

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER DISTRICTS
MAY 24, 2021
HR-2021-063857
OLD WEST AUSTIN NATIONAL REGISTER DISTRICT
3204 BEVERLY ROAD

PROPOSAL

Partially demolish 1940 contributing house; construct a second-story rear addition, reconfigure porch, and replace windows.

PROJECT SPECIFICATIONS

- 1) Construction of a second-story addition over a rear portion of the home. The side-gabled addition will be clad in fiber-cement siding.
- 2) Removal of asymmetrical front porch with decorative iron supports, and replacement with a full-width porch with four square posts and a central gable.
- 3) Replacement of 8:8 and 6:6 double-hung wood windows with 2:2 fiberglass-clad windows within existing openings. Replacement of the solid wood front door with a six-light door. Salvage and storage of the existing windows and door, in the event that a future owner should wish to pursue restoration.
- 4) Retention of limestone cladding on the front and a limestone chimney on the side of the house. Replacement of existing wood and aluminum siding on the sides and rear of the house with fiber-cement siding.
- 5) Installation of standing-seam metal roofing to replace existing composition shingles.

ARCHITECTURE

This side-gabled Minimal Ranch house has random ashlar limestone cladding on the façade and horizontal siding on the sides and rear elevations. The house has an asymmetrically placed partial-width front porch with ornamental iron supports. A one-car garage abuts the north side of the house. On the front elevation, 8:8 light wood windows have decorative shutters.

RESEARCH

The house was built in 1940 for William Deans and Agatha Anderson. William Anderson sold real estate for W. Murray Graham, a partner in the development of portions of Bryker Woods and other subdivisions in the Old West Austin National Register district. By 1944, the Andersons had moved to 3100 Beverly Rd., and 3204 Beverly Rd. was occupied by renters.

Harold D. and Barbara M. Bowman owned the house from the mid-1940s to mid-1950s. Harold Bowman was a laboratory tech and later a serologist for the State Health Department, and Barbara Bowman taught at Govalle School.

Subsequently, Andre and Simone Gerard owned the house. Andre Gerard was a Holocaust survivor who emigrated from France and gained U.S. citizenship. He was a partner in the law firm Garcia & Gerard.

By 1958, the owners were Warren C. and Betty A. Bair. Warren Bair was a manager in a family office supply business.

STANDARDS FOR REVIEW

The City of Austin's Historic Design Standards (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register Historic Districts. The following standards apply to the proposed project:

Repair and alterations

3.1 When replacing roof material, use a material that is appropriate to the building's history and character. Metal roofs are acceptable in historic districts unless addressed in a supplement to these standards.

Standing-seam metal roofing will be installed on the addition and to replace composition shingles on the house.

4.1 Repair, rather than replace, historic material, unless it is deteriorated beyond the point of stabilization or restoration. Replace only those portions of an exterior wall or trim that are deteriorated beyond repair, leaving the rest of the wall or trim intact.

4.2 When replacement or patching is required, use a compatible material that has a matching profile and texture, and that will not damage the historic material. Rot-resistant materials of similar density may be considered (e.g., cementitious siding).

Most of the siding on the side and rear elevations has been covered or replaced with aluminum siding. While removal of the aluminum and retention of wood siding, if present, is recommended, use of fiber-cement siding will not significantly detract from the streetscape appearance of the house, as the front is clad in limestone.

5.1 Repair, rather than replace, historic windows, doors, and screens; and their trim, surrounds, sidelights, transoms, and shutters, unless they are deteriorated beyond the point of stabilization or restoration. Retain windows if 50% or more of the wood or metal sash members are intact.

5.3 If historic windows must be replaced, match the size and details of the existing window, including configuration, profile, and finish. Take into account elements such as frames, sashes, muntins, sills, heads, moldings, surrounds, hardware, and shutters.

The project involves installation of new windows to replace historic windows that appear to be in good condition. While the new windows will fit the existing openings and will also be double hung, the configuration is 2:2 rather than 8:8 or 6:6. The project does not meet these standards.

6.1 Repair, rather than replace, historic porch decking, piers, columns, railings, skirting, and trim, unless they are too deteriorated.

6.2 If it is necessary to replace historic elements, use compatible material with matching dimensions and details. Compatible materials include wood, rot-resistant material, or matching masonry or concrete.

6.3 Maintain porch dimensions and height.

Proposed work includes replacement of the front porch with a new porch of a different style and configuration. The project does not meet these standards.

