

**HISTORIC LANDMARK COMMISSION
SEPTEMBER 26, 2011
CERTIFICATE OF APROPRIATENESS
LHD-2011-0016
1107 W. 9th Street
Castle Hill Local Historic District**

PROPOSAL

Construct a new 2-story garage apartment at rear of property.

PROJECT SPECIFICATIONS

The applicant proposes to demolish an existing, non-historic carport structure and construct a new 2-story garage with apartment above. The building will be located at the rear of the property.

STAFF COMMENTS

The property is a contributing resource in the Castle Hill Local Historic District. The Castle Hill LHD Design Standards state that a Certificate of Appropriateness is required for all new construction, however they also state the Design Standards do not apply to construction that is not visible from public streets (alleys are not considered “public streets” for the purposes of the document). The existing house is built to less than 5’-0” from the side lot lines, is set back from the sidewalk approximately 50’, and the property has a tall, dense tree coverage behind the house, all of which significantly limits the visibility of the rear of the property from the public street.

If the new building is determined to not be visible from the street, based on the design drawings and photographs provided by the applicant, the design of the new building is not required to meet the Castle Hill LHD Design Standards. If the new building is determined to be visible from the public street the Design Standards for new construction are as follows:

E. New Construction:

The historic context of the district defines the massing, scale, materials, and site design of new construction. New architecture should reflect the era of its construction. This creates a timeline of architectural style that represents the evolution of architecture and construction methods.

1. Required Standards

(a) Site new construction to be compatible with surrounding contributing buildings in terms of front setback, street-front orientation, and distance from adjacent buildings.

(1) Front yard setbacks shall be consistent with historic setbacks by taking the average of the existing setbacks of contributing properties within the same blockface.

(b) Form and Architectural Style

(1) Design new buildings to be compatible with surrounding contributing buildings of similar use in terms of form, massing, proportion, and roof form.

(2) Design new buildings so that they are compatible with but discernible from historic buildings in the district. Do not replicate a historic style in new construction.

- (3) New construction should have window-to-wall area ratios, floor-to-floor heights, fenestration patterns, and bay divisions compatible with those seen on contributing buildings throughout the district.
- (c) Materials
 - 1) Select materials for new construction to be compatible with those existing in the district. Examples include but are not limited to wood siding, limestone, brick, fiber-cement siding, and stucco.
 - (2) In windows, do not use false muntins attached to or inserted between insulated glass panels.
 - (3) Boxed wood chimneys are not permitted.
 - (4) Materials proposed for use but not referenced in this section will be evaluated on a case by case basis to determine appropriateness in the context of existing adjacent buildings. Applicant must provide justification for suitability of proposed material for use.
- (d) For new single-family houses, a garage shall not be located less than 15 feet from the front wall of the building (excluding the porch) or 1/3 of the depth of the building from the front wall of the building, whichever is greater.
- (e) For multi-family and commercial buildings, new and replacement parking shall meet the following requirements.
 - (1) All parking lots shall be located to the side or rear of the building and out of view of the principal street and must be screened from adjacent properties zoned or used SF-5 or more restrictive by a 12 foot landscaped area.
 - (2) Garages shall be located at the side, rear or underneath structures. Whenever possible, a garage door or doors shall not face the principal street. A garage shall not be located less than 15 feet from the front wall of the building (excluding the porch) or 1/3 of the depth of the building from the front wall of the building, whichever is greater.
- 2. Recommendations/Advisory Standards:
 - (a) Design the proportion of the proposed new building's front façade to be compatible with the front façade proportion of surrounding contributing buildings.
 - (b) Consider use of simple hipped or gabled roof forms at the primary façade where appropriate to be compatible with existing adjacent buildings.
 - (c) Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with surrounding contributing buildings.
 - (d) Entry porches are encouraged for new construction, if complementary to the overall design and scale of the building.
 - (e) Protect large trees and other significant site features from damage during construction and from delayed damage due to construction activities such as root loss or compaction of the soil by equipment.
 - (f) Consider Energy Star qualified roof products, which lower roof surface temperature and can reduce peak cooling demand by 10-15 percent. Consider adding a radiant barrier in the attic or underneath the roof deck to reduce summer heat gain and reduce air-conditioning loads.
 - (g) Passive energy savings measures such as usable shutters and awnings are highly encouraged.

COMMITTEE RECOMMENDATION

The project was reviewed by the Certificate of Appropriateness Committee on September 12, 2011. The Committee recommended that the new building, as designed, does not appear to be visible from the public street and therefore is not subject to design review based upon the Castle Hill Local Historic District Design Standards.

STAFF RECOMMENDATION

Due to the size and scale of the existing contributing house, and the foliage on the lot, the project as proposed does not appear to be visible from the public street. Therefore staff recommends the Historic Landmark Commission approve the Certificate of Appropriateness as proposed.

PHOTOS



1107 W. 9th Street view from sidewalk



1107 W. 9th Street view from sidewalk



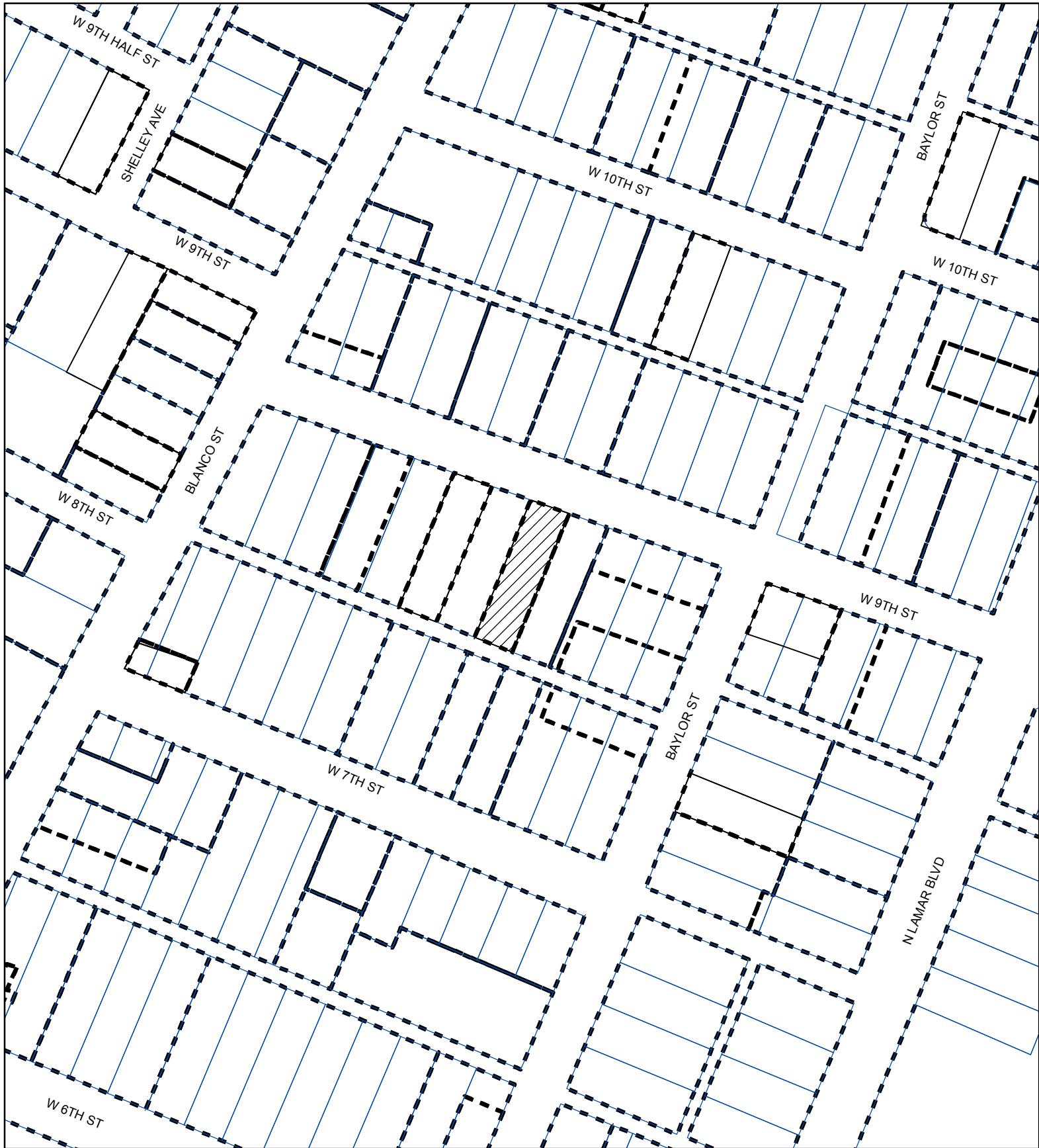
1107 W. 9th Street view from sidewalk in front of adjacent property



