

Historic Landmark Commission
February 27, 2012
National Register Historic Districts
NRD-2012-0016
West Line
1603 Waterston Avenue

PROPOSAL

Repair and repaint siding, doors and windows, remove walls at lower level and install wood slat walls and structural concrete columns.

PROJECT SPECIFICATIONS

The existing building is an approximately 1,200 sq. ft., detached two-story carriage house/garage, with a hipped roof. Although the building has a separate address, it was originally built as an outbuilding to the adjacent Tudor Revival style house adjacent to it at 1601 Waterston Avenue.

The association with the house at 1601 Waterston is evident in design features and materials that reference those of the house, including the centered, projecting entry with asymmetrical, gable roof shape similar to house, and the similar narrow, horizontal siding. The building has two sets of double garage doors on either side of the projecting entry. The entry door is Craftsman style with three horizontal glazed lites in the upper third, with dentil trim and a single recessed panel below. Windows are double-hung, wood-frame windows with 3:1 screens.

The applicant proposes to repair damaged siding to match existing and repaint the siding, doors and windows frames with the colors indicated in the plans. The walls on all elevations of the lower level will be removed and replaced with clear stained wood slat walls. Concrete columns will provide structural support for the upper level.

STAFF COMMENTS

The address is not listed in the nomination documents for the West Line National Register Historic District; likely because it was considered an outbuilding to the 1601 Waterston Avenue property. It does retain historical integrity and should be considered 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.

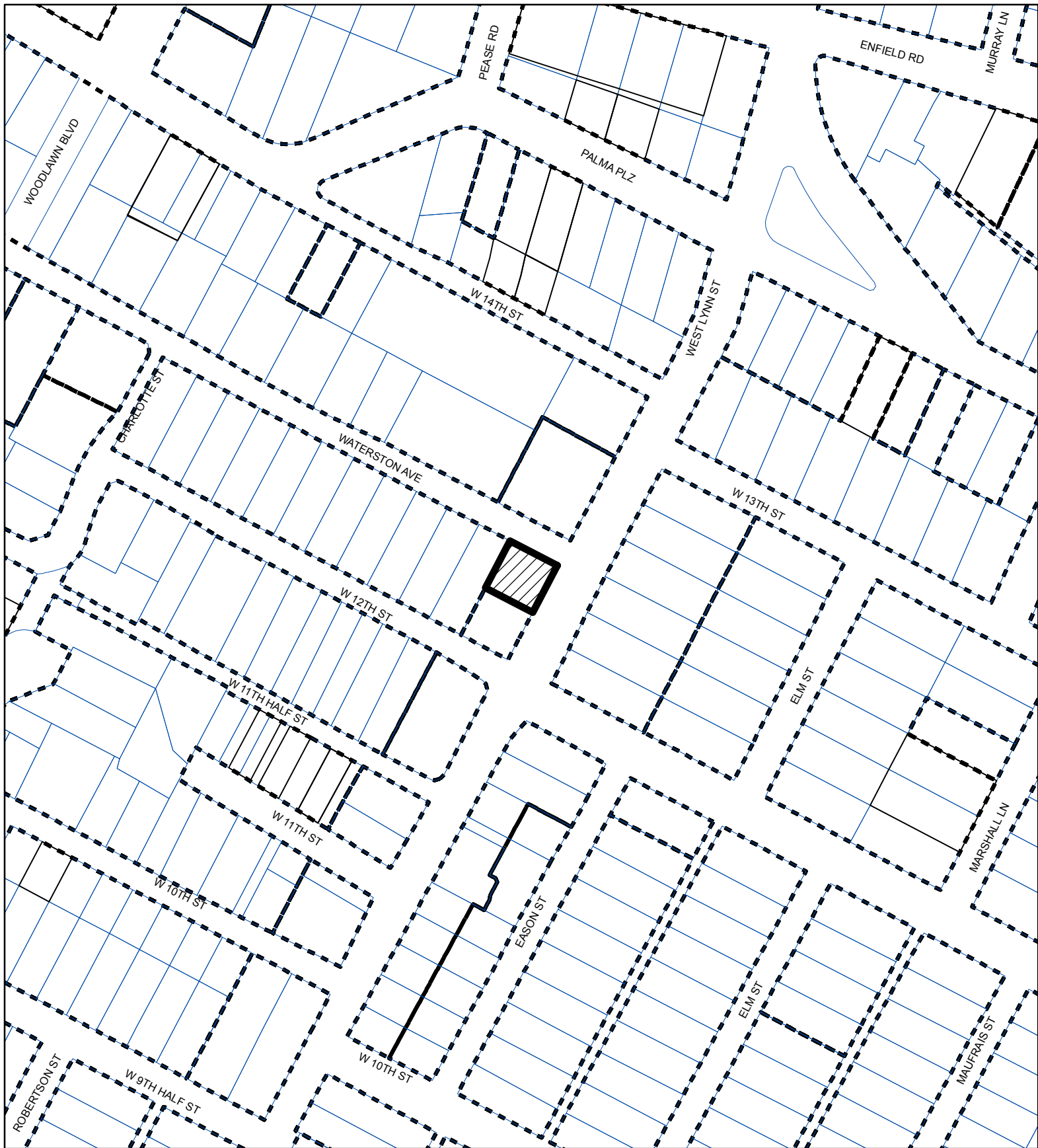
The repair and repainting of the siding, windows and door is compatible to the guidelines for the National Register District; however, the proposal to remove and replace the lower walls with wood slat walls has a significant adverse impact on the building's historical appearance.

