

**HISTORIC LANDMARK COMMISSION
SEPTEMBER 28, 2020
PERMITS IN NATIONAL REGISTER DISTRICTS
HR-2020-127555
1607 NILES ROAD
OLD WEST AUSTIN NATIONAL REGISTER DISTRICT**

PROPOSAL

Construct a detached garage. No changes are proposed to the principal building.

PROJECT SPECIFICATIONS

1-story rectangular-plan garage capped by a side-gabled roof covered in wood shingles, clad in wood shingles, and featuring paired folding wood doors facing Woodlawn Boulevard and a sliding wood door facing the interior of the property. One multi-lite casement steel-sash window is located in each gable end. The building has a footprint of 600 square feet and will connect to the principal building with a shallow-pitched steel roof.

STANDARDS FOR REVIEW

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

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

The building is compatible with the principal building on the property through its side-gabled roof form. Its size, subordinate position, uncomplicated massing, and shingle cladding differentiate it as new construction. The project could be more compatible through its materials, which are not related to or particularly compatible with the stucco-clad house. It somewhat meets this standard.

- 10) *New additions and adjacent or related new construction shall 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 removed in the future, the historic district would be unimpaired.

The proposed new building somewhat meets the standards.

COMMITTEE RECOMMENDATION




Not reviewed.

STAFF RECOMMENDATION

Comment on and release the plans, with the advisory recommendation that the materials be changed to be more in keeping with the character of the historic house.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: HR-20-127555
LOCATION: 1607 NILES 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.

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



*South (rear) elevation of 1607 Niles Road, from Woodlawn Boulevard, showing proposed garage site.
Source: City of Austin, August 2017.*



Primary façade. Source: City of Austin, August 2017.



West elevation of house. The proposed garage will be located at the right side of the photo. Source: City of Austin, August 2017.