

**HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**
FEBRUARY 23, 2015
NRD-2014-0078
1631 Palma Plaza
Old West Austin

PROPOSAL

Construct a new house, re-using the front wall of the existing house, which was cleared for demolition by the Commission last year upon review of the plans for new construction.

PROJECT SPECIFICATIONS

The applicant has been working diligently with neighborhood groups and neighbors to develop plans for this site that comport with the desires of the neighborhood as well as general preservation principles. The existing house has severe structural issues and was cleared for demolition. The applicant proposes the construction of a new house, which will re-use the existing front wall of the house, and therefore, its Colonial Revival style. The proposed structure is a 3-story brick and frame house with a 1-story frame guest house at the rear; a wood deck and balcony will tie the two structures together.

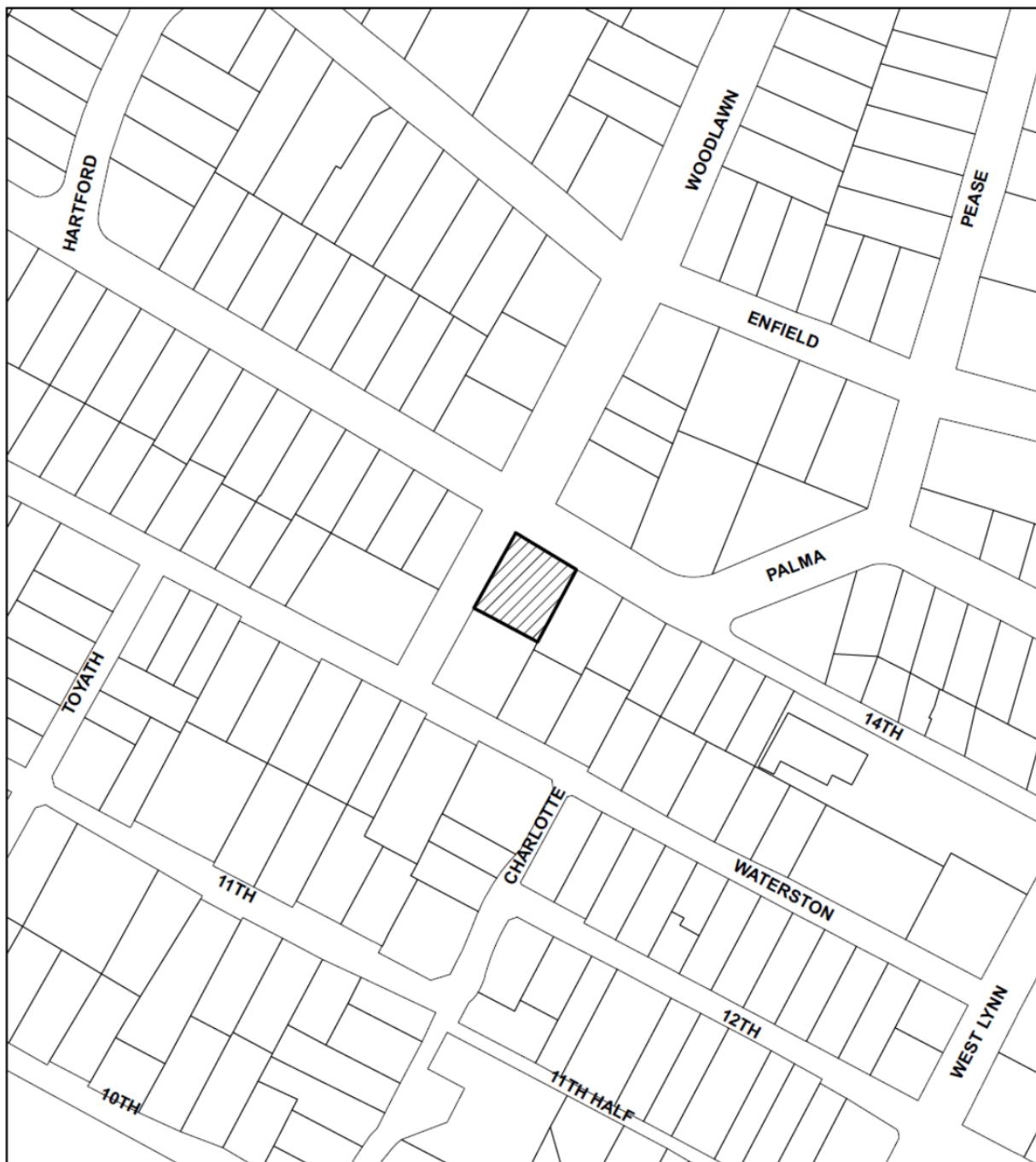
The existing north façade of the house will be retained – it is a one-story Colonial Revival-styled façade with a central entry and symmetrical composition with two 6:6 windows on each side. There will be a standing seam metal roof over the front façade. The remainder of the house will have brick at the front, a stucco accent, and wood siding at the rear. The design of the remainder of the house is very contemporary. An integral garage on the west elevation will have stucco siding. The guest house will have stucco siding with floor-to-ceiling windows and a metal-railed roof deck above. The guest house is one story.

STANDARDS FOR REVIEW

The Old West Austin National Register Historic District has no design guidelines regarding new construction or facadism. General design guidelines in historic district stress the importance of maintaining the front façade of a contributing structure, and to design additions to contributing structures towards the rear of the original structure, with a size, scale, and materials compatible with the historic character of the house and the other contributing houses within the district.

STAFF RECOMMENDATION

The applicant has worked diligently with neighborhood groups to develop this plan, which preserves the front façade of the house. While staff does not encourage facadism in the historic districts, the compromises between the applicant and the neighborhood have resulted in the maintenance of a typical Colonial Revival-styled street front for the house with a contemporary addition (new house) behind it. Staff would have recommended a more compatible design for the house addition, as this house does occupy a corner within the district, but recommends approval of the design that the applicant and neighborhood have worked for a long time to achieve.

LOCATION MAP

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2014-0078
 LOCATION: 1631 Palma Plaza

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1 " = 177 '

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