

HISTORIC LANDMARK COMMISSION
JANUARY 23, 2012
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2002-0022
Minnie Hughes House
900 Juniper Street

PROPOSAL

Demolish all but the original two-room house, including a ca. 1943 rear-gabled rear addition and a side addition, with plans for the construction of a new rear addition and the restoration or replacement of windows and doors on the original house.

PROJECT SPECIFICATIONS

The applicant proposes to demolish all but the original house and to construct a new one-story rectangular plan rear addition in its place. The design of the proposed addition are in the approved schematic phase; further details for finishes and materials will be presented later.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- 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.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- 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.

COMMITTEE RECOMMENDATIONS

The Committee reviewed and recommended approval of the demolition of all but the original house pending review of drawings for the new addition.

STAFF RECOMMENDATION

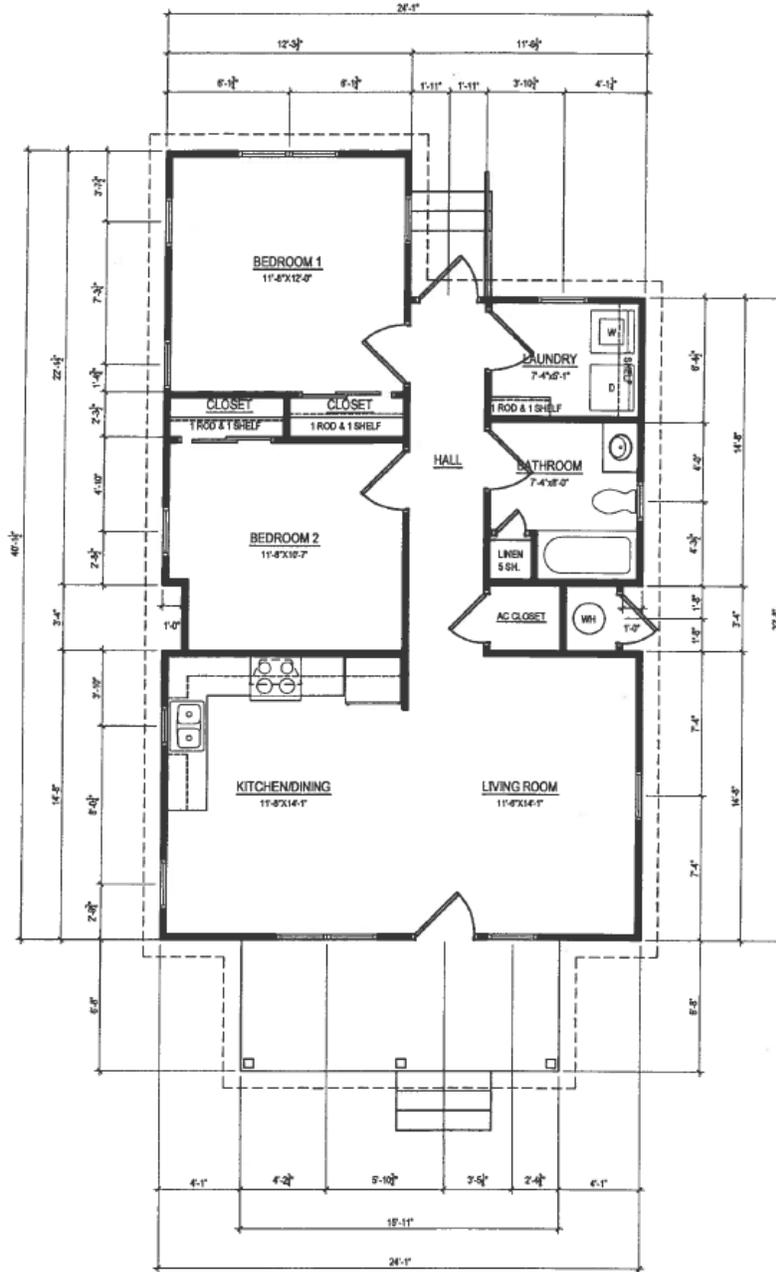
Approve the Certificate of Appropriateness for the demolition of all but the original house and require the applicant to return with more detailed drawings for approval of a Certificate of Appropriateness for the new construction. The attached plans are schematic only as the Committee requested before issuance of the demolition permit.



