

**Historic Landmark Commission  
March 26, 2012  
National Register Historic Districts  
NRD-2012-0022  
West Line  
1200 Shelley Avenue**

**PROPOSAL**

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Demolish an existing detached garage and construct a new 2-story garage with apartment.

**PROJECT SPECIFICATIONS**

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The applicant proposes to demolish a 400 sq. ft. detached garage and construct a 2-story garage with apartment at the rear of the property.

The existing building is a two-car, hipped roof garage with horizontal, wide exposure siding. The existing c. 1935 house is a brick, 1 ½ story house with minimal Spanish Eclectic design elements including an arcaded front porch.

The new 2-story garage will have an asphalt shingle, hipped roof with a cross gable on the street elevation, and two single garage doors. The siding will be fiber cement smooth lap siding with a 7" exposure, and fiber cement trim. There will be a pair of double-hung windows in the cross gable, and double-hung and fixed windows on other elevations. Stairs on the rear will lead to the second story entry.

**STAFF COMMENTS**

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The house is listed as contributing to the West Line National Register Historic District. The West Line National Register Historic District has no design guidelines for new construction. 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.
- 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 proposed design for the 2-story garage has no adverse impact on the contributing status of the historic house and is compatible with the character of the National Register District. The design also complements the existing house, but is differentiated by use of horizontal fiber cement siding.

**STAFF RECOMMENDATION**

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Staff recommends releasing the demolition permit for the garage based on the proposed design for the new garage.

PHOTOS

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Front elevation of main house – 1200 Shelley Avenue



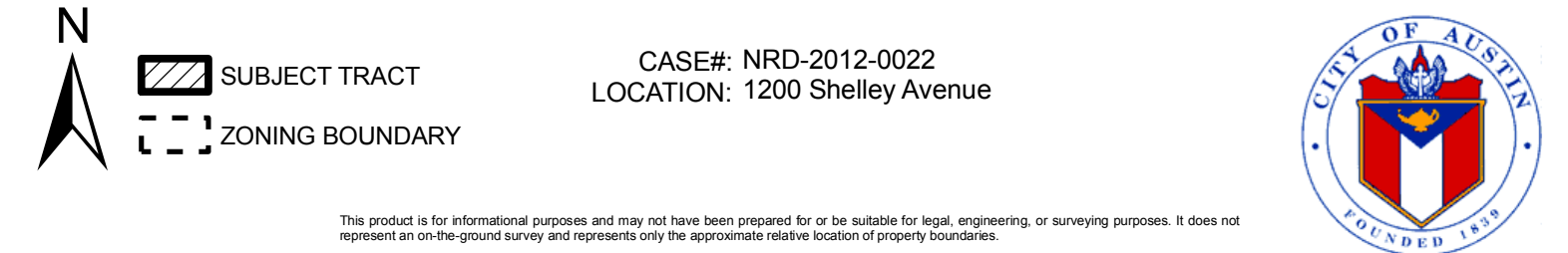
Garage to be demolished on left behind main house.





Garage to be demolished on left.





SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0022  
LOCATION: 1200 Shelley Avenue



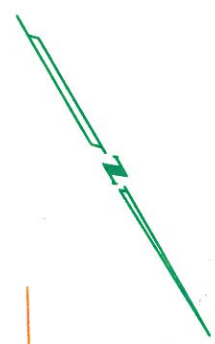
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.



LOT 1

LOT 2



# WEST 12TH STREET

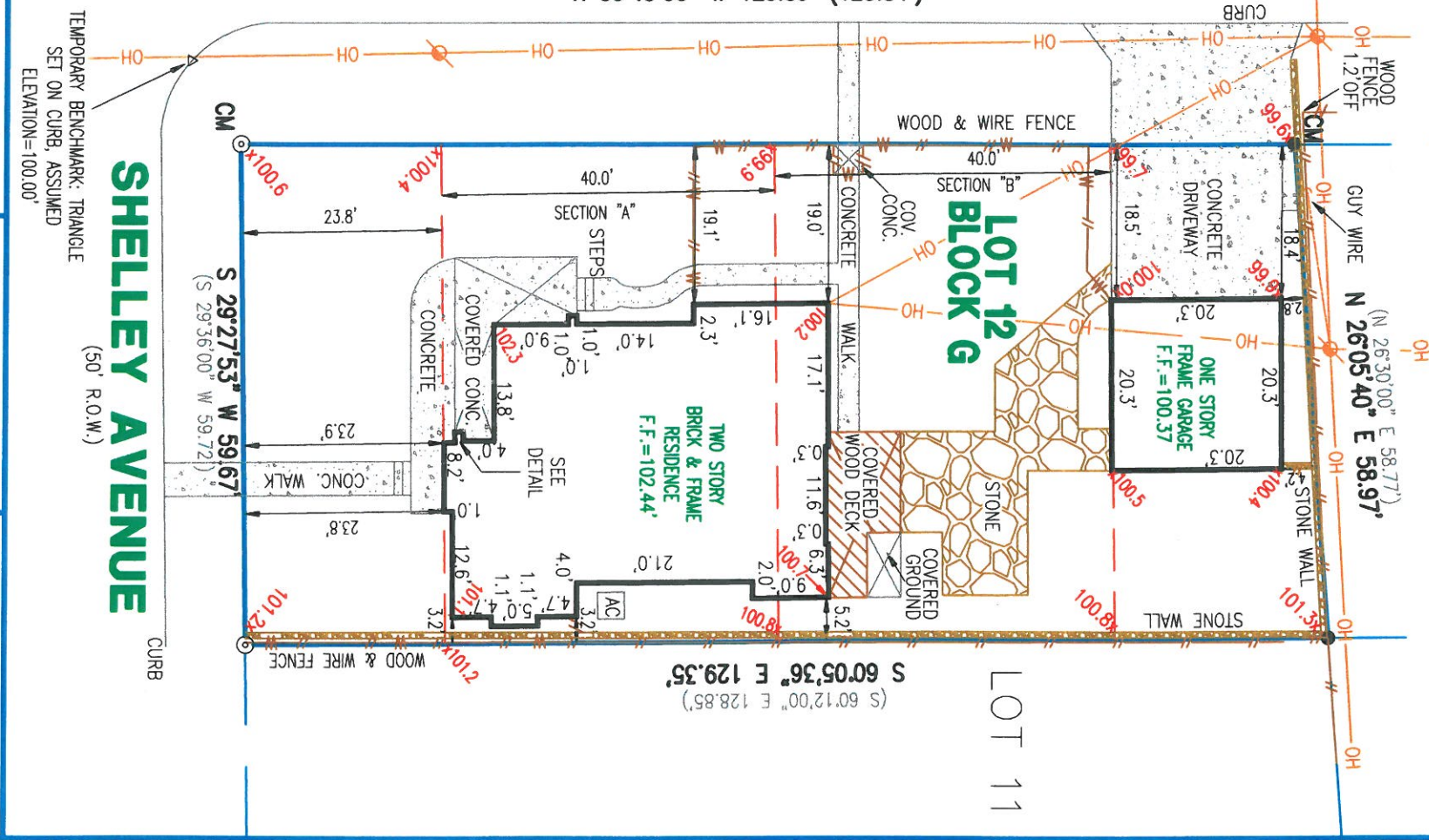
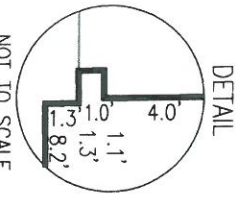
(60' R.O.W.)

