

**HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
OCTOBER 27, 2014
NRD-2014-0112
2702 Jefferson Street
Old West Austin**

PROPOSAL

Construct a two-story house.

PROJECT SPECIFICATIONS

The applicant has received approval from the Commission to demolish the existing ca. 1942 on this site upon completion of a City Documentation Package and the Commission's review of the proposed plans for the site.

The proposed house will be two stories, with coursed masonry on the first floor and exterior chimney, and stucco on the second floor. The proposed house will have a hipped roof with metal roofing. The flat-roofed one-bay garage will be to the right of the main block of the house and will be set back from the front wall of the house. Windows will be in single and paired configurations, and will be largely casement windows. The house will have a total of 3,474 square feet, with a footprint of 1,673 square feet.

STANDARDS FOR REVIEW

The Old West Austin National Register Historic District has no specific design guidelines for new construction. General design principles for historic districts encourage new construction with a historic district to be compatible with the character of the district in terms of size, scale, materials, floor-to-ceiling ratios, and fenestration patterns. New construction should blend in with the contributing structures within the district.

STAFF RECOMMENDATION

Encourage the applicant to reconsider the size, scale, and materials of this house from the street, and to perhaps set the second story back from the front of the house to give it a presence more compatible with the single-story houses in this part of the district. There are not very many houses left on Jefferson, but adjacent streets are characterized by single-story houses in minimal traditional styles; compatibility with that character should be the goal of any new construction within the district.

Dear Mr. Sadowsky, Ms. Limbacher, and members of the Historic Landmark Commission,

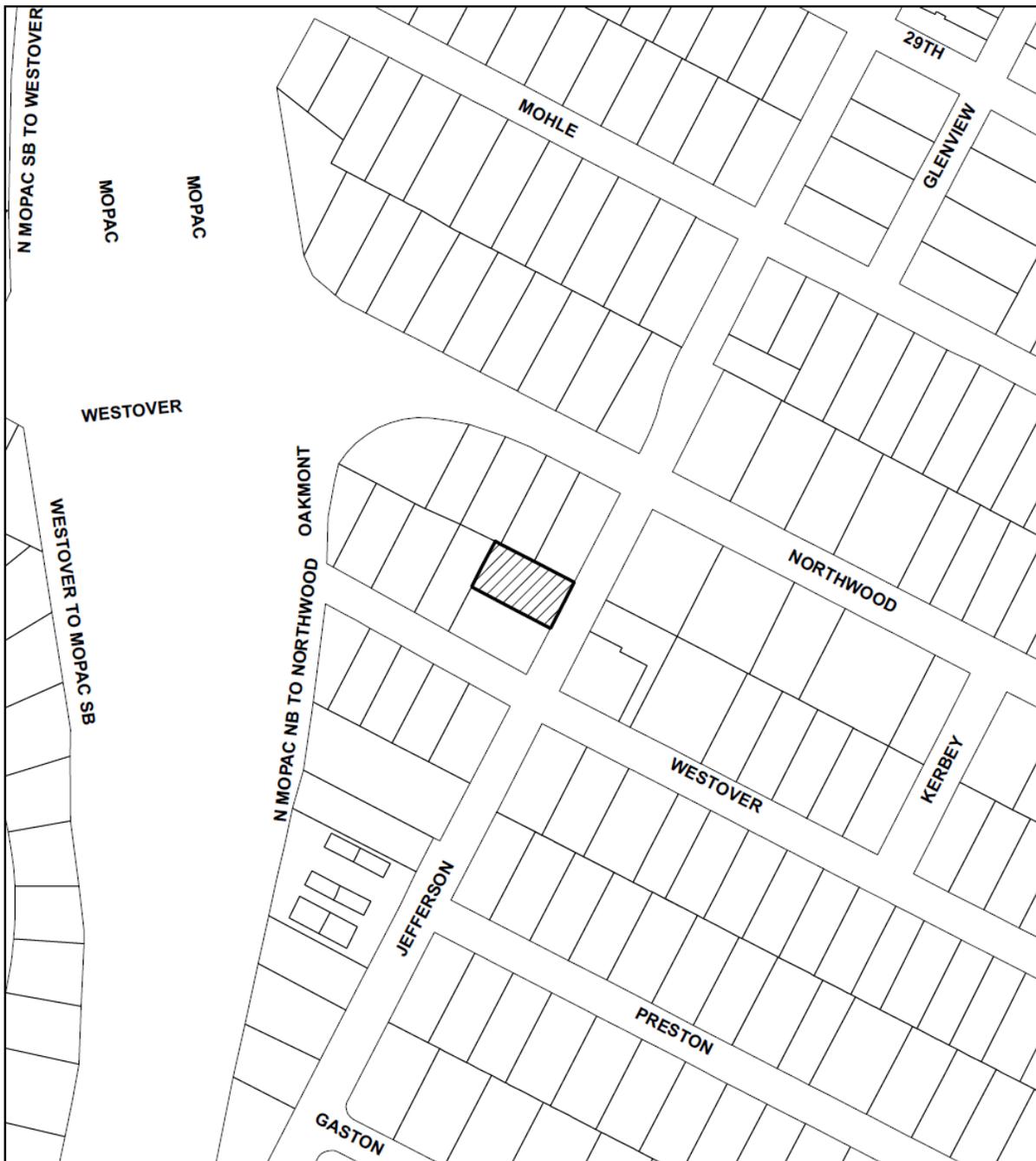
I am submitting the following comments on behalf of the Bryker Woods Neighborhood Association, with regard to Historic Case Number NRD-2014-0112, a proposal to construct a new two-story home at 2702 Jefferson St. in the Old West Austin Historic District.

We **do not object** to this project.

The owner/developer has met with us and responded to our concerns about the design for this project. He has:

- 1) clarified details and materials on the building plans;
- 2) specified a berm to control runoff from the rear of the lot; and
- 3) added windows to the otherwise blank north facade of the garage.

Sincerely,
Anita Sadun, Vice President
Bryker Woods Neighborhood Association



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2014-0112
LOCATION: 2702 Jefferson St.



1" = 176'

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The ca. 1942 house that is being replaced