The Minnie Hughes House at 900 Juniper Street was originally these two front rooms with a shed-roofed porch. The applicant proposes the demolition of all but the original house as Phase One of a restoration and addition project for the house which will return it to economic viability.



The side addition of undetermined age shown in the foreground as well as the rear-gabled rear addition are proposed for removal and eventual replacement with a one-story rear addition to the original, side-gabled house.

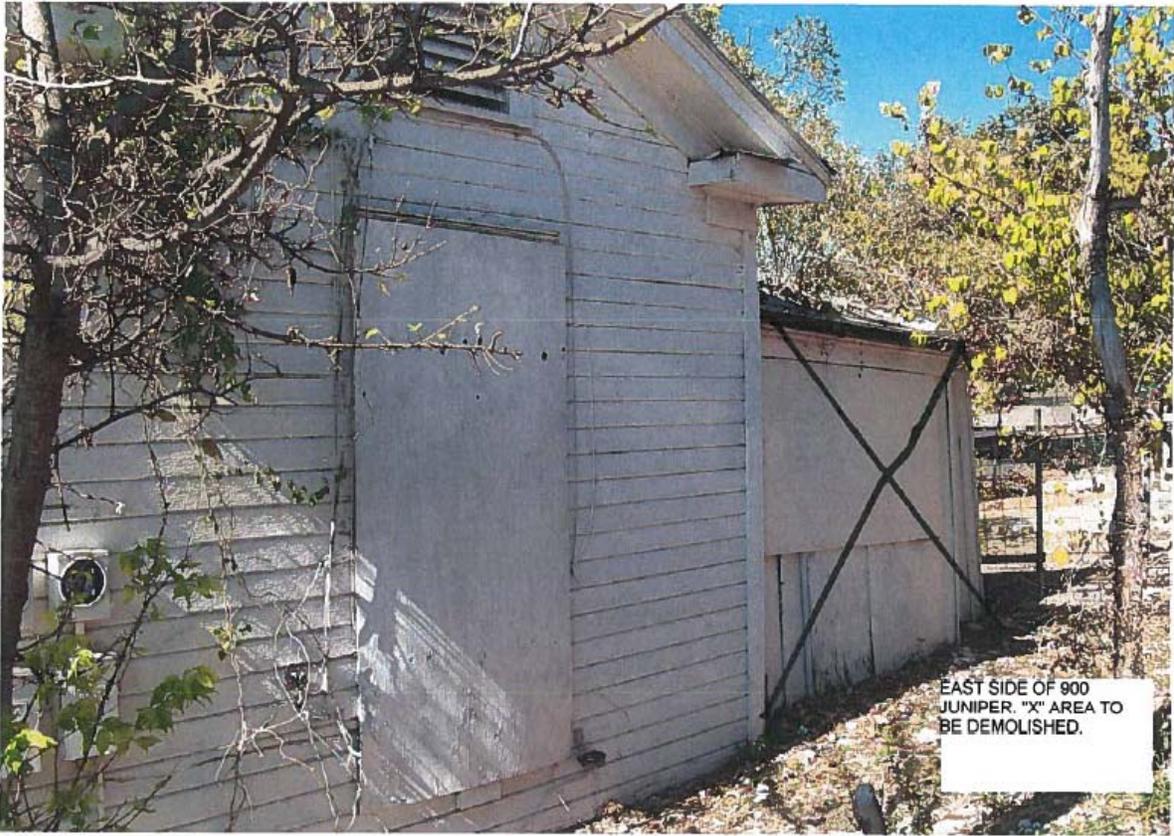


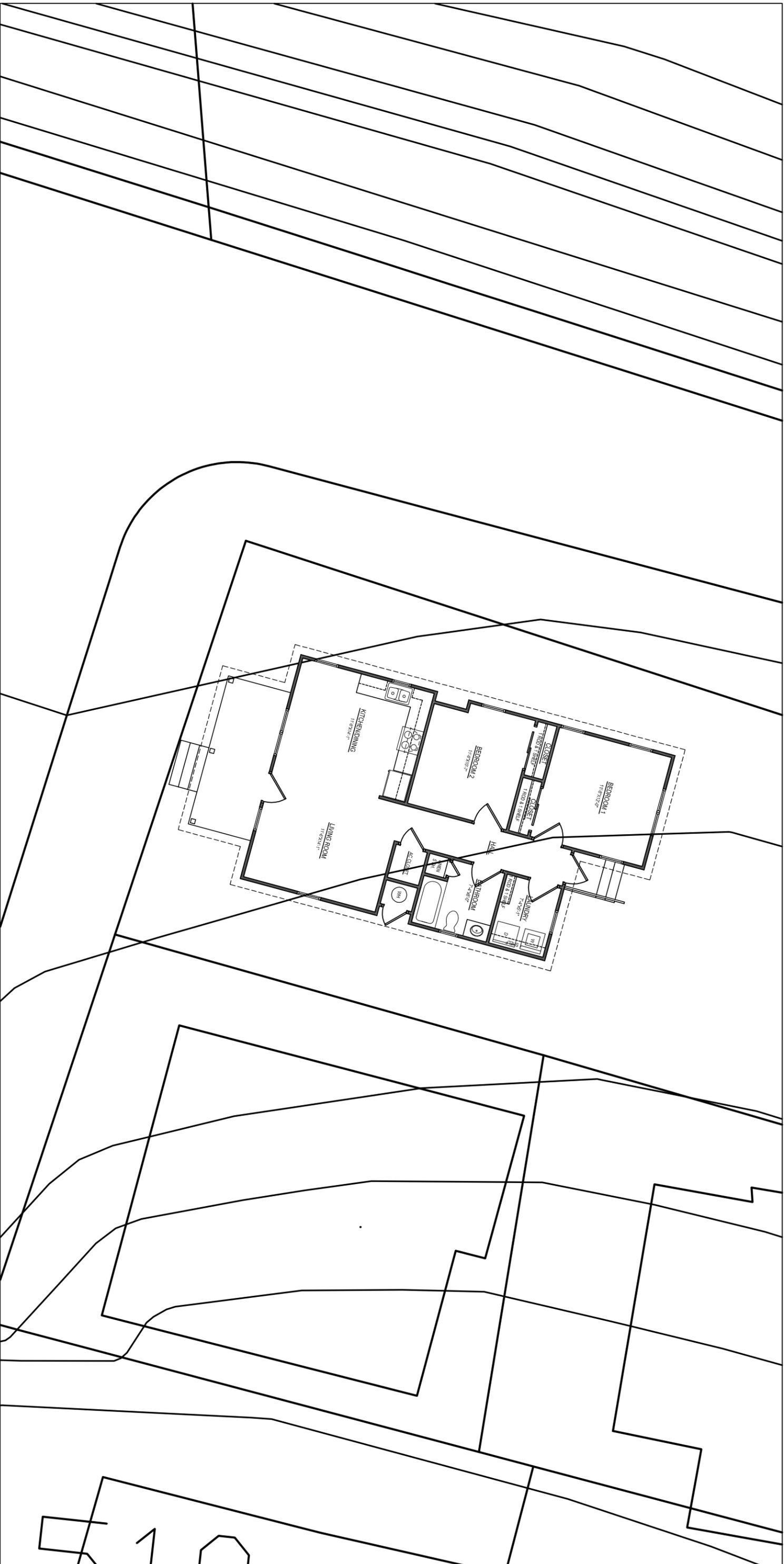
First Level Floor Plan.
SCALE: 1/8" = 1'-0"



hatch + uland owen
architects
702 San Antonio Street
Austin, Texas 78701
T: 512.474.8546
F: 512.474.8643
www.huarchitects.com

900 Juniper Street
Schematic Design
12.30.2011





Site Plan
SCALE: 1" = 10'-0"

