

HISTORIC LANDMARK COMMISSION
OCTOBER 22, 2018
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2018-0023
1009 Blanco Street

PROPOSAL

Construct a two-story rear addition to a contributing house.

PROJECT SPECIFICATIONS

The proposed addition will be constructed immediately adjacent to the existing historic house. It is capped with a combination gable and hipped metal roof with a rear-facing shed dormer; a covered screen porch at the rear is capped by a flat metal roof. The addition is clad in wood lap siding, with single and paired double-hung and casement clad-wood windows. It has a footprint of 857 square feet and is set back 51 feet from the front wall of the house and 77 feet from the front property line.

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.*
The proposed project preserves the character of the historic building. It will be located 51 feet from the front wall of the historic building, will be constructed adjacent to an addition, and does not remove any historic material. The project complies with this standard.
- *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.*
The proposed project has a pared-down style in keeping with its construction date and complies with this standard.
- *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.*
This standard is not applicable, as the proposed project does not alter the historic building.
- *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.*

The proposed project is designed in a pared-down contemporary style. Its size, scale, massing, and materials are compatible with the historic building. The project complies with this standard.

- *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.*

The proposed project could be removed without harming the integrity of the historic building. The project complies with this standard.

COMMITTEE RECOMMENDATIONS

The committee felt that the design of the addition was compatible with the historic house, particularly the materials and window patterns.

STAFF RECOMMENDATION

Approve the plans.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: LHD-2018-0023
 LOCATION: 1009 BLANCO ST



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.

1" = 333'

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PROPERTY INFORMATION

Photos



Primary (west) façade of 1009 Blanco Street.



Primary façade and north elevation of 1009 Blanco Street.