

The Property at 9th + Shelley has several unique physical conditions making development on the site difficult:

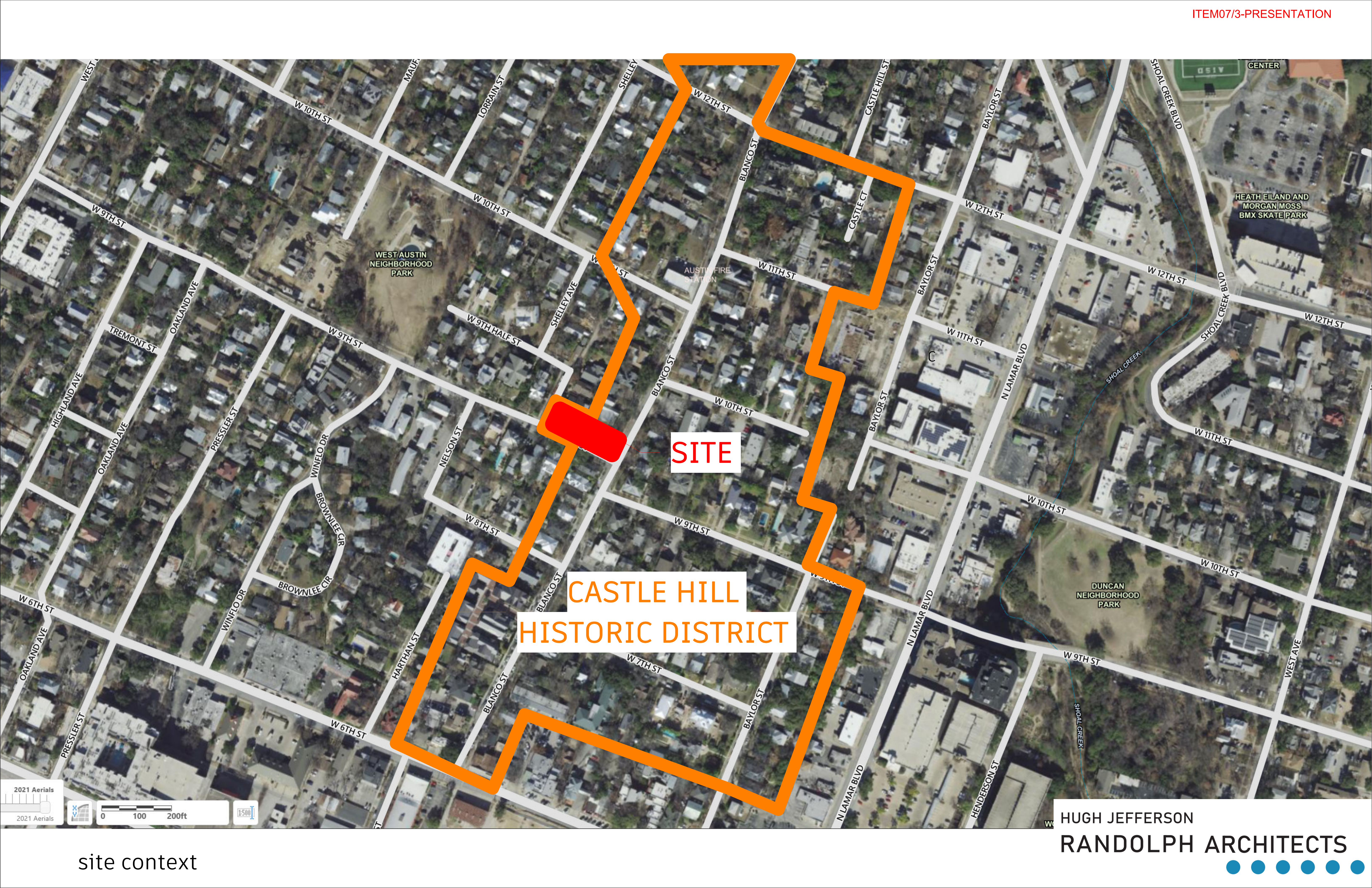
- There are three contributing historic structures that are protected from demolition, and under the requirements of the Castle Hill Historic District design standards.
- Narrow North / South dimension of the site, resulting in limited allowable footprint.
- This is the only property in the Castle Hill Historic District that is surrounded by three public streets further limiting where development is allowed.