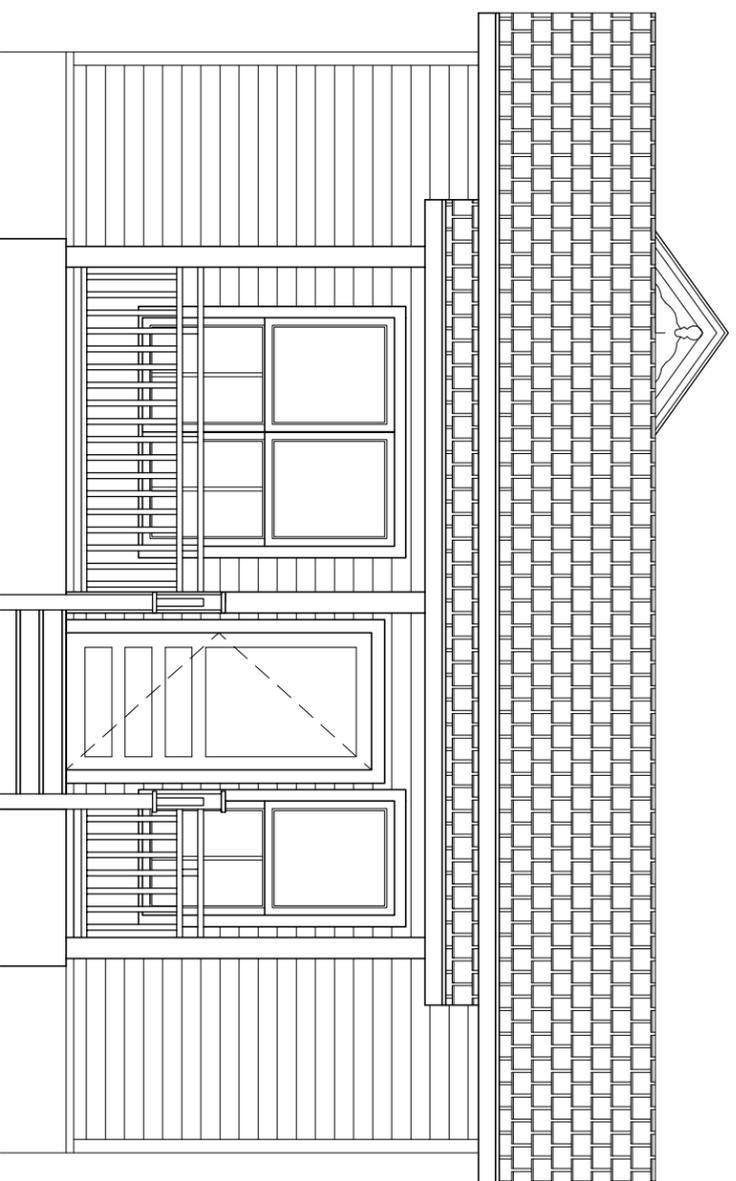
900 Juniper Street

Site Plan

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a r c h i t e c t s

702 San Antonio Street
Austin, Texas 78701
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F: 512.474.8643
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Front (South) Elevation
SCALE: 1/4" = 1'-0"

