

**Historic Landmark Commission  
October 24, 2011  
Permits in National Register Historic Districts  
NRD-2011-0081  
Old West Austin  
1512 W. 29<sup>th</sup> Street**

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**PROPOSAL**

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Demolition all but a section of the front wall of a 2,350 sf one and one-half story house and construct a 2,521 sf house.

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**RESEARCH**

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The house was built around 1937 and the first residents were William L. Boyett and his wife Elizabeth J. Boyett who owned and lived in the house until 1978. William Lynnwood Boyett was born in 1907, and married Elizabeth Helen Johnson (b. 1911) in 1931 in Hubbard, Texas. Mr. Boyett attended the University of Texas, and enlisted in the United States Army in January 1944. Mr. Boyett began working for the State of Texas after World War II, first for the State Board of Control, and then for the State Board of Insurance Commissioner as an accountant, then investigator, a position he retired from in the 1970s. After his death in 1975, his widow, Elizabeth, continued to live in this house until 1978. Mrs. Boyett died in 1999 at the age of 87 in Dallas, Texas. Mr. and Mrs. Boyett had two children, a daughter, Roberta who died in infancy, and a daughter, Elizabeth Helen who survived both her parents.

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**PROJECT SPECIFICATIONS**

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The existing residence is a 2,350 sf, one and one-half story frame, minimal traditional house with simple colonial revival details. The house is sided with wide lap siding and has a centered door with two symmetrical 4:2, double-hung, wood windows on either side. The salt box gabled roof is covered in standing seam roofing and has two, gabled dormers set above the two, first floor windows. The colonial revival detailing includes the door surround, which has fluted pilasters, and an entablature with dentils. There is a bay window located on the side elevation as well as a carport with a 2<sup>nd</sup> story screened porch above.

The contemporary design of the new construction, as proposed, will result in a 2,521 sf, two-story house. The lower 2/3 of the exterior walls are to be sided in clear-sealed wood horizontal siding with hard-troweled stucco above. The roof will be a hipped form with standing seam metal roofing. There are multiple, non-symmetrical, single sash windows proposed on the front façade, with one having a lower, possibly operable, sash. A concrete stoop is shown providing access to a projecting entryway, with a side-facing front door, and 2<sup>nd</sup> level balcony above. A one-story glass enclosed side porch with 2<sup>nd</sup> level balcony projects from the west side, and a one-story, carport projects off the east side of the house.

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**STAFF COMMENTS**

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The house is listed as contributing to the Old West Austin National Register Historic District. The NRD has no design guidelines. Staff does not believe that the house has sufficient significance to meet two of the criteria for designation as a historic landmark.

The Old West Austin National Register Historic District has no design guidelines for new construction. Design guidelines in other historic districts address size, scale, massing, fenestration patterns, and materials. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.
- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

The project as proposed does not meet the general design guidelines nor comport with the architectural style of the surrounding contributing houses in the district.

#### **COMMITTEE RECOMMENDATION**

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The Committee urged the applicant to consider maintaining the façade. If proposed design is pursued the Committee requested that the front door face the street.

#### **STAFF RECOMMENDATION**

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Staff recommends that the owner reconsider the proposed demolition and consider a compatible addition to the existing structure that would maintain its contributing status.

Staff further recommends that if the applicant continues to seek demolition, that the applicant prepare a City of Austin Documentation Package prior to release of the demolition permit, consisting of a sketch of the existing site and floor plan, photographs of all four elevations, and a narrative history of the house. In addition, staff recommends that the owner reconsider the proposed design for the new structure and pursue a design that is more compatible with the surrounding neighborhood's architectural character in both scale and style, and that has a front door facing the street.

**OCCUPANCY HISTORY**  
**1512 W. 29<sup>th</sup> Street**  
**c. 1937**

City Directory Research, Austin History Center  
 By City Historic Preservation Office  
 September 2011

1985-86	Patrick A. Skrovan, owner Salesman, Strait Music
1980	No return
1979	Charles E. Johnson and Barbara A., Owner Attorney
1978	Elizabeth Boyett, owner Retired
1977	Elizabeth Boyett, owner
1975	William Lynwood Boyett and Elizabeth J., owners Retired
1970	William Lynwood Boyett and Elizabeth J., owners Investigator, State Board of Insurance
1965	William Lynwood Boyett and Elizabeth J., owners Investigator, State Insurance Board
1963	William Lynwood Boyett and Elizabeth J., owners Investigator, State Board of Insurance
1960	William Lynwood Boyett and Elizabeth J., owners Investigator, State Board of Insurance Commissioner
1957	William Lynwood Boyett and Elizabeth J., owners Assistant Director, State Board of Insurance Commissioner
1954	William Lynwood Boyett and Elizabeth J., owners Account Investigator, State Board of Insurance Commissioner
1952	William Lynwood Boyett and Elizabeth J., owners Accountant, State Board of Insurance Commissioner
1949	William Lynwood Boyett and Elizabeth J., owners Accountant, State Board of Insurance Commissioner.
1947	William Lynwood Boyett and Elizabeth J., owners Employee, State Board of Control

1944-45	William Lynwood Boyett and Elizabeth J. (+ 1), owners United States Army
1942	William Lynwood Boyett and Elizabeth J., owners Student, University of Texas
1941	William Lynwood Boyett and Elizabeth J., owners Statistician
1939	William Lynwood Boyett and Elizabeth J. (+1), owners Clerk
1937	No address listed in the directory. NOTE: William L. (Clerk, Railroad Commission of Texas) and Elizabeth J. Boyett are listed as renters at 205 Archway.

NOTE: City building permits (see below) show that the house was built in 1937.

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

## PERMIT FOR WATER SERVICE

AUSTIN, TEXAS No. 5212 41

M. Frank Russell Address 1512 W 29th

Plumber Dunham Size of Tap 1 1/2 Date 3-16-37

Foreman's Report

Date of Connection 3/17/37

Size of Tap Made 1 1/2

Size Service Made 1 1/2

Size Main Tapped 6"

From Front Prop. Line to Curb Cock 8'6"

From Prop. Line to Curb Cock 11'6"

Location of Meter 2' from 11'6" R.D.

