

**HISTORIC LANDMARK COMMISSION
AUGUST 22, 2011
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2011-0072
1700 Pease Road
Old West Austin**

PROPOSAL

Reissue demolish permit on c.1935 single family home and construct new 4,945 sf, single-family home.

PROJECT SPECIFICATIONS

The applicant proposes to demolish the existing c. 1935, Colonial Revival style, single-family house and replace it with a new 4,945 sf single-family home. The new 2-story building is a contemporary design with a detached, front-facing garage and will have low wall at the front of the property to create a courtyard space in front of the house.

The house will have multiple, low-slope, hipped and shed metal roofs with fairly deep eaves with exposed, stained wood rafter ends. The proposed exterior wall materials are coursed limestone on the first level and stucco on the second. The detached garage will be sided in stucco and have a metal roof.

Numerous, non-symmetrical, clad windows with painted wood trim are proposed.

STAFF COMMENTS

The property is located in the Old West Austin National Register District.

In 2009, the Historic Landmark Commission and staff recommended Historic Zoning for the existing c. 1935, Colonial Revival style house, rather than relocation or demolition, which was not approved by the City Council, so the demolition permit was approved for release. (Case C14H-2009-0049 – Ox Emerson house). An application to construct a new two story single family, chateausque-inspired house was approved by the Historic Landmark Commission in June 2010.

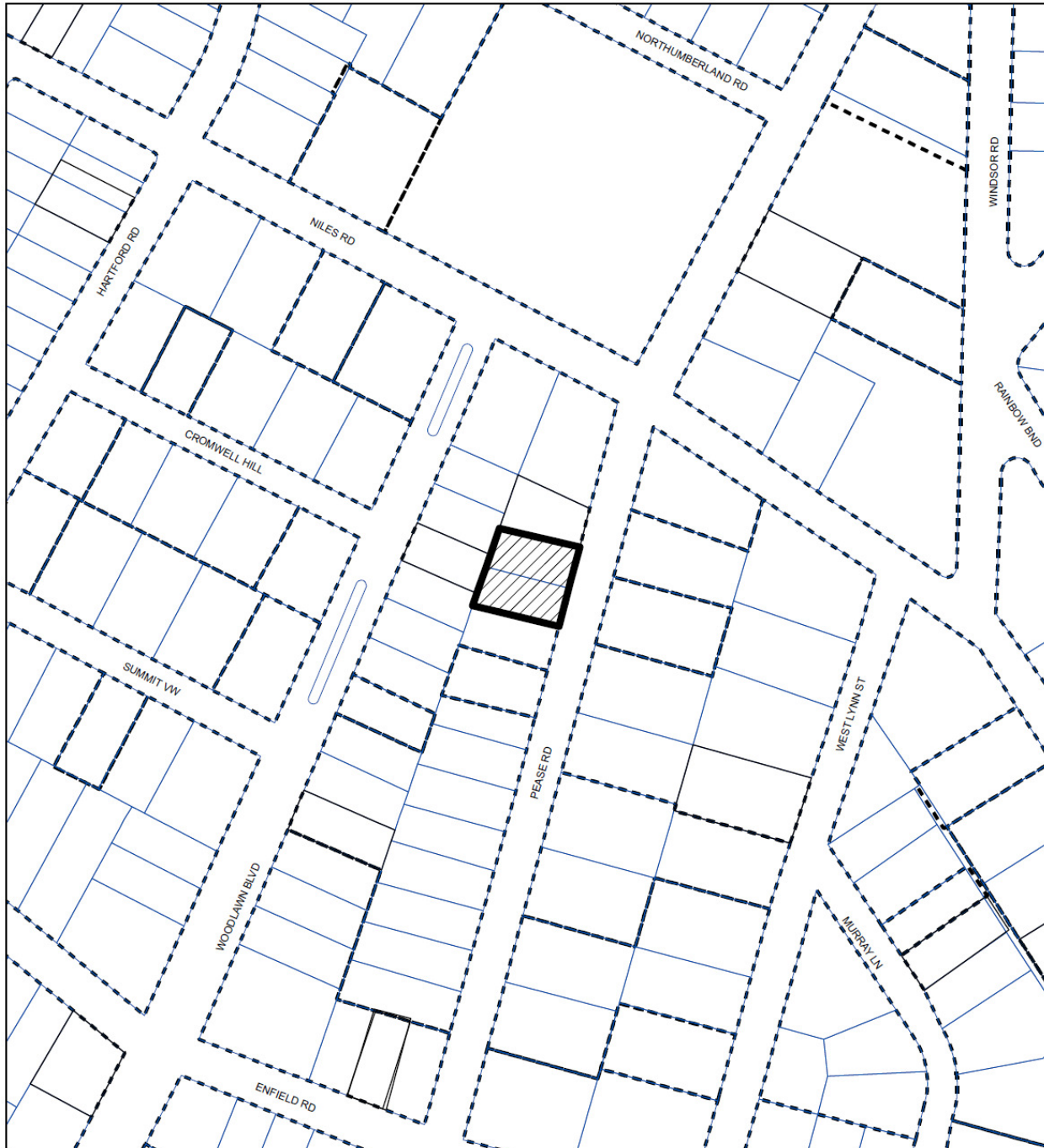
The Old West Austin National Register Historic District has no design guidelines for new construction. Design guidelines in other historic districts address size, scale, massing, fenestration patterns, and materials. Applicable general design review guidelines state:

- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

STAFF RECOMMENDATION

The project as proposed is compatible with these design standards. Staff recommends approving the project as proposed, with the recommendation that the applicant consider eliminating the low wall at the front of the property.

LOCATION MAP



SUBJECT TRACT



ZONING BOUNDARY

NATIONAL REGISTER DISTRICT

CASE#: NRD-2011-0072
 LOCATION: 1700 PEASE ROAD
 GRID: H24, H23
 MANAGER: ALYSON MCGEE



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PLANS



29 July 2011

Ricks residence

1700 Pease Road
Austin, TX 78703

**FURMAN KEIL
ARCHITECTS**

708 Rio Grande Street, Austin Texas 78701
Tel: (512) 479-4100 Fax: (512) 479-4175

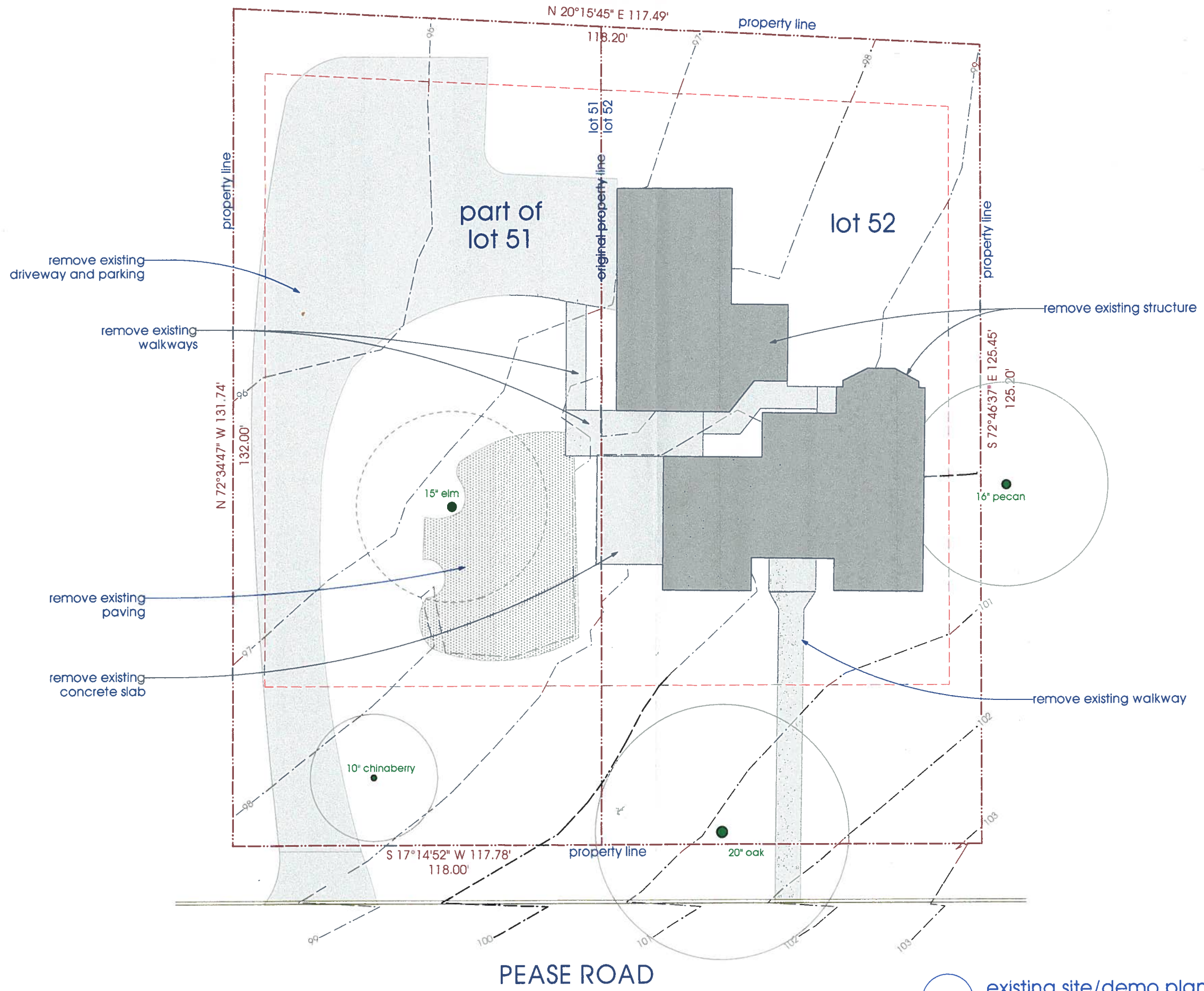
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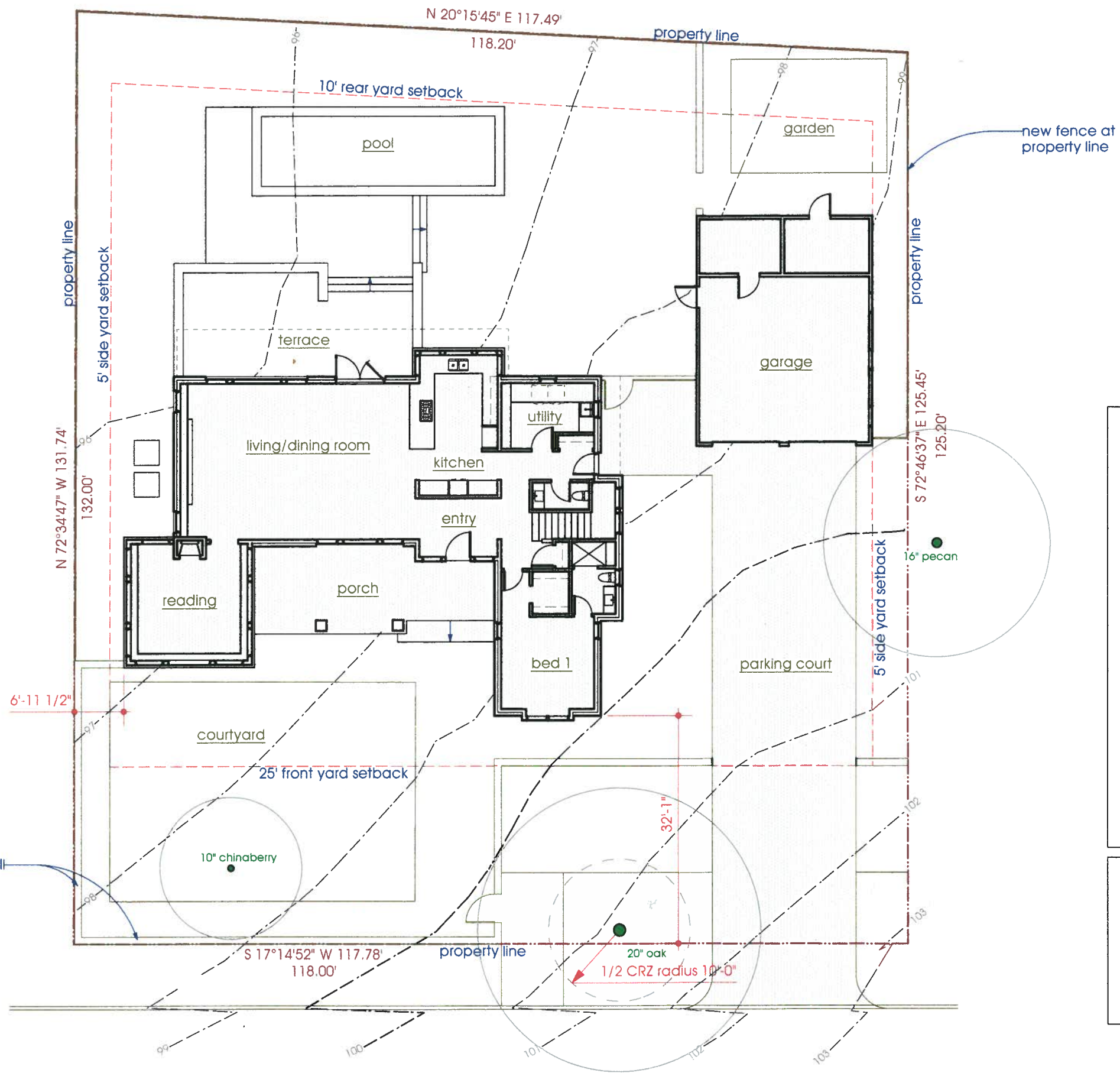
existing/demo
plan

