

**HISTORIC LANDMARK COMMISSION**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**APRIL 26, 2021**  
**C14H-1982-0011; HR-2021-050599**  
**DUMBLE-BOATRIGHT HOUSE**  
**1419 NEWNING AVE.**

## **PROPOSAL**

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Screen existing porches and install skylights on the historic house; construct a carport addition to an existing shed; and construct a guest house.

## **PROJECT SPECIFICATIONS**

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- 1) Screen in rear porch and balcony added in 1986. Replace existing spindle railings with lattice railings matching crawl space vents.
- 2) Install skylights on the side (east) and rear (south) roof slopes. The proposed skylights are deck-mounted, low-profile units, prefinished in a neutral gray to blend with the composition shingle roof. Product information is available at <https://www.veluxusa.com/professional/products/fs>.
- 3) Convert an existing shed into a yoga studio and construct a carport addition. The design retains the existing board-and-batten siding of the shed, windows on the south elevation, and a door on the north elevation. Modifications include sliding glass doors on the north elevation and infill of a garage door on the west elevation. The attached carport will have a gabled roof with a lower ridge height than the shed, standing seam metal roofing with exposed rafter tails to match the shed, and round concrete columns.
- 4) Construct a guest house to the north of the house, adjacent to an existing retaining wall. The guest house will have two parallel gables with standing-seam metal roofing, exposed rafter tails, board-and-batten siding, two brick chimneys, and a covered porch with round concrete columns.

## **ARCHITECTURE**

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Described in the landmark nomination as turn-of-the-century eclectic, this Queen Anne-style house features a wraparound front porch with Ionic columns, asymmetrical tower, and widow's walk. The ground floor is clad in horizontal wood siding, with shingles on the second floor and tower. Windows are predominantly 1:1 wood, with decorative light patterns at the tower windows. Architectural drawings by Bell & Hoffman Architecture indicate the rear porch and balcony were built in 1986 as part of restoration and additions to the house.

The shed is not mentioned in the landmark nomination.

## **STANDARDS FOR REVIEW**

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The City of Austin's Historic Design Standards (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects at historic landmarks. The following standards apply to the proposed project:

### *Repair and alterations*

*3.3 Retain and repair historic decorative roof elements such as exposed rafter ends, bargeboards, brackets, and cornices. If elements are damaged beyond repair, replace them in-kind.*

The existing roof of the house is composition shingles, and the proposed skylights do not affect decorative roof elements such as the side-facing gable or widow's walk. The project meets this standard.

*5.6 If adding windows or doors is necessary, create new openings on a wall not visible from the front street.*

*5.14 (Additional standards for historic landmarks) New door or window openings must be limited, appropriate for the building, and compatible with the architectural character*

Skylights are not specifically addressed in the historic design standards but can be treated comparably to new window openings. The number of skylights to be added to the house is limited. The proposed skylights are on a side- and rear-facing roofs that will not be highly visible from the street. The visual impact is further diminished through use of a low-profile frame in a neutral finish. The project meets these standards.

*6.4 Maintain the open nature of front porches.*

*6.4 a. If enclosing a porch with screening, use reversible attachment methods.*

*6.5 Preserve the historic railing style. Do not replace an open railing with a solid wall unless one historically existed.*

The porch and balcony to be modified are on the rear of the house and are not original features. As such, installation of screens and modifications to the railing style are compatible alterations. The project meets these standards.

*10.1 Whenever possible, retain and repair existing historic accessory buildings.*

The existing shed will be retained and reused with some modifications. The project meets this standard.

#### Residential additions

*3.1 Design additions to be compatible with and differentiated from the historic building, if they are visible from the street.*

The carport addition to the shed uses matching roof form, pitch, and materials but is differentiated through the use of modern columns. The use of concrete is a considerable departure from the historic material palette but arguably is compatible for use on a secondary building that is recessed on the site.

#### Residential new construction

*1.3 Locate accessory buildings in a way that follows the historic location and setback patterns of similar buildings on the block or in the district. Garage apartments, detached garages, and other accessory buildings are typically located at the rear of the lot, behind and to the side of the front building.*

*Recommendation: Minimize the appearance of a new accessory building from the primary street.*

The guest house is located to the side of the house behind an existing pool and is set back past the rear wall of the house. With existing vegetation, it will not be visible from the street. The project meets this standard.

*3.6 Design accessory buildings to be visually subordinate to the primary building in height, massing, and form, as viewed from the street.*

The guest house is one-story, with double gables that reduce the overall roof height. The form and scale are based on the existing shed on the site, which is a subordinate feature to the two-story main house. The project meets this standard.

*6.1 Design simple roof forms that reflect the character of the roofs on contributing buildings.*

The roof form, pitch, and detailing are based on the existing shed. The project meets this standard.

*6.3 Select roof materials that match or are compatible with the roofs on contributing buildings, particularly buildings with a similar form and architectural style to the new building.*

The existing shed has metal roofing. Standing-seam metal is proposed for the guest house. The project meets this standard.

