

HISTORIC LANDMARK COMMISSION
JUNE 25, 2018
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2018-0046
1708 WINDSOR ROAD
OLD WEST AUSTIN HISTORIC DISTRICT

PROPOSAL

Enclose a porte-cochere in a ca. 1935 house.

PROJECT SPECIFICATIONS

The proposed project includes enclosing the first-floor porte-cochere to create room for an elevator. The porte-cochere was originally constructed as a one-story element; a second story was added after 1961 (possibly in 1992). The proposed addition will be clad in painted brick to match the existing house; the porte-cochere brick columns and existing brick header will be retained. A recessed entry porch on the new primary (east) façade will include a paneled, partially-glazed door. Windows on the new side (north) elevation will consist of wood-sash or clad-wood casement windows with brick headers.

STANDARDS FOR REVIEW

The house is a contributing property in the Old West Austin Historic District. The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects on contributing buildings in National Register historic districts. Applicable standards include:

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.*

The proposed project would alter the property's historic character by changing the spatial relationship of the porte-cochere (an original element) to the rest of the house. However, it should be noted that a second story was added to the porte-cochere at an unknown date, possibly as recently as 1992; so the design and spatial relationship of the porte-cochere have already been altered. The most prominent massing—that of the main house—will be retained and preserved.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project will retain the porte-cochere columns and header, providing a subtle differentiation between the historic property and new infill.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project alters the historic character of the property by filling in the porte-cochere. Infill cladding will be painted brick to match existing, and may be set back slightly from the porte-cochere columns. The entrance and windows of the addition will be differentiated from the original windows. The house's historic character will otherwise be retained and preserved.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

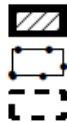
While it would be difficult to reverse the proposed change, the infill addition could be removed and the essential form and integrity of the historic property unimpaired.

The proposed project somewhat complies with the standards. The project does change the character of the property, but by altering an element that has already been altered.

STAFF RECOMMENDATION

Encourage the applicant to consider constructing a rear addition instead of enclosing the porte-cochere. If that is not possible, encourage the front wall to be flush and the entrance removed, so that the original form of the porte-cochere is more legible.

LOCATION MAP



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2018-0046
 LOCATION: 1708 Windsor Road

1" = 101'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PROPERTY INFORMATION

Photos



East (primary) façade of 1708 Windsor Road.



Detail of porte-cochere.

Building Permits

Mr. & Mrs. Sam Winters

1708 Windsor Road

146 20

Enfield

Remodel interior of house-add two baths & remodel kitchen.

72460

4/16/59

8000.00

W.T. Walker & Son

5 added

Remodel enclosed porch to form bathroom & powder room.
and remodel kitchen

Building permit issued to Mr. and Mrs. Sam Winters to remodel the interior of the house, 4/16/1959.

LOT 21
SE 146

WATER SERVICE PERMIT
Austin, Texas

E No. 19710

Received of SAM WINTERS Date 5-5-59
Address 1708 WINDSOR
Amount FORTY \$ 40.00
Plumber HIDDLETON Size of Tap 1 1/2"

Replaced 1968

Date of Connection	5-8-59
Size of Tap Made	1 1/2"
Size Service Made	1 1/2"
Size Main Tapped	4"
From Front Prop. Line to Curb Cock	
From West Prop. Line to Curb Cock	42'
Location of Meter	Alley
Type of Box	Round
Depth of Main in St.	3'
Depth of Service Line	over main
From Curb Cock to Tap on Main	2'
Checked by Engr. Dept.	7-29-59

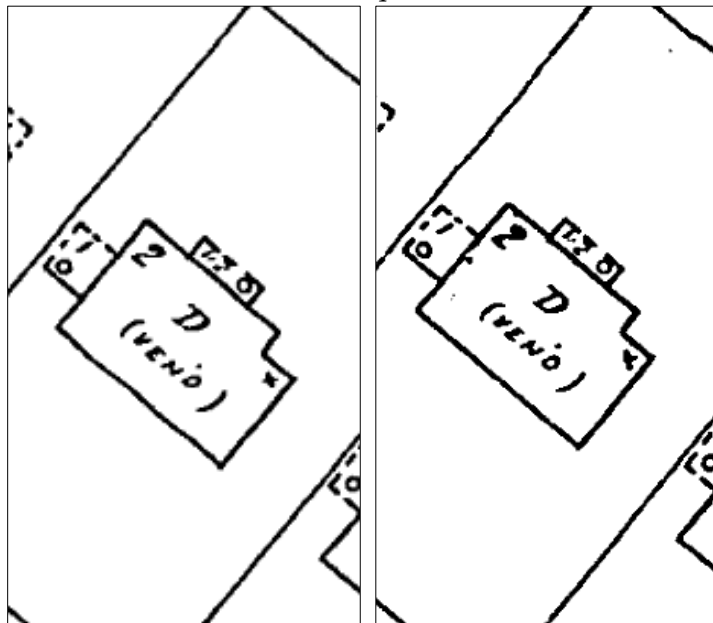
No. Fittings	Size
2	Pipe 1 1/2" Copper 1/2"
1	Corp. Cock 1/2"
	Cop. to Iron ell
	Cop. to Cop. ell
1	Cop. to Iron Coupling 1/2"
	Cop. to Cop. Coupling
	Angle Stop
	Stop
	Bushing
1	Nipples 9" Brass 1/2"
1	Service Clamp 1 1/2" X 1 1/2"
1	Valve 1 1/2" Round
1	Meter Box
1	Lock Lid
2	Drain Tile
2	Drain Tile Lid
	Stop & Drain
	Job. No. W 323-700 592
	Foreman W. J. Palk

INDEXED

Water service permit issued to Sam Winters, 5/5/1959.

1992 007959 00 00 BP Building Permit					
Type	BP Building Permit		Status	Final	
Sub Type	R- 434 Addition & Alterations		Parent ID		
Work	Addition		Row ID	604758	
Group	Permits				
Primary Property					
Address	1708 WINDSOR ROAD, AUSTIN, Texas, 78703, USA		Roll	0112020503	
			Prop ID	393386	
			Folder Unit		
Location	Enfield B Block: Lot: 20 Enfield B 20				
Tracking Dates and Reference Information					
In Date	Feb 27, 1992	Issue/Approve	Feb 27, 1992	Expires	Aug 31, 1992
Ref. No.	9202226	Issued By	PIER_ADP	Final Date	Aug 31, 1992
Name	1708 Windsor Road A 00000			Priority	
Description					
Add 2nd Flr Sittingrm & Breakfast Rm (Res)					

Building permit for second-story addition, 2/27/1992. This addition may have been constructed atop the porte-cochere.

Sanborn Fire Insurance Maps*1935 map**1961 map*

Both Sanborn maps show a one-story porte-cochere on the north side of the house, indicating that the second-floor addition occurred after 1961.