

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
APRIL 28, 2014
NRD-2014-0015
1308 W. 9½ Street
West Line

PROPOSAL

Construct a new one- and two-story house.

PROJECT SPECIFICATIONS

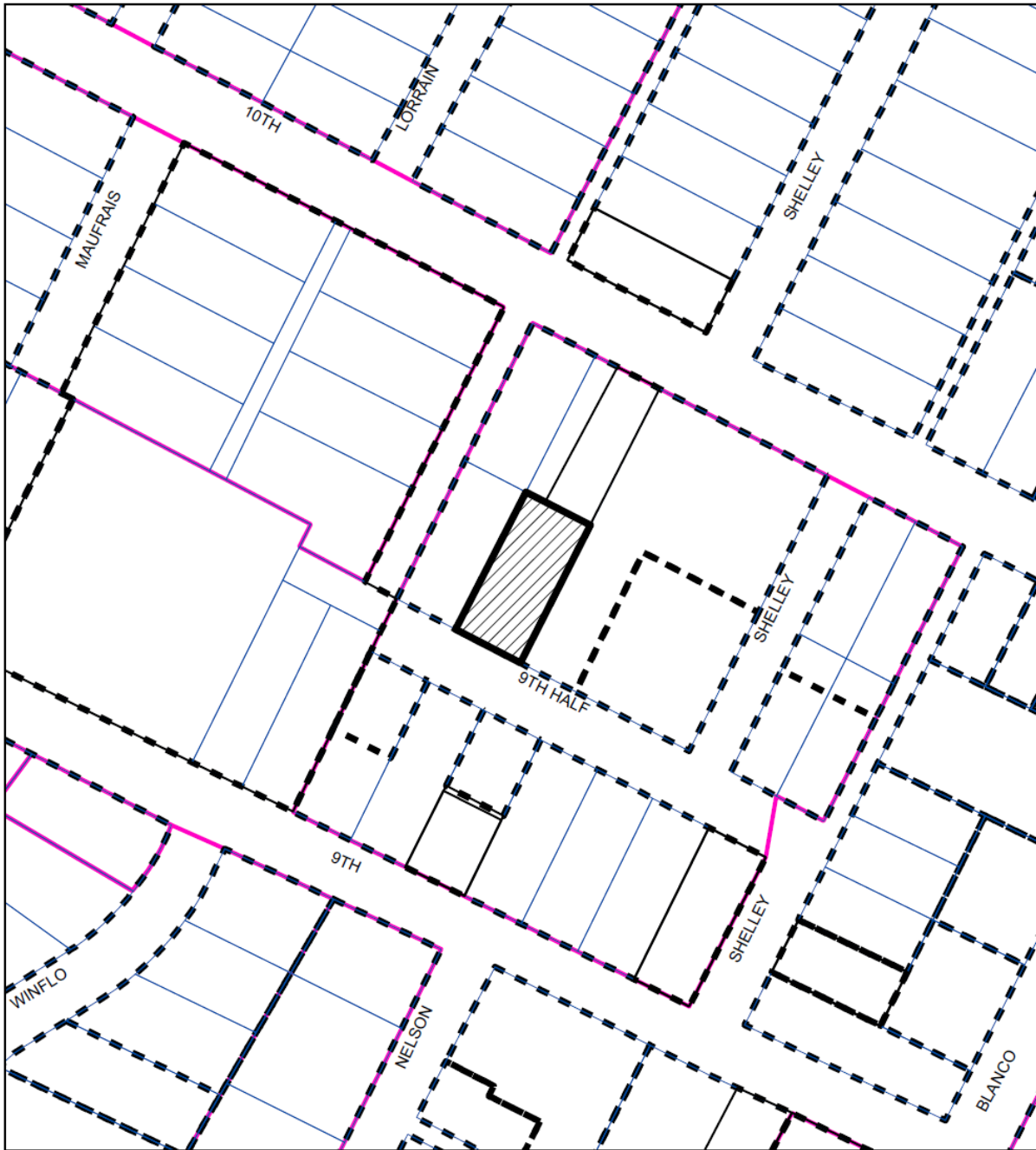
The applicant proposes the construction of a new house on the site; the Commission approved the demolition of the existing house in March, 2013. The proposed new house will have a one-story presence on the street with a second story set back approximately 12 feet from the front of the house; the second story will be only on the left side of the house, and will have a balcony overlooking an inner courtyard. The house will be brick and stucco, with a flat roof and large expanses of floor-to-ceiling glass, especially on the side overlooking the yard and courtyard.

STANDARDS FOR REVIEW

The West Line National Register Historic District has no specific design guidelines addressing new construction within the district. The general philosophy of design guidelines in historic district focus on compatibility with the contributing houses within the district in terms of size, scale, massing, materials, and fenestration patterns.

STAFF RECOMMENDATION

Release the permit as proposed. The proposed new house is very contemporary in design, but has a scale compatible with the character of the historic district. The principal materials on the street-side will be brick and glass, with some stucco. Staff's only recommendation regarding the configuration of the house would be to try to eliminate the front carport/parking area and provide more of a grassy area in the front of the house in conformance with traditional building patterns within the district.



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2014-0015
LOCATION: 1308 W 9 1/2 Street



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