

**Historic Landmark Commission
October 24, 2011
Permits in National Register Historic Districts
NRD-2011-0083
Old West Austin
1506 Rainbow Bend**

PROPOSAL

Demolish existing second story and roof, construct new second story, and add a second story over existing one story garage on c. 1962 house.

PROJECT SPECIFICATIONS

The existing residence built in 1962 is an approximately 2,500 sf, two-story wood frame house with blond brick veneer on the first level and a mansard roof second level. There is an attached one story, flat-roofed, rear-loaded garage on the south side of the house. The double-door entrance is set in the middle of the front façade. There are two 3:6 symmetrical windows on either side of the entrance as well as two 3:6 windows on the garage façade. Two 3:4 dormer windows are located on the front slope of the mansard roof. Similar dormers are located other elevations as well.

The applicant proposes to remove the mansard roof second story and construct a new second story with a side gabled roof. A new second story is also proposed over the existing one story garage, which will have a projecting balcony on the south elevation. The first floor brick veneer and windows will remain, but the entrance will be changed to a single, multi-lite door with side lites. A shed roof supported by 6x6 posts is proposed over the front door.

The new second story walls are to be covered with Hardie Plank siding, and will have multiple, 3:4 windows. The roof will be covered in standing seam metal roofing and have bracketed eaves. A second-story wood deck is proposed on the rear.

STAFF COMMENTS

The house is listed as a non-contributing structure in the Old West Austin National Register Historic District. The National Register Historic District has no design guidelines.

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:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.
- 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.

The project as proposed meets the general design guidelines for new construction in the district, and is of appropriate size and scale.

Although the house is nearly 50 years old, Staff does not believe that the house has sufficient significance to meet two of the criteria for designation as a historic landmark.

STAFF RECOMMENDATION

Staff recommends approving the project as proposed with the requirement that a City of Austin Documentation Package be submitted to the Historic Preservation Office.

PHOTOS



1506 Rainbow Bend – Front Elevation



1506 Rainbow Bend – Front Elevation with garage



1506 Rainbow Bend

OCCUPANCY HISTORY

1506 Rainbow Bend

c. 1962

City Directory Research, Austin History Center
 By City Historic Preservation Office
 October 2011

1990	Ladner Nay [sic]
1985-86	Ladner M. Nau, owner
1980	Ladner M. and Katherine M. Nau, owners Retired
1975	Ladner M. and Katherine M. Nau, owners Nau Pharmacy
1970	Ladner M. and Katherine M. Nau, owners Nau Pharmacy
1967	H. Hayden Note: Ladner Nau listed as living at 2402 Indian Trail
1965	Howard J. & Beverly A. Hayden, owner Partner in Allen & Heidt, Inc. (asphalt paving)
1963	Howard J. & Beverly A. Hayden, owner Accountant, Capitol Bank Building
1962	No listing for address

NOTE: City water service permits (see below) show that the house was built in 1962.

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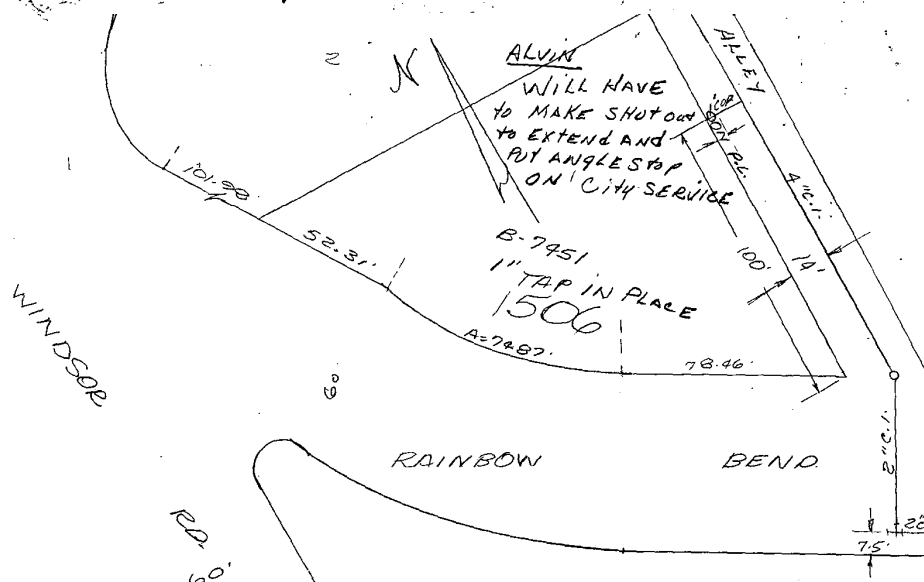
WATER SERVICE PERMIT *MM* **E N° 30721**
Austin, Texas

Received of *HOWARD HAYDEN* Date *5-4-62*
Address *1506 RAINBOW BEND*
Amount *SIXTY-FIVE* *26.500*
Plumber *V. Wattinger* Size of Tap *1"*