Type of Box each

Depth of Main in St. CL 11'11" 3'2"

Depth of Service Line 2'

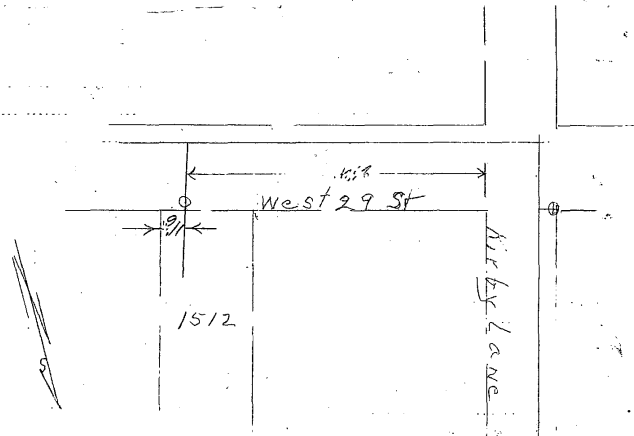
From Curb Cock to Tap on Main 9'11"

Checked by Engr. Dept. CD 4-5-37

(INDEXED)

Foreman's Signature BENSON

No.	Fittings	Size	Req. No.
1	Curb Cock	5 1/2"	15423
1	Elbow		
1	St. Elbow		
1	Bushing	2 1/2"	
1	Reducer	2 1/2"	
1	Pipe	2 1/2" COPPER	
1	Leads Comp.	2 1/2" COPPER	
1	Nipples	2 1/2" - 22 - 1/2"	
1	Union		
1	Plug		
1	Tap	Horizontal - copper	
1	Box	each	
1	Lid		
1	Valves		



Permit for Water Service, 1512 W. 29<sup>th</sup> Street, 3/16/37

### SANITARY SEWER SERVICE PERMIT

No. 13390

Austin, Texas

Received of Dunham Date 5/4/1937

Address 1512 W. 29th.

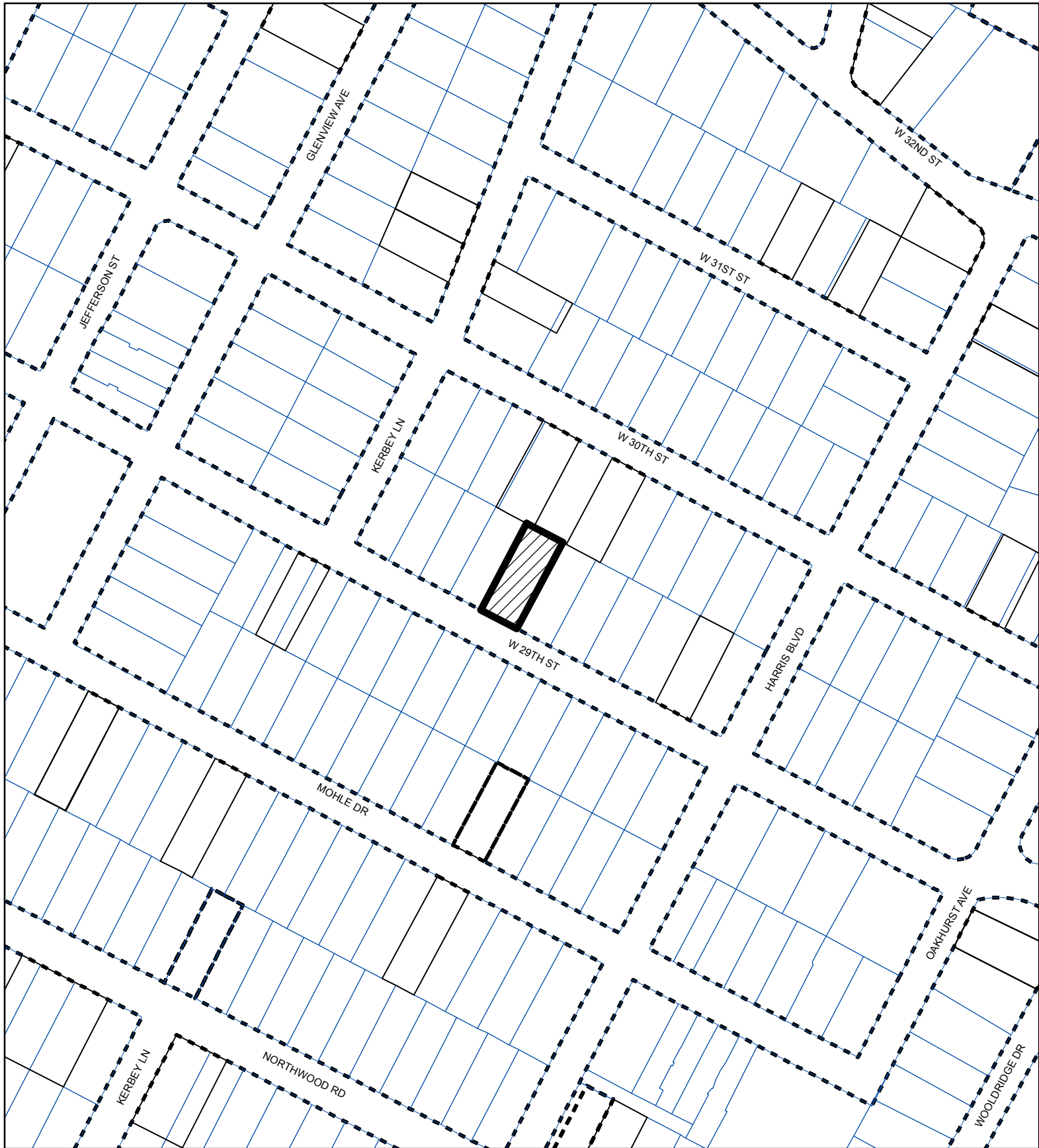
Amount twelve dollars \$ 12.00

Builder or Owner W.L. Boyett Plumber

Lot 29 Block  Subdivision  Plat No. 61

Date of Connection	<u>5/14/1937</u>	No. Fittings    Size    Price 42 1/2" Pipe    4"    4.25 Pipe Wyes Bends    4"    .40 Reducers Plugs Sand Gravel Remix Stoppers Castings 1 Other    Laying pipe    .85 Labor: 2 days    6.00
By City	<u>5 1/2' W/ELL</u>	
By Plumber	<u></u>	
Checked By	<u>Hatcher</u>	
Size Main	<u>6"</u> Depth <u>6'</u>	
Main Assign.	<u>38' from PL</u>	
Stub Depth	<u></u> Prop. Line <u>2'</u>	
Stub Location	<u></u>	
Book No.	<u>B-1174</u>	
Paving Cut	<u></u> No. <u></u>	

Sanitary Sewer Service Permit, 1512 W. 29<sup>th</sup> Street, 5/4/1937



## NATIONAL REGISTER DISTRICT

CASE#: NRD-2011-0081  
LOCATION: 1512 W 29th Street  
GRID: H25  
MANAGER: ALYSON MCGEE



SUBJECT TRACT



ZONING BOUNDARY



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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



















