

HISTORIC LANDMARK COMMISSION
AUGUST 27, 2018
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2018-0051
3306 BEVERLY ROAD
OLD WEST AUSTIN HISTORIC DISTRICT

PROPOSAL

Construct a two-story house and detached rear garage.

PROJECT SPECIFICATIONS

Side-gabled, L-plan house with a 2½-story front portion and 1-story rear wing; clad in vertical board-and-batten hardiplank siding with clad-wood fixed and casement windows; capped with a standing-seam metal roof. Fenestration includes paired and single casement windows, likely with wood sashes, and five sets of fully glazed doors opening onto a full-width shed-roofed porch. Other features include an exterior brick masonry chimney and 3-story stair tower at the rear with a pared-down modern design. The building has a footprint of 1,655 square feet.

The detached rear garage is a 2-story rectangular-plan building clad in vertical board-and-batten hardiplank siding and capped by a cross-gabled roof. An exterior wood staircase provides access to the second floor. The building has a footprint of 356 square feet.

STANDARDS FOR REVIEW

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

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

When evaluated in the context of the Old West Austin Historic District, the proposed building is differentiated from the surrounding historic buildings by its modern farmhouse form and minimal ornamentation. Most surrounding buildings on the block are one story high, with L-shaped plans and partial-width front porches. The proposed building is two stories high, with a flush primary façade and a full-width porch that differ notably from the surrounding houses. It will be out of character with the area.

10. New additions and adjacent or related new construction will 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 proposed building were to be removed, the form and integrity of the historic area would be unimpaired.

The proposed project is not in keeping with the standards.

COMMITTEE RECOMMENDATION




The Certificate of Appropriateness Review Committee felt that the proposed design was compatible with other contemporary buildings on the block, with the window proportions and projecting front porch recognizing the one-story scale of nearby buildings. The committee suggested having a clearer primary entrance.

STAFF RECOMMENDATION

Encourage the applicant to revise the plans to be more in keeping with the historic character and scale of the neighborhood. The Commission may comment on the plans now or request that the applicant return to a future hearing with the revised plans.

MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: NRD-2018-0051
LOCATION: 3306 BEVERLY ROAD



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