

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JUNE 7, 2023
HR-2023-030636
WEST LINE
1004 EASON STREET

PROPOSAL

Construct a new building.

PROJECT SPECIFICATIONS

The proposed new house is two stories in height, capped with a hipped, standing-seam metal roof. It is clad in stucco and fiber-cement board-and-batten siding. Its 1:1 aluminum-clad wood windows are arranged in a regular pattern at top and bottom floors, and wide sidelights flank the central wood entry door. Decorative steel guardrails and exposed rafter tails ornament the second-floor balcony.

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 new building appears appropriately sited.

2. Orientation

The proposed building’s orientation appears appropriate.

3. Scale, massing, and height

The proposed building’s scale, massing, and height are compatible with surrounding contributing buildings.

4. Proportions

The proposed building’s traditional proportions are compatible with the district.

5. Design and style

The proposed building’s design and style are consistent and differentiated.

6. Roofs

The proposed roof is compatible.

7. Exterior walls

The proposed exterior walls are somewhat compatible; horizontal siding is found more often in the district.

8. Windows and doors

Proposed fenestration is compatible.

9. Porches

While the Monterey-style balcony is somewhat anachronistic in this district—Texas was later to adopt the classic 1930s and ‘40s California design—it lessens the building’s verticality.

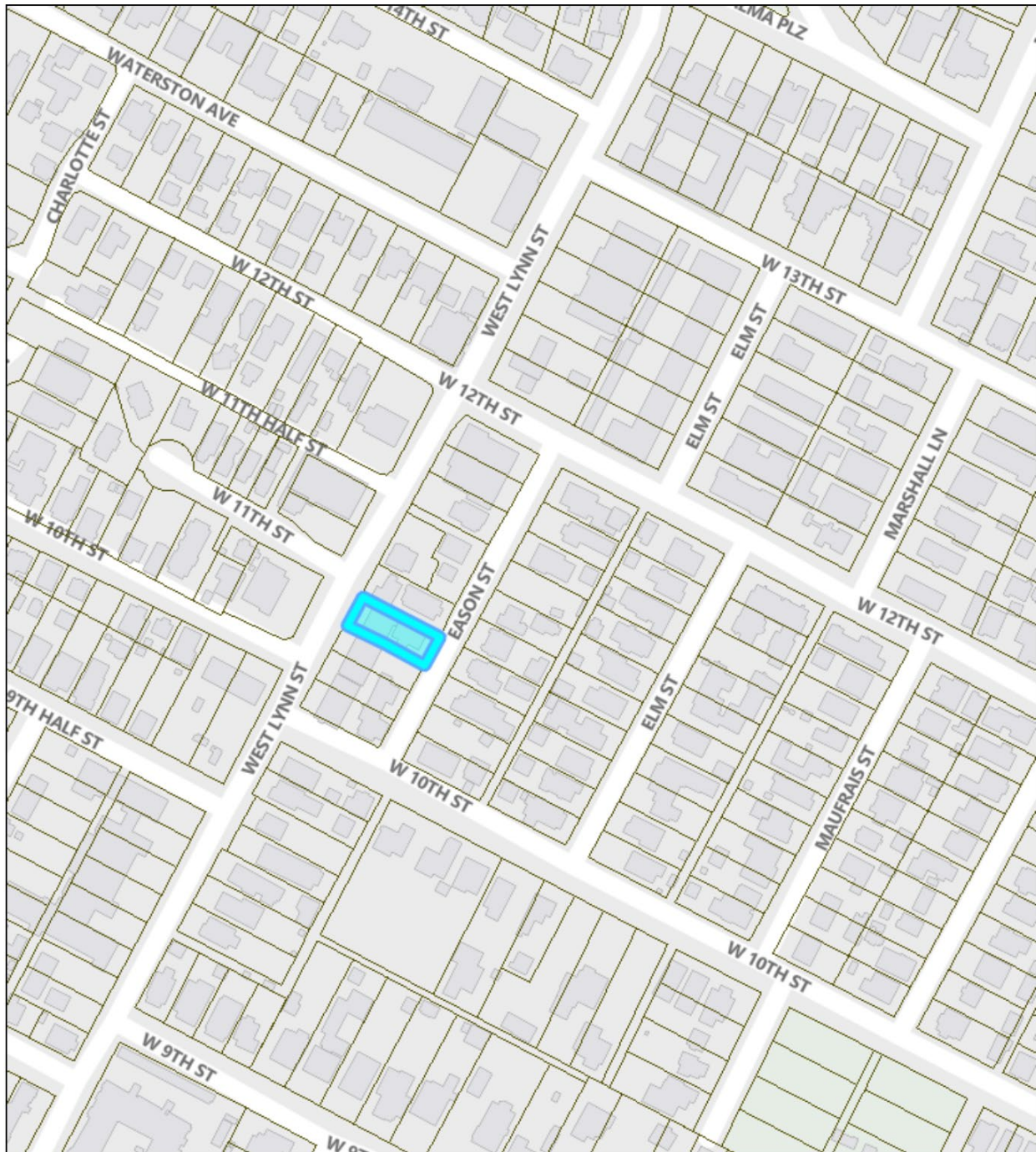
Summary

The project mostly meets the applicable standards.

STAFF RECOMMENDATION

Comment on plans.

LOCATION MAP



1: 2400

Lot Lines

Lot Line

**HR 23-030636**

1004 EASON STREET



5/19/2023

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