HISTORIC LANDMARK COMMISSION

PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

JULY 6, 2022

HR-2022-084095 OLD WEST AUSTIN

1616 NORTHUMBERLAND ROAD

PROPOSAL

Construct a new house and pool. The existing building was approved for demolition in 2022.

PROJECT SPECIFICATIONS

The proposed new building is clad in brick veneer and horizontal shiplap. It has an asphalt shingle and metal roof, as well as clad-wood and aluminum windows. It is located approximately 24 feet from the street. It is side-gabled, with an attached one-story front-facing garage.

DESIGN STANDARDS

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

Residential new construction

1. Location

The proposed building is sited approximately 24 feet from the street.

2. Orientation

The proposed building's orientation is consistent with others in the district; however, its front-facing garage is not appropriate.

3. Scale, massing, and height

The proposed building's scale, massing, and height appears mostly compatible with the district.

4. Proportions

Proportions appear mostly compatible. See 6 and 8.

5. Design and style

The proposed building's design and style are consistent and appear to blend with the surrounding district.

6 Roofs

The proposed roof is mostly compatible, though the steep pitch may make the building appear more massive than it is.

7. Exterior walls

Proposed cladding appears compatible with the district.

8. Windows and doors

Proposed fenestration appears mostly compatible with the district, though a configuration with smaller divided lights would improve compatibility.

10. Chimneys

The proposed chimney is not a boxed chimney.

11. Attached garages and carports

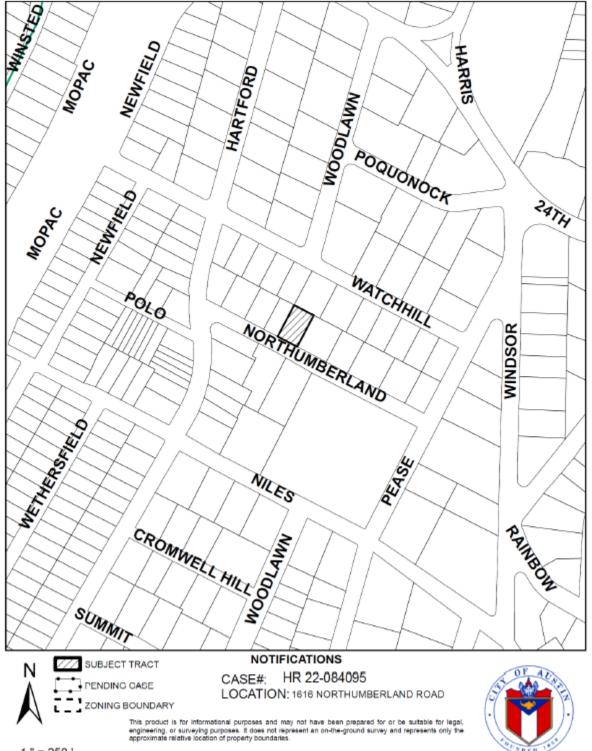
The proposed front-facing garage does not comply with the design standards.

Summary

The project meets most of the applicable standards.

STAFF RECOMMENDATION

Comment on and release plans.



1 " = 250 '

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.