

**Historic Landmark Commission
February 27, 2012
National Register Historic Districts
NRD-2012-0015
West Line
1601 Waterston Avenue**

PROPOSAL

Repair and repaint siding, install new windows and doors, and add new stairs to front and rear entry.

PROJECT SPECIFICATIONS

The existing building is an approximately 1,000 sq. ft. Tudor Revival style, one-story house with a high-pitched, cross gable roof. The front facing gable is asymmetrical with a curved slope extending over an arched covered entry. There are decorative false braces in the eaves. The windows are double-hung, wood windows.

The applicant proposes to repair damaged siding to match existing and repaint with the colors indicated in the plans. The existing door will be relocated to line up with the arched porch entry and the existing opening will be in-filled with siding to match the existing. A new set of stairs and railing will be installed at the front entry in place of existing concrete steps.

Windows at the side (east) elevation will be replaced with three multi-lite French doors. All other windows will remain. A new wood stairs and small porch with metal railing will be installed at the rear entry.

STAFF COMMENTS

The house is listed as contributing to the West Line National Register Historic District. The West Line National Register Historic District has no design guidelines for new construction. 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.
- Changes, which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on an accurate duplication of features, substantiated by historical, physical, or pictorial evidence.
- 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.

- Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

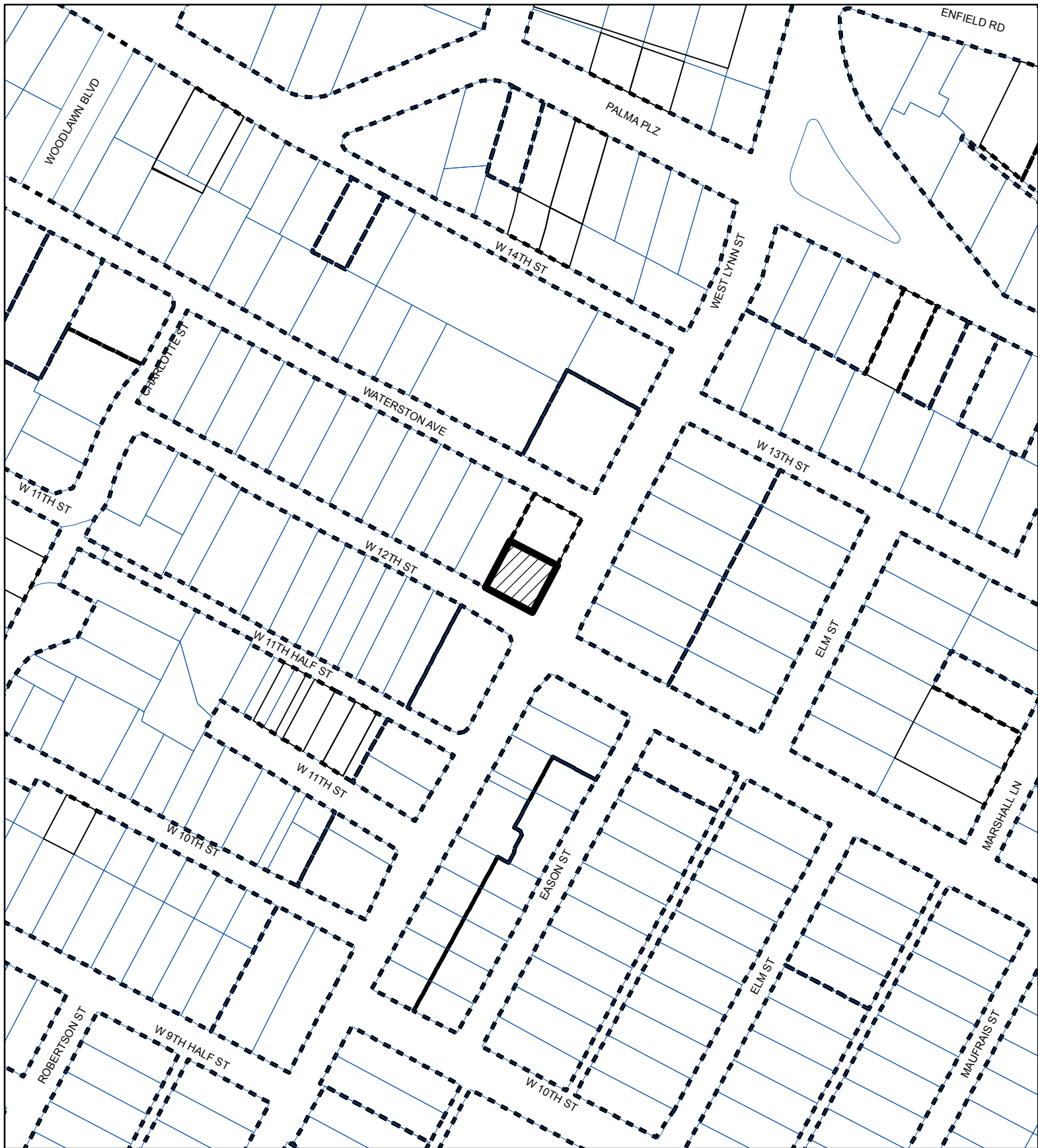
The majority of the work proposed has minimal impact on the historic integrity of the building. Relocation of the front door is appropriate as the location of the existing door is likely not historic. Installation of the French doors on the side elevation has the greatest impact to the building's historical integrity.

