

**HISTORIC LANDMARK COMMISSION  
JUNE 25, 2012  
NATIONAL REGISTER HISTORIC DISTRICT  
NRD-2012-0066  
Old West Austin  
1412 Ethridge Avenue**

**PROPOSAL**

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Demolish an existing attached garage and construct a new attached garage on a c. 1939 house.

**PROJECT SPECIFICATIONS**

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The existing residence is a c. 1939, one-story, with a rear 2-story addition. The limestone clad house has a side-gabled roof, with a full width porch covered by a shed roof supported by squared columns. The front façade has a two pairs of multi-paned windows on located symmetrically on either side of a centered front door. There is an existing attached, side-gabled roofed garage set far back from the front façade.

The applicant proposes to demolish the existing attached garage and construct a new hip-roofed garage in its place. The new garage will be constructed in the same location as the existing so will be minimally visible from the street. There will be a shed roof over the garage entry that will be supported by columns similar to those on the front porch. The roofing material and fascia design will also match the existing house.

**STANDARDS FOR REVIEW**

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The existing house is listed as contributing to the Old West Austin National Register Historic District. The Old West Austin National Register Historic District has no specific design guidelines for additions. 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.
- 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 accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- 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.

**STAFF RECOMMENDATION**

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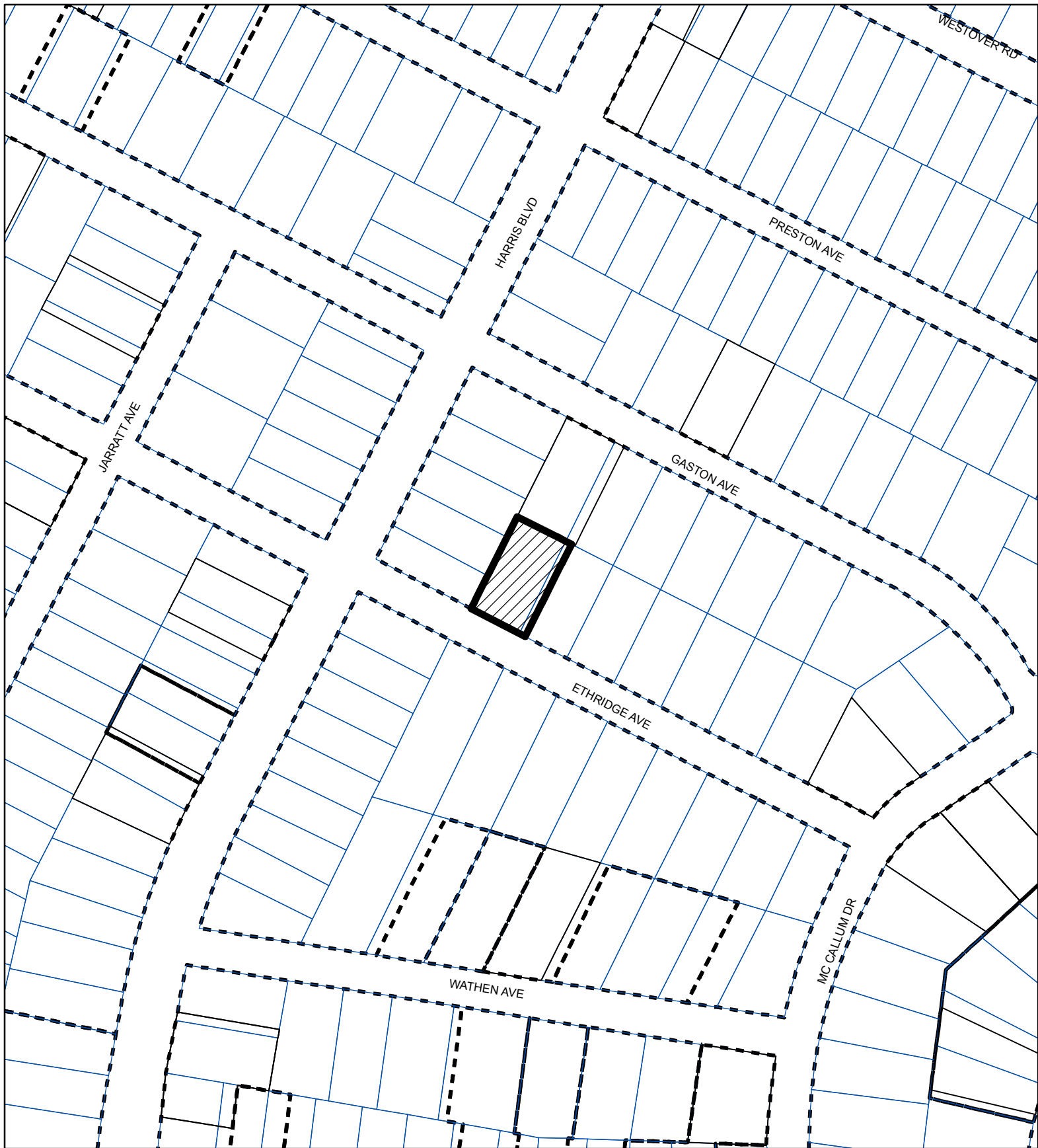
Release the permit per the proposed design.

PHOTOS

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1412 Ethridge. Existing garage to right of house.



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0066  
LOCATION: 1412 Ethridge 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.