The combination of these constraints creates a hardship that is unique to the site, and is not present on other properties within the Castle Hill Historic District.

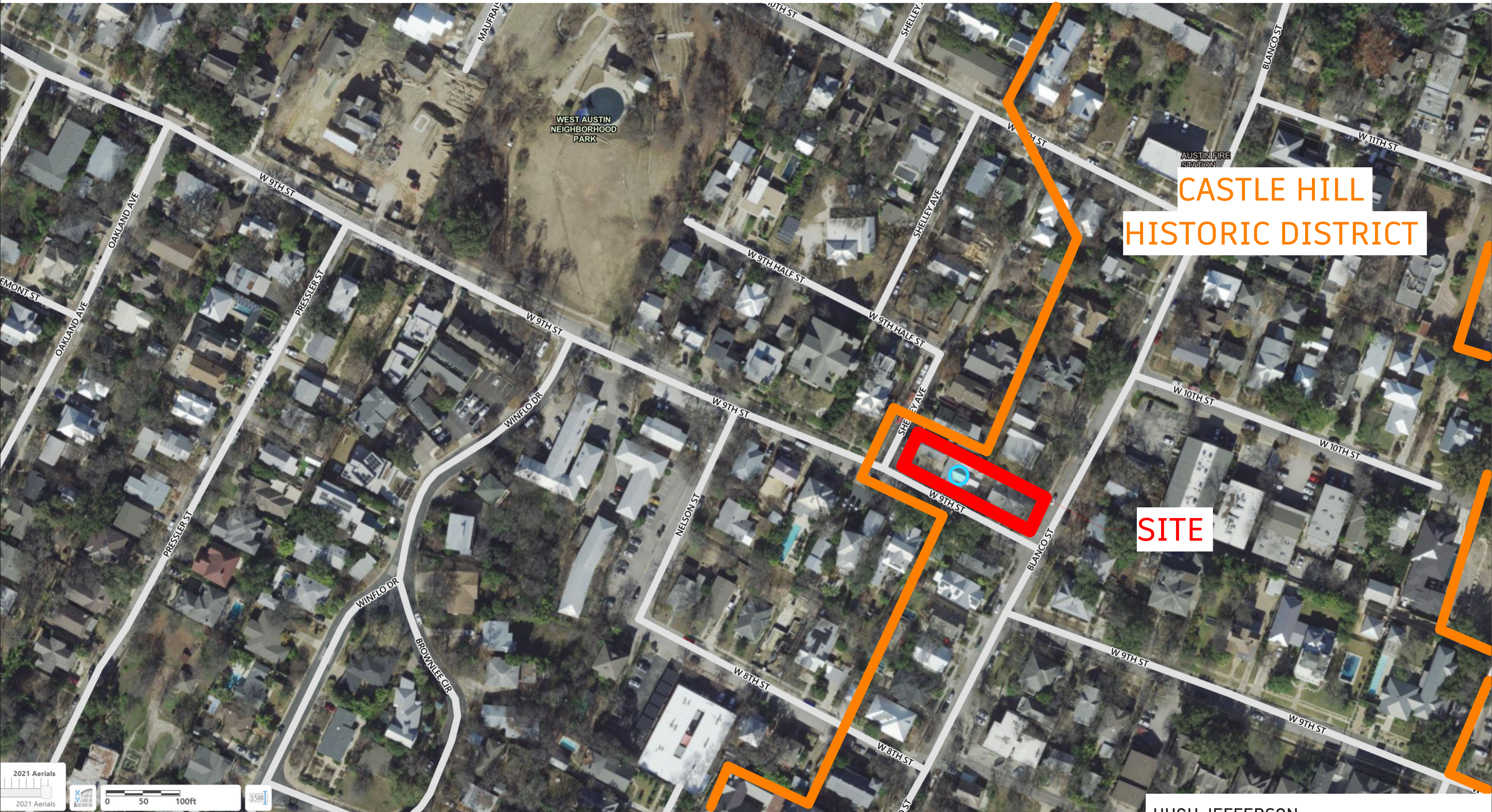


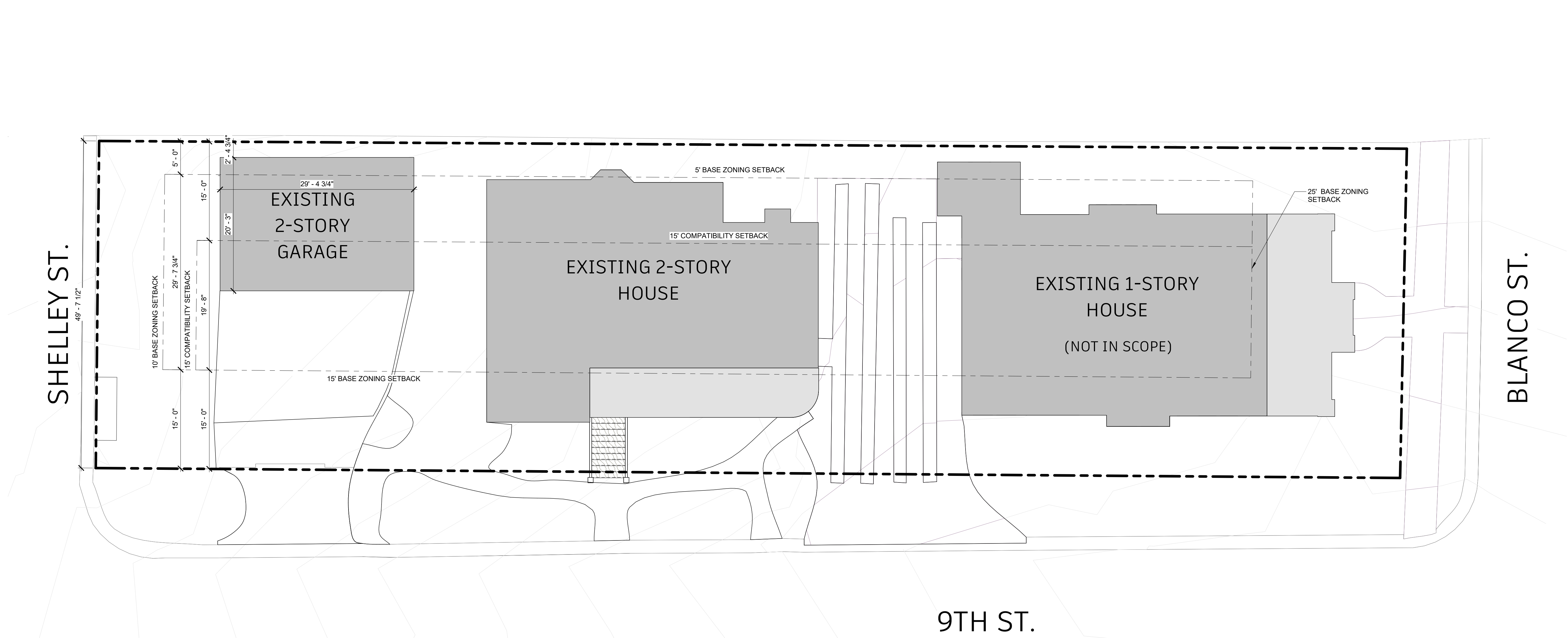
site context





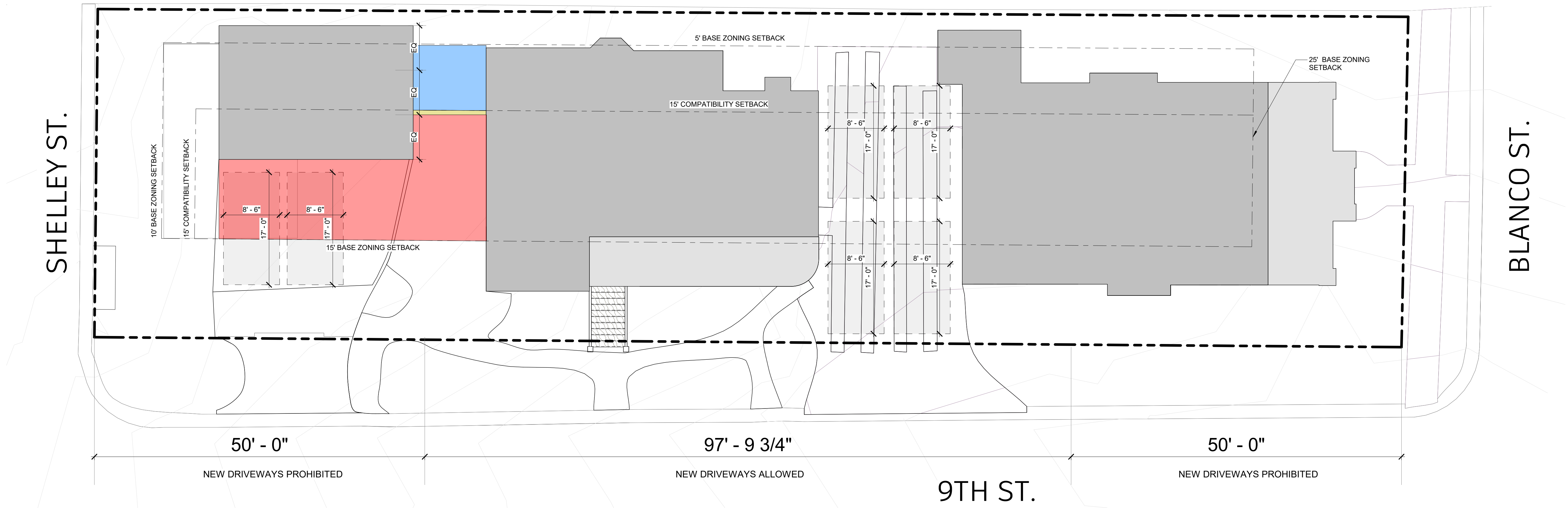
An aerial photograph of a residential neighborhood in Austin, Texas, with a red rectangle highlighting a specific project site. The site is located at the intersection of W 10th St and Blanco St. The surrounding area includes several streets: W 12th St, W 11th St, W 10th St, W 9th St, W 8th St, W 7th St, W 6th St, W 5th St, W 4th St, W 3rd St, W 2nd St, W 1st St, W 10th St, W 9th St, W 8th St, W 7th St, W 6th St, W 5th St, W 4th St, W 3rd St, W 2nd St, W 1st St, W 10th St, W 9th St, W 8th St, W 7th St, W 6th St, W 5th St, W 4th St, W 3rd St, W 2nd St, W 1st St. The map also shows several parks: West Austin Neighborhood Park, Austin Fire Station, Castle Hill Park, and Heath Field and Morgan Moss BMX Skate Park. A scale bar at the bottom left indicates 0, 100, and 200 feet. The text '2021 Aerials' is visible in the bottom left corner. The text 'HUGH JEFFERSON RANDOLPH ARCHITECTS' is visible in the bottom right corner.





