

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MAY 19, 2014
NRD-2014-0041
1719 Palma Plaza
Old West Austin

PROPOSAL

Construct a new single-family residence.

PROJECT SPECIFICATIONS

The applicant was granted a demolition permit for the existing duplex; the release of the permit was held until the Commission has the opportunity to review the plans for the new construction. The applicant proposes the construction of a two-story house with a footprint of 2,194 square feet. The proposed house will be front-gabled, with a projecting gabled section with brick veneer; the remainder of the house will be stucco with wood siding as an accent by the entry. The second story of the house will be set back from the front façade. The shed-roofed front-facing one-car garage will have stucco as the primary material. The roof will be either metal or cement tile. The design is contemporary.

STANDARDS FOR REVIEW

The Old West Austin National Register Historic District has no specific design guidelines for new construction. General design principles for historic districts encourage compatibility with the size, scale, materials, and massing of contributing buildings within the district, and suggest garages that are set back from the front wall of the house. Further, design principles generally suggest that second stories be set back from the front of the house.

STAFF RECOMMENDATION

Release the permit with the following recommendations:

1. Simplify the range of materials for the proposed house, keeping more with brick, stone, or wood siding rather than the combination of brick, wood, and stucco proposed here.
2. Set the garage back from the front of the house so that it is not so prominent on the street. This house is replacing a 1930s wood duplex which had no garage presence on the street; that traditional configuration should be respected and repeated here.

Otherwise, the plans appear appropriate with the set-back second story, and gabled presence on the street.



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 101'

NOTIFICATIONS

CASE#: NRD-2014-0041

LOCATION: 1719 Palma Plaza

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

