

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JUNE 27, 2016
NRD-2016-0043
705 Theresa Avenue
West Line

PROPOSAL

Construct a two-story addition to the rear of the existing one-story house, with new outdoor decking.

PROJECT SPECIFICATIONS

The proposed addition will be two stories and built at the back of the existing house. The proposed addition will share a portion of the rear-facing gable of the house in its one-story connector, then rise to a cube-like second story with a flat roof over the flat-roofed one-story section at the rear. The footprint of the new addition will be 808 square feet, and it will be set approximately 33 feet behind the front wall of the house. The addition will have a combination of stucco, hardi-plank, and wood siding, and will have a deck on top of the first story overlooking the back yard. The roof will be standing seam metal. Additional decking will be built around the footprint of the addition in the back yard of the house.

STANDARDS FOR REVIEW

The West Line National Register Historic District has no design guidelines relating to the construction of additions to contributing houses. General design principles for additions to contributing houses within historic districts address size, scale, placement, materials, and fenestration patterns, and stress compatibility with the contributing house and other contributing houses within the district. Second-story additions should also be set back a minimum of 15 feet from the front wall of the house.

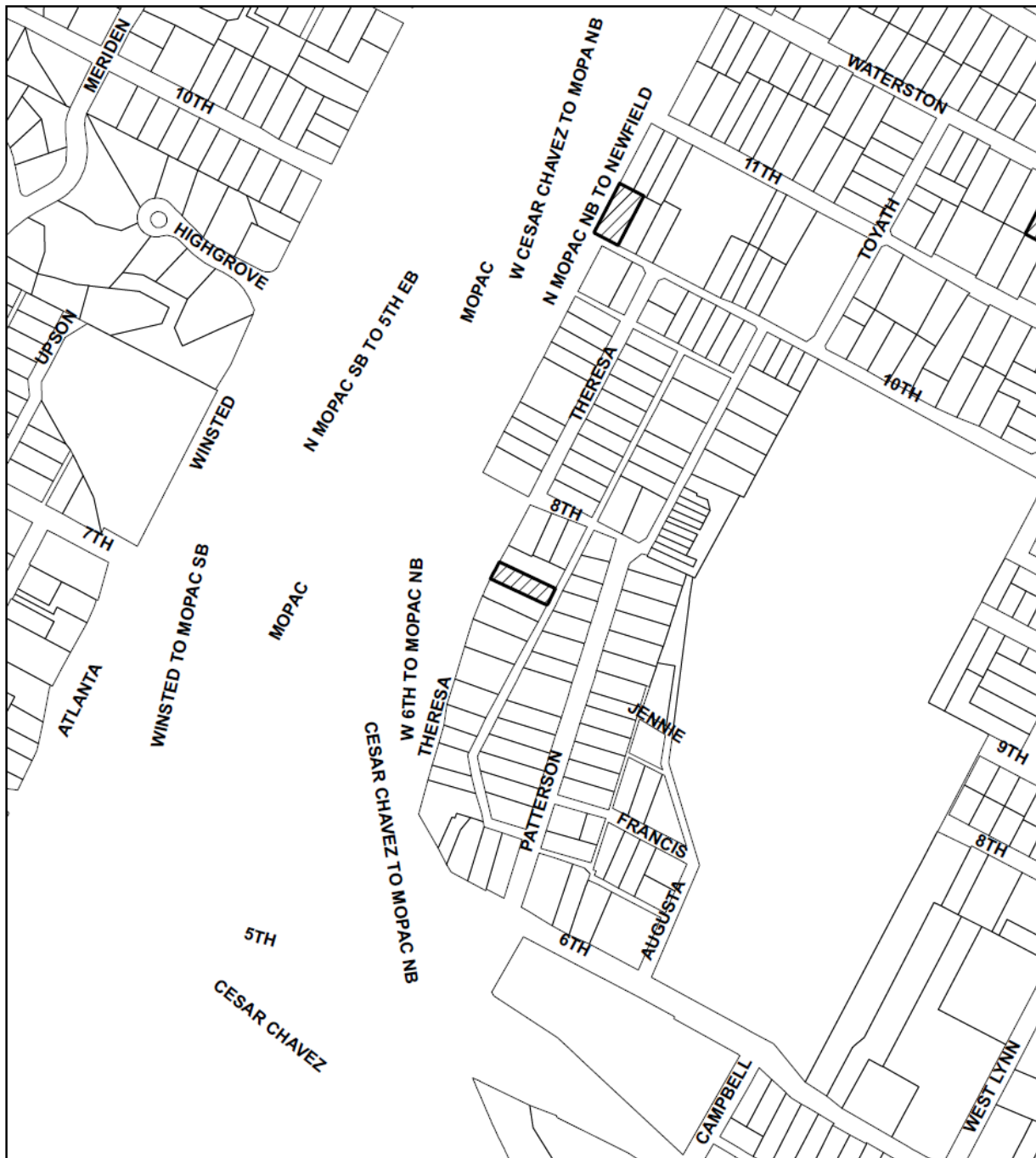
STAFF RECOMMENDATION




Release as proposed. The proposed addition is set well back from the front of the house, and although very contemporary in design, has an aesthetic that complements the house and its setting.



705 Theresa Avenue

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: NRD-2016-0043
705 THRERESA 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.

