

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
FEBRUARY 26, 2018
 NRD-2017-0023
 802 Pressler Street
 Old West Austin Historic District

PROPOSAL

Construct a 2½-story single-family house. The Commission released the demolition application of a ca. 1930 house on July 24, 2017, contingent on review of the plans for new construction.

PROJECT SPECIFICATIONS

The proposed house is a 2½-story wood-frame building with an attic and full finished basement. The T-shaped building is clad in hardiplank shiplap siding and capped by a cross-gabled roof covered in standing-seam metal; four shed-roofed dormers face east and south. Fenestration includes fixed and casement 2:2 clad-wood windows. The primary entrance is a fully glazed metal door, with other sliding doors. A projecting gable-roofed carport and covered porch are accessed by a ribbon driveway, with a substantial brick chimney on the north elevation. A hardiplank pergola leads from the carport to a covered porch and the primary entrance on the east elevation; a large balcony with half-height walls projects over the porch. The building has a footprint of 1,065 square feet and a 53'7" setback, with a carport setback of 25'7". Ornamentation includes simple bargeboards at the gable ends and pipe-style railing atop the balcony walls.

STANDARDS FOR REVIEW

The Old West Austin Neighborhood Design Guidelines applicable to this project include:

- *1.1. Promote diversity of architectural styles*
 The proposed building is designed in a modern vernacular style.
- *1.2. Maintain consistent mass and scale*
 The building is not in keeping with the historic character of Pressler Street, which is dominated at the north end by one- and two-story rectangular-plan dwellings with simple massing and rooflines and parking at the rear. However, it is consistent with larger newer buildings to the south, which are built in a more suburban style with larger, more complex massing and prominent front-facing garages.
- *1.3 Maintain historic land use patterns*
 - *1.3.1. Maintain street setback lines*
 The carport setback of approximately 25' is congruent with the setbacks of nearby properties. However, the setback of the primary portion of the house is much larger, at approximately 53'.
 - *1.3.2 Promote "back-buildings"*
 No back building currently exists and none is proposed.

- *1.3.3 Promote parking on the side or rear in lieu of front*
The building includes a front-facing carport that is the closest part of the building to the street. It has a setback of approximately 25', approximately 18' closer to the street than the primary portion of the house.
- *2.2. Minimize driveway width and curb cuts*
The proposed project changes the location of the curb cut but does not appear to change the dimensions significantly.
- *2.3. Promote openness to the street*
 - *2.3.1. Windows*
The building includes windows facing the street, but they are set back approximately 53' from the front property line.
 - *2.3.2. Porches*
The building includes a pergola, covered front porch, and front-facing second-story balcony.
 - *2.3.3. Transparent fences*
No fence is proposed at the front lot line.
 - *2.3.4. Face garage doors away from the street*
The building includes a front-facing carport that is open to the street.
- *2.4. Promote and maintain sidewalks*
No sidewalk currently exists and none is proposed to be added.
- *2.5 Promote localized porch and walkway lighting*
The reviewed plans do not detail porch or walkway lighting.

The proposed building does not comply with the Old West Austin Neighborhood Design Guidelines.

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects in National Register historic districts. The following standards apply to this project:

- *9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
When evaluated in the context of the West Line Historic District, the proposed building will alter the rhythms of the historic streetscape due to its prominent carport and significant setback. The new building is differentiated from the surrounding historic buildings; however, it is not compatible in terms of features, size, scale and proportion, or massing.
- *10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
If the proposed building were to be removed, the form and integrity of the historic area would be unimpaired.

The proposed building does not comply with the Secretary's Standards.

COMMITTEE RECOMMENDATION

Encourage the applicant to redesign the building with a less overwhelming scale, more compact massing, a front porch, and more compatible materials.

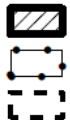
No changes have been made.

STAFF RECOMMENDATION

Release the plans 75 days after the first Commission meeting at which the proposed project appears on the agenda.

Past staff recommendations include: Encourage the applicant to revise the proposed plans to comply with the design guidelines, which emphasize compatible massing and scale, side or rear parking, and openness to the street. The prominent carport design is particularly encouraged to be considered for revision, in keeping with the other buildings on the north end of Pressler Street. No changes have been made.

LOCATION MAP



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 122'

NOTIFICATIONS

CASE#: NRD-2017-0023
 LOCATION: 802 Pressler St.



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PROPERTY INFORMATION

Photographs—Context