STAFF RECOMMENDATION

Staff recommends approving release of the permit. However, staff requests the applicant maintain the existing garage doors, front walls and a portion of the side walls to minimize the adverse impact to the building's historical appearance from the street.

PHOTOS

See photos provide in plan set.



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0016
LOCATION: 1603 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

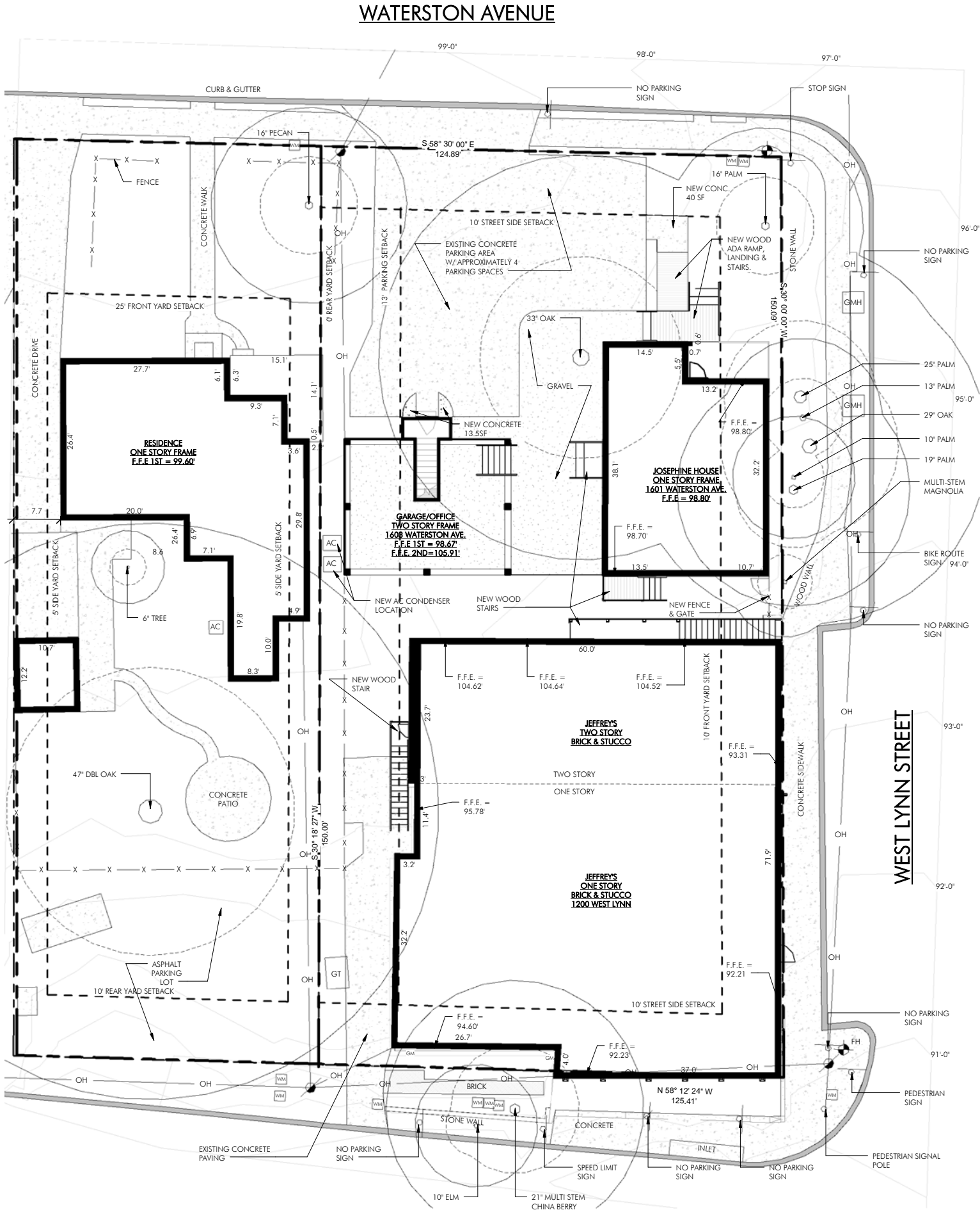
1204 West Lynn St., Austin TX 78703

DATE	ISSUED FOR
02.14.12	LANDMARK COMMISSION REVIEW

PROJECT NUMBER: 1149

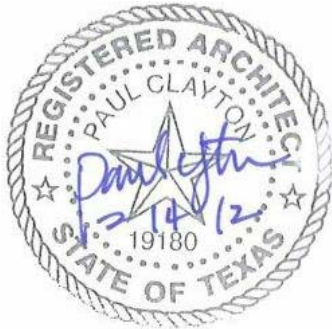
SITE PLAN

H1.0



WEST 12TH STREET

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



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OFFICE ELEVATIONS

GARAGE OFFICES
