

**HISTORIC LANDMARK COMMISSION**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS /**  
**APRIL 5, 2023**  
**C14H-1976-0005; HR-2023-031136**  
**WILLIAM PILLOW HOUSE**  
**1407 W. 9<sup>TH</sup> STREET**

## **PROPOSAL**

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Rehabilitate main house and carriage house. Add on to existing nonhistoric addition. Glass in east porch. Create small addition to non-historic carriage house. Add new 6' gate and 4' metal fence to site.

## **PROJECT SPECIFICATIONS**

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- 1) Site work: Add new landscaping. Construct 6' gated enclosure at existing driveway and new 4' tall metal picket fence along north, east and west property lines. Connect new fence to existing fence at southern portion of west property line; existing fence at south property line to remain.
- 2) Main house
  - a. Exterior: repair roof, replace rotten wood, replace missing trim, paint. Match original in all cases.
  - b. North elevation (front): add window to new north facing addition, set 12'-2" back from front wall of house.
  - c. East porch: Install glass at existing wood porch framing; match existing materials.
  - d. South elevation: Extend both levels of southeast corner of 1994 addition by 4 feet to the south. Install new windows per plan: double-hung, wood, 4/4.
  - e. West elevation: Add 68 sq. ft. to the north of the existing 1994 two-story addition. Add a new bay over new back door.
- 3) Carriage house (Note: the carriage house is not zoned H, but sits next to the historic house on the same lot.)
  - a. Exterior: repair roof, replace rotten wood, replace missing trim, paint
  - b. East elevation (front): Remove carport roof. Stabilize upper porch, adding a new railing. Add two new single garage doors and a new window. Enclose recessed corner at southeast.
  - c. South elevation: Install new wood windows.
  - d. West elevation: Rebuild existing shed-roofed addition with taller plate height. Add new second-floor room with gabled roof.
  - e. North elevation: Stabilize and rebuild existing wood stair as needed. Install new wood windows.

## **ARCHITECTURE**

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The 1976 historic zoning application describes the house as follows:

Built in 1877...Its design is reminiscent of a New Orleans townhouse, with a tall, thin, curving staircase... The house is a two-story wood frame house, originally including six rooms, three brick fireplaces with common flue built by John Butler, a bay window, and a front porch with gallery. The kitchen with its own brick chimney for the stove was separate from the main house, but connected by a passageway...It is built of pine with the exception of the cedar posts on which it rests. The door and window casings are plain 5 inch pine boards; the floors are well-seasoned pine tongue and groove...Alterations include: 1939--front porch and gallery exchanged for pillars, addition of back and side porches. 1974--addition of room over original kitchen.<sup>1</sup>

## **DESIGN STANDARDS**

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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*

#### *1. General standards*

The proposed project includes rehabilitation work and removes minimal historic material, replacing in-kind where necessary. The applicant has agreed to omit decorative window elements where documentation of original decorative glass does not exist.

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<sup>1</sup> "Zoning Change Review Sheet: C14H-1976-0005." Historic Preservation Office, 1976.

### 3. *Roofs*

Proposed roof additions appropriately match the existing roof material.

### 4. *Exterior walls and trim*

The proposed project includes repair of existing walls and trim.

### 5. *Windows, doors, and screens*

The proposed project replaces a non-original door with a compatible door, and installs new windows at an existing 1994 addition that appear in keeping with historic-age windows at the original house.

### 6. *Porches*

Though the design specifies glass enclosure of the side porch, the applicant has agreed to place glass on the interior of the existing framing per Architectural Review Committee feedback.

### 10. *Accessory buildings*

The proposed modifications to the 1939 accessory building, located outside the H-zoned portion of the lot, appear mostly appropriate.

## Residential additions

### 1. *Location*

The proposed additions are appropriately sited and limited in scope, appearing to affect only existing non-historic additions. The front-side addition is set back at least half the width of the front wall of the house.

### 2. *Scale, massing, and height*

Proposed scale, massing, and height of the additions appear compatible.

### 3. *Design and style*

The proposed design and style are simple, matching the design of the existing compatible addition.

### 4. *Roofs*

Proposed roof form and materials are compatible.

### 5. *Exterior walls*

Proposed exterior materials are compatible.

### 6. *Windows, screens, and doors*

Proposed fenestration is compatible. The applicant has agreed to omit decorative detailing at the second-floor bay per Architectural Review Committee feedback.

## Sites and streetscapes

### 1. *Vegetation, topography, and landscaping*

Landscape plan not provided—standards specify that open, grassy lawn must be retained if front-yard landscaping is in scope.

