

HISTORIC LANDMARK COMMISSION
APRIL 25, 2016
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2009-0012
Baker-Allen House
2402 Harris Boulevard

PROPOSAL

Demolish an existing rear addition and construct a two-story rear addition; replace the front door; construct a new chimney on the north side of the house.

PROJECT SPECIFICATIONS

The proposed addition will have smooth hardi-plank siding, and aluminum-clad wood windows on the second story; the ground story will have steel-framed windows. The addition will have an exterior stucco fireplace on the north elevation. The entire roof will be replaced with an asphalt shingle roof during the course of construction. A new 1:1 window will be installed on the north side of the second story of the existing house that will match existing windows in terms of size, shape, and materials. Much of the existing paving in the side and rear yard will be removed, and new runners will be installed in the driveway. A new patio will be constructed at the very back of the house. The existing "back house" will be demolished, and a new garage will be constructed. The proposed garage is one-story with hardi-plank siding, aluminum-clad wood windows, and an asphalt shingle roof.

STANDARDS FOR REVIEW

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

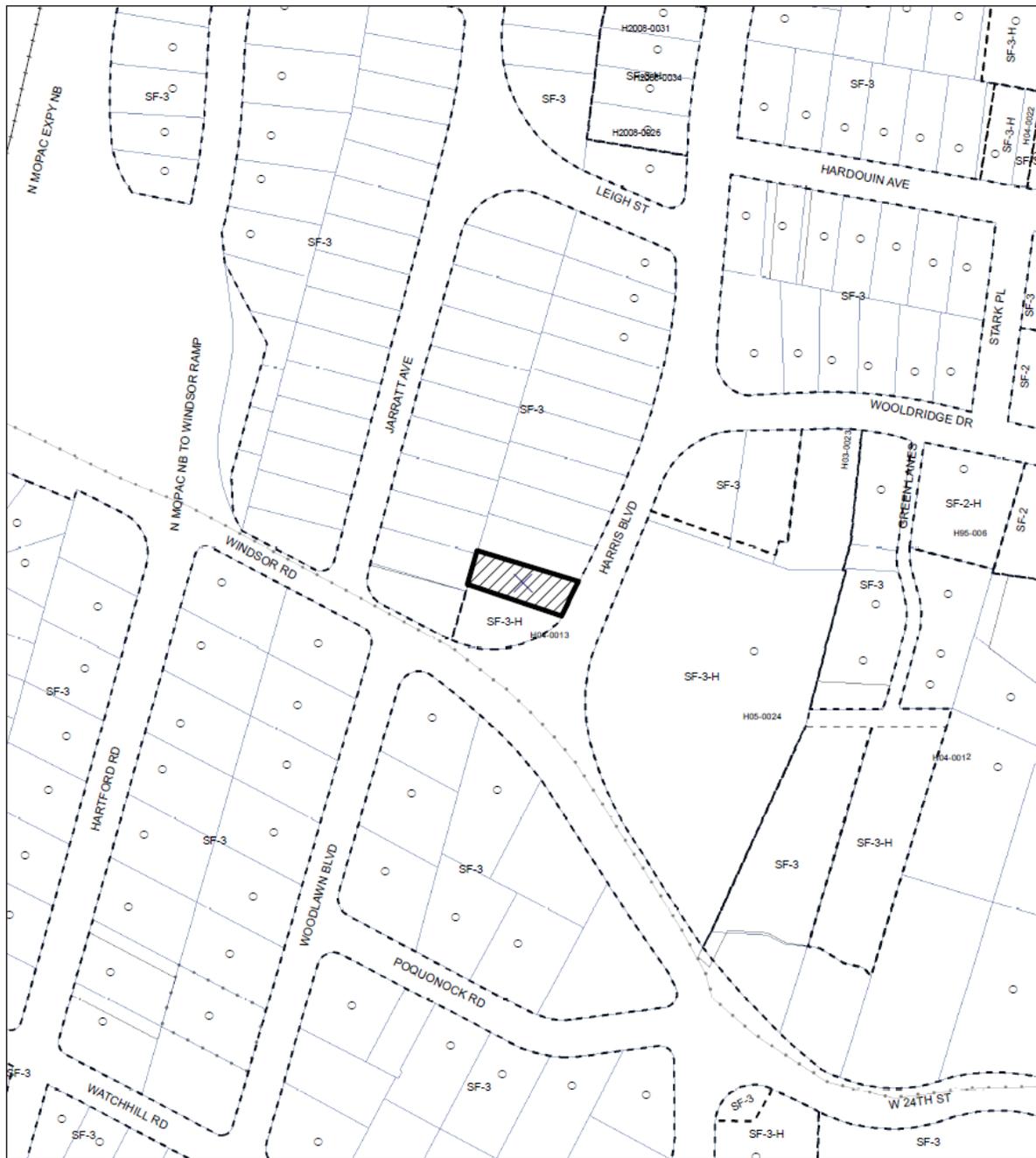
- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Repair, rather than replace deteriorated architectural features wherever 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. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 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

The Committee recommended approval of the proposal. The applicants met with the Committee on several occasions and the plans before the Commission now reflect the comments and suggestions of the Committee members.

STAFF RECOMMENDATION

Approve as proposed, with the recommendation that the applicant work with staff to determine an appropriate front door replacement.



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

HISTORIC ZONING

ZONING CASE#: **C14H-2009-0012**
 ADDRESS: **2402 HARRIS BLVD**
 SUBJECT AREA: **0.000 ACRES**
 GRID: **H24**
 MANAGER: **S. SADOWSKY**



1" = 200'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.