

HISTORIC LANDMARK COMMISSION
 SEPTEMBER 24, 2012
 CERTIFICATE OF APPROPRIATENESS
 LHD-2011-0022
 1007 Blanco Street
 Castle Hill Local Historic District

PROPOSAL

Construct a new two-story residence on a vacant lot in the Castle Hill Local Historic District.

PROJECT SPECIFICATIONS

The applicant proposes to build a new house 3,000 sq. ft., two-story residence on a vacant lot. The house will be a contemporary design, with a one-story portion with front facing gable at the street, and a two-story, front facing gable to the rear. The entire house will be clad in neutral colored stucco and have a grey metal roof. There will be multi-paned, steel framed windows on the front façade, and a low walled front porch with a flat, projecting roof above.

The front section of the house will include a garage with a side-facing door opening to the adjacent alley.

STANDARDS FOR REVIEW

The existing house is a contributing property in the Castle Hill Local Historic District. The Castle Hill Local Historic District Design Standards for new buildings state:

E. New Construction

The historic context of the district defines the massing, scale, materials, and site design of new construction. New architecture should reflect the era of its construction. This creates a timeline of architectural style that represents the evolution of architecture and construction methods.

1. Required Standards

- (a) Site new construction to be compatible with surrounding contributing buildings in terms of front setback, street-front orientation, and distance from adjacent buildings.

- (1) *Front yard setbacks shall be consistent with historic setbacks by taking the average of the existing setbacks of contributing properties within the same blockface.*

- (b) Form and Architectural Style

- (1) *Design new buildings to be compatible with surrounding contributing buildings of similar use in terms of form, massing, proportion, and roof form.*

- (2) *Design new buildings so that they are compatible with but discernible from historic buildings in the district. Do not replicate a historic style in new construction.*

- (3) *New construction should have window-to-wall area ratios, floor-to-floor heights, fenestration patterns, and bay divisions compatible with those seen on contributing buildings throughout the district.*

- (c) Materials

- (1) *Select materials for new construction to be compatible with those existing in the district. Examples include but are not limited to wood siding, limestone, brick, fiber-cement siding, and stucco.*

- (2) *In windows, do not use false muntins attached to or inserted between insulated glass panels.*
 - (3) *Boxed wood chimneys are not permitted.*
 - (4) *Materials proposed for use but not referenced in this section will be evaluated on a case by case basis to determine appropriateness in the context of existing adjacent buildings. Applicant must provide justification for suitability of proposed material for use.*
 - (c) For new single-family houses, a garage shall not be located less than 15 feet from the front wall of the building (excluding the porch) or 1/3 of the depth of the building from the front wall of the building, whichever is greater.
 - (d) For multi-family and commercial buildings, new and replacement parking shall meet the following requirements.
 - (1) *All parking lots shall be located to the side or rear of the building and out of view of the principal street and must be screened from adjacent properties zoned or used SF-5 or more restrictive by a 12 foot landscaped area.*
 - (2) *Garages shall be located at the side, rear or underneath structures. Whenever possible, a garage door or doors shall not face the principal street. A garage shall not be located less than 15 feet from the front wall of the building (excluding the porch) or 1/3 of the depth of the building from the front wall of the building, whichever is greater.*
2. Recommendations/Advisory Standards:
- (a) Design the proportion of the proposed new building's front façade to be compatible with the front façade proportion of surrounding contributing buildings.
 - (b) Consider use of simple hipped or gabled roof forms at the primary façade where appropriate to be compatible with existing adjacent buildings.
 - (c) Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with surrounding contributing buildings.
 - (d) Entry porches are encouraged for new construction, if complementary to the overall design and scale of the building.
 - (e) Protect large trees and other significant site features from damage during construction and from delayed damage due to construction activities such as root loss or compaction of the soil by equipment.
 - (f) Consider Energy Star qualified roof products, which lower roof surface temperature and can reduce peak cooling demand by 10-15 percent. Consider adding a radiant barrier in the attic or underneath the roof deck to reduce summer heat gain and reduce air-conditioning loads.
 - (g) Passive energy savings measures such as usable shutters and awnings are highly encouraged.