1107 W. 9th Street view from sidewalk



1107 W. 9th Street view from sidewalk in front of adjacent property



LOCAL HISTORIC DISTRICT

CASE#: LDH-2011-0016
LOCATION: 1107 W 9TH STREET
GRID: H23
MANAGER: ALYSON MCGEE



SUBJECT TRACT

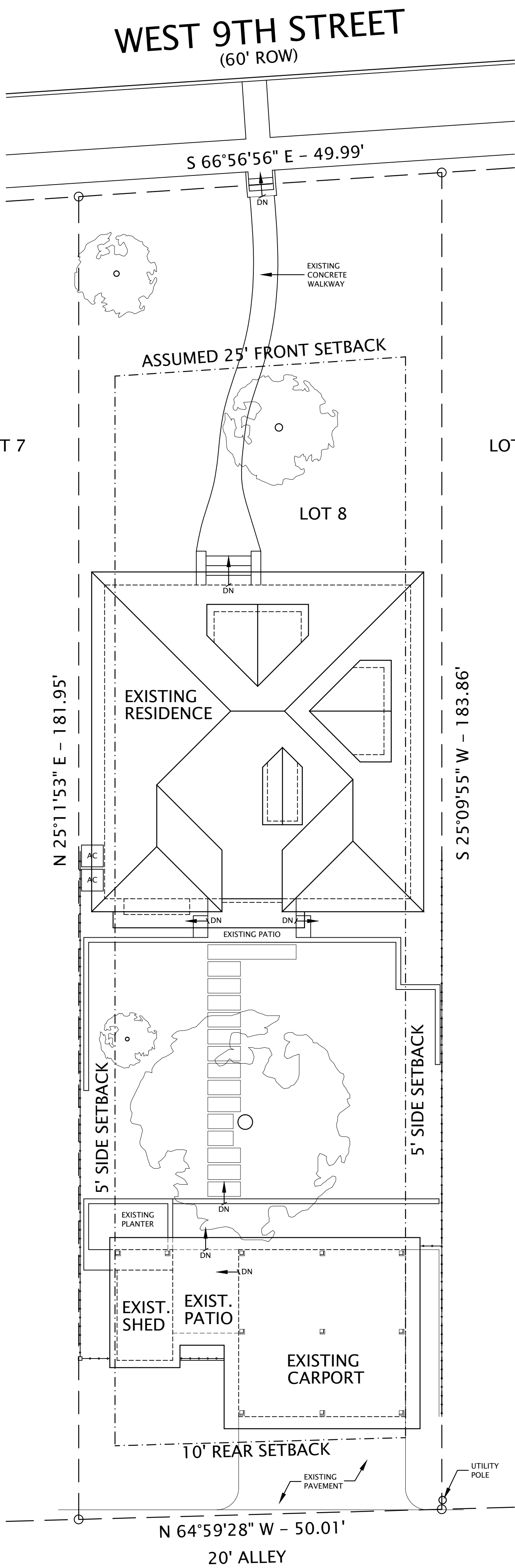


ZONING BOUNDARY

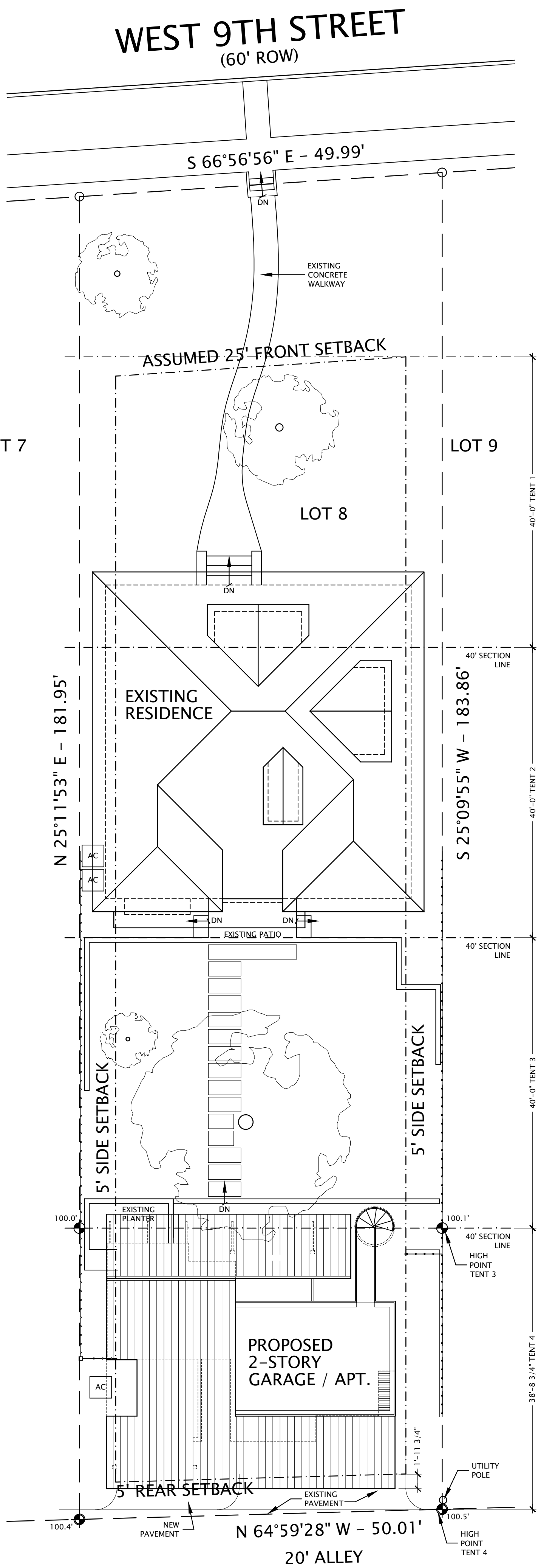


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1 EXISTING SITE PLAN
SCALE: 1" = 10'-0"



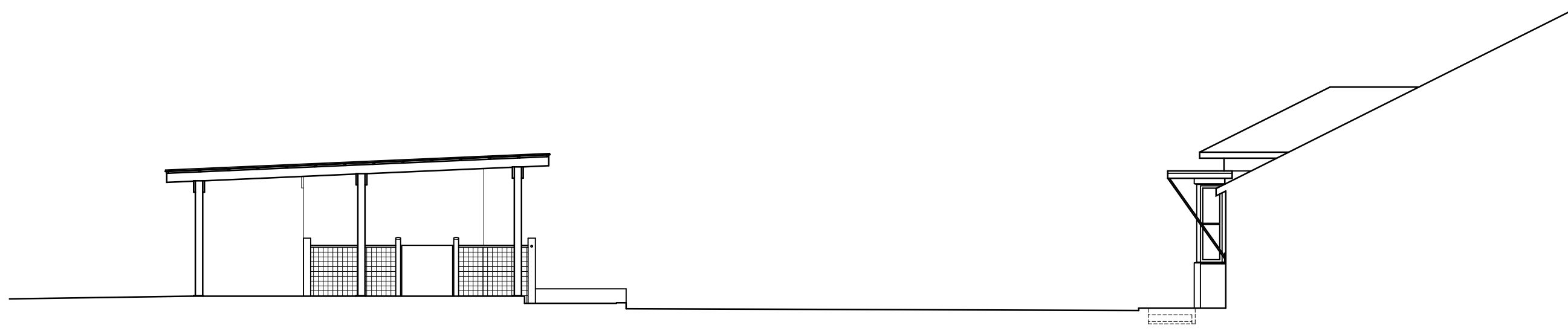
2 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

