

**Historic Landmark Commission
January 23, 2012
Permits in National Register Historic Districts
NRD-2011-0107
Old West Austin
1505 Marshall Lane**

PROPOSAL

Total demolition of a 1992 approximately 4,000 sq. ft. residence and construction of an approximately 3,796 sq. ft. two-story residence and approximately 1,200 sq. ft. two-story garage with apartment.

PROJECT SPECIFICATIONS

The existing residence, built in 1992, is an approximately 4,000 sq. ft., two-story, stone house with side-gabled, standing seam metal roof with arch topped wall dormers and a full width porch with a shed roof. The house is a modern interpretation of a National Folk style house.

The applicant proposes to demolish the existing house and construct a new 3,796 sq. ft. residence and approximately 1,200 sq. ft. detached garage with a 2nd story apartment. The main house and garage will both have a contemporary design with multiple hipped and flat roof forms and a combination of stucco and horizontal wood siding. The hipped roofs are standing metal seam. There are floor-to-ceiling windows on the first and second levels of the main house and a drive-thru carport on the south elevation.

The detached garage is set at the rear of the property the garage door facing the street.

STAFF COMMENTS

The house is listed as a non-contributing structure in the Old West Austin National Register Historic District. Applicable general design review guidelines for National Register Districts 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.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes, which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.

Repair or replacement of missing architectural features should be based on an accurate duplication of features, substantiated by historical, physical, or pictorial evidence.

- Surface cleaning of structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- 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.
- Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.
- Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

The project as proposed meets the general design guidelines for National Register Districts.

The house is located directly across the street from 1502 Marshall Lane, the Robinson-Watt House and next door to 1509 Marshall Lane, the Crusemann-Marsh-Bell House, both City Historic Landmarks.

STAFF RECOMMENDATION

Staff recommends releasing the building permit based upon the proposed design as submitted. However, staff recommends the applicant consider redesigning the front façade with a ratio of window-to-wall openings more in keeping with the architectural character of the National Register Historic District.

PHOTOS



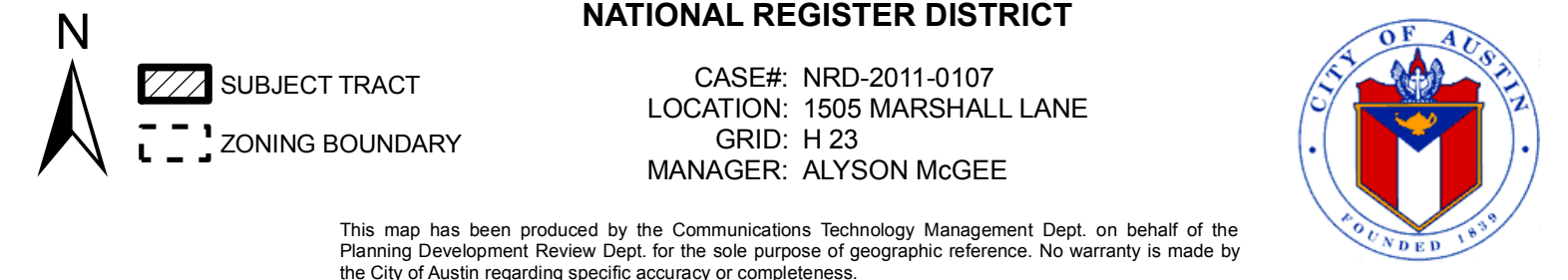
Existing Front Elevation



Existing Rear Elevation



Existing Rear garage









ARCHITECTURAL

- A1.1 SITE PLAN - COVER SHEET
- A1.2 TENT DIAGRAMS
- A2.1 PLAN - LEVEL 1
- A2.2 PLAN - LEVEL 2
- A2.3 GARAGE PLANS
- A4.1 ROOF PLAN
- A5.1 EXTERIOR ELEVATIONS
- A5.2 EXTERIOR ELEVATIONS

AFF = ABOVE FINISHED FLOOR
 AHU# = AIR HANDLING UNIT
 BO = BOTTOM OF
 CLG HT = CEILING HEIGHT
 CONC = CONCRETE
 CN# = CONCRETE FINISH TYPE
 ERV = ENERGY RECOVERY VENTILATOR
 FF = FINISH FLOOR
 FS = FRAME SIZE
 GYP BD = GYP BOARD
 HH# = HOSE BIB
 HW# = HOT WATER HEATER
 MASH = MASONRY TYPE
 NIC = NOT IN CONTRACT
 ON = ON CENTER
 PL# = PLASTIC LAMINATE FINISH TYPE
 PT# = PAINT TYPE
 RE = REFERENCE
 RO = ROUGH OPENING
 RMS = ROOMS
 SIM = SIMILAR
 ST# = STONE FINISH TYPE
 T&G = TONGUE AND GROOVE
 TL# = TILE FINISH TYPE
 TO = TOP OF
 TOW = TOP OF WALL
 TYP = TYPICAL
 UNO = UNLESS NOTED OTHERWISE
 VIF = VERIFY IN FIELD
 WD# = WOOD FINISH TYPE
 WP# = WALL PAPER FINISH TYPE

LOT 9, ENFIELD B, A SUBDIVISION IN TRAVIS COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT THEROF,
RECORDED IN VOLUME 3, PAGE 75 OF THE PLAT
RECORDS OF TRAVIS COUNTY, TEXAS.

SUBJECT TO RESTRICTIONS IN VOL. 359, PG. 605.
ZONING = SF2

| TREE NO | TRUNK DIA. | TREE TYPE |
|---------|------------|--------------|
| 501 | 15" | CEDAR ELM |
| 502 | 17" | CEDAR ELM |
| 503 - P | 18" | LIVEOAK |
| 504 - P | 19" | LIVEOAK |
| 505 - P | 25" | LIVEOAK |
| 506 | VARIES | CRAPE MYRTLE |
| 507 - D | 8 1/2" | HACKBERRY |
| 508 - D | 6" | HACKBERRY |
| 509 - D | 7 1/2" | HACKBERRY |
| 510 - D | 9" | HACKBERRY |
| 511 | 10 1/2" | HACKBERRY |
| 512 | 13" | HACKBERRY |
| 513 | 6" | HACKBERRY |
| 514 | 22" | CEDAR ELM |
| 515 | 13" | HACKBERRY |
| 516 | VARIES | CRAPE MYRTLE |
| 517 | VARIES | CRAPE MYRTLE |
| 518 | VARIES | CRAPE MYRTLE |
| 519 | VARIES | CRAPE MYRTLE |
| 520 | VARIES | CRAPE MYRTLE |
| 521 | VARIES | CRAPE MYRTLE |

TREES WITH 'D' ARE TO BE REMOVED
TREES WITH 'P' ARE TO RECEIVE SPECIAL PROTECTION

PROPOSED BUILDING COVERAGE CALCULATION

| | |
|--|--------------------------|
| LOTSIZE: | 12,769 sq ft |
| 2nd FLOOR CONDITIONED AREA: | *1,181 sqft |
| 1st FLOOR CONDITIONED AREA: | 2,615 sqft |
| GARAGE APARTMENT AREA: | *650 sqft |
| GARAGE / CARPORT: | |
| DETACHED REAR GARAGE: | 523 sqft |
| COVERED FRONT CARPORT: | 250 sqft |
| DECK/BALCONY: | |
| 2ND FLOOR DECK: | *133 sqft |
| 2ND FLOOR BALCONY: | *128 sqft |
| COVERED LOGGIA: | 247 sqft |
| COVERED FRONT PORCH: | 87 sqft |
| COVERED GARAGE ENTRY: | |
| 1st FLOOR: | 163 sqft |
| 2nd FLOOR: | *36 sqft |
| TOTAL BUILDING AREA: | <u>6,137 sqft</u> |
| TOTAL BUILDING COVERAGE ON LOT: | 3,885 sqft |
| | 30.04 % |