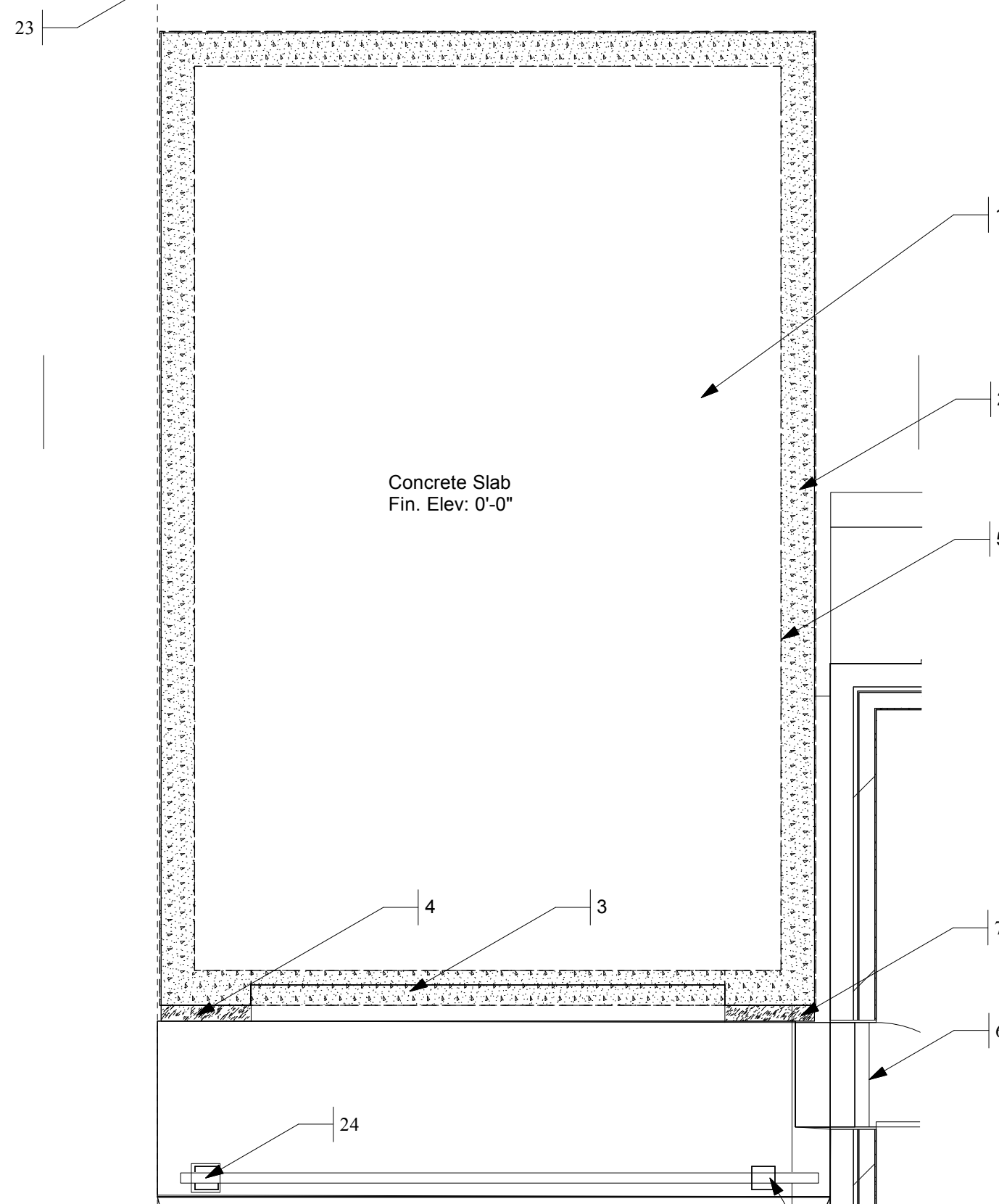
REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED

1	City of Austin Review Comment	5/25/12	
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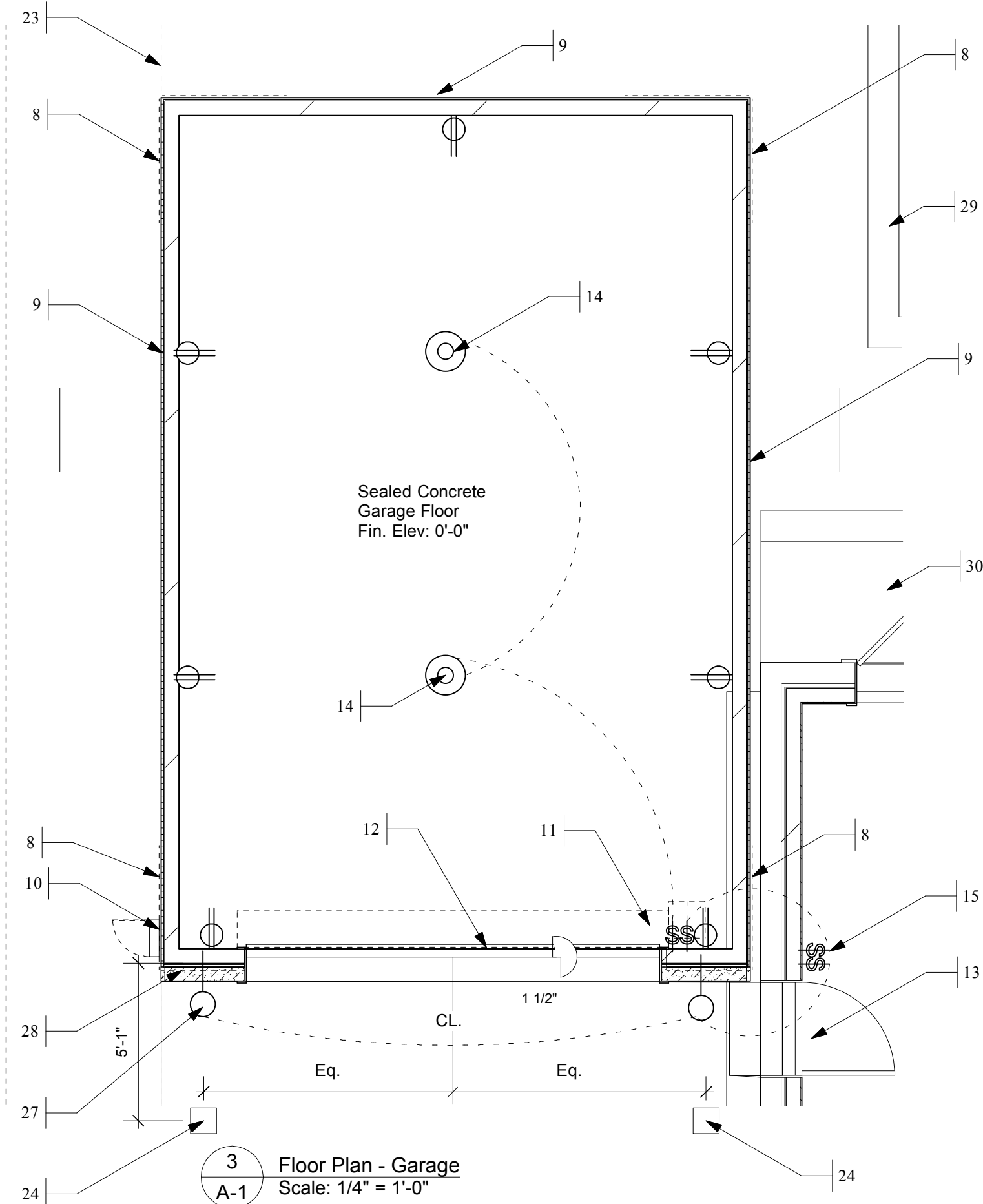
#### Sheet A-3 Notes