The design of the new house, although contemporary in style, utilizes forms, massing, proportions, and roof forms that are compatible with, but discernible from, historic buildings in the district and does not replicate a historic style. The window-to-wall area ratios, floor-to-floor heights, and fenestration patterns are also, generally compatible with the architectural character of the district. The design as presented incorporates the Certificate of Appropriateness Committee's recommendation to add a vertically oriented window to the front elevation.

Although the new garage is located less than 15 feet from the front wall of the building, this floor plan is allowable as the Historic Landmark commission determined on July 25, 2011 the garage door is not visible from the public street.

COMMITTEE RECOMMENDATION

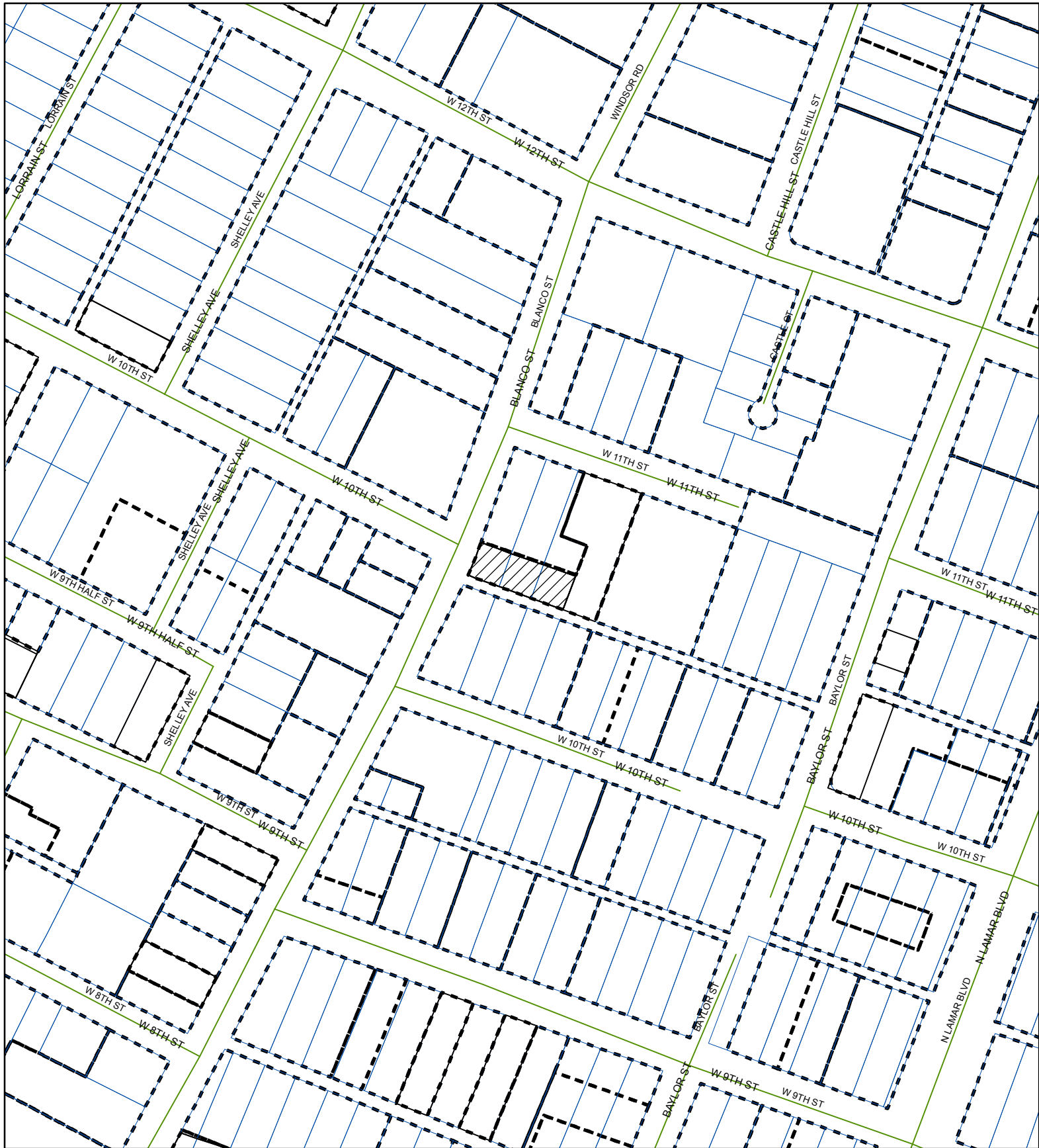
Approve the design as proposed, adding a vertically oriented window to front elevation.