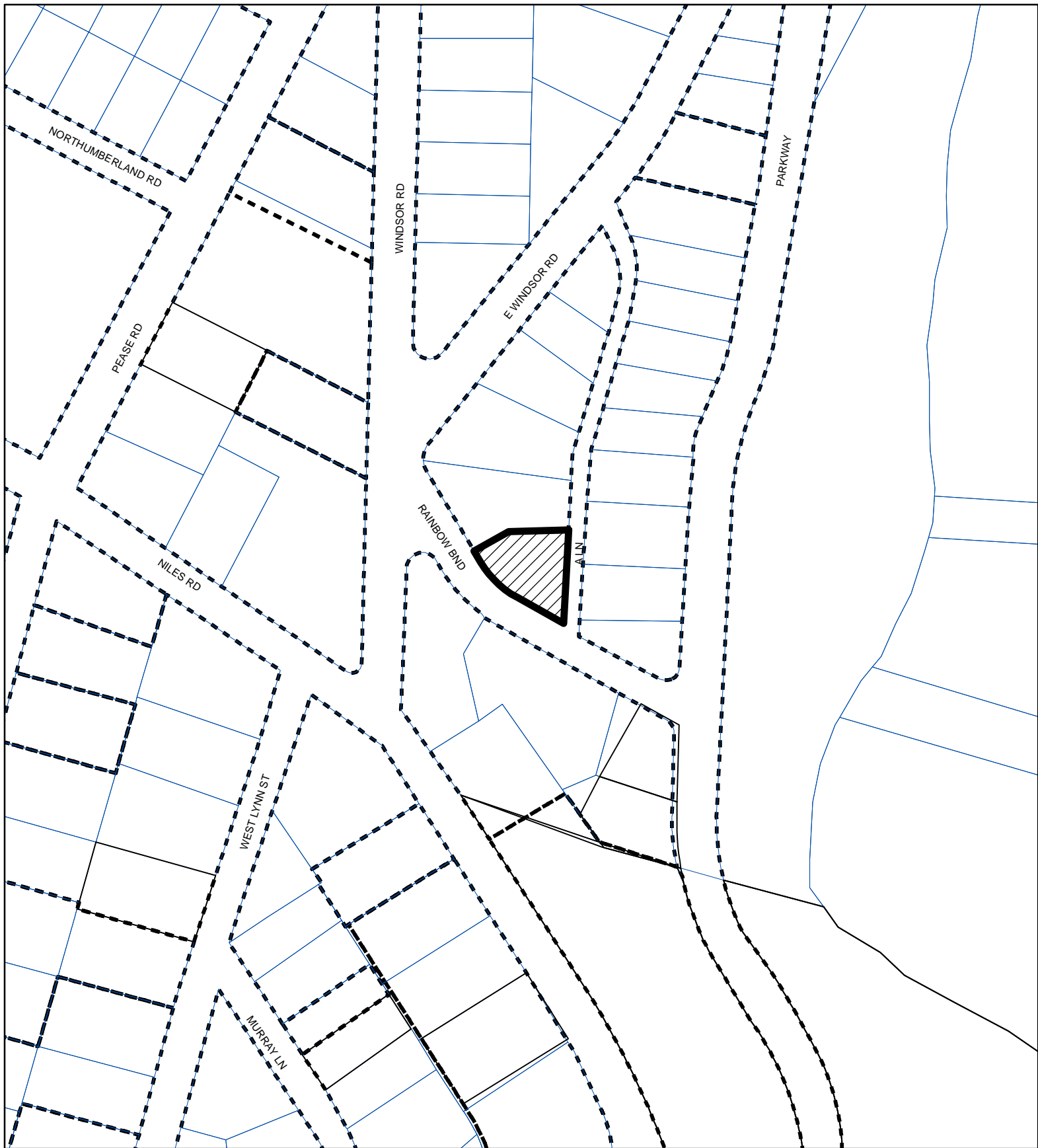
REPLACES TAP B-7451

Date of Connection *5-24-62*
Size of Tap Made.....
Size Service Made.....
Size Main Tapped.....
~~From~~ Front Prop. Line-to-Curb Cock.....
From ~~SOUT~~ Prop. Line to Curb Cock *100'*
Location of Meter *FRONT (ON "A" LANE)*
Type of Box *ROUND*
Depth of Main in St.....
Depth of Service Line.....
From Curb Cock to Tap on Main.....
Checked by Engr. Dept. *5-31-62 - J.B.R.*

No. Fittings	Size	Material
4"	Pipe	1" Cop.
	Corp. Cock	
	Cop. to Iron ell	
	Cop. to Cop. ell	
	Cop. to Iron Coupling	
1	Cop. to Cop. Coupling	1"
1	Angle Stop	1"
	Stop	
	Bushing	8"x1" BRASS
1	Nipples	8"x1" BRASS
	Service Clamp	
	Valve	
	Meter Box	
	Lock Lid	
1	Drain Tile	
1	Drain Tile Lid	
	Stop & Drain	
Job No.	4233-502	
Foreman	<i>R. Brown</i>	



