

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
MARCH 22, 2021
GF-2021-021341
MARY STREET HISTORIC DISTRICT
508 EAST MARY STREET

PROPOSAL

Rehabilitate and repair contributing house. Rebuild front porch to comply with modern safety standards. Grade and landscape front lawn. Construct a rear addition and carport.

PROJECT SPECIFICATIONS

- 1) Restore and patch existing teardrop siding. Replace asbestos siding with matching wood teardrop siding at entryway.
- 2) Restore existing wood windows and screens.
- 3) Construct a carport at east elevation. The proposed structure is steel with wood rafters and a flat corrugated-metal roof.
- 4) Construct a rear addition. The proposed addition is one story, with a curved gabled corrugated-metal roof, vertical wood siding, and full-height fixed and casement windows.
- 5) Replace asphalt shingle roof in kind.
- 6) Remove siding from converted screened porch at rear and replace with screens.
- 7) Add wood attic windows to gables at east and west elevations. Add horizontal wood windows above carport at east elevation. All windows to be further than 15' from south façade.
- 8) Remove existing concrete porch and replace with smaller concrete porch. Terrace landscape to reduce number and pitch of steps, adding non-reflective steel edging.
- 9) Add wood decking to rear and fence backyard.

ARCHITECTURE

Cross-gabled Tudor Revival cottage with arched entryway, horizontal wood siding, 1:1 single and paired wood windows, exposed rafter tails, and concrete stoop.

STANDARDS FOR REVIEW

The Mary Street Design Standards are used to evaluate projects within the historic district. The following standards apply to the proposed project:

B. Contributing Properties: Repair and Rehabilitation

B.1.a. Do not change the character, appearance, configuration, or materials of the primary façade, except to restore a building to its original appearance.

B.1.b. If original elements of the primary façade are missing and if sufficient documentation exists to ensure accuracy, those elements may be restored to their historic appearance.

B.1.d. Minimize changes to historic-age secondary elevations of the building that are visible from the principal street frontage.

The proposed project restores the building's façade to its original appearance. There is sufficient site documentation to replace the existing asbestos siding at the central bay with horizontal wood siding. Minimal changes are present at secondary elevations; carport and window additions are set back 15' from the front wall of the house.

B.2.a. Repair damaged exterior wall materials, details, and ornamentation to the greatest extent possible, using treatments that do not damage historic materials. Replace only materials and wall sections that are deteriorated beyond repair and prioritize in-kind replacement if possible.

The proposed project repairs exterior walls and replaces material in-kind where deteriorated beyond repair.

B.3.a. Retain the rails, posts, and brackets of an original front porch. If replacement is necessary, use

in-kind materials.

The proposed project replaces the concrete porch with in-kind materials. The existing porch may be a replacement element.

B.4.a. Retain the shape and slope of the original roof as seen from the street, including original dormers.

B.4.b. Maintain and repair original decorative roof elements such as exposed rafter ends, bargeboards, and cornices. Do not add decorative roof elements that were not historically present.

B.4.c. Maintain and repair existing roof materials whenever possible. Replace damaged roofing materials in-kind (preferred) or with a compatible substitute material that gives a similar appearance to the existing or historic roof.

The proposed project retains the original roof slope and exposed rafter tails. It replaces the shingle roof in-kind on historic portions of the roof.

B.5.a. Do not enlarge, move, or enclose original window openings.

B.5.b. Maintain and repair original wood-sash windows.

The proposed project repairs original wood-sash windows. It does not alter original openings.

B.6.a. Do not enlarge, move, or enclose original door openings.

B.6.b. Retain original doors, door surrounds, sidelights, and transoms, unless deteriorated beyond repair.

B.6.c. If a replacement door is necessary, replace in-kind or select a new style of door that is appropriate for the building age and style.

The proposed project repairs the original front door. It does not alter original openings or trim.

C. Contributing Properties: Additions

C.1.a. Retain all character-defining features on historic-age exterior façades that are visible from the principal street frontage.

C.1.b. Retain as much historic-age building fabric as possible by limiting the wall area where the addition connects to the existing building.

C.1.c. Whenever possible, locate additions behind the existing building and design them to be neither taller nor wider than the existing building.

C.1.d. Set additions back from the front façade at least 15 feet or one-third the depth of the building, whichever is greater.

The proposed carport and rear additions do not alter character-defining features on visible facades. Both additions affect limited wall area at connection points. The rear addition is located behind the existing building and is neither taller nor wider; the carport is neither taller nor wider and is located above the existing driveway at the main façade. It is set back 15' from the façade.

C.3.a. Design additions to be inconspicuous and subordinate to the historic building.

C.3.b. Design additions so that the existing building's overall shape appears relatively unaltered from the principal street frontage.

C.3.c. Design additions to complement the scale, massing, materials, and fenestration patterns of the original historic building. Design window-to-wall area ratios, floor-to-floor heights, window patterns, and bay divisions to be similar to the existing building.

C.3.d. Differentiate the design of the addition so as not to be replicative or give a false sense of history.

The proposed additions are subordinate to the historic building. The rear addition is not visible from the streetscape; the carport is visible but designed to limit visual impact. The additions complement the original building. The rear addition's bay divisions and window patterns are not similar to the original portion of the building; however, they successfully differentiate new from historic fabric.

C.4.a. Use exterior wall materials that complement the existing building, as well as the collective character of the district.

C.4.b. Differentiate an addition from the existing building by means of a hyphen or joint using a different material, varying trim boards, slightly varying dimension of materials, varying orientation of materials, or other means.

The proposed rear addition uses vertical wood siding that is complementary to the horizontal wood siding of the historic building and differentiates the new portion of the building from the historic.

C.6.a. Use a simple roof style and slope that complements the roof of the existing building.

C.6.b. Use materials that match or are compatible with the roof materials on the existing building.

The simple gabled roof at the rear addition and low-profile flat roof at the carport do not detract from the building's original roofline and carry minimal visual weight. The metal roofing does not match the shingle roof of the original building, though it does serve to differentiate new from old.

C.7.a. Use windows that complement the fenestration pattern, size, configuration, profile, and finish of windows on the existing building.

The proposed full-height windows at the rear addition are distinct from the original windows but are not visible from the street.

D. Contributing Properties and New Construction: Site Features

D.1.a. Maintain and repair the grade of the site as much as possible to preserve the historic grade. Do not otherwise alter the current grade of the site except to restore it back to its historic state. The current grade of the site shall not be artificially raised to gain additional building height.

D.1.b. If a change in grading is necessary to improve drainage, minimize the impact to the site and any historic landscape features.

The proposed project lowers the grade of the front yard to enhance accessibility, lowering the overall porch height and step count. The proposed terracing is reversible and appears to have minimal impact.

D.5.a. Do not construct new fences and walls that obscure the front elevation of the primary building.

D.5.b. When constructing new fences and walls or altering existing fences and walls, materials, scale, and finish shall be compatible with contributing properties.

The proposed fence does not obscure the front elevation of the primary building. Its horizontal wood construction carries minimal visual weight and is compatible with contributing properties.

The project meets most applicable standards.

STAFF RECOMMENDATION

Approve the application.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: GF 21-021341
LOCATION: 508 E MARY ST

1" = 124'

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