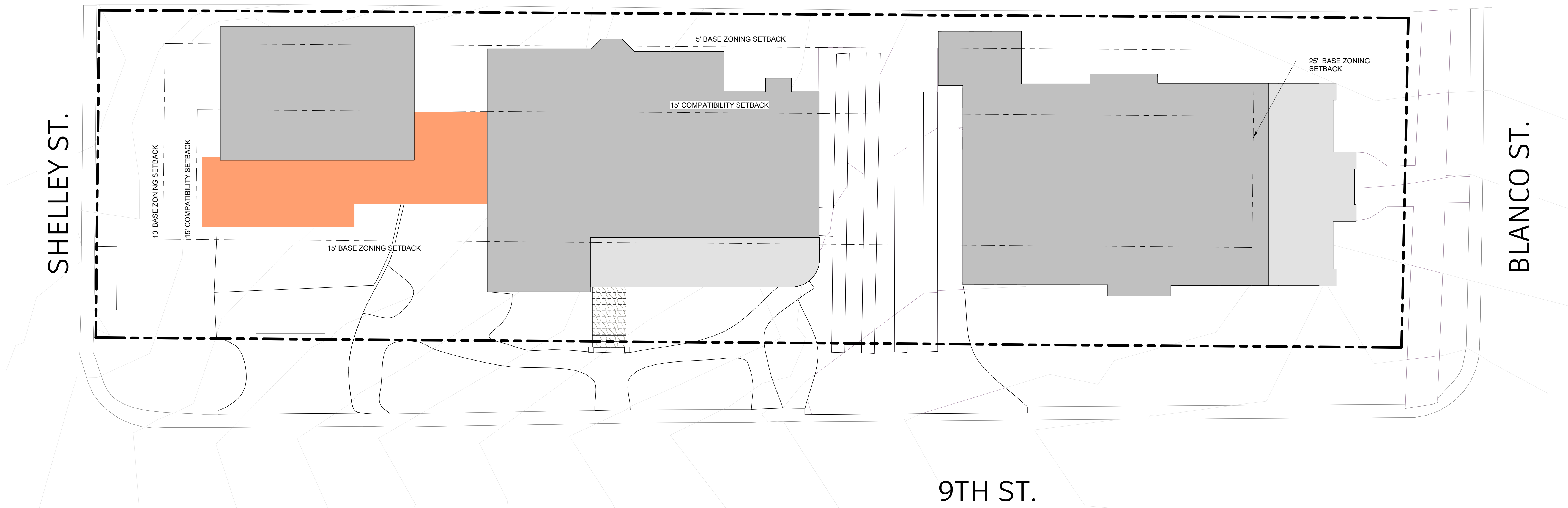
EXISTING CONDITIONS

existing structures

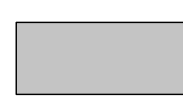



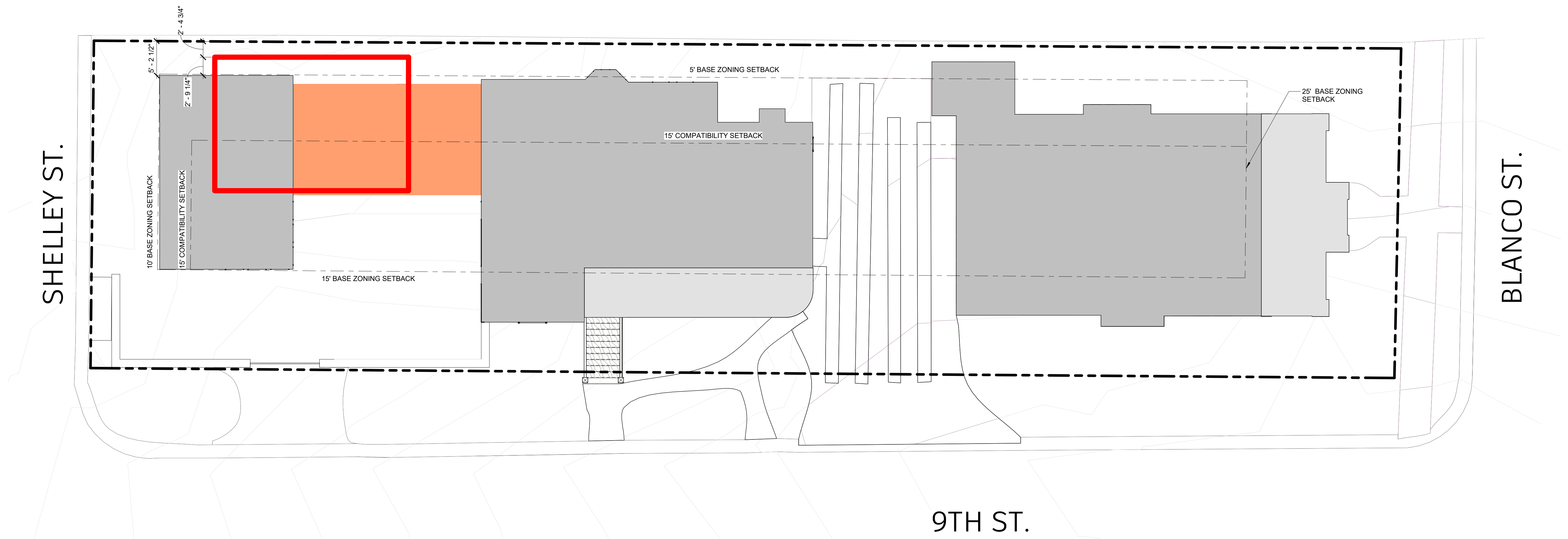
EXISTING / SHOWING RESTRICTIONS

- existing structures
- compatibility restriction
- historical restriction
- allowable building zone



