

**Historic Landmark Commission
February 27, 2012
Permits in National Register Historic Districts
NRD-2011-0081
Old West Austin
1512 W. 29th Street**

PROPOSAL

Increase height of second story and add dormer, replace door and windows, and enclose second story screened porch.

RESEARCH

The house was built c. 1937 and the first residents were William L. Boyett and his wife Elizabeth J. Boyett, who owned and lived in the house until 1978. William Lynnwood Boyett was born in 1907, and married Elizabeth Helen Johnson (b. 1911) in 1931 in Hubbard, Texas. Mr. Boyett attended the University of Texas, and enlisted in the United States Army in January 1944. Mr. Boyett began working for the State of Texas after World War II, first for the State Board of Control, and then for the State Board of Insurance Commissioner as an accountant, then investigator, a position he retired from in the 1970s. After his death in 1975, his widow, Elizabeth, continued to live in this house until 1978. Mrs. Boyett died in 1999 at the age of 87 in Dallas, Texas. Mr. and Mrs. Boyett had two children, a daughter, Roberta who died in infancy, and a daughter, Elizabeth Helen who survived both her parents.

PROJECT SPECIFICATIONS

The existing residence is a 2,350 sq. ft., one and one-half story wood frame, Minimal Traditional style house with simple Colonial Revival details. The house is sided with wide lap siding, and has a centered door with two symmetrical 4:2, double-hung, wood windows on either side. The salt box style gabled roof is covered in standing seam roofing and has two, gabled dormers set above the two, first floor windows. The colonial revival detailing includes the door surround, which has fluted pilasters, and an entablature with dentils. There is a bay window located on the side elevation as well as a carport with a 2nd story screened porch above.

The applicant proposes to redesign the façade with contemporary window and door features and increase the roof height to provide additional living space in the second level. The front façade changes include replacing the existing six-panel door and colonial revival surrounding trim, with a front door of contemporary design with side lites, replacing the existing 4:2 double hung windows with casement windows, and enclosing the existing second-level screened porch to accommodate a bedroom. A side bay will be removed.

The applicant also proposes increasing the height of the roof by approximately 3', and removing the two existing gabled dormers and adding one wide dormer with multiple square windows. The wide lap siding will be replaced with hardiboard panel siding with smooth 4" exposed face. The new roof will be aluminum standing seam material similar to that existing.

STAFF COMMENTS

The house is listed as contributing to the Old West Austin National Register Historic District. The Old West Austin National Register Historic District has no design guidelines for new construction. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes, which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on an accurate duplication of features, substantiated by historical, physical, or pictorial evidence.
- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.

The project as proposed does not meet the general design guidelines and adversely impacts the historic integrity of the house to the extent as to render it non-contributing to the National Register Historic District.

Staff does not believe that the house has sufficient architectural or historical significance to meet two of the criteria for designation as a historic landmark as required by the Code of Ordinances.

STAFF RECOMMENDATION

Staff recommends that the owner consider a compatible addition to the existing structure that would maintain the historical integrity and its contributing status, including maintaining the window and door styles as well as the dormer pattern and style on the front façade.

Staff further recommends that if the applicant continues to pursue the design as proposed, that the applicant prepare a City of Austin Documentation Package prior to release of the demolition permit, consisting of a sketch of the existing site and floor plan, photographs of all four elevations, and a narrative history of the house.

PHOTOS



OCCUPANCY HISTORY
1512 W. 29th Street
c. 1937

City Directory Research, Austin History Center
 By City Historic Preservation Office
 September 2011

1985-86	Patrick A. Skrovan, owner Salesman, Strait Music
1980	No return
1979	Charles E. Johnson and Barbara A., Owner Attorney
1978	Elizabeth Boyett, owner Retired
1977	Elizabeth Boyett, owner
1975	William Lynwood Boyett and Elizabeth J., owners Retired
1970	William Lynwood Boyett and Elizabeth J., owners Investigator, State Board of Insurance
1965	William Lynwood Boyett and Elizabeth J., owners Investigator, State Insurance Board
1963	William Lynwood Boyett and Elizabeth J., owners Investigator, State Board of Insurance
1960	William Lynwood Boyett and Elizabeth J., owners Investigator, State Board of Insurance Commissioner
1957	William Lynwood Boyett and Elizabeth J., owners Assistant Director, State Board of Insurance Commissioner
1954	William Lynwood Boyett and Elizabeth J., owners Account Investigator, State Board of Insurance Commissioner
1952	William Lynwood Boyett and Elizabeth J., owners Accountant, State Board of Insurance Commissioner
1949	William Lynwood Boyett and Elizabeth J., owners Accountant, State Board of Insurance Commissioner.
1947	William Lynwood Boyett and Elizabeth J., owners

Employee, State Board of Control

- 1944-45 William Lynwood Boyett and Elizabeth J. (+ 1), owners
United States Army
- 1942 William Lynwood Boyett and Elizabeth J., owners
Student, University of Texas
- 1941 William Lynwood Boyett and Elizabeth J., owners
Statistician
- 1939 William Lynwood Boyett and Elizabeth J. (+1), owners
Clerk
- 1937 No address listed in the directory.
NOTE: William L. (Clerk, Railroad Commission of Texas) and Elizabeth J. Boyett
are listed as renters at 205 Archway.

NOTE: City building permits (see below) show that the house was built in 1937.

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE

AUSTIN, TEXAS No. 5212 41

M. Frank Russell Address 1512 W 29th

Plumber Dunham Size of Tap 1 1/2 Date 3-16-37

Foreman's Report

Date of Connection 3/17/37

Size of Tap Made 1 1/2

Size Service Made 1 1/2

Size Main Tapped 2"

From Front Prop. Line to Curb Cock 8'6"

From Prop. Line to Curb Cock 11'6"

Location of Meter 2' from 11' RD

Type of Box cast

Depth of Main in St. CL 11' 11" 3' 2"

Depth of Service Line 2'

From Curb Cock to Tap on Main 3' 11"

Checked by Engr. Dept. CD 4-5-37

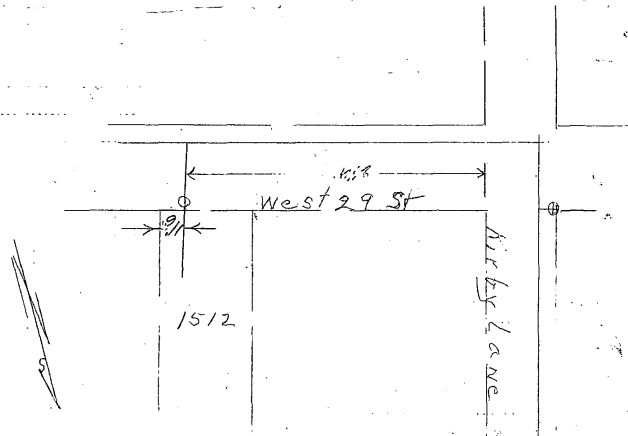
No. Fittings

1	Curb Cock	5 1/2"
1	Elbow	
1	St. Elbow	
1	Boiling	
1	Reducer	
1	Pipe	24' 00' 00' 00'
1	Lead Comp	24' 00' 00' 00'
1	Nipples	2' 11" 2' 11" 2' 11"
1	Union	
1	Plug	
1	Stop	Horizontal - curb
1	Box	cast
1	Lid	
1	Valves	

Req. No. 15423

Foreman's Signature BENSON

INDEXED



Permit for Water Service, 1512 W. 29th Street, 3/16/37

SANITARY SEWER SERVICE PERMIT

Austin, Texas

No. 13390

Received of Dunham Date 5/4/1937

Address 1512 W. 29th.

