

**HISTORIC LANDMARK COMMISSION  
OCTOBER 22, 2012  
NATIONAL REGISTER HISTORIC DISTRICT  
NRD-2012-0115  
Old West Austin  
2421 Jarratt Avenue**

**PROPOSAL**

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Construct a second story addition and front porch on a c. 1940 contributing house.

**RESEARCH**

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Assad George Ferris and his wife Anna Alten Ferris are the first owners of 2421 Jarratt and owned and resided in the house until 1970. Mr. Ferris began a career in real estate in the early 1940's. Prior to that he was associated with S. Ferris Sons department store and Marie Antoinette, a local women's clothing store. Mr. Ferris was a member of the VFW, American Legion, the Retired Officers Association, the Austin Real Estate Board and the Chamber of Commerce. He was a retired Major, having served in the U.S. Army in both WWI and WWII. Mr. Ferris died April 3, 1973 at the age of 77, and Mrs. Ferris died in May 1990 just one month prior to her 90th Birthday.

**PROJECT SPECIFICATIONS**

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The existing c. 1940 house is an approximately 4,500 sq. ft., one and a half story Cape Code Cottage with Colonial Revival features. The house is clad in painted brick, with multi-paned, double-hung windows with shutters. The front façade is symmetrical and has a centered door with side lites, a full façade porch that has a shed roof with a wide frieze that is supported by squared columns and pilasters. The side gable roof has three gabled dormers. There are two bay windows, one on the side elevation of the main house and one on a rear/side early addition. Both bays have flared copper, stand-seam roofs. There are a number of rear additions added sometime after 1961 (per Sanborn maps and City Permits) including an attached garage added in 2006.

The applicant proposes to remove the existing front porch and roof on the main portion of the house and construct a second story addition as well as small rear and side one-story additions, increasing the total square footage by approximately 500 sq. ft. The second story addition will be clad in painted brick to match the first floor. The roof on the new second story will be side gabled with centered front facing pediment. Both the gable ends and pediment will have raking cornices. A partial-width front porch will have squared columns supporting a second story balcony with a decorative balustrade. The windows will be multi-paned with shutters to match the existing windows. Overall the style will be revised to a Neo-classical design.

**STANDARDS FOR REVIEW**

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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 revisions and 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 existing house does not appear to have sufficient significance to be eligible for Historic zoning. Although the scale and style of the proposed additions and façade changes are compatible with other properties in the area, the revisions to the house will render the property no longer contributing to the Old West Austin Historic District and therefore do not meet the general design guidelines.

#### **STAFF RECOMMENDATION**

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Recommend the applicant reconsider the proposed revisions. If the applicant pursues the design as proposed release the building permits upon submission of a City of Austin documentation package.

**PHOTOS**

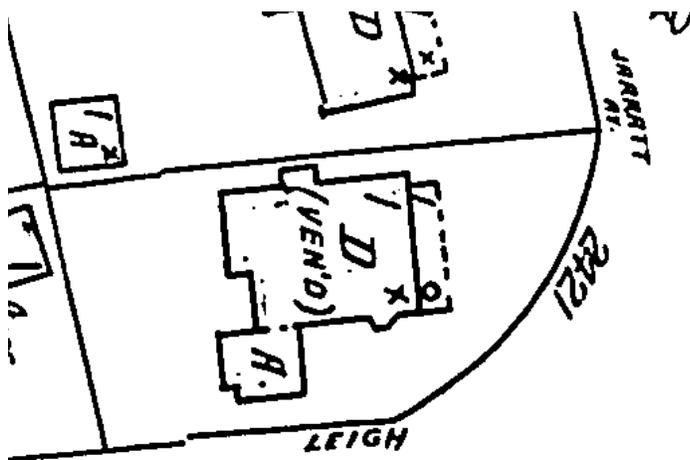
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See photos in design package.

OCCUPANCY HISTORY  
2421 Jarratt Avenue

From City Directories, Austin History Center  
City of Austin Historic Preservation Office  
October 2012

- 1975 Mrs. Cleo Russell, owner  
Retired, widow of John L. Russell
  
- 1970 Vacant  
Note: A.G. Ferris listed at 1801 Lavaca, Apt. 71
  
- 1969 Assad G. and Anna Ferris, owners  
Retired
  
- 1967 Assad G. and Anna Ferris, owners  
Real Estate Broker
  
- 1962 George A. Assad and Anna Ferris, owners  
Real Estate
  
- 1942 George A. Assad and Anna Ferris (+3), owners  
S. Ferris Sons Department Store
  
