

**HISTORIC LANDMARK COMMISSION**  
**JANUARY 23, 2012**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**C14H-2007-0021**  
**Gordon Damon House**  
**3400 Duval Street**

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**PROPOSAL**

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Demolish the existing garage and construct a one-and-a-half -story garage apartment in its place.

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**PROJECT SPECIFICATIONS**

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The existing one-story garage may be of historic age (there are no apparent building permits for it), but not contemporary with the house. The applicant proposes to demolish the existing garage and construct a new one-and-a-half-story garage apartment in its place. The proposed new garage apartment will have a footprint of approximately 700 square feet, and will have teardrop wood siding on the second story to match the house, and board-and-batten style hardi-plank siding on the ground floor. The roof will be composition shingles to match the house. Windows in the garage apartment will be aluminum-clad wood in a 1:1 configuration.

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**STANDARDS FOR REVIEW**

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The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

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**COMMITTEE RECOMMENDATIONS**

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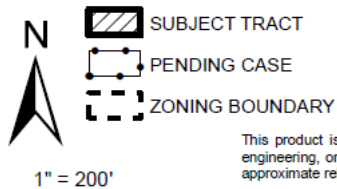
The Committee recommended approval of the proposal.

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**STAFF RECOMMENDATION**

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Approve the Certificate of Appropriateness.



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DEMOLISH  
DETACHED  
GARAGE

