

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
APRIL 24, 2017
NRD-2017-0025
1315 W. 9th Street
West Line Historic District

PROPOSAL

Construct two condominium buildings for a total of three units.

PROJECT SPECIFICATIONS

The applicant proposes the construction of two buildings on the site, one behind the other. Each building will be two stories tall, each will have a basement level. The buildings are very modern in design, composed of blocks with flat roofs, and each building will have an open roof deck. The buildings will be 30 feet tall, and will have a variety of siding materials, principally stucco, vertical wood siding, stone blocks, and perforated metal panels.

STANDARDS FOR REVIEW

The West Line Historic District has no design guidelines regarding infill structures. General design principles for new construction within historic districts address the importance of compatibility of size, scale, massing, materials, roof forms, and fenestration patterns, and to look towards the contributing structures within the district in making design decisions.

The proposed condominium buildings bear little to no relation to the architectural character of the historic district. The scale, massing, and roof forms have no precedent within the district, and the proposed materials are incompatible with the traditional, dominant architectural materials and features within the district.




STAFF RECOMMENDATION

This is an advisory review, so the Commission's action in this case is to offer recommendations. Staff recommends that the applicant reconsider the design and materials of the proposed project to better comport with the architectural character of the historic district.

LOCATION MAP



1" = 134'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2017-0025
LOCATION: 1315 W 9th St.



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