

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**JULY 24, 2017**  
NRD-2017-0037  
1903 W. 30<sup>th</sup> Street  
Old West Austin Historic District

---

**PROPOSAL**

Construct two single-family houses. The HLC approved the demolition of a ca. 1951 house on June 26, 2017, contingent on review and approval of the plans for new construction.

---

**PROJECT SPECIFICATIONS**

The proposed project consists of two houses sited on the front (Unit A) and rear (Unit B) portions of the lot. Two ribbon driveways, each with paired concrete tracks, lead to the units.

Unit A is a 2½-story building clad in hardiplank and capped by a combination gable roof covered in composition shingles. Fenestration includes paired and single 2-over-2 single-hung, double-hung, and casement composite-sash windows; the door (made of metal or wood) is partially glazed to match the windows. A shed-roofed porch supported by square wood posts runs the width of the primary (northeast) façade. A garage in the right bay is accessed by paired, partially-glazed doors. The unit has a footprint of 838 square feet and a 26'6" setback, with a front porch setback of 20'6". Ornamentation includes simple hardiplank trim around the windows and barge boards at the gable ends.

Unit B is a 1-story building clad in hardiplank and capped by a side-gable roof covered in composition shingles. A gable portico supported by square wood posts covers the entry porch and a metal or wood door with 2-over-2 glazing. Fenestration includes paired and single 2-over-2 single-and double-hung composite-sash windows. The unit has a footprint of 846 square feet. Ornamentation includes simple hardiplank trim around the windows and barge boards at the gable ends. The rear (southwest) elevation includes two pairs of sliding glass doors.

---

**STANDARDS FOR REVIEW**

The Old West Austin Neighborhood Design Guidelines applicable to this project include:

- *1.1. Promote diversity of architectural styles*  
The proposed buildings are designed in modern vernacular styles.
- *1.2. Maintain consistent mass and scale*  
The 3-story Unit A is not in keeping with the historic character of the neighborhood, which is dominated by single-story dwellings. However, it is consistent with larger newer buildings adjacent to the northwest and across the street (photos following).



Buildings adjacent to 1903 W. 30<sup>th</sup> Street, to the northwest. Source: Google Street View.



Building facing subject property across W. 30<sup>th</sup> Street. Source: City Historic Preservation Office.

- *1.3.1. Maintain street setback lines*  
The setback of 20'6" is not compatible with the setback of other buildings on the blockface, which are set back approximately 30'.
- *1.3.3 Promote parking on the side or rear in lieu of front*  
Unit A includes an integrated front-facing garage. Parking for Unit B consists of the ribbon driveway running from the front property line to a solid parking pad in front of the building.
- *2.1. Promote and maintain street trees*  
The proposed project includes the retention of a 13" oak tree and the removal of a 6" pecan tree.
- *2.2. Minimize driveway width and curb cuts*  
The widening of the curb cut from 9'9" to 20'10" does not comply with this guideline. Proposed ribbon driveways reduce impervious cover and reduce the overall width, but a significant amount of space will be occupied by driveway use.
- *2.3. Promote openness to the street*
  - *2.3.1. Windows*  
Both units include windows facing the street.

- *2.3.2. Porches*  
Both units include front porches or porticos.
- *2.3.3. Transparent fences*  
No fence is proposed at the front lot line.
- *2.3.4. Face garage doors away from the street*  
Unit A features a front-facing garage.
- *2.4. Promote and maintain sidewalks*  
No sidewalk currently exists. None is proposed to be added.
- *2.5 Promote localized porch and walkway lighting*  
Plans did not detail porch or walkway lighting.

#### **COA COMMITTEE RECOMMENDATIONS**

---

The committee recommended the following changes to the original plans:

- Use a wing-and-gable roof plan.
- Reconfigure the windows to reflect the character of the 1940s neighborhood.
- Use horizontal rather than vertical siding to be more compatible with the character of the district.
- Emphasize the front porch more in the design.

