

**Historic Landmark Commission
February 27, 2012
National Register Historic Districts
NRD-2012-0010
Old West Austin
1810 W. 29th Street**

PROPOSAL

Construct a new 4,397 sq. ft. residence in place of existing house.

PROJECT SPECIFICATIONS

The applicant proposes to demolish or relocate the existing house and construct a new 4,397 sq. ft. house. A demolition permit was approved by the Historic Landmark Commission October 24, 2011.

The applicant proposes to construct a new 2-story, wood frame house with integrated garage. The house will have horizontal hardiboard siding and multiple hipped and gable ended roofs covered with composition shingles. The overall design is a contemporary style with casement and double-hung windows of various sizes, and patterns, and some architectural features that reference Craftsman or Prairie style design, including the detailing on the columns at front façade and false braces in the gable ends. The siding will be painted a medium brown color, the trim will be cream and the front door will be painted dark brown.

STAFF COMMENTS

The house is listed as contributing to the Old West Austin National Register Historic District. The Old West Austin National Register Historic District has no design guidelines for new construction. 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.
- 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.

Release of a demolition permit was approved by the Historic Landmark Commission October 24, 2011. The applicant is pursuing relocating the existing house to another lot, if possible. If this occurs staff may administratively approve changing the existing permit to a relocation permit.

Although the house on the adjacent lot is two-story, the majority of houses on the block are one-story and of smaller scale than what is proposed.

STAFF RECOMMENDATION

Staff recommends that the applicant reconsider the design of the new residence to minimize the size and massing, and to have a detached garage to better reflect the historic architectural character of the National Register District.

PHOTOS



Existing house at 1810 W. 29th Street



Streetscape view of neighborhood surrounding 1810 W. 29th Street



Streetscape view of neighborhood surrounding 1810 W. 29th Street



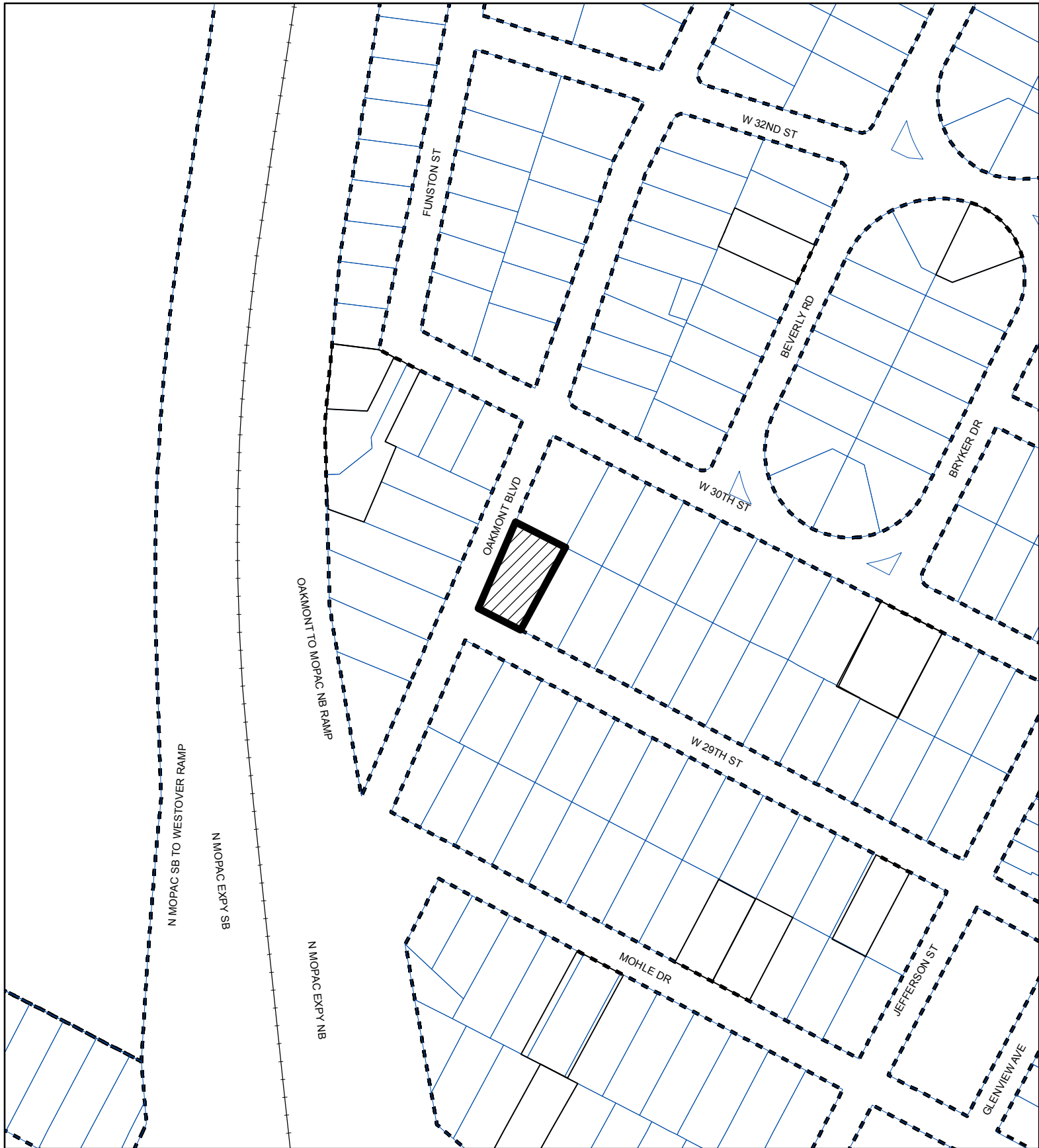
Streetscape view of neighborhood surrounding 1810 W. 29th Street



