

**HISTORIC LANDMARK COMMISSION
JULY 30, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0078
Old West Austin
1110 Claire Avenue**

PROPOSAL

Add a 1,305 sq. ft. second story to an existing one-story 2,250 sq. ft. c. 1945 house.

PROJECT SPECIFICATIONS

The existing c. 1945 house is an approximately sq. ft., one-story, Minimal Traditional style house with a side gabled roof with a half-hipped roof over the front facing two car garage. The house has two rear additions with gable roofs that create a “U”-shaped floor plan. The original portion of the house has a painted brick façade, and the side and rear walls are sided with wood shingles installed in a staggered pattern. There three double-hung windows on the front façade and a small porch under the half-hipped roof.

The applicant proposes to construct a new sq. ft. second story on the house. The addition will have multiple hipped, and half-hipped roof pitches, as well as a shed roof over a new porch that will extend the width of the façade. The new porch will have squared columns similar to the existing porch column. The façade of the second story will have stucco siding, multiple square, vinyl windows and a bank of five 3:1, double-hung, vinyl windows. The two garage doors will have new paneled, wood doors with divided lights.

STANDARDS FOR REVIEW

The existing property 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.
- 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 installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.

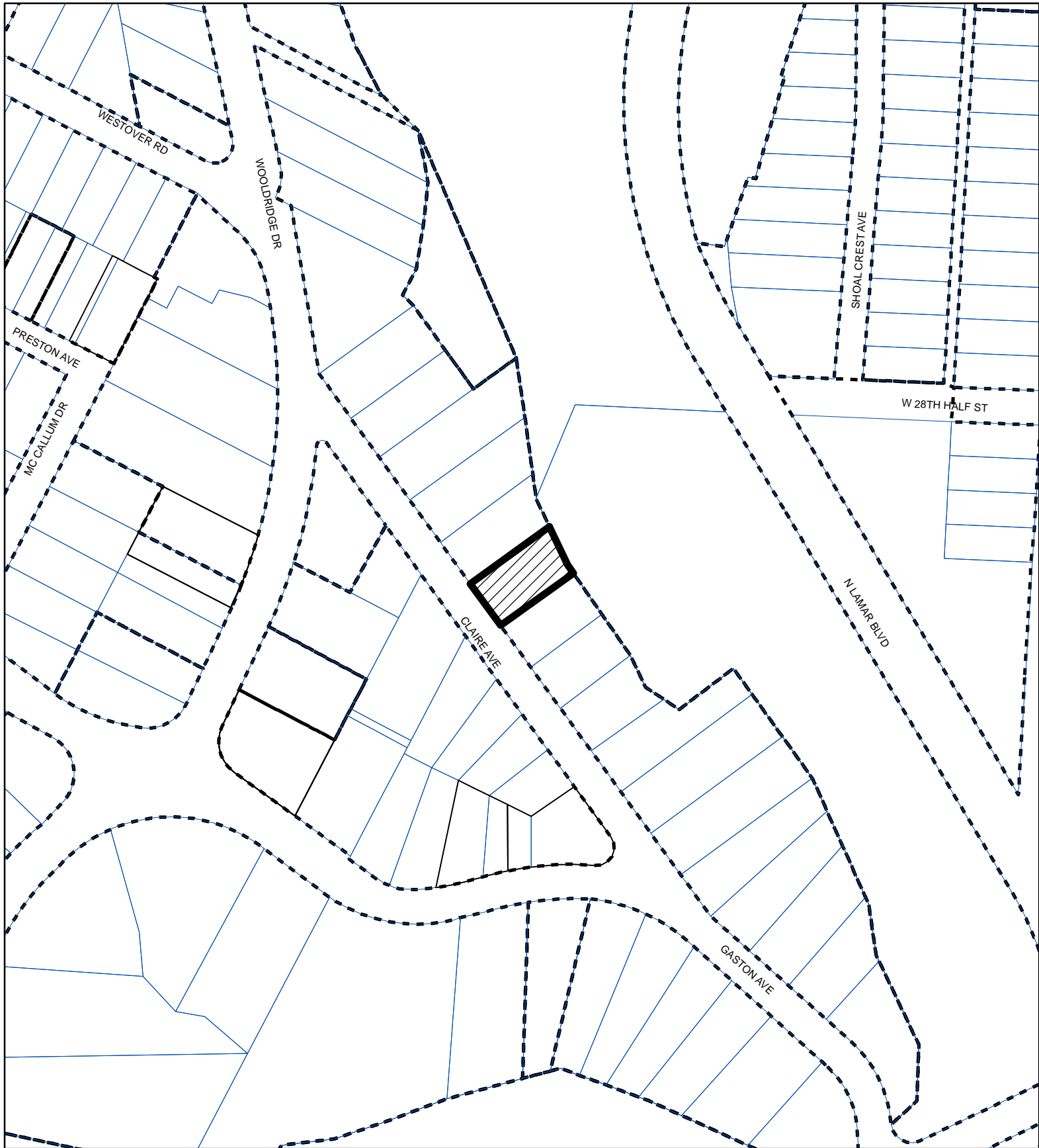
The design as proposed would render the property non-contributing to the Old West Austin National Register District due its size and scale as well as the placement of the new second story.

STAFF RECOMMENDATION

Release the building permit with the recommendation that the applicant consider revisions to the design that would maintain the properties contributing status. If applicant pursues the proposed design, require submittal of a City of Austin documentation package.

PHOTOS





SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0078
LOCATION: 1110 Claire 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.

