

City Of Austin Historic Landmark
Commission
Certificate of Appropriateness
Review Committee
06.10.2019

NRD-2019-0033 3206 GLENVIEW AVENUE

Construct a second-story addition to a one-story
contributing house

WORKSHOP



ARCHITECTURE + INTERIORS

PHOTOS OF EXISTING STRUCTURES



FRONT OF RESIDENCE



LEFT SIDE OF RESIDENCE



REAR OF RESIDENCE



RIGHT SIDE OF RESIDENCE

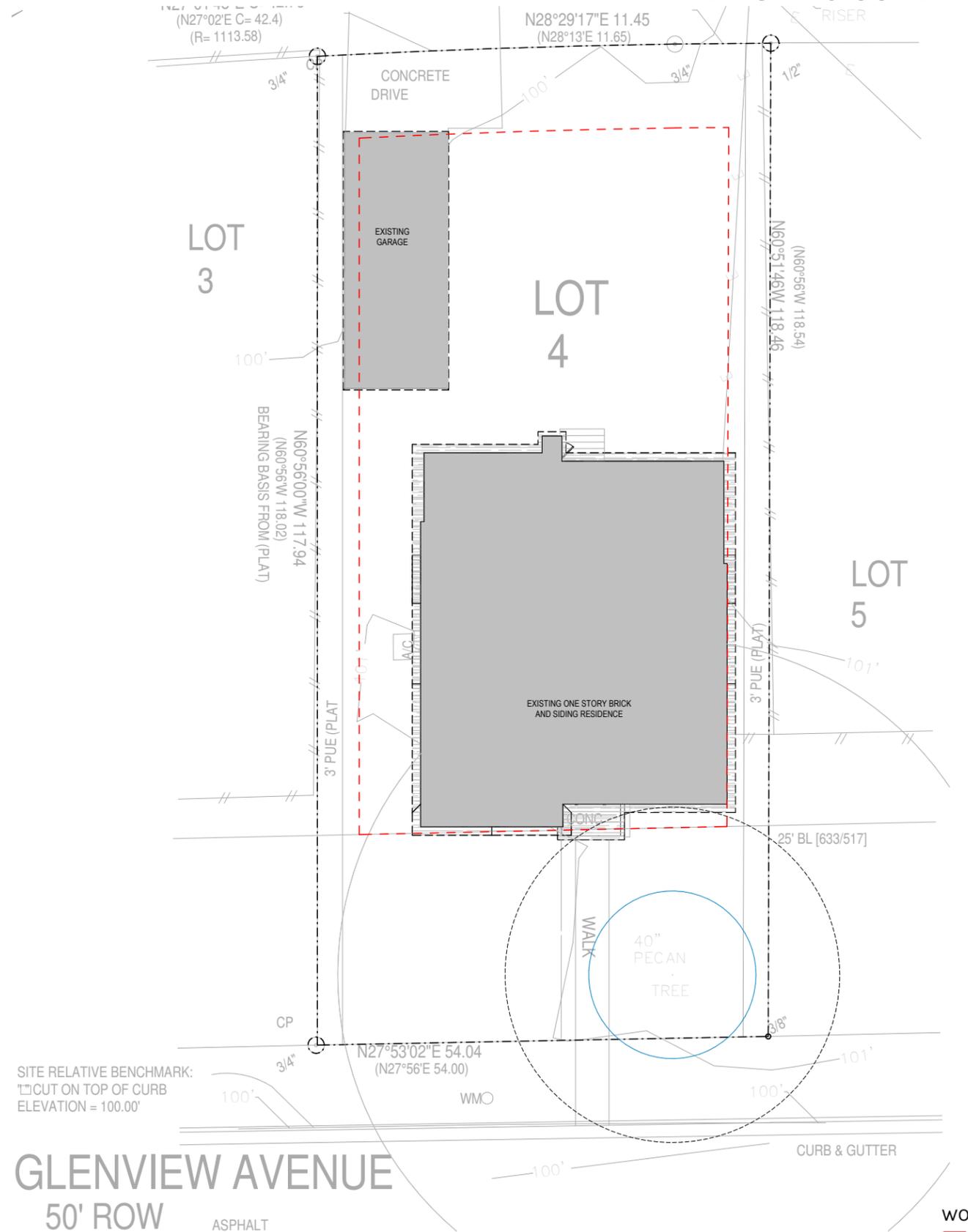


SIDE OF GARAGE

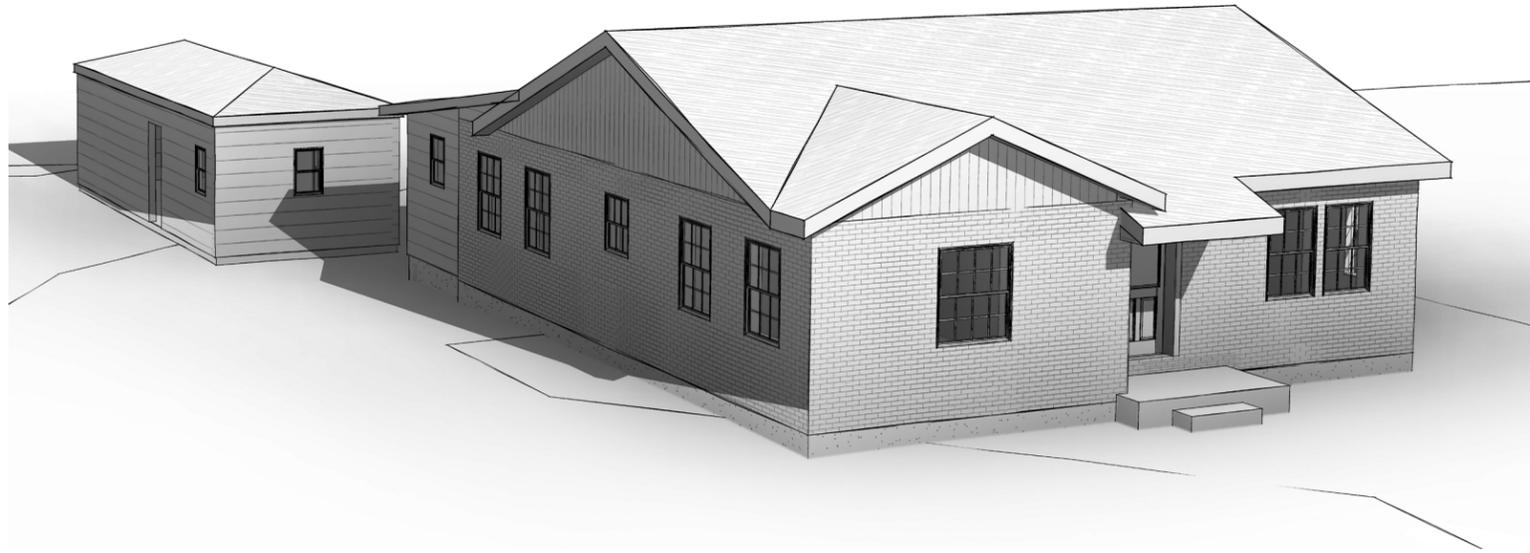


FRONT OF GARAGE

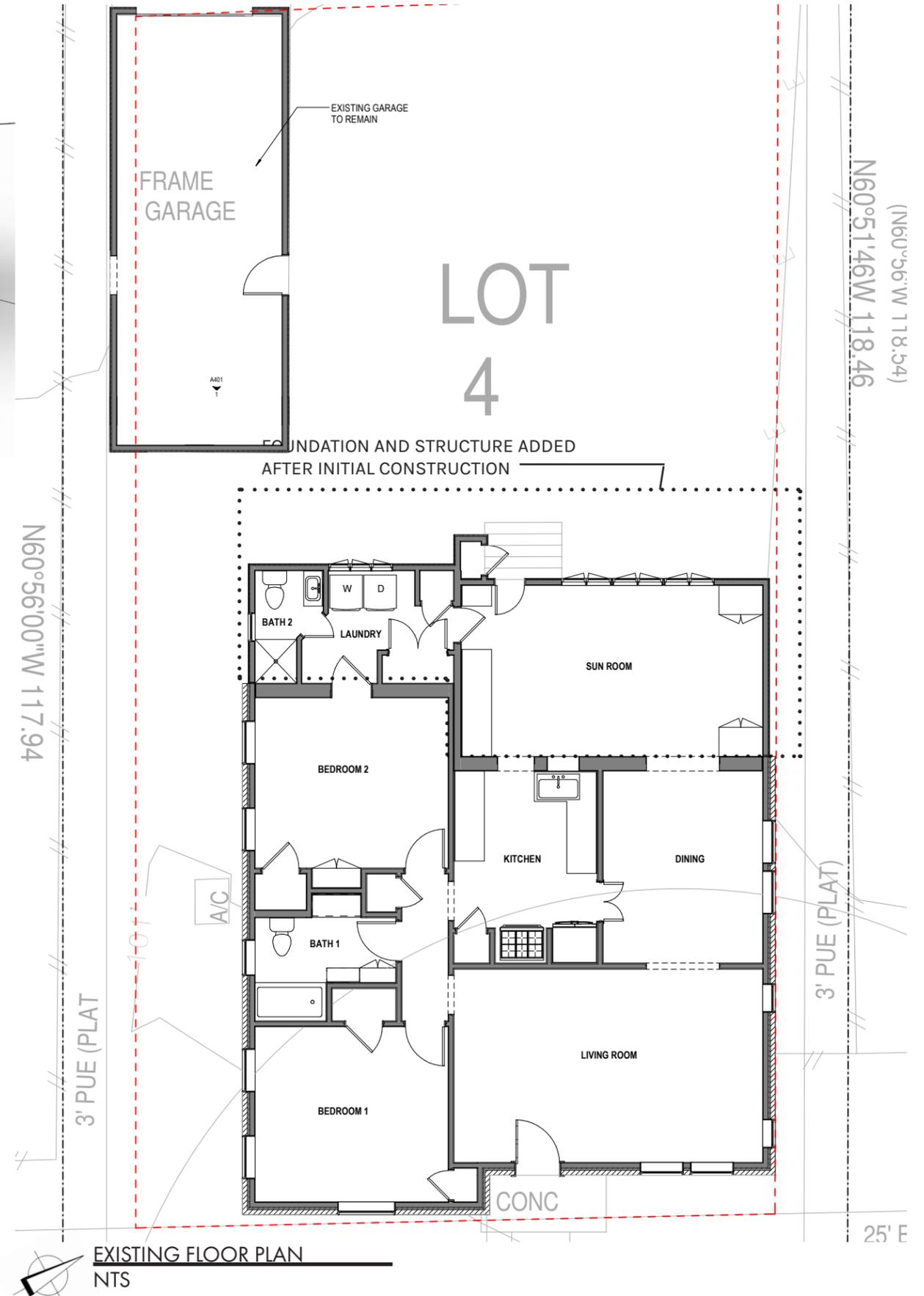
