

HISTORIC LANDMARK COMMISSION
AUGUST 22, 2011
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2011-0072
1700 Pease Road
Old West Austin

PROPOSAL

Reissue demolish permit on c.1935 single family home and construct new 4,945 sf, single-family home.

PROJECT SPECIFICATIONS

The applicant proposes to demolish the existing c. 1935, Colonial Revival style, single-family house and replace it with a new 4,945 sf single-family home. The new 2-story building is a contemporary design with a detached, front-facing garage and will have low wall at the front of the property to create a courtyard space in front of the house.

The house will have multiple, low-slope, hipped and shed metal roofs with fairly deep eaves with exposed, stained wood rafter ends. The proposed exterior wall materials are coursed limestone on the first level and stucco on the second. The detached garage will be sided in stucco and have a metal roof.

Numerous, non-symmetrical, clad windows with painted wood trim are proposed.

STAFF COMMENTS

The property is located in the Old West Austin National Register District.

In 2009, the Historic Landmark Commission and staff recommended Historic Zoning for the existing c. 1935, Colonial Revival style house, rather than relocation or demolition, which was not approved by the City Council, so the demolition permit was approved for release. (Case C14H-2009-0049 – Ox Emerson house). An application to construct a new two story single family, chateausque-inspired house was approved by the Historic Landmark Commission in June 2010.

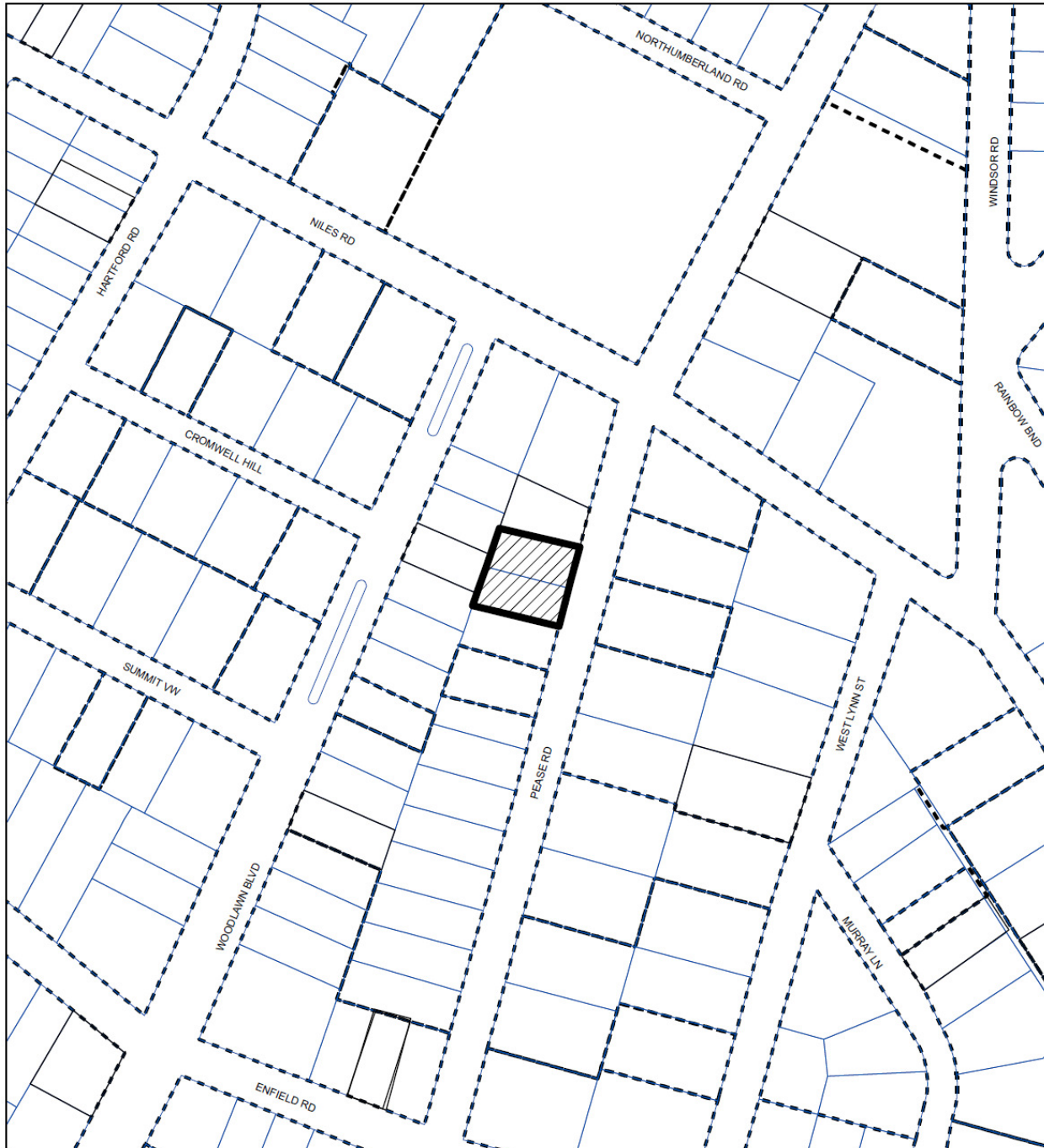
The Old West Austin National Register Historic District has no design guidelines for new construction. Design guidelines in other historic districts address size, scale, massing, fenestration patterns, and materials. Applicable general design review guidelines state:

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

STAFF RECOMMENDATION

The project as proposed is compatible with these design standards. Staff recommends approving the project as proposed, with the recommendation that the applicant consider eliminating the low wall at the front of the property.

LOCATION MAP



SUBJECT TRACT



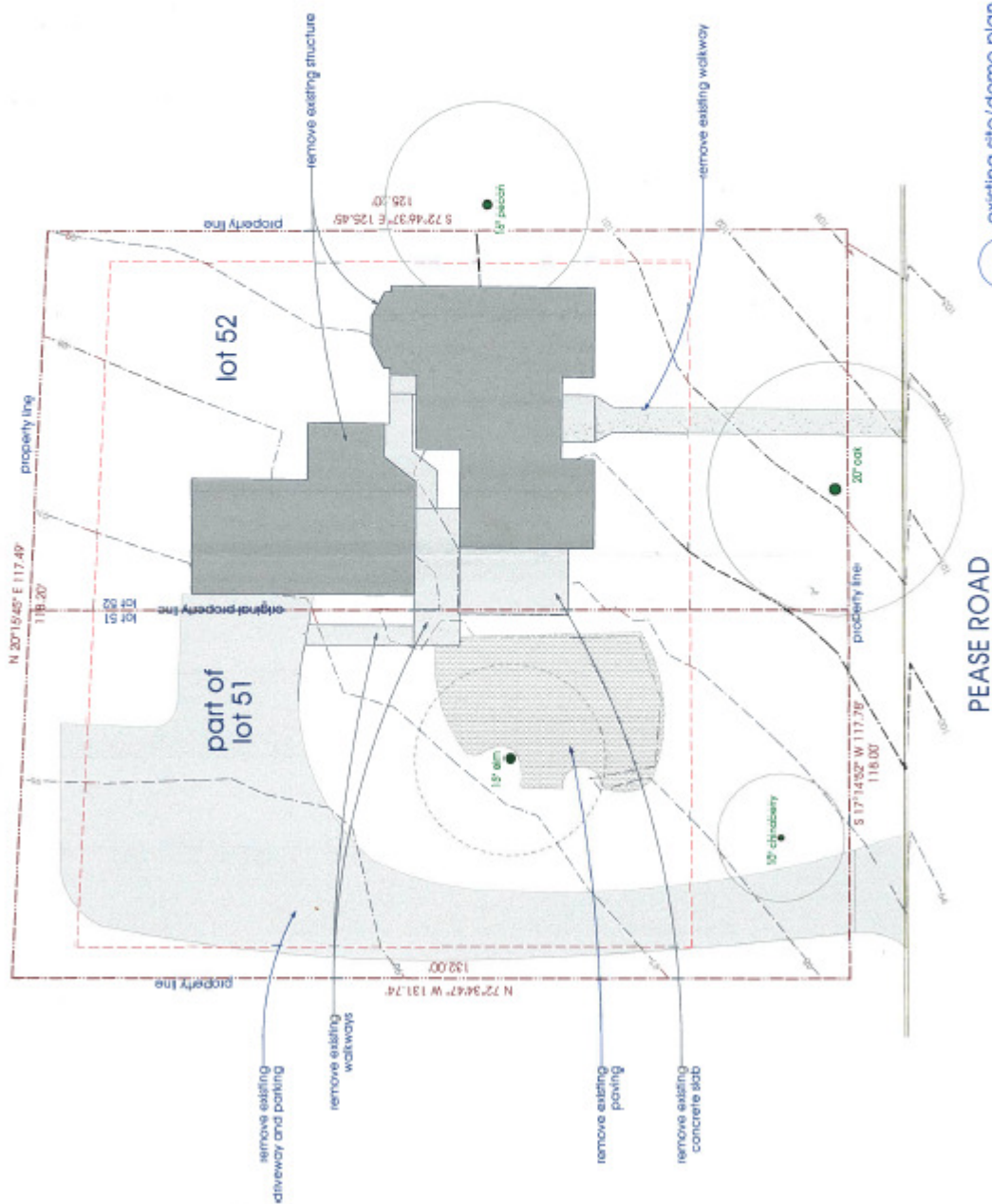
ZONING BOUNDARY

NATIONAL REGISTER DISTRICT

