

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JANUARY 29, 2018
NRD-2017-0103
1412 Westover Road
Old West Austin Historic District

PROPOSAL

Construct a two-story rear addition on a one-story house, change the rear roofline and gable ends of the existing house, and demolish a detached rear garage built ca. 1940.

ARCHITECTURE

The garage is a 1-story, rectangular-plan building with a front-gabled roof. It is clad in board-and-batten wood siding.

PROJECT SPECIFICATIONS

The applicant proposes to construct a two-story rear addition to a one-story single-family house and demolish a detached rear garage. The house and garage are both contributing properties in the Old West Austin Historic District.

The proposed addition has a rectangular plan with a footprint of 938 square feet. A front-gabled roof is covered with standing-seam metal and fronted by a short parapet. The addition will be clad in painted brick. Fenestration includes fixed, casement, and transom clad-wood and steel-sash windows. A partially-glazed door, cantilevered open carport, and second-story corner multi-lite window will be visible from the street. Two one-story hip-roofed projections are located at the rear of the addition.

Changes to the existing house include reconstructing the gable roofline behind the side gabled main mass of the house, to replace a combination gable roof (possibly a later addition). The stucco gable end on the east (side) elevation is proposed to be replaced with painted brick. Three double-hung multi-lite clad-wood windows on the rear elevation of the existing house are also proposed to be replaced with three multi-lite clad-wood casement windows in new window openings shifted slightly to the west.

STANDARDS FOR REVIEW

The Old West Austin Historic District does not have design guidelines. General design principles for additions in historic districts emphasize compatibility with the existing house in terms of lot placement, size, scale, materials, fenestration patterns, massing, and floor-to-ceiling ratios.

The proposed addition complies with all of the applicable principles:

- Lot placement: It is set back behind the existing house in a subsidiary location.
- Size and scale: It is two stories, but set back far enough that that it does not change the character of the existing one-story house.
- Materials: It is clad in painted brick, has a standing-seam metal roof, and multi-lite clad-wood and steel-sash windows, all of which match the existing house.
- Fenestration patterns: It has multi-lite windows similar to those found in the existing house.
- Massing: It references the massing of the existing house with a front-facing gable end. At the same time, the corner window and contemporary awning over the carport differentiate the addition as new construction.

Most of the proposed changes to the existing house are not visible from the street and will not impact the historic character of the house. The proposed change from stucco to brick in the east gable end will not have a significant impact on the historic character.

STAFF RECOMMENDATION

Release the permit.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 167'

NOTIFICATIONS

CASE#: NRD-2017-0103
1412 WESTOVER ROAD

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PROPERTY INFORMATION

Photos



South (primary) façade and east elevation, with garage proposed for demolition at rear.



South (primary) façade of garage.