awfully high."

"The object we saw wasn't very large, but to be as far off as it looked like it was, it should have been pretty big. It was up close to the light of the moon," he said.

Asked if he "believed" in flying saucers House said he believed they were "something."

"That many people couldn't see the things without there being something to them," he commented.

"I go along with the story that flying saucers are not from outer space though," he added. "I think they belong to some earth government."

House, who hails from Midland, is a geology major. Wersebe of Austin is a pre-med major.

The Austin Statesman: Aug 13, 1954

FB&PW Slates Ceremonies For New Members Monday

A candlelight induction ceremony for new members will highlight the regular dinner meeting of the Federated Business & Professional Women's Club of Austin Monday evening.

To be at 7 p.m. in the Stephen F. Austin Hotel, the dinner also will be the occasion for honoring some 17 past presidents.

The ritual will be conducted by the club president, Mrs. Fred Beeman, with Mrs. S. Davis Polvogt, second vice president and membership chairman, and Mrs. E. T. Morris, chairman of the courtesy committee, in charge of the candlelighting. Narrator will be Mrs. Winnie Sapp and Mrs. D. R. Ellison will give the invocation.

New members to be inducted include Mesdames J. L. Curlee, Martin Naussour, B. J. Pennick, Margaret Spreadbury, Anna Mae Ford, Gladys Pollock, Ruby Pope, Willa Pope, Cleo Wersebe, Abbie McClain, Alezene Denny, Edwin Jausler, E. Howell, Grace Burton, Mary Jo Smith, William F. Banks, M. D. Odom, Anna D.

The Austin American: Jan 26, 1958

Wells and Vonciel Shooter.

Also Misses Illene Hyde, Rosa and Virginia Nicholas, Gladys Babcock.

Past presidents to be honored are Mesdames Bernice Grieder, D. Barrett Tanner, Dolly Maude Harris, Louise Ing, Hallie M. Harper, Asa Rutledge, Helen S. Sundstrom, M. Stephenson, Opal Clifton, T. A. Outlaw Sr., Nelia Fox, J. F. McWilliams, Lois M. Fugler, Mada Hester and Misses Florence Stulken, Evangeline Lane and Marguerita Warren.

THE EYES



HAVE IT!

Let Us Glamorize
YOUR EYES . . .

Announcing
Summer Hours
8:30 A.M. to 6 P.M.
Monday Thru Friday
CLOSED SATURDAYS
for the summer
Effective June 13th

**ALCOVE
BEAUTY SALON**

714 BRAZOS -- GR 6-1950
CLEO WERSEBE—Hairstylist
(owner)
BOBBIE CUMMINS—Hairstylist
LUCILLE HOWARD—Manicurist

Alcove Beauty Salon

CLEO WERSEBE HAIR STYLIST
FREE CONSULTATION

And Make Up Are Yours Before You Buy!
STUDIO GIRL COSMETICS

Thanks for your faithful
patronage of

**BELCANO
COSMETICS**

they are out of business
and my few items are

20% Discount

I need room for Studio Girl
Cosmetics.

**Mother's Day
Suggestions**

SKIN CARE KIT \$9.95
ARISTOCRAT ARISTEREST SAMPLER \$7.95
ROYAL BEAUTY CREAM \$3.50

714 BRAZOS—PERRY BROOKS BLDG.—GR 6-1950

The Austin American: Jun 7, 1959 and May 1, 1960



*Celebrate the 12th
Annual Observance of
National Beauty
Salon Week!*

Over 500 free beauty care treatments were given to unfortunate patients and residents of the State Hospital and the Austin State School during NBSW. 35 free permanents were given to students in the Baptist Home in Round Rock, also. Many Austin hairdressers will cherish the "Lift" they experienced in giving up their Sunday as well as work days to help those who are unable to help themselves.

The local MARCH OF DIMES will gain much thru the efforts of Beauty Salons in the city where Free permanents are to be given to salon patrons who contribute to this worthy project. Drawings will be held on the last day of NBSW to determine the winners of Free permanents, and the amount collected thru this channel will be announced at that time.

March of Dimes Chairman: Ruth New.

Those largely responsible for the highly successful activities during this Special week are:

- Project Chairman Mrs. Cleo Wersebe
 - Unit President Mr. Densial Barnes
 - Publicity Chairman Mrs. Louise Bunch
- Telephone Committee:
- Joy Basye
 - Edna Naiser
 - Duane Hawkins
 - Gertrude Rydzanio
 - Joe De Francisco
- Laura Miller
 - Laura Sledge
 - Ruth Wilcott
 - Densial Barnes



**Austin
Cosmetologists
Celebrate the 13th
Annual Observance of
National Beauty
Salon Week**

This is National Beauty Salon Week. Local members of the National Association of Cosmetologists and Hairdressers celebrate this annual observance by performing "Hair-Do Magic" on lonely shut-in's, hospitalized and institutionalized persons. This is their way of bringing MAGIC to someone who needs a new will to live. All cosmetologists of the city are invited to meet at the AUSTIN STATE SCHOOL, 2203 West 35th Street, at 1:00 p.m., Sunday, February 4th, where some 150 hair-cuts and permanent waves will be given FREE!

