

HISTORIC LANDMARK COMMISSION
NOVEMBER 16, 2015
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2015-0016
Castle Hill Historic District
1115 W 11th Street

PROPOSAL

To build a new 2 and 3 story multi-family building at the front of the lot.

PROJECT SPECIFICATIONS

Construct a 2 and 3 story multi-family residential building at the front of the property. A new 2 story single family unit has been proposed and approved for the rear of the property by the HLC in 2014. The property will be modern in style with the major exterior building material being stucco. Wood, metal siding and smooth cut stone veneer will also be used on the exterior. The two sections, the 2 story and 3 story are connected with a metal sided section.

The windows used on the building are a mixture of vertical and horizontal oriented rectangular as well as square windows. All the windows are single light windows. On the front façade the windows are oriented towards the corners. The windows are all vertical oriented and are lined up one on top of each other over the facade. A simple black guard rail tops both roofs of each of the 2 and 3 story sections. On the top of each section there is also a metal sided roof access that extends up from the roof. The sides and rear have an irregular fenestration patterns.

A 6 foot stone wall with a solid gate is at the front of the property

STANDARDS FOR REVIEW

This building is within the Castle Hill Local Historic District.

A. GENERAL DISTRICT STANDARDS

The following standards reflect over-arching principles of design and architectural detail, and apply to all properties within the district. Unless stated, the standards are required. Recommendations/Advisory Standards are not mandatory, but will be considered in the Certificate of Appropriateness process particularly when tax benefits are associated with the proposed work.

1. Requirements

- (a) Repair, rather than replace, original materials. Replace only materials that are deteriorated beyond repair or that detract from and are not original to the building. Replacement materials shall match the original materials when feasible.
- (b) Do not make changes to the public view of an existing contributing or noncontributing building that have no historic basis and/or that seek to create the appearance of an architectural style that is not original to the existing building.
- (c) Use best efforts to utilize photographic or physical evidence when reconstructing original historic details.

(d) Single Family or Single Family Use: The allowable height for additions and new construction is the average height of the adjacent properties on either side of the subject property or 32', whichever is greater.

(e) All other development: Height requirements in the City of Austin Compatibility Standards apply.

2. Recommendations/Advisory Standards

(a) Locate new buildings and site features in a manner that complements the historic character of the district.

(b) For buildings which are non-contributing due to alterations, seek to restore historic appearance of building where feasible and appropriate.

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 RECOMMENDATIONS

Reviewed the façade with changes and the committee can not recommend the application for consent approval and would like the project to be discussed by the full Historic Landmark Commission.

STAFF RECOMMENDATION

Staff recommends approval as the application meets all of the Standards outlined for New Construction in the Caste Hill Local Historic District Standards due to its location and immediate context. Also the neighborhood has written in support of the proposal (see backup) and has met with staff to discuss their support for the project.

Staff wants to be clear that the Castle is considered a contextual reference for this building because of the unique location of this proposed structure on a street with only two contributing buildings on the block face, one of which is the Castle as well as the use of this building as a multi-family building in a district where there are not other contributing buildings with this use, but there are buildings commercial in nature that are of similar scale.

GENERAL DISTRICT STANDARDS

The following standards reflect over-arching principles of design and architectural detail, and apply to all properties within the district. Unless stated, the standards are required.

Recommendations/Advisory Standards are not mandatory, but will be considered in the Certificate of Appropriateness process particularly when tax benefits are associated with the proposed work. *As this is a new construction building and it will not be able to be eligible for tax benefits, the Recommendations/Advisory Standards will be recommendations rather than required Standards.*

1. Requirements

(a) Repair, rather than replace, original materials. Replace only materials that are deteriorated beyond repair or that detract from and are not original to the building. Replacement materials shall match the original materials when feasible.

This is a new construction project. This standard does not apply

(b) Do not make changes to the public view of an existing contributing or noncontributing building that have no historic basis and/or that seek to create the appearance of an architectural style that is not original to the existing building.

