

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
FEBRUARY 26, 2018
 NRD-2018-0014
 1606 Westover Road
 Old West Austin Historic District

PROPOSAL

Demolish an existing rear addition, construct a new rear two-story addition, and enclose the front entry porch.

PROJECT SPECIFICATIONS

The proposed project has two components:

1. Demolish an existing rear addition and construct a new two-story addition at the rear of the building. The proposed addition is clad in hardiplank siding and capped with a gable roof covered in asphalt shingles. Fenestration includes multi-lite fixed, casement, and double-hung windows; doors include multi-lite glazed doors. An angled bay on the east elevation is capped with a flared hipped roof, and the north elevation features a brick masonry chimney. The addition has a footprint of 350 square feet.
2. Enclose the entryway. The house currently has a porch surrounded by wood railings and partially covered with a flat roof supported by square wood posts. The proposed project encloses the covered portion of the porch with a gabled pedimented roof and hardiplank siding with similar but slightly differentiated dimensions from the existing siding. The existing paneled, partially-glazed door and transom window will be moved to the new exterior wall. The enclosed entryway has a footprint of 78 square feet.

The front entry porch is not original to the house. According to historic aerial photographs, it was constructed between 1940 and 1965. However, the door and its location are original.

STANDARDS FOR REVIEW

The Old West Austin Neighborhood Design Guidelines applicable to this project include:

- *1.1.1. Promote additions that reflect both the period of the addition and preserve the integrity of original structures.*
 The proposed rear addition is clad in hardiplank siding with similar dimensions to the existing wood siding. It replaces an existing rear addition.
- *1.2. Maintain consistent mass and scale*
 The proposed rear addition is large, but is subordinate to the existing house due to its position on the lot. The enclosed entry porch will change the massing of the house in a significant way.

The proposed project somewhat complies with the Old West Austin Neighborhood Design Guidelines.

The Secretary of the Interior's Standards for Rehabilitation also are used to evaluate projects in National Register historic districts. The following standards apply to this project:

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed enclosed entry porch will change a significant and visible feature of the house's primary façade.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The rear addition is differentiated from the existing house via materials, architectural style, and distinct spacing between the windows. It is compatible with the existing building in terms of materials, multi-lite single-hung windows, and a hipped bay that references the existing bay on the west elevation.

The enclosed entry porch will alter the primary façade to a degree that harms the house's integrity.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The rear addition will be attached to the existing building at the location of a current addition.

The enclosed entry porch could be removed and the historic door, transom, and trim moved back to the original wall. Though original wall material at the addition location will have been lost, the change is somewhat reversible.

The proposed project somewhat complies with the Secretary's Standards.

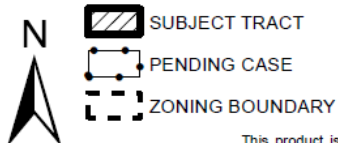
COMMITTEE RECOMMENDATION

Do not enclose the entry porch. Removing the pediment, reducing the porch size, or both would increase the project's compatibility, but would still render the building non-contributing.

STAFF RECOMMENDATION

Encourage the applicant to reconsider enclosing the entry porch.

LOCATION MAP



1" = 167'

NOTIFICATIONS

CASE#: NRD-2018-0014
1606 WESTOVER ROAD



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PROPERTY INFORMATION

Photographs



1606 Westover Road.



Detail of entry porch.