HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
FEBRUARY 1, 2022
HR-2023-001769
OLD WEST AUSTIN
3005 GLENVIEW AVENUE

PROPOSAL
Construct a new residence. The previous building on the property was relocated in 2022.

PROJECT SPECIFICATIONS
The proposed house is two stories in height, with a stucco exterior and symmetrical plan. It features an arched entryway, 6-light windows arranged in a regular pattern, and a cross-gabled shingle roof.

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 districts. The following standards apply to the proposed project:

Residential new construction

1. Location

The proposed new building is appropriately sited approximately 35' from the street, 25' from the property line. It appears to maintain the rhythm on the street.

2. Orientation

The proposed building is oriented consistently with the predominant orientation of contributing buildings nearby, facing Glenview.

3. Scale, massing, and height

The proposed building is one story taller than adjacent contributing buildings, but two-story contributing buildings exist elsewhere on the street. The simple massing appears appropriate, though step-downs or other massing variations are not employed to soften the impact to adjacent one-story buildings. However, this is consistent with historic-age construction elsewhere in the district.

4. Proportions

The building's traditional proportions are compatible with the block.

5. Design and style

The proposed building's design and style appear compatible with the character of the historic district in terms of scale, massing, proportions, patterns, materials, and architectural features. It is differentiated by its height, monolithic massing, and modern materials. While the design is somewhat eclectic, similar eclecticism exists elsewhere in the district.

6. Roofs

The simple cross-gabled shingle roof is appropriate.

7. Exterior walls

The exterior material is compatible.

8. Windows and doors

The proposed building's fenestration is traditional in style, proportions, and rhythm. The front door is visible from the street and is appropriate to the building's style.

9. Porches

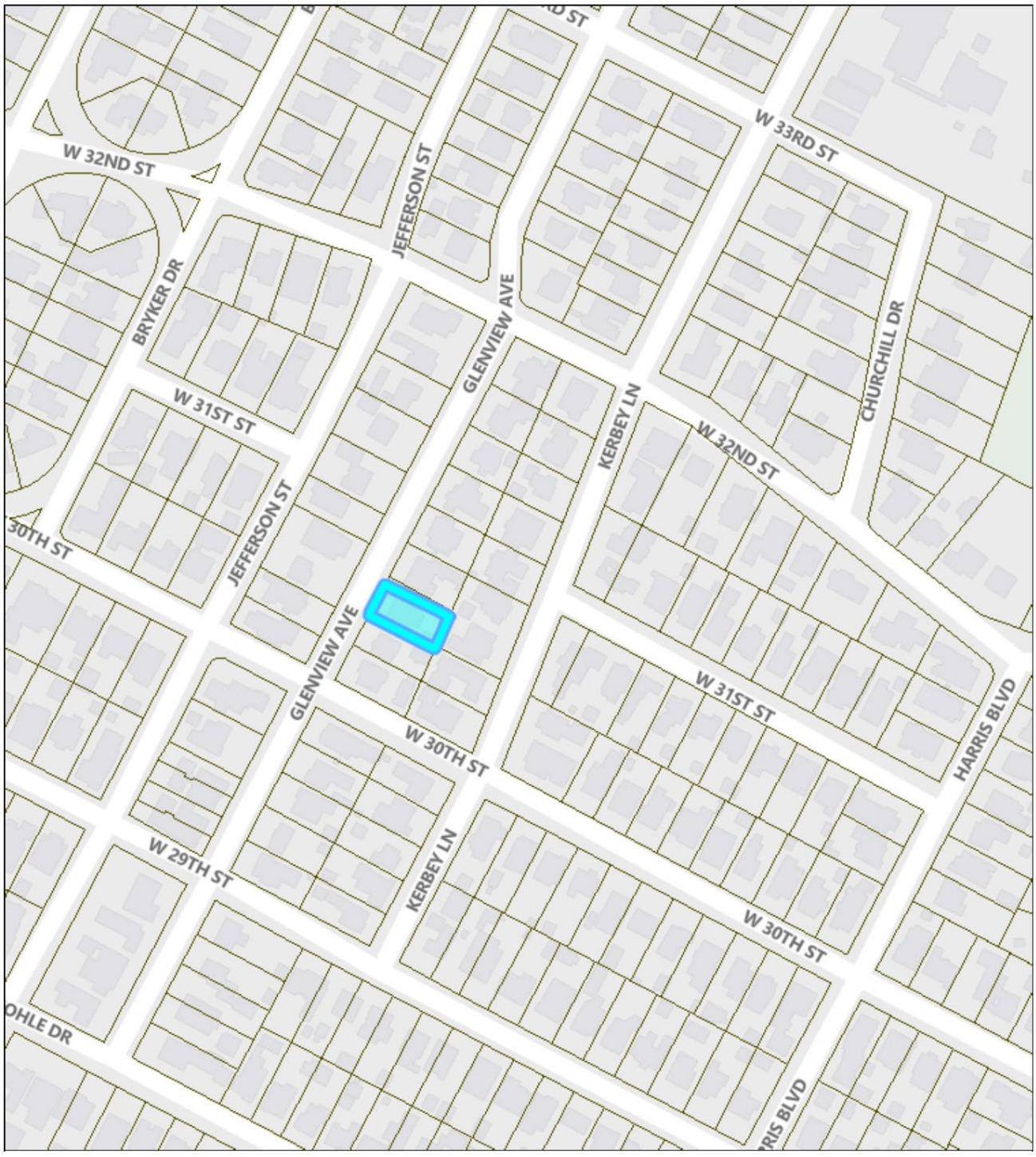
The proposed building does not include a porch, though the entryway is recessed.

Summary

The project meets the applicable standards, except for *9. Porches*.

STAFF RECOMMENDATION
Comment on and release plans for new construction.

LOCATION MAP



Lot Lines

Lot Line

1: 2400

1/13/2023

HR 23-001769

3005 GLENVIEW AVENUE

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