STAFF RECOMMENDATION

Approve the design as proposed.

PHOTOS

See attached sheets.



SUBJECT TRACT



ZONING BOUNDARY

CASE#: LHD-2012-0022
LOCATION: 1007 Blanco Street



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1007 BLANCO STREET RESIDENCE

05 September 2012

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1007 BLANCO STREET RESIDENCE

12 September 2012

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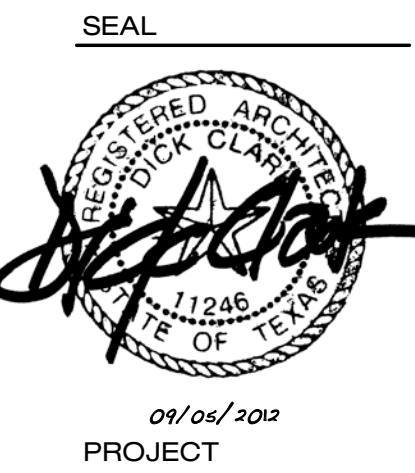


1007 BLANCO STREET RESIDENCE

12 September 2012

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560



BLANCO RESIDENCE
1007 BLANCO ST.
AUSTIN TX, 78703

DRAWN BY
KP

SET ISSUE
09-05-2012 PERMIT SET

REVISIONS

SHEET TITLE
SITE PLAN

SHEET

A0.2

CAUTION: DO NOT SCALE DRAWINGS
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SITE INFORMATION

SITE AREA	7,507 SQ FT
ALLOWABLE IMPERVIOUS COVER	3,378 SQ FT
ALLOWABLE BUILDING COVERAGE	3,002 SQ FT
ALLOWABLE F.A.R.	3,002 SQ FT

IMPERVIOUS COVER

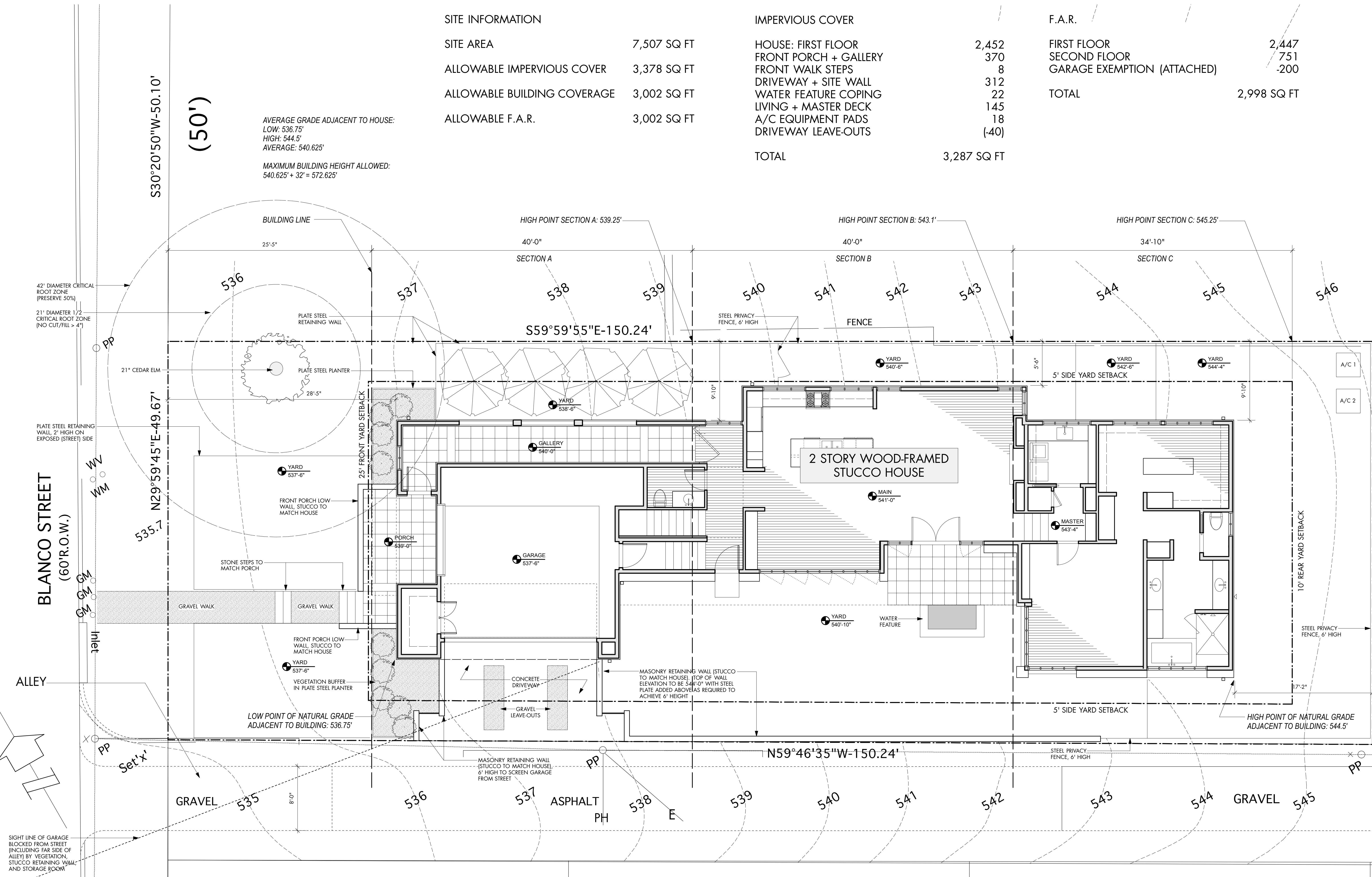
HOUSE: FIRST FLOOR	2,452
FRONT PORCH + GALLERY	370
FRONT WALK STEPS	8
DRIVEWAY + SITE WALL	312
WATER FEATURE COPING	22
LIVING + MASTER DECK	145
A/C EQUIPMENT PADS	18
DRIVEWAY LEAVE-OUTS	(-40)
TOTAL	3,287 SQ FT

