

**HISTORIC LANDMARK COMMISSION  
SEPTEMBER 23, 2013  
NATIONAL REGISTER HISTORIC DISTRICT  
NRD-2013-0073  
OLD WEST AUSTIN  
1512 W. 29<sup>th</sup> Street**

**PROPOSAL**

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Construct a second story addition to a contributing house.

**RESEARCH**

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The house was built c. 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.

**PROJECT SPECIFICATIONS**

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The existing residence is a 2,350 sq. ft., one and one-half story wood frame, Minimal Traditional style 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 style 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 applicant proposes to construct a second story addition on top of and to the rear of the existing house. The addition will have a multi-pitched, standing seam metal roof and wide lap siding similar to the existing materials. The existing second story screen porch on the side elevation will remain, but with modifications. The existing windows on the front elevation will be replaced with new multi-paned, double-hung windows and the new roof will have shed roofed dormers with multi-paned windows. Over the central front door there will be a shed "dormer-style" roof that extends to the top roof ridge and is supported by curved steel braces. Trim will be installed surrounding the door similar to reference the existing Colonial Revival trim. The side elevation will have a shed roof awning supported by curved steel braces of the same design as those supporting the roof over the front door.

**STANDARDS FOR REVIEW**

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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.
- 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 project as proposed does not meet the general design guidelines and adversely impacts the historic integrity of the house to the extent as to render it non-contributing to the National Register Historic District.

Note: A previous proposal for alterations to the house that would render it non-contributing was reviewed by the Historic Landmark Commission on February 27, 2012 at which time Commissioners requested the design be altered to maintain the contributing status.

#### **STAFF RECOMMENDATION**

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Release the permit with the recommendation that the applicant consider a design that maintains the house's contributing status, and require a City of Austin documentation package be submitted prior to release of the permit.

PHOTOS

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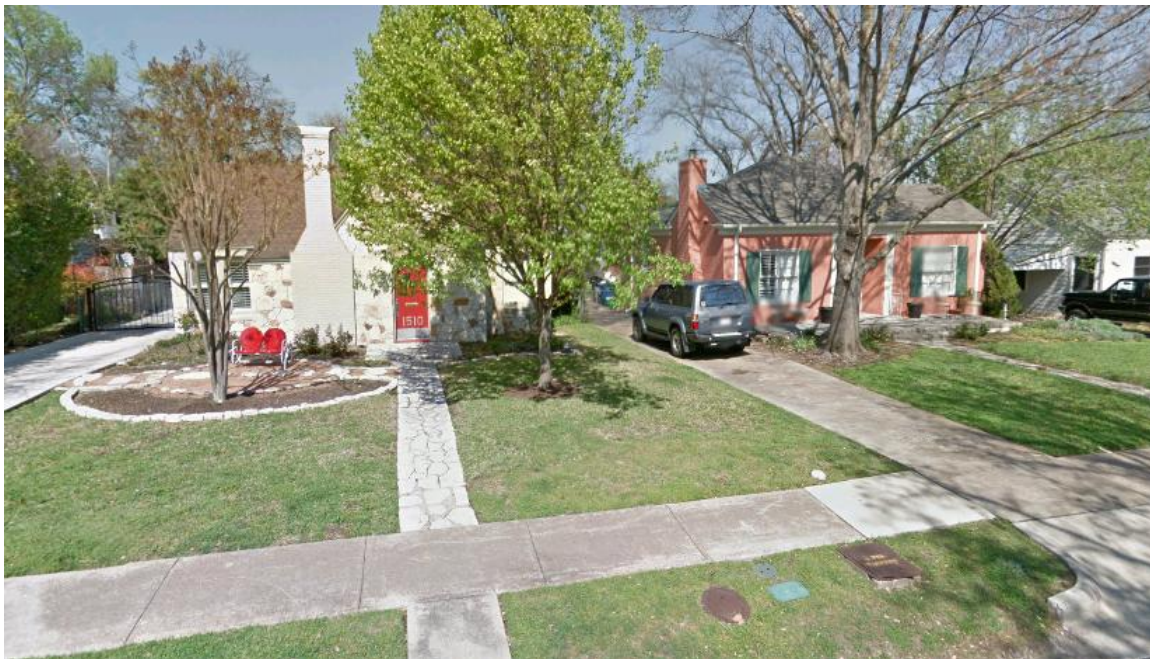
1512 W. 29<sup>th</sup> Street





