

HISTORIC LANDMARK COMMISSION
OCTOBER 28, 2019
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2019-0046
1706 HARTFORD ROAD
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Construct a 2-story house. The existing building is noncontributing to the historic district.

PROJECT SPECIFICATIONS

The proposed building is capped by a combination hip and gable roof and clad in horizontal hardiplank siding. It features casement and fixed composite-sash windows, fully glazed doors, and an attached garage that projects to the front and is accessed via a fully glazed door. A covered porch is attached to the rear wall.

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 west side of Hartford Road is lined with 1- and 1½-story historic-age houses clad in brick and wood; some newer 2-story buildings are located nearby across the street. The proposed building's front-gabled roof and wood-like wall materials are compatible with the block. However, its height, attached front garage, and irregular window patterns are not compatible.

- 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 building were to be removed in the future, the essential form and integrity of the historic district would be unimpaired.

The proposed project somewhat meets the standards.

COMMITTEE RECOMMENDATION

The committee was supportive of the traditional roofline. It recommended moving the garage from the front façade and reducing the amount of glass.




The roofline has been changed to a combination roof with a front-facing gable on the principal house massing and the garage (same location). The number of front-facing windows has been decreased.

STAFF RECOMMENDATION

Encourage the applicant to relocate the garage away from the front wall, design at least the front elevation to have a more regular pattern of window openings, and continue the gabled roof form for the whole building, then release the permit.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 175'

NOTIFICATIONS

CASE#: NRD-2019-0046
LOCATION: 1706 Hartford Road

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