

**HISTORIC LANDMARK COMMISSION
SEPTEMBER 9, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0063
Old West Austin
1706 Windsor Road**

PROPOSAL

Enclose a port-cochere and install iron railing and gates on the existing stucco wall.

RESEARCH

The existing house was constructed c. 1937 by Clarence Covert, founder of Covert Automobile Co. and his wife Jennie Covert. After Clarence died in 1940 Jennie continued to live in the house until the early 1940's. From then until the late 1940's the house was occupied first by Mildred Devere, a widow, then Everett Kingsley and his wife Nell (a.k.a. Ora N.). Mr. Kingsley then sold the house to his real estate partner, Ralph Oakley, and his wife Nila. The Oakley's resided in the house until the 1980's

PROJECT SPECIFICATIONS

The existing house is a Spanish Eclectic style house with a low-slope, hipped roof covered with red Spanish tiles. The house is clad in stucco and has multi-paned windows with shutters and decorative iron balconets. The front entrance has decorative tiles surrounding the arched opening.

The applicant proposes to enclose the inset port-cochere space located to the side of the main façade. The enclosure will be constructed of panelized, tongue and groove wood painted to match other wood elements on the house. The applicant also proposes to install a decorated iron railing on the top of the existing low, stucco wall at the front of the property and matching iron gates at the driveway entrance. The height of the existing pillars will be increased to support the new railing. The design of the railings will reference the circular forms in the existing decorative iron work on the house.

STANDARDS FOR REVIEW

The existing property is contributing to the Old West Austin National Register Historic District. 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.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- 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 enclosure proposed at the existing port-cochere is reversible and the design is compatible with the architecture of the existing house so meets the design guidelines. The proposed railing and gates at the existing stucco wall are similar to, but more simple than, other historic iron work on the house, and does not block the public's view of the house so also meets the design guidelines.

STAFF RECOMMENDATION

Release the permit per the proposed design.

PHOTOS





OCCUPANCY HISTORY

1706 Windsor Road

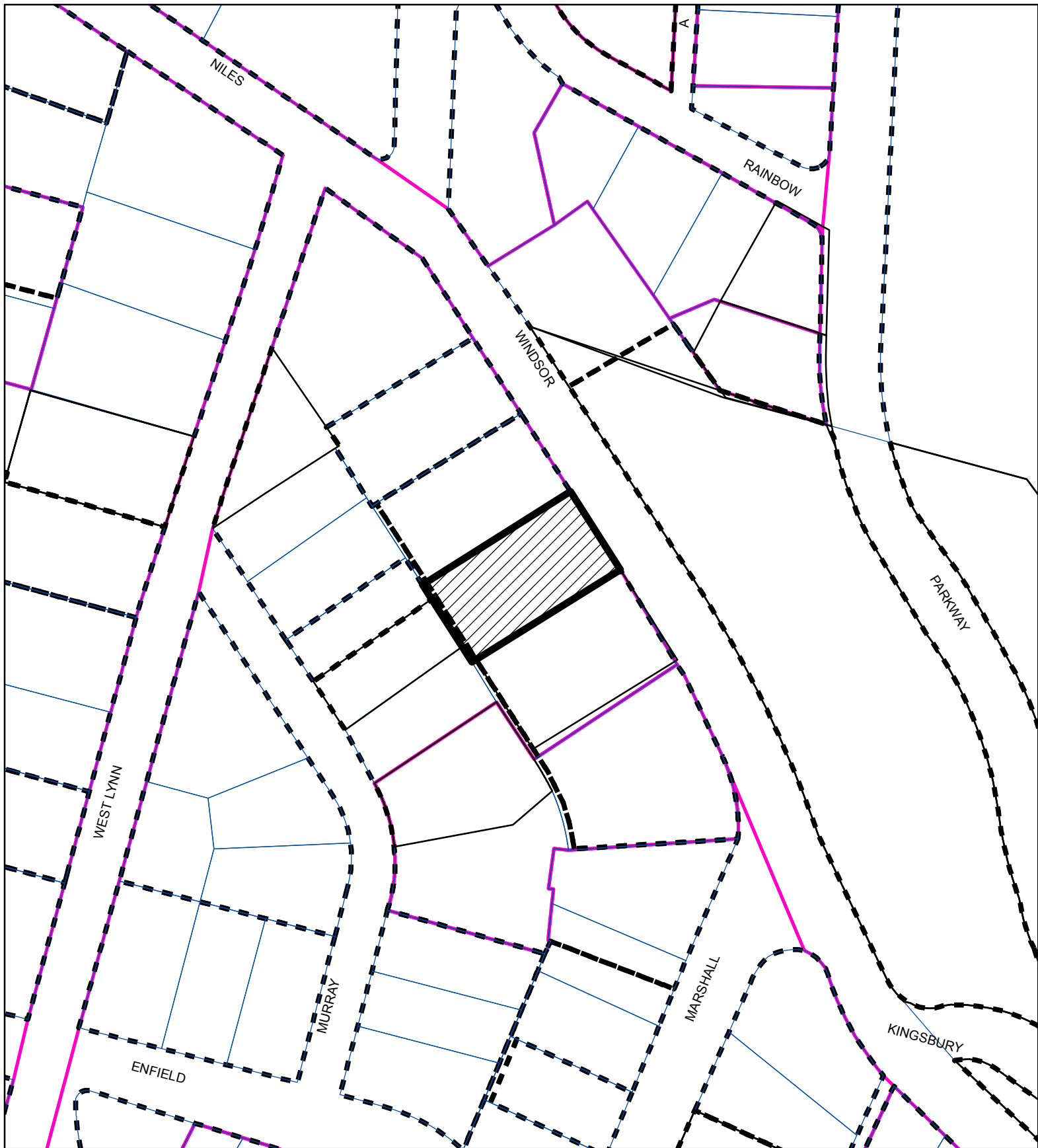
From City Directories, Austin History Center

