

**HISTORIC LANDMARK COMMISSION**  
**AUGUST 27, 2018**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**C14H-2018-0032**  
**Thomas and Jessie Ellison House**  
**4605 Leslie Avenue**

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**PROPOSAL**

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Construct a one-story rear addition and rehabilitate the existing house.

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**PROJECT SPECIFICATIONS**

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The applicant proposes the construction of a one-story addition to the rear of the house, that is in keeping with the historic architecture and style of the existing house. The proposed addition will extend the house approximately 10 feet to the back; the addition will blend seamlessly with the architectural character of the house. Siding on the house will be re-used to the greatest extent possible; if any is too deteriorated to be re-used, the replacement will match existing siding. The applicant further proposes the construction of a one-story ADU in the rear of the house. The Commission already approved a two-story version of the ADU; this proposal is smaller and less visually apparent on the property. The materials of the ADU will be cementitious fiber board laid horizontally, with accents in a vertical panel section, and a metal roof.

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**STANDARDS FOR REVIEW**

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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.

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**COMMITTEE RECOMMENDATIONS**

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The Committee applauds the applicant for a very sensitive addition and ADU; the only recommendation was to consider replacing the existing windows with a single pane of insulated glass and to replicate the muntin pattern in the existing windows if any need to be replaced.

**STAFF RECOMMENDATION**

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Staff recommends approval as proposed.



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 167'

**NOTIFICATIONS**

CASE#: C14H-2018-0032  
4605 LESLIE AVENUE

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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