

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
APRIL 5, 2023
HR-2023-011827
CASTLE HILL HISTORIC DISTRICT
610 BAYLOR STREET

PROPOSAL

Construct a new garage apartment behind main house, replace the driveway, add pool decks, and construct a wall.

PROJECT SPECIFICATIONS

- 1) Construct a new stone-veneer garage with dwelling space above, located behind the main house. The proposed building has three garage bays facing 7th Street, and a covered patio with firepit at the south elevation. Front and back elevations feature second-floor balconies with steel French doors matching the rear addition to the main house. The north elevation contains an arched dormer window.
- 2) Replace existing concrete driveway with pervious paver driveway.
- 3) Add wood and stone pool decks.
- 4) Remove existing non-historic brick retaining wall and construct limestone wall at southwest corner of property.

DESIGN STANDARDS

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

B. SITE IMPROVEMENTS

1(a) Fences

- (1) *Repair, rather than replace existing historic fences, walls, retaining walls, and steps as character defining features of the district.*

The proposed brick retaining wall to be replaced is not original to the property.

1(b) Masonry retaining walls (exposed on one side, earth-retaining on the other) are permitted as per city code.

The proposed new retaining wall is composed of limestone to match walls elsewhere on the site.

1(e) Driveways

- (1) *Repair, rather than replace existing concrete ribbon or lattice driveways.*
- (2) *Do not replace concrete drives with asphalt*

The proposed project replaces a solid concrete drive with pavers.

- (3) *Driveway entrances shall be consistent with the pattern on contributing buildings on the same primary street.*

The proposed project does not relocate the existing driveway entrance.

E. NEW CONSTRUCTION

1(a) Site new construction to be compatible with surrounding contributing buildings in terms of front setback, street-front orientation, and distance from adjacent buildings.

The proposed project appropriately sites the detached garage behind the main building.

1(b) Form and Architectural Style

- (1) *Design new buildings to be compatible with surrounding contributing buildings of similar use in terms of form, massing, proportion, and roof form.*

The proposed building is compatible with the contributing main house in terms of form, massing, proportion, and roof form.

- (2) *Design new buildings so that they are compatible with but discernible from historic buildings in the district. Do not replicate a historic style in new construction.*

The proposed new building is differentiated via modern fenestration materials and patterns.

- (3) *New construction should have window-to-wall area ratios, floor-to-floor heights, fenestration patterns, and bay divisions compatible with those seen on contributing buildings throughout the district.*

- (4) The proposed building is mostly compatible with the contributing main house in terms of window-to-wall area

ratios, floor-to-floor heights, fenestration patterns, and bay divisions.

1(c) Materials

- (1) Select materials for new construction to be compatible with those existing in the district. Examples include but are not limited to wood siding, limestone, brick, fiber-cement siding, and stucco.*

The proposed building's limestone veneer is compatible with the district.

- (2) In windows, do not use false muntins attached to or inserted between insulated glass panels.*

The proposed project does not use false muntins.

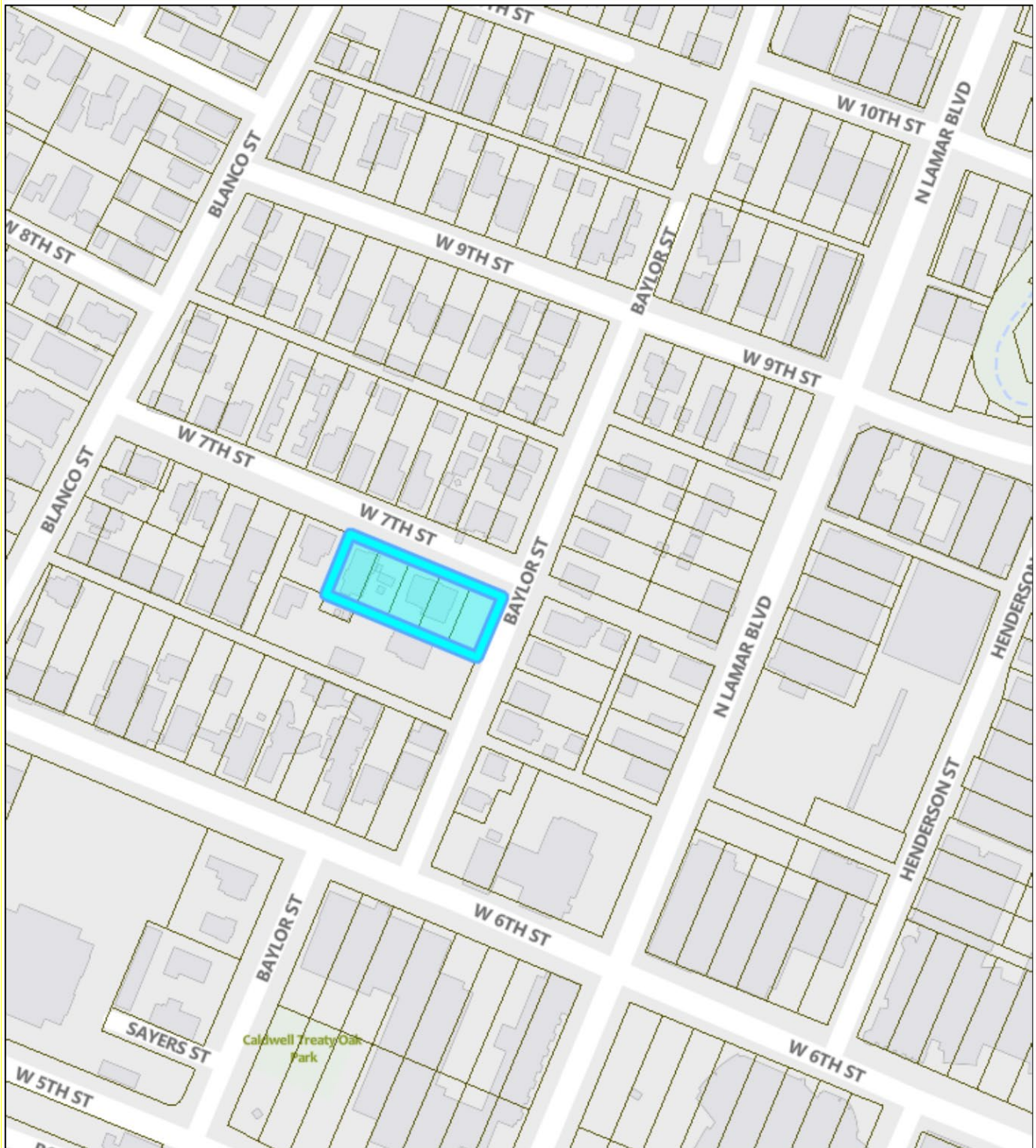
Summary

The project meets the applicable standards.

STAFF RECOMMENDATION

Approve the application.

LOCATION MAP



Lot Lines

Lot Line



1: 2400

3/17/2023

HR 23-011827

610 BAYLOR STREET



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