

**HISTORIC LANDMARK COMMISSION  
MAY 21, 2012  
NATIONAL REGISTER HISTORIC DISTRICT  
NRD-2012-0049  
West Line  
1009 Baylor**

**PROPOSAL**

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Construct a new approximately 4,000 sq. ft., 3-level structure on a vacant lot.

**PROJECT SPECIFICATIONS**

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The applicant proposes to construct a new approximately 4,000 sq. ft., 3-story building with open sided parking on the first level, gallery space on the second level, and living space with a terrace on the third floor. The design is a contemporary style with horizontal corten steel siding, a flat roof, and asymmetrical windows of various sizes and configurations.

**STANDARDS FOR REVIEW**

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The existing property is a vacant lot and is non-contributing to the West Line National Register Historic District. The West Line National Register Historic District has no design guidelines for new construction. Applicable general design review guidelines state:

- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

The design of the new house is contemporary and the property will have a mixed-use of commercial and residential space. The property is located on the edge of the district above N. Lamar Avenue where uses transition from residential to commercial. Adjacent properties are either vacant lots or have structures that are of similar form and scale. The use of a flat roof and locating the lower level parking slightly below street level minimizes the building height and scale, making it compatible with adjacent properties.

**STAFF RECOMMENDATION**

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Release the permit per the proposed design.

## PHOTOS

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1009 Baylor



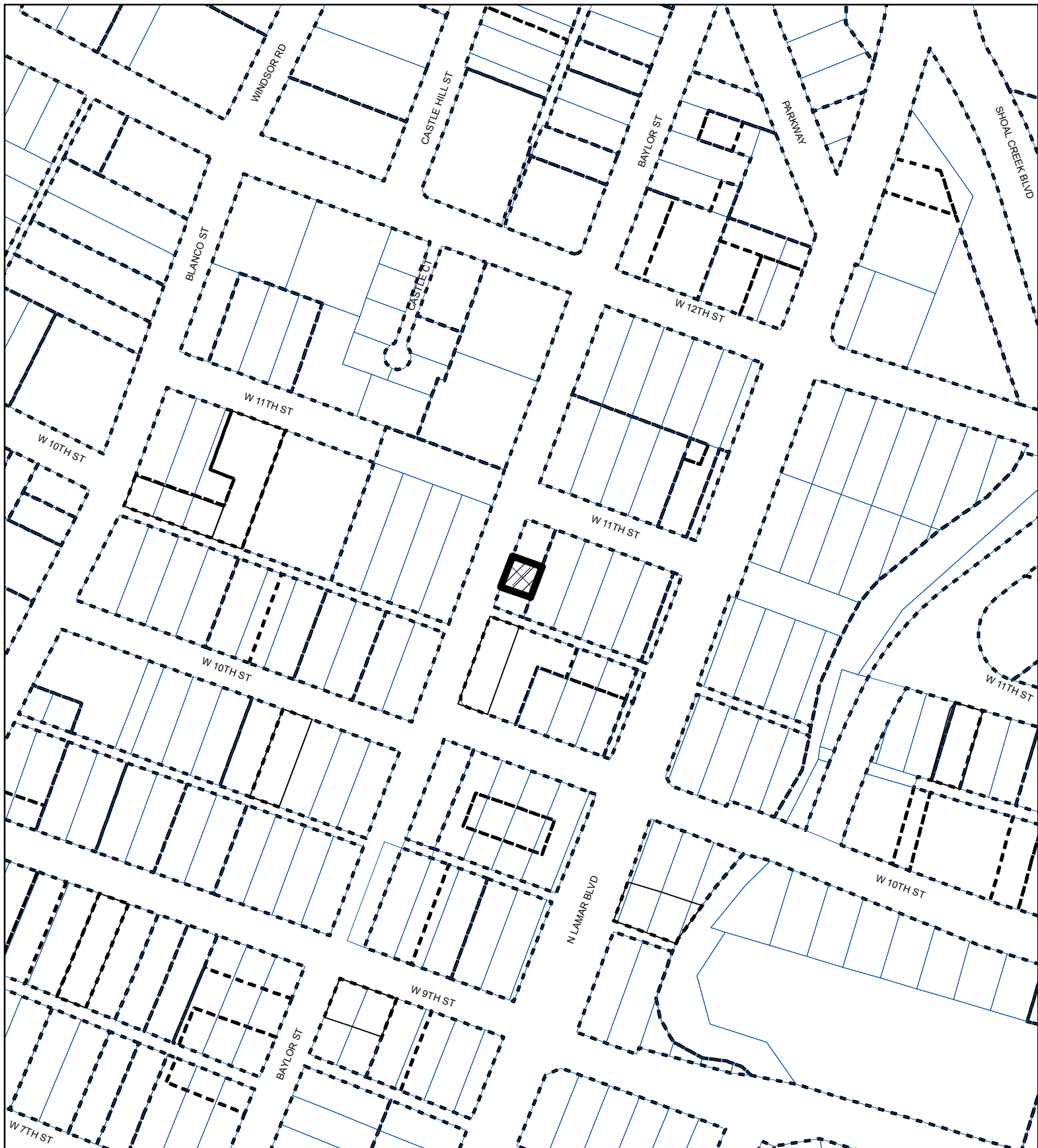
View of adjacent property.