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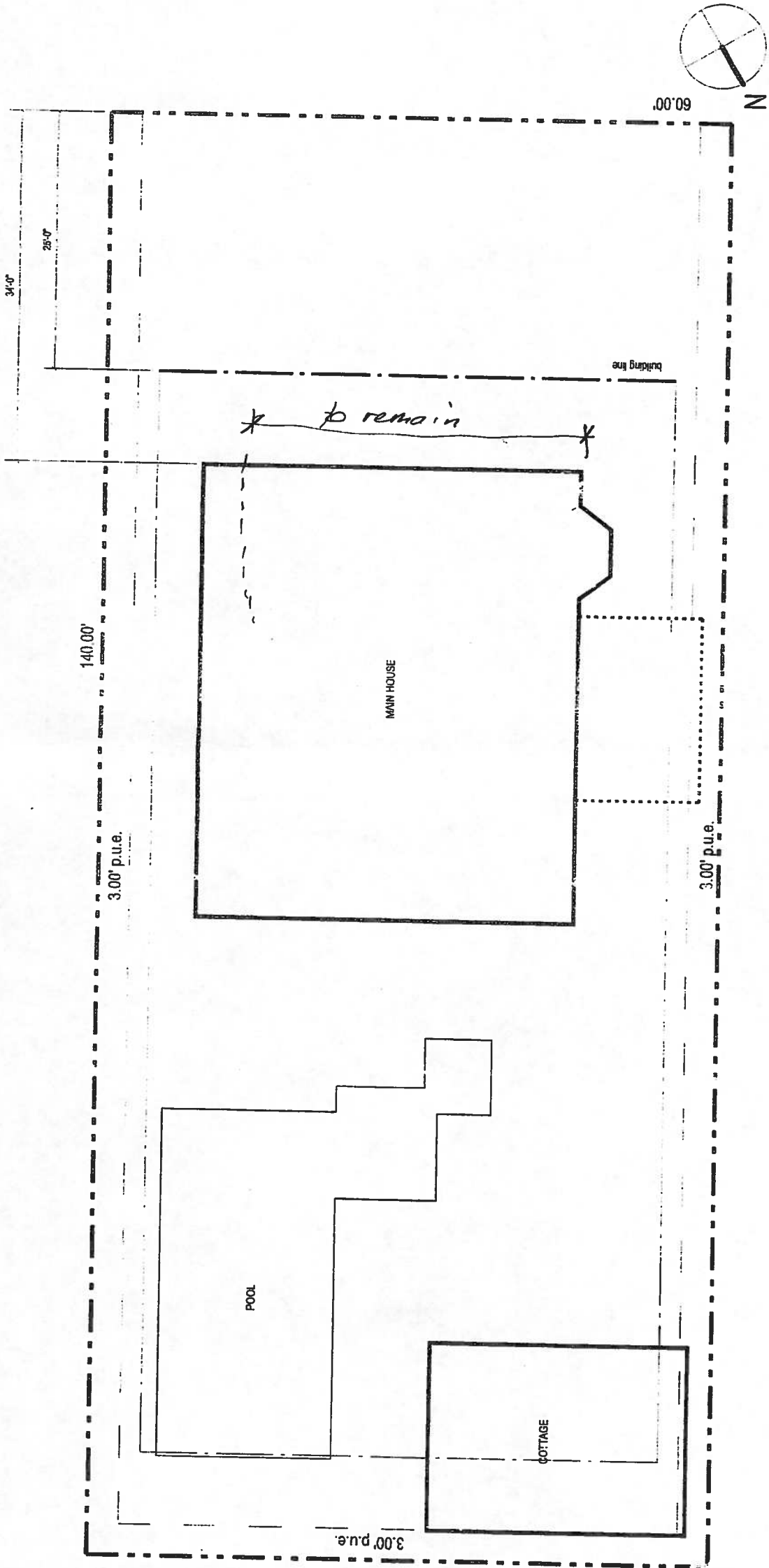
SENTIS/BEN-YAKAR RESIDENCE • 1512 W. 29TH • Austin, TX 78703

PROJECT INFO • SITE PLAN

phase: HLC REVIEW  
drawn by: JCW  
scale: 1/4"=1'-0" U.O.N.  
date: 090811

NOT  
for  
permit

1/4"