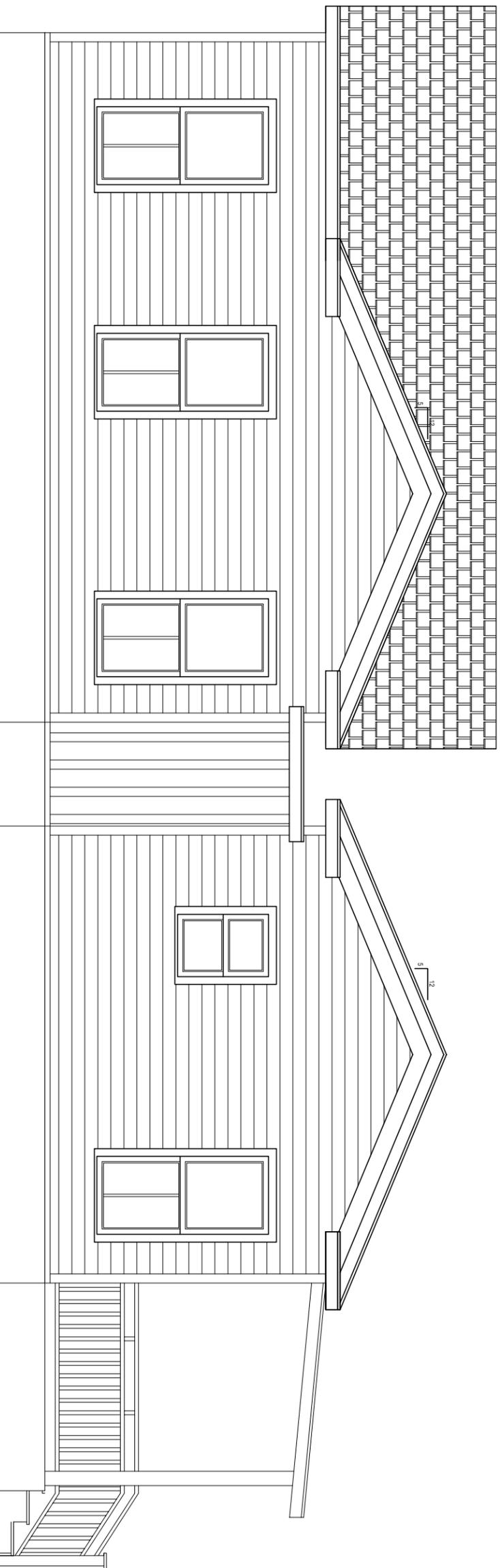
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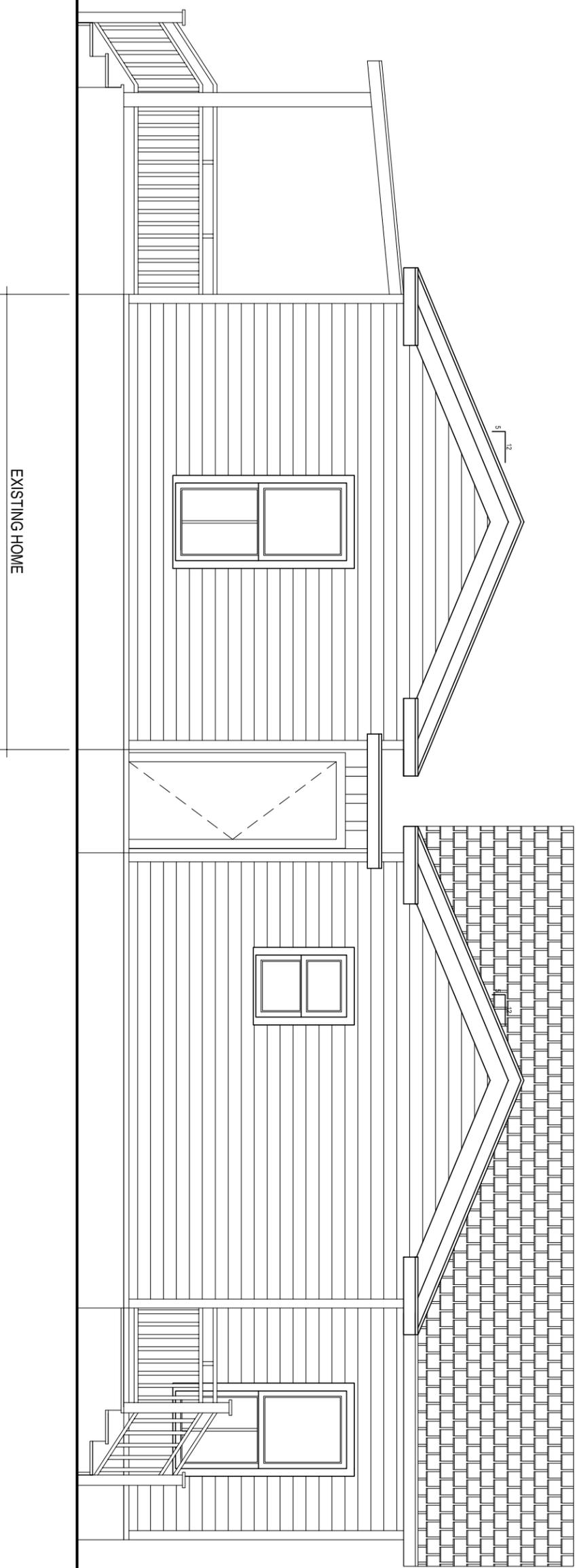
EXISTING HOME