3400 DUVAL STREET



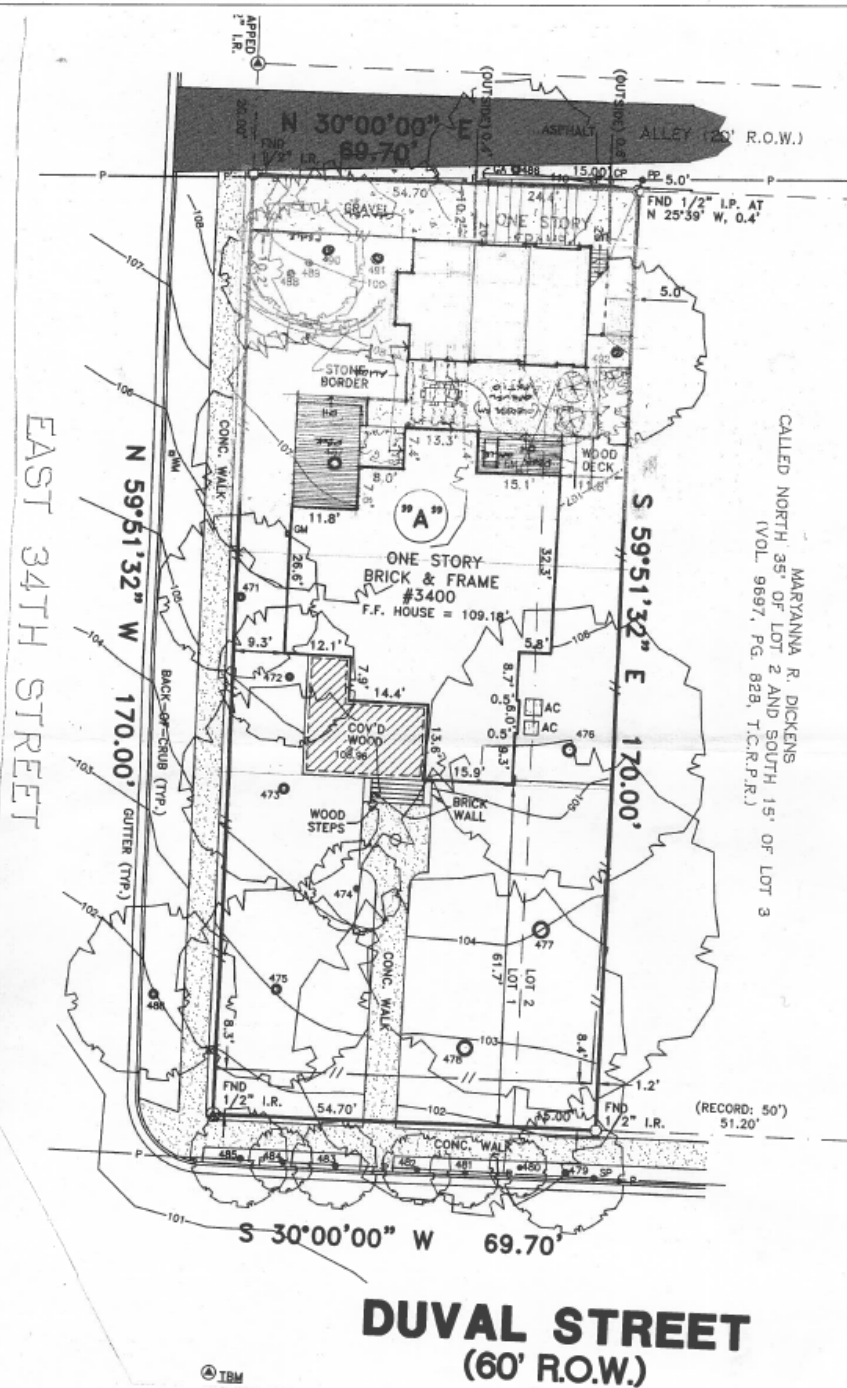


3400 DWYAL STREET





3400 DUVAL STREET





DEC 20 2011  
NPZD/CHPO

### CITY OF AUSTIN CERTIFICATE OF APPROPRIATENESS APPLICATION

City Historic Landmark Commission review and approval is required prior to initiating any non-routine exterior work on the site of a designated City Historic Landmark. A complete application form, including all submittal materials, is required for City staff to forward your application to the Historic Landmark Commission.

Name of historic property: Gordon- Robert Damon House C14H-2007-0021.1  
Address of historic property: 3400 DUVAL ST.  
Brief description of proposed work: DEMOLISH EXISTING GARAGE. BUILD NEW GARAGE WITH STUDY & APARTMENT ABOVE.

#### APPLICANT

Name: TIM CUPPETT  
Mailing Address: 4300 MARATHON BLVD. Telephone: (512) 450-0820  
City: AUSTIN, TX. Zip: 78756 Fax: (512) 450-0858

#### OWNER

Name: STEVE & KIM BRACKIN  
Mailing Address: 3400 DUVAL ST. Telephone: (512) 761-7020  
City: AUSTIN, TX. Zip: 78705 Fax: ( )

#### ARCHITECT (if applicable)

Name: TIM CUPPETT, TIM CUPPETT ARCHITECTS.  
Mailing Address: 4300 MARATHON BLVD. Telephone: (512) 450-0820  
City: AUSTIN, TX. Zip: 78756 Fax: (512) 450-0858

#### CONTRACTOR (if applicable)

Name: CLAY DICKWORTH, DICKWORTH PROPERTIES LLC.  
Mailing Address: \_\_\_\_\_ Telephone: (512) 771-9808  
City: AUSTIN, TX. Zip: \_\_\_\_\_ Fax: (512) 697-0099