- 1941 George A. Assad and Anna Ferris (+4), owners  
S. Ferris Sons Department Store
  
- 1940 No listing for 2421  
Note: A. George and Annie (+4) listed at 911 W. 30th Street



1961 Sanborn Map

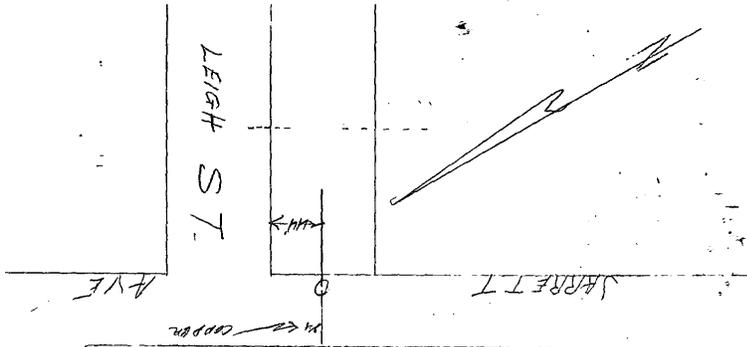
**WATER SERVICE PERMIT**  
Austin, Texas

No. 14398  
Sec. 157  
Date Oct 14, 1939

Received of George Ferris  
Address 2421 Jarratt Ave.  
Amount Ten and no/100 \$ 10.00  
Plumber Andrewartha  
Size of Tap 1

Date of Connection	10/16/39
Size of Tap Made	
Size Service Made	
Size Main Tapped	
From Front Prop. Line to Curb Cock	17'
From Fr. Prop. Line to Curb Cock	4.4'
Location of Meter	CURB
Type of Box	18" x 20" cement
Depth of Main in St.	
Depth of Service Line	
From Curb Cock to Tap on Main	
Checked by Engr. Dept.	11-20-39 LE

No. Fittings	Size
1	Curb Cock 1"
2	Elbow 1"
2	St. Elbow 1"
1	Bushing 1" BATHHEAD-NIP
1	Reducer 1 1/2" NIP
1	Pipe 1/2" GALVANIZED-1/2"
1	Load Ring 1/2" GALVANIZED-1/2"
1	Nipples 1/2"
1	Union
1	Plug
1	Tap SMALL-ORBITAL-BOX
1	Box 18" x 20" CEMENT
1	Lid
	Valves
	Job No. 1054
	Req. No. BERSON



Mr. & Mrs.  
George Ferris

2421 Jarratt Ave.

158

1

12

Pemberton Hgts. #1

1 1/2 story brick veneer res., gar. integral

291n - 10-14-39

Connection Charge \$ 1676 N<sup>o</sup> 16234B 19 58

**APPLICATION FOR SEWER CONNECTION.**

Austin, Texas, 10-14

To the Superintendent of Sewer and Public Improvements,  
City of Austin, Texas

Sir:—

I hereby make application for sewer connection and instructions on premises owned by George Jarvis.

at 2421 Jarratt Street.

further described as lot 12, block 1, outlet 11, subdivision 5 & 11 1/2 division 1, plat 158 which is to be used as a Res

In this place there are to be installed 11 fixtures.

I agree to pay the City Sewer Department the regular ordinance charge.

Respectfully,  
George Jarvis

Stub Out 10-26-59 See P&E

Connected 19

Size of Man 6 x 09.5 inches. 10-23-37

Size of Service 6 to 6 inches. 10-24-39

3.5 Feet Deep at 3' x 12' 6" x 0' 1"

Feet from Property Line 1

Feet from Curb Line 1

Inspected by Chas. ... A-876

Connection made by ...