Permit for Water Service, 1506 Rainbow Bend, 5/4/1962



SUBJECT TRACT



ZONING BOUNDARY

NATIONAL REGISTER DISTRICT

CASE#: NRD-2011-0083
 LOCATION: 1506 Rainbow Bend
 GRID: H24
 MANAGER: ALYSON MCGEE



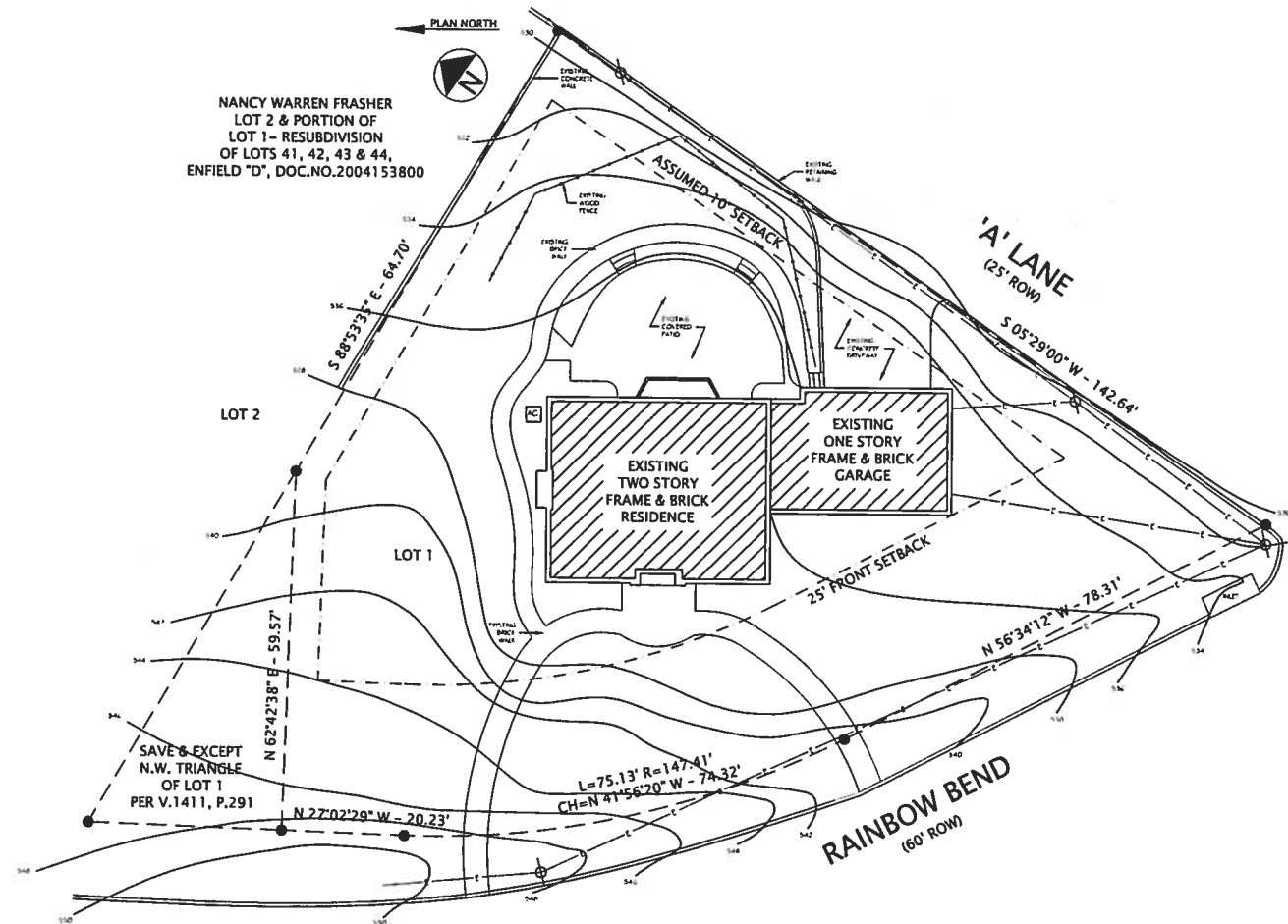
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

Renovations + Additions to:
1506 Rainbow Bend
Austin, Texas 78703

VICINITY MAP:





1 EXISTING SITE PLAN
SCALE: 1" = 30'-0"

SITE PLAN KEY:			
	TREE TO BE REMOVED		TREE TO REMAIN
	PROPOSED STONE WALKWAY		PROPOSED NEW CONSTRUCTION
	PROPOSED CONCRETE PAVING		FENCE
	TOPOGRAPHY ELEVATION		OVERHEAD UTILITY LINES

SITE PLAN GENERAL NOTES:	
1.	CALLS SHOWN HEREON CONFORM TO THE RECORDED SUBDIVISION PLAT.
2.	SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER.
3.	CIVIL ENGINEERING BY OTHERS.
4.	PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES.
5.	ALL TREES & NATURAL AREAS SHOWN ON PLAN TO BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. FENCING SHALL BE DESIGNED ACCORDING TO CITY OF AUSTIN STANDARDS OF TREE PROTECTION.
6.	TAKE PRECAUTIONS TO MAINTAIN ALL EXISTING UTILITY SERVICES.
7.	TAKE MEASURES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

