

Historic Landmark Commission
February 27, 2012
National Register Historic Districts
NRD-2012-0014
West Line
1502 W. 9th Street

PROPOSAL

Construct a detached garage at rear of property.

PROJECT SPECIFICATIONS

The existing building is a c. 1933 bungalow with Craftsman style details including false half-timbering in the gable ends, false braces under the eaves, wide porch, stucco siding, and double-hung windows with vertically-oriented, multiple lites in the upper sash.

The applicant proposes to construct a 26'-0" x 24'-0" detached garage at the rear of the property. The structure will have a second story for use as storage. The garage doors will be oriented toward the front of the property and will be accessible the driveway located along the side of the house. The structure will be sided with hardiboard siding installed in a board and batten pattern, and will have Glavalume metal roofing. The garage doors will be 9'-0" tall x 10'-0" wide, and there will be a large window centered in the gable end of the upper story.

STAFF COMMENTS

The house is list as contributing to the West Line National Register Historic District. The West Line National Register Historic District has no design guidelines for new construction. Applicable general design review guidelines state:

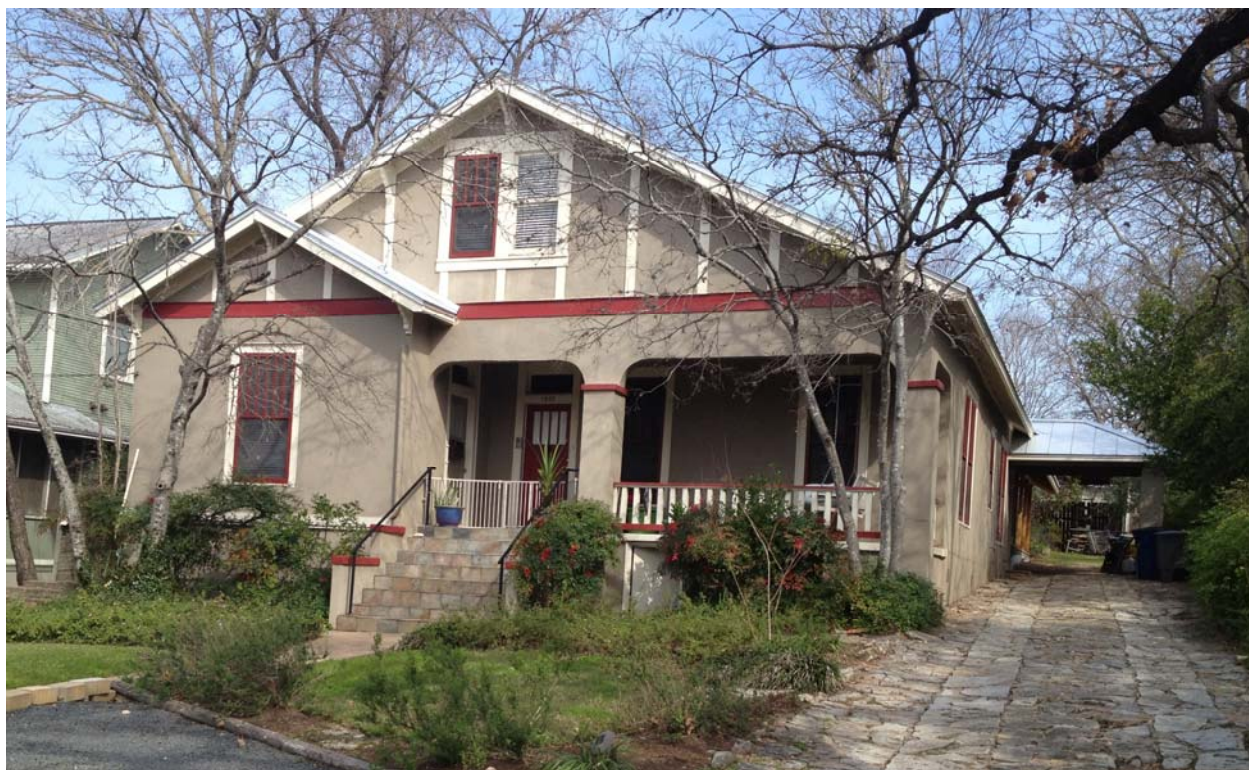
- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- Contemporary designs for alterations and additions to existing properties are appropriate 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.
- Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

The scale, style and placement of the new garage structure is compatible with the architectural character of the National Register District.

