

**HISTORIC LANDMARK COMMISSION
FEBRUARY 24, 2014
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2014-0010
Old West Austin
3205 Churchill Drive**

PROPOSAL

Construct a new house on a vacant lot.

PROJECT SPECIFICATIONS

Demolition of the original c. 1950 Leonard Lundgren-designed house and plans for new construction were approved by the Historic Landmark Commission in November 2011. The house was demolished, however the new design that was reviewed by the HLC as part of the demolition permit was never constructed and there are new owners of the property.

The current applicant proposes to construct an approximately 2,200 sq. ft. house. The design will be contemporary and will include a main house and small guest building connected by an open air breezeway/deck. The main structure will have a front facing gabled roof with standing seam metal. The smaller, secondary structure will have a low pitched shed roof that connects to the main structure providing cover for the breezeway between. The front façade have few windows and both will be clad in either stucco or wood. The front door is located on the side elevation of the main structure, and there will be a large, pivoted gate constructed of wood slats that will provide access to the breezeway from the front.

STANDARDS FOR REVIEW

The existing property is contributing to the Old West Austin National Register Historic District. Applicable general design review guidelines state:

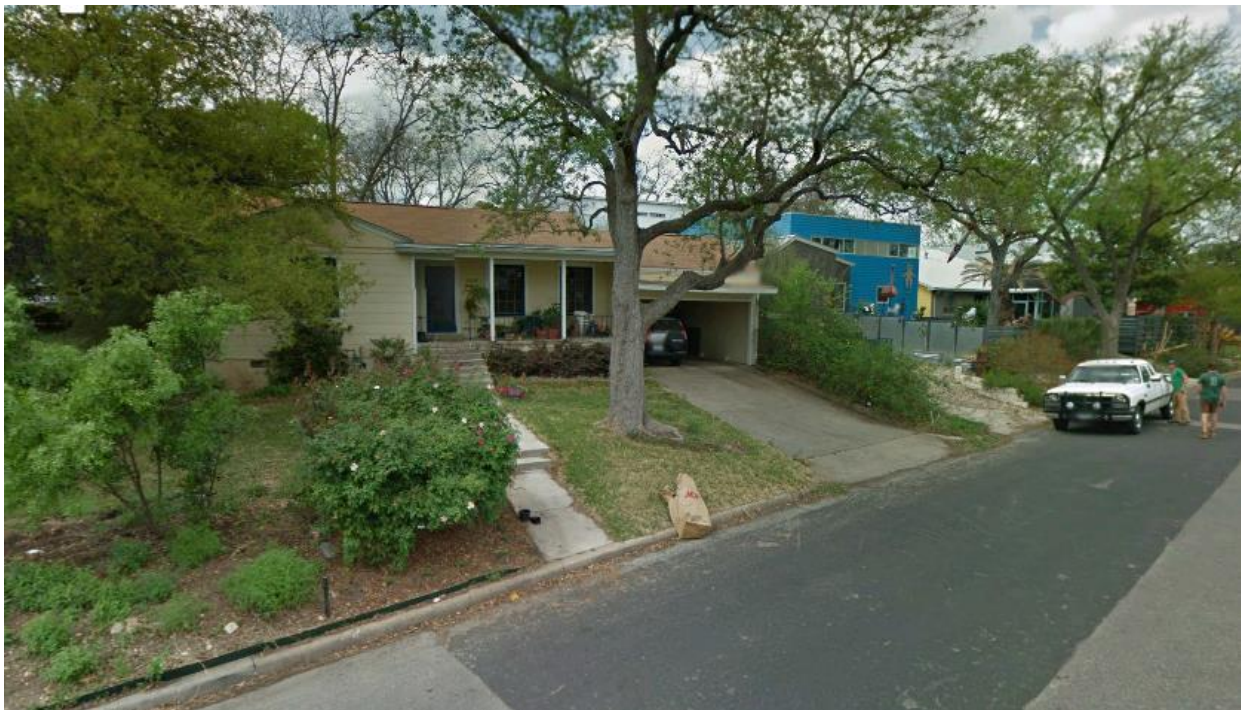
- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

Although the design is very contemporary, this block of Churchill Drive has a number of mid-century modern and contemporary style homes so the proposed house is not entirely out of character for this area of the district. However, providing a window pattern that more closely reflects the patterns of contributing houses in this area of the district would make the design more compatible with the historic character of the district.

STAFF RECOMMENDATION

Recommend increasing the number of windows on the elevations of the house visible from the street to be more compatible with the fenestration patterns of other houses in this section of the Historic District.

PHOTOS



Other houses on Churchill Drive



Other houses on Churchill Drive



Other houses on Churchill Drive