

**HISTORIC LANDMARK COMMISSION**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**NOVEMBER 2, 2022**  
**HR-2022-119336**  
**CASTLE HILL**  
**900 BLANCO-1202 W. 9<sup>TH</sup> ST, & 901 SHELLEY AVE**

## **PROPOSAL**

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Demolition, addition, and alteration of two contributing circa 1910 structures on one lot

## **PROJECT SPECIFICATIONS**

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- 4) Combine two existing, contributing residential structures-a 'two story garage aka carriage house' (unit A-addressed as 901 Shelley Ave) with the 'existing house and walk-out basement' (units B&C- addressed as 1202 W. 9<sup>th</sup> St) into one single-family dwelling unit. ~~This will require the removal of approx. Fourteen feet of unit C's west wall, the part that faces unit A (the garage), and the removal of 5' 8" of unit A's east wall, the part that faces unit C. Materials: Powder Coated pressed metal shingles.~~
- 2) Removal of Unit A's (garage) exterior wooden stair and exterior door, ~~relocate existing windows on the west wall, and relocate existing south facade windows to level one west wall.~~ Materials: existing windows, new siding infill w/ existing siding, or new milled to match.
- 3) ~~Removal of Unit A's (garage) deteriorated garage doors. Material: new siding milled to match.~~
- 4) ~~Addition of ground floor screened porch on Unit A (garage) Materials: Painted wood structure and divisions, historic light blue V groove wood ceiling. Ultra Vue Invisible screens~~
- 5) ~~New wall openings for exterior pocket doors: Removal and storage of existing siding. Wood and Glass doors~~
- 6) ~~Addition of second floor office: new glazing, painted wood divisions, and siding milled to match existing if reuse is not possible~~
- 7) ~~Addition of second floor screened porch on Unit A (existing two story garage) painted wood structure and divisions, historic light blue V groove wood ceiling. Ultra Vue Invisible screens~~
- 8) New wall openings for new windows in the proposed kitchen and baths; reuse windows where available (1202 W. 9<sup>th</sup>). New all wood windows to match existing ones if reuse is not an option

UPDATE since ARC:

1. The plans call for the rotation of the carriage house, so the garage doors face Shelly Ave
2. Construction of a transparent two-story story addition hyphen and screen porch between 901 Shelly and 1202 W. 9<sup>th</sup>, requiring a small portion of rear wall demolition on 1202 W. 9<sup>th</sup>.
3. Existing pressed metal roof to remain on 1202 W. 9<sup>th</sup> except for a small portion removed for connection of hyphen.
4. Create new openings for windows and doors in the carriage house garage level.

## **ARCHITECTURE**

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900 Blanco has three contributing buildings on a single parcel: a single-story house (900 Blanco), a single-story house with a walkout basement (1202 W. 9<sup>th</sup> ST), and a carriage house AKA the two-story garage (901 Shelley Ave). This staff report will focus on the buildings included in the scope of the work-the single-story house with a walkout basement and a two-story garage.

The single-story house has a steeply pitched front gable with a wing roof form and patterned shingles. A partial, asymmetrical faux wrap-around porch has spindle work porch railing supports. There is a large window assembly centrally located under the front gable. The lower glazing appears to have been replaced, but the fixed upper sash seems to be the original late Victorian window detailing of a diamond grille pattern. The original exterior walls appear to be horizontal wood siding, lacking the varied and textured wall surfaces and details of a true Queen Anne. So, although the house is not symmetrical, it meets the Folk Victorian criterion (1890-1910), Victorian detailing, usually of Queen Anne inspiration on a simple folk house form. Research traced it through several address changes to at least the 1916 directory, but it was likely built earlier. It has a pier and beam foundation with a masonry walk-out basement built into the topography.

The carriage house or garage is a two-story, symmetrical, wood-frame construction. The roof form is side-gabled with a small center front-facing gable and has been replaced with metal seam material. It has horizontal wood siding and simple 1:1 wood windows without a grill pattern. A few windows are replaced, but the original, simple pedimented exterior casing and sash remain on almost all. There are two symmetrical window assemblies on the second floor of the street-facing façade

composed of two 1:1 windows. These assemblies flank a central single 1:1 window with a decorative planter box centrally supported on two brackets below it. There are several of these matching large knee brackets underneath the open roof eaves as well, evidence of a matching Folk Victorian Style to the single-story house. There are three double-door garage bays on the first floor. The second floor of the garage has been converted into a living space. There are exterior stairs to the living space on the side of the garage leading to a single-door entry under a small, simple, covered porch.

