

HISTORIC LANDMARK COMMISSION
JUNE 25, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0073
West Line
911 West Lynn

PROPOSAL

Construct a three-story, 1,200 sq. ft. addition at the rear of an existing 1,100 sq. ft. c. 1915 house.

PROJECT SPECIFICATIONS

The existing residence is a c. 1915, 1,100 sq. ft. one-story house with a pyramidal roof and a cross gable spanning half of the façade. The partial-width front porch is set under the principal roof. The house has modest Greek Revival architectural features including shallow eaves, a deep fascia, and squared columns. The entire front-facing gable appears to be vented with horizontal wood slats, and vertical trim elements. The original windows have been replaced with 2:2 double, hung windows, and the house is clad in a tongue and groove horizontal, wood siding. It appears there is an existing rear addition to the house.

The applicant proposes to construct a three-story, 1,200 sq. ft. addition at the rear of the existing house. The addition will have a steep, front-gable roof. The front elevation of the addition will have a wood slat screen wall that will be open behind the gable on the third floor. The other walls of the addition will be clad in painted, horizontal wood siding and metal roofing material used as cladding. The existing house and addition will have a metal roof. The side and rear elevations of the addition will have windows of various sizes and configurations.

The applicant further proposes to construct a brick and wood slat fence surrounding the front yard.

STANDARDS FOR REVIEW

The existing house is contributing to the West Line National Register Historic District. The West Line National Register Historic District has no specific design guidelines for additions. 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.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- 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 accurate duplications of features, substantiated by historical, physical, or pictorial evidence.

- Contemporary design 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 proposed addition is set behind the existing house. The style, although contemporary, is differentiated and compatible with the historic character of the original house. However, the third story of the addition with its high ridge line and steep pitched roof is not in scale with the existing house or the historic district. Additionally the contemporary design of the front yard fence is not compatible with the architectural character of the district.

STAFF RECOMMENDATION

Release the permit, but recommend the applicant consider a design that lowers the ridge height and pitch of the roof, and a more compatible fence design.

PHOTOS

See following pages.



