

**HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MARCH 23, 2015
2109 Hartford Road
NRD-2014-0083
Old West Austin**

PROPOSAL

Demolish the building and construct a new one story residence as a guest house for the property at 2111 Hartford Road. The demolition of the existing building was cleared for demolition by the Commission at the August 25th, 2014 meeting upon review of the plans for new construction.

PROJECT SPECIFICATIONS

The applicant proposes the construction of a new one-story frame building on a slab foundation. The building will have a hipped roof with half round "dark bronze gutters and a stone veneer and stone sills. The front will have a 9 pain casement window and the right elevation will have fenestration with 6 6 pain casement windows. The elevation facing the court yard between this property and the main house at 2111 Hartford road will have the main entrance and a series of 4 French doors. The area around the French doors will have a stucco finish. This house will be connected to the main house at 211 Harford Road by a concrete walkway and pergola which is rained from the sloping sidewalk and grade.

STANDARDS FOR REVIEW

The Old West Austin National Register Historic District has no design guidelines regarding new construction. General design guidelines in historic district stress the importance of maintaining a regular street pattern and to design additions and infill construction with a size, scale, and materials compatible with the historic character of the neighborhood and the other contributing houses within the district.

STAFF RECOMMENDATION

Release the demolition permit after the completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center, and approve the plans for the new guest house. While staff laments the loss of a contributing house within the historic district, the new guest house keeps the continuity of the street line, and is a similar scale to what is being demolished. Further the choice of materials compliments the main house. The new guest house also

LOCATION MAP