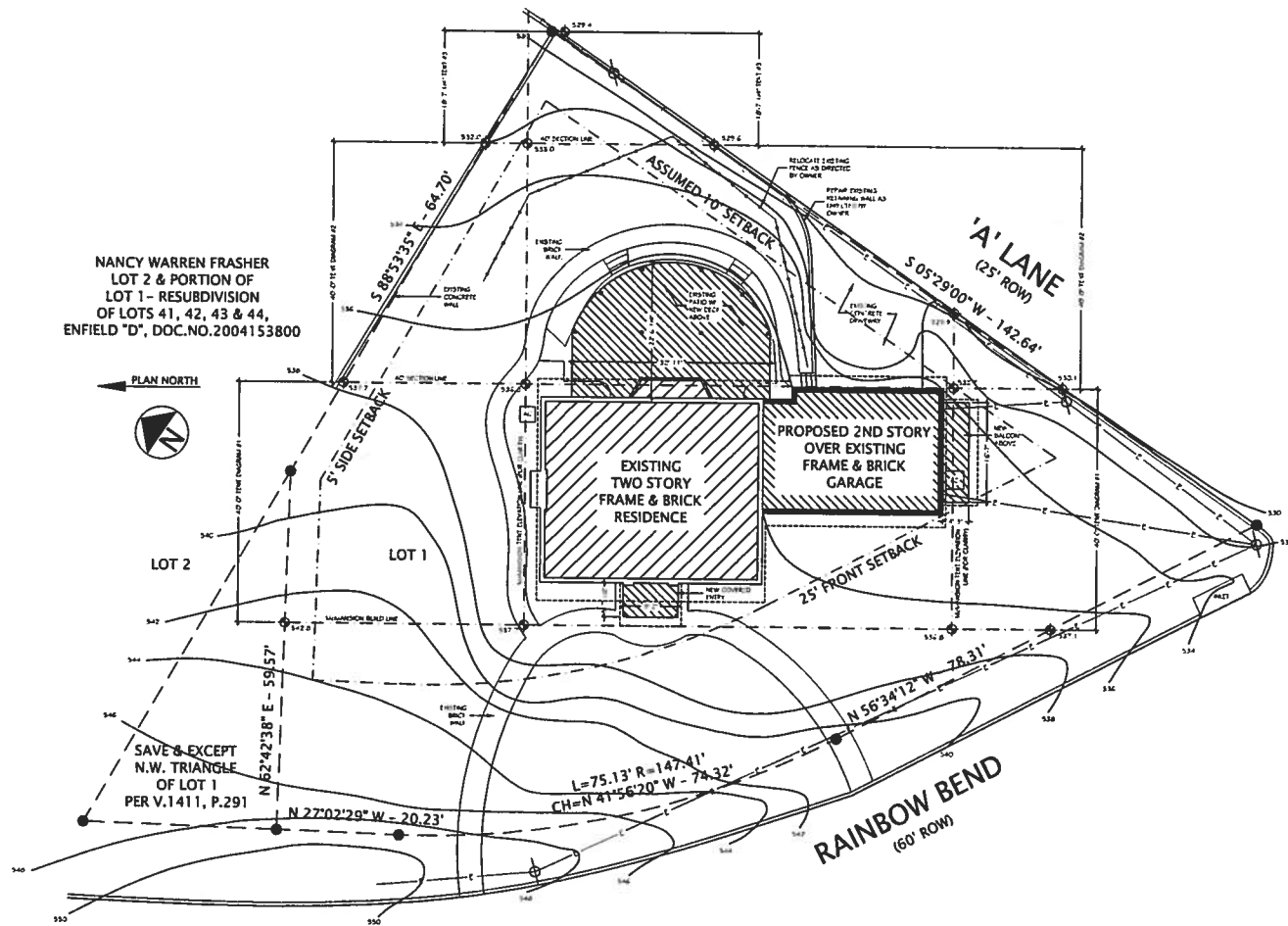
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EXISTING SITE PLAN

Project: 11-005 RELEASE KEY: FOR CONSTRUCTION
Date: 09.06.11
Drawn: TVH

Renovations - Additions for:
Walter Ross + Catherine Reyer
1508 Rainbow Bend, Austin, Texas 78703

TVH ARCHITECTURE
TRAVIS V HABERSAAT ARCHITECT, LEED AP
8305 Steamline Circle, Austin Texas 78745 845.417.1962



1 PROPOSED SITE PLAN
SCALE: 1" = 30'-0"

SITE PLAN KEY:			
	TREE TO BE REMOVED		TREE TO REMAIN
	PROPOSED STONE WALKWAY		PROPOSED NEW CONSTRUCTION
	PROPOSED CONCRETE PAVING		FENCE
	TOPOGRAPHY ELEVATION		OVERHEAD UTILITY LINES
NOTE: GRAPHIC REPRESENTATION DOES NOT INDICATE FINISH PATTERN OR SCALE			