Philip T. Keil Architects PLLC 2011



1 existing site/demo plan
Scale: 1/16" = 1'-0"

for demolition permit only
NOT FOR CONSTRUCTION



building coverage:	area
1st floor conditioned:	2259 sq.ft.
2nd floor conditioned:	1492 sq.ft.
unconditioned garage:	813 sq.ft.
covered porches:	381 sq.ft.
total building area:	4945 sq.ft.
total building coverage on lot:	3453 sq.ft.
	23% of lot
Impervious coverage:	
total building coverage on lot:	3453 sq.ft.
driveway area on private property:	1828 sq.ft.
walkways on private property:	344 sq.ft.
concrete decks:	672 sq.ft.
uncovered wood decks:	191 sq.ft.
air conditioner pads:	25 sq.ft.
site walls:	187 sq.ft.
total impervious coverage:	6700 sq.ft.
total lot area:	15111 sq.ft.
	44% of lot

owner: Thomas & Patricia Ricks

legal description: North 58' of Lot 51 and all of Lot 52, a plat in Enfield "C", a subdivision of Travis County, Texas, according to the plat recorded in Volume 3, Page 106, Plat Records of Travis County, Texas, also locally known as 1700 Pease Road, Austin, Texas.

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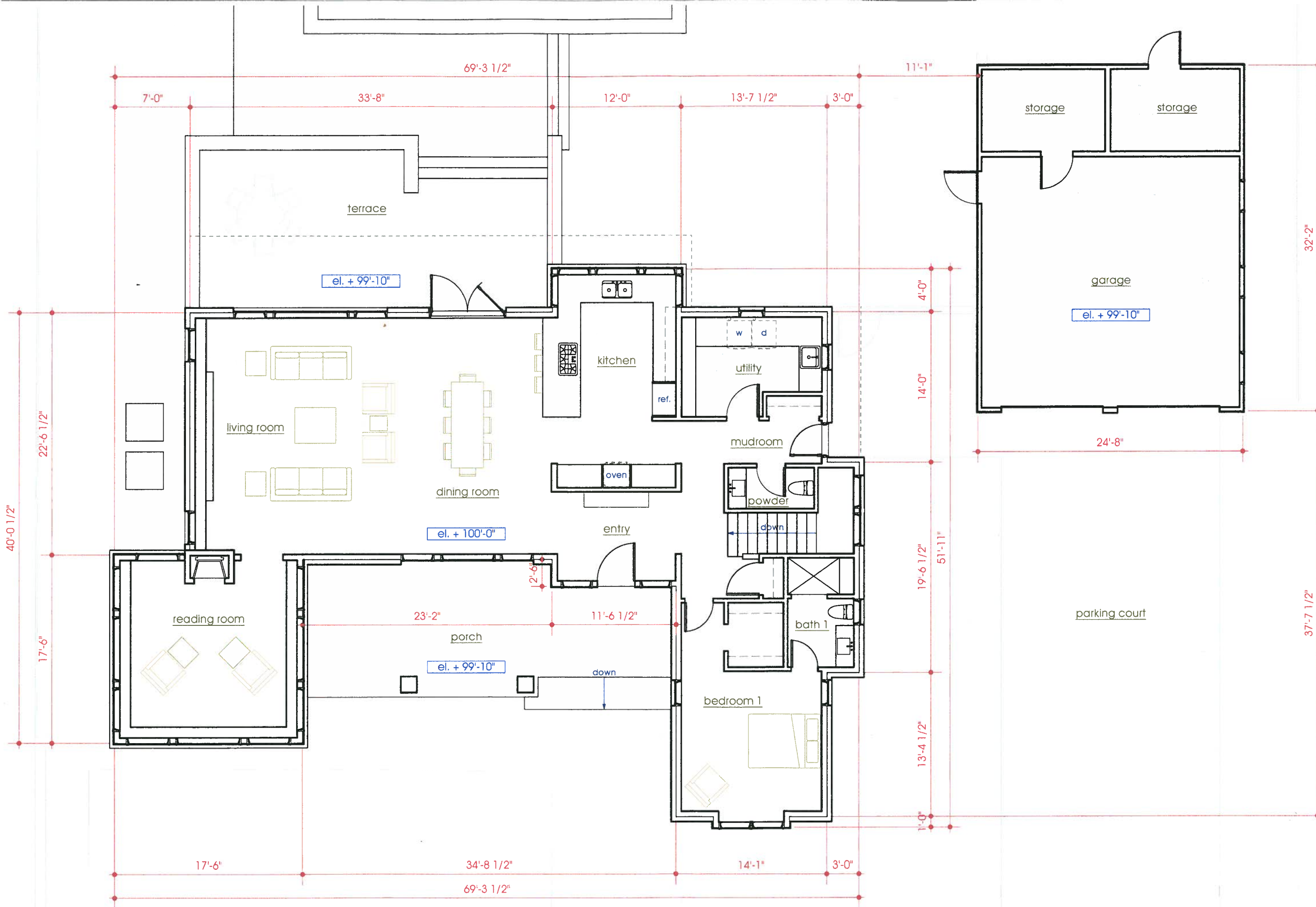
site plan

