

HISTORIC LANDMARK COMMISSION
MAY 20, 2019
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2019-0004
905 MAUFRAIS STREET
WEST LINE NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Rehabilitate and add to a contributing building.

ARCHITECTURE

Rectangular-plan house with side-gabled roof, wood cladding, 8:8 wood-sash windows, and an arched entry portico with Classical Revival influences.

PROJECT SPECIFICATIONS

The proposed work includes:

1. Repair existing wood-sash windows and wood siding;
2. Construct a wraparound stone porch with wood railings on the primary façade and east elevation;
3. Replace a rear entry door with a window;
4. Remove a small rear entry porch;
5. Elevate the building; and
6. Construct a ground level with stone cladding, painted metal garage doors and a window at the primary (north) facade, and windows at the east elevation. The existing house will be accessed with stone steps.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects in National Register historic districts. The following standards apply to the proposed 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.*

The proposed project retains historic-age windows and generally preserves the massing and form of the building.

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

The proposed project preserves historic-age windows, siding, and ornamentation.

- 6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed project repairs and retains historic-age windows and siding.

- 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 addition will negatively impact the spatial relationships that characterize the existing one-story house by elevating it, adding a full story visible beneath the primary façade, and adding a wraparound porch that would not have been present historically. The addition is differentiated from the existing house with stone cladding and modern windows. It is somewhat compatible with the house by echoing floor-to-floor heights.

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.

The proposed project is not reversible.

The proposed project somewhat meets the standards.

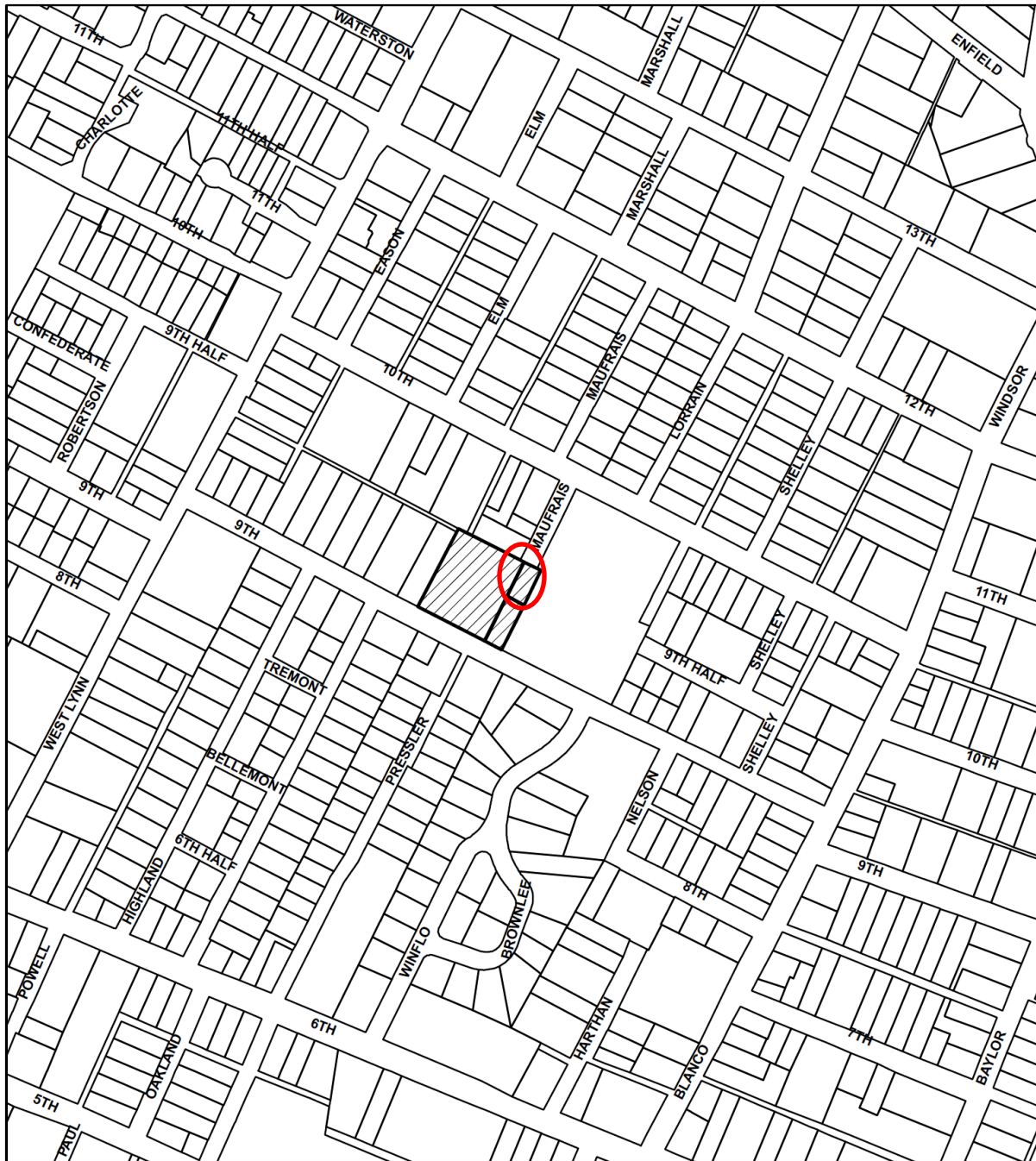
COMMITTEE RECOMMENDATION




The project came before the COA Review Committee multiple times as a combined project with 1404-10 W. 9th Street. Recommendations from the most recent review on May 6, 2019 did not address 905 Maufrais Street.

STAFF RECOMMENDATION

Comment on and release the plans. Staff commends the applicant for retaining the existing building as part of a larger development.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: LHD-2018-0031

LOCATION: 1406 W 9TH ST



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



Primary (north) façade of 905 Maufrais Street.