

**HISTORIC LANDMARK COMMISSION
NOVEMBER 18, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0073
OLD WEST AUSTIN
1512 W. 29th Street**

PROPOSAL

Construct a second story addition to a contributing house.

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 construct a second story addition on top of and to the rear of the existing house. The addition will have a multi-pitched, standing seam metal roof and wide lap siding similar to the existing materials. The existing second story screen porch on the side elevation will be removed and a new carport constructed. The existing windows on the front elevation will be replaced with new multi-paned, double-hung windows and the new roof will have shed roofed dormers with multi-paned windows. Over the central front door there will be a shed “dormer-style” roof that extends to the top roof ridge and is supported by curved steel braces. Trim will be installed surrounding the door that is similar to the existing Colonial Revival trim. Screening cut at a diagonal will be installed on the front elevation to serve as a “green wall”. The side elevation will have a shed roof awning supported by curved steel braces of the same design as those supporting the roof over the front door.

STANDARDS FOR REVIEW

The existing property is contributing to the Old West Austin National Register Historic District. 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 accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- 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 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 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.

Note: A previous proposal for alterations to the house that would render it non-contributing was reviewed by the Historic Landmark Commission on February 27, 2012 at which time staff and the Commissioner requested the design be altered to maintain the contributing status.

STAFF RECOMMENDATION

Release the permit with the recommendation that the applicant consider a design that maintains the house's contributing status, and require a City of Austin documentation package be submitted prior to release of the permit.

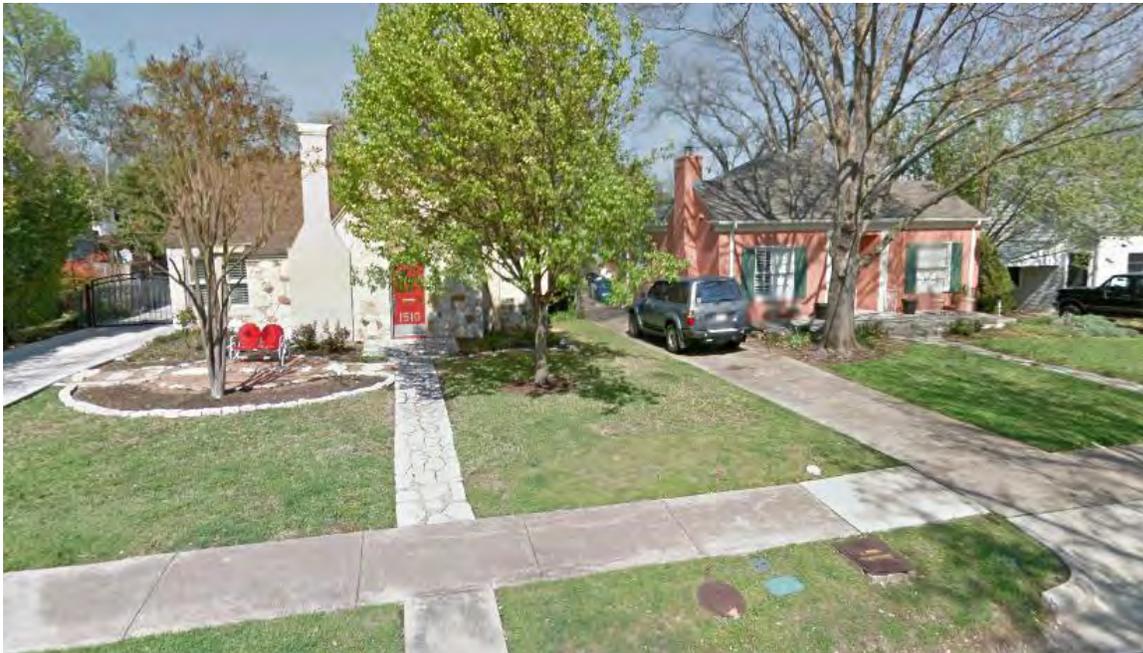
PHOTOS



1512 W. 29th Street



Contributing house on the same block as 1512 W. 29th Street



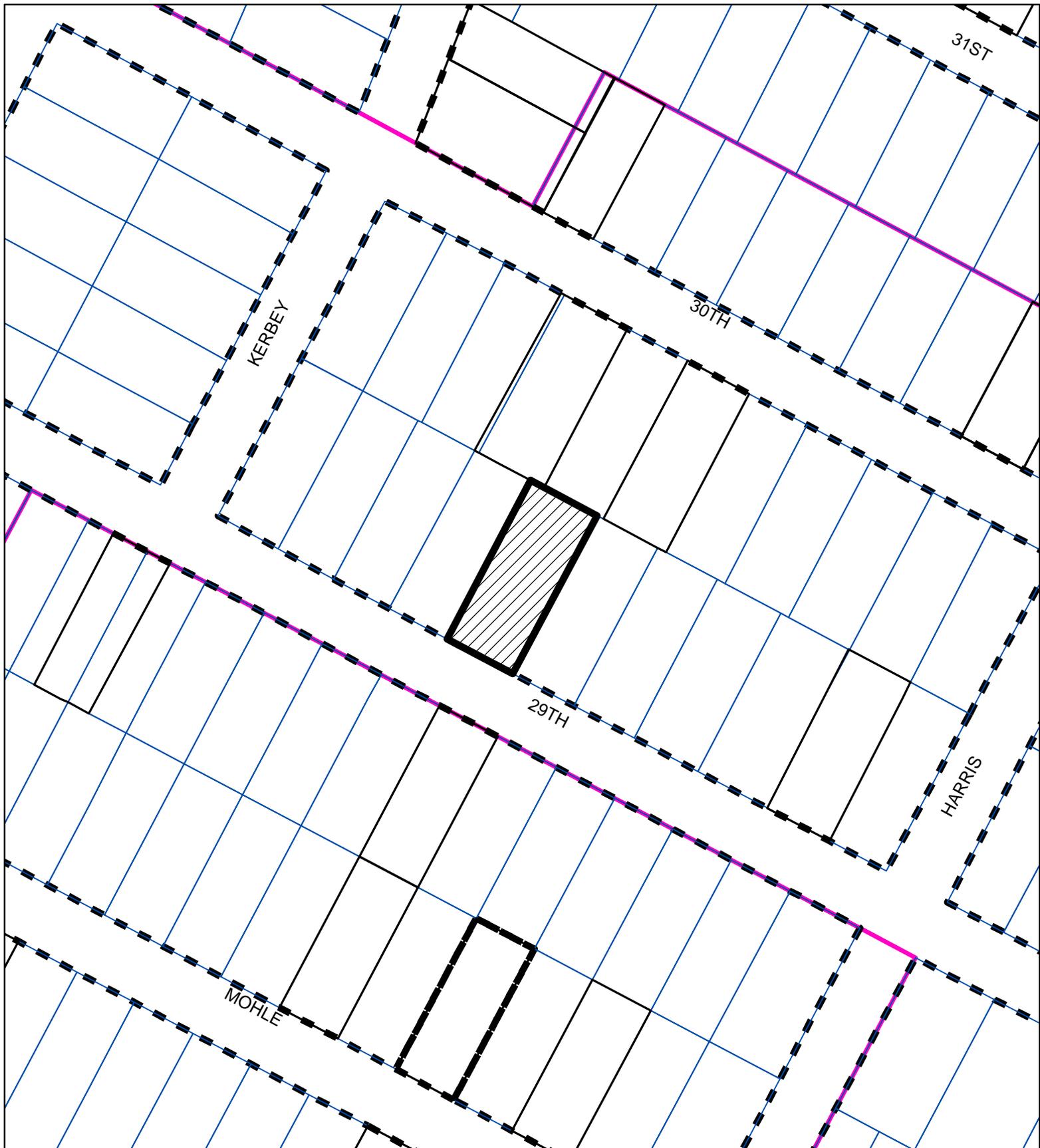
Contributing house on the same block as 1512 W. 29th Street