View of property across the street from 1009 Baylor.



Architectural model of new structure.



SUBJECT TRACT



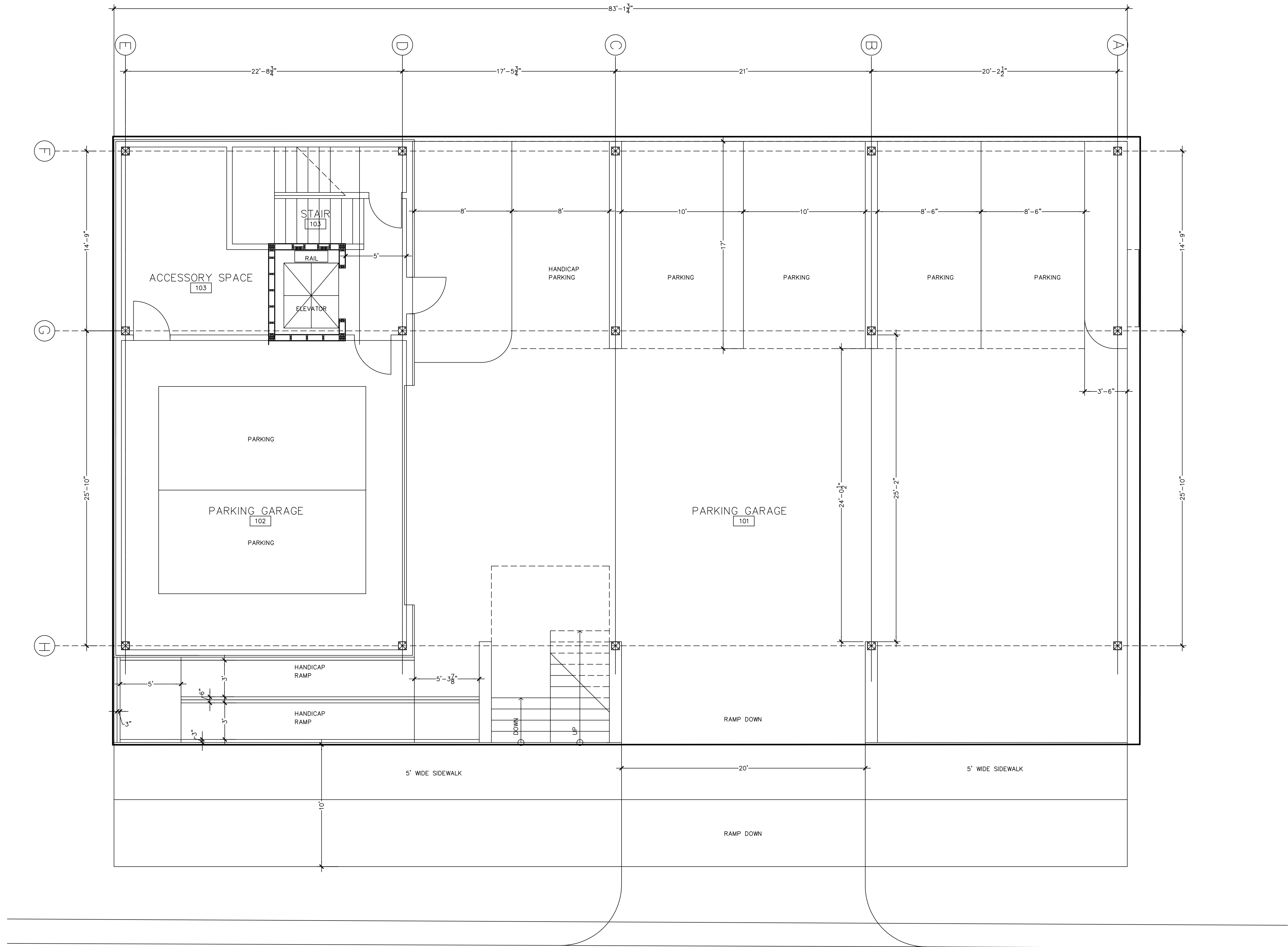
ZONING BOUNDARY

CASE #: NRD-2012-0049  
LOCATION: 1009 BAYLOR ST.