ADDRESS: 2421 Jarratt ave PERMIT 118214 PLAT 158

LOT: 12 BLOCK 1 SUB. 1

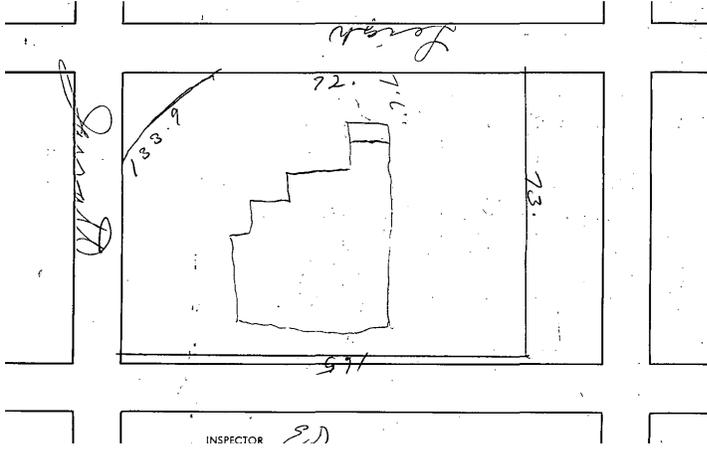
OUTLOT Pemberton Hts

FIRE ZONE 3 USE DIST: A-1 OCCUPANCY: addn to Res

LAYOUT	FRAMING	FINAL	ROOF OVERHANG
PRINC. BLDG. ACC. BLDG.	PRINC. BLDG. ACC. BLDG. <u>0 F</u>	PRINC. BLDG. ACC. BLDG.	PRINC. BLDG. <u>0</u>
FOUNDATION <u>S</u>	FLOOR JOIST SIZE & O.C. <u>2x4 16</u>	NECESSARY BLDG. CONN. <u>✓</u>	ACC. BLDG.
FR. SETBACK	CEILING JOIST SIZE & O.C. <u>2x4 16</u>	ROOM VENTILATION <u>✓</u>	PAVED PARKING
TOTAL & MIN. SIDE YD.	STUD SIZE & O.C. <u>1 1/2</u>	STAIRS REQ. & NO.	
SIDE STREET YARD <u>7.1'</u>	MASONRY WALL	ATTIC FIRE STOPS REQ.	

OWNER: John Russell CONTRACTOR: Mike Sloan

7-13-70 7-27-70



OWNER Mrs. John L. Russell ADDRESS 2421 Jarratt Avenue

PLAT 158 LOT 12 BLK 1

SUBDIVISION Pemberton Hts. Sec 1

OCCUPANCY Extending garage

BLD PERMIT # 118214 DATE 2-27-70 OWNERS ESTIMATE \$1,000.00

CONTRACTOR Mike Sloan NO. OF FIXTURES

WATER TAP REC # Exist SEWER TAP REC # Exist

Frm addn to exist residence

90 sq.ft.

*Top 12 Bell*  
*Pemberton Hts Sec 1*

**WATER SERVICE PERMIT**  **Nº 72796**  
Austin, Texas

Received of John Russell Date 7-26-72  
Address 2421 Jarratt Ave  
Amount Property fees \$ 25.00  
Plumber L. R. T. Size of Tap 1 1/4"

Date of Connection	
Size of Tap Made	
Size Service Made	
Size Main Tapped	
From Front Prop. Line to Curb Cock	
From Prop. Line to Curb Cock	
Location of Meter	
Type of Box	
Depth of Main in St.	
Depth of Service Line	
From Curb Cock to Tap on Main	
Checked by Engr. Dept.	

**VOID**  
**ORDER NO. 72705077**

No. Fittings \_\_\_\_\_  
Pipe \_\_\_\_\_  
Curb Cock \_\_\_\_\_  
Cap. to front of \_\_\_\_\_  
Angle Stop \_\_\_\_\_  
Stop \_\_\_\_\_  
Bushing \_\_\_\_\_  
Nipples \_\_\_\_\_  
Service Clamp \_\_\_\_\_  
Valve \_\_\_\_\_  
Meter Box \_\_\_\_\_  
Lock Lid \_\_\_\_\_  
Drain Tls \_\_\_\_\_  
Drain Tls Lid \_\_\_\_\_  
Stop & Drain \_\_\_\_\_  
Job No. \_\_\_\_\_  
Foreman \_\_\_\_\_

75.5'      4" C.F.

60'      JARRATT Avenue

Lot 13      Lot 12

Block 1

SAP in field

Leich Street

*Make 1 1/4\"/>*

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION**

BP Number BP-03-0415 RM  
 Building Permit No. \_\_\_\_\_  
 Plat No. \_\_\_\_\_ Date 1/23/08  
 Reviewer M. Velge

**PRIMARY PROJECT DATA**

Service Address 2421 JARRATT LANE Tax Parcel No. \_\_\_\_\_  
 Legal Description  
 Lot 12 Block 1 Subdivision Pemberton Heights Section 1 Phase \_\_\_\_\_  
 If in a Planned Unit Development, provide Name and Case No. \_\_\_\_\_  
 (attach final approved copies of subdivision and site plans)  
 If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.  
 Description of Work  
 \_\_\_ New Residence  
 \_\_\_ Duplex  
 \_\_\_ Garage attached \_\_\_ detached  
 \_\_\_ Carport attached \_\_\_ detached  
 \_\_\_ Pool  
 \_\_\_ Remodel (specify) convert study into master bath, upgrade kitchen  
 \_\_\_ Addition (specify) \_\_\_\_\_  
 \_\_\_ Other (specify) \_\_\_\_\_  
 Zoning (e.g. SF-1, SF-2...) SF 3 Height of building \_\_\_\_\_ ft. # of floors \_\_\_\_\_  
 On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval. (LDC 25-2-551(B)(6))  
 Does this site have a Board of Adjustment ruling? \_\_\_ Yes  No If yes, attach the B.O.A. documentation  
 Will this development require a cut and fill in excess of 4 feet? \_\_\_ Yes  No  
 Does this site front a paved street?  Yes \_\_\_ No A paved alley? \_\_\_ Yes  No

