

**HISTORIC LANDMARK COMMISSION
MARCH 25, 2019
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2019-0018
4200 WILDWOOD ROAD
WILSHIRE NATIONAL REGISTER HISTORIC DISTRICT**

PROPOSAL

Construct a new one-story house and rear accessory building.

PROJECT SPECIFICATIONS

The proposed house is one story high, clad in limestone and horizontal wood siding, and capped with a cross-gabled roof covered in standing-seam metal. It features fixed and casement clad-wood windows and a fully glazed door; the casement windows and door are surmounted by transom windows. It will be set back 40' from the curb and will have a footprint of 1,832 square feet. Features include a flat metal hood over the entry porch and an integrated garage with a paneled glazed door.

The accessory building is clad in limestone and has fixed and casement clad-wood windows. It has a footprint of 493 square feet and connects to the house via a covered walkway.

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 project:

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 Wilshire National Register Historic District, the proposed building is differentiated from the surrounding historic buildings by its wood cladding, modern entry hood, transom windows, and integrated garage. Its height, scale, massing, window proportions, and limestone cladding are compatible with nearby buildings. The proposed building is in keeping with the historic character of the district.

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 district would be unimpaired.

COMMITTEE RECOMMENDATION

The committee was supportive of the proposed plans. Committee members recommended lowering the roof pitch. The pitch has been lowered from 8:12 to 7:12, and the garage was integrated into the massing of the side-gabled roof.

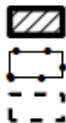
STAFF RECOMMENDATION

Comment on and release the plans.

LOCATION MAP



1" = 168'



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2019-0018
LOCATION: 4200 Wildwood Rd.

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PHOTOS



4200 block of Wildwood Road. The house previously approved for demolition is in the center.