

**HISTORIC LANDMARK COMMISSION  
NOVEMBER 18, 2013  
NATIONAL REGISTER HISTORIC DISTRICT  
NRD-2013-0078  
Wilshire  
4201 Wilshire Parkway**

**PROPOSAL**

---

Construct a detached secondary residence on a contributing property.

**PROJECT SPECIFICATIONS**

---

The existing c. 1947 house is an approximately 1,300 sq. ft. one-story house Ranch form with a cross gable plan and a rear, shed roofed addition. The original house is clad in limestone laid in a random ashlar pattern, and the addition is clad in wide horizontal siding. There are two large, multi-paned, steel frame windows with casement sashes, and brick sills on either side of the front door. The window on the front facing gable appears to be aluminum frame and may have formerly been a opening for a garage as indicated by the location of the driveway.

The applicant proposes to construct an approximately 500 sq. ft. detached secondary dwelling. Due to the configuration of the lot the dwelling is proposed to be located in the front yard, but to the side of the existing house. The new building will have a very simple design with a nearly flat metal roof, and limestone and horizontal siding to match the existing house. There will be clerestory windows on the Wilshire Parkway elevation and four nearly floor to ceiling windows on the Wilshire Boulevard elevation. A large stone chimney-like column on the north elevation will be constructed to match the height of the chimney on the existing house.

**STANDARDS FOR REVIEW**

---

The existing property is contributing to the Wilshire National Register Historic District. 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.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial

evidence.

- Contemporary design 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.

Typically applicants are encouraged to locate new construction behind an existing contributing house. However, in this case the size and configuration of the parcel doesn't provide room for a secondary unit at the rear. The new construction, although located farther forward than the existing house, will be located to the side and therefore does not block the view of the existing house from either of the streets. Further, the minimal massing and simple form and design does not detract visually from the existing house.

#### **COMMITTEE RECOMMENDATION**

---

The proposed design is compatible with the character of the lot, the main house and the neighborhood. Recommend reducing the mass of the chimney on the new structure to reflect the massing and shape of the chimney on the main house.

#### **STAFF RECOMMENDATION**

---

Release the permit with Committee recommendations.

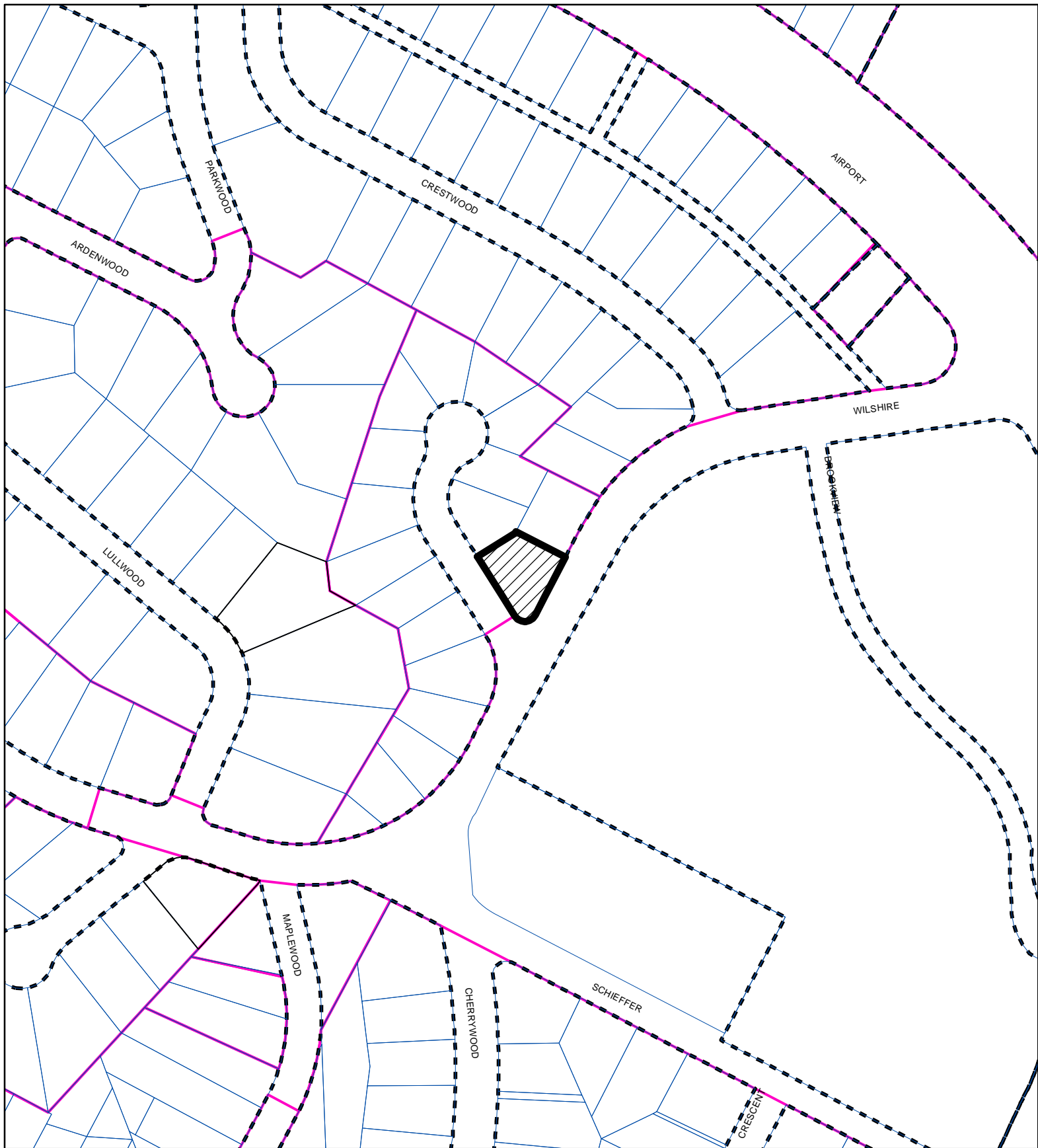
PHOTOS

---





4201 Wilshire Parkway



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2013-0078  
LOCATION: 4201 Wilshire Parkway



