

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MARCH 28, 2016
NRD-2016-0016
1702 W. 31st Street
Old West Austin

PROPOSAL

Demolish the detached garage and rear portion of the house, and construct a new rear addition.

PROJECT SPECIFICATIONS

The detached garage proposed for demolition is a wood-frame ca. 1950 garage with no architectural or historical merit. The applicant proposes to remove a portion of the back of the house, which has already been modified, and construct a new 745 square foot one-story addition. The addition will have materials that match those existing on the house, including wood or wood-like siding, brick veneer, stone trim, and composition shingles. Windows in the addition will match those on the existing house.

STANDARDS FOR REVIEW

The Old West Austin National Register Historic District has no design guidelines for additions to contributing houses. General design principles for additions to contributing houses in historic districts emphasize compatibility with the existing materials, roof forms, scale, fenestration patterns, and floor height ratios. Additions should read as additions to the existing house.




STAFF RECOMMENDATION

This is a very well-executed and sensitive addition to a ca. 1950 contributing house in the historic district. The addition is to the rear of the house, does not rise above the existing roof line, and uses materials matching those on the existing house. The addition will have a different roof height (lower) than the rest of the house, so it will read as an addition. Staff recommends approval with no further suggestions.



LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: NRD-2016-0016
1702 W 31ST STREET

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