Contributing house on the same block as 1512 W. 29<sup>th</sup> Street





Contributing house on the same block as 1512 W. 29<sup>th</sup> Street

**OCCUPANCY HISTORY**  
**1512 W. 29th 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.



FRONT ELEVATION





FRONT ELEVATION





REAR ELEVATION





REAR COTTAGE





REAR COTTAGE





CARPORT STRUCTURE, EXISTING NON-COMPLIANT





"SWOOPING" ROOF EXAMPLE FROM NEIGHBORHOOD





BAY WITH "SWOOPING" ROOF ACROSS THE STREET





NEIGHBOR ACROSS THE STREET





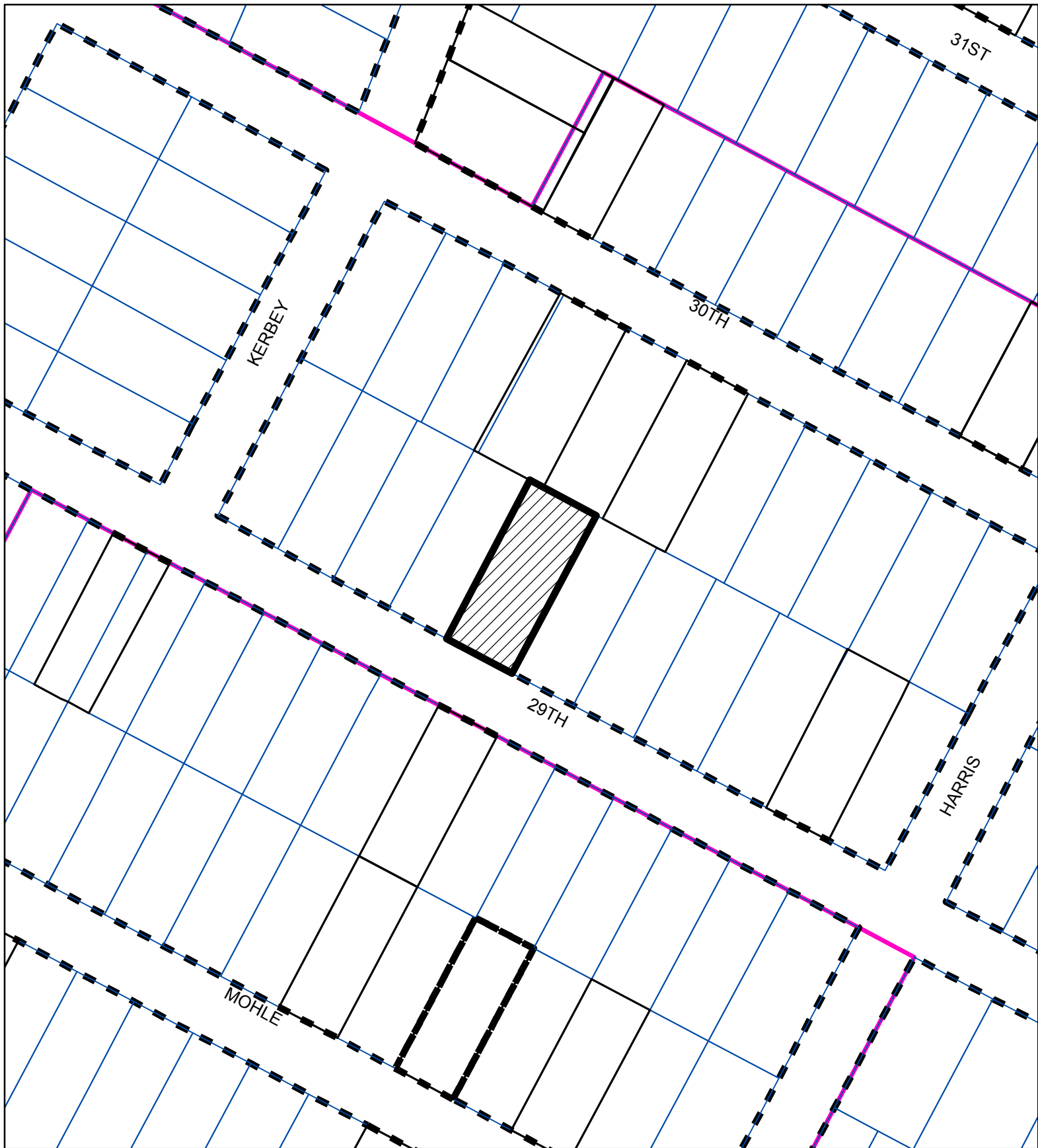
NEIGHBOR TO THE WEST





NEIGHBOR TO THE EAST





SUBJECT TRACT



ZONING BOUNDARY

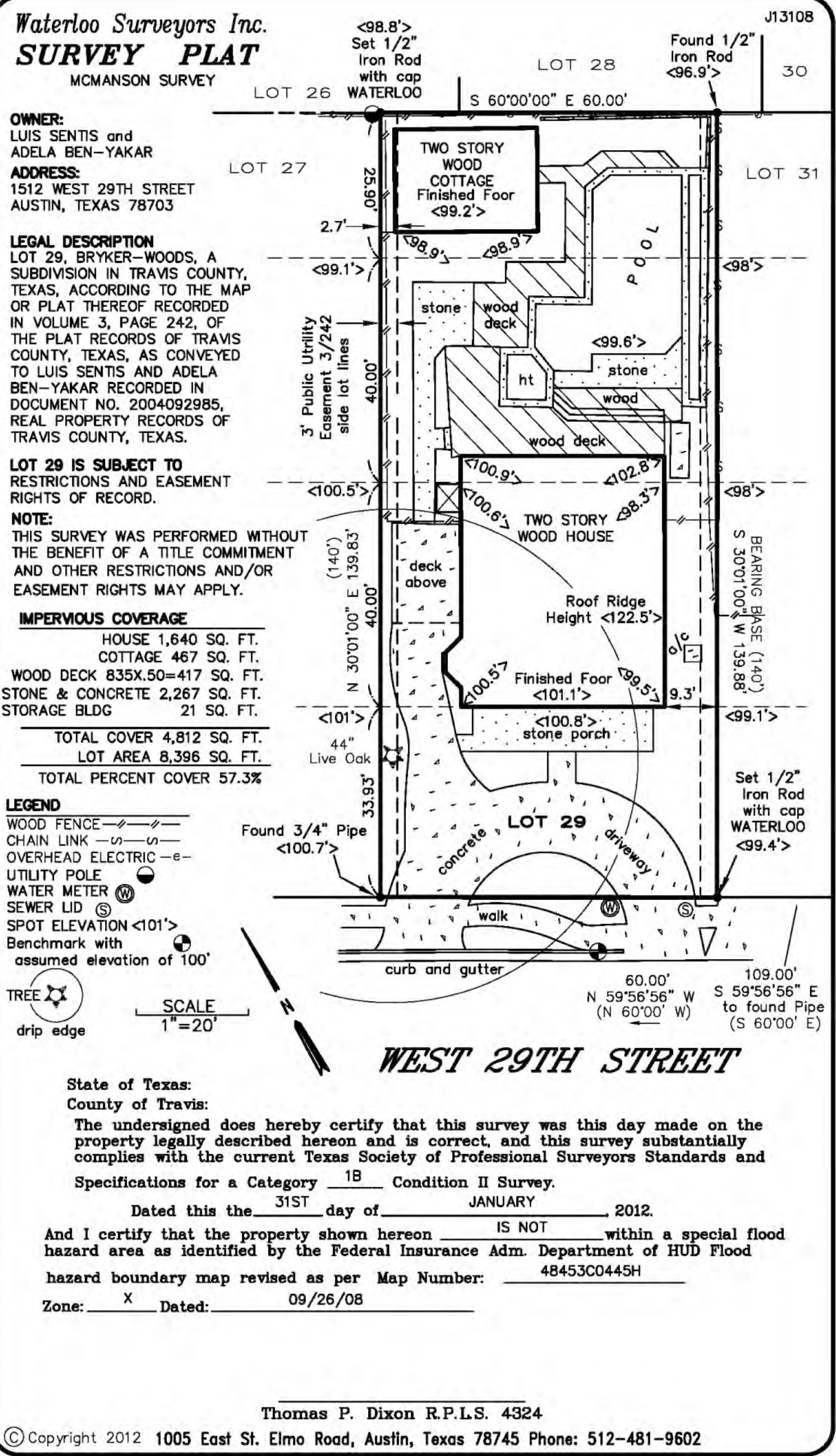
CASE#: NRD-2013-0073  
LOCATION: 1512 W. 29th Street