IMPERVIOUS COVER CALCULATION

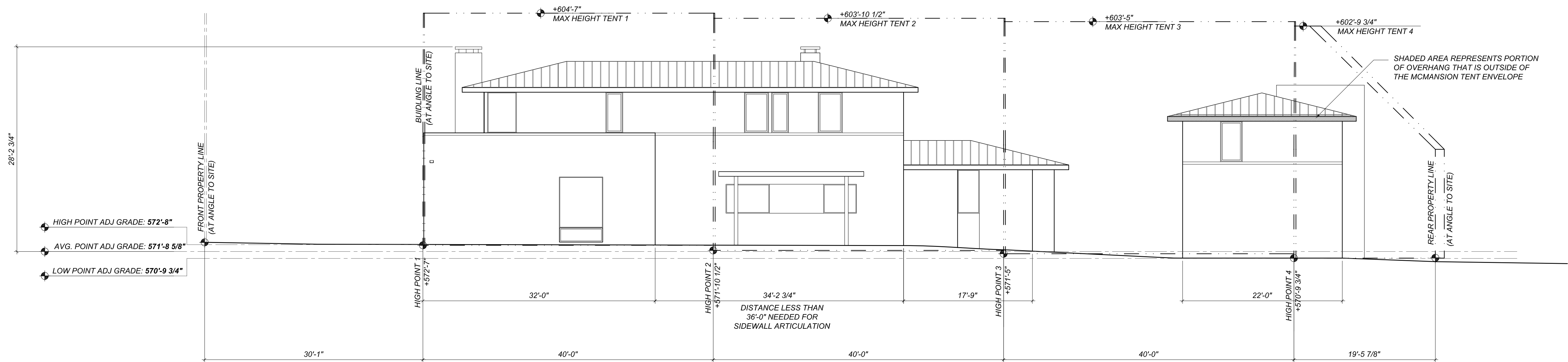
| | |
|---------------------------------|------------|
| TOTAL BUILDING COVERAGE ON LOT: | 3,698 sqft |
| FRONT DRIVEWAY (TRACKS): | 662 sqft |
| REAR DRIVEWAY: | 296 sqft |
| REAR BACK DRIVEWAY: | 251 sqft |
| FRONT ENTRY SIDEWALK: | 98 sqft |
| LANDINGS, PAVERS: | 58 sqft |
| FRONT DOOR PATIO: | 36 sqft |
| AIR CONDITIONER PAD(S): | 27 sqft |
| REAR AND SIDE SITE WALLS | 300 sqft |

BUILDING FAR CALCULATION

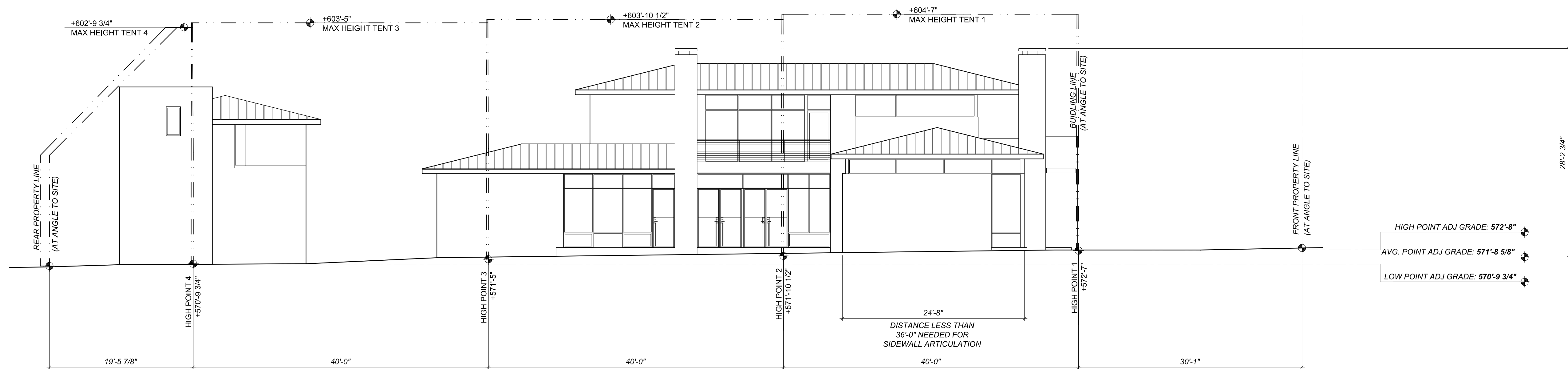
| | |
|-------------------------------|-------------|
| 2ND FLOOR AREA: | 1,365 sqft |
| 1ST FLOOR AREA: | 2,615 sqft |
| GARAGE: (523 - 450 exemption) | 73 sqft |
| GARAGE APARTMENT | 650 sqft |
| GARAGE APT LANDING | 36 sqft |
| CARPORT | 250 sqft |
| <hr/> | |
| TOTAL: | 4,989 sqft |
| GROSS AREA OF LOT: | 12,769 sqft |
| FLOOR AREA RATIO: | 39.1 % |
| FAR LIMIT: | 40.00 % |



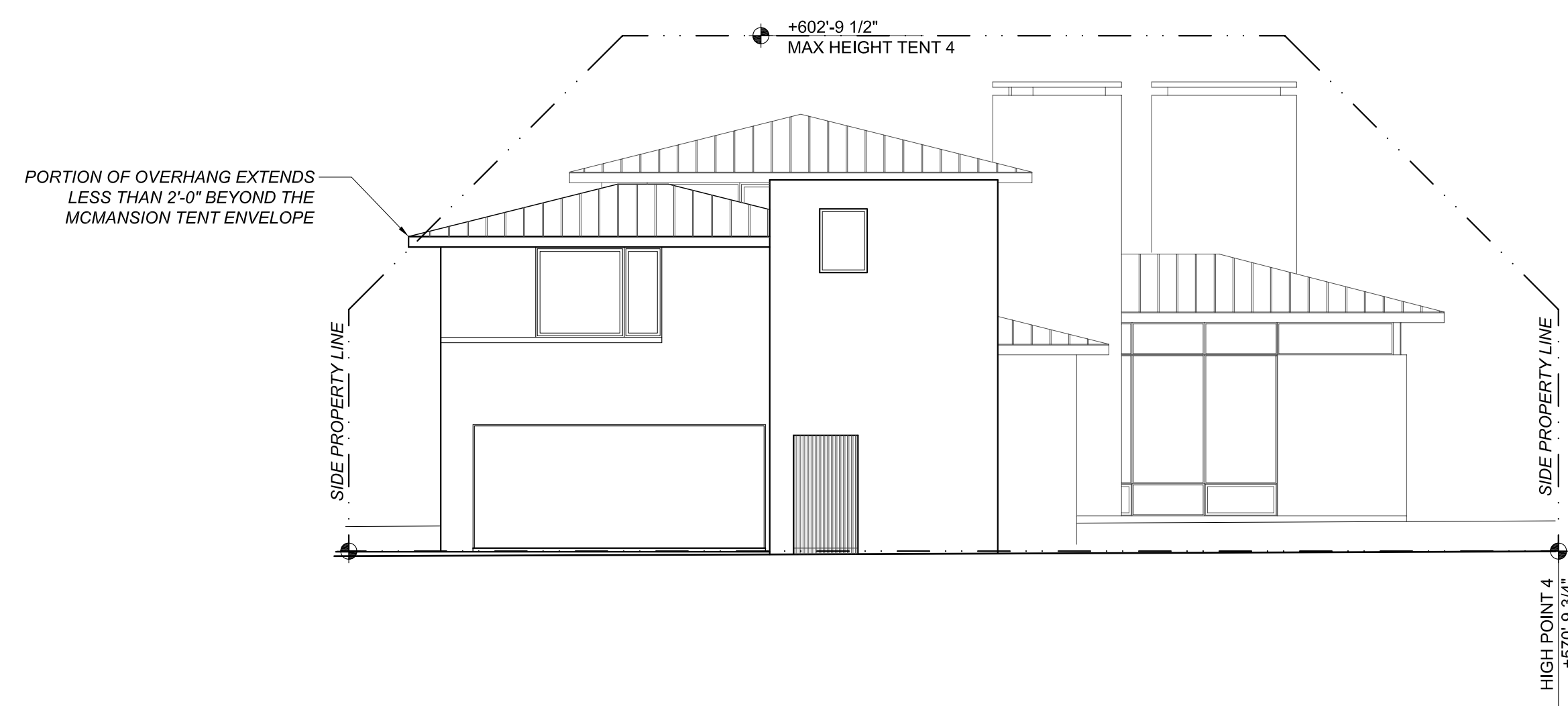
1. THIS DRAWING HAS BEEN PRODUCED USING A PARTIAL SURVEY (DATED JULY 1, 2011, JOB NO. A0612111) PRODUCED BY ALL STAR LAND SURVEYING, 9020 ANDERSON MILL RD., AUSTIN, TX 78729, (512) 249-8149. THIS SURVEY COVERS THE LIMITS OF CONSTRUCTION. CONTOUR INFORMATION FOR THE SITE IS INTERPOLATED FROM 2' CONTOURS OBTAINED FROM CITY OF AUSTIN GIS DATA SET TO REFLECT GENERAL GRADE AND DRAINAGE, AND IS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. FINAL ELEVATIONS OF ALL FOUNDATION FORMWORK IS TO BE VERIFIED AND COORDINATED IN FIELD WITH ARCHITECT PRIOR TO CONSTRUCTION.



