

Historic Landmark Commission
March 26, 2012
National Register Historic Districts
NRD-2012-0025
Old West Austin
1408 Wathen Avenue

PROPOSAL

Remove existing brick stoop and construct a new covered porch with second story balcony on a c. 1940 house.

PROJECT SPECIFICATIONS

The c. 1940 brick, 2-story, symmetrical house has a hipped roof and Classical architectural features such as the centered, projection with roof pediment, quoins, multi-paned, double-hung windows, and multi-paned sidelights at the entry. There is an existing decorative iron balconette over the front door.

The applicant proposes to remove the existing balconette railing and brick stoop and construct a new second story balcony with decorative railing supported by unfluted, rounded columns and pilasters with Doric capitals.

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.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.
- 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.

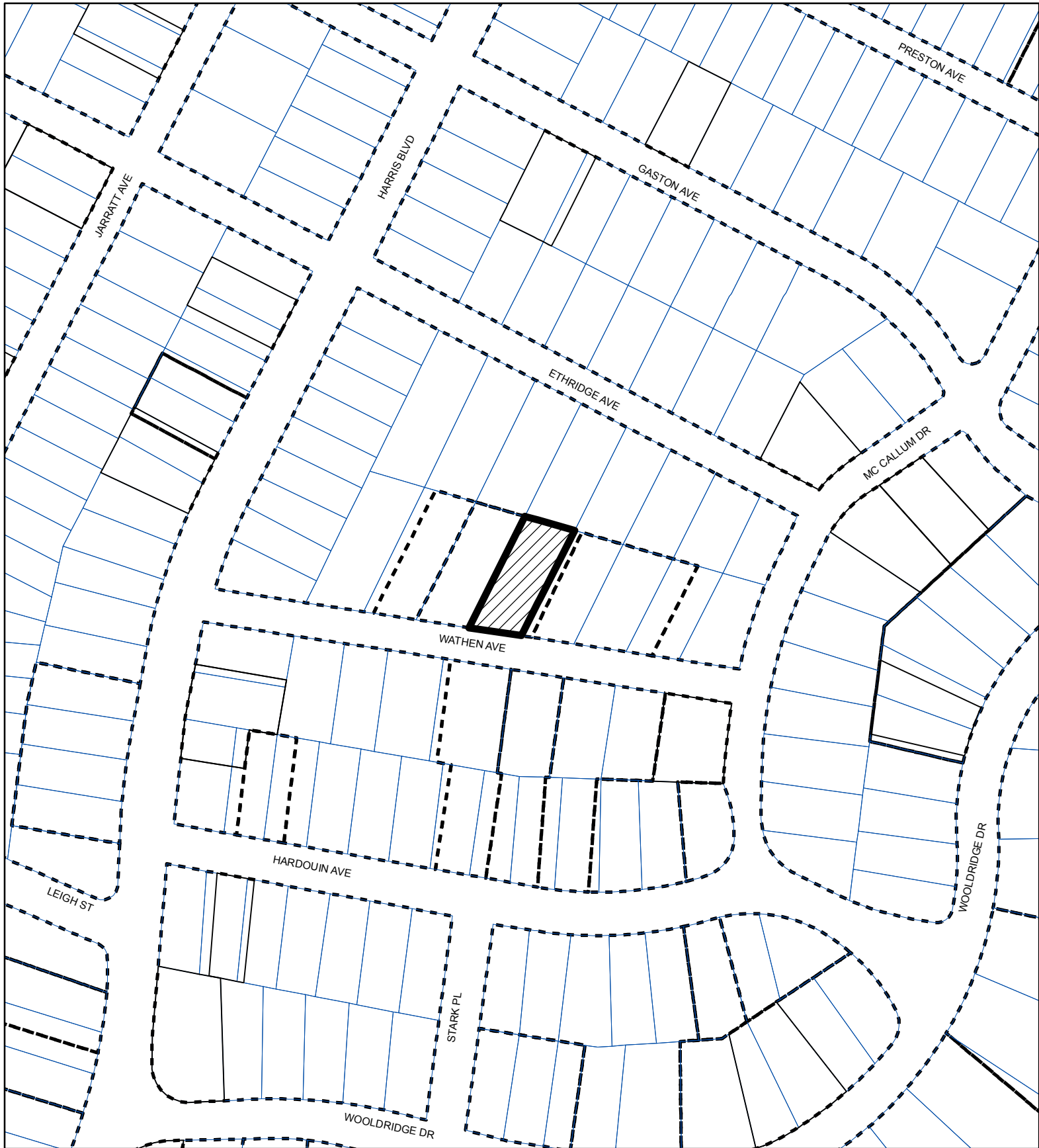
Although the proposal adds new architectural details to the façade, they are of a scale and style that is compatible with the existing architecture of the house and do not have a significant adverse impact to the character of the house or the National Register District.