Kirby  
Owner's Signature (Required)  
Steven Brackin

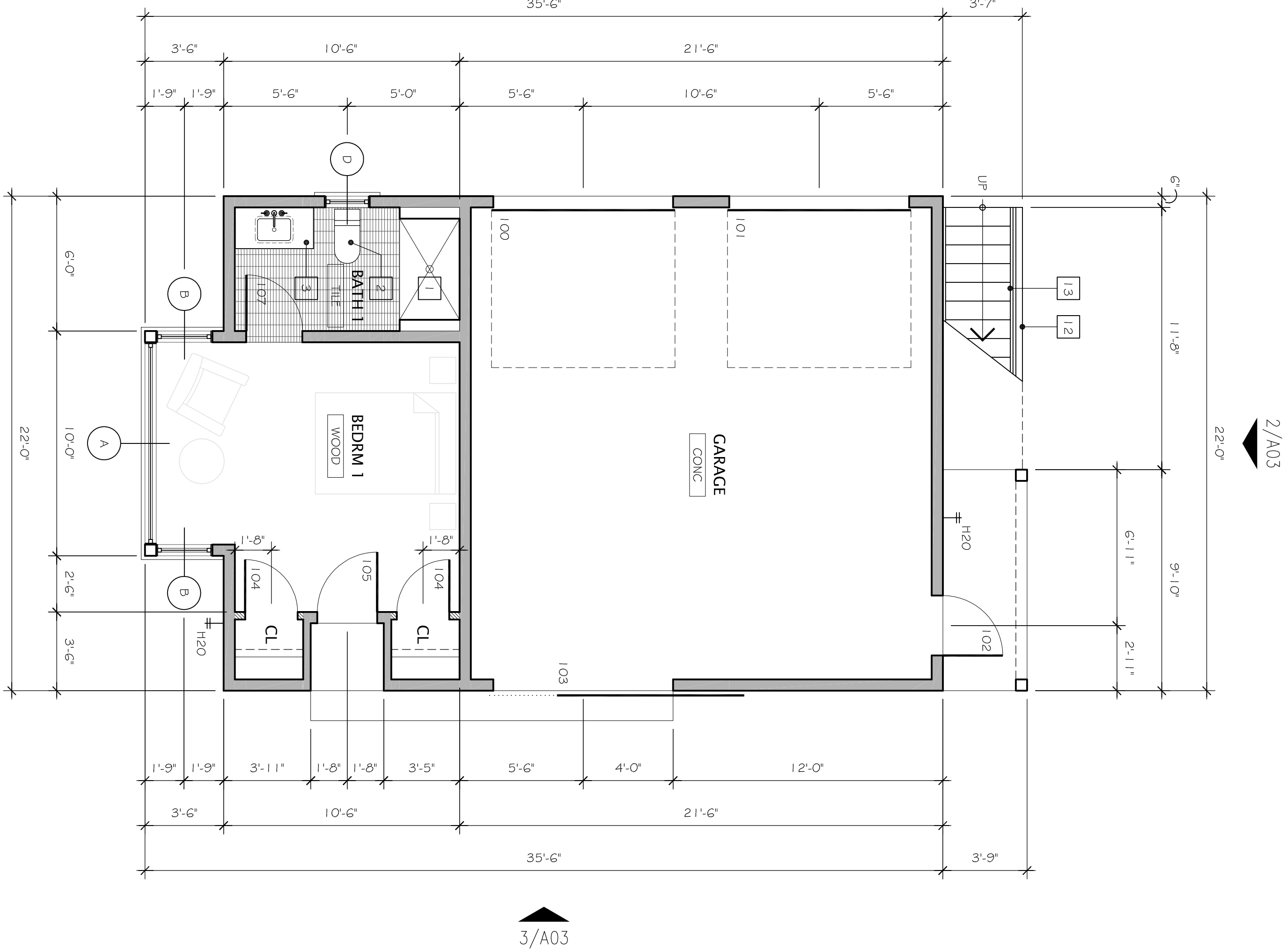
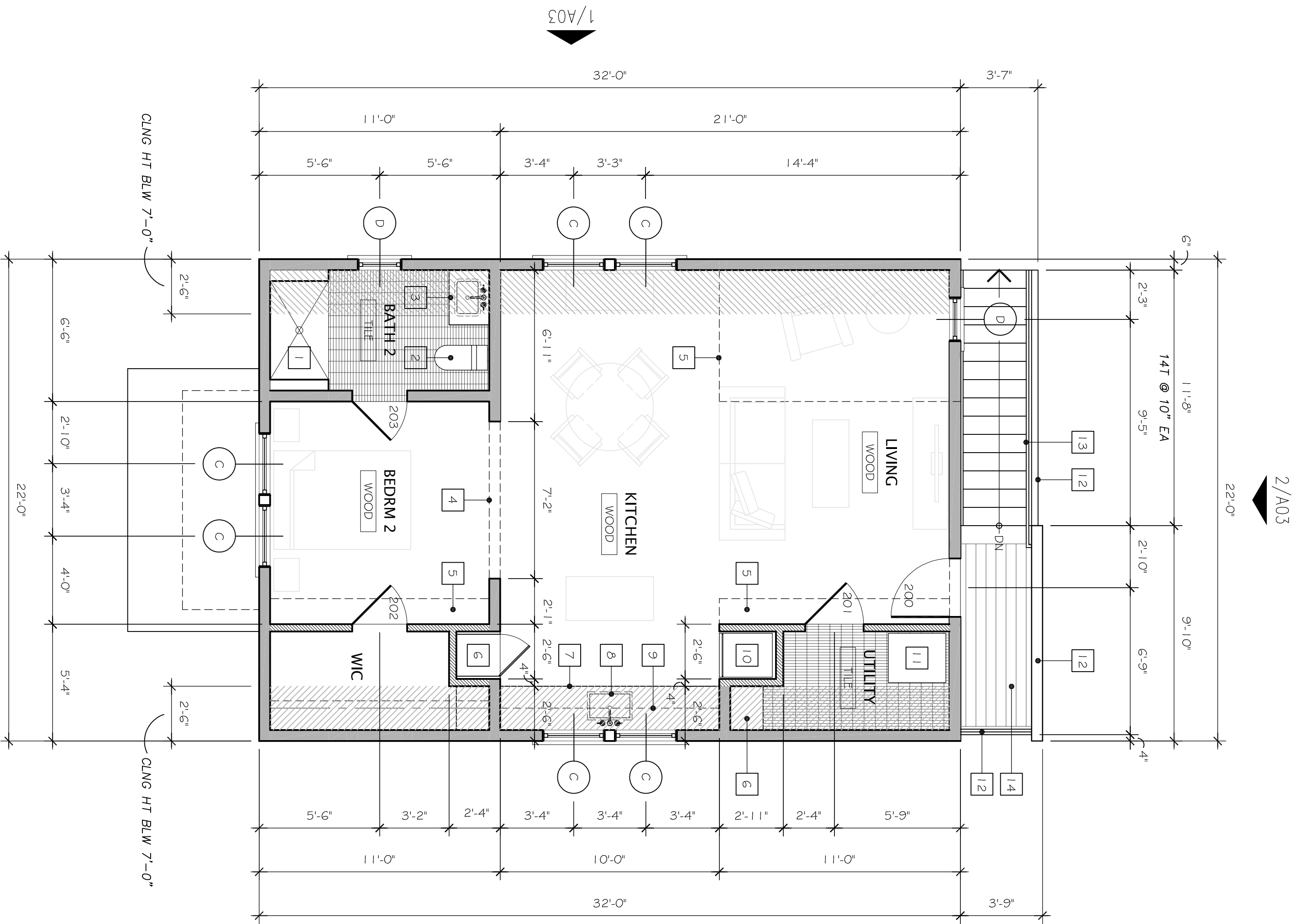
[Signature]  
Applicant's Signature (Required)

