

**HISTORIC LANDMARK COMMISSION**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**DECEMBER 13, 2023**  
**C14H- 1980-0011; HR-2023-148863; GF-2023-149149**  
**HAYNES-DELASHWAH HOUSE**  
**1209 ROSEWOOD AVENUE**

## **PROPOSAL**

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Install landscape elements, fencing, and pavement to a landmarked site also individually listed on the National Register of Historic Places.

## **PROJECT SPECIFICATIONS**

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- 1) Remodel ADA pathways and install hardscape at north entry, north to south connection, east to west connection, and west-facing patio. Proposed materials include Austin Common brick or equivalent to match existing house.
- 2) Install brick walls, retaining walls, and seat walls at new patios.
- 3) Install signage on the garden wall.
- 4) Install a built-in banquette at the southwest of the property. Materials include Austin Common brick or equivalent to match existing house and kebony.
- 5) Install a vine screen fence at property perimeter, with lower screening at the front and taller screening at new patio.
- 6) Planting improvements throughout site, including native planting areas and shade trees.

## **DESIGN STANDARDS**

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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*

#### *6. Porches*

The proposed project appears to rebuild the existing front steps and remove railings reconstructed around 2017.

### *Sites and streetscapes*

#### *1. Vegetation, topography, and landscaping*

The proposed landscaping eliminates most of the site's grass. It appears to grade the site to allow additional pavement for seating. The proposed grid of trees at the side yard patio will obscure the view of the house from the street once established, changing the character of the mostly open site.

#### *2. Walls and fences*

The proposed low vine screen is an appropriate replacement for the existing wire fencing; however, the taller vine screen may obscure the open nature of the site once plantings are established. The low brick walls and fences are appropriate in scale and materials, though their extensive placement throughout the site may increase their visual impact. Until the plantings are established to provide screening as shown in renderings, the wall signage may appear prominent and thus inappropriate for the site.

#### *3. Mechanical equipment and site appurtenances*

While the built-in structure at the rear of the house appears to be installed on the site of an existing temporary structure, its connection to the historic building is not clear.

#### *4. Accessibility*

Proposed brick pathways appear appropriate for the site and compatible with the building.

### *Summary*

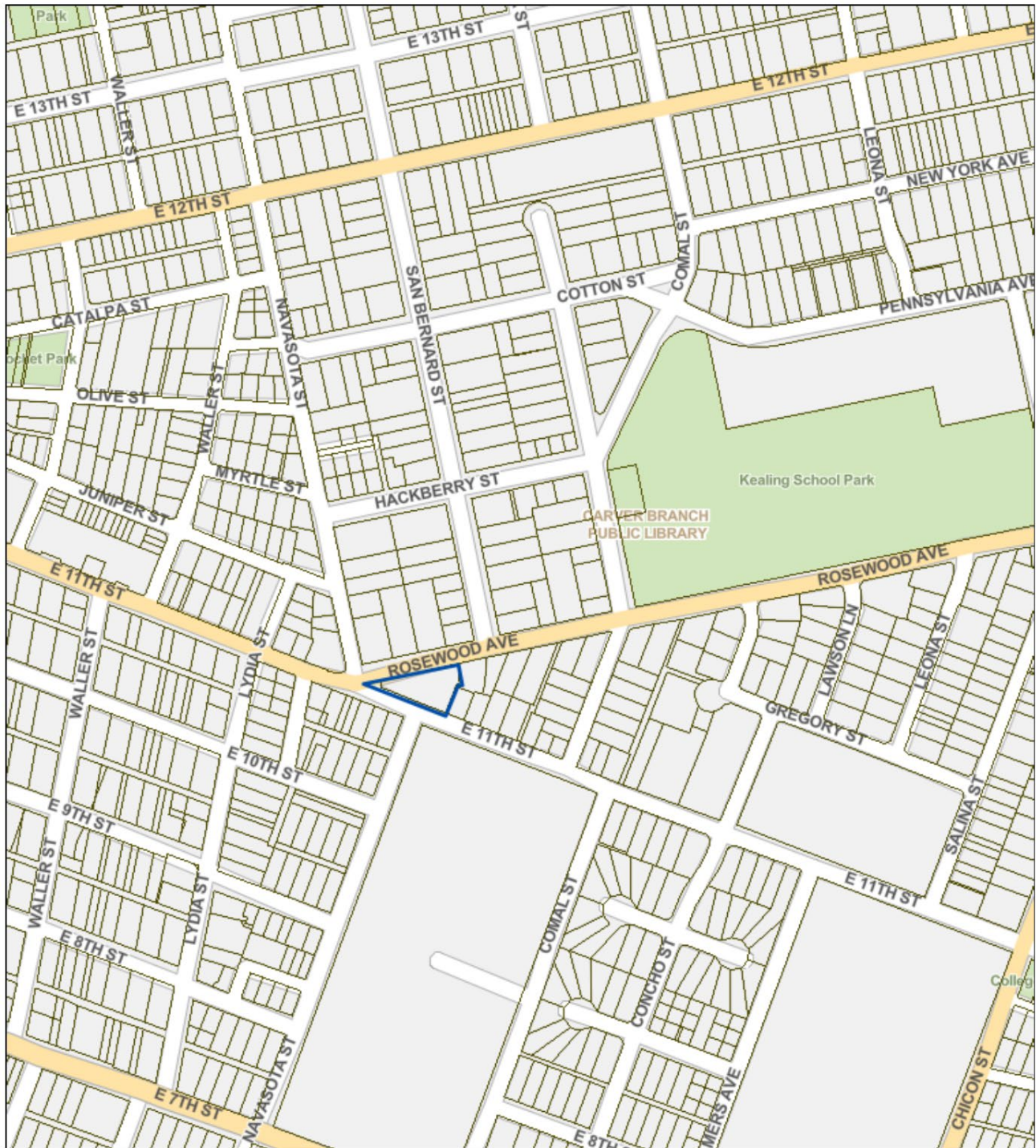
The project does not meet all applicable standards, though further review of the accessory structure at the rear of the building is recommended.

## **STAFF RECOMMENDATION**

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Postpone the public hearing to January 10, 2024 in order to invite the applicant to the next available meeting of the Architectural Review Committee.

# LOCATION MAP



1: 4800

11/27/2023

Lot Lines  
 Lot Line

**GF 23-149149**

1209 ROSEWOOD AVENUE



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