On Monday, February 4th, the following shops will participate in the Special Events Project, when some 200 FREE services will be given to ambulatory patients from local rest homes.

Majestic Beauty Salon	GL 2-9283	Hausman's Beauty Shop No. 2	GL 2-6629	Bea's Beauty Shop	HI 2-6122
Joy Basye Beauty Salon	HO 5-5945	Driskill Hotel Beauty Salon	GR 7-5278	Alcove Beauty Shop	GR 6-1950
Commodore Perry Beauty Salon	GR 6-1220	Tarrytown Beauty Salon	GR 8-3113	Maria's Hair Fashions	GL 3-1646
Lamar Village Beauty Salon	GL 2-2003	Doren's Beauty Shop	GL 2-5949	Keith Lane Beauty Shop	GR 2-3385
Fashionette Beauty Salon	GR 7-5181	Laura's Beauty Shop	GL 2-4847	Dittrich Beauty Shop	GL 3-8803
Paul's Beauty Salon	GR 8-6577	House of Beauty	GR 8-4482	Terrace Beauty Salon	GR 8-0981
Austin Hotel Beauty Salon	GR 2-5762	Joseph's Beauty Service	GR 2-2411	Oak Hill Beauty Shop	HI 2-0043
Travis Beauty Salon	GR 2-7163	Mr. Pat's	GR 8-2228	Mae Turner's Beauty Shop	HO 5-8484
South Austin Beauty Salon	HI 2-6456	Anderson Lane Beauty Salon	GL 2-1381	Mr. Gene's Hair Fashion	GL 2-3720
Hausman's Beauty Shop No. 1	GR 4-2121	Linda's Beauty Shop	GR 7-5641	Ford Village Beauty Salon	HI 2-0185
				Dalcrest Beauty Salon	HI 2-4240
				Romana's Beauty Shop	GR 8-0179

FREE beauty services will be given Monday through Wednesday, at the Austin State Hospital.

Those largely responsible for the successful planning of these activities are: JOSEPH POPPS, Austin Unit President; CLEO WERSEBE, Project Chairman; EUNICE HAUSMAN and ILENE YATES, co-chairmen; MARIE BARNES, Taylor, Texas, co-chairman; PAUL GREEN, Institutional Welfare chairman; LOUISE BUNCH, Publicity chairman.

The Austin American: Feb 11, 1962 and Feb 3, 1963



Neal Douglas

Cosmetologists Install New Officers

New officers of Affiliate No. 9, Hairdressers and Cosmetologists Assn. were installed at the group's Christmas dance in the Downtowner Motor Hotel on Dec. 4. From left are Mrs. Marguerite Bortel, installing officer, Mrs. Cleo Wersebe, Eunice Hausman, first vice president, Mrs. Laura Miller, second vice president, Miss Jeanne Armstrong, third vice presi-

dent, Mrs. Dorothy Ellis, fourth vice president, Mrs. Evel Gribble, secretary; Paul Green, treasurer, Mrs. Louise Rop state representative, and Lee Langford (not pictured) historian. Dancing was to the music by Jimmy Groves. The sociation members collected "Toys for Tots" and "Gifts State Hospital" on this occasion.

The Austin Statesman: Dec 15, 1965

Monday night, an installation of state officers for next year will be held, and trophies for winners in hairstyling competition will be presented. State president of the hairdressers and cosmetologists association is Glen Nealeigh. President of Austin Affiliate Number Nine is Mrs. Cleo Wersebe.

The Austin Statesman: Aug 14, 1967

Permits

John Wattinger

3207 Glenview Ave.

- 1 10 -

Brykerwood "D"

Brick veneer residence and frame garage

277N 6/27/39

Building permit, 6-27-39

WATER SERVICE PERMIT		No. 13272	
Austin, Texas		INDEXED Date May 26, 1939	
Received of	John Wattinger		
Address	3207 Glenview Ave.		
Amount	Two and 50/100 - - - \$ 2.50		
Plumber	Wattinger	Size of Tap	1/2
Date of Connection	5-30-39	No. Fittings	1 Curb Cock
Size of Tap Made	3/4	Elbow	
Size Service Made	3/4	St. Elbow	3/4 x 1/2
Size Main Tapped	2"	Bushing	3/4 x 1/2
From Front Prop. Line to Curb Cock		Reducer	3/4 x 1/2
From Prop. Line to Curb Cock		40' Pipe	3/4 Galvanized
Location of Meter	West Side	Lead Comp.	3/4 x 5"
Type of Box	locks	Nipples	
Depth of Main in St.	2'	Union	
Depth of Service Line	18"	Plug	
From Curb Cock to Tap on Main	40'	Tees	
Checked by Engr. Dept.	8-4-39 LE	Stop	1 Box lock
		Box	1
		Lid	1
		Valves	
		Job No.	239959E
		Res. No.	86287

Water tap permit, 5-30-39

Connection Charge \$ 1176 No. 15732

APPLICATION FOR SEWER CONNECTION.

Austin, Texas, May 26 1939

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 John Wattinger at 3207 Glenview Ave. Street, further described as lot 10, block 1, outlot _____ subdivision Brykerwood D, division _____, plat 61, which is to be used as a residence

In this place there are to be installed 4 fixtures.

Sewer tap permit, 5-26-39