1. New 4" concrete slab w/ #3 dowels at 18" o.c. each way over 2" sand over 6mil visqueen moisture barrier over compacted fill. Provide continous rebar dowel at 24" o.c. from slab to bottom bar of perimeter footing.
2. 8" wide x continuous perimeter footing typical at all garage walls. Provide (2) #4 bar continuous top and bottom (minimum 20" lap at splices) with 3" min. concrete cover at earth.
3. Step down concrete floor slab 1 1/2" at garage door. Align step with door bottom.
4. Provide 5" wide masonry ledge at garage front only, both sides of door.
5. Footing shown dashed below slab, typical.
6. Stone steps & replaced ex. door to residence.
7. Align new masonry with edge of steps to residence door.
8. Corner bracing: 48" w. x full ht., both sides of each corner, 15/32" plywood w/ 10D nailing 6" O.C. EN. 12" O.C. FN. Shear value: 435 PLF
9. 2 x 6 wood frame wall at 16" o.c. with fiber cement board siding over exterior sheathing u.n.o. No interior finish or insulation. Fiber board to be painted. Provide horizontal blocking between studs at approx. 8'0" A.F.F.
10. Main electrical panel & meter, relocated from ex. garage.
11. Overhead coiling door housing and motor shown dashed above. Mount per mfr. req'mt.
12. 13'0" x 9'0" overhead coiling door w/ vertical mounted motor & chain manual operation. Mounted door between jambs per mfr. requirements. Door bottom seal to seat at 1 1/2" step down.
13. Replace ex. residence door with new 3'0" x 8'0" door, glazing to match existing removed door.
14. Overhead light, suspended from structure above.
15. Wall switch for overhead door & garage lights (interior & exterior)
16. 2 x 10 at 16" o.c. roof rafters, typical at new hip roof. Fascia to match rafter depth and trim to match existing on residence.
17. 2 x 6 roof collar tie at roof rafters, typ. bottom of tie at 15'-0" A.F.F. min.
18. 12" roof overhang, typ. at all sides of garage roof.
19. Garage wall shown below, double top plate, continous at walls, lap plate ends.
20. 2 x10 hip rafter, align top edge with roof rafters, typ.
21. At lower garage shed roof: 2 x 8 at 16" o.c. rafters. Fascia to match rafter depth and trim to match existing on house.
22. Dbl. 2 x 10 ridge beam
23. 5' Property set-back line.
24. 8" sq. box column at garage front lower roof. Capital & base detail similar to ex. front porch columns.
25. 3 1/2" x 11 7/8", 1.9E Microllam LVL beam at low roof, install per mfr. req'mt.
26. 5 1/4" x 11 7/8", 1.9E Microllam LVL garage door header, install per mfr. req'mt.
27. Wall sconce at 7'6" A.F.F., typical both sides of garage door.
28. Limestone masonry to match masonry of ex. residence. Typ. at garage front.
29. Edge of ex. pool.
30. Ex. rear porch & step.