OCCUPANCY HISTORY
1512 W. 29th Street
c. 1937

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

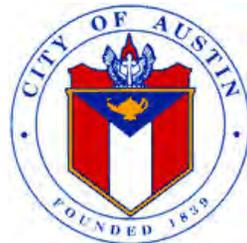
| | |
|---------|----------------------------------------------------------------------------------------------------------------|
| 1985-86 | Patrick A. Skrovan, owner Salesman, Strait Music |
| 1980 | No return |
| 1979 | Charles E. Johnson and Barbara A., Owner Attorney |
| 1978 | Elizabeth Boyett, 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.



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: NRD-2013-0073
 LOCATION: 1512 W. 29th Street



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
 ASBLU 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
 UTILITY POLE
 WATER METER
 SEWER LID
 SPOT ELEVATION <101'>
 Benchmark with
 assumed elevation of 100'

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 B Condition II Survey.

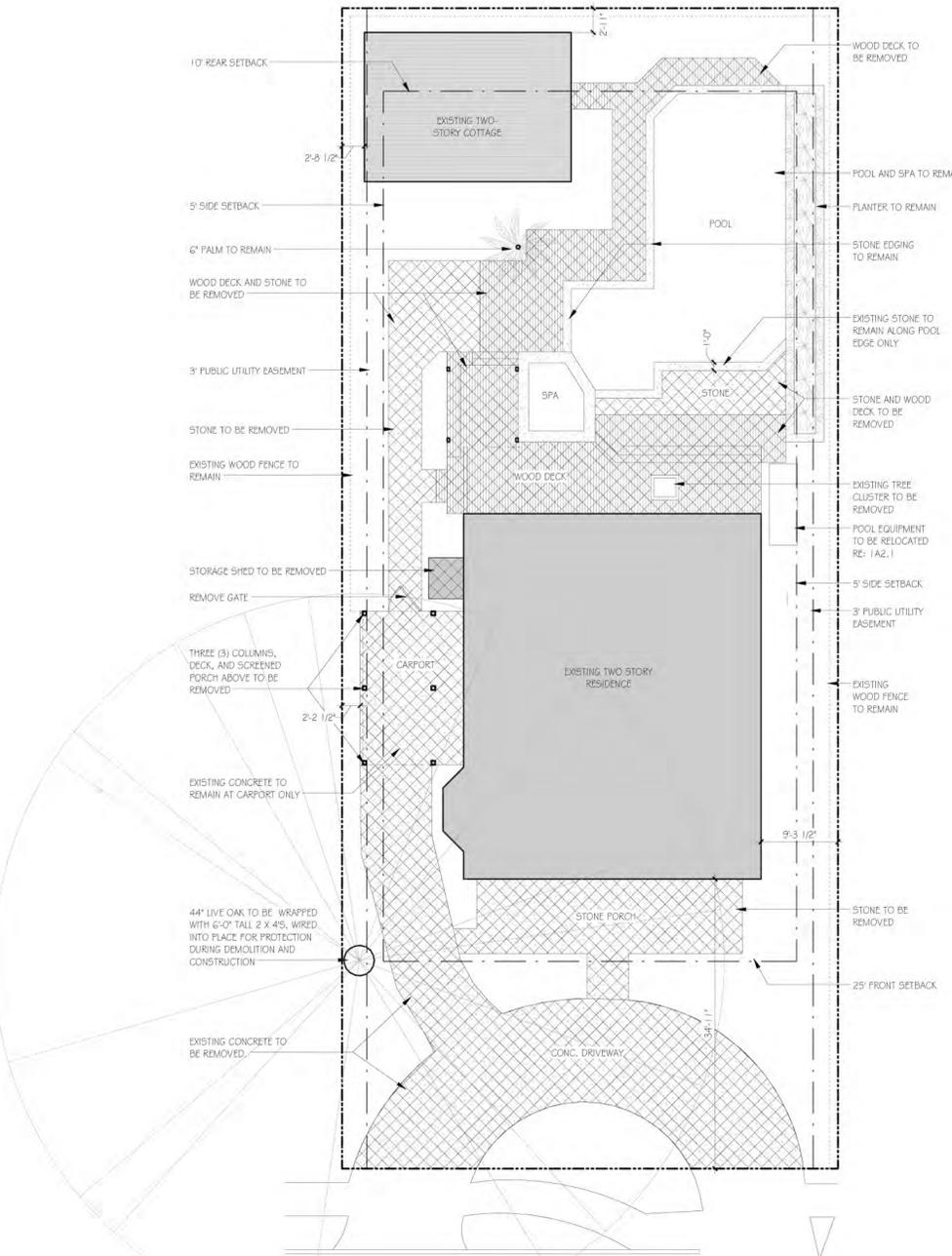
And I certify that the property shown hereon IS NOT within a special flood
 hazard area as identified by the Federal Insurance Adm. Department of HUD
 hazard boundary map revised as per Map Number: 48453C0445H
 Zone: X Dated: 09/25/08

Dated this the 14th day of October , 2013.

Thomas P. Dixon R.P.L.S. 4324

© Copyright 2013 1005 East St. Elmo Road, Austin, Texas 78745 Phone: 512-481-9602

3 PROPERTY SURVEY
 1" = 20'-0"



CROSS-HATCHED AREAS INDICATE MATERIALS THAT ARE TO BE REMOVED PRIOR TO CONSTRUCTION

NOTE! ALL CONCRETE TO BE REMOVED SHALL BE JACK-HAMMERED INTO APPROX. 24" SQUARE PIECES, THEN MANUALLY PRIED UP AND REMOVED.

IMPERVIOUS COVERAGE - EXISTING

| | |
|---------------------|--------------------|
| HOUSE | 1,640 S.F. |
| COTTAGE | 467 S.F. |
| STORAGE BLDG. | 21 S.F. |
| STONE/CONC. | 2,267 S.F. |
| WOOD DECK | 835X.50=417.5 S.F. |
| TOTAL COVER | 4,812.5 S.F. |
| LOT AREA | 8,396 S.F. |
| TOTAL PERCENT COVER | 57.3% |

FLOOR TO AREA RATIO - EXISTING

| | |
|----------------------|-------------|
| HOUSE, LOWER LEVEL | 1,523 S.F. |
| HOUSE, UPPER LEVEL | 758 S.F. |
| COTTAGE, LOWER LEVEL | 408 S.F. |
| COTTAGE, UPPER LEVEL | 369.2 S.F. |
| GROSS FLOOR AREA | 3078.2 S.F. |
| LOT AREA | 8,396 S.F. |
| FLOOR TO AREA RATIO | 36.7 % |