Revised June 30, 2002

12/29/2011 - \$140.00 fee paid by check. (TH)







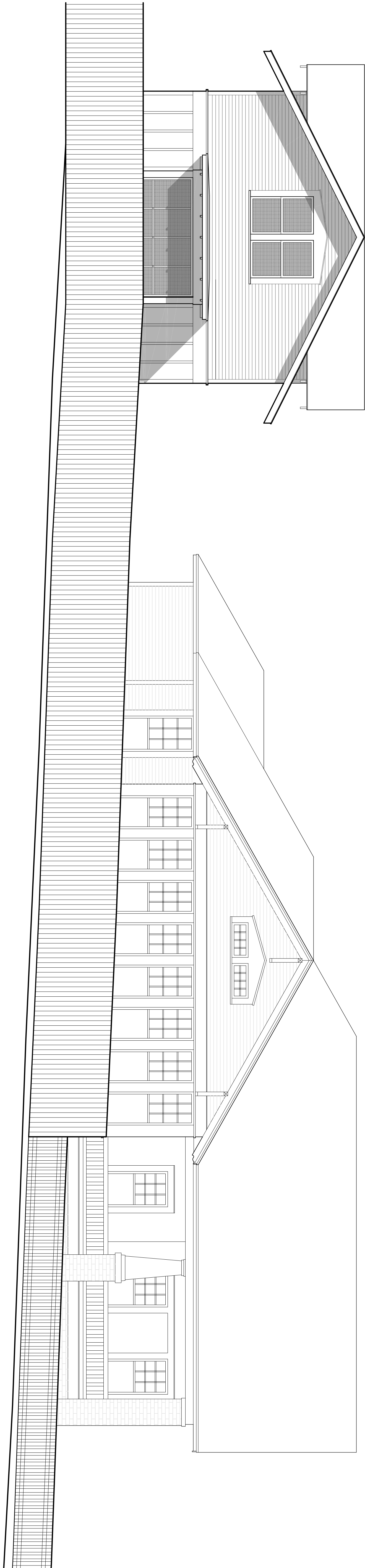




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SOUTH ELEVATION (34TH STREET)