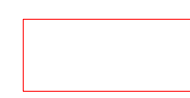


PREVIOUS PROPOSAL (rejected by historic commission)





-  existing structures
-  proposed addition



CURRENT PROPOSAL

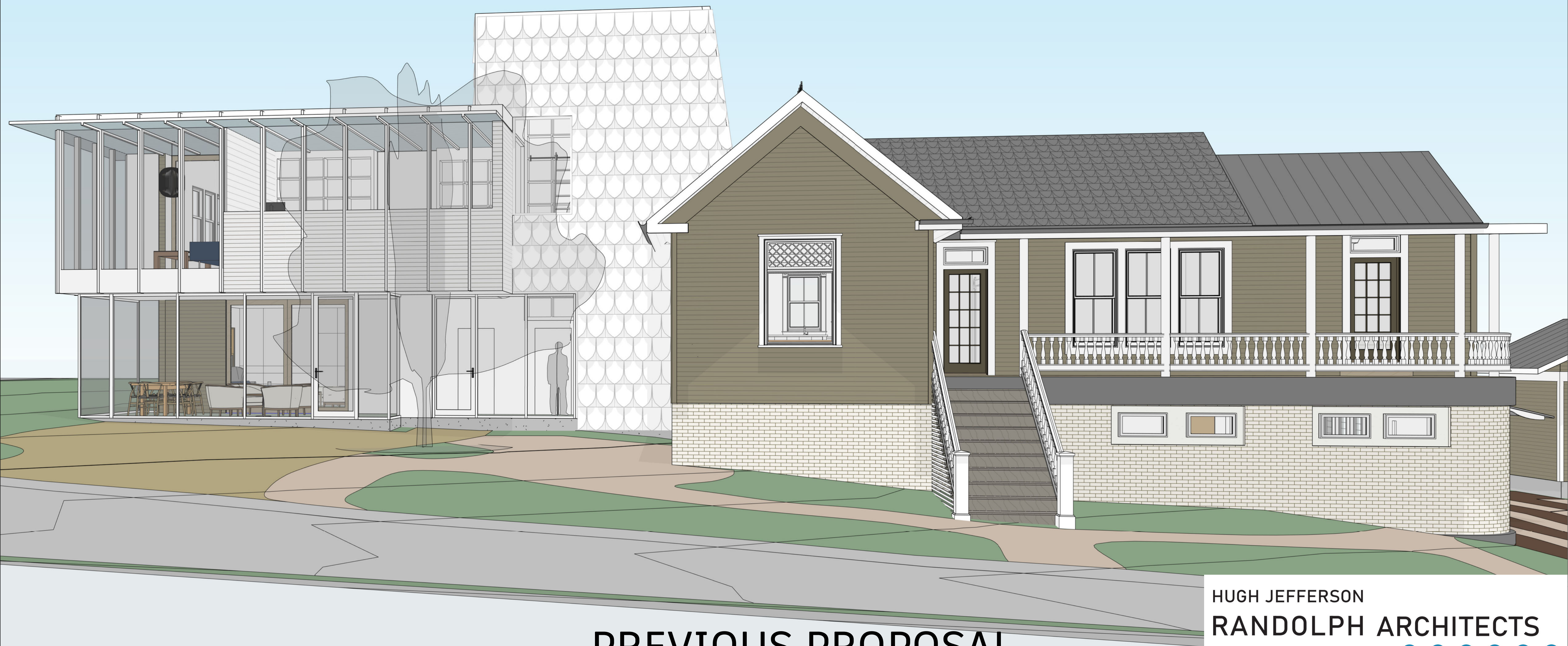
-  existing structures
-  proposed addition
-  existing garage location