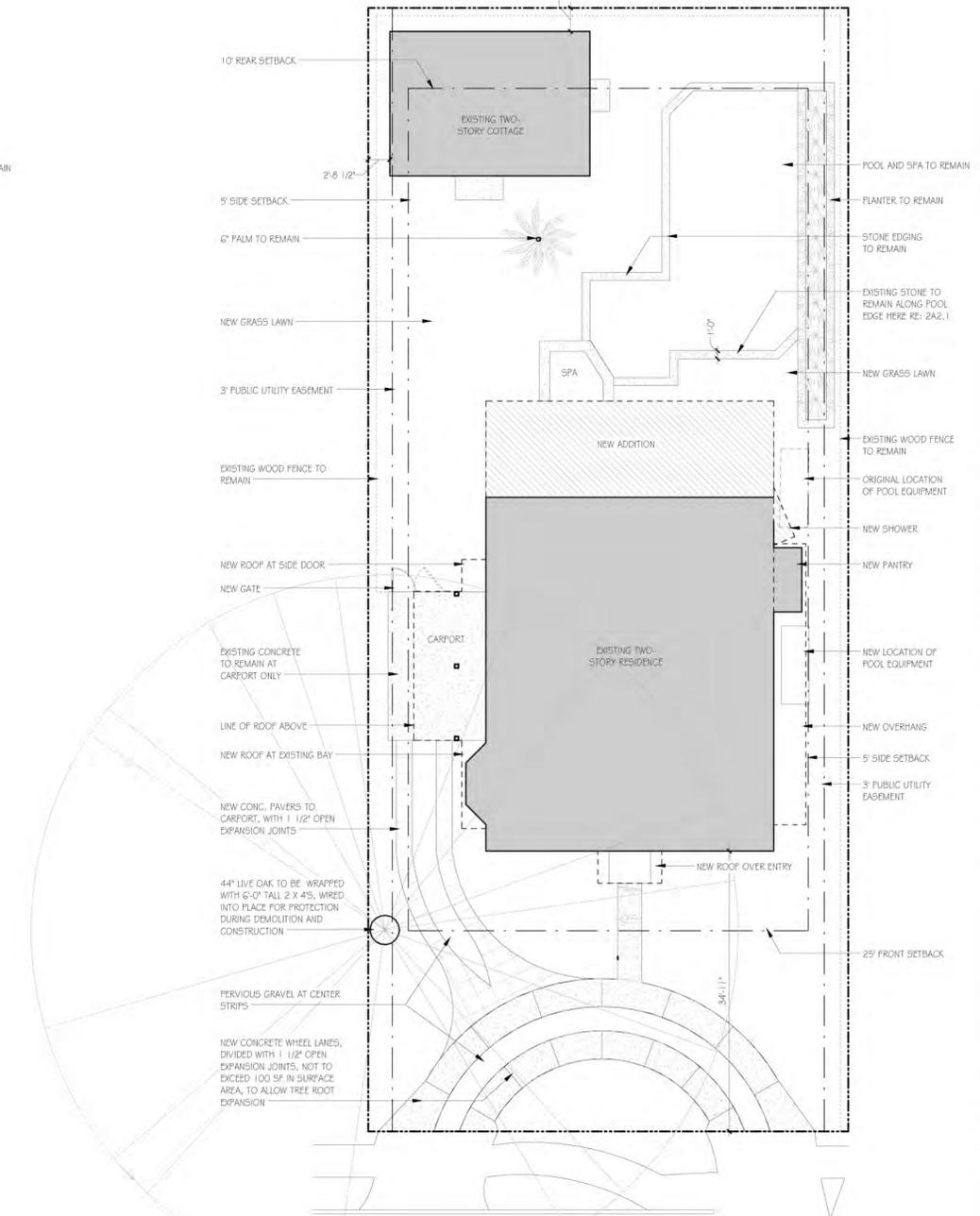
IMPERVIOUS COVERAGE - PROPOSED

| | |
|---------------------|-------------------------------|
| HOUSE | 1,640 S.F. |
| NEW ADDITION | 442 S.F. |
| NEW PANTRY | 28 S.F. |
| ROOF OVERHANGS | 172.9 S.F. |
| COTTAGE | 467 S.F. |
| STONE/CONC. | 866 S.F. |
| PAVING | 139.5 S.F. X .20 = 154.4 S.F. |
| TOTAL COVER | 3,770.3 S.F. |
| LOT AREA | 8,396 S.F. |
| TOTAL PERCENT COVER | 44.9 % |

FLOOR TO AREA RATIO - PROPOSED

| | |
|----------------------------|--------------|
| HOUSE, LOWER LEVEL | 1,650.5 S.F. |
| BACK PORCH | 178 S.F. |
| GROUND FLR PORCH EXEMPTION | 179 S.F. |
| CARPOR | 225.7 S.F. |
| PARKING AREA EXEMPTION | -200 S.F. |
| HOUSE, UPPER LEVEL | 863.3 S.F. |
| COTTAGE, LOWER LEVEL | 408 S.F. |
| COTTAGE, UPPER LEVEL | 369.2 S.F. |
| GROSS FLOOR AREA | 3,357 S.F. |
| LOT AREA | 8,396 S.F. |
| FLOOR TO AREA RATIO | 39.9 % |

2 SITE PLAN - EXISTING
 1" = 10'-0"



1 SITE PLAN - PROPOSED
 1" = 10'-0"

SENTIS RESIDENCE
 1512 W. 29TH STREET
 AUSTIN, TX

| REVISIONS | DATE |
|-------------------|------------|
| COA ZONING REVIEW | 11/08/2013 |
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CONSTRUCTION GUIDE DOCUMENTS
 These documents are intended as a guide in the construction process. Contractors are encouraged to provide shop drawings, request or provide clarification drawings or specifications, submittals for review by the Architect and final details to carry out the intention of the design herein portrayed.

