

**HISTORIC LANDMARK COMMISSION**  
**AUGUST 22, 2011**  
**CERTIFICATE OF APPROPRIATENESS**  
**LHD-2011-0013**  
**705 Baylor**  
**Castle Hill Local Historic District**

**PROPOSAL**

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Request a Certificate of Appropriateness to add a ½ story cross gable addition to a 1 1/2-story single family home.

**PROJECT SPECIFICATIONS**

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The applicant proposes to remove the existing dormers and construct a ½ story cross gable addition. The new gables will match the existing with decorative brackets and painted cedar shake shingles. New roofing material will be composite shingles.

Additional work currently in progress includes replacing the foundation and reconstructing a basement level living space. The foundation skirting on the new basement level will have a brick veneer.

**STAFF COMMENTS**

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The property is a contributing property in the Castle Hill Local Historic District. The Castle Hill Local Historic District Design Standards state:

C) Rehabilitation or Alteration of Contributing Buildings

1. Required Standards.

- (a) Maintain the historic style and retain character-defining features. Character-defining features generally include exterior wall materials, windows and window screens, doors and entryway details, roof form, porches, chimneys, railings, and trim.
- (b) Do not install new materials that obscure or endanger original materials, including but not limited to painting of original masonry or installation of vinyl or aluminum siding over original wood siding.
- (c) Repair existing original windows unless determined infeasible due to excessive deterioration that is adequately documented in the application for a certificate of appropriateness. Utilize recommended repair practices listed below where feasible.
- (d) Replacement windows, where permitted, must match the original, size, profile, muntin shape, configuration, and details. Do not use vinyl-clad windows. Do not use false muntins attached to or inserted between insulated glass panels.
- (e) Roofs.
  - (1) When replacing a roof, maintain the original roof form and other character defining features of the roof including overhangs, barge boards, rafter tails, and cresting, where existing.
  - (2) Unacceptable roof materials are those that are not used elsewhere in the district, are not appropriate for the subject property, or have otherwise been determined incompatible with the district or the subject property.

**D. Additions to Existing Buildings**

This section applies to all additions with specific standards that apply to contributing and non-contributing buildings as noted.

**1. Required Standards**

- (a) For contributing buildings, a new addition shall not visually overpower the existing building, compromise its historic character, or destroy any unique character defining features. Large additions may be constructed as a separate building and connected to the existing building with a linking element such as a breezeway, as long as they comply with other sections of these Standards and applicable codes.
- (b) For contributing buildings, two-story additions to one-story buildings must be set back a minimum of 1/3 the depth of the building measured from the front wall of the house (excluding the porch), or 15 feet measured from the front wall of the house (excluding the porch), whichever number is greater.
- (c) Design an addition using appropriate scale and detailing to avoid creating a top-heavy appearance.
- (d) Materials of the addition (walls, roofing materials, and windows) shall be compatible with the original building, and may include use of modern materials such as fiber-cement siding, as appropriate.
- (e) New roof forms must match the pitch of the roof on the existing house to the greatest extent possible.

**2. Recommendations/Advisory Standards**

- (a) Consider creation of usable space by finishing out an existing attic, including the addition of dormers on a side roof that is set back from the front of the building at least 15' or 1/3 the building depth.