site plan 1

PROJECT VICINITY MAP	AREA CALCULATION/IMPERVIOUS COVER	PROJECT INFORMATION										
	<div>AREA CALCULATION:</div> <table><tr><td>EXISTING HOUSE (1ST FLR: 1,618 SF) (2ND FLR: 732 SF)</td><td>2,350 GROSS SF</td></tr><tr><td>SF DEMOLISHED</td><td>&lt;989&gt; GROSS SF</td></tr><tr><td>SF ADDED</td><td>+1,154 GROSS SF</td></tr><tr><td>TOTAL</td><td>2,521 GROSS SF</td></tr><tr><td>(1ST FLR: 1,579) (2ND FLR: 942)</td><td>PROPOSED RESIDENCE</td></tr></table> <p>FAR 41.2% (40% ALLOWABLE) VARIANCE REQUIRED</p>	EXISTING HOUSE (1ST FLR: 1,618 SF) (2ND FLR: 732 SF)	2,350 GROSS SF	SF DEMOLISHED	<989> GROSS SF	SF ADDED	+1,154 GROSS SF	TOTAL	2,521 GROSS SF	(1ST FLR: 1,579) (2ND FLR: 942)	PROPOSED RESIDENCE	<p>ADDRESS: 1512 WEST 29TH STREET AUSTIN, TX 78703</p> <p>OWNER: LUIS SENTIS AND ADELA BEN-YAKAR</p> <p>CONTRACTOR: AVENUE B DEVELOPMENT JEFF BULLARD 512-638-1514</p> <p>ARCHITECT: JULIA WEBBER 512-961-9519 CELL</p> <p>LEGAL: LOT 28 DRYER WOODS PROPERTY ID #: 118151</p> <p>EXEMPTIONS: HS</p> <p>ZONING: R1, SINGLE FAMILY RESIDENTIAL</p> <p>NEIGHBRHD CODE: 27550</p> <p>CONSTRUCTION: TYPE V</p> <p>YEAR BUILT: 1938; SIGNIFICANT REMODEL IN 1970</p> <p>PROJECT DESCRIPTION: WHOLE HOUSE RENOVATION AND ADDITION TO EXISTING TWO-STORY HOME</p> <p>APPLICABLE CODES: COA MCMANSION ORDINANCE LDC 25-2-1406 ORDINANCE REQUIREMENTS 2006 INTERNATIONAL ENERGY CONSERVATION CODE 2006 INTERNATIONAL RESIDENTIAL CODE 2003 UNIFORM PLUMBING CODE 2003 NATIONAL ELECTRICAL CODE</p>
EXISTING HOUSE (1ST FLR: 1,618 SF) (2ND FLR: 732 SF)	2,350 GROSS SF											
SF DEMOLISHED	<989> GROSS SF											
SF ADDED	+1,154 GROSS SF											
TOTAL	2,521 GROSS SF											
(1ST FLR: 1,579) (2ND FLR: 942)	PROPOSED RESIDENCE											
PROJECT PLAT MAP	IMPERVIOUS COVER	PROJECT INDEX										
	<div>BLDG COVERAGE / IMPERVIOUS COVER LC:</div> <table><tr><td>LOT SIZE</td><td>8,394 SF</td></tr><tr><td>BLDG COVERAGE</td><td>24% (35% ALLOWABLE)</td></tr><tr><td>HOUSE FOOTPRINT</td><td>(1,579)</td></tr><tr><td>CUTLAGE FOOTPRINT</td><td>(468)</td></tr></table> <p>IMPERVIOUS COVER 33% (35% ALLOWABLE)</p>	LOT SIZE	8,394 SF	BLDG COVERAGE	24% (35% ALLOWABLE)	HOUSE FOOTPRINT	(1,579)	CUTLAGE FOOTPRINT	(468)	<p>A1.0 PROJECT INFORMATION • SITEPLAN</p> <p>A2.0 EXISTING FIRST FLOOR PLAN</p> <p>A2.1 EXISTING SECOND FLOOR PLAN</p> <p>A2.2 PROPOSED FIRST FLOOR PLAN</p> <p>A2.3 PROPOSED SECOND FLOOR PLAN</p> <p>A3.0 EXISTING ELEVATIONS</p> <p>A3.1 EXISTING ELEVATIONS</p> <p>A3.2 PROPOSED ELEVATIONS</p> <p>A3.3 PROPOSED ELEVATIONS</p>		
LOT SIZE	8,394 SF											
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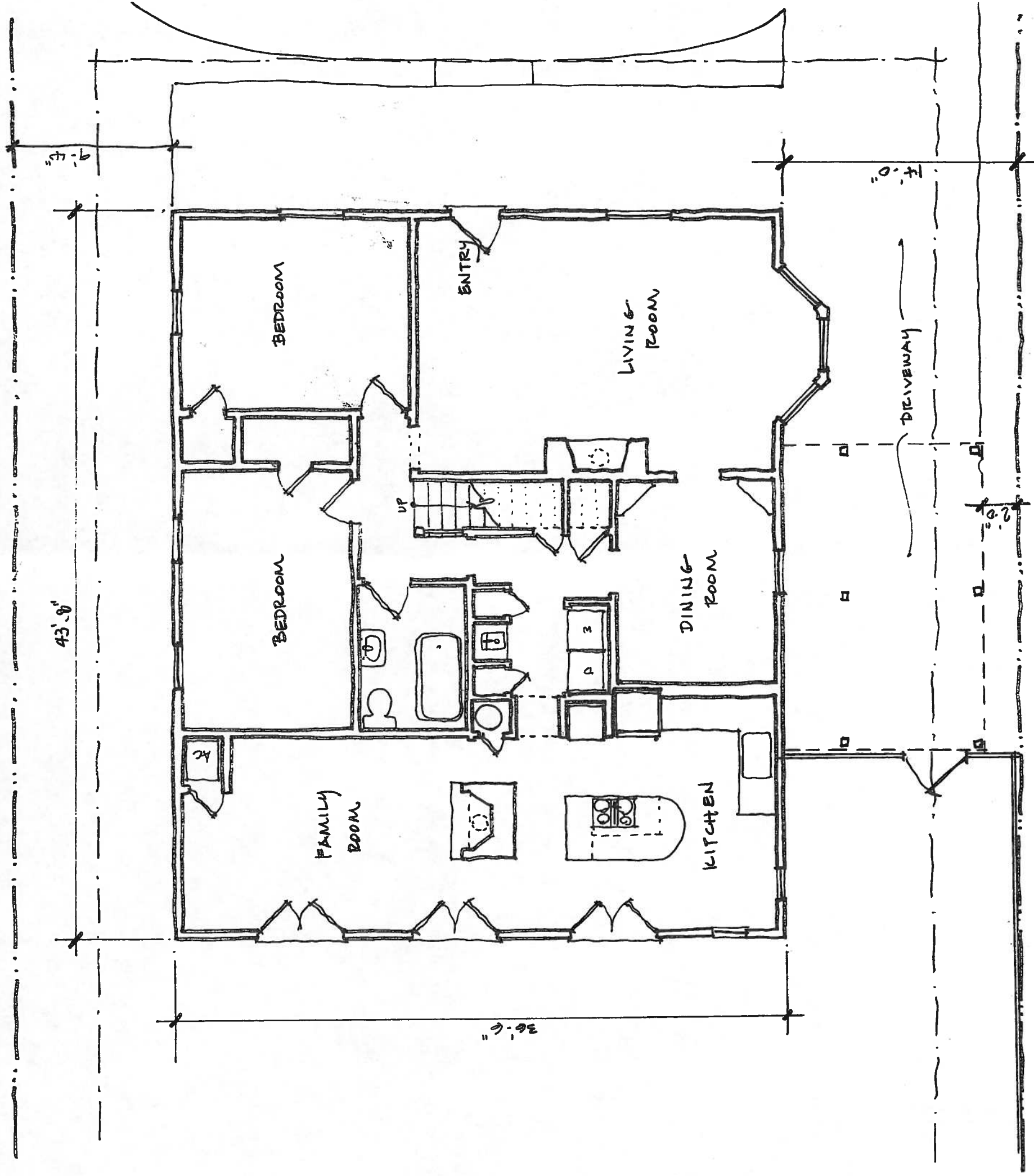
EXISTING FIRST FLOOR PLAN