Amount twelve dollars \$ 12.00

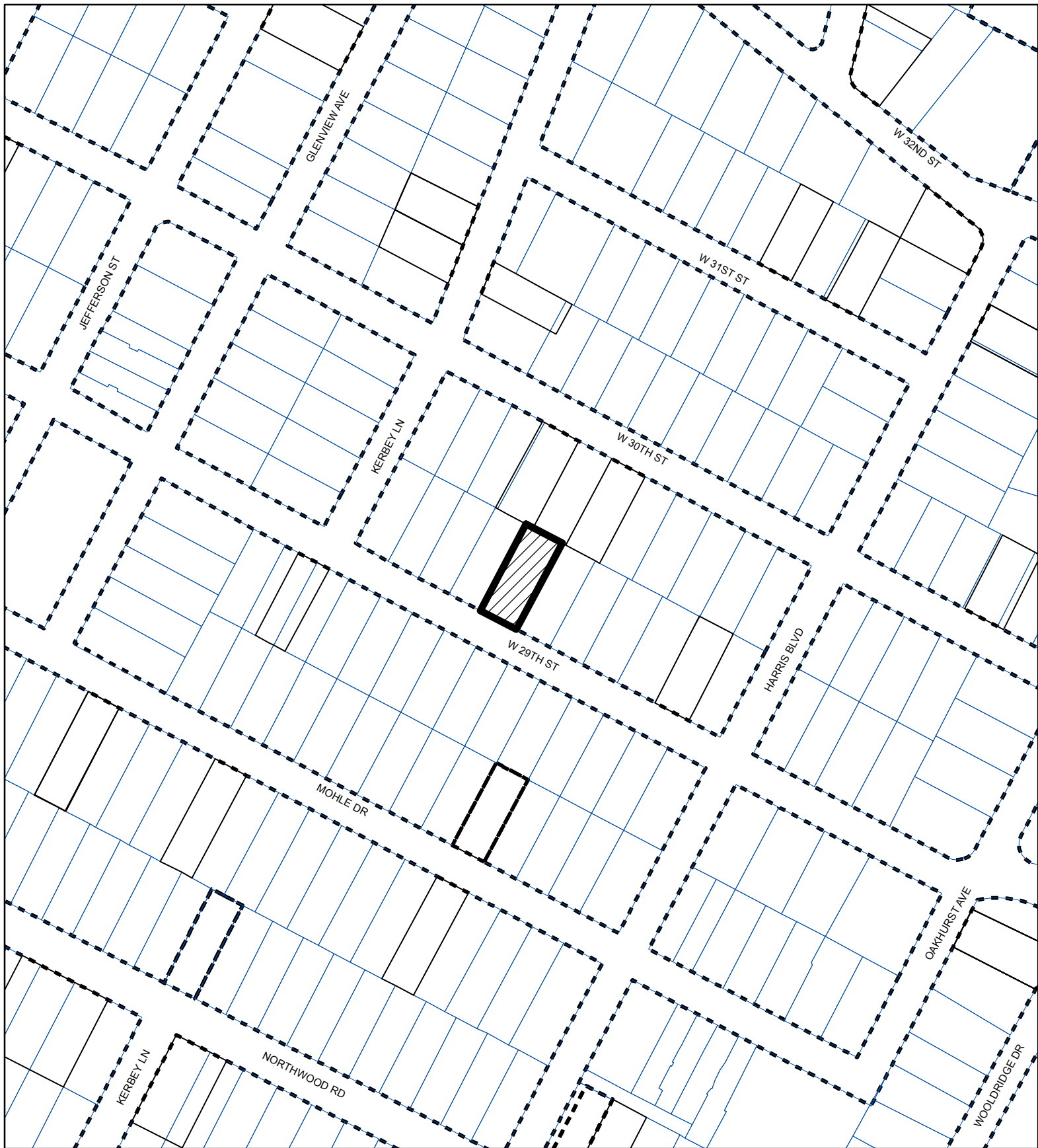
Builder or Owner W.L. Boyett Plumber

Lot 29 Block Subdivision Plat No. 61

Date of Connection	<u>5/14/1937</u>
By City	<u>5 1/2' W/ELL</u>
By Plumber	<u></u>
Checked By	<u>Hatcher</u>
Size Main	<u>6"</u> Depth <u>6'</u>
Main Assign.	<u>38' from PL</u>
Stub Depth	<u></u> Prop. Line <u>2'</u>
Stub Location	<u></u>
Book No.	<u>B-1174</u>
Paving Cut	<u></u> No. <u></u>

No. Fittings	Size	Price
42 1/2'	Pipe	4" 4.25
	Pipe	
	Wyes	
	Bends	4" .40
	Reducers	
	Plugs	
	Sand	
	Gravel	
	Remix	
	Stoppers	
	Castings	
	Other	laying pipe .85
	Labor	2 days 6.00

Sanitary Sewer Service Permit, 1512 W. 29th Street, 5/4/1937



NATIONAL REGISTER DISTRICT

CASE#: NRD-2011-0081
LOCATION: 1512 W 29th Street
GRID: H25
MANAGER: ALYSON MCGEE



SUBJECT TRACT



ZONING BOUNDARY



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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Waterloo Surveyors Inc.
SURVEY PLAT
MCMANSON SURVEY

OWNER:
LUIS SENTIS and
ADELA BEN-YAKAR
ADDRESS:
1512 WEST 29TH STREET
AUSTIN, TEXAS 78703

LEGAL DESCRIPTION
LOT 29, BRYKER-WOODS, A
SUBDIVISION IN TRAVIS COUNTY,
TEXAS, ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED
IN VOLUME 3, PAGE 242, OF
THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS, AS CONVEYED
TO LUIS SENTIS AND ADELA
BEN-YAKAR RECORDED IN
DOCUMENT NO. 2004092985,
REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS.

**LOT 29 IS SUBJECT TO
RESTRICTIONS AND EASEMENT
RIGHTS OF RECORD.**

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT
AND OTHER RESTRICTIONS AND/OR
EASEMENT RIGHTS MAY APPLY.

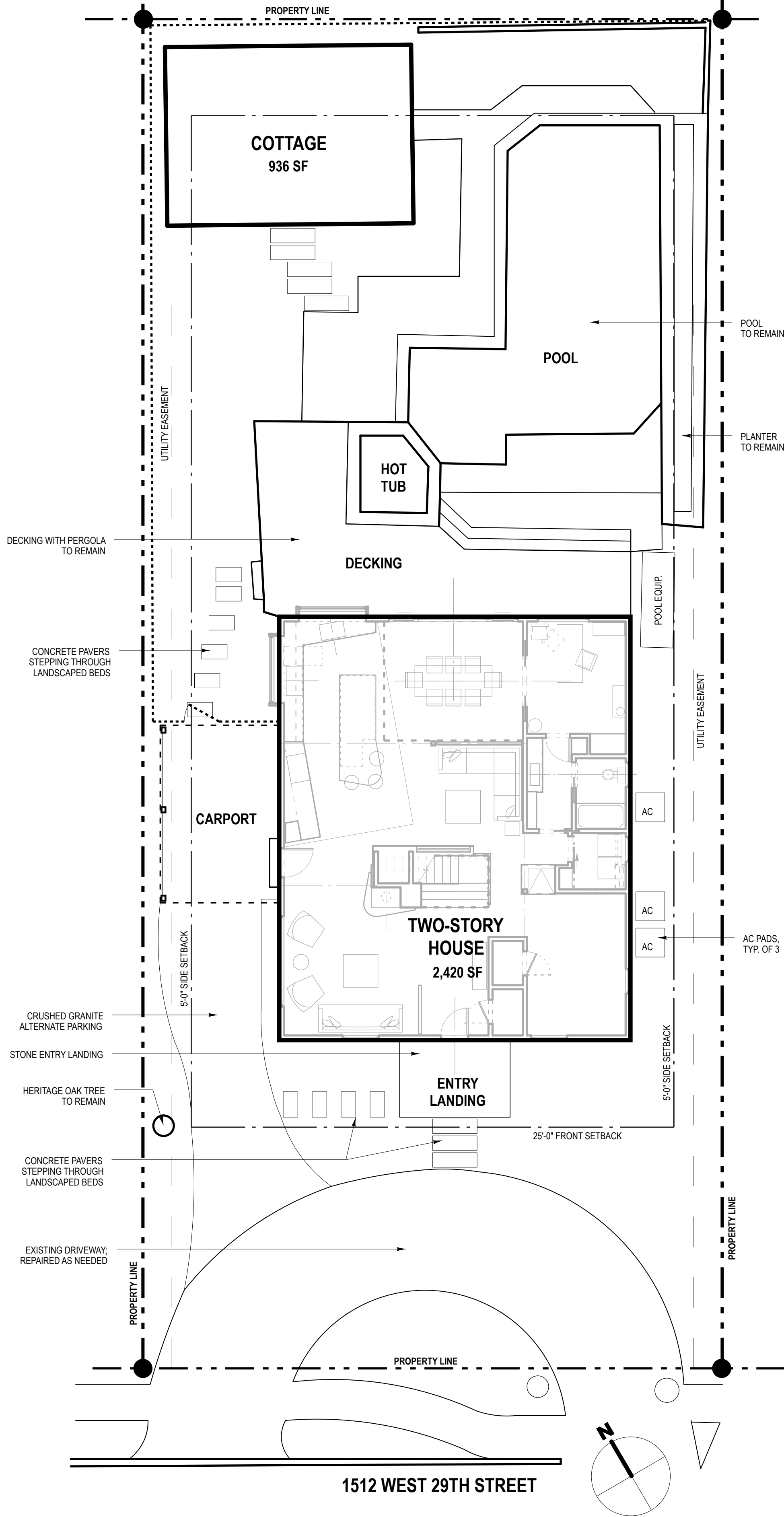
IMPERVIOUS COVERAGE
HOUSE 1,640 SQ. FT.
COTTAGE 467 SQ. FT.
WOOD DECK 835X.50=417 SQ. FT.
STONE & CONCRETE 2,267 SQ. FT.
STORAGE BLDG 21 SQ. FT.
TOTAL COVER 4,812 SQ. FT.
LOT AREA 8,396 SQ. FT.
TOTAL PERCENT COVER 57.3%