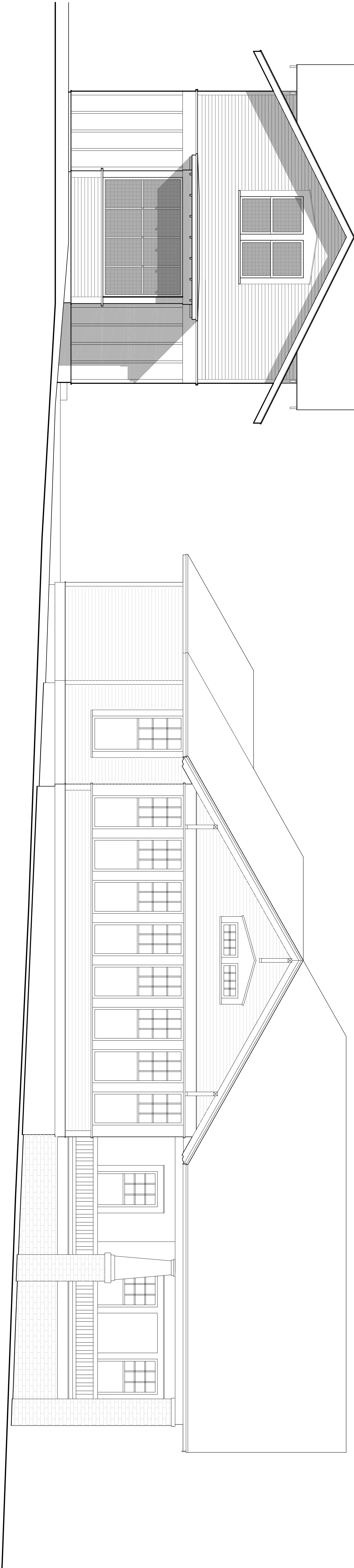
SCALE: 1/4" = 1'-0"




2

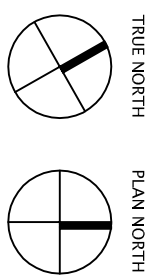
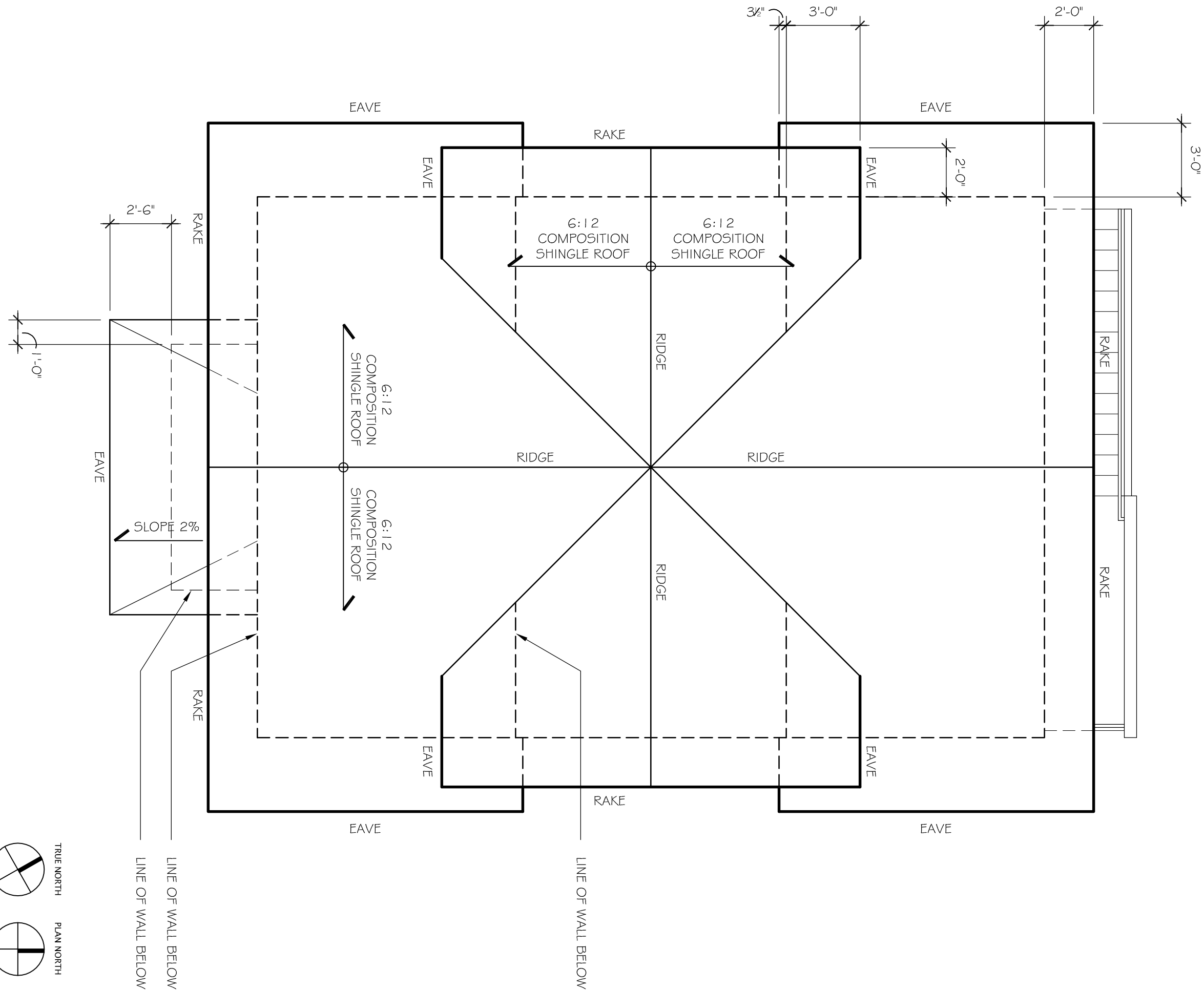
SOUTH ELEVATION (34TH STREET)