**COMMITTEE RECOMMENDATIONS**

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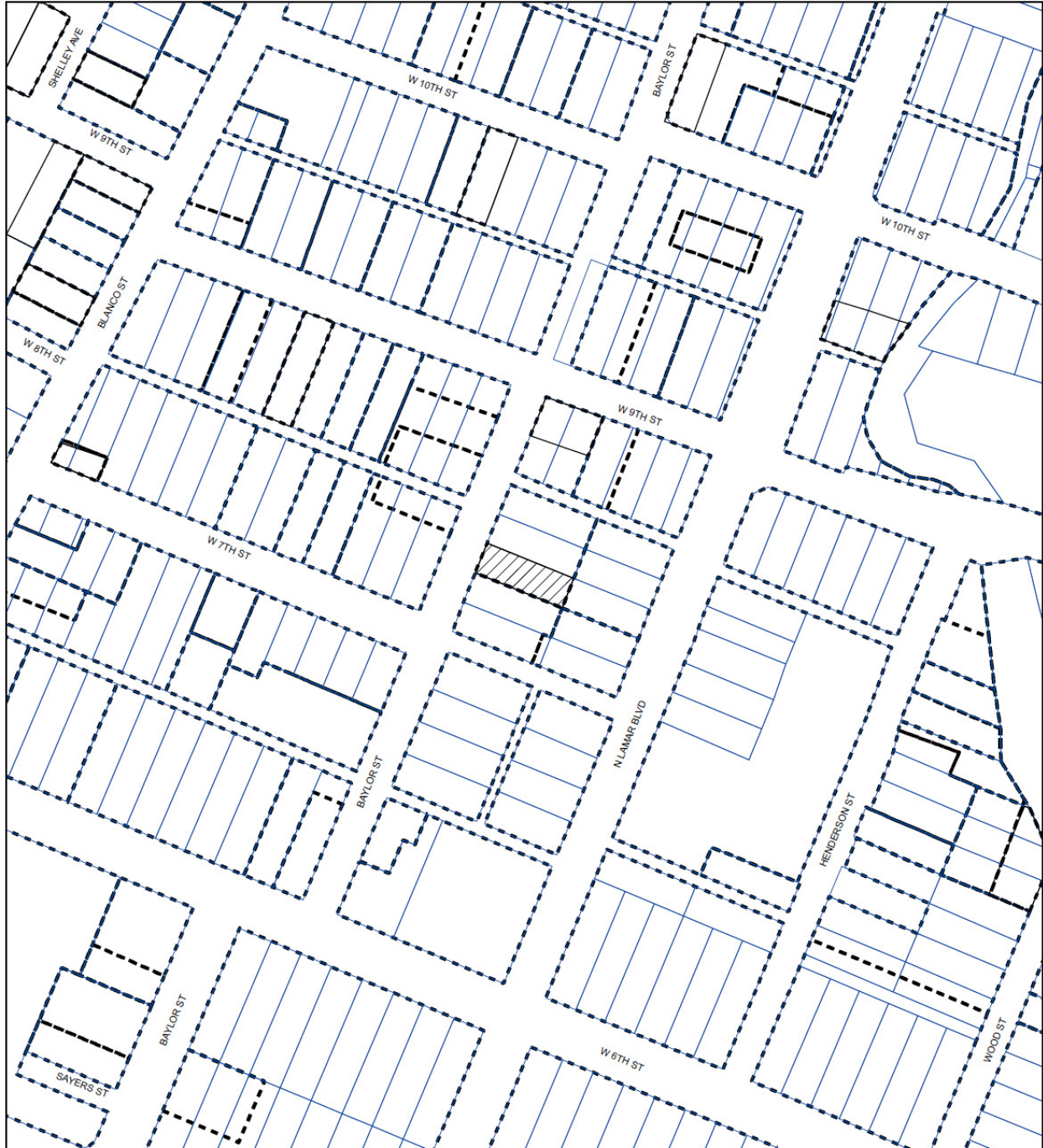
The Committee reviewed the project on August 8, 2011 and recommended approving the project with suggested changes to the windows for the tympanum of the front gable and brick instead of limestone skirting for the foundation.

**STAFF RECOMMENDATION**

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Staff recommends approving the project as proposed, with the exception that the brackets on the new gable ends be eliminated to differentiate the new roof from the historic roof.