Streetscape view of neighborhood surrounding 1810 W. 29th Street



Streetscape view of neighborhood surrounding 1810 W. 29th Street



SUBJECT TRACT



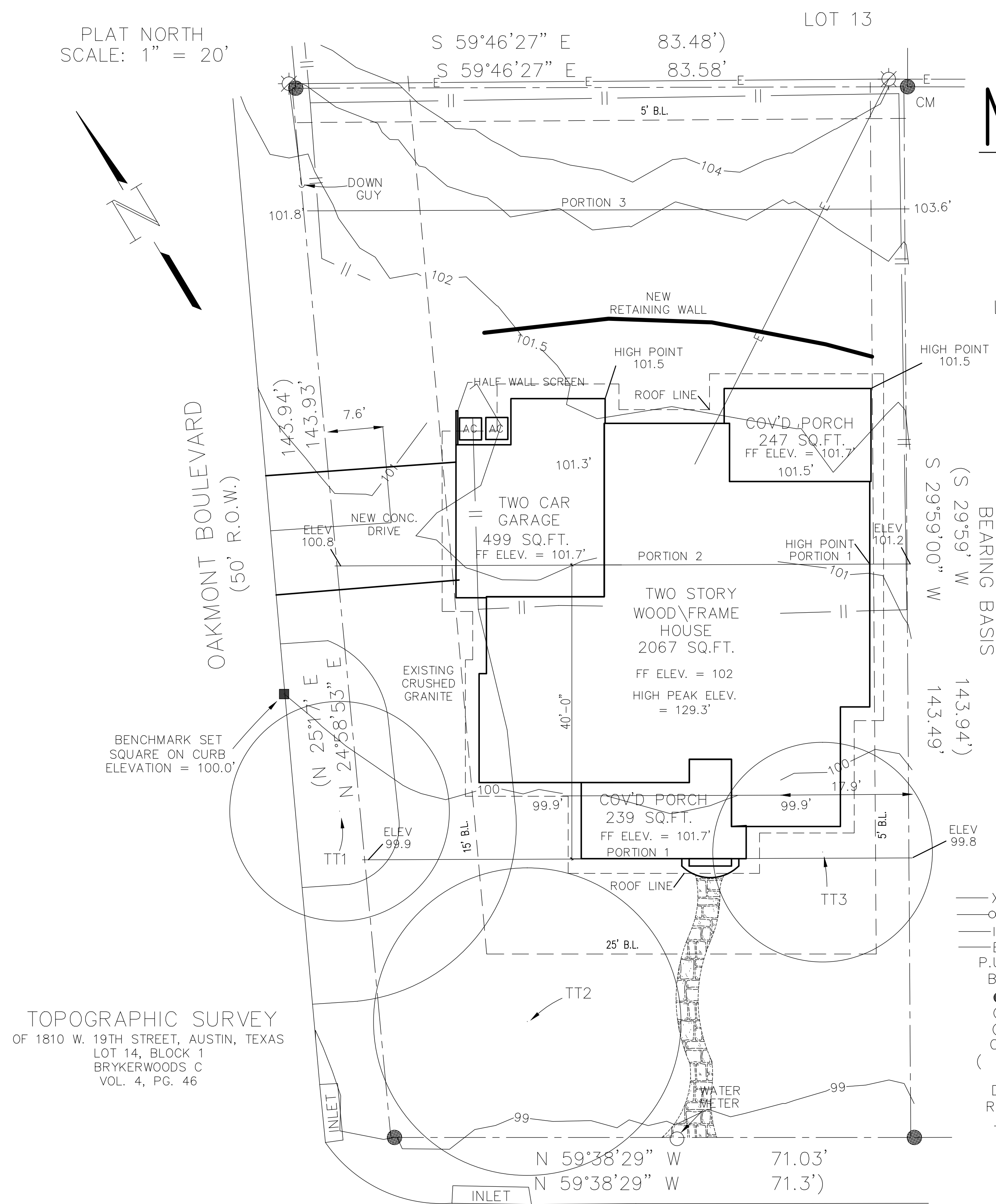
ZONING BOUNDARY

CASE#: NRD-2012-0010
LOCATION: 1810 W 29th Street



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.



TREE LIST

TREE TAG #	SIZE & DISCRPTION
TT1	15" CHINESE ELM
TT2	21" PECAN
TT3	15" ELM

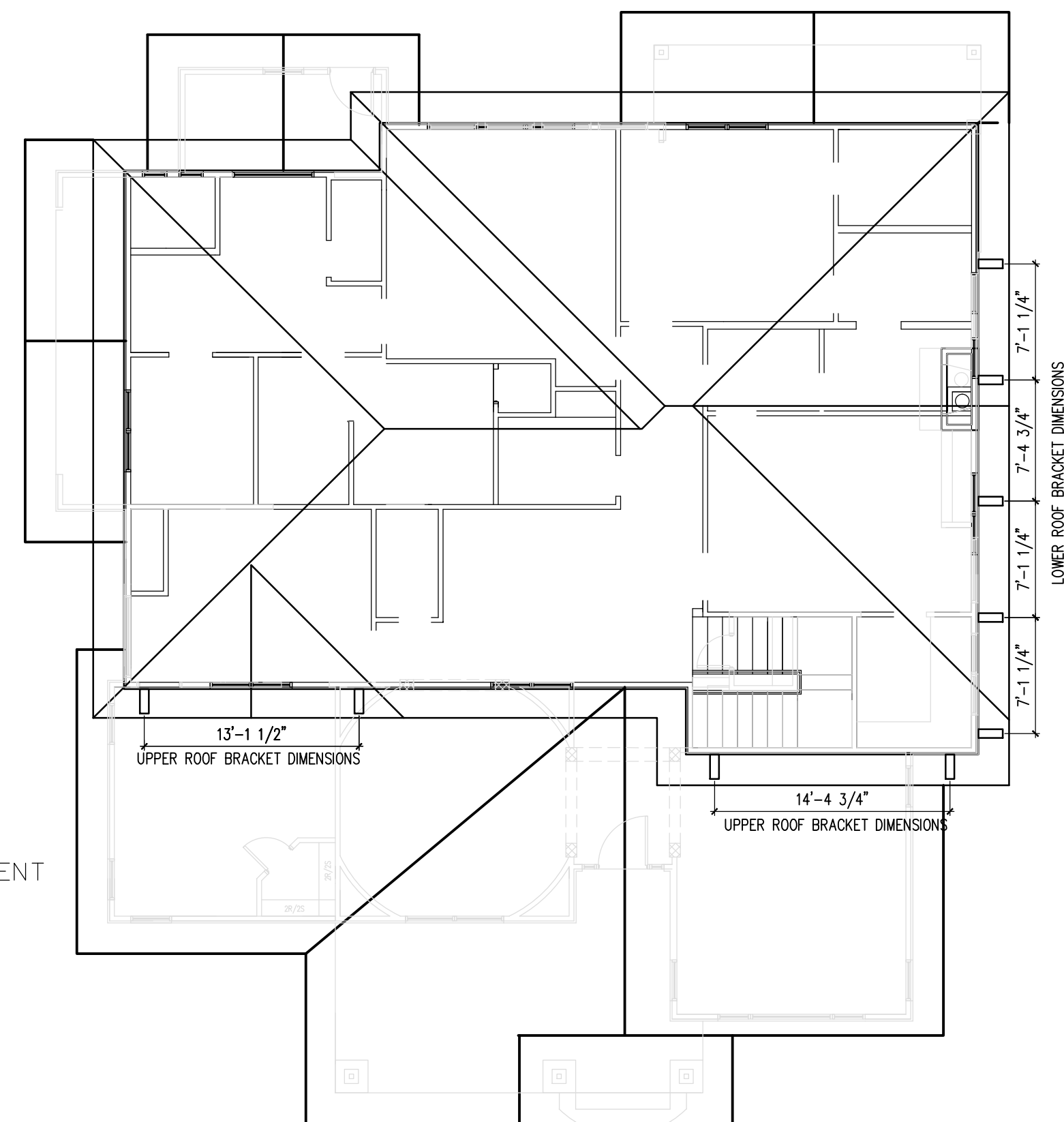
HARRIS-GRANT SURVEYING, INC.
P.O.BOX 807 MANCHACA, TEXAS 78652
(512)444-1781 FAX (512) 444-6123