SITE PLAN GENERAL NOTES:

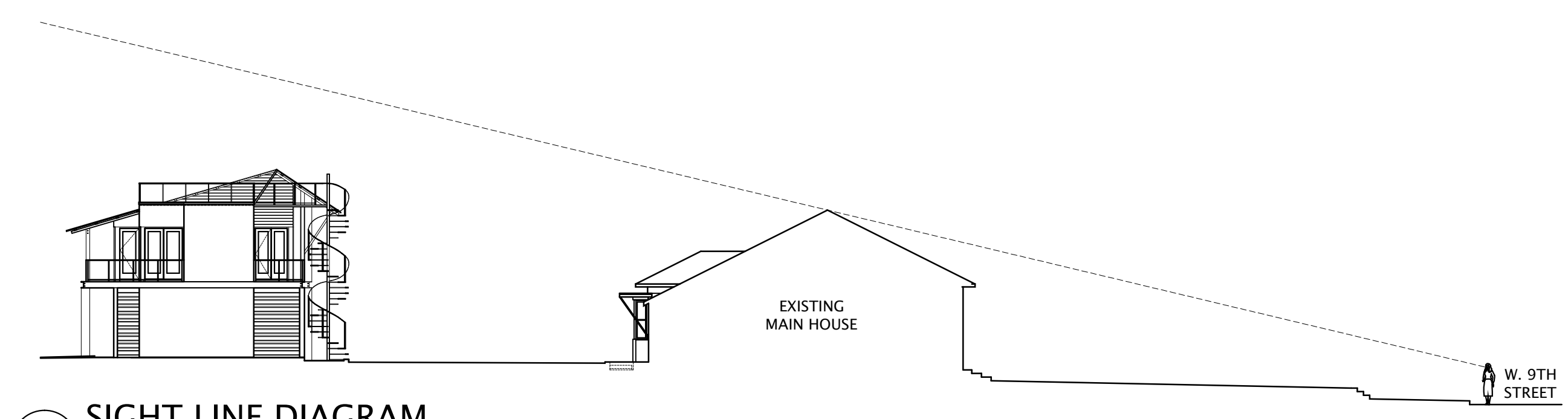
1. CALLS SHOWN HEREON CONFORM TO THE RECORDED SUBDIVISION PLAT.
2. THIS TOPOGRAPHIC & TREE SURVEY WAS PERFORMED WITHOUT A TITLE POLICY & MAY BE SUBJECT TO ADDITIONAL MATTERS OF PUBLIC RECORD THAT SUCH A SEARCH WOULD REVEAL.
3. SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER.
4. CIVIL ENGINEERING BY OTHERS.
5. PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES.
6. CONTRACTOR RESPONSIBLE FOR PERMIT APPROVAL FOR REMOVAL OF TREES WITH A DIAMETER OF 19" OR MORE.
7. ALL TREES & NATURAL AREAS SHOWN ON PLAN TO BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. FENCING SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS OF TREE PROTECTION.
8. TAKE PRECAUTIONS TO MAINTAIN ALL EXISTING UTILITY SERVICES.
9. TAKE MEASURES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING

SITE PLAN KEY:

	EXISTING TO BE REMOVED		PROPOSED PAVING
	EXISTING TO REMAIN		PROPOSED STONE STEPS, PATIO, OR LANDSCAPE WALL
	PROPOSED NEW CONSTRUCTION		PROPOSED ELEVATION SYMBOL, # INDICATED HEIGHT
	CHAIN LINK FENCE		ELECTRICAL POWER LINES
	EXISTING TREE		575 TOPOGRAPHY LINE / ELEVATION
NOTE: GRAPHIC REPRESENTATION DOES NOT INDICATE FINISH PATTERN OR SCALE			



3 EXISTING SITE SECTION
SCALE: 1/8" = 1'-0"



4 SIGHT LINE DIAGRAM
SCALE: 1/16" = 1'-0"

CONSTRUCTION DRAWINGS CONSIST OF BOTH DRAWINGS AND SPECIFICATIONS. THIS IS FOR INTERIM REVIEW. NOT FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES. UNLESS ARCHITECT'S SEAL, SIGNATURE, AND DATE APPEAR HEREON, JOHN M MAYFIELD, AIA # 16691

EXISTING & PROPOSED SITE PLAN

Sheet Number	L1.01	Project:		RELEASE KEY:
		Date:	08.09.11	PERMIT ONLY
		Drawn:	TH	NOT FOR CONSTRUCTION