4 tent diagram - south
1/8"= 1'-0"



3 tent diagram - north
1/8"= 1'-0"

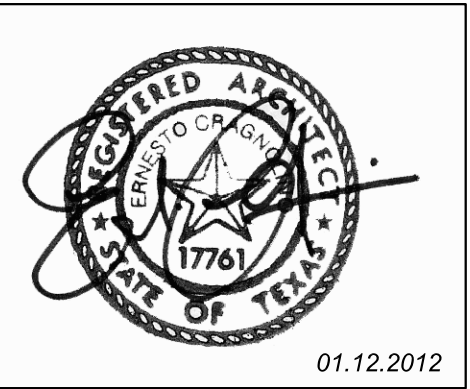


2 tent diagram - east
1/8"= 1'-0"



1 tent diagram - west
1/8"= 1'-0"

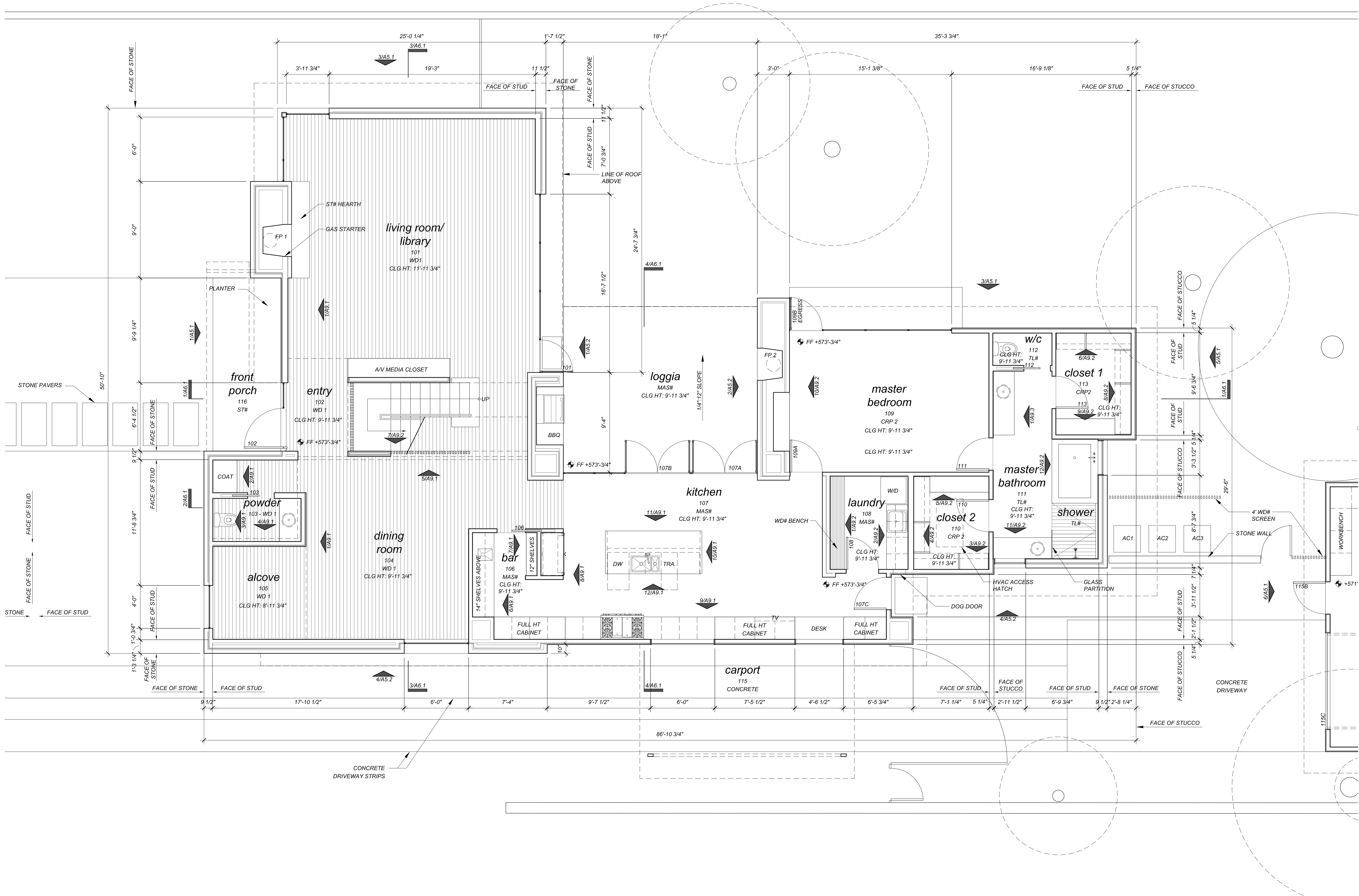
reazor residence
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|------------|------------|
| PERMIT SET | 01.13.2012 |
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| tent diagrams | |
| scale | 1/8" = 1'-0" HALF OF NOTED SCALE WHEN PRINTED ON 12X18 |
| date | 01.13.2012 |

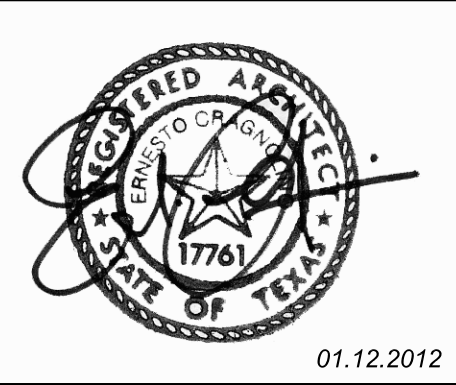


GENERAL NOTES:

1. ALL EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE, UNO
2. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNO
3. ALL EXTERIOR OPENINGS ARE TO FACE OF ROUGH FRAMING, UNO, SOME DIMENSIONED TO ONE SIDE OF FRAMING. REFERENCE A8.1 FOR WINDOW FRAME SIZE AND A7.1-A7.3 FOR SHIM SPACES.
4. ALL INTERIOR OPENINGS ARE TO FACE OF FINISHED JAMBS, UNO
6. REFERENCE 1&2/A8.1 FOR THE RELATIONSHIP BETWEEN ROUGH FRAMING AND FINISHED DOOR DIMENSIONS
7. ALL EXTERIOR FRAMING TO BE 2X4, UNO
8. ALL INTERIOR FRAMING TO BE 2X4, UNO
9. ALL EXTERIOR FLOOR ELEVATIONS ARE TO TOP OF FINISH GRADE OR FLATWORK, UNO
11. COORDINATE FLOOR FRAMING W/ MECHANICAL, ELECTRICAL AND PLUMBING

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plan - level 1

scale 1/4" = 1'-0"

HALF OF NOTED SCALE WHEN PRINTED ON 12X18

date 01.13.2012

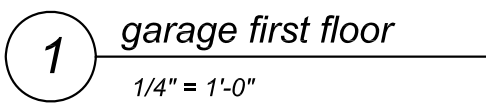
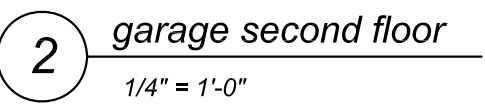
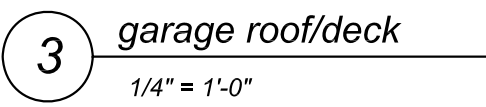
A2.1

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4. ALL EXTERIOR CHANGES ARE TO FACE OF FINISHED JAMBS, UNO
5. REFERENCE 1&2/A.1 FOR THE RELATIONSHIP BETWEEN ROUGH FRAMING AND FINISHED DOOR DIMENSIONS
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8. ALL EXTERIOR FLOOR DIMENSIONS ARE TO TOP OF FINISH GRADE OR FLATWORK, UNO
9. REFERENCE WALL SECTIONS FOR ALL VERTICAL DIMENSIONS
10. COORDINATE FLOOR FRAMING W/ ALL MECHANICAL, ELECTRICAL AND PLUMBING



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| date | 01.13.2012 |
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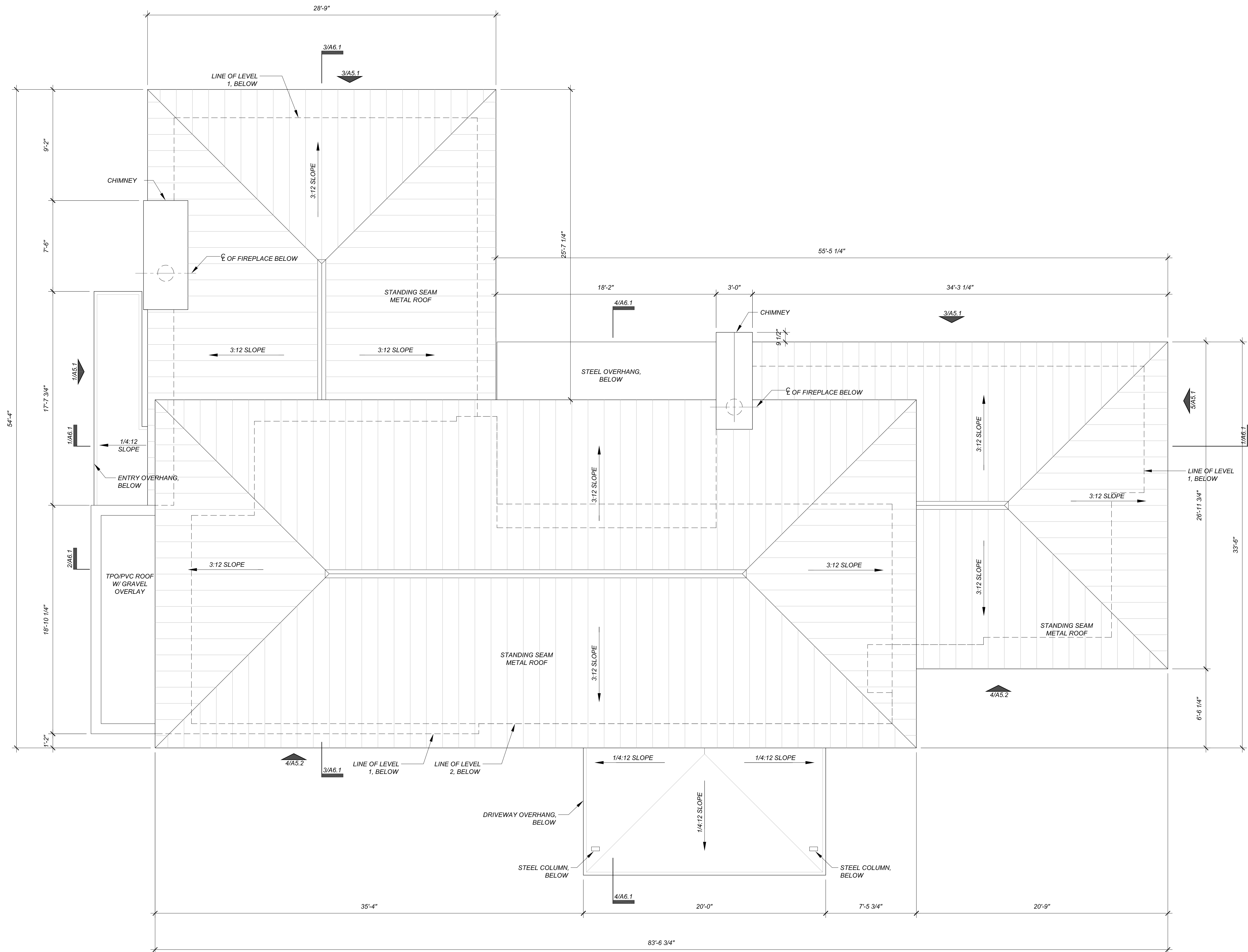
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11. COORDINATE ALL DOOR FRAMING W/ MECHANICAL, ELECTRICAL AND PLUMBING

01.12.2012

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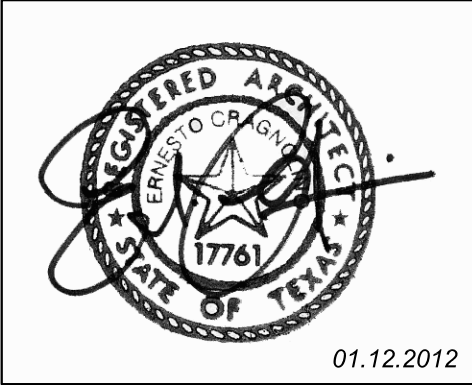
scale $1/4" = 1'-0"$
HALF OF NOTED SCALE WHEN PRINTED ON 12X18

