

HISTORIC LANDMARK COMMISSION
JANUARY 28, 2019
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2019-0002
3104 GLENVIEW AVENUE
OLD WEST AUSTIN HISTORIC DISTRICT

PROPOSAL

Replace non-original siding and windows and enlarge primary entrance opening.

ARCHITECTURE

Two-story, side-gabled, irregular-plan house; aluminum siding; 1:1 vinyl-sash windows; shed-roofed massing with corner entry porch.

PROJECT SPECIFICATIONS

The proposed project includes three primary parts subject to historic review:

- 1) Enlargement of the primary entrance from a single paneled door to paired multi-lite doors;
- 2) Replacement of all existing aluminum siding with hardiplank siding with similar proportions; and
- 3) Replacement of existing 1:1 vinyl-sash windows with 1:1 fiberglass-sash windows.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects in National Register historic districts. Applicable standards include:

- 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 project replaces non-original siding and windows with newer materials with similar proportions. It also roughly doubles the width of the primary entrance, which is a character-defining feature of the house.

- 5) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

It is not clear if the door is original. The siding and windows to be replaced are not original.

- 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 larger front door opening is not particularly compatible with the style of the house. It will be differentiated from the historic features and other openings by its double width.

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

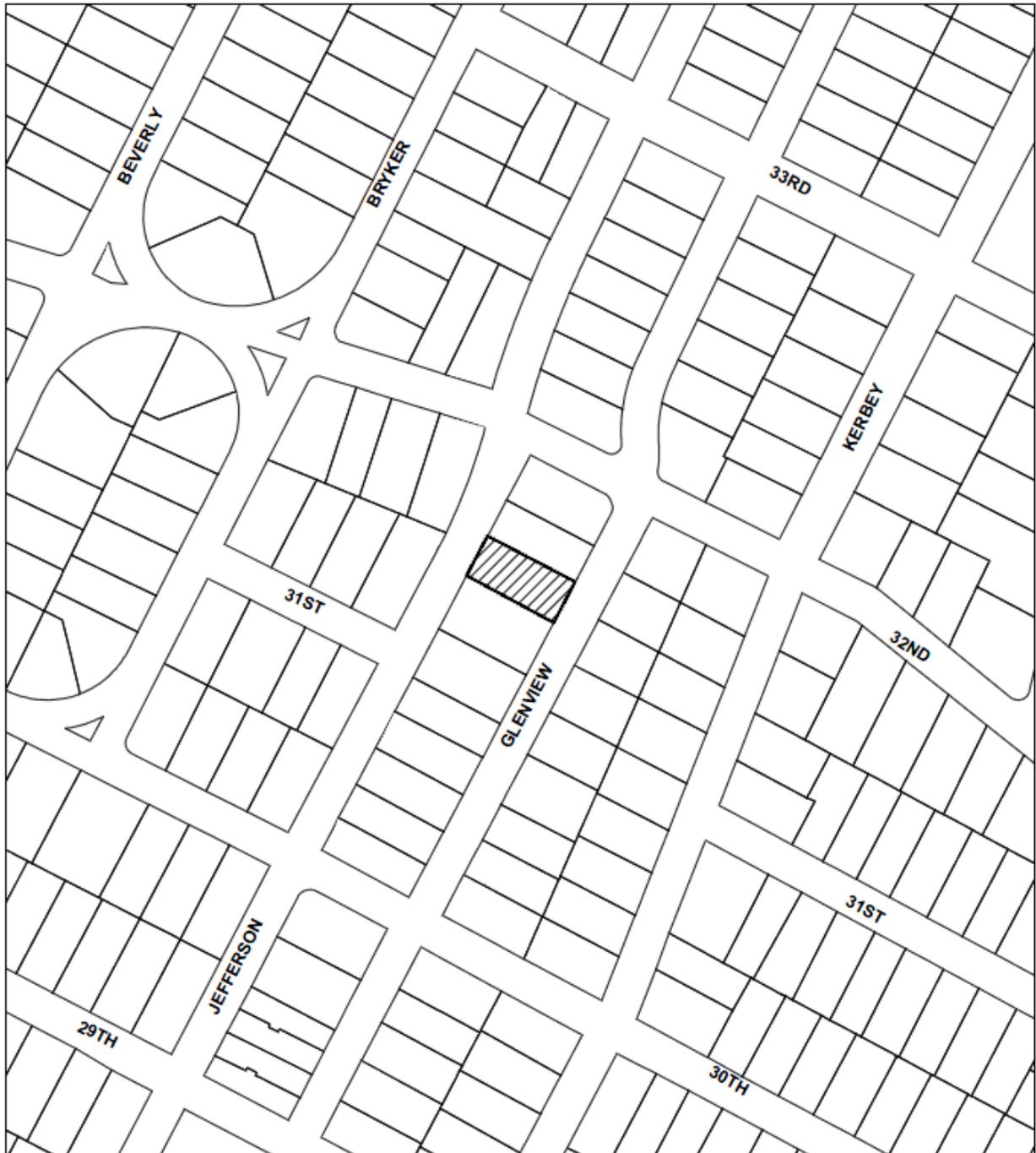
COMMITTEE RECOMMENDATION

Not reviewed.

STAFF RECOMMENDATION

Comment on and release the plans.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2019-0002
3104 GLENVIEW AVENUE



1" = 167'

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



Primary (east) façade of 3104 Glenview Avenue.



Detail of primary entrance.