STAFF RECOMMENDATION

Staff recommends approving release of the permit for the design as proposed.

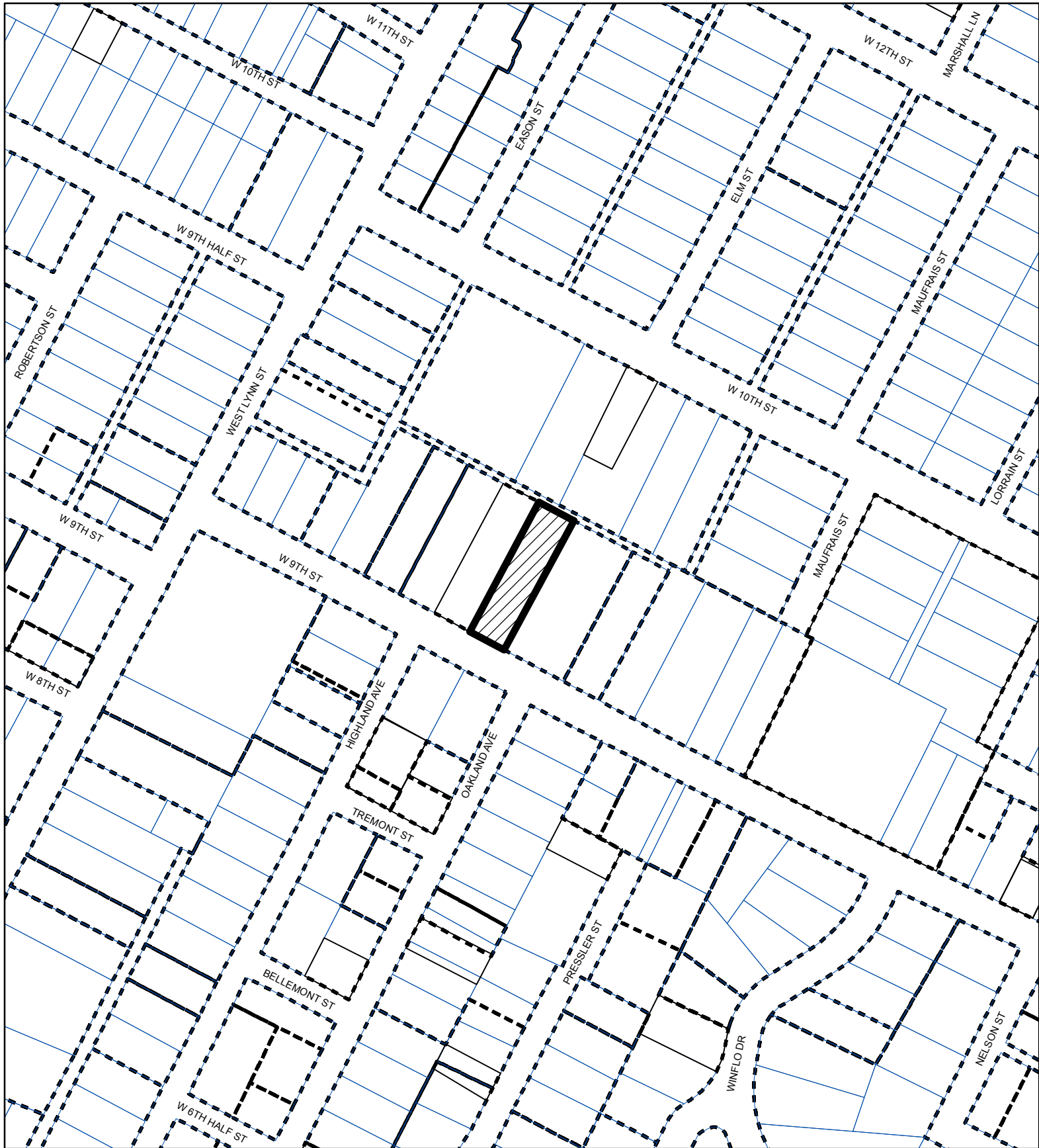
PHOTOS



Front façade of 1502 W. 9th Street



View to rear yard and proposed location of new detached garage.



