

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
OCTOBER 27, 2014
NRD-2014-0115
3306 Bryker Drive
Old West Austin

PROPOSAL

Construct a two-story addition to a contributing ca. 1947 house.

PROJECT SPECIFICATIONS

The applicant proposes a two-story addition to a contributing ca. 1947 house in Bryker Woods. The proposed addition will completely transform this house by eliminating the existing street façade in favor of a new two-story structure. The proposed design is for a neo-Traditional house with lap siding, a composition shingle roof, and 2:2 windows. The existing projecting front gable will be transformed into a two-story projecting front gabled bay and the existing front porch will be reconfigured with a new front-gabled entry hood.

STANDARDS FOR REVIEW

The house is contributing to the Old West Austin National Register Historic District, which has no specific design guidelines for additions. General design principles for historic districts encourage additions to the rear of the house with scale, massing, materials, and fenestration patterns complementing the house and other contributing houses within the district. General design principles discourage the transformation of contributing one-story houses into two-story houses or any other sort of addition that overwhelms the contributing house.

STAFF RECOMMENDATION

Recommend that the applicant re-think the plans to transform this house from a one-story house into a two-story house. The house lacks the necessary architectural or historical significance to warrant landmark designation, but is contributing to the historic district, and represents the post-World War II minimal traditional architecture of the neighborhood. Additions to contributing structures should not overwhelm the existing house – by reducing the size, scale, and position of the proposed addition, the features of this house that contribute to the historic character of the district would remain more articulated. This is not to say that the style of the addition is out of character with the historic district – it actually incorporates several aspects of neo-Traditional design that are generally compatible with 20th century historic districts like Bryker Woods, but this addition is entirely too large and overwhelming for staff to be able to recommend it.



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2014-0115

LOCATION: 3306 Bryker Dr.

1" = 101'

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3306 Bryker Drive (ca. 1947)