date 01.13.2012



reazor residence

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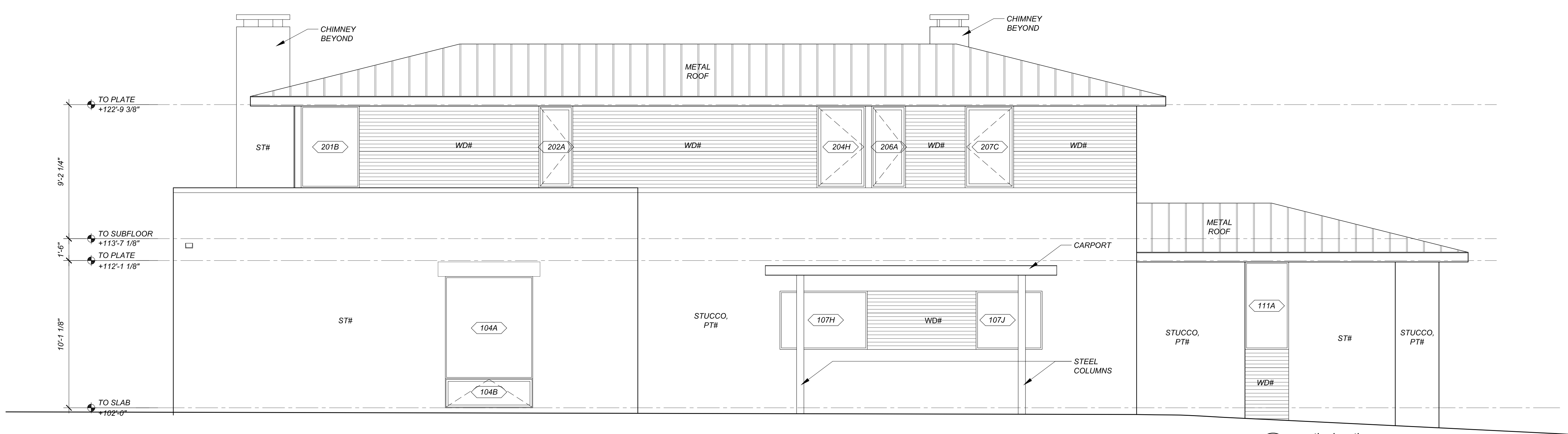
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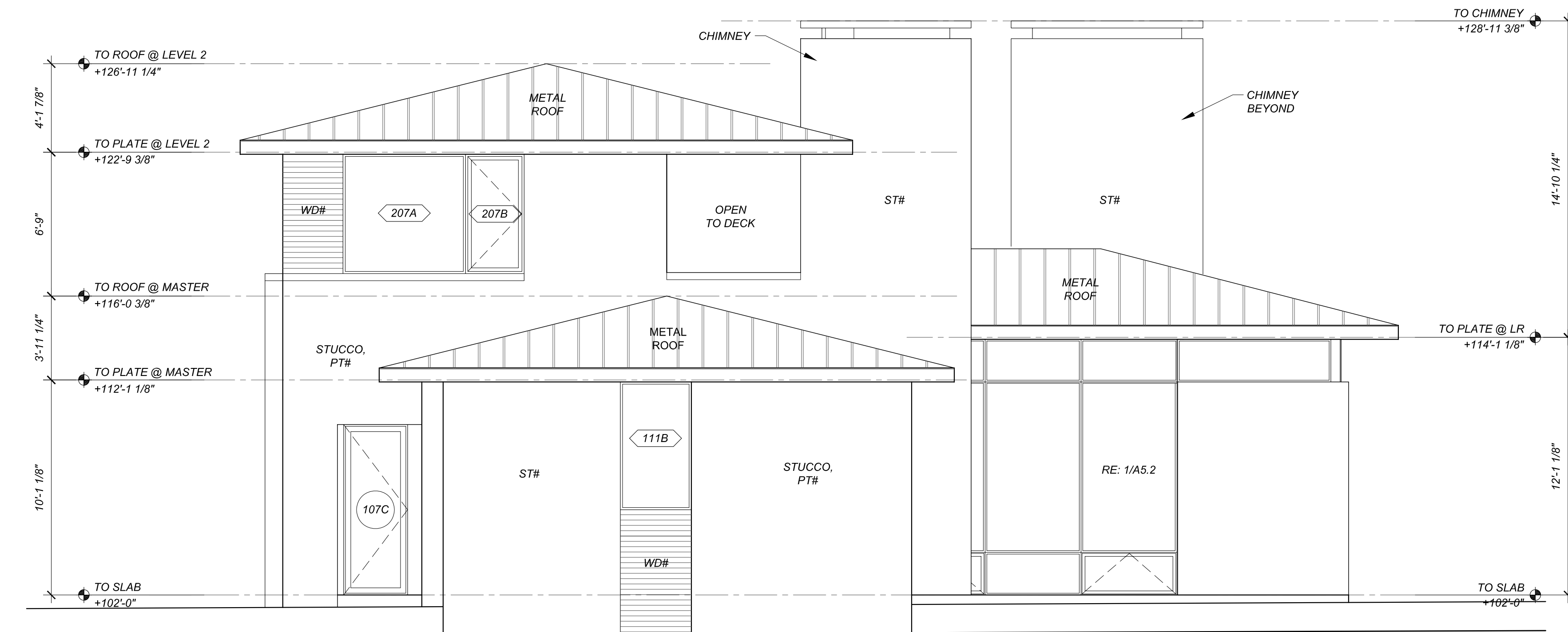
roof plan

scale 1/4" = 1'-0"
HALF OF NOTED SCALE WHEN PRINTED ON 12X18
date 01.13.2012

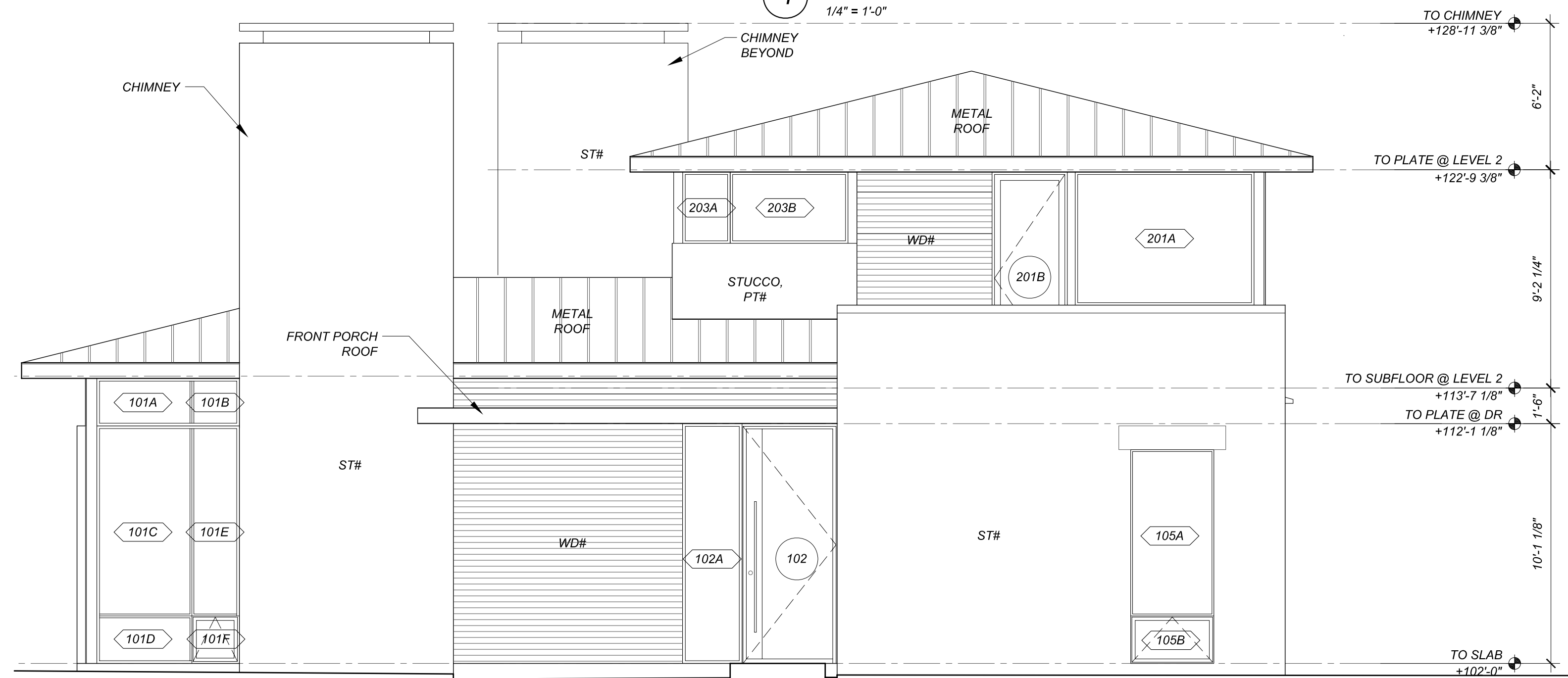
1. NO PENETRATIONS THROUGH EXTERIOR WALLS WITHOUT WRITTEN APPROVAL FROM ARCHITECT
2. NO ADDITIONAL EQUIPMENT TO BE ADDED TO EXTERIOR WALLS WITHOUT WRITTEN APPROVAL FROM ARCHITECT
3. ALL TOP OF CONCRETE DIMENSIONS ARE TO BE VERIFIED IN FIELD - CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL FRAMING IS A MINIMUM 6" ABOVE FINISHED GRADE AND THAT ALL MASONRY IS AT OR BELOW GRADE
4. FOR CLARITY, ELEVATION HEIGHTS ON DRAWINGS HAVE BEEN MODIFIED SO THAT +100'-0" = +571'-0"



