

HISTORIC LANDMARK COMMISSION
JULY 22, 2019
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2019-0038
906 MAUFRAIS STREET
WEST LINE NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Construct a two-story accessory dwelling unit (ADU) at the rear of the property, which is a contributing property in the historic district.

PROJECT SPECIFICATIONS

The proposed building will be located 111' from the property line and 123' from the street. It will have steel cladding and casement and fixed aluminum-sash windows and be capped by a roof deck with metal mesh railings intended to support vine growth. Features include a metal staircase with metal mesh railings on the south elevation, a double-width roll-up metal garage door facing the alley, and a flush metal door on the south elevation. A second-floor balcony on the east elevation has metal mesh railings and provides interior access via a fully glazed metal door with a sidelight.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects in National Register historic districts. The following standards apply to the proposed 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 proposed building is located at the rear of the property and will not destroy any character-defining features of the historic building or property. The new building is differentiated from the historic building in terms of massing, size, scale and proportion, materials, and fenestration. While it does not relate architecturally to the historic house, its rear lot placement and distance from the street make it compatible. The project meets this standard.

- 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.*

If the new building were to be removed, the essential form and integrity of the historic property would be unimpaired.

The proposed project meets the standards.

STAFF RECOMMENDATION

Comment on and release the permit.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2019-0038
LOCATION: 906 Maufrais Street



1" = 153'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PROPERTY INFORMATION

Photos



Primary (east) façade of 906 Maufrais Street.