

**HISTORIC LANDMARK COMMISSION
APRIL 22, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0026
Old West Austin
1605 Northwood Road**

PROPOSAL

Add second story additions to one-story side wings of a contributing house.

PROJECT SPECIFICATIONS

The existing c. 1941 house is an approximately 3,400 sq. ft., two-story Neo-Classical style house with symmetrical one story wings on either side. The two-story central section has a side gable roof, while the full facade porch is covered by a flat roof extension supported by four square columns. The side wings have flat roofs as well, with decorative balustrades.

The front door has a fan light and side lights. The windows on the façade are symmetrically oriented, multi-paned, double hung windows with shutters. There is a balcony over the front door accessible from a centered, second story glass door with side lights.

There is a rear, side attached garage with second story living space that was added c. 2008.

The applicant proposes to construct second story additions over the existing one-story side wings. The additions will have side gabled roofs and front facing gabled wall dormers with multi-paned windows to match the existing windows. The siding and roofing materials will match the existing materials.

STANDARDS FOR REVIEW

The existing property is contributing to the Old West Austin National Register Historic District. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever, possible, new additions or alterations to structures shall be done in such

a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

Although the new additions will be clearly visible from the street, their form, size and materials are not incompatible with the existing house and are consistent with the Neo-Classical architectural style.

STAFF RECOMMENDATION

Release the permit per the proposed design.

PHOTOS





SUBJECT TRACT



ZONING BOUNDARY

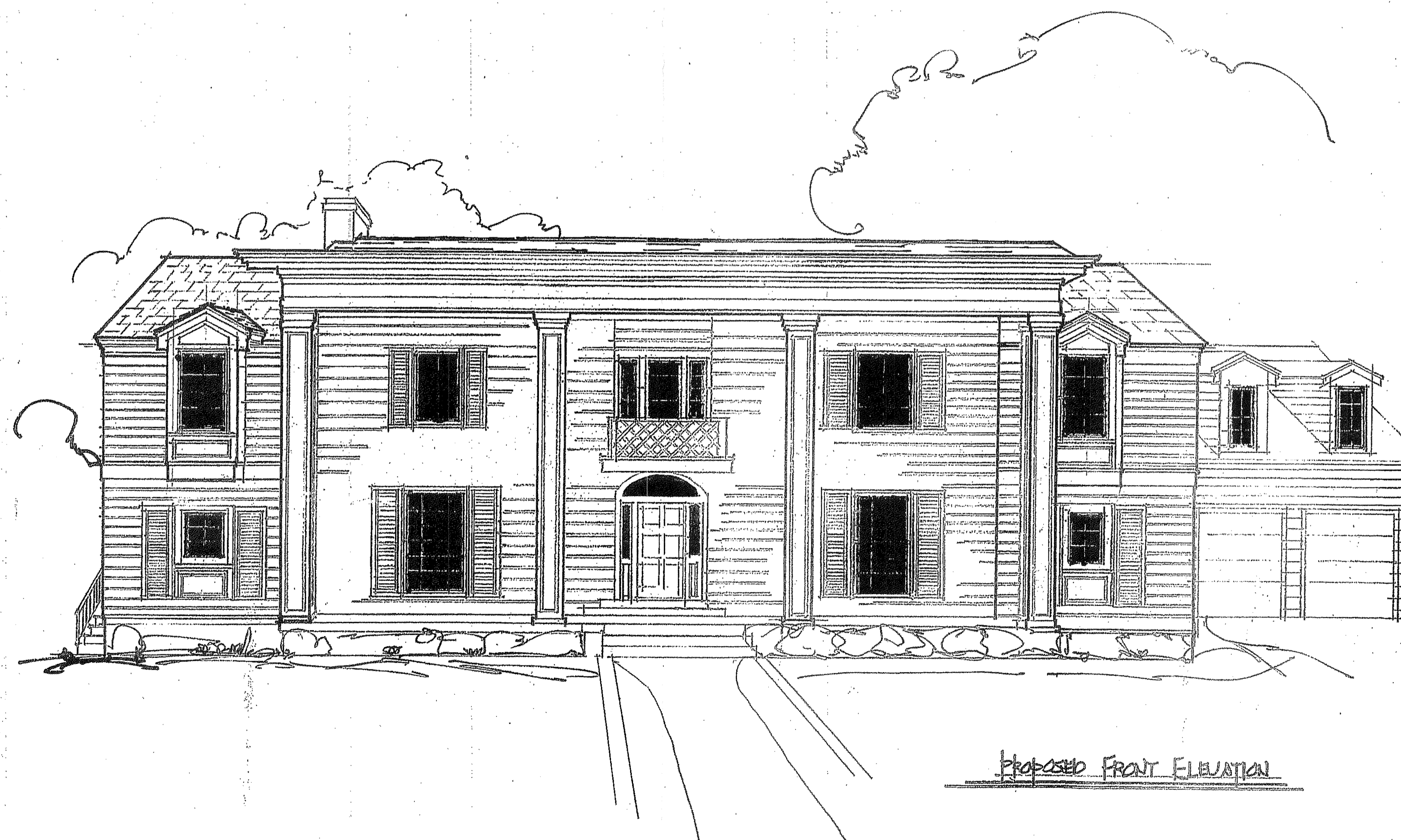
CASE#: NRD-2013-0026
LOCATION: 1605 Northwood Road



