

HISTORIC LANDMARK COMMISSION**CERTIFICATE OF APPROPRIATENESS****MAY 24, 2021****HR-2021-063830****1113 E. 9TH STREET****JOBE HOUSE / ROBERTSON/STUART & MAIR HISTORIC DISTRICT****PROPOSAL**

Construct a 1-story side addition.

PROJECT SPECIFICATIONS

The addition is set back approximately 27' from the front wall and has a footprint of 331 square feet. It is clad in 12" horizontal hardiplank siding, with 1-over-1 vinyl-sash windows. The addition is capped by a combination side-gabled and hipped roof, with a shallow flat roof over the entry; the hipped roof's slope matches that of the historic house. Metal stairs on the primary (north) wall access a paneled, partially-glazed door.

ARCHITECTURE

One-story, modified L-plan building capped by a combination pyramidal and flat roof, with horizontal wood siding, wood-sash windows, gabled dormers, a corner porch, and interior chimneys. The building is designed in the Queen Anne style.

STANDARDS FOR REVIEW

The City of Austin's Historic Design Standards are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate proposed changes to historic landmarks. The following standards apply to the project:

Residential Additions*Location*

1.1 Locate additions to the rear and sides of historic buildings to minimize visual impact.

The proposed addition is located at the side of the historic building, 27' back from the front wall. The project meets this standard.

1.5 Minimize the loss of historic fabric by connecting additions to the existing building through the least possible invasive location and means.

The proposed addition is connected to the side of the existing building behind a projecting bay. The short section of wall includes a window opening. The project meets this standard.

1.6 Additions are not appropriate for all historic landmarks and will be evaluated on a case-by-case basis.

Staff believes that the proposed addition is compatible with and differentiated from the historic building.

Scale, Massing, and Height

2.1 Design an addition to complement the scale and massing of the historic building, including height. The addition must appear subordinate to the historic building.

The proposed addition is one story high, with a ridgeline that is the same height as the adjacent side gable and substantially lower than the principal ridgeline of the historic house. The addition's plan and massing echo the L-plan and roof shape of the principal house and its gable ends. The project meets this standard.

2.2 Minimize the appearance of the addition from the street faced by the historic building's front wall.

The addition is visible from E. 9th Street, but stepped back, scaled down, and clearly subordinate. The project largely meets this standard.

b. The historic building's overall shape as viewed from the street must appear relatively unaltered.

The proposed addition is connected to the side wall with a lower ridgeline, leaving the historic house's shape intact. The project meets this standard.

Design and Style

3.1 Design additions to be compatible with and differentiated from the historic building, if they are visible from the street.

- a. Design proportions and patterns such as window-to-wall area ratios, floor-to-floor heights, fenestration patterns, and bay divisions to increase compatibility.*
- b. Do not replicate the design or details of the existing building to a degree that the addition might be mistaken as historic.*

The proposed addition is compatible with and differentiated from the existing building, with similar window-to-wall area ratios, floor-to-floor heights, fenestration patterns, and bay divisions on the front (north) wall. Slightly wider horizontal cladding in a modern material and the differentiated roofline will ensure that the addition will not be mistaken as historic. The project meets this standard.

3.2 No particular architectural style is required for addition design. Designs in both traditional and contemporary styles can successfully achieve compatibility and differentiation with historic buildings.

The proposed addition is designed in a simple style that references the historic house. The project meets this standard.

Roofs

4.1 If an addition will be visible from a street on the front or side, design its roof form and slope to complement the roof on the historic building.

The roof of the proposed addition is similar to the historic roof form and matches the dormers' slope. The project meets this standard.

4.2 Use roof materials that match or have similar color, texture, and other visual qualities as the roof on the historic building.

The addition roof materials will match the roof materials on the historic building. The project meets this standard.

Exterior Walls

5.1 If an addition will be visible from a street on the front or side, use exterior wall materials that are compatible with those on the historic building in scale, type, material, size, finish, and texture.

5.2 Differentiate the exterior wall materials of the addition from those of the historic building. This could be accomplished by using different materials, using the same materials with different dimensions, or changing trim type or dimensions.

The proposed addition will be clad in 12" horizontal hardiplank siding that is similar to, but wider than, that of the historic house. The project meets this standard.

5.3 Avoid windowless walls facing a street.

The proposed addition's front (north) wall includes a window. The project meets this standard.

Windows, Screens, and Doors

6.1 If an addition will be visible from a street on the front or side, use windows that are compatible with those on the existing building in terms of material, fenestration pattern, size, proportion, configuration, and profile.

The addition's front (north) window is a 1-over-1 vinyl-sash window. The window size, profile, proportion, and configuration are compatible, but vinyl-sash windows are not appropriate for an addition to a historic landmark. The project party meets this standard.

The Robertson/Stuart & Mair Design Standards are used to evaluate proposed changes to contributing buildings. The following standards apply to the project:

New additions should be compatible with the historic building by reflecting the scale, massing, and/or materials of the historic building, but differentiated enough so that they are not confused as historic or original to the building.

If designing an addition in a contemporary style, reflect the scale, massing, and/or materials of the historic building; if designing an addition in a style that reflects the style of the historic building, differentiate the scale, massing, and/or materials, at least slightly.

