

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MAY 3, 2023
HR-2023-041371
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT
1411 ETHRIDGE AVENUE

PROPOSAL

Construct a new residence, garage apartment, and pool.

PROJECT SPECIFICATIONS

The proposed new building is a two-story masonry house with compound hipped roof, rhythmic fenestration, dentillated cornice, and slate shingles. It features a flat-roofed glass enclosure at the rear façade and a detached garage at the back of the lot.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

Residential new construction

1. Location

The proposed house and garage apartment appear appropriately sited.

2. Orientation

Both the proposed house and garage have orientations consistent with the historic district's contributing buildings.

3. Scale, massing, and height

Proposed scale, massing, and height appear appropriate for the district.

4. Proportions

The buildings' proportions are compatible with surrounding contributing buildings.

5. Design and style

The proposed design and style appear appropriate. While the main house does not have a consistent design throughout, the flat-roofed portion of the house is located at the rear of the building and will have minimal visual impact.

6. Roofs

The proposed roof form and materials are compatible, with less-compatible portions at the rear of the lot.

7. Exterior walls

Proposed stucco and masonry are appropriate primary materials. The glass accent walls are localized to the rear of the building.

8. Windows and doors

Windows and doors appear compatible.

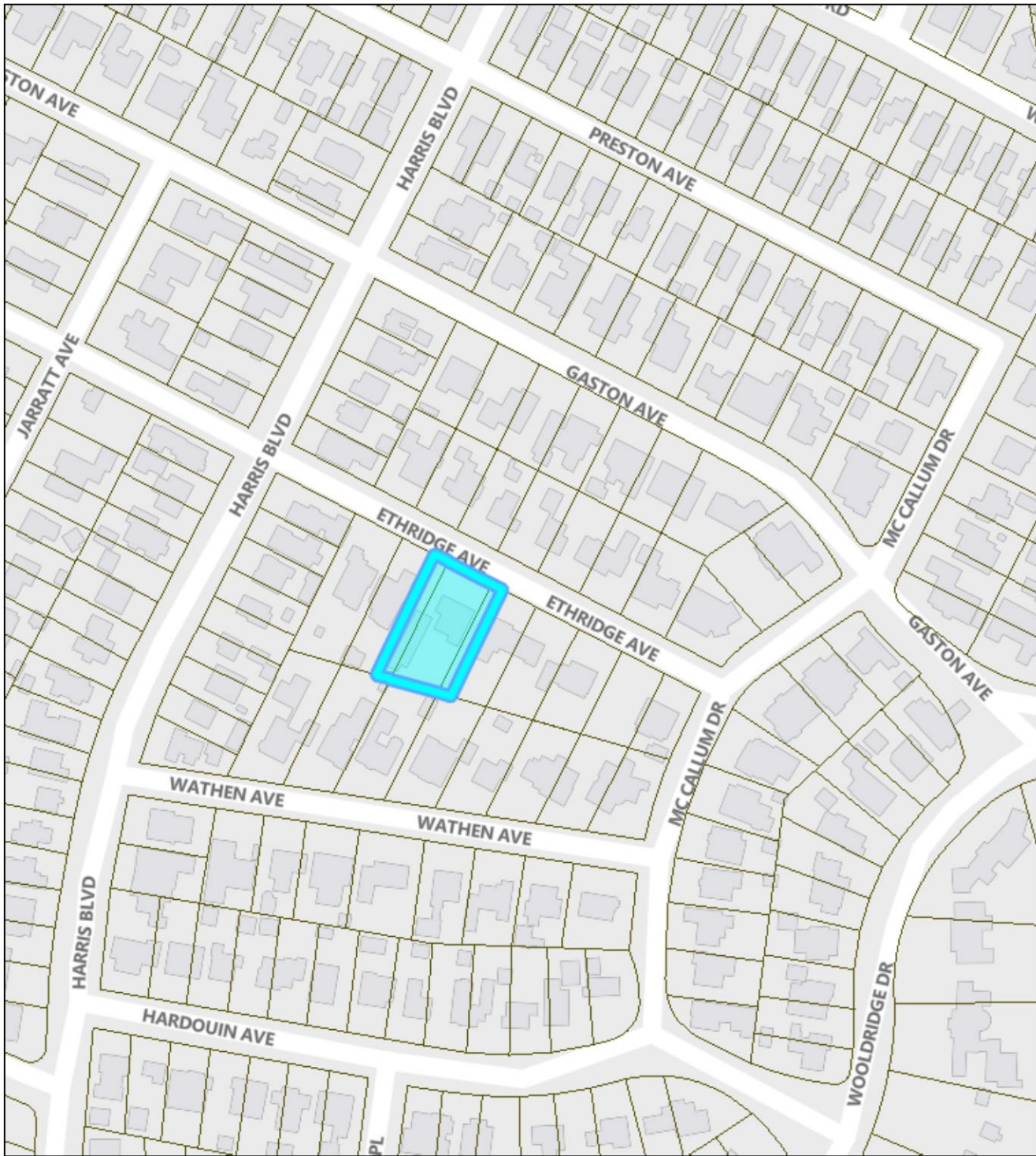
Summary

The project mostly meets the applicable standards.

STAFF RECOMMENDATION

Comment on plans.

LOCATION MAP



1: 2400

Lot Lines

Lot Line



HR 23-041371

1411 ETHRIDGE AVENUE



4/14/2023

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