

HISTORIC LANDMARK COMMISSION
JANUARY 23, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2016-0017
806 Blanco Street
Castle Hill Historic District

PROPOSAL

Remove existing windows on the side of the house and install new windows; demolish the rear wall of the house and replace with a wall of glass.

PROJECT SPECIFICATIONS

The applicant proposes to remove one pair of windows from the ground floor of the south side of the house, one window from the ground floor of the north side of the house, and one window from the second story of the north side of the house. The ground floor window on the north side of the house will be replaced with a larger window; two windows will be added to the second story of the north side of the house, and the pair of windows on the south side of the house will be replaced with a smaller window. All of the new proposed windows will be in the same style and materials as the existing windows.

The applicant proposes to remove the entire back wall of the house and replace it with a wall of glass.

The floorboards and joists of the front porch will be repaired to ensure continued structural soundness of the porch.

STANDARDS FOR REVIEW

The house is contributing to the Castle Hill Historic District. The design standards for the district include:

- Contemporary design for alterations and additions to existing properties is acceptable when the alterations and additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property or neighborhood.
- New additions or alterations to structures shall be done in such a manner that if the addition or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
- Maintain the historic style and retain character-defining features of contributing buildings. Character-defining features generally include exterior wall materials, windows and window screens, doors and entryway details, roof form, porches, chimneys, railings, and trim.
- Repair existing original windows unless determined infeasible due to excessive deterioration that is adequately documented in the application for a certificate of appropriateness. Utilize recommended repair practices where feasible. Replacement windows, where permitted, must match the original size, profile, muntin shape, configuration, and details. Do not use vinyl-clad windows. Do not use false muntins attached to or inserted between insulated glass panels.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF NOTES

This ca. 1915 house was the home of Robert Coleman Hamby and his wife, Emily from around 1919 to around 1956. Robert Coleman Hamby was a driver for an ice company in the 1920s and early 1930s, before establishing the Hoffbrau on W. 6th Street in 1934. After his death in 1941, Emily Hamby and her sons continued to run the Hoffbrau. Emily Hamby died in 1956.

STAFF RECOMMENDATION

Staff recommends that the applicant re-use any removed windows in the new plans for the side elevations of the house, and to provide a full specification sheet for any new windows proposed for installation to ensure that they meet the criteria set forth in the historic district design standards. The applicant is not proposing any changes to the front of the house, which is admirable, but the north elevation is highly visible from the street, and extra care should be taken in retaining the historic integrity of this house.

While staff would normally object to such a large-scale removal of historic fabric such as is proposed for the rear of this house, the historic district design standards do not apply to areas of the house not visible from the street.

Staff recommends release of the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.



View of the house from W. 9th Street, showing the north side of the house.