

**HISTORIC LANDMARK COMMISSION**  
**JULY 24, 2017**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**NRD-2017-0052**  
**808 THERESA AVENUE**  
**WEST LINE HISTORIC DISTRICT**

**PROPOSAL**

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Construct a new single-family house on a vacant lot.

**PROJECT SPECIFICATIONS**

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The proposed building is a two-story rectangular-plan frame house capped by a front-gabled roof covered in composition shingles. It is clad in vertical board-and-batten hardiplank siding at the front. A full-width entry porch is supported by wood posts and capped by a shed roof. Side dormers are capped by shed roofs. Fenestration consists of 1-, 4-, and 6-light casement composite-sash windows and single-light fixed windows. Entrances feature single and paired partially-glazed clad-wood doors. Ornamentation includes hardiplank bargeboards at the gable ends and eaves. The house is set back 35' from the street. Other houses on the block are set back approximately 25-30'. A detached garage at the rear features a side-gabled roof and board-and-batten hardiplank siding. A low front fence may be constructed.

**STANDARDS FOR REVIEW – NEW CONSTRUCTION**

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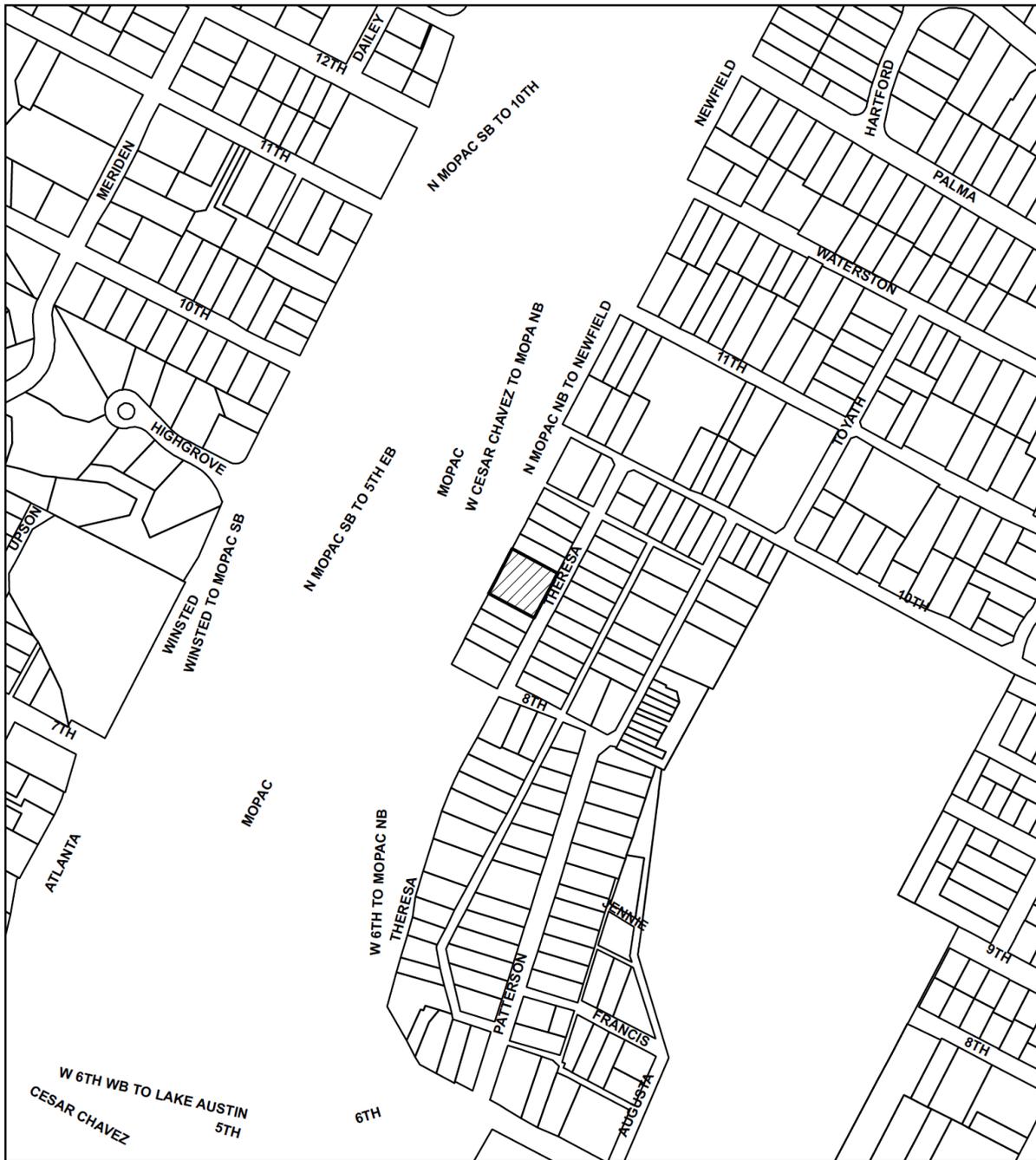
The West Line Historic District has no design guidelines for new construction. General design principles for new construction in historic districts encourage using the contributing buildings as the model for lot placement, size, scale, materials, roof forms, and fenestration patterns. The west side of this block of Theresa Avenue is currently all vacant. The majority of buildings on the east side of the block are 1-story side- or front-gabled houses with small porticos. The proposed design and massing are larger and heavier than the predominant character of the other houses on the block, which should be used as a reference for new construction.

**STAFF RECOMMENDATION**

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Encourage the applicant to revise the proposed plan to meet general design principles for new construction within historic districts. Massing and fenestration are particularly encouraged to be considered for compatibility. There may be added flexibility because the house is located on a vacant blockface, but it could still acknowledge better the character of the smaller houses facing it across Theresa Avenue.

# LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### NOTIFICATIONS

CASE#: NRD-2017-0052  
LOCATION: 808 Theresa Ave



1" = 333'

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