

HISTORIC LANDMARK COMMISSION
SEPTEMBER 23, 2019
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2019-0052
2519 HARTFORD ROAD
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Construct a two-story residential building.

PROJECT SPECIFICATIONS

The proposed irregular-plan building is capped by a hipped roof covered in asphalt shingles, with a front-gabled projection. It is clad in stucco and features fixed and casement clad-wood windows, a multi-light door, a flat-roofed entry porch, and a stucco-clad chimney on the south (secondary) wall. A driveway leads to an integral two-bay garage with roll-up doors on the north side of the building.

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.

The proposed building is generally compatible with the surrounding neighborhood, which contains a mix of historic-age and new construction. The three houses immediately to the south are substantial two-story buildings; a large modern house is prominently located at the end of the block (see photos on p. 3-5). The building's materials and proportions mark it as new construction.

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 building were to be removed in the future, the essential form and integrity of the historic district would be unimpaired.

The proposed project largely meets the standards.

COMMITTEE RECOMMENDATIONS

The committee was supportive of the project, particularly the front-gabled portion.

STAFF RECOMMENDATION

Comment on and release the application.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 165'

NOTIFICATIONS

CASE#: NRD-2019-0052
LOCATION: 2519 Hartford Rd.

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.

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PROPERTY INFORMATION

Photos



Houses immediately to the south.



House two parcels to the north. (Neighboring parcel to the north is vacant.)



One-story houses across the street.



Modern house at the end of the block.