DATE of SUBMISSION: 1-28-16

Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

Permit Information

For Office Use Only

BP- _____ PR- _____ C14H/LHD- 16-0003

Property Name or LHD: CASTLE HILL _____ Contributing/Non-contributing

☐ Release Permit ☐ Do Not Release Permit ☒ HLC Review 2.22.16 Fee Paid: $202.80

Historic Preservation Office Date:

Property Information

Address: 806 Baylor - John Otto Buaas House - Castle Hill Local Historic District

Scope of Work

We plan to remove non-original additions and modifications to the front elevation in order to restore the house to its original street appearance. Work will include reconstruction of missing historic features (railings, finials, slate roof with copper ridge caps, ornamental sheet metal, etc) based upon historic photographs and traces of physical evidence. Brick will be restored to its original unpainted finish by turning the brick around, insulating the building envelope, and all original windows and doors will be restored. Work will include construction of a new addition at the rear of the property, replacing a 1960s-era addition

Applicant

Name: Tere O'Connell

Address: 1405 W. 10th Street

City/Zip: Austin, Texas 78703

Phone: 512.751.1374

Email: tere@ocpreservation.com

Owner

Name: 806 Baylor, LLC

Address: P.O. Box 1860

City/Zip: Bentonville, AR 72712

Phone: 479.464.1526 512.480-0844

Email: dbryant@weioffice.com kimcollins@moreland.com

Architect or Contractor Information

Company:	Architect: William Hablinski	Contractor: J. Pinnelli Co.
Address:	2905 Westlake Cove	P.O. Box 50038
City/Zip:	Austin, Texas 78746	Austin, Texas 78763
Phone:	310.600.6940	512.478.5958