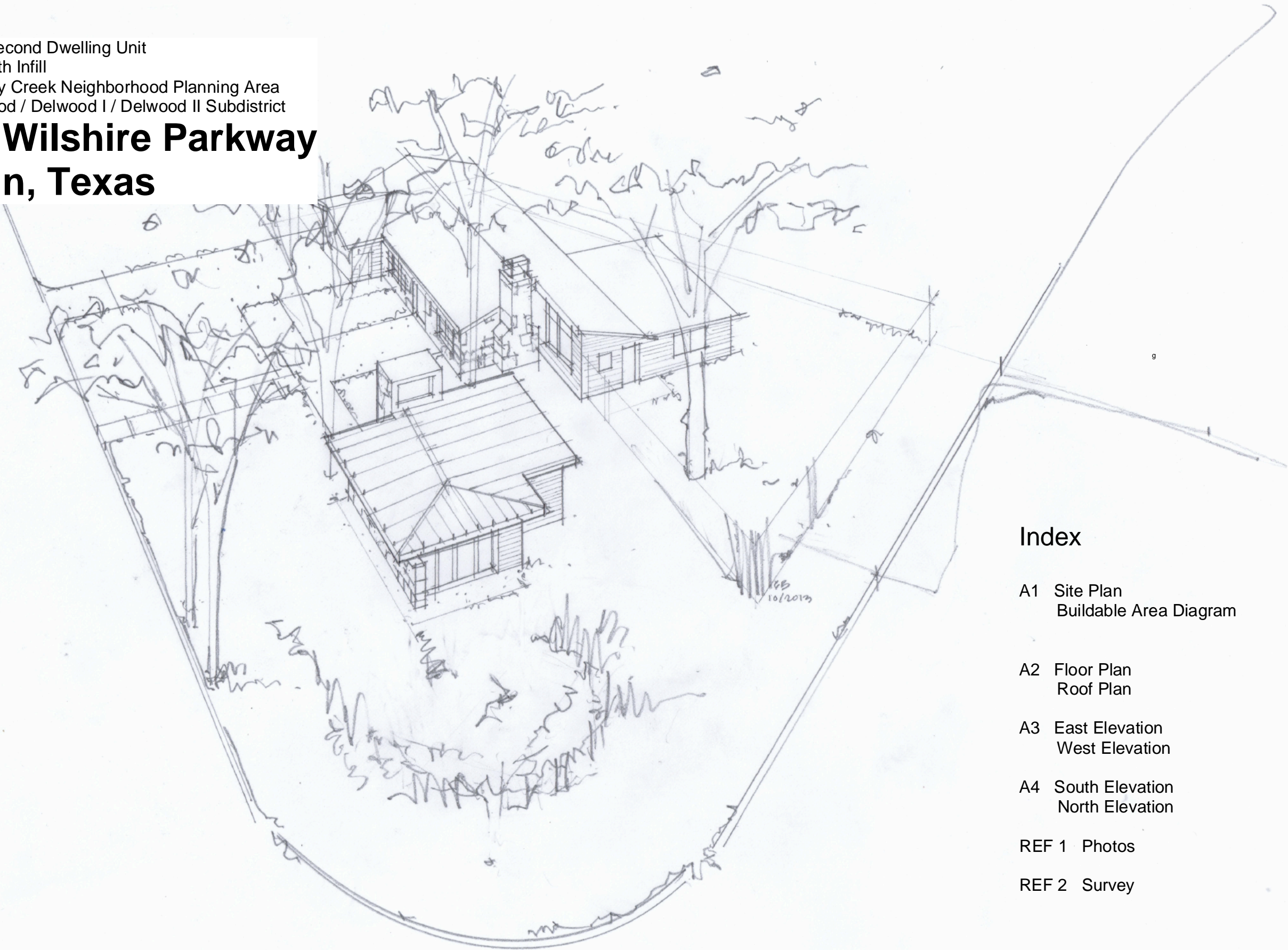
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



