

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**JANUARY 26, 2015**  
**NRD-2014-0117**  
**1701 Waterston Avenue**  
**Clarksville**

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**PROPOSAL**

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Restore the historic appearance of the existing house.

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**PROJECT SPECIFICATIONS**

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The applicant proposes to restore the existing ca. 1935 house to its historic appearance. There have been numerous modifications to the house over the years, including the application of vinyl siding over the original wood siding, construction of a non-historic addition on the back of the house, and the replacement of some original windows. The applicant proposes to remove the vinyl siding, remove the non-historic rear addition, and restore the original wood siding to the greatest extent possible. Siding that has deteriorated beyond repair will be replaced in kind. The applicant further proposes to replace non-historic metal-framed windows with period-appropriate windows, and to restore existing wood sash windows to the greatest extent possible; if the windows have deteriorated beyond repair, the applicant will replace the window with a period-appropriate window in terms of materials and configuration. The applicant further proposes to replace the existing metal roof with a new metal roof.

Future phases of this project may include the extension of the front porch, the construction of a wraparound screened porch or deck across the back of the house, and the construction of a secondary dwelling unit at the rear of the lot.

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**STANDARDS FOR REVIEW**

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The Clarksville National Register Historic District has no design guidelines. General principles guiding design decisions recommend the restoration of the original house and materials by removal of inconsistent and non-historic changes, and replacement in-kind of original historic fabric only when the existing fabric is damaged beyond repair.

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**STAFF RECOMMENDATION**

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Approve as proposed. The applicant is taking great care to restore the original appearance of this house, which has been neglected for a long time. The applicant will remove the non-historic rear addition, remove the vinyl siding, and then take appropriate measures to restore the historic fabric as much as possible, or to replicate the historic fabric if new materials are necessary.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

CASE#: NRD-2014-1117  
Address: 1701 WATERSTON AVENUE



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