

**HISTORIC LANDMARK COMMISSION  
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS  
OCTOBER 26, 2015  
NRD-2015-0106  
Old West Austin National Register District  
1404 Northwood Road**

**PROPOSAL**

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Construct a new two-story building. The demolition of the existing building has been previously approved

**PROJECT SPECIFICATIONS**

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Construct a new two story neo traditional house. It will be side gabled at the front with a hip gable on the rear section. It will have through the cornice line dormers and will be sided in stucco and have a metal roof. It will have a full width front porch with traditional columns. The front entrance will be slightly off center and will have a traditional door surround and pilasters. The windows will be a mix of casement and double hung windows in a multi-pane design.

The existing garage on the site is remained and being resided with stucco to match the new building.

**STANDARDS FOR REVIEW**

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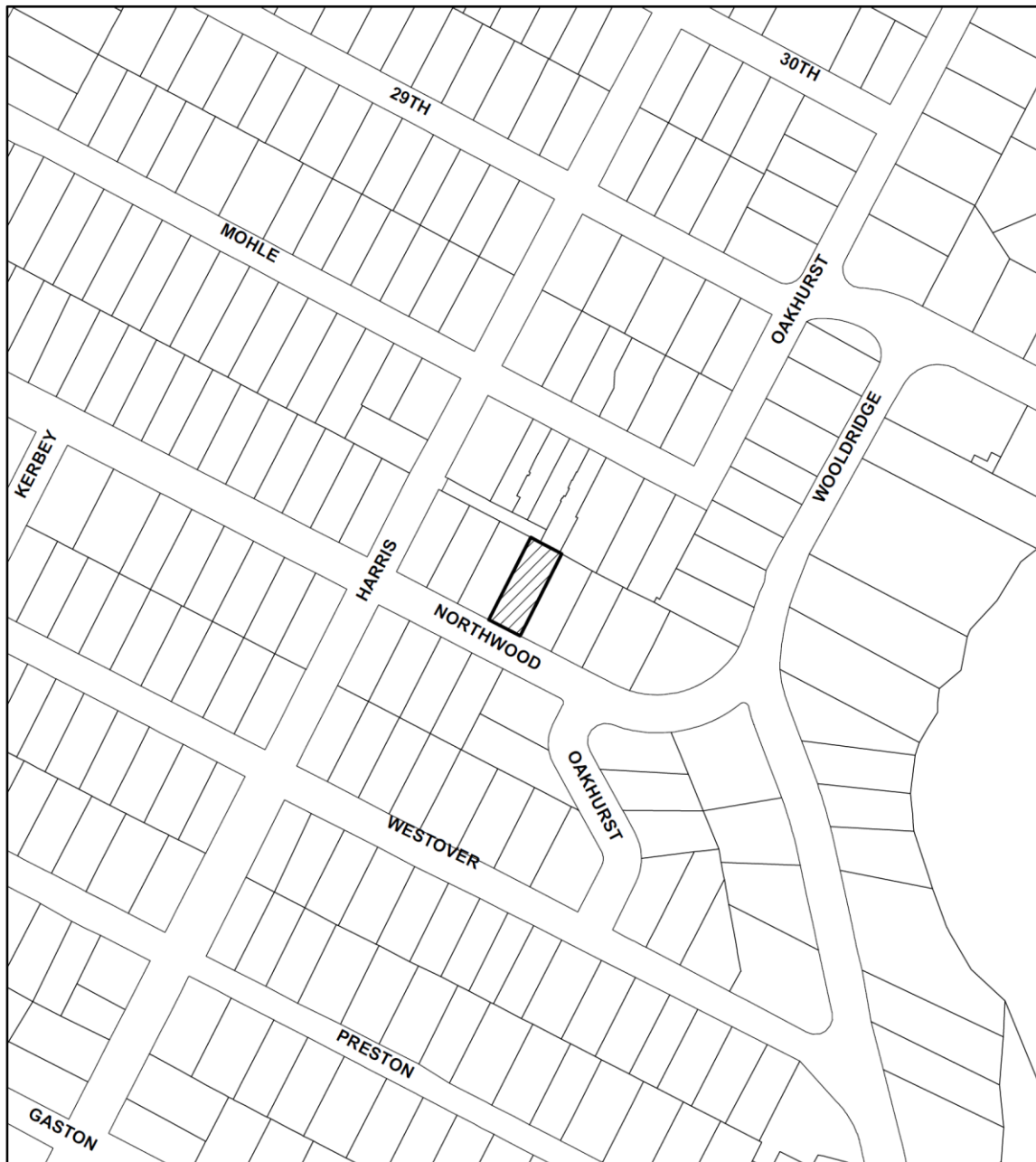
This property is within the Old West Austin National Register Historic District. The Secretary of the Interiors Guidelines does not have specific guidelines for new construction. General design guidelines in historic district stress the importance of maintaining a regular street pattern and to design 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**

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Release the application with the following recommendations. The front windows that currently have a diamond pattern should be a multi-pane window to match the pattern in the French doors on the first floor and to either remove the square transoms above the windows or have a transom that matches the design over the French doors. Otherwise the design is a new traditional design that is compatible and sensitive to the architecture in the neighborhood.

# LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

CASE#: NRD-2015-0106  
Address: 1404 NORTHWOOD ROAD

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