

**HISTORIC LANDMARK COMMISSION  
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS  
DECEMBER 19, 2016  
NRD-2016-0099  
1004 Gaston Avenue  
Old West Austin**

**PROPOSAL**

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Construct a second-story addition to a one-story contributing house.

**PROJECT SPECIFICATIONS**

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The applicant proposes the construction of a second-story addition to the existing one-story house. The proposed 1,025 square foot addition will have stone-veneer on the ground floor and wood siding in a board-and-batten pattern on the second floor. The addition is proposed for the rear and side of the house, set back from the front elevation. The applicant further proposes the construction of a one-story addition with wood siding to the side of the house behind the existing garage. The existing roof will be replaced with asphalt shingles.

**STANDARDS FOR REVIEW**

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The Old West Austin National Register Historic District has no design guidelines for additions to contributing houses. General design principles in historic districts encourage the location of additions to the rear of the house and not compromising the front elevation or the overall massing and scale of the house, and to have materials, massing, scale, and fenestration patterns compatible with those existing on the house. General design principles also favor one-story additions to one-story houses whenever possible.

**STAFF RECOMMENDATION**

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Release the permit as proposed. The proposed addition, while large, is set towards the back of the house and uses a scale and massing similar to that existing on the house. The materials and fenestration patterns are also compatible with the historic character of the house.