

HISTORIC LANDMARK COMMISSION
APRIL 22, 2019
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2019-0011
SMOOT/TERRACE PARK HISTORIC DISTRICT
602 HIGHLAND AVENUE

PROPOSAL

Construct a new auxiliary apartment behind a ca. 1920 contributing house.

PROJECT SPECIFICATIONS

The proposed secondary structure is a Neo-traditional two-story building with a compound standing-seam metal roof and horizontal fiber cement siding. It features an offset second floor and a garage and entrance onto the adjacent alleyway. The footprint is 738 square feet.

ARCHITECTURE

The primary house is a ca. 1920 Craftsman bungalow. It is one story, with a gabled metal roof, horizontal wood siding, single-hung 4:1 and 7:1 wood windows with decorative wood screens, a walk-out basement, and a covered porch. The main façade features ornamental brackets, a decorative routed fascia board, and tapered porch posts; secondary elevations have exposed rafter tails and ornamental brackets.

STANDARDS FOR REVIEW

The applicable Smoot/Terrace Park Historic District design standards include:

Requirements

1. *New construction shall have the same street orientation and distance from adjacent buildings as the contributing buildings in the same block. New garages may have an alley-fronting orientation if in keeping with contributing garages in the district*
2. *Setbacks for new construction of a new auxiliary building, such as a garage, shall be consistent with setbacks of the district's contributing auxiliary buildings by taking the average of the existing setbacks of contributing auxiliary buildings on the same block face, or by aligning with the setback of one adjacent contributing auxiliary buildings. This may allow setbacks that are shallower than the base zoning*
 There are no contributing ADUs in the district. The new structure is set back further from the main house than the contributing auxiliary building on Highland (801, single-story garage, access via secondary street).
3. *Design new buildings so that they are compatible with, but differentiated from, historic buildings in the district*
 The proposed structure is differentiated from the contributing historic auxiliary structures in the district by its two-story design, residential use, and modern materials.
4. *For new residential buildings, garages shall be set back at least 15 feet from the front wall of the building (excluding the porch)*
 The new structure is set back 10' 6" from the back wall of the existing house. The existing house's setback is aligned with other contributing buildings on the street.
5. *Protect large trees from damage during construction and from delayed damage due to construction activities*
 Applicants should work with City Arborist to determine whether applicable tree protection guidelines are met.

Recommendations

- a) *Avoid using a historical style not found among the contributing buildings in the district*
The proposed auxiliary building is constructed in a contemporary style.
- b) *Consider using the same or similar front proportions and fenestration patterns as contributing buildings*
- c) *Consider the spacing, placement, scale, orientation, proportion, and size of window and door openings to be similar to surrounding contributing buildings*
Applicants should consider replacing proposed irregular fenestration dimensions with more rhythmic designs that complements the patterns of the front house, and adding fenestration to “blind” walls.
- d) *For residential buildings, consider use of simple hipped or gabled roof forms at the primary façade where appropriate to be the same as or similar to existing adjacent buildings*
Applicants should consider simplifying the proposed roof form to approximate the simpler forms of surrounding contributing buildings.

COMMITTEE RECOMMENDATIONS

Model roof form, massing, and fenestration patterns from contributing structures within the district. Ensure that compound roof form is not visible from the street. Add a porch as a visual transition from the primary façade of the new building to further de-emphasize verticality of the auxiliary structure. Retain board-and-batten siding to ensure that building reads visually as an outbuilding.

STAFF RECOMMENDATION

Apply Committee recommendations, and consider regular fenestration patterns and dimensions, especially on elevations that could potentially be seen from Highland Avenue.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

NOTIFICATIONS

CASE#: LHD-2019-0011
LOCATION: 602 HIGHLAND AVE

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