

HISTORIC LANDMARK COMMISSION
DECEMBER 16, 2019
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2019-0072
1401 W. 9TH STREET
WEST LINE NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Construct a new house and auxiliary dwelling unit on a vacant lot.

PROJECT SPECIFICATIONS

The applicant proposes the construction of a new house and auxiliary dwelling unit on a vacant lot in the West Line National Register Historic District. The proposed house and ADU will have similar design and materials. The house will have a footprint of 1,860 square feet with 764 square feet on the second story, with the second-story massing towards the back of the proposed building so that the house offers a one-story presence on the street and will not visually compete with the landmark Ben Pillow House to the west. The second story of the proposed house is set behind the fenceline of the Ben Pillow House. The design of the proposed house is that the street view of the building will be one-story. The ADU is located behind the proposed principal house and will also be two stories, with 311 square feet on the ground floor and 581 square feet on the second story. Both building will be clad in a vertical siding that is a green product but gives the appearance of a light wood, and will have a combination of fixed sash and slider windows, all framed in metal. The roof of the house will be a flat garden roof with gravel.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects in National Register historic districts. The following standard applies to the proposed project:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed new house has a blocky massing and does not reflect the prevailing patterns evident in the contributing buildings within the historic district. While staff appreciates the applicant's revision of the massing of the new house to lessen the visual competition with the adjacent landmark house, new construction in historic districts should blend in, rather than stand out from contributing historic buildings; this house, in its massing, materials, and fenestration patterns, does not appear to blend in with the character of the historic district.

COMMITTEE RECOMMENDATION

The applicant presented an initial proposal to the Certificate of Appropriateness Review Committee and received comments reflecting their concerns that the house will stand out from the adjacent historic landmark Ben Pillow House, and its architecture does not relate to anything else in the historic district. The Committee recommended that the applicant reconsider the design, roof pitch, massing, materials, and fenestration patterns for greater compatibility with the character of the historic district. The applicant has revised and clarified the plans for this project after receiving the committee's comments.

STAFF RECOMMENDATION

Comment on and release the permit. The applicant has taken steps to modify the design and massing of the house so that it does not compete with the neighboring landmark house, but the design is still very contemporary and does not take the character-defining architectural features of the contributing houses in the district into consideration.

Good morning Mr. Sadowsky,

I wanted to follow up with you on the Historic Landmark Commission case listed below (2019- 225890 GF). We would like to update our back-up materials for the case with the attached exhibits. These exhibits represent some updates that we've now been able to incorporate from our November meeting with the Certificate of Appropriateness Review Committee on November 4 as well as some additional information added to make the massing and other unique attributes of the site plan more clear. In this package you will find the following:

1. Site plan highlighting the two story portion of the main house in relationship to the Ben Pillow house.
2. Google street view images from 9th Street showing existing conditions
3. Perspective from 9th Street showing proposed improvements at 1401 W. 9th Street in the context of the Ben Pillow house (1403) and the condominium project (1315) under construction. The perspective shows the planned vegetation and fencing in front of the single story portion of 1401. This is in response to Commissioner Koch's request for a perspective view to better understand the massing. I think the Owner has done a great job in summarizing what we are trying to achieve with this perspective and I thought his words might be useful to you and the Commission in your review:

I particularly like the hand drawing because it most accurately depicts how the trees and some of the plantings will shield the structure from street view. We plan to put a planted fence up between the street and the first floor room, which is our bedroom, so we will want to make sure that it is adequately screened. We have done everything that we can to allow our home to fit back on our lot so that the landmark house on the corner can be the focal point. We believe that the landmark is what people should be looking at for reference to history as they pass by, not our house.

In order to do what we can to keep our house from drawing attention, we have moved the second story volume back so that it is behind the front face of the landmark house. From either direction, you will see the front of the landmark house before you could see ours. We also modified the front of our house based on the feedback that we received at the Certificate of Appropriateness hearing in November. We are removing the driveway off of 9th street completely, and both 1401 and 1403 will access their property from Pressler. We think that removing that large concrete mass and replacing it with landscaping will enhance the feel of the area and make it more friendly to pedestrians and people at the park.

Landscaping is very important to me, and we are using the same landscape architect on both properties. The intent is to make sure that whatever goes in and is visible looks like it belongs there. I did not want a demarcation line running up from the street defining

the line between 1403 and 1401. Instead, I want to blend the area together so that all eyes are drawn to the landmark structure and not distracted by a clash of styles between the two properties.

My wife, Gretchen, and I are looking forward to being able to live there in our new home. Being a part of the community is exciting to us both.