Residential additions

1.1 Locate additions to the rear and sides of historic buildings to minimize visual impact.

1.3 If an addition adds a story to the historic building, set it back from the front wall to minimize visual impact. a. If the historic building has a side-gabled, cross-gabled, hipped, or pyramidal roof form, set the addition behind the roof ridge line or peak.

The addition is set well behind the ridge line of the side-gabled roof.

1.5 Minimize the loss of historic fabric by connecting additions to the existing building through the least possible invasive location and means.

The addition entails removal of a portion of the rear wall and roof of a rear wing.

2.1 Design an addition to complement the scale and massing of the historic building, including height. The addition must appear subordinate to the historic building.

2.2 Minimize the appearance of the addition from the street faced by the historic building's front wall. a. If the addition connects to the historic building's rear wall, step in the addition's side walls at least one foot (1') from the side walls of the historic building. b. The historic building's overall shape as viewed from the street must appear relatively unaltered.

The addition, particularly the roof, will be visible from the street. Its height is in contrast with the low-slung character of this Minimal Ranch house, but the house is between 1 ½ and two-story houses. The addition is atop an existing rear wing that steps out slightly past the main volume of the house.

3.1 Design additions to be compatible with and differentiated from the historic building, if they are visible from the street.

The addition has many design elements that relate to the house. The use of horizontal siding and two-story height serve to distinguish the addition when viewed from the street.

4.1 If an addition will be visible from a street on the front or side, design its roof form and slope to complement the roof on the historic building.

4.2 Use roof materials that match or have similar color, texture, and other visual qualities as the roof on the historic building.

The pitch of the addition's roof matches that of the existing house, and all roofing will be standing-seam metal.

5.2 Differentiate the exterior wall materials of the addition from those of the historic building. This could be accomplished by using different materials, using the same materials with different dimensions, or changing trim type or dimensions.

Fiber-cement siding will be used on the addition, as well as sides and rear of the existing house. However, the addition is distinguished as a two-story element.

The project meets some of the applicable standards. The addition largely meets the related standards; it is to the rear and is compatible with the house. Of greater concern is the replacement of original windows and reconfiguration of the front porch.

STAFF COMMENTS

The house is contributing to the Old West Austin National Register District.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. *Architecture*. The building is a typical example of the Minimal Traditional and Minimal Ranch-style houses present in the Bryker Woods neighborhood.
 - b. *Historical association*. The property does not appear to have 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, the neighborhood, or a particular 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.