JAMES M. GRANT R.P.L.S. 1919
DATE: NOVEMBER 8, 2011
REVISED 01-23-2012

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MURRAY RESIDENCE

1810 WEST 29TH AUSTIN, TX



2 ROOF PLAN
SCALE: 1/8" = 1'-0"

1 SITE PLAN
SCALE: 1:10

DRAWING INDEX

A 1.0 COVER/ SITE PLAN/ROOF PLAN
A 1.1 FLOOR PLAN
A 1.2 DIMENSIONED FLOOR PLAN
A 2.0 EXTERIOR ELEVATIONS
A 2.1 EXTERIOR ELEVATIONS

PROJECT INFORMATION

OWNER: PHIL AND CHRISTAL MURRAY
ADDRESS: 1810 WEST 29TH STR. AUSTIN, TX 78730
LEGAL DESCRIPTION: LOT 14, BLOCK 1, BRYKERWOODS C
ZONING CLASSIFICATION: SF1

APPLICABLE CODES

THIS PROJECT HAS BEEN DESIGNED UNDER THE INTERNATIONAL RESIDENTIAL CODE FOR ONE OR TWO FAMILY DWELLINGS, 2009 EDITION,
RESTRICTIVE COVENANTS FOR BRYKERWOODS SUBDV.

REGULATORY JURISDICTION

CITY OF AUSTIN _____
HISTORIC PRESERVATION BOARD _____
BRYKERWOODS NEIGHBORHOOD ASSC. _____

SITE PLAN NOTES

1. SITE PLAN FOR EXISTING TREES TO REMAIN.
2. FENCING DETAILS WILL BE PROVIDED W/ LANDSCAPE PLAN.
3. BUILDER TO INSURE GRADING OF THE PROPERTY AND INSTALLATION OF ANY AND ALL NECESSARY CULVERTS, SWALES, OR FRENCH DRAINS TO DIVERT THE NATURAL FLOW OF EXCESSIVE PRECIPITATION INTO THE PROPER DRAINAGE CHANNELS.
4. ALL RETAINING WALLS SHOWN ARE SCHEMATIC IN NATURE. ACTUAL RETAINING WALLS TO BE ENGINEERED BY OTHERS AND INCORPORATED INTO THE SITE DRAINAGE PLAN.

ROOF PLAN NOTES

1. NEW ROOF TO BE CONCRETE, CLAY OR MATERIAL SIMILAR IN APPEARANCE AS APPROVED BY OWNER AND HOA. COLOR OF ROOFING MATERIAL MUST BE APPROVED BY HOA BEFORE INSTALLATION. ISONENE INSULATION TO BE INSTALLED THROUGH OUT ALL ATTIC SPACE CREATE A CLOSED ATTIC SYSTEM. ALLOWANCE ARE TO BE MADE FOR OPTIMUM AIR BALANCE AS CALCULATED BY INSTALLER.
2. NEW 4:12 ROOF (UNLESS OTHERWISE INDICATED) ALL ATTIC VENTING SHALL BE IN ACCORDANCE WITH LOCAL CODES.
3. PLACE ALL VERTICAL PIPES TO REAR OF BUILDING WHERE POSSIBLE.
4. CONTRACTOR TO INSURE ALL ROOF PENETRATIONS ARE WATER-PROOFED.
5. ROOF OVERHANGS ARE TO BE 24" FROM FACE OF STUD UNLESS OTHERWISE INDICATED. BOXED SOFFITS ARE TO BE INSTALLED IN ALL AREAS OTHER THAN GABLES.
6. GUTTER AS SYSTEM TO BE DESIGNED/INSTALLED IN ACCORDANCE TO SPANISH OAKS DEED RESTRICTIONS.

