

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
SEPTEMBER 22, 2014
NRD-2014-0102
1010 W. 10th Street
West Line

PROPOSAL

Construct a new multi-family condominium building on a vacant lot.

PROJECT SPECIFICATIONS

The proposed condominium building will be 3 stories, with stained wood or fiber concrete panel siding, vertical wood siding as accents at the entries, aluminum spandrels at the windows, and an aluminum storefront with floor-to-ceiling glass. The roof of the proposed building will be flat. The building will be constructed into the side of a slope and will have parking underneath.

STANDARDS FOR REVIEW

The West Line National Register Historic District has no design guidelines for new multi-family construction. General design principles for historic districts encourage all new construction to be compatible with the contributing houses within the district in terms of size, scale, massing, materials, and fenestration patterns.

STAFF RECOMMENDATION

This is a relatively modest building for the site, and with the stained wood or concrete fiber siding, has exterior materials that are compatible with the traditional materials of contributing houses within the district. Varying the planes of the proposed building might reduce its presence to some extent, and tailoring the fenestration pattern to a more traditional pattern would also help make this building more compatible. However, the building is a multi-family project sandwiched between the commercial strip on Lamar Boulevard and smaller multi-family housing on Baylor Street, so it is at the very edge of the district, and has little relationship with the character of the heart of the district. In another location, some of the aforementioned compatibility issues would be more pronounced, but here, it is a well-executed, modest project that does not detract from the historic character of the district.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: NRD-2014-0102
Address: 1010 W 10TH ST



1" = 200'

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