Keil Architects PLLC 2011

PEASE ROAD

1 site plan
Scale: 1/16" = 1'-0"





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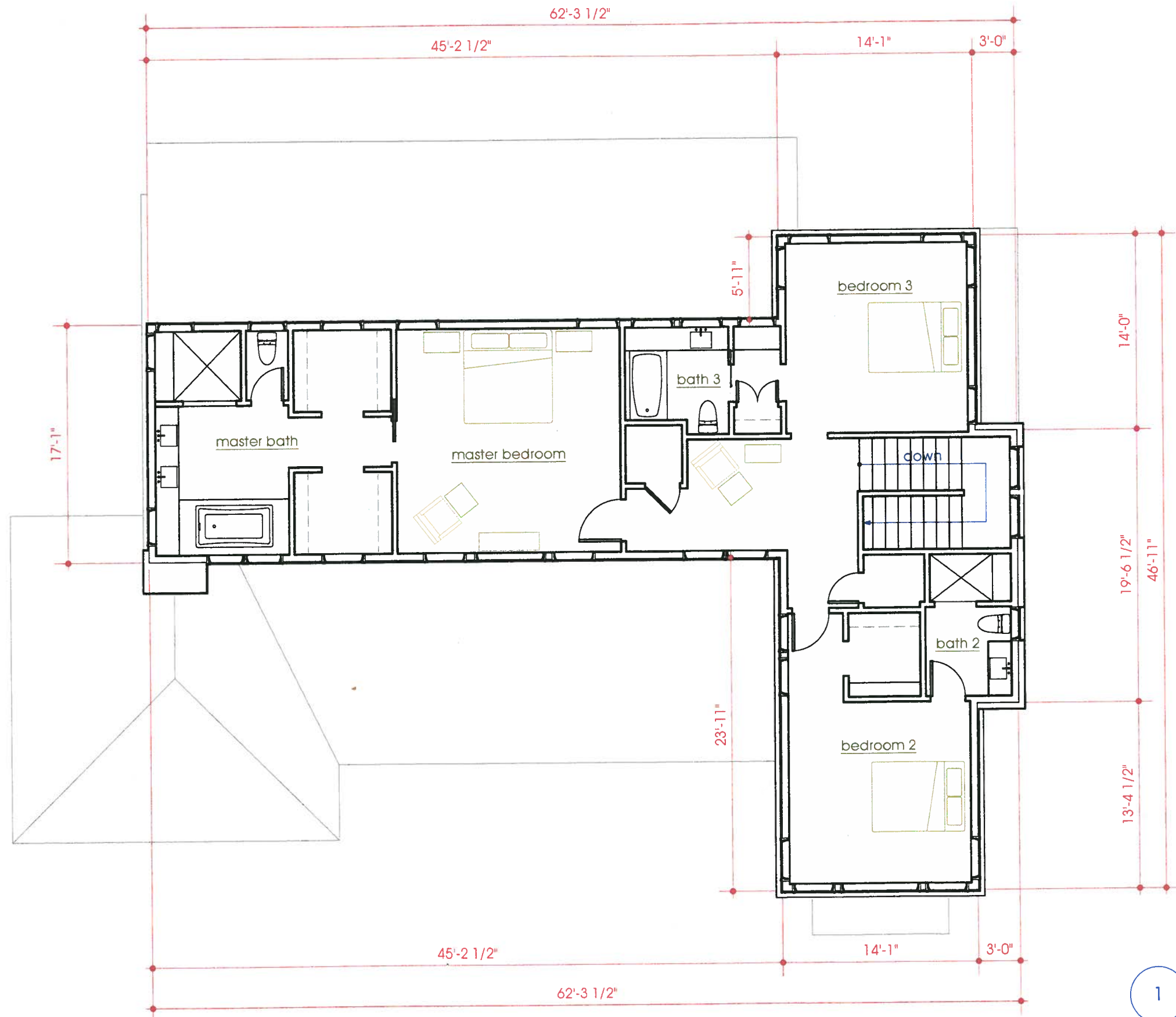
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main floor plan





