

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
NOVEMBER 15, 2021
C14H-2009-0029; HR-2021-148730
DAVIS HOUSE
1600 GASTON AVE.

PROPOSAL

Construct a second-story addition over the garage.

PROJECT SPECIFICATIONS

- 1) Replace existing concrete paver driveway with limestone pavers in existing driveway location.
- 2) Install copper lanterns flanking the front door and on the site walls at the front of the sidewalk.
- 3) Replace inoperable double-hung wood windows on front and side elevations with painted wood windows with true divided lights and insulated glass.
- 4) Install a new window within a taller opening than existing on the west side elevation near the garage.
- 5) Construct a second-story addition on the garage. Changes to the garage to accommodate the addition include reducing the width of the garage door, adding a window, shortening the depth of the entry porch, and retaining and relocating the existing door. The limestone-clad addition will have a side-gabled composition shingle roof, with the roof slope and details to match the house. Windows will be aluminum-clad wood with mullions to match those on the house. A wood trellis will be installed above the garage door near the height of the existing roof fascia.

ARCHITECTURE

One-story side-gabled stone-veneered Colonial Revival-styled house with a full-width independent porch on plain square wood posts; the symmetrical façade features a central entry flanked with sidelights and a 6:6 Colonial Revival-styled window at each side of the entry. The house has a side-gabled stone-veneered integral garage to the left and set back from the principal block of the house.

DESIGN STANDARDS

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

5. Windows, doors, and screens

The standards for landmarks indicate that historic windows, doors, and shutters should be repaired and retained except in cases of extreme damage or deterioration. Further, window openings should not be enlarged except to accommodate an addition, and new openings must be limited and compatible with the building's architectural character.

The project initially proposed replacement of the front door and sidelights and removal of shutters on the façade. Following staff feedback, the applicant intends to retain these significant historic elements.

Windows on the front (south) and east elevations are deteriorated and have been painted shut, which is a life-safety issue for egress. However, evaluation for repair should be pursued before replacement is considered.

The window on the west elevation that is proposed for replacement with a larger window is not a primary character-defining feature, and its modification will have limited impact on the overall character of the landmark house.

Modifications to the garage to accommodate the addition are more extensive, but this part of the house was previously changed. While detailed plan and elevation drawings are not available in permit records, the garage was enlarged and partially rebuilt in 2004, in conjunction with additions made to the house prior to landmark designation. Site plan drawings show a 5' increase in the width of the garage and full replacement of the roof to cover a larger overall footprint. The proposed work will reduce the width of the garage door, add a window, and relocate the entry door. These changes are compatible with the overall character of the house.

9. Light fixtures

When adding a light fixture where none exists, this section recommends using a fixture that reflects the building's style and period of construction. While a 1946 house would have been built with electric rather than gas lighting, the fixture shape

and design is simple and compatible with the character of the house.

Residential additions

1. Location

Standards 1.2 and 1.3 indicate that a side addition or an addition that adds a story to a historic building should be set back from the front wall to minimize visual impact. The proposed location of the addition atop the recessed garage meets these standards.

Standard 1.6 indicates that additions are not appropriate for all historic landmarks and will be evaluated on a case-by-case basis. This landmark has existing one-story additions to rear and sides of the house, portions of which are visible from the street. The prior additions include widening of the garage and full replacement of its roof to cover a larger footprint. Given these modifications, staff recommends that another addition to the garage is appropriate to consider.

2. Scale, massing, and height

These standards indicate that an addition should complement the scale, massing, and height of the historic building, so that the addition appears subordinate and does not appreciably change the overall shape of the building as viewed from the street. While the proposed addition increases the height of the garage, it does not overpower the historic house due to its limited overall size and low top plate.

3. Design and style

Additions should be compatible with but differentiated from the historic building. The proposed addition largely borrows from the materials and architectural vocabulary of the house, but certain elements make it distinct, including its two-story height and the shed-roofed dormer with mulled windows.

4. Roofs

The roof form, slope, and materials match that of the house, in keeping with these standards.

5. Exterior walls

The stonework of the addition will match that of the historic house. While compatible, this is not a differentiated treatment per Standard 5.2. However, other elements of the design serve to differentiate this as an addition, as discussed above.

6. Windows, screens, and doors

The proposed windows in the addition are compatible with the historic house, in keeping with these standards. They are smaller than those of the house but have similar proportions and divided light pattern.

Sites and streetscapes

5. Sidewalks, driveways, and parking

The existing concrete paver driveway to be replaced is not the original material. The proposed limestone driveway will remain in the same location and is compatible with the character of the property, in keeping with Standard 5.2.

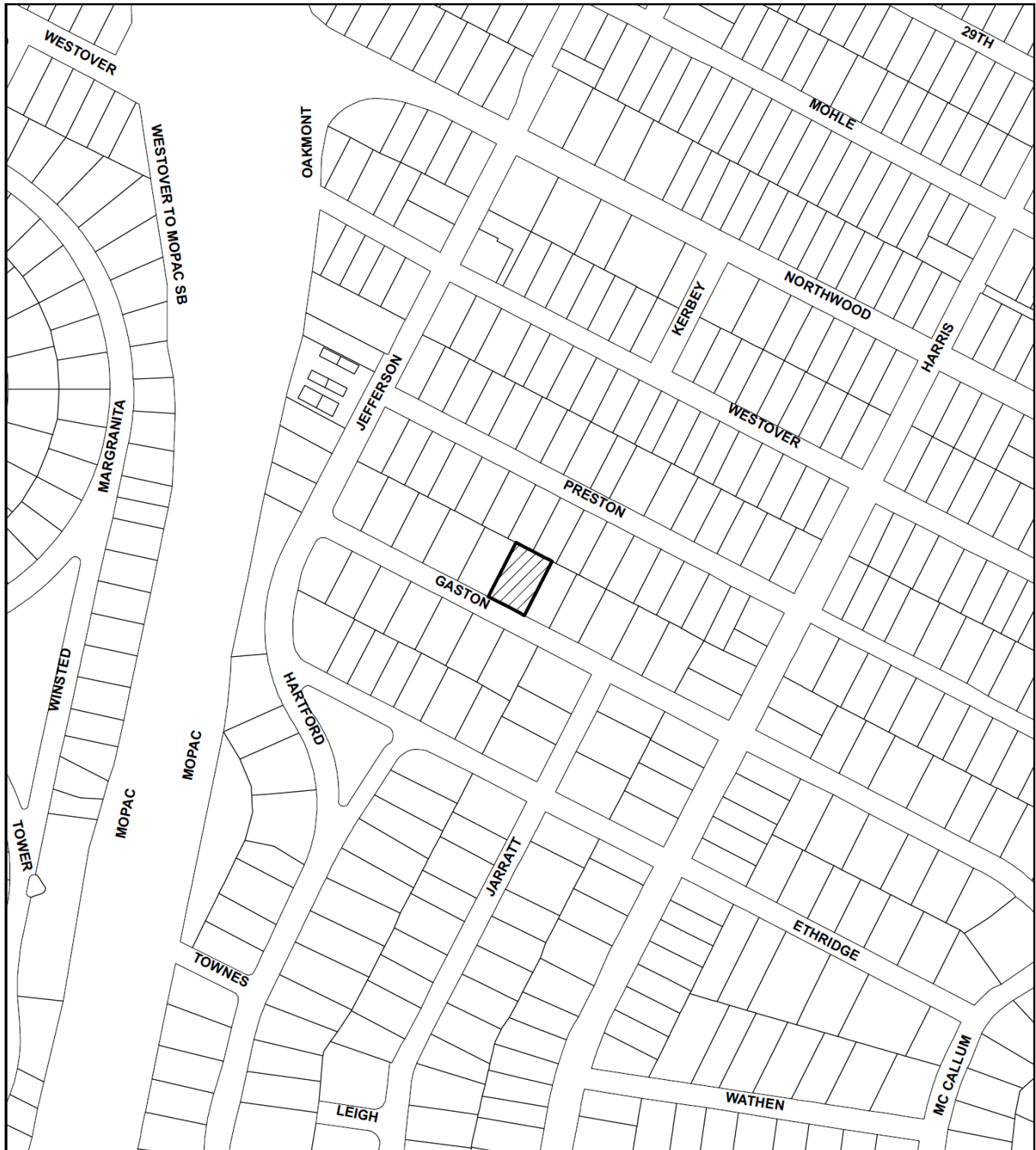
Summary

The project meets most of the applicable standards.

