

**Historic Landmark Commission  
March 26, 2012  
National Register Historic Districts  
NRD-2012-0021  
West Line  
1100 Maufrais Street**

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**PROPOSAL**

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Demolish existing detached garage and construct a rear and side addition to existing house.

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**PROJECT SPECIFICATIONS**

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The applicant proposes to demolish a 328 sq. ft. detached garage and a rear utility room and patio on a c.1937, 940 sq. ft. residence, and construct a 1,360 sq. ft. addition to the side rear.

The existing house is a 1-story, wood frame residence with a side gable roof and a centered porch with gable front roof. The existing garage has a gable front roof and double doors. Both buildings are sided with wide exposure horizontal siding. The house has minimal architectural features and 2 pairs of double-hung, sash windows on either side of the front porch.

The new addition, located to the rear side of the existing house will have an L configuration creating a rear courtyard. The front wall of the addition will have an offset sliding door leading to a storage area. The addition will be sided with horizontal, painted, reclaimed wood siding. There will be a combination of fixed glass, casement, awning and pivot windows of various sizes set in asymmetrical patterns. The plans indicate a flat roof on the addition; however staff has consulted with the owner who is willing to revise plans for a hipped or gable end roof.

The existing metal roof on the main house will be replaced with a new standing seam metal roof, and the existing windows will be repaired as needed and repainted.

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**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 has minimal impact on the historic material of the existing house; however, the flat roof as shown in the drawings is not compatible with the architectural character of the house or the West Line National Register Historic District. Staff has

communicated with the applicant who has expressed a willingness to revise the design to include a hipped or gable roof.

**STAFF RECOMMENDATION**

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Staff recommends releasing the demolition permit for the garage and utility room, and allow staff to administratively review a revised roof design that would be more compatible with the character of the National Register District.

**PHOTOS**

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Photo 1 : View from front porch to Maufrais Street