VALUATIONS FOR REMODELS ONLY	DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY	PERMIT FEES (For office use only)
Building \$ <u>28500</u>	Lot Size _____ sq. ft.	<b>NEW/ADDITIONS</b>
Electrical \$ <u>500</u>	Job Valuation \$ _____ (Labor and materials)	Building \$ _____
Mechanical \$ <u>1300</u>	Total Job Valuation (remodels and additions) \$ _____	Electrical \$ _____
Plumbing \$ <u>4000</u>		Mechanical \$ _____
Driveway & Sidewalk \$ <u>N/A</u>		Plumbing \$ _____
TOTAL \$ <u>31000</u> (labor and materials)		Driveway \$ _____
		& Sidewalk \$ _____
		TOTAL \$ _____

**OWNER / BUILDER INFORMATION**

OWNER Name Jody & Betsy Farmer Telephone (h) \_\_\_\_\_ (w) \_\_\_\_\_  
 BUILDER Company Name KATZ BUILDERS, INC. Telephone 301-6000  
 Contact/Applicant's Name DEBBIE ADAMS Pager 765-7226  
 DRIVEWAY /SIDEWALK Contractor N/A Telephone 301-6001  
 CERTIFICATE OF OCCUPANCY Name KATZ BUILDERS, INC. Telephone \_\_\_\_\_  
 Address 11107 Aldenburgh Court City AUSTIN ST. Tx ZIP 78737

If you would like to be notified when your application is approved, please select the method:  
 \_\_\_ telephone \_\_\_ e-mail: DADAMS@KATZBUILDERS.COM  
 You may check the status of this application at [www.ci.austin.tx.us/development/permrv.htm](http://www.ci.austin.tx.us/development/permrv.htm)

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION**

BP Number BP-06-1243RF  
 Building Permit No. 06007299  
 Plat No. \_\_\_\_\_ Date 2/9/16  
 Reviewer Dona W

**PRIMARY PROJECT DATA**

Service Address 2421 Jarratt Ave Tax Parcel No. \_\_\_\_\_  
 Legal Description  
 Lot 12 Block 1 Subdivision Pemberton Heights Section 1 Phase \_\_\_\_\_  
 If in a Planned Unit Development, provide Name and Case No. \_\_\_\_\_  
 (attach final approved copies of subdivision and site plans)  
 If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.  
 Description of Work  
 \_\_\_ New Residence  
 \_\_\_ Duplex  
 \_\_\_ Garage attached \_\_\_ detached  
 \_\_\_ Carport attached \_\_\_ detached  
 \_\_\_ Pool  
 \_\_\_ Addition (specify) convert existing garage to family room add utility room + new garage  
 \_\_\_ Other (specify) \_\_\_\_\_  
 Zoning (e.g. SF-1, SF-2...) SF3 NRHO/DLWA Height of building 20'6" ft. # of floors 1 1/2  
 On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval. (LDC 25-2-551(B)(6))  
 Does this site have a Board of Adjustment ruling? \_\_\_ Yes  No If yes, attach the B.O.A. documentation  
 Will this development require a cut and fill in excess of 4 feet? \_\_\_ Yes  No  
 Does this site front a paved street?  Yes \_\_\_ No A paved alley? \_\_\_ Yes \_\_\_ No

VALUATIONS FOR REMODELS ONLY	DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY	DATE: <u>3-13-06</u> PERMIT FEES
Building \$ _____	Lot Size _____ sq. ft.	BY: <u>[Signature]</u>
Electrical \$ _____	Job Valuation \$ _____ (Labor and materials)	<b>NEW/ADDITIONS</b>
Mechanical \$ _____	Total Job Valuation (remodels and additions) \$ <u>150,000</u>	Building \$ <u>20,000</u>
Plumbing \$ _____		Electrical \$ <u>400</u>
Driveway & Sidewalk \$ _____		Mechanical \$ <u>400</u>
TOTAL \$ _____ (labor and materials)		Plumbing \$ <u>400</u>
		Driveway \$ _____
		& Sidewalk \$ _____
		TOTAL \$ _____

