

HISTORIC LANDMARK COMMISSION
AUGUST 26, 2019
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2019-0045
1519 MURRAY LANE
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Construct a 1½-story accessory dwelling unit and pool at the rear and side of the property. The property is noncontributing to the National Register historic district.

PROJECT SPECIFICATIONS

The rectangular-plan building will be located at the rear corner of the property. It has wood cladding, casement and fixed clad-wood windows, fully glazed paired and single doors, and a front-gabled roof. Features include a shed-roofed dormer on the side elevation. The building has a footprint of 357 square feet.

STANDARDS FOR REVIEW

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

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 proposed building is located at the rear of the property and will not destroy any character-defining features of the primary building or property. The new building is differentiated in terms of massing, size, proportion, and fenestration. While it does not relate architecturally to the primary house, its rear lot placement makes it compatible. The project meets this standard.

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.

If the new building were to be removed, the essential form and integrity of the property would be unimpaired.





The proposed project meets the standards.

STAFF RECOMMENDATION

Comment on and release the permit.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2019-0045
LOCATION: 1519 Murray Ln.



1" = 170'

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.