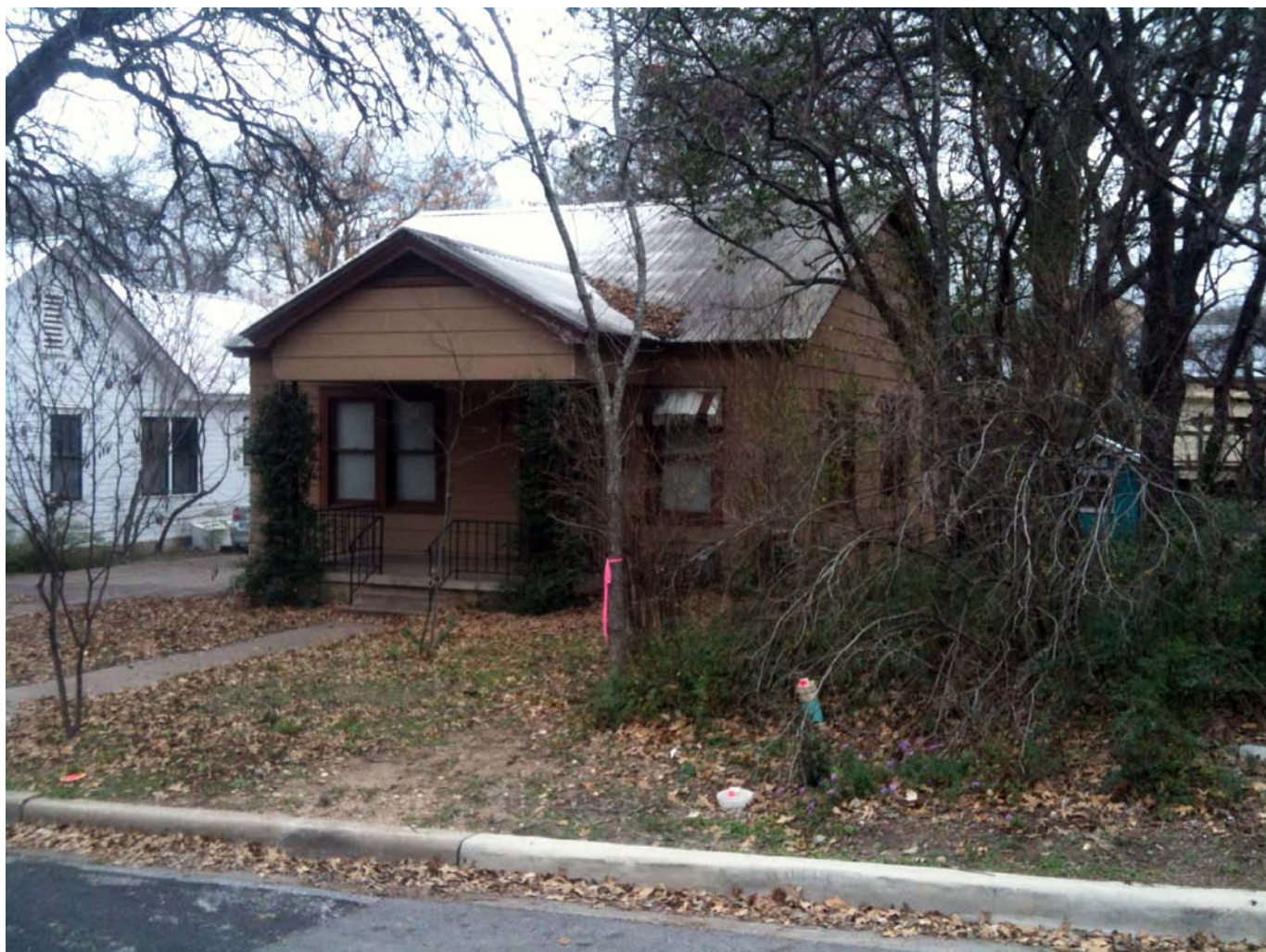


Photo 2: East (front) side of house



Photo 3: South side of house





Photo 5: View from back patio to alley



Photo 6 - West (back) side of house





Photos 7: East side of detached garage



Photo 10 - Back patio and utility closet





Photo 11: Back patio stair





Photo 12: Back patio roof



Photo 13: Utility closet



Photo 14: Utility closet interior



# TREE LEGEND

TAG #	TREE TYPE	TREE #	DIAMETER OF TREE/INCHES	DRIP LINE
485	OAK	1	18"	35'
486	PECAN	1	16"	25'
487	ELM	1	18"	40'
488	ELM	1	18"	30'
489	ELM	1	14"	20'

# LEGEND

- PP● POWER POLE
- LP★ LIGHT POLE
- ET- OVERHEAD ELEC./TELE. LINE
- X- WIRE FENCE
- // WOOD FENCE
- WM○ WATER METER
- IRF● 1/2" IRON ROD FOUND
- IRFC● 1/2" IRON ROD FOUND IN CONC.

ALLEY  
(15' ROW)

N 30°40'37" E 50.44' (ACTUAL TYP.)

PP N 30°25'00" E 50.50' (RECORD TYP.)

CONC. WALL ET 0.6' 0.5' EDGE OF PAVEMENT

## ORIGINAL HOUSE REMAINS

- Siding repaired, replaced as needed
- Partial interior remodel
- See attached photos for reference

## Detached garage

- 18.1' x 18.1' = 328 sf
- Slab, walls, roof to be demolished
- See photos 3,6,7,8,9

## Exterior windows (2)

- New opening will serve as the new side / back door entry
- See far windows in photos 3,7

## Concrete driveway

- Partial removal (approx 270 sf)
- See photos 3,7

15' BLDG. LINE PER  
VOL. 579, PG. 604

## Back patio

- 10' x 4' = 40 sf
- Slab, stair, roof to be demolished
- See photos 10,11,12

## Utility closet

- 6'10" x 6'3" = 44 sf
- Floor, walls, roof to be demolished
- See photos 10,13,14