1 upper floor plan
Scale: 1/8" = 1'-0"

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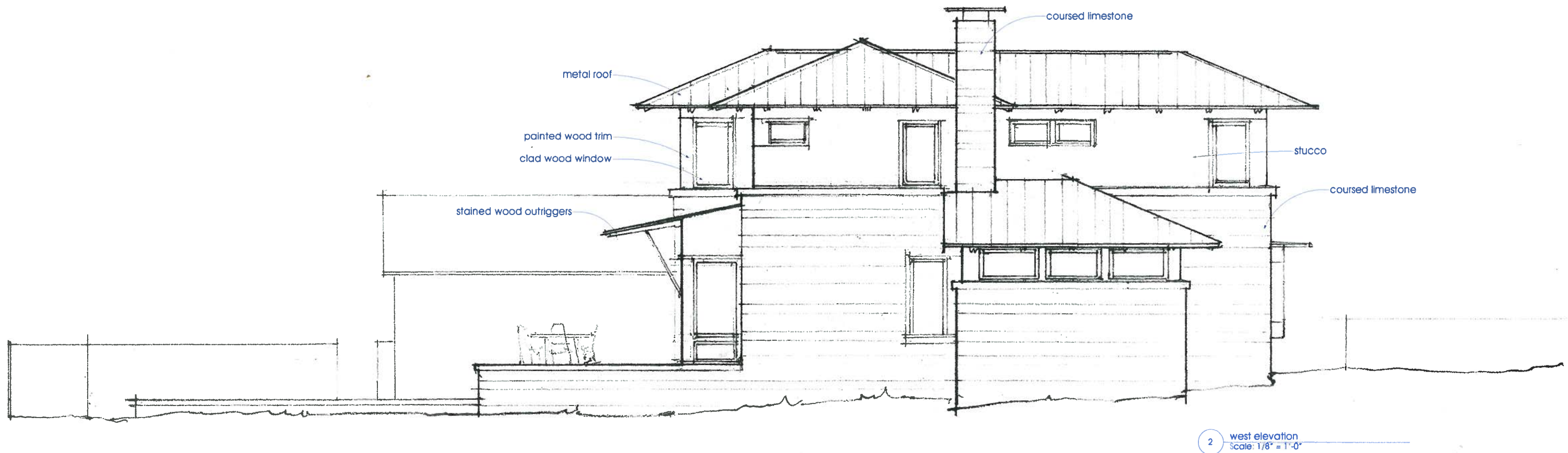
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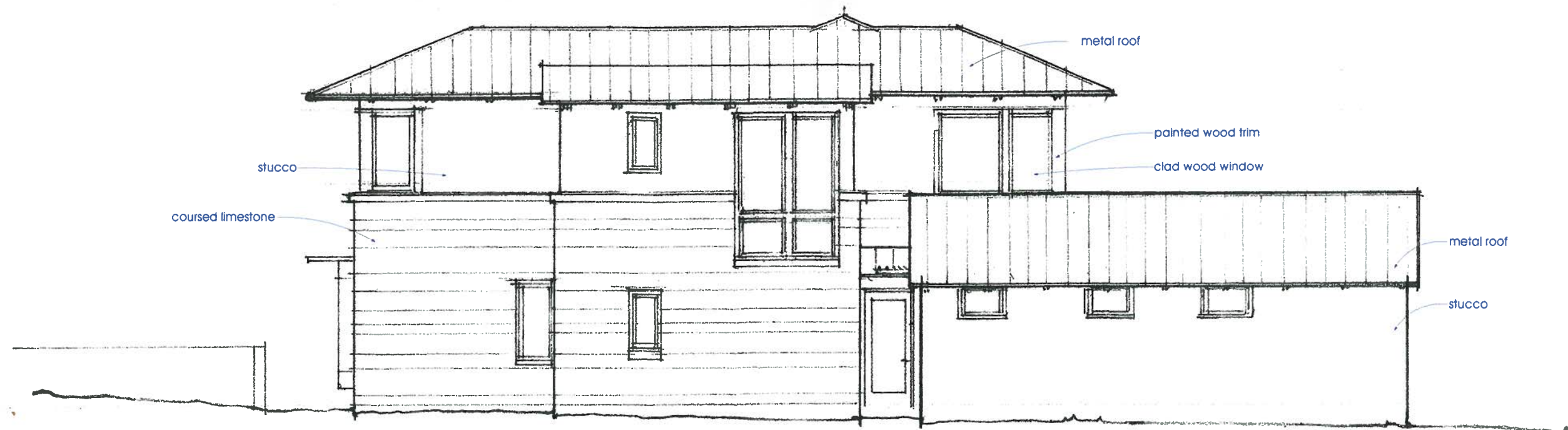
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upper floor plan

