

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**JUNE 26, 2017**  
**NRD-2017-0040**  
**1403 Marshall Lane**  
**Old West Austin Historic District**

**PROPOSAL**

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Demolish the existing garage, construct a new carport, and a new garage apartment at the rear of the lot.

**PROJECT SPECIFICATIONS**

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The applicant proposes the demolition of the existing garage and the construction of a new garage apartment at the rear of the lot, opening onto the adjacent alley. The proposed garage apartment will be two stories and will have 544 square feet of living area. The building will be primarily clad in vertically-laid standing seam metal with horizontally-laid wood and hardi-plank siding as accent materials. The proposed garage apartment will have a balcony with a wood deck, a gabled standing seam metal, and a combination of awning, fixed sash, and casement windows.

The applicant further proposes the construction of a carport adjacent to the existing house, set back from the front façade. The carport will be minimal in design, with a metal frame and a shallow hipped roof with standing seam metal cover. Brick will be used as an accent at the base of the proposed carport.

**STANDARDS FOR REVIEW**

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The Old West Austin Historic District has no design guidelines for new construction. General design principles for new construction in historic districts emphasize compatibility with the contributing buildings in the district, a siting that does not overwhelm or compromise the historic character of the district, and use of compatible materials.

**COMMITTEE RECOMMENDATION**

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Revise the plans for the carport to remove the metal hipped roof and the metal post construction and slab; reconsider the contemporary design for the garage apartment in favor of something more compatible with the character of the historic district. The proposed garage apartment is set well at the rear of the lot and will not compromise the historic character of the house from the street, nor the district. Staff recommends the consideration of materials more traditional to the district, such as wood or masonry as the primary materials for the garage apartment. The proposed carport is set far back from the front of the house, and does not compete with the historic character of the house.

**STAFF RECOMMENDATION**

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Concurs with the Committee recommendation above, but also determined that the proposed garage apartment is set well at the rear of the lot and will not compromise the historic character of the house from the street, nor the district. Staff recommends the consideration of materials more traditional to the district, such as wood or masonry as the primary materials for the garage apartment. The proposed carport is set far back from the front of the house, and does not compete with the historic character of the house.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: NRD-2017-0040  
LOCATION: 1403 Marshall Ln



1" = 333'

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