MATERIAL COLORS



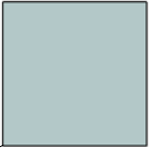
BENJAMIN MOORE -
SIMPLY WHITE - 2143-70

PAINT COLOR FOR
EXPOSED RAFTERS &
FASCIA



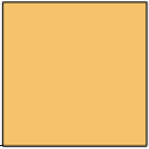
APPROXIMATE COLOR
FROM PHOTOS

EXISTING ASPHALT
SHINGLES



BENJAMIN MOORE -
GOSSAMER BLUE - 2123-40

PAINT COLOR FOR
WOOD SIDING



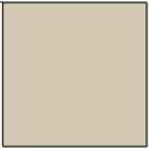
BENJAMIN MOORE -
SEMOLINA - 2155-40

PAINT COLOR FOR
WINDOW & DOOR FRAMES



BENJAMIN MOORE -
MIDNIGHT DREAM - 2129-10

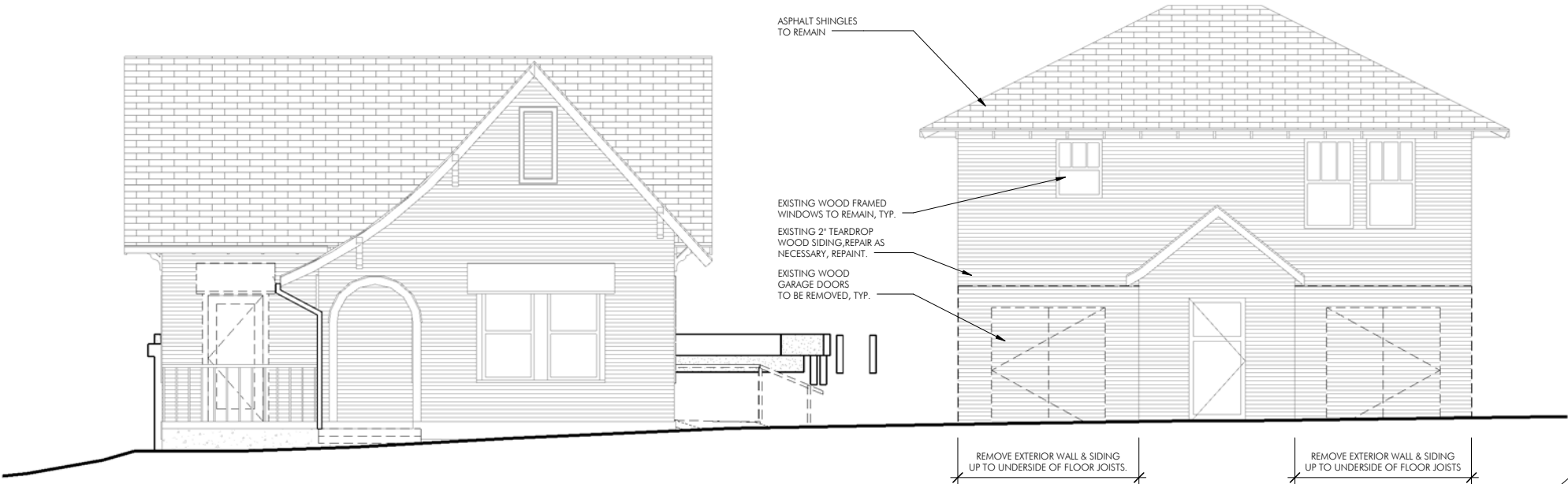
PAINT COLOR
WINDOW & DOOR TRIM



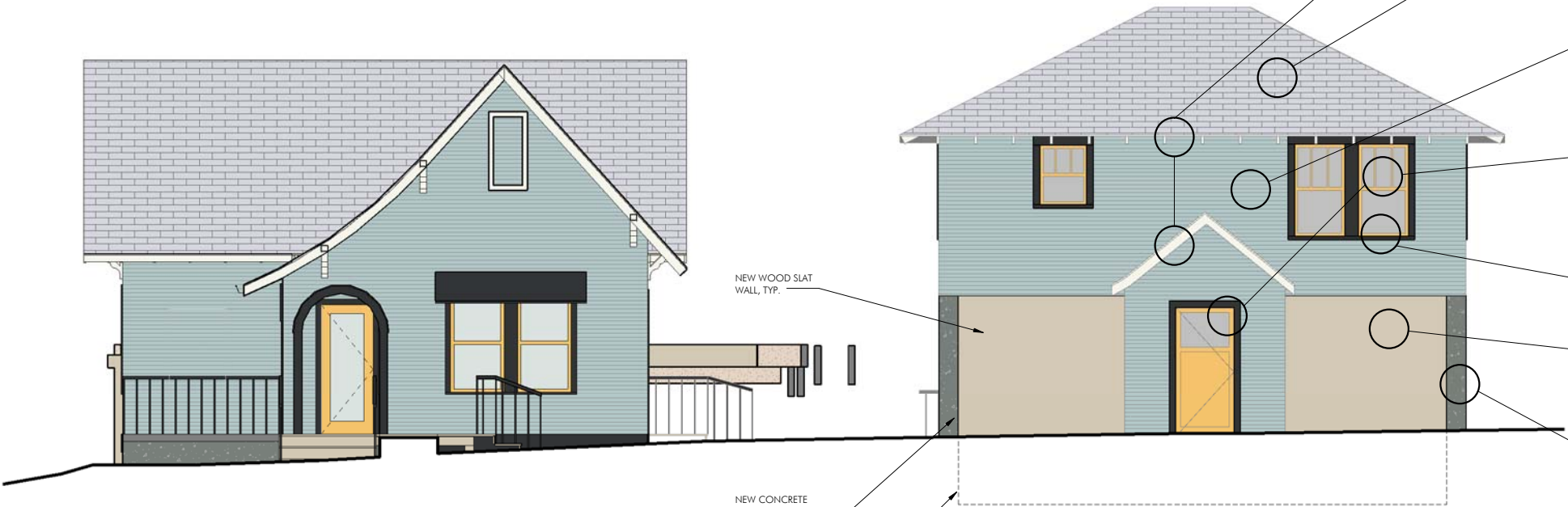
CLEAR STAINED
WOOD SLAT WALLS



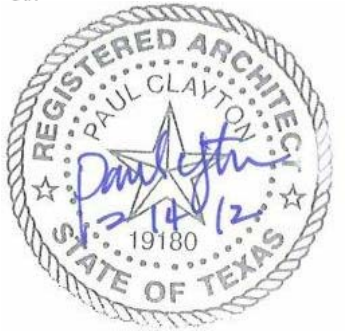
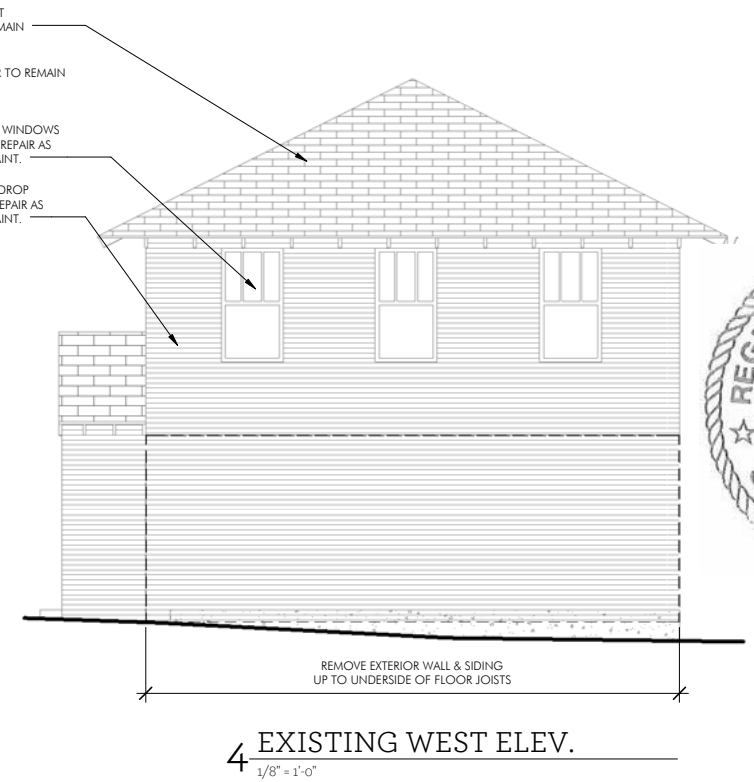
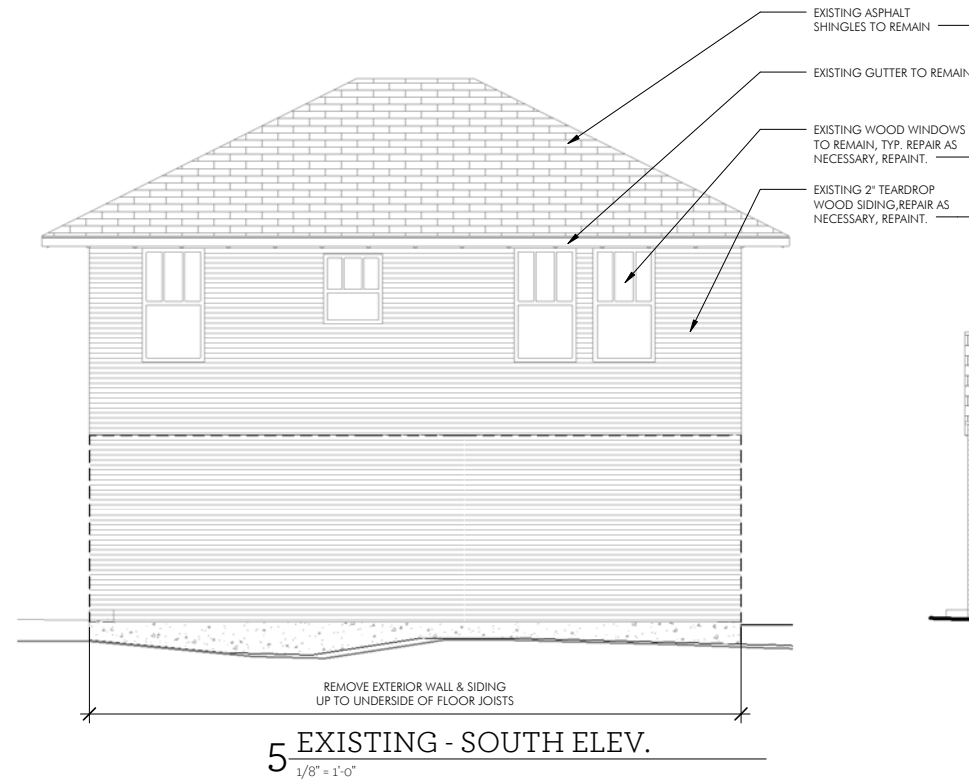
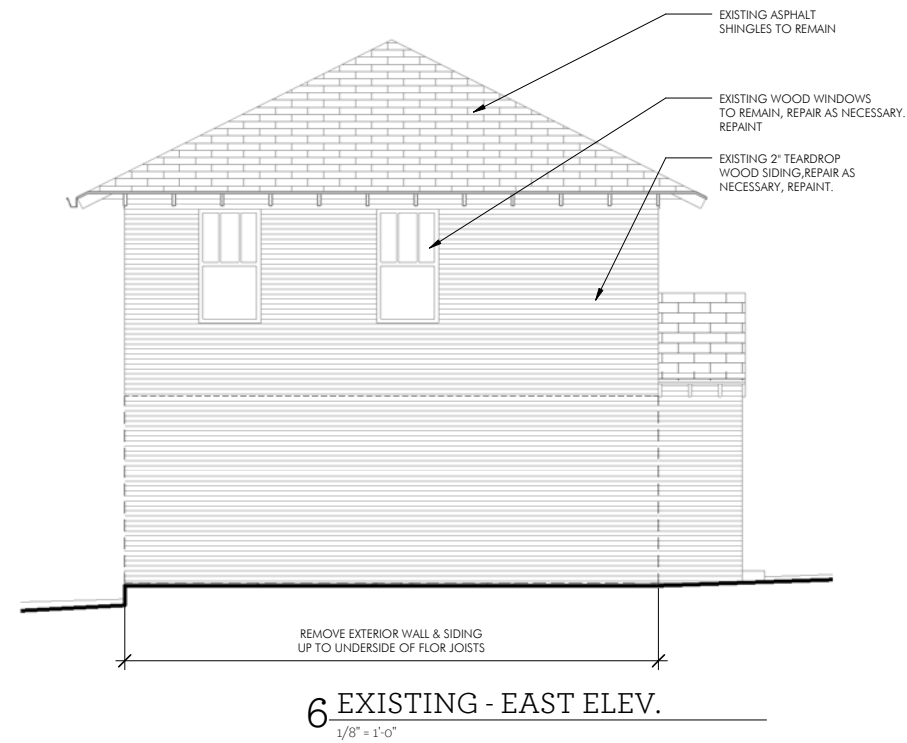
CONCRETE
COLUMNS