-  existing structures
-  proposed addition
-  existing garage location
-  footprint of requested compatibility variance

HUGH JEFFERSON
RANDOLPH ARCHITECTS





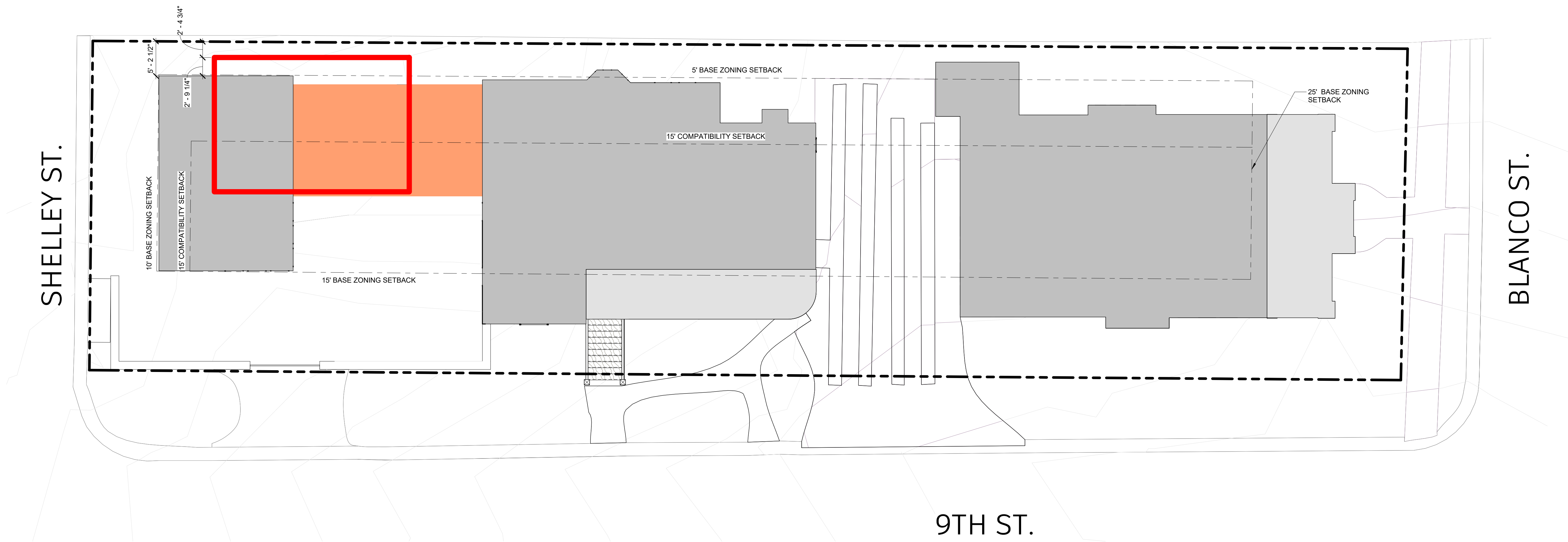
PREVIOUS PROPOSAL





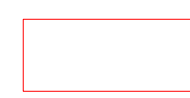


CURRENT PROPOSAL





CURRENT PROPOSAL

-  existing structures
-  proposed addition
-  existing garage location