

**HISTORIC LANDMARK COMMISSION
OCTOBER 28, 2019
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2019-0063
3200 BEVERLY ROAD
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT**

PROPOSAL

Construct a 2-story accessory dwelling unit (ADU). The principal building is not historic age and noncontributing to the historic district, so changes to it do not require historic review.

PROJECT SPECIFICATIONS

The proposed 2-story ADU is located behind the principal building to the west. It is capped by a combination hip and gable roof and clad in horizontal hardiplank siding. It features 2:2 and awning clad-wood windows, partially-glazed doors, and an integral garage in the front (east) wall with paired partially-glazed doors. Covered porches are located on the front and rear at the second story.

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 surrounding neighborhood contains a mix of 1- and 2-story historic-age and new buildings. The proposed building's traditional roof forms, wall materials, window proportions, and porches are compatible with the neighborhood. Its relatively narrow main façade will front on 32nd Street, minimizing the visual impact.

- 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 meets the standards.

STAFF RECOMMENDATION

Comment on and release the plans.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 169'

NOTIFICATIONS

CASE#: NRD-2019-0063
LOCATION: 3200 Beverly 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.

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PROPERTY INFORMATION

Photos



3200 Beverly Road. Changes to this house are not being reviewed.



South side of the property.