

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MARCH 24, 2014
NRD-2014-0021
3201 Glenview Avenue
Old West Austin

PROPOSAL

Remodel and add on to the house by removing the existing attached garage, projecting one-story front gable and front porch, and transforming the house into a more compact composition with a detached one-story garage.

PROJECT SPECIFICATIONS

The applicant proposes partial demolition of the house to construct new additions that will make the house more compact and vertical rather than its current rambling appearance. The applicant will remove the existing attached garage and projecting one-story front-gabled projection, will flatten the surfaces of the house, and construct a new front porch with an open balcony railing above, replace all the windows in the house, transform the roof from a gabled to a hipped roof, and construct a one-story covered porch on the rear. A new one-story detached one-car garage will also be constructed at the rear of the property. The proposed finished product will have stucco siding, a slate-like composition shingle roof, wood trim at the windows, and a cut limestone wainscoting at the foundation skirt. The house will have much more of a compact and orderly appearance than it has now.




STANDARDS FOR REVIEW

The house is not contributing to the Old West Austin National Register Historic District. The Old West Austin National Register Historic District has no design guidelines for this type of project, and design guidelines dealing with non-contributing buildings generally encourage restoration of the house so that it will be contributing once again if it would otherwise meet the standards for a contributing house. General design guideline principles stress compatibility with the historic character of the district in terms of materials, height, scale, and fenestration patterns.

STAFF RECOMMENDATION

Release the permit as proposed. The house is non-contributing, and while this proposal does not return it to an accurate historical appearance, the proposed design is good and compatible with the historic character of the district.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 164'

NOTIFICATIONS

CASE#:NRD-2014-0021

LOCATION: 3201 Glenview Avenue

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