

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
AUGUST 2, 2023
HR-2023-085124
SMOOT-TERRACE PARK HISTORIC DISTRICT
801 OAKLAND AVENUE

PROPOSAL

Rehabilitate and remodel the porch of a contributing house. Construct an addition to the south elevation.

PROJECT SPECIFICATIONS

- 1) Remove existing front door and widen opening.
- 2) Reconstruct front porch landing and raise porch foundation 12'. Remove and replace existing concrete stairs and railing in-kind. Repair and replace stucco underpinning. Materials will match existing materials.
- 3) Demolish existing storage shed and construct a side addition with new garage. The proposed addition is set back from the front elevation approximately 5' and is clad with vertical metal siding. It is capped with a hipped roof and contains glass-block windows and front-facing garage door in place of the shed entrance.
- 4) Install new asphalt shingle roof.
- 5) Replace existing vent at gable end with multi-light window.
- 6) Restore existing wood windows.
- 7) Repair wood soffits, fascia, rafter tails, trim, and siding. Paint all exterior wood.
- 8) Construct a new deck at rear.

DESIGN STANDARDS

The Smoot-Terrace Park Design Standards are used to evaluate projects within the historic district. The following standards apply to the proposed project:

Alterations to Contributing Buildings

1) *Do not alter or remove historic features unless they are deteriorated beyond repair.*

The proposed project alters the historic-age porch, but replaces it mostly in-kind. It removes the existing shed and replaces it with a garage.

2) *If replacing deteriorated historic features, the replacement should reflect the original.*

The proposed project replaces deteriorated concrete steps and roof in-kind.

3) *Do not add a new feature that was not there historically.*

The proposed project replaces an existing gable-end vent with a window.

A.1. Retain and repair the historic exterior materials on front walls, side walls within 15 feet of the front, unless HPO staff and/or the HLC agree that repair is not possible due to deterioration beyond repair

The proposed project repairs existing historic windows, siding, soffit, and fascia. It replaces the existing shed at the side elevation with an addition.

B.1. Avoid alterations that enlarge doorways, relocate doorways, or add new door openings on front walls and side walls within 15 feet of the front. B.2. Retain and repair historic doors and door frames unless HPO staff and/or the HLC agree that deterioration is beyond repair. B.3. Retain and repair door glazing (window or glass) in its historic configuration unless deteriorated beyond repair.

The proposed project enlarges the front door and adds a garage door opening.

B.4. In cases where a historic entry door is missing or deteriorated beyond repair, choose a replacement door that is similar in terms of design and appearance with the historic character of the house. B.5. If a new door or door frame is required because the original is deteriorated beyond repair, install the new components so that they maintain the same planar relationships and joint patterns that existed historically relative to door frames, exterior wall planes, and other exterior features.

The proposed replacement door appears appropriate.

C.1. Avoid alterations that enlarge or relocate window openings, or add new window or skylight openings, on front walls, side walls within 15 feet of the front, or roofs within 15 feet of the front

The proposed project adds a window at the front gable end.

C.2. Retain and repair all components of existing historic windows unless HPO staff and/or the HLC agree that the individual component is deteriorated beyond repair

The proposed project repairs existing windows.

D.1. Retain and repair the historic front porch materials and features unless HPO staff and/or the HLC agree that they are deteriorated beyond repair. D.2. If replacing deteriorated historic porch materials or features, use materials that are the same size and match the dimensions, profile, texture, and configuration of existing historic features.

The proposed project removes some historic fabric, but repairs or replaces most in-kind.

E.1. Retain and repair the original roof shape, including pitches, profiles, and eave heights and depths within 15 feet of the front

The proposed project retains the original roof shape up to the site of the proposed addition.

E.2. Retain and repair historic dormers, historic gable/attic vents, historic roof brackets, and historic chimneys unless they are deteriorated beyond repair

The proposed project replaces the existing gable vent with a window.

Additions to Contributing Buildings

1. New additions should be compatible with the historic building by reflecting the scale, massing, and/or materials of the historic building, but differentiated enough so that they are not confused as historic or original to the building

The proposed addition is mostly compatible with the historic building. While it is not set back 15', the proposed garage placement reflects the position of other contributing garages on the street.

2. If designing an addition in a contemporary style, reflect the scale, massing, and/or materials of the historic building; if designing an addition in a style that reflects the style of the historic building, differentiate the scale, massing, and/or materials, at least slightly

The proposed addition reflects the scale and massing of the historic building, but not the materials. However, the materials do differentiate the addition from the historic building.

3. Design new additions that are subordinate to and do not overpower the historic building

Except for the shallow setback, the addition does not appear to overpower the historic building.

4. Construct additions that avoid the removal or obstruction of any historic exterior features on the front of the building or the sides within 15 feet of the front. 5. Set back a new ground-level addition a minimum of 15 feet measured from the front wall of the house (excluding the porch)

The proposed building is not set back 15' from the front wall of the house.