# Location Map



SUBJECT TRACT



ZONING BOUNDARY

## LOCAL HISTORIC DISTRICT

CASE#: LHD-2011-0013  
LOCATION: 705 BAYLOR STREET  
GRID: H22  
MANAGER: STEVE SADOWSKY



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

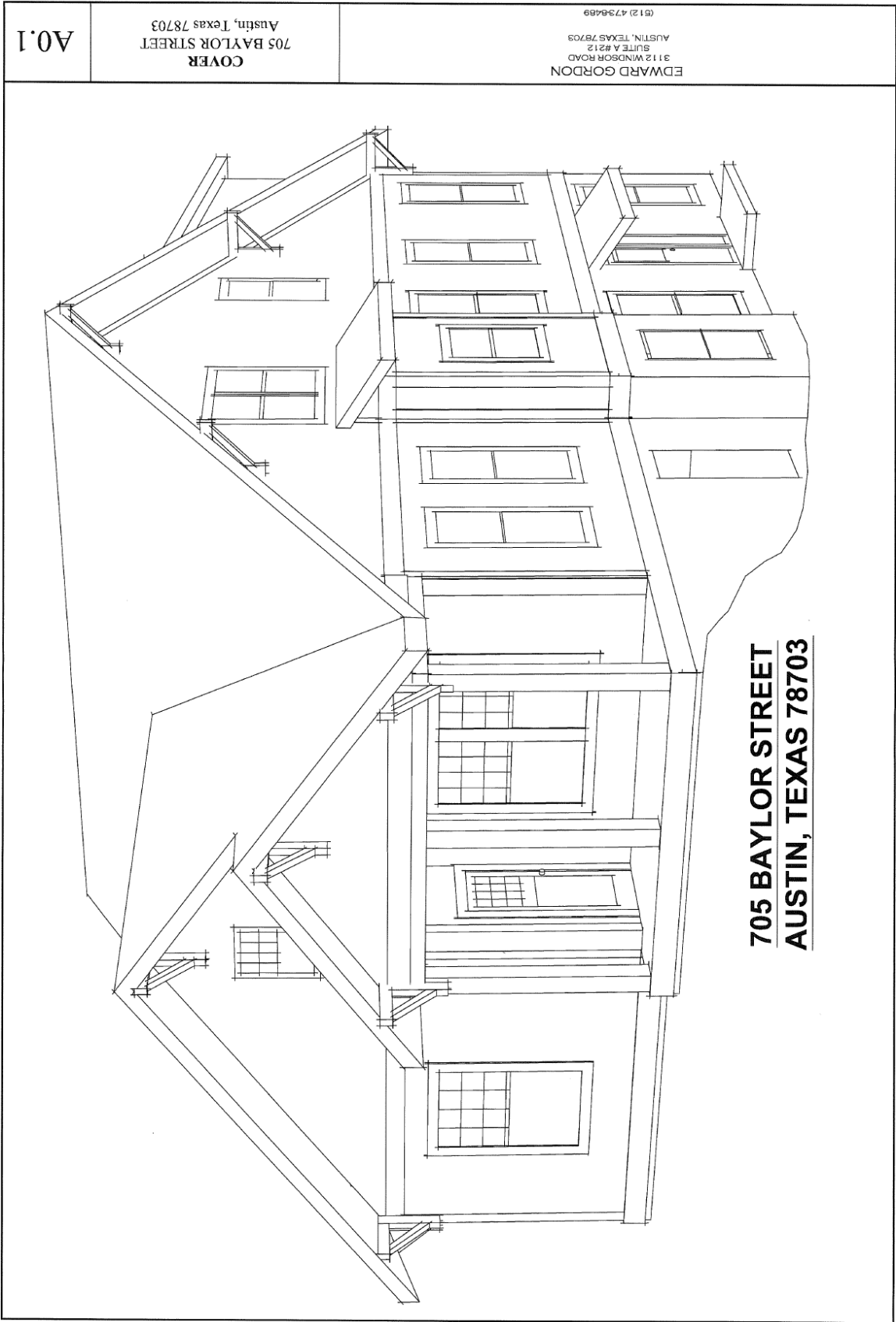


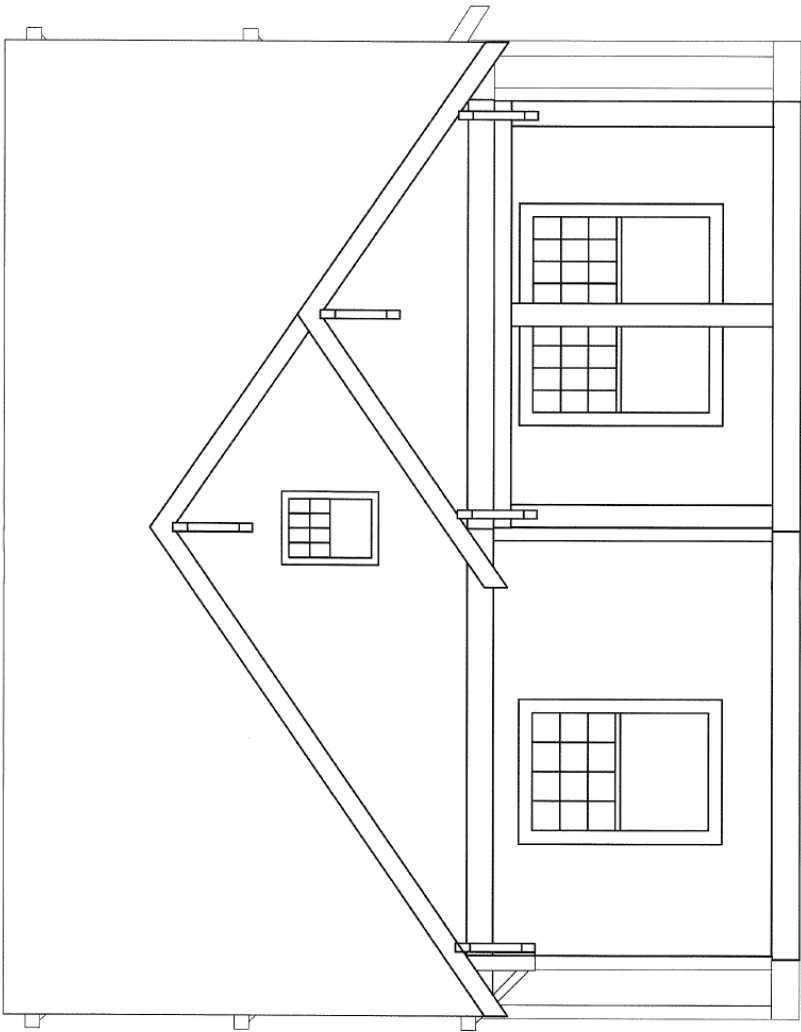
PHOTOS

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PLANS



A0.2	705 BAYLOR STREET Austin, Texas 78703	<div data-bbox="954 174 1138 273">EDWARD GORDON 3112 WINDSOR ROAD SUITE A #212 AUSTIN, TEXAS 78703 (512) 479-8489</div> <div data-bbox="399 592 1195 1617">Architectural floor plan of a building. The plan shows a large rectangular footprint with a gabled roof section on the left side. The gabled section contains a single window. The main rectangular section on the right contains three windows: one at the top, one in the middle, and one at the bottom. The plan also shows interior walls, doors, and structural elements like columns and beams. The drawing is a line art representation with no shading or color.</div>
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