1  
A-1 Roof Framing Plan - Garage  
Scale: 1/4" = 1'-0"



2  
A-1 Foundation Plan - Garage  
Scale: 1/4" = 1'-0"



3  
A-1 Floor Plan - Garage  
Scale: 1/4" = 1'-0"

REVISION HISTORY			
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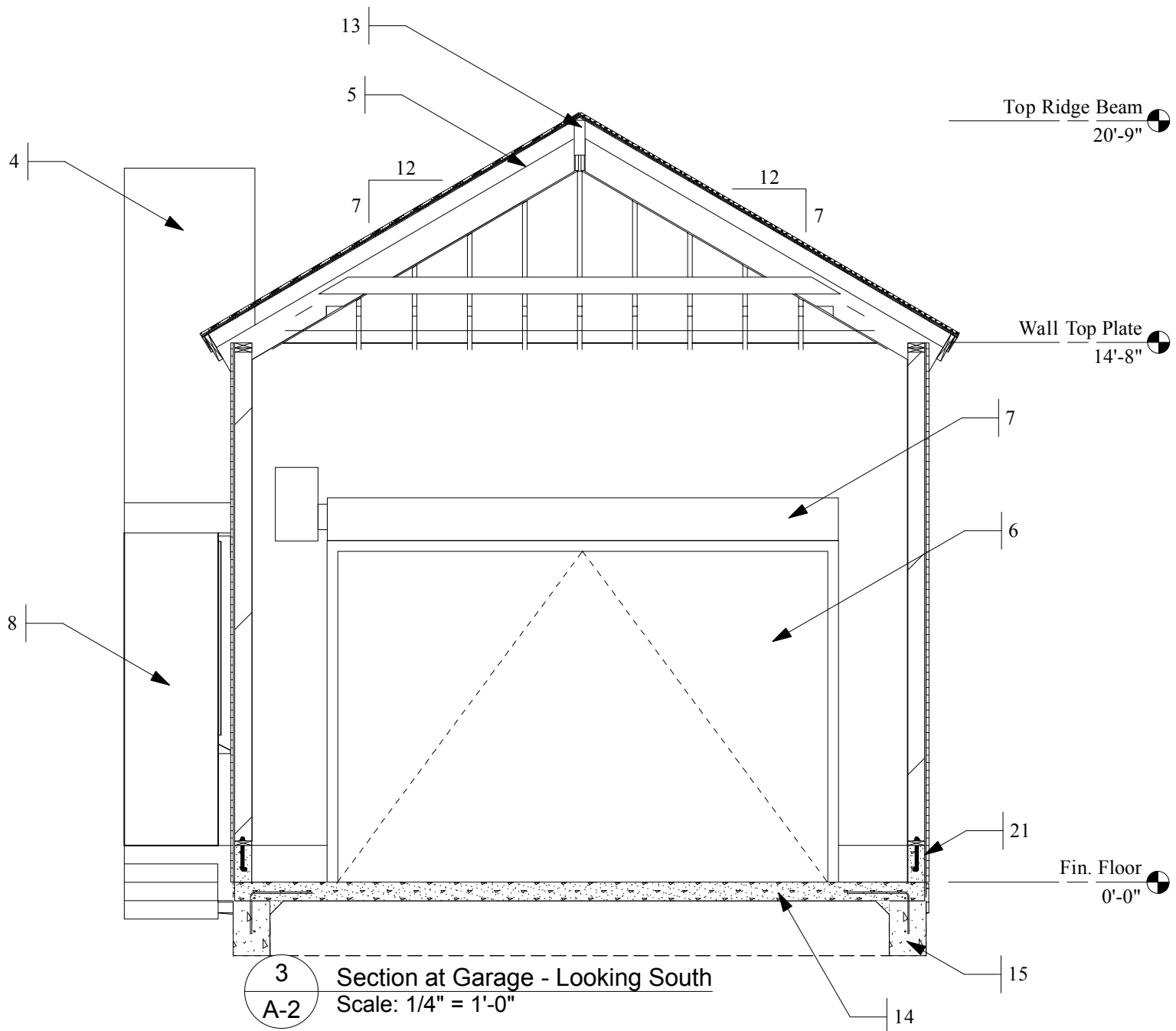
1	City of Austin Review Comment	5/25/12	
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Sheet A-3 Notes

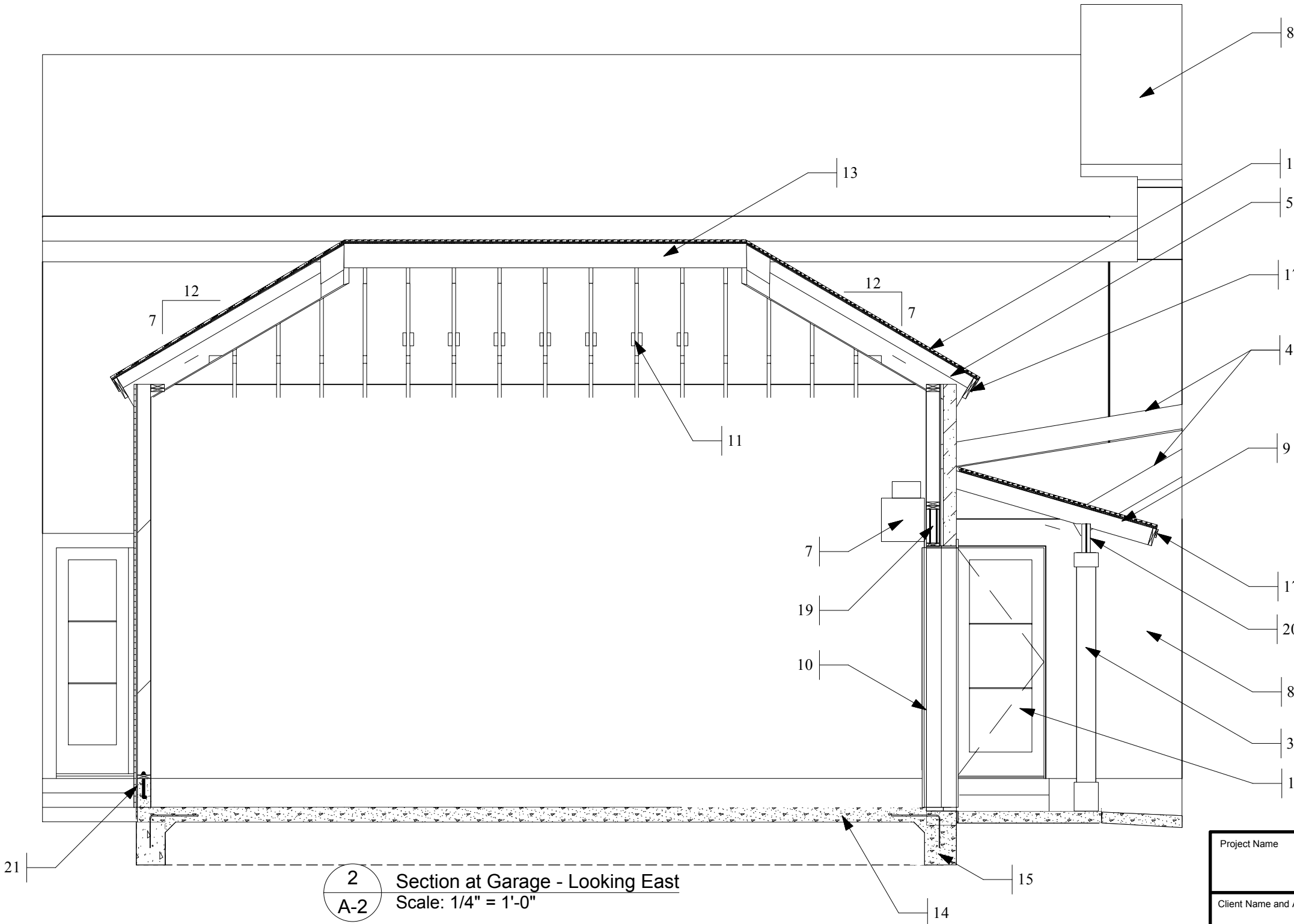
- City of Austin building envelope line.
- Lower shed garage roof. Standing seam metal roof to match ex. residence roof.
- Wood column support for low roof sim. to house front porch column in appearance.
- Ex. residence roof.
- 2 x 10 roof rafters typ. provide metal hold down strap to wall below, install per mfr. requirement.
- Overhead coiling garage door.
- Overhead door housing & vertically mounted motor.
- Residence beyond
- Low shed roof over garage door. Standing seam metal roof to match ex. residence roof.
- Overhead garage door with housing above & vertical motor.
- Roof framing collar ties, typ.
- Stone masonry at garage front, sim. layout to ex. residence.
- Ridge beam.
- Concrete garage floor.
- Continous perimeter footing.
- Garage roof, standing seam metal roofing to match ex. residence roof.
- Fascia to match ex. at residence at all garage roof fascia.
- New 3'0" x 8'0" wood door to interior, to replace ex. door same location.
- Microllam LVL header at garage door.
- Microllam LVL beam at low garage roof.
- 12" h. x 6" w. concrete curb w/ sill plate at garage walls, typ.