Prepared By:

EXACTA

Texas Surveyors, Inc.

www.exacta365.com

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13492 Research Boulevard, Suite 120 - 402

Austin, TX 78750

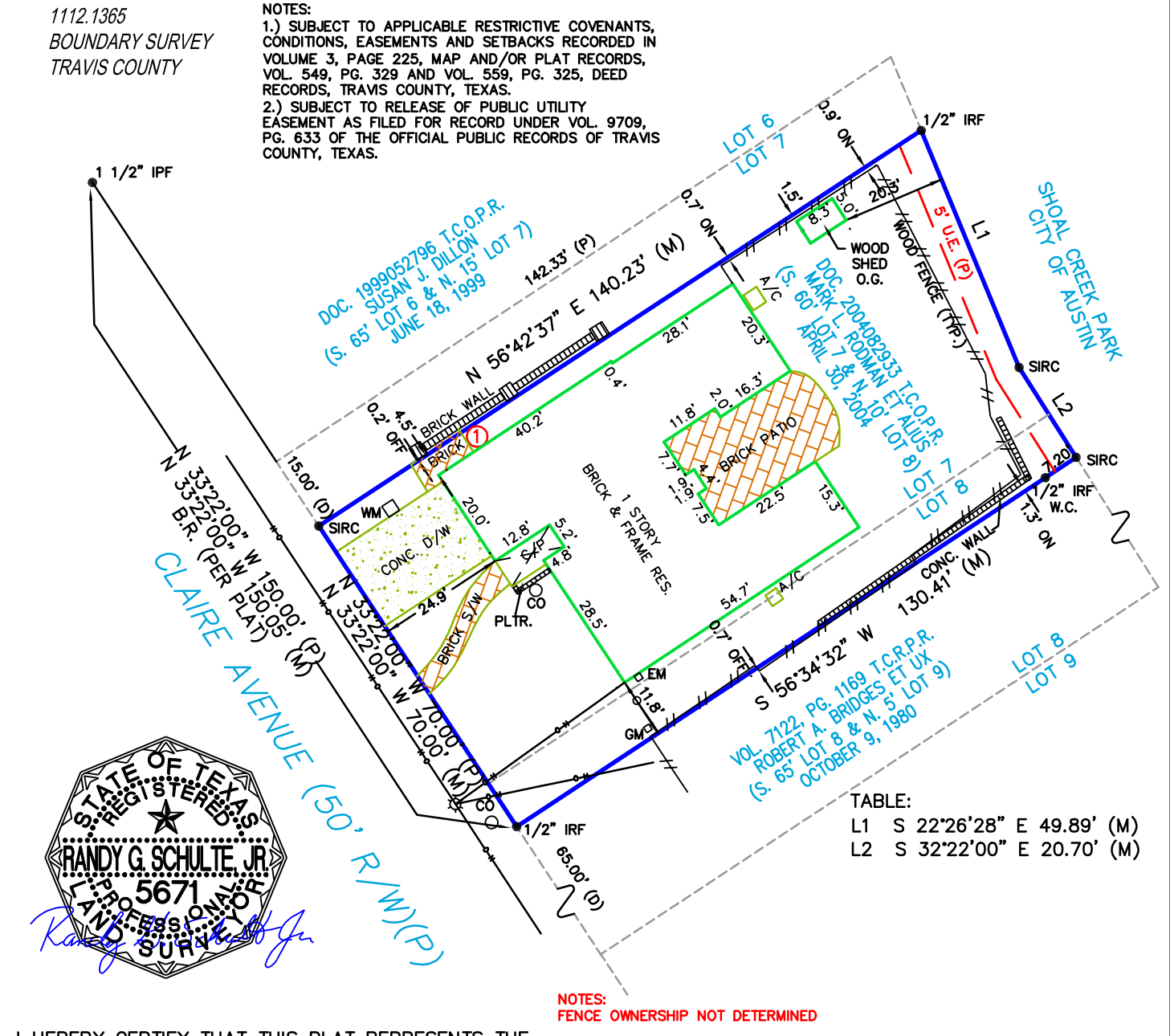


PROPERTY ADDRESS: 1110 Claire Avenue Austin, Texas 78703

SURVEY NUMBER: 1112.1365

FIELD WORK DATE: 12/23/2011

REVISION DATE(S): (rev.0 12/28/2011)



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 22ND DAY OF DECEMBER 2011, AND THAT ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN PER PLAT AND WITHIN G.F. NO. 1648018-AU22, EXCEPT THOSE NOTED AS NOT PLOTTABLE, AND THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON AND THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.

Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

30 0 15 30

GRAPHIC SCALE (In Feet)

1 inch = 30' ft.

FLOOD INFORMATION:

By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X. This Property was found in THE CITY OF AUSTIN, community number 480624, dated 09/26/08.

POINTS OF INTEREST

1. BRICK ENCROACHES OVER PROPERTY LINE

CLIENT NUMBER: 1648018-AU22

DATE: 12/28/2011

BUYER: Stephen Yoch and Mary E. Yoch

SELLER: Mark L. Rodman and Martine B. Rodman

CERTIFIED TO: STEPHEN YOCH AND MARY E. YOCH; HAY COMPERE; FIRST AMERICAN TITLE INSURANCE COMPANY

This is page 1 of 2 and is not valid without all pages.

EXACTA

Texas Surveyors, Inc.