911 WEST LYNN

VIEW FROM SIDEWALK



911 WEST LYNN

VIEW FROM ALLEY-LOOKING NORTHWEST



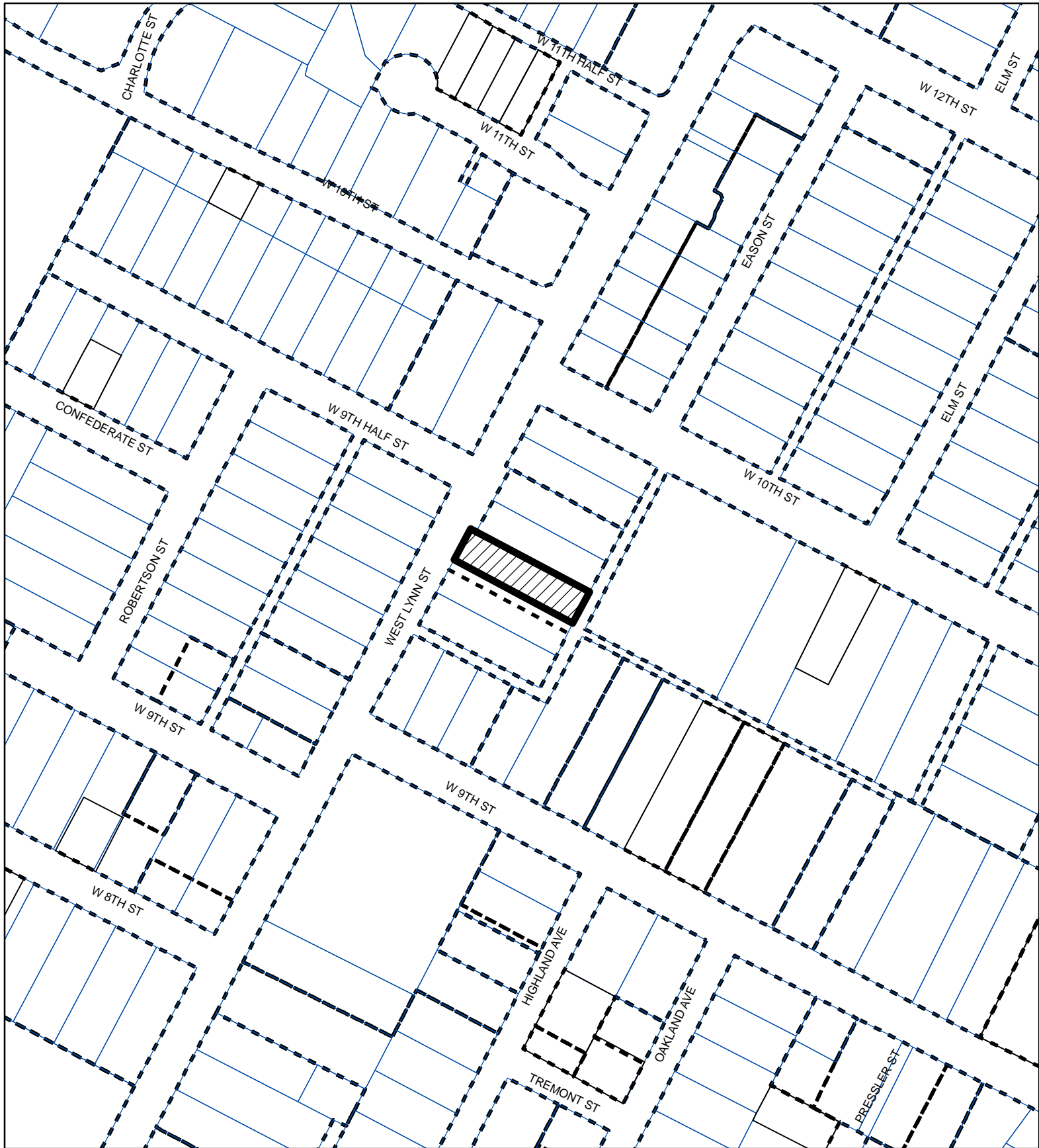
911 WEST LYNN

VIEW FROM BACK SIDE OF LOT -LOOKING SOUTHWEST



911 WEST LYNN

VIEW FROM WEST LYNN- LOOKING SOUTH FROM SIDEWALK



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0073
LOCATION: 911 West Lynn



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.



SHEET INDEX

COVER

- A050 SITE PLAN
- A101 CONSTRUCTION PLAN-ENTRY LEVEL
- A102 CONSTRUCTION PLANS-LEVELS 2 & 3
- A200 EXTERIOR ELEVATIONS
- CONTEXT PHOTOGRAPHS ISSUED UNDER
SEPARATE COVER

WEST LYNN RESIDENCE

911 WEST LYNN, AUSTIN, TEXAS 78703
HISTORIC LANDMARK COMMISSION // 2012.06.25

HURT PARTNERS ARCHITECTS

409 West 14th St. Austin, TX 78701
T: 512.473.0123
F: 512.473.0139
WWW.HURTPARTNERS.COM

project info:

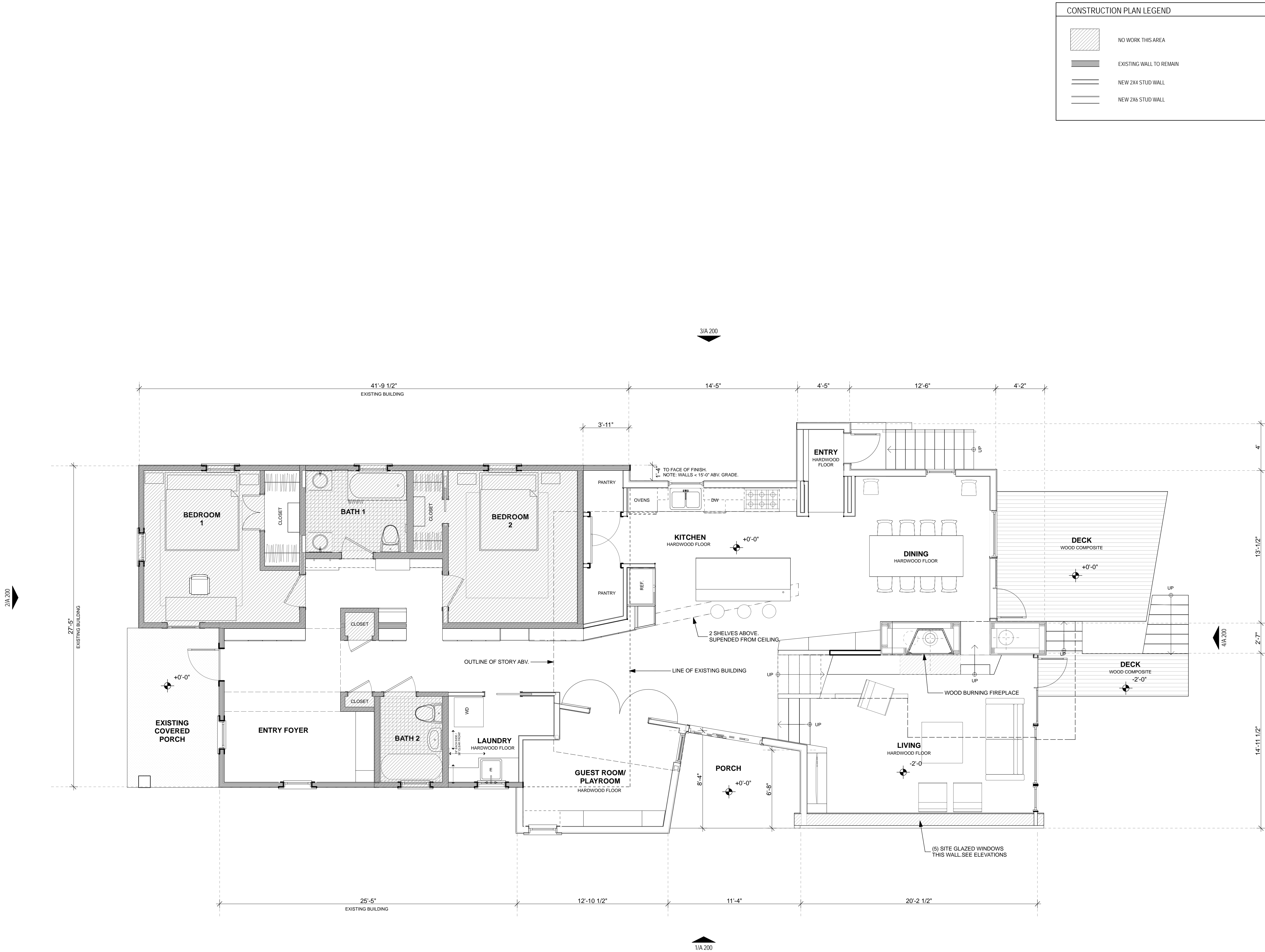
physical:
911 West Lynn
Austin, Texas 78703
owners:
On File
contractor:
David Wilkes Builders
5450 Bee Caves, Suite 4B
Austin, TX 78746
512.328.9888
engineer:
Javier E. Martin, PE
1905 N. Lamar Blvd., #101
Austin, TX 78705
512.828.7666

phase info:

set: Landmark Commission
date: 06.25.12
revisions:

drawing info:

sheet:
FLOOR PLAN
IF THIS DOCUMENT IS NOT
SIGNED, SEALED AND DATED, IT
MAY NOT BE USED FOR
REGULATORY APPROVAL, PERMIT
OR CONSTRUCTION.
© copyright 2012