BEARING BASIS  
N 59°43'00" W 125.89' (125.84')

**LEGEND**

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 600 MAIL FOUND
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- F.F. FINISHED FLOOR
- ( ) PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OVERHEAD ELECTRIC
- POWER POLE
- 100.6x GROUND SHOT ELEVATION

20' 0 20'



TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED

STREET ADDRESS: **1200 SHELLEY AVENUE** CITY: **AUSTIN** COUNTY: **TRAVIS** STATE OF TEXAS

LOT: **12** BLOCK: **G** SUBDIVISION: **SHELLEY HEIGHTS** VOL/CAB: **3** PG./SLD: **240** PLAT RECORDS:

REFERENCE NAME: **ERIC COPPER**



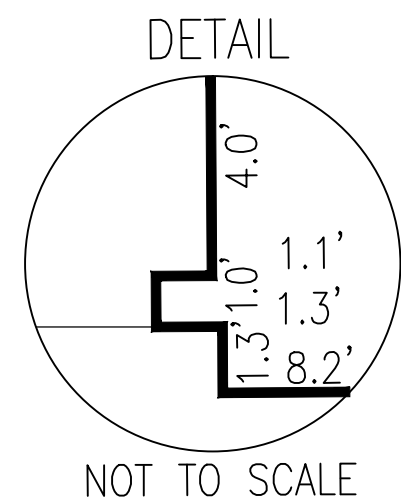
**B & G SURVEYING, INC.**  
**DEWEY H. BURRIS & ASSOCIATES, INC.**  
Surveyed by: **B & G Surveying, Inc.**  
[WWW.BANDGSURVEY.COM](http://WWW.BANDGSURVEY.COM)  
1404 West North Loop Blvd. Austin, Texas 78756  
Office 512\*458-6969, Fax 512\*458-9845

JOB #: **B0105612\_TA**  
DATE: **1-31-12**  
SCALE: **1"= 20'**

FIELD WORK BY	WILLIAM	1-30-12
CALCD BY	TONI	1-31-12
DRAFTED BY	AM3	1-31-12
CHECKED BY	WL	1-31-12

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0445H, DATED 09/26/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE 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 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.

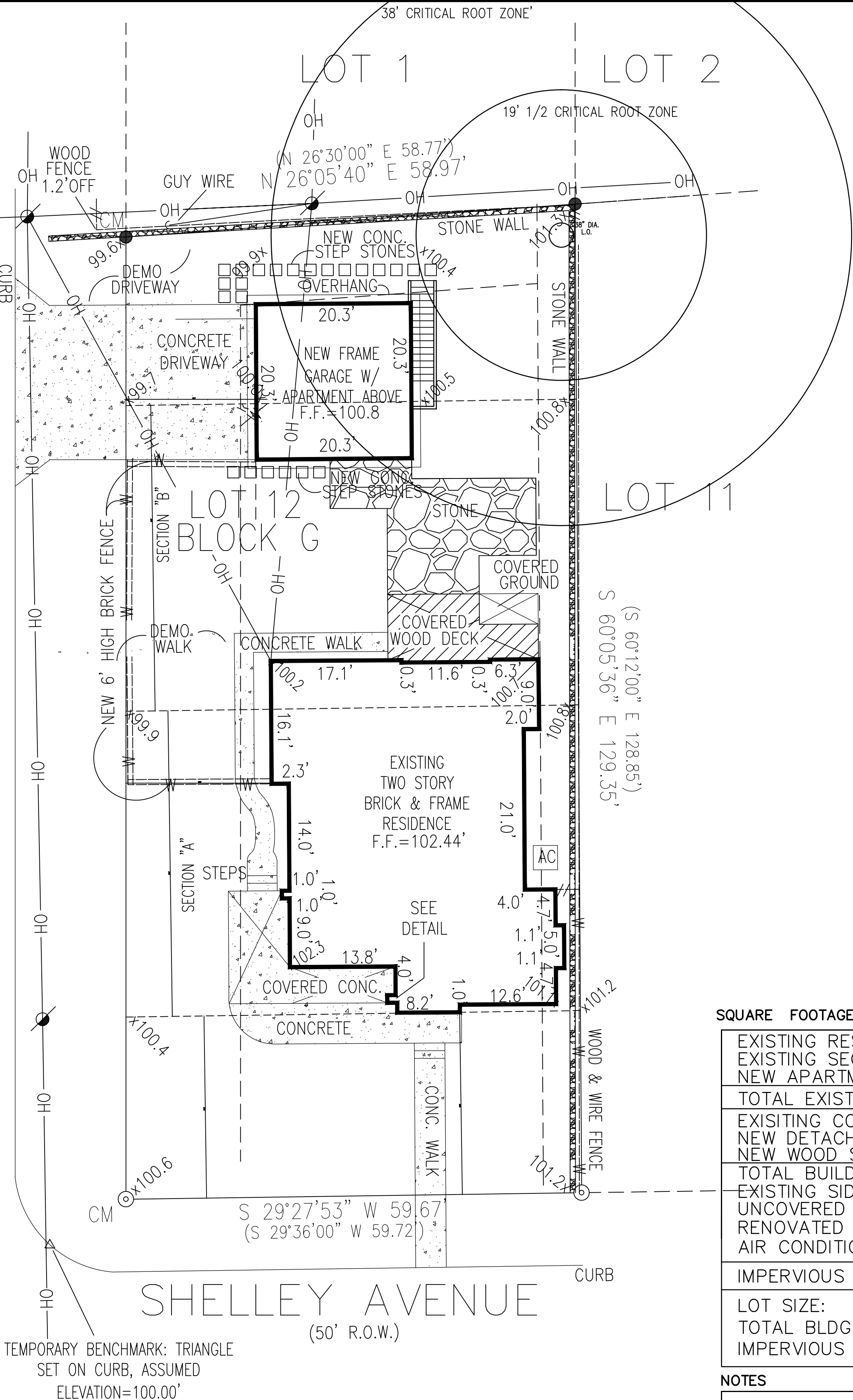




- LEGEND
- 1/2" REBAR FOUND
  - 1/2" CAPPED REBAR SET
  - 1/2" IRON PIPE FOUND
  - 60D NAIL FOUND
  - CAPPED REBAR FOUND
  - "X" SET IN CONCRETE
  - "X" FOUND IN CONCRETE
  - SPINDLE FOUND
  - CHAIN LINK FENCE
  - WOOD FENCE
  - METAL FENCE
  - WIRE FENCE
  - B.L. BUILDING LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - F.F. FINISHED FLOOR
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  - C.M. CONTROL MONUMENT
  - R.O.W. RIGHT OF WAY
  - P.O.B. PLACE OF BEGINNING
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  - GROUND SHOT ELEVATION

WEST 12TH STREET  
(60' R.O.W.)