## Concrete sidewalk

- Total removal (approx 65sf)
- See photo 1,2

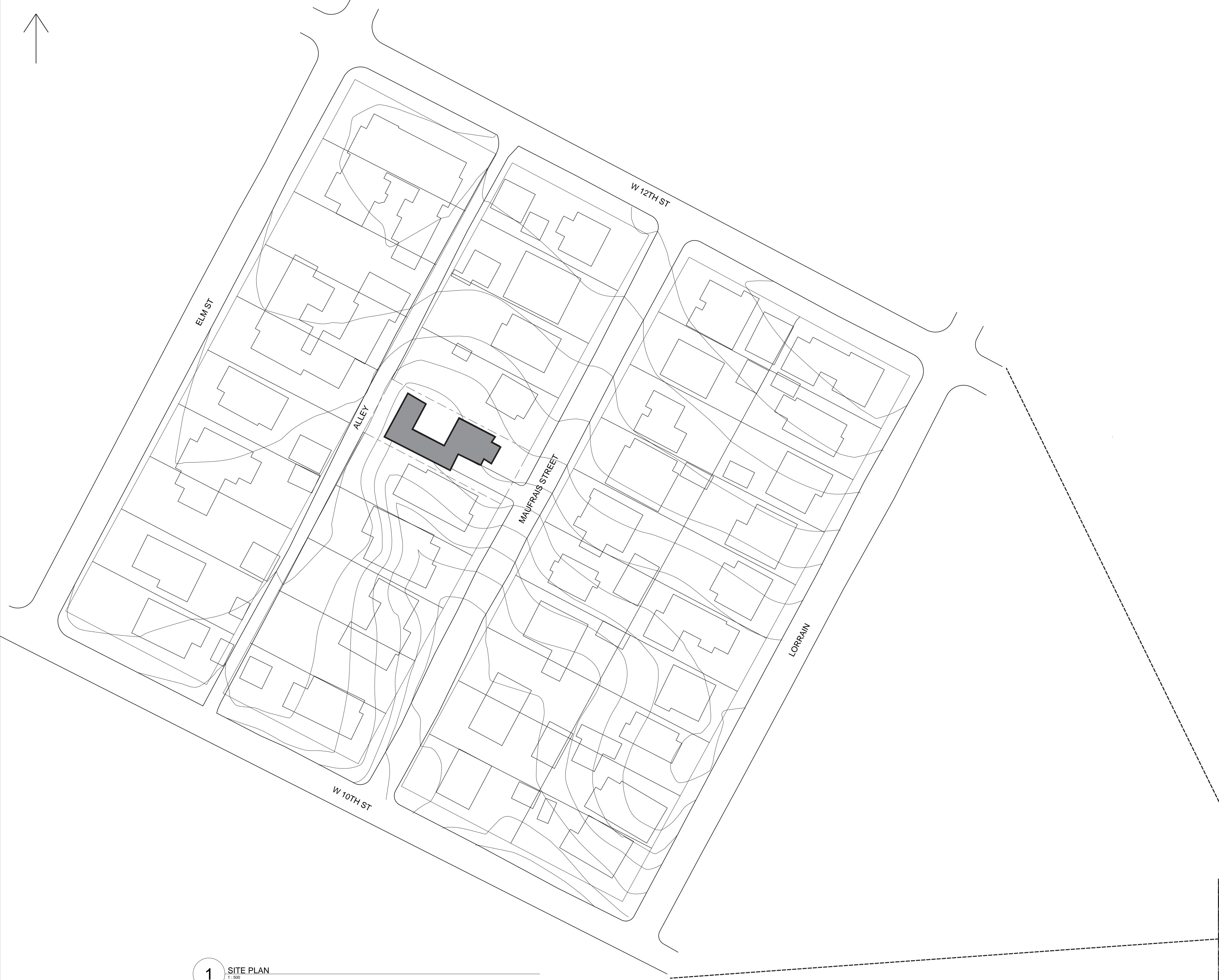
IRF S29°39'33"W 99.67'

MAUFRAIS STREET  
(40' ROW)

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 579, PG. 604, DEED RECORDS.

