

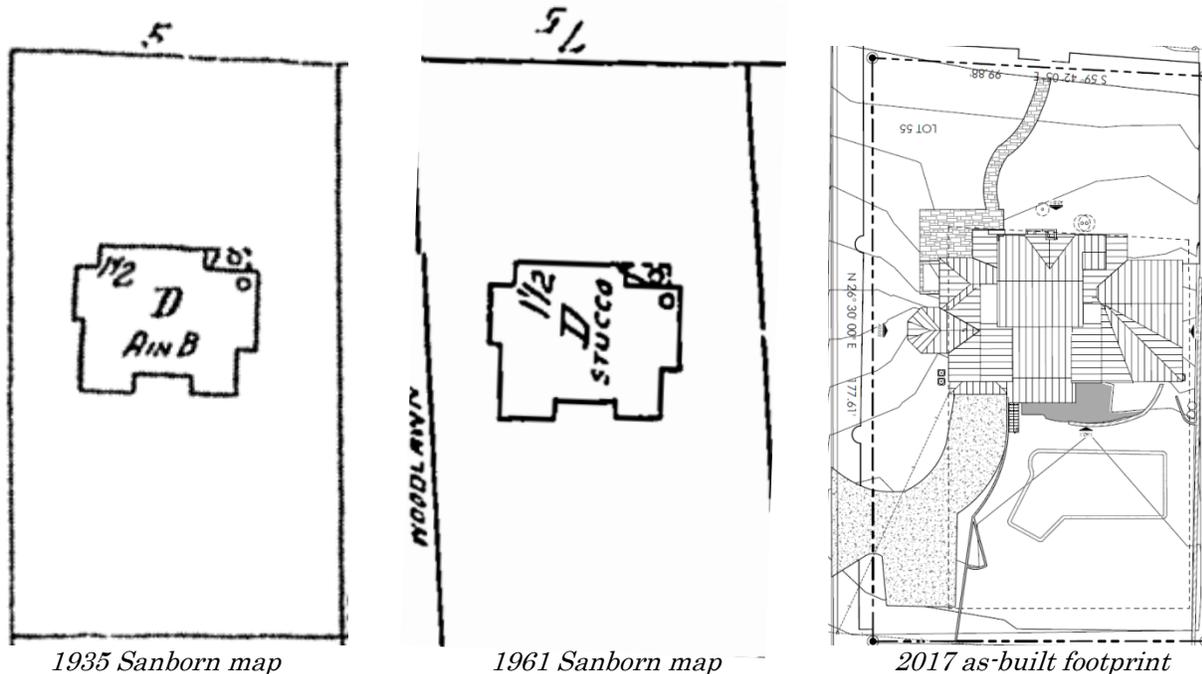
HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
AUGUST 28, 2017
 NRD-2017-0059
 1607 (7) Niles Road
 Old West Austin Historic District

PROPOSAL

Construct a rear addition, change a roofline, and replace selected windows on a ca. 1930 house.

ARCHITECTURE

1½-story, rectangular-plan, side-gabled frame house constructed in the Tudor Revival style with stucco siding, multi-light double-hung fenestration, and complex massing and roof forms. The building has sustained significant alterations since its construction, as demonstrated in the complex roofline and changes to the building footprint between 1961 and 2017. According to the current property owner, past owners completed major renovation work in the 1980s; City building permits do not exist to document this.



PROJECT SPECIFICATIONS

The proposed project has five parts:

- 1) Changes to the projecting breakfast nook on the west elevation. The proposed changes include a) demolition of the steep hipped metal roof and replacement with a shallow-grade shed metal roof and b) replacement of five 8:8 steel-sash single-hung windows with 1:1 clad-wood casement windows.
- 2) A rear 2-story addition at the southwest corner with a ground-floor garage and partially enclosed screened porch above. The addition has a footprint of 1,060 square feet and includes five bays on the west elevation visible from Woodlawn Boulevard. It is clad in stucco and capped with a standing-seam metal roof to match the existing house. The addition continues the mass and roofline of the existing house in the

northern two bays, including one multi-light steel-sash window to match the existing house and one double-height multi-light steel-sash window. The southern three bays are capped with a lower gable roof and roof pitch; each bay includes paired wood garage doors on the ground floor and triple wood-sash window frames with screens on the second floor. The south wall of the addition features a stucco chimney flanked by triple wood-sash window frames.

- 3) Addition of a second-story shed-roofed dormer and an enlarged window opening at the southeast corner. The dormer faces to the rear (south); it is clad in stucco and features a shed dormer with a band of multi-light windows. An 8:8 steel-sash double-hung window in the eastern gable end is proposed to be replaced with paired 15-light steel-sash casement windows.
- 4) Changes to window openings on the south façade consisting of a) replacement of three sets of paired multi-light steel-sash casement windows on the third story with three sets of paired multi-light glazed doors, and b) replacement of two steel-sash double-hung windows on the second story with three clad-wood double-hung windows.

