

**HISTORIC LANDMARK COMMISSION**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**APRIL 3, 2024**  
**HR-2024-029019; C14H-2003-0015**  
**SHELBY HOUSE**  
**1114 WEST 9<sup>TH</sup> STREET**

## **PROPOSAL**

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Replace roof and gutters.

## **PROJECT SPECIFICATIONS**

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- 1) Replace the existing composite shingle roof with standing-seam metal roofing in charcoal grey.
- 2) Replace the gutters.

## **ARCHITECTURE**

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According to the landmark designation application, the building is a “Two-story irregular-plan pyramidal hipped-roof frame house with minimal Prairie Style influences. The house contains a two-story partial-width inset porch; the second story of the porch has been enclosed with windows. Fenestration on the main part of the house is 1:1 wood frame windows. The doorway features a 3-light transom and single-light sidelights. [...] Although not a true Prairie-style house, the Shelby House contains the horizontal lines popularized by [Frank Lloyd] Wright. [...] Built around 1910, the house was originally a one-story frame structure containing 5 rooms and appeared to be a typical middle-class house when it was first constructed. L.E. Shelby, a prominent local dry goods merchant, purchased the house in 1911, and made significant changes to it, including the construction of a second story, blasting through the limestone shelf below to create a basement, and adding a porte-cochere.”<sup>1</sup>

## **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

#### *1. General standards*

The proposed roof replacement does not remove historic material or change the historic roofline.

#### *3. Roofs*

*3.5 Owners of landmark properties must replace roofs with material that approximates the appearance of the historic or existing roof material.*

*d. Standing seam metal roofs, despite their historic look, are generally not acceptable for historic landmarks unless the owner can document that the building historically had a standing seam roof. Metal roof systems that replicate the historic roof material and have a historic appearance are acceptable.*

The proposed project replaces a shingle roof with a standing-seam metal roof. The original building likely would have been roofed with wood shakes or other shingle-form roofing, as metal roofing was generally restricted to carriage houses, stables, or other outbuildings in this area during the house’s period of significance.

### Summary

The project mostly does not meet the applicable standards.

## **STAFF RECOMMENDATION**

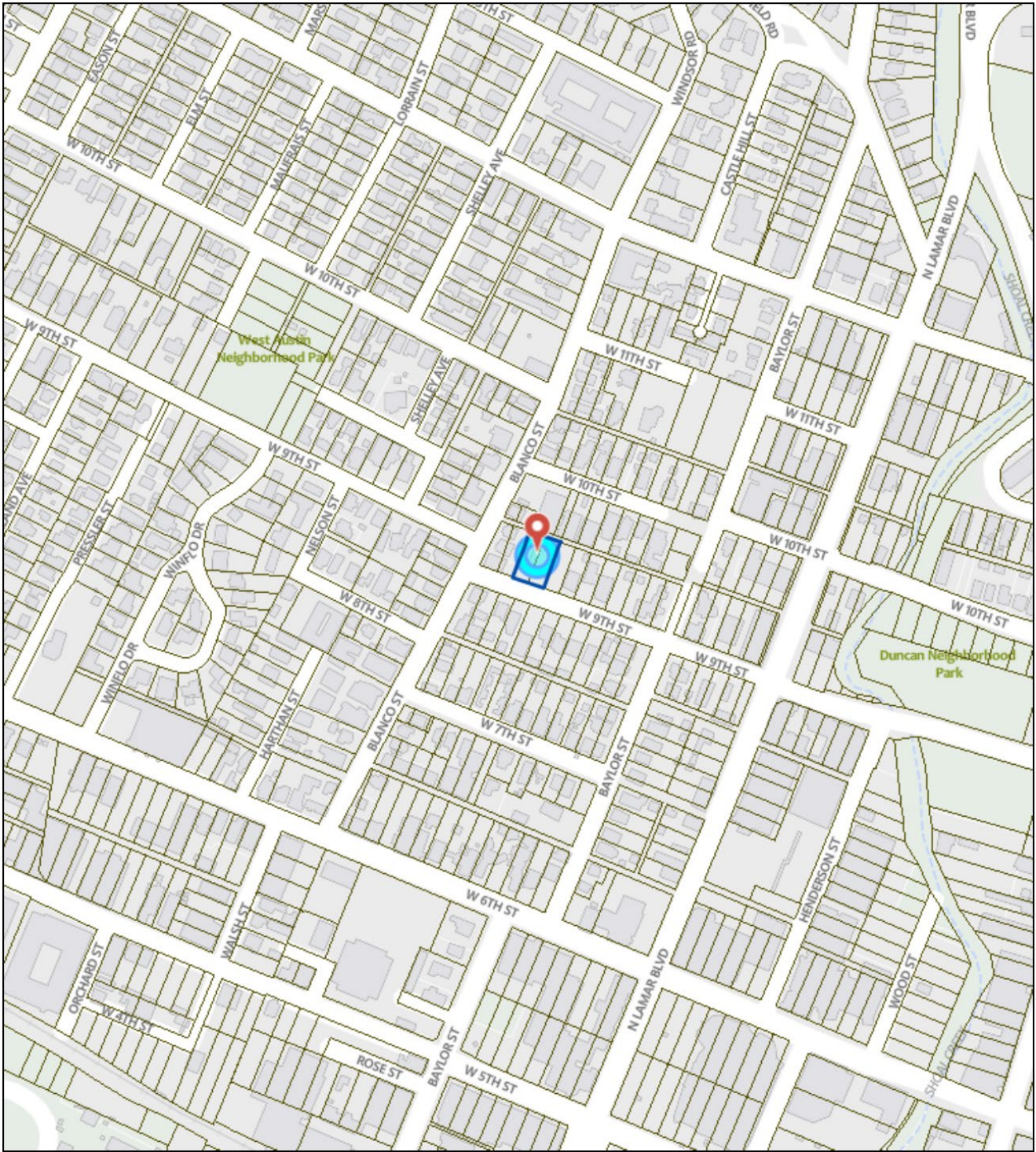
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Postpone the public hearing to May 1, 2024, and invite the applicant to the Architectural Review Committee to discuss alternative period-appropriate roofing options. Request that the applicant investigate replacement with like-for-like architectural shingles, or a metal-shingle roof, rather than traditional metal roofing; alternately, request that the applicant provide historic photos of original roofing to substantiate the request for metal roofing.

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<sup>1</sup> Zoning Change Review Sheet: C14H-2003-0015. Historic Preservation Office, 2003.

**LOCATION MAP**



Lot Lines  
 Lot Line



1: 4800

**HR 24-022240**

**1114 W 9TH STREET**



3/18/2024

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