STAFF RECOMMENDATION

Staff recommends approving release of the permit per the proposed plans, however the applicant is requested to eliminate at least the first set of French doors on the west elevation, and maintain the existing window to minimize impact to the historical appearance from the street.

PHOTOS

See photos provide in plan set.



SUBJECT TRACT



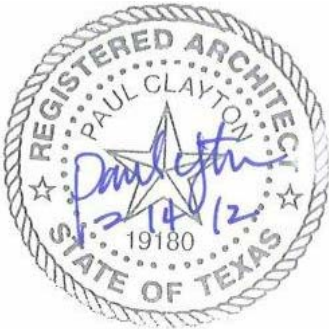
ZONING BOUNDARY

CASE#: NRD-2012-0015
LOCATION: 1601 Waterston Avenue



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.



FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

NOTE:

Existing Conditions drawings are based on limited field observations by Clayton & Little Architects, and are created only as an aid to the design process. These drawings are for information only. Not all elements are shown, and locations may be approximate. Verify all conditions on site.

JEFFREY'S COMPOUND

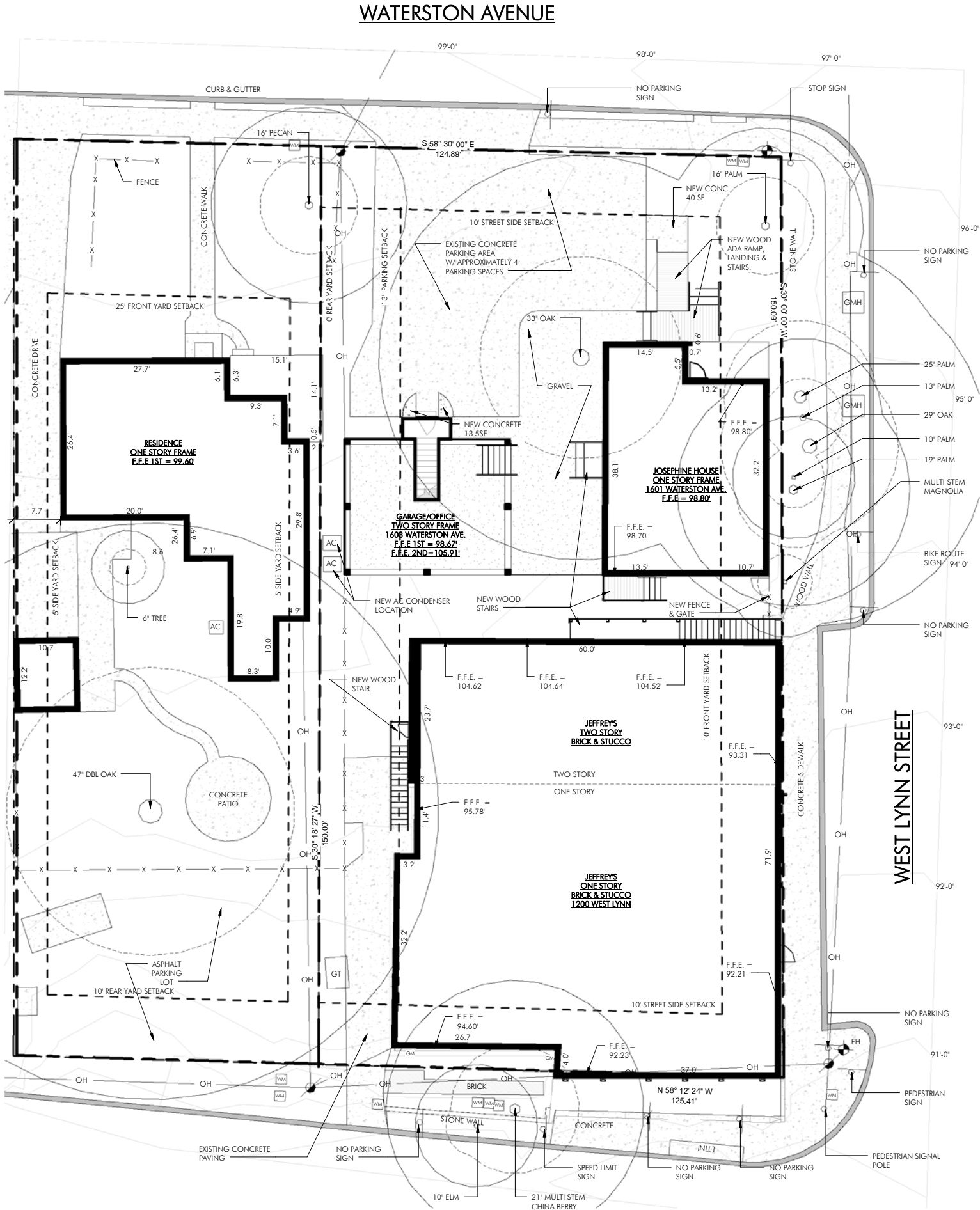
1204 West Lynn St., Austin TX 78703

DATE	ISSUED FOR
02.14.12	LANDMARK COMMISSION REVIEW

PROJECT NUMBER: 1149

SITE PLAN

H1.0



WEST 12TH STREET

1 PROPOSED SITE PLAN
1" = 20'-0"

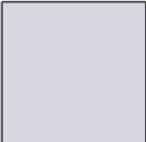
JOSEPHINE'S
MATERIAL COLORS

