

HISTORIC LANDMARK COMMISSION
FEBRUARY 22, 2016
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2016-0003
806 Baylor Street
Castle Hill Historic District

PROPOSAL

Restore the original street appearance of the house; construct a rear addition.

PROJECT SPECIFICATIONS

Context:

The applicant is using historic photographs and physical evidence from the house to restore the original materials, finishes, and appearance of this house, which is associated with the Buaas family, pioneers in sheet metal and decorative metal trim in Austin in the late 19th century. The house has undergone some serious alterations over the years as it was converted from a single family house to an apartment house, including the removal of original materials and finishes, enclosing a portion of the front porch, and painting the exterior brick.

Restoration:

The asphalt shingles on the roof will be removed and replaced with slate tile; missing finials, railings, the widow's walk, ridge caps, and ornamental sheet metal will be reconstructed and installed; the painted brick on the front of the house will be turned around and replaced; new mortar will match historic mortar on the house; the three-bay window in the front of the house will be converted back to its original one-bay configuration; stained glass windows will be restored; the original porch balustrade will be reconstructed with old growth cypress or similar wood.

The energy efficiency of the house will be improved with the installation of insulation and an air barrier within the walls.

New addition:

The applicant proposes to construct a new two-story addition to the rear of the house, taking the place of non-historic additions. The proposed addition will have vertical wood bead board siding, a slate tile roof to match the material proposed for the restoration of the historic portion of the house, copper shingles on the turret section, and bi-fold screen doors on the ground floor. Behind this section of the addition will be a two-story brick-veneered addition, containing the garage with a bedroom above, and a standing seam copper roof. Access to the garage will be through the rear alley driveway.

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 recommends approval of the project as proposed.

STAFF RECOMMENDATION

Approve as proposed.