### 2. *Walls and fences*

The proposed fence is 4' in height per the standards, with the only taller portion at the 6' driveway gate. Fencing specifications were not provided.

## Summary

The project meets most of the applicable standards.

## **COMMITTEE FEEDBACK**

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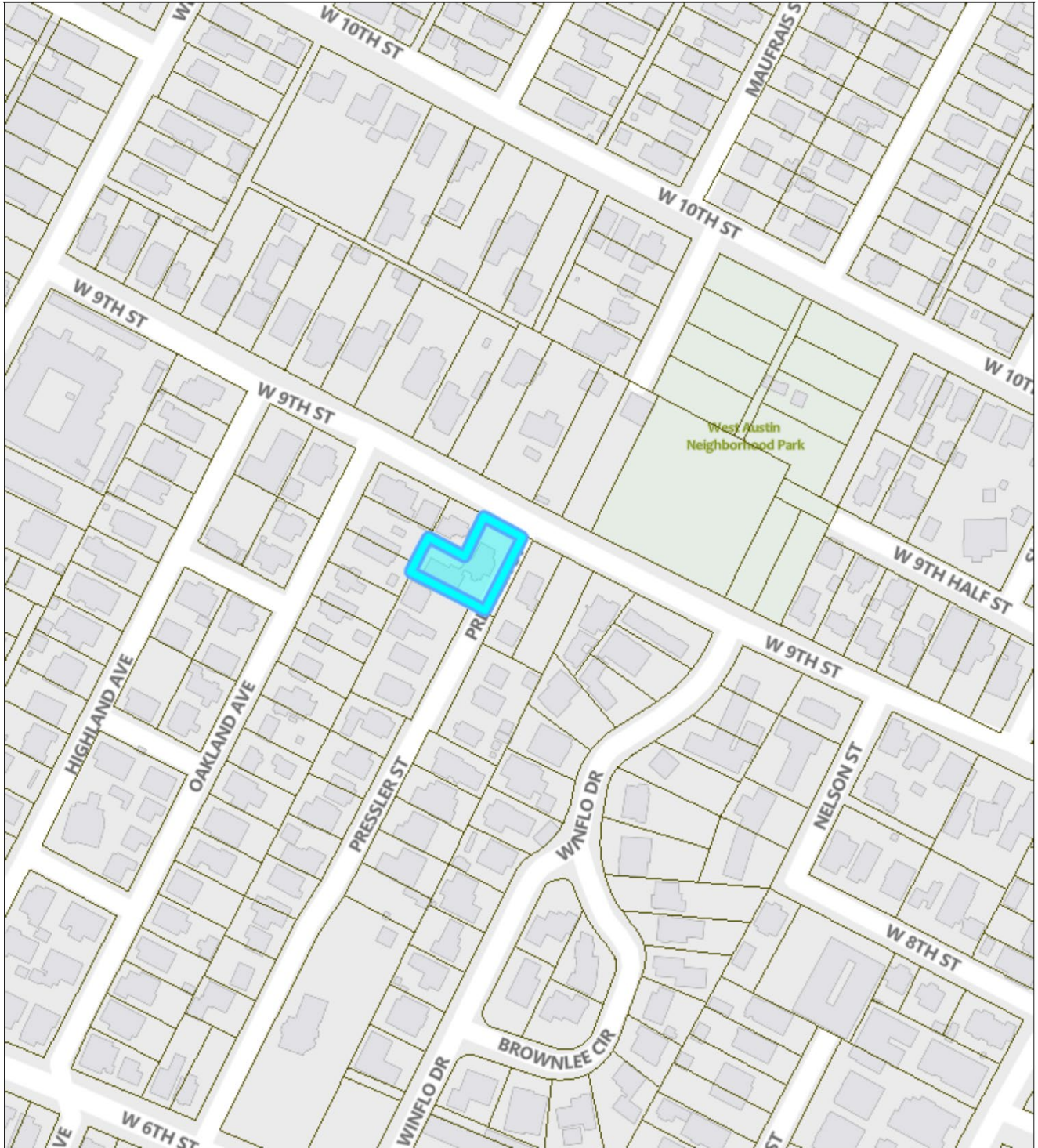
Do not add decorative detail where none previously existed. Use removable panels for porch enclosure or place glass on interior of existing structure.

## **STAFF RECOMMENDATION**

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Approve the application if proposed fencing is deemed appropriate by the Commission. The applicant has amended the proposal to reflect Committee feedback.

# LOCATION MAP



Lot Lines

Lot Line



1: 2400

3/22/2023

**HR 23-031136**

1407 W 9TH STREET



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