

HISTORIC LANDMARK COMMISSION
JULY 30, 2012
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1977-0041
Caswell House
1502 West Avenue

PROPOSAL

Remove latticework on rear porch, enclose the porch with windows, rebuild the steps and paint the house.

PROJECT SPECIFICATIONS

The applicant proposes to remove the non-historic latticework laid over an open rear porch containing a rear entryway and rear stairs, and glass in the ground-floor porch with 2:2 wood-sash windows matching those on the original part of the house, with beaded pine infill above and below the windows; to rebuild the deteriorated non-historic steps leading to the back porch and to paint the new wood on the porch antique white to match existing paint on the house.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Changes which have taken place over time are evidence of the history and development of a building, structure, or site and its environment. Recognize and respect the changes, which may have acquired significance in their own right.
- Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Approve the application. The porch is on the back of the house and the style, materials, and design of the proposed change is consistent with the architecture, materials, and design of the historic house.

7/30 HLC



Certificate of Appropriateness Application

Review for City Historic Landmarks and properties within a Local Historic District (LHD)

Planning and Development Review Department
Historic Preservation Office

RECEIVED

JUL 16 2012

NPZDICHPO

Address of Property: 1502 WEST AVE.

Building Name or LHD: CASWELL HOUSE / BASNAGEL

Case No: C14-2012-0207
201977-004

APPLICANT

Name: DAVID MADZWELL

Mailing Address: P.O. 804 Telephone: (612) 589-5653

City: MCDONALD, TX. Zip: 78650 E-mail: DAVID.MADZWELL@YAHOO.COM

OWNER

Name: BILLY BASHENAGEL

Mailing Address: 1502 WEST AVE. Telephone: (512) 750-9545

City: AUSTIN Zip: TX. E-mail: _____

ARCHITECT (if applicable)

Name: _____

Mailing Address: _____ Telephone: (____) _____

City: _____ Zip: _____ E-mail: _____

CONTRACTOR (if applicable)

Name: _____

Mailing Address: _____ Telephone: (____) _____

City: _____ Zip: _____ E-mail: _____

Brief description of proposed work: REMOVE LATTICE ON REAR PORCH, ADD WINDOWS, REBUILD STEPS, PAINT

Owner's Signature (Required)
[Signature]
Date 7/2/12

Applicant's Signature (Required)
[Signature]
Date 7/2/12

For City Use Only:

Application review date: _____ Application Complete: Y/N (If no: Date applicant contacted: _____)