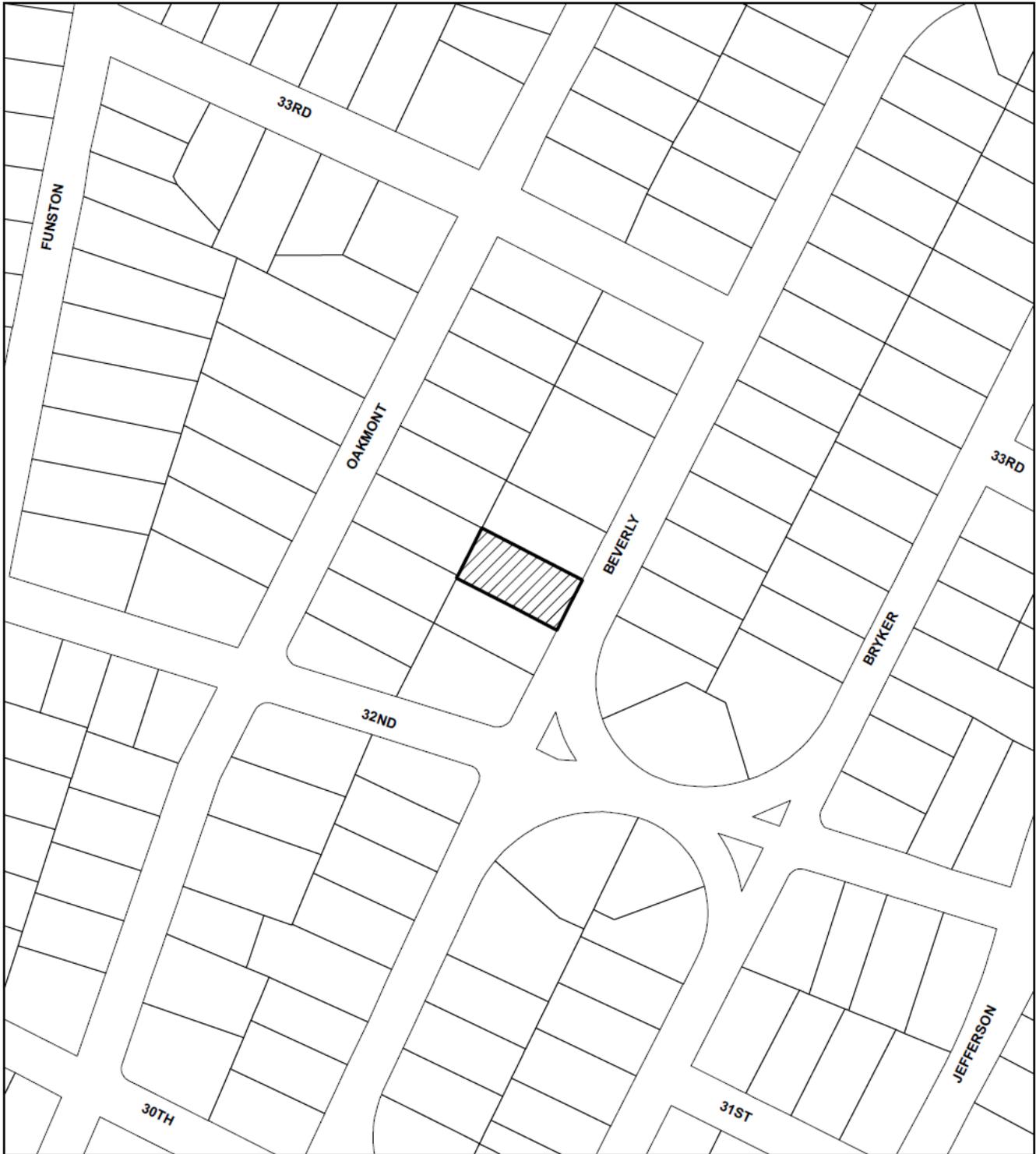
COMMITTEE FEEDBACK

Not reviewed.

STAFF RECOMMENDATION

Encourage retention of the original porch, door, and windows on the front of the house, but comment on and release the permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HR 21-063857

LOCATION: 3204 BEVERLY RD



1" = 142'

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: Zillow.com, 2021

Occupancy History

City Directory Research, May 2021

- 1940 Street not listed
- 1941 William D. and Agatha Anderson, owner
Salesman, W. Murray Graham (real estate and loans, developers of Bryker Woods)
- 1942 William D. Anderson, owner
Note: William D. and Agatha Anderson listed at 1823 W. 38th St. in the section alphabetized by name
Contractor
- 1944 John C. and Barbara M. Bowman, renters
Instructor, University of Texas
- 1947 Harold D. and June J. Bredthauer, owners
Laboratory tech, State Health Department
- 1949 Harold D. and June Bredthauer, owner
Student, University of Texas
- 1952 Harold D. and June Bredthauer, owners
Student, University of Texas
- 1953 Harold D. and June Bredthauer, owner
Harold: serologist, State Health Department
June: teacher, Govalle School
- 1954 H. D. and June Bredthauer, owners
Serologist, State Health Department
- 1955 Andre and Simone Gerard, owners
Lawyer, 430 Littlefield Building
- 1957 Andre and Simone Gerard, owners
Garcia & Gerard, 327-28-30 Littlefield Building
- 1958 Warren C. and Betty A. Bair
Division manager, Maverick & Clarke
- 1959 Warren C. Bair, owner
- 1960 Warren C. and Betty A. Bair
J. C. Bair & Son, office supplies

Biographical Information

SERIAL NUMBER 4431	1. NAME (Print) WILLIAM DEANS ANDERSON		ORDER NUMBER 778
2. ADDRESS (Print) 3204 Beverly Road, 112 ACADEMY DRIVE AUSTIN TRAVIS TEXAS			
3. TELEPHONE 28053	4. AGE IN YEARS 34	5. PLACE OF BIRTH DELORAINE	6. COUNTRY OF CITIZENSHIP CANADA
DATE OF BIRTH SEPT 16 1906			
7. NAME OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS MRS. AGATHA NONE ANDERSON		8. RELATIONSHIP OF THAT PERSON WIFE	
9. ADDRESS OF THAT PERSON 112 ACADEMY DRIVE AUSTIN TRAVIS TEXAS			
10. EMPLOYER'S NAME WALTER MURRAY GRAHAM			
11. PLACE OF EMPLOYMENT OR BUSINESS 704 BROWN BLDG. AUSTIN TRAVIS TEX			
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.			
REGISTRATION CARD D. S. S. Form 1	(over)	10-17105	<i>W D Anderson</i> (Registrant's signature)

