

**HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
SEPTEMBER 28, 2015
NRD-2015-0049
1705 W 29th Street
Old West Austin NRD**

PROPOSAL

Build a new 2 story single family home.

ARCHITECTURE

The demolition of the existing building was released at the June 22, 2015 Historic Landmark Commission meeting.

PROJECT SPECIFICATIONS

Construct a new 2 story single family building in a modern architectural style. The building is rectangular in form with two slanted roofs forming a disconnected gable form. The building is sided in two different sizes/reveals of wood siding. On the front façade at the first floor is a centrally placed entrance with a canopy and bank of windows and a garage door that is set back from the front façade line. The second story is broken into 2 bays with two banks of windows and then small windows above the garage door. The rear of the house has similar banks of windows on both the first and second floor. The roof shape from the rear has a flat portion and then a slanted. The sides of the house have a more varied window pattern than is seen on the front or rear of the house.

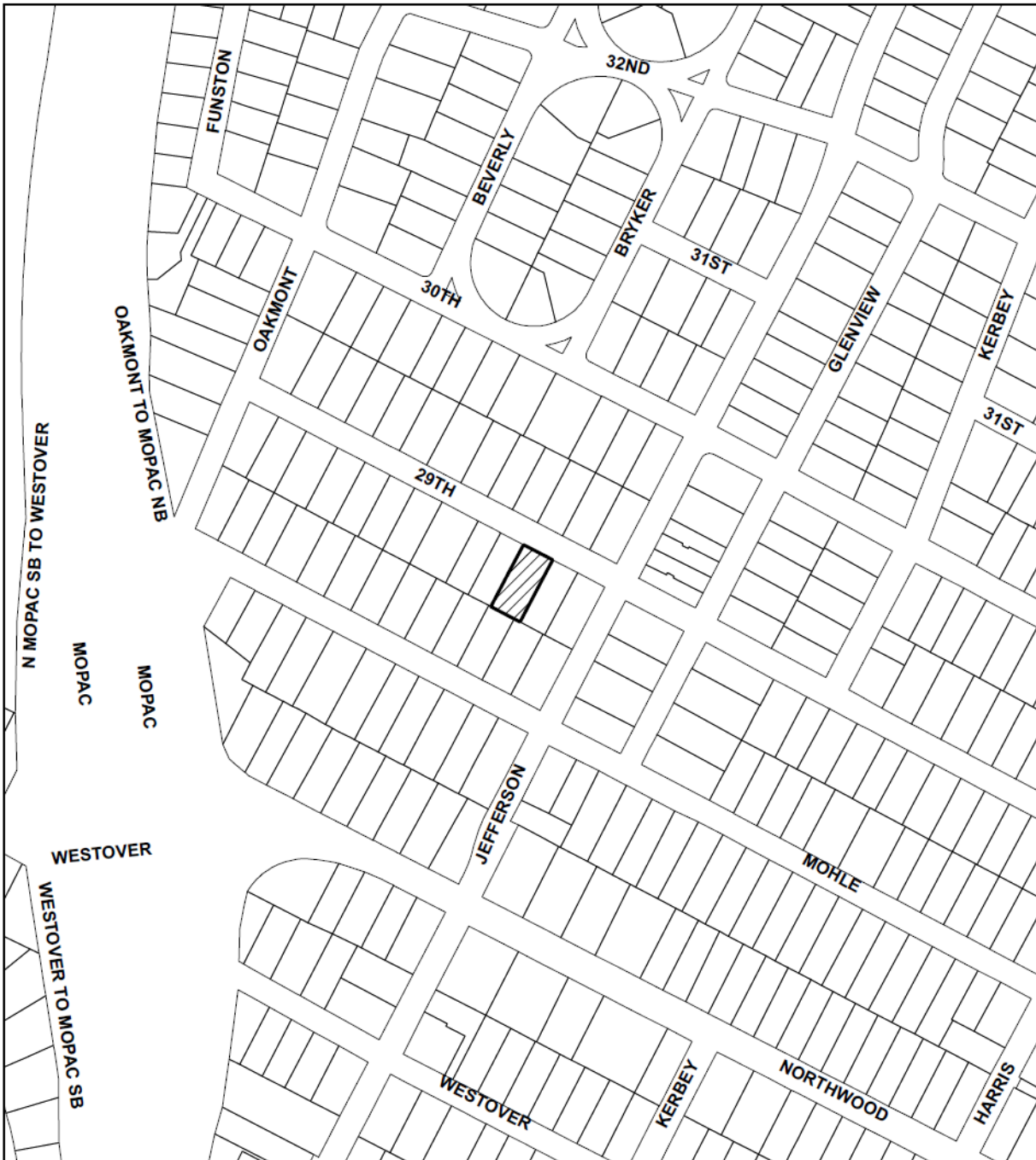
STANDARDS FOR REVIEW

This property is within the Old West Austin National Register Historic District. The Secretary of the Interiors Guidelines does not have specific guidelines for new construction. General design guidelines in historic district stress the importance of maintaining a regular street pattern and to design additions and infill construction with a size, scale, and materials compatible with the historic character of the neighborhood and the other contributing houses within the district.

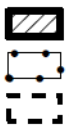
STAFF RECOMMENDATION

Staff requests a postponement of this case to October 26, 2015. The applicants have failed to apply for the proper zoning permits and therefore it is not known if the proposed project will have proper zoning compliance. Also because of the lack of an application into Residential Review, the referenced PR# on the notifications does not reference the new construction, but rather the previously approved demolition therefore the property owners notified did not have the chance to review the new proposed plans in order to make informed comments on the project.

LOCATION MAP



1" = 250'



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2015-0049

1705 W 29TH STREET

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