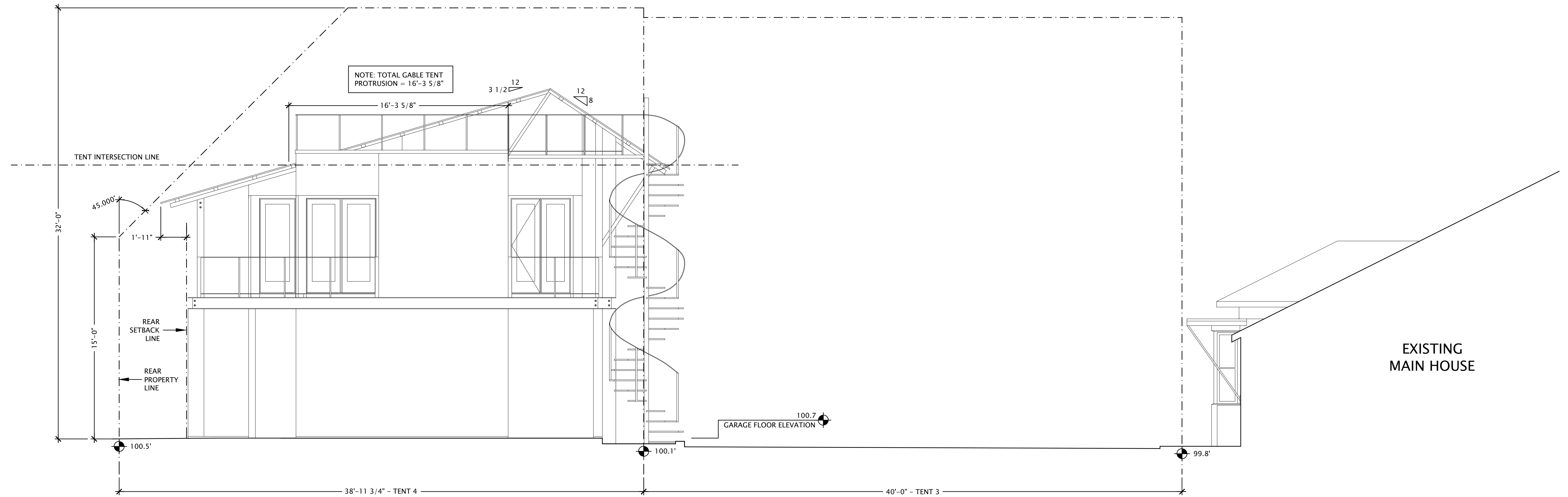
PURCIVAL / HUGHES GARAGE

1107 WEST 9TH ST. AUSTIN, TEXAS

PRELIMINARY
NOT FOR
CONSTRUCTION

JOHN MAYFIELD ARCHITECTS

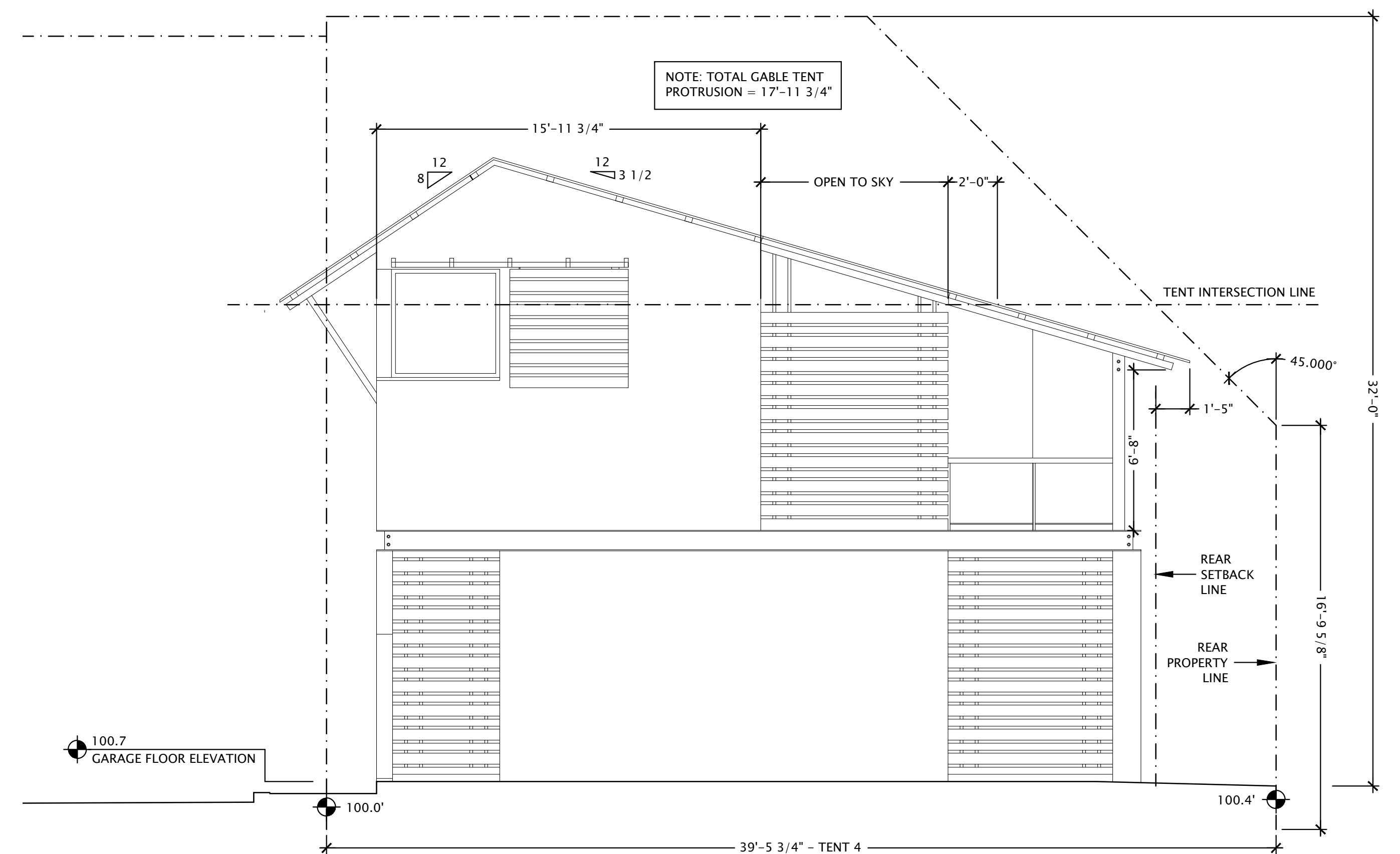
3824 AVENUE F, AUSTIN TEXAS 78751 P: 512.322.9207 F: 512.870.9551



1 McMANSION TENT DIAGRAM – EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 McMANSION TENT DIAGRAM – SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 McMANSION TENT DIAGRAM – WEST ELEVATION
SCALE: 1/4" = 1'-0"

