

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**OCTOBER 27, 2014**  
**NRD-2014-0109**  
**1210 Castle Hill**  
**Old West Austin**

**PROPOSAL**

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Construct a new carport, a new rooftop observation deck, a new two-story screened porch on the back of the house, re-roof the house with synthetic slate, and install a back yard pool and landscaping.

**PROJECT SPECIFICATIONS**

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The house currently has a rooftop observation deck that the applicant proposes to enlarge, and connect by means of a staircase on the back of the house over a new two-story screened porch. The proposed observation deck will have a 36" tall steel guardrail and will be accessed via an exterior metal spiral staircase. The proposed two-story screened porch will have a steel structure with clear cedar trim and stops. The existing slate roof will be replaced with a synthetic slate roof. The applicant further proposes the construction of a carport with metal posts, a metal roof, and stone piers. The applicant further proposes the installation of a pool in the back yard.

**STANDARDS FOR REVIEW**

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The house is contributing to the Old West Austin National Register Historic District, which has no specific design guidelines for additions. General design principles for historic districts encourage additions to the rear of the house with scale, massing, materials, and fenestration patterns complementing the house and other contributing houses within the district.

**STAFF RECOMMENDATION**

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Recommend the removal of the existing rooftop observation deck, but recommend the construction of the new observation deck on top of the proposed rear screened porch addition or as an independent structure rather than on top of the house. The proposal for the rooftop observation deck will give the house the appearance of having a widow's walk, which is inconsistent with the style and character of the house. The other proposals for the house meet the recommended guidelines for modifications to contributing structures in historic districts.

OCCUPANCY HISTORY  
1210 Castle Hill Street  
ca. 1919

City Directory Research, Austin History Center  
By City Historic Preservation Office  
October, 2014

1992	Sharon Watkins, renter No occupation listed
1985-86	Sharon Wilson, renter Advertiser
1981	No return
1977	Vacant
1973	The address is not listed in the directory.
1968	Courtney P. Grover, renter Student
	John C. Ghormley, renter Student
1962	Charles C. and Dorothy E. Cook, renters Proprietor (with Andy L. Kivlin), Versatile Builders, contractors, 7520 N. Lamar Boulevard.
1959	Jane M. Tyler, owner Widow, R.B. Tyler No occupation listed
1955	Jane M. Tyler, owner No occupation listed
1952	Jane M. Tyler, owner Widow, Roger B. Tyler No occupation listed
1949	Roger B. and Jane Tyler, owners No occupation listed
1947	Roger B. and Jane M. Tyler, owners No occupation listed
1944-45	Roger B. and Jane M. Tyler, owners Real estate (office at the house)
1941	Roger B. and Jane Tyler, owners Real estate (office at the house)
1939	Roger B. and Jane Tyler, owners

Real estate, 716 Scarbrough Building.  
Also listed is Roger B. Tyler, Jr., an attendant at Tyler's Filling Station (Edwin D. Trow, manager), 927 W. 12<sup>th</sup> Street.

- 1937 Roger B. and Jane Tyler, owners  
Real estate, 715-16 Scarbrough Building  
Also listed is Roger B. Tyler, Jr., a student at the University of Texas.
- 1935 Roger B. and Jane Tyler, owners  
Real estate, 715-16 Scarbrough Building.  
Also listed is Roger B. Tyler, Jr., a student at the University of Texas.
- 1932-33 Roger B. and Jane Tyler, owners  
Real estate, 715-16 Scarbrough Building.
- 1930-31 Roger B. and Jane Tyler, owners  
Real estate, 715-16 Scarbrough Building.
- 1929 Roger B. and Jane M. Tyler, owners  
Real estate, 715-16 Scarbrough Building.  
Also listed is Fisher A. Tyler, no occupation stated.
- 1927 Roger B. and Rose B. Tyler, owners  
Real estate, 715-16 Scarbrough Building.
- 1924 Roger B. and Jane Tyler, owners  
Real estate, 715 Scarbrough Building.
- 1922 Roger B. and Jane Tyler, owners  
Real estate, 715 Scarbrough Building.
- 1920 Roger B. and Jane Tyler, owners  
Real estate, 715 Scarbrough Building.
- 1918 The address is not listed in the directory.  
NOTE: Roger B. and Jane Tyler are not listed in the directory.