PAINT COLOR
FOR FASCIA, WOOD
DETAIL & LOUVER TRIM



BENJAMIN MOORE -
SIMPLY WHITE - 2143-70

EXISTING ASPHALT
SHINGLES



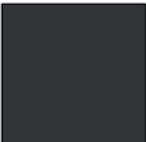
APPROXIMATE COLOR
FROM PHOTOS

PAINT COLOR FOR
WOOD SIDING



BENJAMIN MOORE -
GOSSAMER BLUE - 2123-40

PAINT COLOR FOR
WINDOW & DOOR
TRIM

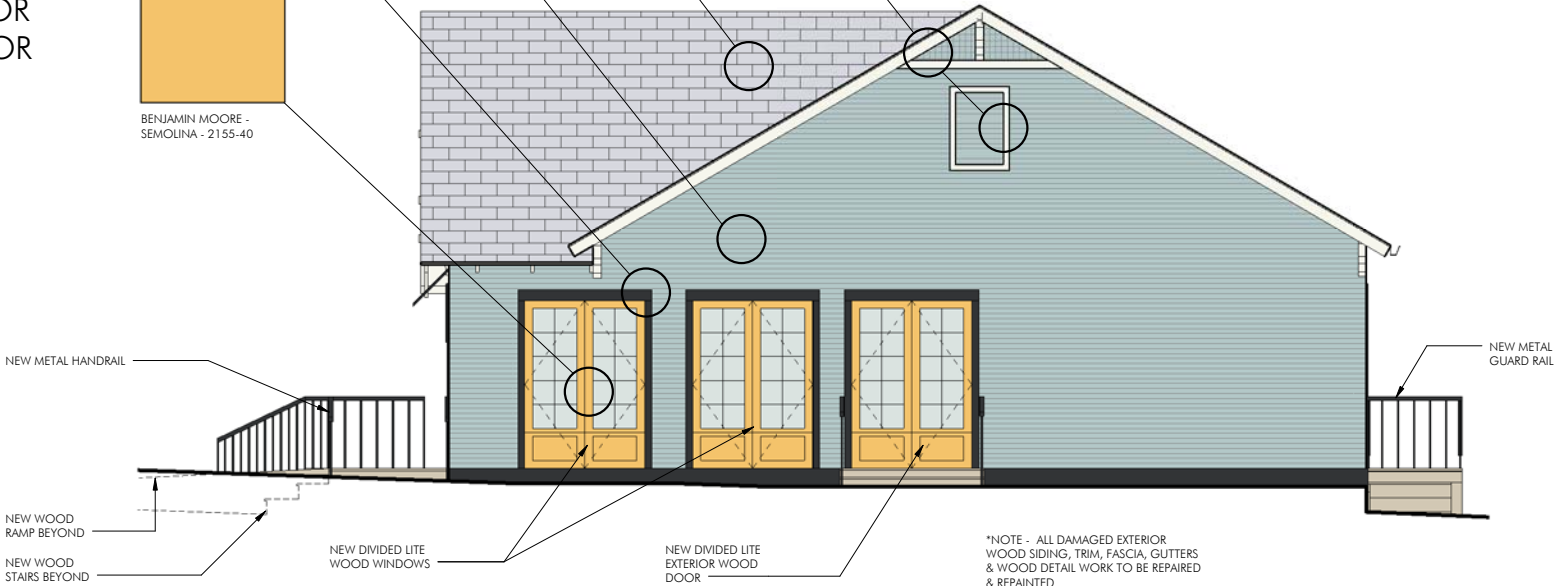


BENJAMIN MOORE -
MIDNIGHT DREAM - 2129-10

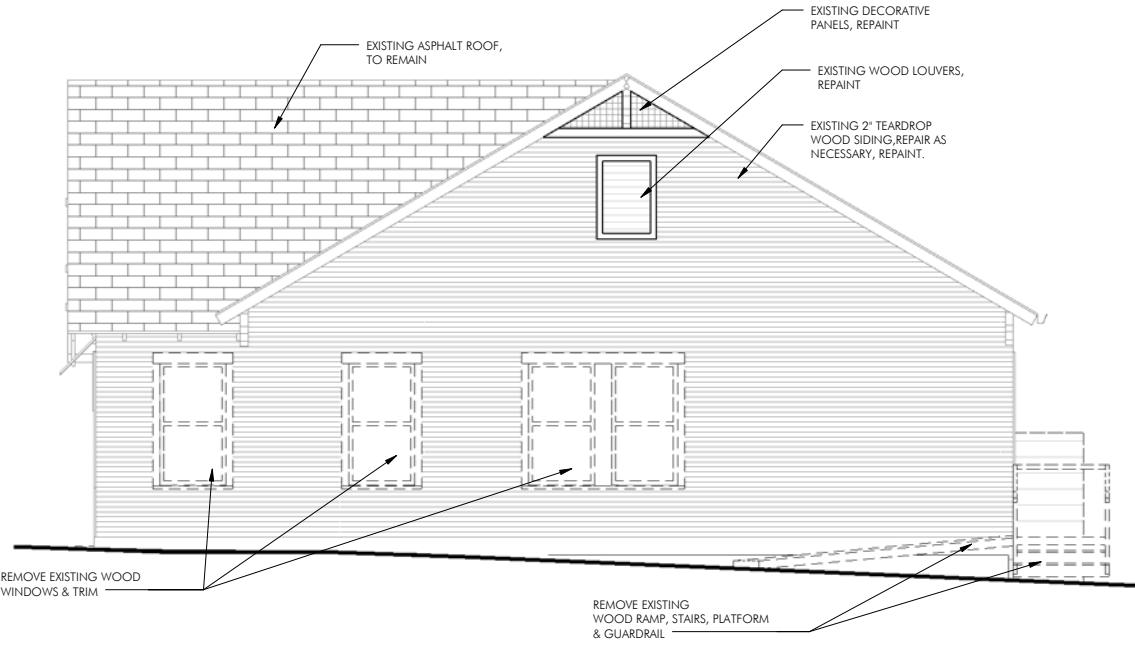
PAINT COLOR FOR
WINDOW & DOOR
FRAMES



BENJAMIN MOORE -
SEMOLINA - 2155-40



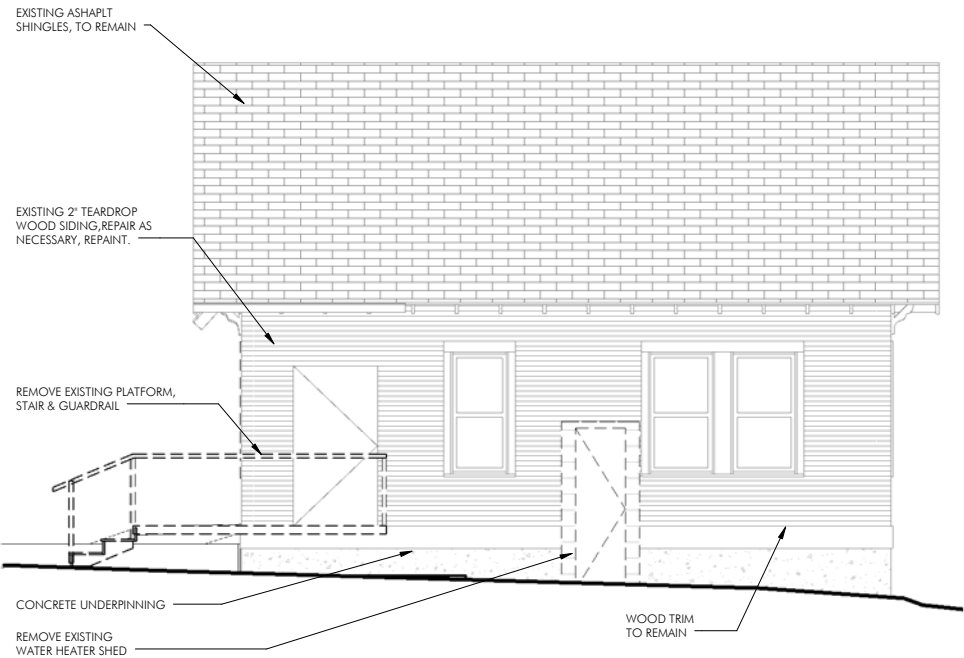
2 PROPOSED - WEST ELEVATION
1/8" = 1'-0"