World War II draft card for William Deans Anderson, accessed via Ancestry.com

Brykerwoods

A lovely home of rock veneer and fra combination. Consisting of large, beautiful living room with real fireplace, two cool southeast bedrooms, tile bath with shower, nice size dining room and kitchen, plenty of closets, well arranged, service porch. Textone throughout. Lot size 63x140. This home has been built 15 months. Reason for seller owner leaving and entering navy. Price the price of only \$5260.00, \$1050 down and \$32.71 per month, including taxes and insurance. Can be seen at **3204 Beverly Road** or call **JOHN L. ALLEN, 8-2449**

Advertisement for house, The Austin Statesman, 4/15/1942

Friday Was Happy Day: Citizenship

Friday was a happy day for sixty-nine Central Texans.

Friday was the day they were allowed, after long and anxious years, to raise their hands and swear allegiance to the country they love.

Their months and years of dreams, work, study, and waiting since coming to this country as immigrants from 22 nations in every continent were over.

US District Judge Ben H. Rice Jr. announced to them that they were once and for all citizens of the United States . . . the country they had chosen over all others.

Judge Rice's announcement came as a climax to brief but memorable ceremonies in the Federal Court Room here.

For some it was a time to shed tears of happiness.

Others expressed their feelings with sighs of relief and smiles of joy. For some there had been years, many years, of waiting, hoping. For all it was a good day.

They heard former Governor Dan Moody tell them they were entering not the first democracy in the world . . . but the best. "We have a wonderful country," Moody said, "and in welcoming you to it, let me say that there is no room in America for those who would tear down our government and ideals.

There were many reasons why they had come here.

A few, like pretty Simone Ramonday Sauls, had followed their GI husbands out of World War II. She came from France in 1946. It was there she and Army Master Sergeant D. M. Sauls met and were married in 1945. Since then they've made their home in Austin. He's a painter now . . . she's a secretary in a local office. They have a seven year old son, and Simone wants, more than any other thing, that he be raised in this country and never have to leave. "Someday," she said, "he may be president—any boy can do that here."

Some, like Andre Gerard, had come here in pursuit of goals unobtainable in their homelands. He came from France in 1948 to attend law school at the University of Texas. He's graduated now, and his French wife and three small children, one born there and two here, will make Austin their home. "There are no words," he said, "to explain how I feel . . . I'm happy, very happy, and proud to be a real citizen of the greatest country in the world.

"There is no country," said Mrs. Cuffen A. Wilco who came here

Reds Unpopular In Prison Camps

Russians are unpopular as concentration camp companions.

So says Andre Gerard, third year law student at the University of Texas, who spent two years in a concentration camp in Germany during World War II.

"The Russians in the camp were unpopular with the other inmates," says Gerard. "They had a reputation for stealing food. The Russians are big people and they were always hungry.

"But the Russians exhibited splendid courage," Gerard adds. "They were utterly unafraid. If they saw a piece of bread beyond two SS men, they would get the bread. They would come back with bloody heads, but they would have the bread. And if the Russians decided not to work, all the torture and the beatings the SS could contrive would not make them work."



Austin American-United Press

LOCAL MANAGER—Warren Bair, Austin division manager for Maverick-Clarke, began learning the office supply-business as a school boy running errands. He has advanced through all phases of the company's operations. After attending the University of Texas, he joined his father in the J. C. Bair Company as an office supply representative. During World War II and the Korean hostilities, he served in the Air Force. But on his return to Austin, he again resumed his career. Bair is a member of the Downtown Lions Club, Austin Chamber of Commerce and All Saints Episcopal Church. He and his wife have two children and reside at 1907 Winstead Lane.



FATHER AND SON TEAM

A father-and-son team known to thousands of Austin residents is building a family tradition in the office equipment business.

The team consists of J. C. Bair (seated), affectionately known as "Slim," and his son, Warren, who are furniture department manager and division manager, respectively, at Maverick-Clarke, which opens its new store today.

In fact, mother has her role, too. For Mrs. J. C. Bair is manager of the social stationery department at the new store.

"Slim" Bair is the founder of the J. C. Bair Company, which began its operations in

1941 and is now the Austin division of Maverick-Clarke. The Bair business was founded in a small building at 116 East Ninth Street, where it leased the first floor store unit.

Within five years, the business had outgrown its original quarters and an addition, 23 by 120 feet, was constructed, adjacent to the present location of the City National Bank building.