LB# 101739-00

www.exacta365.com

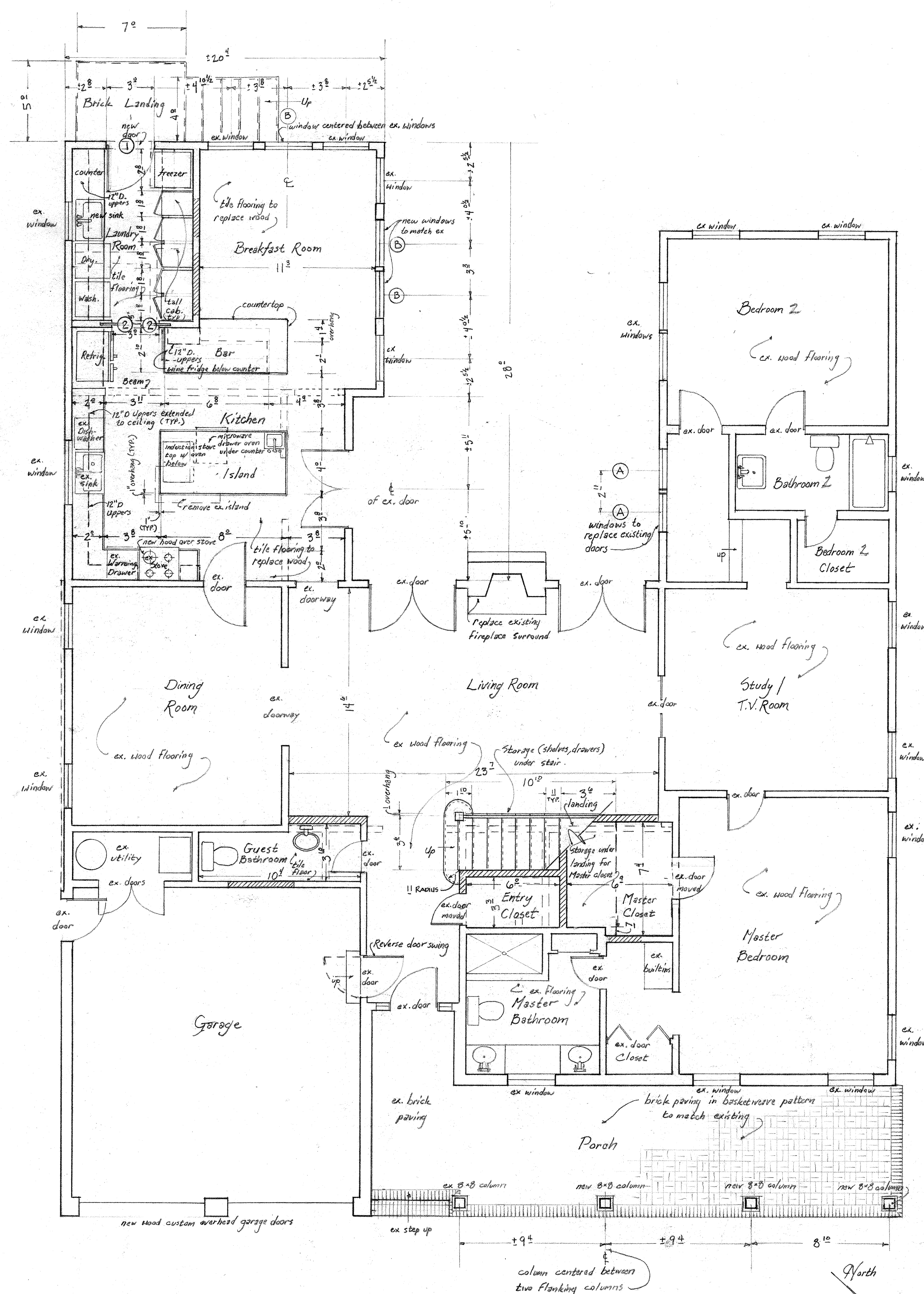
P (512)782-9398 • F (512)782-9399

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Your Local Contact

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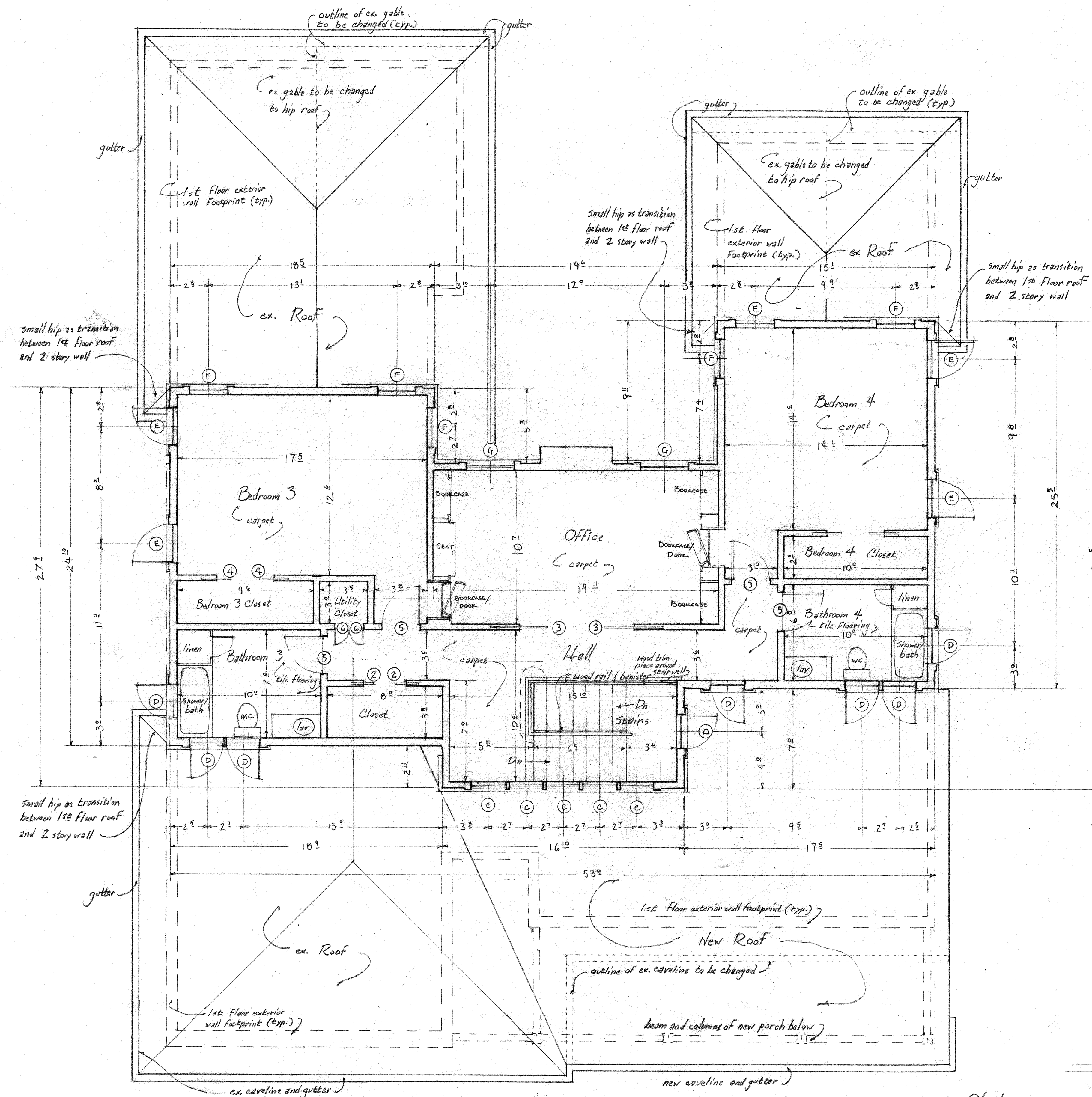


