

Meetings

OWANA - August 31, 2023

Architectural Review Committee - September 13, 2023

- Ensure porch roof slopes away from house

Ben Pillow House – 1403 West 9th Street

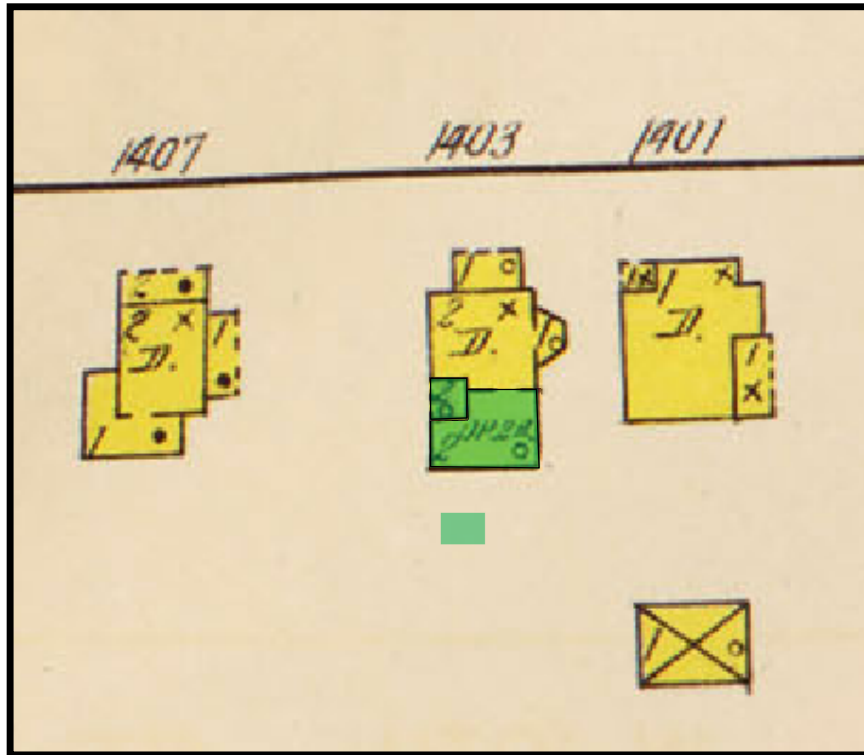
Historic Landmark Commission – October 4, 2023

Thrower Design

LAND PLANNERS

Evolution of Ben Pillow Landmark – 1880-1922

1922 Sanborn Map



- Included an “Open” porch w/ 2nd story at rear
- Porch with 2nd story added on west elevation
- Kitchen was in a separate building

Ben Pillow House – 1403 West 9th Street

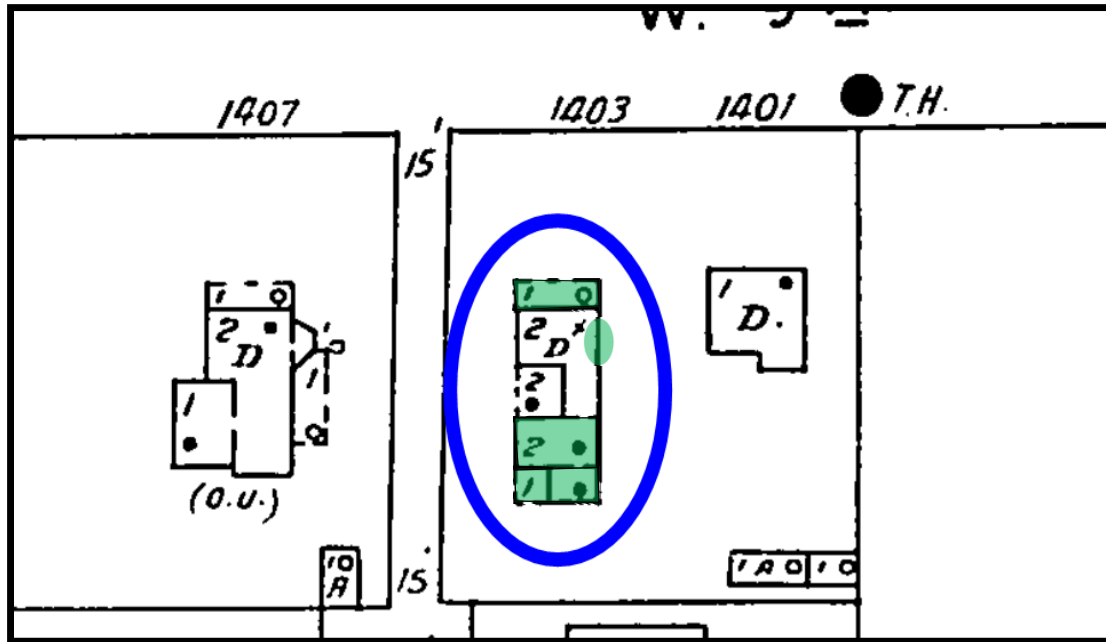
Historic Landmark Commission – October 4, 2023

