

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JULY 27, 2015
NRD-2015-0064
1513 Woodlawn Boulevard
Old West Austin National Register Historic District

PROPOSAL

Construct a two story single family residential unit on a vacant lot.

ARCHITECTURE

Currently a vacant lot

PROJECT SPECIFICATIONS

Construct a two story frame front gabled house. The house is rotated on the lot and there is a two story carport that sits to the front of the building and fronts onto Woodlawn Blvd. The main house is sided in board and batten siding and has a partial width front porch, a centered door and regular fenestration on the front two stories of the building. The fenestration remains fairly regular on the sides and rear of the structure as well. To the rear of the main house is a one story unit that is connected to the house by a glass and brick connector. This unit is sided in horizontal lap siding. The carport to the front of the house is also sided in horizontal lap siding.

STANDARDS FOR REVIEW

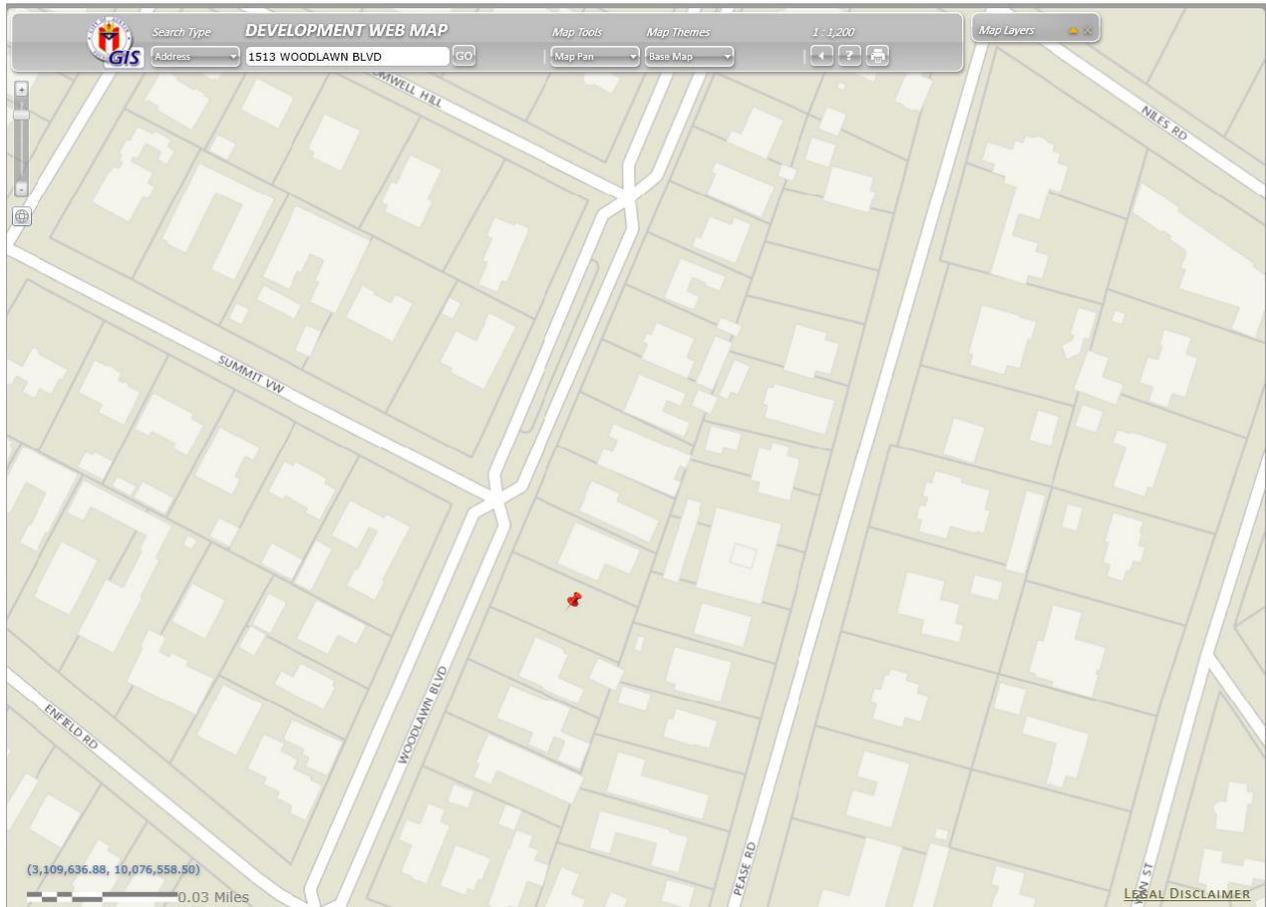
This property is within the Old West Austin National Register Historic District. The Secretary of the Interiors Guidelines does not have specific guidelines for new construction. General design guidelines in historic district stress the importance of maintaining a regular street pattern and to design additions and infill construction with a size, scale, and materials compatible with the historic character of the neighborhood and the other contributing houses within the district.

STAFF RECOMMENDATION

Staff has discussed ways to make changes to the project to make it more in keeping with the architectural character of the neighborhood and at this time the applicant is unwilling to make changes. Staff encourages the applicant to consider making simple changes to make the property compatible with the Old West Austin National Register Historic District.

Staff appreciates the attention to a regular fenestration pattern on all sides of the house as well as the overall shape and scale of the house as it is in keeping with the regular fenestration pattern within the neighborhood. However the rotated orientation of the house on the lot and the expansive use of board and batten are not in keeping with the neighborhood.

All of the houses on the east side of Woodlawn Blvd had a common setback which the main house sits up against making it parallel to the street. The proposed building will create a deviation from this pattern. The proposed building also has the carport/garage with a setback that is closer to the street than the main house. This is also not in keeping with the neighborhood as garages and carports either sit in the same line as the main house setback or are behind the front façade of the building. Staff recommends that the orientation of the house should be changed to have the front façade parallel to the street.



The proposed building uses board and batten as the main material on the main house. Staff recommends that the house be sided in horizontal lap siding similar to the siding that is used on the carport and the one story rear portion. Board and Batten siding is not a common material in the Old West Austin National Register Historic District. The applicant should use a material that is compatible with the neighborhood.

LOCATION MAP

