

**HISTORIC LANDMARK COMMISSION
FEBRUARY 25, 2019
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2019-0009
1602 PEASE ROAD
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT**

PROPOSAL

Construct a new two-story house.

PROJECT SPECIFICATIONS

The proposed project is one story high at the front, with a two-story portion set back 57' from the front wall. The house will be clad in brick and stucco, capped with a combination gable and hipped roof, and feature fixed and casement multi-lite clad-wood windows and a fully-glazed multi-lite steel door. It will be set back 41.5' from the curb and will have a footprint of 3,584 square feet. Features include a two-car garage set back 10' from the front wall, a bracketed pent roof over the frontmost window, small entry porch, exposed rafter tails, and a brick chimney set back at the side of the house.

STANDARDS FOR REVIEW

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

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 Old West Austin National Register Historic District, the proposed building is differentiated from the surrounding historic buildings by its complex massing, modern style, and minimal ornamentation. Its height and scale are compatible with nearby buildings. The proposed building is in keeping with the historic character of the district.

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 district would be unimpaired.

The proposed project is in keeping with the standards.

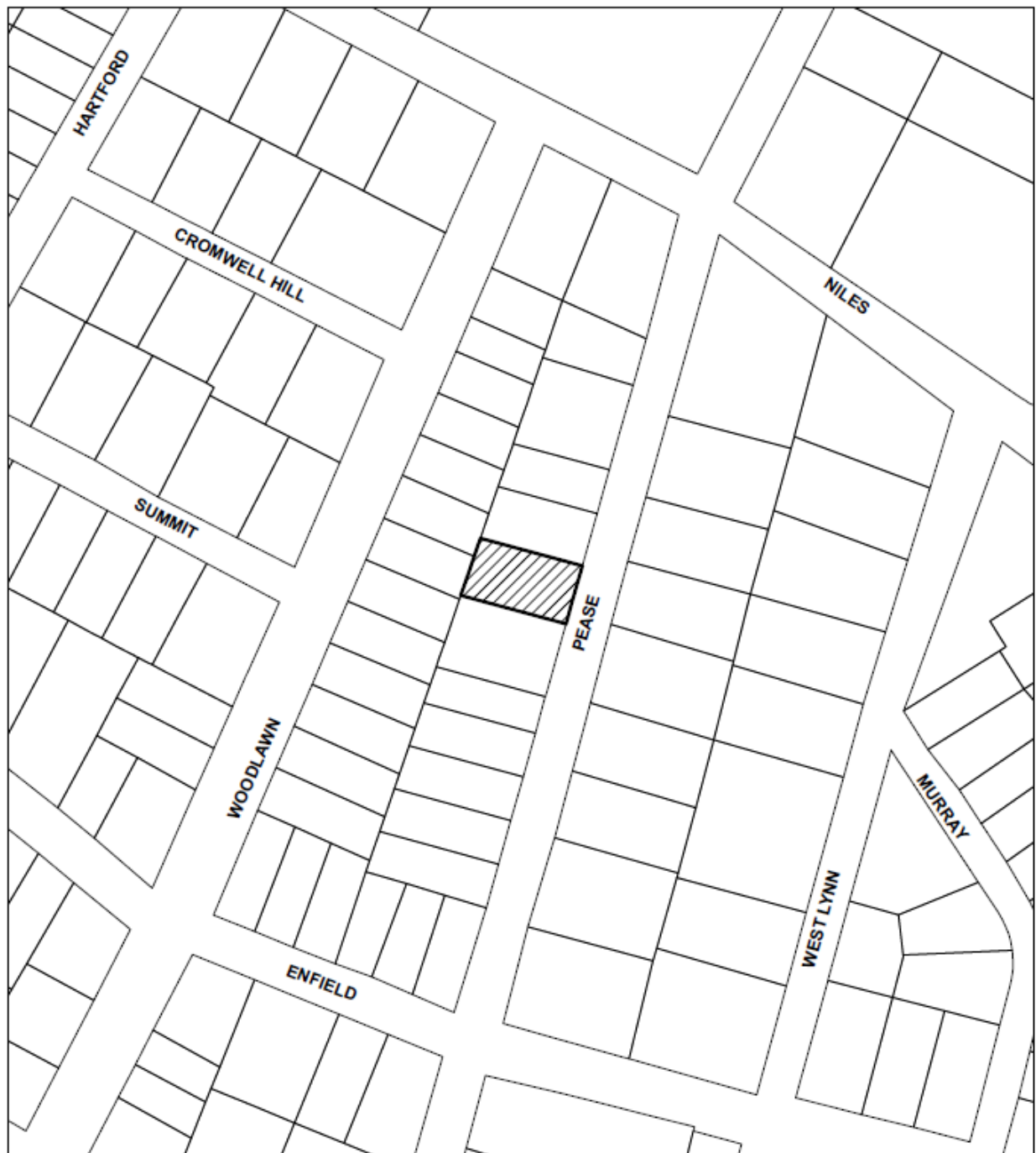
COMMITTEE RECOMMENDATION

The committee was supportive of the proposed plans, particularly the form, massing, design, and street-facing windows. Committee members recommended moving the garage back to reduce its prominence. The garage has been shifted back.

STAFF RECOMMENDATION

If the Commission votes to release the demolition permit, staff recommends commenting on and releasing the proposed plans for new construction.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 167'

NOTIFICATIONS

CASE#: NRD-2019-0009
1602 PEASE ROAD

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