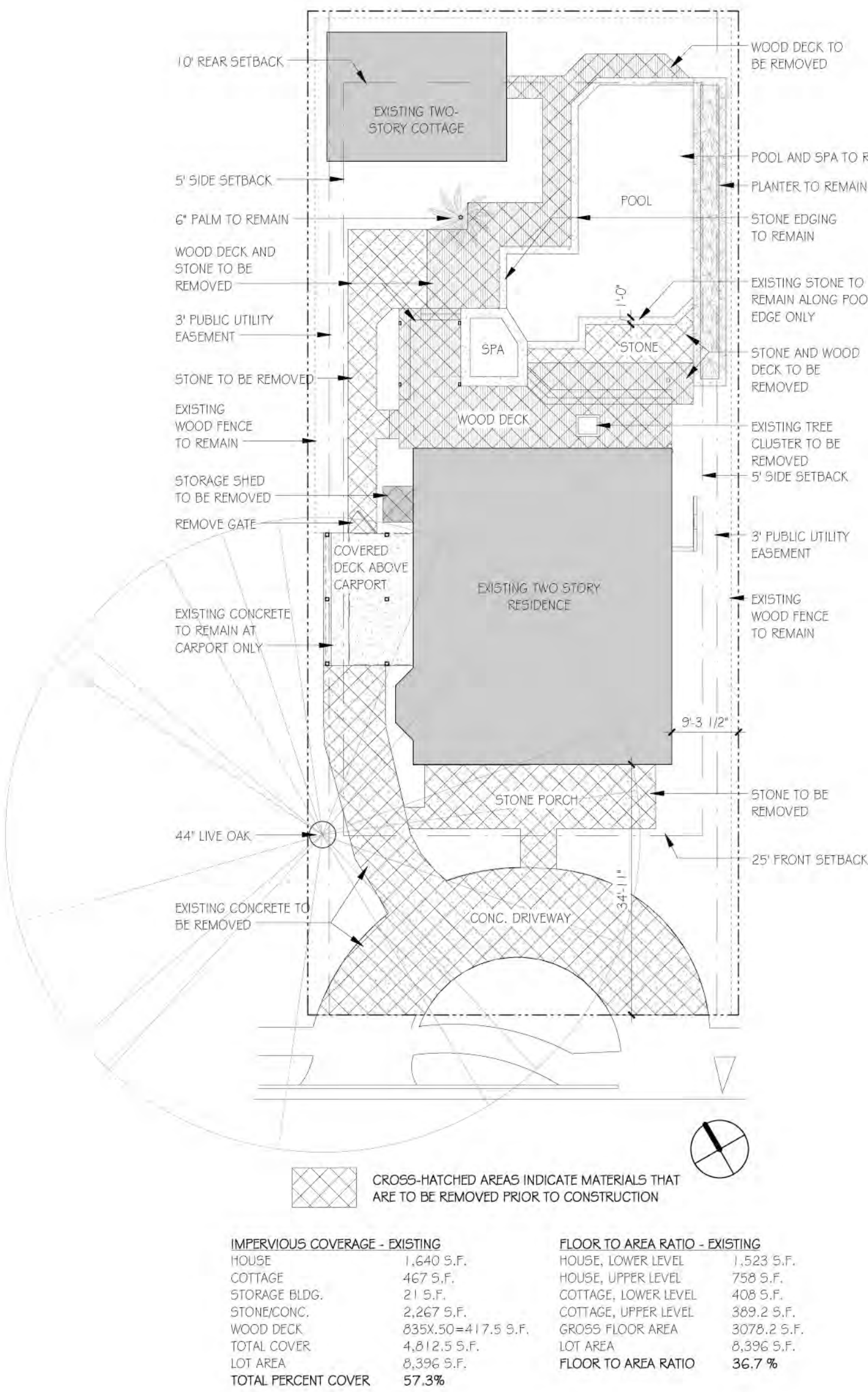
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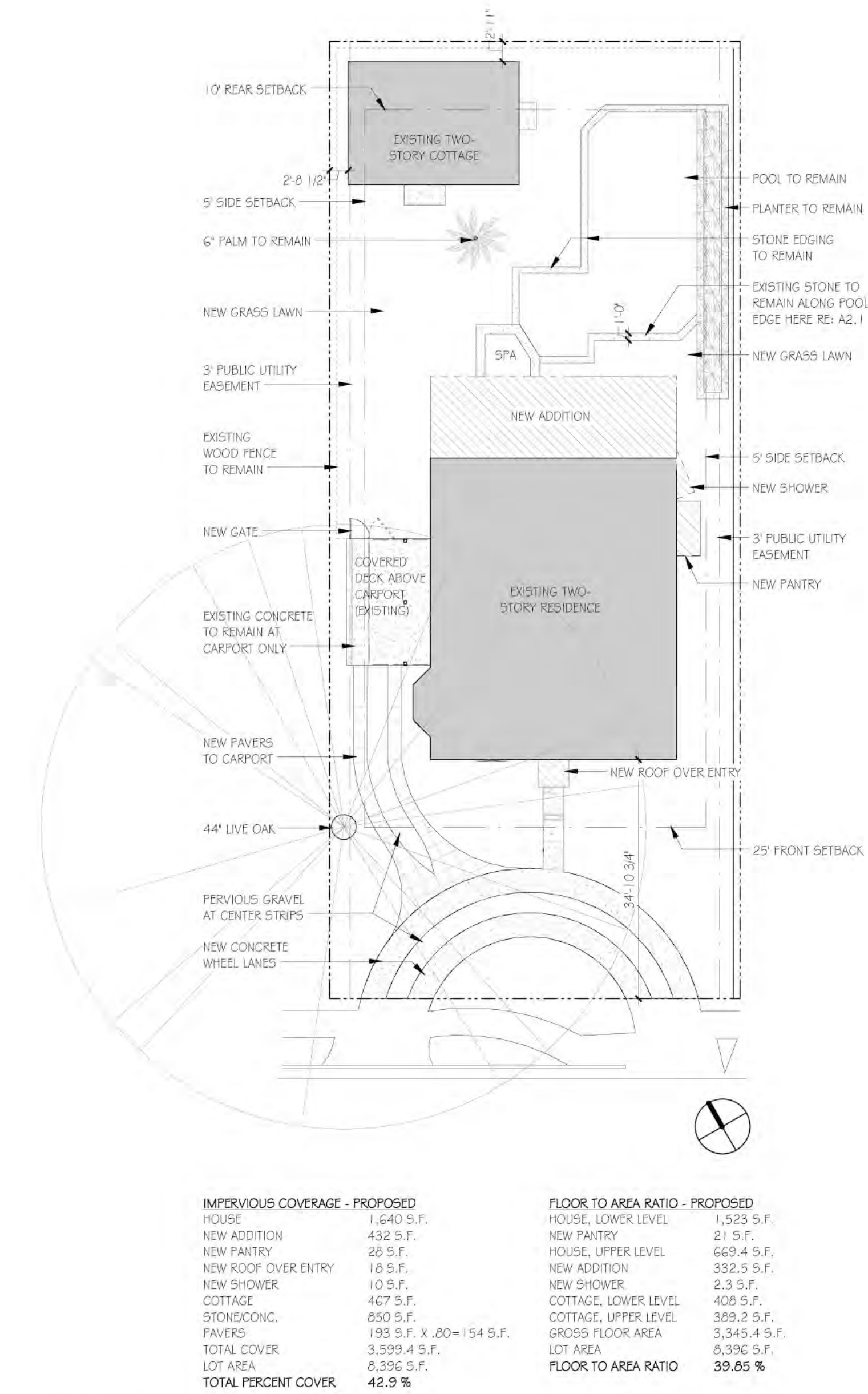




3 PROPERTY SURVEY  
1" = 20'-0"



1 SITE PLAN - EXISTING  
1/16" = 1'-0"



2 SITE PLAN - PROPOSED  
1/16" = 1'-0"

SENTIS RESIDENCE  
AUSTIN, TEXAS

REVISIONS	DATE
HLC SUBMISSION	09/16/2013

CONSTRUCTION GUIDE DOCUMENTS  
These documents are intended as a guide in the construction process. Contractors are encouraged to provide shop drawings, request or provide clarification drawings or specifications, submittals for review by the Architect and final details to carry out the intention of the design herein portrayed.