SENTIS/BEN-YAKAR RESIDENCE • 1512 W. 29TH • Austin, TX 78703

phase: HLC REVIEW
drawn by: JCW
scale: 1/4"=1'-0" u.o.n.
date: 090811

2.0

existing first floor plan 1





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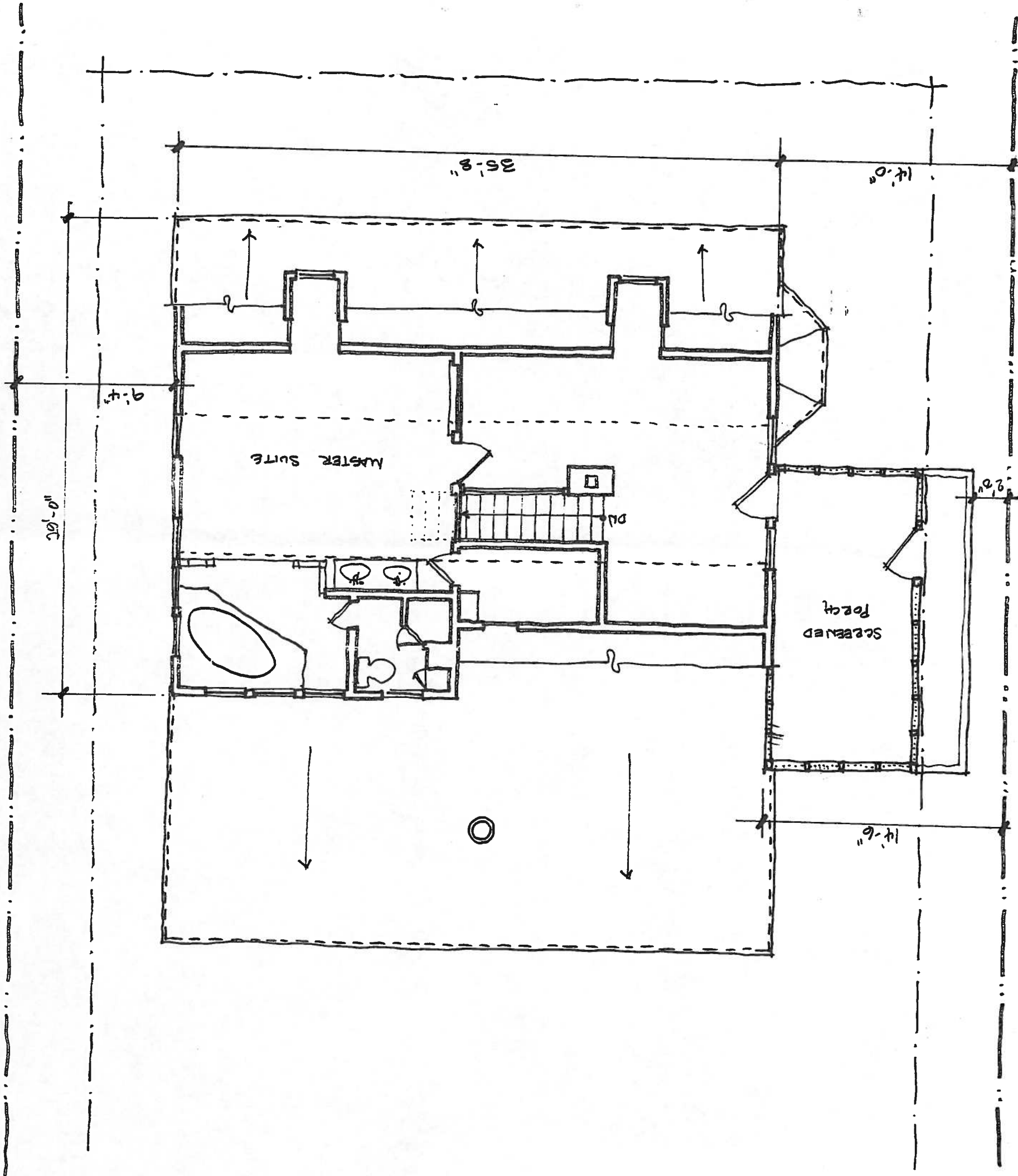
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# EXISTING SECOND FLOOR PLAN