EXISTING CONDITIONS



EXISTING RESIDENCE RENDERING

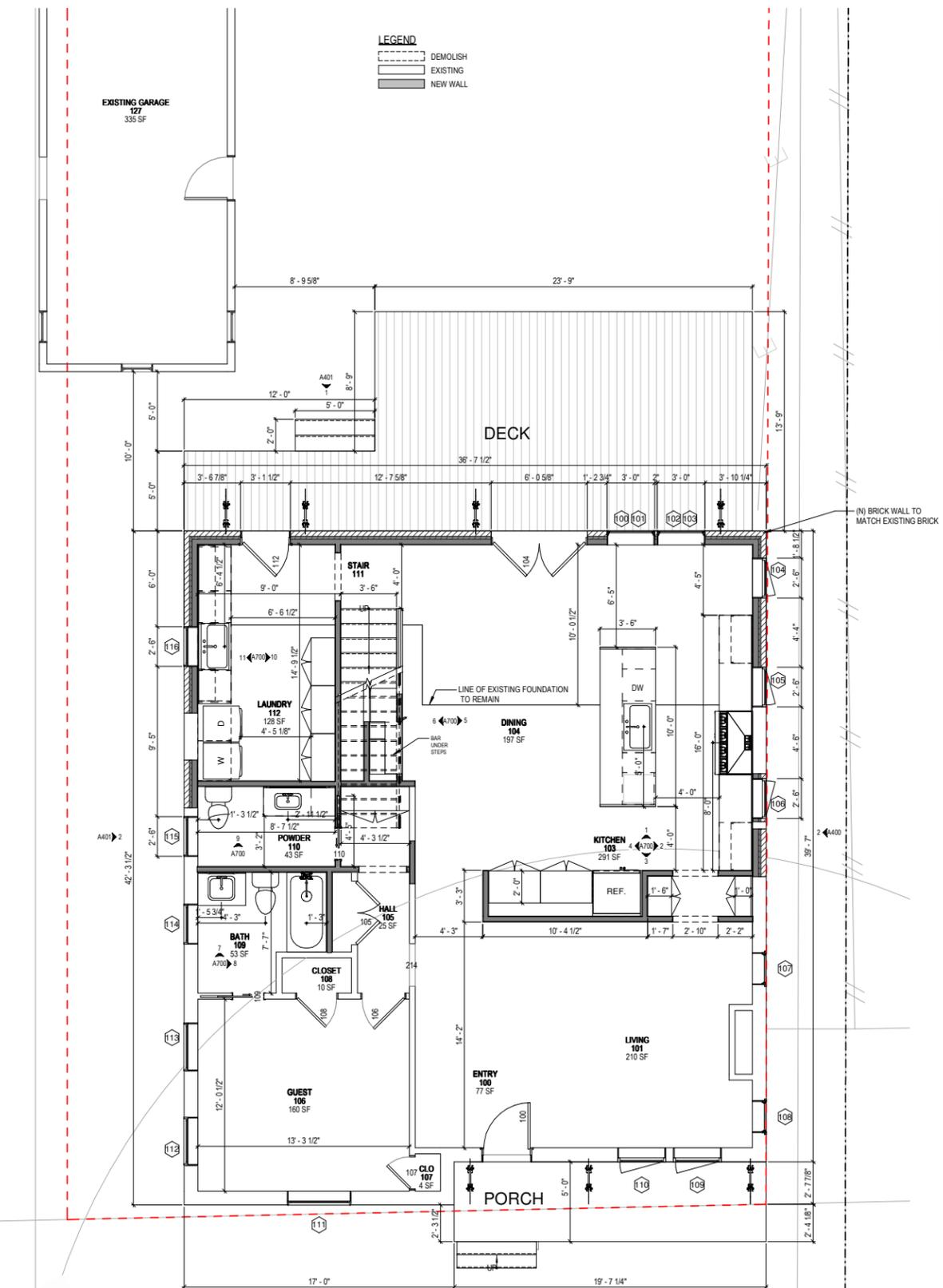
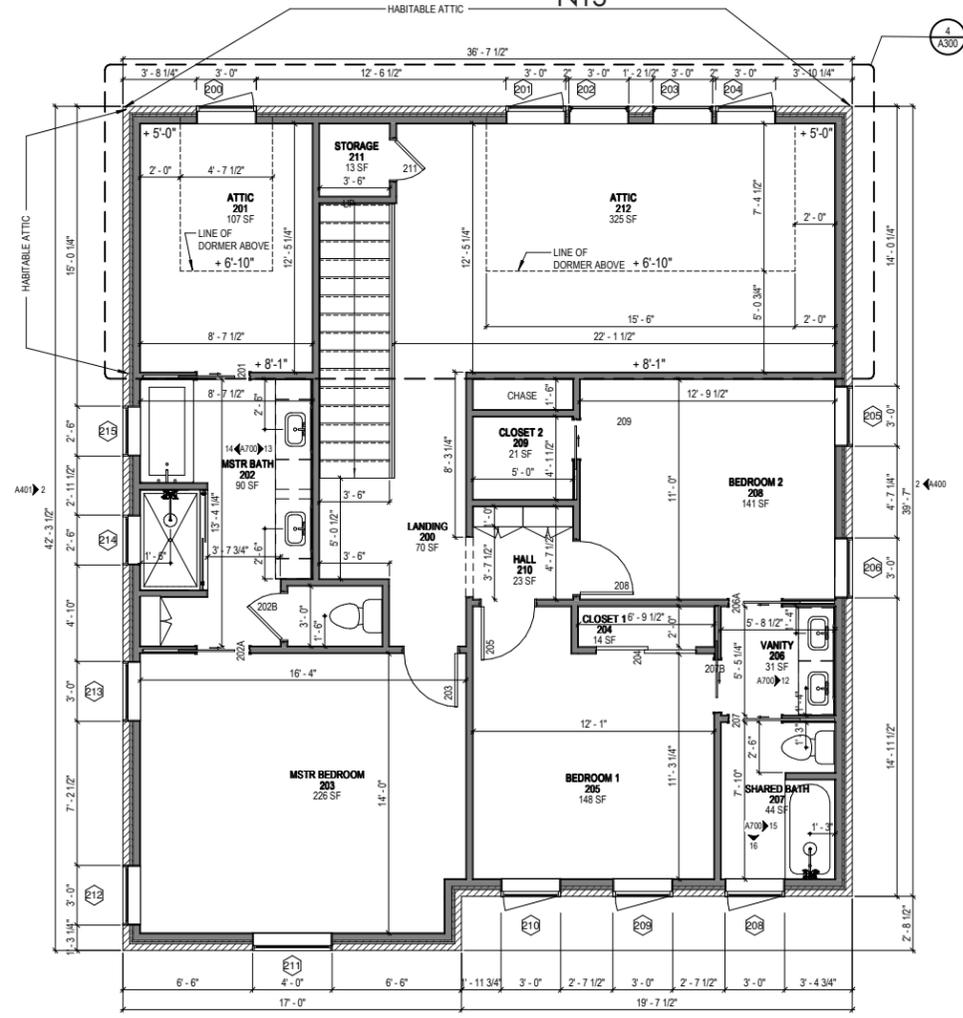
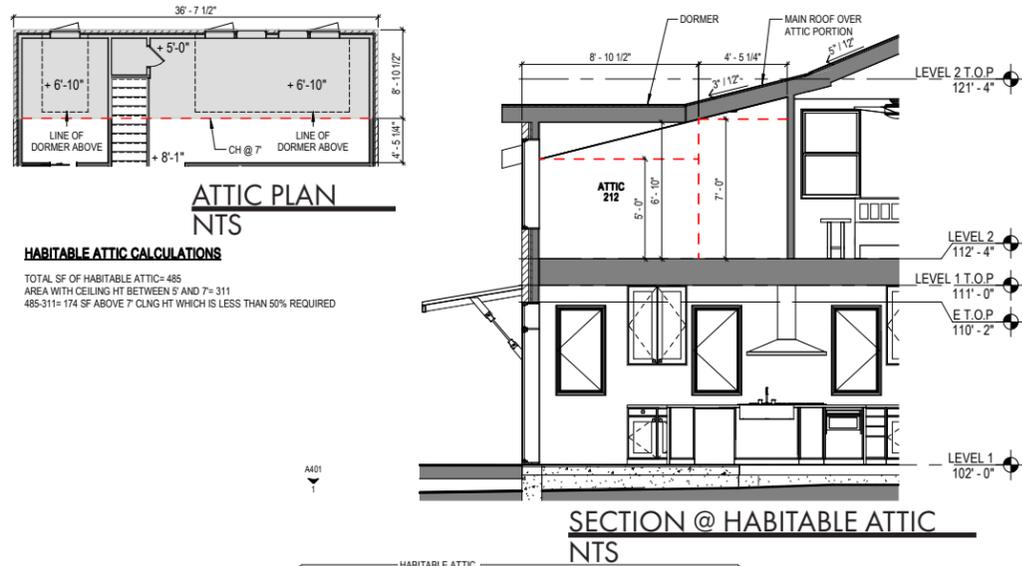


