



For Office Use Only

Date of Submission: _____

Case #: _____

Historic Review Application

Historic Preservation Office approval

Date of Approval: _____

Property Address: 1409 NEWNING AVENUE, AUSTIN, TX 78704

Historic Landmark Historic District (Local) National Register Historic District

Historic Landmark or Historic District Name: BRASS-MILAM HOUSE

Applicant Name: AMANDA COCHRAN-MCCALL Phone #: [REDACTED]

Applicant Address: 1409 NEWNING AVENUE City: AUSTIN State: TX Zip: 78704

Please describe all proposed exterior work with location and materials. If you need more space, attach an additional sheet.

PROPOSED WORK	LOCATION OF PROPOSED WORK	PROPOSED MATERIAL(S)
1) <u>Entryway fabrication to include non-original door replacement, transom repair, & sidelite alteration.</u> <u>See detailed attachment</u>	<u>FRONT ENTRY way of HOME</u> <u>See detailed attachment</u>	<u>See detailed attachment</u>
2) _____	_____	_____
3) _____	_____	_____

Submittal Requirements

1. One set of dimensioned building plans. Plans must: a) specify materials and finishes to be used, and b) show existing and proposed conditions for alterations and additions.

Site Plan Elevations Floor Plan Roof Plan

2. Color photographs of building and site:

Elevation(s) proposed to be modified Detailed view of each area proposed to be modified

Any changes to these plans must be reviewed and approved by the Historic Preservation Office and/or Historic Landmark Commission.

Applicant Signature: [Signature]

Date: 10-13-22

Submit complete application, drawings, and photos to preservation@austintexas.gov. Call (512) 974-3393 with questions.

BRASS-MILAM McCall HOUSE

1409 NEWNING AVE

PROPOSAL BY: *BENJAMIN GEORGE II OF HEARTWOOD CARPENTRY CO.*

PROPOSAL FOR: *AMANDA COCHRAN-MCCALL*



SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

SCOPE OF PROPOSED REHABILITATION PROJECTS

ENTRYWAY DESIGN AND FABRICATION

Job Summary

After extensive research on this property, located in the historic Travis Heights neighborhood, we have decided on an entryway that reflects the integrity of this beautiful home and its surroundings. This home was originally built by a German immigrant (Gustav Brass) and the original door has long since been lost. The proposed project for the entryway will feature two sidelights on both sides of the door, and an operable transom above the entryway. The door will be in the “cottage” style and will feature details commonly found on stately homes in the surrounding areas (Travis Heights, Hyde Park, New Braunfels, etc.).

The current front door has seen better days, and is not original to the home. There are holes in the door nearing $\frac{1}{4}$ inch, and the glass is hardly being held in place by what little glass bead is left. My belief is that this is a rear or balcony door that at some point was retrofitted to replace the original door. That being said, there are a couple of features from this door that we will retain to keep in line with the home's integrity for the past 40 years. (See last image of current door.)

Despite research on the current property, we were not able to find any photographs where the entry door, transom and sidelite were visible. The current transom appears original to the home based on physical inspection revealing trim profile details typical of historic homes of the period and the typical inclusion of such airflow features. There is minor wood rot in the material surrounding the glass which impairs the functionality of the transom and creates a potential safety risk should the glass become unsecured over time. We will repair the transom to full functionality with no visible change to its appearance. The current single sidelite may not be original to the property based upon physical inspection which reveals differences in trim profile from the transom. (Though not relevant to the design, the interior trim at the glass bed also has damage from household pets jumping to attempt to peer out of the glass and inadvertently scratching and damaging the wood trim.) These details, coupled with the fact that the door is also not original, support the preferred design proposal of an entryway configuration of two sidelites flanking the door—which was typical of homes of the period. This design has the additional benefit of providing visibility to household pets without necessitating their jumping up onto any part of the entryway.

Door Construction & Materials (Fig 1A and 1B)

- Stiles and rails will be laminated core with Sapele mahogany veneers, ensuring stability and echoing door construction of the time period.
- Door will feature a $\frac{2}{3}$ marginal lite window, $\frac{1}{3}$ raised panel, and scroll work based on Robert Mulliner catalog designs.
- Possible integration of vintage bell in the door, or custom knocker.
- Door will have modern weatherproofing to extend the life and reliability of the door.

Sidelight, Transom and Jamb Construction & Materials

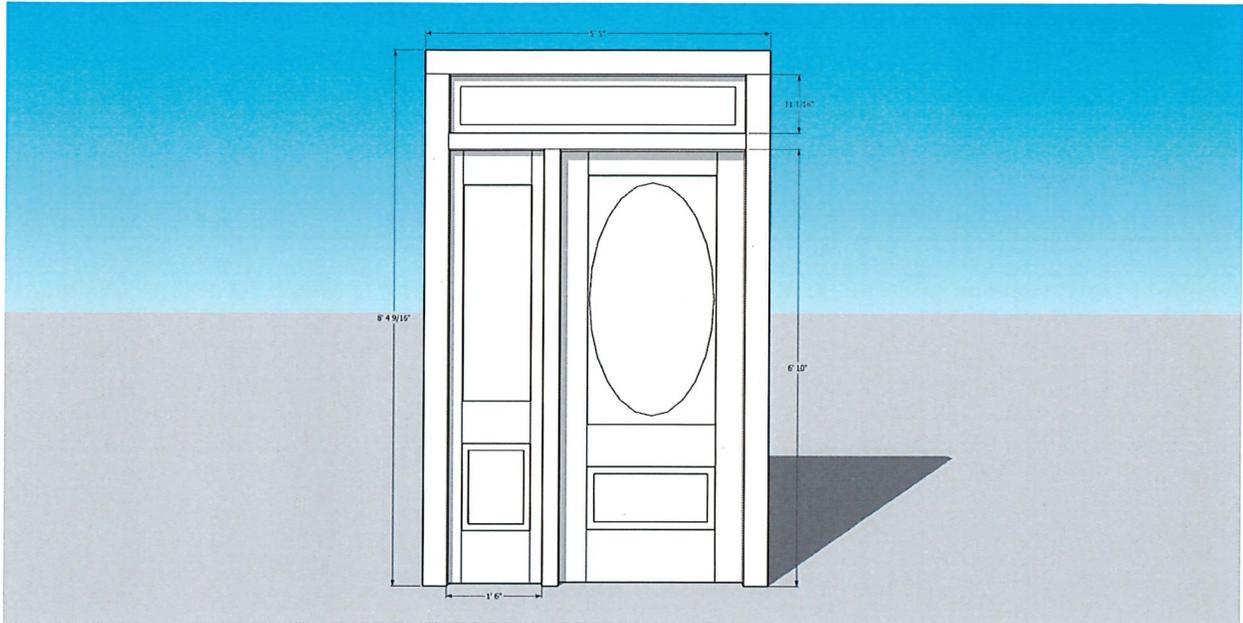
- Sidelights and overhead transom will use the same cope and stick profile found on the current sidelight.
- Overhead transom will be operable and will feature modern weather stripping.
- Jamb to be made from Spanish Cedar. All joints to be dadoed and secured with galvanized fasteners.



ELEVATION DRAWING FOR PROPOSED DESIGN FOR ENTRYWAY



ELEVATION DRAWING FOR EXISTING ENTRYWAY





CURRENT DOOR AND SIDELITE DETAIL PHOTOGRAPH



CURRENT TRANSOM DETAIL PHOTOGRAPH