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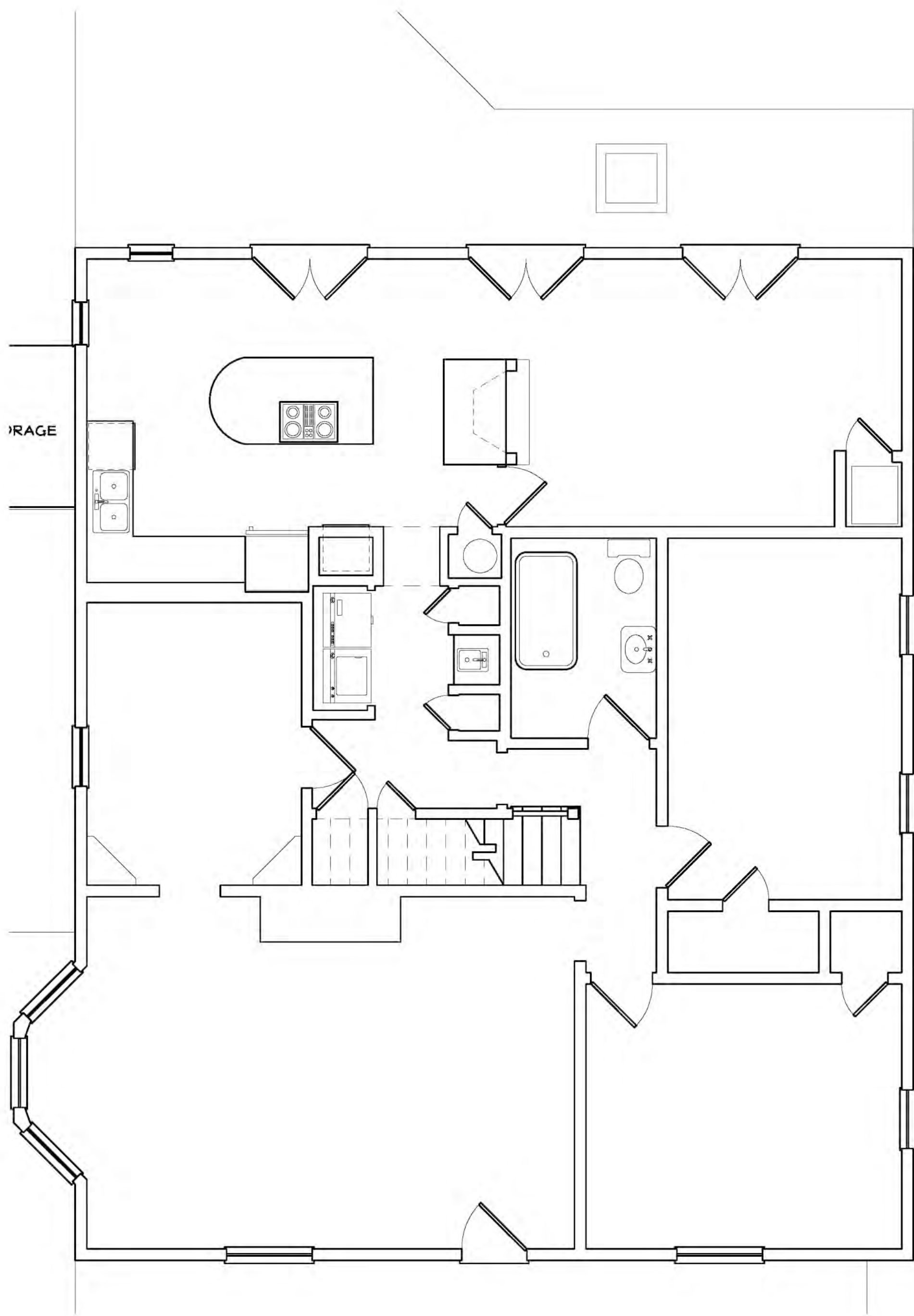
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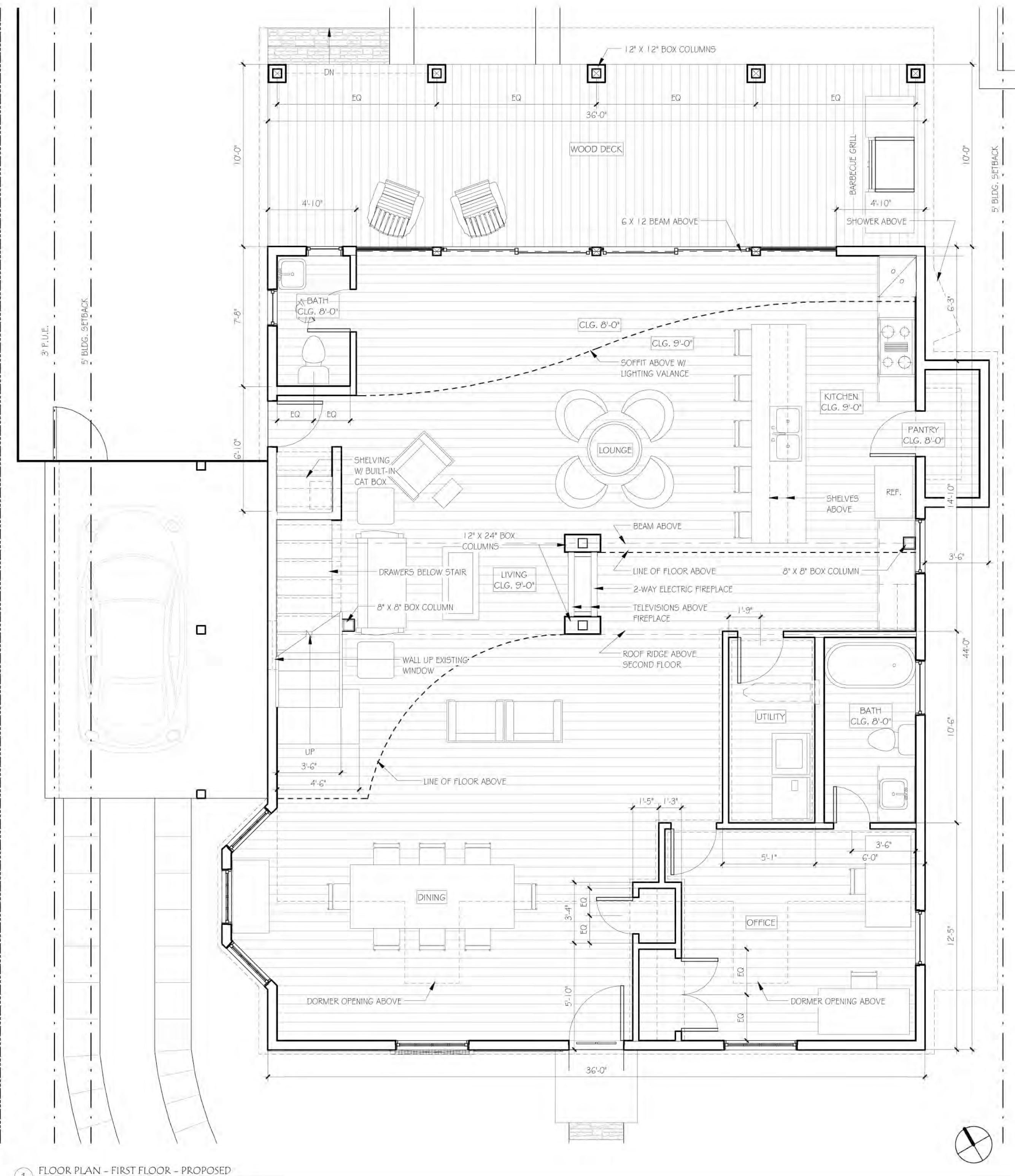
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CHECKED BY:	MARLEY PORTER
ISSUE DATE:	09/16/2013
DRAWN BY:	DARBY PEARSON

