

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
JUNE 1, 2022
C14H-2011-0020; HR-2022-062618
LINDEMANN HOUSE
1100 E 8TH STREET

PROPOSAL

Window replacement throughout. Convert a rear window into a door.

PROJECT SPECIFICATIONS

The existing building has 2:2 double-hung wood windows with wood screens. The applicant is proposing to replace the existing windows with 2:2 wood windows and replace a rear window with a wood door.

ARCHITECTURE

Constructed ca. 1887, the Lindemann House is a 1 ½-story Folk Victorian house built of Austin common brick. The house has a side-gabled roof with a centered, front-facing gable. The full-width porch has a jigsaw balustrade between six square columns with chamfered corners, decorative trim, and jigsaw brackets. Windows are 2:2 double-hung wood within segmental arched openings.

The house sits on a considerable rise above E. 8th and Waller streets. A raised lawn surrounding the house is reached by steps from the corner and side street, with decorative metal gates and railings. Between, dense primrose jasmine grows along the slope out to the curb line, with no sidewalk.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects at historic landmarks. The following standards apply to the proposed project:

Repair and alterations

5. Windows, doors, and screens

Standard 5.13 establishes requirements for historic landmarks. It states that window and door openings should not be enlarged, moved, or enclosed except as required by an addition. On the north elevation, a window will be replaced by a white pine door, altering the existing opening. However, the window that is being replaced is on the back of the house and will not be visible from the street.

Summary

The project largely meets the applicable standards.

STAFF RECOMMENDATION

Approve the application but encourage the applicant to repair, rather than replace, any original windows at front and sides of house or where visible from the street. Consider approval of rear window replacement with door. Should the Commission allow replacement, encourage the applicant to keep and store the existing window so that the alteration may be reversed in the future.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C14H-1975-0003

LOCATION: 1100 E 8TH STREET

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1" = 250'

PROPERTY INFORMATION

Photographs