STAFF RECOMMENDATION

Approve the Certificate of Appropriateness with the exception of the proposed window replacement on the front and east side of the house.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C14H-2009-0029

LOCATION: 1600 GASTON AVENUE

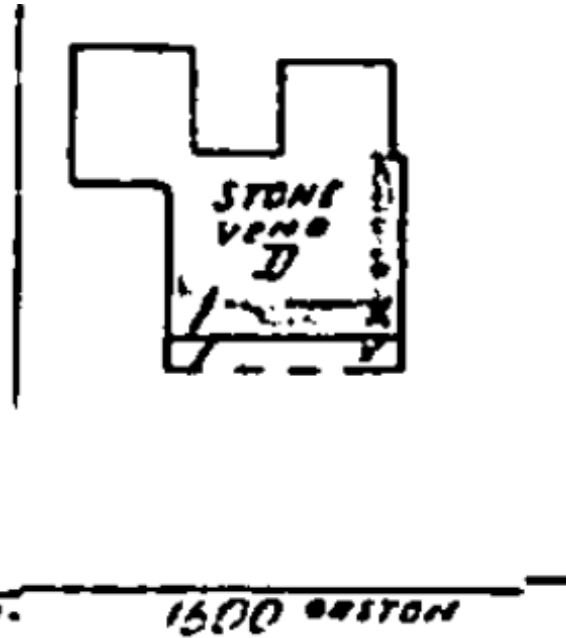
1" = 292'

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.

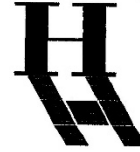
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PROPERTY INFORMATION

Maps and Plans

The 1961 Sanborn Fire Insurance Map of this property shows an integral garage at the current location.