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



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



Architects
Clayton&Little

1001 East 8th Street
Austin, Texas 78702
512 477 1727

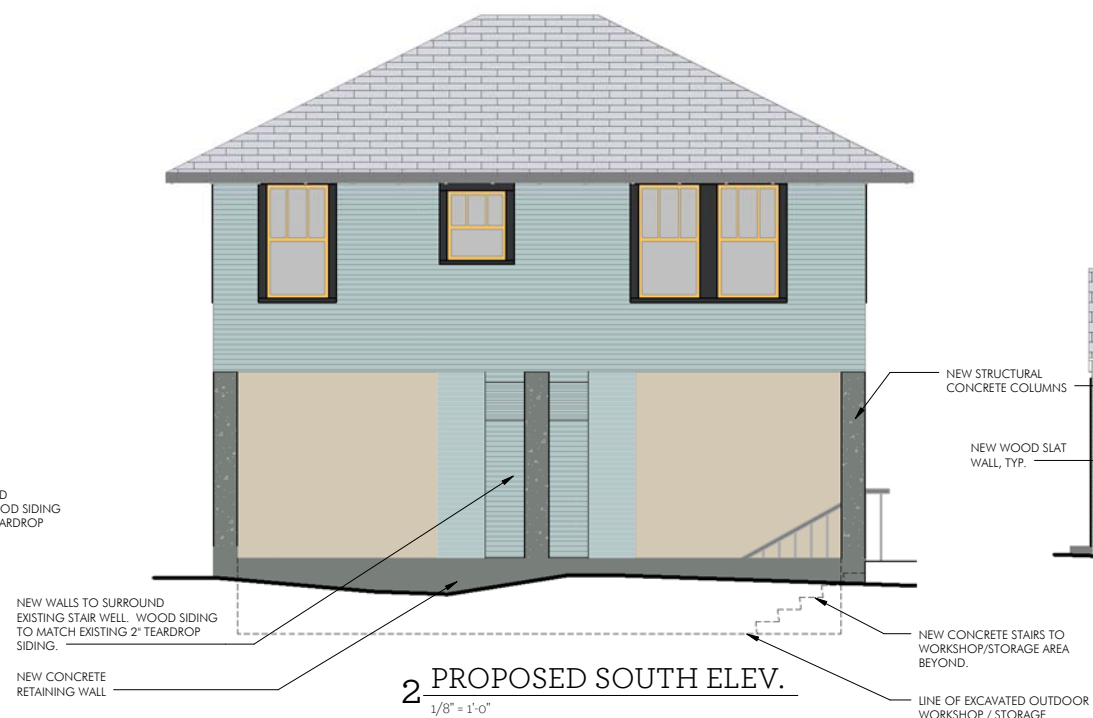