PROPOSED IMPERVIOUS

1ST FLOOR	2,067
GARAGE	499
PORCHES	486
TOTAL	3,052
DRIVE/WALK/SITE	421
TOTAL	3,473

LOT SQFT 11,043

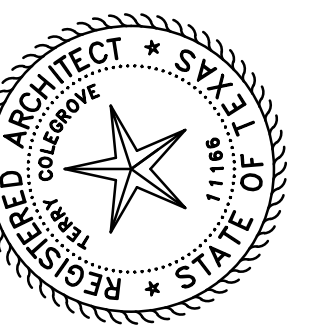
PERCENTAGE 31%

GROSS FLOOR AREA

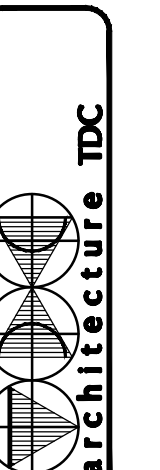
1ST FLOOR	2,067
2ND FLOOR	1,831
GARAGE	499
TOTAL	4,397

LOT SQFT 11,049

PERCENTAGE 39.8%



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NEW CONSTRUCTION
**MURRAY
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AUSTIN TX, 78730

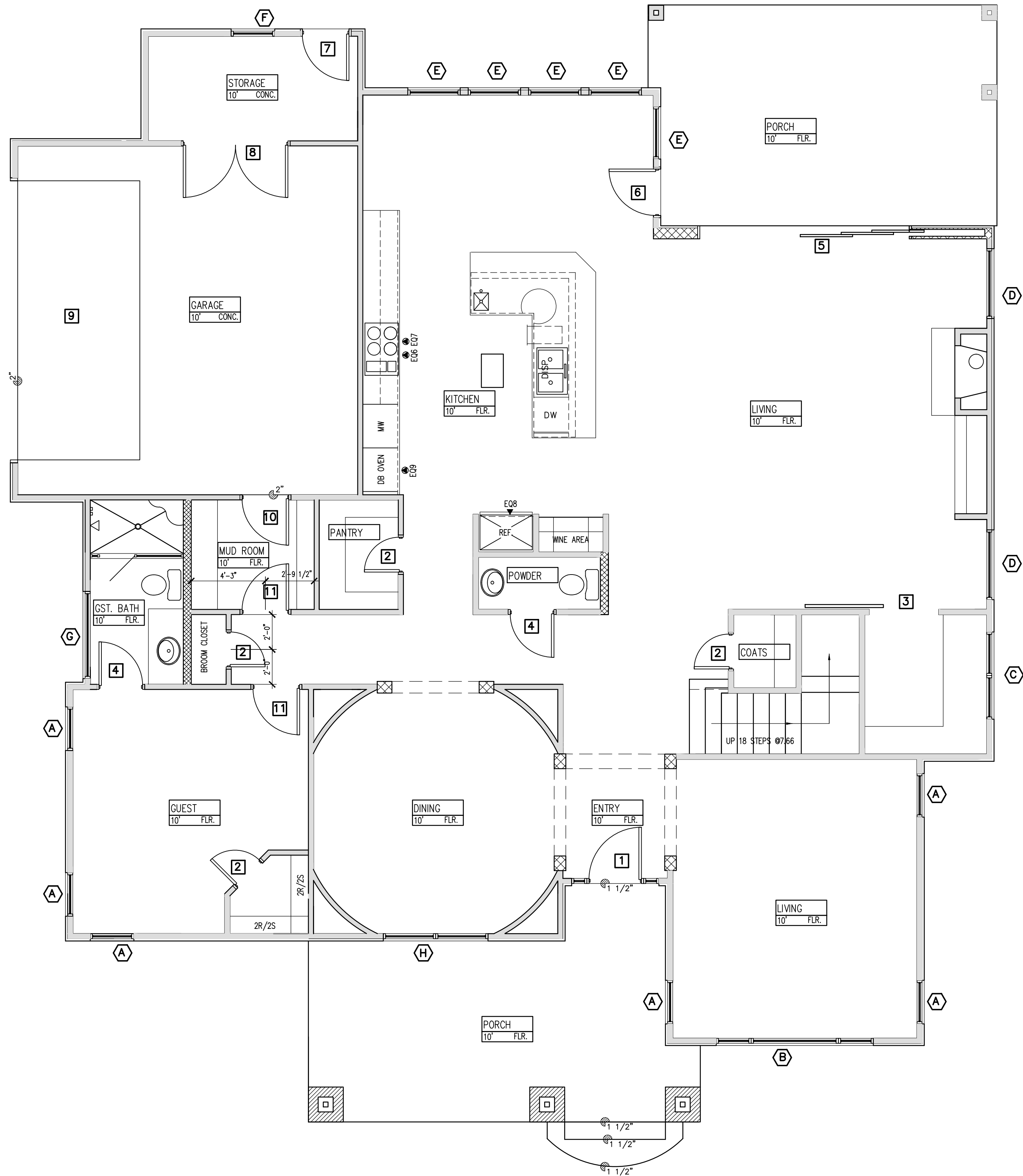
CONSTRUCTION
DOCUMENTS
(FOR PERMITTING
ONLY)