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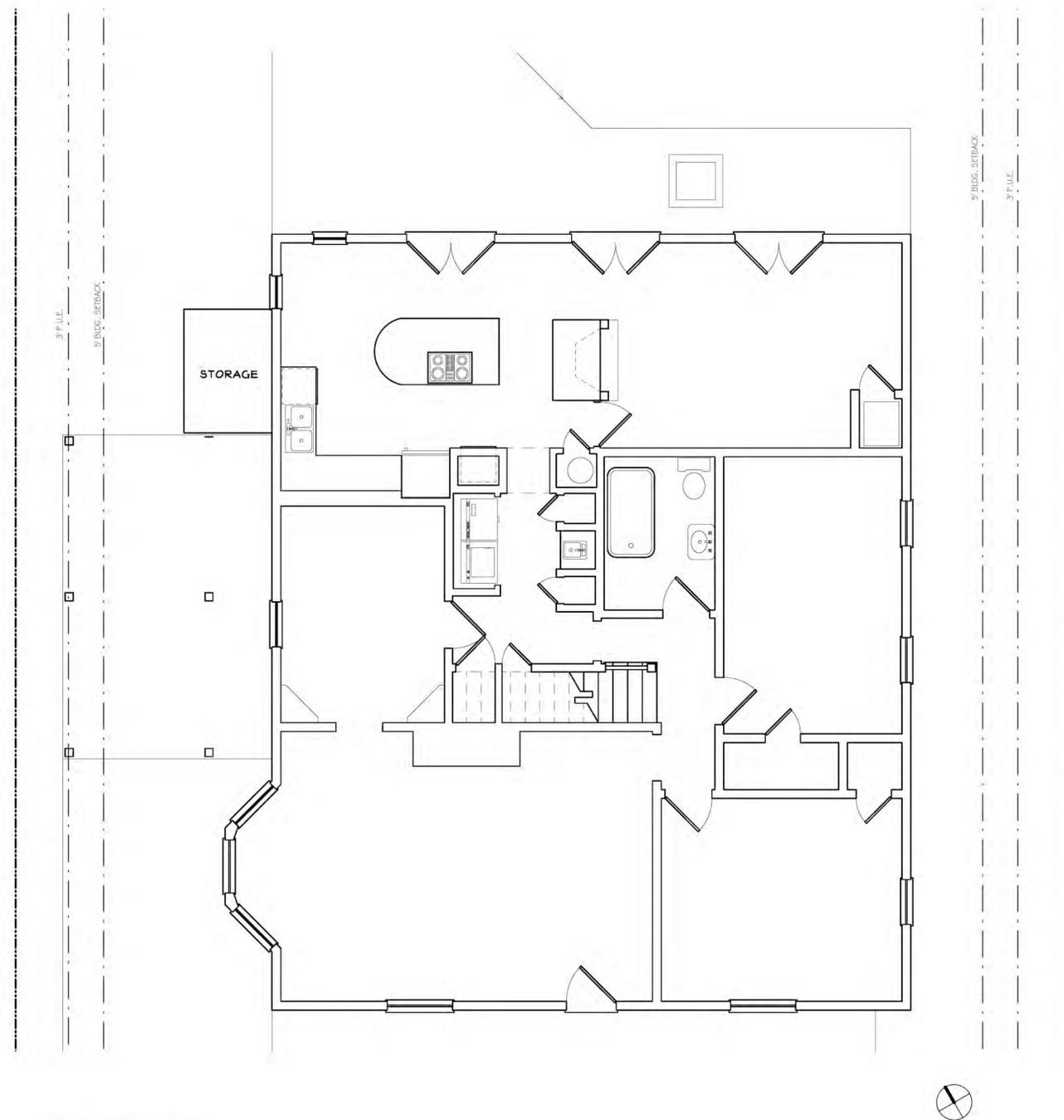


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 & CONSTRUCTION MANAGEMENT

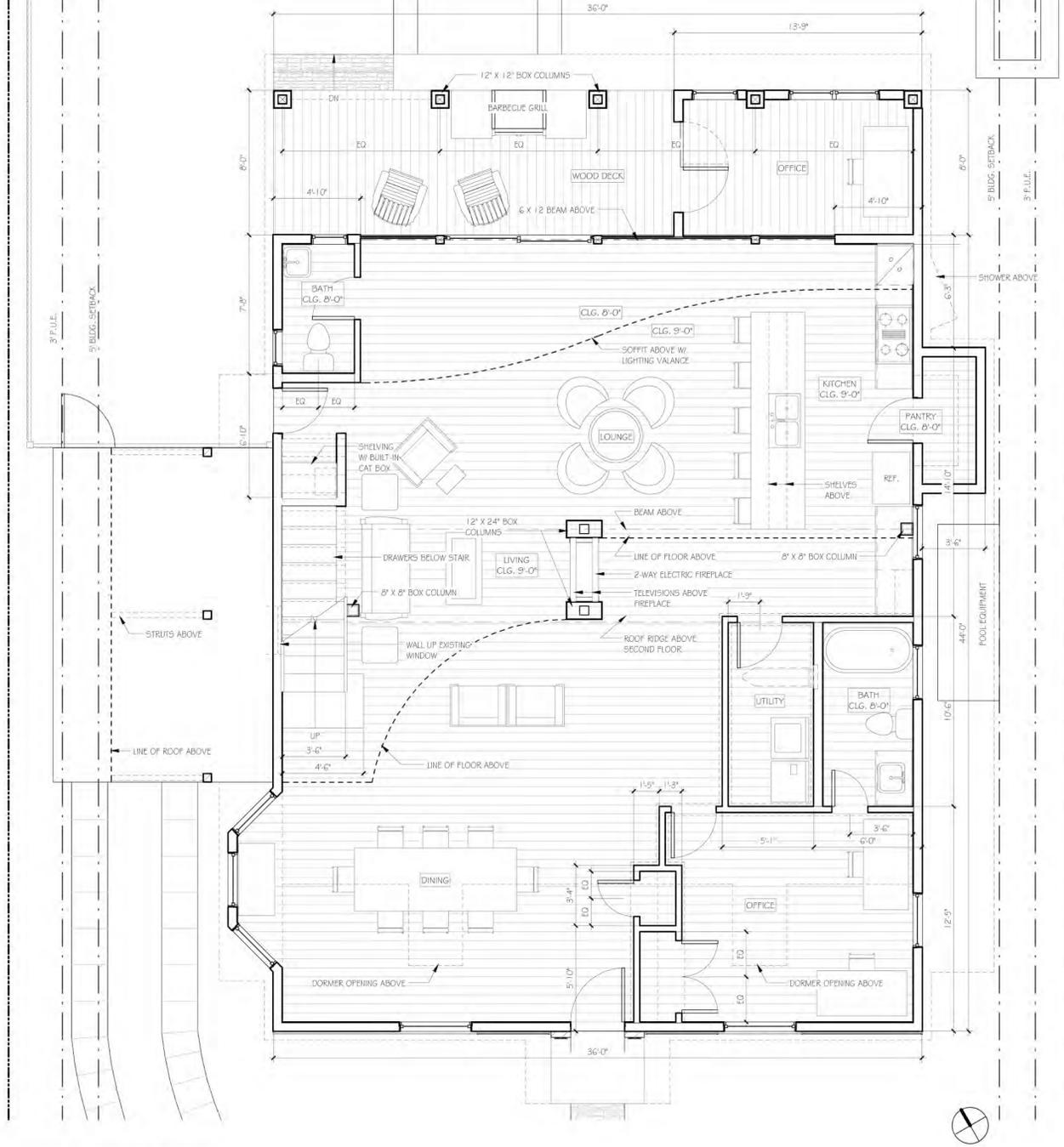
MARLEY PORTER
 ARCHITECT

4401 COTTONWOOD DR.
 COTTONWOOD, TX 78657
 Phone 830-798-9310
 Fax 830-798-9304
 Cell 512-736-4566
 marley@livingarchitecture.com
 www.livingarchitecture.com

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| DESIGNED BY: | MARLEY PORTER |
| CHECKED BY: | MARLEY PORTER |
| ISSUE DATE: | 11/08/2013 |
| DRAWN BY: | DARBY PEARSON |



2 FLOOR PLAN - FIRST FLOOR - EXISTING
1/4" = 1'-0"



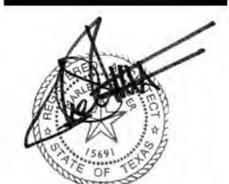
1 FLOOR PLAN - FIRST FLOOR - PROPOSED
1/4" = 1'-0"

