

4206 Wilshire Pkwy

Historical Landmark Commission

March 1, 2023

Demo Permit:

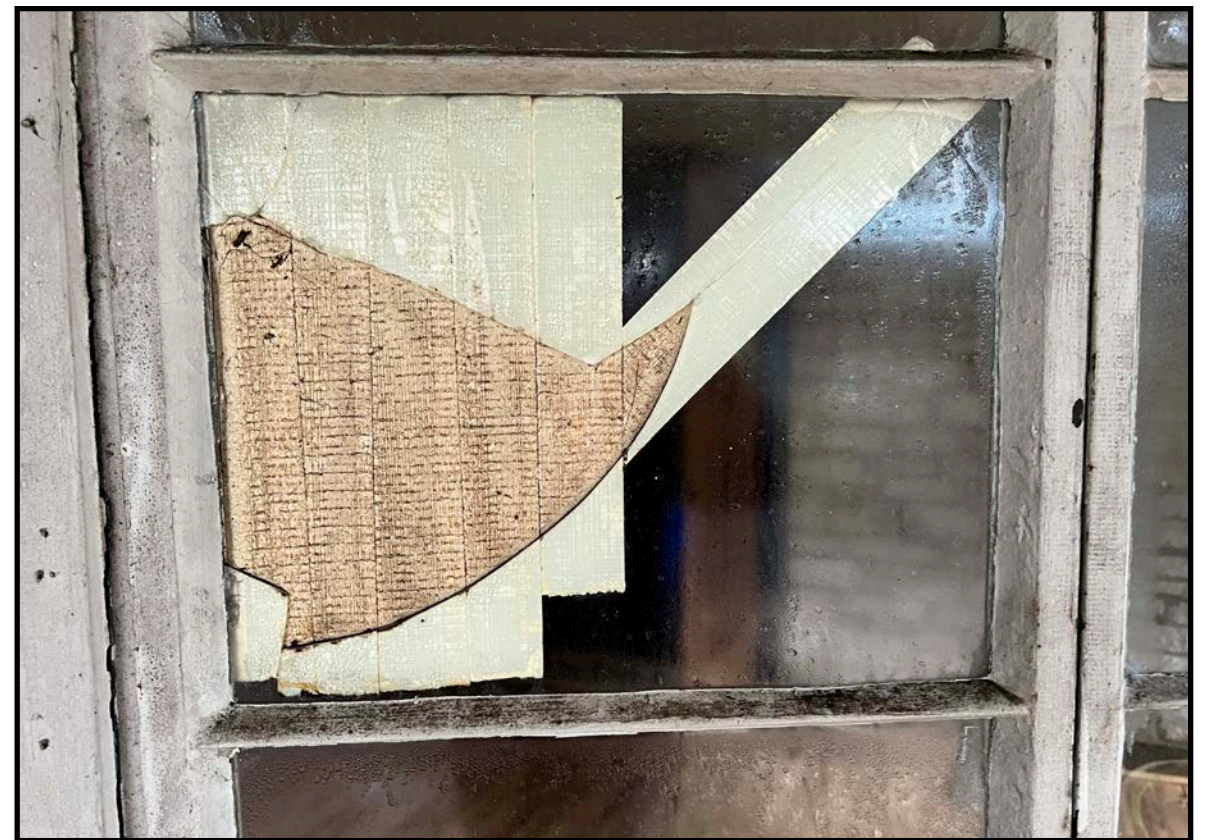
Demolish existing house and carport

- House is poorly maintained and has deteriorated beyond the point of reasonably rehabbing for adaptive use.
- The ceilings are less than 8'
- Poorly insulated
- Walls are cracking
- Foundation is unstable.
- It is in tear-down condition.

Due to its awkward location on site and the proximity of power lines that cross the lot just behind the house, adding to the house would not be feasible.