LEGEND
WOOD FENCE ———
CHAIN LINK ———
OVERHEAD ELECTRIC —e—
UTILITY POLE —●—
WATER METER —M—
SEWER LID —S—
SPOT ELEVATION <101'>
Benchmark with
assumed elevation of 100'

WEST 29TH STREET

State of Texas:
County of Travis:
The undersigned does hereby certify that this survey was this day made on the
property legally described hereon and is correct, and this survey substantially
complies with the current Texas Society of Professional Surveyors Standards and
Specifications for a Category 1B Condition II Survey.
Dated this the 31ST day of JANUARY, 2012.
And I certify that the property shown hereon IS NOT within a special flood
hazard area as identified by the Federal Insurance Adm. Department of HUD Flood
hazard boundary map revised as per Map Number: 48453C0445H
Zone: X Dated: 09/26/08

Thomas P. Dixon R.P.L.S. 4324
© Copyright 2012 1005 East St. Elmo Road, Austin, Texas 78745 Phone: 512-481-9602



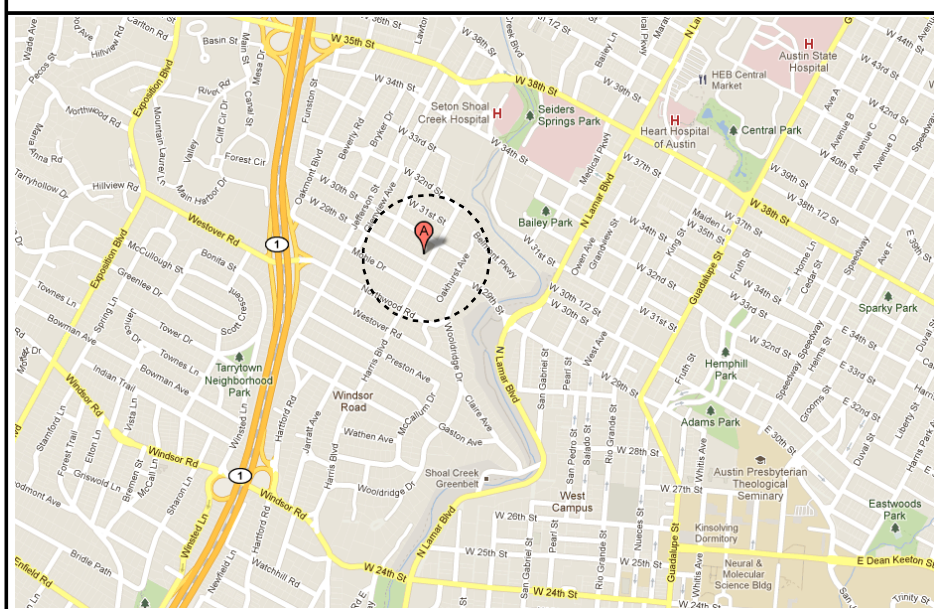
NOTE: SITE PLAN SHOWS PROPOSED SITE CONDITIONS AND PROPOSED FIRST FLOOR PLAN

site plan 2

NOTE: ALL PROPERTY DIMENSIONS AND GRADE ELEVATIONS OBTAINED
FROM LICENSED SURVEYORS; REFER TO DOCUMENTATION THIS SHEET

McMANSION REVIEW 1
SCALE: 1:20

PROJECT VICINITY MAP



PROJECT PLAT MAP

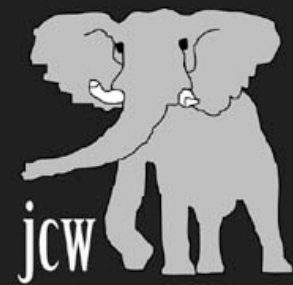


AREA CALCULATION/IMPERVIOUS COVER

AREA CALCULATION:	
EXISTING HOUSE (1ST FLR: 1,618 SF) (2ND FLR: 732 SF)	2,350 GROSS SF
SF DEMOLISHED	<96> GROSS SF
SF ADDED	+166 GROSS SF
TOTAL: (1ST FLR: 1,599) (2ND FLR: 821)	2,420 GROSS SF PROPOSED RESIDENCE
FAR 40% (40% ALLOWABLE)	
HOUSE: 2,420 SF	
COTTAGE: 936 SF	
TOTAL AREA: 3,356 SF	(3,357.6 ALLOWABLE)
BLDG COVERAGE / IMPERVIOUS COVER CALC:	
LOT SIZE	8,394 SF
BLDG COVERAGE	24.6% (35% ALLOWABLE)
HOUSE FOOTPRINT	(1,599 SF)
COTTAGE FOOTPRINT	(468 SF)
IMPERVIOUS COVER	(45% ALLOWABLE)

PROJECT INFORMATION

ADDRESS:	1512 WEST 29TH STREET AUSTIN, TX 78703
OWNER:	LUIS SENTIS AND ADELA BEN-YAKAR
CONTRACTOR:	AVENUE B DEVELOPMENT JEFF BULLARD 512-638-1514
ARCHITECT:	JULIA WEBBER 512-961-9519 CELL
LEGAL:	LOT 29 BRYKER WOODS
PROPERTY ID #:	118151
EXEMPTIONS:	HS
ZONING:	R1, SINGLE FAMILY RESIDENTIAL
NEIGHBRHD CODE:	Z7550
CONSTRUCTION:	TYPE V
YEAR BUILT:	1938; SIGNIFICANT REMODEL IN 1970
PROJECT DESCRIPTION:	WHOLE HOUSE RENOVATION AND ADDITION TO EXISTING TWO-STORY HOME
APPLICABLE CODES:	COA McMANSION ORDINANCE LDC 25-2-1406 ORDINANCE REQUIREMENTS 2006 INTERNATIONAL ENERGY CONSERVATION CODE 2006 INTERNATIONAL RESIDENTIAL CODE 2003 UNIFORM PLUMBING CODE 2005 NATIONAL ELECTRICAL CODE
PROJECT INDEX	
A1.0.0	PROJECT INFORMATION • SITEPLAN
A2.1.0	EXISTING FIRST FLOOR PLAN
A2.1.1	PROPOSED FIRST FLOOR PLAN
A2.2.0	EXISTING SECOND FLOOR PLAN
A2.2.1	PROPOSED SECOND FLOOR PLAN
A2.3.0	EXISTING ROOF PLAN
A2.3.1	PROPOSED ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS



Julia Cook Webber
Architect, AIA
15 Sugar Shack
Austin, TX 78746
512.961.9519
julia@rarejules.com

SENTIS/BEN-YAKAR RESIDENCE
1512 W. 29th Street
Austin, Texas 78703

COVER SHEET
site plan • project info
not for permit or construction

phase: HLC SUBMITTAL

drawn by: JCW

scale: 1/4" = 1'-0", u.o.n.