SUBJECT TRACT



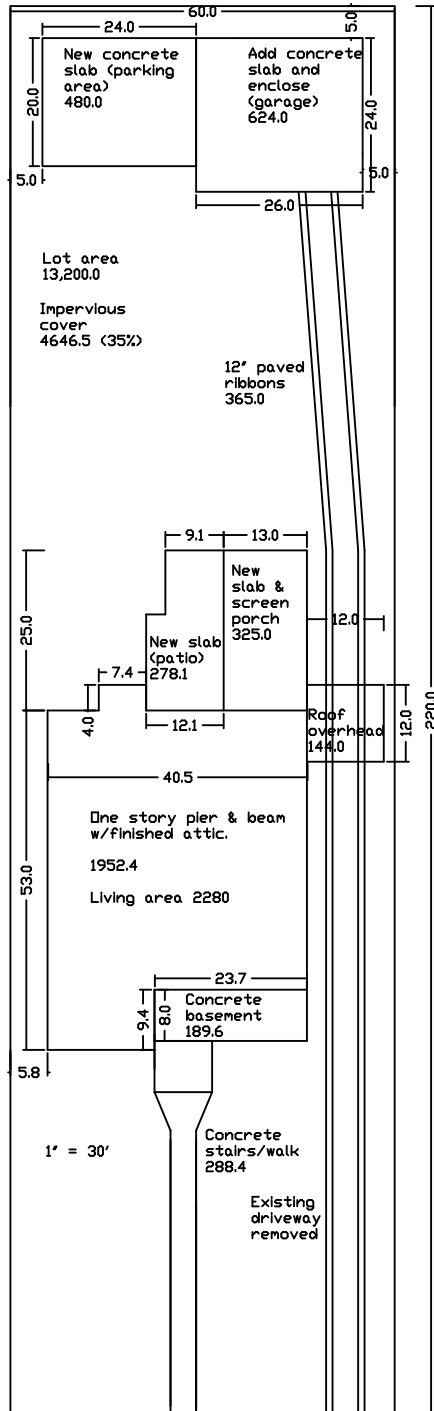
ZONING BOUNDARY

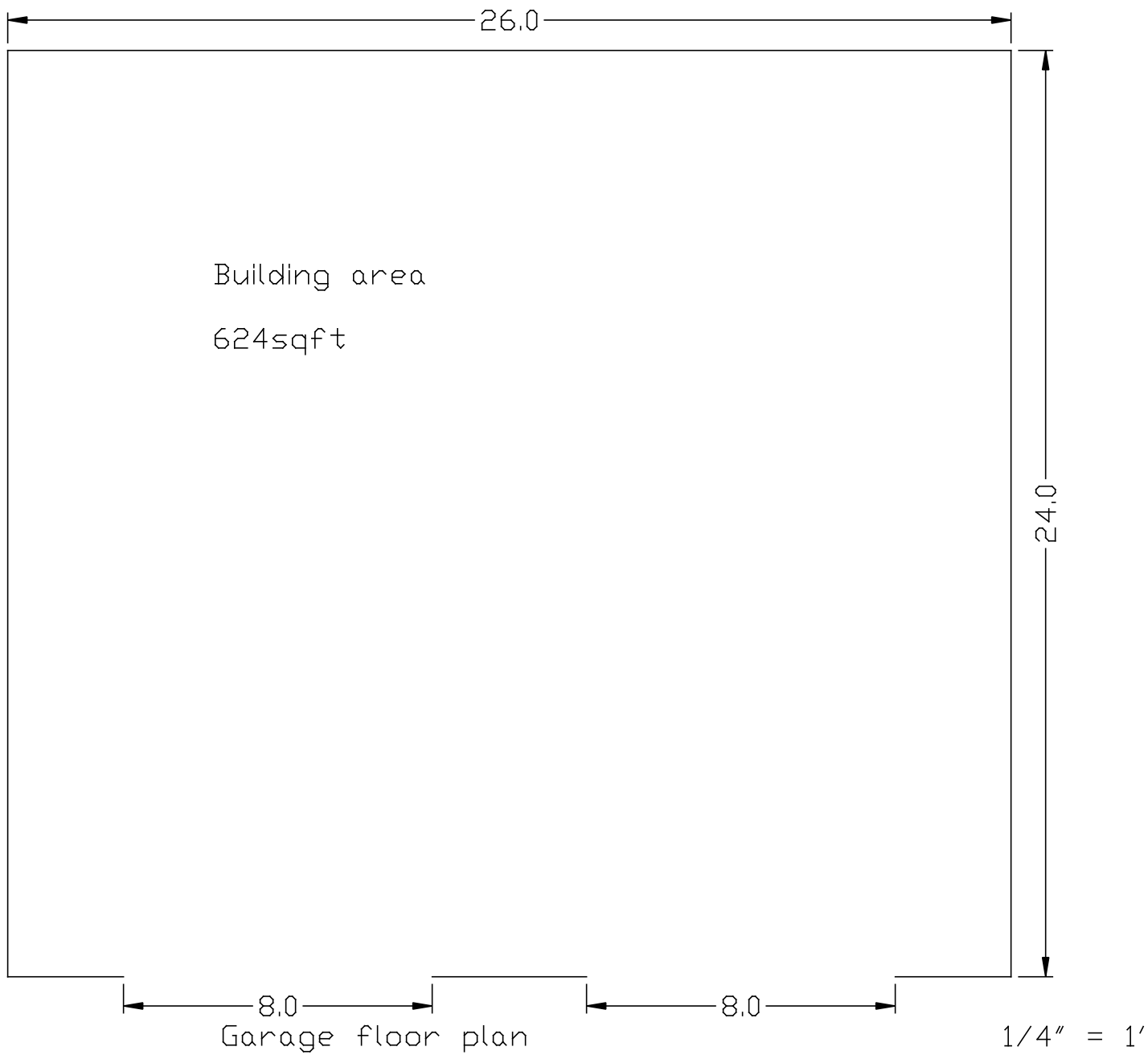
CASE#: NRD-2012-0014
LOCATION: 1502 West 9th Street