Thrower Design

LAND PLANNERS

Evolution of Ben Pillow Landmark – 1922-1935

1935 Sanborn Map



- Front porch extended
- 1st and 2nd story screened for sleeping porch
- Rear addition added
- Bay window

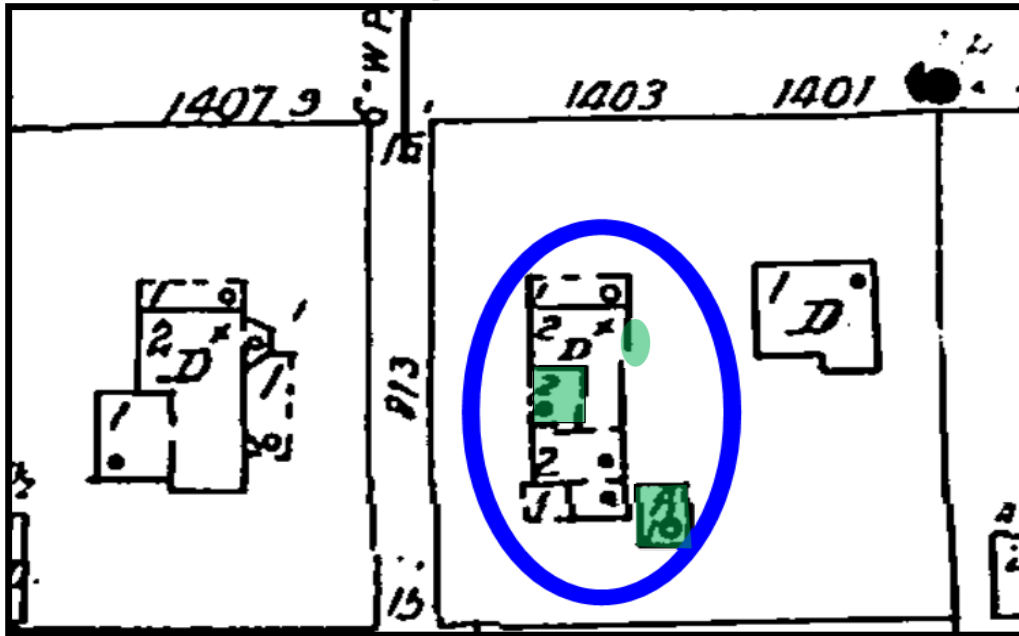
Ben Pillow House – 1403 West 9th Street

Historic Landmark Commission – October 4, 2023

Thrower Design
LAND PLANNERS

Evolution of Ben Pillow Landmark – 1935-1974

1961 Sanborn Map



- West porch enclosed
- Accessory building constructed
- Bay window

Ben Pillow House – 1403 West 9th Street

Historic Landmark Commission – October 4, 2023

Thrower Design
LAND PLANNERS

1974 Restoration & Remodel – Hart Family

- Contract executed – 1974
- 9 months to completion
- “down to studs”
- Screened sleeping porch enclosed
- Walls reframed
- Anderson double-hung, divided light windows

Screenporch: We are to remodel screenporch to form a bedroom and sunroom. The floor will be one step lower and be of #1 Yp. The ceiling to remain in it's same location. All walls to be reframed to receive 3- 2-3 x 5-2 Anderson double hung divided light pane-shield narrowline wood windows, and new siding as required. A 6" x 6" box cornice to be installed around new rooms and roofing added at overhang.