Partial Demolition Proposal - 1100 Maufrais Street - Austin, TX 78703





1 SITE PLAN  
1 : 500

DRAWING INDEX:

- A000 - GENERAL INFORMATION
- A101 - FLOOR PLAN
- A201 - EXTERIOR ELEVATION
- A202 - EXTERIOR ELEVATION
- A203 - EXTERIOR ELEVATION
- A204 - EXTERIOR ELEVATION

DRAWING SYMBOLS:

- ELEVATION
- DOOR NUMBER
- WINDOW NUMBER
- DEMO
- ELECTRICAL
- FLOOR / STAIR
- LANDSCAPING / PLANTING
- MECHANICAL
- ROOF
- WALLS / PARTITIONS

BUILDING COVERAGE:

EXISTING BUILDING COVERAGE = 940sf  
NEW BUILDING COVERAGE = 1360sf  
  
TOTAL BUILDING COVERAGE = 940sf + 1360sf = 2300sf  
  
% OF LOT = 2300sf / 6566sf = .35 = 35%

IMPERVIOUS COVERAGE:

TOTAL BUILDING COVERAGE = 2300sf  
DRIVEWAY AREA = 570sf  
UNCOVERED DECK = 80sf x 50% = 40sf  
A/C PAD(s) = 5sf x 2 = 10sf  
OTHER = 30sf  
STAIR TO FRONT PORCH = 10sf  
STAIR TO BACK ALLEY = 20sf  
  
TOTAL IMPERVIOUS COVERAGE = 2950sf  
% OF LOT = 2950sf / 6566sf = .45 = 45%

GROSS FLOOR AREA AND FLOOR AREA RATIO:

TOTAL GFA (existing) = 840sf  
TOTAL GFA (new) = 1360sf  
TOTAL GFA = 840sf + 1360sf = 2200sf  
  
GROSS AREA OF LOT = 6566sf  
  
FLOOR AREA RATIO = 2200sf / 6566sf = .34 = 34%



kevin sims - owner, designer, builder  
2809 rockway  
austin, tx 78746  
206-225-6501