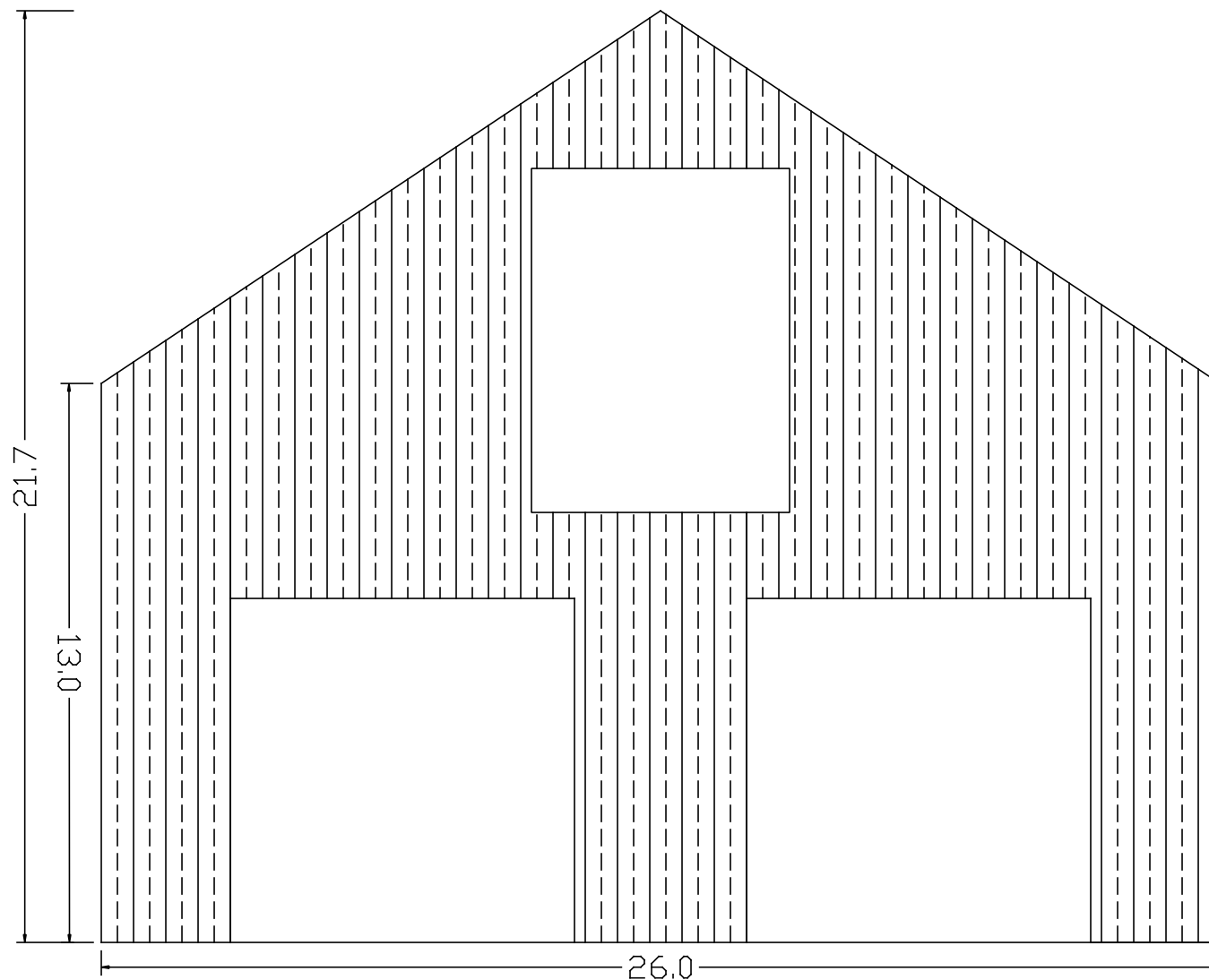


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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



