

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
DECEMBER 13, 2023
C14H-2008-0028; HR-2023-122483; GF-2023-149237
WOODY HOUSE
709 BOULDIN AVENUE

PROPOSAL

Demolish the existing driveway and install a new fence and gate. Reconstruct existing retaining walls. Add a new entry path and landscaping to perimeter of property. Construct garage for next-door building with encroachment over property line.

PROJECT SPECIFICATIONS

- 1) Remove the existing concrete drive. Reroute and construct a new concrete drive.
- 2) Install 4' woven wire fencing with motorized gate at Bouldin Avenue elevation.
- 3) Replace deteriorated garden retaining walls.
- 4) Add stone, aggregate, and concrete pathways to front and side yards, installing limestone retaining walls where necessary.

ARCHITECTURE

One-and-a-half story irregular-plan cross-gabled frame Arts and Crafts bungalow with an external brick chimney piercing the front gable consisting of skewed rows of multi-colored bricks with “weeping” mortar; single and paired 1:1 fenestration with 6:1 wooden screens; gabled over-door hood; standing seam metal roof.¹

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:

Sites and streetscapes

1. Vegetation, topography, and landscaping

The proposed project does not appear to alter permanent landscape features that define the character of the property. It does not replace an open front lawn.

2. Walls and fences

The proposed fencing is limited to the edge of the lot, far from the main house and made of a transparent material.

5. Sidewalks, driveways, and parking

The proposed paths and driveways appear compatible with the property.

Summary

The project meets the applicable standards.

COMMITTEE FEEDBACK

The encroachment of new construction next door will not affect the public view of the historic house. Retain natural materials and setting of Woody House in landscaping choices.

STAFF RECOMMENDATION

Approve the application.

¹ Zoning Change Review Sheet: C14H-2008-0028, Woody House. Historic Preservation Office, 2008.