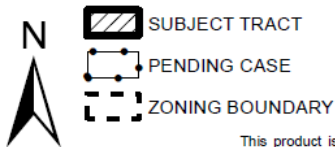
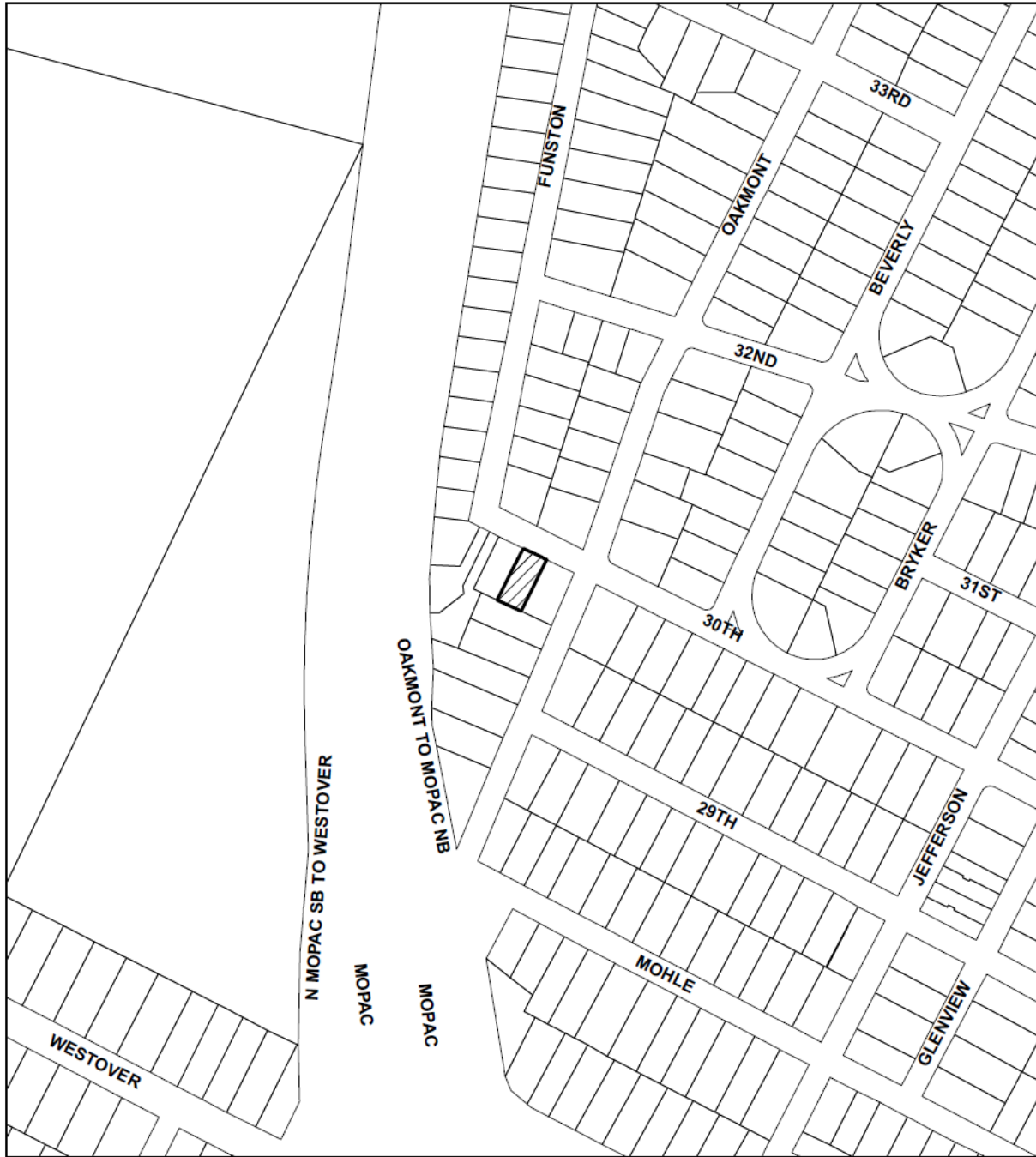
The committee also noted that the 2-story house will be out of place with 1-story minimal traditional or ranch houses in the neighborhood.

#### **STAFF RECOMMENDATION**

---

Encourage the applicant to revise the proposed plan to meet general design principles for new construction within historic districts, which emphasize compatibility with contributing houses within the district in terms of lot placement, size, scale, materials, fenestration patterns, massing, and floor-to-ceiling ratios. Street setback is particularly encouraged to be considered for revision, in keeping with the other buildings on the block.

# LOCATION MAP



1" = 250'

## NOTIFICATIONS

CASE#: NRD-2017-0037  
1903 W. 30TH STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.