HISTORIC LANDMARK COMMISSION DECEMBER 17, 2018 APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS LHD-2018-0022

508 E. Mary Street Mary Street Historic District

PROPOSAL

Demolish a contributing house and construct a new one-story house and detached two-story studio/office.

Note: The plans retain a portion of the original house. However, enough material is proposed to be removed that the project meets the City's threshold for a total demolition.

ARCHITECTURE

One-story, rectangular-plan, side-gabled building designed in a modest Tudor Revival style; wood clapboard siding with cement board siding at the entrance bay; 1:1 wood-sash windows.

PROJECT SPECIFICATIONS

The proposed house is designed in the Craftsman style. It is capped with a complex combination gable and hipped roof and clad in hardiplank lap siding. It has triple and paired multi-lite casement windows, some with transoms above and hardiplank spandrel panels underneath; awning windows; and 2:2 windows. The primary entrance is a paneled door with a multi-lite sidelight and transom. Other features include a gable-roofed entry porch with square paneled columns and half-timbering, a similar projecting porch to the right of the entrance without half-timbering, and a boxed chimney. The house has a footprint of 1,967 square feet.

The proposed studio is capped with a side-gabled roof and clad in hardiplank lap siding. It features awning and 1:1 and 2:2 windows and a metal pent roof over the garage door. There is no pedestrian entrance. The building has a footprint of 385 square feet.

STANDARDS FOR REVIEW

A stated goal of the Mary Street Historic District design standards is to prevent the demolition of contributing buildings.

The proposed design is not in keeping with the district's design standards for new construction in terms of design and style, exterior walls, porch, roof, windows, doors, or chimneys.

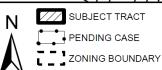
COMMITTEE RECOMMENDATION

Retain the existing historic house.

STAFF RECOMMENDATION

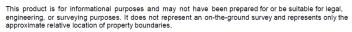
Deny the application for demolition. Encourage the applicant to consider rehabilitating the historic house, and to attend the Certificate of Appropriateness Committee meeting to discuss the design of the proposed studio.





NOTIFICATIONS

CASE#: LHD-2018-0022 LOCATION: 508 E MARY ST



1 " = 333 '

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.



Photos



Primary (south) façade and east elevation of 508 E. Mary Street.



508 E. Mary Street and neighboring buildings to the west.



Buildings across the street, looking east.



Buildings across the street, looking west.