HISTORIC LANDMARK COMMISSION
DECEMBER 17, 2018
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2018-0029
1106 W. 9th Street
Castle Hill Historic District

PROPOSAL

Construct a new garage apartment/auxiliary dwelling unit (ADU). The existing noncontributing building on this property has been approved for demolition.

PROJECT SPECIFICATIONS

The proposed project is a two-story garage apartment capped with a hipped metal roof and clad in wood lap siding. Windows include triple banks of 2:1 clad-wood windows on the front and side walls. Entrances include paneled wood doors on the west (side) elevation, including two on the ground floor and one on the second floor. The second-floor entrance is accessed by a wood staircase with wood railing and narrow wood siding shielding the supports. The garage is accessed from the rear (north) with paneled wood garage doors.

The building is set back 102' from the property line and has a footprint of 784 square feet.

STANDARDS FOR REVIEW

The Castle Hill Historic District design standards outline the following requirements for new construction:

A.1(d) Single family or single family use: The allowable height for additions and new construction is the average height of the adjacent properties on either side of the subject property or 32', whichever is greater.
The proposed project meets this standard.

E.1(a) Site new construction to be compatible with surrounding contributing buildings in terms of front setback, street-front orientation, and distance from adjacent buildings.
The building is set back substantially from the street and compatible with contributing buildings. Its primary entrance is on a side elevation, but that is typical for garage apartments. The staircase will be visible from the public right-of-way, which is also typical.

E.1(b)(1) Design new buildings to be compatible with surrounding contributing buildings of similar use in terms of form, massing, proportion, and roof form.
The building has simple building and roof forms and straightforward massing, which are compatible with surrounding contributing buildings. It is also proportionally compatible.

E.1(b)(2) 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.
The building is compatible with historic buildings in the district. It is also differentiated from historic construction with the tight triple banks of windows and narrow siding under them on the primary façade and side elevations, as well as the spare window patterns on the side and rear second-floor elevations.

E.1(b)(3) 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.
The window sizes, divided upper sashes, and patterns are compatible with contributing buildings. The window-to-wall area ratio is compatible with contributing buildings and appropriate for a new garage apartment. The floor-to-floor height and bay divisions are compatible.

E.1(c)(1) 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.
The building will be clad in wood lap siding and have clad-wood windows. These are compatible with materials on historic buildings.

E.1(c)(2) In windows, do not use false muntins attached to or inserted between insulated glass panels.
The 2:1 windows use true divided lites.

E.1(c)(3) Boxed wood chimneys are not permitted.
Not applicable.

The design standards also include the following recommendations for new construction (advisory):

(a) Design the proportion of the proposed new building's front façade to be compatible with the front façade proportion of surrounding contributing buildings.
The building's primary façade is compatible with the proportions of contributing buildings.

(b) Consider use of simple hipped or gabled roof forms at the primary façade where appropriate to be compatible with existing adjacent buildings.
The building has a simple hipped roof form.

(c) Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with surrounding contributing buildings.
The fenestration (windows and doors) of the project are compatible with other contributing buildings in the district.

(d) Entry porches are encouraged for new construction, if complementary to the overall design and scale of the building.
The building has a small entry landing at the second floor.

The project meets the applicable standards.