FIRST FLOOR PLAN
FOR
MR & MRS STEPHEN YOCH
1110 CLAIRE AVE
AUSTIN, TX 78703
SCALE: 1/4" = 1'-0"

CONCEPT ONLY NOT FOR CONSTRUCTION
Contractor to insure conformity to all codes (Seismic,
Building, Plant, Etc.) and to verify all dimensions and
elevations in field.

JAMES J. YUCH
DRAWN BY
REVISED (LAUNDRY CLOSET) 10-VI-2012

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WINDOW SCHEDULE

FOR THE RESIDENCE OF

MR. AND MRS. STEPHEN YOCH

| key | specification | qty |
|-----|---|-----|
| A. | 32x60 doublehung Simonton vinyl to match existing | 2 |
| B. | 36x62 doublehung Simonton vinyl to match existing | 3 |
| C. | 28x54 doublehung Simonton vinyl – top sash divided into 3 vertical lights | 5 |
| D. | 28x28 casement Simonton vinyl | 8 |
| E. | 32x48 casement Simonton vinyl (fire egress) | 4 |
| F. | 32x48 doublehung Simonton vinyl – top sash divided into 3 vertical lights | 6 |
| G. | 40x48 doublehung Simonton vinyl – top sash divided into 3 vertical lights | 2 |

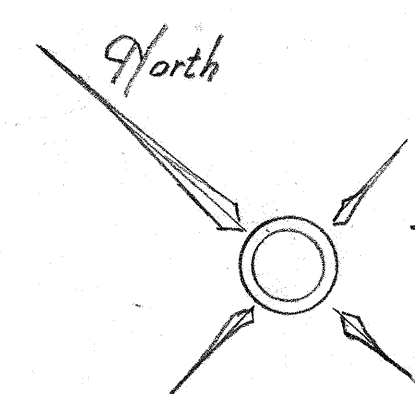
DOOR SCHEDULE

FOR THE RESIDENCE OF

MR. AND MRS. STEPHEN YOCH

| key | specification | qty |
|-----|---|-----|
| 1. | 36x80 solid wood, paneled, single light | 1 |
| 2. | 18x80 solid wood, paneled, pocket | 4 |
| 3. | 48x80 solid wood, paneled, pocket | 2 |
| 4. | 24x80 solid wood, paneled, pocket | 4 |
| 5. | 32x80 solid wood, paneled | 4 |
| 6. | 12x80 solid wood, paneled | 2 |

