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**PROPOSAL**

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Repairing and painting rotten roof timbers; add an additional two skylights to the loft over the garage and carport; replace windows, relocate one door and replace with a window in ca. 1980 non-historic garage and garage apartment in rear yard of historic house.

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**PROJECT SPECIFICATIONS**

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All materials used will match existing condition. The new windows will be a larger size than the existing (2x4 vs 2x2). Any materials that may be re-used will be re-used. This project was started without a building permit, so some of it has been accomplished. The installation of the skylights remains to be done. No change is proposed to the footprint or the roofline.

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**STANDARDS FOR REVIEW**

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**STANDARDS FOR REVIEW OF APPLICATIONS  
FOR CERTIFICATES OF APPROPRIATENESS**

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.
- Conceal the installation of protective or code-required mechanical systems whenever possible so as not to intrude upon or detract from the aesthetic and historical qualities of the property, except where concealment would result in the alteration or destruction of historically-significant materials or spaces.

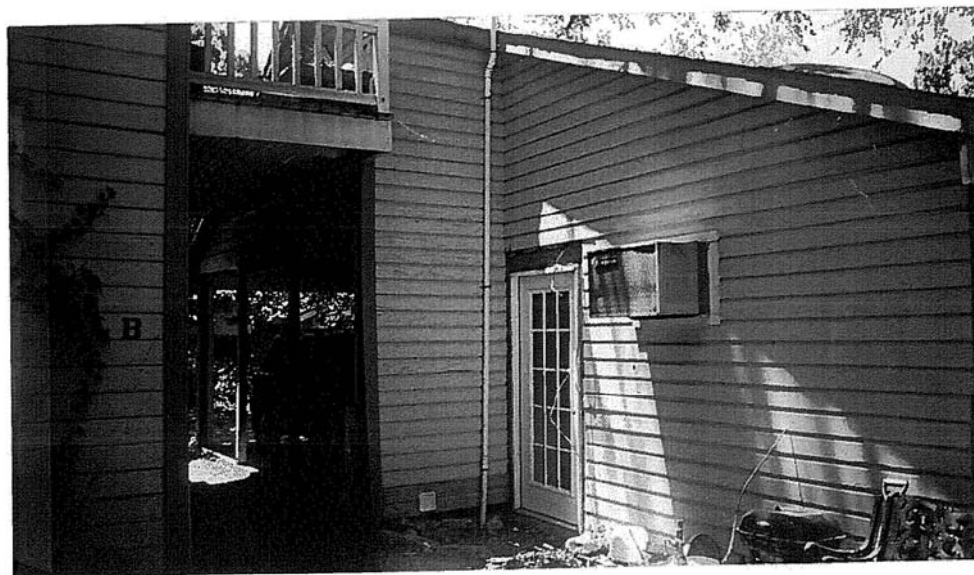
**STAFF RECOMMENDATION**

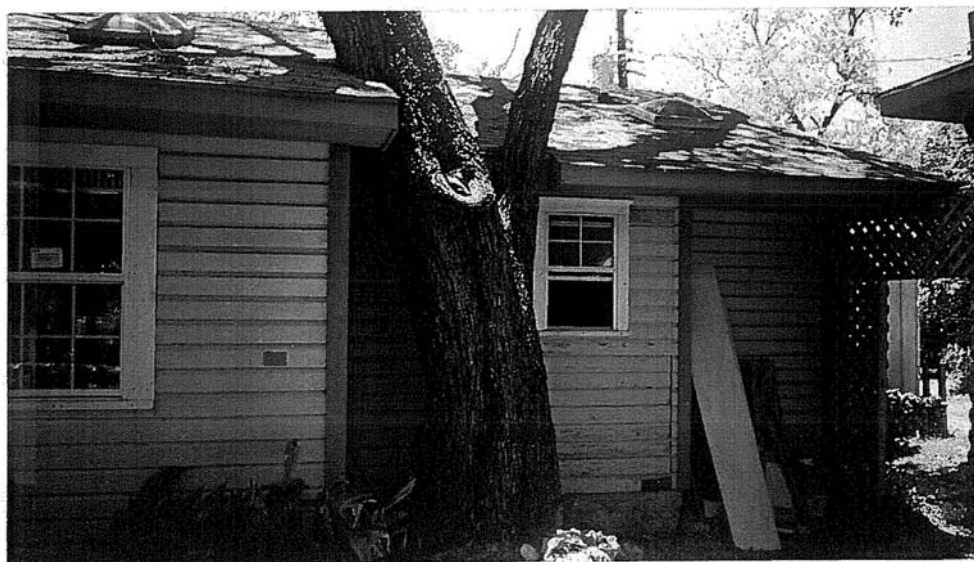
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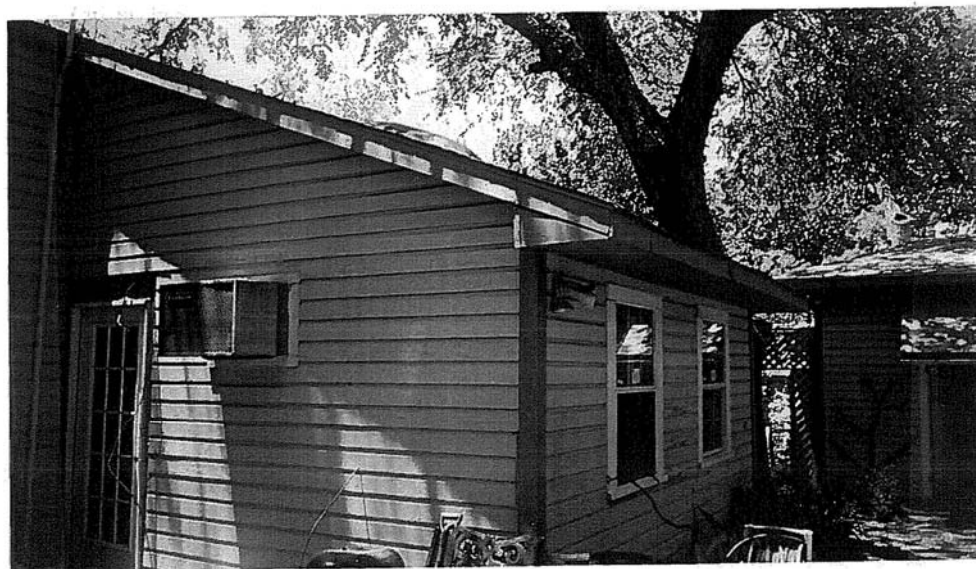
There was some discussion at the Certificates of Appropriateness Committee concerning the application materials for this case. Staff has investigated with the Residential Review Office, which approves building permits for residences, and has ascertained the materials submitted are adequate for obtaining permit approval. Because the plans are hand-drawn on lined 8 ½ by 11 paper, they are somewhat difficult to read. However, given the fact that the proposed work is to a non-historic building on the rear of the lot on which the Landmark structure is located, and the changes being requested do not significantly alter the shape or outline of the non-historic structure, staff has accepted the drawings in this condition for this case only.

Staff recommends approval as submitted.

PHOTOGRAPHS







Dear Mr. Sadowsky,