City of Austin Historic Preservation Office
August 2013

1984	Ralph S. Oakley, owner & Nila
1972	Ralph S. Oakley, owner, Ralph Oakley, Real Estate & Nila
1969	Ralph S. Oakley, owner, Oakley Real Estate Investments & Nila, Oakley Real Estate Investments
1957	Ralph S. Oakley, owner, Oakley Real Estate Investments & Nila, Oakley Real Estate Investments
1955	Ralph S. Oakley, owner, Oakley Real Estate Investments & Nila, Chow Now (restaurant) at 1501 E. 6 th Street
1953	Ralph S. Oakley, owner, Oakley & Kingbery Real Estate & Nila, no occupation listed
1952	Ralph S. Oakley, owner, Oakley & Kingbery Real Estate & Nila, no occupation listed
1949	Everett G. Kingbery, owner, Oakley & Kingbery Real Estate & Nell
	Note: Ralph and Nila Oakley are listed at 1505 Lorrain
1947	Everett G. Kingbery, owner, hotel operator, 1205 Capital, National Bank Building & Ora N., no occupation listed & John R., student and Marian C., student at University of Texas
1944-45	Mildred Devere, owner, Widow of A.C. Devere
1942	Jennie Covert, owner, widow of Clarence Covert
1940	Clarence Covert, owner, Covert Automobile & Jennie, no occupation listed & Clarence Jr., salesman Covert Automobile
1939	Clarence Covert, owner, Covert Automobile

& Jennie, no occupation listed
& Clarence Jr., salesman Covert Automobile

1937 Clarence Covert, owner, Covert Automobile
 & Jennie, no occupation listed
 & Clarence Jr., student at University of Texas