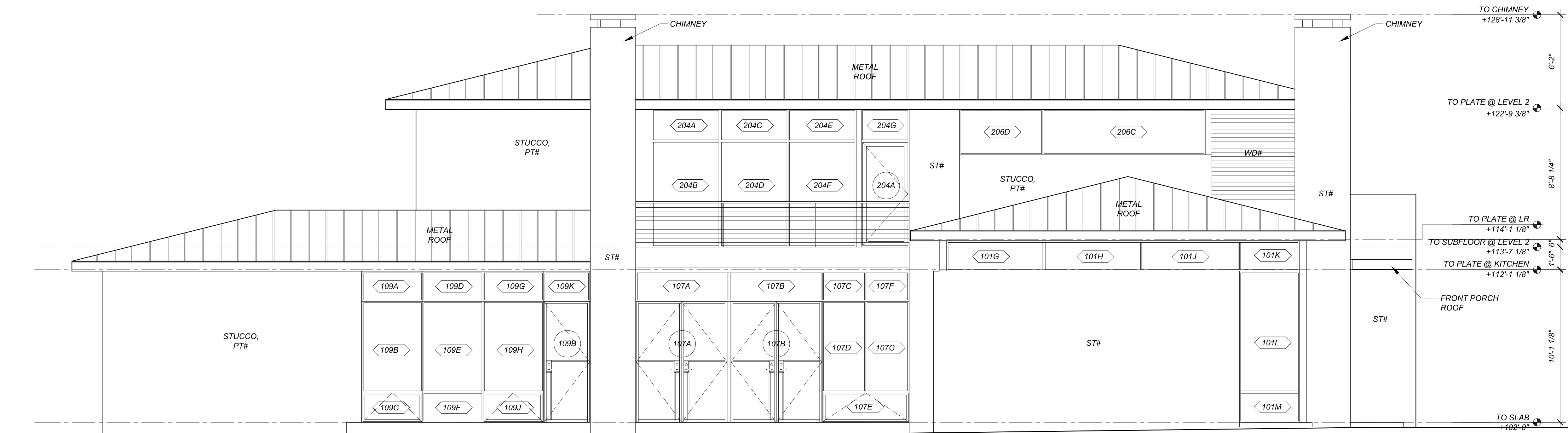
4 south elevation
1/4" = 1'-0"



3 east elevation
1/4" = 1'-0"



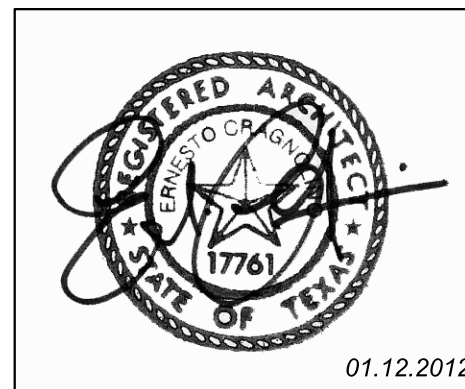
2 west elevation
1/4" = 1'-0"



1 north elevation
1/4" = 1'-0"

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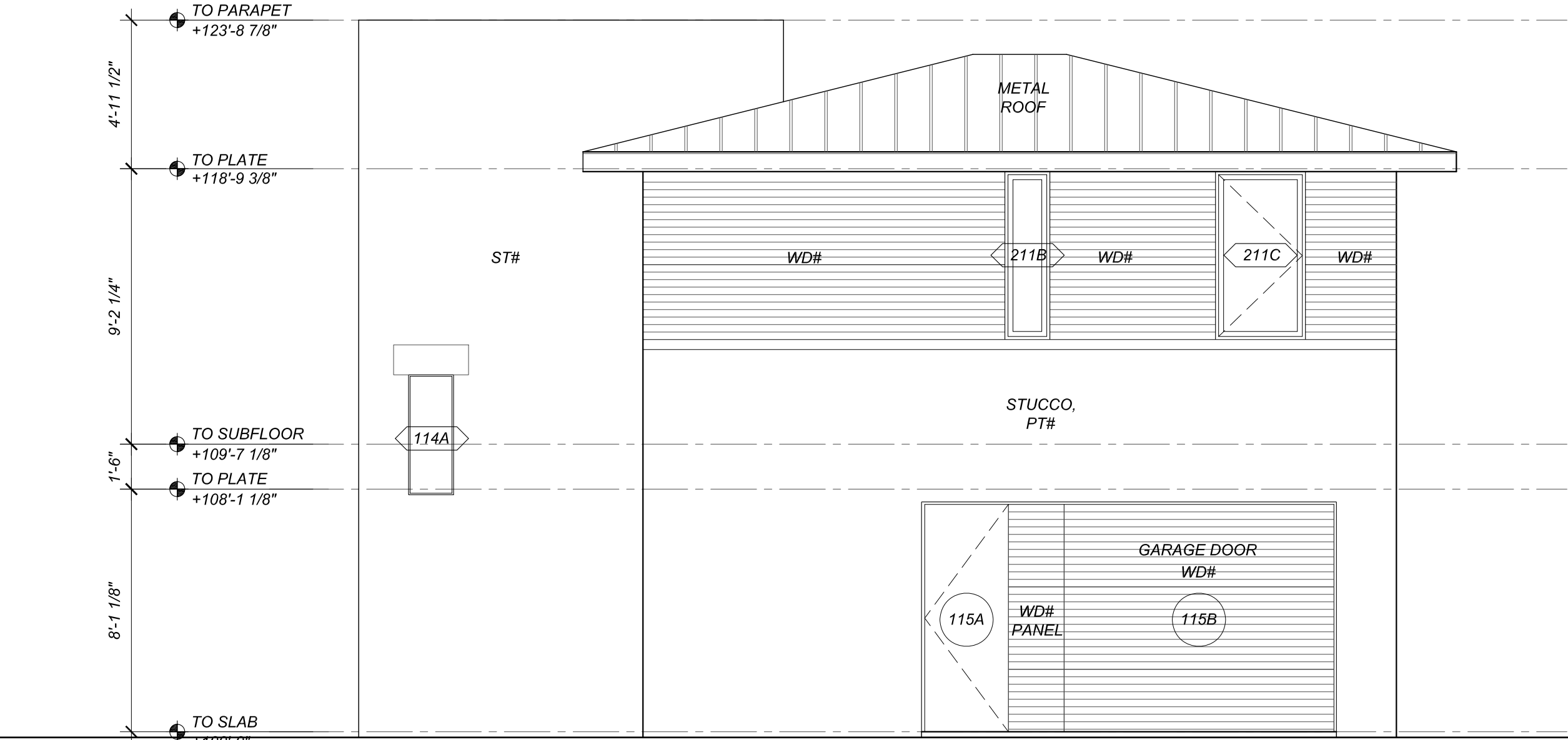
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exterior elevations

