



# Historic Review Application



Property Address: 2310 San Gabriel Street Austin TX 78705

Historic Landmark

Historic District (Local)

National Register Historic District

Historic Landmark or  
Historic District Name: Neill-Cochran House Museum

Applicant Name: Rowena Dasch Phone #: (512) 478-2335 Email: rhdasch@nchmuseum.org

Applicant Address: 2310 San Gabriel Street City: Austin State: TX Zip: 78705

*Please describe all proposed exterior work with location and materials. If you need more space, attach an additional sheet.*

PROPOSED WORK	LOCATION OF PROPOSED WORK	PROPOSED MATERIAL(S)
1) <u>Capital improvements to the historic site, encompassing the fabrication and installation of wrought and cast-iron fencing along the east-facing facade to match existing fencing.</u>	<u>2310 San Gabriel St.</u> <u>Austin, TX 78705</u>	<u>Wrought and cast iron,</u> <u>concrete footing, white</u> <u>paint.</u>
2) _____ _____ _____	_____ _____ _____	_____ _____ _____
3) _____ _____ _____	_____ _____ _____	_____ _____ _____

### Submittal Requirements

1. One set of dimensioned building plans. Plans must: a) specify materials and finishes to be used, and b) show existing *and* proposed conditions for alterations and additions.

Site Plan  Elevations  Floor Plan  Roof Plan

2. Color photographs of building and site:

Elevation(s) proposed to be modified  Detailed view of each area proposed to be modified

Any changes to these plans must be reviewed and approved by the Historic Preservation Office and/or Historic Landmark Commission.

Applicant Signature: 

Date: 10/31/2019



# Design Standards and Guidelines for Historic Properties

Adopted December 2012

## **Design Standards and Guidelines for Historic Properties**

### *Landmarks and National Register historic district properties*

If you are making changes to a historic landmark, the project *must* comply with these standards to receive a Certificate of Appropriateness. If you are making changes to a contributing property or constructing a new building within a National Register historic district, consider the standards below as advisory guidelines:

1. Use a property for its historic purpose or place it in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. Retain and preserve the historic character of a property shall be retained and preserved. Avoid the removal of historic materials or alteration of features and spaces that characterize a property.
3. Recognize each property as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### *Local historic district properties*

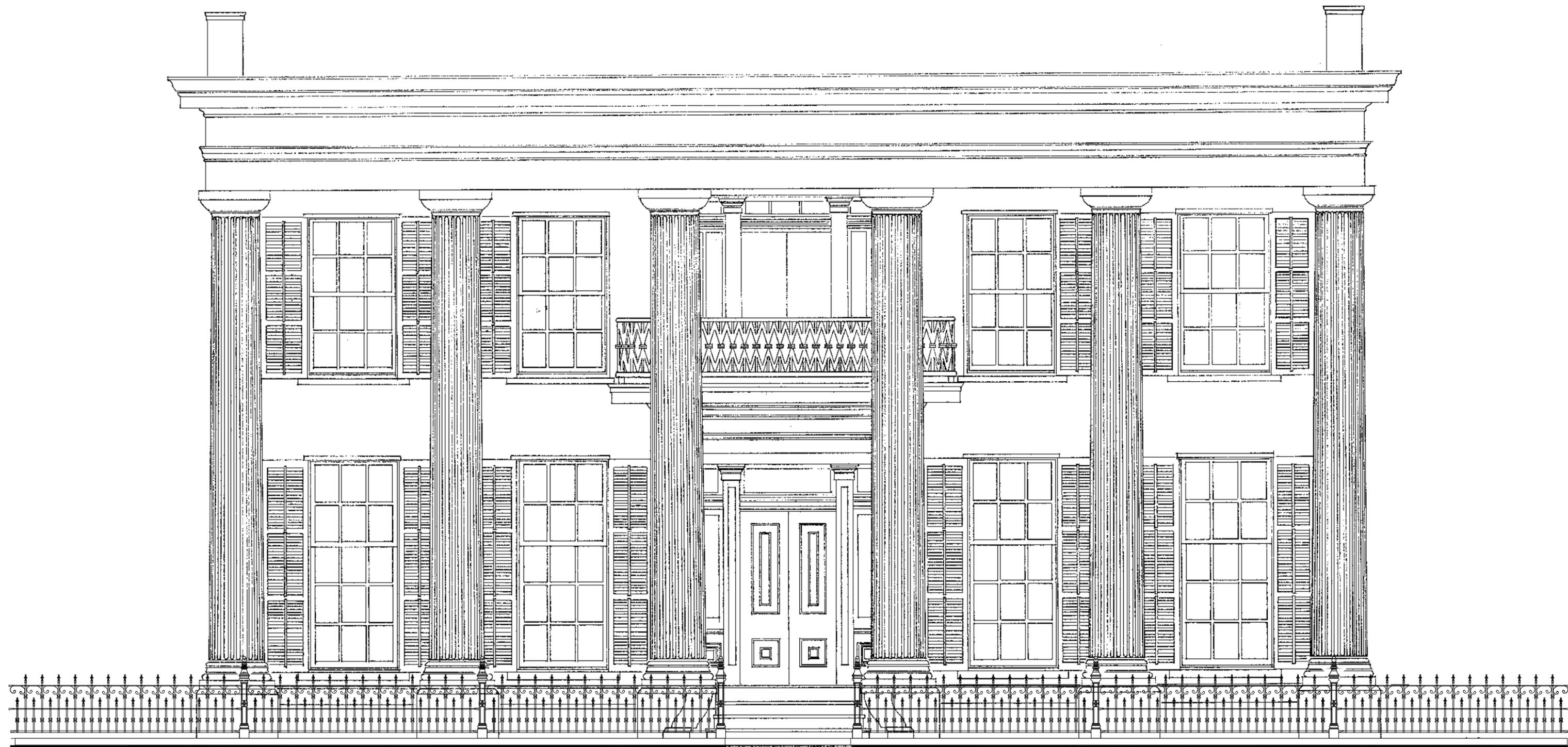
If you are making changes to a contributing property or constructing a new building in a local historic district, the project *must* comply with the design standards established for that district to receive a Certificate of Appropriateness. Visit the Historic Preservation Office website to view your district's design standards: <http://www.austintexas.gov/department/historic-preservation>.

