

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
FEBRUARY 22, 2016
NRD-2016-0007
1805 W. 29th Street
Old West Austin

PROPOSAL

Construct a rear addition.

PROJECT SPECIFICATIONS

The applicant proposes to add a second-story addition to the rear of the house, a one-story addition to the rear of the house, and a new covered back deck. The applicant further proposes to pave the gravel driveway with concrete.

The proposed additions will have hardi-plank siding and a composition shingle roof. The additions will be gabled to complement the existing house. The second-story addition will be set back at the existing roof ridge with three gabled dormers in the front.

STANDARDS FOR REVIEW

The Old West Austin National Register Historic District has no specific design guidelines for new additions. General design considerations for contributing structures in historic districts encourage setting a second-story addition back from the front of the house by at least 15 feet, and using materials, fenestration patterns, and roof forms compatible with existing materials.

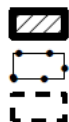
RESEARCH

This ca. 1947 house has had a series of short-term owners and renters over the years, including students, a librarian, and a teacher at the University of Texas. There does not appear to be any indication of qualification as an individual landmark. The house is contributing to the Old West Austin National Register Historic District.

STAFF RECOMMENDATION

Release the permit as proposed with the recommendation that the applicant retain and rehabilitate (if necessary) all original windows on the house, and modify the design of new windows in the addition to a 1:1 configuration for greater compatibility with the existing architectural style. Staff further recommends the use of wood or aluminum-clad windows in the addition.

LOCATION MAP



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

1" = 208'

NOTIFICATIONS

CASE#: NRD-2016-0007
1805 W 29TH STREET

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