

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JULY 28, 2014
NRD-2014-0067
1514 W. 29th Street
Old West Austin

PROPOSAL

Construct a two-story garage with studio in the rear of the lot.

PROJECT SPECIFICATIONS

The proposed garage apartment/studio will be built on the site of an existing shed. Portions of the existing driveway and an existing carport will be removed as part of this project. The proposed garage apartment/studio will be 2 stories with a pyramidal hipped roof; the siding will be hardi-plank; the roof will be standing-seam metal panels. The second story of the structure will be accessed by an exterior stairway with wood posts; there will be small, gabled porches on the east and south elevations of the building.

STANDARDS FOR REVIEW

The principal house is contributing to the Old West Austin National Register Historic District, and no changes are proposed for the main house. The Old West Austin National Register Historic District has no specific design guidelines for garage apartments such as the one proposed here. General design principles for historic districts encourage garage apartments to be to the rear of the main house, and have a style, massing, material selection, and fenestration pattern compatible with that of the main house and with the other contributing houses within the district.

STAFF RECOMMENDATION

Approve as proposed. The proposed garage apartment/studio is behind the house, has a neo-traditional style that is compatible with the main house and with the historic district as a whole, and comports with all applicable design guidelines for the construction of this type of project.



The house at 1514 W. 29th Street.



View of the backyard shows the shed (left) and carport (right) to be removed for the construction of the proposed garage apartment.