www.claytonandlittle.com

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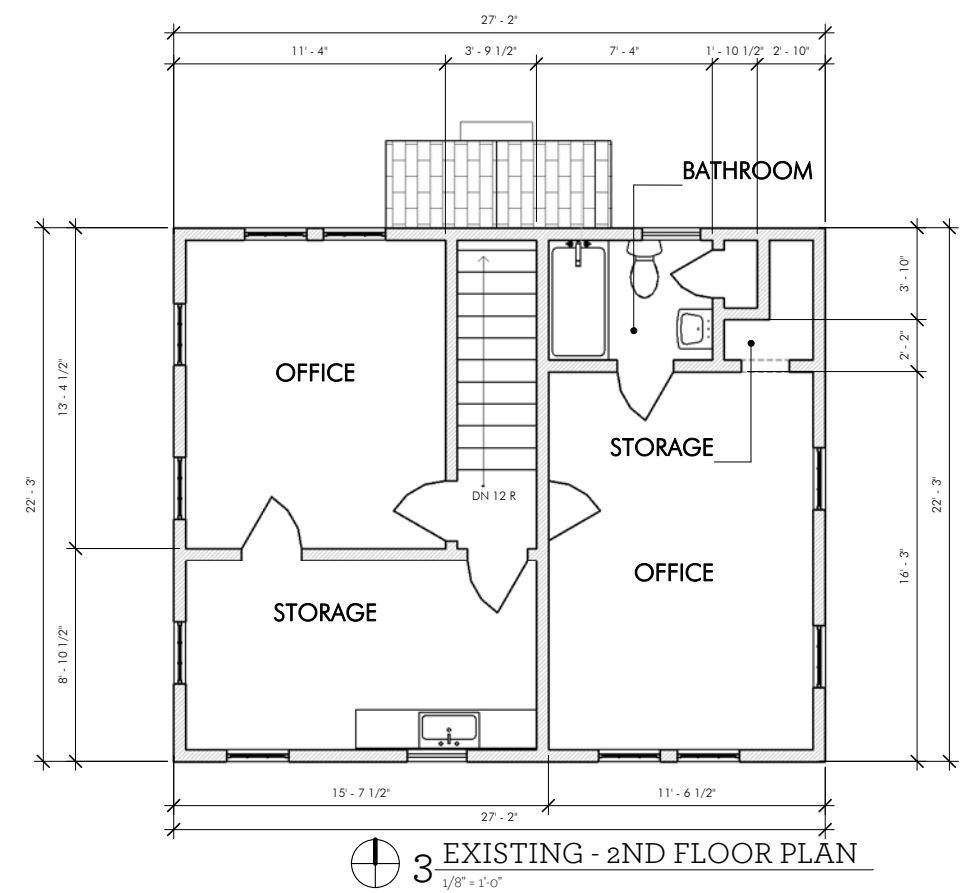
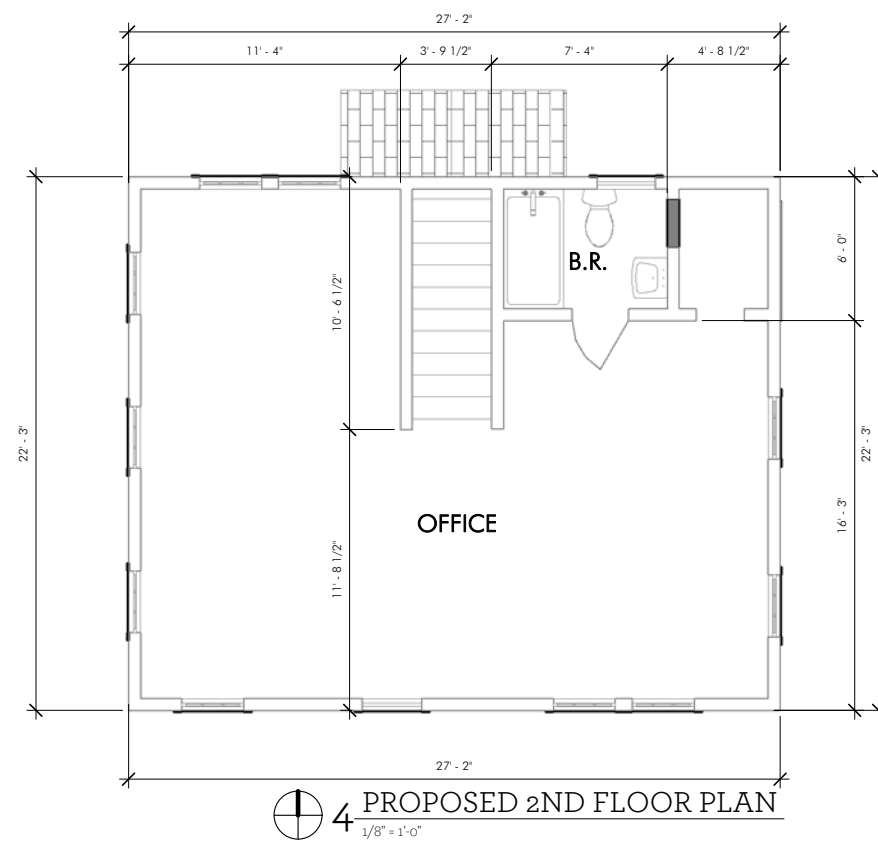
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OFFICE ELEVATIONS