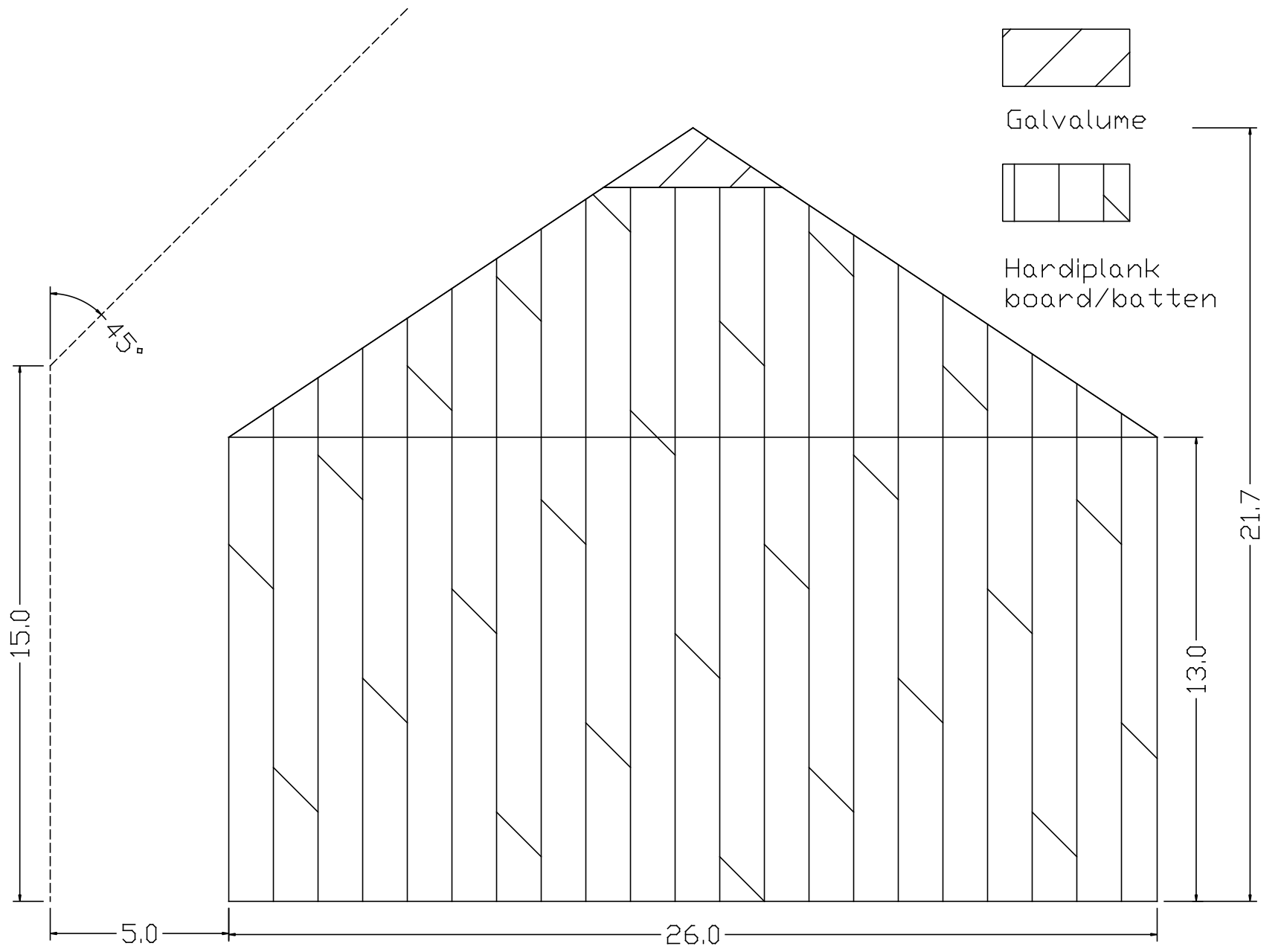




Natural
finish wood
board/batten