SITE PLAN GENERAL NOTES:	
1.	CALLS SHOWN HEREON CONFORM TO THE RECORDED SUBDIVISION PLAT.
2.	SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER.
3.	CARE ENGINEERING BY OTHERS.
4.	PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES.
5.	ALL TREES & NATURAL AREAS SHOWN ON PLAN TO BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. FENCING SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS OF TREE PROTECTION.
6.	TAKE PRECAUTIONS TO MAINTAIN ALL EXISTING UTILITY SERVICES.
7.	TAKE MEASURES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

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PROPOSED SITE PLAN

Sheet Number: **L1.02**

Project: 11-005
Date: 09.06.11
Release Key: FOR CONSTRUCTION

Renovations + Additions for:
Walter Ross + Catherine Reyer
1506 Rainbow Bend, Austin, Texas 78703

TWH ARCHITECTURE
TRAVIS V HABERSAAT ARCHITECT, LEED AP
8305 Steamline Circle, Austin Texas 78745 845.417.1962



EXISTING FIRST + SECOND FLOOR PLANS

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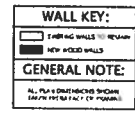
FOR TRANSACTION	CASE KEY:
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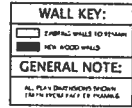
DOOR PLANS

Reservations + Additions For:
Walter Ross + Catherine Reyer
1506 Rainbow Road, Austin, Texas 78703

Reservations + Additions For:
Walter Ross + Catherine Reyer
1506 Rainbow Road, Austin, Texas 78703

Reservations + Additions For:
Walter Ross + Catherine Reyer
1506 Rainbow Road, Austin, Texas 78703

[illegible]



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

Sheet Number	A1.03	Project:	11-095	Release by:
		Date:	09/06/11	For Construction
		Dynamic:	TVH	

REVIEW NOT FOR BIDDING. PERMIT ON CONSTRUCTION REQUIRED. UNLESS INDICATED OTHERWISE, CONTRACT THIRD VARIATION - 75 LEONARD 121217

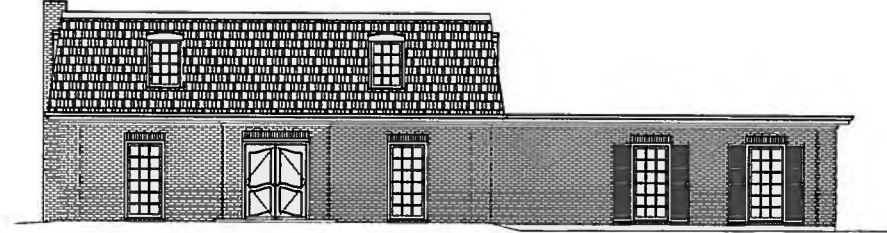
11-28-11

TJH ARCHITECTURE
8105 Soudanville Circle, Austin 78725
845.417.1862

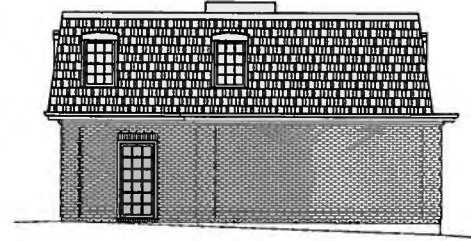
TJH

Walter Ross & Catherine Reyer
11505 Radburn Road, Austin, Texas 78703

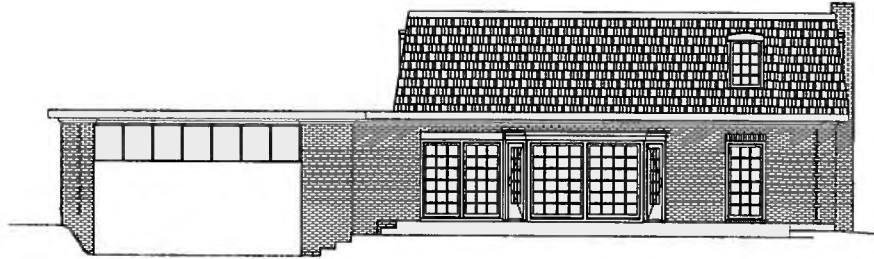
Representative's Additional Fee:



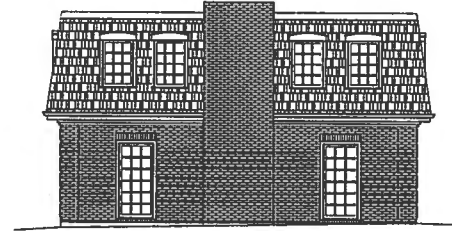
1 EXISTING WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 EXISTING EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 EXISTING NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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EXISTING ELEVATIONS