CASE#: NRD-2011-0072
 LOCATION: 1700 PEASE ROAD
 GRID: H24, H23
 MANAGER: ALYSON MCGEE



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

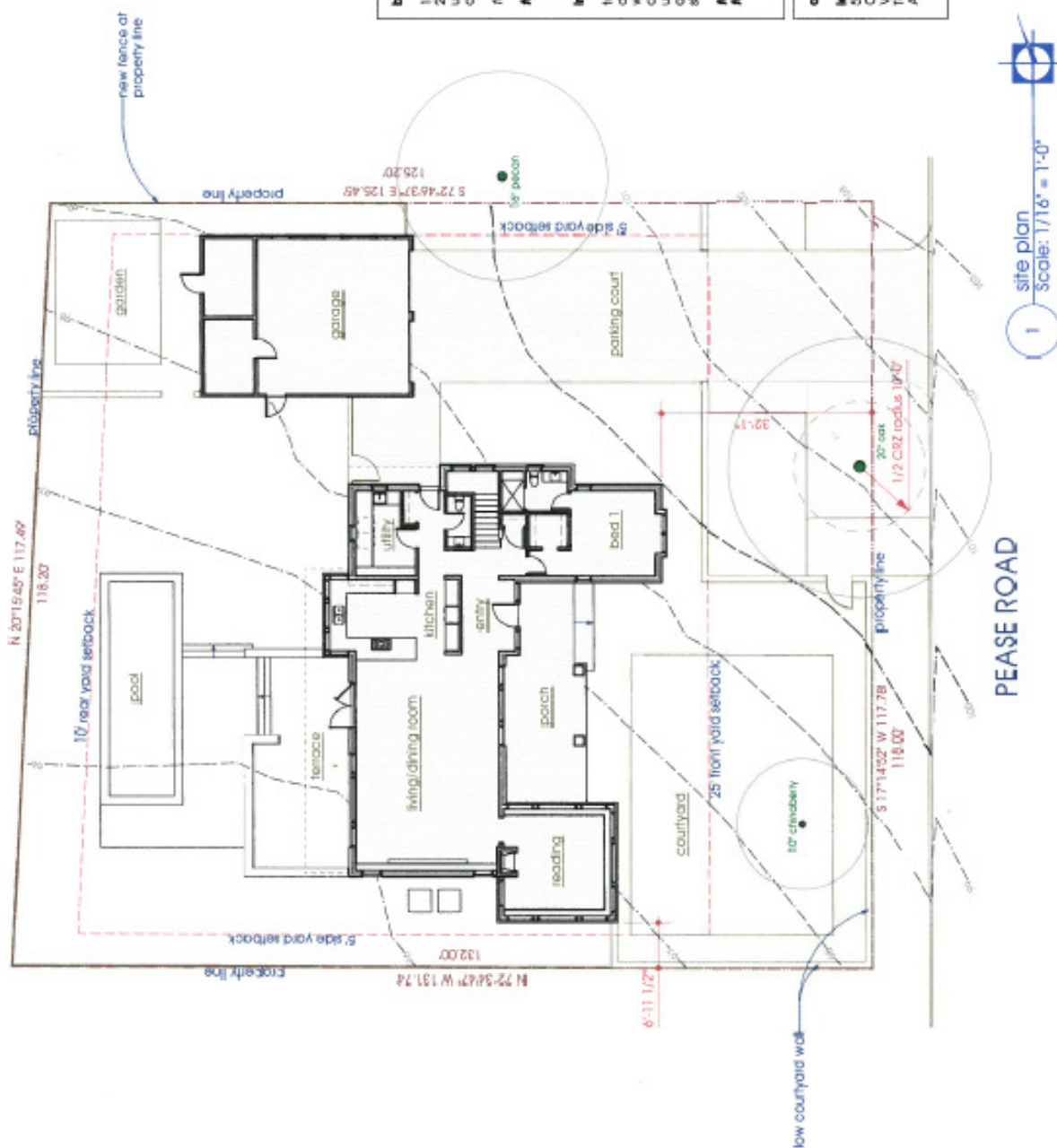


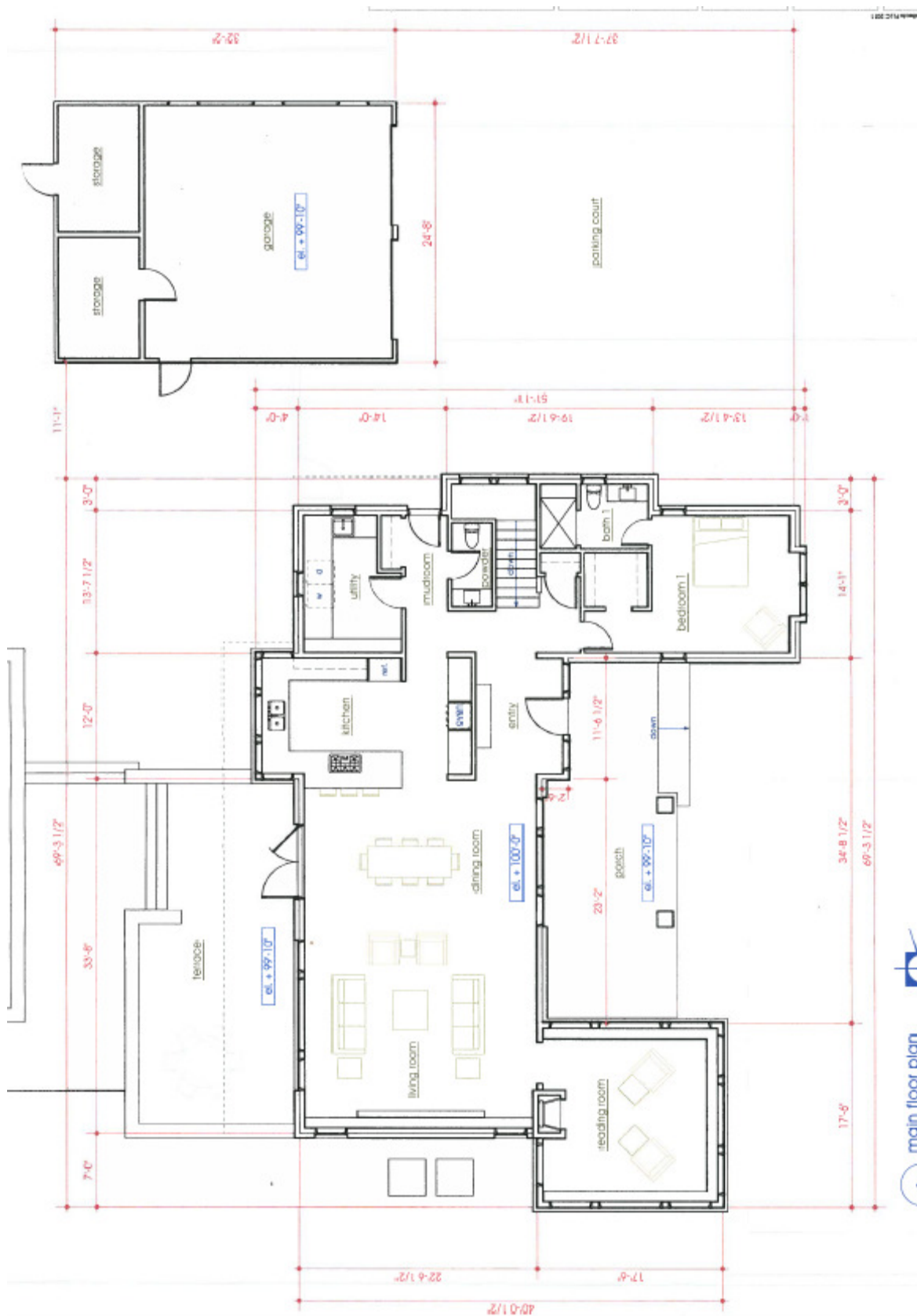