A2.1





2 FLOOR PLAN - FIRST FLOOR - EXISTING  
1/4" = 1'-0"



1 FLOOR PLAN - FIRST FLOOR - PROPOSED  
1/4" = 1'-0"

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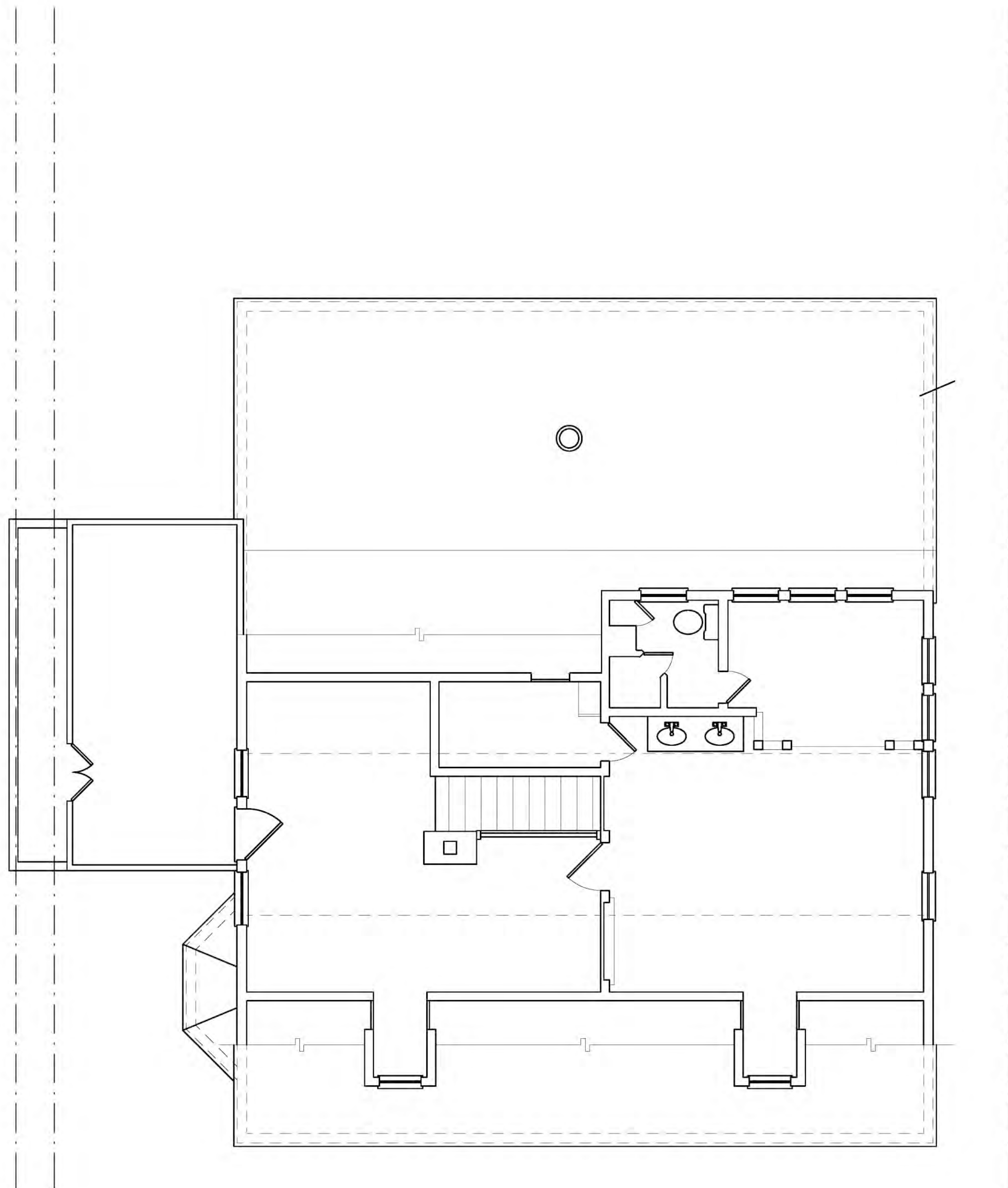
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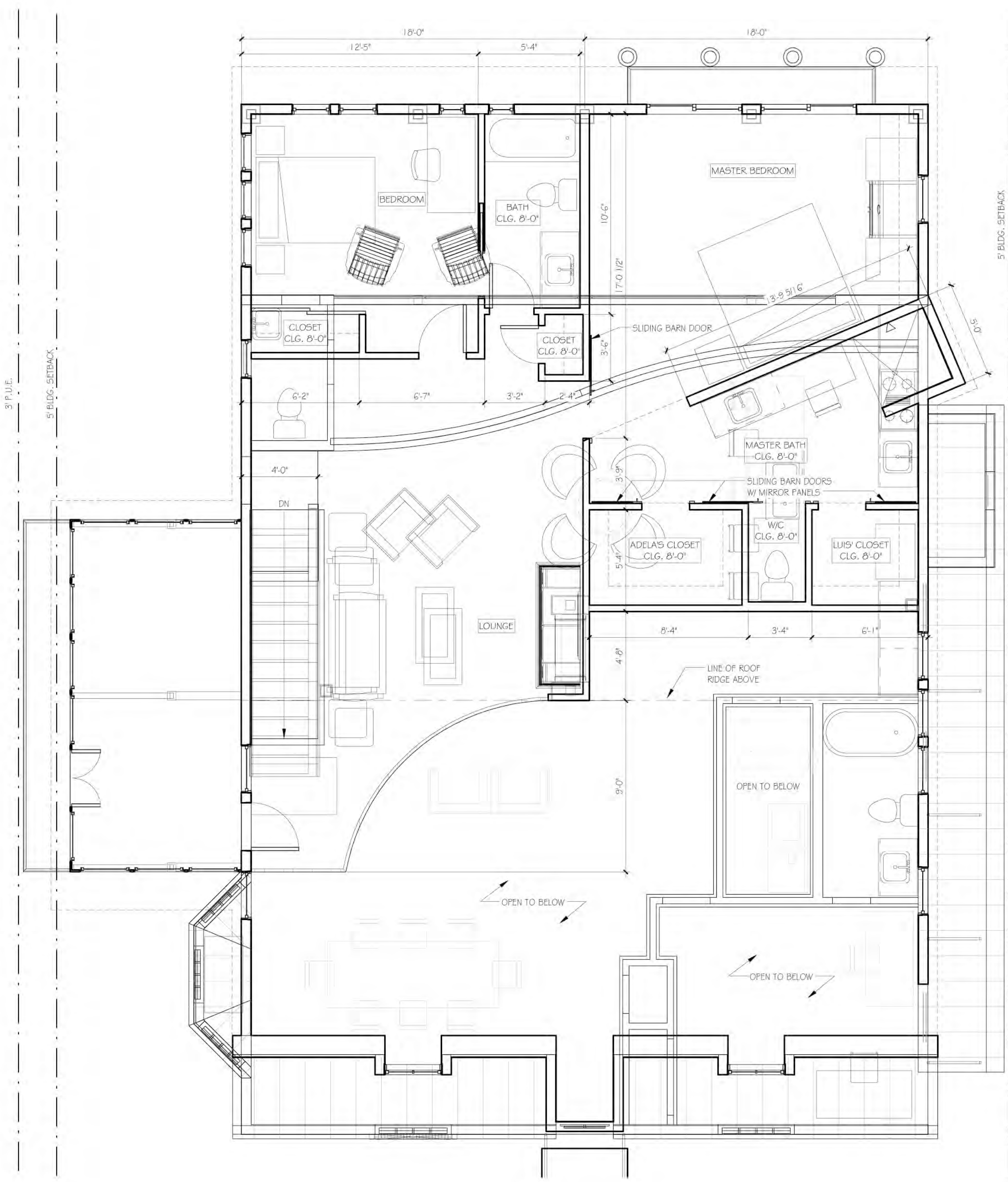
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A3.1





