

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**MARCH 25, 2019**  
**NRD-2019-0007**  
**1602 West Lynn Street**  
**Old West Austin Historic District**

---

**PROPOSAL**

---

Construct a new house.

---

**PROJECT SPECIFICATIONS**

---

The applicant proposes the construction of a new two-story house and matching guest house. The proposed new house will have painted brick veneer walls, tall painted wood doors and windows with wood shutters, and a wood shake roof. The house has a heavy Elizabethan character with triple front-gabled bays, each with a slightly bell-shaped contour to the gable; there are shed dormers at each side of the façade; each side of the house has an open porte-cochere. The house will be 86 feet wide facing the street.

---

**STANDARDS FOR REVIEW**

---

The Old West Austin National Register Historic District has no specific design guidelines for new construction. General design principles for new construction in historic districts recommend that new houses be compatible with the character of the historic district in terms of size, scale, massing, materials, fenestration patterns, and height.

---

**STAFF RECOMMENDATION**

---

Staff recommends that the applicant reduce the size and scale of the proposed new house to be more compatible with the character of the district. While staff recognizes that this section of West Lynn Street is an area of estates, this house appears to be more expansive and out of scale with the contributing houses in the district.

The applicant's agent came before the Certificate of Appropriateness Review Committee on February 11, 2019 with the proposed plans. The committee members stated that the best new construction would be something along the lines of the house that is being replaced, that the proposed house does not fit into the context of the neighborhood, and will overpower everything else in the neighborhood. The committee members also recommended to tone down the mass of windows over the door, finding that the fenestration pattern was too complicated to be compatible with the character of the historic district.