

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MAY 19, 2014
NRD-2014-0042
3205 Beverly Road
Old West Austin

PROPOSAL

Construct a new two-story house.

PROJECT SPECIFICATIONS

The applicant was granted permission to demolish the existing one-story house on the site; the demolition permit has not been released pending Commission review of the plans for the new house.

The applicant proposes the construction of a two-story house with a footprint of 1,775 square feet. The proposed house will be an L-plan stucco house with a front-facing garage and wood accenting the entry door; the garage doors will be made of wood. The house will have a metal roof.

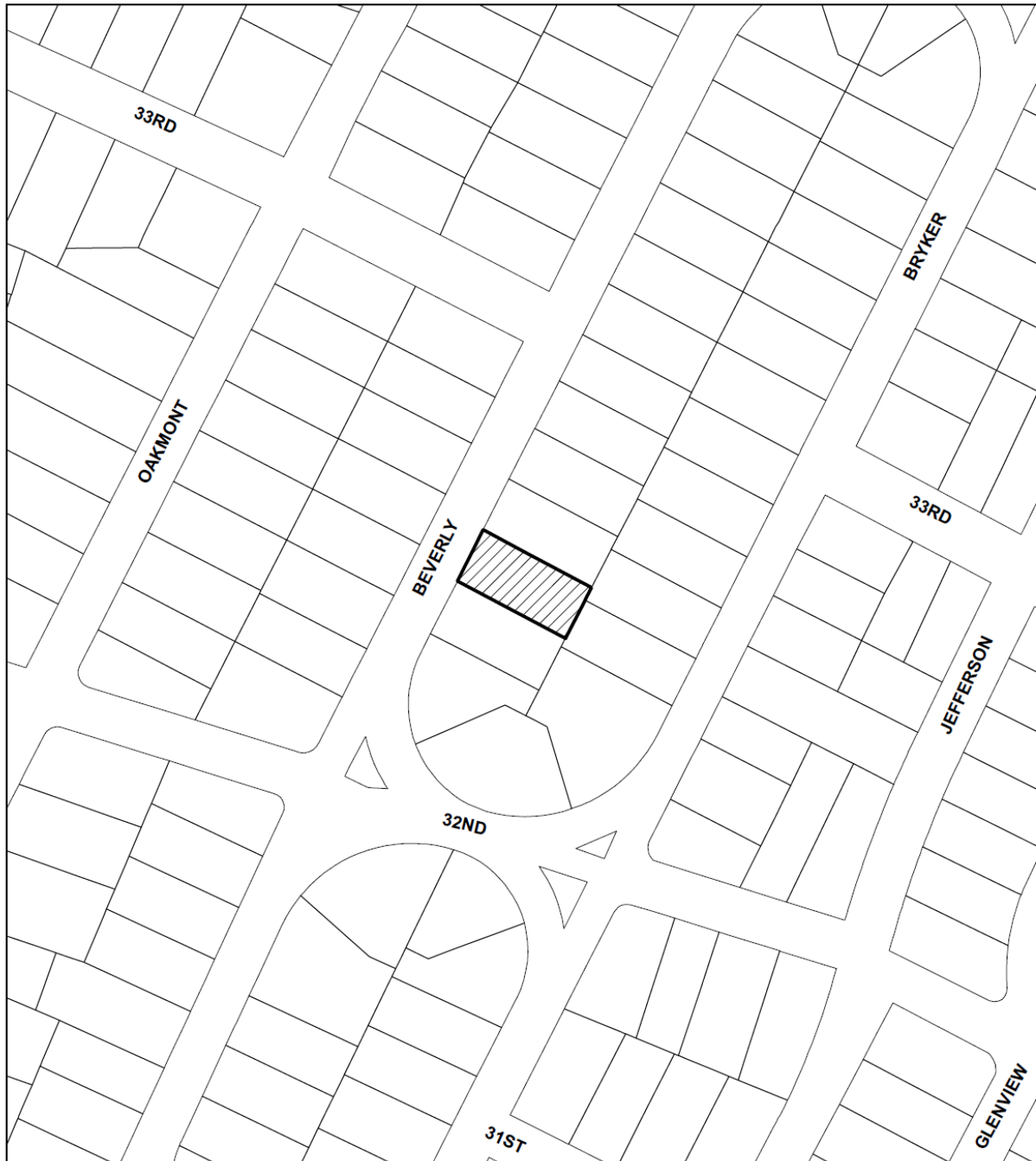
STANDARDS FOR REVIEW

The Old West Austin National Register Historic District has no specific design guidelines for new construction. General design principles for historic districts encourage compatibility with contributing houses within the district in terms of size, scale, massing, and materials. Design principles generally recommend that garages and second stories be set back from the front of the house to the greatest extent possible.

STAFF RECOMMENDATION

Release the permit with the following recommendations:

1. Consider more of a one-story street presence for this house. Beverly Road in in Bryker Woods, which is characterized by one-story wood houses from the 1940s, with a smaller street presence.
2. Consider wood siding as the primary material on the house; Bryker Woods is characterized by wood houses – there are very few stucco houses in the neighborhood.
3. Consider pulling the garage back from the front of the house to the greatest extent possible so that the street presence of the garage is minimized.



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 134'

NOTIFICATIONS

CASE#: NRD-2014-0042

LOCATION: 3205 Beverly Road

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