1 Overall South Elevation - New Garage  
A-2 Scale: 3/16" = 1'-0"



3 Section at Garage - Looking South  
A-2 Scale: 1/4" = 1'-0"



2 Section at Garage - Looking East  
A-2 Scale: 1/4" = 1'-0"

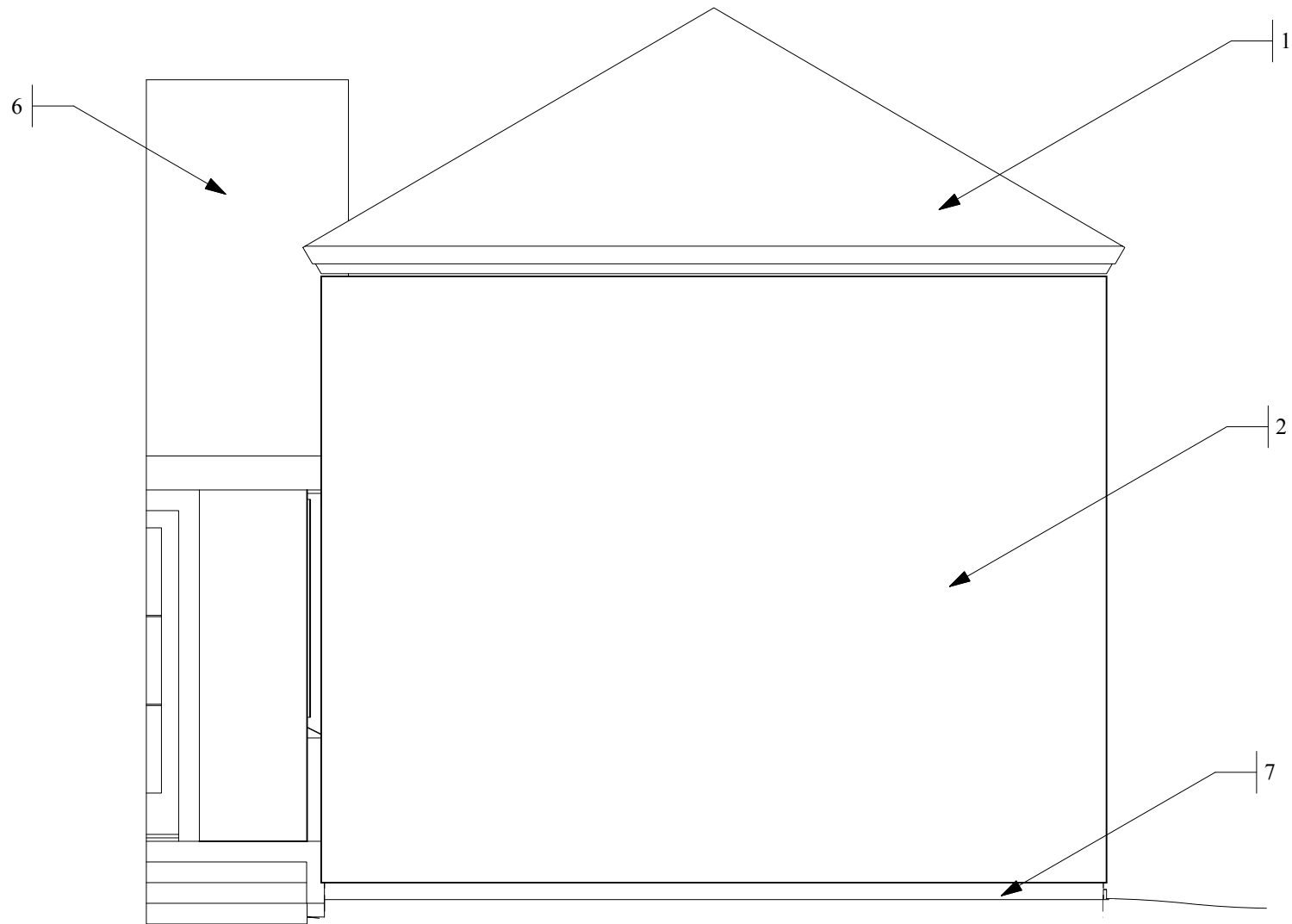
