

HISTORIC LANDMARK COMMISSION
APRIL 27, 2020
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2020-0005
2902 OAKMONT BOULEVARD
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Construct a carport and rear addition to a ca. 1952 house.

ARCHITECTURE

1½-story, side-gabled, rectangular-plan house clad in stucco with wood siding in the gable ends. Features include multi-lite vinyl-sash windows, a shed-roofed entry porch, and triple gable dormers with arched windows.

PROJECT SPECIFICATIONS

The project has two parts:

- 1) Construct a hip-roofed carport attached to the south wall and supported by turned wood posts. The carport will be set back 13' from the front wall of the house; and
- 2) Construct a one-story rear addition with a footprint of 614 square feet. The addition will be capped with a gable roof, clad in horizontal siding to match existing, and have fixed, casement, and 1:1 wood-sash windows. A gable-roofed entry porch supported by turned posts will be attached to the south wall.

RESEARCH

The house was constructed by W. B. Houston and occupied by a series of short-term renters, with none remaining for more than five years.

STANDARDS FOR REVIEW

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

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building retains a moderate degree of integrity.
- 3) Properties must meet at least two historic designation criteria for landmark designation (City of Austin Land Development Code Section 25-2-352). The property does not appear to be significant under any criteria.
 - a. **Architecture.** The building does not appear to be architecturally significant.
 - b. **Historical association.** A series of short-term renters occupied the house during the historic period. There do not appear to be significant historical associations.
 - c. **Archaeology.** The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. **Community value.** The property does not appear to possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, Austin, or Texas as a whole.
 - e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects in National Register historic districts. The following standards apply to the proposed project:

- 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 project retains the property's historic character by preserving features, spaces, and spatial relationships, particularly from the street.

- 5) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The house's distinctive features will be preserved. The project meets this standard.

- 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 new carport will be recognizable as a new element due to its new roof form and 13' setback from the front wall. Its roof form and supporting posts are not very compatible with those of the historic house, but they are subordinate elements. The rear addition will be differentiated through a separate roof form and different window types; its siding and window materials will be compatible. The project somewhat meets this standard.

- 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.*

Both the carport and the rear addition could be removed without impairing the historic building's essential form and integrity.

The proposed project generally meets the standards.

COMMITTEE RECOMMENDATION

Not reviewed.

STAFF RECOMMENDATION

Comment on and release the plans, with the advisory recommendation that the carport roof be altered to a side-gabled form and the carport posts be simplified to square posts similar to the porch posts.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2020-0005
 LOCATION: 2902 OAKMOUNT BLVD



1" = 333'

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

Photos



Primary (east) façade of 2902 Oakmont Boulevard. Source: Google Street View, March 2019.

Occupancy History

City directory research, Austin History Center
 By Historic Preservation Office staff
 March 2020

1952	Address not listed
1955	Benjamin J. and Mary C. Russo, renters Student
1959	Pat LaTouf Jr. and Barbara LaTouf, renters Iron worker
1962	Patrick G. and Cecilia Robertson, renters Clerk, Crestview Builder Supply
1965	Vacant
1968	Wayne and Irene Alexander, renters Employee, State Health Department
1973	Bill Arnquist, renter Student

Building Permits and Maps

W. B. Houston 2902 Oakmont Blvd.
 209 E.150' of 6 & N.E.10x150' of 7 - - -
 Brykerwoods Annex #2
 Masonry residence.
 50647 4-16-52 \$4000.00
 Owner

Building permit issued to W. B. Houston for a masonry residence, 4/16/1952.

WATER SERVICE PERMIT D N° 5842
 Austin, Texas

Received of W. B. Houston Date 4-16-52
 Address 2902 OAKMONT Blvd.
 Amount TWENTY & 1/4 \$ 2000
 Plumber H. H. PERRY Size of Tap 1 1/2"

Date of Connection 4-24-52
 Size of Tap Made 3/4"
 Size Service Made 3/4"
 Size Main Tapped 6" C.I.
 From Front Prop. Line to Curb Cock 7.5'
 From N- Prop. Line to Curb Cock 46'
 Location of Meter CURB
 Type of Box WOOD
 Depth of Main in St. 3'
 Depth of Service Line 2'
 From Curb Cock to Tap on Main over main
 Checked by INDEXED Dept. 5-6-52

No. Fittings	Size
1	Curb Cock 3/4"
1	Elbow 3/4" COP
1	St. Bibow 3/4" SUCCEED
1	Bushing 3/4" COP
1	Reducer 3/4" COP
1	Pipe 3/4" COP
1	Lead Comp.
1	Nipples
1	Union
1	Plug
1	Teer T.I.E.
1	Stop "L.I.D."
1	Box
1	Lid
1	Valves
1	Job No. W 323-507
1	Req. No. <u>W 323-507</u>

Water service permit issued to W. B. Houston, 4/16/1952.