

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
APRIL 3, 2024
HR-2024-030185; C14H- 2003-0007
VIOLET CROWN
1504 WEST LYNN STREET

PROPOSAL

Remove and replace incompatible non-historic additions, repaint, and construct a detached guesthouse.

PROJECT SPECIFICATIONS

- 1) Remove the street-facing carport and replace it with a new, painted steel carport on the southeast side of the house. Construct a new circular drive.
- 2) Repaint the house with historically appropriate colors as seen in early photos.
- 3) Reclad the addition between the garage and the original house with painted vertical wood siding.
- 4) Construct a guesthouse and covered patio at the rear of the property. The proposed structure is clad with vertical wood siding and has painted steel fenestration.
- 5) Reconfigure the existing pool and add a new deck.

ARCHITECTURE

The 2003 landmark designation nomination describes the building as “a textbook example of the Tudor Revival style, with its false half-timbering, steeply pitched gable containing the round-arched doorway, stone facade, prominent chimney, and multi-light windows.”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:

Repair and alterations

1. General standards

The proposed project does not appear to significantly affect historic material.

3. Roofs

Proposed alterations to the existing additions’ rooflines appear appropriate.

4. Exterior walls and trim

The proposed new cladding appears appropriate in style and material and is sufficiently differentiated from historic material.

8. Attached garages and carports

The proposed project removes an inappropriate and non-historic attached carport.

Residential new construction

1. Location

The proposed guest house is appropriately located at the rear of the property.

3. Scale, massing, and height

The proposed new structure is very small in scale and does not appear visible from the street.

4. Proportions

The proposed detached bedroom’s proportions are mostly compatible.

5. Design and style

The proposed building’s design and style are appropriately simple.

6. Roofs

Though the proposed building’s steep roofline is dramatic, it complements the original building’s more complex Tudor

¹ Zoning Change Review Sheet: C14H-03-0007. Historic Preservation Office, 2003.

Revival roofline.

7. Exterior walls

The proposed exterior walls are appropriate.

8. Windows and doors

The proposed fenestration is compatible.

9. Porches

The proposed covered porch is large in scale, but is not visible from the street, and appears compatible.

11. Attached garages and carports

The proposed new carport is compatible and is sited as far back as possible given site constraints.

Summary

The project meets the applicable standards.

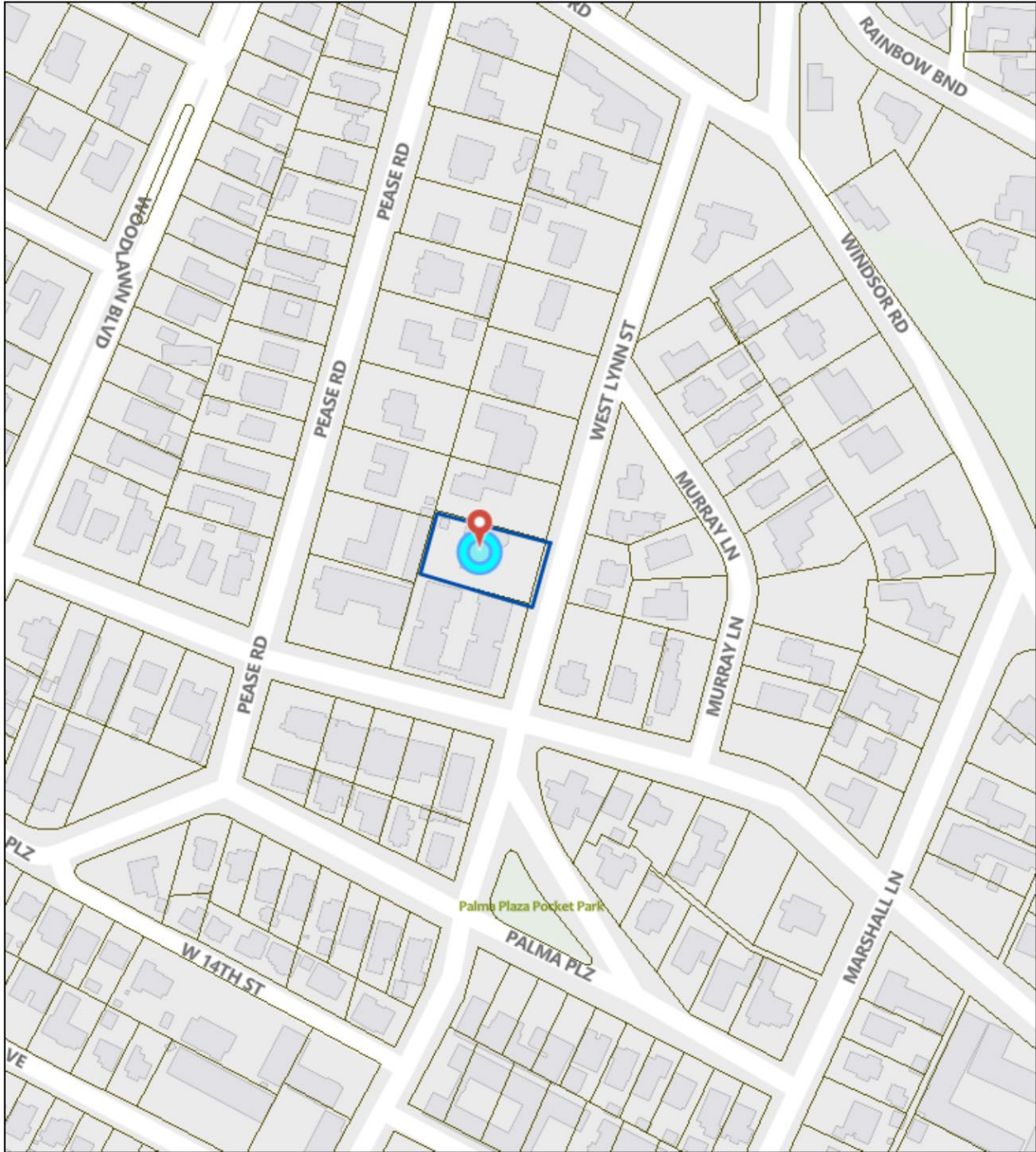
COMMITTEE FEEDBACK


Align the roofline of the addition at the rear. Ensure that the carport does not affect historic-age stone accents.


STAFF RECOMMENDATION

Approve the application.


LOCATION MAP



 1: 2400
3/18/2024

Lot Lines
Lot Line 

HR 24-030185
1504 WEST LYNN STREET



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