date: 02/16/12

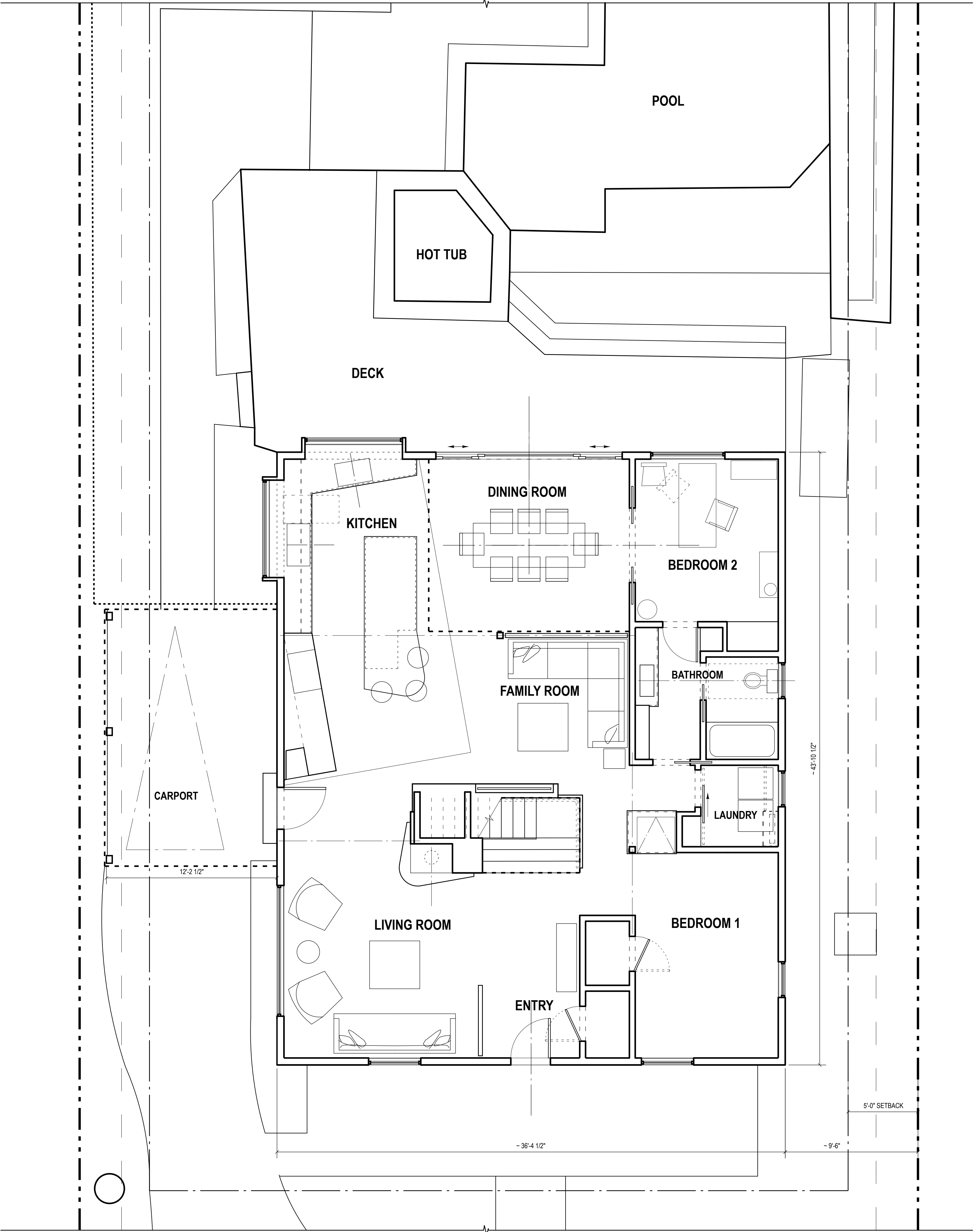
revisions



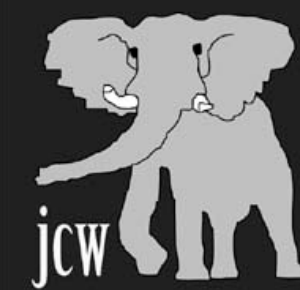
**NOT
for
permit**

1.0.0

licensed survey 3



proposed conditions • first floor plan **1**



Julia Cook Webber
Architect, AIA
15 Sugar Shack
Austin, TX 78746
512.961.9519
julia@rarejules.com

