

HISTORIC LANDMARK COMMISSION
FEBRUARY 23, 2015
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2015-0001
1102 W. 9th Street
Castle Hill

PROPOSAL

Construct an addition to the side of the house that extends backwards along Blanco Street, maintain the south wall of the side porch but build a connector link between the existing house and the addition, replace the wood-frame rear addition with a new bay window, restore the open back porch, construct a new garage and paved driveway off Baylor Street; construct a new pool and pool house on the north side of the lot.

PROJECT SPECIFICATIONS

The applicant proposes to construct a new addition to the side of the house; it will be connected to the house through a glazed connector that will be built on the site of the existing side porch; however, the applicant will salvage the porch elements and the appearance of the side porch from the street will remain articulated on the south (principal) façade of the house. The proposed addition will extend backwards parallel with Baylor Street; the addition will have a new garage and driveway off Baylor Street. The proposed south addition will be clad in limestone, and will have painted steel windows; there will be a painted steel trellis off the south side of the addition. The proposed garage will be clad with paint-grip horizontal flat seam metal siding. The addition will have a standing seam metal roof.

The proposed pool house at the north end of the lot will be set at the back of the lot, and will be 2 stories, with reclaimed barn wood siding, aluminum-clad windows, and a metal roof.

STANDARDS FOR REVIEW

In addition to the Secretary of Interior's Standards, the Castle Hill Historic District Design Standards provide:

- Maintain the historic style and retain character-defining features, including exterior wall materials, windows and window screens, doors and entryway details, roof form, porches, chimneys, railings, and trim.
- Do not install new materials that obscure or endanger original materials.
- A new addition shall not visually overpower the existing building, compromise its historic character, or destroy any unique character-defining features. Large additions may be constructed as a separate building and connected to the existing building with a linking element such as a breezeway. Design an addition using appropriate scale and detailing to avoid creating a top-heavy appearance.
- Materials of the addition shall be compatible with the original building, and may include use of modern materials, such as fiber-cement siding, as appropriate.
- New roof forms must match the pitch of the roof on the existing house to the greatest extent possible.
- Windows shall be compatible in form and materials with the existing building, and can be used to define contemporary design when determined appropriate for the particular application.

COMMITTEE RECOMMENDATIONS

The Committee suggested keeping the side porch to the greatest extent possible, setting the addition even further back from the front plane of the house, and lowering the roofline of the connector and addition so as to not compete with the main historic house. The applicant has revised his plans to reflect the Committee's recommendations.

STAFF COMMENTS

This ca. 1905 house easily qualifies as a historic landmark for its architecture, its position on top of the hill in the neighborhood, and its associations with two very prominent Austin families. It is also contributing (and one of the most significant buildings) in the Castle Hill Historic District. The house was built by prominent stock dealer Adolph J. Trautwein; members of the Trautwein family lived here through the mid-1940s. Following the Trautwein residencies, the house was owned and occupied by Douglas and Freda Thrasher through the 1990s. Douglas Thrasher was a prominent rancher and insurance broker, who had previously lived in a large house on San Antonio Street.

STAFF RECOMMENDATION

Approve as proposed. The applicant has incorporated the Committee's recommendations for increasing the compatibility of the addition with the historic house, including setting the addition further back from the front plane of the house, lowering the roofline, and retaining the appearance of the side porch. The proposal comports with the Design Standards for the Castle Hill Historic District as well.