6. A new basement addition may extend to the front of the house

The proposed garage is constructed below the first level of the house.

7. Design basement additions so that they do not raise the floor level of the house, or so that the new floor level of the house is not higher than either the average of the contributing houses on the same block face, or the average of the adjacent houses if contributing

The proposed addition does not raise the floor level of the house higher than the other contributing houses with similar configurations on the block.

8. Modern materials such as fiber-cement siding are appropriate for additions, provided that the overall design is compatible with the historic building

The proposed addition features metal cladding and glass block.

Summary

The project meets some of the applicable standards.

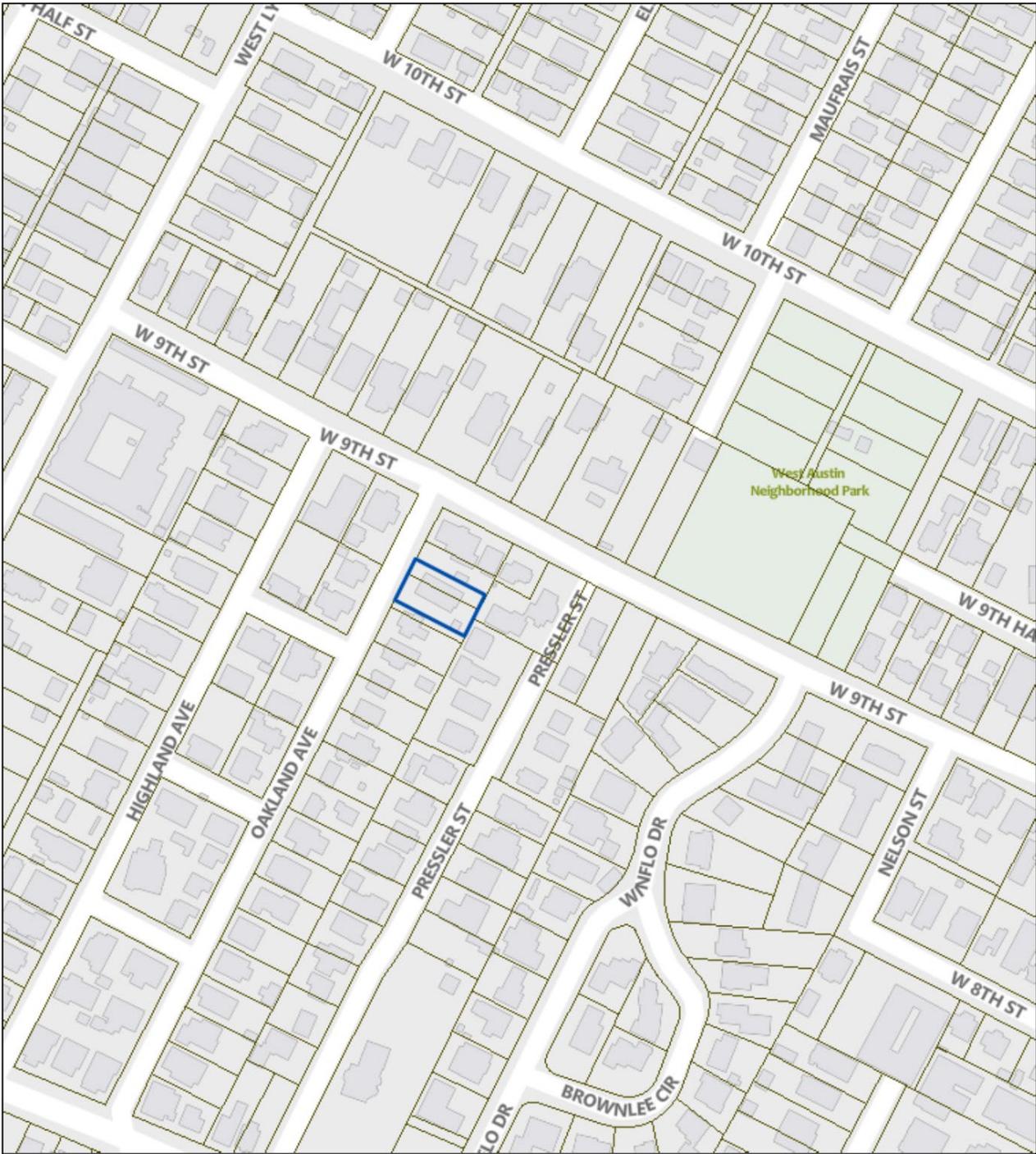
PROPERTY EVALUATION

The property contributes to the Smoot-Terrace Park Historic District.

STAFF RECOMMENDATION

Either invite the applicant to the Architectural Review Committee or approve the application with the omission of the gable-end window.

LOCATION MAP



1: 2400

Lot Lines
Lot Line

HR 23-085124
801 OAKLAND AVENUE



7/17/2023

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