SENTIS/BEN-YAKAR RESIDENCE
1512 W. 29th Street
Austin, Texas 78703



PROPOSED PLANS
floor plans • roof plan
not for permit or construction

phase: HLC SUBMITTAL
drawn by: JCW
scale: 1/4" = 1'-0", u.o.n.
date: 021612

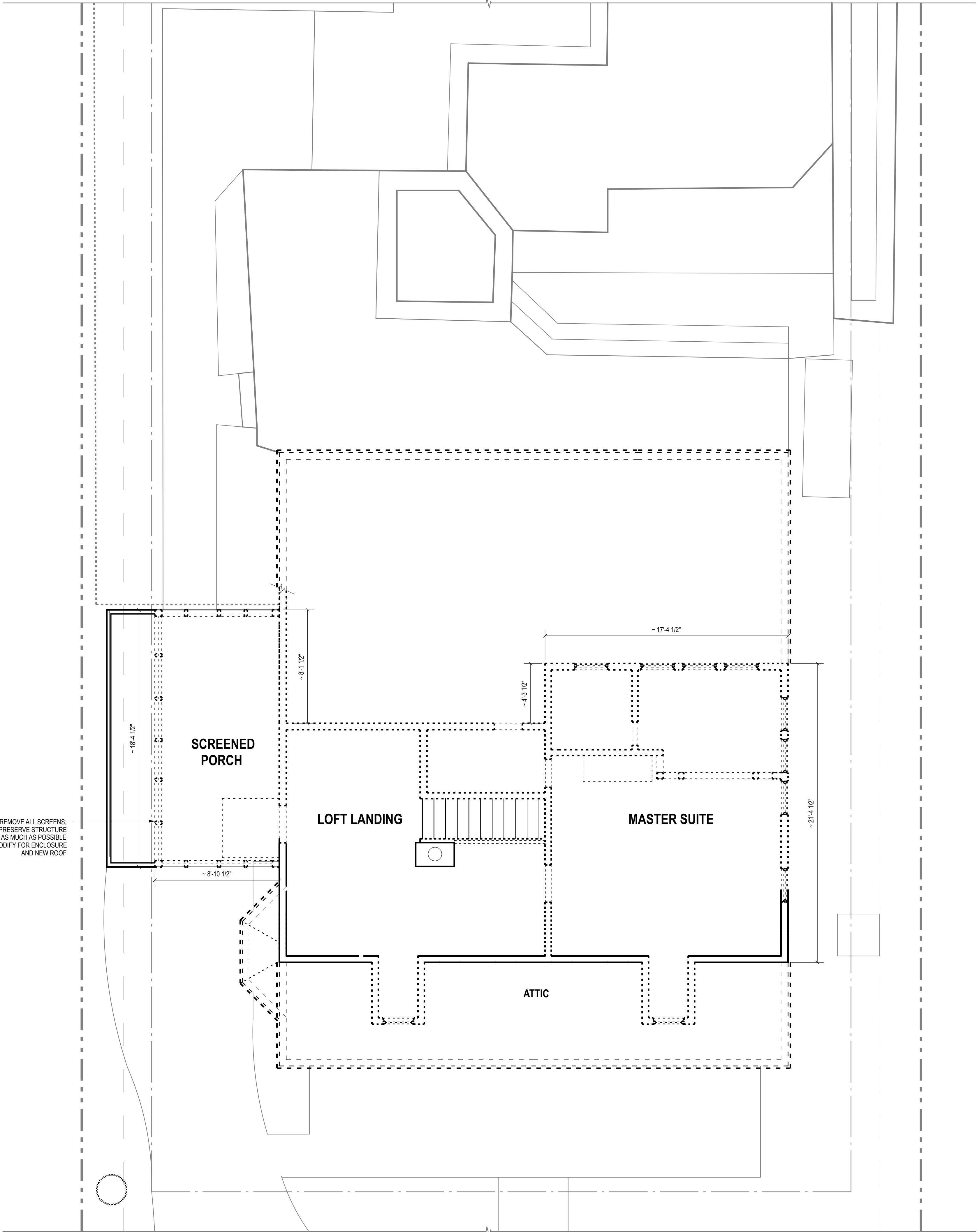
revisions



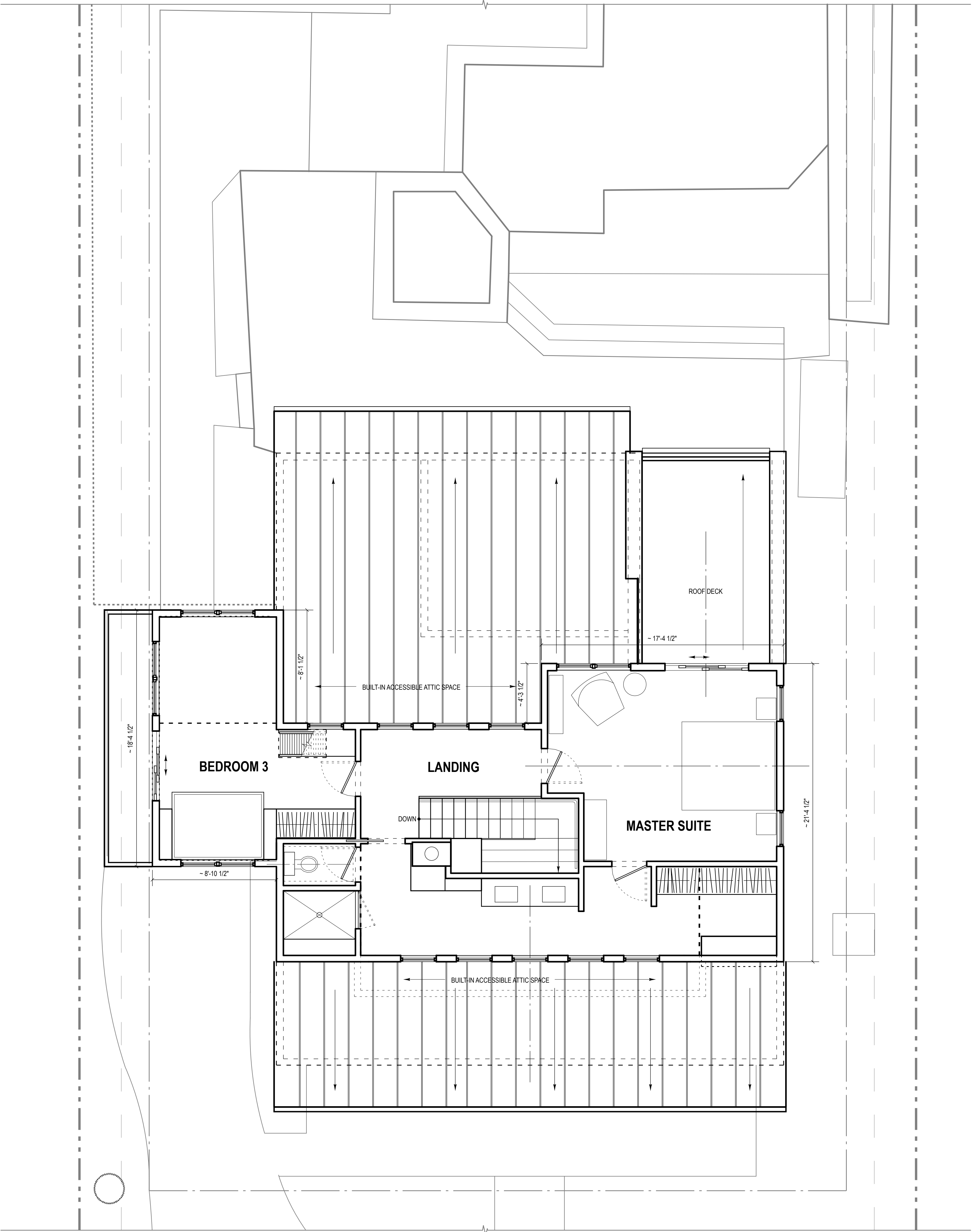
2.1.1
A

WALL LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO DEMOLISH; REFER TO NEW CONSTRUCTION PLAN TO DETERMINE EXTENT OF DEMOLITION - DEMOLISH ONLY AS NEEDED TO ACCOMMODATE NEW DESIGN

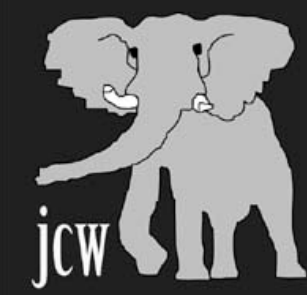
REMOVE ALL SCREENS;
PRESERVE STRUCTURE
AS MUCH AS POSSIBLE
AND MODIFY FOR ENCLOSURE
AND NEW ROOF



existing conditions with demolition • second floor plan 1



proposed conditions • second floor plan **1**



Julia Cook Webber
Architect, AIA
15 Sugar Shack
Austin, TX 78746
512.961.9519
julia@rarejules.com

SENTIS/BEN-YAKAR RESIDENCE
1512 W. 29th Street
Austin, Texas 78703

PROPOSED SECOND FLOOR
floor plan
not for permit or construction

phase: HLC SUBMITTAL

drawn by: JCW

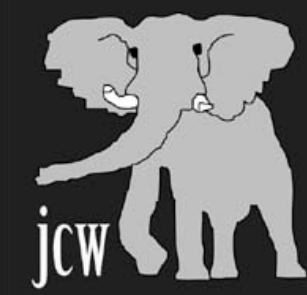
scale: 1/4" = 1'-0", u.o.n.

date: 021612

revisions



2.2.1
A



Julia Cook Webber
Architect, AIA
15 Sugar Shack
Austin, TX 78746
512.961.9519
julia@rarejules.com