SCALE: 1/4" = 1'-0"



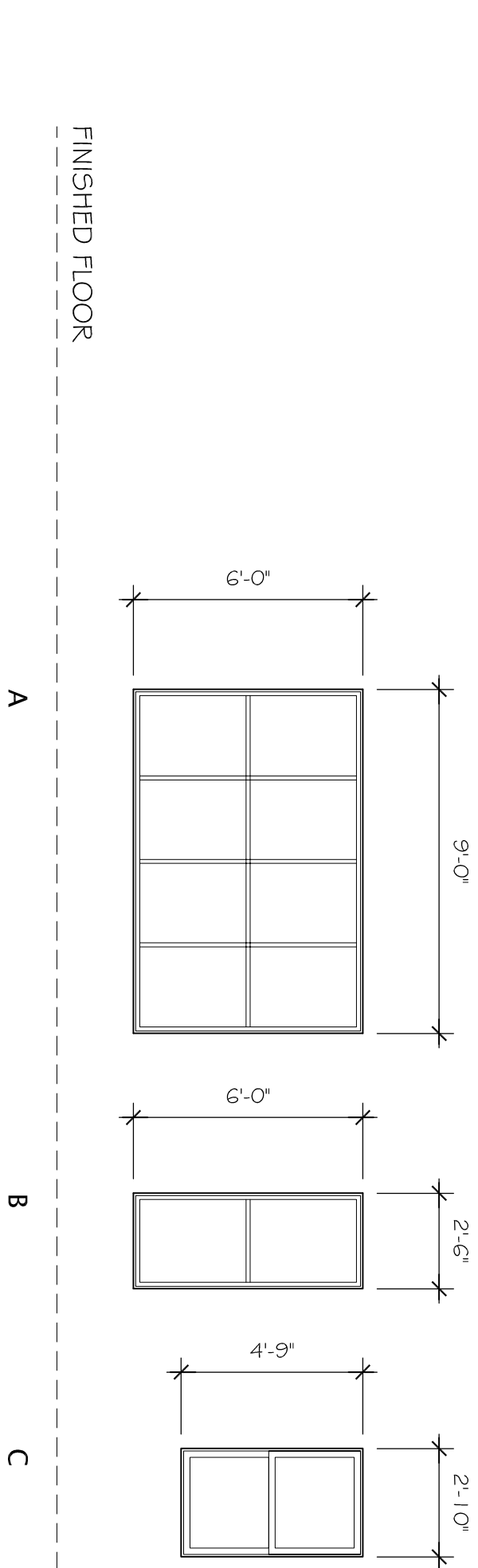
CONSTRUCTION DRAWINGS CONSIST OF BOTH DRAWINGS AND SPECIFICATIONS. THIS IS FOR INTERIM REVIEW. NOT FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES, UNLESS ARCHITECT'S SEAL, SIGNATURE, AND DATE APPEAR HEREON. TIMOTHY D. CUPPETT, AIA #11484