BEARING BASIS  
N 59°43'00" W 125.89' (125.84')



TEMPORARY BENCHMARK: TRIANGLE  
SET ON CURB, ASSUMED  
ELEVATION=100.00'

CODE NOTES:  
25-2-513 (C) UNCOVERED STEPS THAT ARE NOT MORE THAN THREE FEET ABOVE GROUND LEVEL  
MAY PROJECT THREE FEET INTO A REQUIRED YARD.  
ARTICLE 4, DIVISION 1, SUBPART A-F, TWO FAMILY RESIDENTIAL USE IN A MINIMUM 7000 S.F. LOT.  
SECOND RESIDENCE ABOVE A DETACHED GARAGE AT LEAST 15 FEET TO THE REAR OF THE PRINCIPAL STRUCTURE.  
THREE PARKING SPACES REQ'D., TWO PARKING SPACES ARE IN THE GARAGE, A THIRD 17'X8' PARKING SPACE IS  
LOCATED IN THE DRIVEWAY.

NEW SITE PLAN

1/20" = 1'-0"

LEGAL DESCRIPTION:

ADDRESS: 1200 SHELLEY AVENUE  
LEGAL DESCRIPTION: LOT 12, BLOCK G,  
SHELLEY HEIGHTS  
RECORD BOOKS: SUBDIVISION, VOLUME 4, PAGE 223  
TRAVIS COUNTY, TEXAS

SQUARE FOOTAGE:

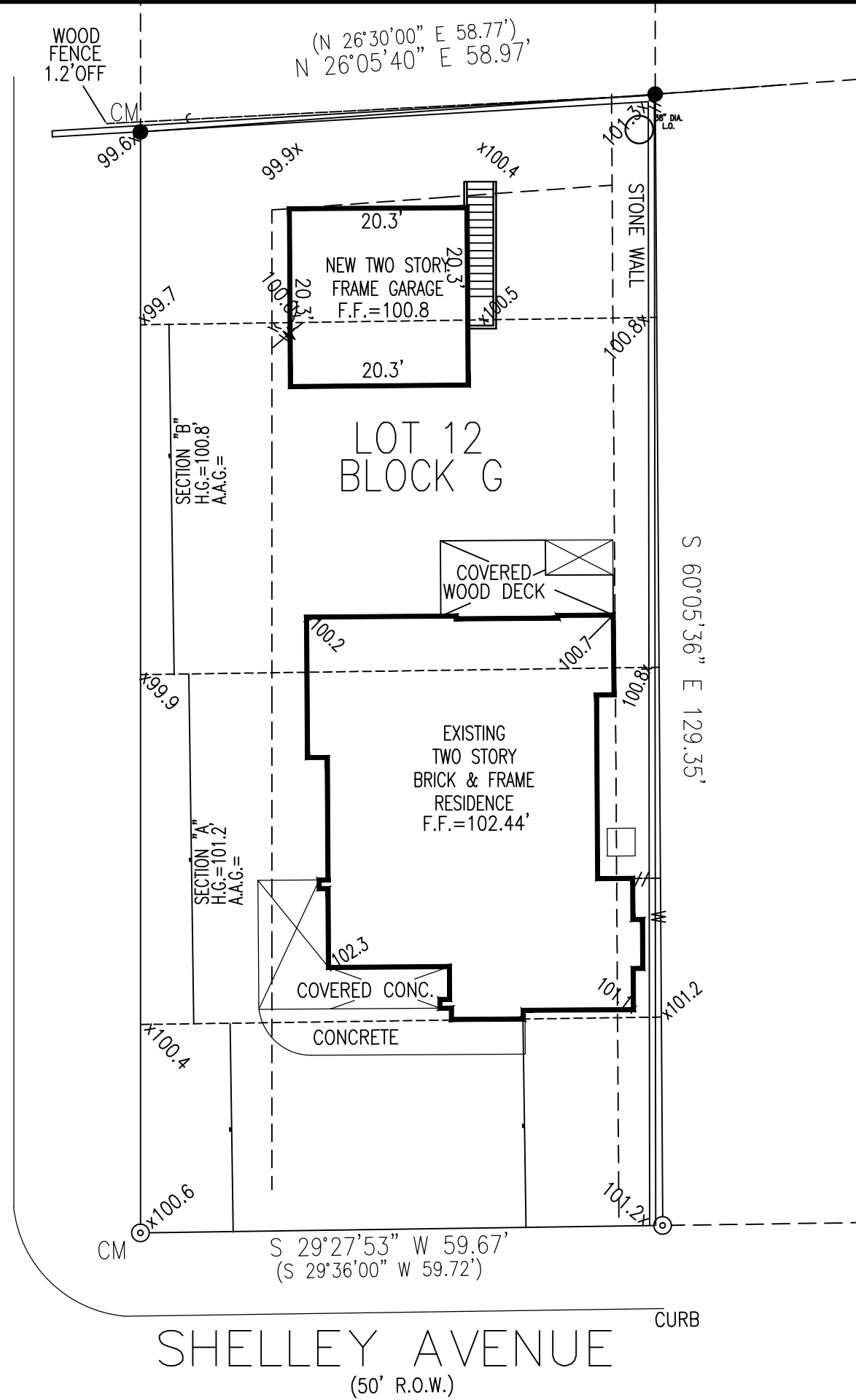
EXISTING RESIDENCE FIRST FLOOR	1,445 SQ. FT.
EXISTING SECOND FLOOR	0 SQ. FT.
NEW APARTMENT SECOND FLOOR	413 SQ. FT.
TOTAL EXISTG. CONDITIONED AREA	1,858 SQ. FT.
EXISTING COVERED PORCH	352 SQ. FT.
NEW DETACHED GARAGE	413 SQ. FT.
NEW WOOD STAIR	56 SQ. FT.
TOTAL BUILDING AREA	2,266 SQ. FT.
EXISTING SIDEWALK TO REMAIN	615 SQ. FT.
UNCOVERED PATIO	140 SQ. FT.
RENOVATED DRIVE	345 SQ. FT.
AIR CONDITIONER PAD	6 SQ. FT.
IMPERVIOUS COVER:	3,372 SQ. FT.
LOT SIZE:	7,561 SQ.FT.
TOTAL BLDG. AREA RATIO:	.30
IMPERVIOUS COVER RATIO:	.446

