

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
DECEMBER 13, 2023
C14H-1978-0051; HR-2023-149242; GF-2023-149270
BRASS-GODDARD HOUSE
1108 WEST 9TH STREET

PROPOSAL

Revise previously approved plans to include replacement windows.

PROJECT SPECIFICATIONS

Revise the rehabilitation and addition project approved under HR-2022-084089 to include replacement of non-original single-hung wood windows at third floor mansard that have deteriorated due to water damage. The proposed replacements are aluminum-clad wood casement windows with 2:2 divided lights to match existing, installed in original openings.

ARCHITECTURE

The Brass-Goddard House is a three-story limestone building constructed in 1897. It features a Mansard roof, curved porch with second-floor balcony supported by Corinthian columns, and 2:2 wood windows throughout.

DESIGN STANDARDS

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

5. Windows, doors, and screens

The proposed project replaces only non-original replacement windows. It does not enlarge, move, or enclose historic window or door openings that are highly visible from a front or side street. The proposed windows have true divided lights of the same pattern as the existing replacements, though the profile will be slightly different due to the thickness of the sashes.

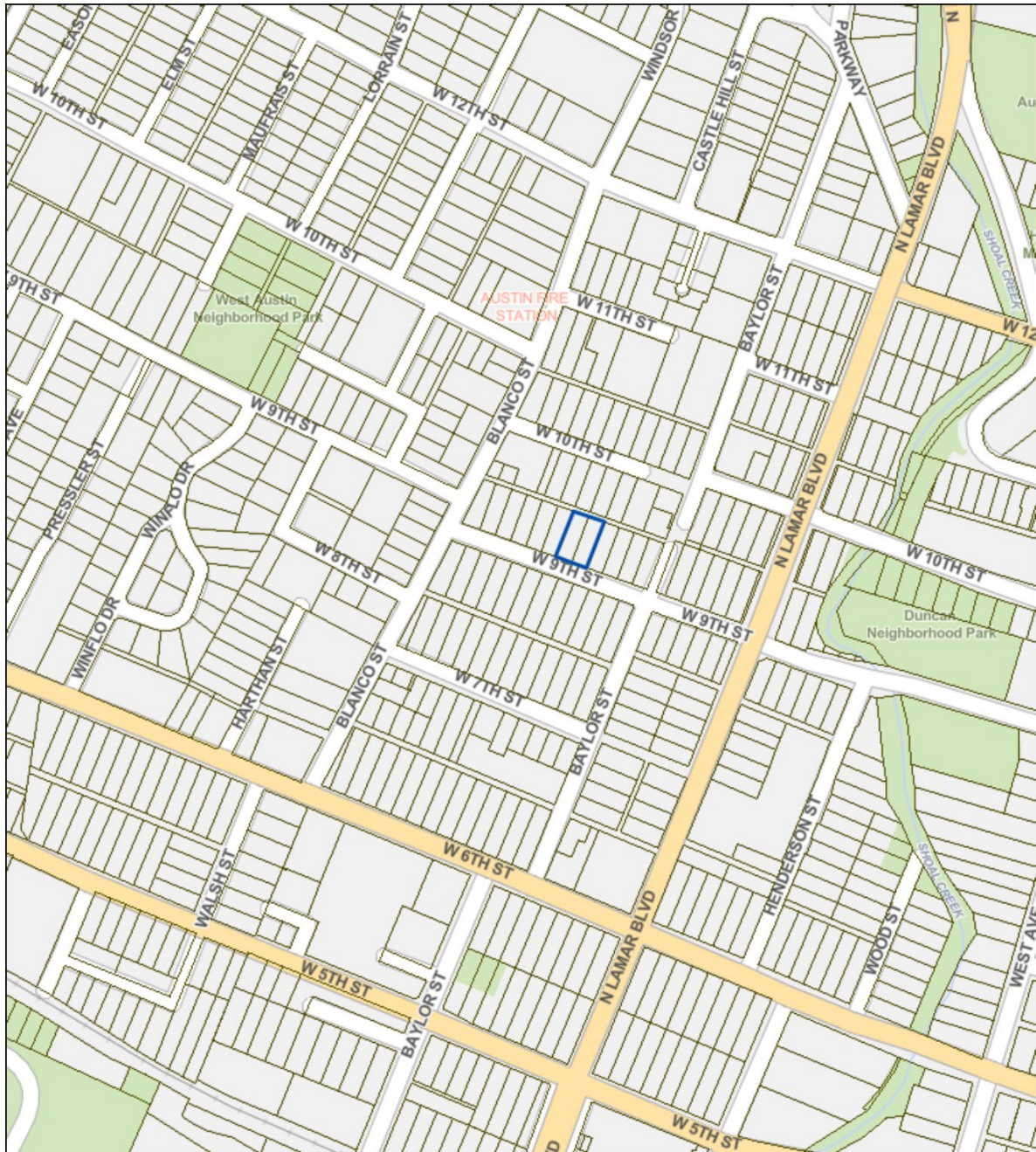
Summary


The project mostly meets the applicable standards. Though the original third-floor windows would not have been casements, installing replacements with appropriate 2:2 divided lights within the existing openings to meet egress is preferable to enlarging openings and/or altering the dormers.

STAFF RECOMMENDATION

Approve the application, provided that any historic-age 1:1 window screens are retained.

LOCATION MAP






1: 4800

11/27/2023

GF 23-149270

1108 W 9TH STREET



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