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





BAYLOR STREET

1 PARKING LEVEL FLOOR PLAN  
SCALE: 1/4"=1'-0"

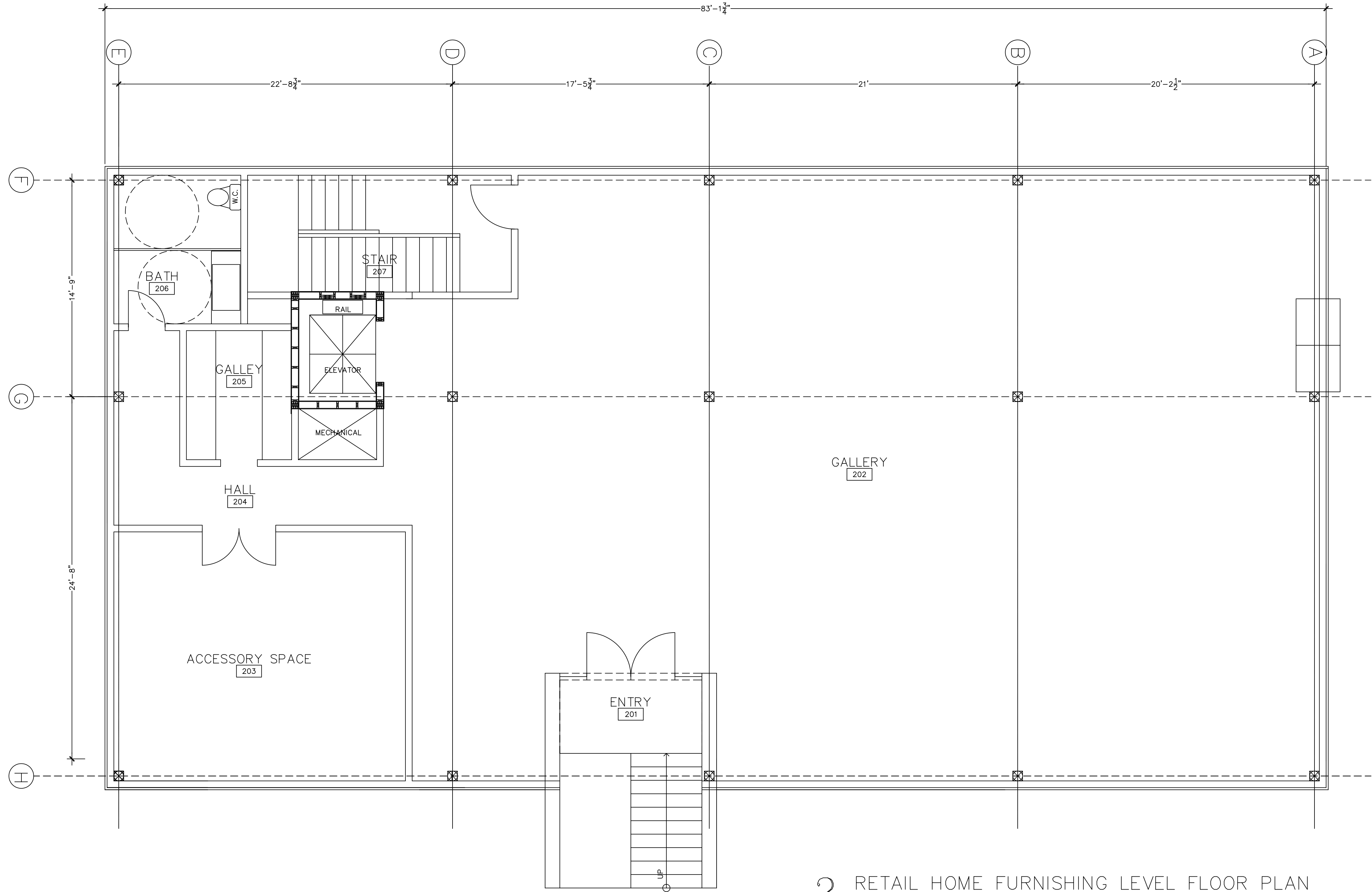


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2 RETAIL HOME FURNISHING LEVEL FLOOR PLAN  
SCALE: 1/4"=1'-0"