CONTEXT ELEVATIONS			DATE:		ISSUE:		A Garage Apt for: Kim and Steve Brackin 3400 Duval St. Austin, Texas		TIM CUPPETT ARCHITECTS  4300 Marathon Blvd. 512.450.0820 Austin, Texas
Sheet Number	A04	Project:	--	01.09.12	HISTORIC RVW				
		Date:							
		Drawn:	DK/TC						



## ROOF PLAN

SCALE: 1/4" = 1'-0"



## WNDW / DOOR SCHEDULE

1

SCALE: 1/4" = 1'-0"

## BUILDING AREA & IMPERVIOUS COVERAGE:

BUILDING COVERAGE:	EXISTING:	NEW:	IMPERVIOUS COVERAGE:
A. 1ST FLOOR CONDITIONED AREA:	2,120 SF	257 SF	A. TOTAL BUILDING COVERAGE ON LOT:
B. 2ND FLOOR CONDITIONED AREA:		531 SF	B. DRIVEWAY AREA ON PRIVATE PROPERTY:
C. 3RD FLOOR CONDITIONED AREA:			C. SIDEWALK / WALKWAYS ON PRIVATE PROPERTY:
D. BASEMENT:			D. UNCOVERED PATIOS:
Ea. ATTACHED GARAGE OR CARPORT:			E. UNCOVERED WOOD DECKS (MAY BE COUNTED AT 50%):
Eb. DETACHED GARAGE OR CARPORT:		473 SF	F. AIR CONDITIONER PADS:
F. WOOD DECK (100% COUNTED):		110 SF	G. CONCRETE DECKS:
G. BREZEWAYS:			H. OTHER:
H. COVERED PATIOS:			I. ....
I. COVERED PORCHES:		363 SF	J. BALCONIES:
J. BALCONIES:			K. SWIMMING POOL (S):
K. SWIMMING POOL (S):			L. OTHER AREAS: CARPORT BELOW LIVING
L. OTHER AREAS: CARPORT BELOW LIVING			TOTALS (A-L)
	2,485 SF	1,416 SF	ALLOWABLE PERCENTAGE OF IMPERVIOUS COVERAGE
			45 %
BUILDING COVERAGE ON LOT (SUBTRACT B,C,D,E,F,H,K,L):		3,260 SF	TOTAL IMPERVIOUS COVERAGE (A-H):
			4,962 SF
BUILDING COVERAGE AS PERCENTAGE OF 11,848 SF LOT		27.5%	TOTAL PERCENTAGE OF IMPERVIOUS COVERAGE ON LOT:
			41.8 %

## GROSS FLOOR AREA & FLOOR AREA RATIO:

GROSS AREA:	EXISTING:	NEW:	TOTAL (A+B):
1. FIRST FLOOR GROSS AREA			
A. 1ST FLOOR (EXCLUDING COVERED OR UNCOVERED GROUND FLOOR PORCHES):	2,120 SF	257 SF	
B. 2ND FLOOR AREA WITH CEILING HEIGHT OVER 15 FEET:		.....	
C. TOTAL (A+B):			2377 SF
2. SECOND FLOOR GROSS AREA			
D. 2ND FLOOR AREA (INCLUDING ALL AREAS COVERED BY A ROOF). CLING HEIGHT GREATER THAN 7'-0"		531 SF	
E. 2ND FLOOR AREA WITH CEILING HEIGHT OVER 15 FEET:		.....	
F. TOTAL (D+E):			531 SF
3. THIRD FLOOR GROSS AREA			
G. 3RD FLOOR AREA (INCLUDING ALL AREAS COVERED BY A ROOF).		.....	
H. 3RD FLOOR AREA WITH CEILING HEIGHT OVER 15 FEET:		.....	
I. TOTAL (D+H):			.....
4. BASEMENT GROSS AREA			
J. AREA OUTSIDE FOOTPRINT OF 1ST FLOOR OR GREATER THAN 3'-0" ABOVE GRADE:		.....	
5. GARAGE / CARPORT			
K. ATTACHED GARAGE (SUBTRACT 200 SQFT. IF USED TO MEET MIN. PARKING REQUIREMENTS):		23 SF	
L. DETACHED GARAGE (ALL FLOORS) (SUBTRACT 450 SQFT. IF MORE THAN 110 FEET FROM PRINCIPAL STRUCTURE): 473 SF - 450 SF		.....	
M. CARPORT OPEN ON MIN. TWO SIDES WITHOUT HABITABLE SPACE ABOVE. SUBTRACT 450 SQFT.):		.....	
N. TOTAL (K-M):			23 SF
TOTAL GROSS FLOOR AREA (EXISTING & NEW):			2,931 SF
GROSS AREA OF LOT:			11,848 SF
FLOOR AREA RATIO (GROSS FLOOR AREA / GROSS AREA OF LOT):			24.7 %

