

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
SEPTEMBER 7, 2022
HR-2022-120509
OLD WEST AUSTIN
3104 OAKMONT BOULEVARD

PROPOSAL

Demolish a ca. 1949 house and construct a new building and garage apartment.

PROJECT SPECIFICATIONS

The proposed new residence is two stories, clad in vertical wood siding and brick with a composition shingle roof. It features a compound roofline, integral garage at the south elevation, and an arched inset front door. Windows are generally 2:2 and are set in shed dormers, clad in siding, at the main façade's second floor.

ARCHITECTURE

One-story house with horizontal wood siding, 6:6 wood windows, a flat-roofed metal portico, and a hipped corrugated-metal roof.

RESEARCH

The house at 3104 Oakmont Boulevard was built in 1949 by Emil Wenzel. Its first occupants were Theodore Martin, an Air Force serviceman, and his wife, Kathryn. The Martins sold the property to widow Frances Croisdale, who worked as an office secretary. She lived in the house until at least 1959.

DESIGN STANDARDS

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 districts. The following standards apply to the proposed project:

Residential new construction

1. Location

The proposed building appears appropriately located and set back on the lot.

2. Orientation

The proposed building appears oriented toward the primary street, consistent with others on the block.

3. Scale, massing, and height

The proposed building's stepped-down design appears to soften its otherwise-monolithic massing; however, the adjacent contributing building is one story in height.

4. Proportions

The proposed building's proportions are not consistent with those of nearby contributing buildings; however, most buildings around it are non-contributing.

5. Design and style

The proposed design and style appear mostly compatible.

6. Roofs

The proposed roof is mostly compatible, except the front-facing shed dormers.

7. Exterior walls

While the proposed brick is somewhat compatible, horizontal siding would be more appropriate than vertical, as the current proposed siding emphasizes the two-story building's verticality.

8. Windows and doors

Proposed fenestration appears compatible.

11. Attached garages and carports

The proposed garage appears compatible.

Summary

The project meets some of the applicable standards.

PROPERTY EVALUATION

The property contributes 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 does not appear to convey architectural significance.
 - 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.

STAFF RECOMMENDATION

Release the demolition permit upon completion of a City of Austin Documentation Package. Comment on and release the plans for new construction.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: HR 22-120509
 LOCATION: 3104 OAKMONT 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.

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PROPERTY INFORMATION

Photos



Demolition permit application, 2022

Occupancy History

City Directory Research, August 2022

- 1959 Frances Croisdale, owner
- 1955 Frances Croisdale, owner (widow of L. A. Croisdale)
Office secretary, Morton's Boys Shop No. 1
- 1952 Theodore P. and Katheryn J. Martin, owners
United States Air Force
- 1947 Address not listed

Permits

WATER SERVICE PERMIT		C	Nº 3461
Austin, Texas			
Received of	<i>EMIL WENZEL</i>	Date	<i>5-2-49</i>
Address	<i>3104 OAKMONT Blvd.</i>		
Amount	<i>TWENTY + NO/100</i>		<i>\$20.00</i>
Plumber	<i>FREY</i>	Size of Tap	<i>3/4"</i>
Date of Connection	<i>5-9-49</i>		

Water service permit, 1949