FEBRUARY 3, 2012

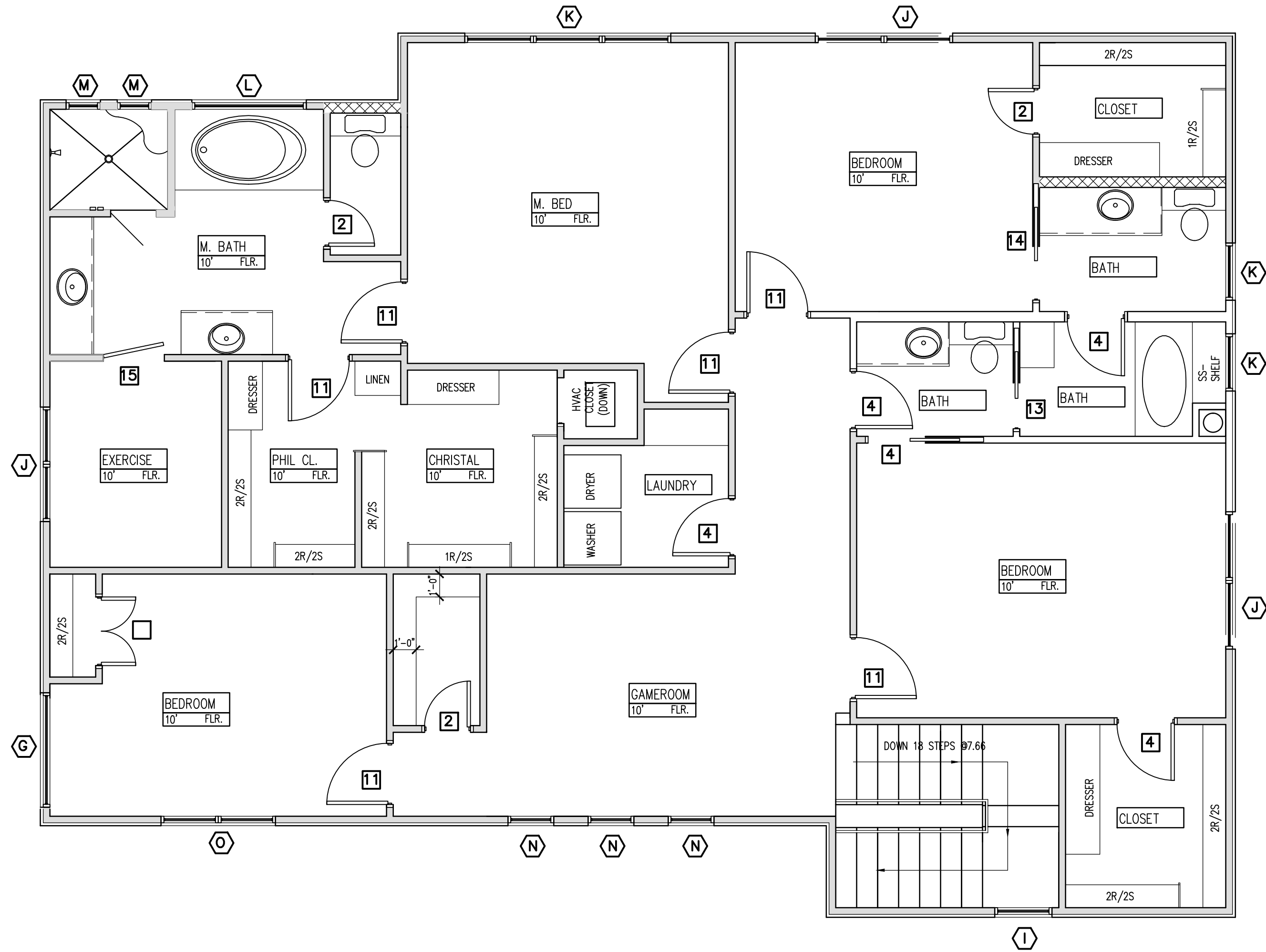
SITE PLAN/
ROOF PLAN

DRAWING NO.

A1.0



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



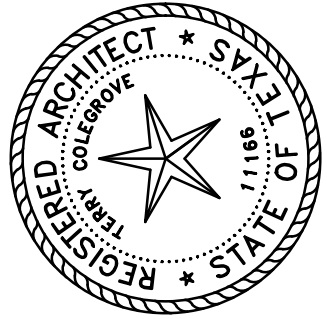
2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN
GENERAL NOTES

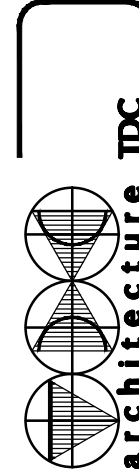
1. FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECTURAL DESIGNER.
2. DRAWINGS ARE TO SCALE INDICATED. SCALING OF DRAWINGS FOR GENERAL INFORMATION IS ACCEPTABLE, BUT DO NOT SCALE DRAWINGS FOR EXACT SIZES, LAYOUT, ETC. REFER ALL DIMENSIONAL QUESTIONS TO ARCHITECTURAL DESIGNER.
3. REFER TO PROJECT MANUAL FOR PRODUCT DATA & SPECIFICATIONS.
4. UNLESS NOTED OTHERWISE, ALL EXTERIOR DIMENSIONS ARE GIVEN TO FACE OF STUD AND ALL INTERIOR DIMENSIONS ARE GIVEN TO FACE OF GWB/TBB.
5. ELEVATION BENCHMARK 102'-0" HAS BEEN SET FOR TOP OF NEW 1ST FLOOR SLAB.

FLOOR PLAN SYMBOLS

- 2X4 FRAMING @ 16" O.C.
- 2X6 FRAMING @ 16" O.C.
- NEW STONE VENEER
- LARGER THAN 2x6 STUD WALL. SEE PLANS FOR DIMENSIONS
- BATH 10' WD ROOM NAMES/FLOORING/CEILING HTS.
- WINDOW KEYNOTE
- NEW DOORS
- FIXTURE/EQUIPMENT DESIGNATION SEE MANF'S SPECIFICATIONS PRIOR TO CONSTRUCTION FOR UTILITY HOOK-UPS.



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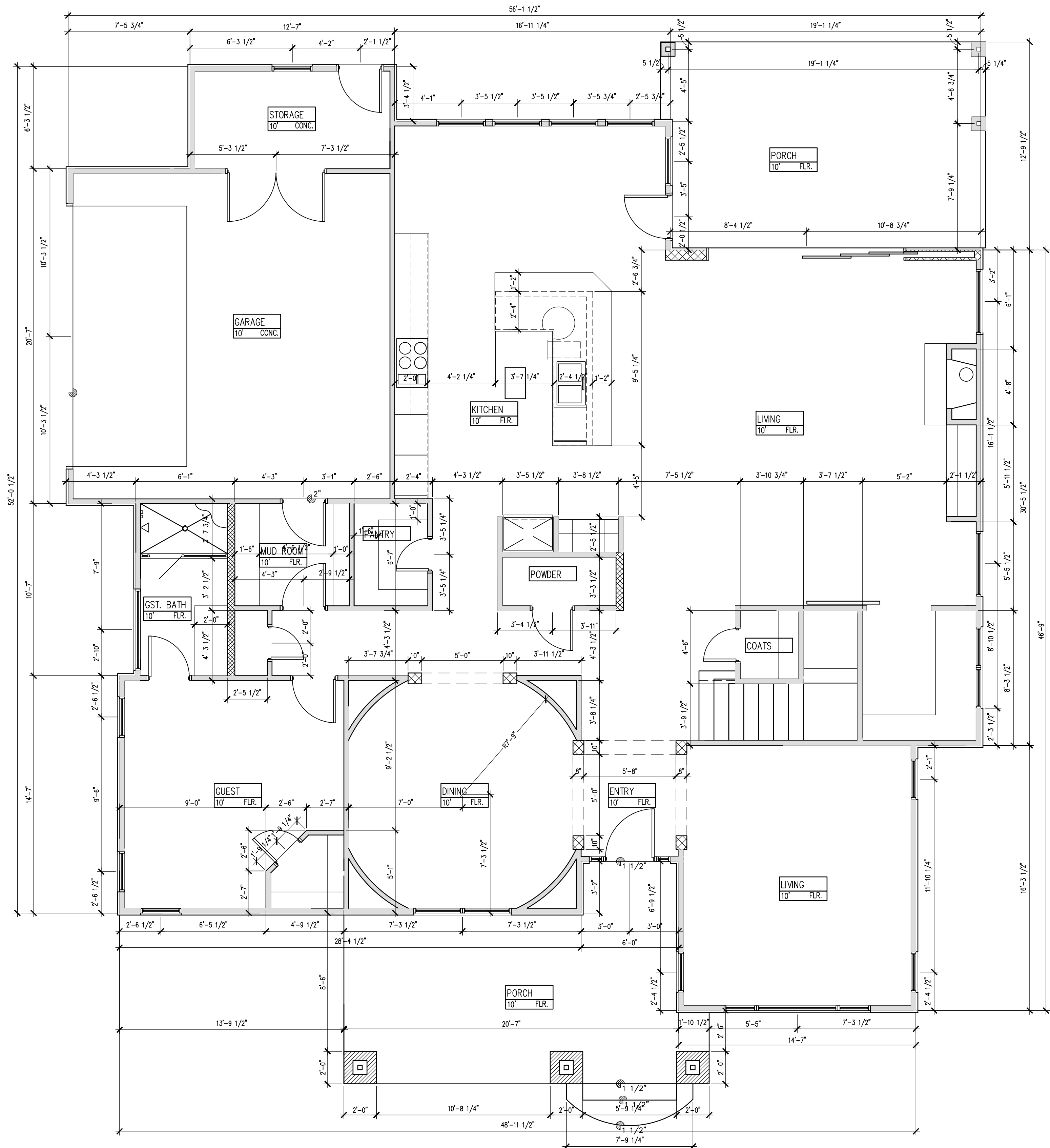
FIRST AND
SECOND FLOOR
PLANS