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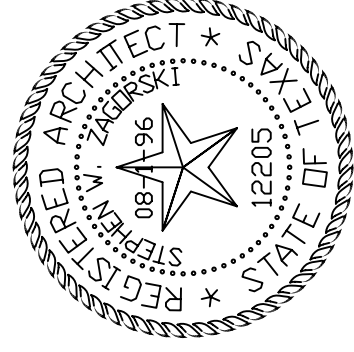
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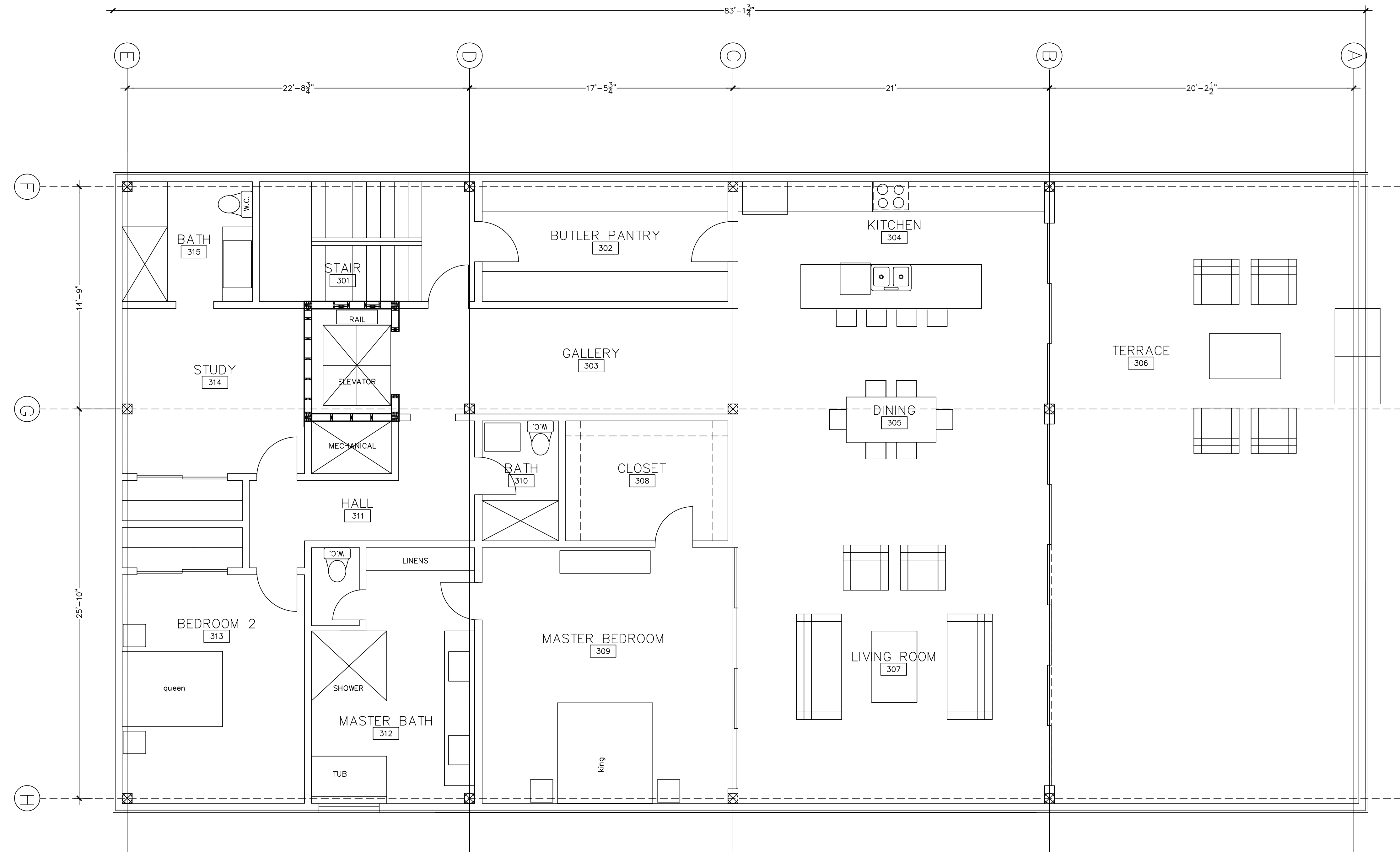
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3 PENTHOUSE LOFT FLOOR PLAN  
SCALE: 1/4"=1'-0"

