

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MARCH 24, 2014
NRD-2014-0025
904 Willow Street
Willow-Spence

PROPOSAL

Construct a 2-story garage apartment behind the principal house.

PROJECT SPECIFICATIONS

The applicant proposes the construction of a two-story garage apartment at the rear of the property. The footprint of the proposed structure will be 625 square feet with a 525-square foot apartment on the second story. It will be 23.5 feet tall. The proposed structure will have a neo-traditional look with a pyramidal shingled roof, hardi-plank siding in two dimensions, wider on the ground floor than at the second story apartment, and either aluminum or vinyl windows. The apartment will be accessed by a staircase with a landing leading to a gabled entry porch.

STANDARDS FOR REVIEW

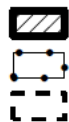
The house is contributing to the Willow-Spence National Register Historic District, and is a turn-of-the century wing-and-gable plan that has been wonderfully restored. The Willow-Spence National Register Historic District has design guidelines contained in the East Cesar Chavez Neighborhood Plan (2000), which state:

1. New construction should be no more than 2 stories.
2. Maintain floor-to-floor height appearance. Location and size of windows should be similar in proportion to adjacent houses.
3. Provide the same proportion of window openings to wall surface area as is found on other houses on the street.
4. Similar siding (preferably wood or wood-look) should be used on new construction as other houses on the street.

There are no design guidelines specifically relating to the construction of garage apartments in the Willow-Spence Historic District.

STAFF RECOMMENDATION

Release the permit as proposed, with the strong recommendation that the applicant reconsider the aluminum or vinyl windows proposed for the apartment in favor of wood or aluminum-clad wood windows which will be more durable, and will complement the restored historic house much more closely. The proposal comports to the applicable design guidelines for Willow-Spence, and is compatible with the historic character of the house and the district.



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#:NRD-2014-0025

LOCATION: 904 Willow Street

1" = 166'

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