DRAWING NO.

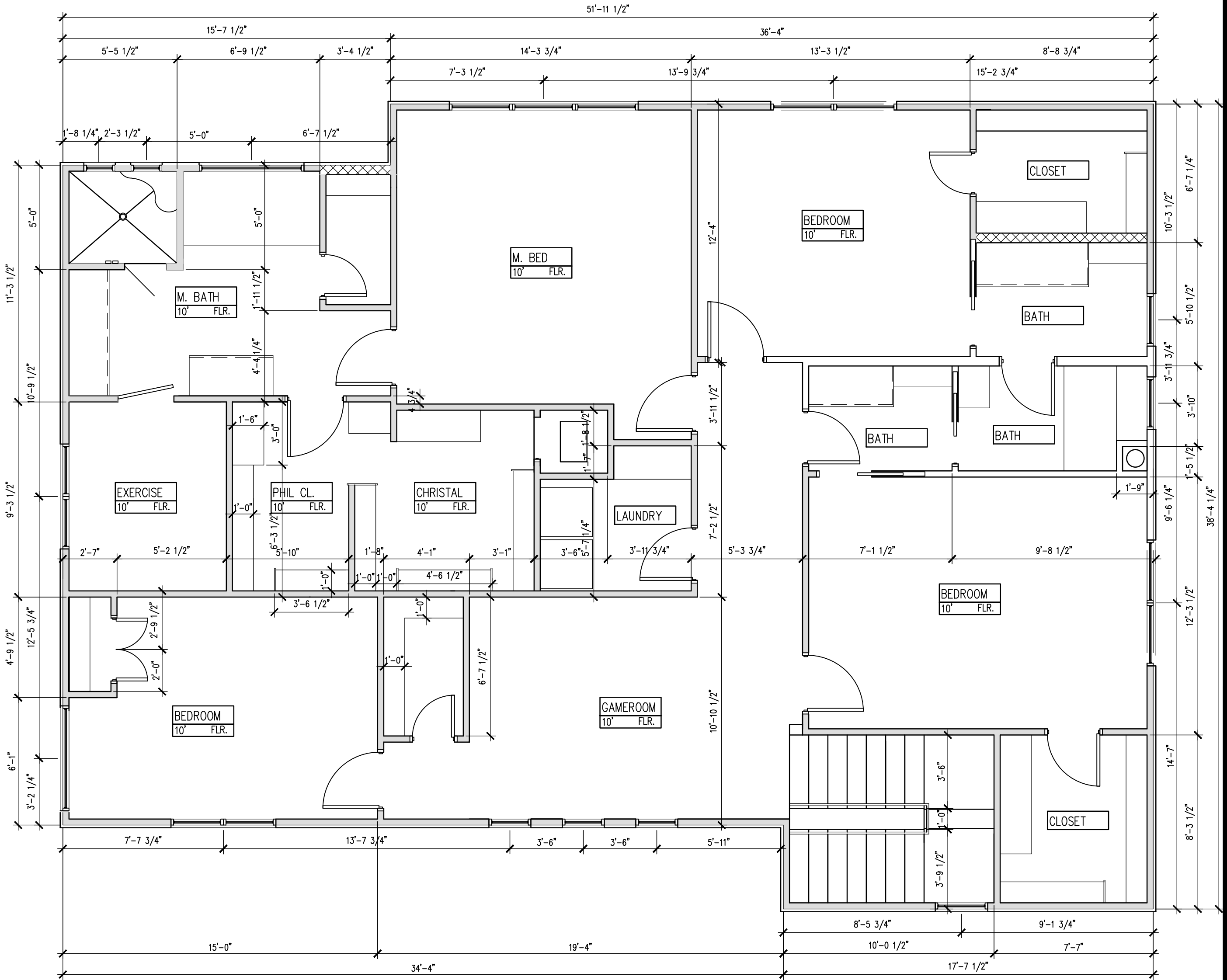
A1.1

Reese
DESIGN

P.O. BOX 150893
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Email: CELESTE@C-REESEDESIGN.COM