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SECOND FLOOR PLAN

FOR

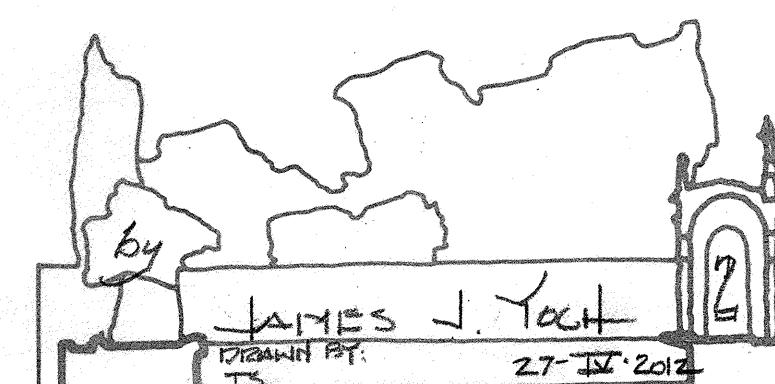
MR. & MRS. STEPHEN YOCH

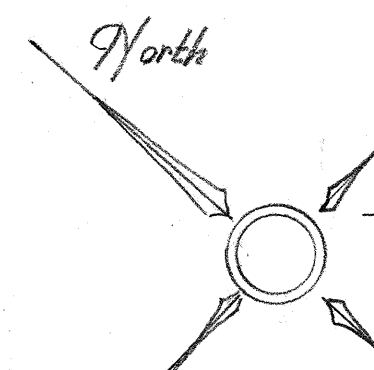
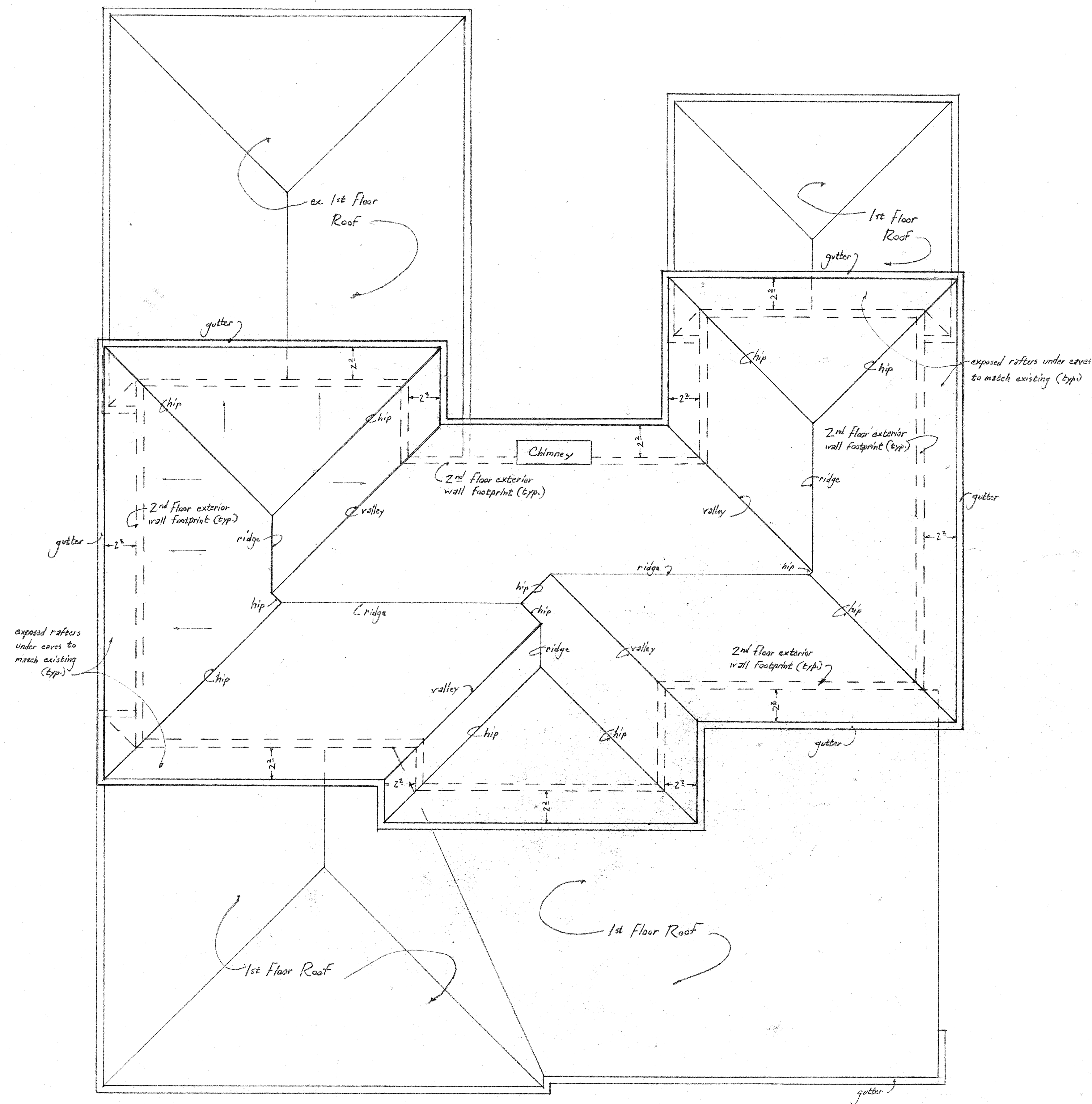
1110 CLAIRE AVE

AUSTIN, TX 78703

SCALE 1/4" = 1'-0"