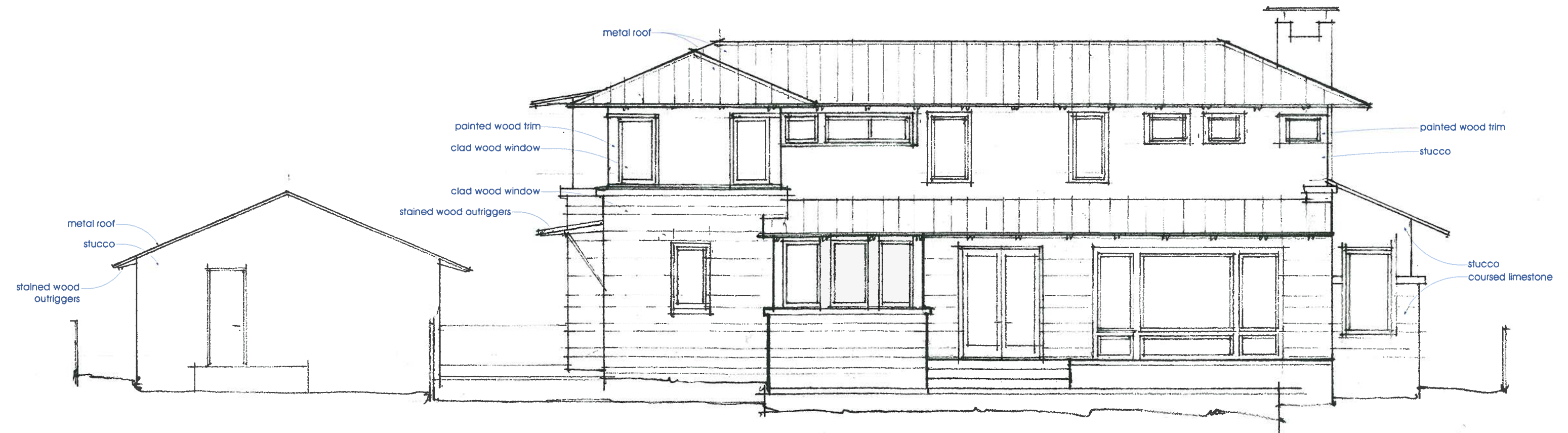
Architects PLC 2011

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1 east elevation
Scale: 1/8" = 1'-0"



2 north elevation
Scale: 1/8" = 1'-0"

Ricks

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ARCHITECTS

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29 July

elevat

A2



integral color stucco
StoColor: 31131



painted wood trim
Benjamin Moore: 1547



clad wood window
Kolbe: Rustic



coursed limestone



stained wood



metal roof

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material samples

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