

**HISTORIC LANDMARK COMMISSION  
OCTOBER 22, 2012  
NATIONAL REGISTER HISTORIC DISTRICT  
NRD-2012-0114  
Old West Austin  
1704 W. 29th Street**

**PROPOSAL**

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Construct a new house on a vacant lot.

**PROJECT SPECIFICATIONS**

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The applicant proposes to construct a new 2,629 sq. ft., two-story house and an 829 sq. ft., two-story, detached garage on a vacant lot. The house will be a contemporary design incorporating Craftsman style architectural features such as squared porch columns supported by battered piers, a faux knee brace in a gable peak, exposed rafter ends in the eaves of two dormers, and multiple siding materials including horizontal, board and batten and shingle siding. The windows on the front façade will have multiple panes and rustic-style shutters. Windows on the side and rear facades will be a combination of single and multi-paned. The house will have multiple hip and gable roof lines.

The detached garage will be located at the rear of the property and will be accessed from the street by a side loaded driveway. The garage will have architectural features and materials that are compatible with the main house and a carriage-style vehicle door. There will be second story conditioned space.

**STANDARDS FOR REVIEW**

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The existing property is listed as contributing to the Old West Austin National Register Historic District. The Old West Austin National Register Historic District has no specific design guidelines for new construction. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- 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.
- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the

essential form and integrity of the structure would not be impaired.

- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.

Demolition of an existing non-contributing building on this lot was approved administratively by staff July 25, 2012.

Although the new construction is replacing a non-contributing building and has a detached garage, its style and size is not compatible with other contributing properties on the block, most of which are one-story Minimal Traditional style homes. A one story or one and a half story design with simpler roof lines and architectural features would be more compatible with the historic architectural character of the neighborhood.

**STAFF RECOMMENDATION**

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Release the building permit with the recommendation that the applicant revise the design to be more compatible with the neighborhood.

PHOTOS

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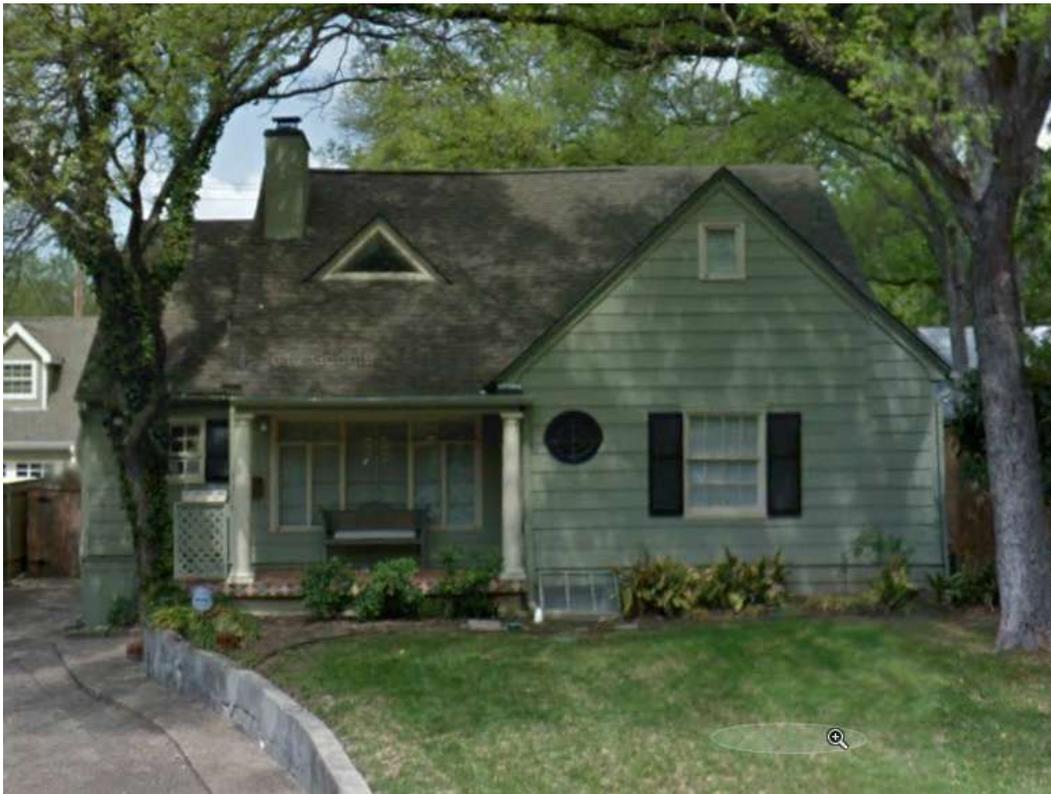
New construction across from 1704 W. 29th Street