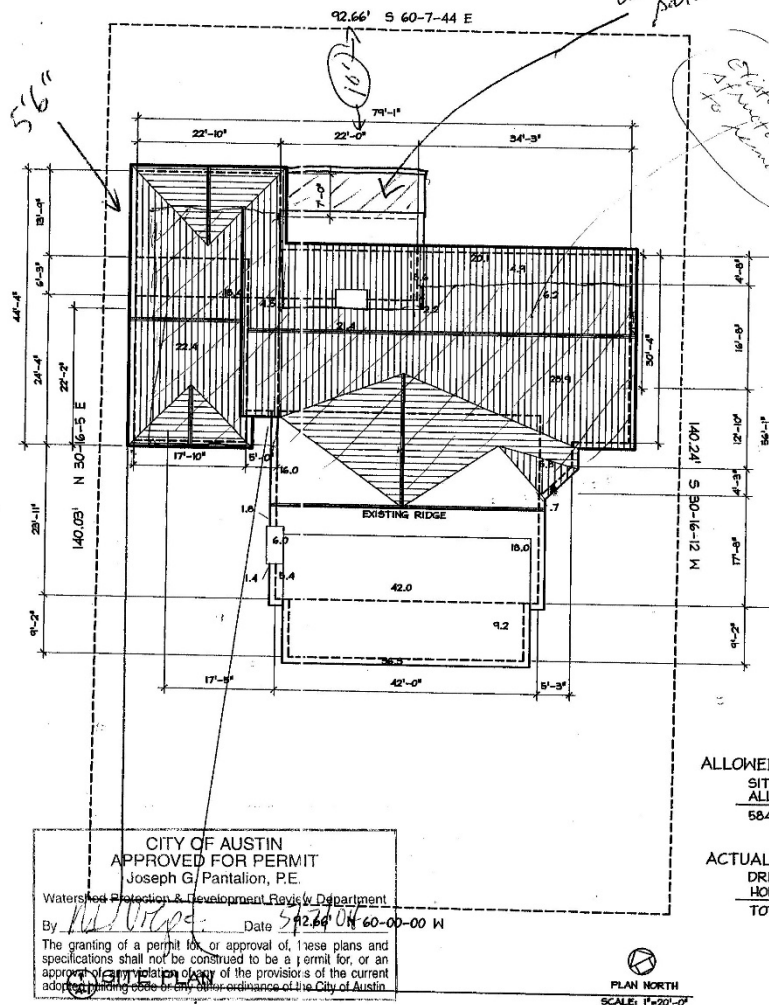


HOLLAND ARCHITECTURAL
1418 PRESTON AVENUE
AUSTIN, TEXAS 78703
512-476-6554



James H. Holland

The dripline of protected trees (19" dia. or greater measured at 4.5' above grade), must be enclosed with protective fencing before and throughout construction. No tree measuring 19" in diameter (or greater) may be removed without a TREE ORDINANCE REVIEW from the City of Austin. Call the Development Assistance Center for review: 974-6370.



FREY DAVIS RESIDENCE
REMODELING AND ADDITION
1600 GASTON AVE
AUSTIN, TEXAS 78703

ALLOWED IMPERVIOUS COVERAGE
SITE 12,984 SF
ALLOWED IMPERV. @ 45%
5843 SF ALLOWED COVERAGE

ACTUAL IMPERVIOUS COVERAGE
DRIVEWAY 1078 SF
HOUSE 4024 SF
TOTAL 5102 SF

CITY OF AUSTIN
APPROVED FOR PERMIT
Joseph G. Pantalone, P.E.
Watershed Protection & Development Review Department
By: *[Signature]* Date: 5/2/04 60-00-00 W
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of the provisions of the current adopted zoning code or any other ordinance of the City of Austin.

PLAN NORTH
SCALE: 1"=20'-0"

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 5-5-04
BY: *Steve Sadowsky*
for HLC Chair

