HISTORIC LANDMARK COMMISSION MAY 21, 2018 PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS NRD-2018-0026 1803 PALMA PLAZA OLD WEST AUSTIN HISTORIC DISTRICT

PROPOSAL

Construct a second-story addition to a ca. 1936 house, replace windows and doors in the house, demolish a one-story detached garage, and construct a two-story detached garage apartment. The house is a contributing property in the Old West Austin Historic District, but does not have the required historical significance to warrant individual designation as a historic landmark.

PROJECT SPECIFICATIONS

The existing house is a one-story, side-gabled brick-veneered house with minimal Tudor Revival influences; it has a prominent front gable and smaller front-gabled projecting entry, single and paired fenestration with 6:6 screens, a prominent exterior chimney to the right of the principal gable, and an open porch to the left side of the principal gable. The principal gable has a lancet attic vent in the tympanum.

The applicant proposes to construct a two-story addition to the rear of the house; the addition will be approximately 28 feet back from the front of the house. The proposed addition will have a brick veneer to match the existing brick on the house. The applicant further proposes the construction of a new carport to the left side of the house, the enclosure of the existing side porch, and the replacement of all windows with clad wood windows. The entry will be shifted from the principal front gable to the left side of the house. The applicant further proposes to demolish the existing garage and construct a two-story garage apartment in its place at the rear of the lot. The proposed garage apartment will have metal siding, a metal roof, and clad windows. It will have a gabled configuration, and a contemporary style.

RESEARCH

The house was built in 1936 and has mostly functioned as a rental property, with tenants including an inspector for the State Adjutant General's Office, a student at the Universit of Texas, and the owner of a concrete company. The only known owner-occupant of the house was Mrs. Ardone Workman, who lived here in the late 1960s and 1970s. She was an office worker.

STANDARDS FOR REVIEW

The property is contributing to the Old West Austin Historic District. It does not appear to meet the standards for designation as a historic landmark.

The Old West Austin National Register Historic District has no design guidelines for alterations to contributing buildings. General design principles for contributing buildings in historic districts emphasize the retention of character-defining architectural features, locating any additions to the rear of the structure, and maintaining the façade to the greatest extent possible.

The Secretary of the Interior's Standards are used to evaluate projects on contributing buildings in National Register historic districts. Applicable standards include:

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.

The proposed project will affect the historic character of this house; changing the door locations and windows will compromise the existing façade and the Tudor Revival stylistic influences on the architecture.

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.

The rear addition is differentiated from the historic building due to its placement on the house, but the proposed changes to the façade present an issue in removing historic fabric, features, and spatial relationships between the curren bay openings.

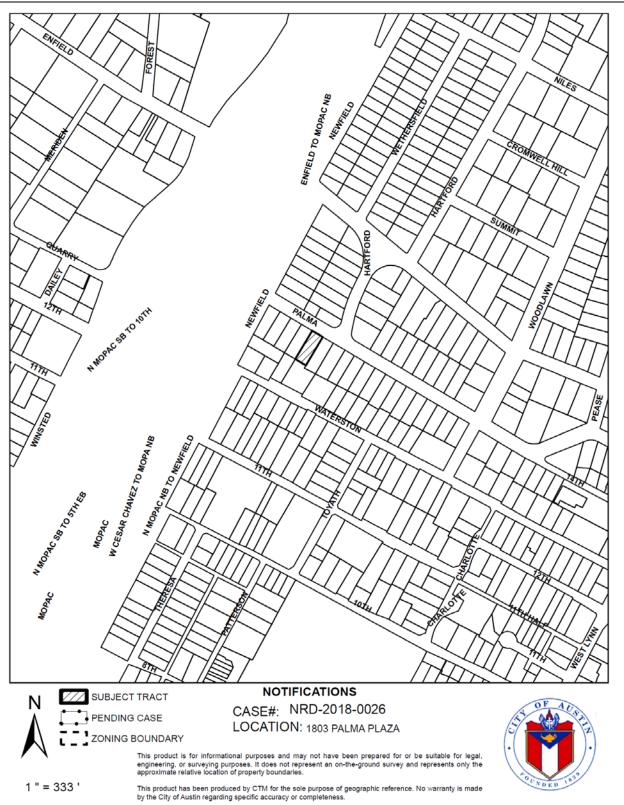
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The rear addition will require the removal of historic fabric and will impact the form and integrity of the house.

The proposed project does not comply with the applicable design principles and Secretary of the Interior' Standards. Completion of this project as proposed will likely render this house non-contributing to the historic district.

STAFF RECOMMENDATION

Comment on and release the permit, encouraging the applicant to retain and rehabilitate as many historic windows as possible, and to reconsider the reconfiguration of the facade. Staff further recommends the completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center, prior to the release of any permits.







0 Connection Charge \$... v No 13098 Application for Sewer Connection. Austin, Texas, 193 1:0 To the Superintendent of Sewer and Public Improvements, City of Austin, Texas Sir:---I hereby make application for sewer connection and instructions on premises owned by MRS Rose MAAS Posey 803 PALMA PLAZA Street, at ___, outlot. block. further described as lot. subdivision ENFIELD , plat 900 division..... RESIDENCE which is to be used as a In this place there are to be installed. fixtures. I agree to pay the City Sewer Department the regular ordinance charge. Respectfully, ·DEEP AT Stub Out. 193 Connected Size of Main. inches. Size of Service. 17 inche Feet Deep. Feet from Property Line Feet from-Curb Line Inspected by 02 500 000 Connection made by. 3-1138

Application for sewer connection for this house (1937)