

HISTORIC LANDMARK COMMISSION
SEPTEMBER 22, 2014
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2014-0020
1115 W. 11th Street
Castle Hill

PROPOSAL

Construct a new single-family house on a vacant lot.

PROJECT SPECIFICATIONS

The proposed house will be two stories and 2,300 square feet. The house will have a modern design with a honey limestone veneer first story, and stucco on the second story; horizontally-laid stained wood will serve as accents on the house. Fenestration will be metal-framed. The house will have a flat roof with a rooftop deck; there is a staircase that leads to the roof deck that will have a sloped roof.

STANDARDS FOR REVIEW

The Castle Hill Local Historic District Design Standards provide:

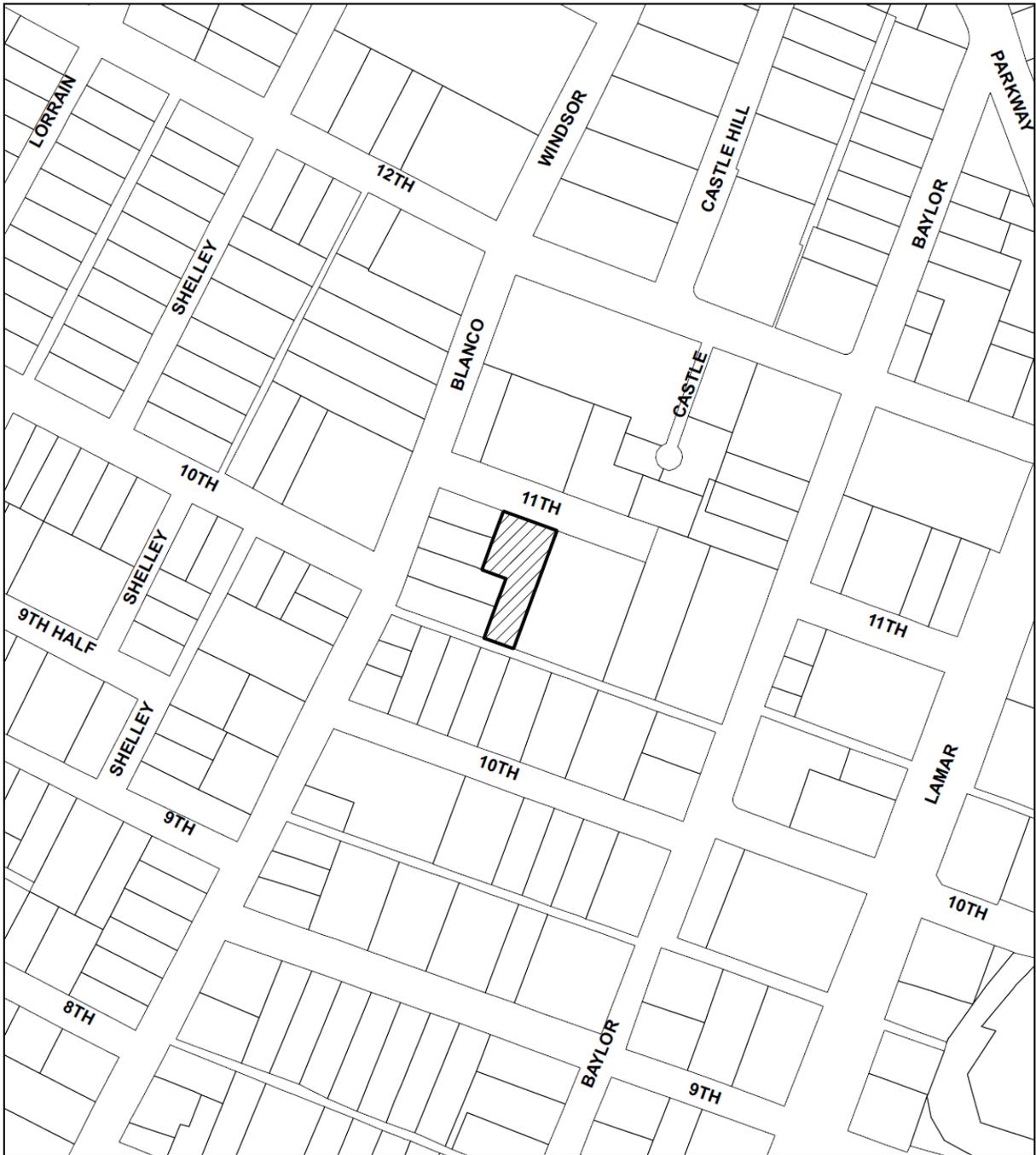
- Site new construction to be compatible with surrounding contributing buildings in terms of front setback, street-front orientation, and distance from adjacent buildings.
- Design new buildings to be compatible with surrounding contributing buildings of similar use in terms of form, massing, proportion, and roof form. 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.
- 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.
- 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.

COMMITTEE RECOMMENDATIONS

Divided vote; no recommendation.

STAFF RECOMMENDATION

Approve as proposed. The proposed new house, while very contemporary in design, has a scale and massing compatible with the character of the district; the materials are honey limestone and stucco, both of which are specified in the Design Standards as appropriate materials. The fenestration pattern is different from the prevailing historic patterns in the district, but is appropriate for the design and style of the house.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: LHD-2014-0020
Address: 1115 W 11TH ST



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1" = 200'

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