

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
OCTOBER 4, 2023
HR-2023-108618
WEST LINE NATIONAL REGISTER HISTORIC DISTRICTS
1505 WEST 10TH STREET

PROPOSAL

Construct a two-and-a-half story house with roof deck and pool.

PROJECT SPECIFICATIONS

The proposed new building is two stories in height with a habitable attic, clad in stucco and stained wood with metal screening. It is capped by a compound flat, hipped, and gabled roof clad in standing seam metal and TPO. Fenestration is irregular and includes undivided fixed and casement windows, partially glazed doors, and sliding barn doors.

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 construction is set back approximately 20' from the street, the general location of the existing non-contributing house.

2. Orientation

The proposed new building is oriented toward the primary street.

3. Scale, massing, and height

The building's massing is weighted toward the back of the lot, which helps to offset its large scale and taller height.

4. Proportions

The building's proportions are somewhat compatible closest to the street, though the secondary (rear) mass is less compatible.

5. Design and style

The building's design and style appear internally consistent, and the front portion of the house is somewhat compatible.

6. Roofs

The proposed building's complex roof form is not compatible with the simpler roof forms elsewhere in the district.

7. Exterior walls

The proposed exterior stucco is somewhat compatible. The metal screening is less compatible.

8. Windows and doors

Proposed fenestration does not appear compatible with the surrounding district.

9. Porches

The proposed partial width front porch appears to take some cues from the surrounding district.

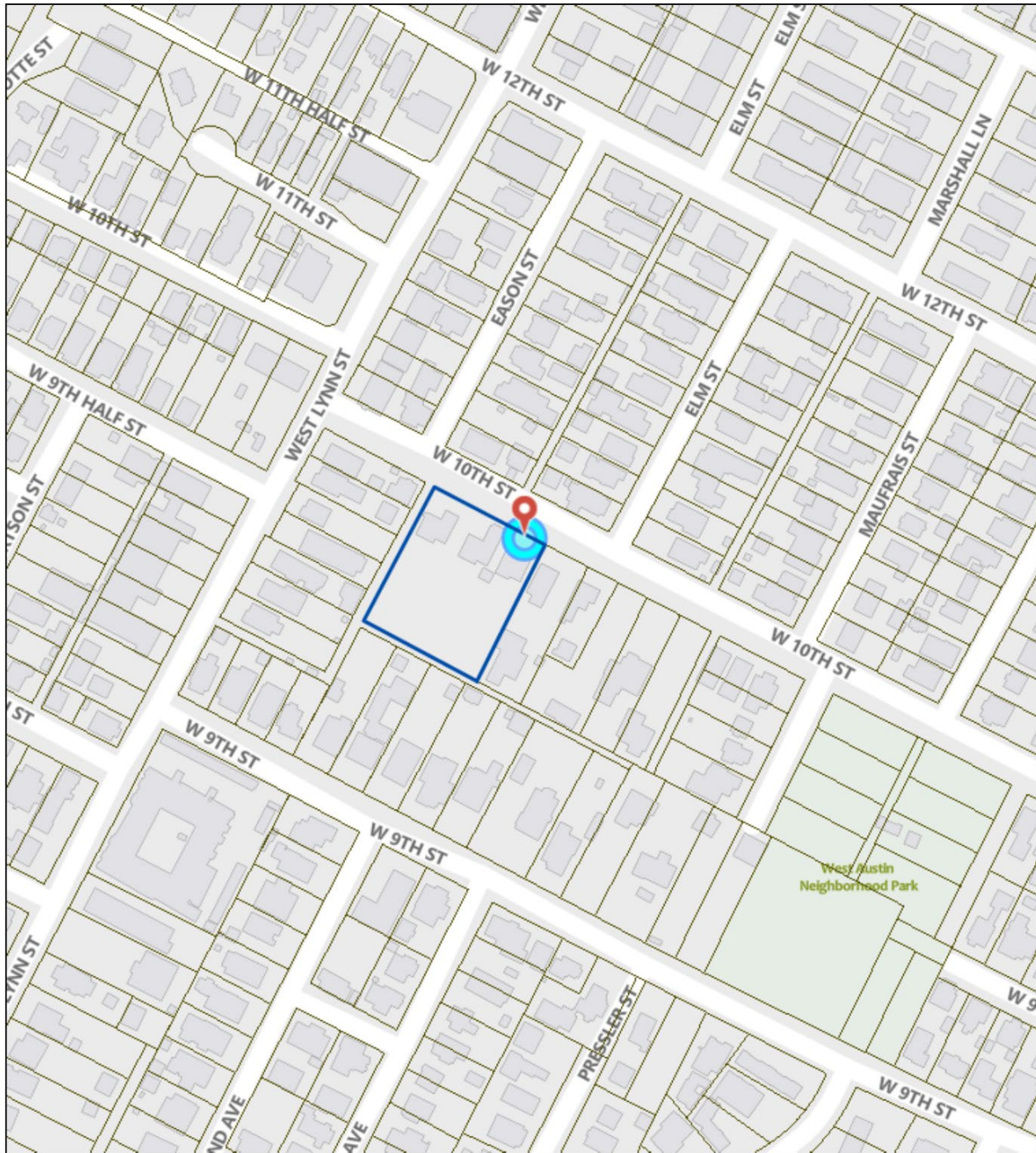
Summary



The project meets some of the applicable standards.

STAFF RECOMMENDATION

Comment on plans.

LOCATION MAP



 1: 2400 9/20/2023	<p>HR 23-108618</p> <p>1505 W 10TH STREET</p> <p><small>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.</small></p>	
---	---	---