

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
AUGUST 3, 2022
HR-2022-098161
TRAVIS HEIGHTS-FAIRVIEW PARK
1804 BRACKENRIDGE ST

PROPOSAL

Construction of a two-story accessory dwelling unit (ADU), to raise the roofline of the existing home for a new second-story addition and remodel and construction of a new detached garage.

PROJECT SPECIFICATIONS

(For COA, NRD, and partial demolition permits, as applicable.)

- 1) Construction of a new two-story ADU
- 2) Addition of the second story via partial demolition of roofline & new construction of raised roof and dormers. The new roof will be of steeper pitch and composite form.
- 3) Construction of a new detached garage and concrete drive
- 4) Construction of a rear uncovered wood deck.
- 5) Replacement of exterior windows, doors, and siding.

ARCHITECTURE

1804 Brackenridge is a single-story residence built circa 1920 in the Craftsman bungalow style. It has a front-facing gable roof with a knee gable brace and a front-facing gable vent. It has horizontal wood siding and partial width shed roof front porch with exposed rafter tails. It has decorative barge board ends and trim around the gable vents.

RESEARCH

The home was built circa 1920 and purchased by John and Elmeda Heath circa 1924. The home was rented by various tenants from 1927 till 1941 when it was reported vacant. In 1944 Autry and Helen Dilworth rented the property and were eventually listed as owners in 1955, and continued to be listed as such in the 1959 City Directory. The Dilworths are listed as having several occupations including Manager at the Austin restaurant, Galloway's Sandwich Shop, which was located at 310 Congress.

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 in National Register districts. The following standards apply to the proposed project:

Repair and alterations

1. General standards

Evaluation of how the project meets the standards. Summarize and include subsection numbers, where appropriate.

2. Foundations

Evaluation.

3. Roofs

Evaluation.

4. Exterior walls and trim

The plans call for all the walls to be cementitious fiberboard. The existing horizontal wood should be retained and repaired in place.

4.1 Repair, rather than replace, historic material, unless it is deteriorated beyond the point of stabilization or restoration. Replace only those portions of an exterior wall or trim that are deteriorated beyond repair, leaving the rest of the wall or trim intact.

5. Windows, doors, and screens

The project calls for the replacement of all of the doors and windows in the existing structure. This is not compliant with the design guidelines:

5.1 Repair, rather than replace, historic windows, doors, and screens; and their trim, surrounds, sidelights, transoms, and shutters, unless they are deteriorated beyond the point of stabilization or restoration. Retain windows if 50% or more of the wood or metal sash members are intact.

5.4 If historic windows visible from a front or side street must be replaced, relocate historic windows from a non-street-facing wall, if sizes allow.

5.5 Do not enlarge, move, or enclose historic window or door openings that are highly visible from a front or side street. It may be appropriate to restore historic door or window openings that have been enclosed.

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

5.7 If replacing a non-original door, identify the historic style of the door through research, or look to nearby similar properties to guide the choice of a replacement.

5.8 If a historic window or door is missing, replace it with a new unit based on documentation of the historic feature. If no documentation exists, use a new design compatible with the historic opening and the historic character of the building.

Residential additions

1. Location

New additions should not be visible from the street possible and be sited at the rear or side of the property. The new addition on top of the primary residence is highly visible, detracts from the original historic façade and changes the façade's composition when paired with the replacement windows and doors. The new addition should be placed 15 feet back from the primary façade.

1.1 Locate additions to the rear and sides of historic buildings to minimize visual impact.

1.2 Step back side additions from the front wall a distance that preserves the shape of the historic building from the primary street.

1.3 If an addition adds a story to the historic building, set it back from the front wall to minimize visual impact

If the historic building has a front-gabled, flat, or shed roof form, set the addition back from the front wall the greater of 15' or one-half of the width of the front wall.

2. Scale, massing, and height

The addition attempts to change the original structure's height, scale, massing, and composition. These changes are visible from the street and therefore not compatible.

2.2 Minimize the appearance of the addition from the street faced by the historic building's front wall.

b. The historic building's overall shape as viewed from the street must appear relatively unaltered

3. Design and style

The proposed design attempts elements that are distinct to the Craftsman style, but the original Craftsman detail fabric would be removed. Details such as the decorative barge board ends and gable vent trim would be lost.

4. Roofs

The new addition changes the existing historic roofline and is visible from the street. It creates a new compound form with a steep pitch which is in contrast to the original low pitch. The material is a composite shingle and is acceptable.

5. Exterior walls

The plans call for all the walls to be cementitious fiberboard. The existing horizontal wood siding should be retained and repaired in place.

Residential new construction

1. Location

The ADU is sited at the rear of the property which is appropriate and generally acceptable in scale massing, height proportions design, and style. The ADU could complement the primary structure better by incorporating more Craftsman-style detailing cues taken from the primary residence such as open eaves with visible rafter tails, and gable braces or vents.

Summary

The ADU project meets the applicable standards, but the primary residence project does not.

