

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MAY 19, 2014
NRD-2014-0040
505 Oakland Avenue
West Line

PROPOSAL

Construct a new office complex on the site of three houses previously approved for removal.

PROJECT SPECIFICATIONS

The applicant proposes the construction of a new office complex that will have a one- and two-story presence on the street with a two-story rear section. The applicant has chosen a design that will complement the scale, rhythm, and materials of the bungalows on the street. The two-story section of the building on the street will have a painted wood exterior with a three-bay rhythm with double-hung wood windows. The main entry to the building will be a one-story section, connecting to a painted wood screen wall containing a driveway opening. The screen wall will have open slots in the wall to lessen its presence on the street. Behind the front sections of the building will be a larger, two-story building with a stained wood rainscreen facing forward to the street; the building is very horizontal in its composition.

STANDARDS FOR REVIEW

The West Line Historic District has no specific design guidelines for new construction, particularly new commercial construction. General design guidelines for historic districts recommend compatibility with the contributing buildings in the district in terms of scale, massing, materials, and fenestration patterns.

STAFF RECOMMENDATION

Release the permit as proposed. While staff would have much rather seen the preservation and re-use of the existing houses, they were in a variety of styles that did not readily lend themselves to incorporation into a larger project such as the one proposed here. The applicant has developed a design very sensitive to the prevailing scale and materials of the street; although it is a very contemporary design, it respects the existing conditions and character of the street in its use of wood as the primary material, the rhythm of the fenestration, and the set-back of the two-story mass of the larger structure.



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 103'

NOTIFICATIONS

CASE#: NRD-2014-0040

LOCATION: 505 Oakland Avenue

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.

