

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**APRIL 27, 2015**  
**NRD-2015-0030**  
**1009 Gaston Avenue**  
**Old West Austin**

**PROPOSAL**

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Construct a two story single family residential unit on a vacant lot.

**ARCHITECTURE**

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Currently a vacant Lot

**PROJECT SPECIFICATIONS**

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Construct a new single family residence on the property. On the front façade it will be two stories with a basement garage door. The architecture of the building is modern with a centrally located entrance on the front façade. It has stucco, stone and lap siding and flat roof with a metal fascia. On the front façade the windows are of varying size however the tops of the windows all are on the same horizontal line and are regularly placed along the façade. As the property is on a hill there is also a two-cabana structure being built towards the rear of the property however due to the hill the 2<sup>nd</sup> floor is on the same level of as the 1<sup>st</sup> floor of the main house.

**STANDARDS FOR REVIEW**

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This property is within the Old West Austin National Register Historic District. The Secretary of the Interiors Guidelines does not have specific guidelines for new construction. General design guidelines in historic district stress the importance of maintaining a regular street pattern and to design additions and infill construction with a size, scale, and materials compatible with the historic character of the neighborhood and the other contributing houses within the district.

**STAFF RECOMMENDATION**

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Approve the application with the staff recommendation that the metal panels on the front of the building be replaced with stucco to reduce the amount of materials on the front facade. While the architecture of this building is very modern, its massing and scale is similar to other neighboring buildings. With the removal of the metal panels, which the applicant has agreed to, the materials are all materials that are also found within the district. The regular pattern of the windows on the front also takes from the regular pattern on contributing buildings.

LOCATION MAP



