

Bertron, Cara

From: Laura Perez <laura@claytonandlittle.com>
Sent: Thursday, August 24, 2017 3:31 PM
To: Bertron, Cara; George Wilcox
Cc: Paul Clayton
Subject: RE: 7 (1607) Niles Road questions
Attachments: 1966 H 24.jpg; 1977.JPG; 1984 H 24.png; Sanborn 1935.JPG; proposed stucco texture.jpg; current aerial.JPG

Cara,

We have attached the historic aerials, from 1966, 1977, 1984, and the google satellite image from today for comparison and the Sanborn map from 1935. Note that on the 1935 Sanborn Map the breakfast nook is not included in the original footprint. Looking at the 1966 aerial, while the photo is a little pixilated, it appears that the nook is not there. In the 1977 photo, you can see that the ridge line of the kitchen gable extends past the gable on the east side. The gable that it terminates into appears to be on center with the second story ridge line, putting it past the location where the rounded gable of the breakfast nook. In the 1984 photo, you can clearly see ridge of the breakfast nook. Therefore, we think that the nook was constructed some time in between 1977 and 1984. The homeowner and contractor have received accounts that major renovations were done in the early 1980's.

Please see attached images for the existing and proposed stucco.

In terms of your notes

- The historic 8:8 ground floor windows will remain 8:8
- 6:6 lights are not historic to the house, by replacing the windows with a lighter light pattern we are differentiating the renovation from the historic. We feel 6:6 is too close to the original 8:8 light pattern.
- We agree that flat roofs are not original to Tudors. By reducing the roof to a shed roof we are further highlighting that the nook is not original. While we recognize the importance of the Tudor style we do not want to falsify the history of the nook. This lower pitched roof also relates with the proposed garage addition to the south.
- The two windows on the west that are part of the new addition are based off the existing conditions but are scaled down from the original size. The new windows are narrower and shorter than the original. We believe this size differentiation helps denote historic from addition.

On your detailed notes, the windows at the breakfast nook are casement windows. All three windows will be replaced on the rear elevation.

Please advise if you have any additional questions or if you need more information.

Thanks,

Laura Perez,
Project Manager

Architects
Clayton&Little
2201 N. Lamar Blvd.
Austin Texas 78705
512 477 1727 x 207

From: Bertron, Cara [<mailto:Cara.Bertron@austintexas.gov>]
Sent: Wednesday, August 23, 2017 5:56 PM
To: George Wilcox <george@claytonandlittle.com>
Cc: Laura Perez <laura@claytonandlittle.com>; Paul Clayton <paul@claytonandlittle.com>
Subject: RE: 7 (1607) Niles Road questions

Hi George and all,

Do you have evidence of the timing and scope of any changes to the southeast corner and the breakfast nook addition? The City's permit system does not have records other than a kitchen remodel in 2001 and HVAC replacement in 2014.

Can you provide an illustration or sample photo of the smoother-textured stucco proposed for the addition? The permit set specifies that the stucco will match existing, and I'd like to have alternative documentation.

A few notes on differentiating the new construction from the existing (which I realize is not in pristine historical condition!):

- In looking at the clearer permit drawings, it looks like the 8:8 ground-floor north elevation windows in the central and right mass will be replaced with 1:8 windows. Is this accurate?
- Is there any chance of installing 6:6 multi-light windows in the breakfast nook that will provide a more open feel while maintaining the multi-light style of the existing fenestration? I do see that the breakfast nook is not in the original house footprint, but it is still an older feature of the house (unless permits prove me wrong) and we would like to maintain its character.
- On that note, I'm still concerned about the replacement of the breakfast nook roof with a shed roof, which looks flat in the drawings. As noted, I realize the nook is not original to the house, but it is older; and Tudor Revival-style houses don't typically have flat roofs on projections of this size. A replacement hipped roof with a lower, more modest slope would be easier to condone.
- I can see the design merits of replacing the small southernmost 8:8 window on the west elevation with a larger 8:8 window to match the existing. Would you consider changing the two northernmost windows on the addition to differentiate them from the existing? This could be accomplished with a different lite pattern or something more subtle like trim.

Finally, on a much more detailed note, are the windows proposed for the breakfast nook casement? And are all three ground-floor easternmost windows on the rear elevation proposed to be replaced, or are you just adding a central window to the two existing?

Thanks--
Cara

Cara Bertron
Senior Planner / Deputy Historic Preservation Officer
City of Austin Planning and Zoning Department
(512) 974-1446 | cara.bertron@austintexas.gov

From: George Wilcox [<mailto:george@claytonandlittle.com>]
Sent: Wednesday, August 23, 2017 4:12 PM
To: Bertron, Cara
Cc: Laura Perez; Paul Clayton
Subject: 7 (1607) Niles Road questions

Hello Cara,

Please see our responses below and feel free to give me a call if you would like to discuss. Ideally we would like your full concurrence and recommendation for this project.

