

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**DECEMBER 18, 2017**  
NRD-2017-0094  
1006 Lorrain Street  
West Line Historic District

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**PROPOSAL**

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Construct a 2½-story house.

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**PROJECT SPECIFICATIONS**

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The applicant proposes to construct a 2½-story single-family house with an attached carport. The house is located in the West Line Historic District and replaces a one-story non-contributing house previously approved for demolition.

The proposed building has an irregular-shaped plan. It will be clad in stucco or hardiplank artisan lap siding and capped with a combination side-gable roof covered with standing-seam metal. Fenestration includes fixed, casement, and awing clad-wood windows with hardiplank trim. A partially glazed wood door faces east onto a covered entry porch with a concrete floor, tubular steel posts, cedar screen, and shallow shed roof covered with standing-seam metal. Other features of the primary façade include a tall rectangular dormer on the south end, an adjacent reverse dormer, and a projection on the north end capped with an asymmetrical gable roof. Ornamentation includes simple fascia boards at the gable ends. The building has a footprint of 1,594 square feet. A shed-roofed attached carport on the south side is set back from the property line 36'6" and down a grade from the street.

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**STANDARDS FOR REVIEW**

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The West Line National Register Historic District does not have design guidelines for new construction. General design principles for new construction in historic districts emphasize compatibility with contributing houses within the district in terms of lot placement, size, scale, materials, fenestration patterns, massing, and floor-to-ceiling ratios.

The proposed project complies with some of the applicable principles. It has a similar setback on the lot, references the massing of older houses with side-gabled roofs and front-facing dormers, and has similar floor-to-ceiling ratios. It is proposed to be clad in either stucco or hardiplank lap siding; the lap siding would be more in keeping with the historic character of the neighborhood. The house is larger than and not in scale with older houses on the block, which are typically 1-1½ stories high.

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**STAFF RECOMMENDATION**

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Release the permit; advise the applicant to use hardiplank lap siding rather than stucco for cladding and request that the applicant consider scaling back the design to be more in keeping with the scale and character of contributing buildings on the street.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 167'

## NOTIFICATIONS

CASE#: NRD-2017-0094  
1006 LORRAIN STREET

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