

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**FEBRUARY 26, 2018**  
NRD-2018-0012  
710 Augusta Avenue  
West Line Historic District

---

**PROPOSAL**

Construct a two-story duplex.

---

**PROJECT SPECIFICATIONS**

The proposed duplex is a two-story wood-frame building with an irregular-plan footprint and metal side-gabled roof. The building is clad in lap and board-and-batten hardiplank siding, with cedar wood siding at the entrances and a two-story wing wall that separates the units. Fenestration includes fixed, awning, and casement vinyl-sash windows. The primary entrances are partially glazed wood doors, with two sets of fully glazed sliding doors at the second story. The building has four balconies supported by metal posts and two integral garages with partially glazed metal awning doors. Steel awnings shield the garage entrances and the entrances to the larger balconies on the west elevation. The building has a footprint of 2,706 square feet.

The previous building on the property was a ca. 1915 building that was demolished in 2014 following a fire. The building was non-contributing in the historic district.

---

**STANDARDS FOR REVIEW**

The West Line Historic District does not have design guidelines for new construction. General design principles for new construction in historic districts emphasize compatibility with contributing houses within the district in terms of lot placement, size, scale, materials, fenestration patterns, massing, and floor-to-ceiling ratios.

The proposed project does not comply with the design principles. However, it is located on a semi-rural street with only one contributing building (708 Augusta Avenue) to the south, visually separated by heavy foliage and a steep grade change. Additionally, the lot configuration—with the long end of the lot running along the street—discourages the short-side orientation for buildings that is prevalent in the rest of the district.

---

**STAFF RECOMMENDATION**

Approve the proposed plans.

## LOCATION MAP



1" = 167'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: NRD-2018-0012  
710 AUGUSTA 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.





## PROPERTY INFORMATION

---

### *Photographs*



*Site of 710 Augusta Avenue.*



*View across from site.*