

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
SEPTEMBER 26, 2016
NRD-2016-0070
1505 Northwood Road
Old West Austin

PROPOSAL

Construct a two-story 1,035 square foot rear addition to a two-story house, install new windows, roofing, and siding.

PROJECT SPECIFICATIONS

The applicant proposes to remove and replace the existing carport roof and columns, replace the existing windows and shutters, and construct a two-story rear addition. The existing front entry will be modified with a replacement door and the replacement of the existing columns with fluted columns. The existing siding will be replaced with new lap siding that will have a narrower reveal than the existing siding.

STANDARDS FOR REVIEW

The Old West Austin National Register Historic District has no design guidelines for alterations to contributing buildings in the district. General design principles for historic districts emphasize retaining the front façade to the highest degree possible, retaining historic architectural features, and constructing additions to the rear where they do not overpower the existing contributing structure.

STAFF RECOMMENDATION

Staff recommends approval of this project as proposed some minor modifications. Overall, the project is excellent, with a very sensitive design for the rear addition that does not compete with the character of the front of the house. This is a very stark Colonial Revival house and the modifications to the siding will temper that starkness. Staff would recommend reconsideration of the width of the proposed siding reveal. Some schools of thought would be to retain the wider reveal of the existing siding, as this is characteristic of the mid-Atlantic states; others would say that the narrow reveal, which is more characteristic of New England or the Old South, is appropriate. In either case, the basic definition of the house as an example of Colonial Revival style is maintained to a very high degree, and should be congratulated. Staff requests that the applicant consider rehabilitation rather than replacement of the existing windows.

LOCATION MAP

