

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
FEBRUARY 26, 2018
 NRD-2018-0009
 3209 Beverly Road
 Old West Austin Historic District

PROPOSAL

Construct a 2-story ADU attached to a rear garage.

PROJECT SPECIFICATIONS

The proposed ADU is a 2-story, L-plan wood-frame building capped by a hipped metal roof with a front-facing gable. The new building will connect to the north wall of an existing rear garage, which will be converted to an open carport. The garage is a contributing building in the Old West Austin Historic District.

The proposed ADU is clad in board-and-batten hardiplank siding on the ground floor and shiplap hardiplank siding at the second story. Fenestration includes casement and awning clad-wood windows. The primary entrance is a screen door that accesses a covered screened porch. The building has a footprint of 722 square feet. Ornamentation includes exposed framing and on the primary (northeast) façade of the screened porch and simple bargeboards at the gable ends.

STANDARDS FOR REVIEW

The Old West Austin Neighborhood Design Guidelines applicable to this project include:

- *1.1. Promote diversity of architectural styles*
The proposed building is designed in a modern vernacular style.
- *1.2. Maintain consistent mass and scale*
The ADU is taller than the principal building on the property, a one-story house. The block is composed predominantly of one-story homes, but a few two-story houses do exist. The proposed ADU is located near the rear property line, so its visual impact will be reduced.
- *1.3 Maintain historic land use patterns*
 - *1.3.2 Promote "back-buildings"*
The project adds a back building.

The proposed project complies with the Old West Austin Neighborhood Design Guidelines.

The Secretary of the Interior's Standards for Rehabilitation also are used to evaluate projects in National Register historic districts. The following standards apply to this project:

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The project is differentiated from the existing house and garage in terms of materials, architectural style, and window types. Though it is taller than the existing house, it references the existing house's gable roof in its front-facing gable and is subordinate to the house due to its location at the rear of the property. The project is compatible with the scale of nearby buildings.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

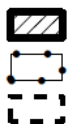
The ADU will be attached to the north wall of the existing garage. Historic clapboard wood siding may be removed for the connection; it is not clear from the plans. A portion of the garage's west wall may also be removed to create a carport.

The proposed project generally complies with the Secretary's Standards.

STAFF RECOMMENDATION

Approve the plans.

LOCATION MAP



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2017-0023
 LOCATION: 802 Pressler St.

1" = 122'

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PROPERTY INFORMATION

Photographs



Primary house at 3209 Beverly Road.



Partial view of rear garage.