Sheet
Number
A2.01

Examinations • Additional for

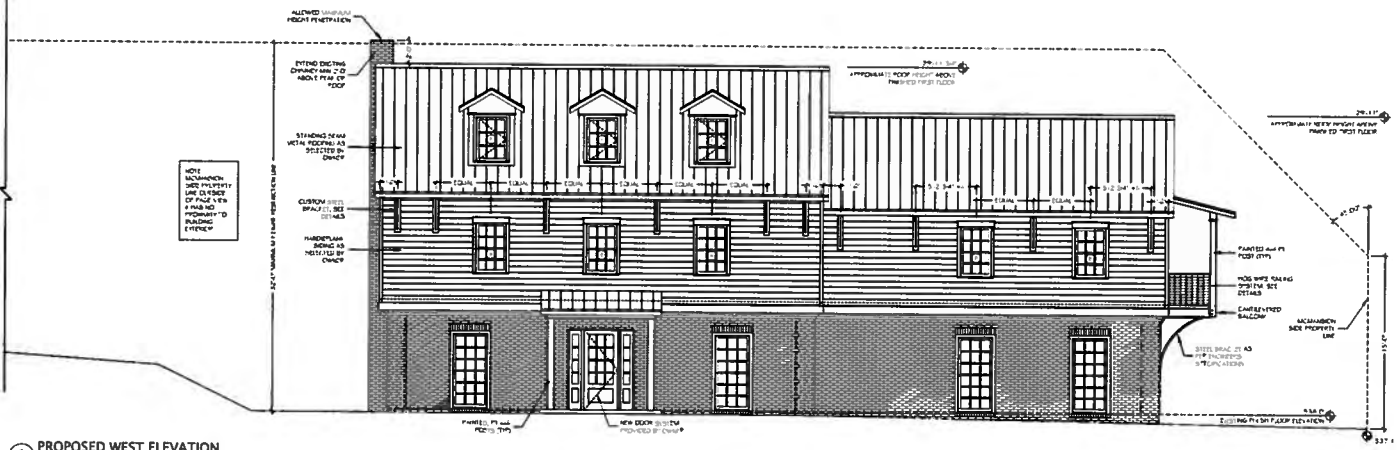
Walter Ross + Catherine Reyer
1506 Solitaire Street, Austin, Texas 78703

Project: 11-001
Date: 09/06/11
Drawing: TWA

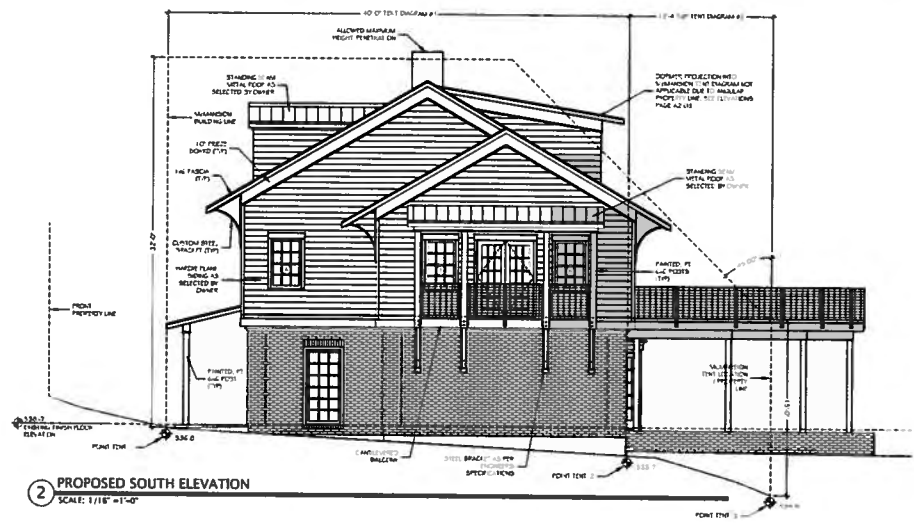
Release for:
FOR
CONSTRUCTION



TVH ARCHITECTURE
TRAVIS V HABESSAAT ARCHITECT, LEED AP
8355 Scimitar Circle, Austin, Texas 78745
845.417.1862



1 PROPOSED WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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PROPOSED ELEVATIONS