NOTES

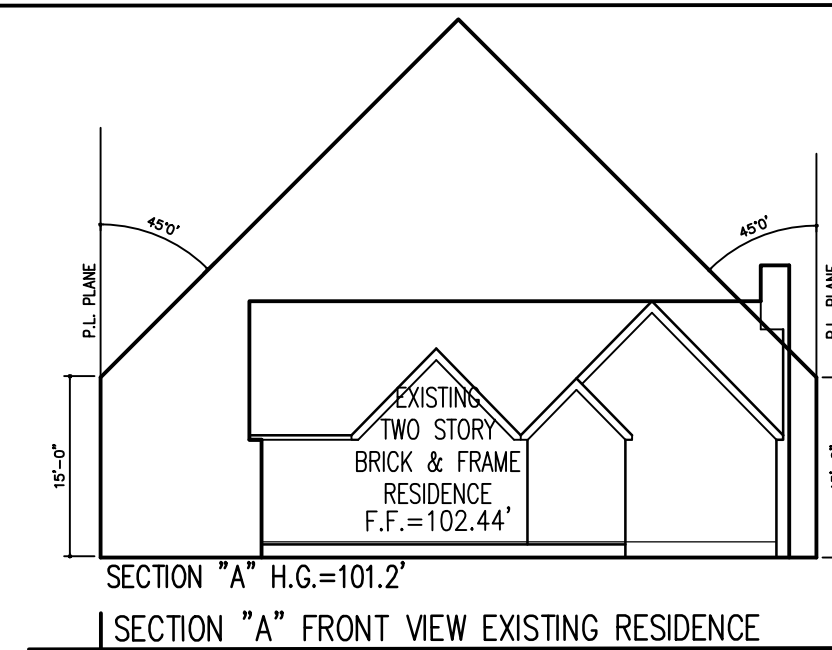
- PROJECT TO COMPLY WITH ALL APPLICABLE CODES AND REGULATORY AGENCIES.
- VERIFY ALL DIMENSIONS IN FIELD.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- IF CONTRACTOR OR SUBCONTRACTOR SHOULD FIND ANY DISCREPANCIES IN AND OR OMISSIONS FROM THESE DRAWINGS, OR SHOULD HAVE QUESTIONS TO THEIR MEANING OR INTENT, THE CONTRACTOR OR SUBCONTRACTOR SHOULD CONTACT THIS OFFICE IMMEDIATELY FOR INTERPRETATION OR CLARIFICATION.
- ALL LABOR AND MATERIALS USED SHALL BE EQUAL TO OR EXCEED ALL APPLICABLE STATE OR LOCAL CODE REQUIREMENTS.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT PUBLIC AND ADJACENT PROPERTY FROM DAMAGE.

WEST 12TH STREET  
(60' R.O.W.)

BEARING BASIS  
N 59°43'00" W 125.89' (125.84')



SUBCHAPTER "F" COMPATIBILITY PLAN



BUILDING HEIGHT REPORT

1/16" = 1'-0"

NOTES FOR WINDOWS AND DOORS:

- WINDOWS ARE SIZED IN FEET AND INCHES.
- DOORS ARE SIZED IN FEET AND INCHES.
- DOOR AND WINDOW HEADER HEIGHTS TO ALIGN.
- CONTRACTOR TO SIZE ROUGH OPENINGS ACCORDING TO MANUFACTURE'S INSTRUCTIONS.
- FINISH AS SELECTED BY OWNER.
- WINDOW HARDWARE MATERIAL MUST MATCH DOOR HARDWARE.
- ALL WEST AND SOUTH FACING WINDOWS MUST BE LOW-E.
- ALL WINDOWS ARE INSULATING GLASS.
- WINDOWS ADJACENT TO DOORS OR W/IN 18" OF THE FLOOR TO TEMPERED GLASS.

GENERAL NOTES:

- PROVIDE ELECTRICITY AND GAS TO ON DEMAND GAS WATER HEATER LOCATED ON EXTERIOR NORTH WALL OF KITCHEN.
- SUPPLY MINI-SPLIT HVAC UNIT TO WEST WALL OF NEW APARTMENT.
- ALL WALLS ARE 2 X 4 SPF #2.
- CONFIRM ALL W.I.C. LAYOUTS WITH OWNER BEFORE FINISH OUT.
- PROVIDE HOSE BIBS WHERE LOCATED.
- DIMENSIONS SHOWN DO NOT INCLUDE THE THICKNESS OF ANY APPLIED FINISH MATERIALS. DIMENSIONS ARE TO THE FACE OF STUD OR TO THE CENTERLINE OF OPENINGS OR STRUCTURE.
- ALL BATHROOM WALLS ARE TO HAVE SOUND INSULATION.



ANN L. PATTERSON, ARCHITECT  
2401 YOSEMITE DRIVE, AUSTIN, TX 78733  
512.971.0341  
alpatterson@austin.tx.us

