



Historic Review Application

For Office Use Only
Date of Submission: _____

Case #: _____

Historic Preservation Office approval

Date of Approval: _____

Property Address: 1618 Palma Plaza

Historic Landmark ☐

Historic District (Local) ☐

National Register Historic District ☒

Historic Landmark or

Historic District Name: Old West Austin

Applicant Name: Randy Chupik

Phone #: _____

Email: _____

Applicant Address: _____ City: Austin State: TX Zip: 78763

Please describe all proposed exterior work with location and materials. If you need more space, attach an additional sheet.

PROPOSED WORK	LOCATION OF PROPOSED WORK	PROPOSED MATERIAL(S)
1) Existing site has no structures. Proposed work is for construction of (3) detached residences with private garages. <u>Building program (each residence)</u> Garage Level - partially subgrade level with 2-car garage, bedroom suite and sunken private courtyard.	Entire site _____ _____ _____	<u>Building Facades:</u> Painted brick, flat seam metal panel, standing seam metal panel. <u>Windows:</u> Steel, aluminum, and/or aluminum clad wood
2) Unit C does not have a sunken courtyard. Level 1 - Living room, kitchen, dining with at-grade entry through center area of site Level 2 - Bedroom floor (two suites) Level 3 - Small living area with wet bar and access to roof deck. Unit C includes a bedroom suite on Level 3. Roof deck is open air and includes a plunge pool and shade structure (not a waterproof roof structure).	_____ _____ _____ _____	<u>Building Roof:</u> Membrane roofing with parapet <u>Landscape walls:</u> CIP concrete and plate steel
3) _____	_____ _____ _____ _____	<u>Miscellaneous:</u> Wood and steel shade structures, plate steel awnings, steel picket guardrails

Submittal Requirements

1. One set of dimensioned building plans. Plans must: a) specify materials and finishes to be used, and b) show existing *and* proposed conditions for alterations and additions.

Site Plan ☒

Elevations ☒

Floor Plan ☒

Roof Plan ☒

2. Color photographs of building and site: No existing structures on site; Site photographs submitted with application.

Elevation(s) proposed to be modified ☐

Detailed view of each area proposed to be modified ☒

Any changes to these plans must be reviewed and approved by the Historic Preservation Office and/or Historic Landmark Commission.

Applicant Signature: _____

Date: 8/9/22

Submit complete application, drawings, and photos to preservation@austintexas.gov. Call (512) 974-3393 with questions.



Design Standards and Guidelines for Historic Properties

Adopted December 2012

Design Standards and Guidelines for Historic Properties

Landmarks and National Register historic district properties

If you are making changes to a historic landmark, the project *must* comply with these standards to receive a Certificate of Appropriateness. If you are making changes to a contributing property or constructing a new building within a National Register historic district, consider the standards below as advisory guidelines:

1. Use a property for its historic purpose or place it in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. Retain and preserve the historic character of a property shall be retained and preserved. Avoid the removal of historic materials or alteration of features and spaces that characterize a property.
3. Recognize each property as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Local historic district properties

If you are making changes to a contributing property or constructing a new building in a local historic district, the project *must* comply with the design standards established for that district to receive a Certificate of Appropriateness. Visit the Historic Preservation Office website to view your district's design standards: <http://www.austintexas.gov/department/historic-preservation>.

What Type of Work Requires a Certificate of Appropriateness?

Certificates of Appropriateness (COAs) are required for exterior changes or additions to historic landmarks, any property pending designation as a landmark, and contributing buildings in local historic districts; or if you are constructing a new building in a local historic district. Work requiring a COA includes:

1. Additions
2. Construction of new buildings, including outbuildings
3. Window and door replacement
4. Exterior siding replacement
5. Replacement of roof materials with a different material
6. Site changes such as a pool, deck, fence, or back porch enclosure

Ordinary repair and maintenance projects do *not* require a Certificate of Appropriateness. For more information, see the historic review process charts on the [Historic Preservation Office website](#).