

HISTORIC LANDMARK COMMISSION
MAY 20, 2019
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2019-0016
1115 W. 11TH STREET
CASTLE HILL HISTORIC DISTRICT

PROPOSAL

Construct a 2-unit residential building.

PROJECT SPECIFICATIONS

The proposed project is a 3-story building capped with a flat roof and clad in limestone at the first story and stucco at the second and third stories, with metal siding on a portion of the primary (south) façade and third floor of the east elevation. The building has triple banks of fixed and casement aluminum-sash windows with transoms and a recessed fully-glazed door with sidelights. Other features include a two-car garage surmounted by a 6'-deep trellis, a low stone wall at the front, a second-floor porch, and deep eaves with wood soffits. The garage is set back 4' from the frontmost wall, but approximately 7' closer to the street than the recessed entry porch.

STANDARDS FOR REVIEW

The property is located in the Castle Hill Historic District. The following requirements from the district's design standards apply to the proposed rehabilitation:

- (a) *Site new construction to be compatible with surrounding contributing buildings in terms of front setback, street-front orientation, and distance from adjacent buildings.*
- (a.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.*

The only other contributing building on the south side of W. 11th Street is the Castle, which is located to the east and set back substantially from the street. On the west, the property is adjacent to the rear of a house. The proposed setback and distance from other buildings are compatible with the block, and the building is oriented to the street.

- (b.1) *Design new buildings to be compatible with surrounding contributing buildings of similar use in terms of form, massing, proportion, and roof form.*

The building is relatively restrained in its form and massing. It plays with negative space in various locations on the primary (north) façade, including a recessed entry porch on the first floor and an inset porch on the second floor. The flat roof form is compatible with the district in its simplicity, and reflects the horizontal line of the Castle's crenellated parapet.

- (b.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.*

The building is designed in a modern style that is compatible with and differentiated from historic contributing buildings.

- (b.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 proposed fenestration proportions are a compatible middle ground between the tall, narrow Italianate windows of the Castle and the shorter, but still vertical, windows of

nearby Craftsman bungalows. Window-to-wall area ratios, floor-to-floor heights, and bay divisions are compatible.

- (c.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.*
- (c.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 limestone and stucco siding are compatible with exterior materials on contributing buildings. The metal accent siding on the second and third floors is not compatible.
- (c.2) In windows, do not use false muntins attached to or inserted between insulated glass panels.*
True divided lights will separate the window and transom.
- (c.3) Boxed wood chimneys are not permitted.*
The project does not have a boxed wood chimney.
- (e) For multi-family and commercial buildings, new and replacement parking shall meet the following requirements:*
- (e.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 garage is set back 4' from the frontmost wall of the building, though 7' in front of the entry porch, and has a 6' trellis above. It does face the principal street.

The proposed project somewhat meets the applicable standards.

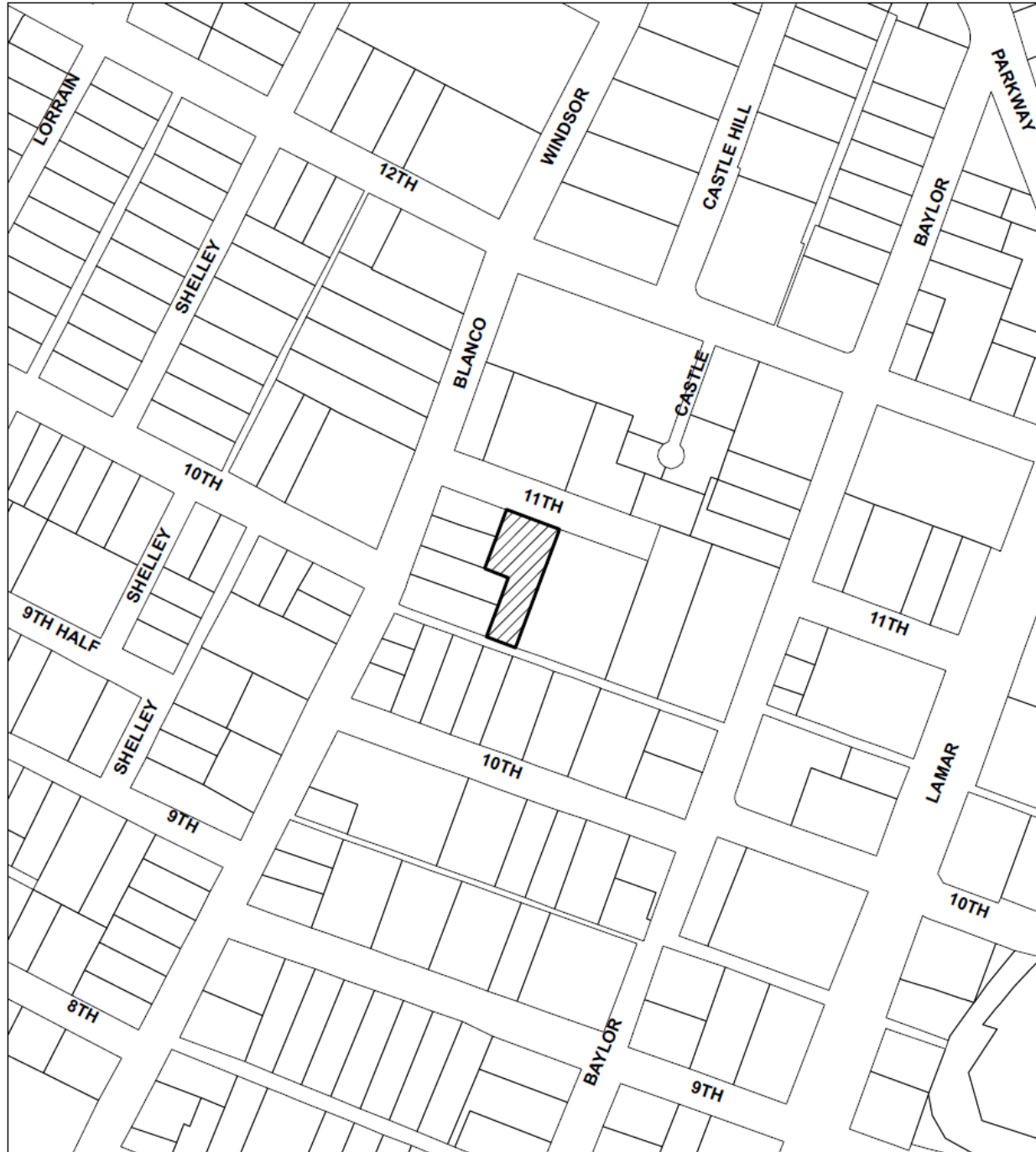
COMMITTEE RECOMMENDATIONS

The committee was supportive of the proposed massing. It recommending using materials more compatible with contributing buildings in the district and moving the garage entrance to the side or rear of the building, at least 15' from the front wall.

STAFF RECOMMENDATION

Consider the request. Staff is concerned 1) that the project does not comply with the required 15' setback for the garage and 2) that the metal accent siding is not compatible, and recommends horizontal wood or wood-like siding similar to that on the rear unit. The applicant has provided a justification for the proposed 4' garage setback; please see backup material.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

NOTIFICATIONS

CASE#: LHD-201-0016
1115 W 11TH STREET

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PROPERTY INFORMATION

Photos



Rear unit at 1115 W. 11th Street.