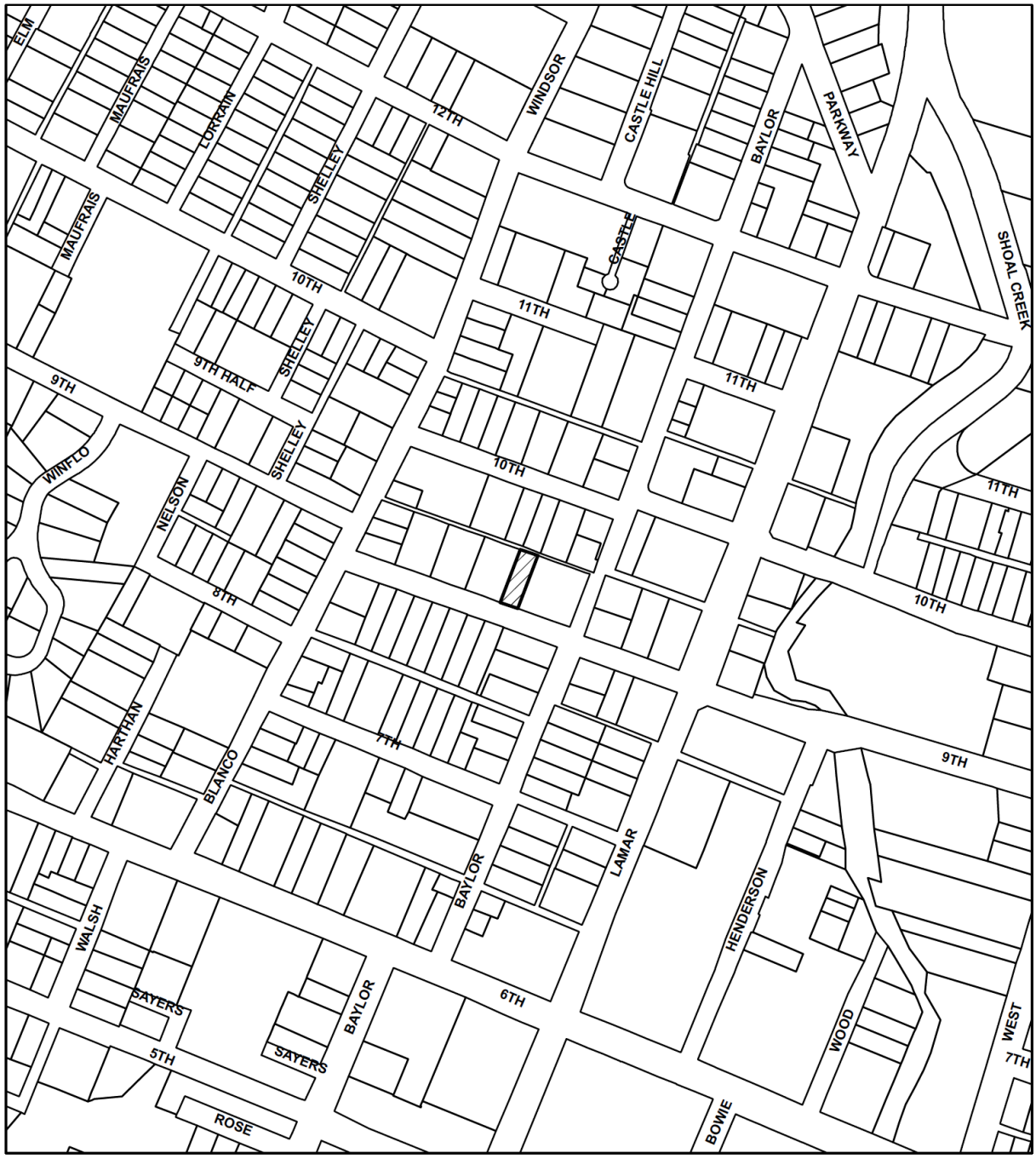
COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Approve the plans.

LOCATION MAP



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: LHD-2018-0029

LOCATION: 1106 W 9TH ST

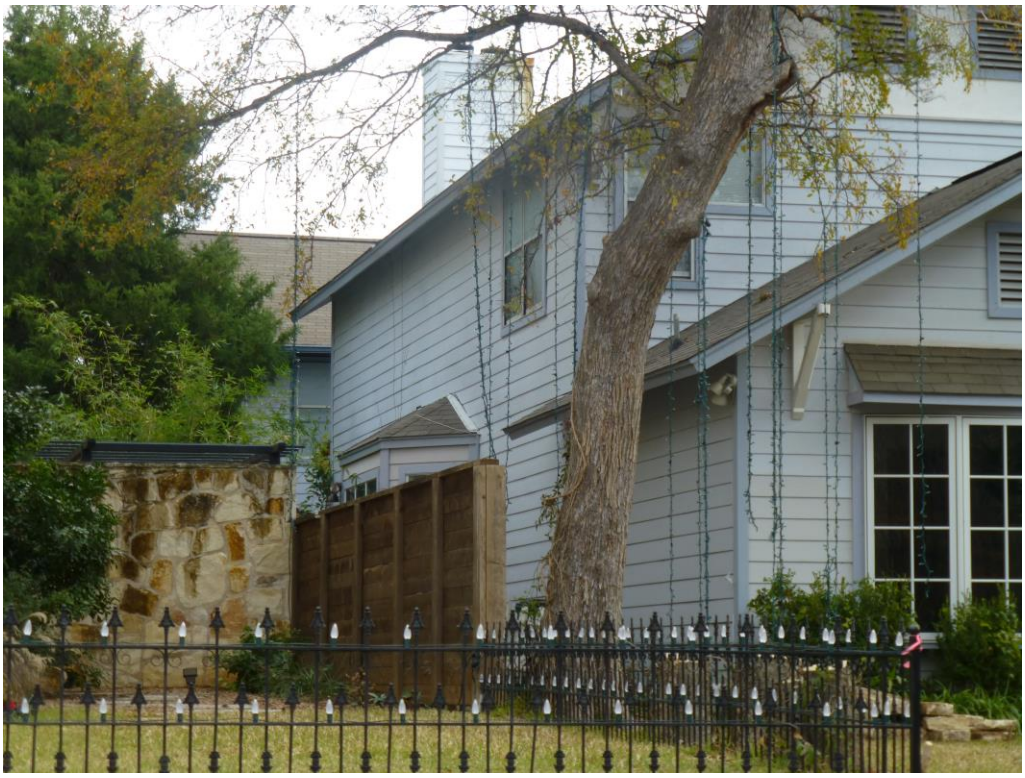
1 " = 333 '

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.

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



View of rear of existing noncontributing building, which will be demolished. The ADU will be located at the rear of this property.