*7.2 For rear buildings, use siding that is compatible with the primary building.*

The siding is board-and-batten to match the existing shed; this is a typical cladding material for secondary buildings. Two chimneys will be a buff brick similar to that of the chimney on the historic house. The use of concrete for the covered porch columns is a considerable departure from the historic material palette but arguably is compatible for use on a secondary building that is recessed on the site.

*8.3 For rear buildings, match the style, proportions, and materials of the windows to the primary building's style and design.*

The guest house has floor-to-ceiling windows and sliding glass doors. While a departure from the style, proportion, and materials of the windows and doors of the historic house, the selection arguably is differentiated yet compatible for a secondary building.

*9.3 Front porches are not required on rear buildings. If designing a porch on a rear building, it must be compatible with the building's style, proportions, and materials.*

The use of concrete for the covered porch columns is a considerable departure from the historic material palette but arguably is compatible for use on a secondary building that is recessed on the site.

The proposed project largely meets the standards.

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#### **COMMITTEE FEEDBACK**

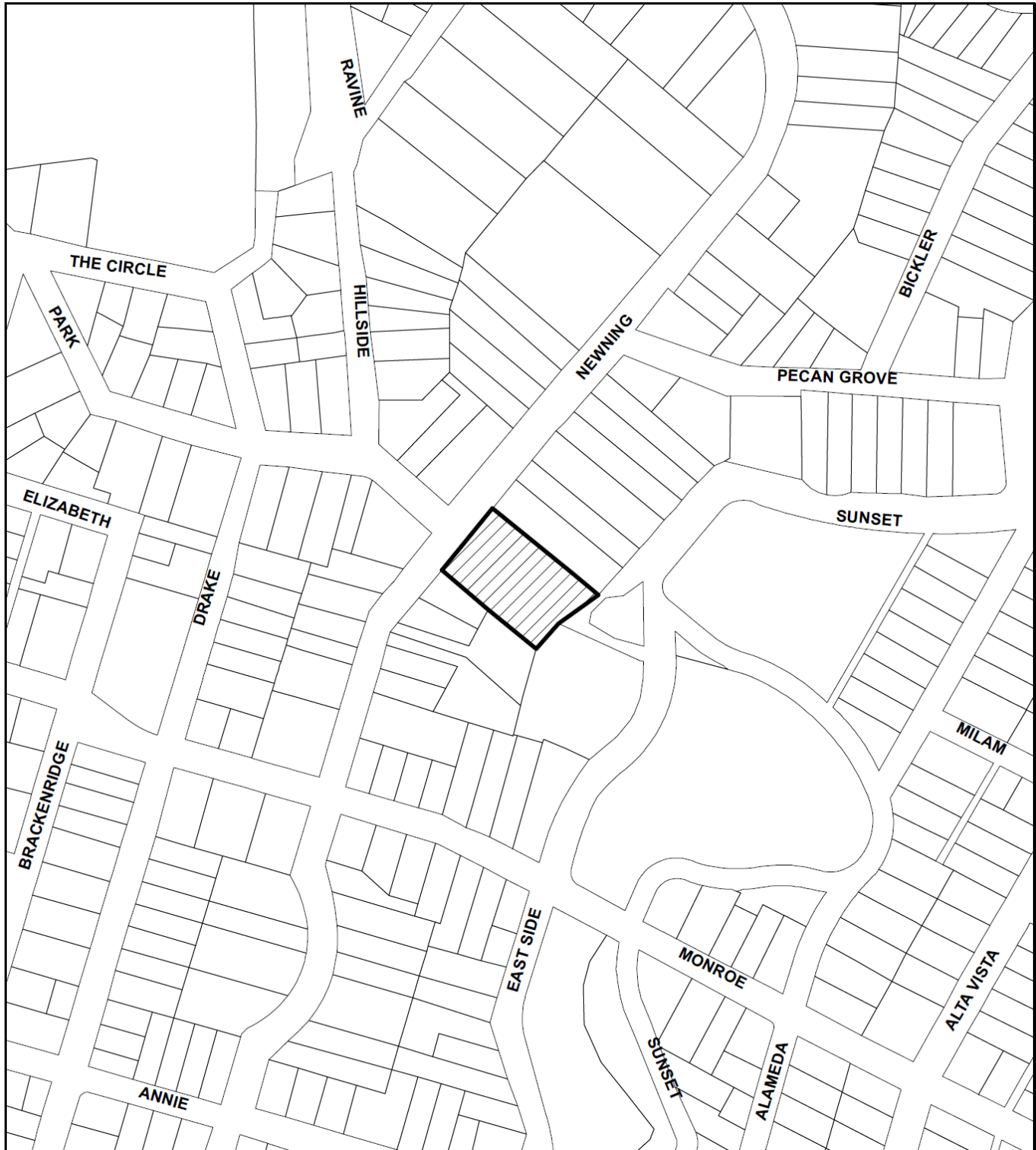
Not reviewed.

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#### **STAFF RECOMMENDATION**

Approve the application.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: HR 21-050599

LOCATION: 1419 NEWNING AVENUE



1" = 250'

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## PROPERTY INFORMATION

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### *Photos*



*Source: Realtor.com, 2021*





Source: Applicant, 2021





*Source: Applicant, 2021*