

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
OCTOBER 26, 2015
NRD-2015-0109
West Line National Register District
617 West Lynn Street

PROPOSAL

Construct a two story rear addition on a contributing buildings to the West Line National Register Historic District

ARCHITECTURE

The original building is a 1915 Craftsman bungalow with a partial width front porch. It is a frame building with wood siding and an enclosed pediment with decorative brackets at the gable peak and corners. There are exposed roof rafters beams and the partial width front porch has brick columns. The house has wood double hung windows with multi- vertical light pattern on the top sash.

PROJECT SPECIFICATIONS

Construct a two-story rear addition. The top story will have the same roof line and ridge as the one story original building and the bottom story will take advantage of the hill and be below the front grade of the site. The north side of the roof will have a slight hip to provide enough room in the attic/upper story for a living space. The rear roof will have some skylights and large opening for a light well. Most of the skylights will not be visible from the street. The addition will have wood siding and a metal roof to match the existing house. The windows will be large plate glass and will be either fixed or awning and casement windows. The first floor has a screened in porch/outdoor living space. The new addition will have the south side at a slight angle and the north side will be stepped out slightly to distinguish the new addition from the original house.

HISTORY

The house was built in 1915 as 703 Westlin Street. Between 1918-1920 is was renumbered to 617 and between 1922 and 1924 the street was renamed West Lynn Street. By 1939 the single family house had a rear tenant and remained a two-family property. The longest owner of the house was Joe Almas. He bought the house in 1924 and lived in the house through the 1960s with various tenants in the second unit. Joe was a salesman and Bhn Brothers Department Store located at 517-519 Congress Street. After Joe Almas left the house it was vacant for a few years and became a rental unit with new renters on a regular basis.

STANDARDS FOR REVIEW

This property is within the West Line National Register Historic District and projects are evaluated by the Secretary of the Interiors Standards for Rehabilitation. The applicable Guidelines are:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.




STAFF RECOMMENDATION

Release the application as submitted. The changes that are being proposed are on the rear of the house. The design elements of the windows and fenestration are modern however the use of siding and maintaining the ridgeline make this addition a very sympathetic addition. The design of the addition is in keeping with the Secretary of the Interior's Standards.

LOCATION MAP



1" = 267'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2015-0109
617 WEST LYNN ST.

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.

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617 West Lynn Avenue
circa 1915



OCCUPANCY HISTORY

Research done Austin History Center, October 2015

1992	A. Lonie Smith, No Occupation- Renter
	B. Barry Baker, No Occupation- Renter
1985-86	A. Raquel Perez, No Occupation- Renter
	B. Vacant
1981	A. MM. Walhen, No Occupation- Renter
	B. D. Botts, No Occupation- Renter
1977	A. Vacant
	B. Danny Botts, No Occupation- Renter
1973	Jame Broaders, No Occupatio- Renter
1968	Vacant
1962	A. Joe and Ester Almas Jr., No Occupation- Owner

	B. Mary Dike, clerk at Calcasueu Lumber
1959	A. Joe and Ester Almas Jr., No Occupation- Owner
	B. George and Margie Lane, Piano Tuner at JR Reed Music Company
1955	A. Joe and Ester Almas Jr., Salesman at Bohn Brothers- Owner
	B. Vacant
1952	A. Joe and Ester Almas Jr., Salesman at Bohn Brothers- Owner
	B. Victor Brass, Not listed
1949	A. Joe and Ester Almas Jr., Salesman at Bohn Brothers- Owner
	B. Vacant
1947	A. Joe and Ester Almas Jr., Salesman at Bohn Brothers- Owner
	B. G. Stacy and Leona Akridge, engineer SPL lines
1944-45	A. Joe and Ester Almas Jr., Salesman at Bohn Brothers- Owner
	B. G. Stacy and Leona Akridge, engineer SPL lines
1941	A. Joe and Ester Almas Jr., Salesman at Bohn Brothers- Owner
	B. G. Stacy and Leona Akridge, engineer SPL lines
1939	A. Joe and Ester Almas Jr., Salesman at Bohn Brothers- Owner
	B. EJ and Nell St. John, VP Manager Duplex Advantage Company
1937	Joe and Ester Almas Jr., Salesman at Bohn Brothers- Owner
1935	Joe and Ester Almas Jr., Salesman at Bohn Brothers- Owner
1932-33	Joe and Ester Almas Jr., Salesman at Bohn Brothers- Owner
1930-31	Joe and Ester Almas Jr., Salesman at Bohn Brothers- Owner
1929	Joe and Ester Almas Jr., Salesman at Bohn Brothers- Owner
1927	Joe and Ester Almas Jr., Salesman at Bohn Brothers- Owner
1924	Joe and Ester Almas Jr., Salesman at Bohn Brothers- Owner
	Listed as 617 Westlin Avenue
1922	C.J (Charles) and Elsie Fruth, Traveling Salesman, Owner
1920	C.J (Charles) and Elsie Fruth, Traveling Salesman, Owner
1918	C.J (Charles) and Elsie Fruth, Traveling Salesman, Owner
	Listed as 703 Westlin Avenue
1916	Not Listed.