A2.02

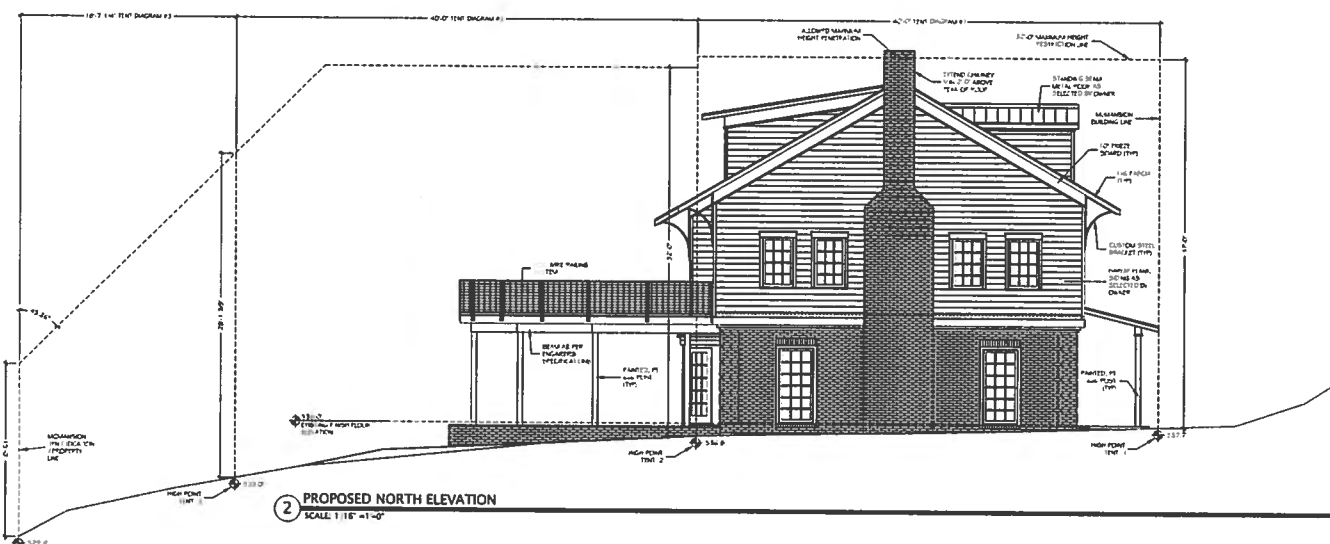
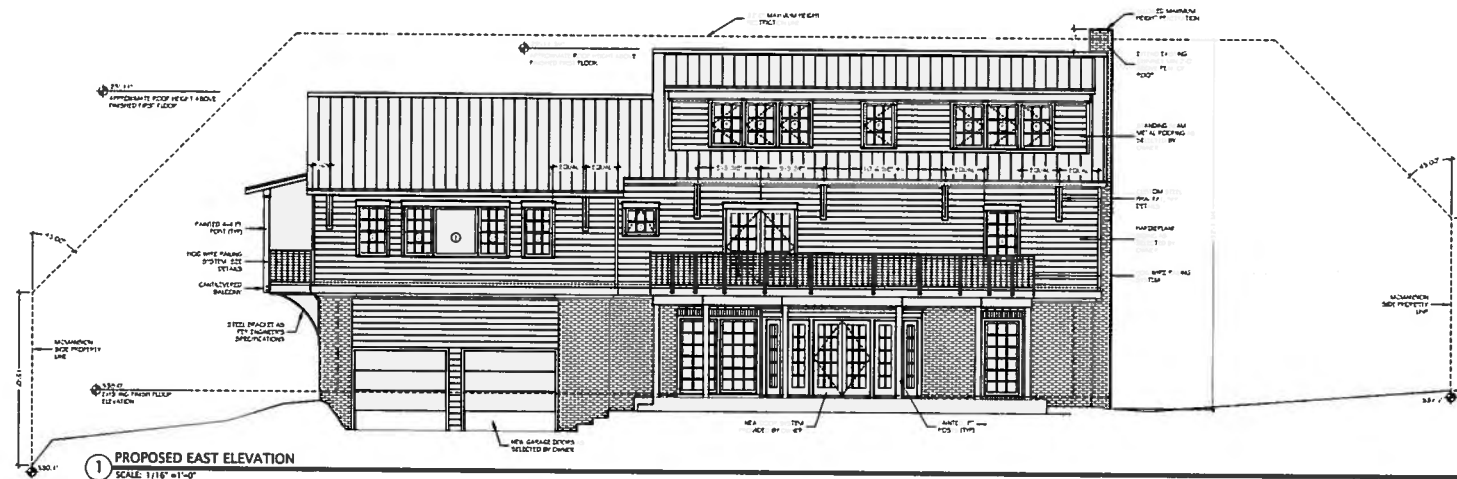
Project: 11-005 RELEASE KEY: FOR CONSTRUCTION
Date: 09/06/11
Drawn: TWH

Recommended by: **Walter Ross + Catherine Reyer**
1508 Madison Blvd., Austin, Texas 78703

TWH ARCHITECTURE
TRANS V HARBISAT ARCHITECT, LEED AP
2010 Professional Code, Austin Texas 78703