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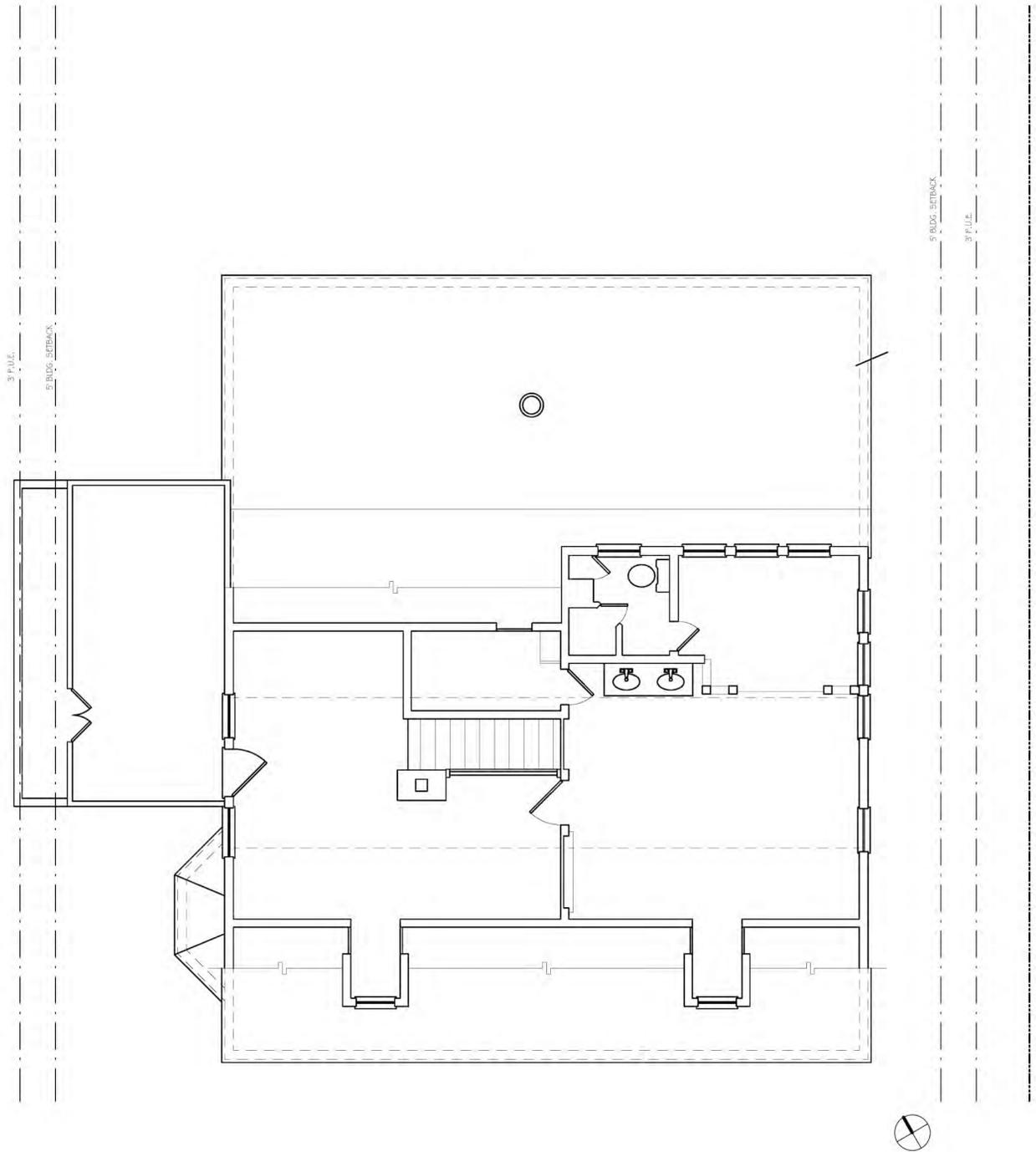
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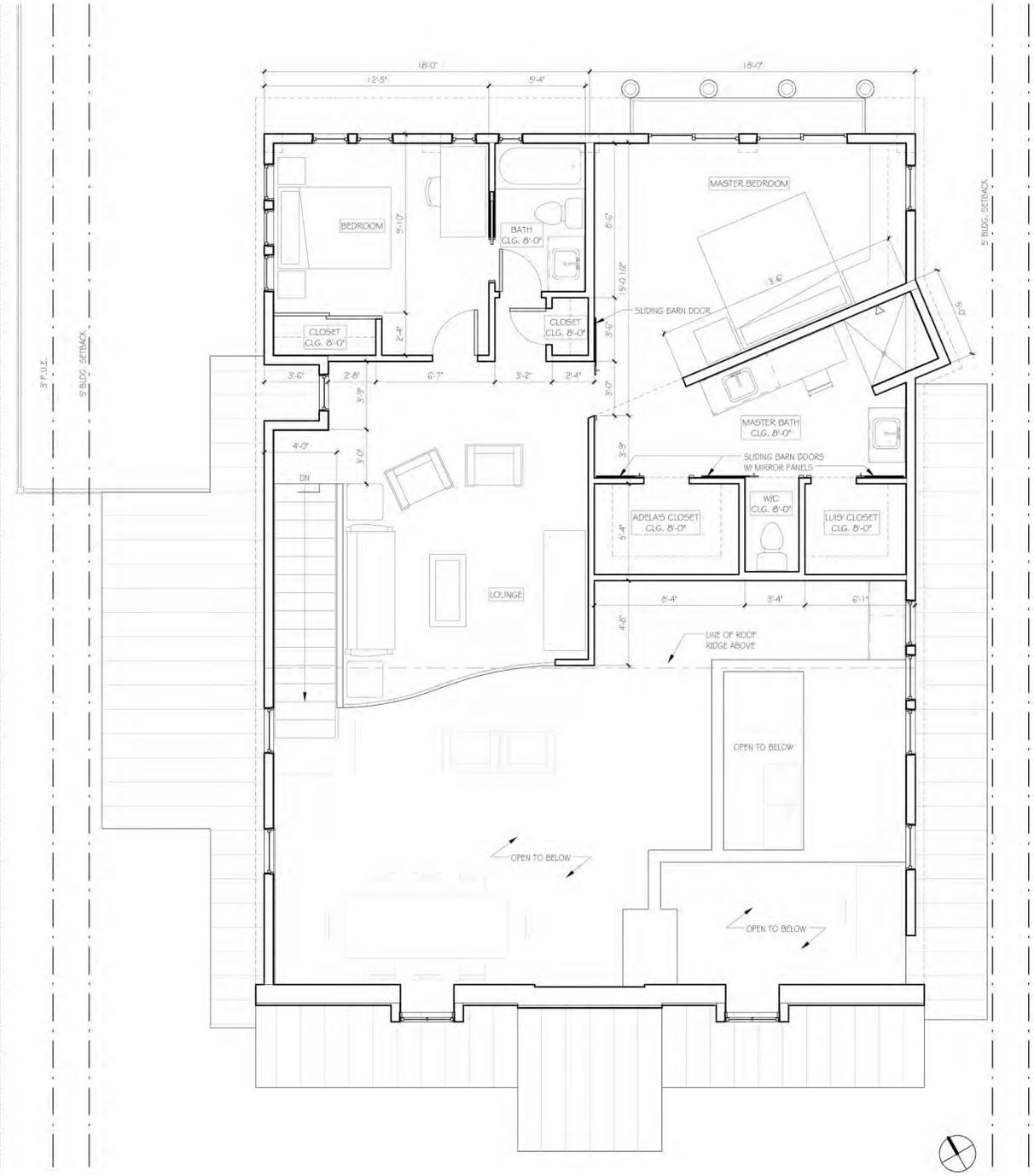
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2 FLOOR PLAN - SECOND FLOOR - EXISTING
1/4" = 1'-0"



