

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MARCH 23, 2015
3309 Oakmont Blvd
NRD-2014-0138
Old West Austin

PROPOSAL

New construction of a 2 story single family on the front of the 1941 one story residence.

ARCHITECTURE

The existing building is a one story frame house with an attached garage. There is a small cross gable and the entrance is recessed from the façade line.

STAFF COMMENTS

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

PROJECT SPECIFICATIONS

The proposed project is a two story addition on the front of the existing house. The new addition created a new front façade and hides the original house in the rear of the building. It is a frame building with lap siding and a cross gable form. It has a partial width front porch with a neo-Tudor pediment and squared columns. The siding is a combination of lap and board and batten siding and the roof is a metal standing seam roof. The 2:2 windows are in paired or triple pattern

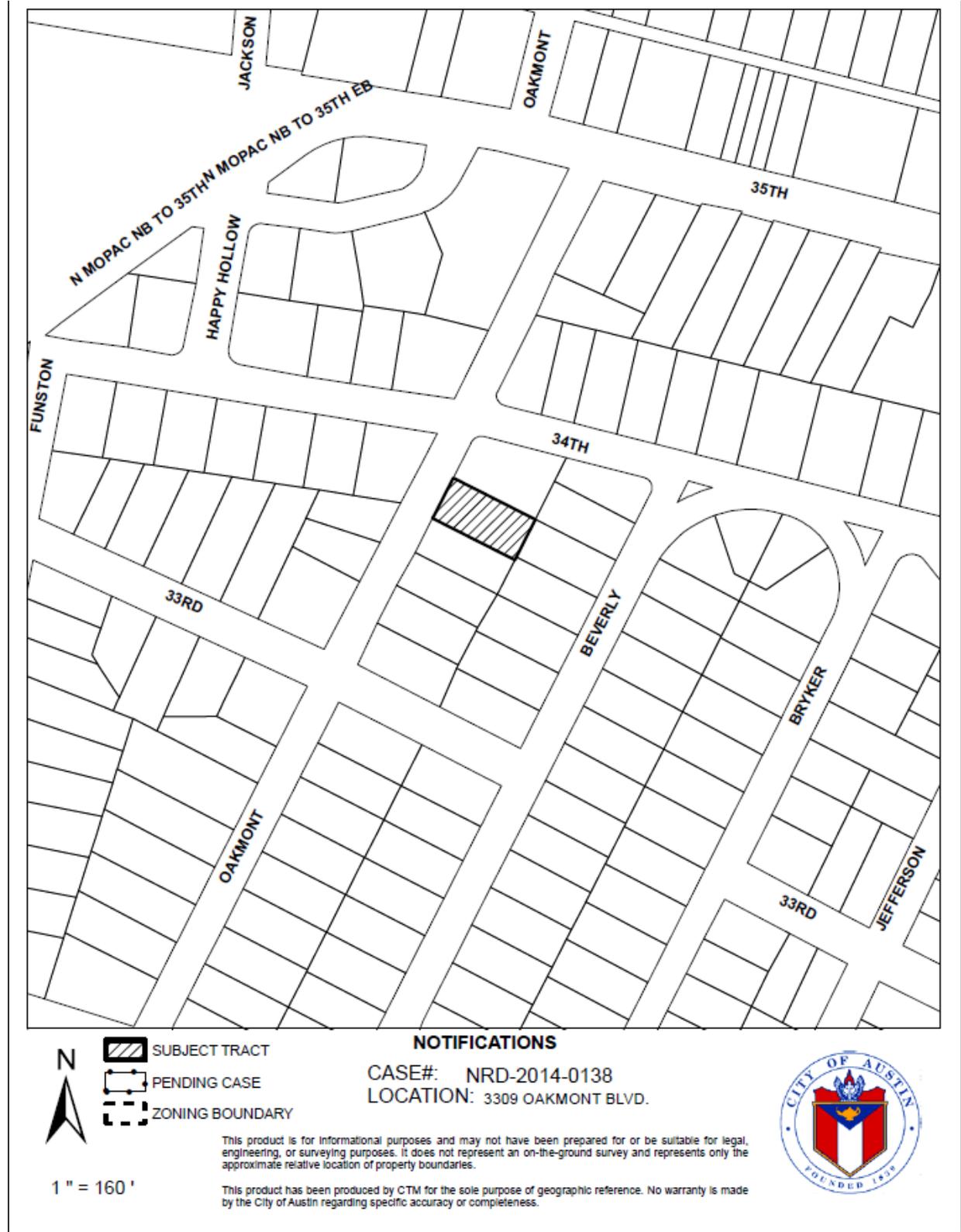
STANDARDS FOR REVIEW

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. The new addition at this property hides the historic building in the rear and also destroys the front façade through putting the addition on the front. In general when additions are made in National Register Historic Districts, they should be on the rear or an inconspicuous side of the building in order to maintain the historic façade.

LOCATION MAP



3309 Oakmont Blvd
ca. 1940

