

HISTORIC LANDMARK COMMISSION  
 PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS  
 JANUARY 29, 2018  
 NRD-2017-0099  
 1500 Northwood Road  
 Old West Austin Historic District

## PROPOSAL

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Demolish a 1-story non-contributing garage and construct a 2-story garage.

## PROJECT SPECIFICATIONS

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The applicant proposes to demolish a 1-story garage built ca. 1990 and construct a 2-story garage. The existing garage is a non-contributing property in the Old West Austin Historic District. With the exception of removing a rear water heater closet, no exterior changes are proposed to the primary house, which is a contributing property.

The proposed garage has a generally rectangular-shaped plan and a cross-gabled roof covered with asphalt shingles. It will be clad in composite lap siding sized to match the existing house. The east (primary) façade features a second-story gable end and partially-glazed awning garage door at the ground floor. Fenestration includes fixed, single- and double-hung 1:1 and 2:2, and awning clad-wood windows; doors include paneled partially-glazed fiberglass doors, paneled wood single and double doors, and multi-lite fully-glazed wood doors. An exterior staircase on the south side leads to a second-story porch on the west (rear) side. Ornamentation includes extended beams at the gable end, shaped bargeboards, exposed rafter tails, and corner boards. The building has a footprint of 441 square feet.

## STANDARDS FOR REVIEW

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The proposed project was evaluated according to the following OWANA design guidelines:

**1.1 Promote diversity of architectural styles.** The garage is designed in a modern style with traditional references.

**1.2 Maintain consistent mass and scale.** The two-story garage is the same height as the primary house and will not overwhelm its surroundings. The existing house has a front-gabled roof similar to that of the garage.

**1.3.1 Maintain street setback lines.** The garage maintains the approximate setback of the existing garage.

**1.3.2 Promote “back-buildings.”** The proposed project retains a back garage.

**1.3.3 Promote side/rear parking in lieu of front.** Parking will be located at the side and rear of the property.

**2.1 Promote and maintain street trees.** Trees were not reviewed as part of this evaluation.

**2.2 Minimize driveway widths and curb cuts.** Curb cuts were not reviewed as part of this evaluation.

**2.3.1 Promote openness to the street: windows.** Two pairs of windows are located at the second story facing the street.

**2.3.2 Promote openness to the street: porches.** The proposed project does not include a street-facing porch, but these are not common features in rear garages.

**2.3.3 Promote openness to the street: transparent fences.** There is no fence at the property line.

**2.4 Promote localized porch and walkway lighting.** Lighting was not reviewed as part of this evaluation.

The proposed new construction meets the applicable design guidelines.

**STAFF RECOMMENDATION**

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Release the permit.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 250'

## NOTIFICATIONS

CASE#: NRD-2017-0099

LOCATION: 1500 NORTHWOOD ROAD

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