0 1 2 3 4 5 10 20



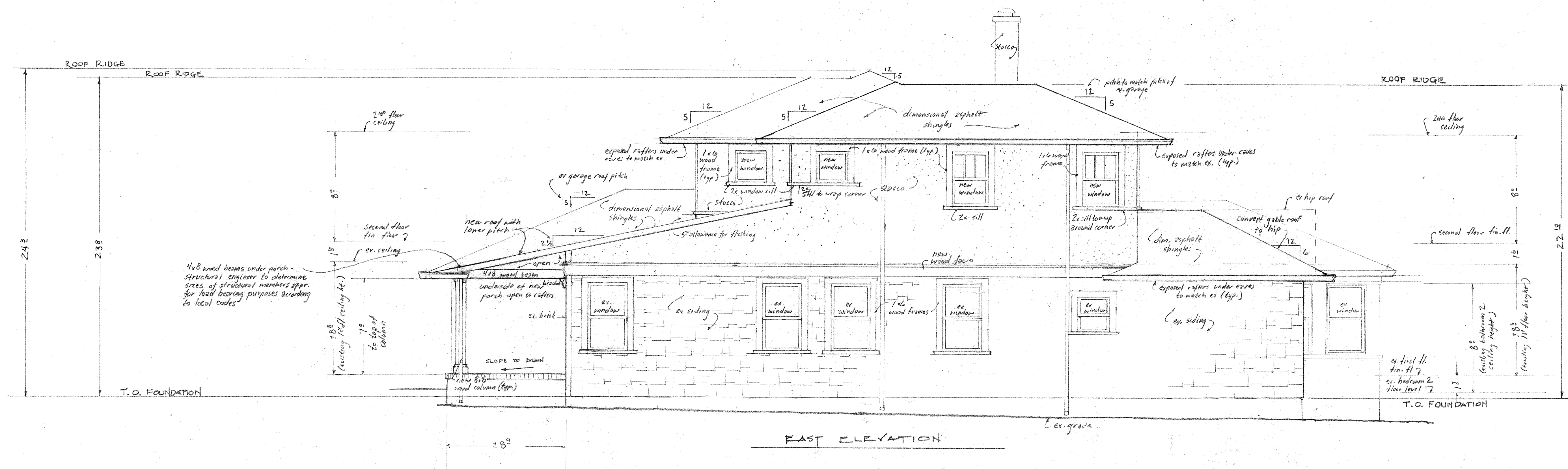
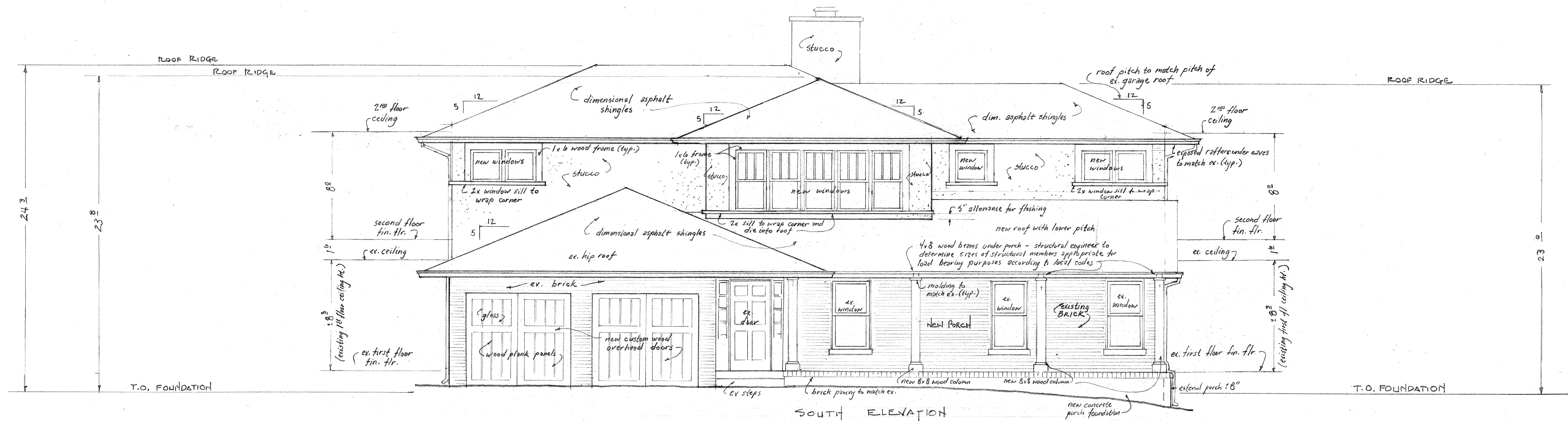


ROOF PLAN
FOR
MR. & MRS. STEPHEN YOCIT
1110 CLAIRE AVE
AUSTIN, TX 78703
SCALE: 1/4" = 1'-0"



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by **JAMES J. YOCIT**
DRAWN BY: **J. Y.**
27. IV. 2012

