HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MAY 22, 2017
NRD-2017-0034
1618 Palma Plaza
Old West Austin Historic District

PROPOSAL

Construct a new multi-family residential development.

PROJECT SPECIFICATIONS

The proposed multi-family residential development will be 3 stories tall with references to Spanish Colonial Revival architecture. The proposed building will have a stucco exterior with wood or aluminum-clad wood windows and a concrete tile roof in a shallow hip configuration. References to Spanish Colonial Revival architecture include arched openings, a projecting wood bay window, triple sets of windows, and small awnings.

STANDARDS FOR REVIEW

The Old West Austin Historic District has no design guidelines for new construction within the district. General design principles for historic districts emphasize compatibility with the contributing buildings within the district in terms of size, scale, massing, materials, fenestration patterns, and floor-to-ceiling ratios.

STAFF RECOMMENDATION

Release the permit as proposed with no additional recommendations. The proposed building will be the largest in the neighborhood, and replaces a two-story building on a street otherwise noted for its one-story houses. The applicants have chosen an architectural style that is compatible with the district, and the materials are also compatible. There appears to be an effort to use high-quality materials on this project, such as aluminum-clad windows and the concrete tile roof, rather than cheaper alternatives, so while the passing of the old two-story fourplex on this site may still cause mourning, the proposed design reflects sensitivity to the architectural character of the district.

LOCATION MAP

NOTIFICATIONS

CASE#: NRD-2017-0034
LOCATION: 1618 Palma Plaza

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

N

1 " = 333 '

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