4. Image of the Resysta material planned for the majority of the project.
5. Updated elevation sheet that reflects the changing of the windows facing the street to a more punch window condition per the comments of the Certificate of Appropriateness feedback. (This matches what was submitted for building permit on 11/25/19, but had not yet been approved by the Owner prior to the 11/18/19 submittal deadline for Historic.)

Please let me know if you have any questions about the attached.

Also, the Owner has been speaking with several members of the neighborhood. They've expressed their desire to support the project, but are asking if we know yet whether the project will be on the consent agenda. We realize it's a little early to know that for certain, but if you have an idea of whether or not it is likely to be on consent we'd like to make them aware as soon as possible, so they can plan their evening for the 16th.

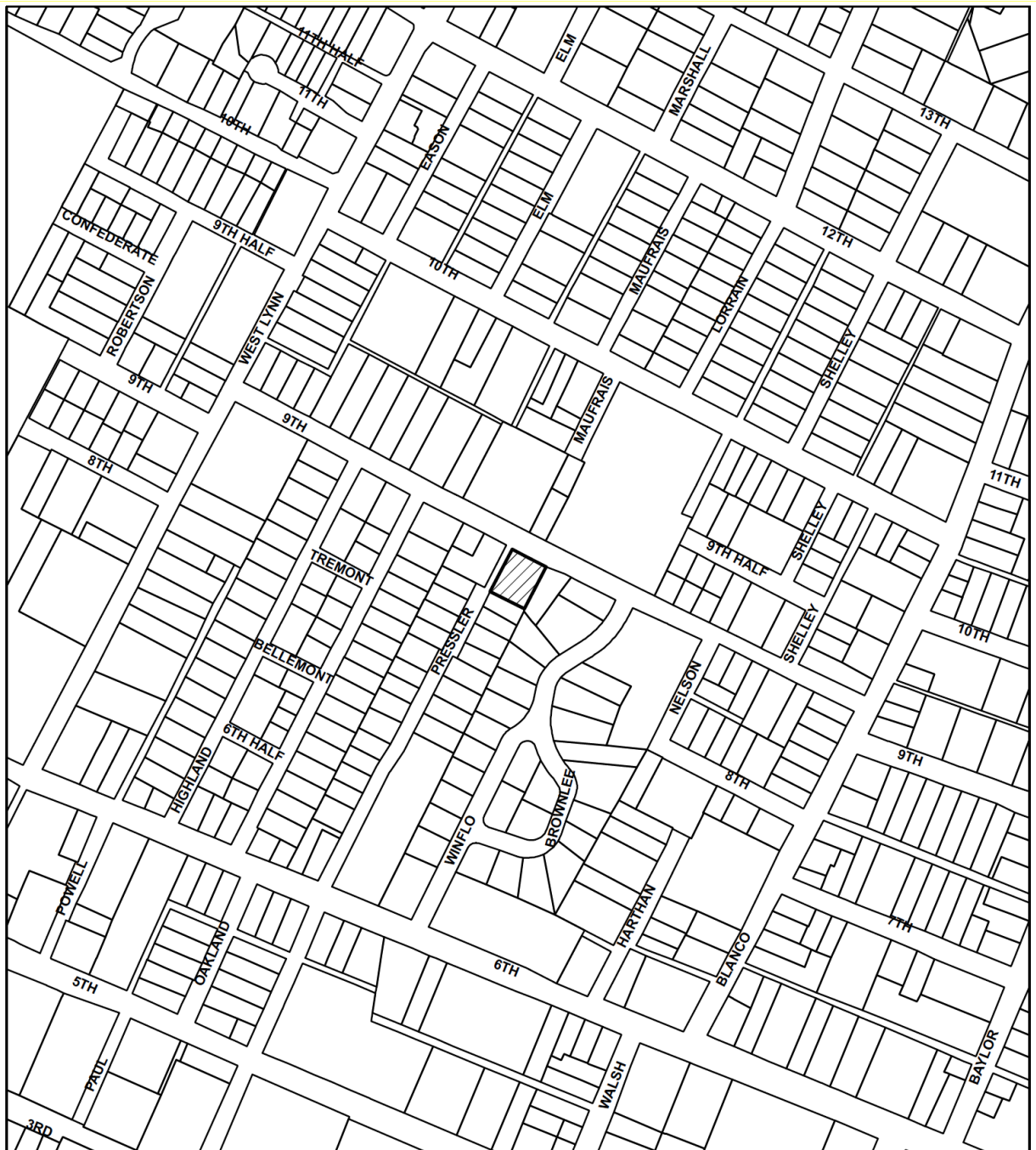
Thanks,

Ken

Kenneth M. Jones, AIA
Principal

Miró Rivera Architects

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2019-0072

LOCATION: 1401 W 9TH STREET



1" = 333'

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