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 and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

ALL DIMENSIONS AND CONDITIONS
TO BE VERIFIED ON JOB SITE



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THE MORRIS PROJECT
1605 Northwood Rd. Austin, TX

Job: NMM-10/12

Date: 10/30/12

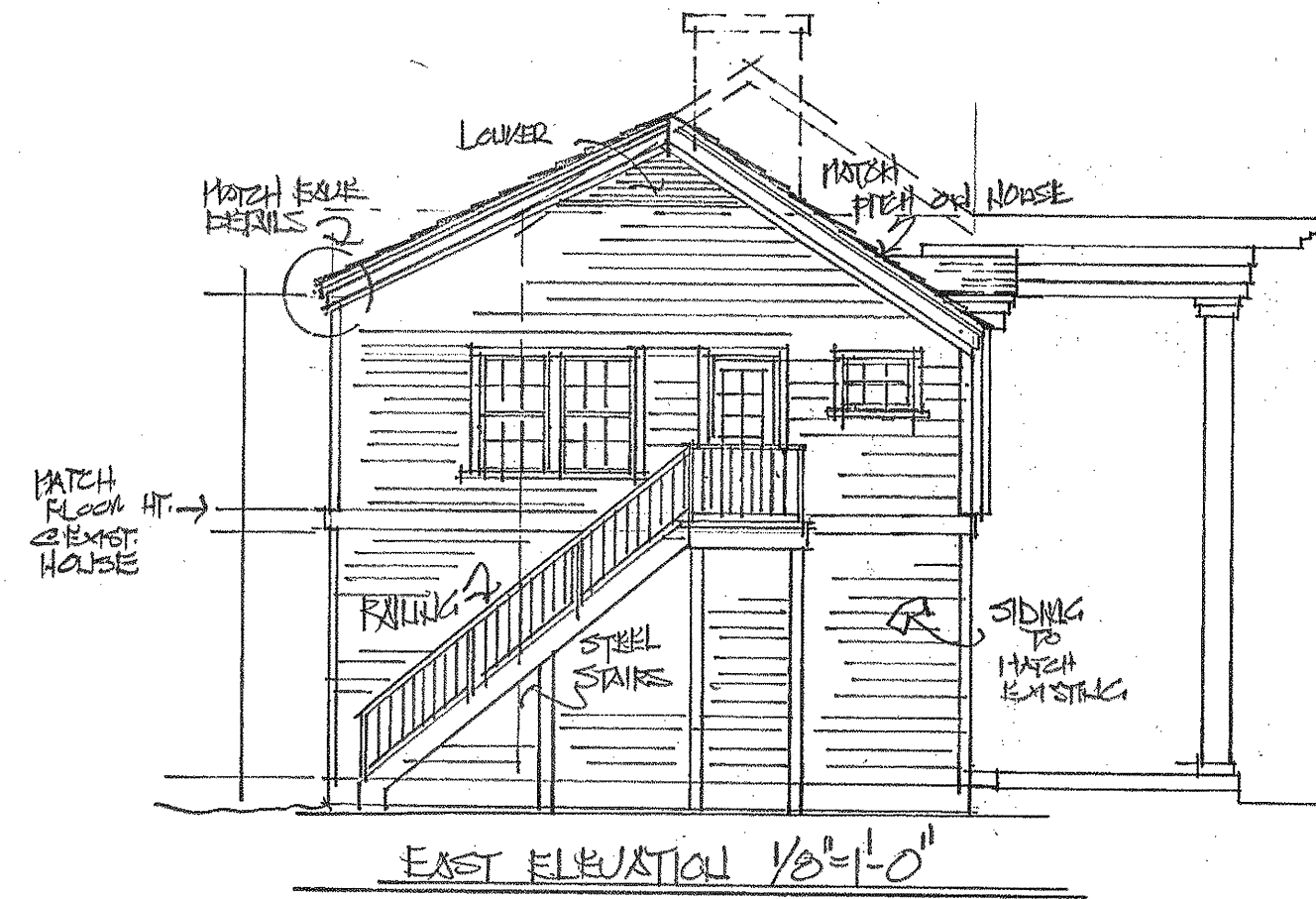
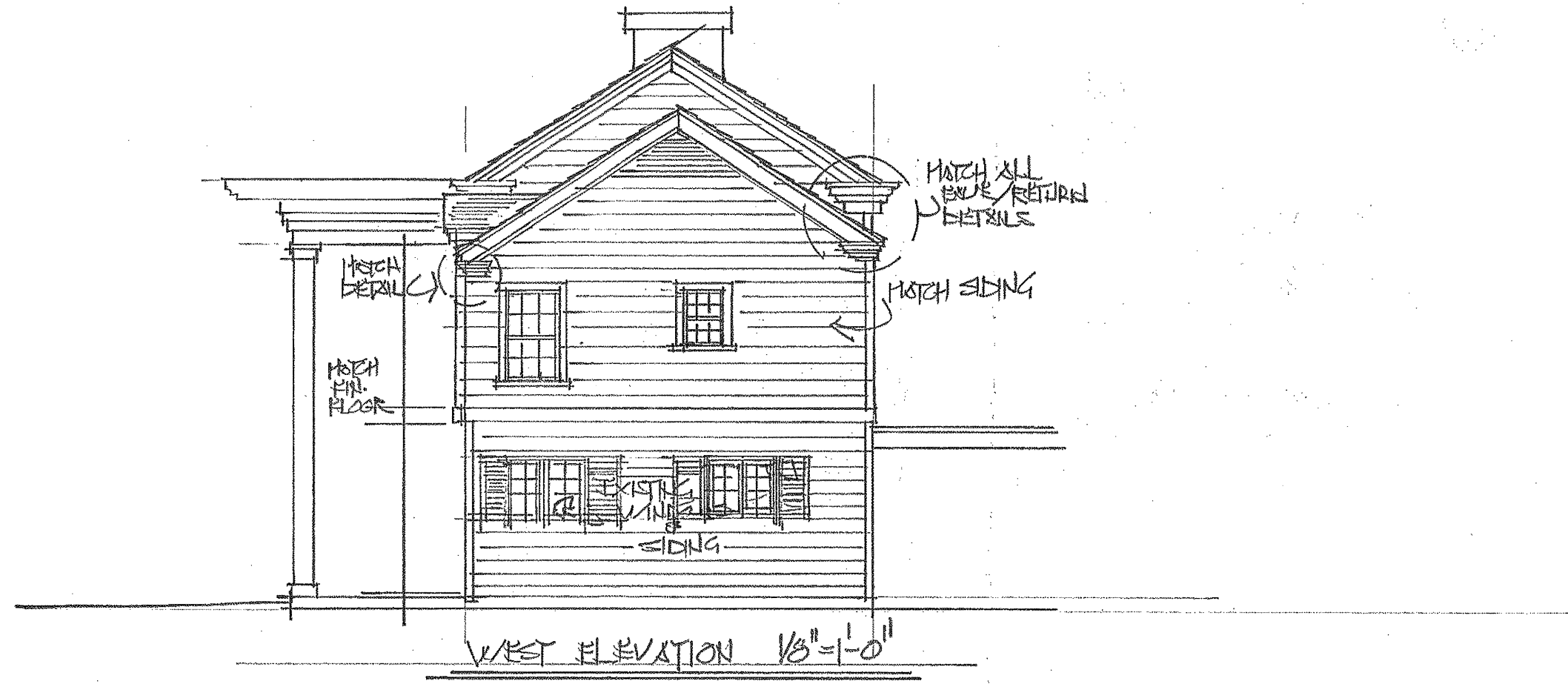
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ALL