COPPER GARAGE APARTMENT  
1200 SHELLEY AVENUE  
AUSTIN, TEXAS

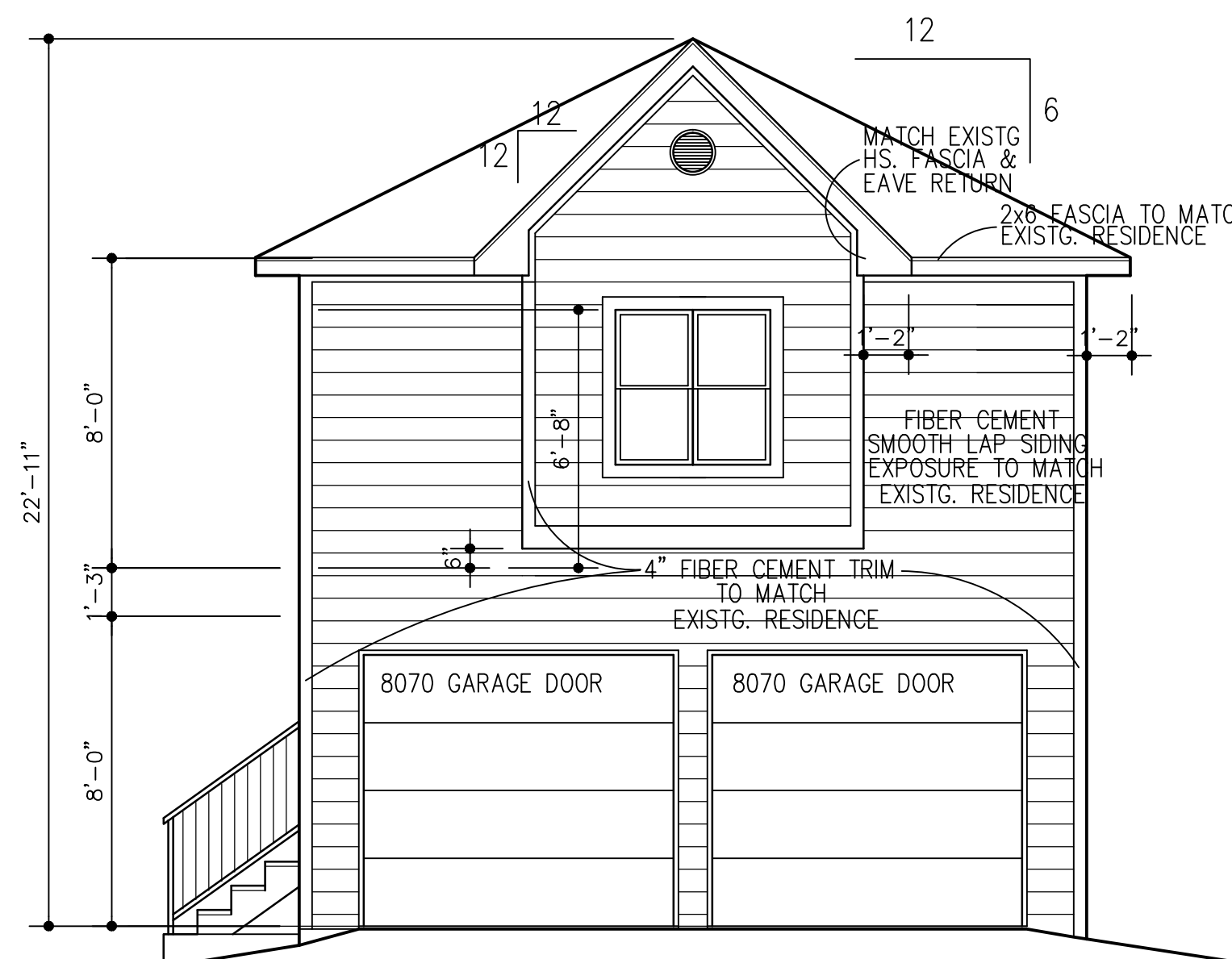
DATE:  
02.07.2012

REVISIONS:

SHEET NUMBER:

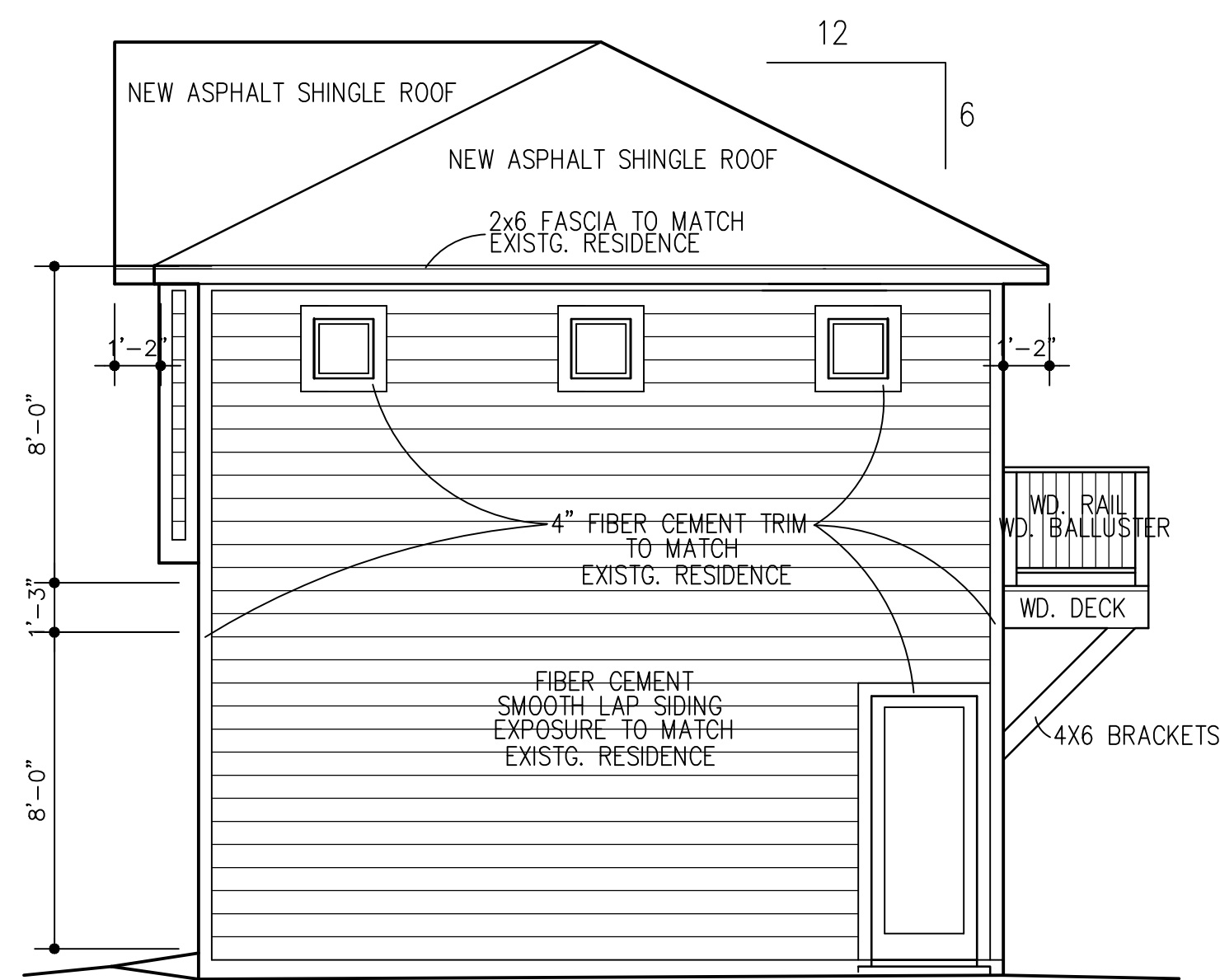
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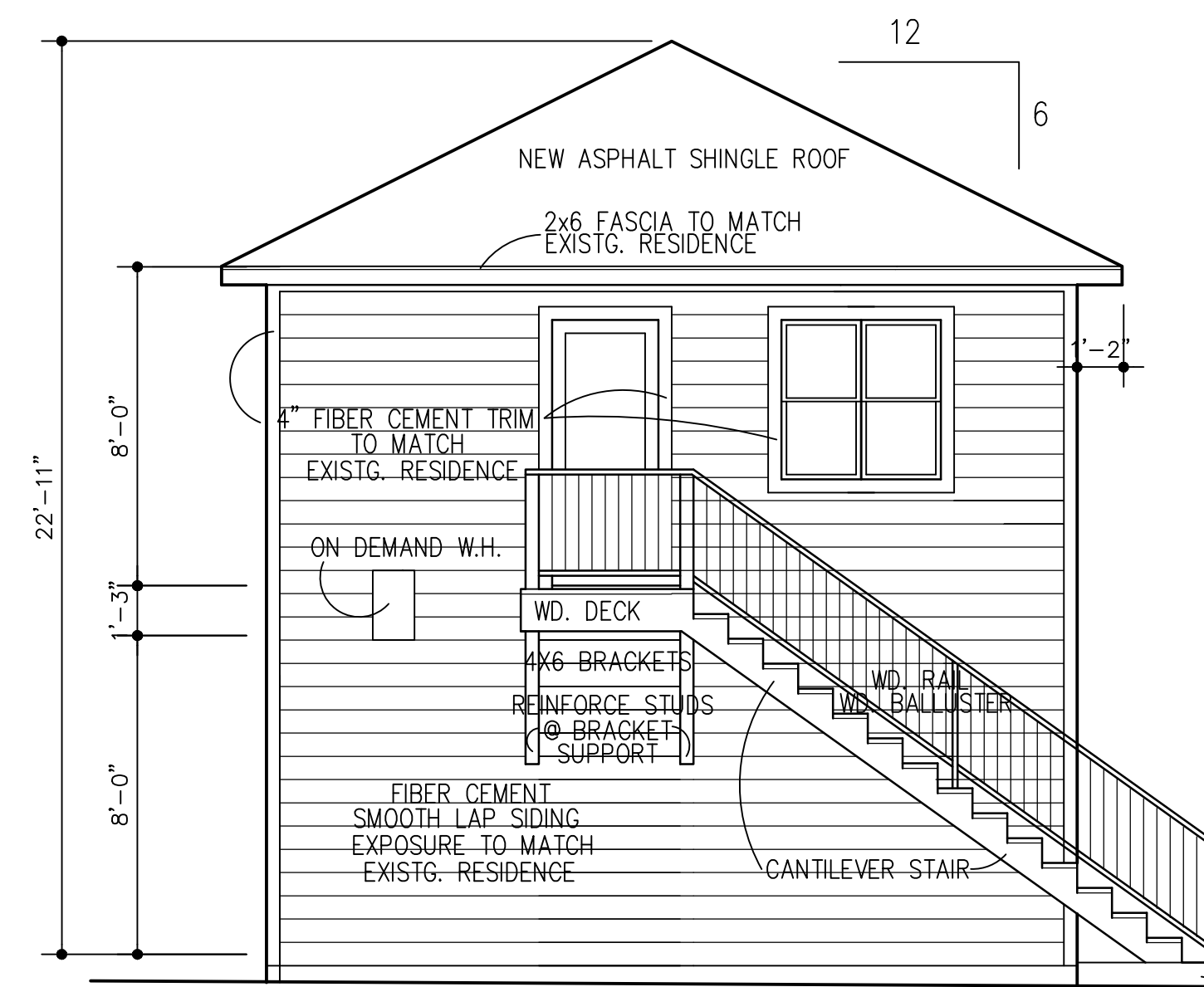
SOUTH ELEVATION