Remodel + Addition  
1100 Maufrais Street  
Austin, TX 78703

To: CITY OF AUSTIN - HISTORIC PRESERVATION OFFICE

For: APPLICATION FOR REVIEW OF A PERMIT WITHIN A  
NATIONAL REGISTER HISTORIC DISTRICT

Revision: REVIEW SET - NOT FOR CONSTRUCTION

Phase: SCHEMATIC DESIGN

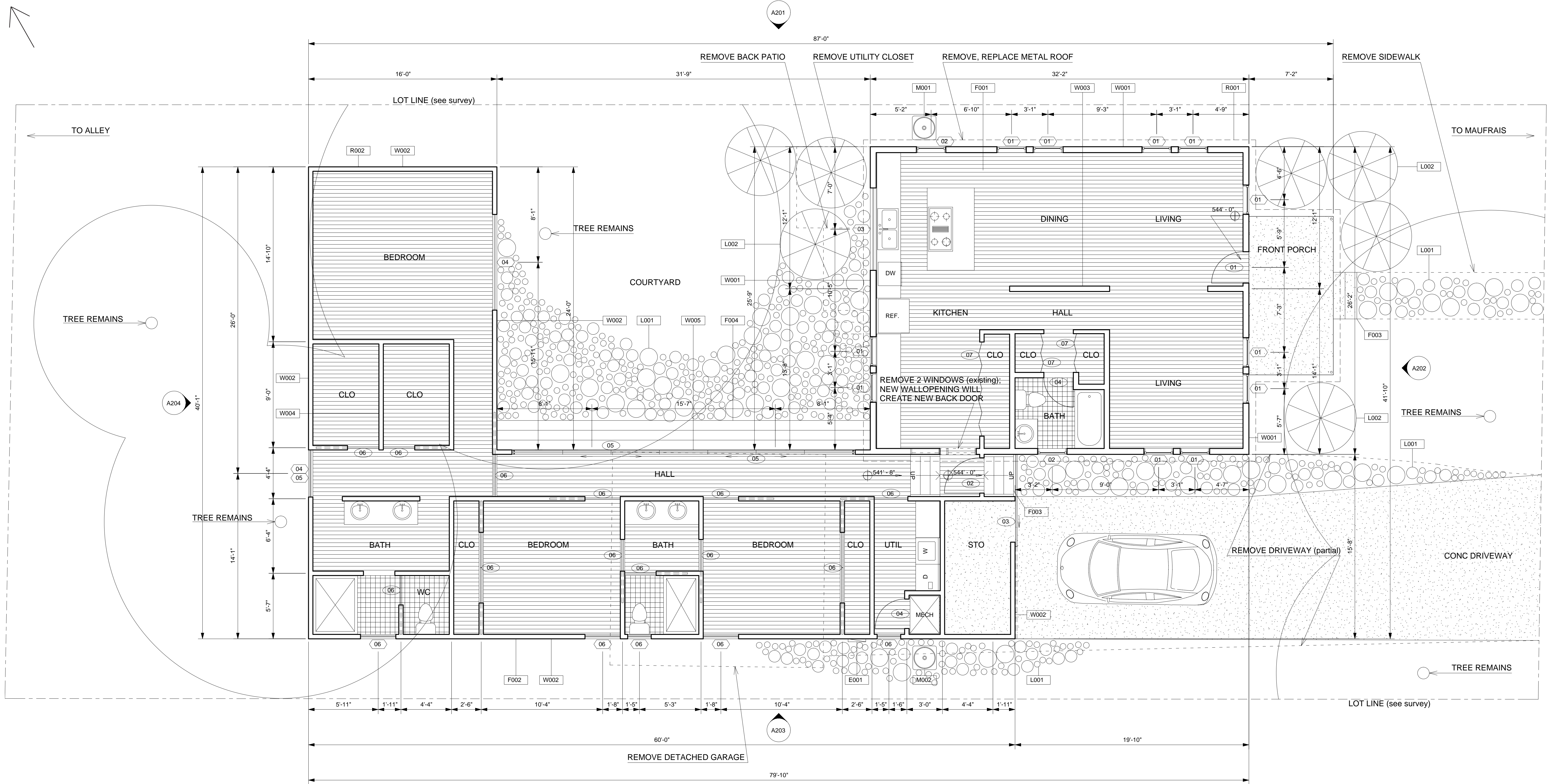
Date: 02/14/12

GENERAL INFORMATION

Scale: 1 : 500

A001





1 FLOOR PLAN  
1/4" = 1' 0"

REFERENCE KEY NOTES:

- 01 EXTERIOR WOOD PANEL DOOR (existing)
- 02 EXTERIOR GLASS DOOR (narrow stile aluminum frame)
- 03 EXTERIOR SURFACE HUNG SLIDING DOOR (wood panel, metal track)
- 04 INTERIOR SINGLE FLUSH DOOR (wood, solid core)
- 05 EXTERIOR SLIDING GLASS DOOR WITH ALUMINUM FRAME
- 06 INTERIOR POCKET SLIDING DOOR (wood, solid core)
- 07 INTERIOR BIFOLD DOORS

- 01 30" x 60" SINGLE-HUNG WOOD SASH WINDOW (existing) repair as needed, sand, paint
- 02 30" x 36" SINGLE-HUNG WOOD SASH WINDOW (existing) repair as needed, sand, paint
- 03 CASEMENT WINDOW - ALUMINUM FRAME
- 04 FIXED GLASS WINDOW - ALUMINUM FRAME
- 05 VERTICALLY PIVOTED WINDOW - ALUMINUM FRAME
- 06 AWNING WINDOW - ALUMINUM FRAME

- E001 ELECTRICAL PANEL
- F001 HARDWOOD ON PIER AND BEAM CONSTRUCTION (existing)
- F002 HARDWOOD ON PIER AND BEAM CONSTRUCTION
- F003 CONCRETE STAIR
- F004 WOOD STAIR

- L001 STONE PAVERS
- L002 NATIVE PLANT SPECIES
- M001 A/C UNIT ON 4" CONC SLAB (existing)
- M002 A/C UNIT ON 4" CONC SLAB
- R001 WOOD RAFTER STANDING SEAM METAL ROOF
- R002 BUILT UP ROOF WITH 2% SLOPE

- W001 6" EXTERIOR WOOD STUD WALL (existing) particleboard siding - repair as needed, sand, paint
- W002 5 1/4" EXTERIOR WOOD STUD WALL reclaimed wood siding - painted
- W003 5 1/4" INTERIOR WOOD STUD WALL (existing) wood clapboard finish - patch, paint
- W004 4 - 1/2" INTERIOR WOOD STUD WALL one layer 1/2" gypsum board per side - painted
- W005 STOREFRONT WALL SYSTEM WITH SLIDING DOORS