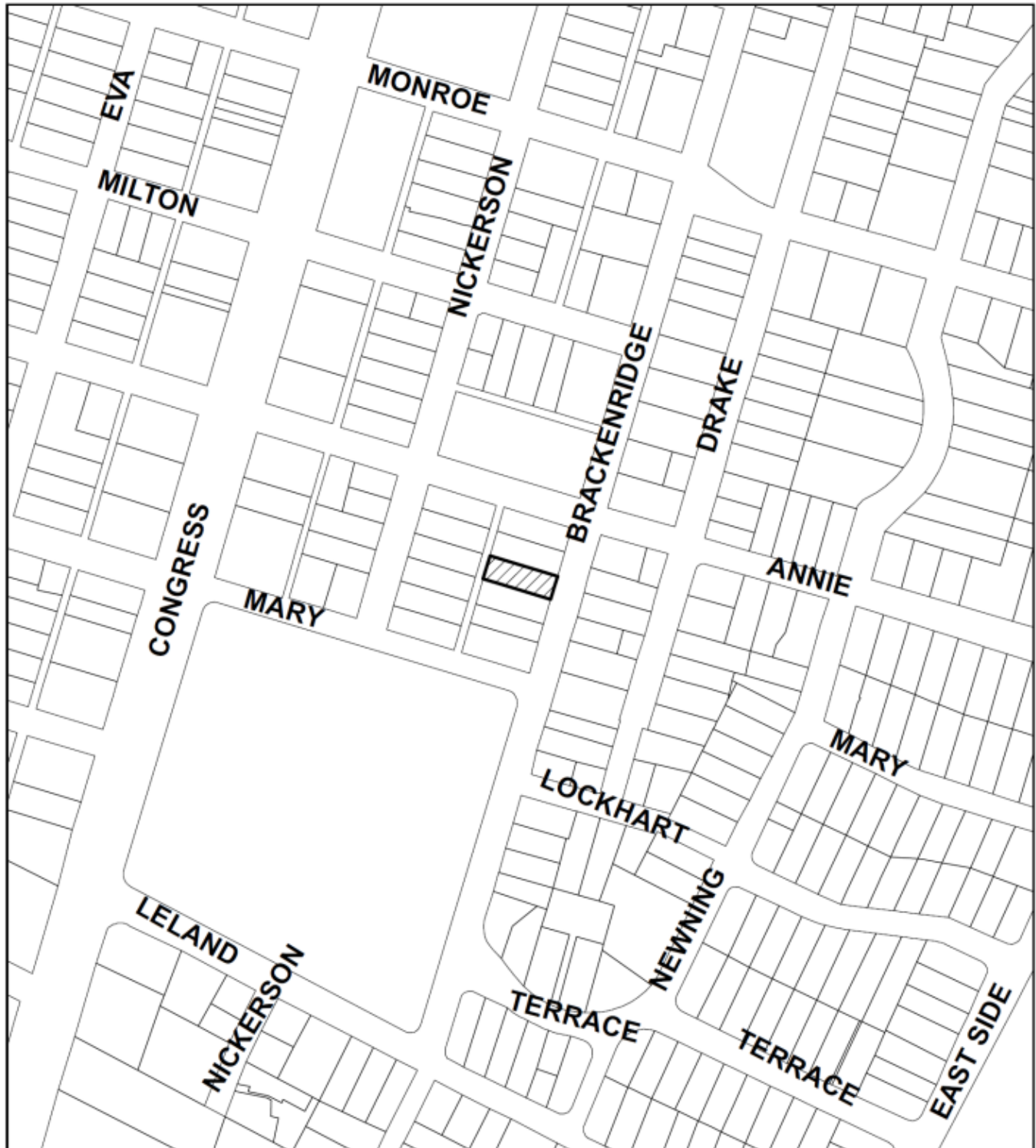
PROPERTY EVALUATION




The property contributes to the Travis Heights-Fairview Park National Register district.

STAFF RECOMMENDATION

Staff encourages postponement to the September 7th HLC meeting and extending an invitation to the next Architectural Review Committee.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: HR 22-098161

LOCATION: 1804 BRACKENRIDGE STREET

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



1804 Brackenridge



1804 Brackenridge with neighboring homes

Google Maps, 2022

Occupancy History

City Directory Research, July 2022

1959 Autry P. Dilworth, owner

1955 Autry P. and Helen Dilworth, owners Manager Galloway's Sandwich Shops

1952 Mary L. Sanchez, renter Cashier Galloway's Sandwich Shop

1947 Autry P. and Helen Dilworth, renters Manager Galloway's

1944 Autry P. and Helen Dilworth, renters Cook

1941 Vacant

1937 Drisdale H. and Osie Andrews, renters Line operator Capital Printing Company

1932 Louis E. and Frances Sieck, renters Radio technician Newt Brunson

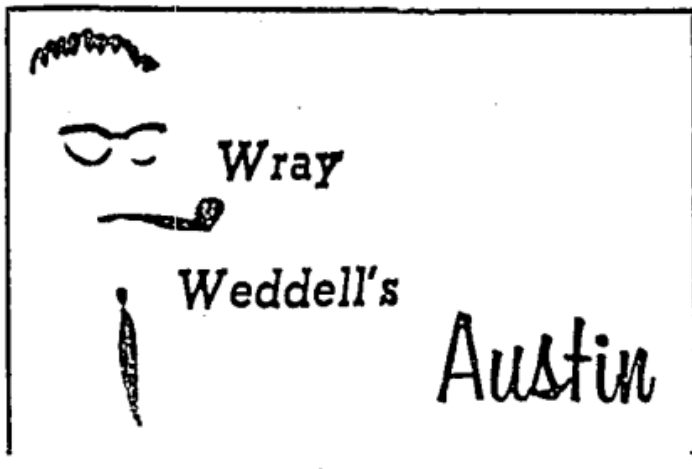
1929 Dempster J. and Mae Sherman, renters Salesman Walter Tips Company

1924 John H. and Elmeda Heath, owners Traveler

1920 Address not listed

Wray Weddell's Austin

The Austin Statesman (1921-1973); Jan 16, 1968;
 ProQuest Historical Newspapers: The Austin American Statesman
 pg. 1



of opposition.

—Now that Galloway's Sandwich Shop, 310 Congress, has capitulated to inflation, the five-cent cup of coffee probably is all gone. Galloway's just went off the nickel standard — up to a dime. They may have poured the last live-cent mug in town.