
PROPOSAL

Construct a two story single family house following the demolition of the existing house on the site. Last year, the Historic Landmark Commission and staff recommended Historic Zoning for the existing house, rather than relocation or demolition, but it was not approved by the City Council, so the demolition permit will be released. (See case C14H-2009-0049 – Ox Emerson house).

PROJECT SPECIFICATIONS

This chateausque-inspired home has advancing and receding planes on the façade, a complex roof design, stone exterior, composition shingle roof and fiberglass composition windows. The front corners of the façade are outlined by quoins. Window fenestration will be a variety of multi-paned fixed sash windows, with vertically oriented rectangular patterns of 8, 9 and 12 along with three small crescent windows in the tympanum of the front gables. Several of the windows have an arch at the top, reflecting the double arched front doorway. The proposed material for the door is wood.

A two-car and a one-car garage flank the façade and are each set back from the front building setback line and most extended portion of the façade, approximately 10 and 15 feet respectively. Dividing the distance between the two drives is a central path to the front door. An ornamental metal or wrought iron fence is proposed with stone columns placed at even intervals along the front property line with gates for the drives and front walk.

A swimming pool is proposed in the back yard at this time, along with a terrace. A second pool may be phased in at a later date.

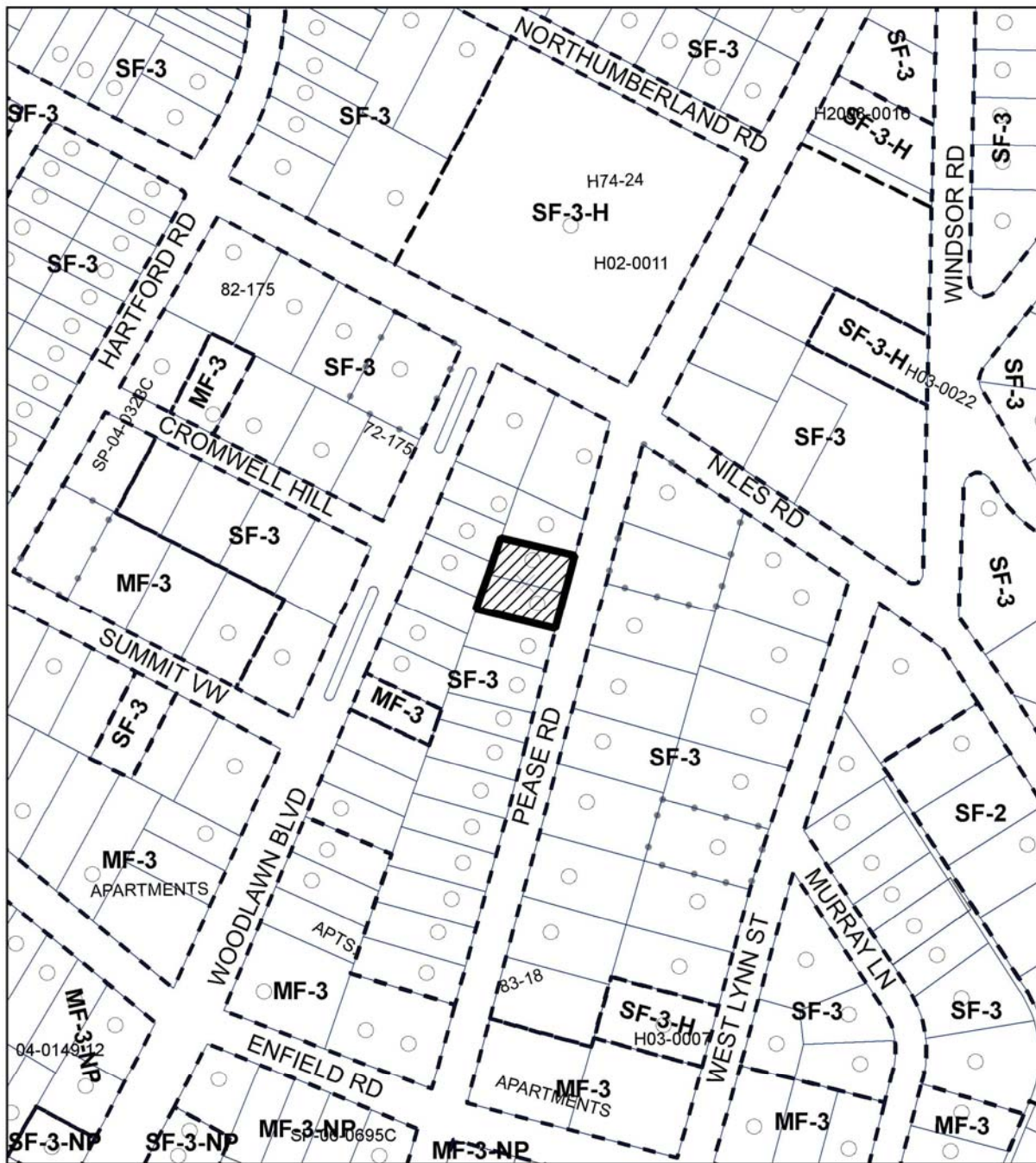
STAFF COMMENTS

The style of the house is similar to other houses in the Old West Austin National Register Historic District.

STAFF RECOMMENDATION

Staff recommends approval as submitted, but only if the design satisfies deed restrictions on the property..

LOCATION MAP



1" = 200'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

OPERATOR: S. MEEKS

NATIONAL REGISTER DISTRICT

ZONING CASE#: NRD-2009-0062
 ADDRESS: 1700 PEASE RD
 SUBJECT AREA: 0.000 ACRES
 GRID: H23-24
 MANAGER: S. SADOWSKY



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