

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
JANUARY 27, 2020
C14H-1986-0039
REUTER HOUSE
806 ROSEDALE TERRACE

PROPOSAL

Construct three new houses, two of which will have auxiliary dwelling units, on the north end of the property, with addresses of 807, 809, and 811 Mariposa Drive. These are vacant lots that have been subdivided off the original Reuter House property and are under separate ownership.

PROJECT SPECIFICATIONS

The applicant proposes the construction of three new houses and two new auxiliary dwelling units that will have addresses of 807, 809, and 811 Mariposa Drive. While technically still part of the historically-zoned parcel, these are undeveloped lots that have been subdivided off from the Reuter House property and are under separate ownership. At 807 Mariposa Drive, the applicant proposes the construction of a new house and ADU. The proposed new house takes its cues from Tudor Revival houses in the neighborhood with a steeply-pitched roof with a catslide over the front door and a large round-arched projecting bay that contains the principal fenestration on the front of the house. The house will have a combination of stucco and brick siding. The garage will be behind the house. The proposed ADU will be at the back of the lot and will be a two-story building with a more traditional take on Tudor Revival styling. It will also have a steeply-pitched roof with a catslide and a round-arched arcade porch across the front and side. The ADU will have white stucco as a principal exterior material; the porch and arcade will be constructed of black brick. At 809 Mariposa Drive, the applicant proposes the construction of a two-story house that takes its cues from Colonial Revival architecture in the neighborhood. The house will have a gabled roof, an exterior chimney, and a gabled dormer. The exterior material will be stucco with board-and batten accents, stone chimneys, and a stone garage. The building will have a standing seam metal roof. The ADU at 809 Mariposa will have a combination of Tudor Revival and post-modern design elements. The ADU will have the catslide roof common to Tudor Revival design, on an otherwise blocky building with stucco and stone as the principal materials. The ADU will have a metal roof. At 811 Mariposa Drive, the applicant proposes the construction of a house, but no ADU. The proposed house will have a post-modern-influenced Tudor Revival design with a set of steeply-pitched gabled roofs, the porch roof having an extended catslide over a round-arched loggia. The principal fenestration on the front of the house will be encased in a round-arched opening. The secondary gable on the house will be set back significantly from the front of the house and feature a more traditional design and will have brick as its primary material. The front section of the house will have stone siding.

All of the proposed new construction on the site will be lower in elevation than the rear of the Reuter House, and the applicant has taken care to ensure that the historic context and view from the terraces of the Reuter House out over downtown to the north will be unimpaired by the proposed new construction.

None of the new construction falls within a historic district, and will not be visible from, nor intrude upon the context of the historic landmark Reuter House.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects on historic landmarks. The following standards apply to the proposed project:

- 1) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Evaluation: The applicant's designs for the new houses on the north and downhill section of the lot will not affect the spaces and spatial relationships that characterize the Reuter House property.

- 9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Evaluation: The new construction is downhill from the historic house and has been designed and scaled to be invisible from the house and not compromise the context of the historic house.

- 10) *New additions and adjacent or related construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Evaluation: The new construction will not impair the form, integrity, or context of the historic house and its environment.

The project meets the applicable standards.

COMMITTEE RECOMMENDATIONS

The Committee appreciated the scale and design of the proposed new buildings, but asked that a perspective showing their relative height vis-à-vis the terrain to ensure that the new construction will not compromise the visual context and integrity of the historic house.

----- Forwarded message -----

From: **Lydia Woods** <Lydia.Woods@thc.texas.gov>

Date: Wed, Jan 22, 2020 at 10:30 AM

Subject: RE: Mariposa: Drawings for THC review

To: Hunter Tipps <hunter@daveymarch.com>

Cc: Greg Smith <Greg.Smith@thc.texas.gov>, Davey McEathron

<davey.mceathron@gmail.com>, Natalia Sanchez <natalia@daveymarch.com>

Hunter,

After speaking with the National Register staff about the current National Register listing and my team lead regarding the RTHL designation we have determined that the development of the three lots, now 807, 809, and 811 Mariposa will not jeopardize the NR and RTHL designations. In addition, since no federal funding is being used and no work is being done to the Reuter house itself, the THC has no additional review authority at this time. If you have any additional questions please let me know.

Thank you,

Lydia

Lydia Woods-Boone

East Texas Project Reviewer

Division of Architecture

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STAFF RECOMMENDATION

Approve as proposed with the proviso that once the houses are built, this separately-owned property will be subject to removal of historic zoning.