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McMANSION TENT DIAGRAMS

Sheet
Number

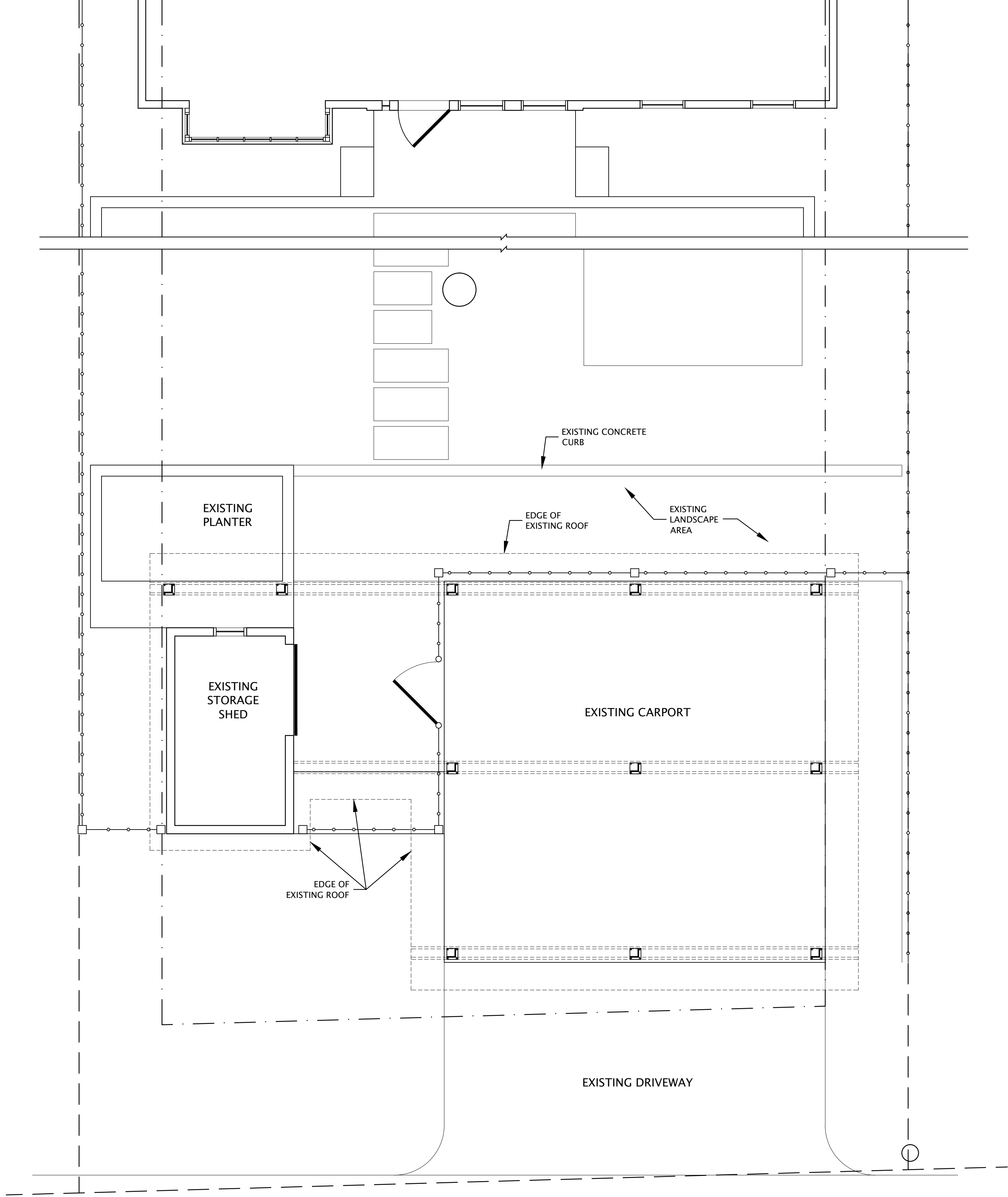
L1.02

Project:		Release Key:
Date:	08.09.11	PERMIT ONLY
Drawn:	TH	NOT FOR CONSTRUCTION

PURCIVAL / HUGHES GARAGE
1107 WEST 9TH ST. AUSTIN, TEXAS

PRELIMINARY
NOT FOR
CONSTRUCTION

JOHN MAYFIELD ARCHITECTS
3824 AVENUE F, AUSTIN TEXAS 78751 P: 512.322.9207 F: 512.870.9551



1

EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

EXISTING FLOOR PLAN

Sheet
Number

A1.01

Project:	08.09.11	RELEASE KEY:
Date:	08.09.11	PERMIT ONLY
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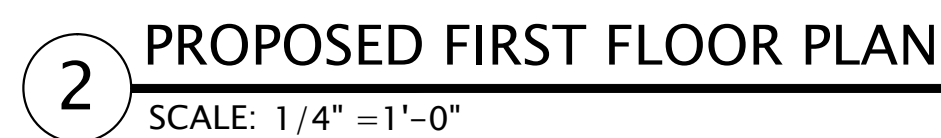
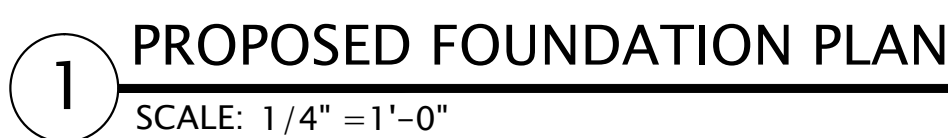
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1107 WEST 9TH ST. AUSTIN, TEXAS

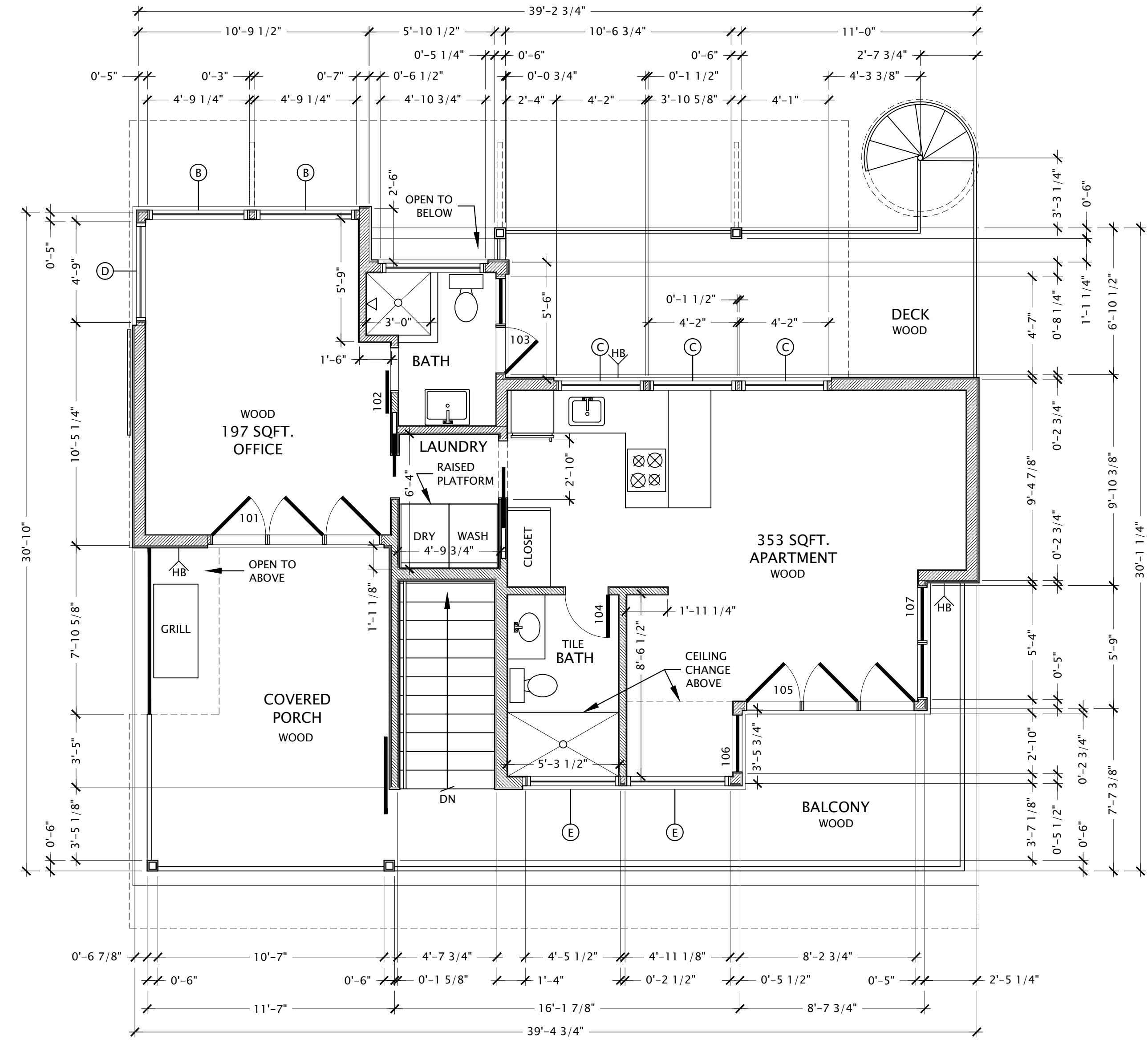
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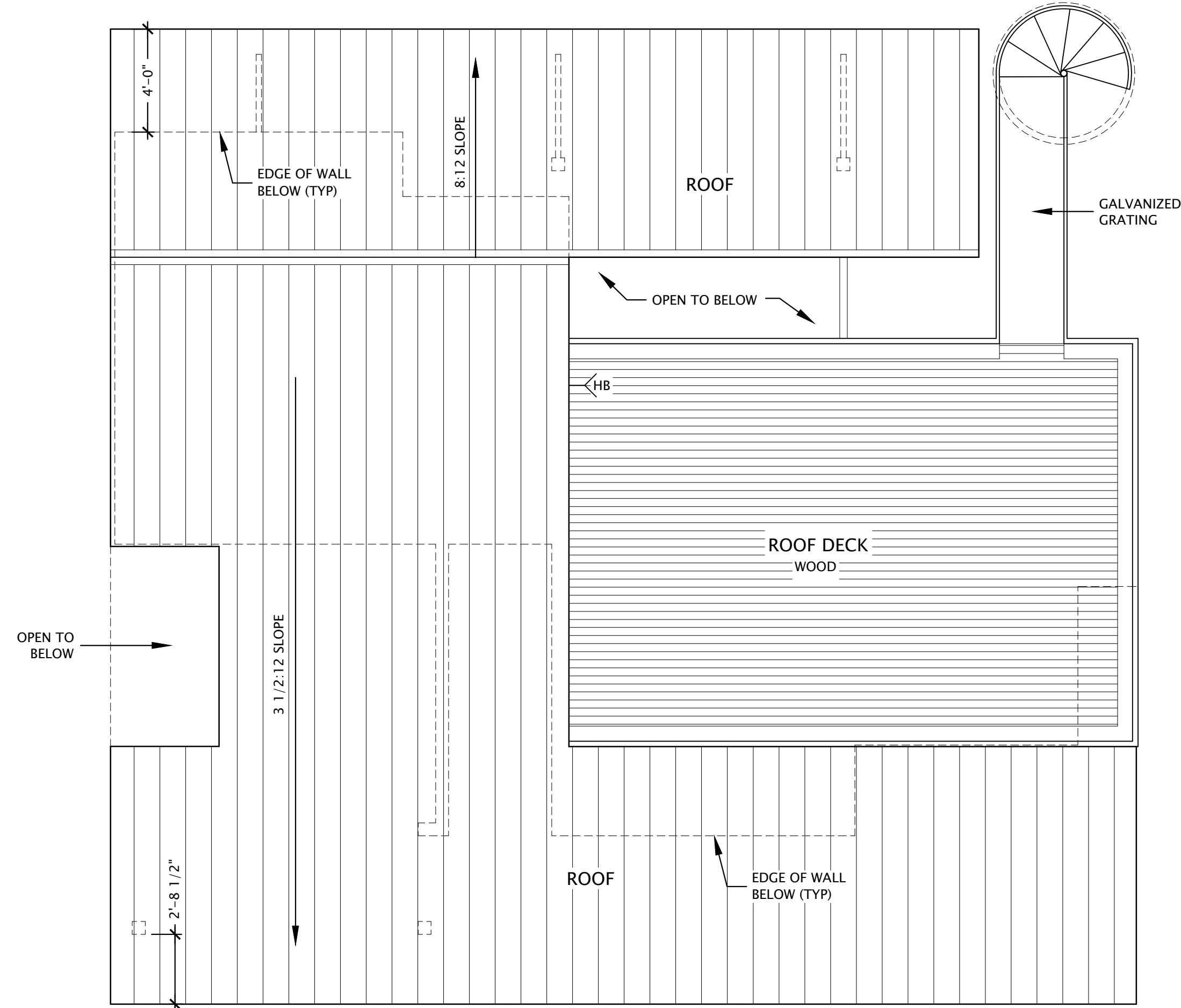
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1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