4 EXISTING - WEST ELEVATION
1/8" = 1'-0"



1 PROPOSED - SOUTH ELEVATION
1/8" = 1'-0"



3 EXISTING - SOUTH ELEVATION
1/8" = 1'-0"

Architects
Clayton&Little

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Austin, Texas 78702
512 477 1727

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site, inspect all existing
conditions, and report any
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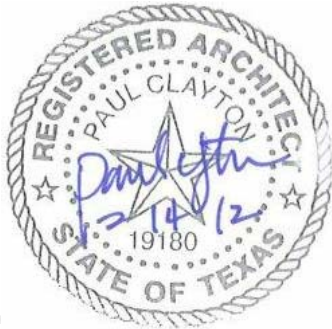
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JOSEPHINE'S ELEVATIONS

H2.1

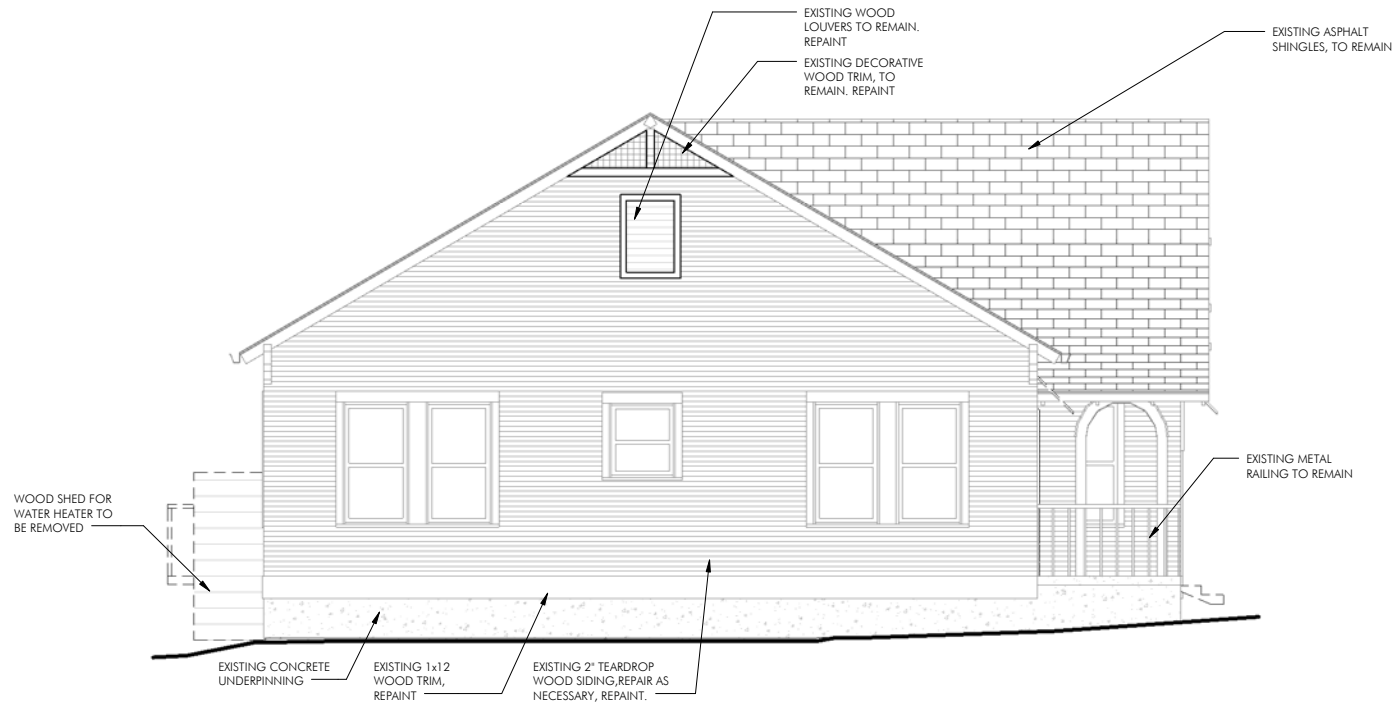


FIELD INSPECTION REQUIRED

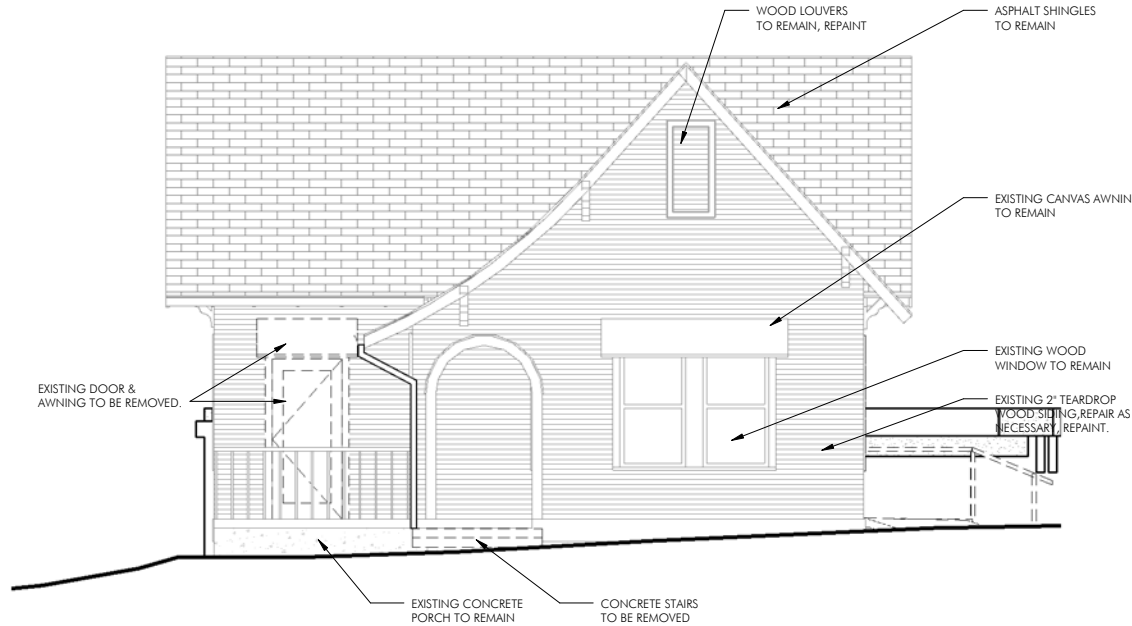
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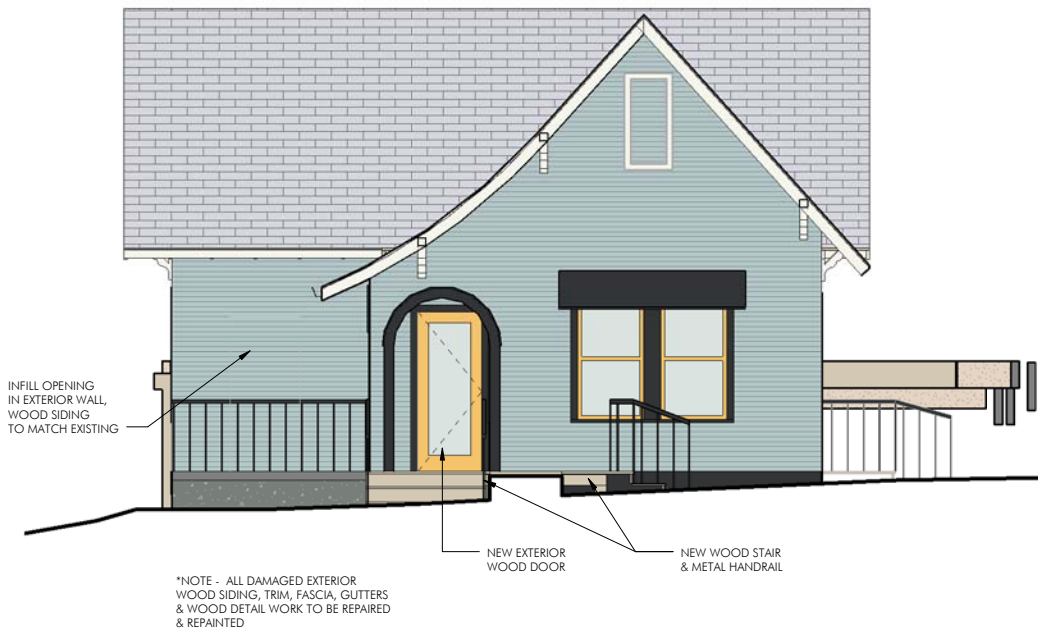
4 EXISTING - EAST ELEVATION
1/8" = 1'-0"