SENTIS/BEN-YAKAR RESIDENCE
1512 W. 29th Street
Austin, Texas 78703

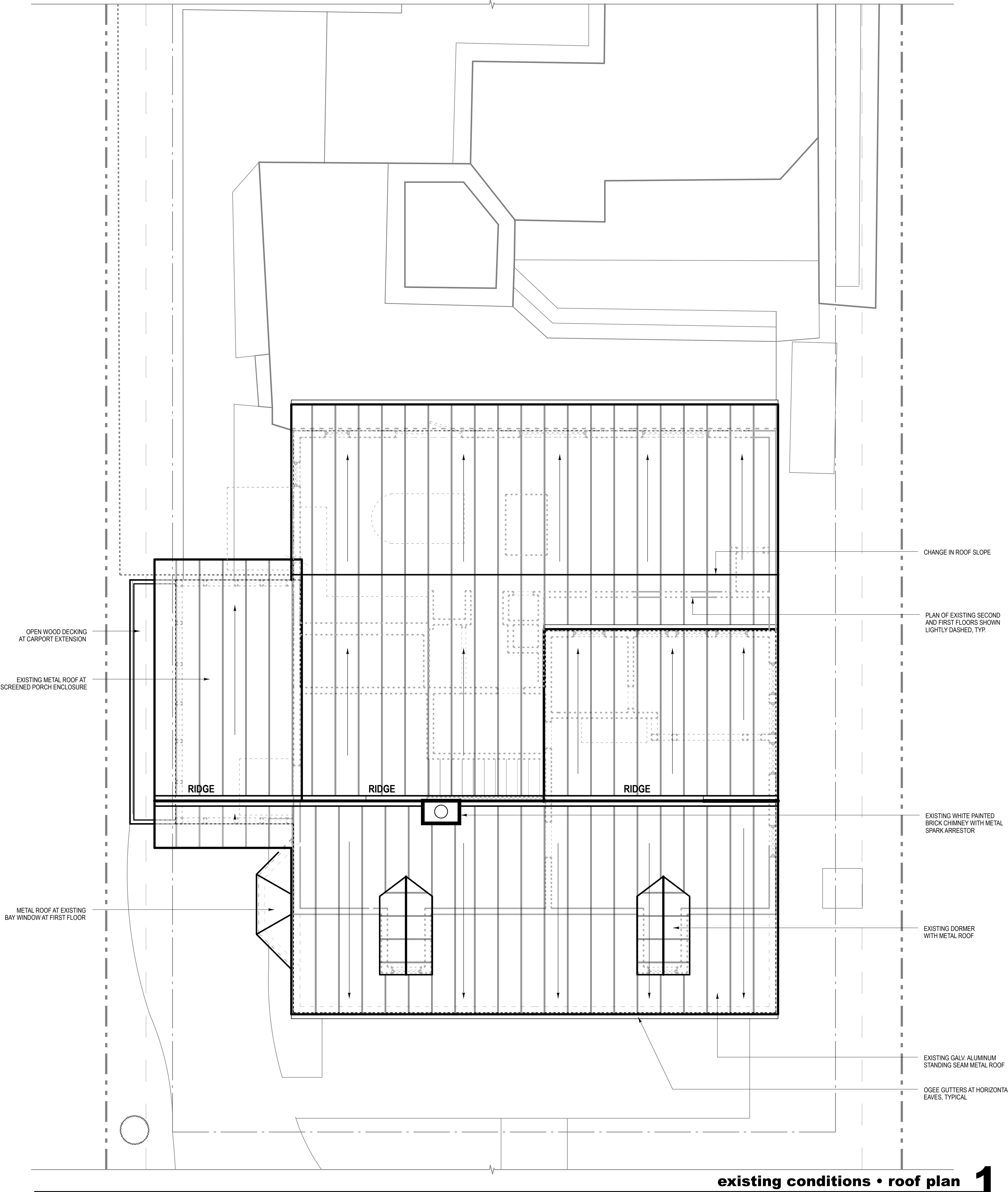
EXISTING ROOF PLAN

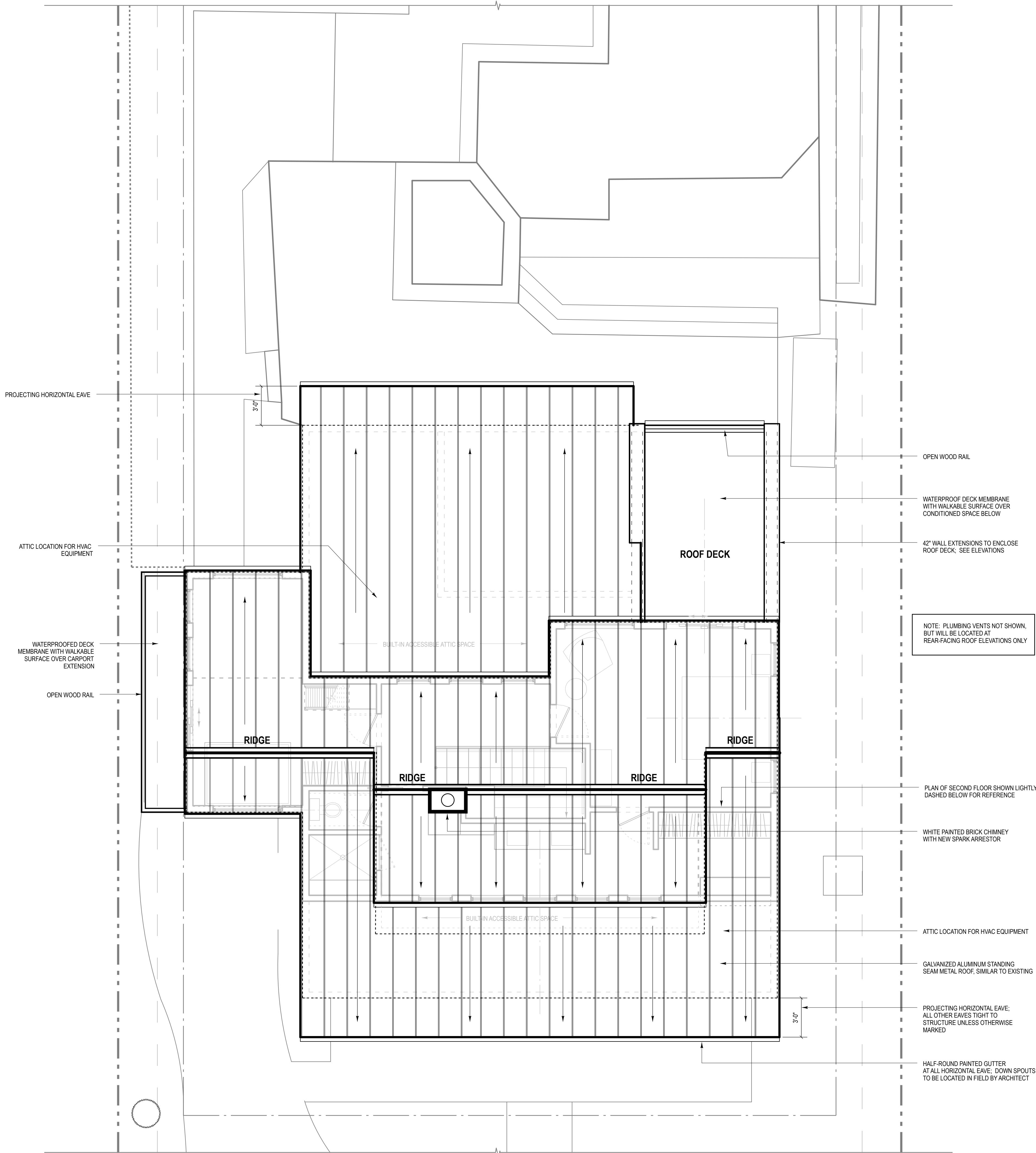
not for permit or construction

phase: HLC SUBMITTAL
drawn by: JCW
scale: 1/4" = 1'-0", u.o.n.
date: 021612

