

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
MARCH 6, 2024
HR-2023-087103; C14H-1991-0009
A.O. WATSON HOUSE
402 WEST 12TH STREET

PROPOSAL

Replace non-original façade elements, construct an elevator tower, add landscaping, and rework the existing three-story addition. Replace windows with matching units in original openings at the secondary façade. Remove non-original accessibility and landscape elements, creating a new accessible ground-floor entrance with a ramp. Replace roof in-kind with cedar shakes.

PROJECT SPECIFICATIONS

- 1) South (main) elevation: Replace the non-original upper-story window with a more appropriately sized opening and configuration to match the historic window below. Add terraced landscaping. Remove the existing non-original railing and replace it, matching the proportions of the original railing above.
- 2) West: Construct a new brick elevator tower. Replace existing replacement windows in-kind, matching openings and proportions. Construct a flat-roofed, one-story covered breezeway.
- 3) East: Replace window in-kind. Construct a new ADA ramp. Set the addition back 1' on this side from the original façade. Construct a new brick egress stairway.
- 4) North (rear): Remove and rebuild the existing three-story addition. The proposed addition features a flat roof, mostly transparent curtainwall, and interior egress stairs. Construct a pool behind brick walls to match landscaping at the adjacent lawn.

ARCHITECTURE

Two-story Queen Anne built in 1897.

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

1. General standards

The proposed project removes mostly non-original and deteriorated material from the building, replacing in-kind where beyond repair and utilizing physical and photographic evidence for replacement elements.

3. Roofs

The proposed project replaces the cedar shake roof in-kind.

4. Exterior walls and trim

The proposed project repairs the existing siding.

5. Windows, doors, and screens

The proposed project utilizes existing openings and replaces windows in-kind where deteriorated and/or nonoriginal at secondary façades only. Historic-age windows at the original façade do not appear to be slated for replacement.

6. Porches

The proposed project replaces the existing non-historic porch railing with a more proportionally appropriate railing matching the original second-floor railing.

7. Chimneys

The proposed project does not remove or replace the existing chimneys.

Residential additions

1. Location

The proposed addition is located in place of an existing addition.

2. Scale, massing, and height

The proposed addition's scale, massing, and height are such that it does not appear visible from the primary streetscape. The walls are stepped in 1' to articulate its connection to the existing building.

3. Design and style

The proposed addition's design and style appear mostly compatible, with a high degree of transparency and appropriate differentiation from the historic building.

4. Roofs

The proposed flat roof matches the height, style, and pitch of the historic-age enclosed porches at the second floor.

5. Exterior walls

The proposed exterior walls have a high degree of transparency, and brick accents at the elevator and stair halls appear to reflect the existing brick foundation at the ground floor without matching it exactly.

6. Windows, screens, and doors

Proposed fenestration appears mostly compatible.

Sites and Streetscapes

1. Vegetation, Topography, and Landscaping

The proposed landscaping appears to grade the front of the building to add terraced gardens, replacing the front lawn.

2. Walls and Fences

The proposed project removes existing non-historic fencing and replaces the rear-side fencing with a brick wall to match the proposed terraced garden.

4. Accessibility

The proposed project replaces the existing ramp with a less-obtrusive design. It increases access via a ground-floor entrance.

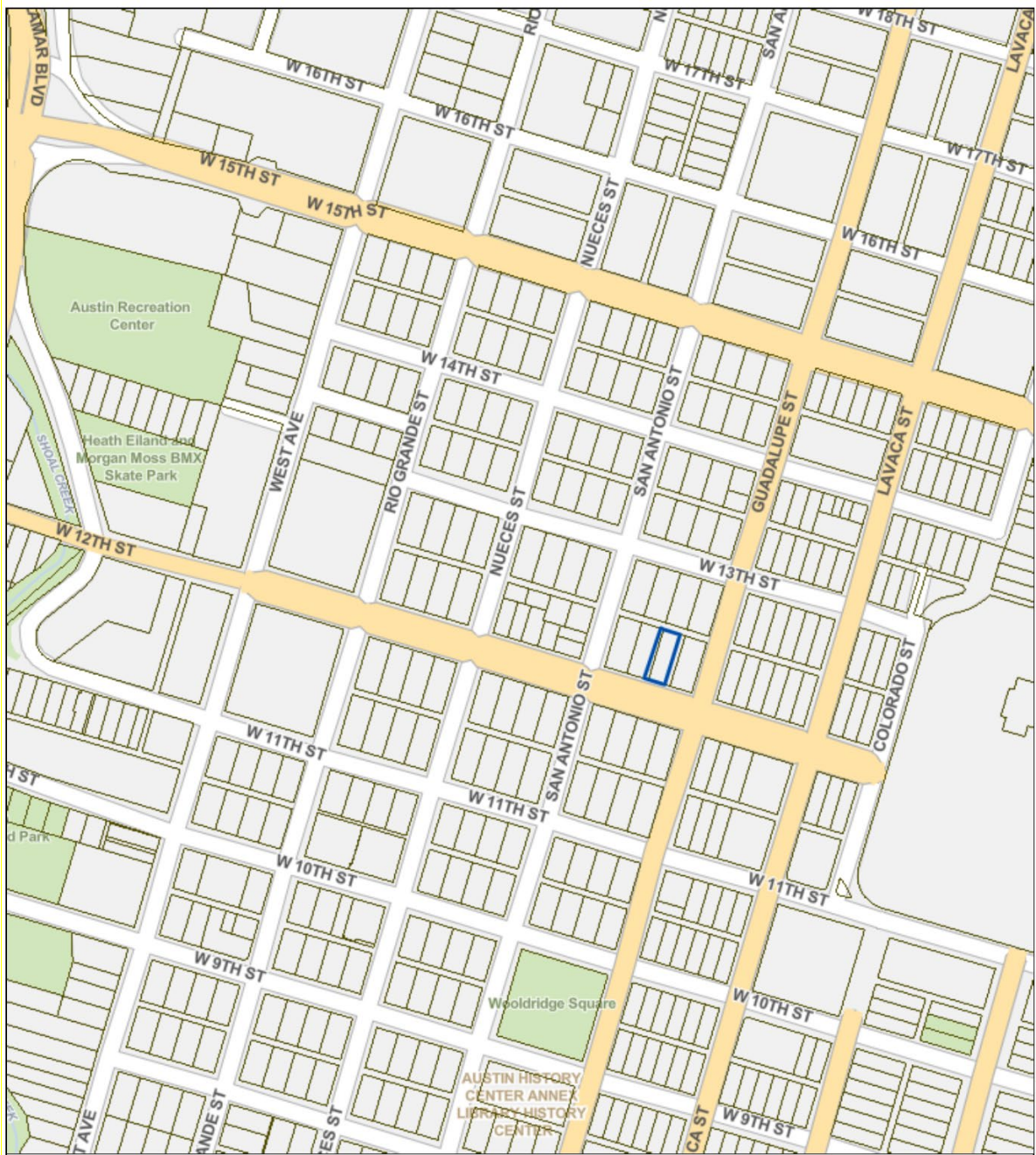
Summary


The project mostly meets the applicable standards.

STAFF RECOMMENDATION

Approve the application, encouraging the applicant to soften the terraced landscaping at the front lawn.

LOCATION MAP





Lot Lines


Lot Line

1: 4800

7/17/2023

HR 23-087103

402 W 12TH STREET



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