SUBJECT TRACT



ZONING BOUNDARY

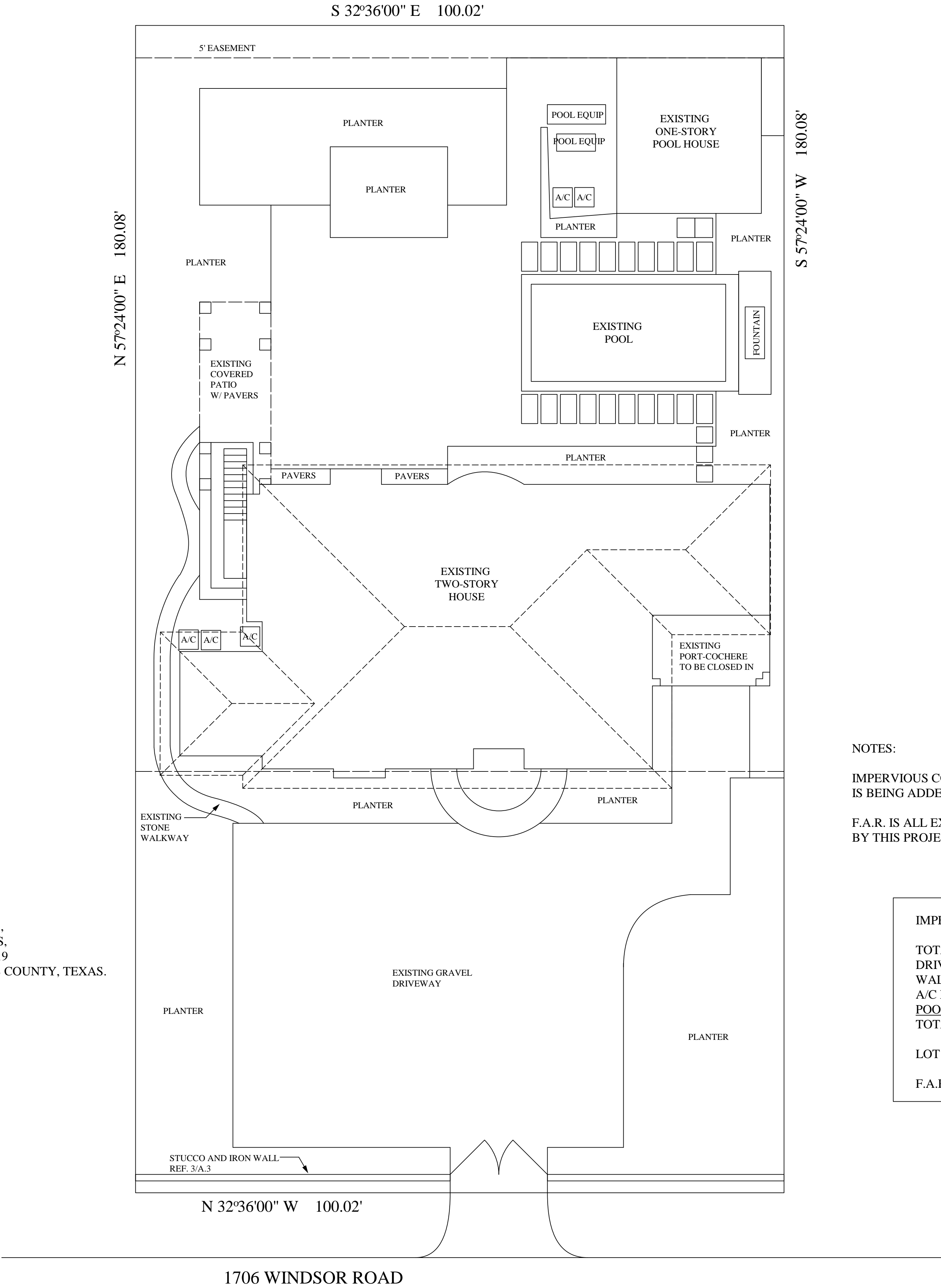
CASE#: NRD-2013-0063
LOCATION: 1706 Windsor Road



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.

LEGAL DESCRIPTION:
LOT 19, ENFIELD "B", A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS,
TOGETHER WITH HALF OF THE ALLEY ADJACENT TO SAID LOT 19
VACATED IN VOLUME 460, PAGE 120, DEED RECORDS OF TRAVIS COUNTY, TEXAS.