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date: 090811

2:1

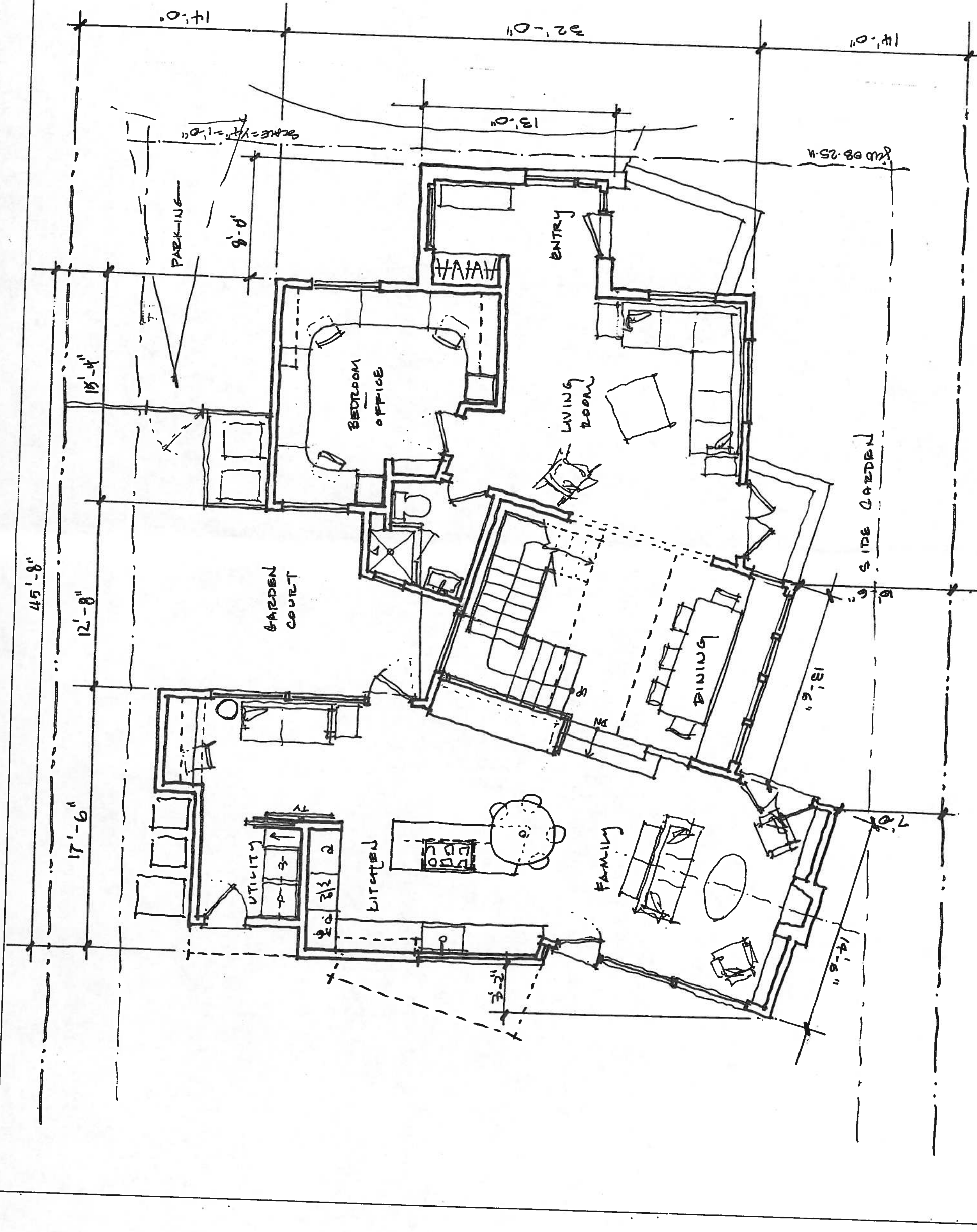
existing second floor plan 1



phase: HLC  
drawn by: JCW  
scale: 1/4" = 1'-0" u.o.n.  
date: 090811

PROPOSED FIRST FLOOR PLAN  
SENTIS/BEN-YAKAR RESIDENCE • 1512 W. 29TH • Austin, TX 78703

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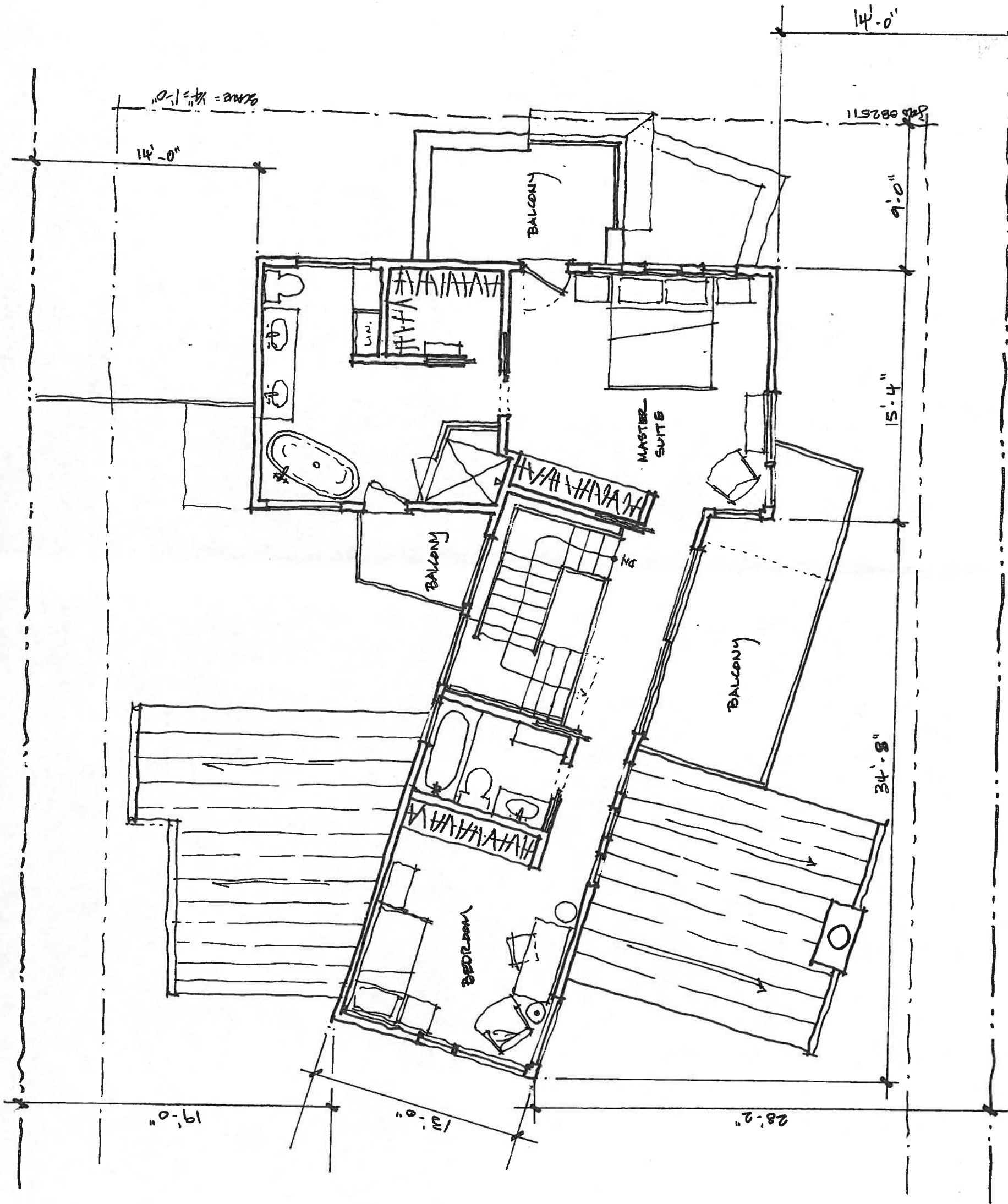
PROPOSED SECOND FLOOR PLAN

phase: HLC REVIEW  
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scale: 1/4"=1'-0" u.o.n.  
date: 090811