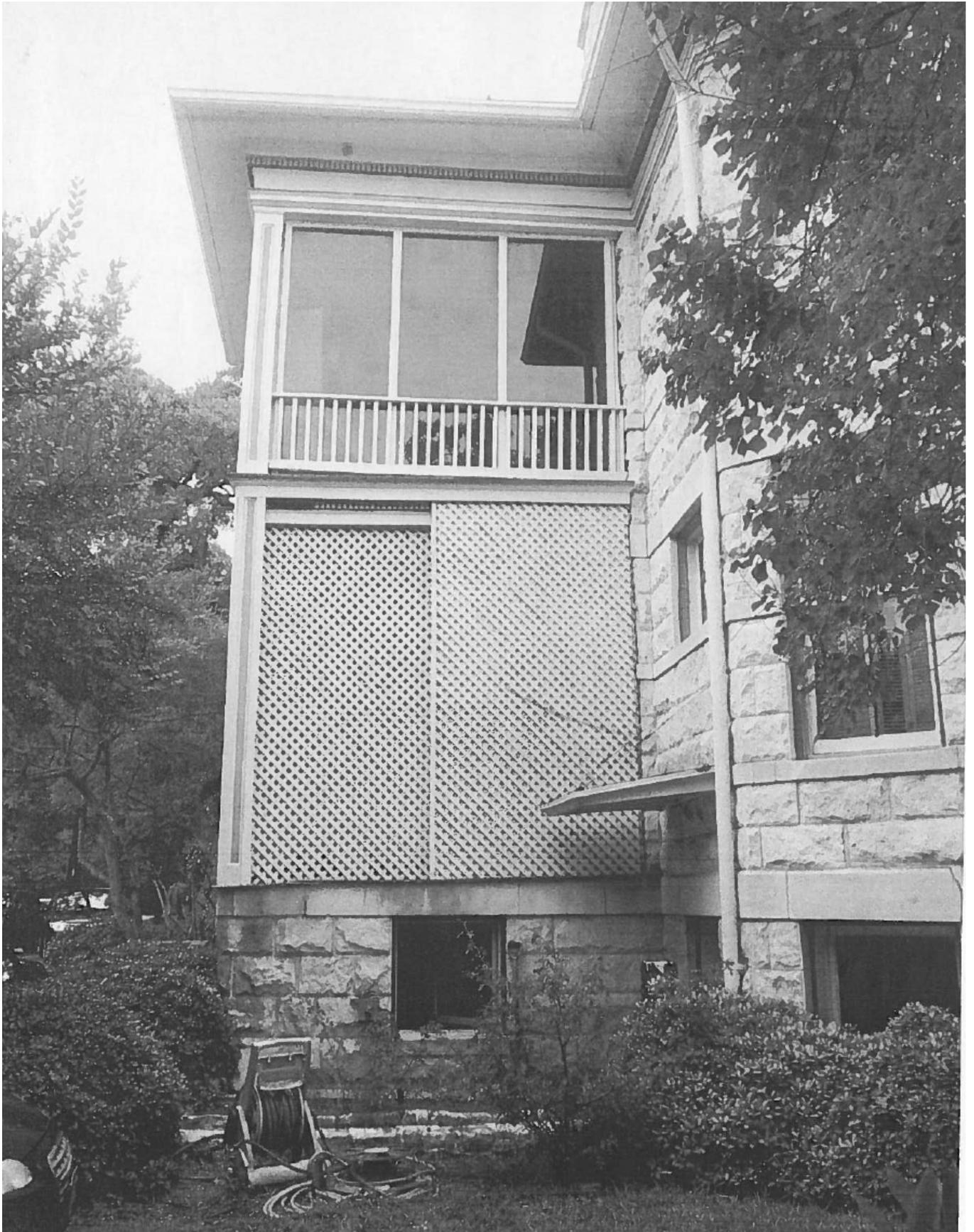
Reviewer: _____ Submittal requirements complete: Y/N (If no: Date applicant contacted: _____)

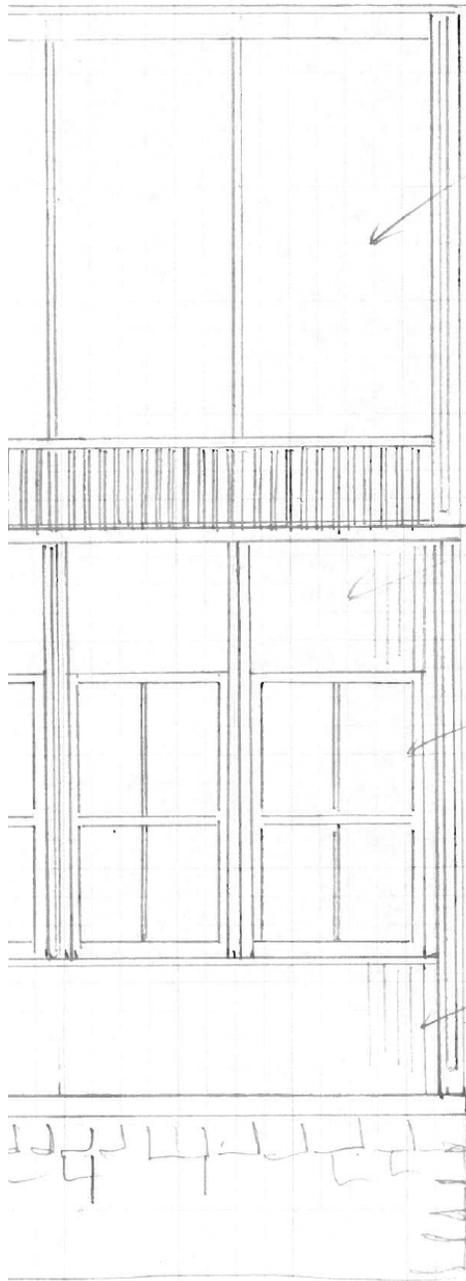
Date Application Completed: _____

\$100 fee paid 7/16/12 (104)









EXISTING
GLASS PANE

BEADED
PINE

3-30"-50"
SINGLE PANE
4 PANEL SLIDERS
(MATCH EXISTING ARCH.)

BEADED
PINE

ALL WOOD TO BE PRIMED & PAINTED
IN "ANTIQUE WHITE", WITH
BURGUNDY TRIM, TO MATCH
BUILDING