Contributing house on same block as 1704 W. 29th Street



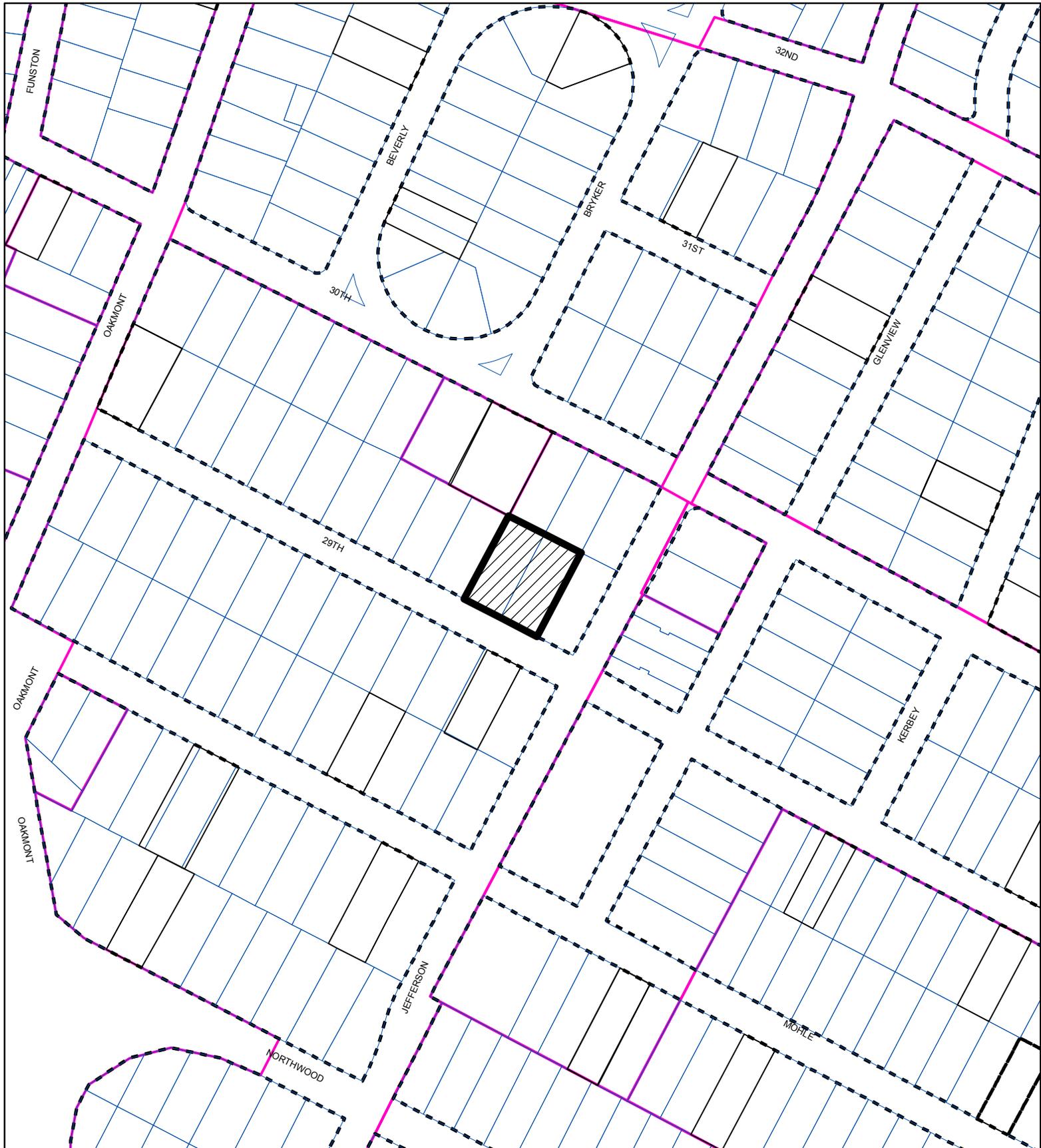
Contributing houses on same block as 1704 W. 29th Street



Contributing house on same block as 1704 W. 29th Street



Non-contributing house on same block as 1704 W. 29th Street



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0114  
 LOCATION: 1704 W 29th Street



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