

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JANUARY 11, 2023
HR-2022-174519
OLD WEST AUSTIN
3210 BRYKER DRIVE

PROPOSAL

Remodel and construct a second-floor addition to an existing garage. Install a pool.

PROJECT SPECIFICATIONS

Add a second floor to an existing detached rear garage. The proposed new work includes replacing cladding with fiber cement siding, adding a second-floor balcony, replacing the composition shingle roof, removing the existing garage door, and installing new undivided aluminum-clad casement windows throughout.

ARCHITECTURE

The rear structure at 3210 Bryker Drive is a one-story detached garage with horizontal wood siding, a side-gabled roof, and replacement 6:6 and 8:8 sash windows.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) 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:

Repair and alterations

1. General standards

The proposed project changes the existing roofline, altering the building's original proportions.

4. Exterior walls and trim

The proposed project replaces the existing wood siding with comparable fiber cement siding.

5. Windows, doors, and screens

The proposed project replaces existing non-original windows with undivided fixed and casement windows. It significantly alters the existing fenestration pattern of the garage.

Residential additions

1. Location

The proposed addition is located immediately atop the existing building.

2. Scale, massing, and height

The proposed addition does not appear subordinate to the historic structure; however, its location behind the main house does not appear to affect the streetscape.

3. Design and style

The proposed design is consistent throughout, and is somewhat compatible with the main house.

4. Roofs

The proposed roof is mostly compatible with the main building.

5. Exterior walls

The proposed cladding is mostly compatible, though it does not differentiate the existing structure from the addition.

6. Windows, screens, and doors and 7. Porches and decks

Proposed balconies, windows, and doors are largely incompatible; however, their visual impact will be mitigated by the limited view from the street.

Summary

The project meets some of the applicable standards.

PROPERTY EVALUATION

The property contributes to the Old West Austin National Register district.

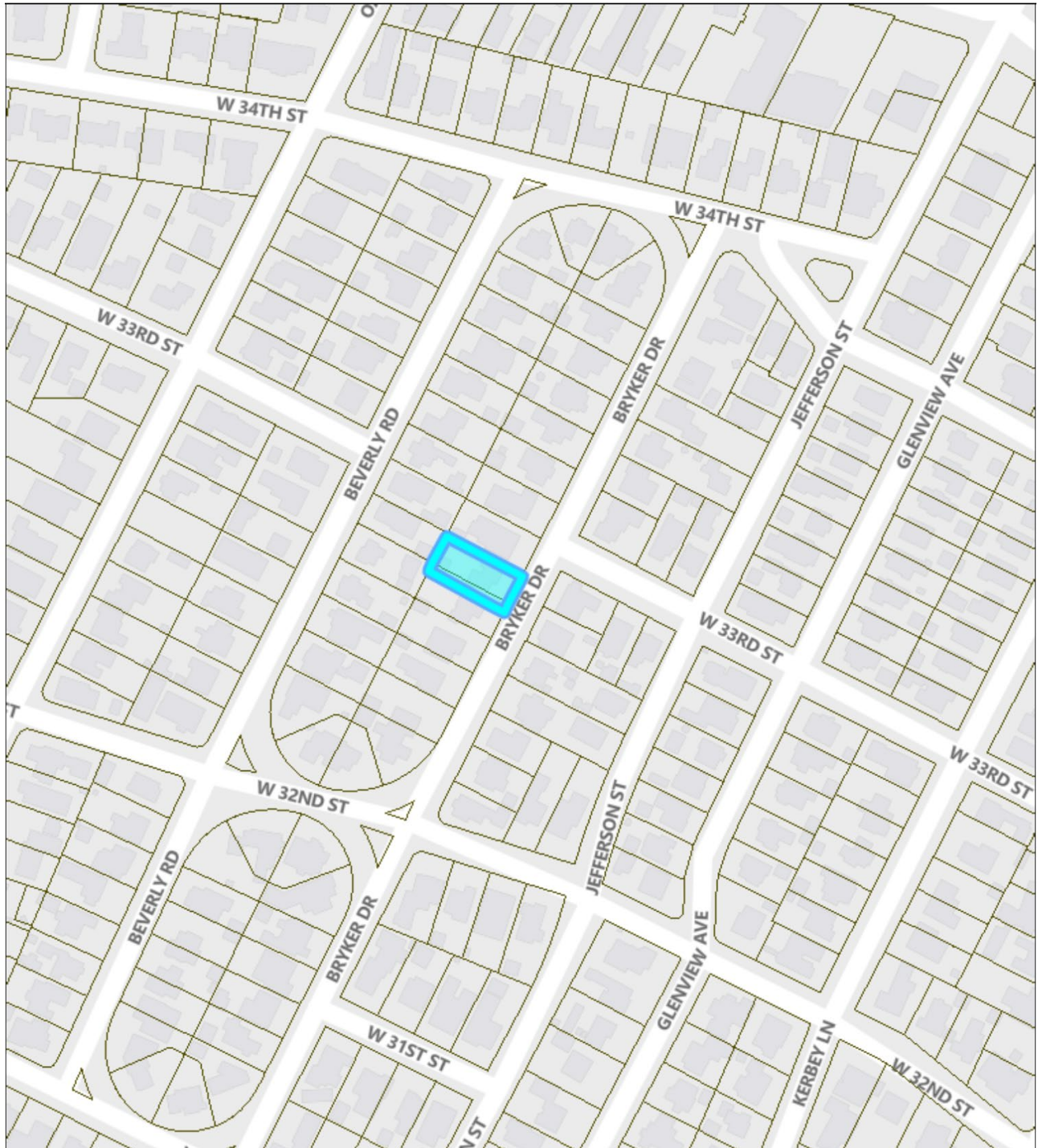
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain low integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The building does not appear to convey architectural significance.
 - b. Historical association. The property does not appear to have significant historical associations.
 - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. Community value. The property was not evaluated as a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Comment on and release the plans.

LOCATION MAP



1: 2400

Lot Lines
 Lot Line

HR 22-174519
 3210 BRYKER DRIVE



12/21/2022

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