

**HISTORIC LANDMARK COMMISSION**  
**JANUARY 29, 2018**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**LHD-2018-0002**  
**1108 W. 11<sup>th</sup> Street**  
**Castle Hill Historic District**

**PROPOSAL**

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Remove non-historic rear addition; relocate historic structure on the existing lot to accommodate a new two-story condominium duplex; construct one- and two-story rear additions to historic house.

**PROJECT SPECIFICATIONS**

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The applicant proposes to remove a rear addition and move the rest of the house on the same lot, approximately 14 feet to the west, and set back from its current site approximately 12 feet. The orientation of the house will remain the same.

The applicant further proposes the rehabilitation of the existing 19<sup>th</sup> century cottage, with retaining the existing siding on the front of the house, and using any salvageable siding from other areas of the house to replace any rotted boards. All other areas of the house will be re-sided in new horizontal board-and-batten siding. Only a few original windows remain on the house, and they appear to be deteriorated beyond repair; replacement windows will have the same profile and 4:4 configuration as the original windows. The house will get a new metal roof. A new rear gabled dormer will be constructed on the rear elevation; the back of the house will be opened up with windows and new doors and windows will be installed on the rear of a new basement level, which will require raising the house approximately 5 feet, but otherwise constructed into the slope of the lot.

A new two-story structure adjacent to the relocated house will house two condominiums. The proposed new structure will have a side-abled metal roof, a stucco exterior, and ornamental gablets rising above the cornice on the front. The rear of the building has railed outdoor living areas on each story.

**STANDARDS FOR REVIEW**

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The Castle Hill Historic District Design Standards provide:

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 the building as a product of its time. Do not make alterations that have no historical basis or which seek to create an earlier appearance.

Repair rather than replace original materials. Replace only materials that are deteriorated beyond repair or that detract from and are not original to the building. Replacement materials shall match the original materials when feasible.

Repair existing original windows unless determined infeasible due to excessive deterioration that is adequately documented in the application for a certificate of appropriateness,

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.

When replacing a roof, maintain the original roof form and other character-defining features of the roof including. Unacceptable roof materials are those that are not used elsewhere in the district, are not appropriate for the subject property, or have otherwise been determined incompatible with the district or the subject property.

For contributing buildings, a new addition shall not visually overpower the existing building, compromise its historic character, or destroy any unique character-defining features.

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.

Materials of the addition (walls, roofing materials, and windows) shall be compatible with the original building, and may include use of modern materials such as fiber-cement siding, as appropriate.

Site new construction to be compatible with surrounding contributing buildings in terms of front setback, street-front orientation, and distance from adjacent buildings. Front yard setbacks shall be consistent with historic setbacks by taking the average of the existing setbacks of contributing properties within the same blockface.

Design new buildings to be compatible with surrounding contributing buildings in of similar use in terms of form, massing, proportion, and roof form.

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.

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.

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.

### **COMMITTEE RECOMMENDATIONS**

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The Committee recommended changes to the plans presented, such as removing proposed shutters and front porch railings, which resulted in the current plans.

### **STAFF RECOMMENDATION**

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Approve as proposed for both the relocation and rehabilitation of the existing house and the proposed new structure. The project meets the applicable design standards for the historic district. The proposed new construction has traditional lines and uses materials and forms set out in the standards.



**NOTIFICATIONS**

CASE#: LHD-2018-0002  
LOCATION: 1108 W 11TH STREET

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

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