Thanks,

George Wilcox AIA
Project Architect

Architects
Clayton&Little
2201 N. Lamar Blvd.
Austin Texas 78705
512 477 1727 x212

www.claytonandlittle.com

From: Bertron, Cara [<mailto:Cara.Bertron@austintexas.gov>]
Sent: Tuesday, August 22, 2017 3:54 PM
To: Laura Perez <laura@claytonandlittle.com>
Cc: George Wilcox <george@claytonandlittle.com>
Subject: RE: 7 (1607) Niles Road questions

Hi Laura,

Thanks for your quick response, and for sending the two plan sets. A couple of thoughts:

- We'd strongly prefer the breakfast nook windows to be replaced in-kind with multi-light windows.
We do not think that the Breakfast nook was an original part of the existing residence, the windows that we are planning to replace have a more dense lite pattern than the existing original windows and the owner wants these windows to be more open.
- Another overarching concern is that the new additions will read as though they are original (or at least older) parts of the house. We definitely want additions to be compatible, but not to create a false sense of history. Have you considered differentiating the new construction in some way? The aluminum-clad windows do that in the garage addition (good), but the stucco cladding and multi-light windows at the northern end—and the windows and new cladding at the southeast corner—appear to replicate the historic construction.
We agree with you and do not want to create a “false sense of history”. Our current plan is to repair or replace stucco on the main building to match existing texture (please see attached photo) and for new stucco at the garage addition to be a much smoother texture, for differentiation. Unfortunately, this structure has been added on to in a fairly haphazard way over the years (check out the roof lines); the new windows at the southeast corner are an attempt to clean up some mistakes (our opinion) from the 1980's.

Those are the things that jumped out immediately. I'll let you know if additional questions or concerns arise.

Cara

Cara Bertron
Senior Planner / Deputy Historic Preservation Officer
City of Austin Planning and Zoning Department
(512) 974-1446 | cara.bertron@austintexas.gov

From: Laura Perez [<mailto:laura@claytonandlittle.com>]
Sent: Tuesday, August 22, 2017 3:44 PM
To: Bertron, Cara
Cc: George Wilcox
Subject: RE: 7 (1607) Niles Road questions

Cara,

- 1) The proposed changes to the breakfast nook are as follows: The existing rounded-gable roof is to be replaced with a shed roof to reduce the visual impact from Woodlawn. It appears that through iterations of remodels throughout the years, most likely due to the remodel in the 80's, the Western Façade has accumulated several new roofs. We would like to reduce the visual impact of the breakfast nook, which we do not believe to be original, by reducing the height of the roof. In addition, to reducing the impact of the breakfast nook, this move also cleans up the existing roof lines. The windows in this room are to be replaced with aluminum clad windows which will correlate to the profile of the screens at the proposed screen porch.
- 2) The windows annotated G (the placement makes them appear to read a C) are to be replacement windows. Currently, the second floor and ground floor do not bear on the same wall. The second floor is supported by a beam that spans over the den. This beam has been identified as a structural concern. We are aiming to reinforce the second floor at the wall where the new windows are located. The new windows will sit on the new structural framing. This wall will have to be reconstructed to incorporate the new beam, thus the need for replacement windows.
 - a. The windows labeled F are replacement windows which speak to the existing windows in bedroom 3. Based on our evaluation, it appears bedrooms 1 & 2 were additions. The proposed windows are based on the more historic location at bedroom 3.
- 3) Attached is our permit set.
- 4) Attached are the as-builts.

Please advise us if you have any concerns with our proposed work, or if you need additional information to complete your report.

Laura Perez,
Project Manager

Architects
Clayton&Little
2201 N. Lamar Blvd.
Austin Texas 78705
512 477 1727 x 207
www.claytonandlittle.com

From: Bertron, Cara [<mailto:Cara.Bertron@austintexas.gov>]
Sent: Tuesday, August 22, 2017 2:44 PM
To: Laura Perez <laura@claytonandlittle.com>
Subject: 7 (1607) Niles Road questions

Hi Laura,

I hope this finds you well. I'm working on the staff report for 7 Niles Road and have a few questions for you.

- 1) Can you describe any envelope changes proposed to the projection with the breakfast nook? It's not clear from the demo plans. The perspective from Woodlawn on sheet G1.0 makes it look like the rounded-gable roof is proposed to be replaced with a flat or shed roof and the windows replaced in a different style. If that is the case, can you explain the rationale behind the proposed changes?
- 2) On the south elevation, why is the central bank of three windows on the third floor (annotated with C) proposed to be replaced? Are the three second-story windows annotated with F new or replacement? Also, just confirming that the shed-roofed gable on the east side of the south elevation is entirely new—the drawings and photographs I have are fuzzy.
- 3) On that note, can you email me a clean version of the proposed plans? I've pulled PDFs off our permitting system, but the scanned text isn't always legible, and I would like to share less pixelated (and more readable) versions with the commissioners.

- 4) Do you have as-built drawings of the existing elevations? I'm especially curious about the west and east elevations since they're not visible (or not as visible) from a public right-of-way. Because of that, they are not something we'll review as closely—but it would still be helpful to highlight the proposed changes. If as-built drawings don't exist, no need to create them.

Thanks in advance for your help with these. I'll be finalizing the staff report on Thursday at the latest, so it would be great to get your responses before then.

Cara

Cara Bertron

Senior Planner / Deputy Historic Preservation Officer
City of Austin Planning and Zoning Department
(512) 974-1446 | cara.bertron@austintexas.gov