1 FLOOR PLAN - SECOND FLOOR - PROPOSED
1/4" = 1'-0"

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A3.2

SENTIS RESIDENCE

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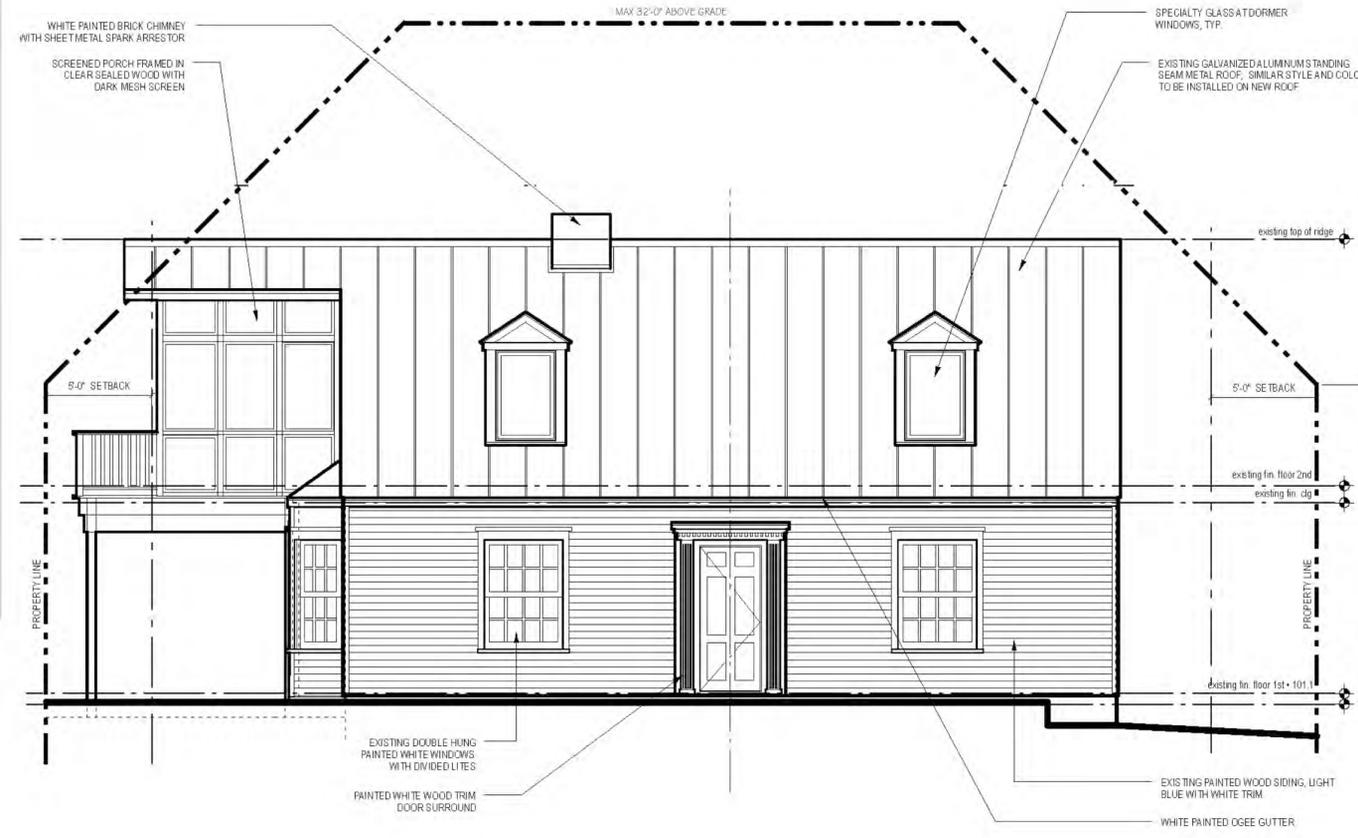
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ISSUE DATE: 11/08/2013
DRAWN BY: DARBY PEARSON

A4.1



1 SOUTH ELEVATION - EXISTING
1/4" = 1'-0"



2 SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"



3 WEST ELEVATION - EXISTING
1/4" = 1'-0"



4 WEST ELEVATION - PROPOSED
1/4" = 1'-0"

SENTIS RESIDENCE
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 AUSTIN, TX

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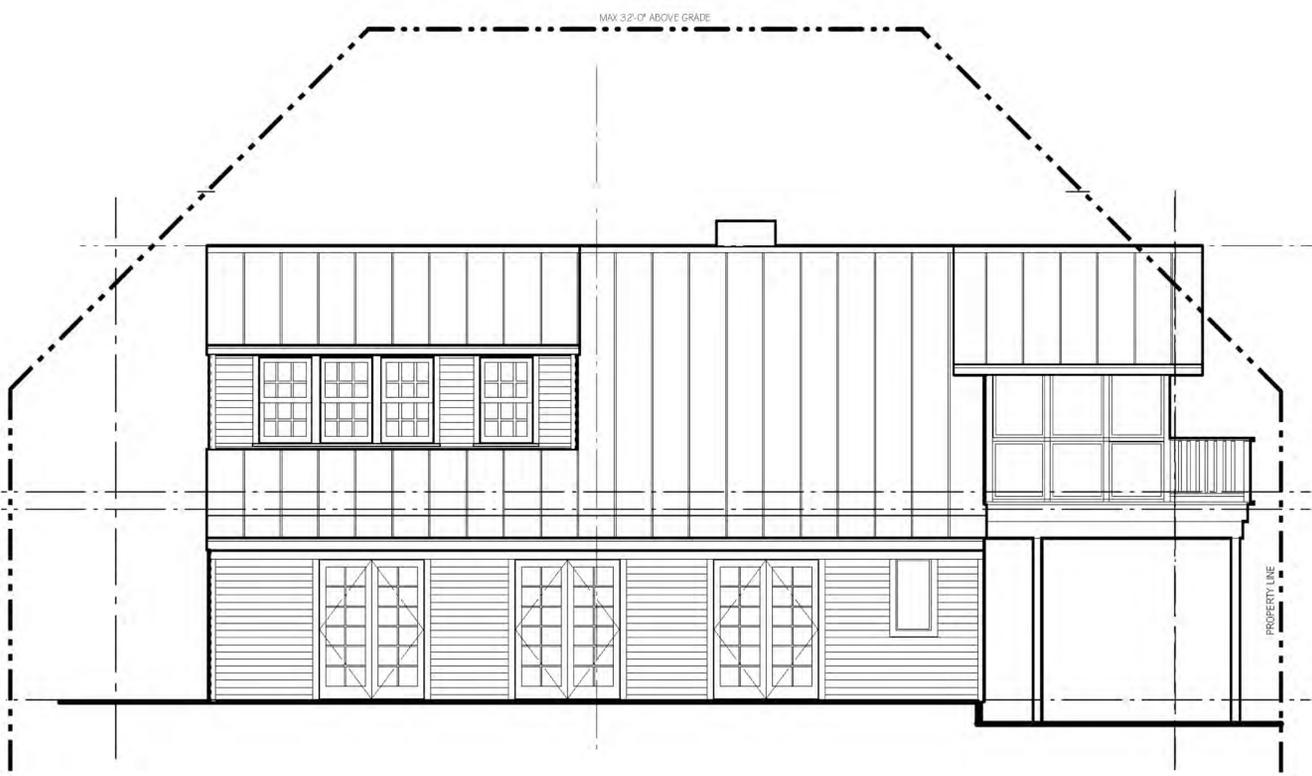