DIMENSIONS AND CONDITIONS
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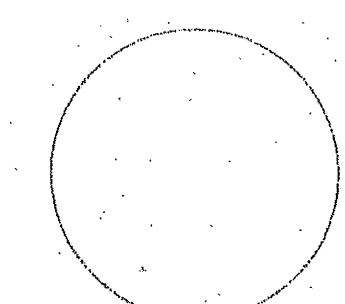
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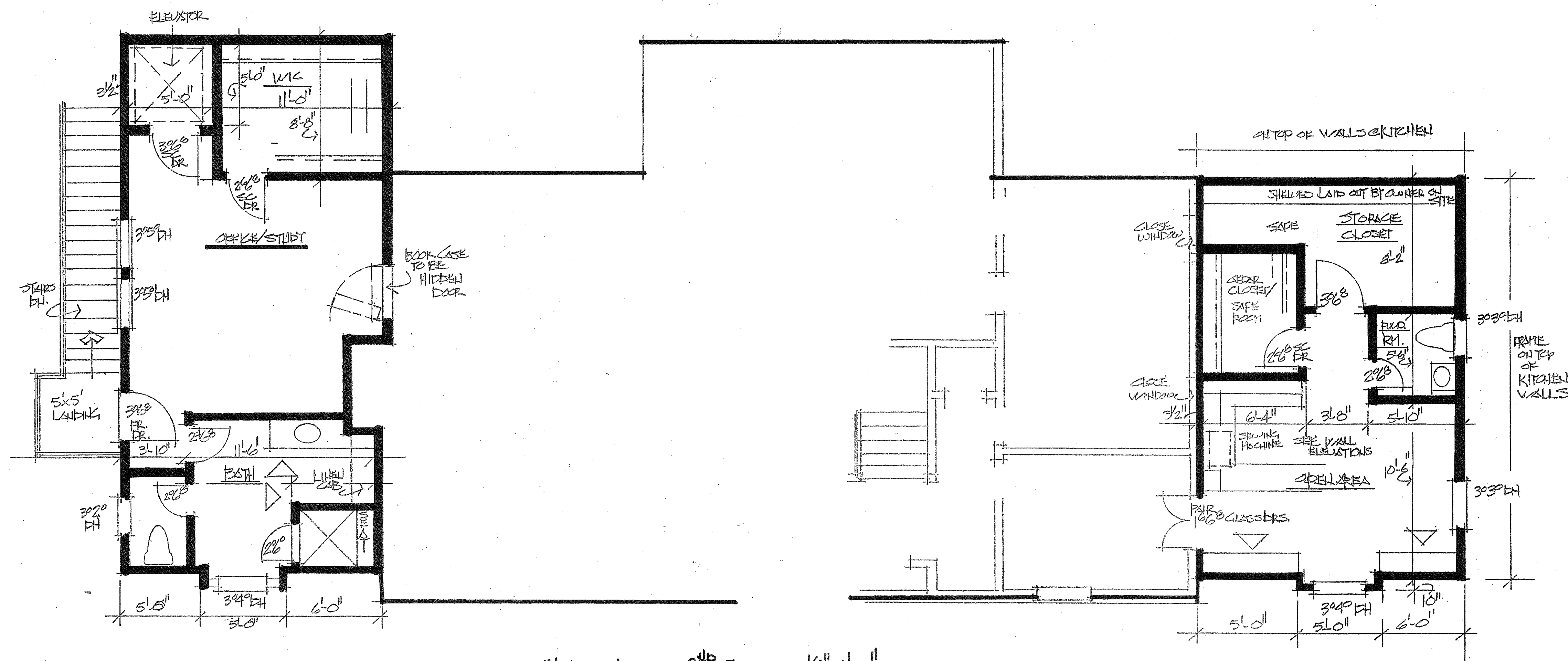
