

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
FEBRUARY 23, 2015
NRD-2015-0016
1305 Marshall Lane
Old West Austin

PROPOSAL

Demolish the existing non-historic garage and apartment (one-story), and construct a two-story garage apartment in its place.

PROJECT SPECIFICATIONS

The applicant proposes to demolish a one-story frame garage and a one-story apartment at the back of the lot and construct a two-story garage apartment. The proposed structure will have a one-car garage on the ground floor, stucco siding with hardi-plank lap siding accents, and a cross-gabled, standing seam metal roof.

STANDARDS FOR REVIEW

The Old West Austin National Register Historic District has no design guidelines for new construction; general design principles recommend that secondary structures on the lot of a contributing structure should be compatible with the style, scale, materials, and massing of the primary structure, should be set at the back of the lot, and face towards the front of the lot.

STAFF RECOMMENDATION

Approve as proposed with the recommendations that the applicant consider using hardi-plank as the primary material on the proposed garage apartment to be more compatible with the wood siding on the primary residence, and that the applicant consider using window openings more in line with those on the primary residence rather than the larger openings proposed on this new structure.

LOCATION MAP