F.A.R.

FIRST FLOOR	2,447
SECOND FLOOR	751
GARAGE EXEMPTION (ATTACHED)	-200
TOTAL	2,998 SQ FT

AVERAGE GRADE ADJACENT TO HOUSE:
LOW: 536.75'
HIGH: 544.5'
AVERAGE: 540.625'

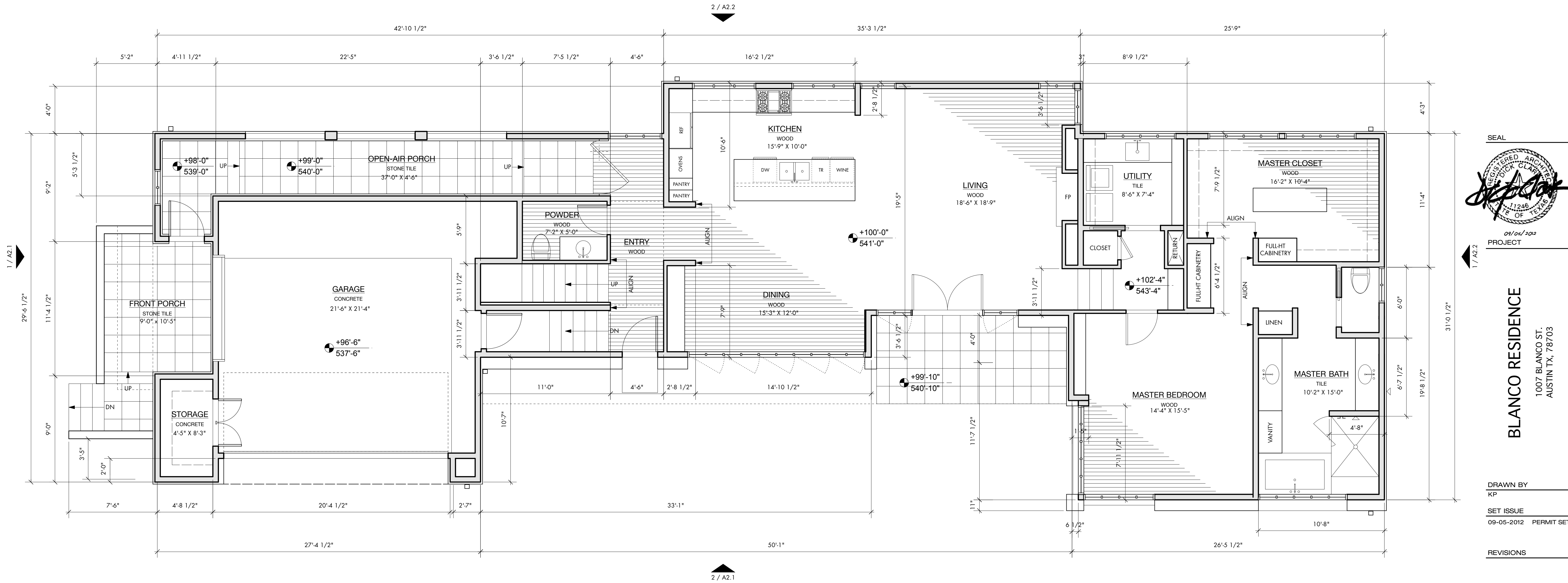
MAXIMUM BUILDING HEIGHT ALLOWED:
540.625' + 32' = 572.625'