This is a new construction project. This standard does not apply

(c) Use best efforts to utilize photographic or physical evidence when reconstructing original historic details.

This is a new construction project. This standard does not apply

(d) Single Family or Single Family Use: The allowable height for additions and new construction is the average height of the adjacent properties on either side of the subject property or 32', whichever is greater.

This is a new multi-family building. This standard doesn't apply.

(e) All other development: Height requirements in the City of Austin Compatibility Standards apply.

This building meets all of City of Austin Compatibility Standards.

The project meets this standard.

2. Recommendations/Advisory Standards

(a) Locate new buildings and site features in a manner that complements the historic character of the district.

The building is set back from the property line a similar distance to other properties within the district.

The project meets this standard.

(b) For buildings which are non-contributing due to alterations, seek to restore historic appearance of building where feasible and appropriate.

This is a new construction project. This standard does not apply

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.

There are not other buildings on the same blockface as this property except for the Castle. The building does take its cues from other properties in the district and has a similar setback from other properties within the district.

The project meets this standard.

(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.

The majority of the surrounding and adjacent buildings are single family, however the Castle which neighbors this property is both a commercial property that was used as a multi-family during its history. Using the Castle as a context, the proposed building used a similar form, massing, and proportion.

The project does meet this standard.

(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.

This is a building designed in a modern style and does not replicate a historic style.

The project meets this standard.

(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.

The fenestration pattern is irregular, except for the front façade which has a more regular staccato to its pattern. . On the front façade of the building the wall to window ratio is comparable to buildings with in the district. For example the Castle is 17% and the building across the street is around 30%. This design for this building has 23%.

The project does meet this standard.

(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.

The building uses stone, stucco, wood and metal.

With the exception of the metal siding which is actually a roofing material, the project meets this standard.

(2) In windows, do not use false muntins attached to or inserted between insulated glass panels.

The windows are all single light windows.

The project meets this standard.

(3) Boxed wood chimneys are not permitted.

There is not a chimney included in the project.

The project meets this standard.

(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.

The project does meet this standard.

(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.

This is a multi-family building. This standard does not apply.

(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.

This project does not have a parking lot.

(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.

The parking is underneath the building and is a carport rather than an enclosed garage. There is screening in the form of a stone wall at the front of the property.

The project meets this standard.

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.

As the fenestration pattern is irregular, except for the front façade which has a more regular staccato to its pattern. . On the front façade of the building the wall to window ratio is comparable to buildings with in the district. For example the "Castle" is 17% and the building across the street is around 30%. This design for this building has 23%.

The project does meet this standard.

(b) Consider use of simple hipped or gabled roof forms at the primary façade where appropriate to be compatible with existing adjacent buildings.

The project uses a flat roof on all facades of this project, but there are also no adjacent buildings on the blockface except the castle which has a flat roof. The building across the street does have a hipped roof.

The project meets this standard.

(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.

The front façade has vertical oriented windows similar to the scale and proportion of those found at the Castle. They have lined the windows in a bay pattern where the top and bottom window are in the same vertical line. On the front façade of the building the wall to window ratio is comparable to buildings with in the district. For example the “Castle” is 17% and the building across the street is around 30%. This design for this building has 23%.

The project does meet this standard.

(d) Entry porches are encouraged for new construction, if complementary to the overall design and scale of the building.

There is not an entry porch for this property.

(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.

Two 17” trees are retained as part of the project

The project does meet this standard.