TWH

DATE: 09/06/11



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PROPOSED ELEVATIONS

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A2.03

Project:	11-005	RELEASE KEY:
Date:	09.06.11	FOR CONSTRUCTION
Owner:	IVH	

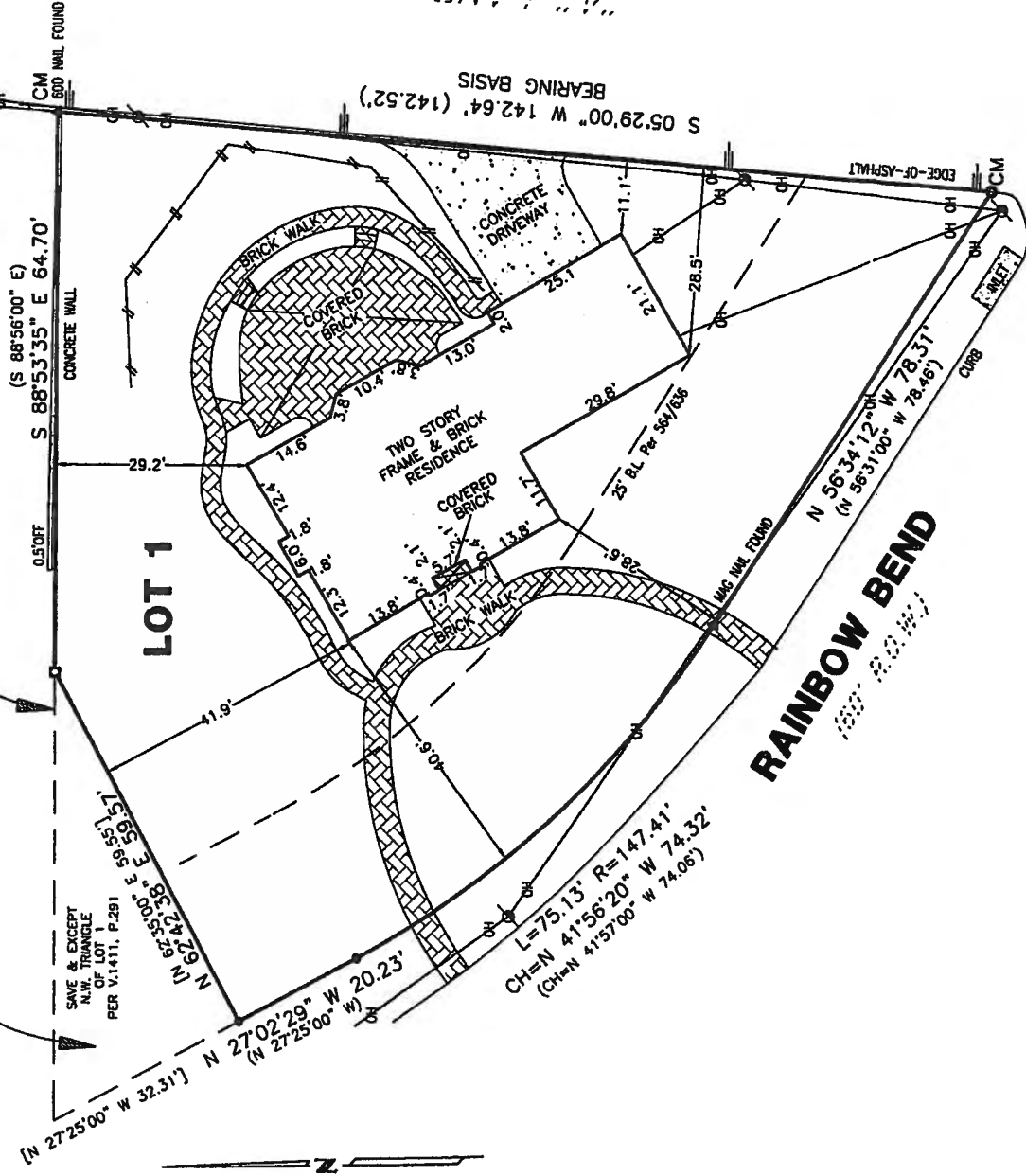
Walter Ross + Carter

Walter Ross + Catherine Reyer

ATT, LEED AP
845.417.1962

NANCY WARREN FRASHER
LOT 2 & PORTION OF
LOT 1- RESUBDIVISION
OF LOTS 41, 42, 43 & 44,
ENFIELD "D", OOC.NO.2004153800

LOT 2



125' ROAD
1/2" LINE



Notes:

- 1.) Subject to restrictions and easement rights as stated in: V.564, P.636; and Per Plat in Vol.3, Pg.158 and Vol.6 Pg.138
- 2.) * Save and Except the N. W. Triangle of Lot 1 per V.1411, P.291

SUBDIVISION RESUBDIVISION OF LOTS 41,42,43, & 44 ENFIELD "D"

LOT: 1 * BLOCK: VOLUME 6 PAGE 138
COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS: 1506 RAINBOW BEND
CITY: AUSTIN REFERENCE NAME: TBD



Dewey H. Burris & Associates, Inc.
Land Surveying Services

1404 West North Loop Blvd.
Austin, Texas 78756

512°458-6186
Fax 512°458-6186

- LEGEND
- 1/2" REBAR FOUND
 - 1/2" CORROD REBAR SET
 - SPALL FOUND
 - WOOD FENCE
 - PAVEMENT
 - PAVEMENT UTILITY EASEMENT
 - PER PLAT
 - PER V.1411, P.291
 - POWER POLE
 - CORROD UTILITIES
 - UTILITY RIGHT OF WAY
 - LINE

DATE 3-2-09
TITLE CO HERITAGE
G.F. # 00090412
JOB # R0204909_TA
SCALE 1"= 20'

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS. THIS SURVEY IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0445 H DATED 9-28-08. IT IS REPRESENTED AS IN ZONE X. HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

FIELD WORK	JESUS	2-20-09
CALCULATIONS	JOSE	2-23-09
DRAFTING	AN3	2-23-09
FINAL CHECK	VG	3-2-09
CORRECTIONS	AN3	3-2-09
UP DATE		