## DESIGN STANDARDS

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

### Summary:

~~The proposal designs alterations which obscure character-defining features and facades viewable from the Right-of-Way of both contributing buildings; unit A (existing 2-story garage) and Unit B&C (existing house with walk-out basement). The addition overwhelms and is not sympathetic to the historic structures on the site. Removing exterior walls viewable from the street would impair the structure's integrity in the future. The proposed design is not compatible with the following Castle Hill Design standards:~~

The project updated plans are taking feedback from the ARC. TH design calls for rotating the carriage house on its site so the garage doors face Shelly Avenue. This solution is a creative solution that allows the carriage house to still read in its historic context as a carriage house and allows the construction of the addition. The new addition is a two-story transparent hyphen which allows the historic buildings to read and maintain attention. The new addition uses details that take cues from historic buildings, such as fenestration patterns and passive shade structures.

### General District Standards:

*b) Do not make changes to the public view of an existing contributing or non-contributing building that have no historic basis and/or that seek to create the appearance of an architectural style that is not original to the existing building*

*9. New additions or alterations to structures shall be done in such a manner that if the addition or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired*

*d) Single Family or Single-Family Use: The allowable height for additions and new construction is the average height of the adjacent properties on either side of the subject property or 32', whichever is greater.*

### C. Rehabilitation or alteration to Existing Buildings

#### 1. Required Standards.

*(a) Maintain the historic style and retain character-defining features. Character-defining features generally include exterior wall materials, windows and window screens, doors and entryway details, roof form, porches, chimneys, railings, and trim.*

*(b) Do not install new materials that obscure or endanger original materials, including but not limited to the painting of original masonry or installation of vinyl or aluminum siding over original wood siding.*

*(c) Repair existing original windows unless determined infeasible due to excessive deterioration that is adequately documented in the application for a certificate of appropriateness. Utilize recommended repair practices listed below where feasible.*

~~e. Roofs- Metal roofing material is appropriate, but the addition as proposed is not compatible, and therefore the roof design is also not compatible.~~ UPDATE: The roofing materials are compatible and appropriate with the design retaining the existing pressed metal roof and using a TPO roof on the hyphen.

*(1) When replacing a roof, maintain the original roof form and other character-defining features of the roof, including overhangs, barge boards, rafter tails, and cresting, where existing.*

*(2) Unacceptable roof materials are those that are not used elsewhere in the district, are not appropriate for the subject property, or have otherwise been determined incompatible with the district or the subject property*

*(1) Acceptable roof materials include but may not be limited to composition shingle, metal roofs of all types except*

*corrugated metal, fiberglass shingles, and metal shingles, as determined appropriate.*

#### D. Additions to Existing Buildings

UPDATE: the new addition no longer dominates the historic buildings, but rather the transparent hyphen allows the historic buildings to remain the central focus without obscuring character defining details.

*a) For contributing buildings, a new addition shall not visually overpower the existing building, compromise its historic character, or destroy any unique character defining features. Large additions may be constructed as a separate building and connected to the existing building with a linking element, such as a breezeway, as long as they comply with other sections of these Standards and applicable codes.*

*c) Design an addition using appropriate scale and detailing to avoid creating a top-heavy appearance.*

*e) New roof forms must match the roof's pitch on the existing house to the greatest extent possible.*

#### Summary

The project meets some of the applicable standards.

#### **PROPERTY EVALUATION**

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The property contributes to the Castle Hill Historic District.