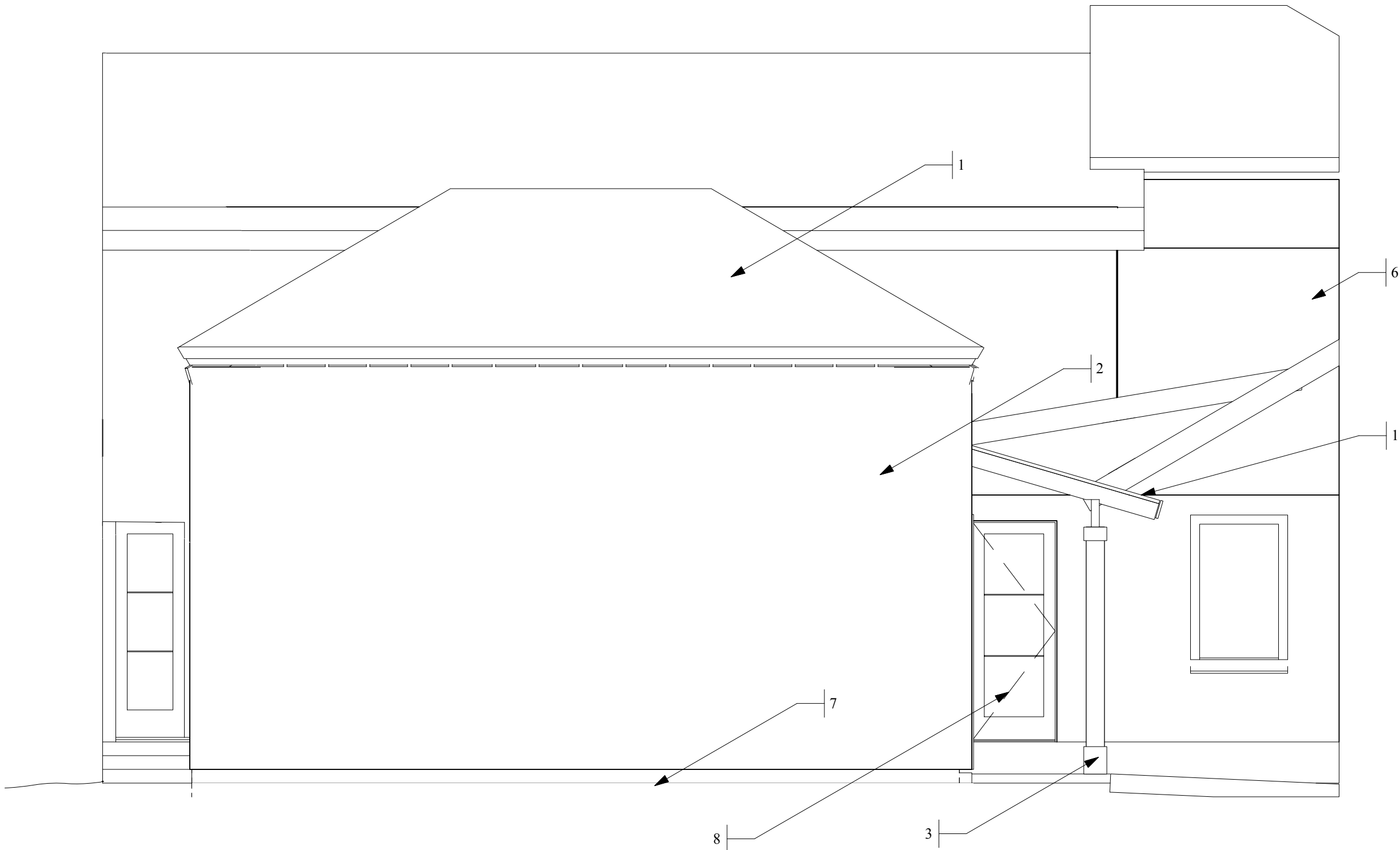
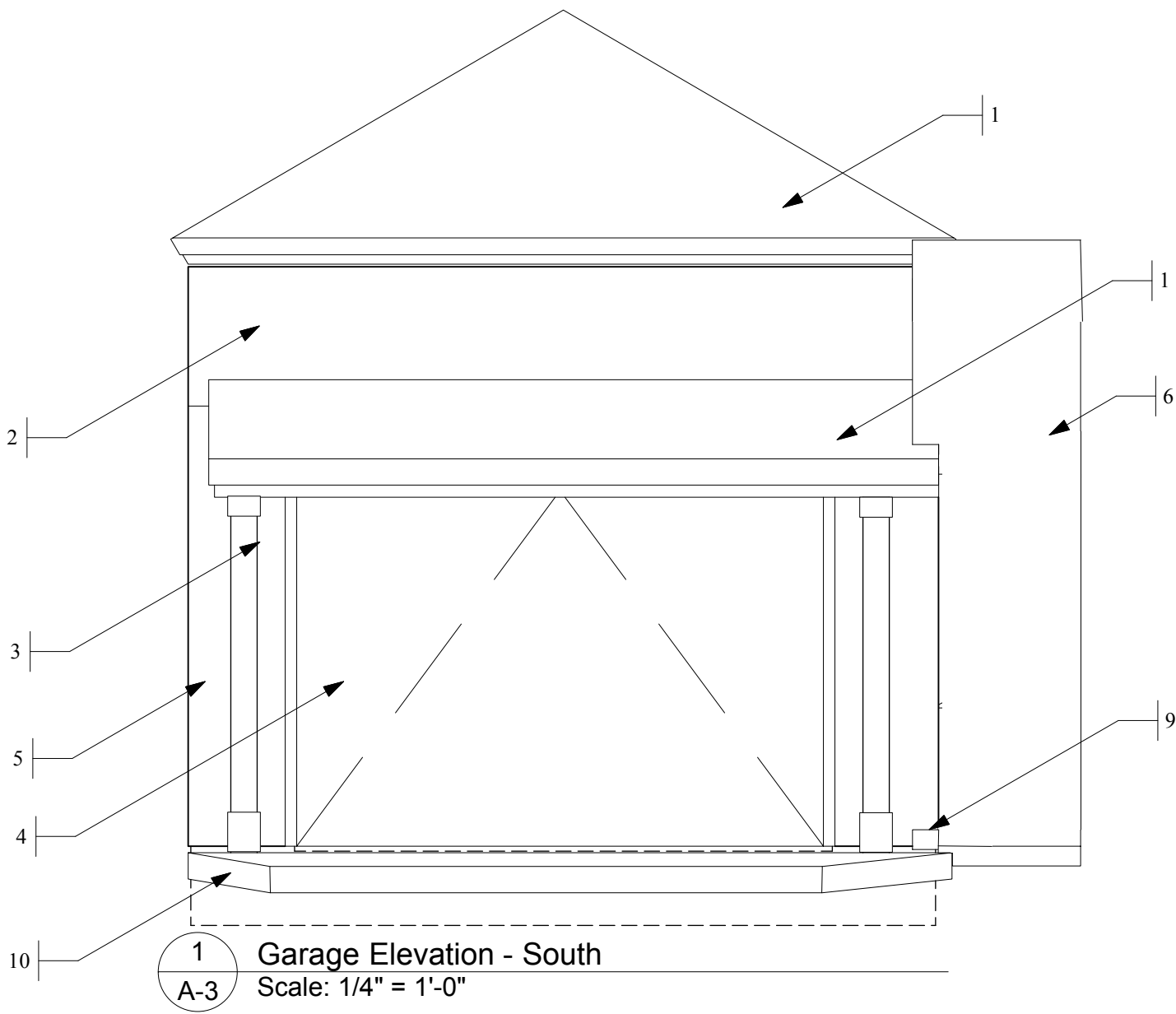
Project Name		Ethridge Garage	
Client Name and Address		Santini 1412 Ethridge, Austin, TX	
Sheet Number	A-2	Sheet Title	Sections