## **What Type of Work Requires a Certificate of Appropriateness?**

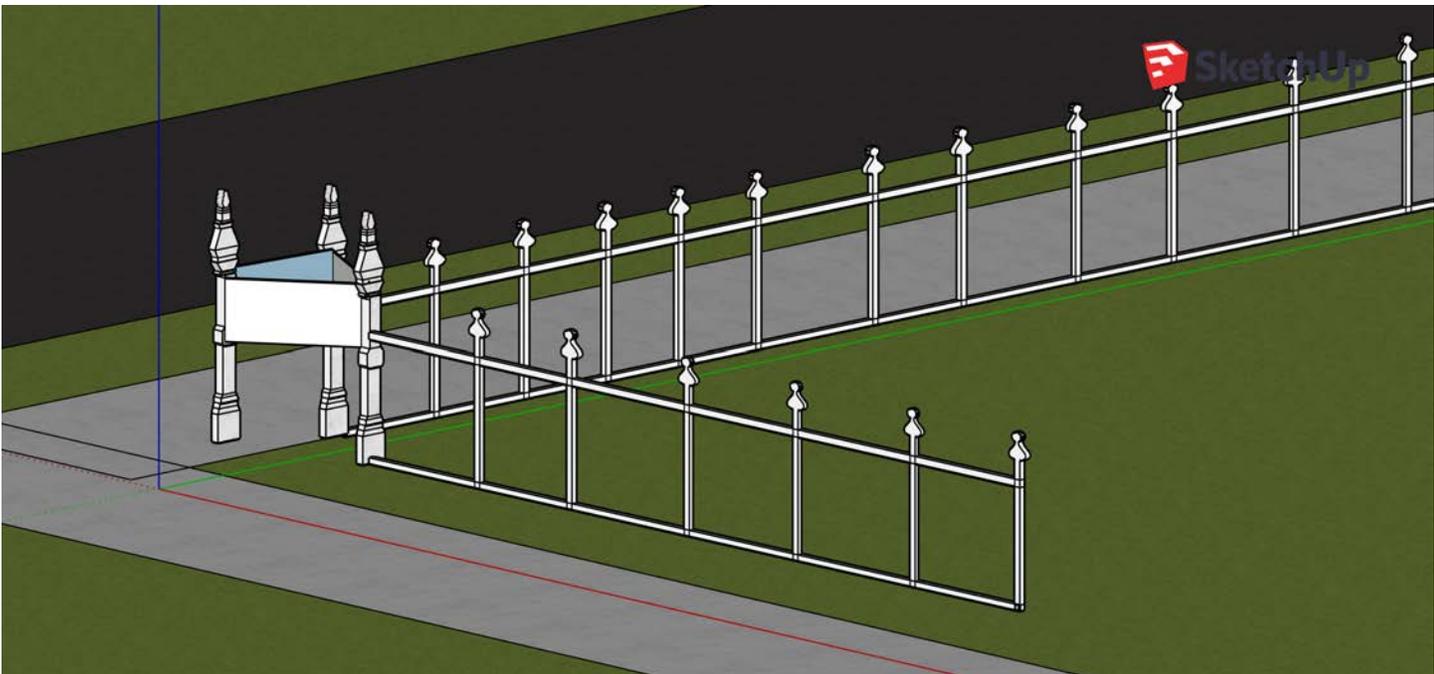
Certificates of Appropriateness (COAs) are required for exterior changes or additions to historic landmarks, any property pending designation as a landmark, and contributing buildings in local historic districts; or if you are constructing a new building in a local historic district. Work requiring a COA includes:

1. Additions
2. Construction of new buildings, including outbuildings
3. Window and door replacement
4. Exterior siding replacement
5. Replacement of roof materials with a different material
6. Site changes such as a pool, deck, fence, or back porch enclosure

Ordinary repair and maintenance projects do *not* require a Certificate of Appropriateness. For more information, see the historic review process charts on the [Historic Preservation Office website](#).



EAST ELEVATION





Plans and Specifications  
Neill-Cochran House Museum



Existing fencing on south edge of the property. Fencing sits on a concrete footing. As the grade descends towards the west, the footing is faced with limestone rubble. This decorative mortar will not be necessary on the east façade, as the grade is relatively even and at its highest point on the east side of the property.

The project will require 126 feet of wrought iron fence, which will connect the cast iron posts and to which the decorative cast iron spears and butterflies will be affixed. After installation, the new and existing all will be painted white.



New molds will be produced to replicate the original cast iron posts. Posts are 42 in. tall. The cross motif was appropriate to the fence's original funerary setting in a 18<sup>th</sup> century Seguin cemetery.

The project will require 15 new posts.



## Plans and Specifications Neill-Cochran House Museum

The project also requires the creation of new molds and production of cast iron elements to replicate the decorative spears and butterflies. We estimate that we will require 350 spears and 480 butterflies.



Integrated signage will be mounted on extended versions of the cast iron posts similar to the illustration below:

