

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
APRIL 24, 2017
NRD-2017-0028
903 Willow Street
Willow-Spence Historic District

PROPOSAL

Construct a new two-story auxiliary dwelling unit.

PROJECT SPECIFICATIONS

The proposed auxiliary dwelling unit will be two stories and will have a total of 756 square feet of conditioned space. It will be located behind the existing house on the rear alley. The proposed structure will have a set of shed roofs with an exterior metal spiral staircase leading to the roof deck, a ground-level porch with an open deck above, and an integral garage opening onto the rear alley.

STANDARDS FOR REVIEW

The Willow-Spence Historic District has no design guidelines for secondary structures. Design guidelines for other historic districts encourage compatibility in terms of size, materials, massing, fenestration patterns, and roof forms with the existing house and other contributing houses within the district.

The existing house at 903 Willow Street is a ca. 1999 one-and-a-half story house which is not contributing to the district due to its age. It is a neo-traditional style house with prominent front gables.

STAFF RECOMMENDATION

Despite the street house not being contributing to the district due to its date of construction, it is compatible with the character of the historic district, and should be used as a reference point for the architecture of the secondary dwelling unit. Staff recommends that the applicant reconsider the design of the ADU in favor of a style that is more compatible with and complementary to the existing house and the architectural character of the historic district.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 375'

NOTIFICATIONS

CASE#: NRD-2017-0028
903 WILLOW STREET

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The existing house (ca. 1999) at 903 Willow Street