

**HISTORIC LANDMARK COMMISSION**  
**JUNE 26, 2017**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**C14H-1980-0009**  
**James Smith Place**  
**3414 Lyons Road**

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**PROPOSAL**

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Construct a new farm manager's cottage on the south end of the property, closest to Lyons Road.

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**PROJECT SPECIFICATIONS**

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The applicant proposes the construction of a one-story, rectangular-plan, side-gabled frame house on a pier-and-beam foundation; it will have a full-width shed-roofed screened porch, wood or wood-like siding, single double-hung 6:6 windows, and a standing-seam metal roof. The proposed house will be 999 square feet.

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**STANDARDS FOR REVIEW**

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The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- 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 such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

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**COMMITTEE RECOMMENDATIONS**

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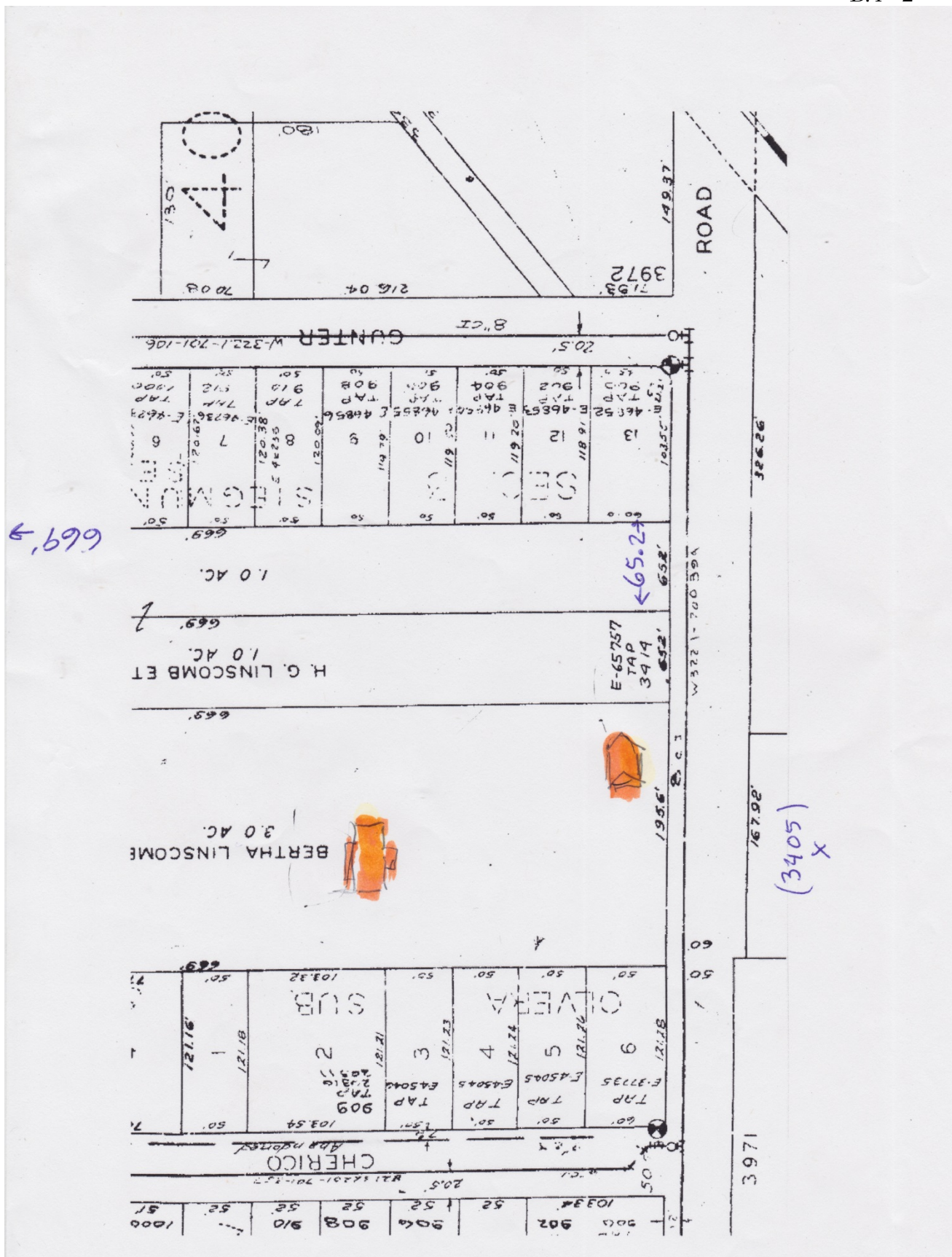
Not reviewed.

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**STAFF RECOMMENDATION**

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Approve as proposed. The proposed design is very harmonious with the context and of the property and does not compromise any aspect of the historic character of the property.



Plat showing the location of the existing house (middle of the lot) and the proposed location for the farm manager's cottage (at Lyons Road). Lyons Road actually runs east-west, so the proposed farm manager's cottage will be at the south end of the property.

Potential Farm Manager House @ Boggy Creek Farm  
Proposal submitted by owners Carol Ann Sayle and Larry Butler, June, 2017

We live in the Old Place of James and Elizabeth Smith aka Boggy Creek Farm, 3414 Lyons Road, East Austin, 78702.

We are passionate about preserving the old farm house plus the farm itself. The land was purchased by pioneers James and Elizabeth Smith in 1839. The house was constructed over the winter of 1840/1841. We plan to apply for State Historic status soon. (President Sam Houston ate supper in the house December 1841, per letter to his wife.)

We have been through the "abandoned" house renovation in 1992/1993, to the renovation following the tornado of 2001. Since then we have repaired rotten wood, windows, maintained painted wood, etc. We love this house and the farm and want it to be protected after our "passing."

We are getting older and realize that we won't always be able to work all day in the fields, so we want to hire a farm manager, who would live on the farm so that he/she can be "on call" for any catastrophe in the field.

Thus, our desire is to construct a small cottage (999 sq ft plus screened in porch) on the farm. The house design would include gable roof (tin), clapboard siding (cement/wood, painted white), ten foot ceilings, six over six windows. It would be compatible in style to the original farm house.

Our first choice of placement was on our east two acre lot (out of a total of five acres,) but the City said that we would have to go through subdivision process as that lot is illegal (Wiggington, past owner.) City said we could build the cottage on the three-acre lot. The site we've chosen is near the road (Lyons Road,) and is surrounded by huge fig trees. This site is about 200 ft south from the old house, and off-set somewhat to the east.

We are zoned SF3, with an ordinance for urban farming. That ordinance allows us to have two houses on the farm. Our hope is that you will agree that this new farm house will not endanger the authenticity of the historic farm house.

At the time of preparing this proposal, we don't have final architecture plans, so we have attached the latest images.

Thank you,  
Carol Ann Sayle/Larry Butler





Image One: Aerial View of Farm. Green smudges indicate the proposed cottage and the historic farm house



Image Three: Front/side computer view of cottage. Windows will be six over six. Ceiling height: 10 ft. 999sf plus screened porch.

