

HISTORIC LANDMARK COMMISSION
JUNE 26, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2017-0017
808 Baylor Street
Castle Hill Historic District

PROPOSAL

Add new door and window openings to the east and west (secondary) elevations of the guest house. No changes are proposed to the primary (north) façade facing W. 9th Street.

PROJECT SPECIFICATIONS

The applicant proposes to add a band of new doors and windows to the east elevation of the guest house and a new window to the west elevation. The proposed changes on the east elevation will consist of two 6-light fixed steel-sash windows flanked on both sides by paired steel French doors with a matching fenestration pattern of 6 lights per pair of doors. These changes will not be visible from the public right-of-way (see photo).

The proposed change on the west elevation consists of enlarging an existing window opening and installing a new 6-light fixed steel-sash window to match the new windows on the east facade.

STANDARDS FOR REVIEW

The Castle Hill Historic District Design Standards applicable to this project include:

- A.1(a) Do not make changes to the public view of an existing contributing or non-contributing 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.1(a) Maintain the historic style and retain character-defining features. Character-defining features generally include exterior wall materials, windows and window screens, doors and entryway details, roof form, porches, chimneys, railings, and trim.

COA COMMITTEE RECOMMENDATIONS

The committee recommended the following changes to the original plans:

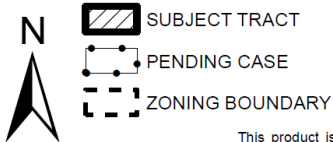
- Change proposed fixed window on west elevation to paired fixed windows with divided lights and door-like dimensions

The applicant has revised the drawings to reflect the recommendations of the committee.

STAFF RECOMMENDATION

Approve revised plans. The guest house was originally a stable, and the building's current fenestration pattern is not original. Therefore, more flexibility exists to add new openings. The project meets the applicable design standards for the historic district.

LOCATION MAP



1" = 333'

NOTIFICATIONS

CASE#: LHD-2017-0017
LOCATION: 808 Baylor St



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PROPERTY INFORMATION

Photos



Guest house on right. Primary (north) façade is visible from public right-of-way on W. 9th Street; east (secondary) elevation is partially visible. Source: Google Street View.



Primary façade and west (secondary) elevation. Source: Google Street View.