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PROPOSED SECOND FLOOR & ROOF PLAN

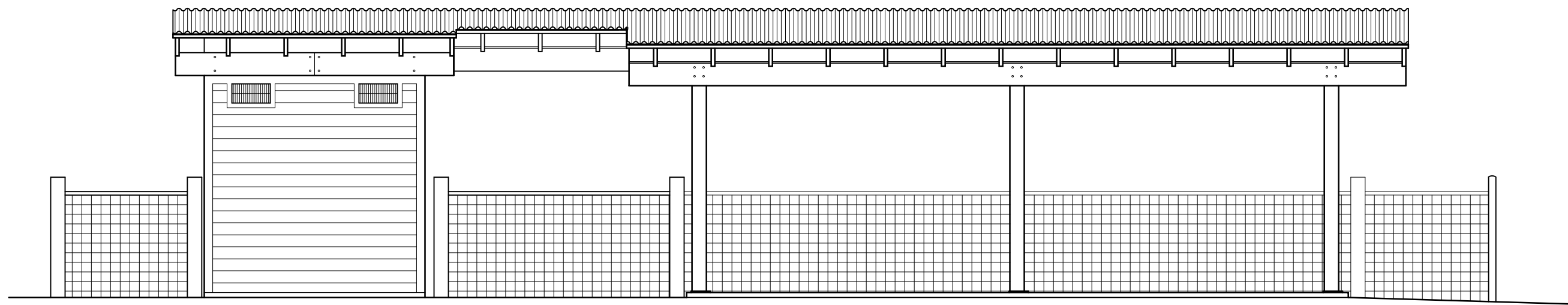
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		TH	NOT FOR CONSTRUCTION

PURCIVAL / HUGHES GARAGE
1107 WEST 9TH ST. AUSTIN, TEXAS

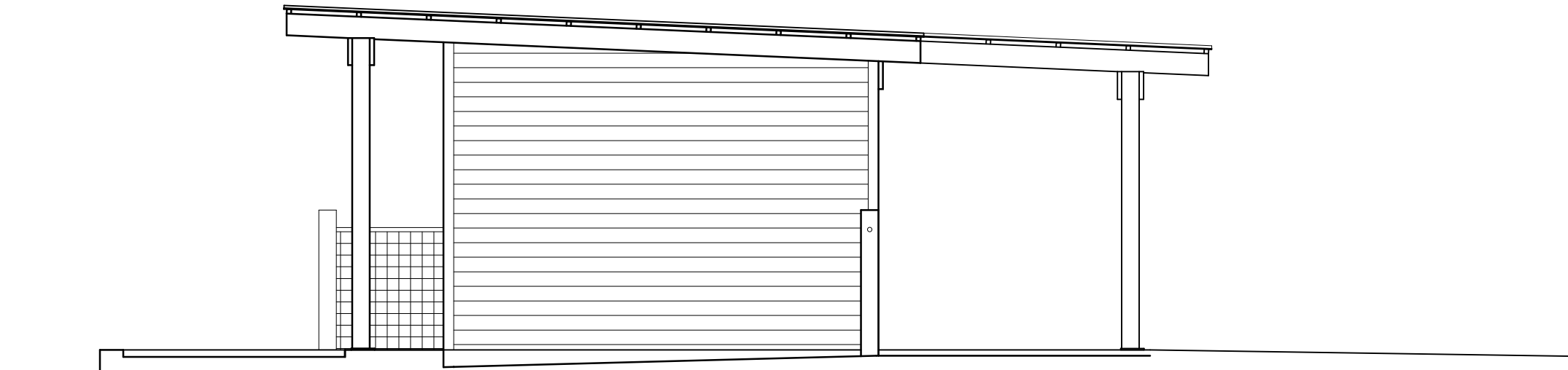
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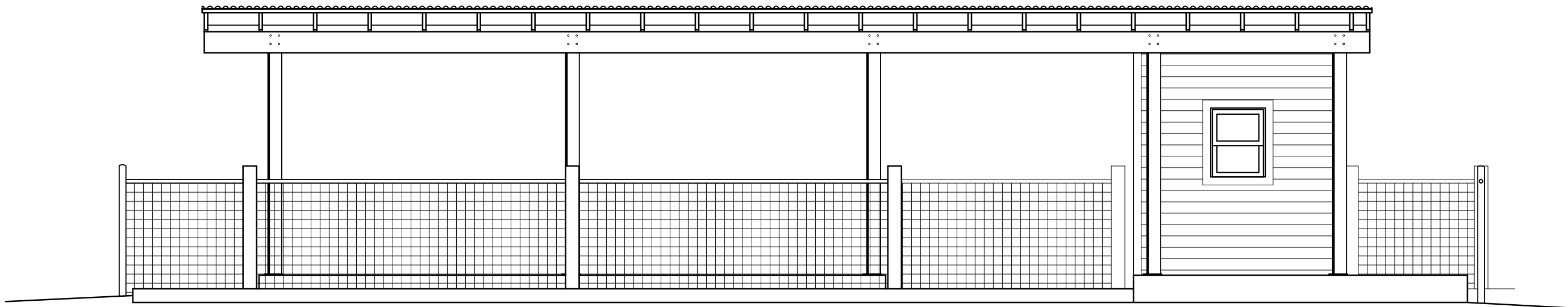
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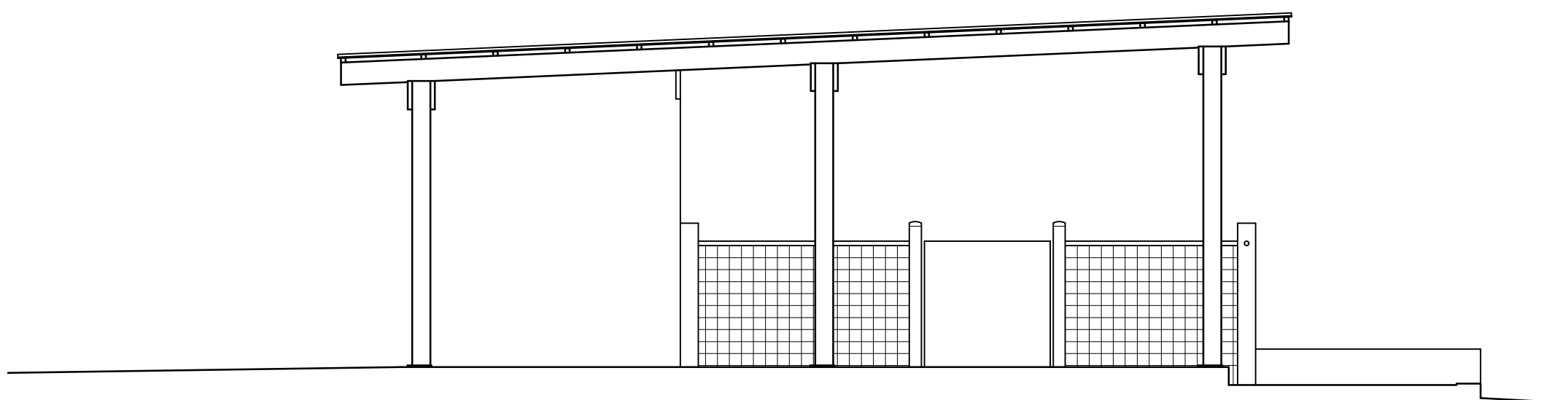
1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



