

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
DECEMBER 13, 2023
HR-2023-137827; GF-2023-150359
CASTLE HILL HISTORIC DISTRICT
809 BAYLOR STREET

PROPOSAL

Construct a basement-level addition to a two-story house.

PROJECT SPECIFICATIONS

The proposed basement addition is clad in stucco and brick, with 3:1 windows to match the configuration of the historic-age windows above. The project retains the existing awning and adjusts some of the existing window and door openings.

ARCHITECTURE

One-story Craftsman house with existing walkout basement at the secondary elevation.

DESIGN STANDARDS

The Castle Hill Design Standards are used to evaluate projects within the historic district. The following standards apply to the proposed project:

A.1. GENERAL DISTRICT STANDARDS

(a) Repair, rather than replace, original materials. Replace only materials deteriorated beyond repair or that detract from and are not original to the building. Replacement materials shall match the original materials when feasible.

The materials to be replaced do not appear to be original to the building.

(b) Do not make changes to the public view of an existing contributing or non-contributing building that has no historic basis and/or that seek to create the appearance of an architectural style that is not original to the existing building.

The proposed project does not seek to create the appearance of an architectural style that is not original to the building.

C.1. REHABILITATION OR ALTERATION OF CONTRIBUTING BUILDINGS

(a) Maintain the historic style and retain character-defining features.

The proposed project does not appear to affect character-defining features.

(b) Do not install new materials that obscure or endanger original materials, including but not limited to painting of original masonry or installation of vinyl or aluminum siding over original wood siding.

The proposed project replaces non-original materials only and does not appear to obscure or endanger original materials.

(d) Replacement windows, where permitted, must match the original, size, profile, muntin shape, configuration, and details. Do not use vinyl-clad windows. Do not use false muntins attached to or inserted between insulated glass panels.

The proposed replacement windows appear more in keeping with the style of the house than the existing non-original windows.

Summary

The project meets the applicable standards.

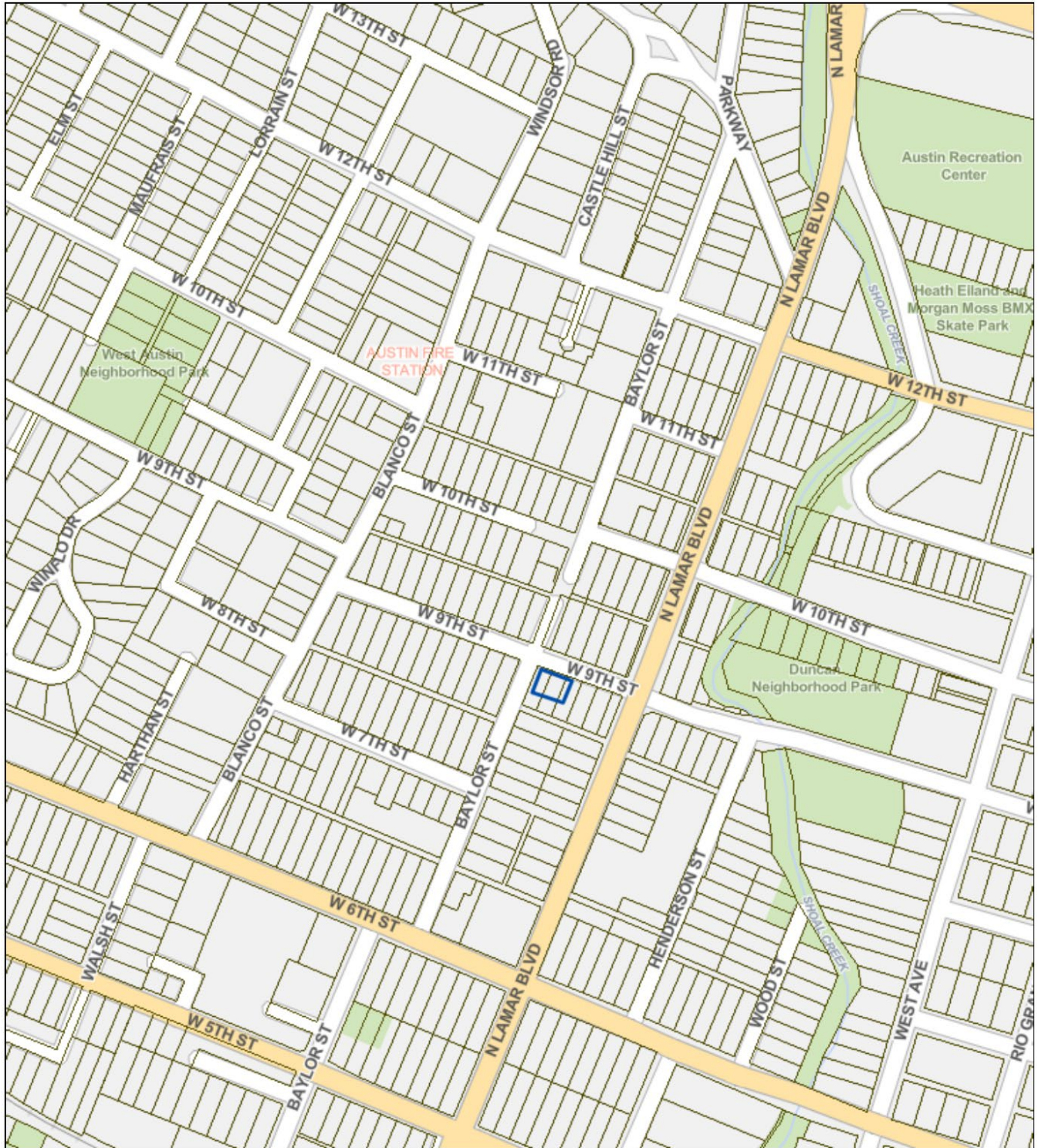
PROPERTY EVALUATION

The property contributes to the Castle Hill Historic District.

STAFF RECOMMENDATION

Approve the application.

LOCATION MAP



1: 4800



GF 23-150359
809 BAYLOT STREET



11/27/2023

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