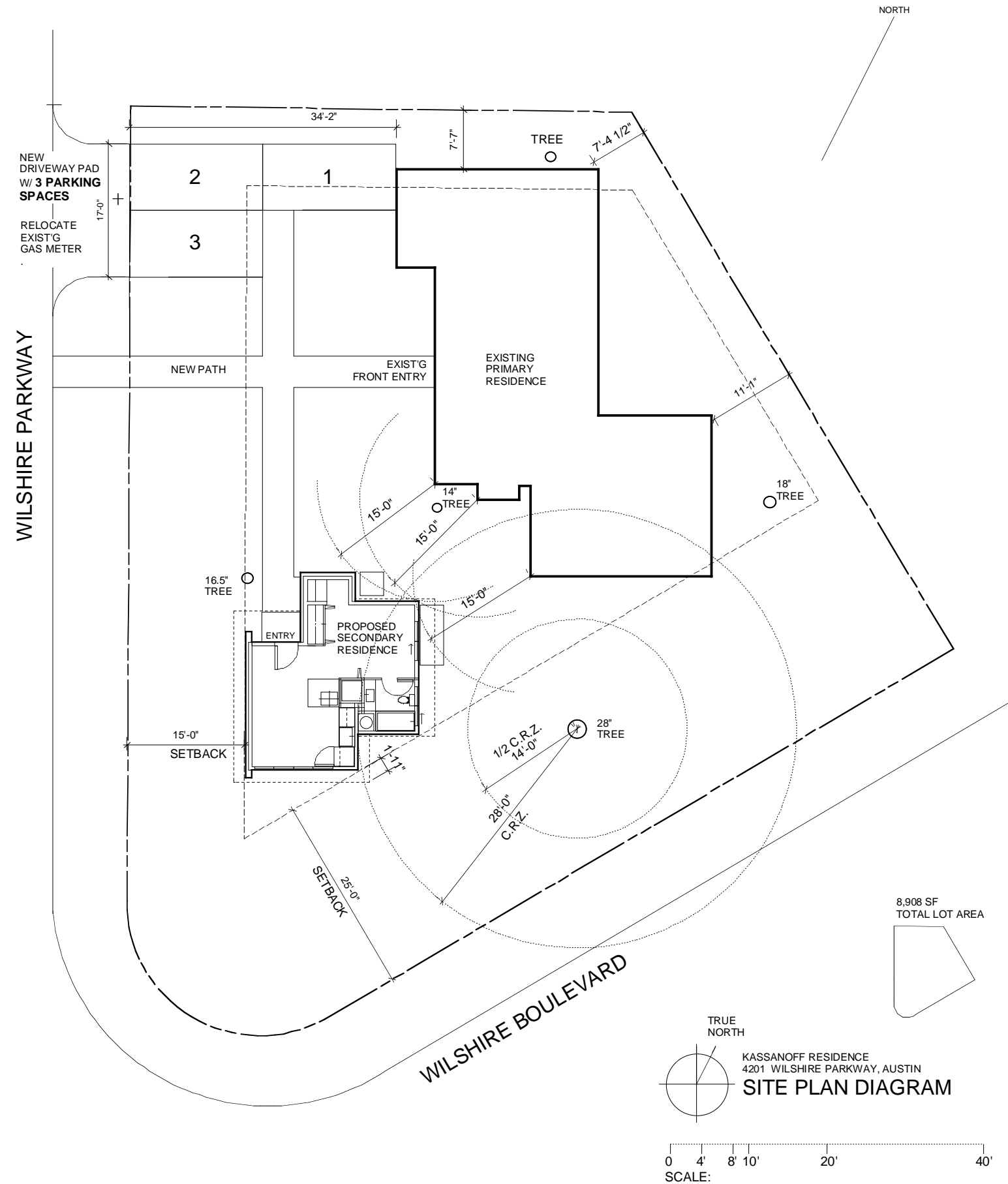
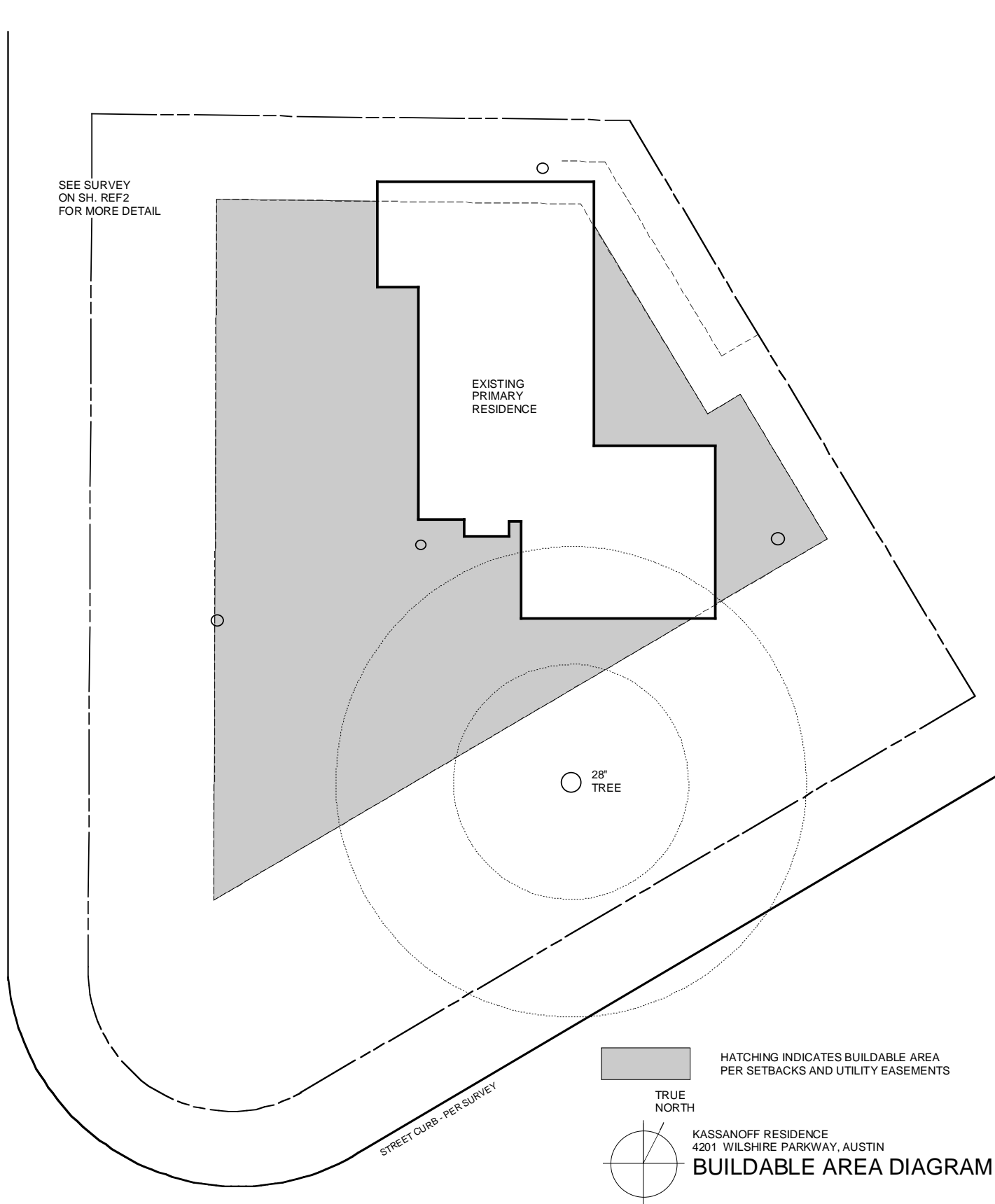
Proposed Second Dwelling Unit  
Smart Growth Infill  
Upper Boggy Creek Neighborhood Planning Area  
Wilshire Wood / Delwood I / Delwood II Subdistrict