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207 WEST 4th STREET
AUSTIN, TEXAS 78701
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FAX 512.472.4991



SEAL
REGISTERED ARCHITECT
DICK CLARK
11246
STATE OF TEXAS
09/05/2012
PROJECT

BLANCO RESIDENCE
1007 BLANCO ST.
AUSTIN TX, 78703

DRAWN BY
KP

SET ISSUE
09-05-2012 PERMIT SET

REVISIONS

1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

SHEET TITLE
FIRST LEVEL
FLOOR PLAN

SHEET

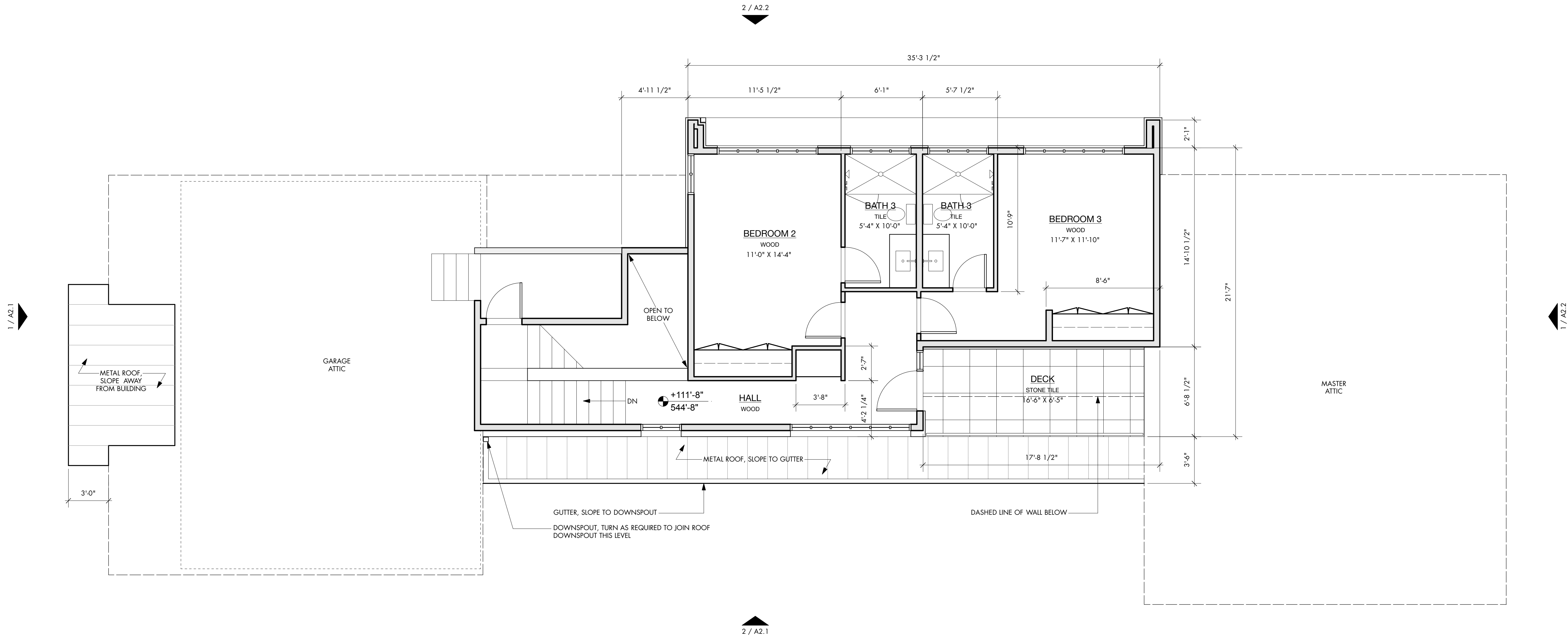
A1.1

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1 SECOND FLOOR PLAN

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

SHEET TITLE
SECOND LEVEL
FLOOR PLAN

SHEET

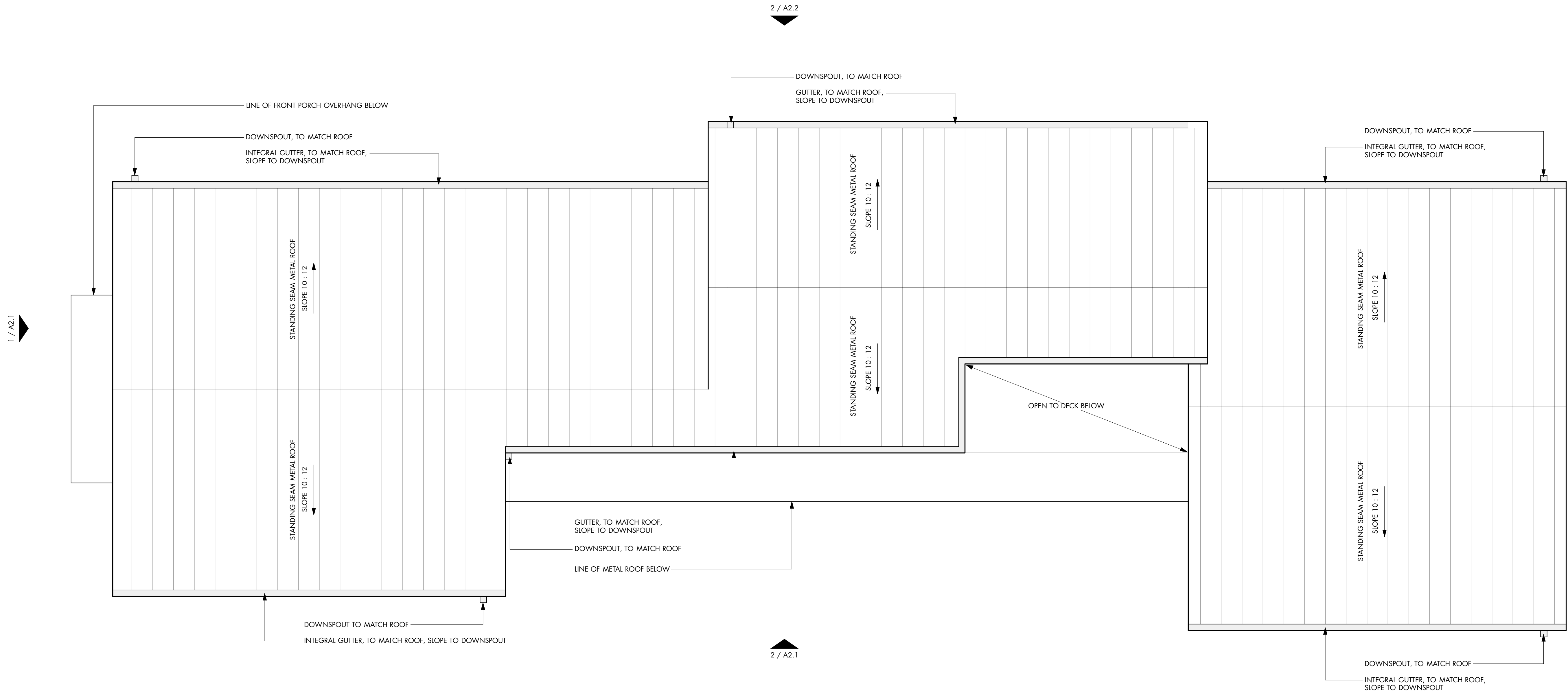
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SEAL