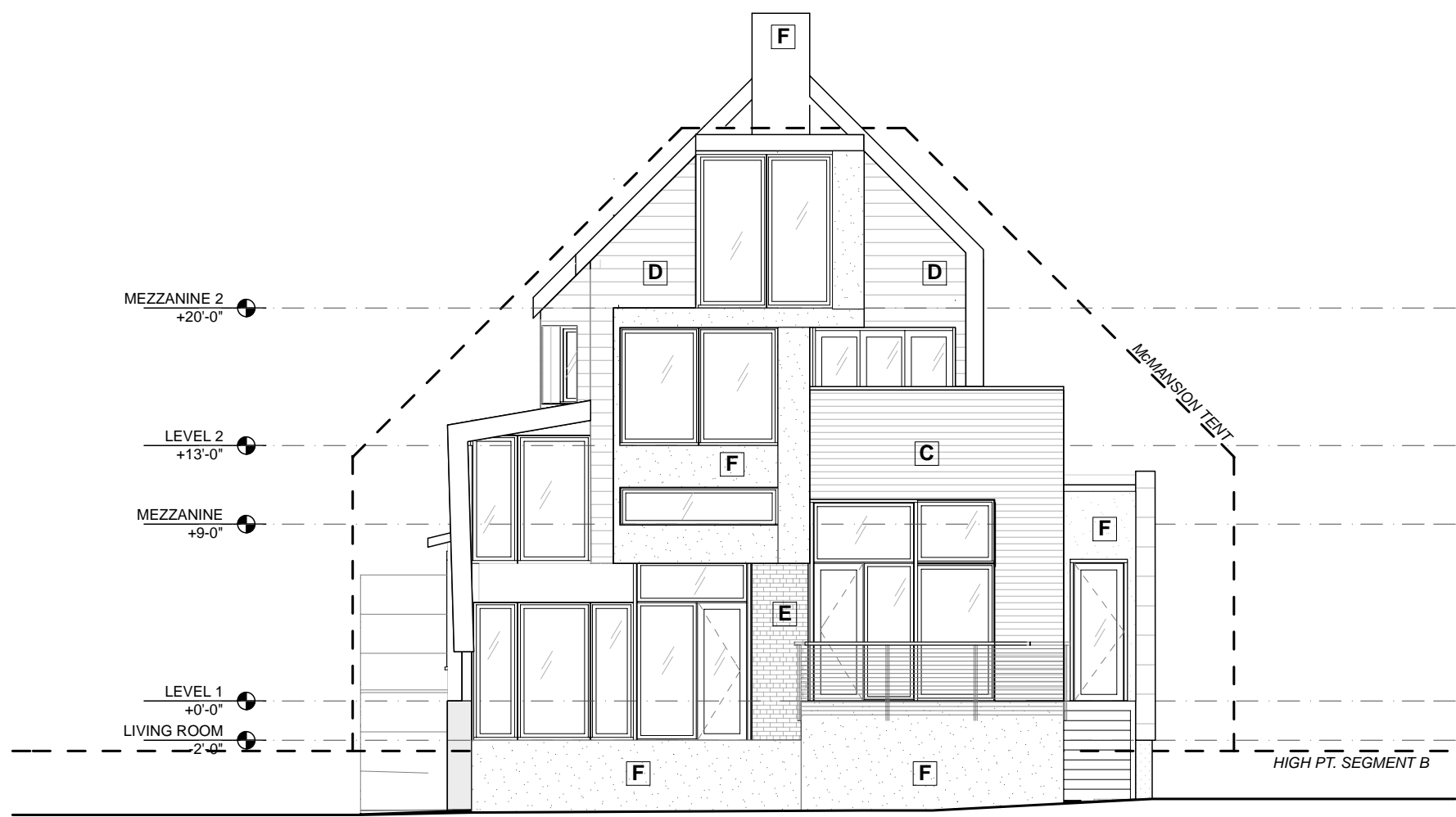


FLOOR PLAN-LEVEL 1

SCALE: 1/4" = 1'-0"