1-27-2016 — Owner's Signature — Date

1/27/16 — Applicant's Signature — Date

Certificate of Appropriateness

for the

John Otto Buaas House

806 Baylor

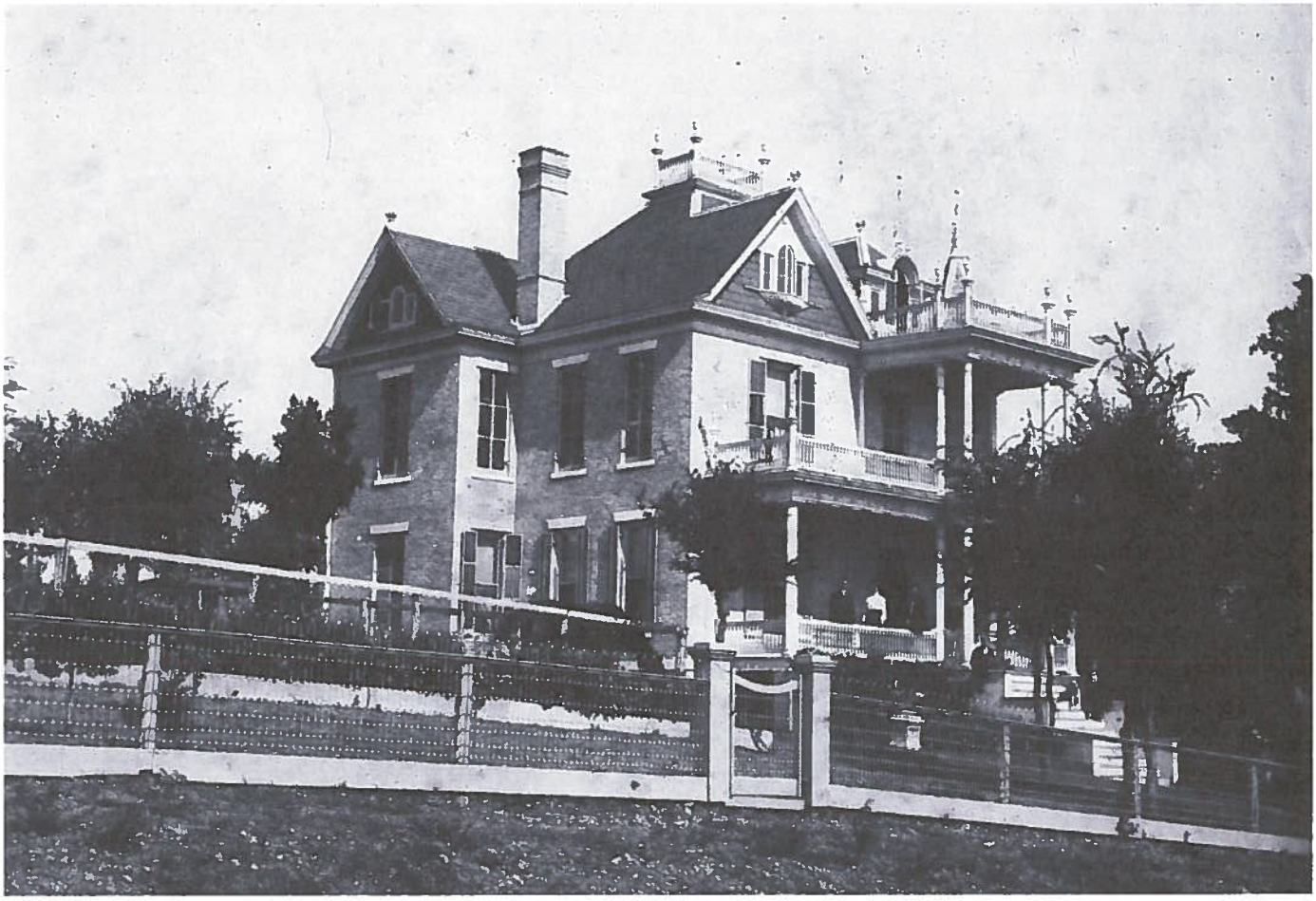
Constructed in 1902

Castle Hill Local Historic District

West Line National Register Historic District

Existing East Elevation

Remove modern alterations and restore to original appearance



Historic Photograph

Historic Photograph

Historic Photograph

Front Porch Detail

Front Gable End - details to be restored

Existing South Elevation

Existing North Elevation (difficult access)

West Elevation Detail – all will be removed

January 28, 2016

Steve Sadowsky
City Historic Preservation Office
P.O. Box 1088
Austin, Texas 78711

O'Connell
ARCHITECTURE

RE: John Otto Buaas House, Castle Hill Local Historic District

Dear Steve,

Please find enclosed a request for a Certificate of Appropriateness for the restoration of the John Otto Buaas House located within the Castle Hill Local Historic District. You will receive drawings in advance of the deadline for the CoA committee meeting – they are receiving some finishing touches right now. The scope for the work includes:

PROTECT:

- Protect original features and finishes including original windows, front door, porch columns, slate shingles at gable ends, and distinctive ornamental metal work.
- Protect all three heritage trees on site.

REMOVE:

- Carefully remove non-original elements from the exterior including asphalt shingle roof, skylight, window air conditioners, lighting, concrete stairs, gutters and downspouts, metal handrails and porch infill (wood shingles, windows, framing).
- Remove later additions to the west (rear) side of the house including the carport, metal stair, and apartments.
- Remove invasive trees (not protected by the tree ordinance)

RESTORE:

- Restore brick to original unpainted appearance by removing brick veneer and turning it around. Clean brick. Match original mortar in color, composition, texture and tooling.
- Convert the front three-bay window back to its original single bay configuration, including a new stone lintel to match the original design.
- Restore all stained glass windows at stairway and beyond.
- Replace existing asphalt shingle roof with a new slate roof. Slates to match the character of the original squared and scalloped slate design as seen in photographs.
- Reconstruct original roof details including finials of different types, iron cresting, copper ridge caps, and widows walk based upon evidence seen in historic photographs.
- Reconstruction original porch balustrade of old growth cypress or approved equal. Detailing to be complete with upturned ends at the upper rail, and turned balusters to match original design. New balustrade will be based upon physical evidence found on site.

SUPPLEMENT:

- Improve the thermal performance of the building envelope by insulating the structural frame and installing an air barrier within the walls before relaying the brick veneer.
- Construct a new addition to the west (rear) to include an attached two car garage, bedroom, and master bath suite. The addition will be set back 43' from the face of the front porch.

Photographs of the property are attached, as well as the review fee. I am available to answer any questions you might have. Thank you for your assistance.

Best Regards,

Tere O'Connell, AIA

O'Connell Architecture, LLC
1105 W. 10th Street • Austin, Texas 78703 • 512|751-1374 • Tere@OCPreservation.com