

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JANUARY 26, 2015
NRD-2014-0132
1508 Northwood Road
Old West Austin

PROPOSAL

Demolish the rear covered porch and deck, a portion of the rear part of the roof, and the covered front porch; construct a rear addition and a second-story addition.

PROJECT SPECIFICATIONS

The applicant proposes to demolish the rear covered porch and deck and a portion of the rear part of the roof to construct a rear addition. The proposed one-story rear addition will be in the place of the existing rear porch and deck and will be 374 square feet. The proposed second-story addition will be 667 square feet. The existing front porch will be demolished in favor of a new deck with pavers.

The proposed second story addition will be front-gabled with a roof pitch matching that on the existing house. It will have hardi-plank siding and trim, and will be set back approximately 12 feet from the front wall of the house. Windows in the addition will be bronze-finished ultrex. The rear addition will also have hardi-plank siding. The existing front porch will be replaced with a trellis-covered patio.

STANDARDS FOR REVIEW

The Old West Austin National Register Historic District has no design guidelines for additions. General design principles for additions to houses in historic districts call for the construction of one-story additions to one-story houses whenever possible, to locate additions to the rear of the house so as to not overwhelm the historic appearance of the house, to use a scale, massing, materials, fenestration patterns, and floor-to-ceiling ratios that complement the original part of the house.

STAFF RECOMMENDATION

Recommend that the applicant consider pushing the second-story addition further back on the house and to use windows that are more compatible with the historic character of the house in terms of materials.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

CASE#: NRD-2014-0132
Address: NORWOOD ROAD



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