Ben Pillow House – 1403 West 9th Street

Historic Landmark Commission – October 4, 2023

Throuwer Design

LAND PLANNERS



1966



1984

Ben Pillow House – 1403 West 9th Street

Historic Landmark Commission – October 4, 2023

Thrower Design

LAND PLANNERS

BEN PILLOW HOUSE

1403 West 9th Street
Austin, Texas 78703

MATT GARCIA

DESIGN

06/07/2023



ORIGINAL HOUSE: NORTH ELEVATION



PROPOSED: PROPOSED WORK AT SOUTH EAST CORNER OF HOUSE, NOT VISIBLE FROM NORTH ELEVATION

NO CHANGES TO BE MADE TO EXISTING MAIN HOUSE

NORTH ELEVATION

BEN PILLOW HOUSE
1403 West 9th Street
Austin, Texas 78703



ORIGINAL: COVERED SCREEN PORCH

DASH LINE = AREA OF PROPOSED WORK AT EXISTING SCREEN PORCH



PROPOSED: NEW ENCLOSED OFFICE WITH WINDOWS

1. Exterior materials to match original screen porch.
2. Glass Windows at infill.
3. Ceiling height raised 18" to match main house interior ceiling height.
4. New conditioned office expanded, new conditioned square footage = 194 sf.

NO CHANGES TO BE MADE TO EXISTING MAIN HOUSE

SOUTH ELEVATION

BEN PILLOW HOUSE
1403 West 9th Street
Austin, Texas 78703



ORIGINAL: COVERED SCREEN PORCH

AREA OF PROPOSED WORK AT EXISTING SCREEN PORCH



PROPOSED: NEW COVERED SCREEN PORCH

1. Exterior materials to match original covered screen porch.
2. Screen infill.
3. Height raised 18" to match interior ceiling height.
4. New covered screen porch extended, new square footage = 153 sf.
5. Screen Porch Door moved to West Elevation.

NO CHANGES TO BE MADE TO EXISTING MAIN HOUSE

SOUTH - WEST ELEVATION

BEN PILLOW HOUSE
1403 West 9th Street
Austin, Texas 78703



ORIGINAL: COVERED SCREEN PORCH

DASH LINE = AREA OF PROPOSED WORK AT EXISTING SCREEN PORCH



PROPOSED: NEW COVERED SCREEN PORCH

1. Exterior materials to match original covered screen porch.
2. Screen infill.
3. Height raised 18" to match interior ceiling height.
4. New covered screen porch extended, new square footage = 153 sf.
5. Screen Door

