

HISTORIC LANDMARK COMMISSION
FEBRUARY 23, 2015
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2015-0001
1102 W. 9th Street
Castle Hill

PROPOSAL

Construct an addition to the side of the house that extends backwards along Blanco Street, replace the side porch with a new glazed and enclosed link to the addition, replace the wood-frame rear addition with a new bay window, restore the open back porch, construct a new garage and paved driveway off Baylor Street; construct a new pool and pool house on the north side of the lot.

PROJECT SPECIFICATIONS

The applicant proposes to construct a new addition to the side of the house; it will be connected to the house through a glazed connector that will take the place of the existing side porch, and will extend backwards parallel with Baylor Street; the addition will have a new garage and driveway off Baylor Street. The proposed south addition and connector to the original house will be clad in limestone, and will have painted steel windows; there will be a painted steel trellis off the south side of the addition. The proposed garage will be clad with paint-grip horizontal flat seam metal siding. The addition will have a standing seam metal roof.

The proposed pool house at the north end of the lot will be set at the back of the lot, and will be 2 stories, with reclaimed barn wood siding, aluminum-clad windows, and a metal roof.

STANDARDS FOR REVIEW

In addition to the Secretary of Interior's Standards, the Castle Hill Historic District Design Standards provide:

- Maintain the historic style and retain character-defining features, including exterior wall materials, windows and window screens, doors and entryway details, roof form, porches, chimneys, railings, and trim.
- Do not install new materials that obscure or endanger original materials.
- 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. Design an addition using appropriate scale and detailing to avoid creating a top-heavy appearance.
- Materials of the addition shall be compatible with the original building, and may include use of modern materials, such as fiber-cement siding, as appropriate.
- New roof forms must match the pitch of the roof on the existing house to the greatest extent possible.
- Windows shall be compatible in form and materials with the existing building, and can be used to define contemporary design when determined appropriate for the particular application.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF COMMENTS

This ca. 1905 house easily qualifies as a historic landmark for its architecture, its position on top of the hill in the neighborhood, and its associations with two very prominent Austin families. It is also contributing (and one of the most significant buildings) in the Castle Hill Historic District. The house was built by prominent stock dealer Adolph J. Trautwein; members of the Trautwein family lived here through the mid-1940s. Following the Trautwein residencies, the house was owned and occupied by Douglas and Freda Thrasher through the 1990s. Douglas Thrasher was a prominent rancher and insurance broker, who had previously lived in a large house on San Antonio Street.

STAFF RECOMMENDATION

Although staff would like to see this house remain the pristine example of vernacular Neo-Classical turn-of-the-century architecture preserved as is, change appears to be inevitable. With the exception of the loss of the side porch on the house to build the new connector to the proposed south addition, the proposal comports with the Castle Hill Historic District Design Standards and the Secretary of the Interior's Standards. The addition, while large, is sensitively designed and set away from the bulk of the house; likewise, the proposed pool house is set at the back of the lot on the north side. The only recommendation staff would have regarding the connection between the south addition and the original house would be to retain the existing south porch on the house and place the connector at the site of the old wood rear addition, thus setting the connector between the two sections of the house as far back as possible, allowing the addition to read even more as a separate building, and retaining the historic south side porch.





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: LHD-2015-0001
LOCATION: 1102 W 9TH STREET



1" = 165'

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