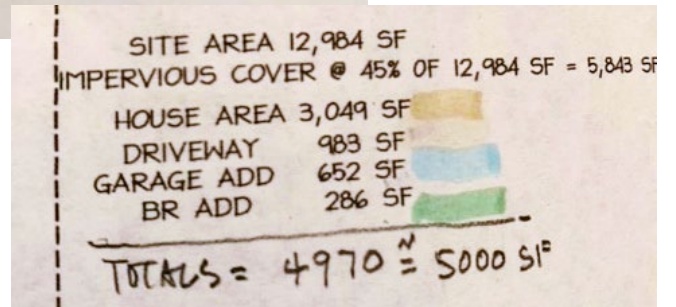
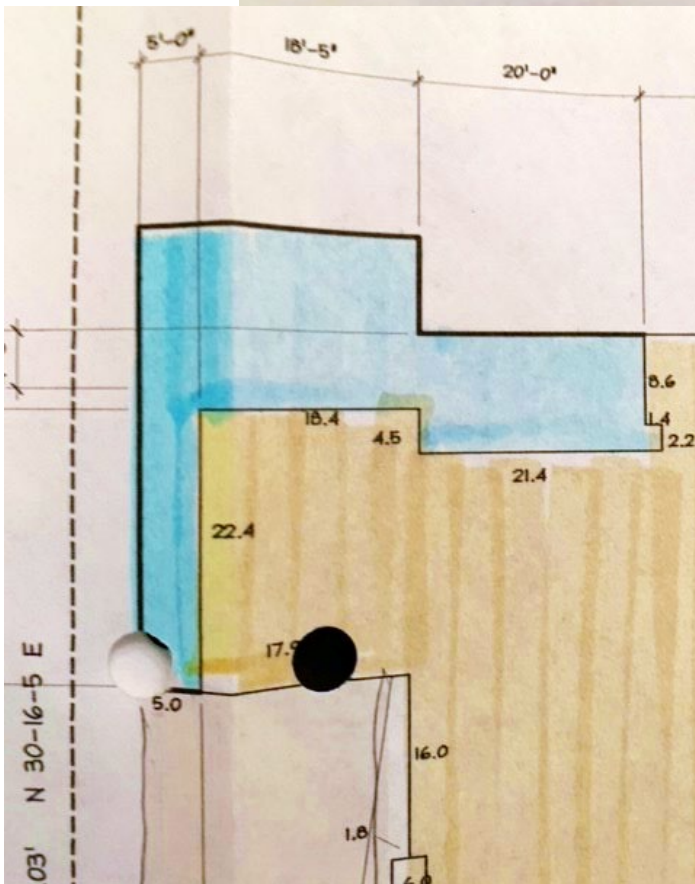
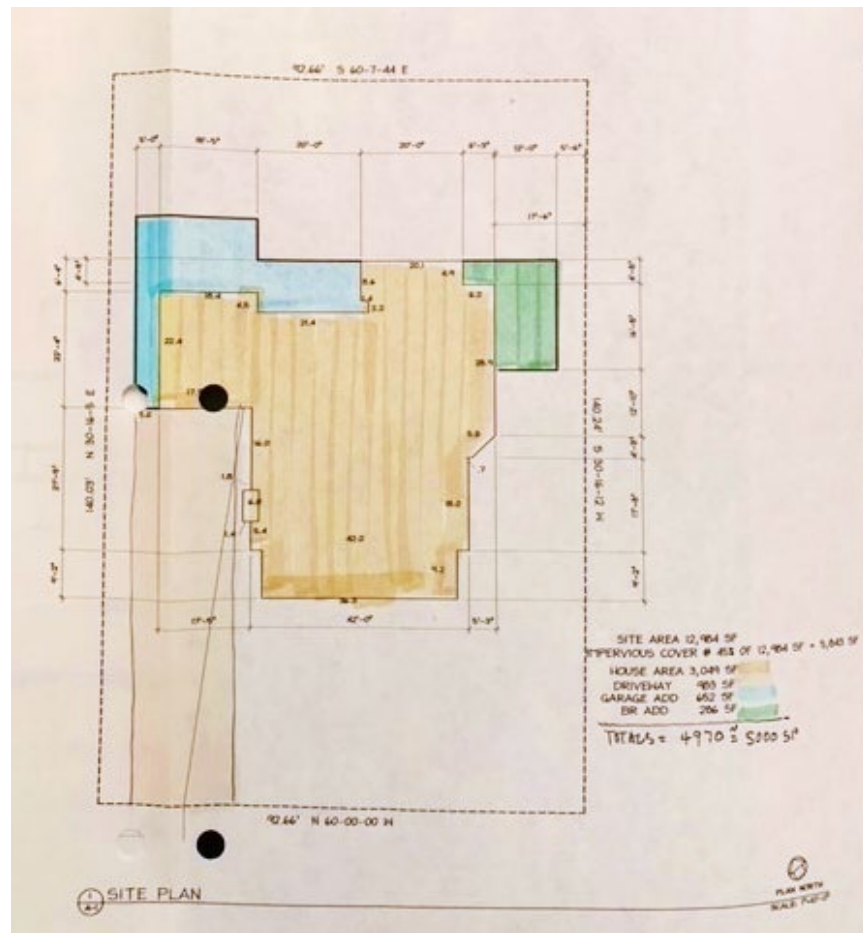
APRIL 7, 2004

SITE
PLAN

SHEET NO.

A-1

Building permit records indicate the garage was enlarged and rebuilt when other additions were made to the house in 2004, before the house became a landmark. No additional drawings, such as a demolition plan or elevation showing the changes to the garage, are currently available in permit records. Note the entire garage roof was replaced.



Site plan (overall sheet and enlargements) showing footprint of 2004 garage addition, courtesy of applicant.