1/4" = 1'-0"



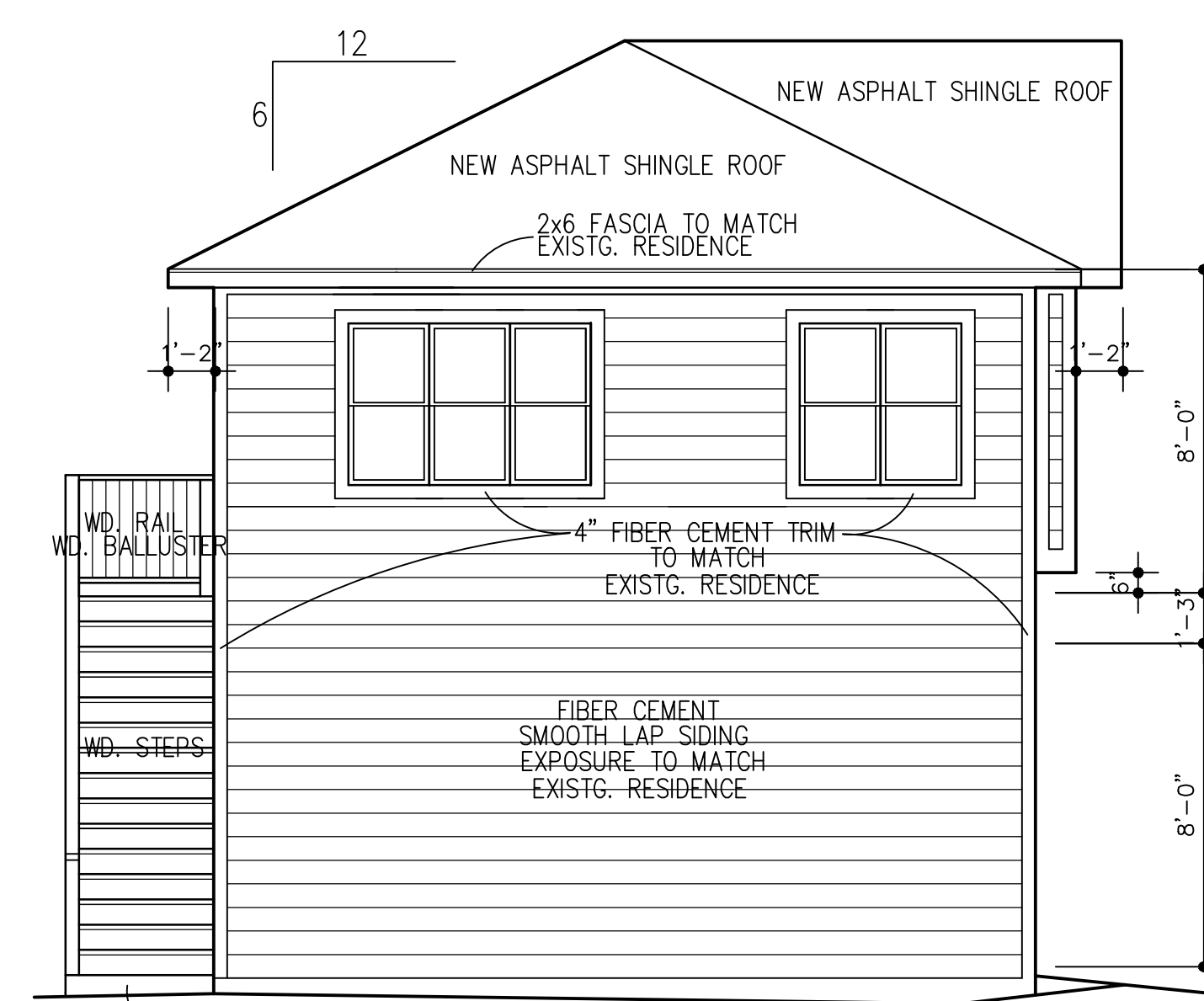
EAST ELEVATION

1/4" = 1'-0"



