

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MAY 3, 2023
HR-2023-022628
WEST LINE NATIONAL REGISTER HISTORIC DISTRICT
1006 EASON STREET

PROPOSAL

Construct a new residence.

PROJECT SPECIFICATIONS

The proposed new house is two stories in height, clad in board-and-batten fiber cement siding. It has 1:1 aluminum-clad wood windows and divided sidelights, a painted metal roof, and a wood garage door at the West Lynn (secondary) elevation. The upper story features a partial-width balcony with a decorative steel guardrail, while the porch below is beneath a projecting trellis.

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 and 2. Orientation

The proposed house appears appropriately sited at the Eason Street elevation. However, the West Lynn (rear) elevation presents a long drive and residential garage to a rhythmic portion of the street.

3. Scale, massing, and height

The proposed scale, massing, and height are appropriate for the district.

4. Proportions

The proposed building's proportions are compatible with the surrounding district.

5. Design and style

The proposed design and style are mostly appropriate.

6. Roofs

The proposed cross-gabled roof appears appropriate.

7. Exterior walls

The proposed exterior materials are mostly compatible; however, horizontal siding rather than board-and-batten may help to reduce the appearance of outsized verticality.

8. Windows and doors

Proposed fenestration is appropriate.

9. Porches

The proposed porch is mostly appropriate. Though the projecting trellis draws attention to the first floor, it serves as a visual break between first and second floors, reducing the appearance of verticality.

11. Attached garages and carports

See 1 and 2.

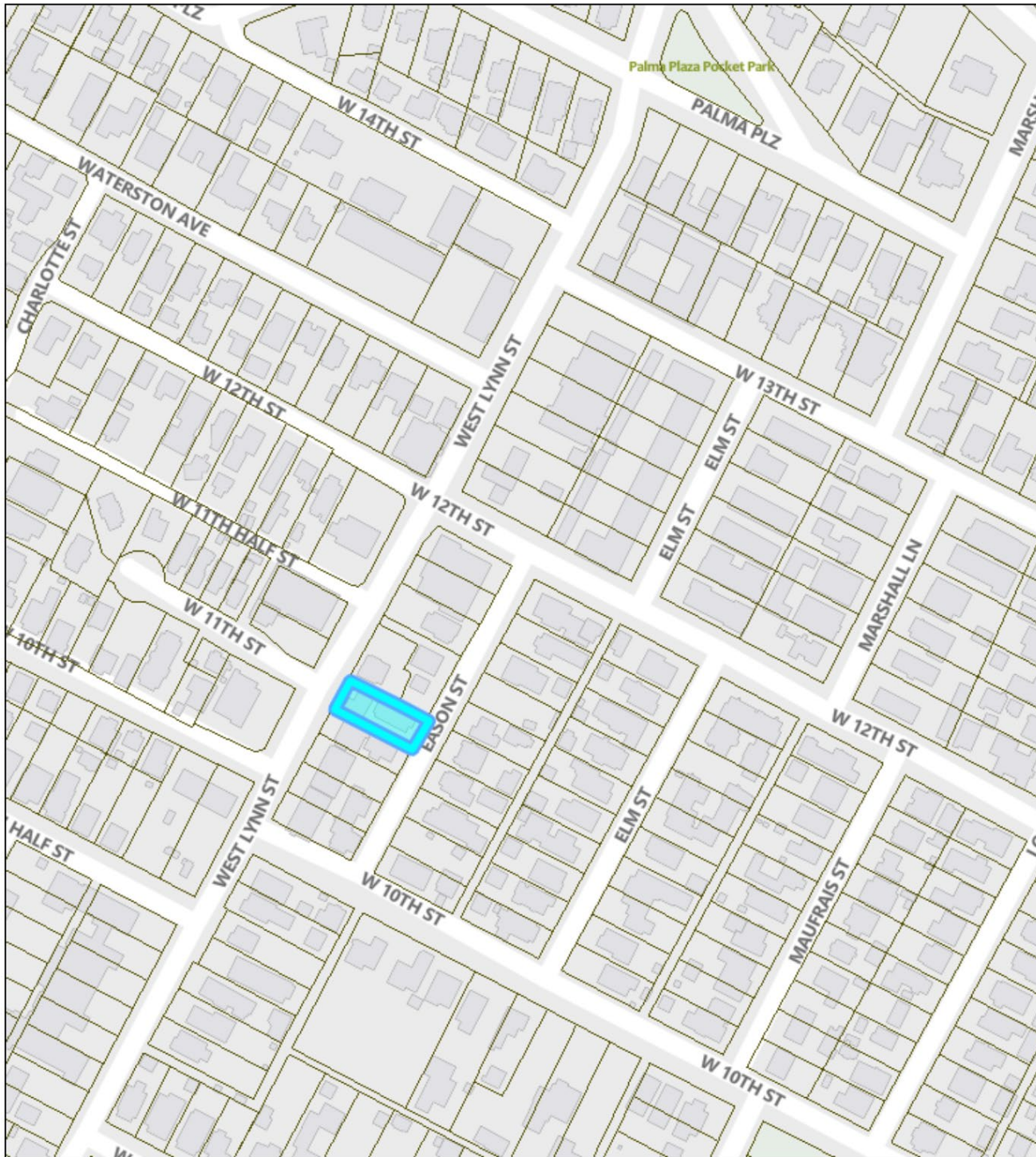
Summary

The project meets some of the applicable standards.

STAFF RECOMMENDATION

Comment on plans.

LOCATION MAP



1: 2400

Lot Lines

Lot Line

**HR 23-022628**

1006 EASON STREET



4/14/2023

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