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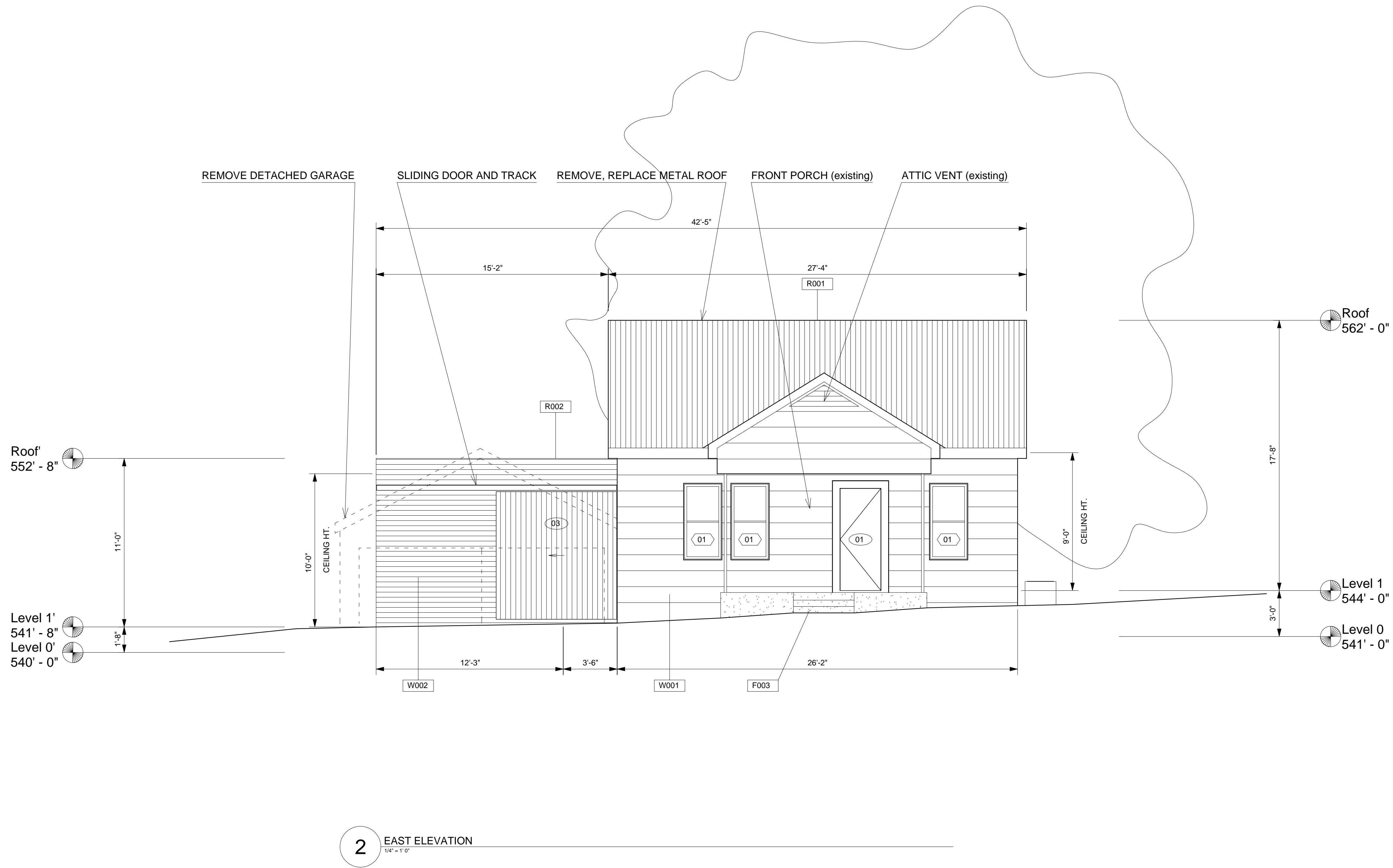
FLOOR PLAN

Scale: 1/4" = 1' 0"

A101







2 EAST ELEVATION  
1/4" = 1' 0"

REFERENCE KEY NOTES:

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- 06 AWNING WINDOW - ALUMINUM FRAME

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- F003 CONCRETE STAIR
- F004 WOOD STAIR