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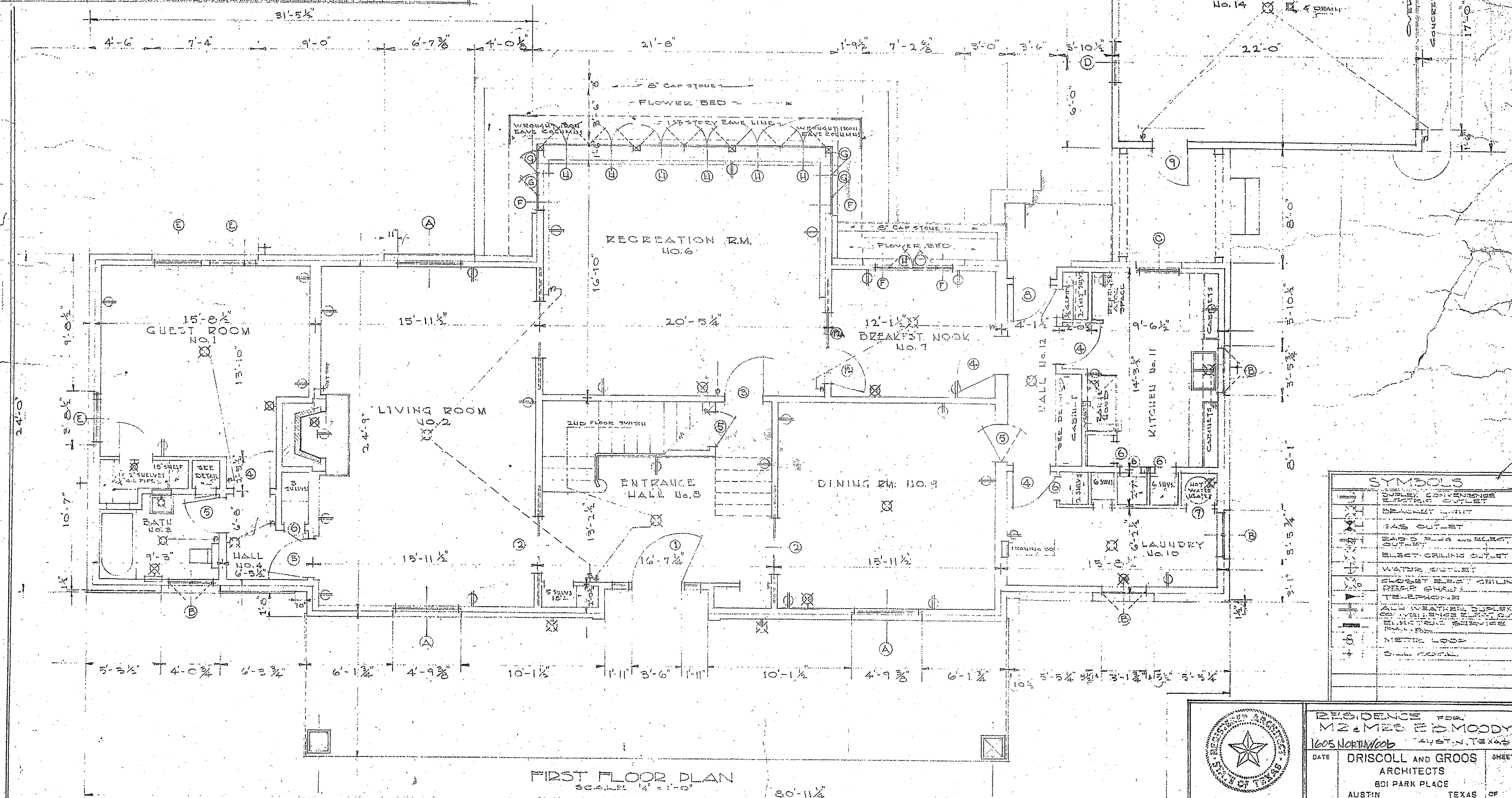
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ADDITIONS TO 2nd FLOOR $\frac{1}{4}" = 1'-0"$

