

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
FEBRUARY 26, 2018
 NRD-2018-0013
 1619 W. 14th Street
 Old West Austin Historic District

PROPOSAL

Reframe the roof, remove a bay window from the primary façade of a ca. 1952 house, replace all windows and doors, and remove a rear wood deck.

PROJECT SPECIFICATIONS

The house is a one-story, rectangular-plan house capped with a gablet roof. It has wood siding, fixed and single-hung vinyl-sash replacement windows, and a wood door. The property is contributing to the Old West Austin Historic District, though it is not clear what aspects of its current design are original. The building was extensively remodeled, with at least one addition, in 1983; detailed plans from that project are not available.

The proposed project includes the following aspects:

- Reframing of the roof from a gablet roof to a front-gabled roof with front-gabled projection
- Removal of an angled bay window from the primary (north) façade and replacement with a multi-lite clad-wood window. The bay window is clad in wood siding and features three single-hung vinyl-sash windows; it is not likely original to the 1952 construction.
- Replacement of all windows with clad-wood casement windows. The original window openings will remain the same.
- Replacement of all doors with partially glazed doors
- Removal of a rear wood deck

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used as guidelines to evaluate projects in National Register historic districts. The following standards apply to this project:

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Changing the roof form will alter the historic character of the property. However, it is not clear that the current roof form is original. Contemporary houses on the block have simpler rooflines in keeping with the construction period.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The bay window is likely a later addition and does not appear to have acquired significance.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project will preserve some, but not all, distinctive materials and features. Wood siding and ornamentation will be retained, and the windows proposed to be

replaced are not original to the building. The roof form is proposed to be changed from a gablet to a front gable.

The project meets some of the design guidelines. The changed roof form will alter the mass of the house. However, as noted, the roof may have been altered in a major 1983 remodeling project, and the proposed roof form is in keeping with the character of the rest of the block, including contemporary contributing houses.

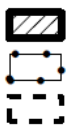
STAFF RECOMMENDATION

Approve the plans.

LOCATION MAP



1" = 167'



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2018-0013
1619 W. 14TH STREET

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.

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PROPERTY INFORMATION

Photographs



1619 W. 14th Street.



Views of other houses on the block. Note the simpler roof forms.