2 FLOOR PLAN - SECOND FLOOR - EXISTING  
1/4" = 1'-0"



1 FLOOR PLAN - SECOND FLOOR - PROPOSED  
1/4" = 1'-0"

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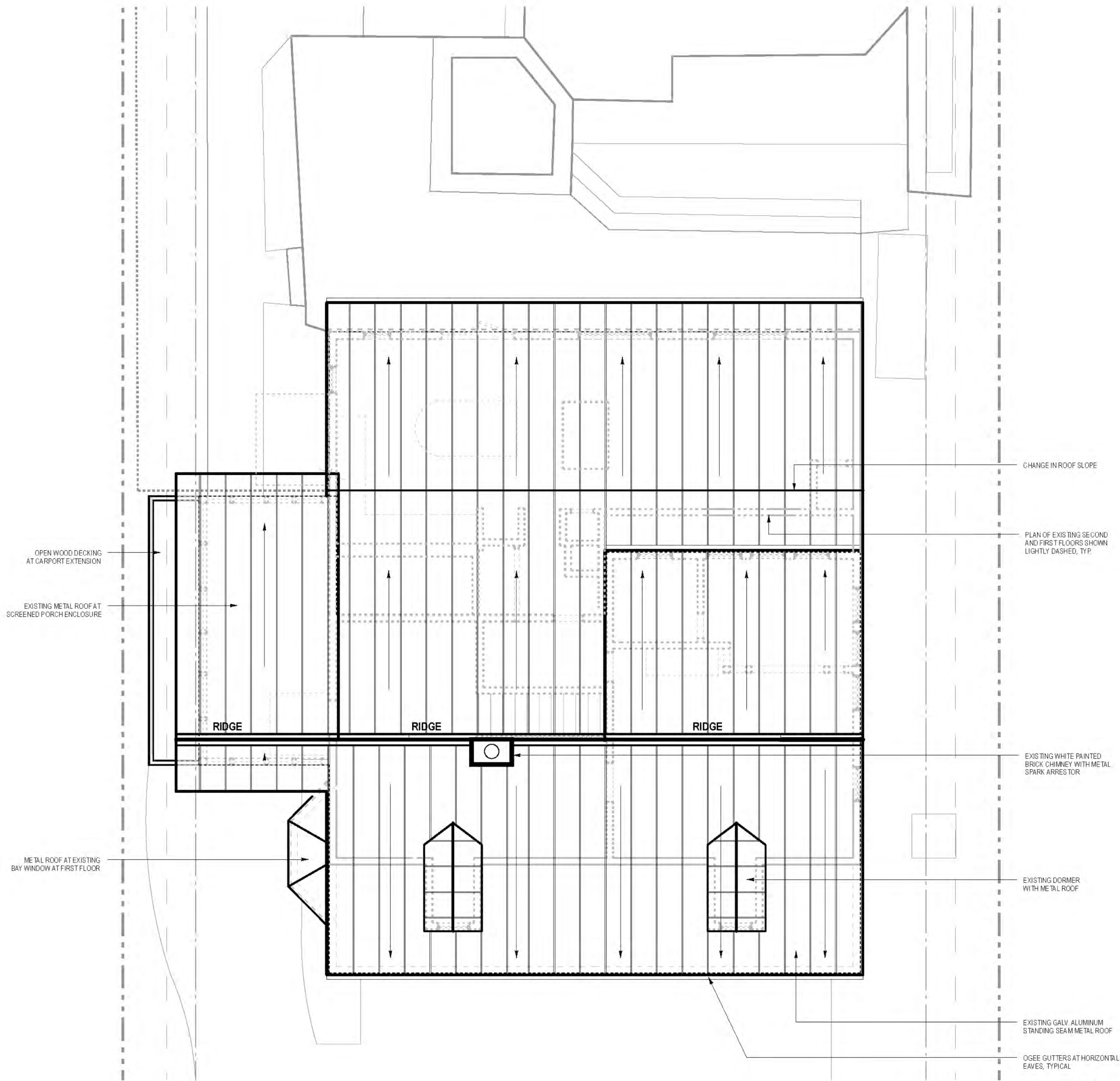
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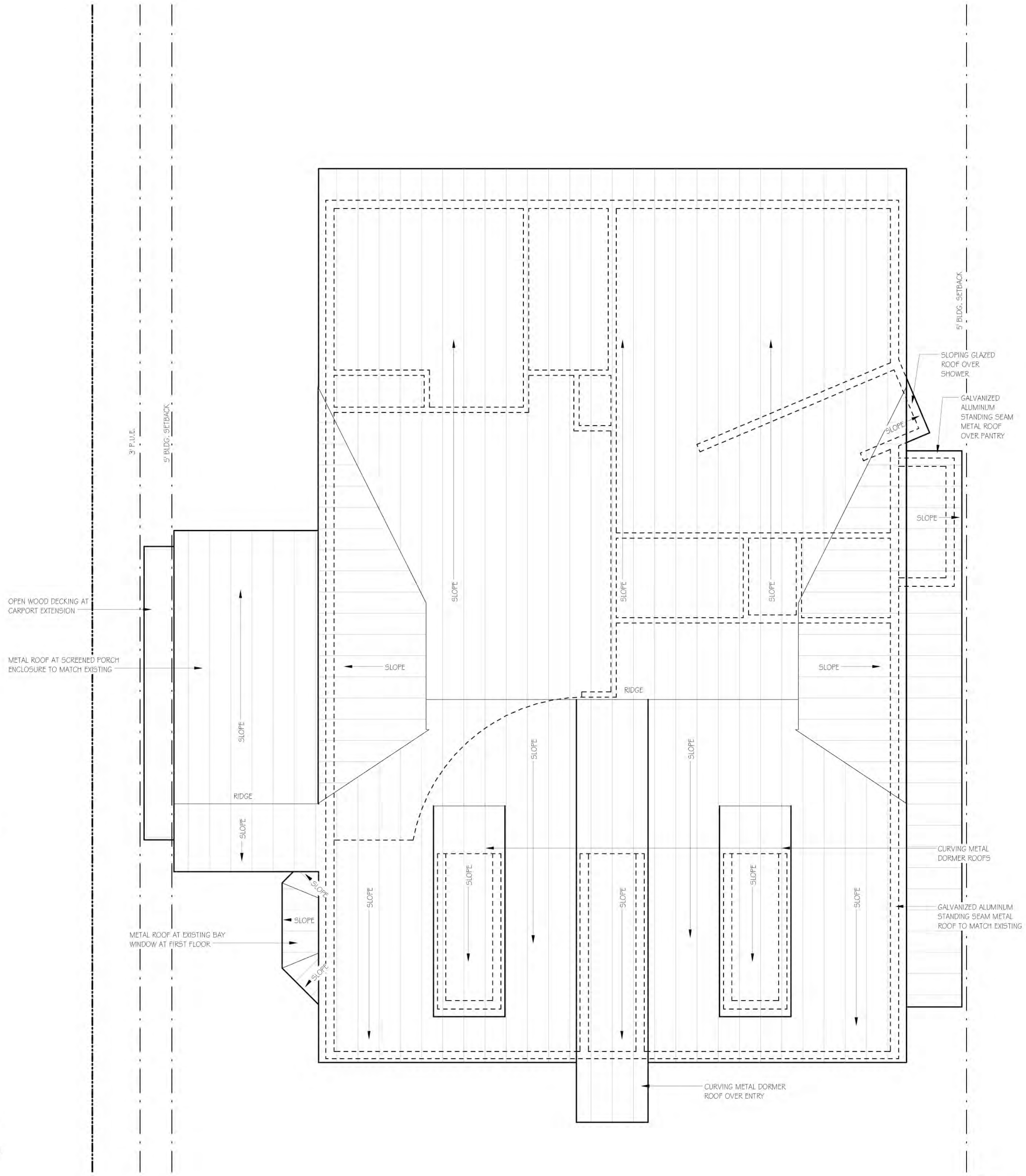
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A3.2





