

**HISTORIC LANDMARK COMMISSION
DECEMBER 17, 2018
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2018-0034
707 Blanco Street
Castle Hill Historic District**

PROPOSAL

Construct an addition to a contributing building and an auxiliary dwelling unit (ADU) at the rear of the property.

PROJECT SPECIFICATIONS

Proposed changes to the existing house include:

1. Construction of a second-story addition. The addition is set back 15' from the front wall of the house and capped by a front-gabled roof with a slope that matches existing. It is clad in wood siding to match existing and features 1:1 clad-wood windows. A multi-lite fixed window adorns the front and rear gable ends.
2. Changes to window openings and replacement of windows with clad-wood windows on the rear wall.
3. Addition of a covered screened porch at the rear of the building. The porch will be capped with a gabled roof with a multi-lite fixed window in the gable end.
4. Replacement of two windows on the south (side) wall with clad-wood windows.
5. Removal of stucco from the front porch columns and porch wall. The property owners will provide documentation to the Historic Preservation Office and restore the columns underneath the stucco if the original configuration is clear, or consult with Historic Preservation staff if not.
6. Removal of a non-historic lean-to garage on the side of the building.

The proposed ADU is located at the rear of the property and has a footprint of 604 square feet. It is capped by a front-gabled roof and clad in hardiplank lap siding, with 1:1 clad-wood windows. The ground floor is accessed with a small entry porch supported by posts, while the second story is accessed by wood stairs leading to a full-width porch. Other features include a hipped pent roof between the ground floor and second story, and wood shingles in the gable end.

STANDARDS FOR REVIEW

The following requirements from the Castle Hill Historic District design standards are relevant to the proposed alterations to the contributing building:

- (a) *Maintain the historic style and retain character-defining features. Character-defining features generally include exterior wall materials, windows and window screens, doors and entryway details, roof form, porches, chimneys, railings, and trim.*
The proposed project retains the character-defining features of the house. Changing the window openings and windows on the rear wall will have a minimal impact on the property's historic character. The stucco on the porch columns and wall is not a character-defining feature.
- (c) *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 listed below where feasible.*

Windows on the rear wall are proposed to be replaced.

- (d) 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.*

The replacement windows are proposed to be clad-wood.

The design standards outline the following requirements for additions:

- 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.

- D.1(a) For contributing buildings, a new addition shall not visually overpower the existing building, compromise its historic character, or destroy any unique character defining features. Large additions may be constructed as a separate building and connected to the existing building with a linking element such as a breezeway, as long as they comply with other sections of these Standards and applicable codes.*

The addition is compatible with the existing historic building and does not compromise its historic character.

- D.1(b) For contributing buildings, two-story additions to one-story buildings must be set back a minimum of 1/3 the depth of the building measured from the front wall of the house (excluding the porch), or 15 feet measured from the front wall of the house (excluding the porch), whichever number is greater.*

The addition is set back 15' from the front wall of the house.

- D.1(c) Design an addition using appropriate scale and detailing to avoid creating a top-heavy appearance.*

The addition has a compatible scale and detailing and does not overpower the existing house.

- D.1(d) 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.*

The addition is proposed to be clad in wood siding to match existing.

- D.1(e) New roof forms must match the pitch of the roof on the existing house to the greatest extent possible.*

The roof pitch of the addition matches the pitch of the existing roof.

- D.1(f) Windows shall be compatible in form and materials with the existing building, and can be used to define contemporary design when determined appropriate for the particular application.*

The addition is proposed to have 1:1 clad-wood windows.

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

- (a) Consider creation of usable space by finishing out an existing attic, including the addition of dormers on a side roof that is set back from the front of the building at least 15' or 1/3 the building depth.*

Not applicable.

- (b) *Design a one-story addition to a one-story building if allowed under impervious cover regulations. Use existing attic space for additional living area if possible.*

The proposed addition is two stories. However, the height of the house when viewed from the street means that it will have a minimal visual impact.

- (c) *When constructing a two-story rear addition, consider the use of vegetative screening at the back and side property lines to respect the privacy of your property and that of your neighbors.*

Not reviewed by the Historic Landmark Commission.

The design standards outline the following requirements for new construction:

- 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 ADU is located at the rear of the property.

- 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 form, massing, proportion, and simple roof form of the ADU are compatible with the existing historic house.

- 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 ADU is compatible with the historic house in terms of the qualities noted above, matching siding on the second story, 1:1 windows, Craftsman detailing, and subordinate placement on the lot. It is differentiated from the historic house with different siding at the ground floor, the intermediate pent roof, and modern window patterns.

- 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 ADU is compatible in terms of these qualities.

- 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 ADU will be clad in hardiplank siding.

- E.1(c)(2) In windows, do not use false muntins attached to or inserted between insulated glass panels.*

Not applicable.

- 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.

Not applicable.

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

The ADU has a simple front-gabled roof that reflects the historic house's roof.

(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 ADU's fenestration is compatible with the existing historic house.

The proposed project meets the applicable standards.

COMMITTEE RECOMMENDATIONS

Approve the plans. After the stucco is removed from the porch columns, replace the columns with what existed historically, if proof exists.

The applicant agreed to document the column uncovering and replacements for the Historic Preservation Office.

STAFF RECOMMENDATION

Approve the plans.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: LHD-2018-0034

LOCATION: 707 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.

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PROPERTY INFORMATION

Photos



Primary (west) façade and north elevation of 707 Blanco Street.



Detail of rear wall.



Rear of property.