3 EXISTING - NORTH ELEVATION
1/8" = 1'-0"



2 PROPOSED - EAST ELEVATION
1/8" = 1'-0"



1 PROPOSED NORTH ELEV.
1/8" = 1'-0"

JEFFREY'S COMPOUND

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JOSEPHINE'S ELEVATIONS

H2.2



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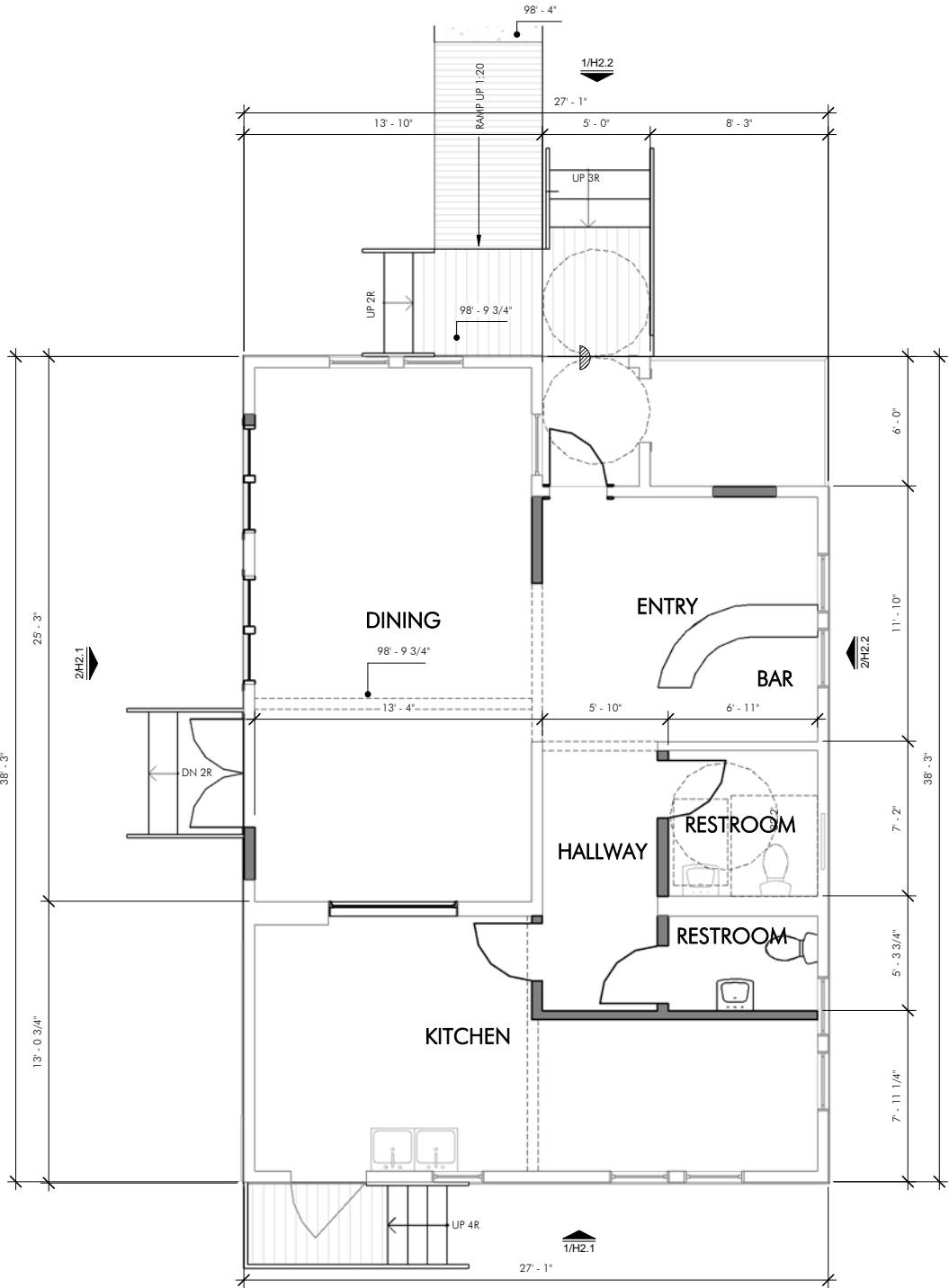
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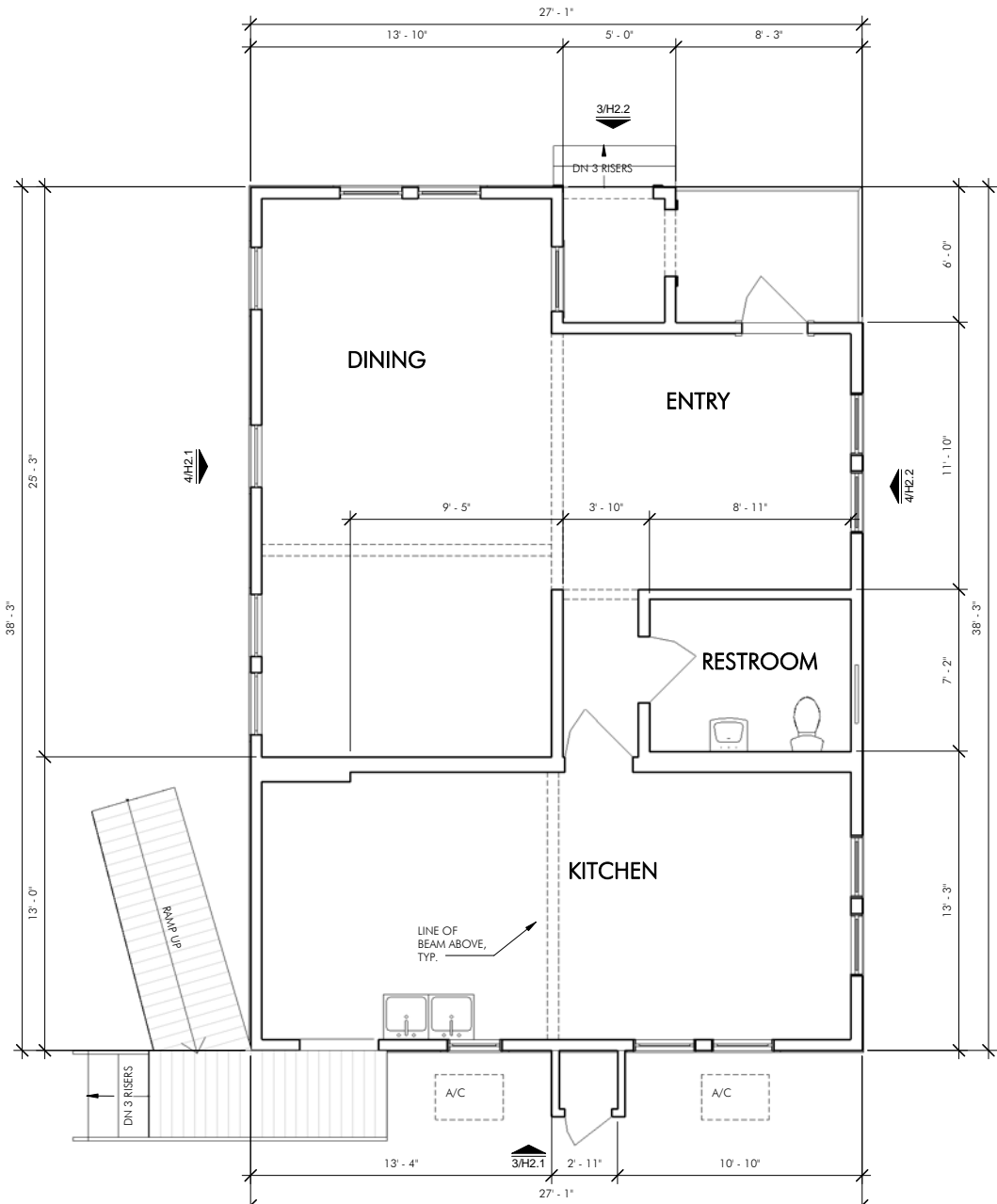
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JOSEPHINE'S FLOOR PLAN

H2.3



2 PROPOSED - 1ST FLOOR PLAN
1/8" = 1'-0"



1 EXISTING 1ST FLOOR PLAN
1/8" = 1'-0"



JOSEPHINE'S HOUSE - NORTH ELEVATION



JOSEPHINE'S HOUSE - NW CORNER



JOSEPHINE'S HOUSE - CONTEXTUAL NORTH ELEVATION



JOSEPHINE'S HOUSE - SOUTH ELEVATION



JOSEPHINE'S HOUSE - NORTH ELEVATION -
ENTRANCE STAIRS



JOSEPHINE'S HOUSE - NE CORNER

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PHOTOS

H2.4