09/05/2012
PROJECT

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AUSTIN TX, 78703

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SET ISSUE
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REVISIONS

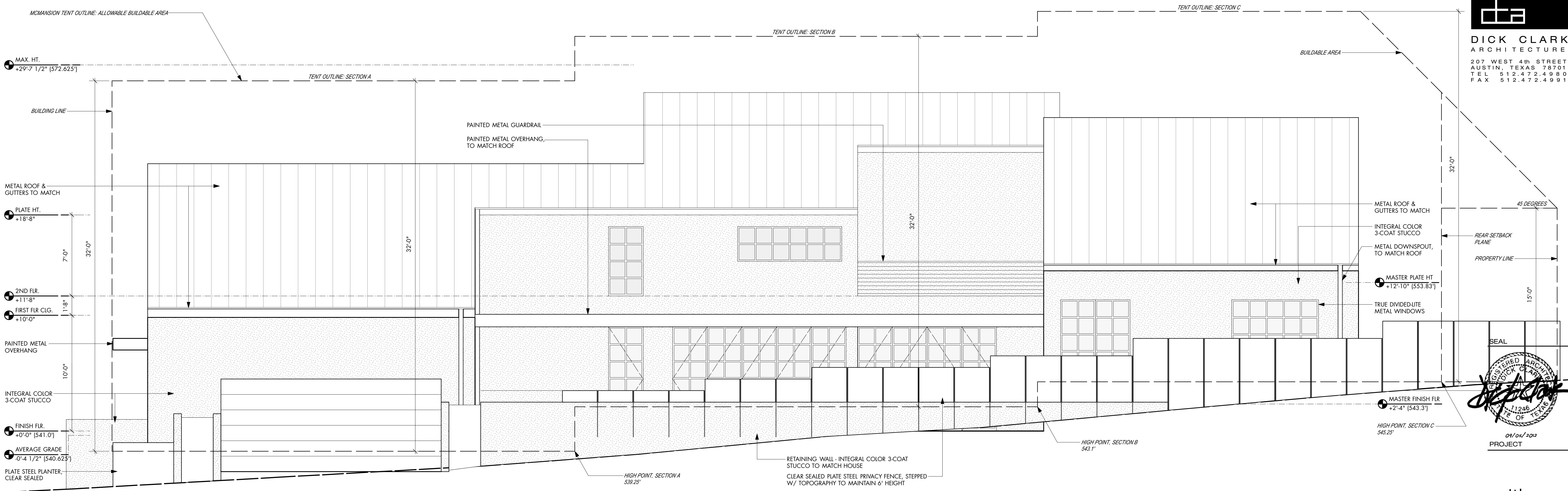
1 ROOF PLAN
Scale: 1/4" = 1'-0"