The proposed addition's scale, massing, and materials are compatible with and differentiated from the historic building. Its simple style reflects the style of the historic building but will not be mistaken for original construction. The project meets this standard.

Design new additions that are subordinate to and do not overpower the historic building.

The proposed addition is subordinate to the historic building in terms of scale, massing, and location.

Construct additions that avoid the removal or obstruction of any historic exterior features on the front of the building or the sides within 15 feet of the front.

Set back a new ground-level addition a minimum of 15 feet measured from the front wall of the building (excluding the porch).

The new addition is attached to the side wall and set back 27' from the front wall. The project meets this standard.

Modern materials such as fiber-cement siding are appropriate for additions, provided that the overall design is compatible with the historic building.

The proposed addition is clad in hardiplank siding and compatible with the historic building. The project meets this standard.

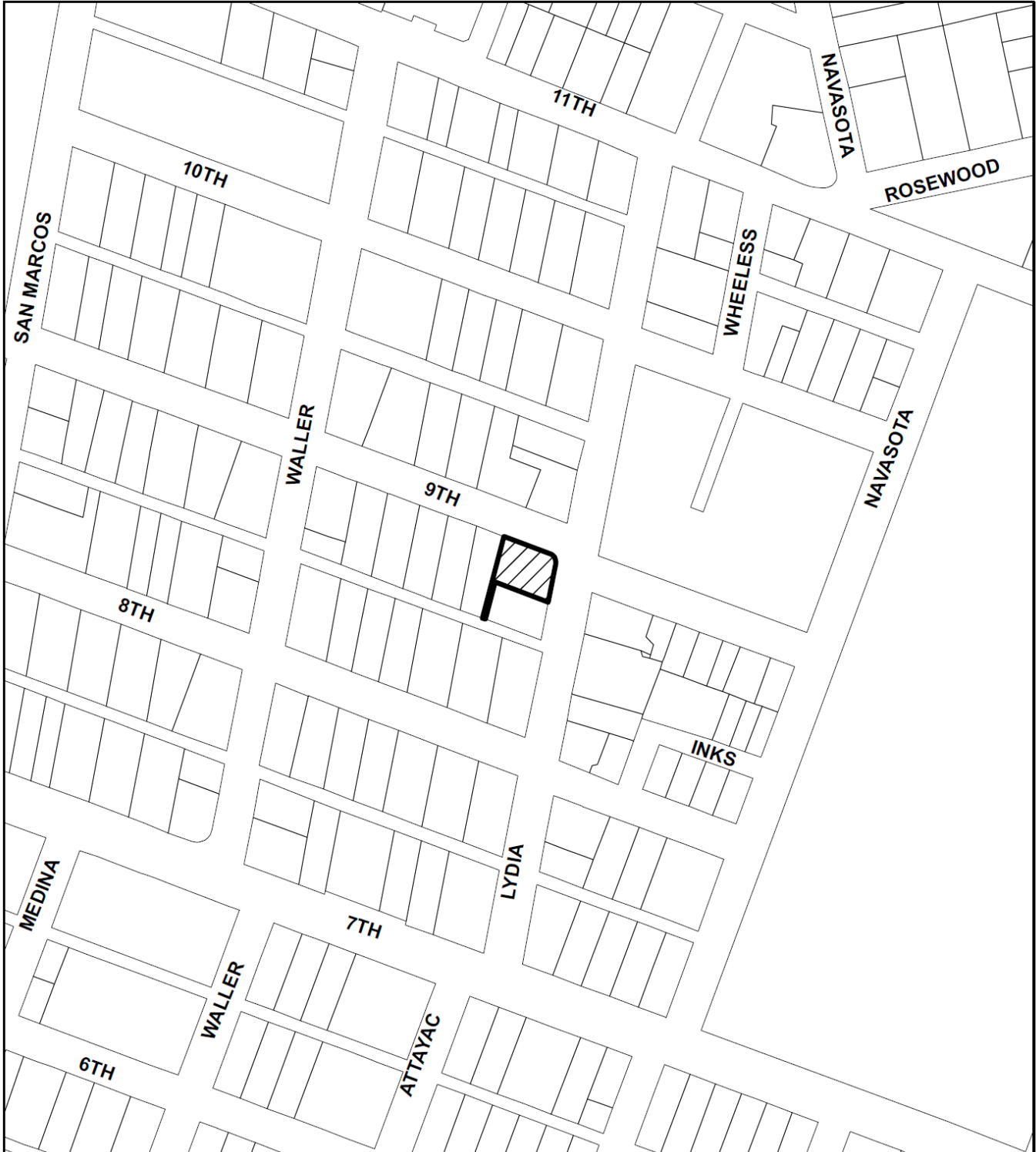
COMMITTEE FEEDBACK




Recommend horizontal cladding and single window on front elevation; alter addition roofline to give side gable more visual room. The recommended changes have been made.

STAFF RECOMMENDATION

Approve the plans, except for the vinyl-sash window; authorize staff to approve windows with a more appropriate material.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HR 21-063860
LOCATION: 1113 E 9TH STREET



1" = 208'

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PROPERTY INFORMATION

Photos



Source: Google Street View, July 2019