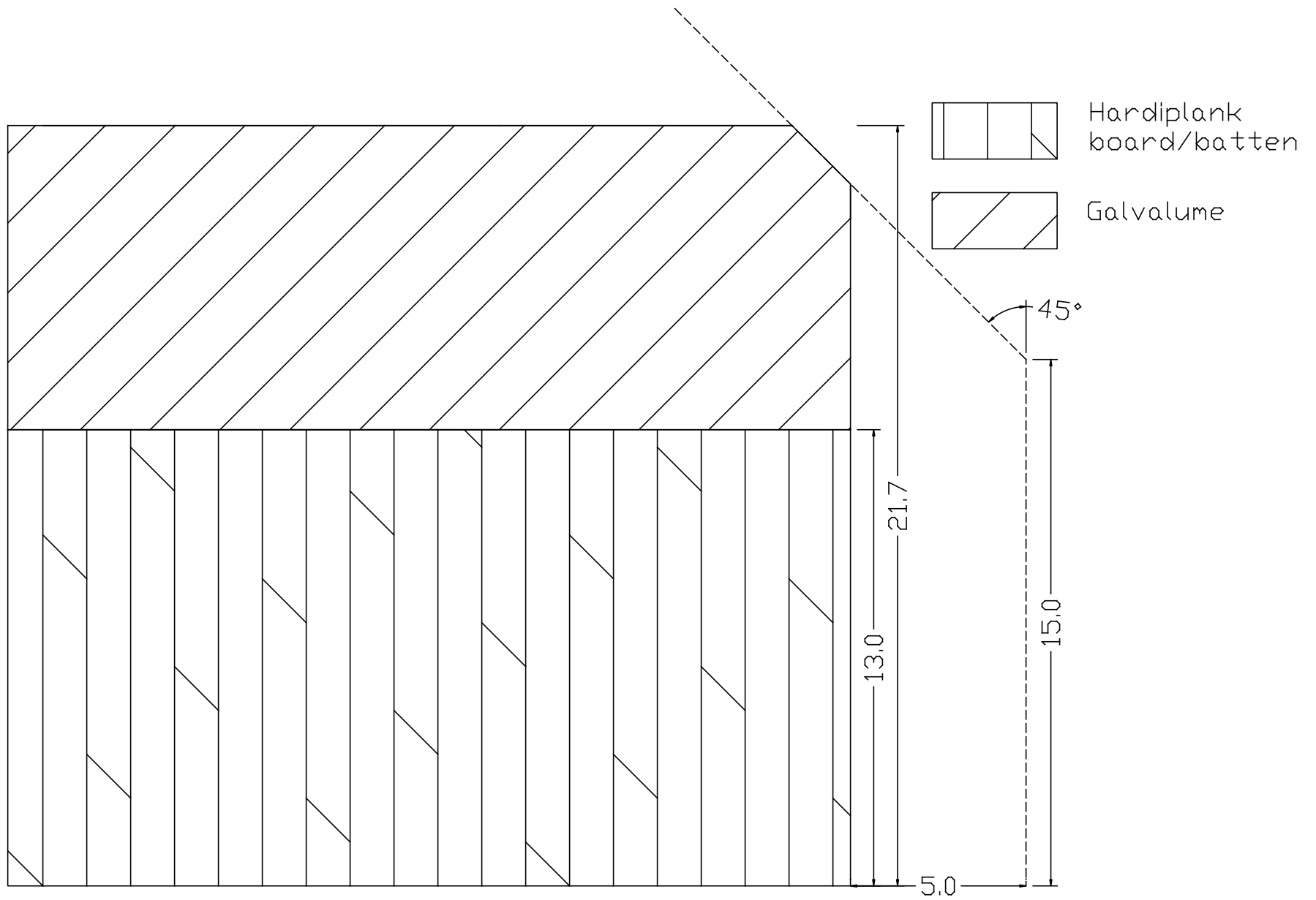
S Elevation -- new

1/4" = 1'



