

**HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NOVEMBER 16, 2015
NRD-2015-0049
1705 W 29th Street
Old West Austin National Register Historic District**

PROPOSAL

Build a new 2 story single family home.

ARCHITECTURE

The demolition of the existing building was approved at the June 22, 2015 Historic Landmark Commission meeting.

PROJECT SPECIFICATIONS

Construct a new 2 story single family building in a modern architectural style. The building is rectangular in form with two slanted roofs forming a disconnected gable form. The building is sided in primarily stucco with small sections of wood lap siding on the front and sides and one section of metal panel cladding on the rear. The front façade also has a section of stone veneer on the front. On the front façade at the first floor is a centrally placed entrance and bank of windows and a garage door that is set back from the front façade line. The second story is broken into 2 bays with two banks of windows and then small windows above the garage door. The rear of the house has similar banks of windows on both the first and second floor. The roof shape from the rear has a flat portion and then a slanted. The sides of the house have a more varied window pattern than is seen on the front or rear of the house.

STANDARDS FOR REVIEW

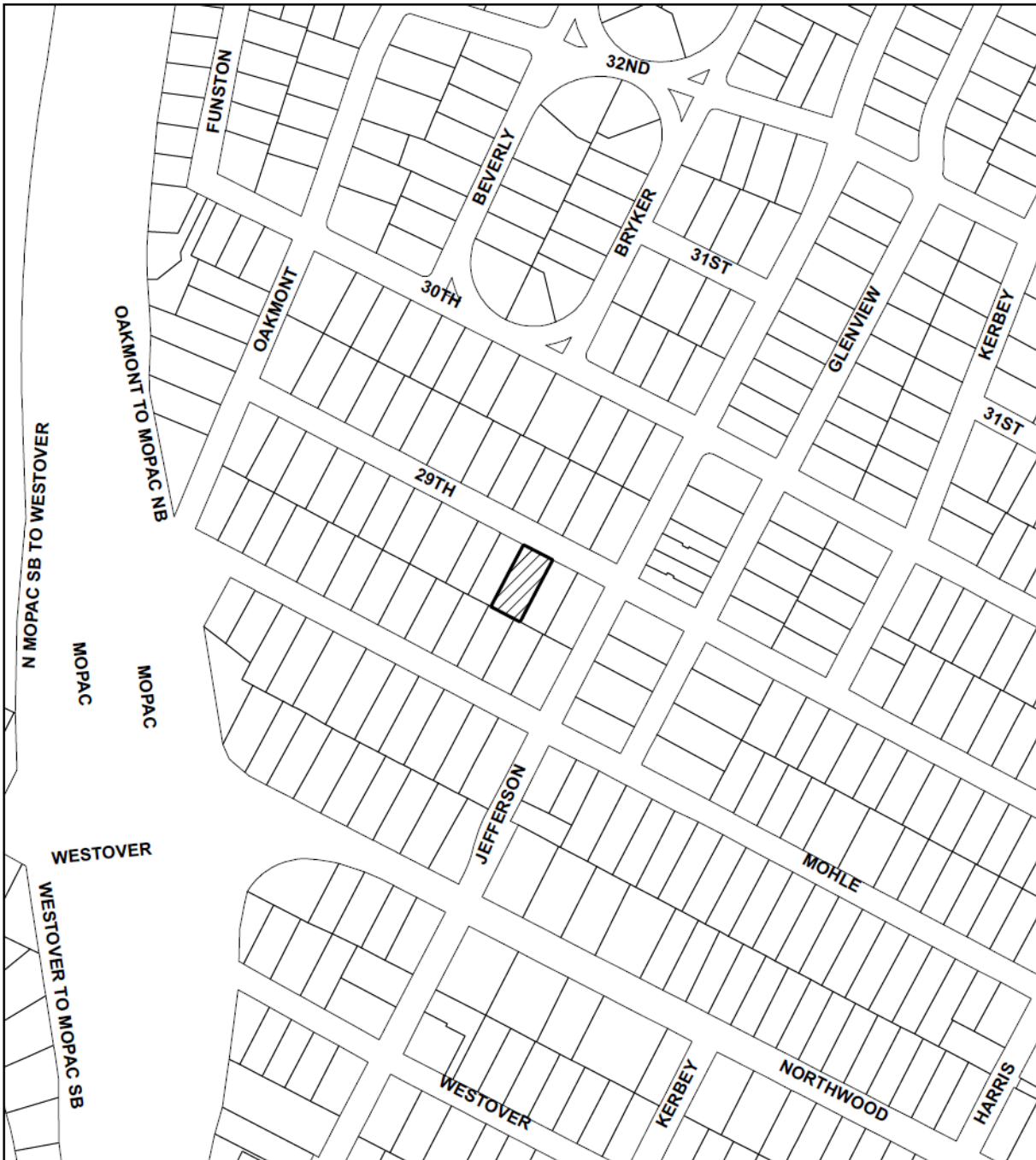
This property is within the Old West Austin National Register Historic District. The Secretary of the Interiors Guidelines does not have specific guidelines for new construction. General design guidelines in historic district stress the importance of maintaining a regular street pattern and to design 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




Staff recommends release of the permit and encourages the applicant to incorporate staff's recommendations into their design to make the building more compatible with the neighborhood. While the new construction is very modern in style, it has created a gable type form with two slanted roofs and gable roof forms are common in the neighborhood. The original design of the house that was submitted used two different sizes of lap siding, however the applicants have decided to go with stucco siding as the primary siding material. Staff recommends going back to the wood siding as a main siding choice as stucco

is not a common material found on the street or within the neighborhood however lap siding is very common.

LOCATION MAP



1" = 250'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2015-0049
1705 W 29TH STREET

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