

**HISTORIC LANDMARK COMMISSION**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**FEBRUARY 7, 2024**  
**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 the north entry, north-to-south connection, east-to-west connection, and west-facing patio. Proposed materials include Austin Common brick or equivalent to match the existing house.
- 2) Install brick walls, retaining walls, and seat walls at new patios.
- 3) Install a built-in canopy at the southwest of the property. Materials include Austin Common brick or equivalent to match the existing house and kebony.
- 4) Install a vine screen fence at the property perimeter, retaining existing fencing as well.
- 5) Planting improvements throughout the 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 grass lawn in favor of plantings. It appears to grade the site to allow additional pavement for seating.

#### *2. Walls and fences*

The proposed low vine screen is an appropriate complement to the existing wire fencing. The low brick walls and fences are appropriate in scale and materials.

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

The built-in canopy structure at the rear of the house is a simpler replacement for an existing temporary structure.

#### *4. Accessibility*

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

### *Summary*

The proposed project meets most of the standards. The applicant has amended the design to incorporate Committee feedback.

## **COMMITTEE FEEDBACK**

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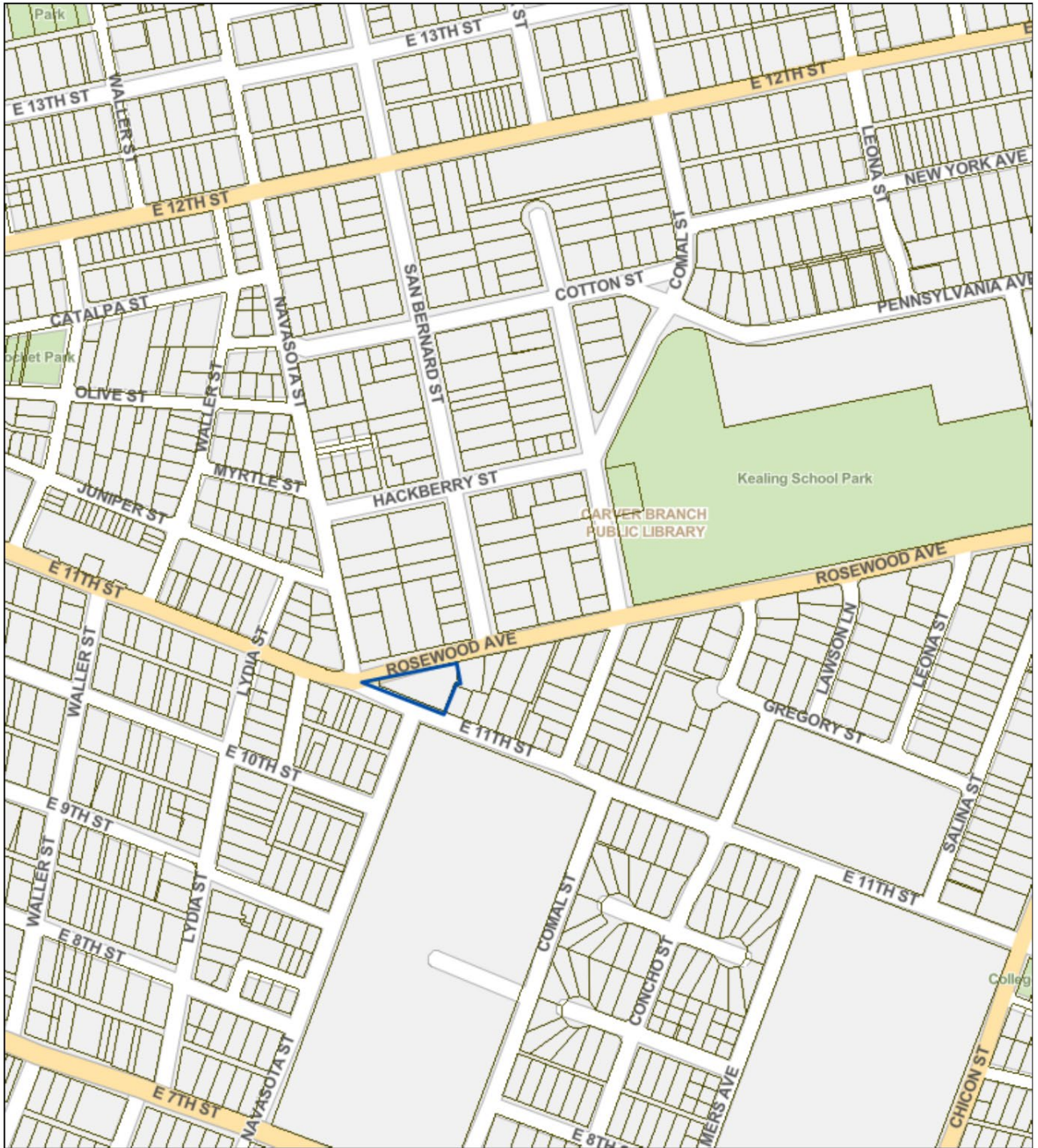
Choose plantings, furniture, and screening that enhance transparency so that the house is visible.


## **STAFF RECOMMENDATION**

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Approve the application. The applicant has amended the design to incorporate Committee feedback.

# LOCATION MAP






1: 4800

11/27/2023

**GF 23-149149**

**1209 ROSEWOOD AVENUE**



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