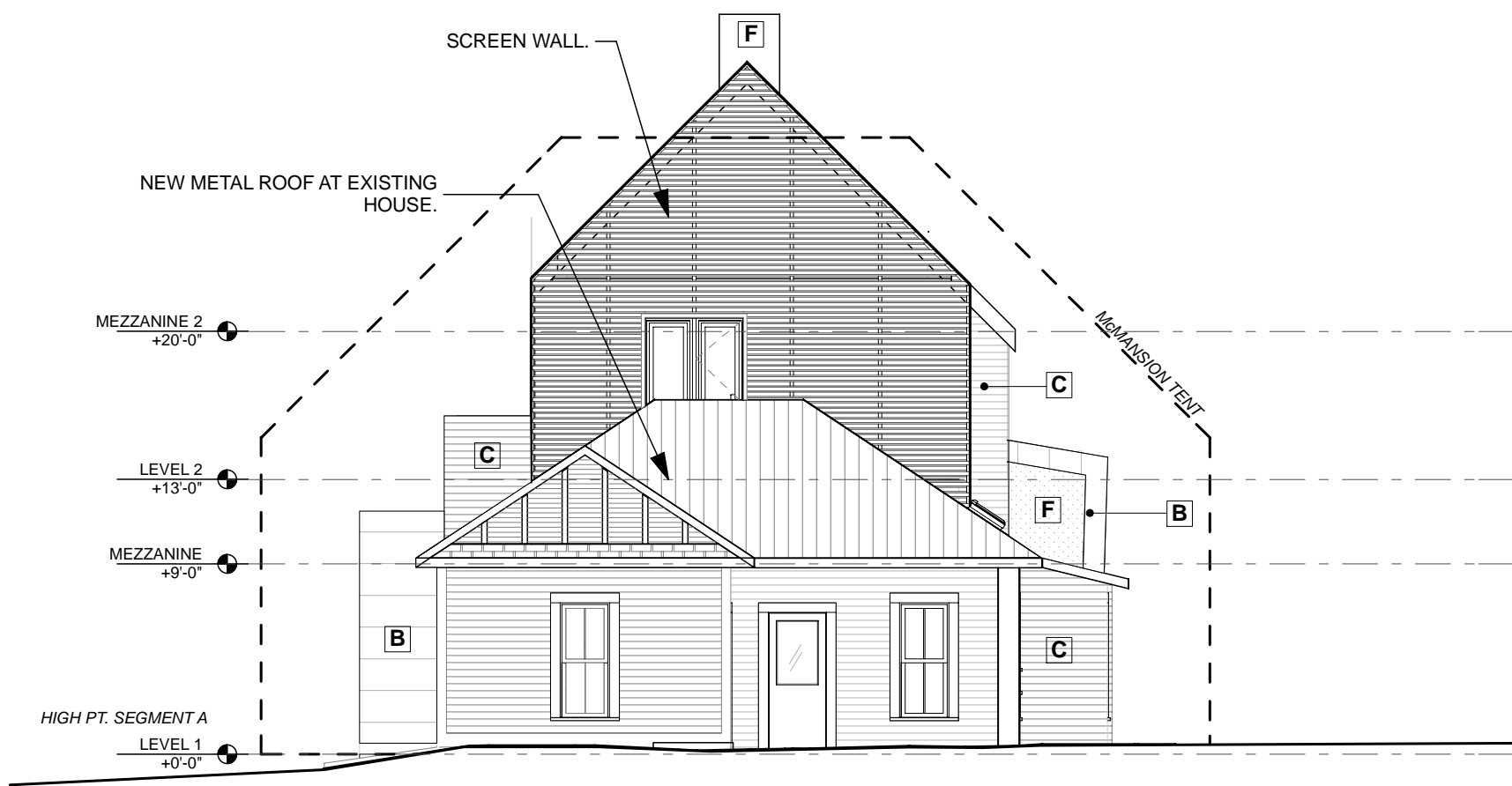


www.hurtpartners.com



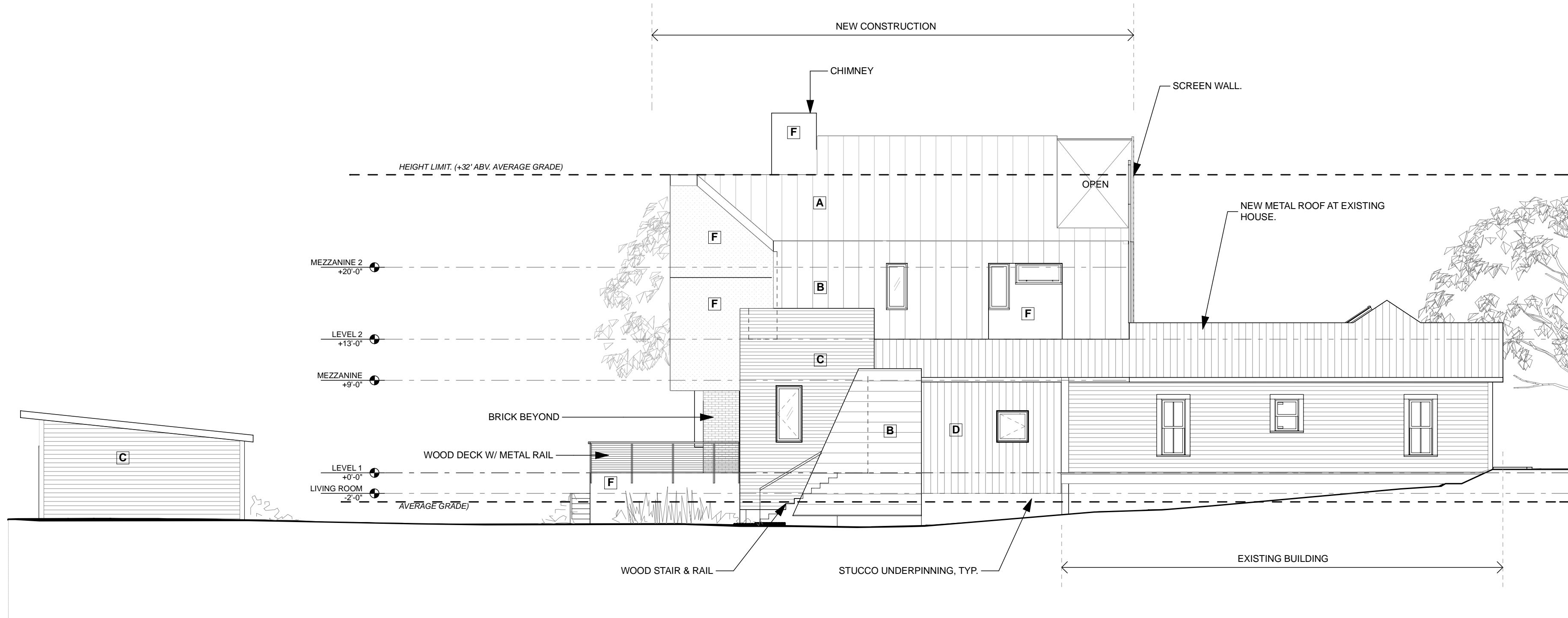
ELEVATION-EAST
SCALE: 1/8" = 1'-0"