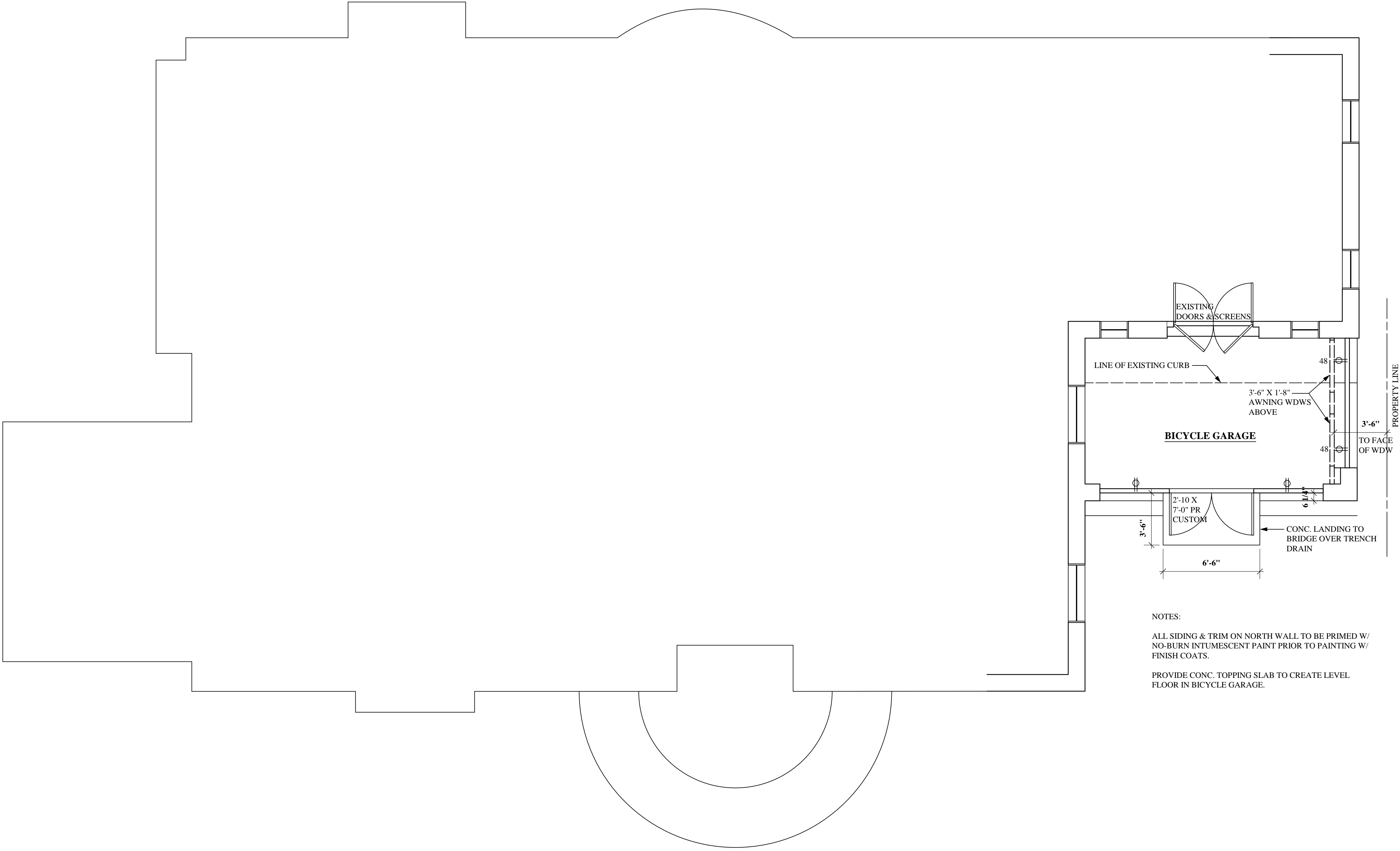
NOTES:

IMPERVIOUS COVER IS ALL EXISTING. NO IMPERVIOUS COVER IS BEING ADDED BY THIS PROJECT.

F.A.R. IS ALL EXISTING. NO BUILDING AREA IS BEING ADDED BY THIS PROJECT.

IMPERVIOUS COVER:	
TOTAL BUILDING COVERAGE:	4310
DRIVEWAY:	3543
WALKWAYS:	519
A/C PADS:	45
<u>POOL COPING, EQUIP., PAVERS:</u>	<u>267</u>
TOTAL:	8684
LOT SIZE: 18,012 S.F. = 48.2%	
F.A.R. = 0.406	

	Architect Leland F. Decker 104 Darling Dr. 512/457-0230 Wimberley, TX Reg. #12424
Renovation 1706 Windsor Road Austin, TX	8/8/13
A.1	



NOTES:
ALL SIDING & TRIM ON NORTH WALL TO BE PRIMED W/
NO-BURN INTUMESCENT PAINT PRIOR TO PAINTING W/
FINISH COATS.
PROVIDE CONC. TOPPING SLAB TO CREATE LEVEL
FLOOR IN BICYCLE GARAGE.