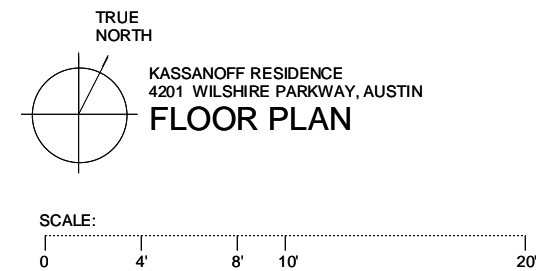
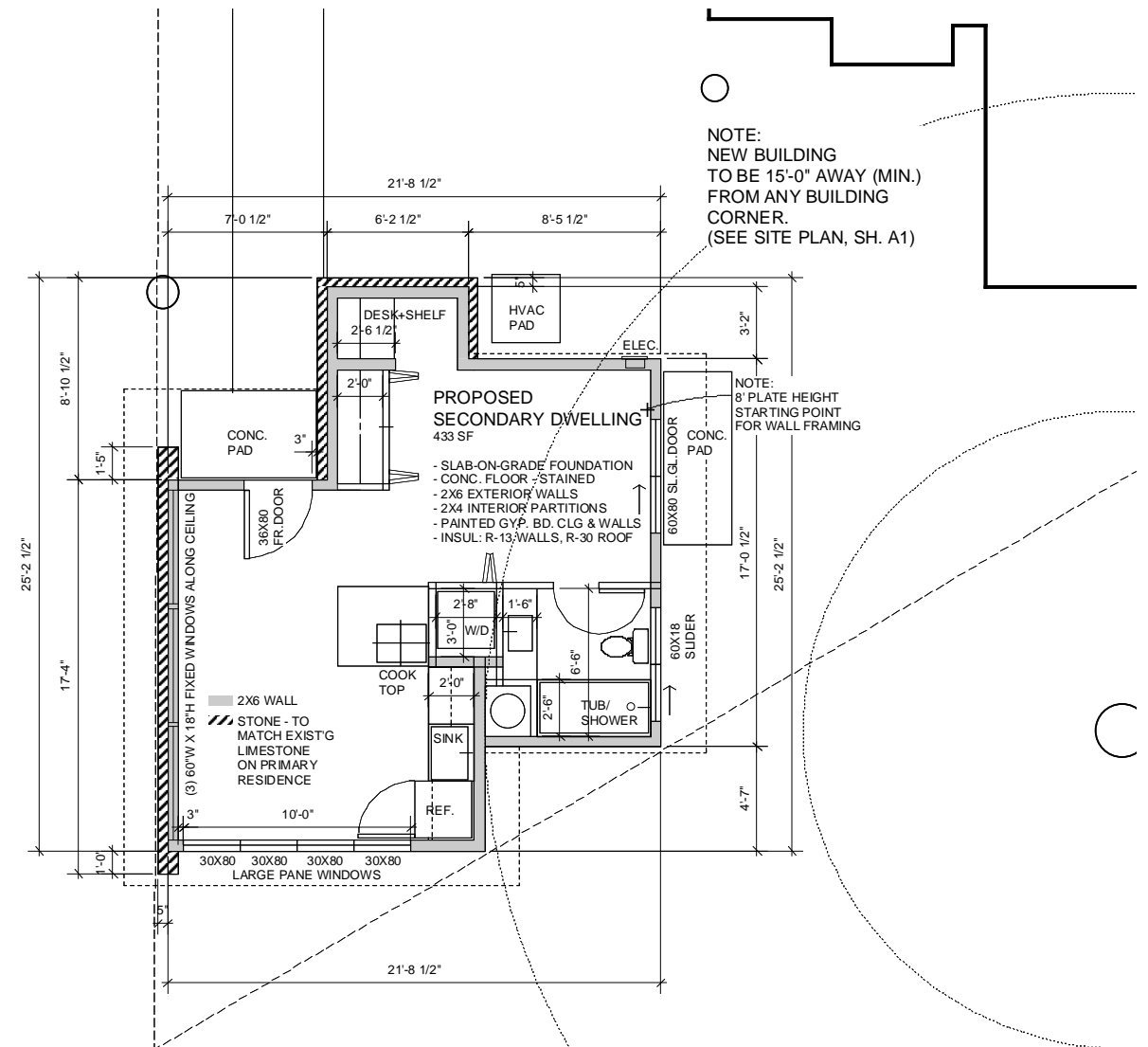
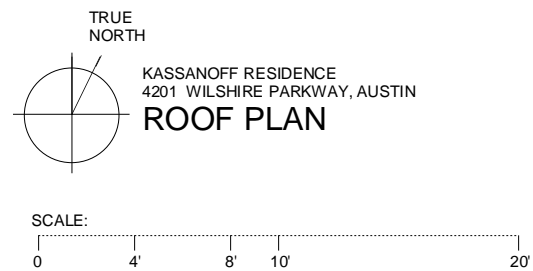
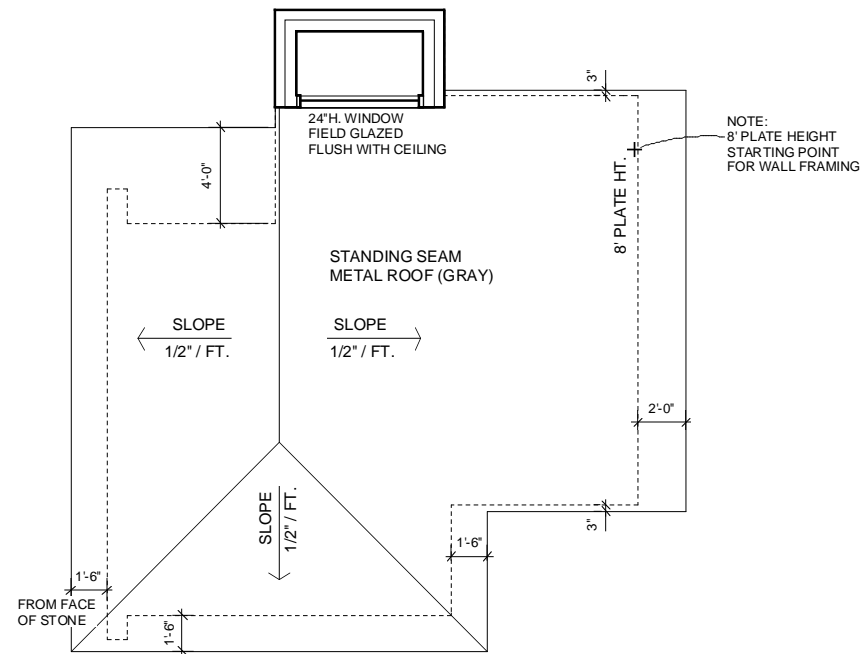
**4201 Wilshire Parkway**  
**Austin, Texas**