2 ROOF PLAN - EXISTING  
1/4" = 1'-0"



1 ROOF PLAN - PROPOSED  
1/4" = 1'-0"

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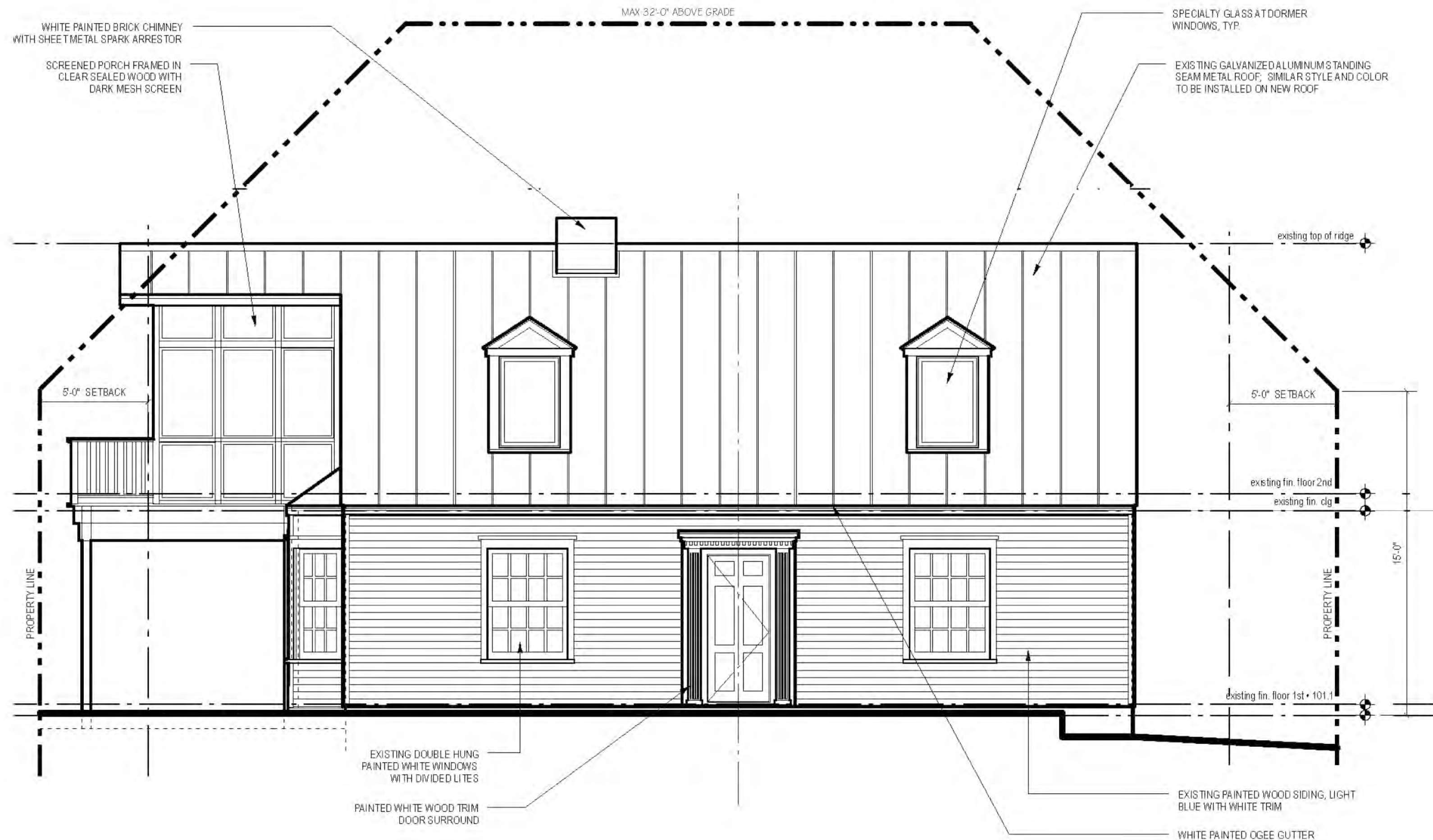
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1 SOUTH ELEVATION - EXISTING  
1/4" = 1'-0"