PEASE ROAD

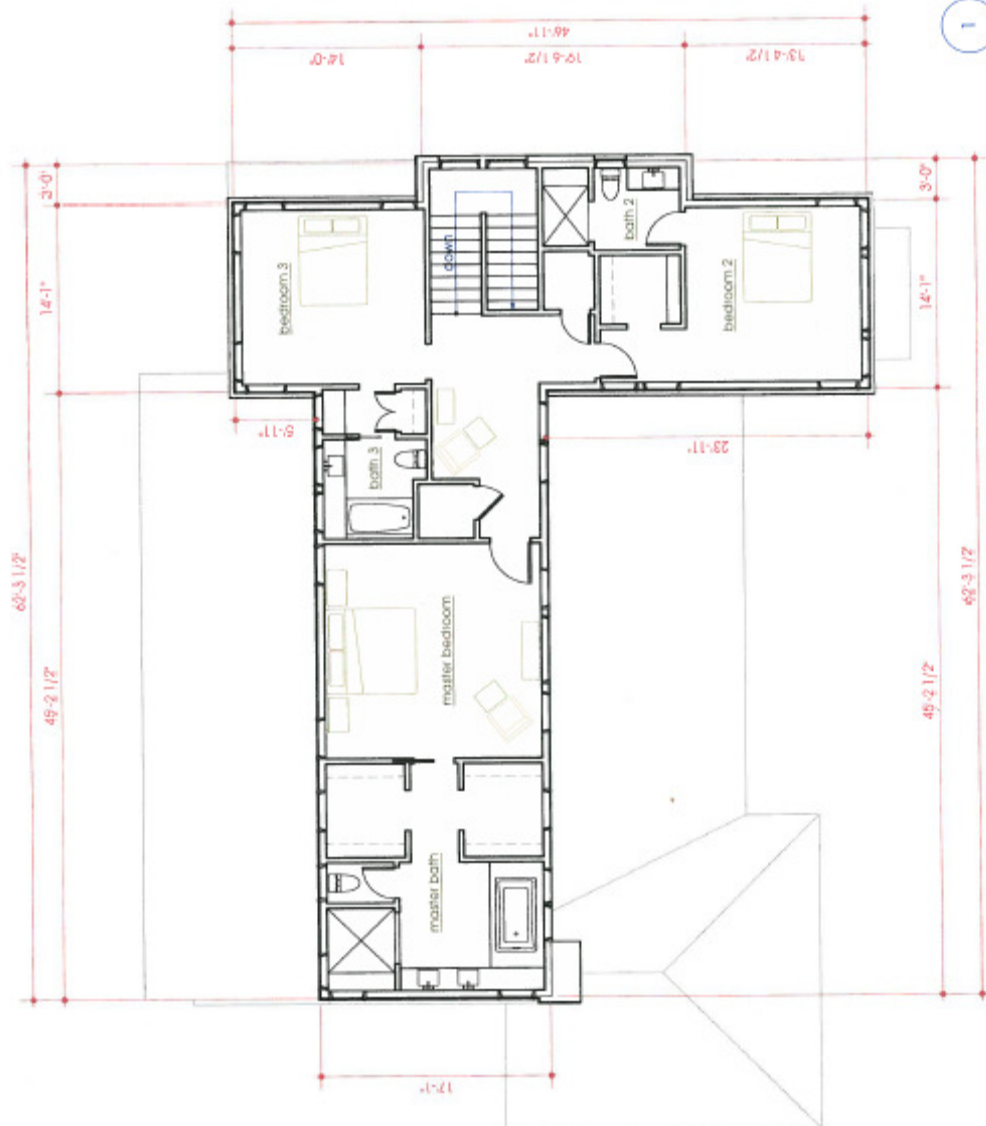
1 existing site/demo plan
Scale: 1/16" = 1'-0"

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1 upper floor plan
Scale: 1/8" = 1'-0"

