

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JANUARY 29, 2018
NRD-2018-0001
4208 Wilshire Parkway
Wilshire Historic District

PROPOSAL

Construct a 1-story house.

PROJECT SPECIFICATIONS

The applicant proposes to construct a 1-story single-family house and rear studio. The house is located in the Wilshire Historic District and replaces a non-contributing house previously approved for demolition.

The proposed building has an irregular-shaped plan and a combination gable roof covered with standing-seam metal. It will be clad in limestone siding at the front and sides, with stucco cladding at the rear. Fenestration includes fixed, casement, and awning windows with aluminum or composite sashes. Paired fully-glazed doors face east onto a small covered entry porch. Ornamentation includes simple fascia boards at the gable ends. The building has a footprint of 2,130 square feet. A 400-square-foot rear studio to the west of the building is attached to the house by a covered wood deck.

STANDARDS FOR REVIEW

The Wilshire 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 all of the applicable principles:

- Lot placement: It has a similar setback on the lot as its neighbors on Wilshire Parkway.
- Size and scale: It is one story, like surrounding contributing buildings.
- Materials: It is clad in compatible limestone on the front and publicly visible sides.
- Fenestration patterns: It has large windows at the front of the house. Though they are not the multi-lite casement windows found in nearby contributing buildings, the proportion and transparency is compatible.
- Massing: It references the massing of older houses with three structural bays and two front-facing gable ends flanking a central entrance.

STAFF RECOMMENDATION

Release the permit.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2018-0001
4208 WILSHIRE PARKWAY



1" = 167'

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