

HISTORIC LANDMARK COMMISSION
FEBRUARY 27, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2016-0017
806 Blanco Street
Castle Hill Historic District

PROPOSAL

Remove existing windows on the side of the house and install new windows; demolish the rear wall of the house and replace with a wall of glass.

PROJECT SPECIFICATIONS

The applicant proposes a reconfiguration of the windows on the sides of the house, and has met with the Certificate of Appropriateness Review Committee regarding this proposal. The applicant has modified the plans for the window placements on the house in accordance with the Committee's requests and recommendations. All of the new proposed windows will be in the same style and materials as the existing windows.

The applicant proposes to remove the entire back wall of the house and replace it with a wall of glass.

The floorboards and joists of the front porch will be repaired to ensure continued structural soundness of the porch.

STANDARDS FOR REVIEW

The house is contributing to the Castle Hill Historic District. The design standards for the district include:

- Contemporary design for alterations and additions to existing properties is acceptable when the alterations and additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property or neighborhood.
- New additions or alterations to structures shall be done in such a manner that if the addition or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
- Maintain the historic style and retain character-defining features of contributing buildings. Character-defining features generally include exterior wall materials, windows and window screens, doors and entryway details, roof form, porches, chimneys, railings, and trim.
- Repair existing original windows unless determined infeasible due to excessive deterioration that is adequately documented in the application for a certificate of appropriateness. Utilize recommended repair practices where feasible. Replacement windows, where permitted, must match the original size, profile, muntin shape, configuration, and details. Do not use vinyl-clad windows. Do not use false muntins attached to or inserted between insulated glass panels.

COMMITTEE RECOMMENDATIONS

The applicant has revised the plans for the remodel of the house in accordance with the Committee's directions.

STAFF NOTES

This ca. 1915 house was the home of Robert Coleman Hamby and his wife, Emily from around 1919 to around 1956. Robert Coleman Hamby was a driver for an ice company in the 1920s and early 1930s, before establishing the Hoffbrau on W. 6th Street in 1934. After his death in 1941, Emily Hamby and her sons continued to run the Hoffbrau. Emily Hamby died in 1956.

STAFF RECOMMENDATION

Approve the revisions as proposed upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center to document the existing condition of the house.



View of the house from W. 9th Street, showing the north side of the house.