revisions
⚠

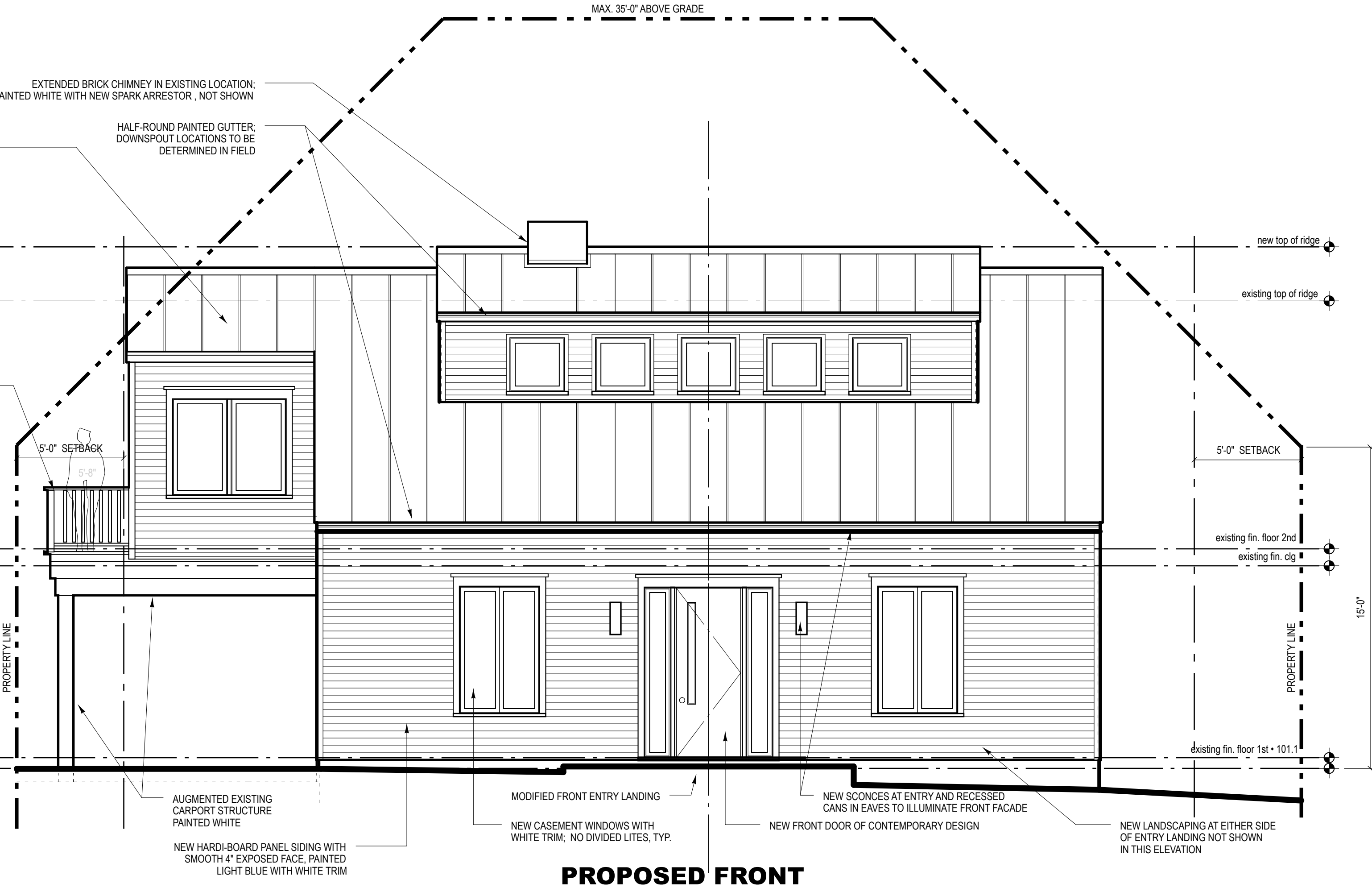
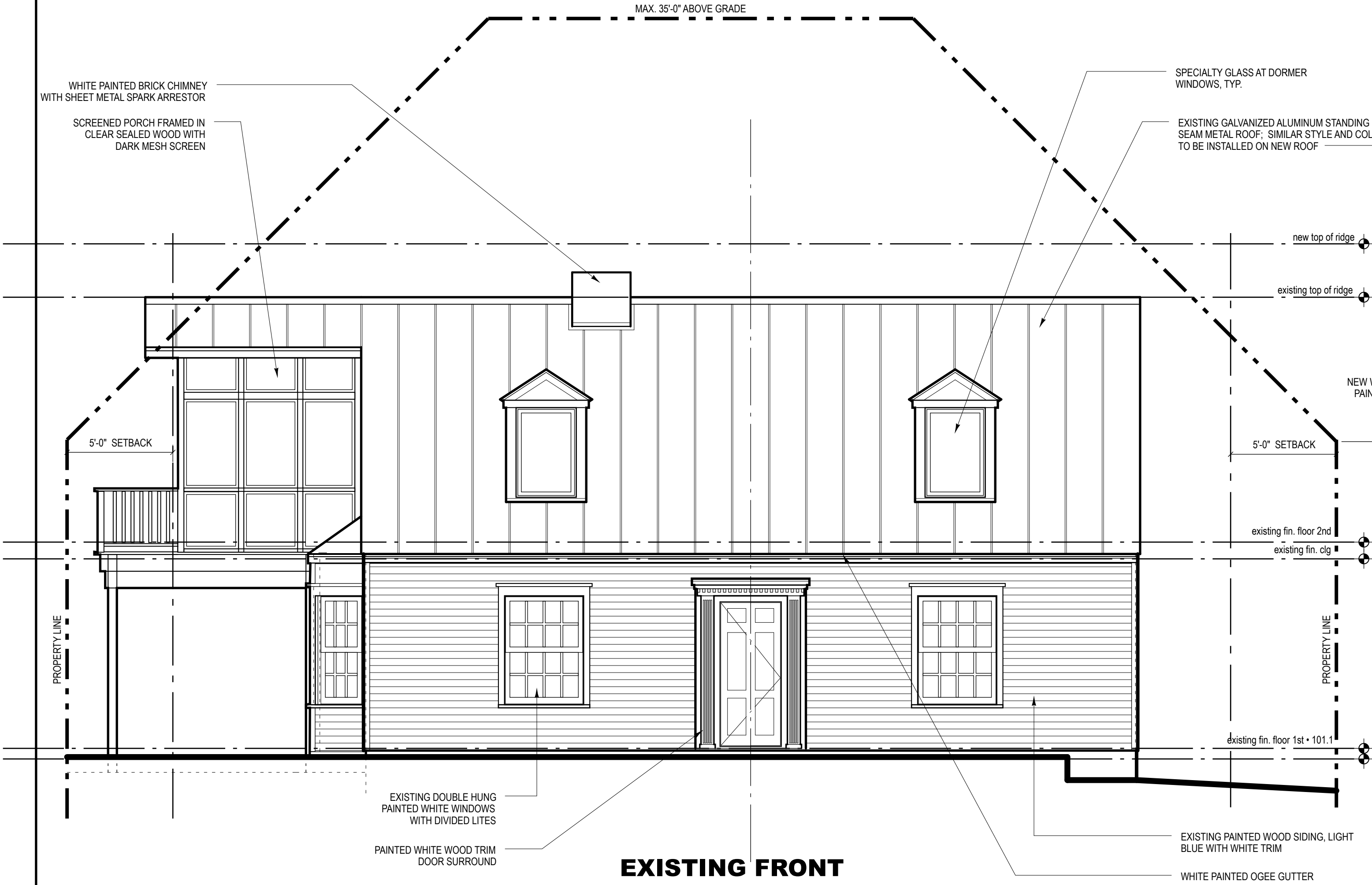
2.3.0
A







EXTERIOR elevation • west side **2**

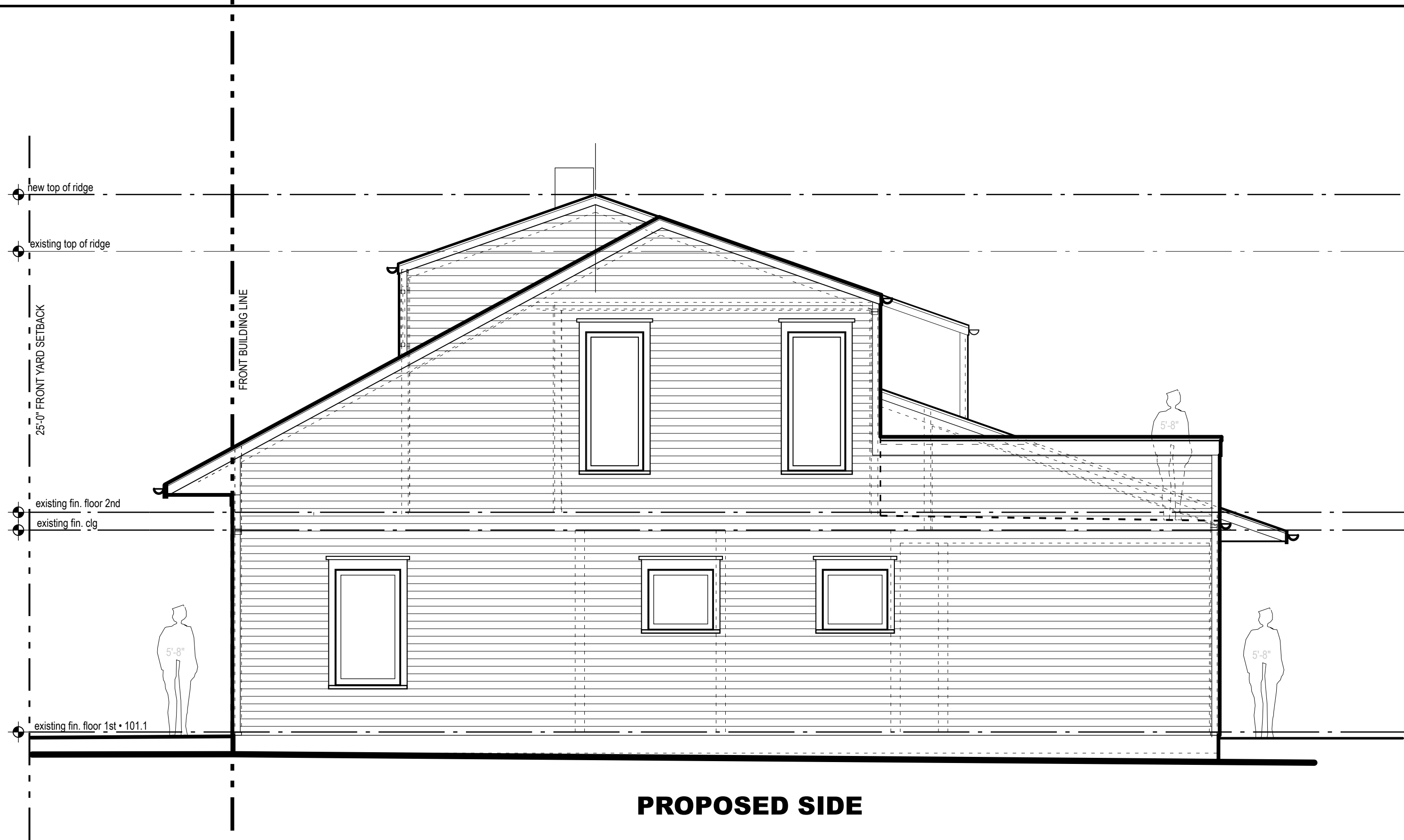


NOTE: NOTES ON THIS ELEVATION ARE TYPICAL FOR ALL ELEVATIONS THIS SHEET AND A3.2.