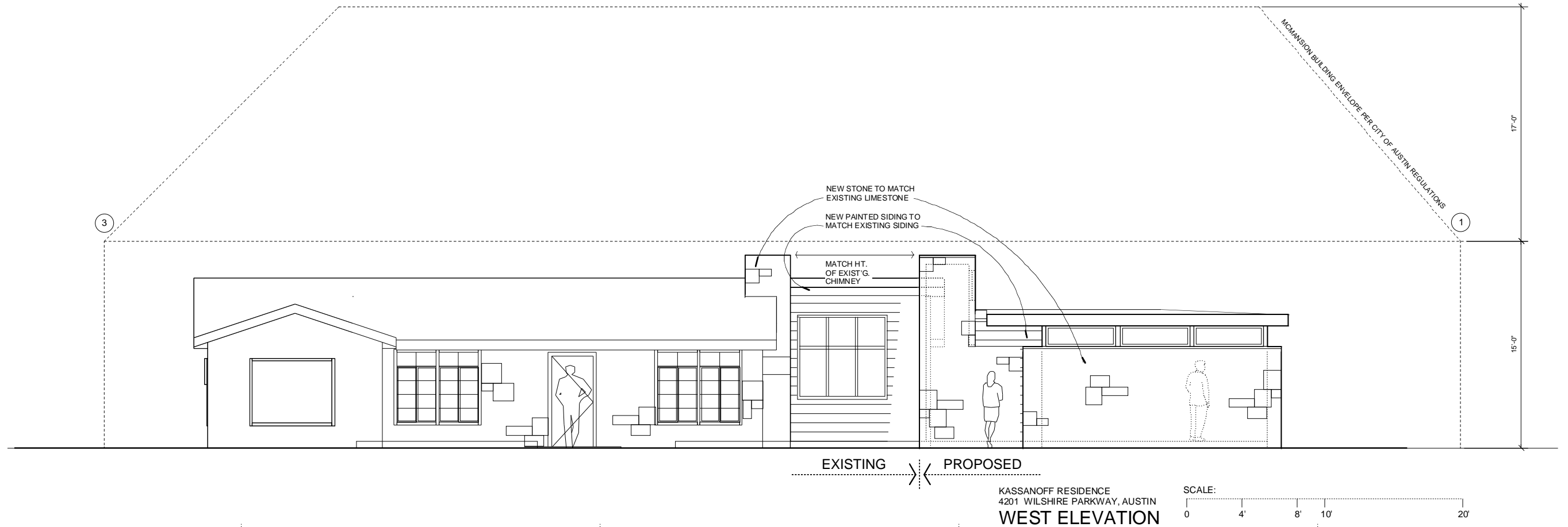
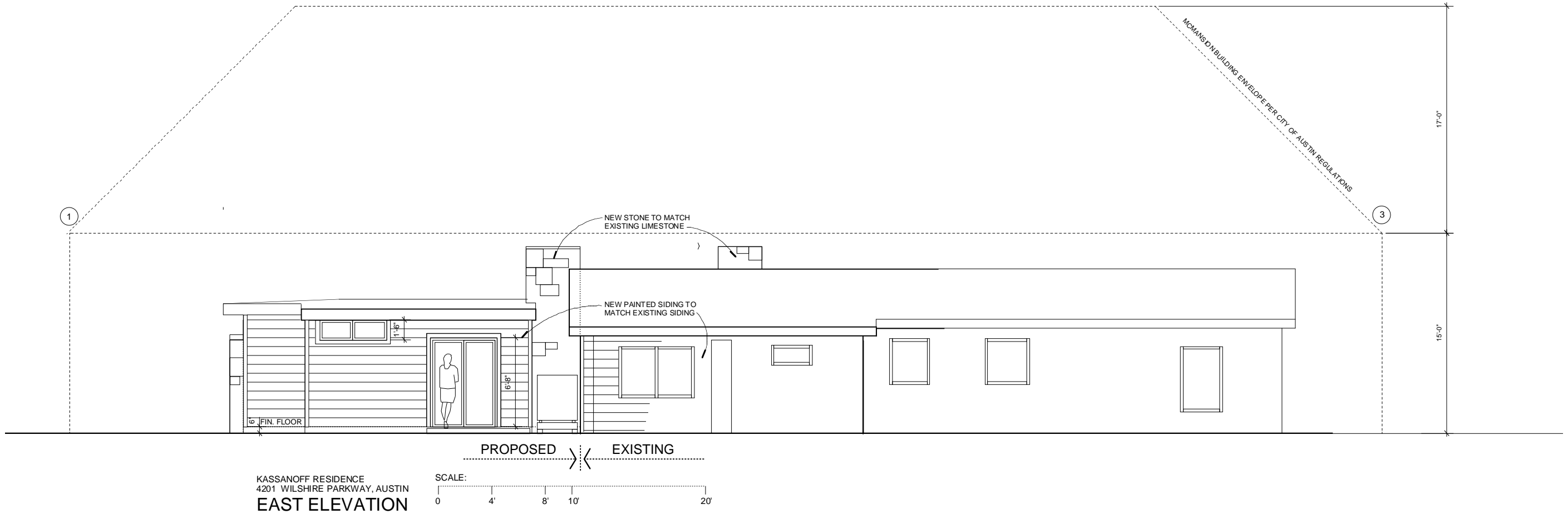
**Index**