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED

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Sheet A-3 Notes

1. Standing seam metal roofing to match ex. on residence.
2. Painted cement board siding. Color to match ex. residence stucco.
3. Low garage roof column, profile sim. to ex. front porch column.
4. Garage door
5. Limestone masonry to underide of low shed roof. Top coarse sim. to other masonry on residence.
6. Ex. residence.
7. New concrete foundation at garage.
8. New 3'0" x 8'0" wood door to interior, to replace ex. door same location.
9. Stone steps to house / replaced door.
10. Slopemreplaced concrete drive from garage to align with ex. drive to remain.



Project Name		Ethridge Garage	
Client Name and Address		Santini 1412 Ethridge, Austin, TX	
Sheet Number	A-3	Sheet Title	Elevations



REVISION HISTORY			
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Sheet S-1 Notes

- Remove ex. drive this area & replace with pervious grass paver type drive surface. Align with ex. lawn at north edge.
- Replaced drive slope 1:12 max., align to existing drive.
- Replaced ex. concrete at front of garage. 1 1/2" step at garage door to garage floor slab. Slope to drain away from garage.
- 1 of 2 new column at lower garage roof.
- Remove ex. garage & concrete slab complete.
- Remove ex. electrical service & panel box to be re-installed or replaced if needed at similar location at new garage.
- Ex. drive to be removed & replaced with new concrete drive transition to garage.
- Replace ex. conc. curb with new conc. curb & gutter per City of Austin Std. no. 430S. Extend new to turn at neighbor drives at both sides of Ethridge project.
- Replace ex. conc. drive apron with new apron per City of Austin Std. no. 433S.

Project Scope:

Remove existing garage & slab, replace with new garage and slab. Remove ex. drive as required in front of garage to transition from new slab to remaining ex. drive.

Area & Impervious Calculations

Site Area =	11,254 sq. ft.
Residence (ex) =	3,395
Drive / Walks =	1,155
Covered Porch (ex) =	652
Garage =	532

Porch / Parking Exemption

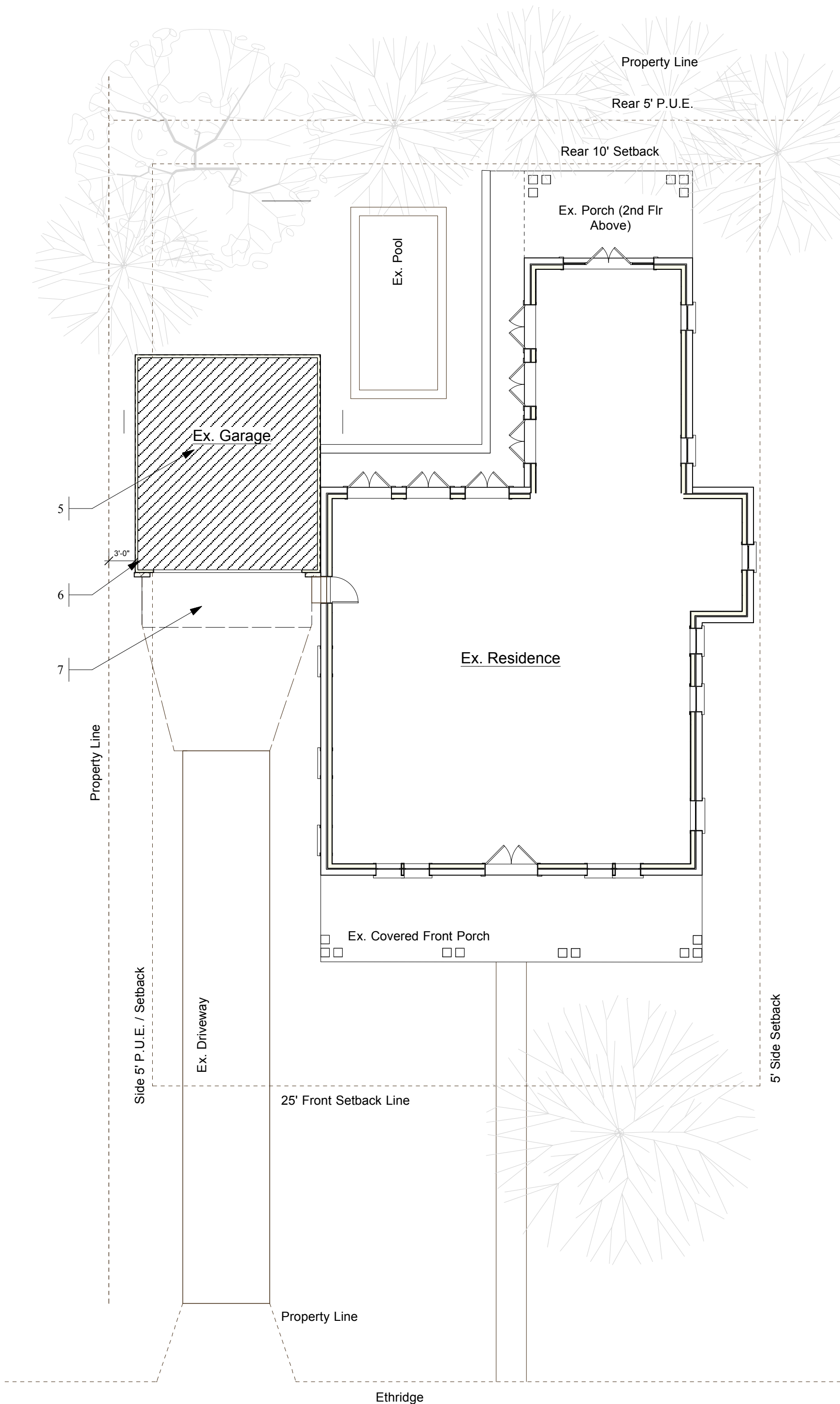
per City of Austin Code = <1,102>  
Grass Paver type drive = <225>