scale 1/4" = 1'-0"
HALF OF NOTED SCALE WHEN PRINTED ON 12X18

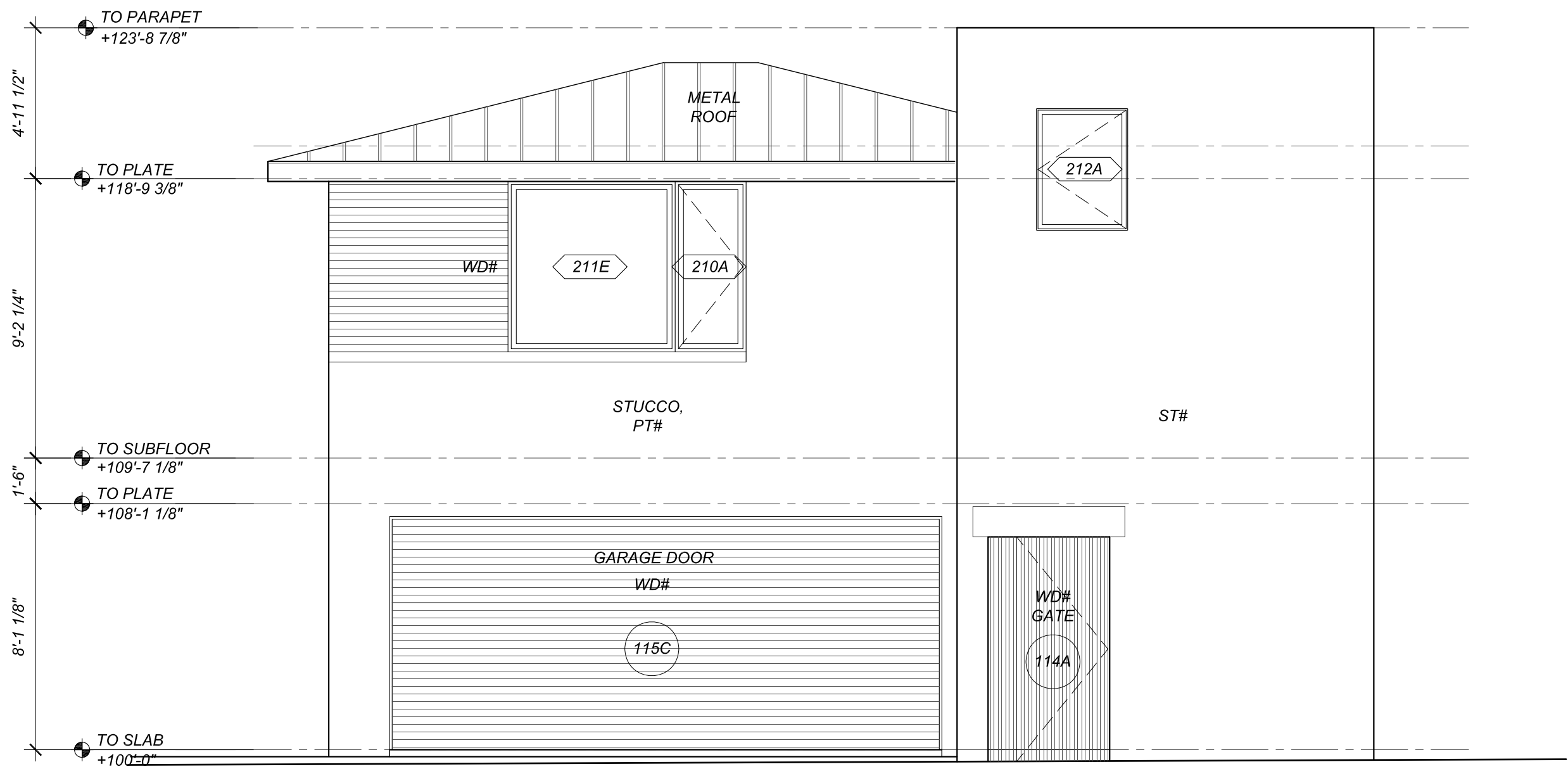
date 01.13.2012

A5.1

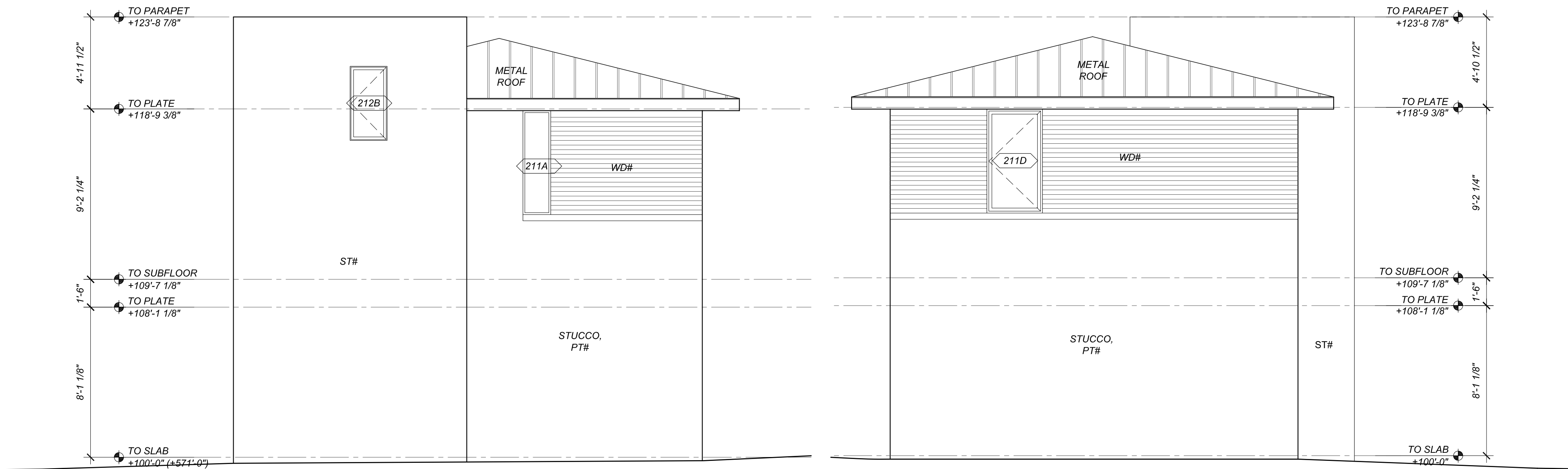


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6 west elevation @ garage
1/4" = 1'-0"