NO CHANGES TO BE MADE TO EXISTING MAIN HOUSE

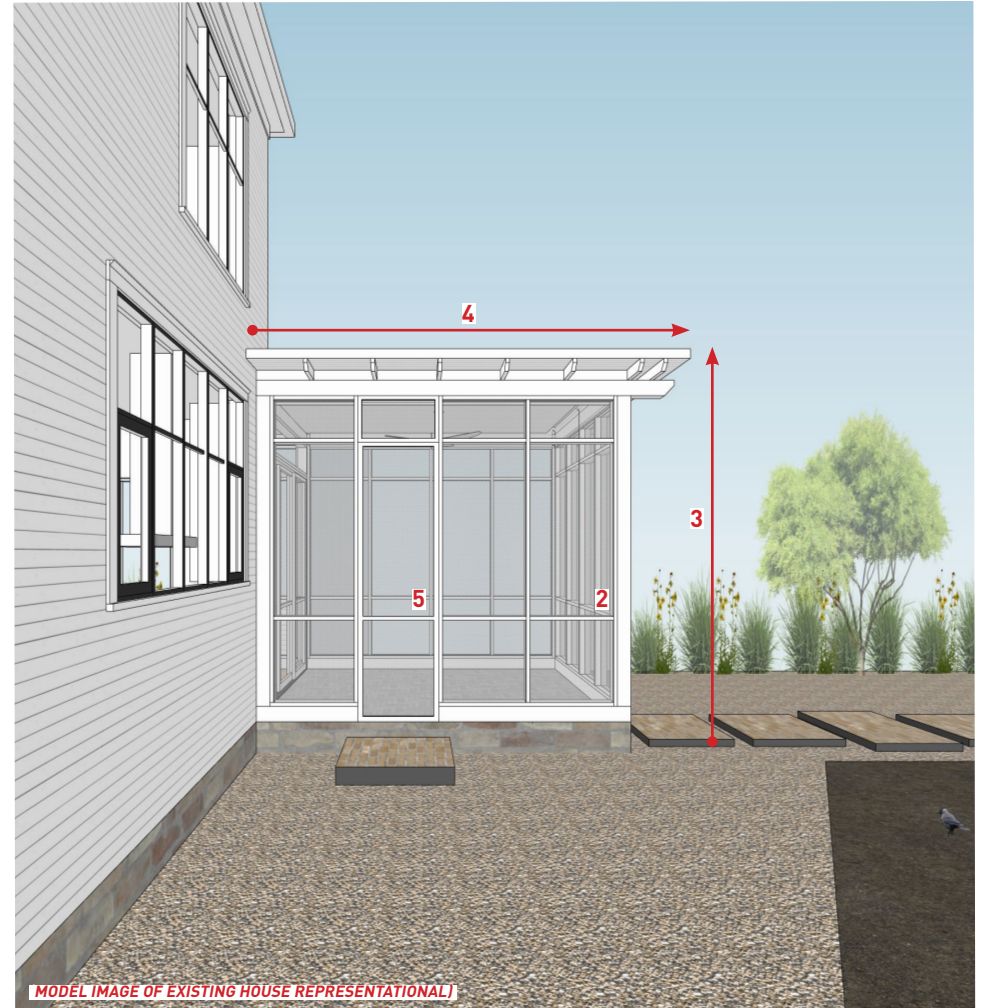
WEST ELEVATION

BEN PILLOW HOUSE
1403 West 9th Street
Austin, Texas 78703



ORIGINAL: COVERED SCREEN PORCH

DASH LINE = AREA OF PROPOSED WORK AT EXISTING SCREEN PORCH



PROPOSED: NEW COVERED SCREEN PORCH

1. Exterior materials to match original covered screen porch.
2. Screen infill.
3. Height raised 18" to match interior ceiling height.
4. New covered screen porch extended, new square footage = 153 sf.
5. Screen Door

NO CHANGES TO BE MADE TO EXISTING MAIN HOUSE

EAST ELEVATION

BEN PILLOW HOUSE
1403 West 9th Street
Austin, Texas 78703



ORIGINAL: COVERED SCREEN PORCH

****AREA OF PROPOSED WORK AT EXISTING SCREEN PORCH****



EAST ELEVATION

BEN PILLOW HOUSE
1403 West 9th Street
Austin, Texas 78703



PROPOSED: NEW COVERED SCREEN PORCH + NEW ENCLOSED OFFICE

1. Exterior materials to match existing covered screen porch.
2. Screen infill.
3. Glass windows at infill
4. Height raised 18" to match interior ceiling height.
5. New covered screen porch extended, new square footage = 153 sf.
6. New enclosed office extended, new square footage = 194 sf.

ELEVATION NOT VISIBLE FROM MAIN STREETS
NO CHANGES TO BE MADE TO EXISTING HOUSE