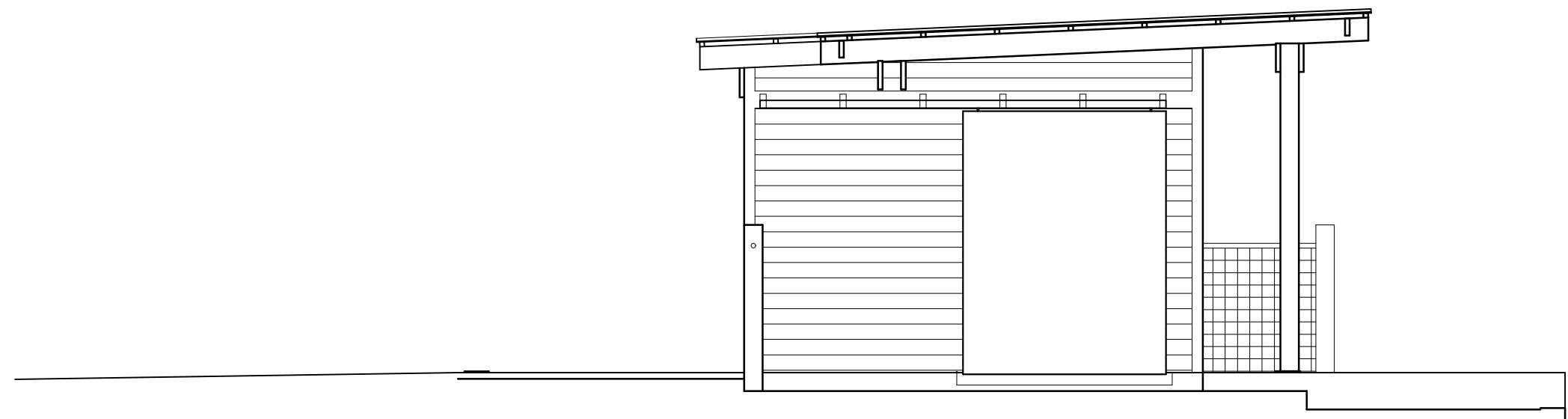
2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



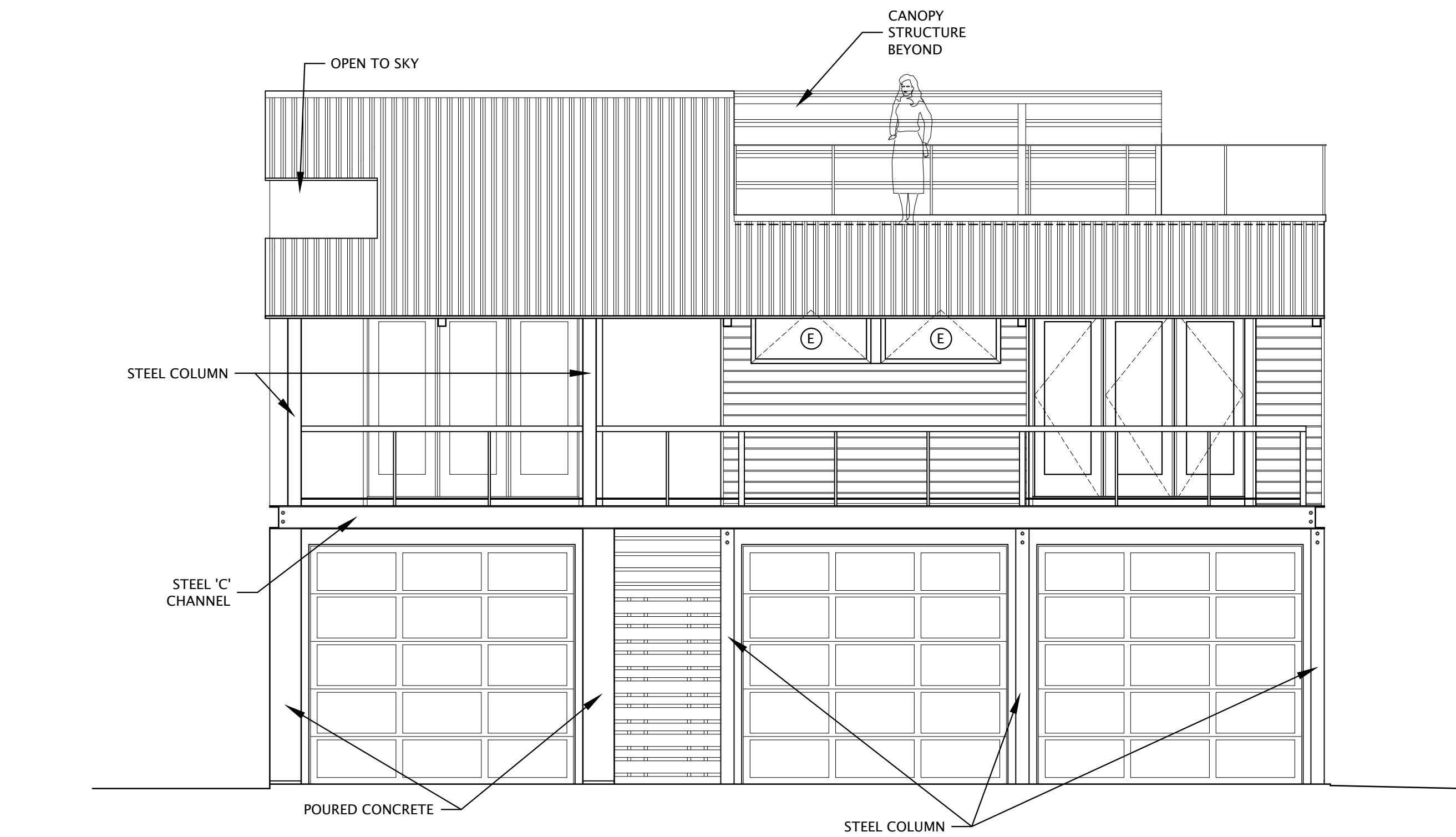
4 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