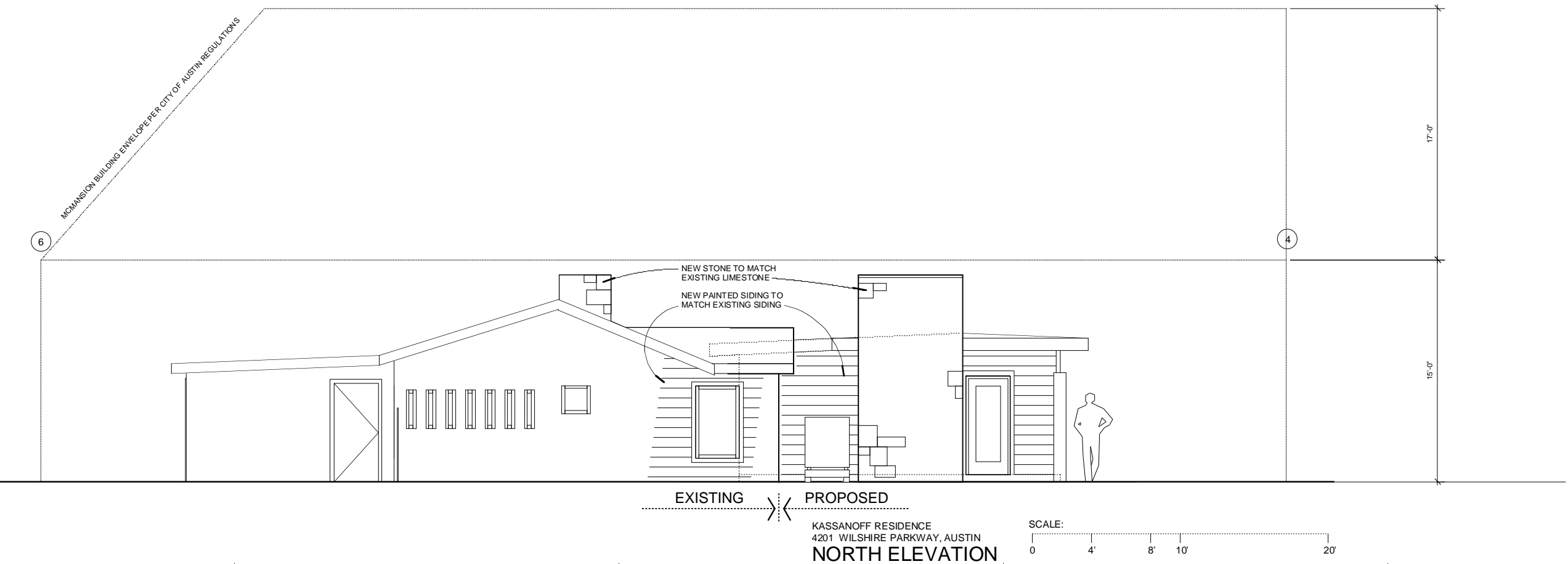
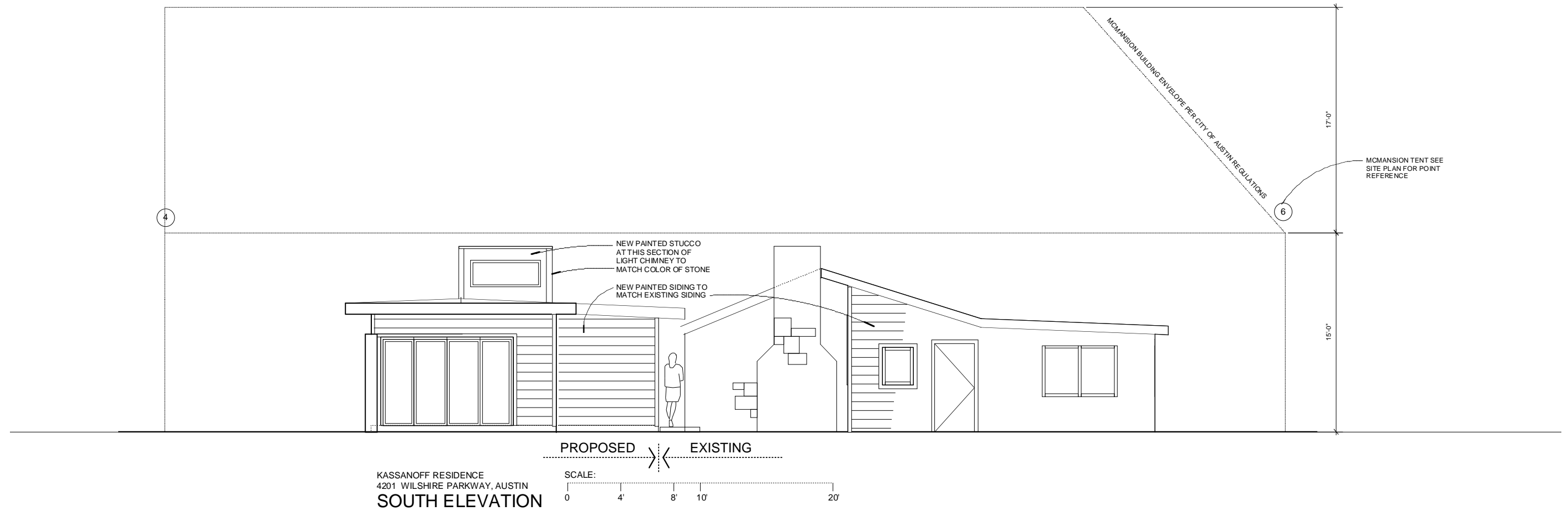
- A1 Site Plan  
Buildable Area Diagram
- A2 Floor Plan  
Roof Plan
- A3 East Elevation  
West Elevation
- A4 South Elevation  
North Elevation
- REF 1 Photos
- REF 2 Survey



