

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
AUGUST 2, 2023
HR-2023-087085
SMOOT-TERRACE PARK HISTORIC DISTRICT
605 HIGHLAND AVENUE

PROPOSAL

Rehabilitate a contributing house.

PROJECT SPECIFICATIONS

- 1) Remove and replace existing windows and doors at front, rear, and side elevations. Create new openings for additional windows in front and side elevations. Move front door to allow creation of powder room.
- 2) Replace existing entryway with curved steps.
- 3) Rehabilitate existing siding and trim, replacing in-kind where deteriorated. \
- 4) Construct new deck, shade structure, and access ramp at east elevation.
- 5) Add bracketed shed-roof hood over front door.

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 removes and relocates two windows.

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

The proposed project proposes repair and in-kind replacement, where necessary.

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

The proposed project adds some window openings and a shed-roofed hood over the entryway.

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 A.2. If replacement of the historic exterior wall materials is necessary, choose a material similar in dimensions, profile, reveal, and texture to the historic material, and install the new materials so that they do not damage adjacent historic fabric and so that they maintain the planar relationships and joint patterns that existed historically relative to window frames, door frames, and other exterior features.

The proposed project repairs historic siding and/or replaces in-kind where deteriorated.

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. 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 project shifts the existing door opening and replaces the non-historic door with a compatible door.

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. 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. C.3. If replacement of historic windows is necessary, use windows that are the same size and match the dimensions, profile, and configuration of historic windows. C.4. Substitute materials are appropriate if they maintain the profile and finish appearance of the historic window. Extruded aluminum and aluminum-clad wood are acceptable substitutes for

wood; vinyl is not an acceptable substitute material. C.5. If replacement windows are required, install the new windows so that they maintain the same planar relationships and joint patterns as existed historically relative to window frames, exterior wall planes, and other exterior features.

The proposed project creates two window openings: one at the front wall, and one at the side. Windows will be relocated from the rear of the house. The remainder of the windows will be repaired or wood elements replaced in-kind where deteriorated.

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 mostly retains the original roof shape, with the exception of the hood over the door.

Summary

The project meets some of the applicable standards.

PROPERTY EVALUATION

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

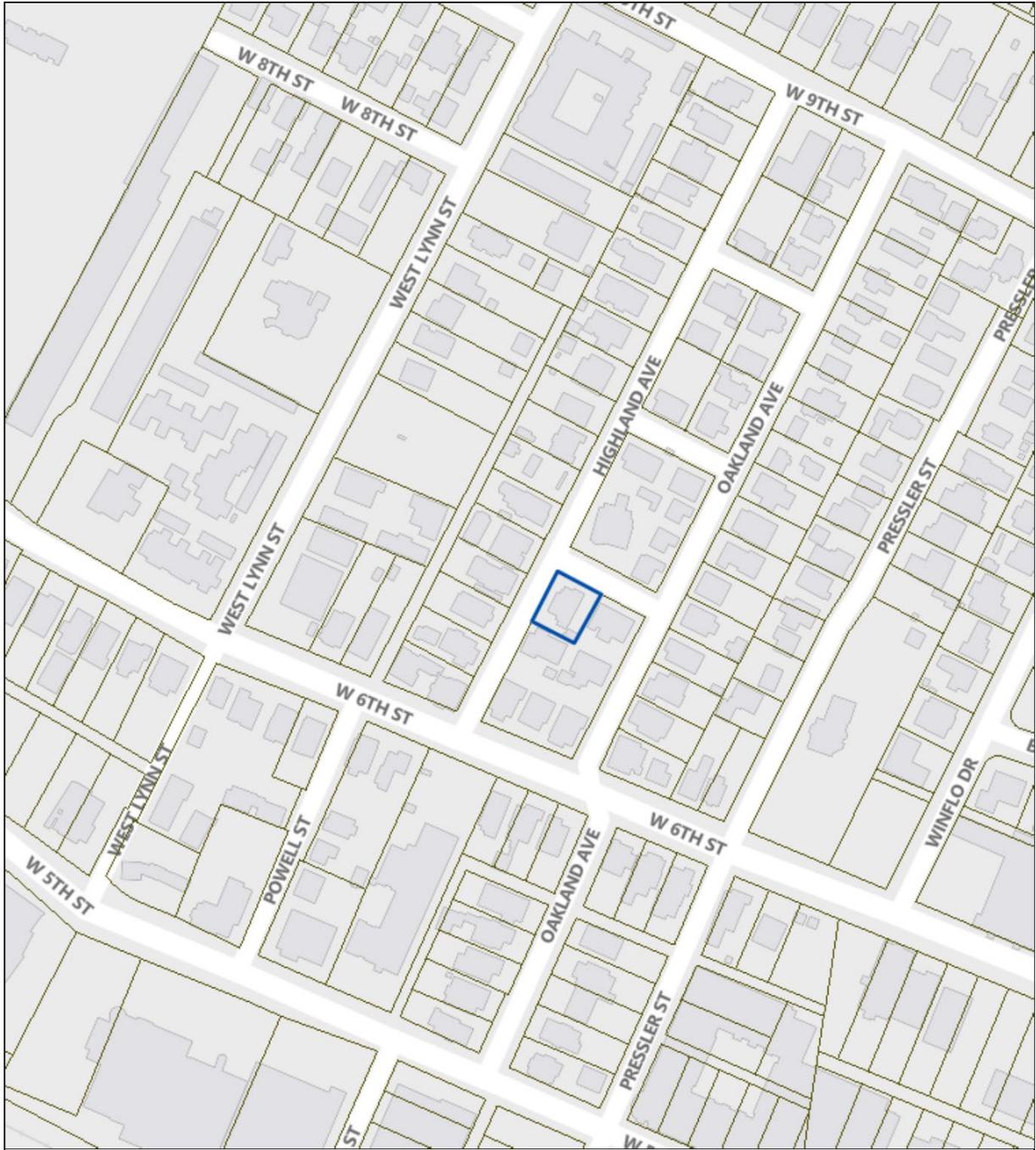
COMMITTEE FEEDBACK

Consider removal of the door hood, or make it easily removable. Do not change or create window openings.

STAFF RECOMMENDATION

Approve the application with the request that the door hood be constructed to remove as little historic fabric as possible if removed or replaced in the future.

LOCATION MAP



 1: 2400

Lot Lines
Lot Line 

HR 23-087085
605 HIGHLAND AVENUE



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