

**HISTORIC LANDMARK COMMISSION
MAY 21, 2018
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2018-0027
1709 NORTHWOOD ROAD
OLD WEST AUSTIN HISTORIC DISTRICT**

PROPOSAL

Construct a one-story house.

PROJECT SPECIFICATIONS

The rectangular-plan building is designed in a modern style and capped by a shallow shed metal roof. The building is clad in vertical metal siding, with metal fascia at the cornice line. Fenestration includes fixed floor-to-ceiling clad-wood windows. Primary and secondary entrances are fully glazed aluminum sliding doors. The total footprint is 2,655 square feet. A carport attached to the rear (south) wall is capped by a shallow shed roof supported by round steel columns and has a footprint of 520 square feet.

STANDARDS FOR REVIEW

General design principles for new construction in historic districts emphasize compatibility with contributing houses within the district in terms of lot placement, size, scale, materials, fenestration patterns, massing, and floor-to-ceiling ratios.

Design principles:

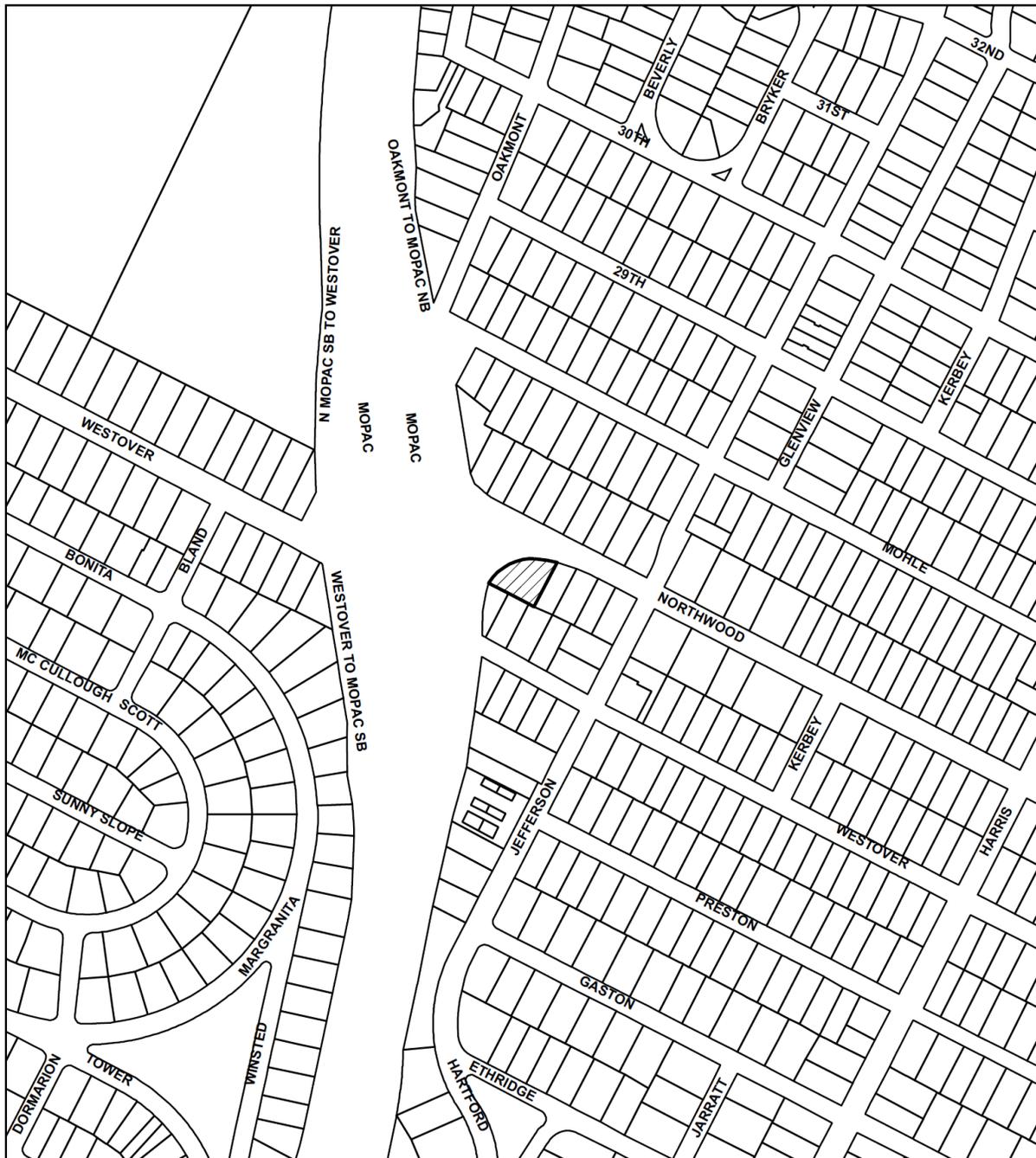
- Lot placement: The building is set back 35' from the street on an irregularly shaped lot. Nearby contributing buildings are set back approximately 50', though on deeper lots.
- Size and scale: The one-story building is proposed for a block with a mix of one and 2-story houses. It has a compatible size and scale.
- Materials: The building is clad in metal, which differs from the wood siding found on most houses on the block.
- Fenestration patterns: Typical houses on the block have paired or single double-hung wood- or vinyl-sash windows. The tall, narrow fixed windows on the proposed project are noticeably different.
- Massing: The building's modern box-like design differs from the L-plan massing of neighboring buildings, though not dramatically.

The proposed project complies with some of the applicable principles. The size and scale of the building are compatible with the surrounding neighborhood, though the design and materials are modern. The building will not detract from the block's historic character due to its lot placement and location on the west edge of the Old West Austin National Register Historic District, with the Mopac Expressway/North Loop 1 immediately to the west. The building is set back as far as possible on the irregularly shaped lot, and existing trees will be retained to screen the building from Northwood Road and Mopac. The property is separated visually from the three contributing buildings to the east by a sharp bend in the road and heavy foliage. Of the three houses immediately across Northwood, two are non-contributing due to alterations and new construction.

STAFF RECOMMENDATION

Release the plans.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2018-0027
 LOCATION: 1709 NORTHWOOD 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.

1" = 333'

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PROPERTY INFORMATION

Photos



1709 Northwood, looking east.



Looking west.



South side of 1700 block of Northwood, looking west. The property at 1709 Northwood is not visible past the trees.



1708 Northwood Road, across the street to the north (non-contributing property).



1710 Northwood Road, across the street to the north (contributing property).



1800 Northwood Road, across the street to the north (non-contributing property).