

**HISTORIC LANDMARK COMMISSION
AUGUST 22, 2011
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2011-0063
1600 Ethridge Avenue
Old West Austin**

PROPOSAL

Construct a new 3,919 sf single-family home on vacant lot.

PROJECT SPECIFICATIONS

The applicant proposes to construct a new 3,919 sf house on an existing vacant lot. The new 2-story building is a contemporary design with a front-facing garage and multiple, low-slope, hipped roofs with deep eaves. The proposed exterior wall materials are masonry on the first level and stucco on the second, with small areas of horizontal wood siding. Numerous, non-symmetrical windows will have multiple panes with both fixed and casement sashes.

STAFF COMMENTS

The property is located in the Old West Austin National Register District. A c. 1939 house was approved for demolition in 2002.

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:

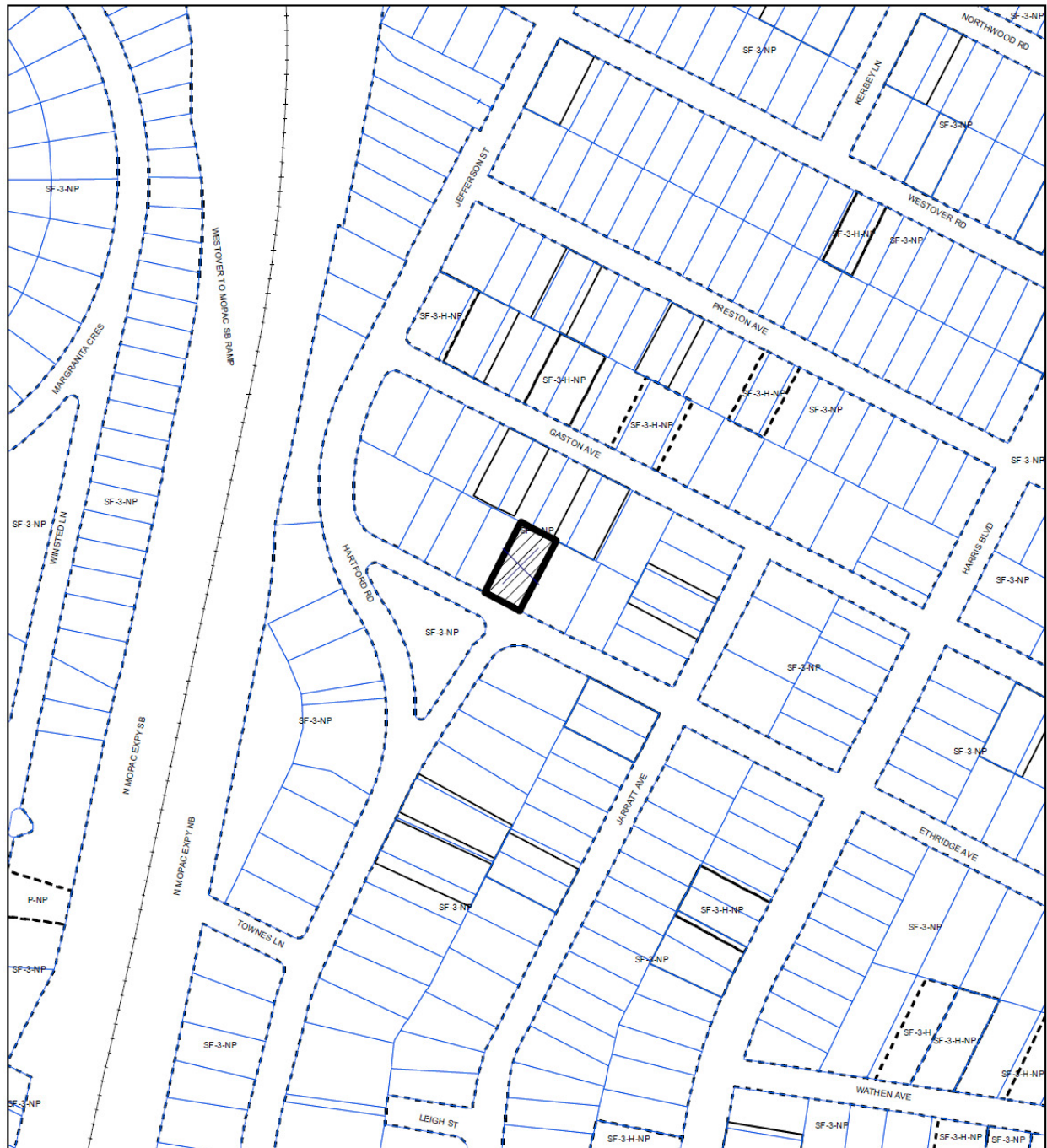
- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood,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

The other buildings on Ethridge mainly date from 1940-1950, however, many are non-contributing to the district. The styles and sizes vary, but most are 2-story.

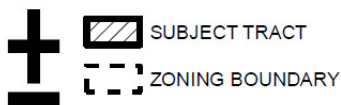
STAFF RECOMMENDATION

Although of contemporary design, the project as proposed is of similar size and scale with the other buildings on the block. Staff recommends approving the release of the permit with the recommendation that the applicant consider altering the design so the front of the garage is set further back from the main façade of the house to be more in keeping with the character of other properties in the Old West Austin National Register District

Location Map



NATIONAL REGISTER DISTRICT



CASE#: NRD-2011-0063
 LOCATION: 1600 ETHRIDGE AVE
 GRID: H24
 MANAGER: STEVE SADOWSKY



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.

PHOTOS & PLANS



1600 Ethridge Avenue



View of adjacent building