Here is a brief explanation and description of my application. The work proposed (and unfortunately already started, as I didn't realize I needed permits for it) is taking place on the garage/apartment located at the rear of the property (on the survey document it is the middle one of the three buildings that back on to the alley, and is marked "One storey frame garage apartment". The building was constructed some time in the early 80s, but was integrated with the carriage house (which dates I believe from the 1920s), which is marked on the survey as "Two storey frame building", as is shown on photos 1 and 2. The wall AC Unit visible in photo 1 was there when I bought the house in 2003, but needs replacing. The door to the left of it replaces a window, and the window on the right hand side of photo 3 is where the original door to the apartment/workshop part of the building was located. This has been moved to the west side of the building as shown in photo 5 to provide direct access to and from the garage. The two windows in photo 2 replace two existing windows of the smaller size visible in photo 3. The roof skylights were part of the original structure (although one needs partial replacement due to hail damage). Photo 6 shows the north wall of the garage, and its connection with the kitchen of the main house. Nothing further is to be altered here. Photo 7 shows the south wall with garage and car-port. All this would remain as it is, but for the addition of two skylights into the loft space over the garage and car-port. All of these proposals (and what has already been done) are also listed on the drawings, supplied, which also show the interior space divided between the garage area and the roughly-fitted out apartment, which had a fully-functioning bathroom (shower, toilet, sink); the intention is to replace the shower with a tub and shower, and change the alignment of the sink (photos 8 and 9 show its current condition); the main room had a utility sink; we want to replace that with a kitchen sink, and install some counters and a microwave. The idea is to use the redesigned space as a guest house (not for rental). Photos 10 and 11 show the existing skylights which will not be altered, but as photo 11 indicates the roof (in particular the insulation) has sustained water damage and requires restoring to its pre-existing condition. There will a minimal re-siting of electrical switches and outlets. Photos 12-14 indicate the location of the new loft above the garage and behind the apartment. There will no alteration to roof-line or footprint. I hope this supplies you with the information you require, and I thank you for your consideration. I shall be leaving Austin on Monday the 10<sup>th</sup> for about six weeks, but have delegated power of attorney to my partner Barbara Kelly. I will be in fairly regular email contact. My email address is [rjhankinson@mail.utexas.edu](mailto:rjhankinson@mail.utexas.edu); Barbara's is [monkeyfish68@yahoo.com](mailto:monkeyfish68@yahoo.com).

Thank you once again;

Yours sincerely



(Jim Hankinson)

## PLANS