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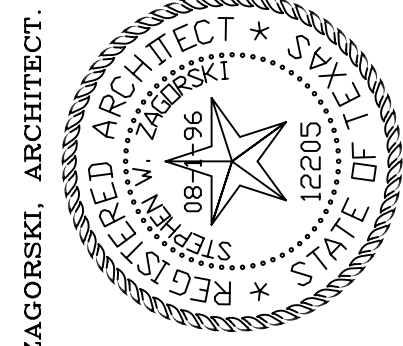
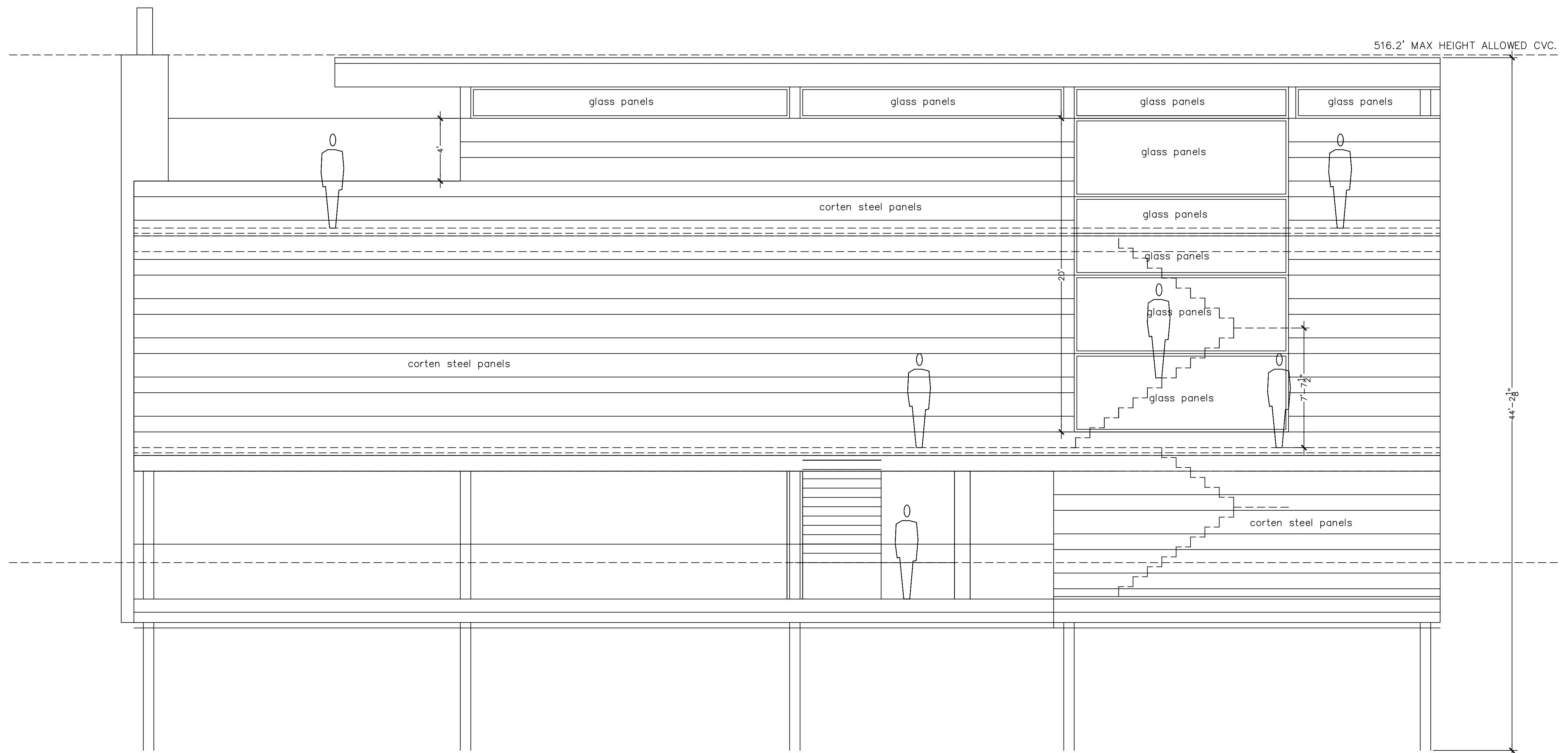