EXTERIOR elevation • front **1**

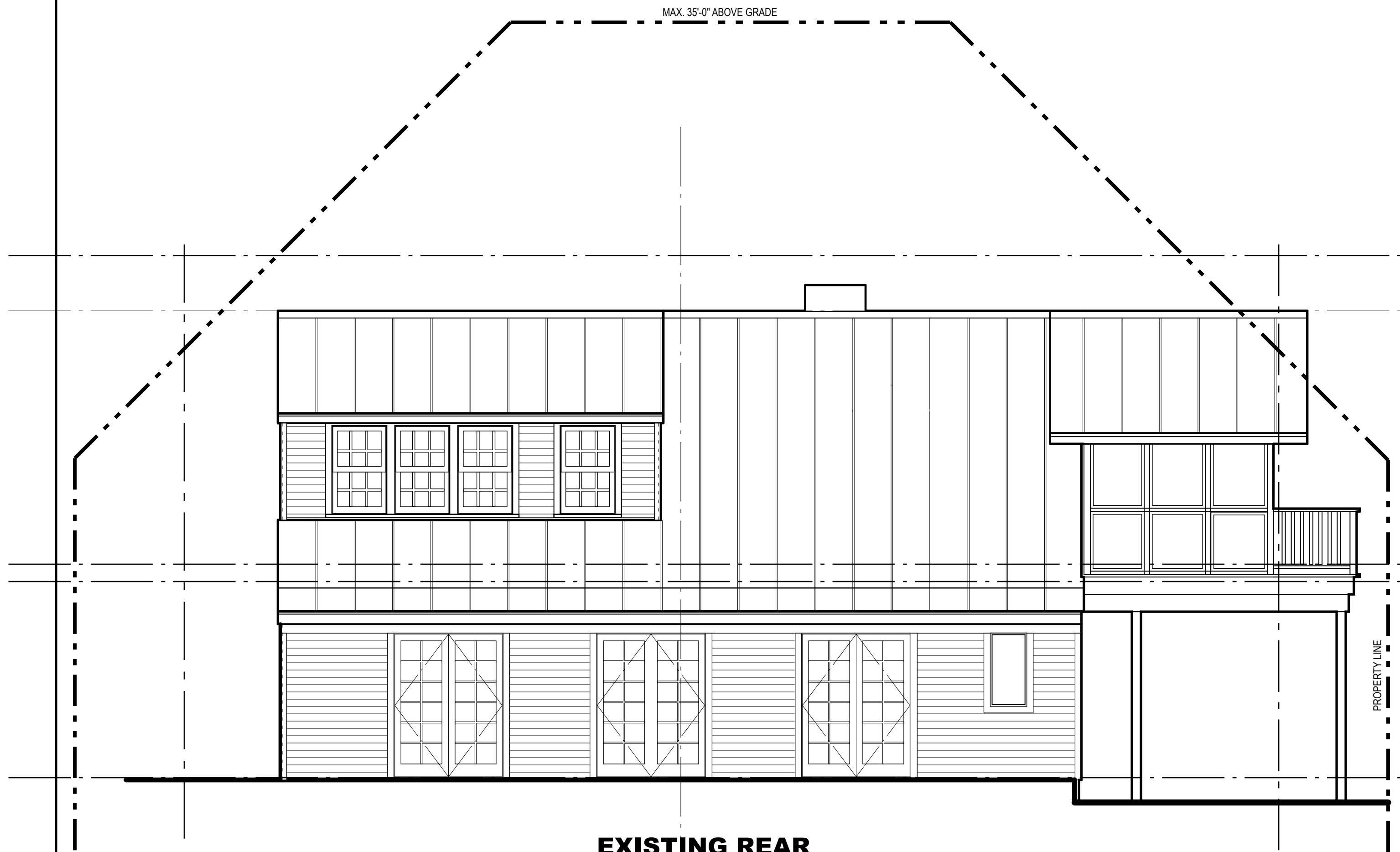


EXISTING SIDE

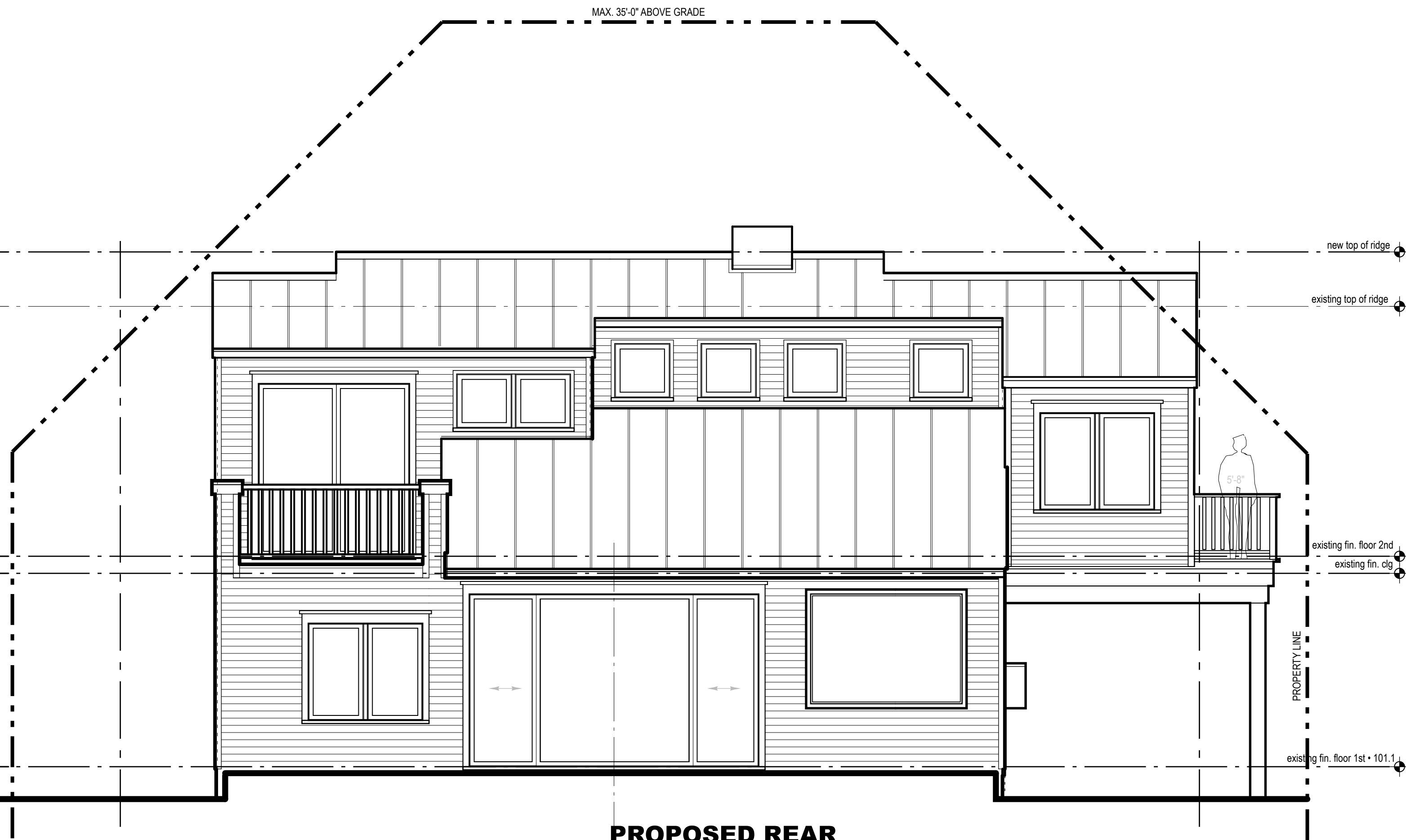


PROPOSED SIDE

NOTE: REFER TO A3.1 FOR ALL NOTES REGARDING FINISHES **EXTERIOR elevation • east side 2**



EXISTING REAR



PROPOSED REAR

NOTE: REFER TO A3.1 FOR ALL NOTES REGARDING FINISHES **EXTERIOR elevation • rear 1**