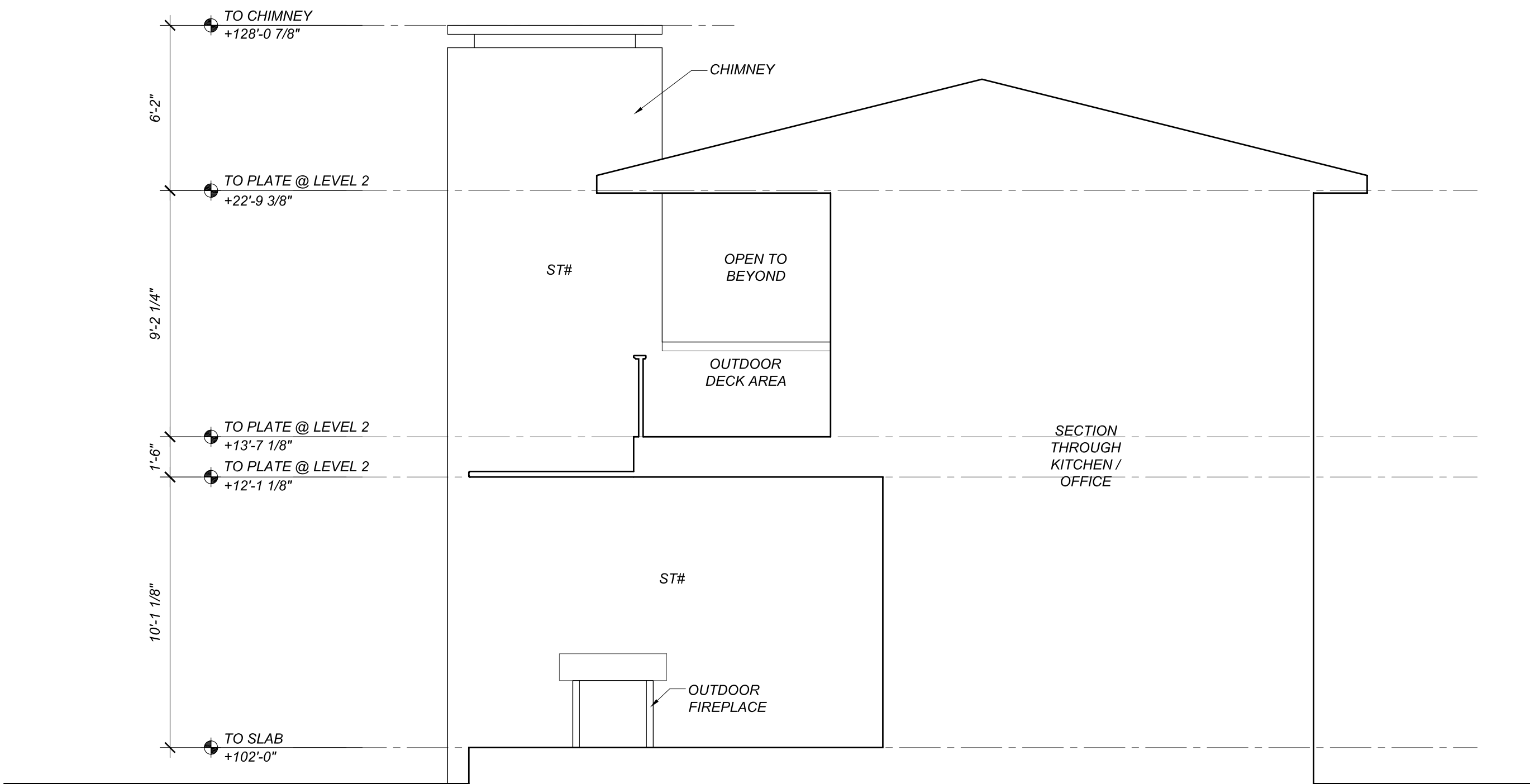


5 east elevation @ garage
1/4" = 1'-0"

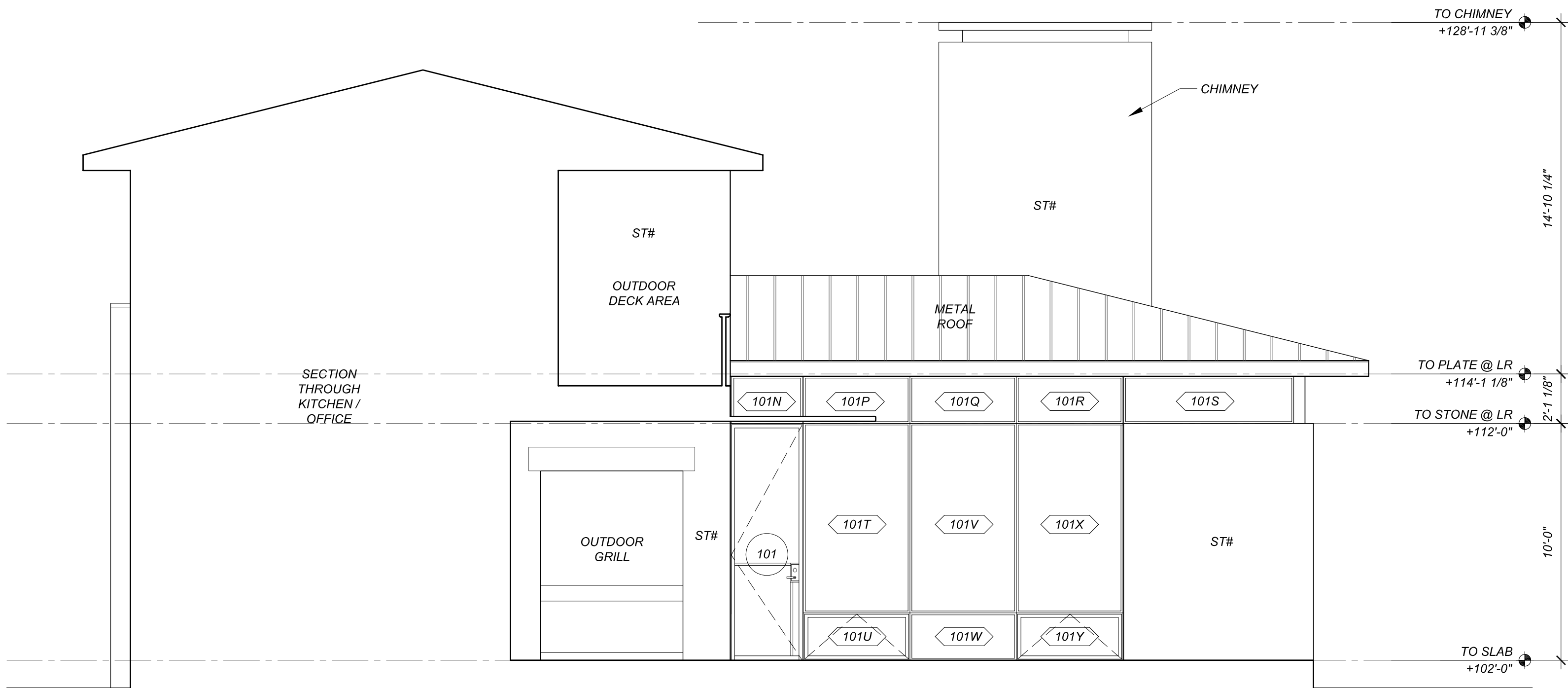


4 north elevation @ garage
1/4" = 1'-0"

3 south elevation @ garage
1/4" = 1'-0"



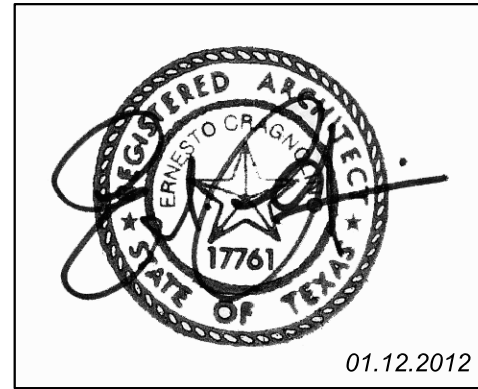
2 west elevation @ outdoor fireplace
1/4" = 1'-0"



1 east elevation @ outdoor grill
1/4" = 1'-0"

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A5.2