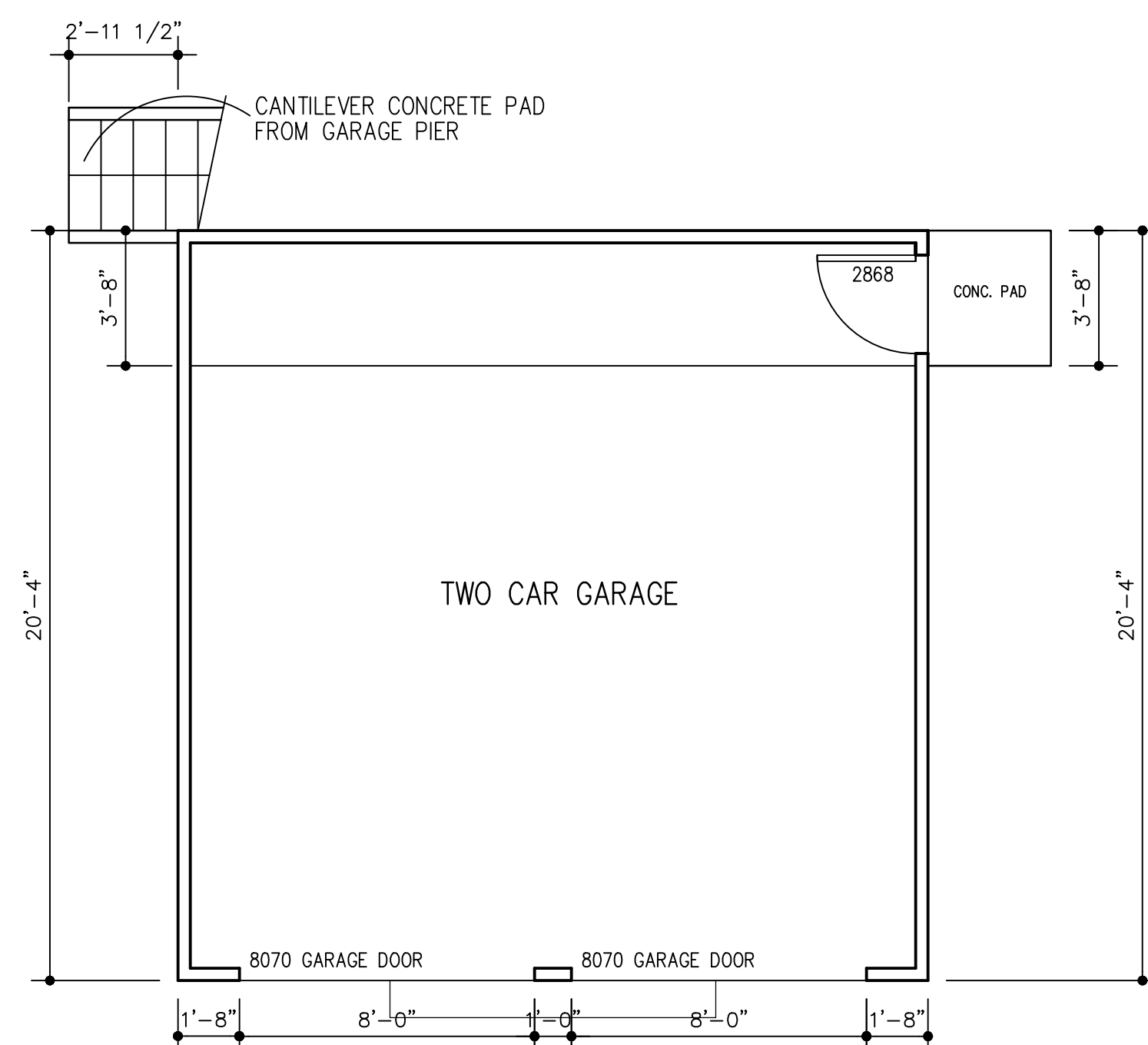
NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