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN
GENERAL NOTES

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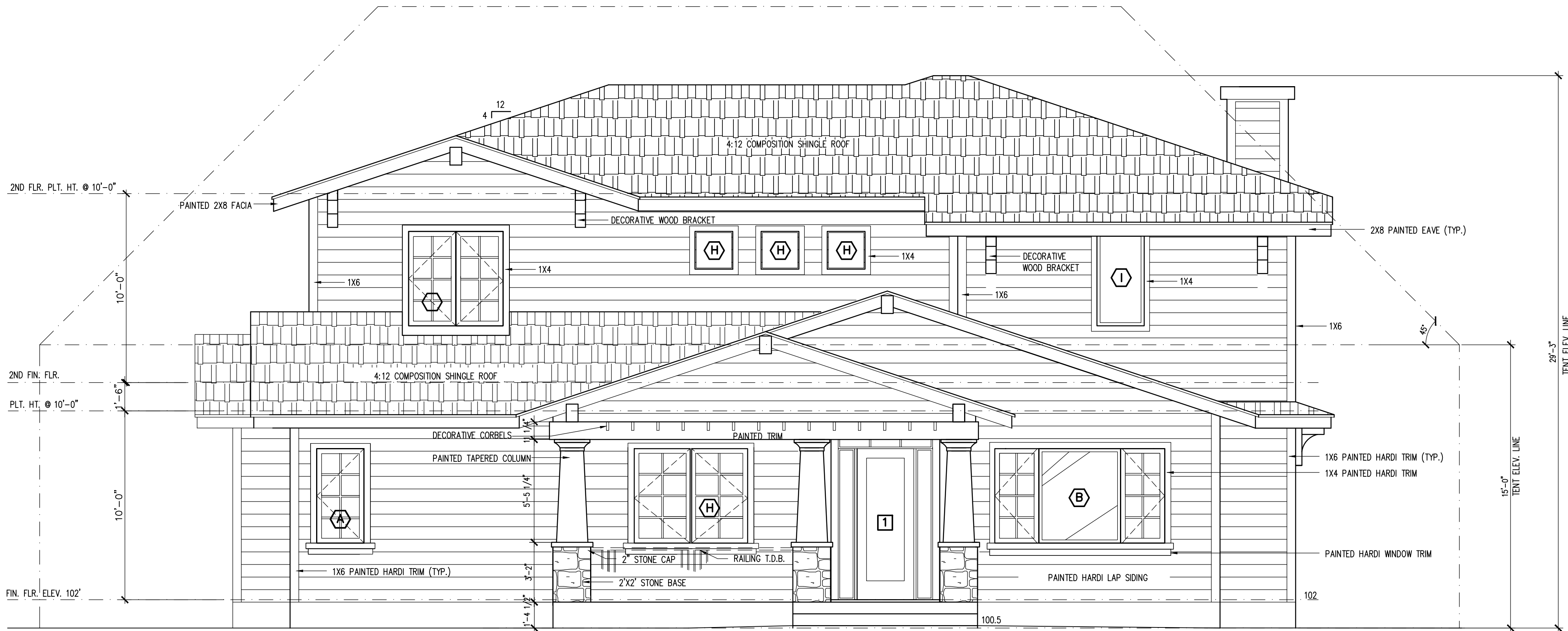
FIRST AND
SECOND
DIMENSIONED
FLOOR PLAN

DRAWING NO.

A1.2

Reese
DESIGN

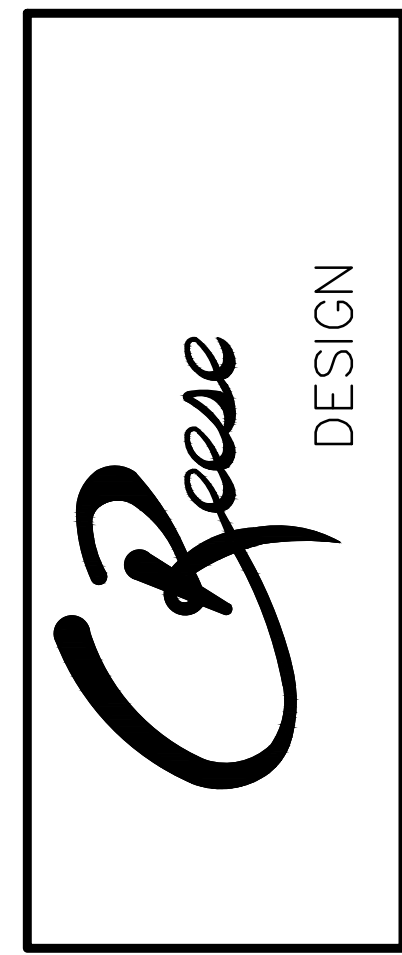
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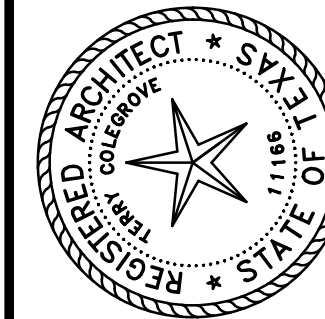
1 FRONT ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



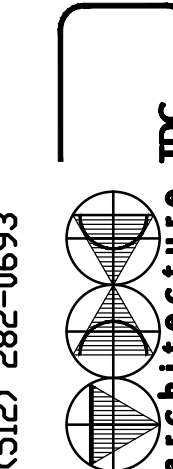
2 REAR ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