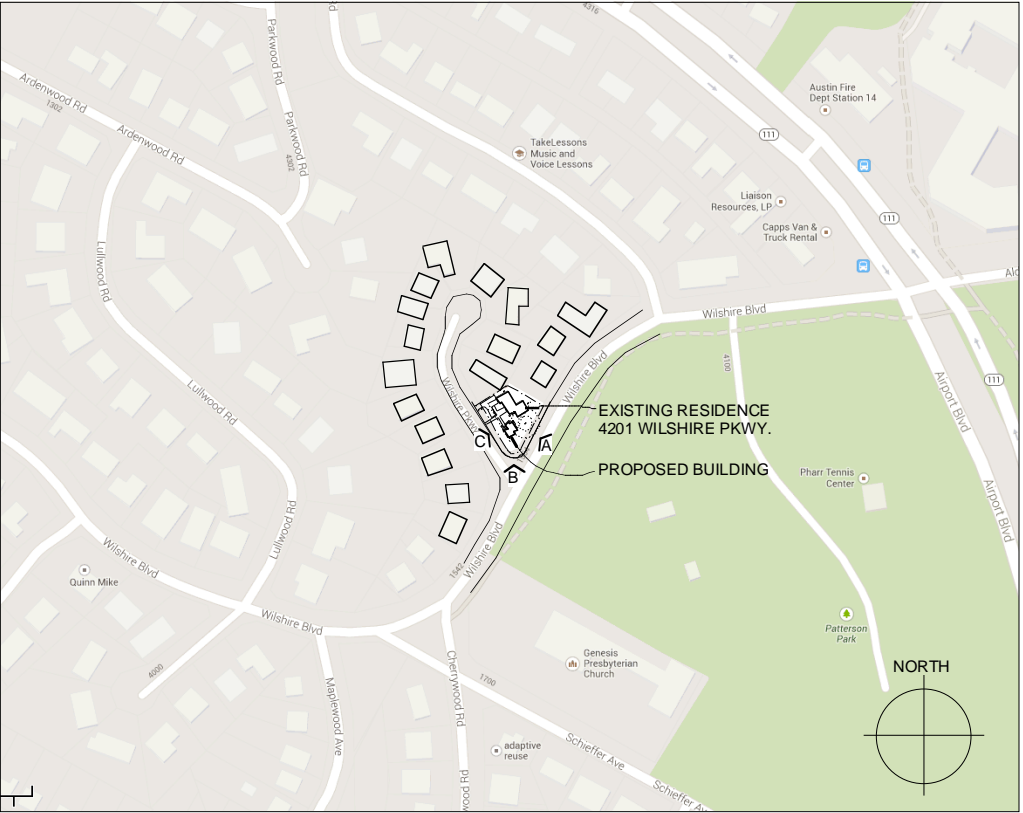












NEIGHBORHOOD PLAN



VIEW A



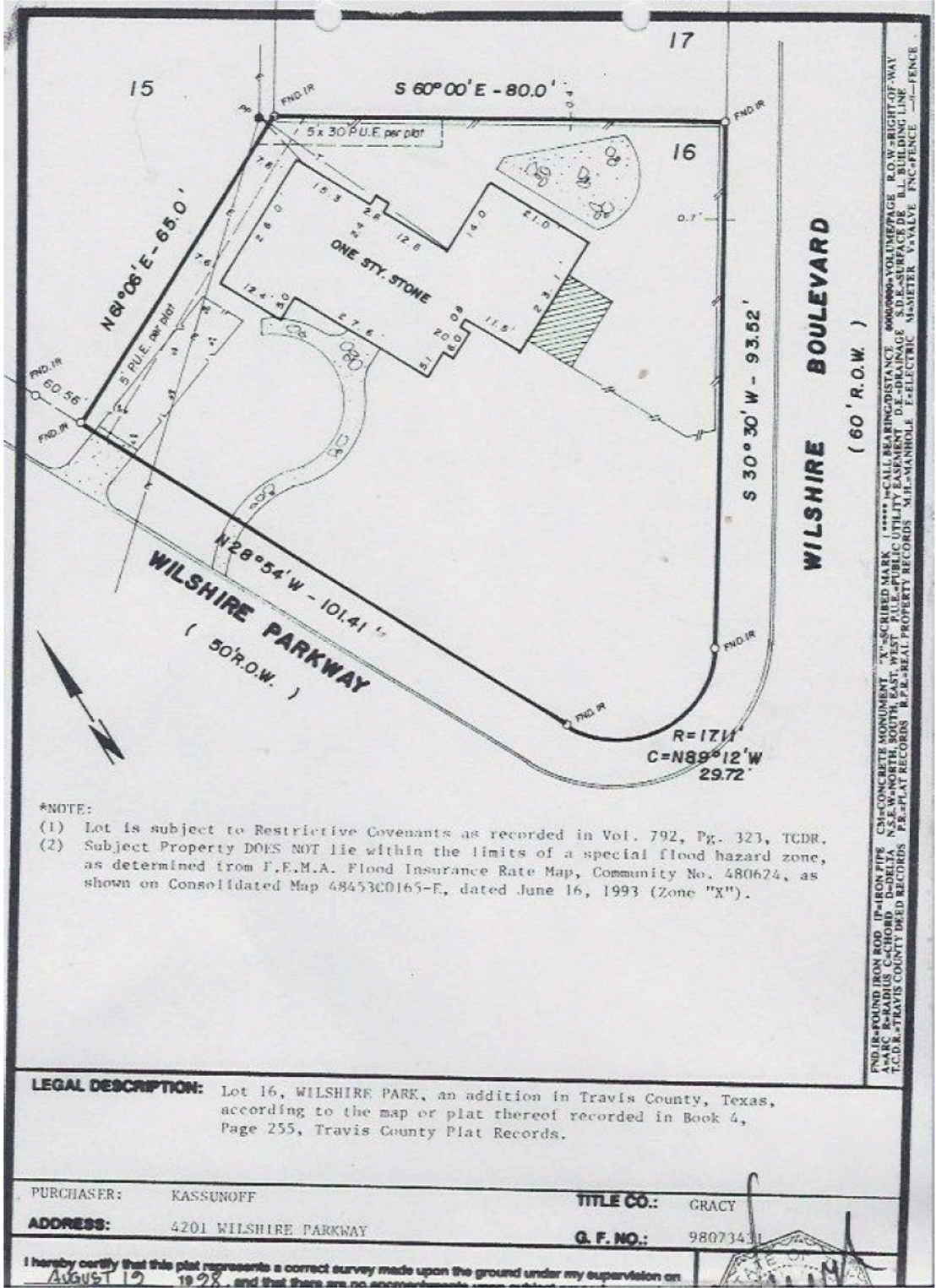
VIEW B



VIEW C

KASSANOFF RESIDENCE  
4201 WILSHIRE PARKWAY, AUSTIN  
PHOTOS





KASSANOFF RESIDENCE  
4201 WILSHIRE PARKWAY, AUSTIN  
SURVEY