

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JANUARY 26, 2015
NRD-2014-0139
2501 Jarratt Avenue
Old West Austin

PROPOSAL

Reconfigure the front of the house and add a half-story to the height; convert the garage to a living area; construct a carport and covered porches on the rear and side of the house.

PROJECT SPECIFICATIONS

The applicant proposes to reconfigure the front of the existing Colonial Revival house that is contributing to the historic district. The proposed reconfiguration will transform the house into more of a French Provincial style; it will still have the symmetry of the existing Colonial Revival but will have round-arched windows on the ground floor, a new portico, casement windows on the second floor, and segmental-arched dormers in the new hipped (rather than the current side-gabled) roof. The existing brick will be painted and stucco bands applied over the painted brick. The applicant further proposes to transform the existing garage into a living area – this new room will have a stucco finish. New covered porches are proposed for the rear and side of the house, and the applicant proposes the construction of a new carport.

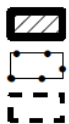
STANDARDS FOR REVIEW

The Old West Austin National Register Historic District has no design guidelines. General design principles for contributing houses in historic district stress no changes to the front of the house, and retention of historic style and architectural features to the greatest extent possible.

STAFF RECOMMENDATION

Recommend that the applicant reconsider the proposal to transform the style of the house from Colonial Revival to French Provincial, to consider an addition to the rear of the house rather than a raised roof addition, and to definitely avoid painting the brick so as to prevent accelerated deterioration of the masonry. This proposal takes a contributing house and will transform it so radically that it will no longer be contributing to the character of the district. Staff further recommends that the applicant complete a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center, prior to the release of any permits.

LOCATION MAP



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 200'

CASE#: NRD-2014-0139
Address: 2501 JARRATT AVENUE

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