

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
SEPTEMBER 6, 2023
HR-2023-097934
WEST LINE NATIONAL REGISTER HISTORIC DISTRICT
801 WINFLO DRIVE

PROPOSAL

Construct a new residence and pool.

PROJECT SPECIFICATIONS

The proposed new building is three stories in height, with the basement floor receding below the hillside on the sloped lot. It is clad in stucco, stone, and horizontal fiber cement siding. Fenestration includes front-facing wood garage bay doors, divided fixed and sash windows with metal trim, and divided full-height sliding glass doors. Its irregular roofline is flat and cross-gabled, of standing-seam metal.

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.

Residential new construction

1. Location

The proposed building is set back roughly 30' from the street.

2. Orientation

The proposed house is oriented toward the primary streetscape, though the garage doors incompatibly face the street.

3. Scale, massing, and height

The proposed building is larger in scale and taller in height than surrounding contributing buildings, and its irregular massing may increase its visual weight on the streetscape.

4. Proportions

The buildings proportions are somewhat compatible, with the exception of the irregular massing.

5. Design and style

The proposed building is adequately differentiated from contributing district elements, though its design appears inconsistent.

6. Roofs

The proposed roofline is not compatible with the district.

7. Exterior walls

The proposed rustic stone and secondary wood trim are mostly incompatible with the nearby contributing buildings of the district.

8. Windows and doors

The proposed fenestration appears mostly incompatible.

10. Chimneys

The proposed chimney meets the standards.

11. Attached garages and carports

The proposed front-facing garage does not meet the standards.

Summary

The project meets few of the applicable standards.

STAFF RECOMMENDATION

Comment on plans.