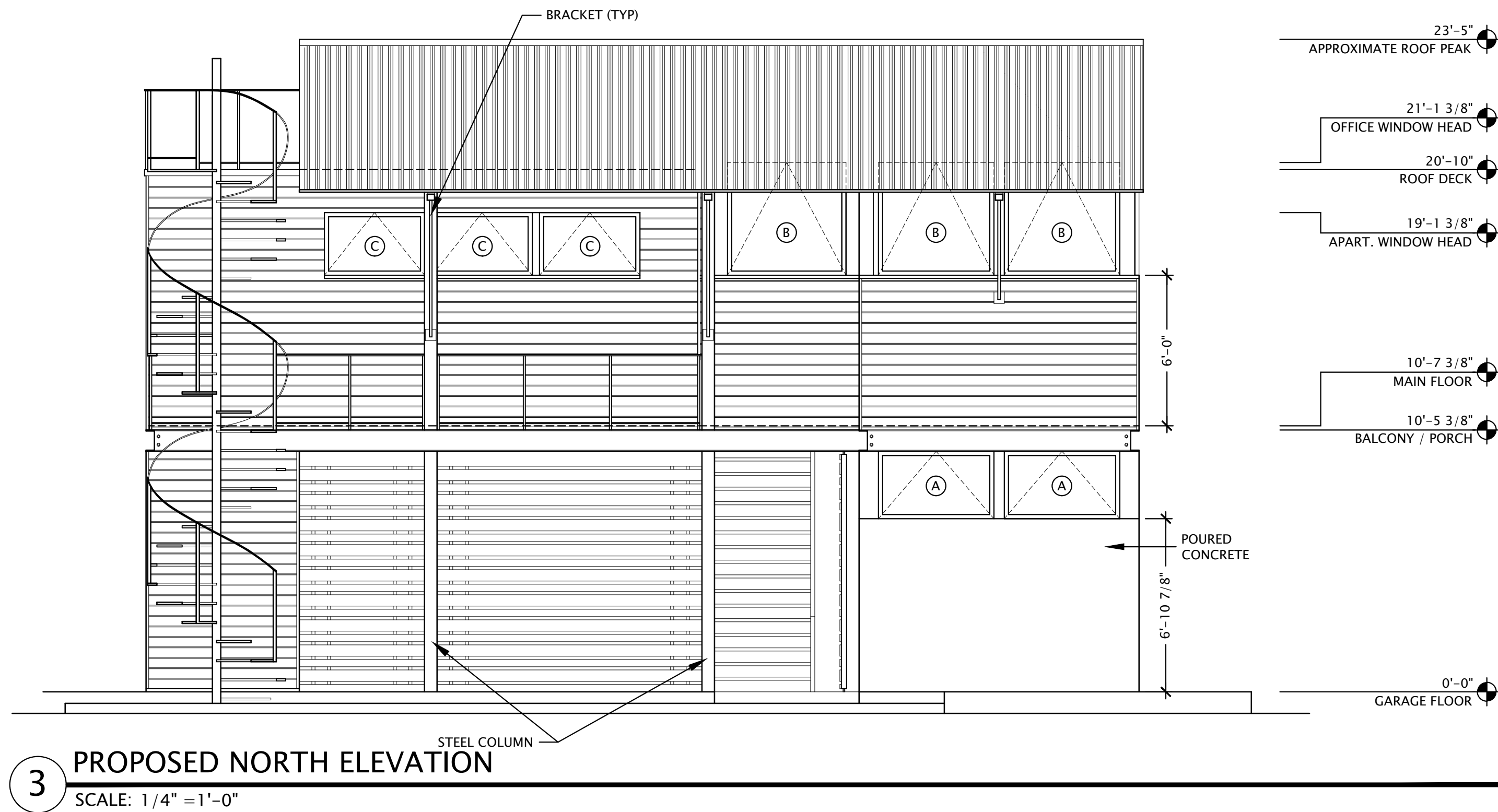
5 EXISTING EAST ELEVATION / SECTION
SCALE: 1/4" = 1'-0"



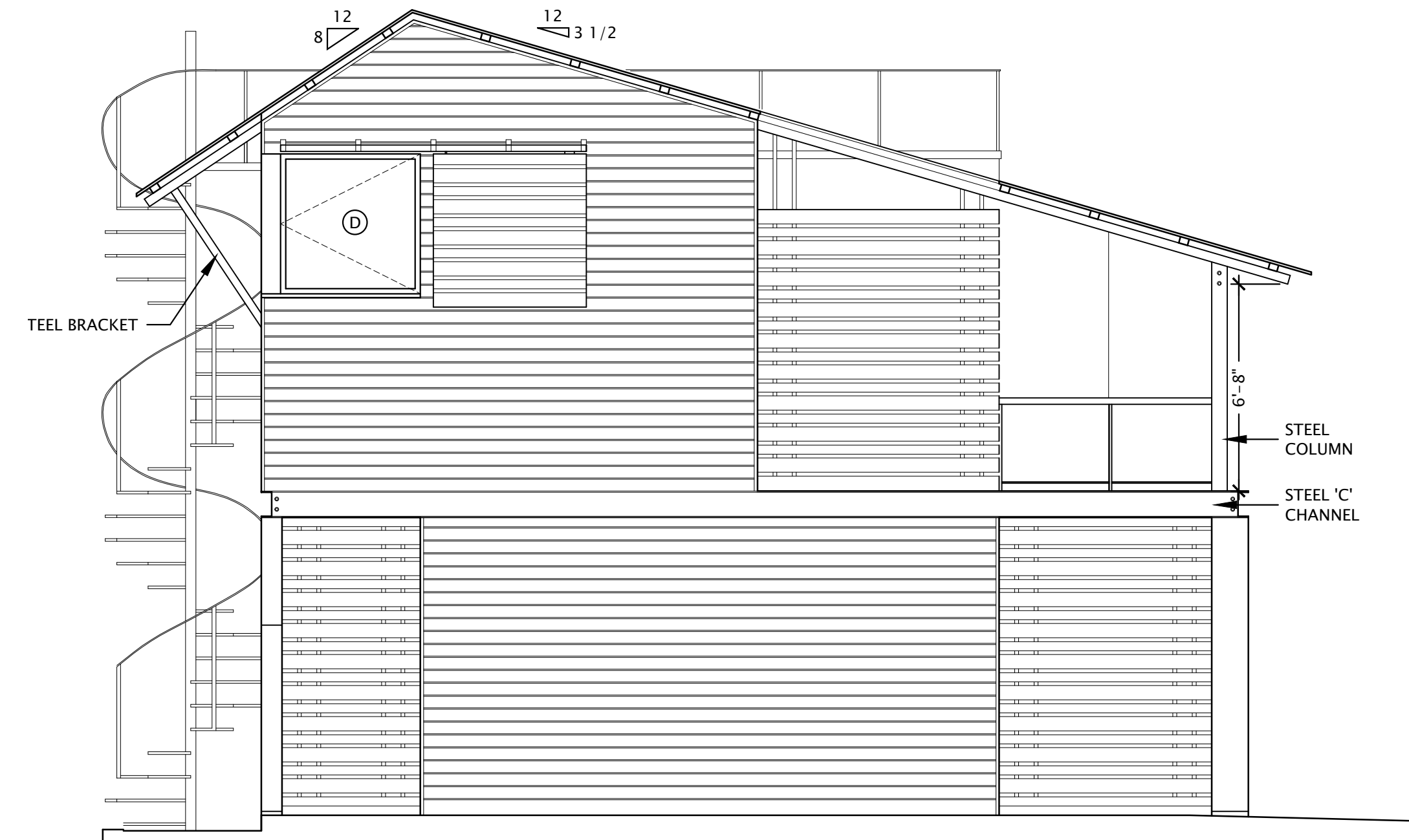
6 EXISTING MAIN HOUSE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"