

**HISTORIC LANDMARK COMMISSION
DECEMBER 17, 2018
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2018-0075
906 E. 14TH STREET
SWEDE HILL HISTORIC DISTRICT**

PROPOSAL

Construct an auxiliary dwelling unit (ADU).

PROJECT SPECIFICATIONS

The ADU is a 2-story building capped by a combination shed and reverse hip roof, with a deck atop the central portion. The building is clad in hardiplank on the ground floor and stucco siding above. Fenestration includes casement vinyl-sash windows and partially glazed vinyl or fiberglass doors. The building footprint is 424 square feet, plus a 201-square-foot carport accessed from the alley.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to review projects in National Register historic districts. Applicable standards include:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

No changes are proposed to the historic house.

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 ADU is designed in a modern style that will clearly differentiate it from the historic house. Though it could be more compatible with the historic house in terms of massing, proportion, and materials, it is set back 103'7" from the front property line. Due to the setback, it is not anticipated that it will negatively impact the historic character of the existing house or property as a whole.

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 could be removed without impairing the integrity of the historic property.

STAFF RECOMMENDATION

Comment on and release the plans.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: NRD-2018-0075

LOCATION: 906 E 14TH ST

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.

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PROPERTY INFORMATION

Photos



Primary (south) façade of 906 E. 14th Street. The existing house is not proposed to be altered.



East elevation and backyard view.