



August 14, 2015

City of Austin Certificate of Appropriateness Application: Narrative

Address of historic property: 1115 W 11th Street, Austin, Texas 78703

Brief description of proposed work:

New construction of a two and three story multifamily residential building on a MF-4 zoned lot. Wood-framed building, approximately 7,328 sq ft, with large block Carmel Lueder's limestone plinth with 4 sides sawn on lower portion, light stucco on upper portion, accented by large glass windows and doors, dark wood and metal siding, a flat roof, 2nd floor private decks and metal railings for occupied roof decks.

Last year we met with the landmark commission, seeking approval for the single-family residence (of the same address), which gained approval and is currently under construction. During that process we presented conceptual design of this multi-family unit, which we are currently seeing approval. See façade comparisons of then and now in package page xx.

*Dick Clark + Associates responses in blue.

General Design Guidelines Response:

1. The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.

There is no removal or alteration of historical elements on the property. The proposed multi-family residence was developed with the same design principles and architectural language as the approved single-family house (currently under construction) with the same address.

2. All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

The proposed multifamily residence represents the evolution of architecture style and construction methods, which contributes to the diverse architecture of the Castle Hill Historical district. The multi-family residence is distinctly contemporary in form and fenestration while referring to the historic context in terms of mass, scale, materials, and site setbacks. Within the historic district we are located adjacent the TMI Castle and other multifamily residences and commercial properties along 11th street. Our program and proportions reflect our north east/eastern neighbors and take full advantage of the prominent hill

- top position for the views. Where as the single-family property developed earlier on the site was more similar in proportions and language to that of the 1920's bungalows to the south and west of our site.
3. Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
The proposed multi-family residence was developed with the same design principles and architectural language as the approved single-family house (currently under construction) with the same address.
 4. Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
The proposed multi-family residence was developed with the same design principles, materiality, and architectural language as the approved single-family house (currently under construction) with the same address.
 5. Deteriorated architectural features shall be repaired rather than replaced whenever 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. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
There are no existing architectural features that need repairing or to be replaced
 6. Surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
There are no existing structures' that require cleaning.
 7. 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 are compatible with the size, color, material, and character of the property, neighborhood, or environment.
The proposed multi-family residence was developed with the same design principles, material, and architectural language as the approved single-family house (currently under construction) with the same address.
 8. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
The proposed multi-family residence was developed with the same design principles, material, and architectural language as the approved single-family house (currently under construction) with the same address.



9. The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.

All Mechanical equipment to be concealed behind a small parapet on the roof of the residence, or discretely grouped on the ground level at the east side of the house.

10. Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

There is no reconstruction required on the existing property.

Preservation Plan and Design Standards:

"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 Response:

(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.

See site plan for the compatible front and side yard setbacks. This property is on West 11th street and except for the TMI Castle, no other properties are on this side of the street.

(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.

The proposed multi-family residence was developed with the same design principles, massing, roof form, material, and architectural language as the approved single-family house (currently under construction) with the same address. The height is compatible to the neighborhood, relating more to the multifamily, commercial and Castle area than the bungalows and existing single-family homes. The structure, like the Castle is flat

roofed and its façade steps back, reducing the massing as it steps up in height. This allows the new residence to have a more pedestrian street scale and also achieve allowable height.

(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.

The proposed residence is compatible with the surrounding buildings while not replicating any certain style. The architecture reflects the era of its construction with large block caramel Lueder's limestone with 4 sides sawn on the building's ground floor portion, light stucco on upper portion, accented by large glass windows and doors and dark wood siding, a flat roof and 2nd floor balconies and roof deck reminiscent to the TMI Castle.

(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.

Because we are a multi-family site and adjacent to the TMI Castle, we have taken our clues more from that basis and not tried to make it look like other bungalow type housing. The proposed residence is masonry accented by large glass windows and doors, a flat roof, 2nd floor balconies, and a roof deck that all correlate back to the design features of the TMI Castle.

(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.

The architecture reflects the era of its construction, but is also compatible with the existing buildings through use of materials already found in the district. They include large block lueder's limestone with 4 sides sawn on the building's ground floor portion, light stucco on the upper portion, and accents of large glass windows and dark wood siding.

(2) In windows, do not use false muntins attached to or inserted between insulated glass panels.

We are not in conflict with this requirement. No false muntins.

(3) Boxed wood chimneys are not permitted.

We are not in conflict with this requirement. No boxed chimneys.

(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.

The proposed multi-family residence was developed with the same material palette and application as the approved single-family house (currently under construction) with the same address.

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.

The proposed residence is similar to the surrounding buildings in the proportion of the facade. The structure is flat roofed and steps back at a couple points as the building goes upward to allow for patios and roof decks similar to the TMI Castle.

(b) Consider use of simple hipped or gabled roof forms at the primary façade where appropriate to be compatible with existing adjacent buildings.

The structure is flat roofed and steps back at a couple points as the building goes upward to allow for patios and roof decks similar to the TMI Castle. Because we are a multi-family site, with commercial and multi-family uses along 11th street and adjacent to the TMI Castle, we have taken our clues more from that basis and not tried to inappropriately replicate the bungalow style residences.

(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.

In order to achieve an architecture that is compatible with surrounding contributing areas and a reflection of the era of construction, we proposed large windows and doors that take advantage of views and day lighting through proper spacing, placement, scale, orientation, proportion, and size.

(d) Entry porches are encouraged for new construction, if complementary to the overall design and scale of the building.

A traditional front porch was not used in the proposed residence, instead we use a series of patios and decks which still activate and communicate with the street scape.

(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.

Have a 17” live oak on north side and a 17” pecan tree. Both are retained.

(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.

The proposed residence will have an Energy Star qualified white TPO flat roof concealed by a parapet and non-reflective, prefinished standing seam metal roof where exposed with overhangs that provide shade around the building and above strategically placed windows.

(g) Passive energy savings measures such as usable shutters and awnings are highly encouraged.

We have carefully considered building orientation to the sun, windows and doors (size, type, and location), day lighting and shading, insulation and thermal bridging, and very efficient, balanced ventilation systems. All measures contribute to the overall passive energy savings measures and have been incorporated as best as possible for the proposed residence.