

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JULY 26, 2021
HR-21-101274
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT
3101 OAKMONT BOULEVARD

PROPOSAL

Construct a detached garage in front of a noncontributing house.

PROJECT SPECIFICATIONS

The proposed garage is constructed at the front of the lot. It features a square plan and a pyramidal roof capped with a cupola and weathervane. It is clad in fiber cement siding to match the existing house, and contains 8:8 windows with shutters. The main garage door is located at the north elevation.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register Historic Districts. The following standards apply to the proposed project:

Residential new construction

1. Location

The proposed detached garage is located in front of the primary building. Attached garages may be located at the front of contributing buildings nearby, but detached garages appear to be located at the rear of most of the district's contributing buildings.

2. Orientation

The proposed garage loads to the side, and the garage door is not visible from the street.

3. Scale, Massing, and Height

The proposed garage is small and simple in design but appears visually prominent.

5. Design and Style

The proposed detached garage's design is compatible with and differentiated from the district's character, except for the cupola. The garage's placement at the front of the lot is not compatible.

6. Roofs

The proposed detached garage's roof form is compatible with contributing buildings in the district, apart from the cupola, which is less appropriate for buildings of this scale, style, and era of construction.

7. Exterior Walls

The proposed detached garage's fiber cement siding is compatible with the traditional siding materials found elsewhere in the district, and appropriate fenestration appears at the street-facing elevation.

The project meets some of the applicable standards.

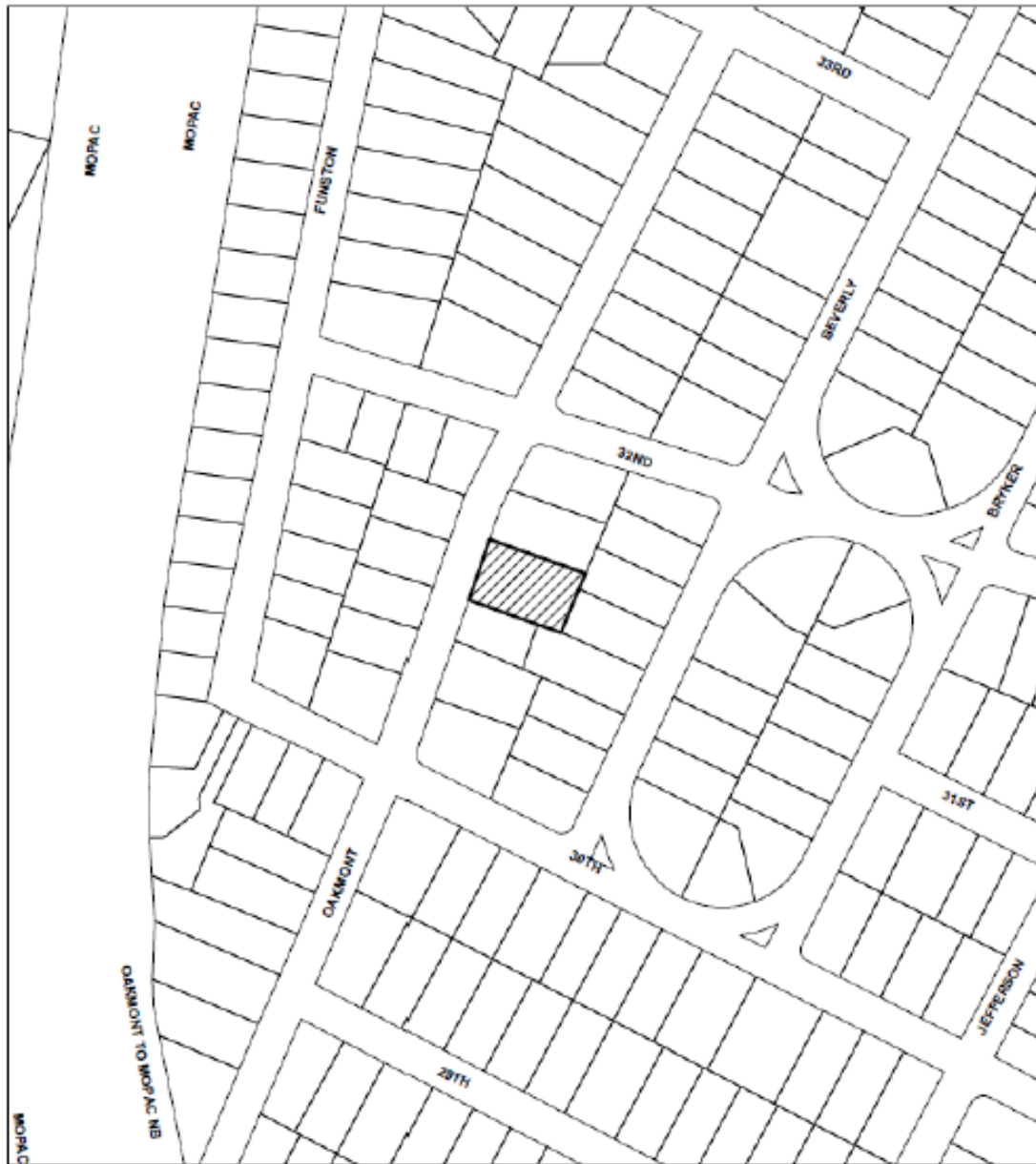
PROPERTY EVALUATION




The primary residence on this lot does not contribute to the Old West Austin National Register Historic District.

STAFF RECOMMENDATION

Comment on and release the plans, encouraging the applicant to locate the detached garage to the rear of the primary building or attach it to the primary building, and to omit the cupola.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 169'

NOTIFICATIONS

CASE#: HR 21-101274
LOCATION: 3101 OAKMONT BLVD

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