

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JULY 6, 2022
HR-2022-084107
WILLOW-SPENCE
1004 SPENCE STREET

PROPOSAL

Demolish existing ADU and construct a new ADU and pool house.

PROJECT SPECIFICATIONS

The proposed ADU is two stories and clad in a mix of concrete wall panels and 3-coat stucco with a flat metal roof. The pool house is one story, clad in a mix of concrete wall panels and 3-coat stucco with a flat metal roof.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

Residential new construction

1. Location

The proposed structures are located at the rear of the lot, behind the contributing house.

2. Orientation

The proposed structures' orientations match the orientation of contributing buildings and outbuildings in the district.

3. Scale, massing, and height

The proposed structures are located behind the two-story primary house. Neither the proposed ADU nor the pool house appear obtrusive.

4. Proportions

The proposed structures' proportions are compatible with surrounding buildings.

5. Design and style

Though the proposed building's overall design is somewhat incompatible with the surrounding district, its position at the rear of the lot renders its overall impact minimal.

6. Roofs

The proposed flat roofs are not compatible with the main house.

7. Exterior walls

The proposed cement panels and stucco siding are compatible with the main house.

8. Windows and doors

The proposed fixed windows and fully glazed doors are mostly incompatible.

Summary

The project meets some of the applicable standards.

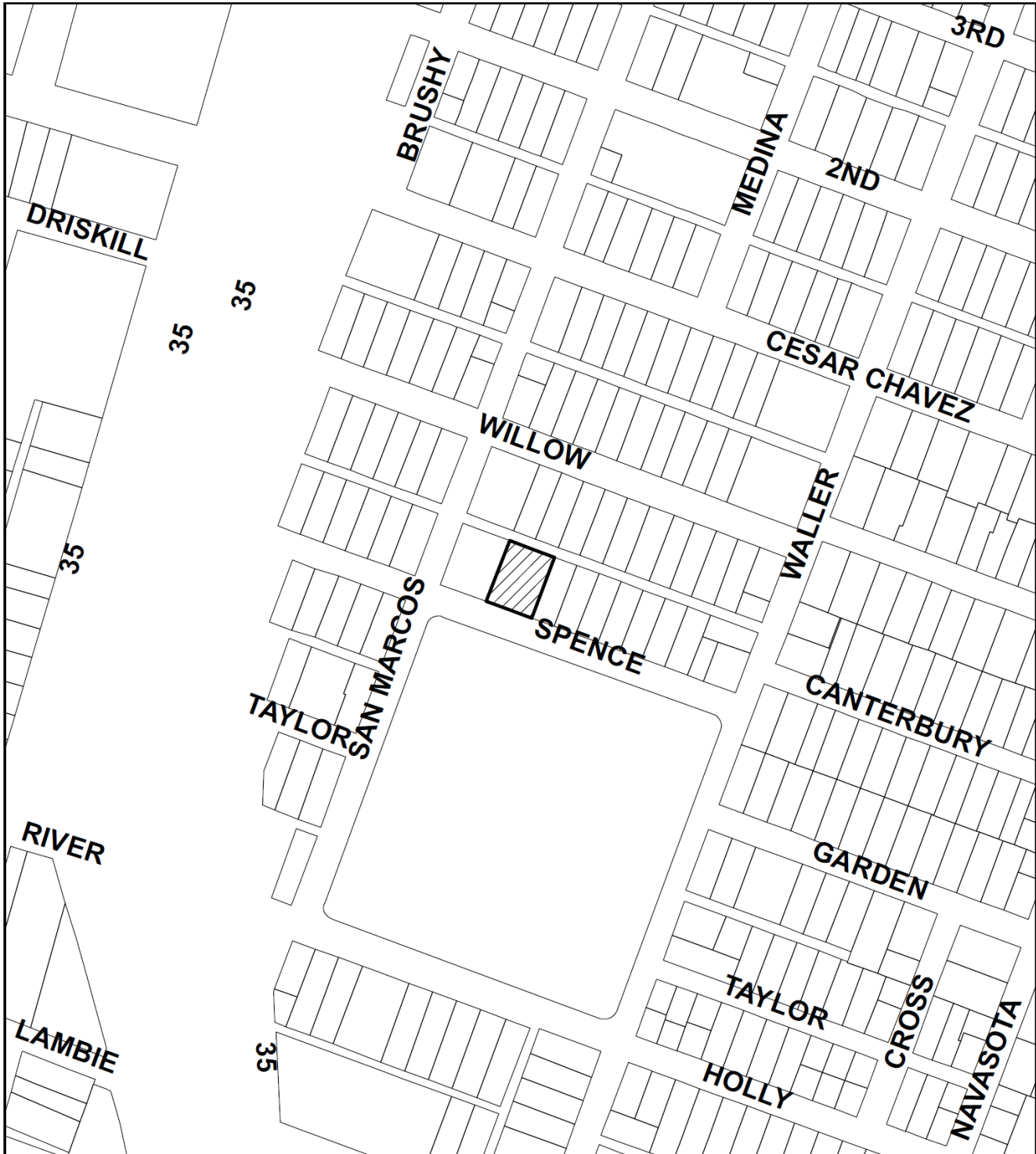
PROPERTY EVALUATION

The primary building contributes to the Willow-Spence National Register district.

STAFF RECOMMENDATION

Comment on and release the plans. Approve the demolition permit.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: HR 22-084107

LOCATION: 1004 SPENCE STREET

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PROPERTY INFORMATION

Photos



Applicant, 2022