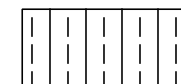
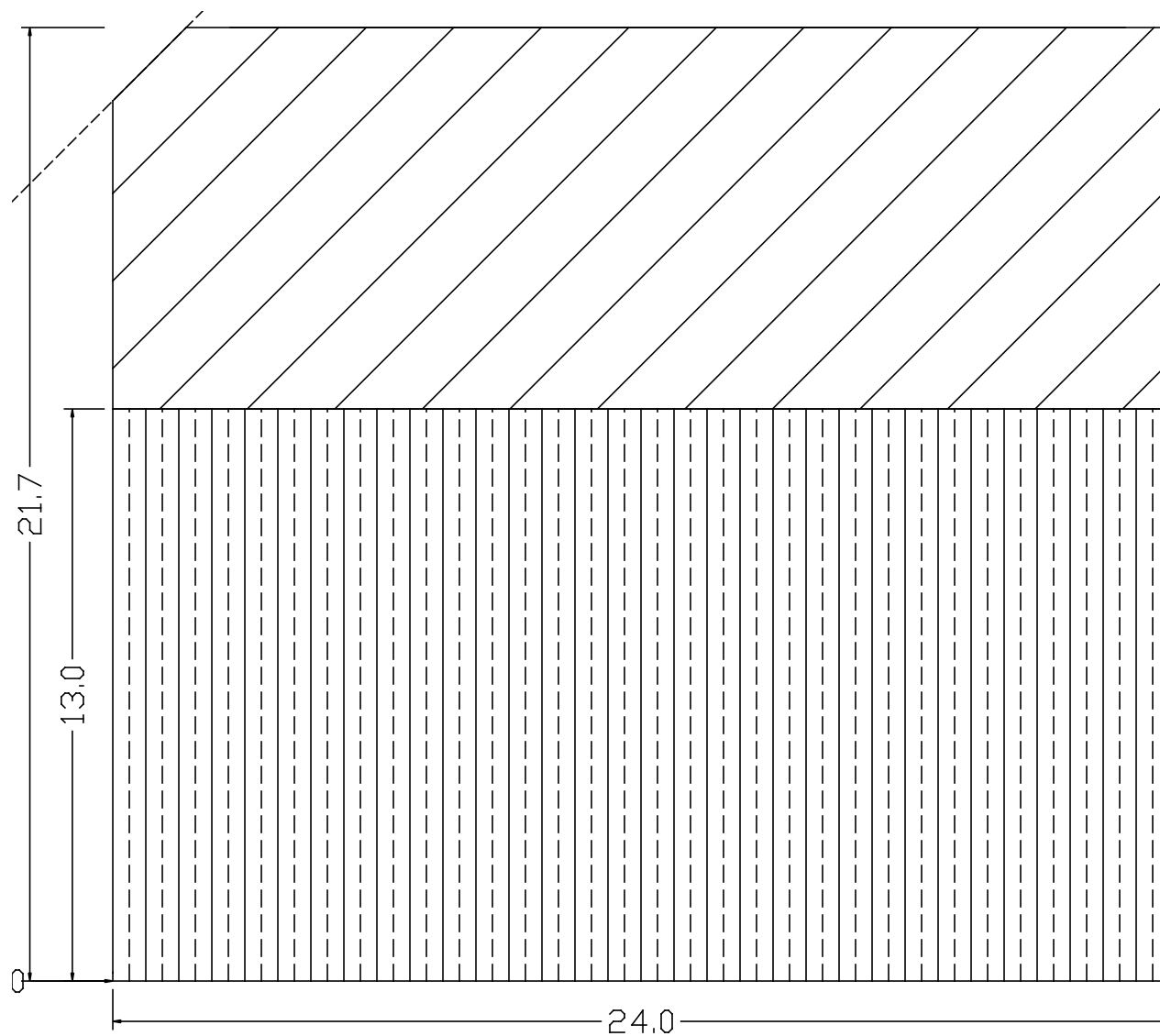
N Elevation -- new

1/4" = 1'

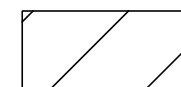


E Elevation -- new

1/4" = 1'



Natural
finish wood
board/batten



Galvalume

W Elevation -- new

1/4" = 1'