H3.2

Architects
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001 East 8th Street
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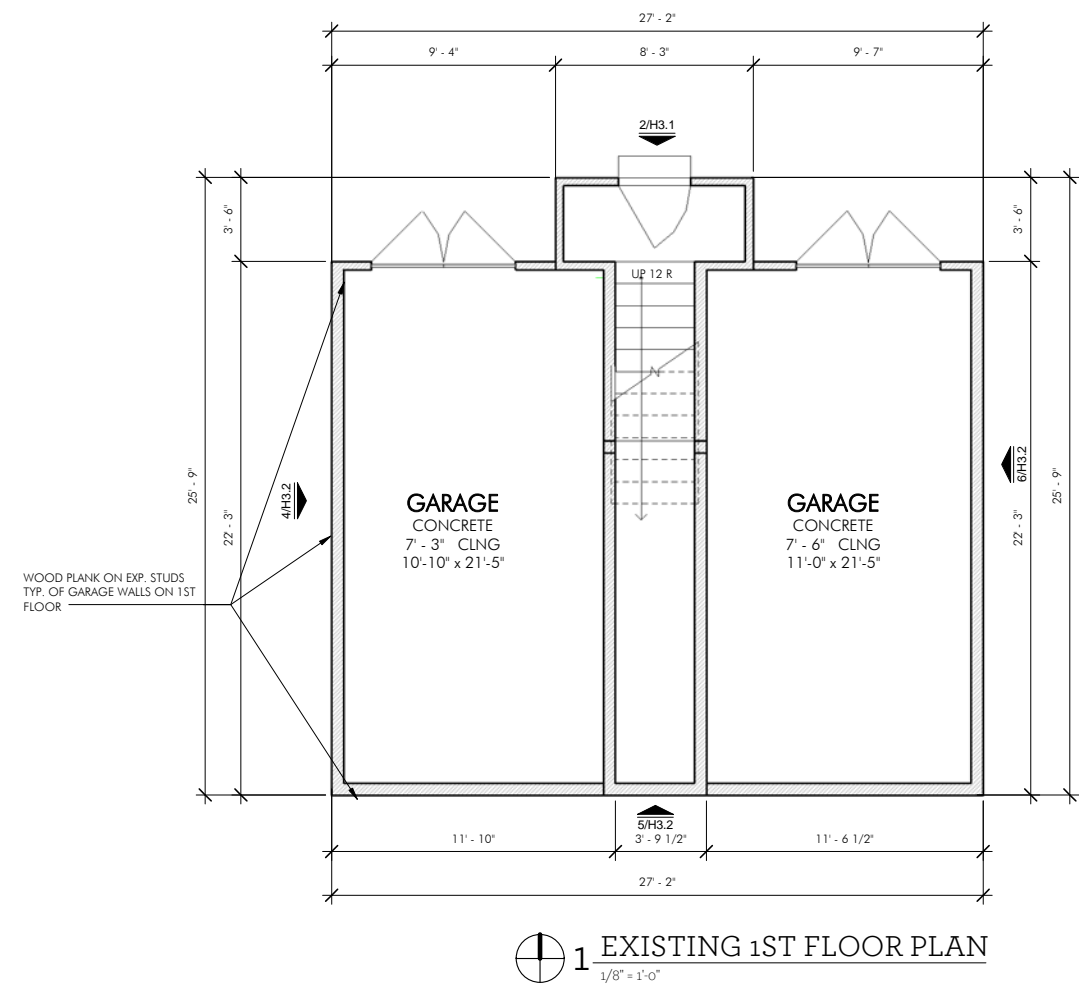
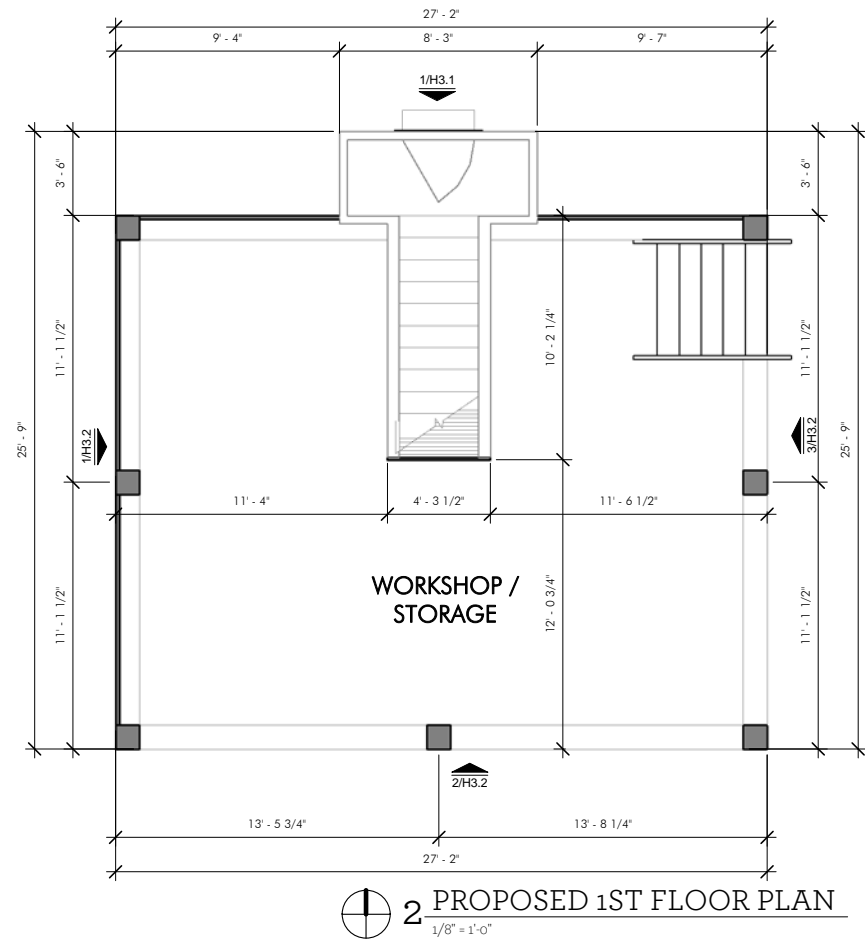


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Garage Office Floor Plans

H3.3



GARAGE/OFFICE - NE CORNER -
GARAGE DOORS



GARAGE/OFFICE - NORTH ELEVATION -
ENTRANCE



GARAGE/OFFICE - NORTH ELEVATION



GARAGE/OFFICE - SE CORNER

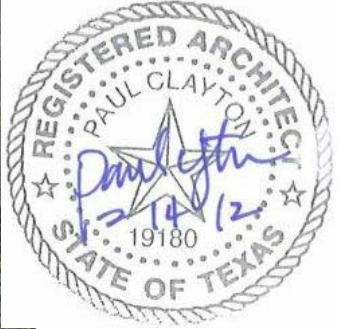


GARAGE/OFFICE - NORTH CONTEXTURAL ELEVATION

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1001 East 8th Street
Austin, Texas 78702
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PHOTOS

H3.4