This staff report primarily evaluates the changes to the north and west facades (elements 1 and 2), which are visible from public rights-of-way.

STANDARDS FOR REVIEW

The Old West Austin Neighborhood Design Guidelines applicable to this project include:

1.1. Promote diversity of architectural styles

The proposed additions are designed in a Tudor Revival style.

1.2. Maintain consistent mass and scale

The proposed additions and other changes are largely consistent with the mass and scale of the existing building.

1.3.1. Maintain street setback lines

The southwest addition faces Woodlawn Boulevard. It has a setback equal to the side setback of the existing building.

2.3. Promote openness to the street

o 2.3.1. Windows

The southwest addition features a bank of screened windows at the second story.

o 2.3.4. Face garage doors away from the street

The southwest addition includes three garage doors at the ground level facing Hartford Road. However, this is a secondary façade.

The Secretary of the Interior's Standards for Rehabilitation provide additional standards for review:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed project does not change the building's historic use.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

Project elements that could be improved:

- Replacement of five 8:8 steel-sash single-hung windows in the breakfast nook with 1:1 steel-sash casement windows. Though the nook is not original to the 1930s construction, the proposed windows are not in keeping with the Tudor Revival style.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

Project elements that could be improved:

- The removal of the steep hipped roof of the breakfast nook and replacement with a shallow-grade shed roof changes the massing of the building. As noted, the nook is not original to the building, and most likely not historic. However, a nearly flat roof on a projection of this size is not consistent with the Tudor Revival style.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

- It is not clear when the breakfast nook projection was added. Staff is not opposed to changes to the projection, but feels that the proposed changes are not in keeping with the Tudor Revival style.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

Project elements that meet standards:

- The proposed project does not change distinctive features, finishes, and construction techniques other than the changes to the non-original breakfast nook (noted above).

Standards 6-8 are not applicable to this project.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Project elements that meet standards:

- The southwest addition is compatible with the massing, size, and scale of the existing building. Its stucco cladding is proposed to be a smoother texture than the original, differentiating it from the existing house.
- The south portion of the southwest addition has a lower gable roof and roof pitch than the existing house.
- The screened windows in the southwest addition have wood sashes, not steel.

Project elements that could be improved:

- The north portion of the southwest addition continues the roofline of the existing building and includes new multi-light windows that replicate existing windows.

10. New additions and adjacent or related new construction shall 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.

Project elements that meet standards:

- The southwest addition could be removed in the future without significantly damaging the form of the existing building.

STAFF RECOMMENDATION

Due to significant changes in the house since its construction, staff does not believe the building retains the integrity to qualify for historic landmark designation.

Staff recommends that the Commission postpone a decision on the project to allow review by the Certificates of Appropriateness Committee and subsequent administrative approval by staff if appropriate changes are made.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2017-0059
LOCATION: 1607 Niles Road



1" = 139'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PROPERTY INFORMATION



North (primary) façade of 1607 Niles Road



West façade



South (rear) facade

Building Permits

WATER SERVICE PERMIT
Austin, Texas

No. 12536 A
Sec. 146

Received of H. F. Severn Date April 1, 1939

Address 1607 Niles Rd.

Amount Twenty and no/100 - - - \$ 20.00

Plumber W. S. ??? Size of Tap 1 1/2

Date of Connection	<u>4/9/39</u>
Size of Tap Made	<u>1 1/2</u>
Size Service Made	<u>1 1/2</u>
Size Main Tapped	<u>6"</u>
From Front Prop. Line to Curb Cock	<u>86"</u>
From N. Prop. Line to Curb Cock	<u>77"</u>
Location of Meter	<u>CURB</u>
Type of Box	<u>INDEXED</u>
Depth of Main in St.	<u>12" B 20</u>
Depth of Service Line	<u>16"</u>
From Curb Cock to Tap on Main	<u>3"</u>
Checked by Engr. Dept.	<u>5-9-39 LE.</u>

No. Fittings	Size
6	Curb Cock
1	Elbow 2" GALV. PIPE
1	St. Elbow 1/2"
1	Bushing 2" SLEEVE
	Reducer
6	Pipe 1/2" COPPER
1	Lead Comp. 1/2" COP. FITTING
1	Nipples 1/2" x 1/2"
1	Union 1/2" G-70 - IRON
1	Plug 1/2" x 1/2"
1	Tee 1/2"
1	Stop 1/2"
1	Box 1/2"
1	Lid 1/2"
1	Valves 1/2"
	Job No. <u>CAY-104E</u>
	Req. No. <u>34519</u>
	<u>BENSON</u>

Water service permit for 1607 Niles Road, 4/1/1939. Issued to H. F. Severn.