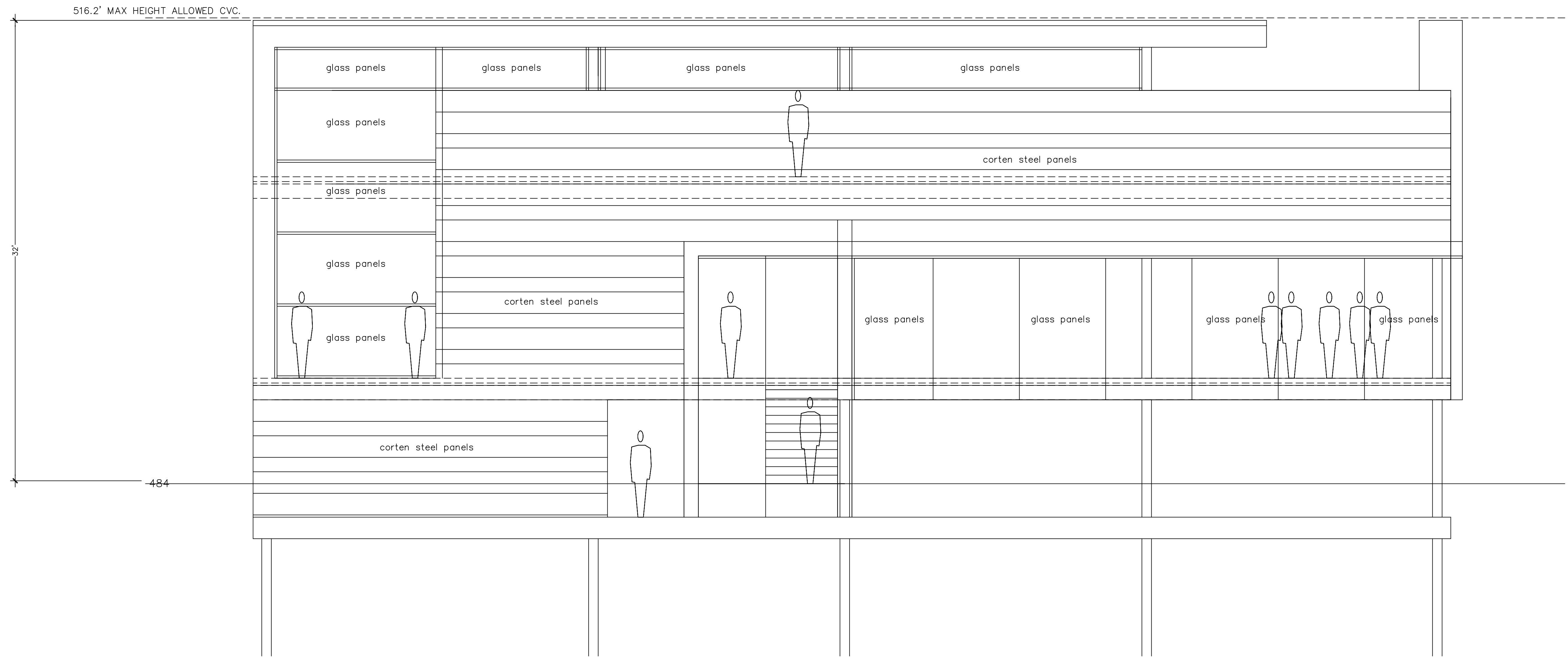
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