Total =	4,407 sq. ft.
Impervious Cover =	39.2%

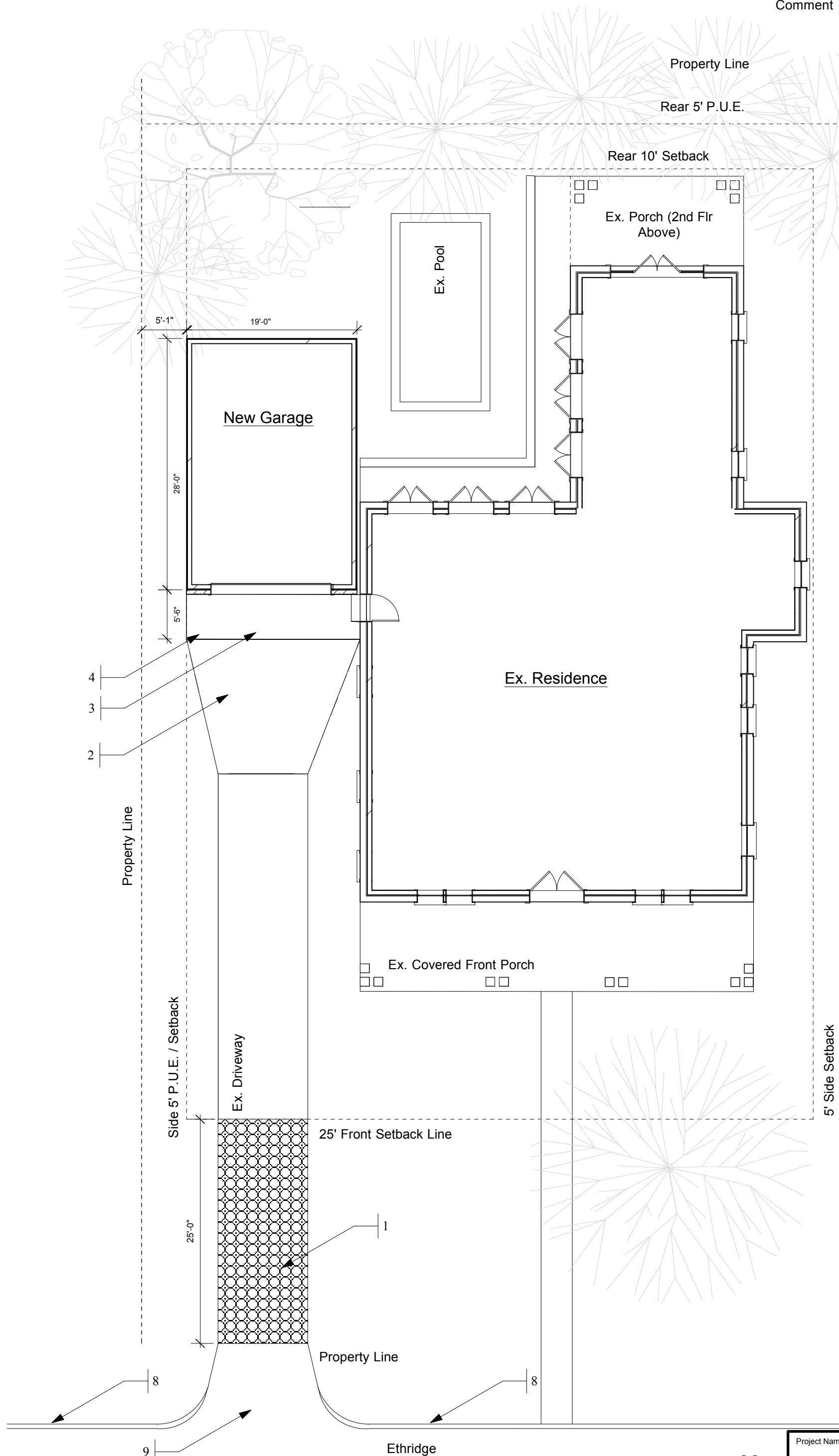
Project Name  
**Ethridge Garage**

Client Name and Address  
**Santini  
1412 Ethridge, Austin, TX**

Sheet Number <b>S-1</b>	Sheet Title <b>Site Plans</b>
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1 Existing Site Plan - Ex. Garage / Demolition Plan  
Scale: 3/32" = 1'-0"



2 Revised Site Plan - Proposed Rebuilt Garage  
Scale: 3/32" = 1'-0"