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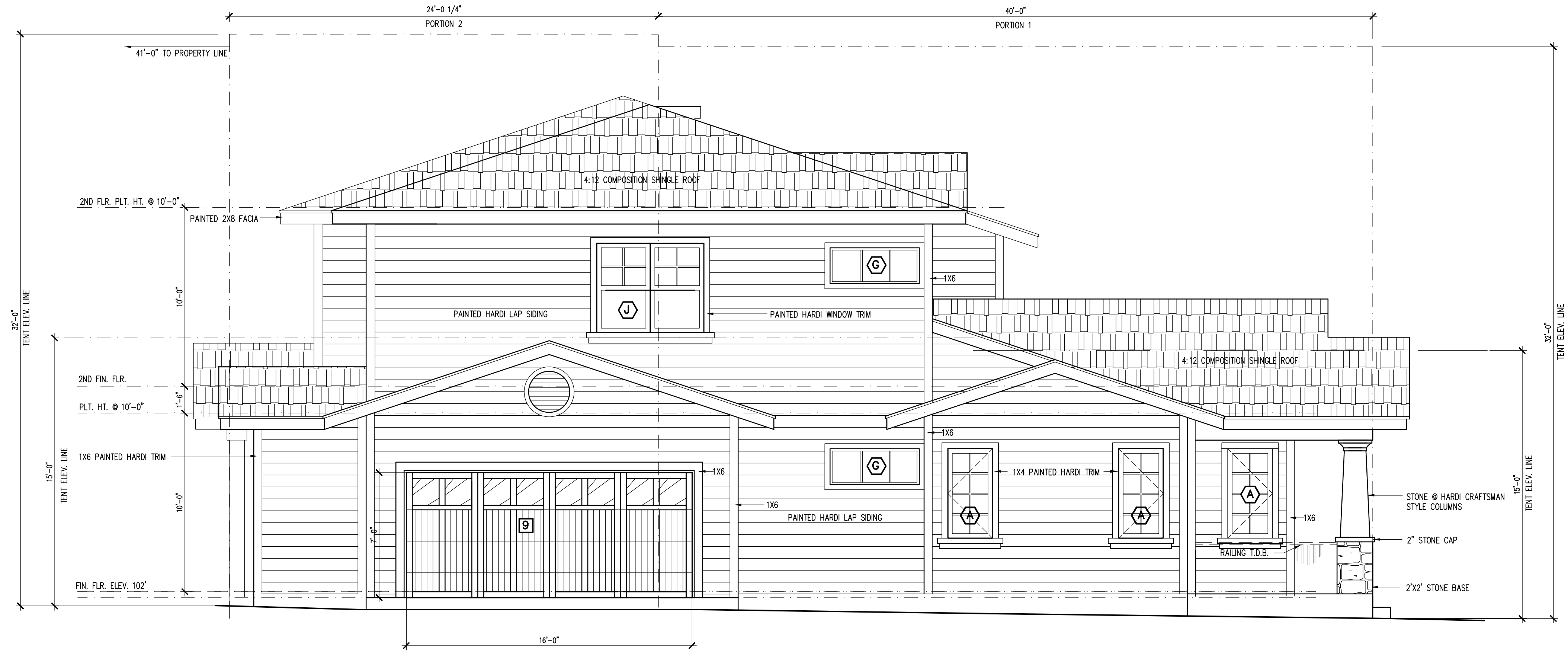
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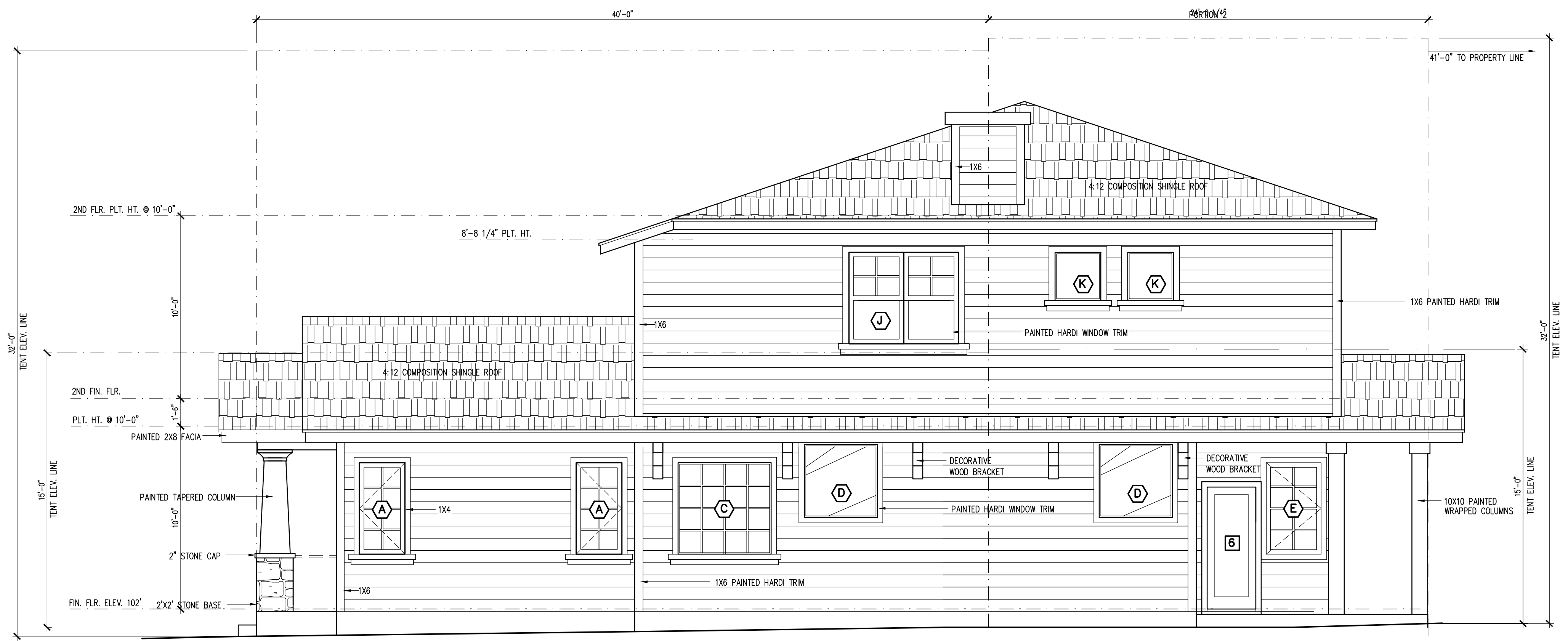
EXTERIOR
ELEVATIONS

DRAWING NO.

A2.0



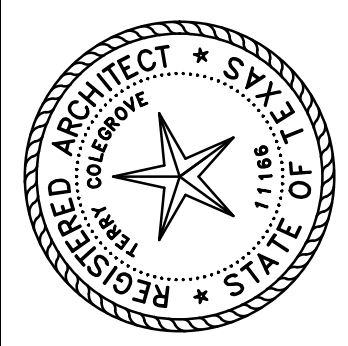
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



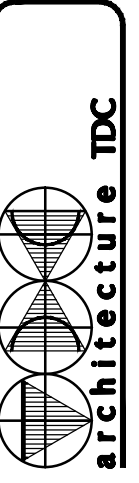
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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EXTERIOR
ELEVATIONS

DRAWING NO.

A2.1