NO  
DATE  
PAGE

2.3

proposed second floor plan 1

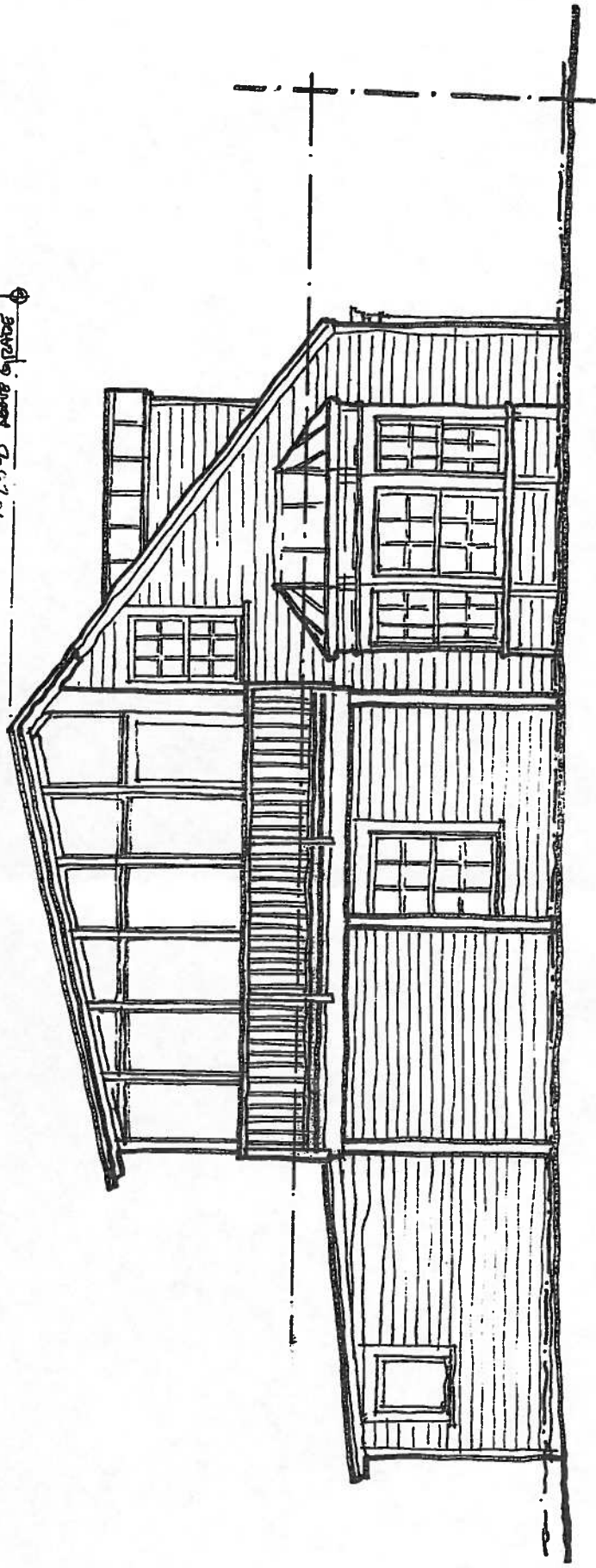


EXISTING ELEVATIONS

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date: 090811

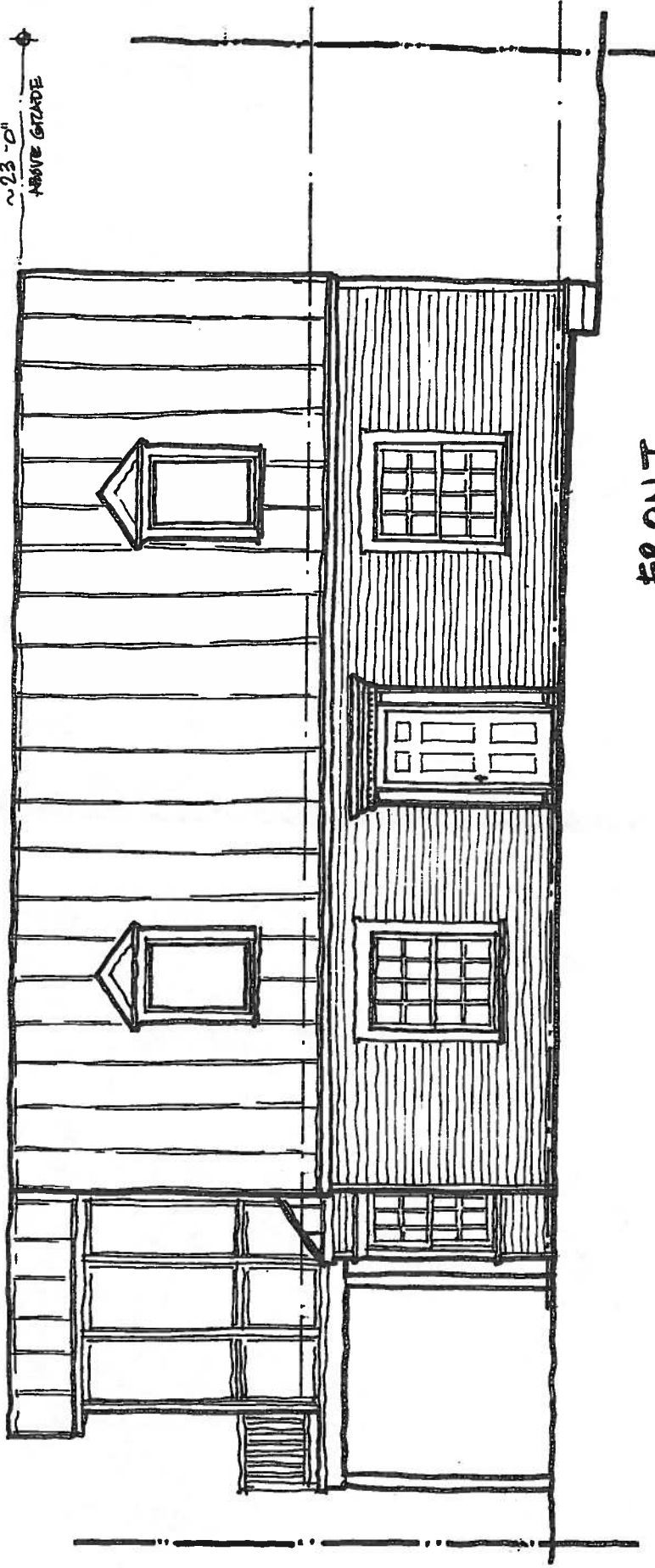
3.0

~23'-0" ABOVE GRADE



WEST SIDE

~23'-0" ABOVE GRADE



FRONT

existing elevations 1



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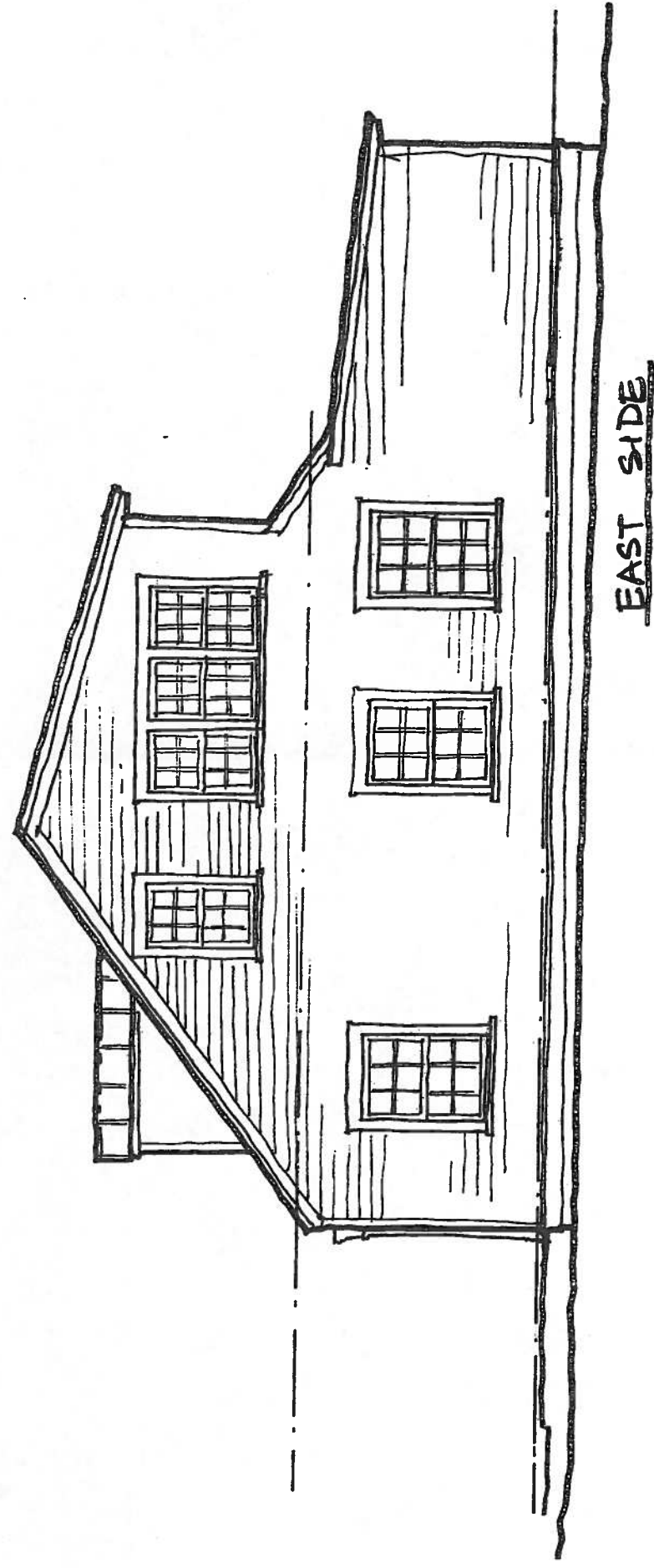
SENTIS/BEN-YAKAR RESIDENCE • 1512 W. 29TH • Austin, TX 78703