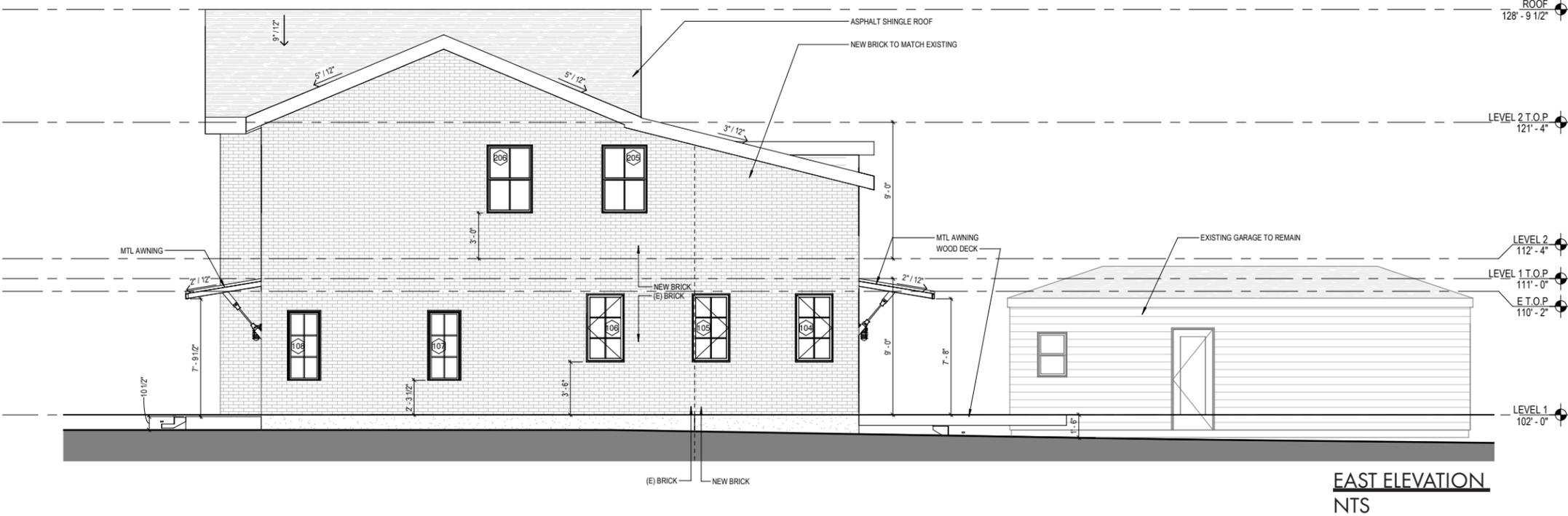
EXISTING FLOOR PLAN



EXISTING RESIDENCE ISSUES/ CONCERNS

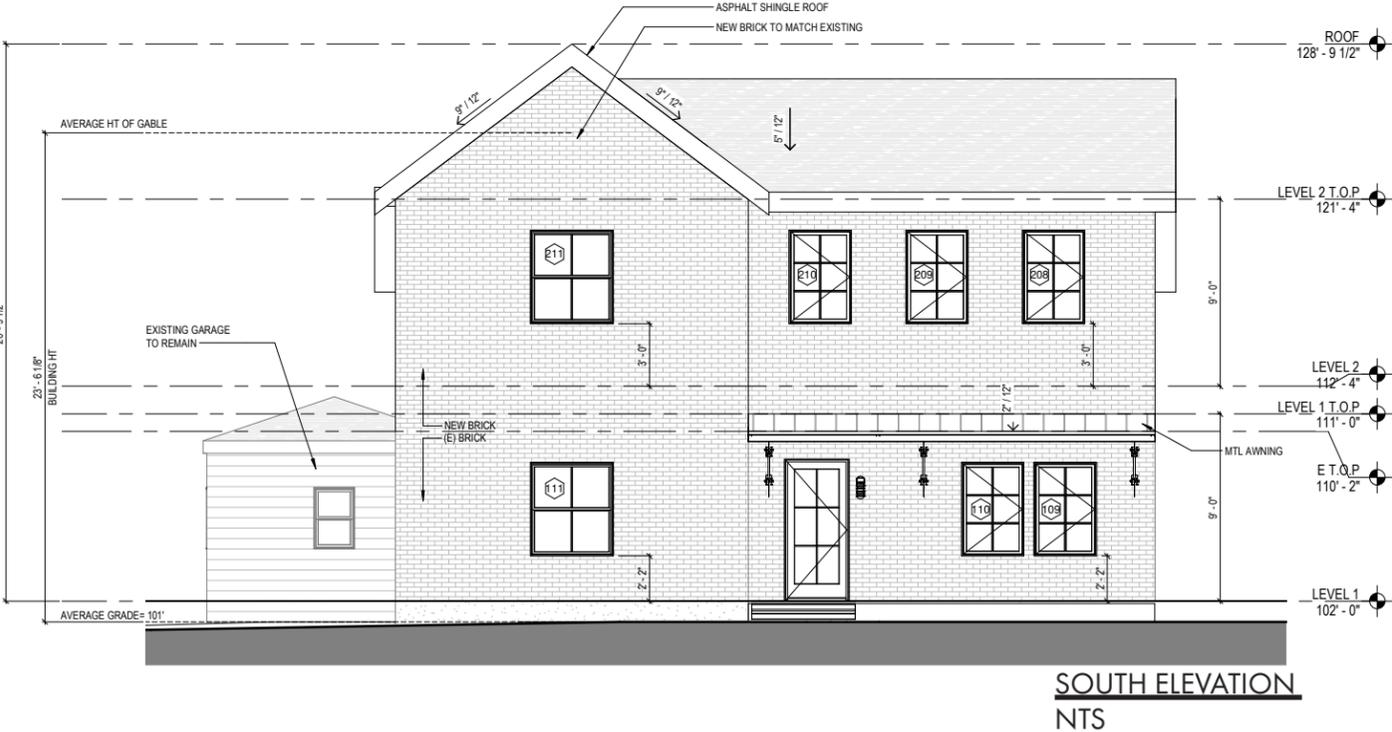
1. FOUNDATION IN POOR CONDITION
2. REAR ADDITION SHOWING EVIDENCE OF ACTIVE WOOD DESTROYING INSECTS
3. WATER LEAKS IN ROOF
4. WINDOWS IN POOR CONDITION WITH WATER INFILTRATION
5. ORGANIC GROWTH UNDER VANITY IN BATH 2
6. SUN ROOM FLOORING CONTAINS ASBESTOS
7. WOOD ROT