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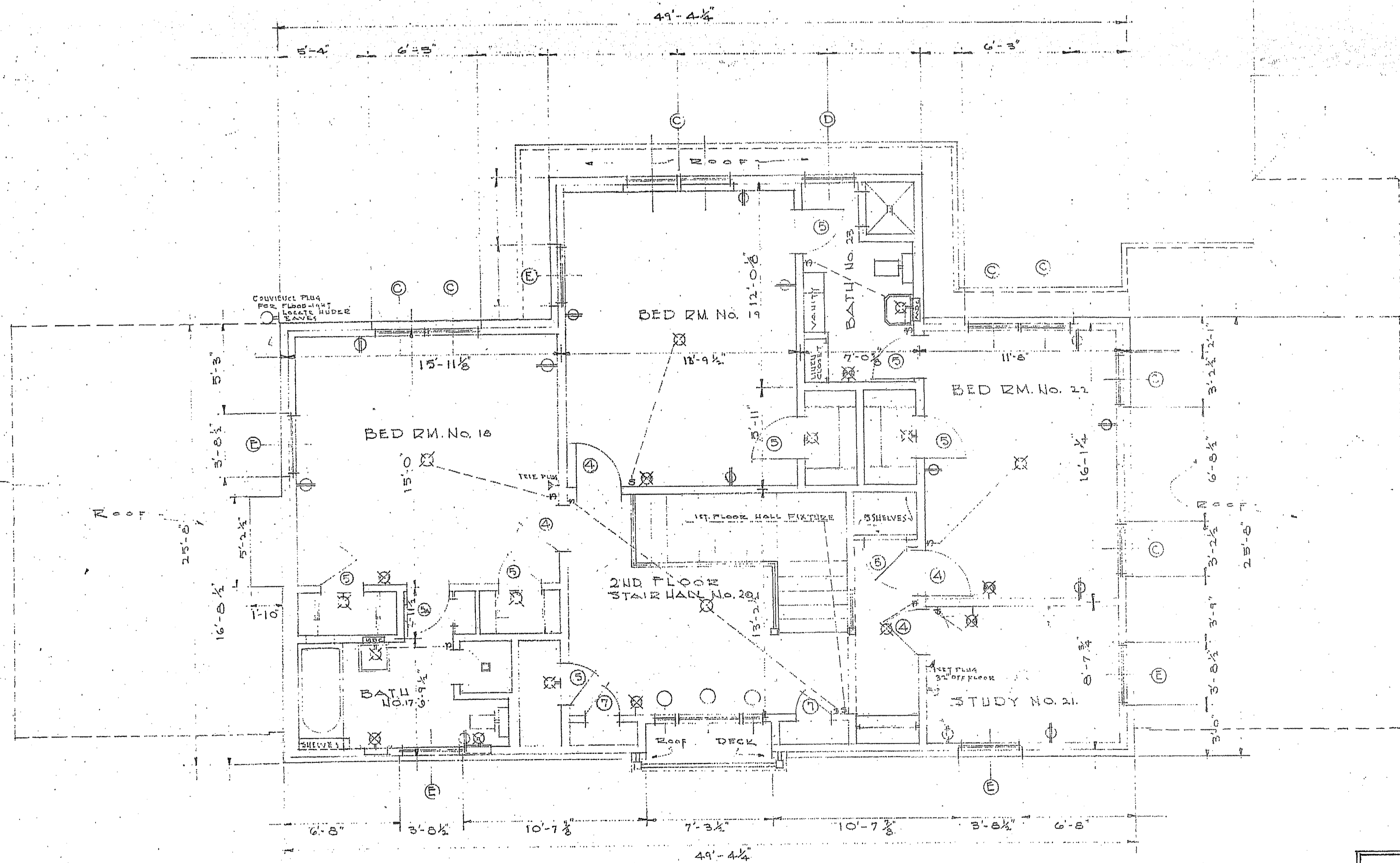
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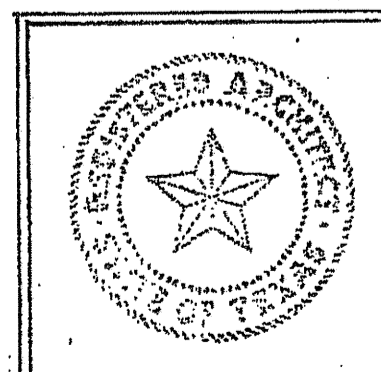
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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



DATE	DRISCOLL AND GROOS ARCHITECTS	SHEET
	801 PARK PLACE	
	AUSTIN TEXAS	
	VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE	

ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON JOB SITE.

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