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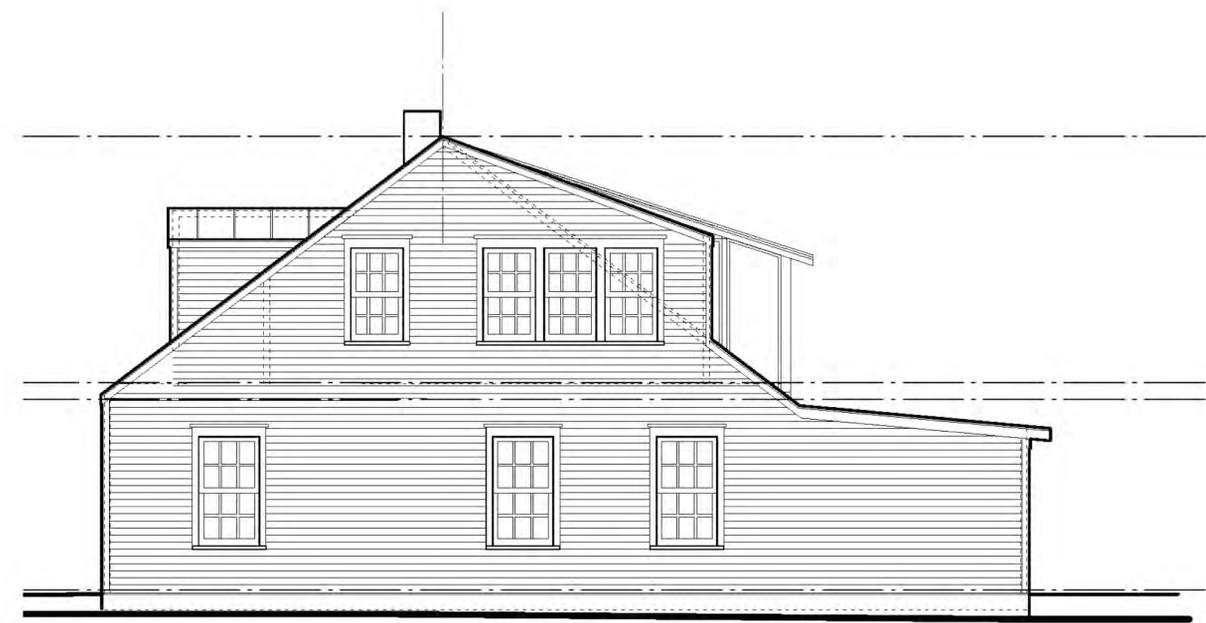
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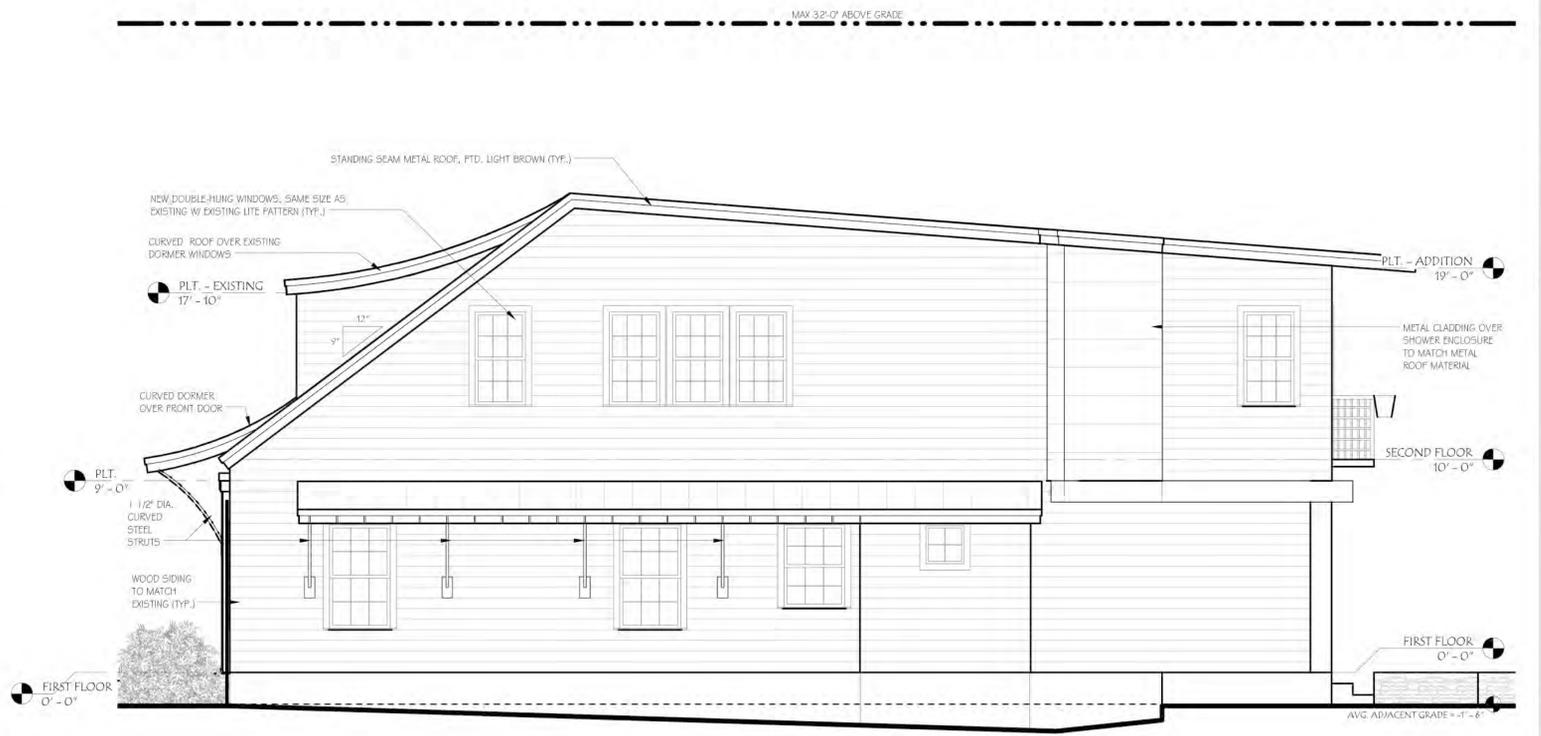
2 NORTH ELEVATION - EXISTING
 1/4" = 1'-0"