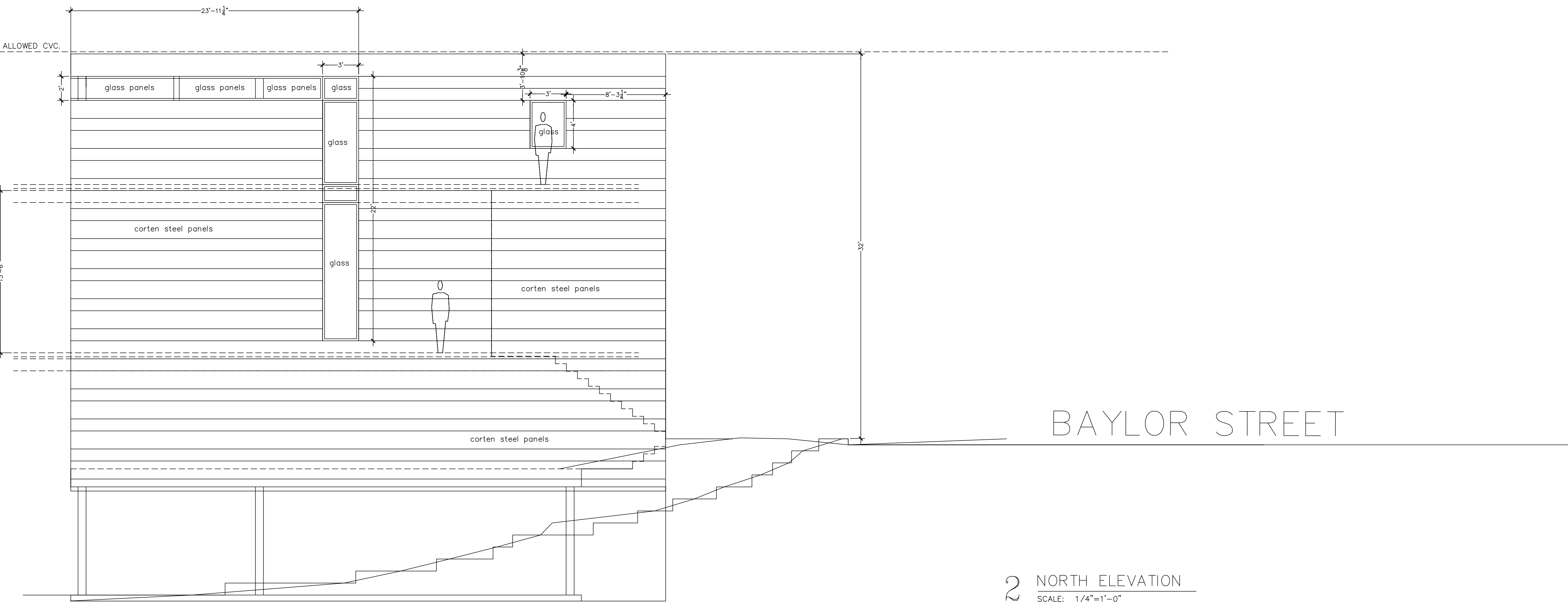
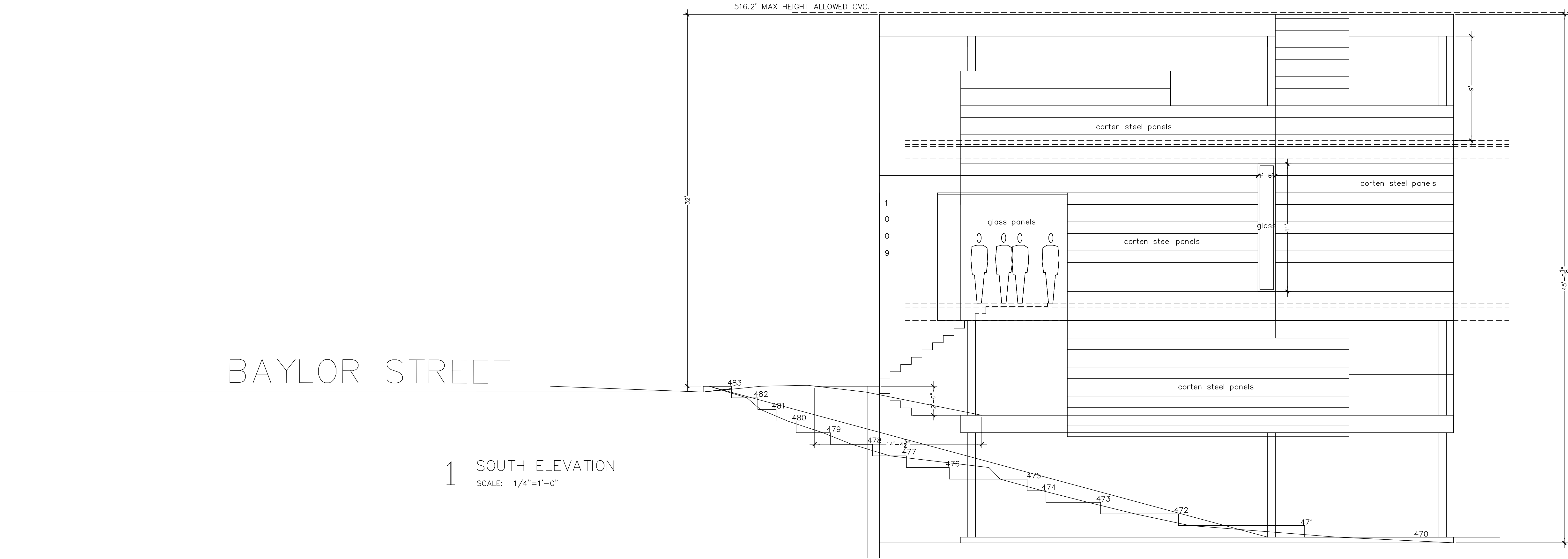
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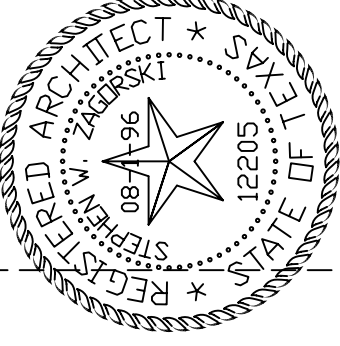


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