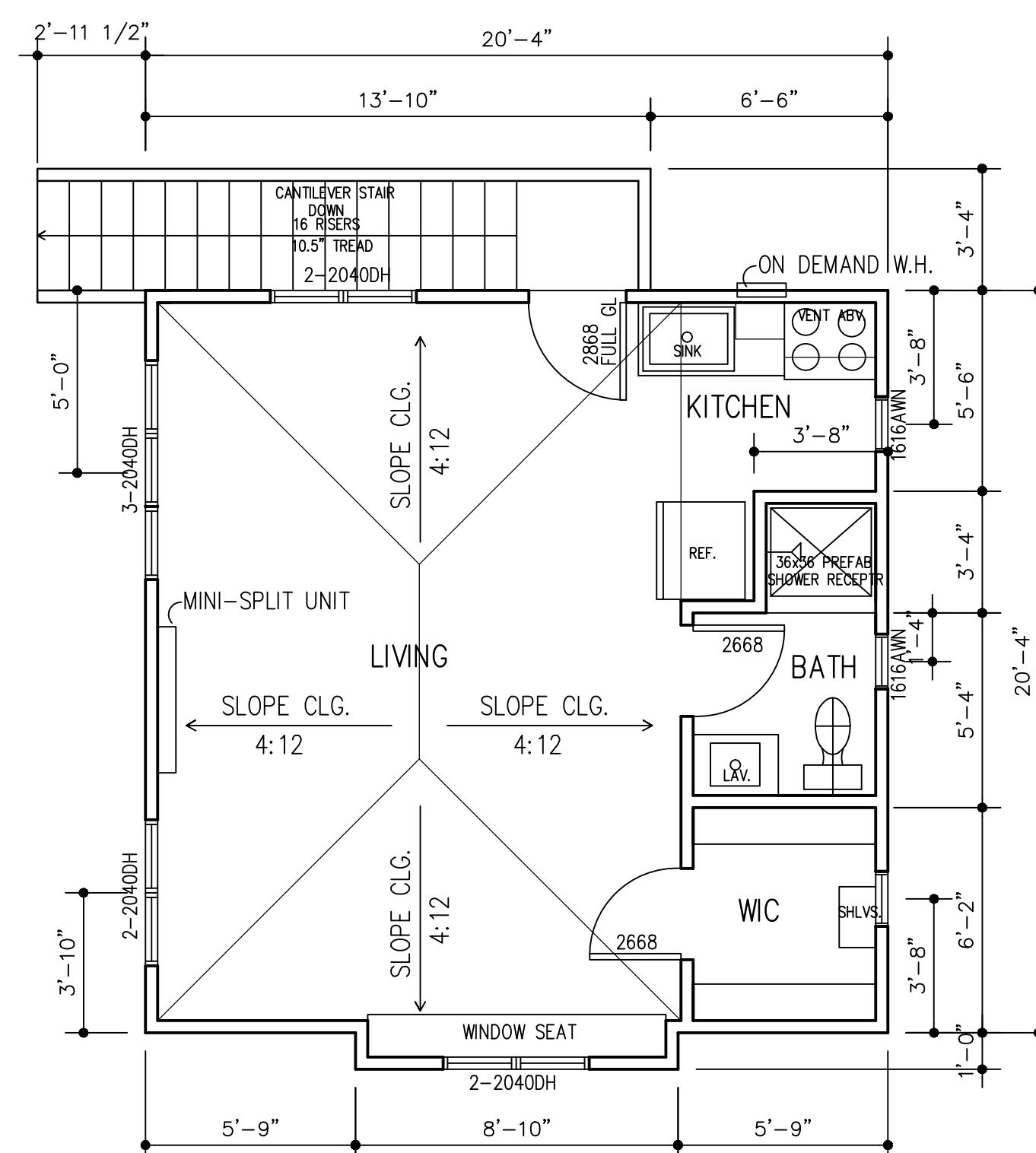
1/4" = 1'-0"



NEW GARAGE FLOOR PLAN

1/4" = 1'-0"

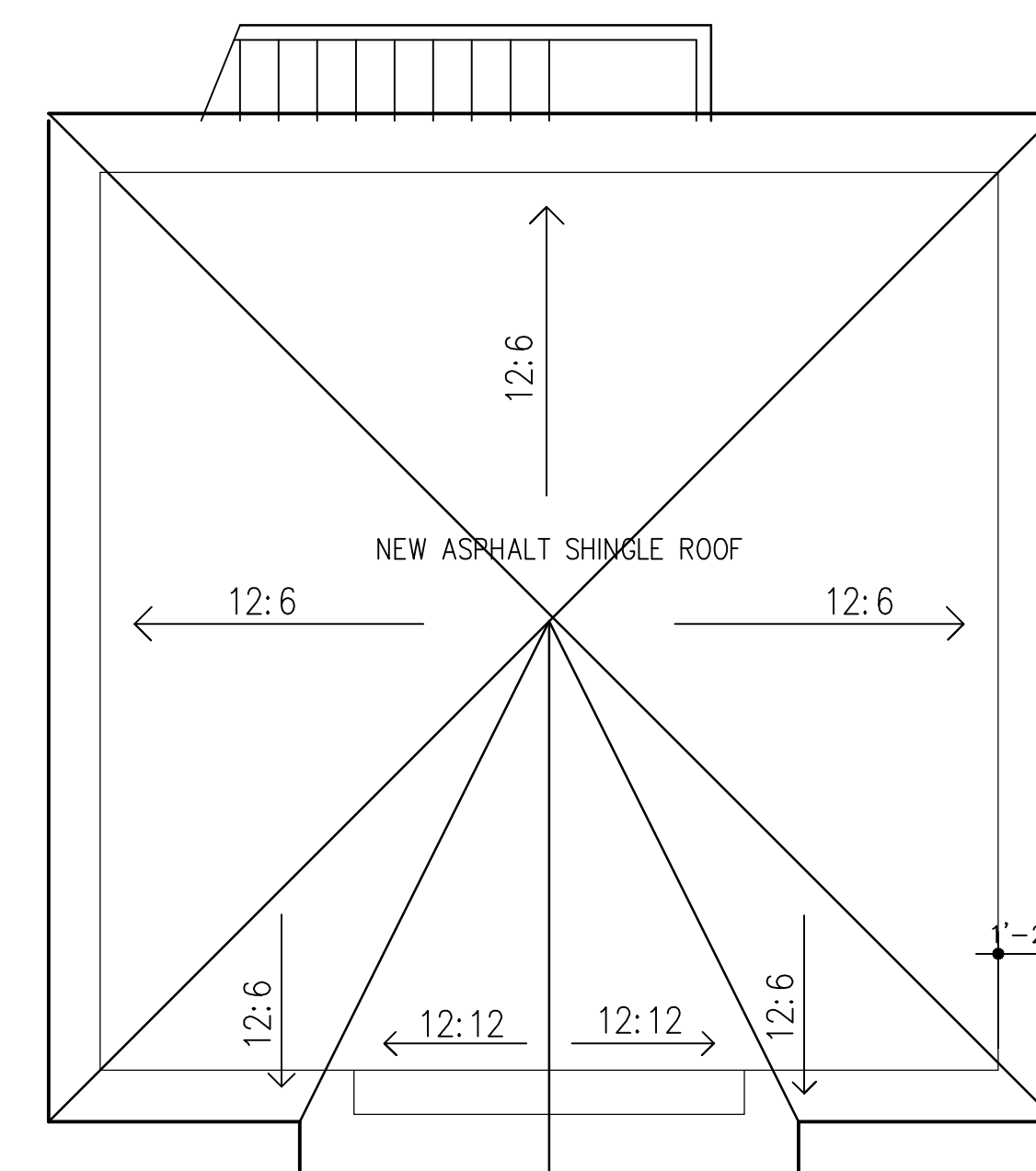
DOOR AND WINDOW DESIGNATIONS ARE IN FEET AND INCHES,  
DH IS SINGLE HUNG, AWN IS AWNING  
ALL DIMENSIONS ARE TO STUD UNLESS OTHERWISE NOTED.



NEW SECOND FLOOR PLAN 3

1/8" = 1'-0"

DOOR AND WINDOW DESIGNATIONS ARE IN FEET AND INCHES,  
DH IS SINGLE HUNG, AWN IS AWNING  
ALL DIMENSIONS ARE TO STUD UNLESS OTHERWISE NOTED.



ROOF PLAN

1/4" = 1'-0"



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COPPER GARAGE APARTMENT  
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DATE:  
02.07.2012

REVISIONS:

SHEET NUMBER:

A2