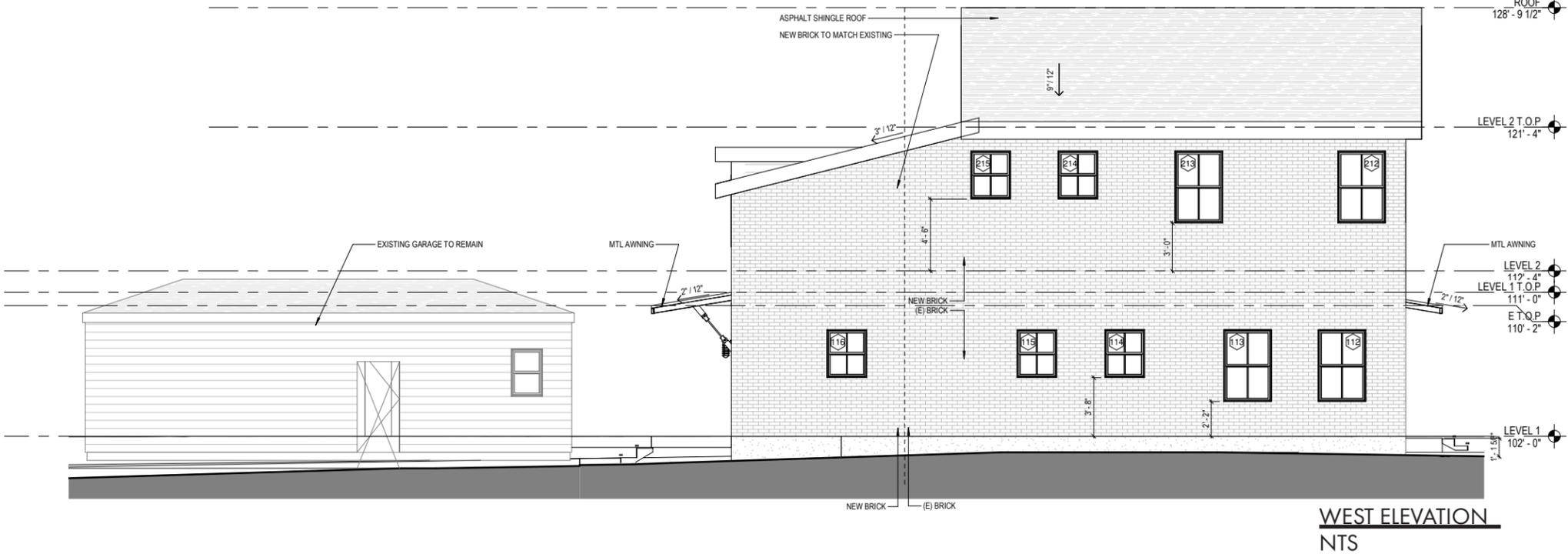


PROPOSED DESIGN FEATURES

BRICK FACADE ON ALL FOUR ELEVATIONS. EXISTING BRICK TO REMAIN AND NEW BRICK TO MATCH EXISTING BRICK SIZE AND COLOR



PROPOSED ELEVATIONS SUBMITTED FOR PERMIT

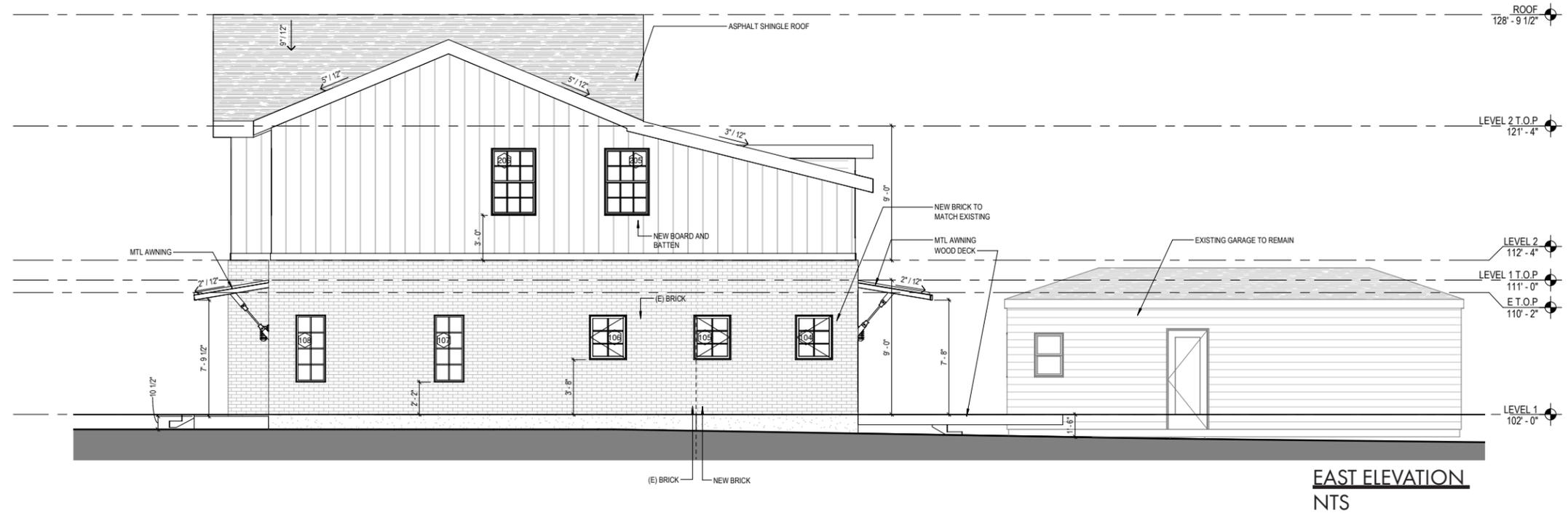