STAFF RECOMMENDATION

Staff recommends releasing the permit based on the proposed design.

PHOTOS





SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0025
LOCATION: 1408 Wathen Avenue

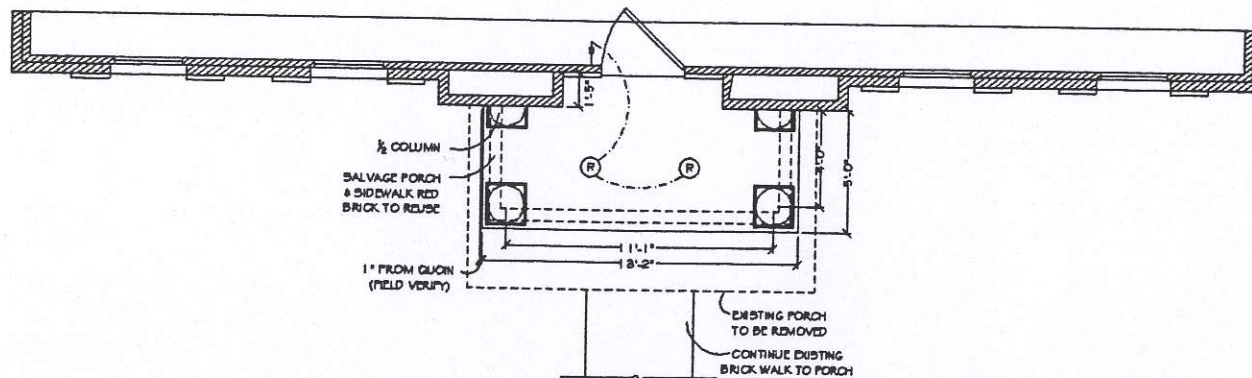


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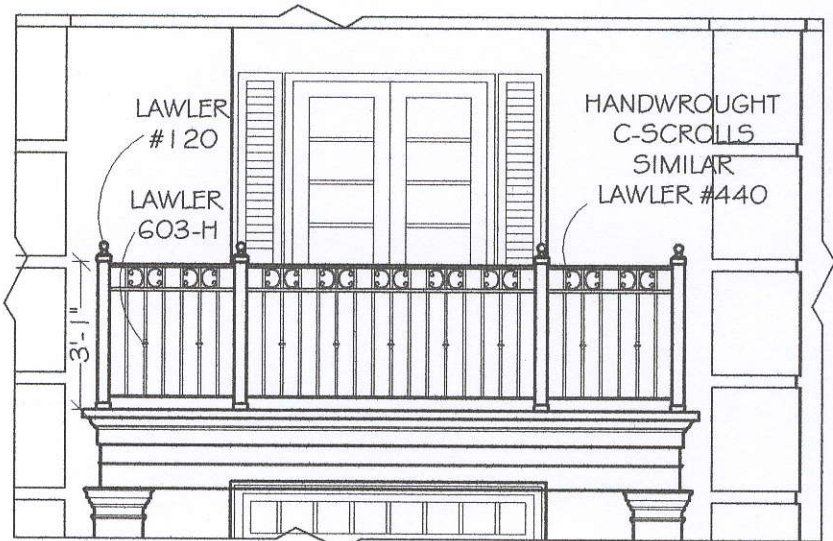
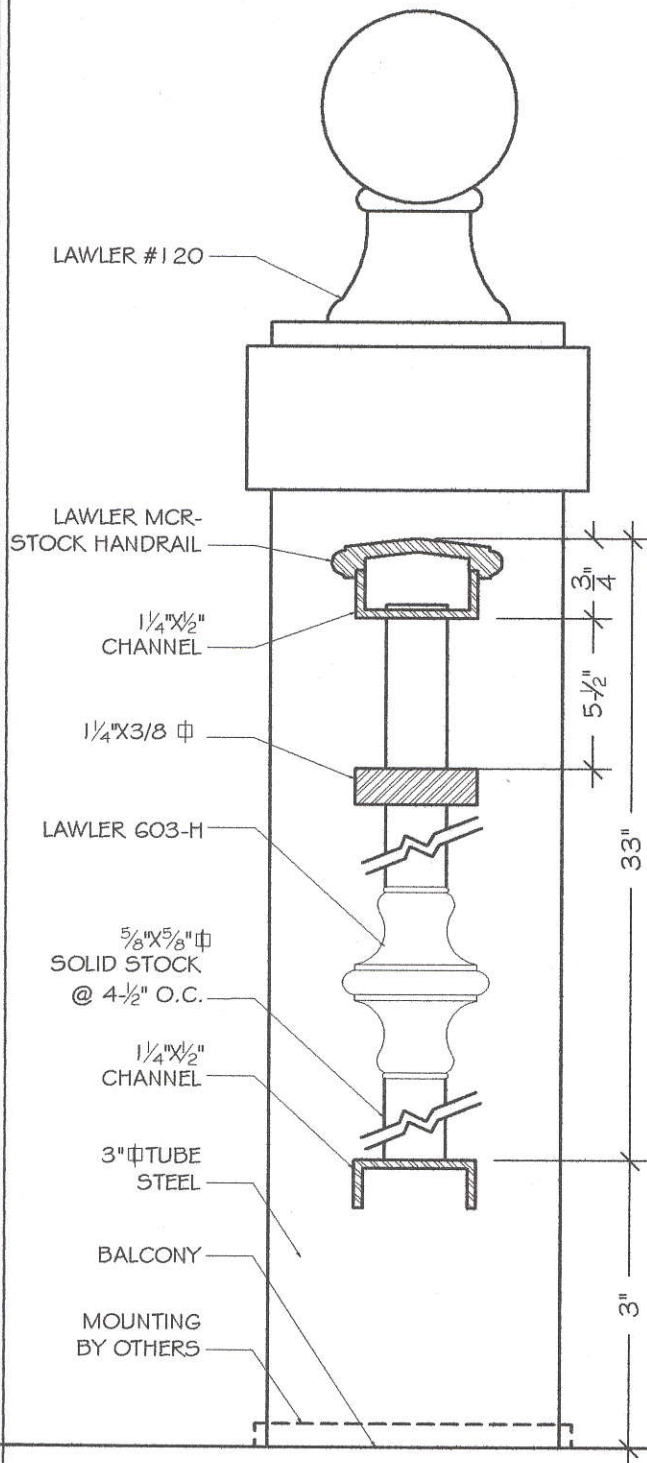