## SHEET INDEX:

- T01 - TITLE / ROOF PLAN / CALCULATIONS
- A01 - MANSSION COMPLIANCE SITE PLAN
- A02 - FLOOR PLANS
- A03 - MANSSION COMPLIANCE ELEVATIONS

## TITLE NOTES:

- PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES.
- DO NOT SCALE DRAWINGS. CONTACT ARCHITECT IMMEDIATELY UPON DISCOVERY OF MISSING INFORMATION OR CONFLICTS IN DRAWING.
- STRUCTURAL ENGINEERING FOR ALL PARTS OF THIS PROJECT TO BE DESIGNED BY OTHERS.
- MISC. ELEC. PLUMB. & FIRE PROTECTION ENGINEERING AS REQUIRED FOR PROJECT SHALL BE PROVIDED BY OTHERS. & WILL REQUIRE COORDINATION WITH THE ARCHITECT.

## SUBMITTALS:

- REQUIRED PRIOR TO THE PLACEMENT OF ORDERS OR FABRICATION REQUIREMENTS INCLUDE BUT NOT LIMITED TO:
- DOOR & WINDOW SHOP DRAWINGS
  - ELECTRICAL & LIGHTING FIXTURES
  - PLUMBING FIXTURES
  - ALL MILLWORK & CABINERY
  - PAINT SAMPLES TO BE PROVIDED IN 4'-0" x 4'-0" SQUARES.
  - TRIM MOCK-UP PRIOR TO INSTALL
  - FIRE SPRINKLER SYSTEM & LAYOUT, AS APPLICABLE TO JOB
  - MECHANICAL SYSTEM COMPONENTS

## WINDOW / DOOR NOTES

#	W X H	MATL	TYPE	NOTE
A	9'-0" X 6'-0"	WDOCLAD	FIXED	
B	2'-6" X 6'-0"	WDOCLAD	DBL. HUNG	
C	2'-10" X 4'-9"	WDOCLAD	DBL. HUNG	
D	2'-0" X 2'-0"	WDOCLAD	FIXED	
100	8'-0" X 7'-0"	WD	DD	FTDOV/HD
101	8'-0" X 7'-0"	WD	DD	FTDOV/HD
102	2'-6" X 6'-8"	MTL	CC	PAINTED
103	8'-4" X 8'-5"	WD	FE	FTDSIDING
104	2'-4" X 6'-8"	WD	BB	PAINTED
105	2'-6" X 6'-8"	WDOGLS	AA	PAINTED
106	2'-4" X 6'-8"	WD	BB	PAINTED
107	2'-6" X 6'-8"	WD	BB	PAINTED
200	2'-6" X 6'-8"	MTL	CC	PAINTED
201	2'-6" X 6'-8"	HUWMD	CC	PAINTED
202	2'-6" X 6'-8"	HUWMD	CC	PAINTED
203	2'-6" X 6'-8"	HUWMD	CC	PAINTED

- NOTES
- CONTRACTOR RESPONSIBLE FOR CONFIRMING ALL DOORS TO BE FINISHED AS SHOWN ON PLAN.
  - ALL WINDOWS TO BE W6 CAD. ULTRA SERIES BY KOEBE AND KOEBE OR EQUAL. PROVIDE LcE ARCON GAS GLAZING. HARDWARE TBD.
  - PROVIDE THERMID GLAZING AS REQD BY MANSSION TO BE HINGED AS SHOWN ON ELEVATION.

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TITLE. NOTES. SCHEDULES

Sheet Number

T01

Project: --

Date: --

Drawn: DK/TC

DATE: 01.09.12

ISSUE: HISTORIC RVW

01.17.12

PERMIT SUBMIT

A Garage Apt for:

Kim and Steve Brackin

3400 Duval St.

Austin, Texas

TIM CUPPETT ARCHITECTS

4300 Marathon Blvd.

512.450.0820

Austin, Texas