SHEET TITLE
ROOF PLAN

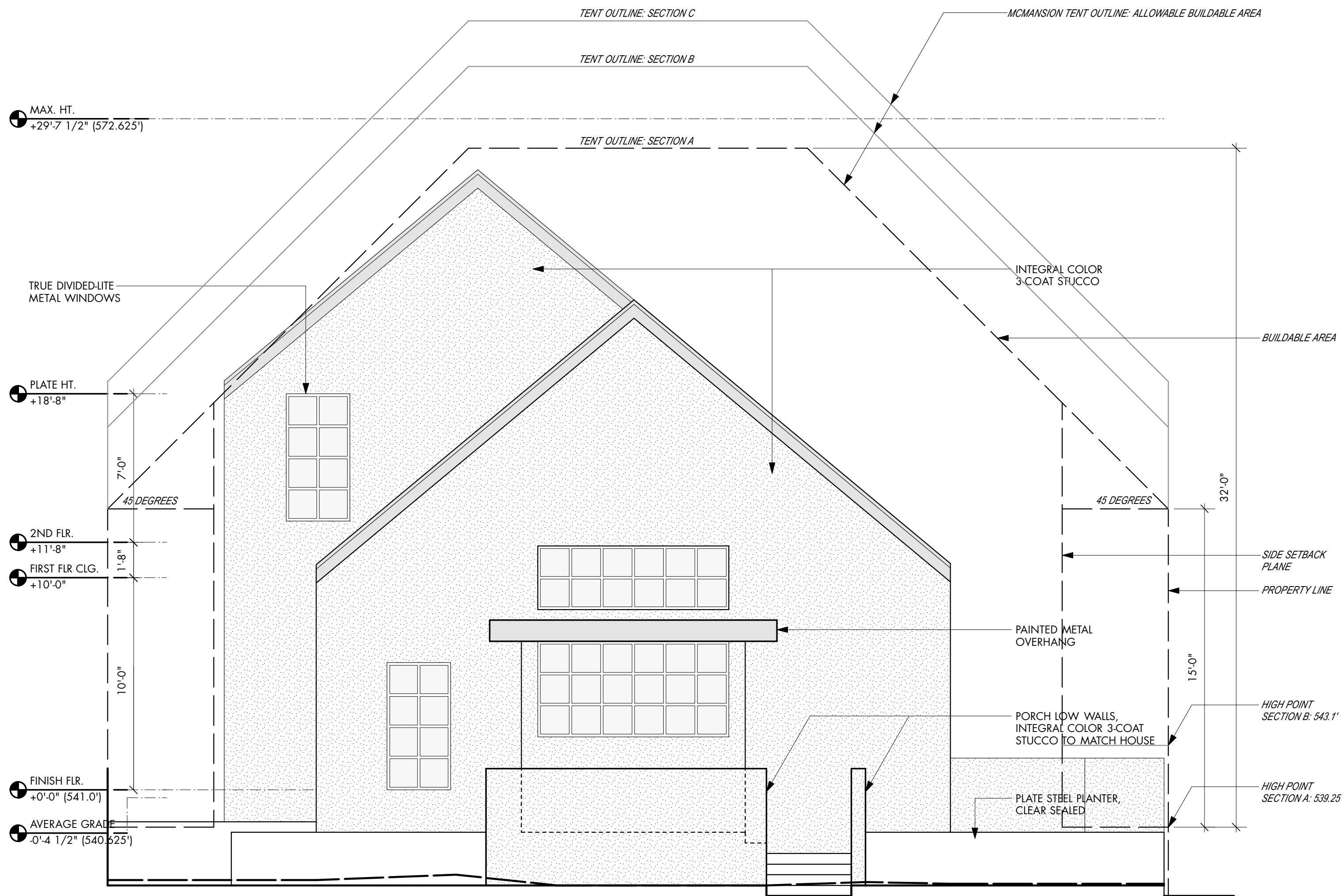
SHEET

A1.3

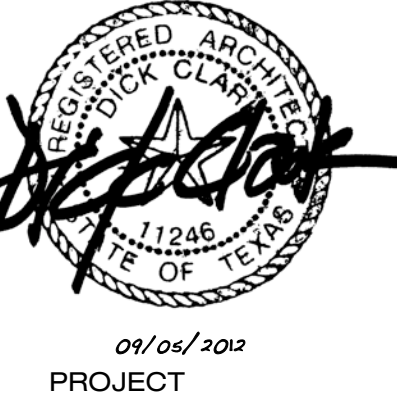
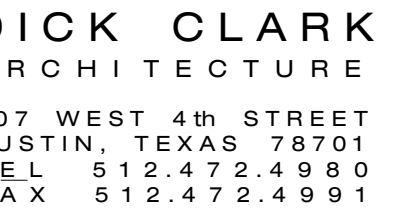
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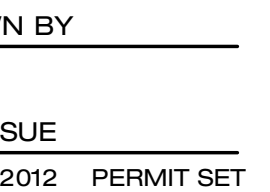
2 SIDE (SOUTH) ELEVATION
Scale: 1/4" = 1'-0"



1 FRONT (WEST) ELEVATION
Scale: 1/4" = 1'-0"



1007 BLANCO ST.
AUSTIN TX, 78703



ONS

REFERENCES

2.2

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1 REAR (EAST) ELEVATION
Scale: 1/4" = 1'-0"