Ceiling leaks and mold



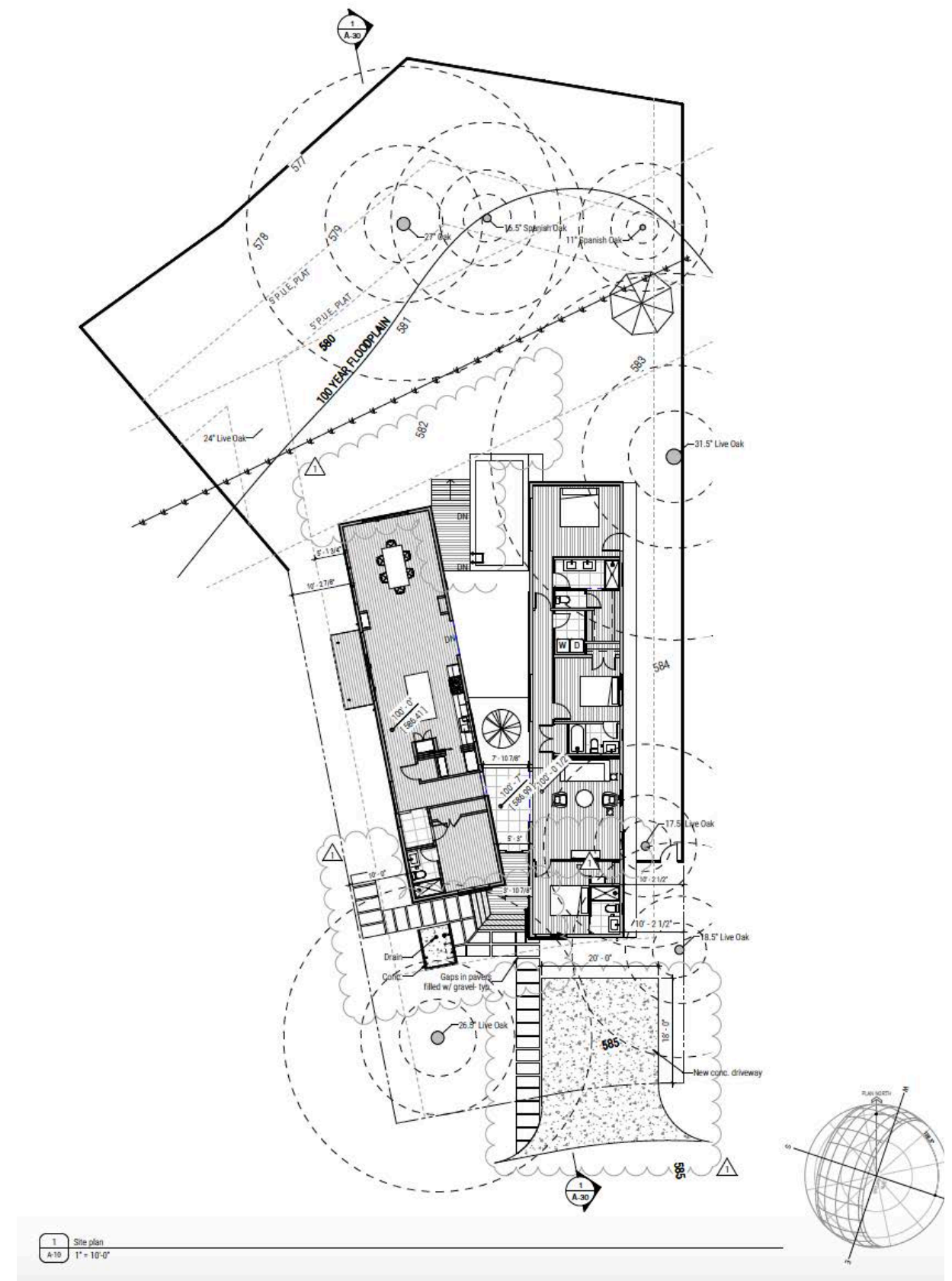
Rotted boards

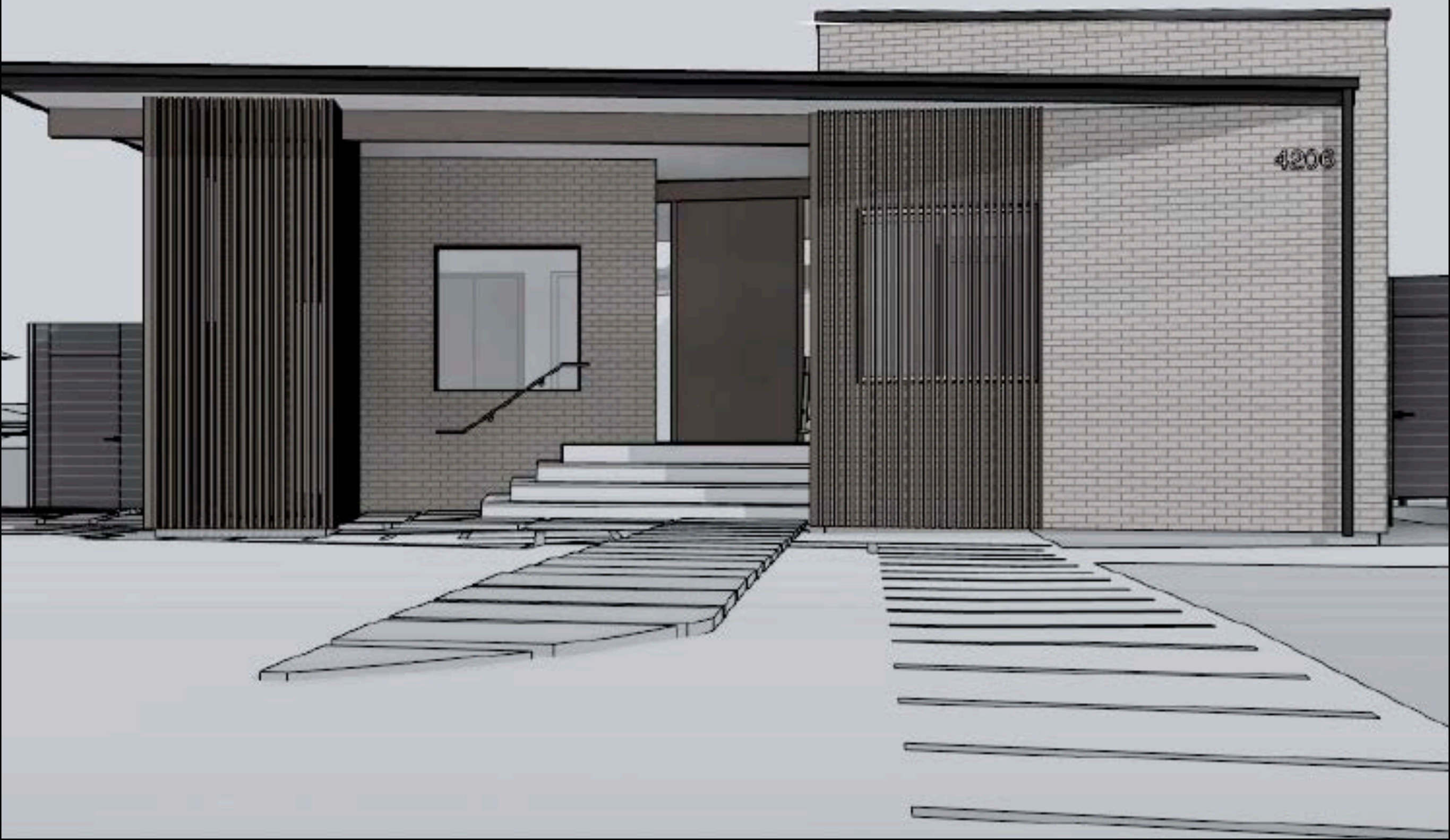
Build Permit

Designed to fit the fabric of the neighborhood.

- One-story
- Brick Facade
- 25' Front Setback
- 10' Side Setbacks
- Consistent with the predominant orientation
- Maintains the street rhythm
- Simplified roofline*
- Removed chimney*

*updated to address staff comments from 2/1/23 submission







House Next Door

Featured in the Austin Historic Design Standards

The design has been thoughtfully scaled and carefully detailed to fit the fabric of the neighborhood.

Our home was envisioned as a compliment to the home next door that went through a historic review and was granted a demo and New Build permit. It since has been featured in the Austin Historic Design Standards Nov 2022 manual as an example of contemporary design within historic districts.





Street / Neighbors