EXISTING ELEVATIONS

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date: 090811



3-1



existing elevations 1





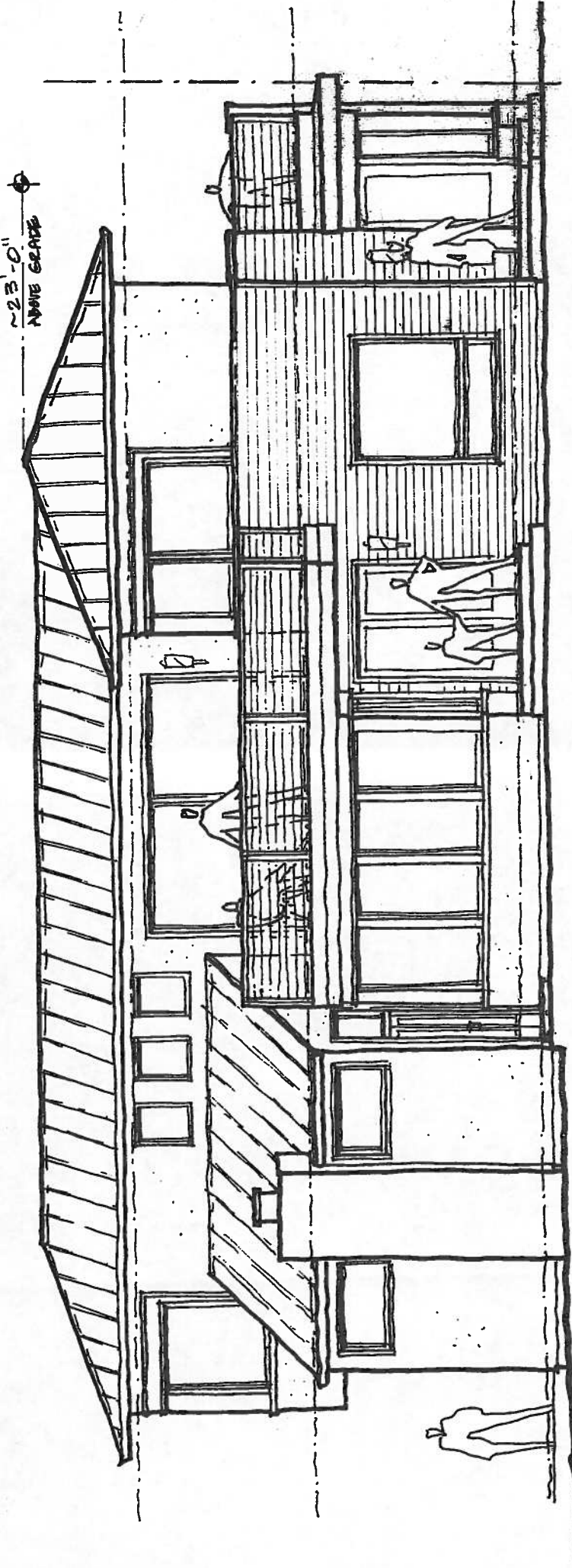
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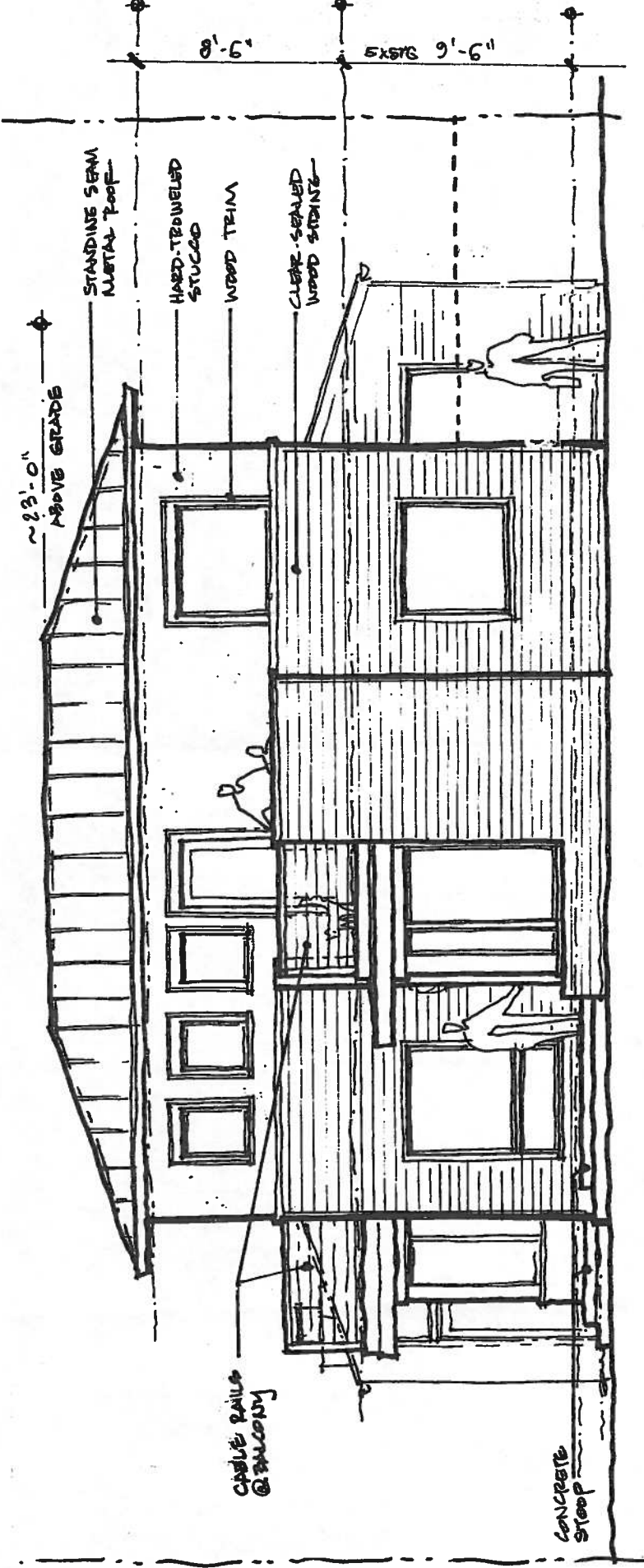
PROPOSED ELEVATIONS

phase: 'HLC'  
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scale: 3/4"=1'-0" u.o.n.  
date: 090811

3.2



WEST SIDE



FRONT

proposed elevations 1



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SENTIS/BEN-YAKAR RESIDENCE • 1512 W. 29TH • Austin, TX 78703

## PROPOSED ELEVATIONS

phase: HLC  
drawn by: JCW  
scale: 1/4"=1'-0" u.o.n.  
date: 090811

1403  
100  
100

3.3

proposed elevations **1**