2 SOUTH ELEVATION - PROPOSED  
1/4" = 1'-0"



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



4 WEST ELEVATION - PROPOSED  
1/4" = 1'-0"

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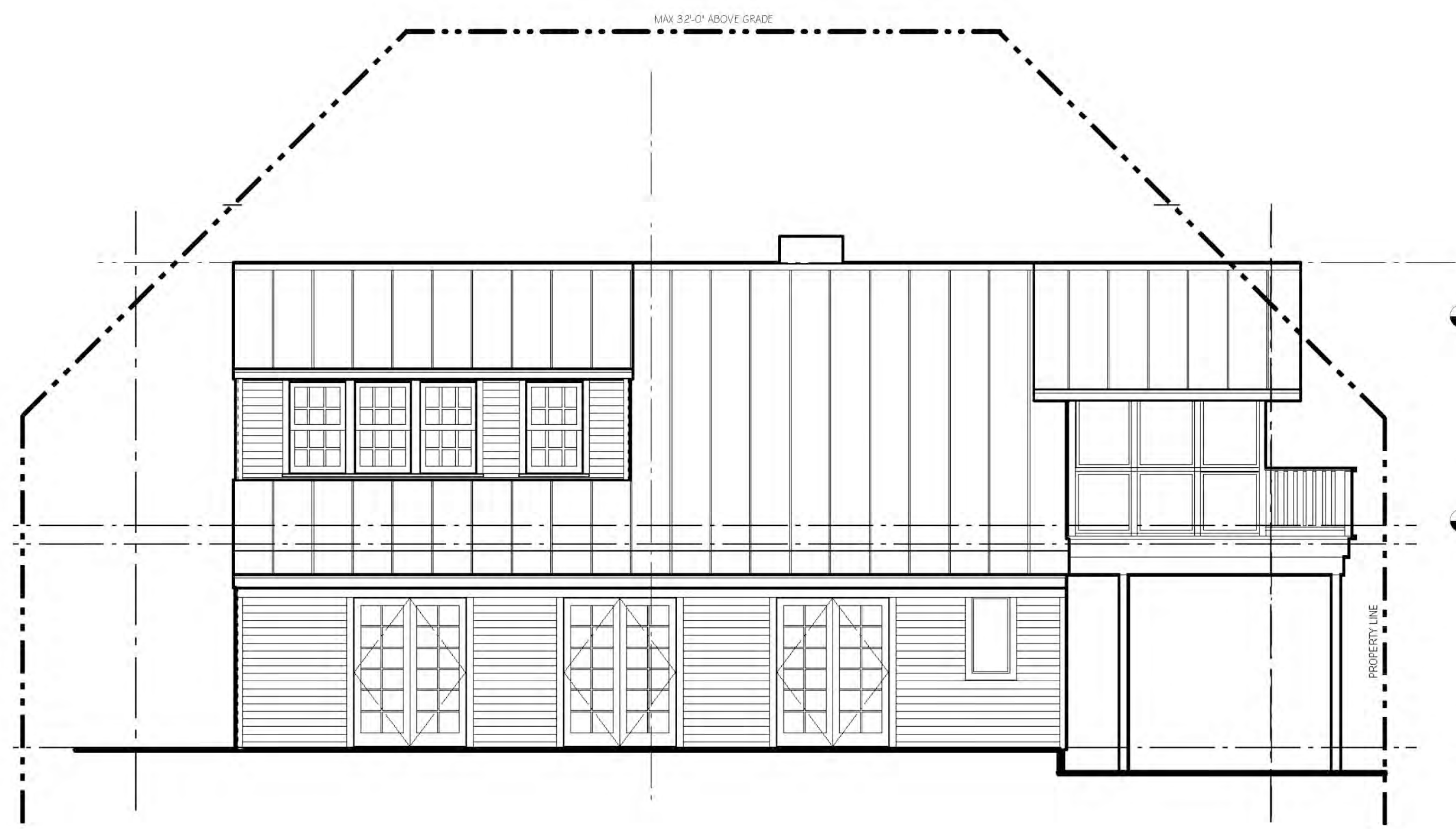
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A4.1

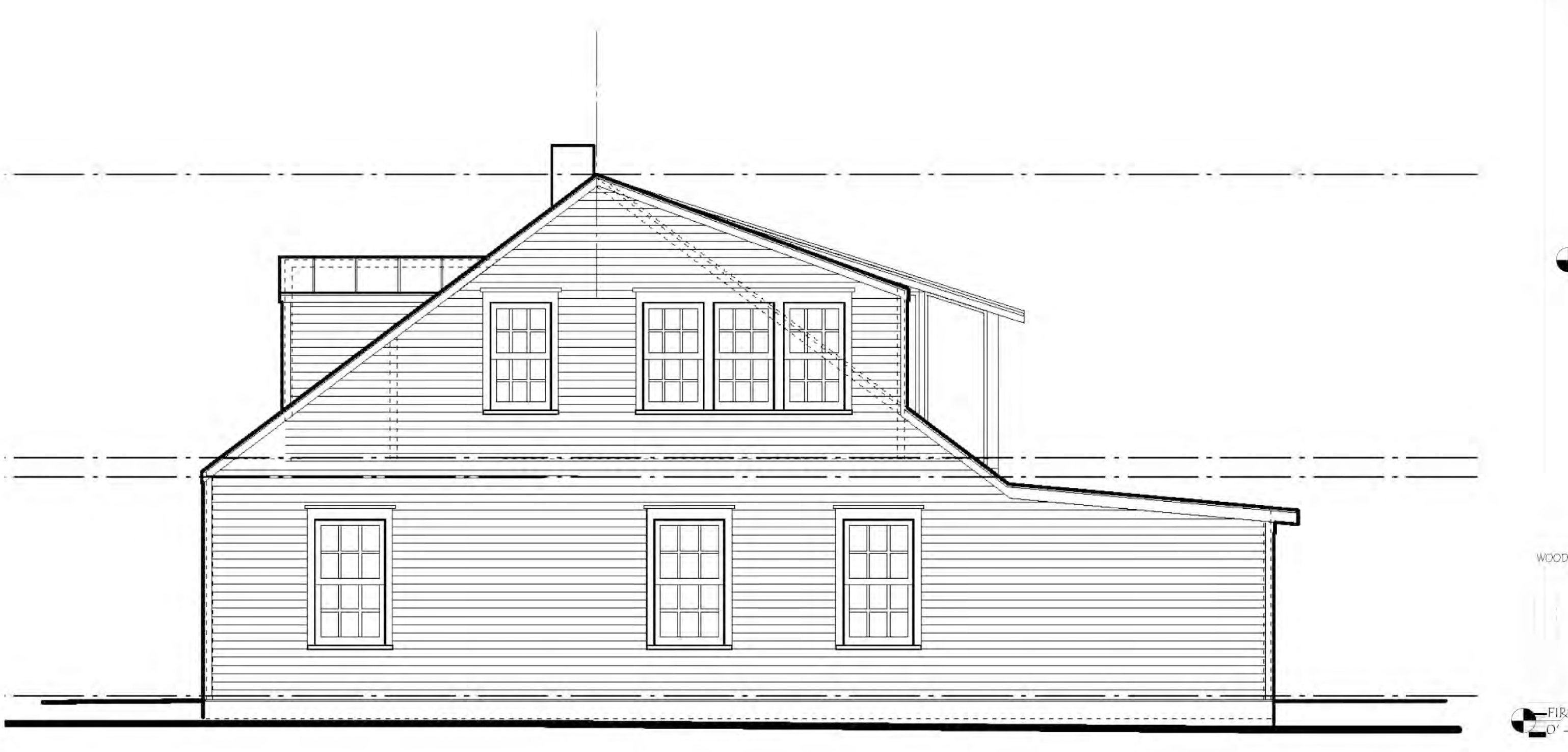




2 NORTH ELEVATION - EXISTING  
1/4" = 1'-0"



3 NORTH ELEVATION - PROPOSED  
1/4" = 1'-0"



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



1 EAST ELEVATION - PROPOSED  
1/4" = 1'-0"