The firm's progressive business policies continued to reap rewards and once again additional space was needed. The second floor of the old Millett Opera House, across the street, was leased for the display and storage of office furniture.

Warren Bair entered the business at an early age. He became a delivery boy while in grade school and since that time has worked in every department of the firm.

In 1951, when the older Bair sold the business to Maverick-Clarke, Warren remained with the firm and since that time has won successive promotions until he is now the division's top executive.

The father had intended to retire but idleness isn't for him—and so he is again in business with his son and the successful team continues to function in beautiful new surroundings.

BAIR, Warren Crawford "Cubby" **Warren** Crawford "Cubby" **Bair** passed away June 16, 2018, at Elmcroft Senior Living Center in Austin, Texas. Born September 28, 1926 in Austin, Texas at Brackenridge Hospital, Cubby was the only child of Lula Mae and James Crawford "Slim" **Bair**. He attended Austin Public Schools at Pease Elementary, University Junior High, and Austin High. After high school graduation he entered The University of Texas and was a member of Pi Kappa Alpha Fraternity. Cubby served his country as an M.P. officer with the U.S. Army Air Force during WWII and as a reserve during the Korean War. Cubby was humbled and grateful to be the recipient of an Austin Honor Flight trip to Washington, D.C., with other members from "The Greatest Generation". He joined his father in forming Bairs Office Supply on W. 6th St. The business specialized in printing, office supplies, and office furniture. Additionally, he was active in several civic organizations, including the Austin Lions Club and the Austin Chamber of Commerce. In his latter years, he developed an interest in the oil and gas industry. Socially, he was an original member of the Austin Country Club(Riverside), serving as President in 1970. He particularly loved playing golf, fishing, and hunting with his many friends. Cubby was preceded in death by his parents, Lula Mae and J.C. He is survived by his loving wife, Nancy; daughter Deborah Ann Jones(T. Mike); son **Warren** Gregory **Bair**(Ann);stepson Jeff Strandhagen; 2 granddaughters; 1 step-granddaughter; 2 step-grandsons; 4 great-grandchildren; and 2 step-great grandsons. The family is grateful for the compassionate care that Cubby received from the entire staff of Elmcroft Senior Living Center and Hospice Austin. A memorial service will be held on Friday, June 29, at 10:00 a.m. at All Saints Episcopal Church, 209 W. 27th St., Austin, Texas, 78705, with a private family graveside service to follow. For those desiring to make a donation, please consider All Saints Episcopal Church; Honor Flight Austin, 815-A Brazos St., UPS Box 496, Austin, Tx. 78701-2514; or Hospice Austin, 4107 Spicewood Springs Rd., Ste. 100, Austin, Tx. 78759. You may also access the online guest registry and obituary at www.neptunesociety.com.

Obituary, Warren Crawford Bair, Austin American-Statesman, 6/23/2018

Permits

W.D. Anderson 3204 Beverly Rd.
 2 - 1 12 & N. 3'
 of 11 -
 Bryker Wood E
 frame res. & gar. attached
 20116 - 8-1-40
 5

Building permit, 1940

WATER SERVICE PERMIT

No. 18144
INDEXED

Received of W D Anderson Austin, Texas
 Address 3204 Beverly Dr
 Amount Two and 50/100-- \$ 2.50
 Plumber Gissell Size of Tap 1/2"

Date of Connection 8-3-40
 Size of Tap Made 3/4"
 Size Service Made 3/4"
 Size Main Tapped 6"
 From Front Prop. Line to Curb Cock 4'
 From So Prop. Line to Curb Cock 1 1/2'
 Location of Meter CURB
 Type of Box LOCK
 Depth of Main in St. 1 1/2' A 3"
 Depth of Service Line 12"
 From Curb Cock to Tap on Main OVER 11'
 Checked by Engr. Dept. 4-8-41 LE

No. Fittings	Size
1	Curb Cock <u>3/4"</u>
	Elbow
1	St. Elbow <u>3/4" x 1/2"</u>
1	Bushing <u>3/4" x 1/2"</u>
1	Reducer <u>3/4" x 1/2"</u>
2	Pipe <u>3/4" COPPER</u>
1	Lead-Comp. <u>3/4" COPPER</u>
	Nipples
1	Union <u>3/4" STAINLESS</u>
	Plug
1	Tee <u>3/4" LID</u>
1	Stop <u>3/4" LID</u>
1	Box <u>1 1/2" H</u>
1	Lid <u>1 1/2"</u>
	Valves
	Job No. <u>1018</u>
	Req. No. <u>4490</u>

INDEXED

