

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**DECEMBER 17, 2018**  
**NRD-2018-0076**  
**2413 Hartford Road**  
**Old West Austin Historic District**

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**PROPOSAL**

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Construct a two-story ADU behind the one-story, ca. 1954 brick veneer ranch house.

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**PROJECT SPECIFICATIONS**

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The proposed ADU will have 1,095 square feet in one- and two-story elevations. The cladding for the ADU is proposed to be a mixture of horizontal and vertical siding and stucco, with a flat roof capping the stuccoed two-story section, and a gabled metal roof over the one-story section. The proposed ADU will be situated parallel to the main house and will have a garage entry at the end of the existing drive for the house. Fenestration will consist of a combination of casement and fixed-sash windows. Because of the slope of the lot from the street, little of the proposed ADU will be visible from the public viewshed.

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**STANDARDS FOR REVIEW**

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The Old West Austin National Register Historic District has no specific guidelines for the review of new construction. Standards 9 and 10 of the Secretary of the Interior's Standards for Rehabilitation govern the Commission's evaluation of new construction projects in National Register Historic Districts:

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

10. New additional and adjacent or related new construction shall 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.

In addition, The Secretary of the Interior's Technical Preservation Services Bulletin "Planning Successful Rehabilitation Projects" states:

New construction needs to be built in a manner that protects the integrity of the historic building and the property's setting. Related new construction, including buildings, driveways, parking lots, landscape improvements and other new features, must not alter the historic character of a property.

New construction should be placed away from or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of these buildings or the site.

The massing, size, scale, and architectural features of new construction on the site of a historic building must be compatible with those of the historic building. When visible and in close proximity to historic buildings, new construction must be subordinate. New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development.

The proposed ADU is at the back of the house, and while a very contemporary design, meets the applicable standards for review.

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**STAFF RECOMMENDATION**

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

Release the permit with the recommendation that the applicant simplify the variety of cladding materials to be more compatible with the brick veneer of the main house.



2415 Hartford Road from the street

## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

## NOTIFICATIONS

CASE#: NRD-2018-0076

LOCATION: 2413 HARTFORD RD

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