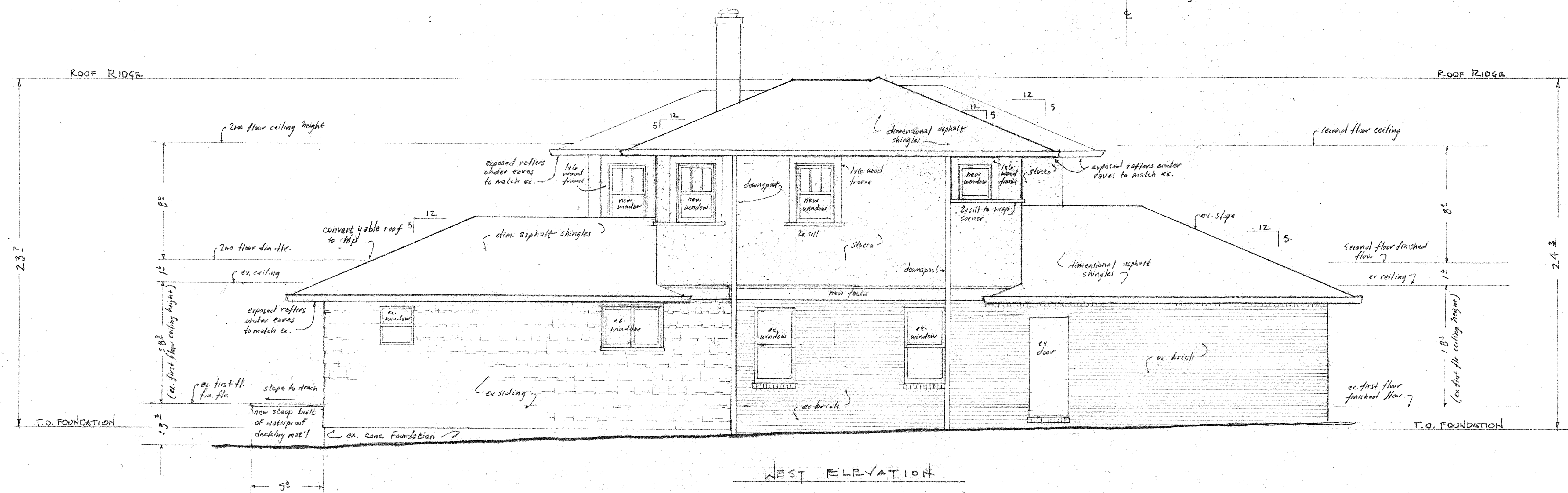
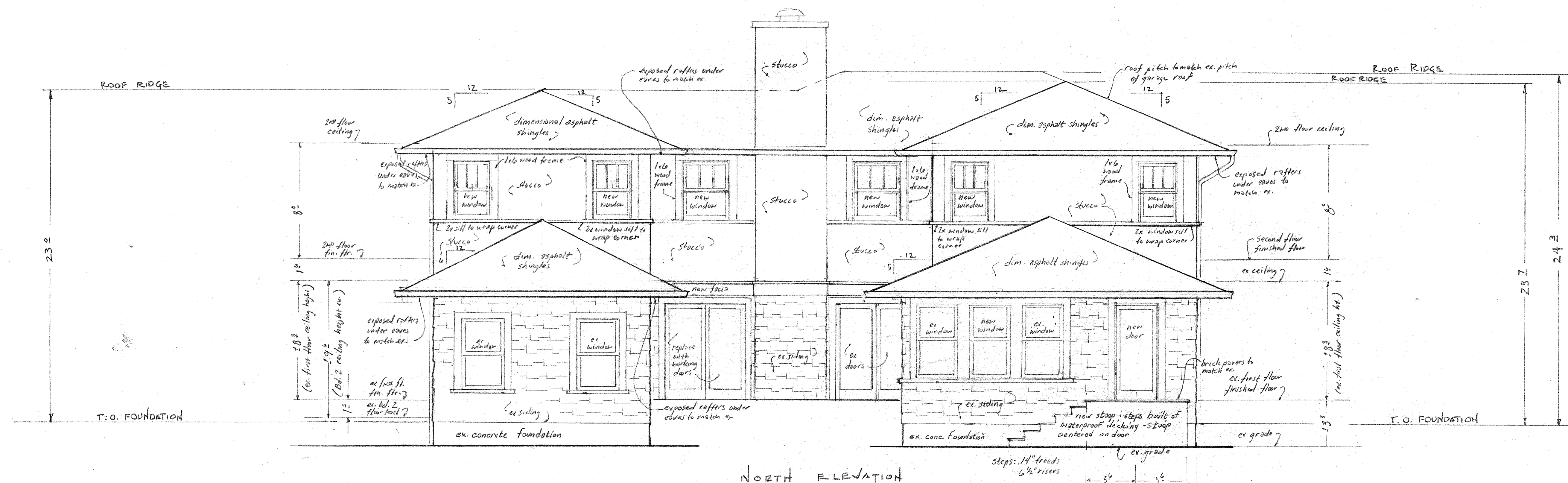


ELEVATIONS
FOR
MR. & MRS. STEPHEN YOCIT
1110 CLAIRE AVE. AUSTIN, TX 78703
SCALE: 1/4" = 1'-0"

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Contractor to insure conformity to all codes (Seismic, Building, Plant, Etc.) and to verify all dimensions and elevations in field.