3 NORTH ELEVATION - PROPOSED
 1/4" = 1'-0"



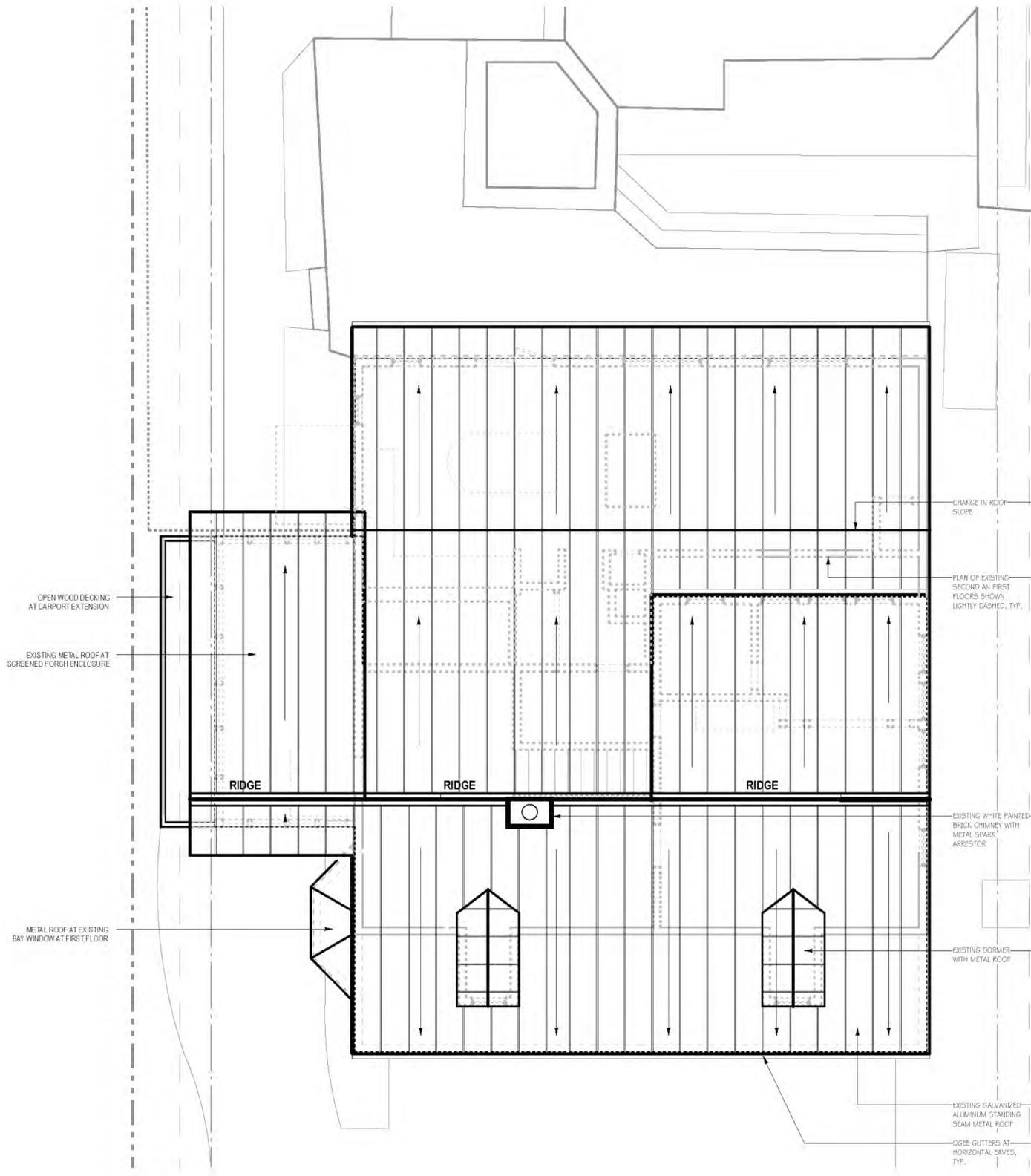
4 EAST ELEVATION - EXISTING
 1/4" = 1'-0"



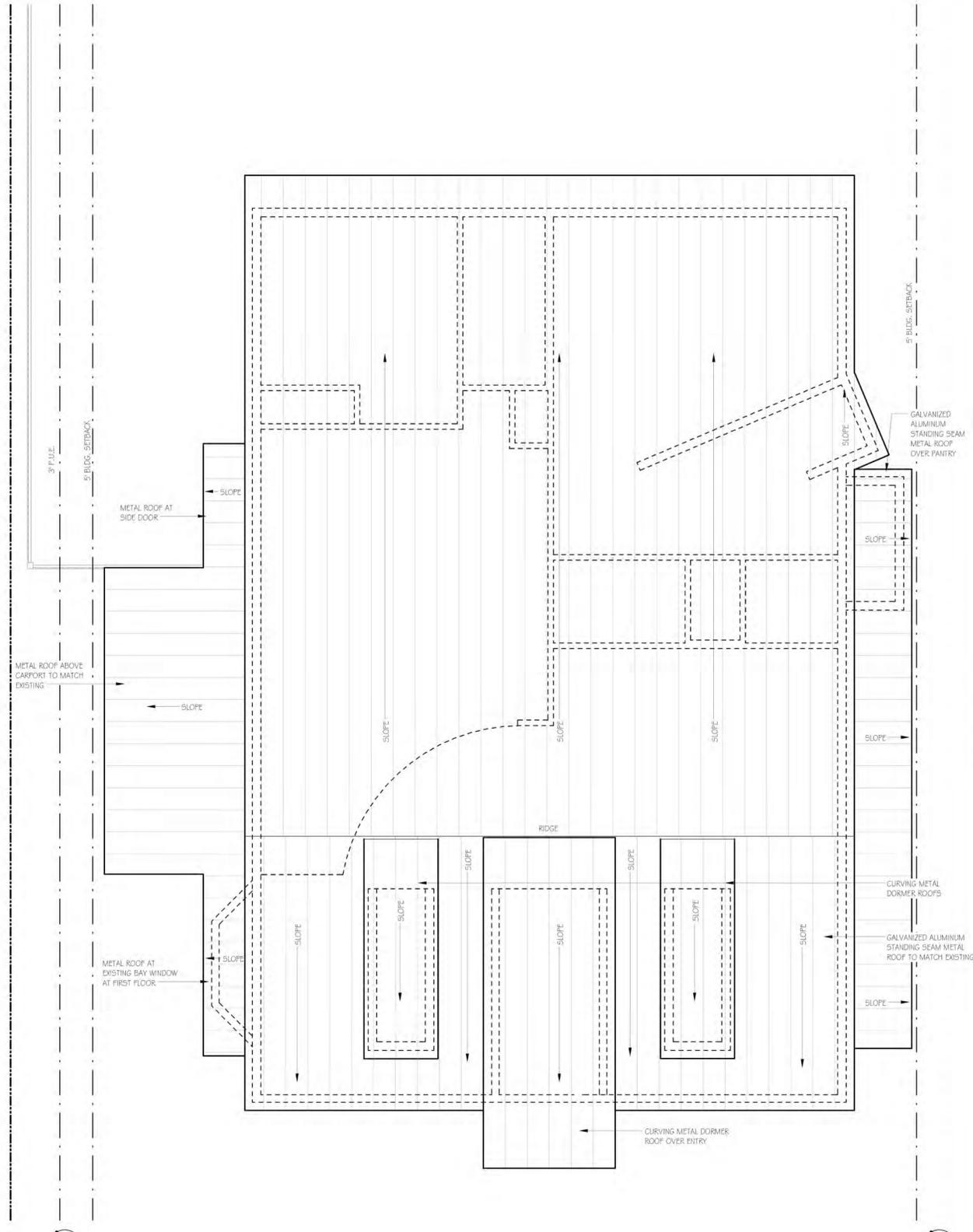
1 EAST ELEVATION - PROPOSED
 1/4" = 1'-0"

SENTIS RESIDENCE

1512 W. 29TH STREET
AUSTIN, TX



2 ROOF PLAN - EXISTING
1/4" = 1'-0"



1 ROOF PLAN - PROPOSED
1/4" = 1'-0"

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