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- M001 A/C UNIT ON 4" CONC SLAB (existing)
- M002 A/C UNIT ON 4" CONC SLAB
- R001 WOOD RAFTER STANDING SEAM METAL ROOF
- R002 BUILT UP ROOF WITH 2% SLOPE

- W001 6" EXTERIOR WOOD STUD WALL (existing)  
particleboard siding - repair as needed, sand, paint
- W002 5 1/4" EXTERIOR WOOD STUD WALL  
reclaimed wood siding - painted
- W003 5 1/4" INTERIOR WOOD STUD WALL (existing)  
wood clapboard finish - patch, paint
- W004 4 - 1/2" INTERIOR WOOD STUD WALL  
one layer 1/2" gypsum board per side - painted
- W005 STOREFRONT WALL SYSTEM WITH SLIDING DOORS

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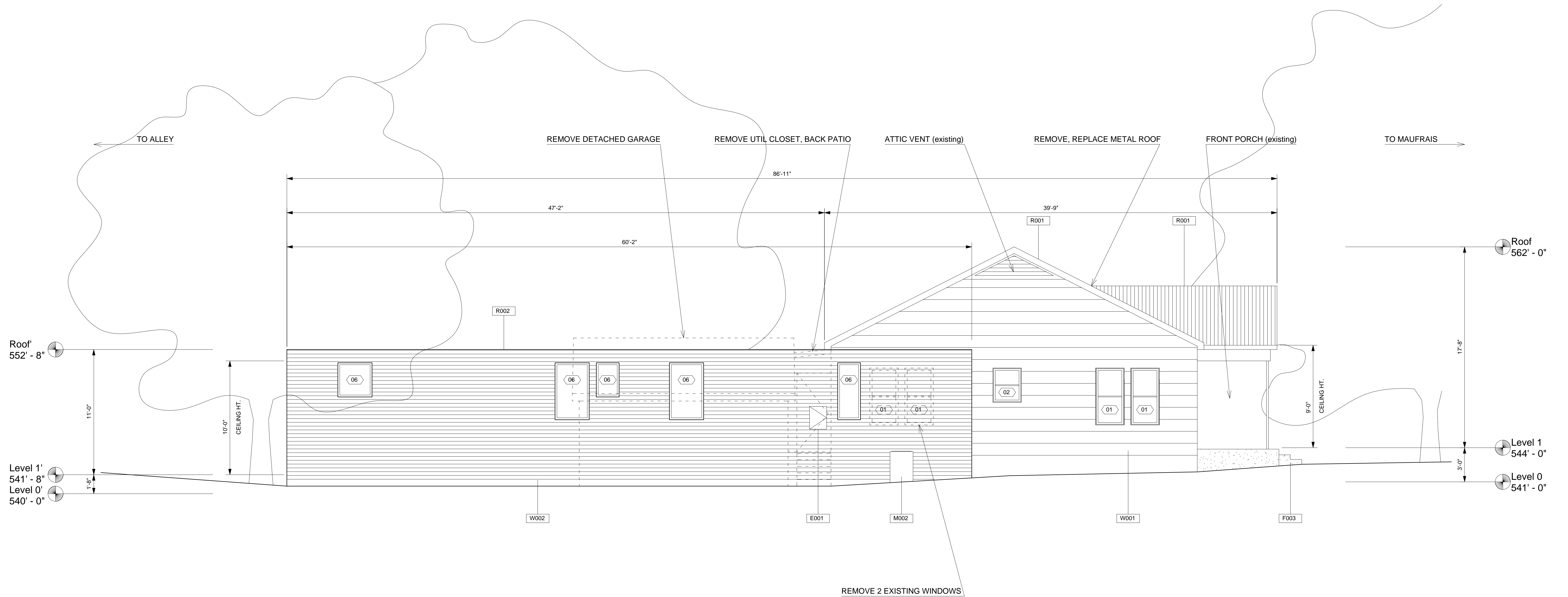
Phase: SCHEMATIC DESIGN

Date: 02/14/12

EXTERIOR ELEVATION

Scale: 1/4" = 1' 0"

A202



3 SOUTH ELEVATION  
1/4" = 1' 0"

REFERENCE KEY NOTES:

- 01 EXTERIOR WOOD PANEL DOOR (existing)
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- W003 5 1/4" INTERIOR WOOD STUD WALL (existing)  
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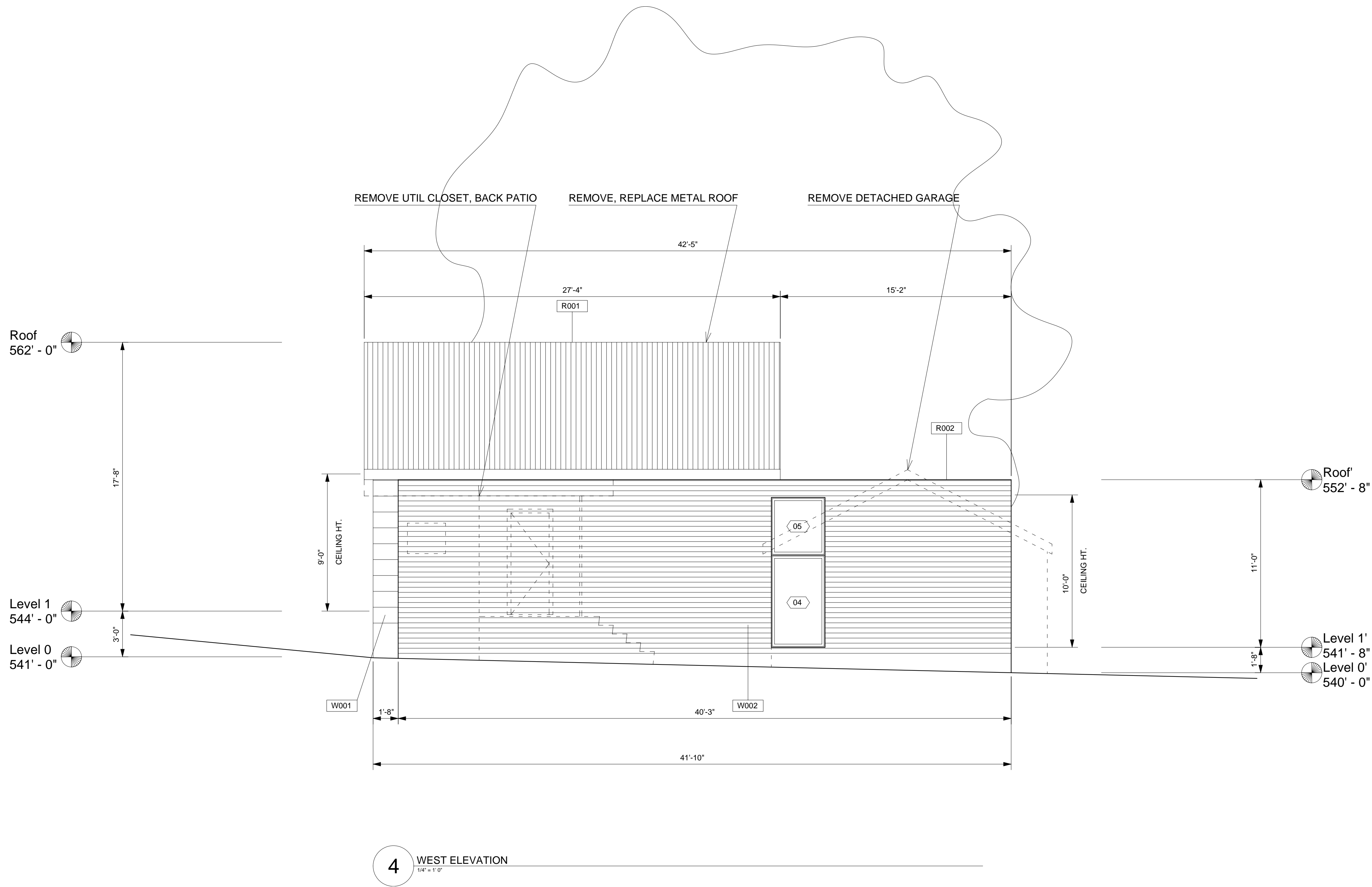
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EXTERIOR ELEVATION

Scale: 1/4" = 1' 0"

A203





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