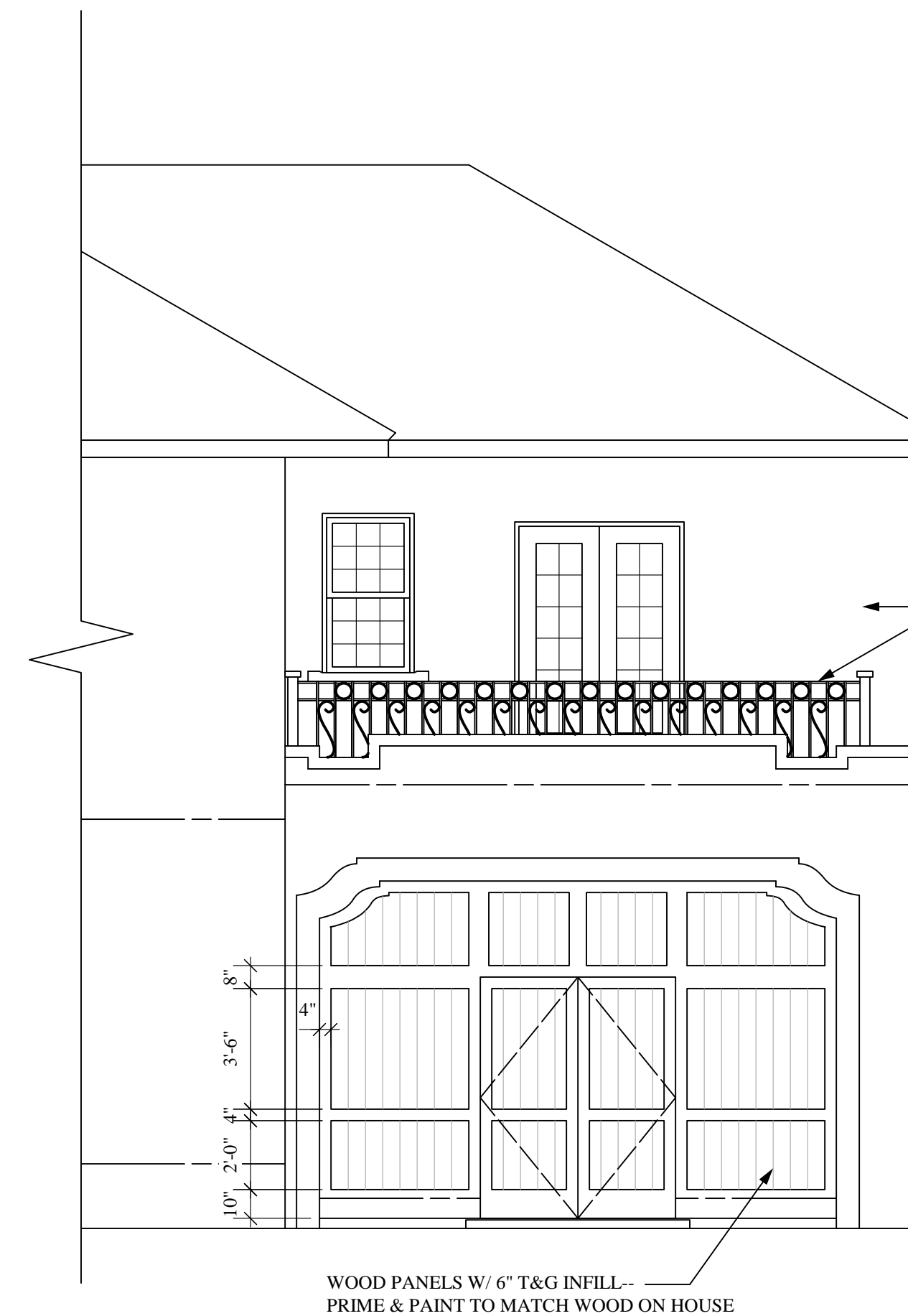
FIRST FLOOR PLAN

1/4" = 1'-0"



Renovation	Leland F. Decker	Architect
	104 Darling Dr.	Wimberley, TX
	1706 Windsor Road	
	Austin, TX	

8/8/13

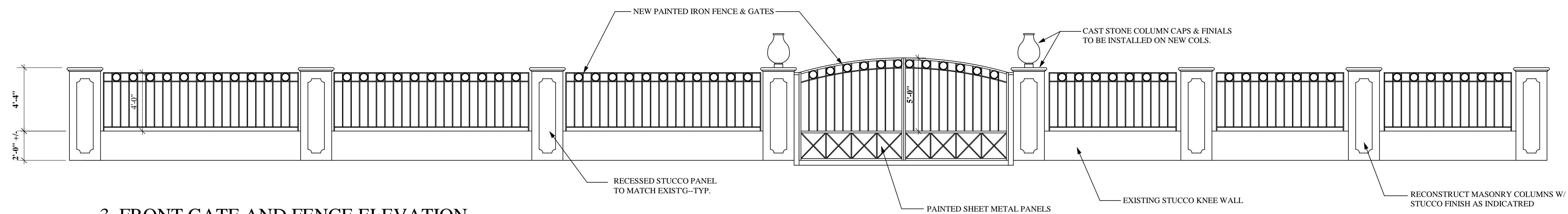


1 EAST ELEVATION

1/4" = 1'-0"



2 NORTH ELEVATION

$$1/4'' = 1'-0''$$


3 FRONT GATE AND FENCE ELEVATION

1/4" = 1'-0"

NOTE:
PROVIDE AUTOMATIC SWING GATE OPERATORS, ONE FOR EACH GATE.



Architect
Wimberley, TX
Reg. #12424

Leland F. Decker
104 Darling Dr.
512/457-0230

1706 Windsor Road
Austin, TX

8/13