Side (West) Elevation
SCALE: 1/4" = 1'-0"

900 Juniper Street

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Side (East) Elevation
SCALE: 1/4" = 1'-0"

900 Juniper Street

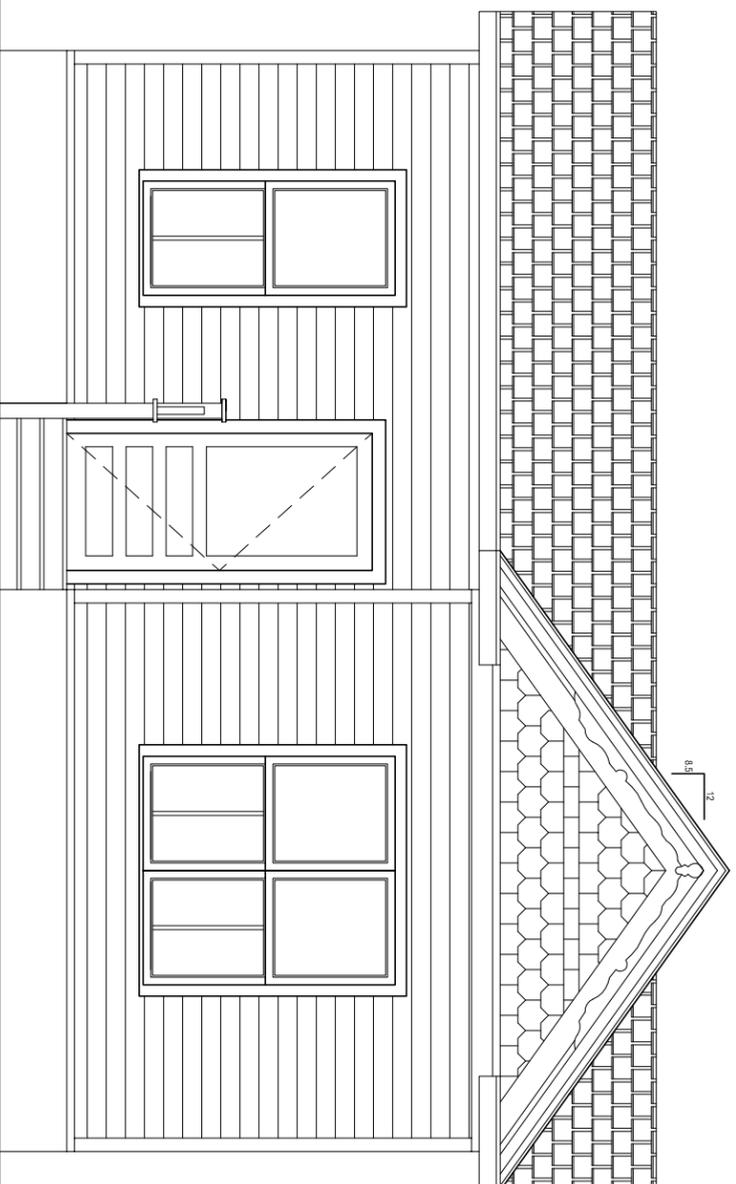
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ROOF PEAK: 15'-11 1/2"

ROOF RIDGE: 14'-2 1/4"

CEILING HEIGHT ELEV: 9'-0"

WINDOW HEAD HEIGHT: 7'-2"

F.F.: 1'-6"

GROUND

Rear (North) Elevation

SCALE: 1/4" = 1'-0"

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