

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
OCTOBER 4, 2023
C14H-1977-0030
BEN PILLOW HOUSE
1403 WEST 9TH STREET

PROPOSAL

Modify existing screened porch to construct a new office. Add a new screened porch.

PROJECT SPECIFICATIONS

Convert and expand the existing screen porch into a conditioned office with a new attached screened porch. The existing porch is located at a rear addition at the southeast side of the property. Materials will match the original materials of the house, with screen openings infilled with new windows. The new screened porch will be constructed to match the existing, with screens at all openings.

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:

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 modifications and addition are compatible with and differentiated from the original building.

2. If designing an addition in a contemporary style, reflect the scale, massing, and/or materials of the historic building.

The proposed project reflects the scale and massing of the historic building. Materials are compatible.

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

The proposed project is subordinate to the historic portion of the 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.

The proposed project does not affect the historic portion of the house and is constructed at the rear of the property.

5. Set back a new ground-level addition a minimum of 15 feet measured from the front wall of the house (excluding the porch).

See 4.

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

See 2.

Summary

The project meets the applicable standards.

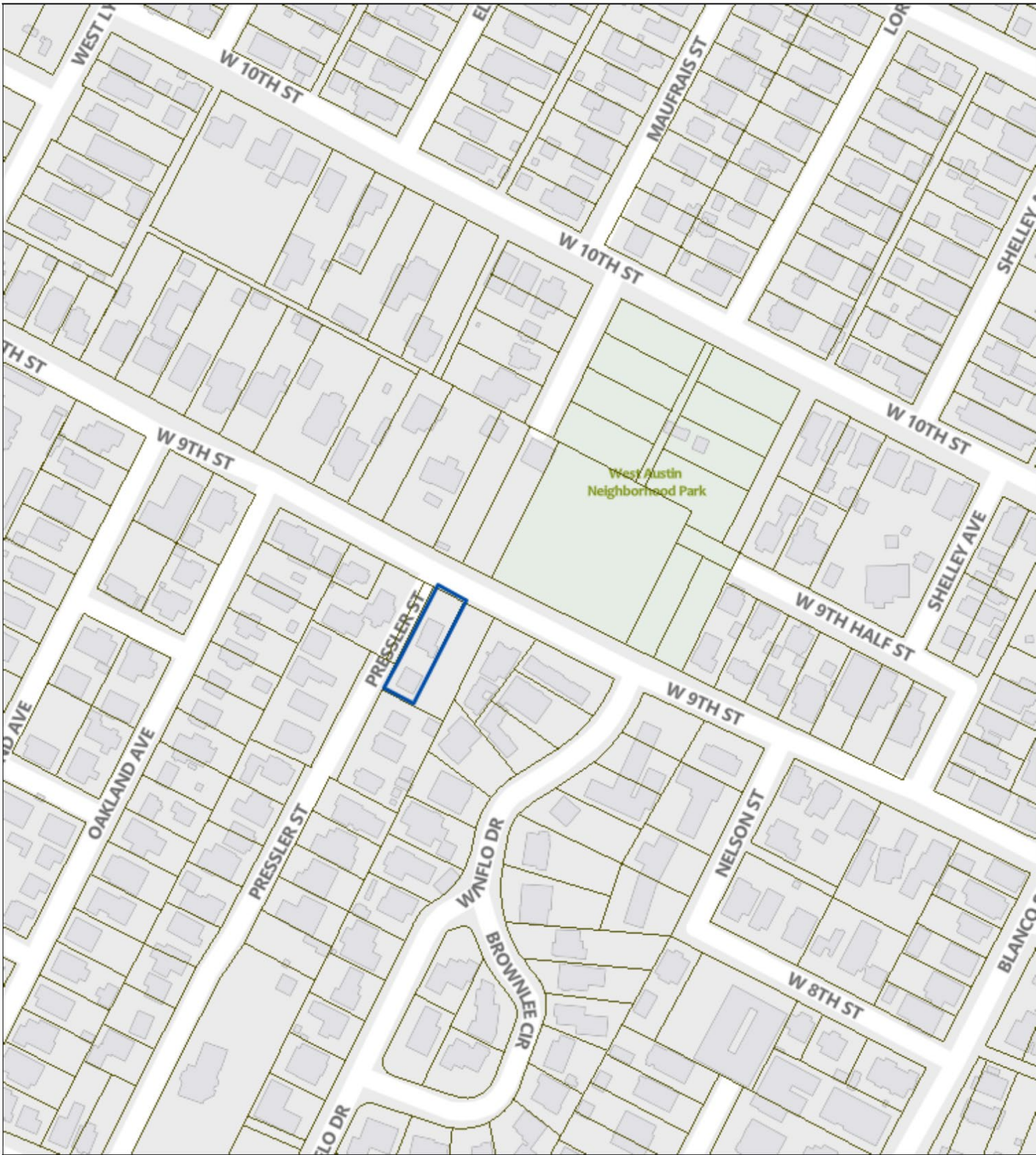
PROPERTY EVALUATION


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

STAFF RECOMMENDATION

Approve the application.

LOCATION MAP



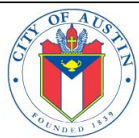


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8/23/2023

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1403 W 9TH STREET



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