4



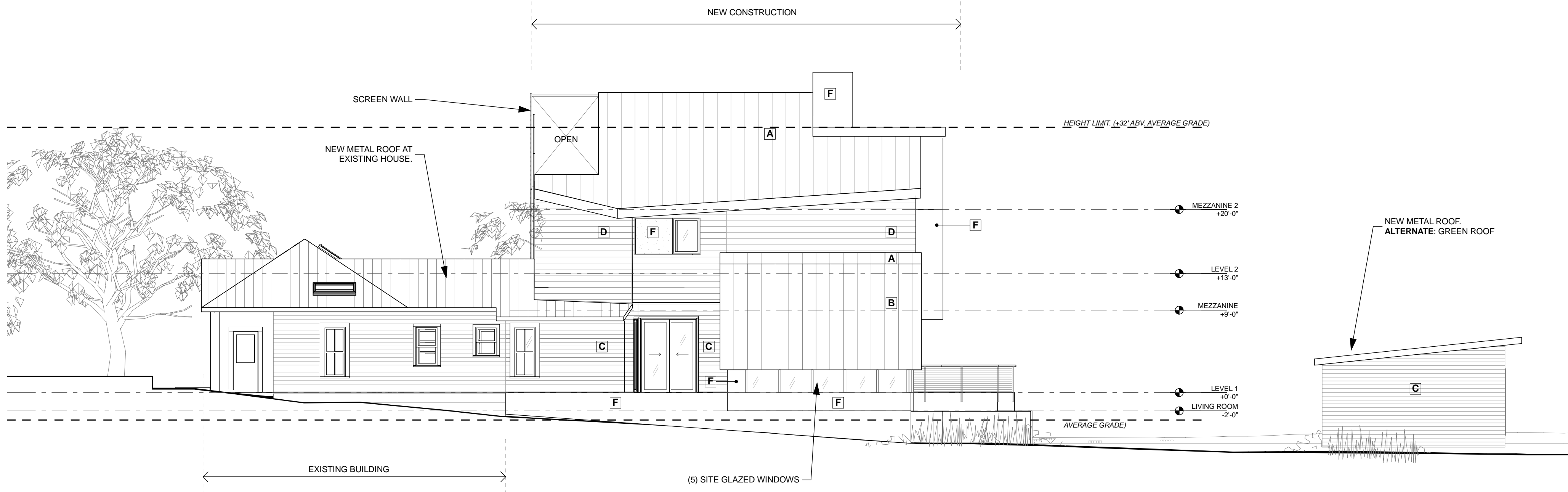
ELEVATION-WEST
SCALE: 1/8" = 1'-0"

2



ELEVATION-NORTH
SCALE: 1/8" = 1'-0"

3



ELEVATION-SOUTH
SCALE: 1/8" = 1'-0"

1

KEY	
A	PAINT GRIP METAL ROOFING
B	PAINT GRIP METAL ROOFING-APPLIED AS SIDING
C	SIDING-1: PAINTED WOOD
D	SIDING-2: PAINTED WOOD
E	BRICK VENEER
F	STUCCO

project info:	
physical:	911 West Lynn Austin, Texas 78703
owners:	On File
contractor:	David Wilkes Builders 5450 Bee Caves, Suite 4B Austin, TX 78746 512.328.9888
engineer:	Javier E. Martin, PE 1905 N. Lamar Blvd., #101 Austin, TX 78705 512.828.7666

phase info:	
set:	Landmark Commission
date:	06.25.12
revisions:	

drawing info:	
sheet:	EXTERIOR ELEVATIONS
IF THIS DOCUMENT IS NOT SIGNED, SEALED AND DATED, IT MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.	
© copyright 2012	