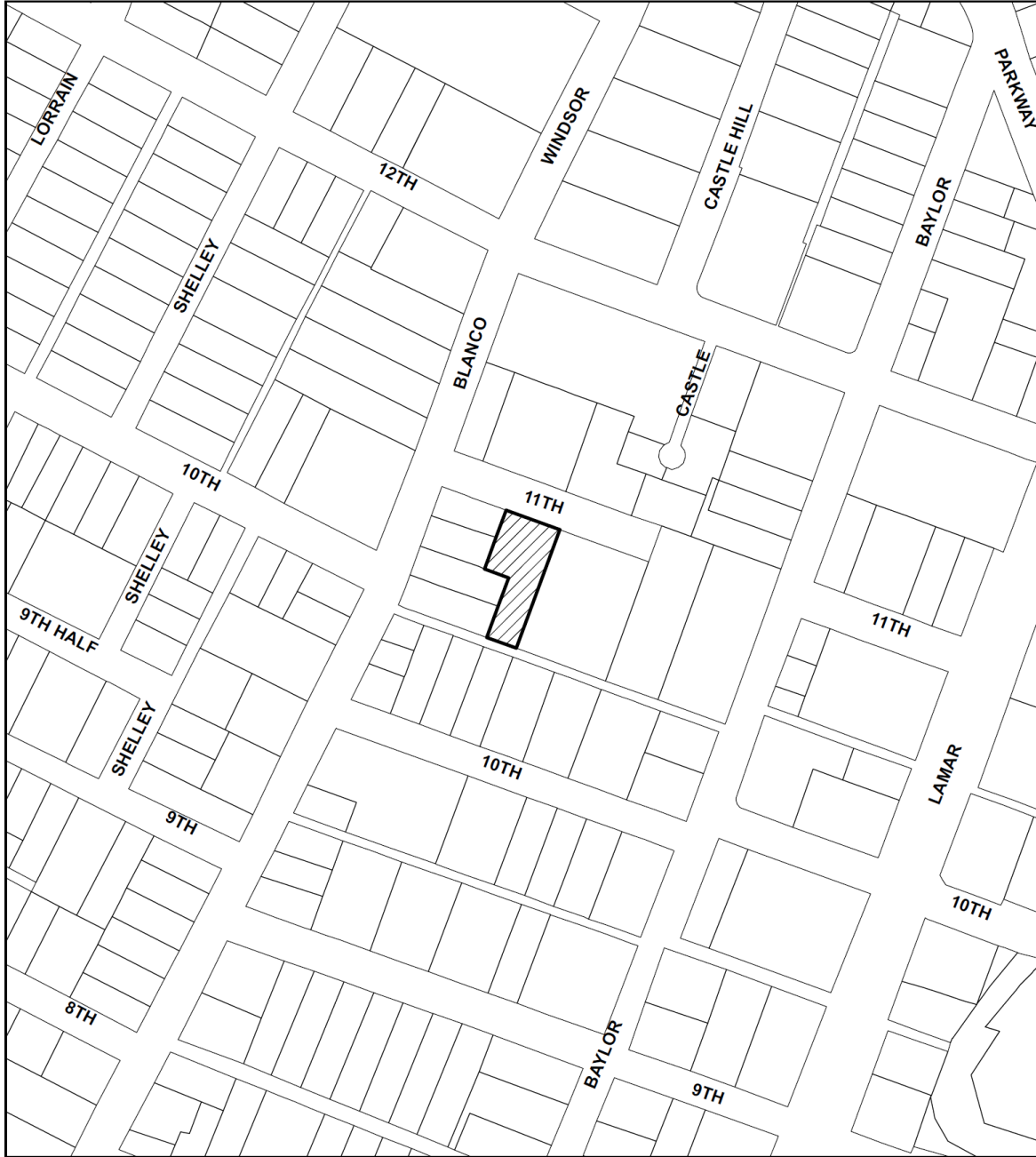
(f) Consider Energy Star qualified roof products, which lower roof surface temperature and can reduce peak cooling demand by 10-15 percent. Consider adding a radiant barrier in the attic or underneath the roof deck to reduce summer heat gain and reduce air-conditioning loads.

The project uses an energy star qualified roof.

The project does meet this standard.

(g) Passive energy savings measures such as usable shutters and awnings are highly encouraged.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

CASE#: LHD-2015-0016
Address: 1115 W 11TH ST



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