WEST ELEVATION
NTS



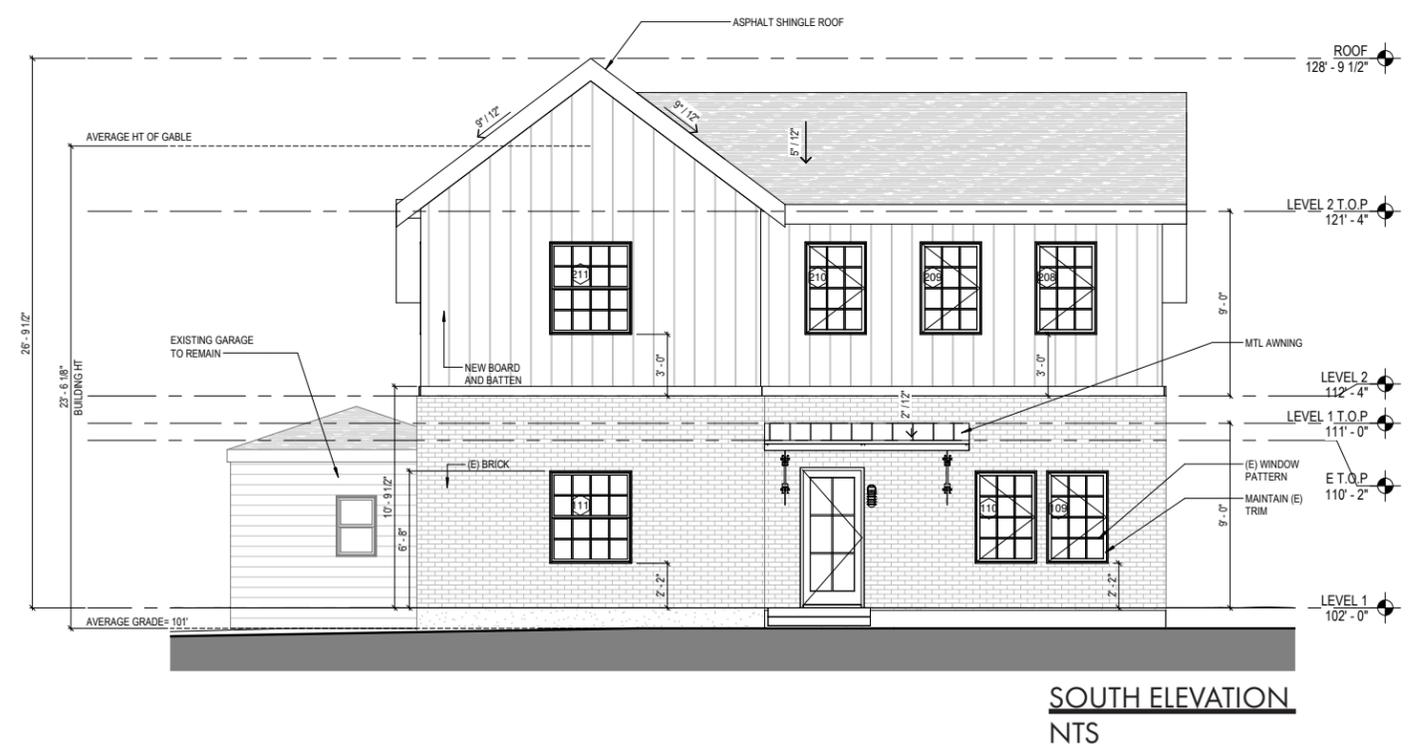
NORTH ELEVATION
NTS

PROPOSED ELEVATIONS WITH DELINEATION

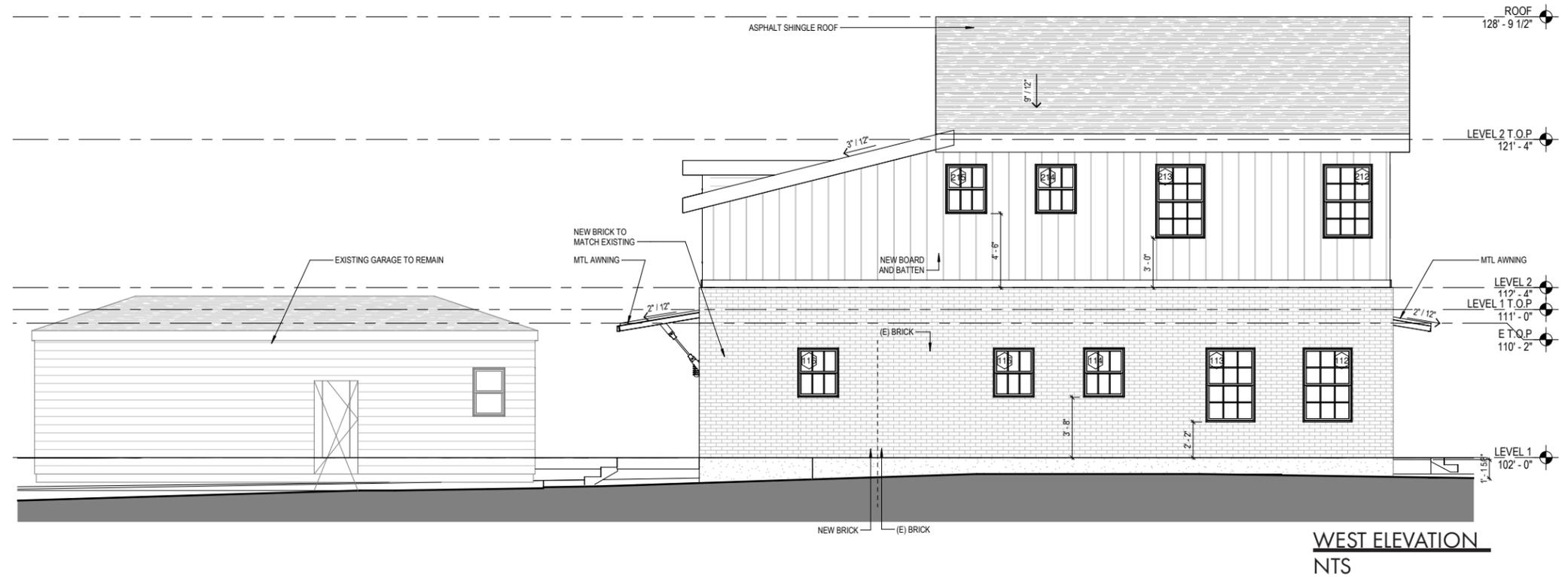


PROPOSED DESIGN FEATURES

BRICK FACADE ON ALL FOUR ELEVATIONS ON FIRST LEVEL ONLY . EXISTING BRICK TO REMAIN, AND SECOND FLOOR TO BE BOARD AND BATTEN WITH A TRIM PIECE CLEARLY DELINEATING BETWEEN THE ORIGINAL AND THE NEW.



PROPOSED ELEVATIONS WITH DELINEATION



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