#### **COMMITTEE FEEDBACK**

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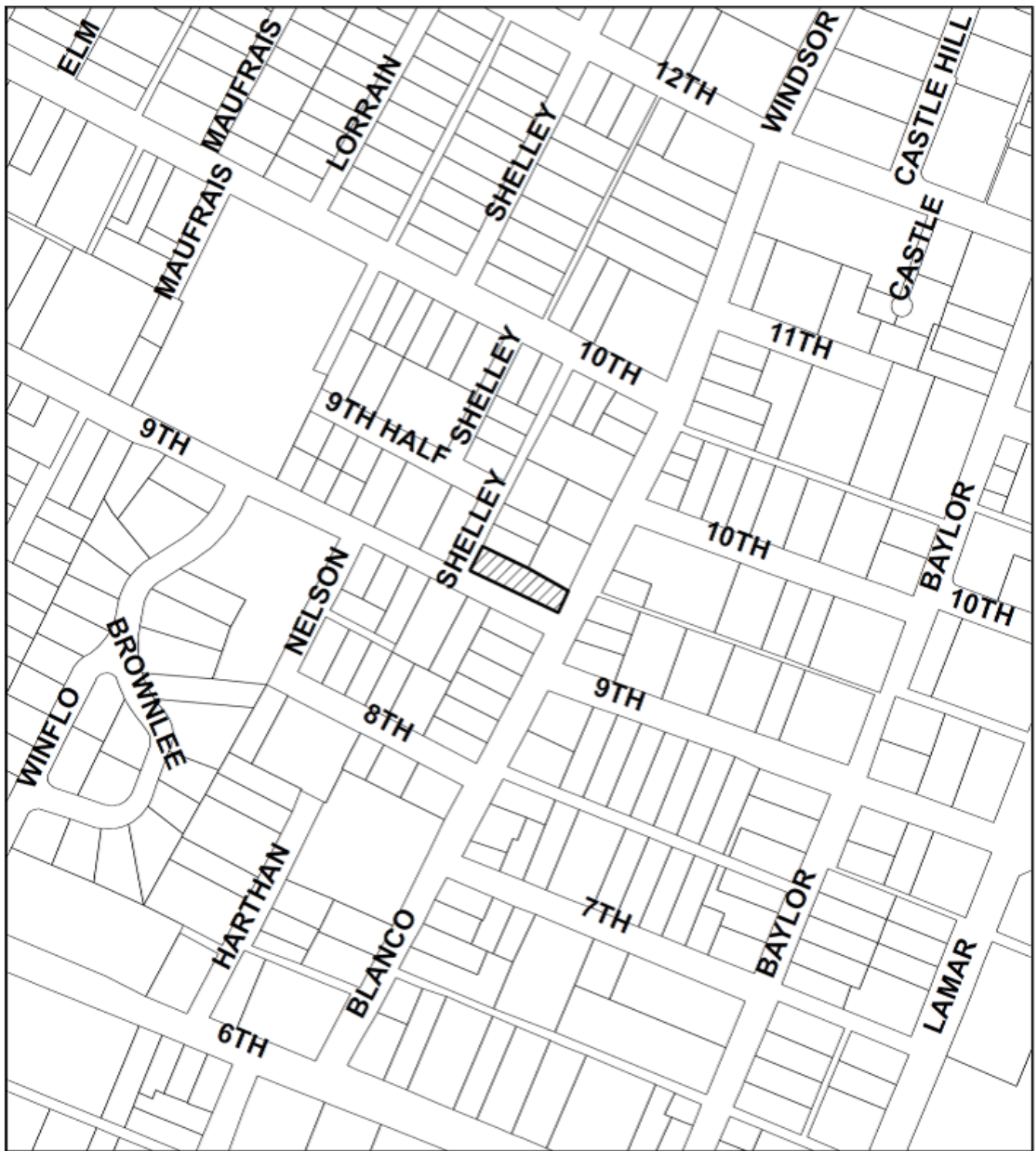
The ARC was generally pleased with the new design and commented that the rotation of the Carriage house presented an unusual solution to an unusual property and made a handsome addition to the Shelly streetscape. The ARC did explain that they were opposed to deconstruction and that only a 'lift-and-rotate' method of moving the carriage house was approved. Furthermore, if any further demolition is needed than what the plans call for due to deterioration, for example, the project should return to the HLC. The ARC recommended that the method of moving to be included in plans and that any replacement windows in the Carriage House be 1:1.




#### **STAFF RECOMMENDATION**

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Staff recommends approval of the plans with the following conditions: notes are added to the plans that the carriage house is moved under structural engineer supervision via lifting and rotating the structure, not deconstruction and rebuild; and if there is significant deterioration found resulting in the need for deviance from the approved plans that the case return to the Historic Landmark Commission for approval.

## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

## NOTIFICATIONS

CASE#: HR 22-119336

LOCATION: 900 BLANCO STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**PROPERTY INFORMATION**

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*Photos*

*“1202 W. 9<sup>th</sup> Street with 901 Shelley and 900 Blanco in the background”, Google Map, 2022*



*“Two-story Garage-Unit A:901 Shelley Ave”- HR application, 2022*



Address view, Google maps, 2022