

**HISTORIC LANDMARK COMMISSION
NATIONAL REGISTER HISTORIC DISTRICT PERMITS
SEPTEMBER 27, 2021
PR-21-092304
2521 JARRATT AVENUE
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT**

PROPOSAL

Construct a new residence and accessory building.

PROJECT SPECIFICATIONS

- 1) Demolish existing contributing house.
- 2) Construct a new residence and detached garage. The proposed primary building is two stories, with a compound hipped roof clad in metal tiles and double arched entryway. It is clad in stucco with limestone accents at the covered main entry. Fenestration includes fixed and casement divided-light windows, an arched front door with transom, and a fully glazed arched secondary front door. A second-floor balcony with a decorative steel railing sits atop the entryway.
- 3) Construct a two-story accessory building, with first-floor garage and living space above. The proposed accessory building is located behind the primary residence and connects to it with a covered breezeway.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

Residential new construction

1. Location

The proposed building appears to be set back from the street at approximately the same location as the existing house.

2. Orientation

The proposed new building has a consistent orientation with the rest of the buildings on the block.

3. Scale, massing, and height

The proposed new building appears to be similar in height and scale to other contributing buildings on the block. Its more complex massing is less compatible with nearby contributing buildings.

4. Proportions

The proposed new building's proportions appear mostly compatible.

5. Design and style

The proposed design is differentiated from historic-age buildings by its massing, roofline, fenestration patterns and materials, and cladding materials. The proposed design, with its eclectic French and Mediterranean influences, is not compatible with the Colonial Revival and Ranch style buildings in this part of the district.

6. Roofs

The compound hipped roofline with faux-slate tiles is appropriate to the building style, though similar rooflines do not exist on nearby contributing buildings.

7. Exterior walls

Most nearby contributing buildings are brick or horizontal wood siding, though stucco examples do exist elsewhere in the district. The limestone accents, however, are less compatible.

8. Windows and doors

The proposed fenestration at the main elevation is somewhat compatible, though the arched entryways, double front doors, and fully glazed secondary door have limited precedents among the district's contributing buildings.

9. Porches

Uncovered second-floor balconies do not appear on nearby contributing houses in the district.

11. Attached garages and carports

The proposed garage is located at the rear of the building and is minimally visible from the street.

Summary

The project meets some applicable standards.

PROPERTY EVALUATION

The existing building was approved for demolition at the August 23, 2021 meeting of the Historic Landmark Commission.

STAFF RECOMMENDATION

Comment on and release the plans for new construction.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: PR 21-092304
LOCATION: 2521 JARRATT AVE



1" = 170'

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