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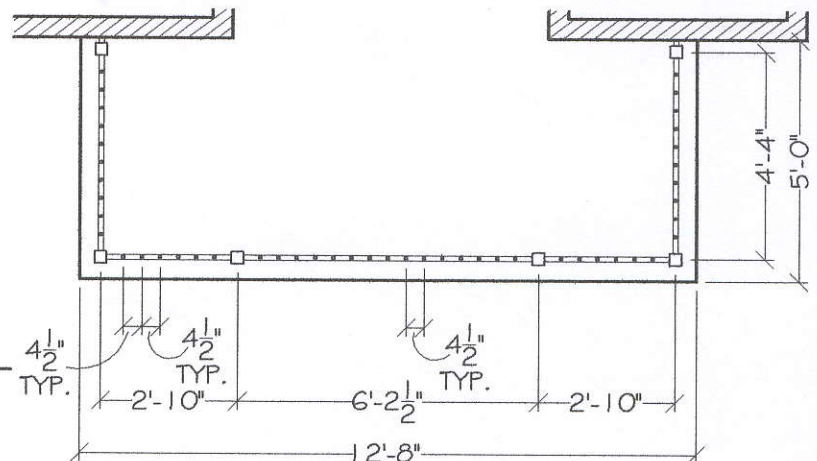
2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BALCONY RAILING
 SCALE: 1/4" = 1'-0"



1 SECTION
 SCALE: 6" = 1'-0"

1 BALCONY PLAN
 SCALE: 1/4" = 1'-0"

Job: 07-012
 Date: 8MAR12

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 1408 WATHEN AVENUE
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