

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MARCH 23, 2015
3005 Harris Blvd
NRD-2015-0011
Old West Austin

PROPOSAL

Construct a second floor addition on the existing ca. 1939 building. Modify the front façade windows, fenestration, and cladding material.

ARCHITECTURE

The existing building one story frame residential building. It has a hipped roof with a front cross gable with prominent gable returns. It has a central covered porch with squared wood columns. It is sided with shakes and lap siding and has a 8:8 fenestration.

STAFF COMMENTS

The property is a contributing building within the Old West Austin National Register Historic District.

PROJECT SPECIFICATIONS

The proposed project adds a front two story addition to the central bay of the house and a rear two story addition. The front façade design changes with the removal of the historic windows and original fenestration which is replaced with 2:2 windows fenestration. Lap siding is used on the one story portions of the building and vertical wood siding is used on the central two story addition

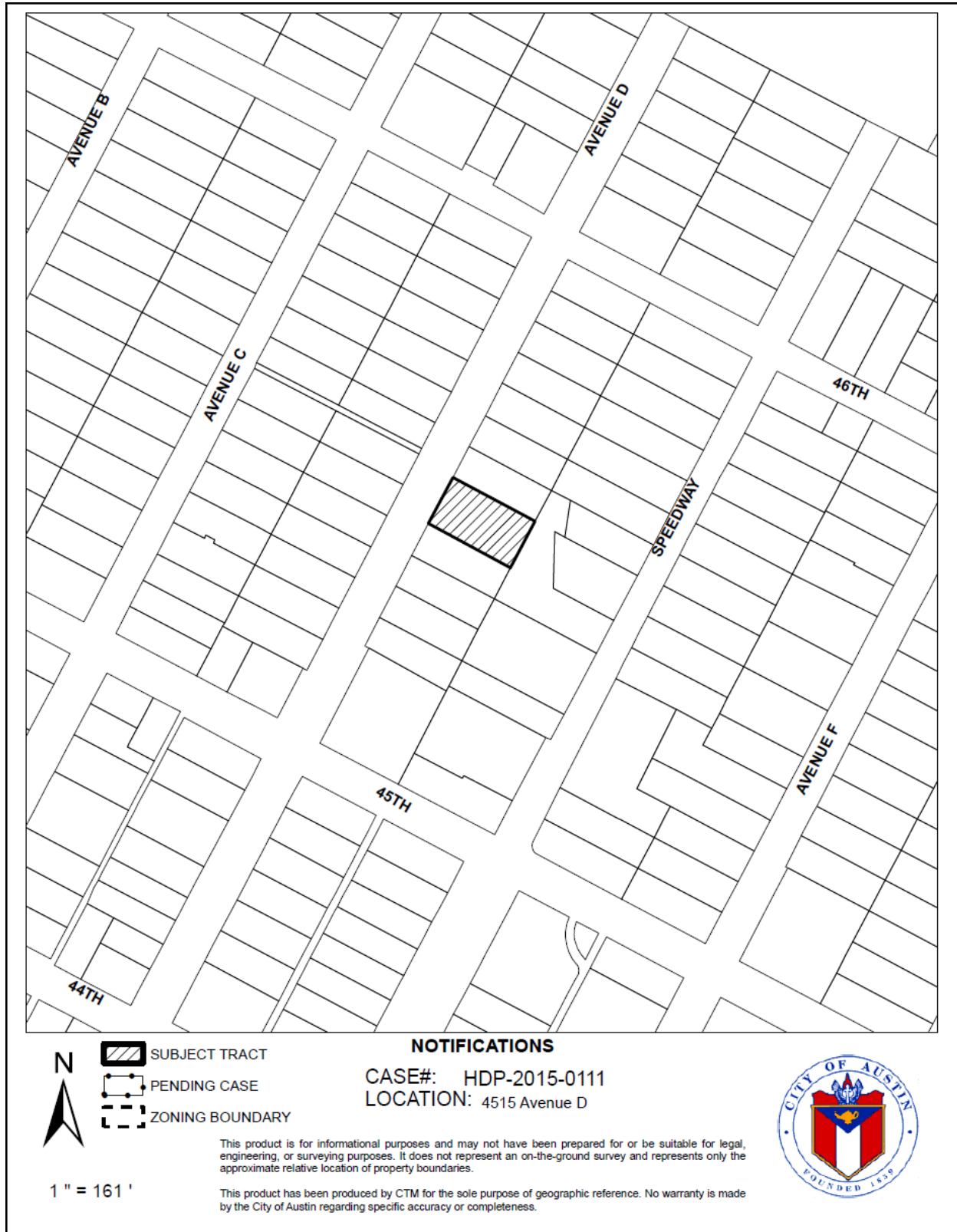
STANDARDS FOR REVIEW

The Old West Austin National Register Historic District uses the Secretary of the Interior's Standards as a guide for work on historic buildings. The Standards state that the "historic character of a property shall be retained and preserved and that the removal of historic materials or alteration of features and spaces that characterize a property shall be avoided." They also state that "new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

STAFF RECOMMENDATION

Staff recommends to postpone the application until the April 27th meeting to allow staff to review the architecture and work with the applicant to consider alternative solutions as the new additions at this property alters the front façade of the building to a point where the historic façade is no longer present.

LOCATION MAP



3005 Harris Avenue
ca. 1939