by JAMES J. YOCIT
DRAWN BY: JY
TS SP
REVIS
27. IV. 2012
13 VI. 2012

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ELEVATIONS

MR & MRS STEPHEN YOCIT

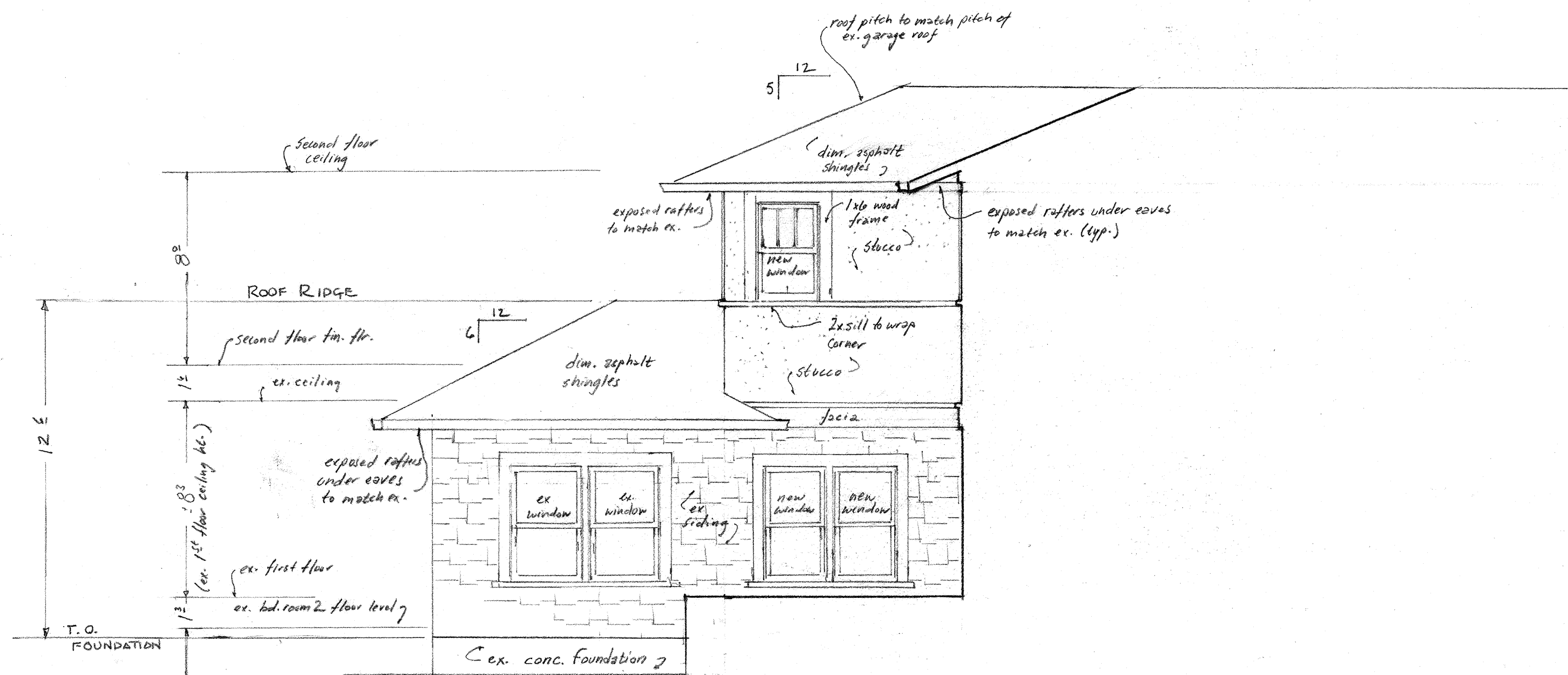
1110 CLAIRE AVE. AUSTIN, TX 78703

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

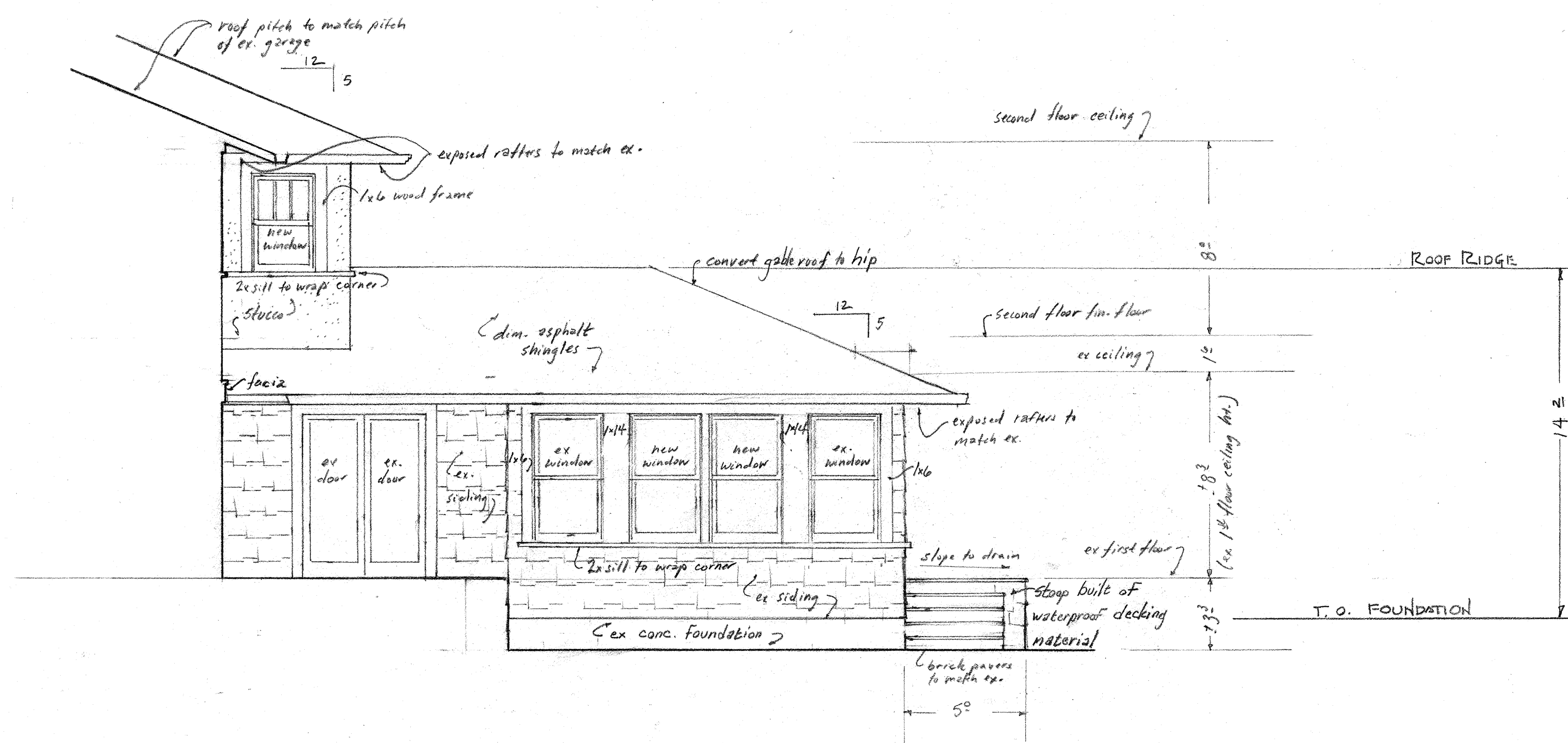
0 1 2 3 4 5 10' 20'

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JAMES J. YOCIT
DRAWN BY: 27-JUL-2012
TS, SE
REVISED 13-VI-2012

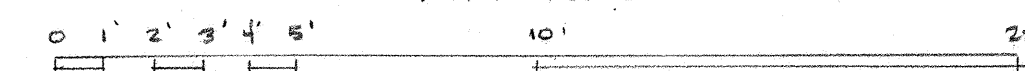


WEST ELEVATION OF EAST WING



EAST ELEVATION OF WEST WING

ELEVATIONS
FOR
MR & MRS STEPHEN YUCH
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AUSTIN, TX 78703
SCALE: 1/4" = 1'-0"



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