

**HISTORIC LANDMARK COMMISSION**  
**OCTOBER 22, 2018**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**C14H-1977-0030**  
**Ben Pillow House**  
**1403 W. 9<sup>th</sup> Street**

## **PROPOSAL**

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Reconfigure the roofline to a single hipped roof; alter window and door openings on the rear elevation; change rear window openings on secondary elevations.

## **PROJECT SPECIFICATIONS**

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The proposed project has six parts:

1. Remove the chimney and rear (south) portions of the roof; reconstruct with a single hipped roof.
2. On the rear elevation, remove four paired 2:2 wood-sash windows and a rear entry porch and partially glazed wood door; replace with fixed and casement clad-wood windows and partially glazed door with a transom and entry hood above. Change the location of the entrance to the left (west) side of the elevation.
3. Infill a window opening on the rear end of the west elevation.
4. Replace a triple bank of wood-sash windows on the rear end of the east elevation with a casement clad-wood window.
5. Repair existing wood siding and trim, replace wood siding where necessary, replace porch decking and stair treads in-kind, and install new gutters and downspouts to match existing.
6. Paint siding.

## **STANDARDS FOR REVIEW**

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The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- *Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.*  
 The restoration of existing historic features will help preserve the building character. However, the proposed project alters the historic roofline, including removal of the chimney; removes historic material from the rear elevation; and alters the side elevations. The roofline and chimney are distinctive character-defining features. There may be more flexibility with the rear elevation as a secondary feature, but it is visible due to the building's corner lot location. The project largely does not comply with this standard.
- *Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.*  
 The proposed project reconfigures the roofline, which suggests that the building was constructed at one time rather than with additions over time. The project does not comply with this standard.

- *Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.*

Existing wood siding will be painted and repaired, replaced only when necessary. Existing window trim will be preserved and painted. New downspouts, gutters, and porch decking and stair treads will match existing. The project complies with this standard.

- *Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.*

The proposed changes to the rear and side elevations of the building remove historic wall, window, door, and porch fabric. The changes to the windows are generally compatible with the historic character of the property in their material (clad wood) and recognize the multi-window pattern, but they disrupt the single and paired window pattern in the rest of the house. The change to the rear entrance is not compatible with the historic character of the building, particularly the removal of the entry porch. The project largely does not comply with this standard.

- *Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.*

The proposed roof configuration and chimney removal would be difficult to reverse in the future, and would impair the integrity of the building. The altered fenestration patterns on the rear and side elevation could be removed and the original openings reconstructed. The project somewhat complies with this standard.

## **COMMITTEE RECOMMENDATIONS**

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The committee felt that the proposed changes to the rear wall and roofline changed character-defining features of the house. It recommended preserving the existing rear wall configuration and roofline.

## **STAFF RECOMMENDATION**

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Recommend that the applicant return to the Commission with a design that preserves the chimney and original roofline, or a roofline that maintains a similar sense of development over time. Encourage the retention of historic window and door configuration and materials on the south elevation, but recognize that these changes are proposed to the rear elevation.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 333'

## NOTIFICATIONS

CASE#: C14H-1977-0030

LOCATION: 1403 W 9TH ST

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





## PROPERTY INFORMATION

### *Photos*



*Primary (north) façade and west elevation of 1403 W. 9<sup>th</sup> Street.*

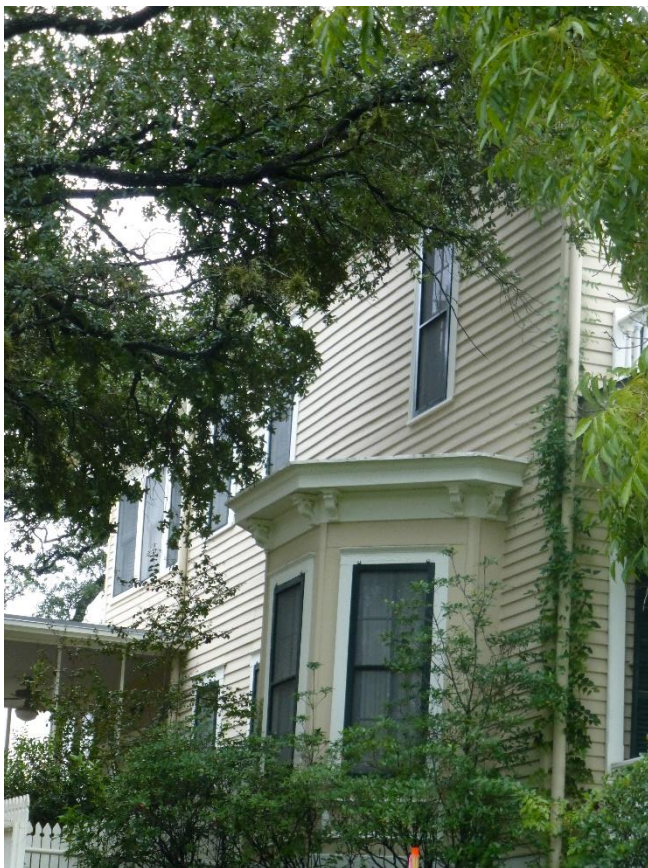


*West elevation.*



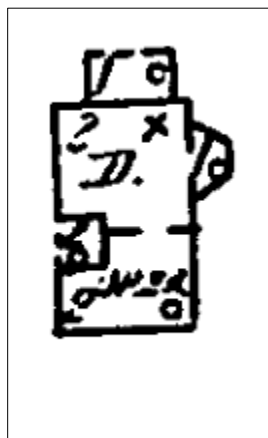


*Rear (south) elevation.*

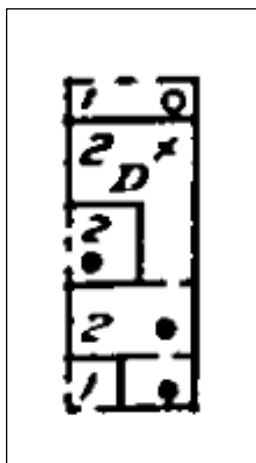


*Detail of east elevation.*

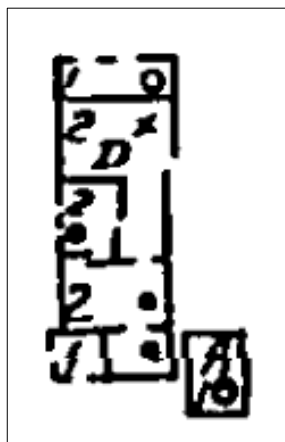
*Sanborn Fire Insurance Maps*



1922



1935



1961