

HISTORIC LANDMARK COMMISSION
MAY 20, 2013
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1999-0006
Schieffer House
1154 Lydia Street

PROPOSAL

Move the historic house approximately 40 feet to the north; restore the historic house; construct a two-story rear addition.

PROJECT SPECIFICATIONS

The applicant proposes to move the historic house approximately 40 feet north of its current location; it will still have its Lydia Street frontage. The applicant further proposes to restore the historic house, which has suffered some deterioration over the years. Finally, the applicant proposes the construction of a two-story commercial addition to the rear of the house. The proposed addition will be attached to the rear of the house and will not ride up over the roof of the house, but will require the removal of non-historic existing rear additions. The proposed addition will have stucco siding, metal-framed fenestration, and a flat parapet. It is contemporary in style and design, and will provide contrast from the historic house.

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.
- 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 stated that they appreciated all the changes that the applicants have made to the design of the addition, and requested a rendering to give the Commission a better idea of how the addition and the historic house will appear. One Commissioner stated that she was concerned with the addition dominating the historic building.

STAFF RECOMMENDATION

Approve the application as proposed. The applicant's proposal contrasts well with the historic house, which will be restored and used after a long period of vacancy and deterioration. The proposed addition does not overwhelm the historic house, and will not require the removal of much historic fabric.



1" = 84'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

HISTORIC ZONING

ZONING CASE#: C14H-1999-0006

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