**OWNER / BUILDER INFORMATION**

OWNER Name William + Elizabeth Farmer Telephone (h) 512 472 3364 (w) 512 413 8223  
 BUILDER Company Name Flem Custom Homes Telephone 512 923 1422  
 Contact/Applicant's Name Greg Fleniken Pager \_\_\_\_\_  
 DRIVEWAY /SIDEWALK Contractor \_\_\_\_\_ Telephone FAX 512 868 2122  
 CERTIFICATE OF OCCUPANCY Name William + Elizabeth Farmer Telephone 512 472 3364  
 Address 2421 Jarratt Ave City Austin ST. Tx ZIP 78763

If you would like to be notified when your application is approved, please select the method:  
 \_\_\_ telephone  e-mail: BetsyFarmer@austin.tx.com  
 You may check the status of this application at [www.ci.austin.tx.us/development/permrv.htm](http://www.ci.austin.tx.us/development/permrv.htm)

CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "A"

BP Number 08-052354 RM  
Building Permit No. 08-052357  
Plat No. \_\_\_\_\_ Date 7/7/08  
Reviewer [Signature]

PRIMARY PROJECT DATA

Service Address 2421 JARRETT AVE Tax Parcel No. JW 9/1/08  
Legal Description \_\_\_\_\_  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision PEMBERTON HEIGHTS Section \_\_\_\_\_ Phase \_\_\_\_\_  
If in a Planned Unit Development, provide Name and Case No. \_\_\_\_\_  
*(attach final approved copies of subdivision and site plan)*  
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.  
Description of Work  
 Remodel (specify) REPLACE EXT. WINDOWS 3 REMOVE SLOTT WALL  
 New Residence  
 Duplex  
 Garage attached detached Addition (specify) \_\_\_\_\_  
 Carport attached detached  
 Pool Other (specify) \_\_\_\_\_  
Zoning (e.g. SF-1, SF-2, ...) SF-3  
Height of Principal building 20 ft. # of floors 1 Height of Other structure(s) \_\_\_\_\_ ft. # of floors \_\_\_\_\_  
Does this site currently have water and wastewater availability?  Yes  No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.  
Does this site have a septic system?  Yes  No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.  
Does this site have a Board of Adjustment ruling?  Yes  No. If yes, attach the B.O.A. documentation  
Will this development require a cut and fill in excess of 4 feet?  Yes  No  
Does this site front a paved street?  Yes  No A paved alley?  Yes  No  
Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area?  Yes  No

VALUATIONS FOR REMODELS ONLY	VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY	PERMIT FEES (For office use only)
		NEW/ADDITIONS
Building \$ _____	Lot Size _____ sq.ft.	Building \$ _____
Electrical \$ _____	Job Valuation - Principal Building \$ _____ (Labor and materials)	Electrical \$ _____
Mechanical \$ _____	Job Valuation - Other Structure(s) \$ _____ (Labor and materials)	Mechanical \$ _____
Plumbing \$ _____	<b>TOTAL JOB VALUATION</b> (sum of remodels and additions)	Plumbing \$ _____
Driveway/Sidewalk \$ _____	\$ <u>2,000</u> (Labor and materials)	Driveway & Sidewalk \$ _____
<b>TOTAL \$ _____</b> (labor and materials)		<b>TOTAL \$ _____</b>

OWNER / BUILDER INFORMATION

OWNER Name Jody & Betsy Franice Telephone (h) 413-8223  
BUILER Company Name FLENN HOMES Telephone (w) 923-1622  
Contact/Applicant's Name Gregory FLENNIKEN Pager \_\_\_\_\_  
DRIVEWAY/SIDEWALK Contractor \_\_\_\_\_ Telephone \_\_\_\_\_  
CERTIFICATE OF OCCUPANCY Name \_\_\_\_\_ Telephone \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ ST \_\_\_\_\_ ZIP \_\_\_\_\_

If you would like to be notified when your application is approved, please select the method:  
 telephone  e-mail: Gregory.FLENNIKEN@FLENNHOMES.COM  
 You may check the status of this application at [www.ci.austin.tx.us/development/center.htm](http://www.ci.austin.tx.us/development/center.htm)

CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "A"

BP Number 08-052354 RM  
Building Permit No. 08-052357  
Plat No. \_\_\_\_\_ Date 7/7/08  
Reviewer [Signature]

PRIMARY PROJECT DATA

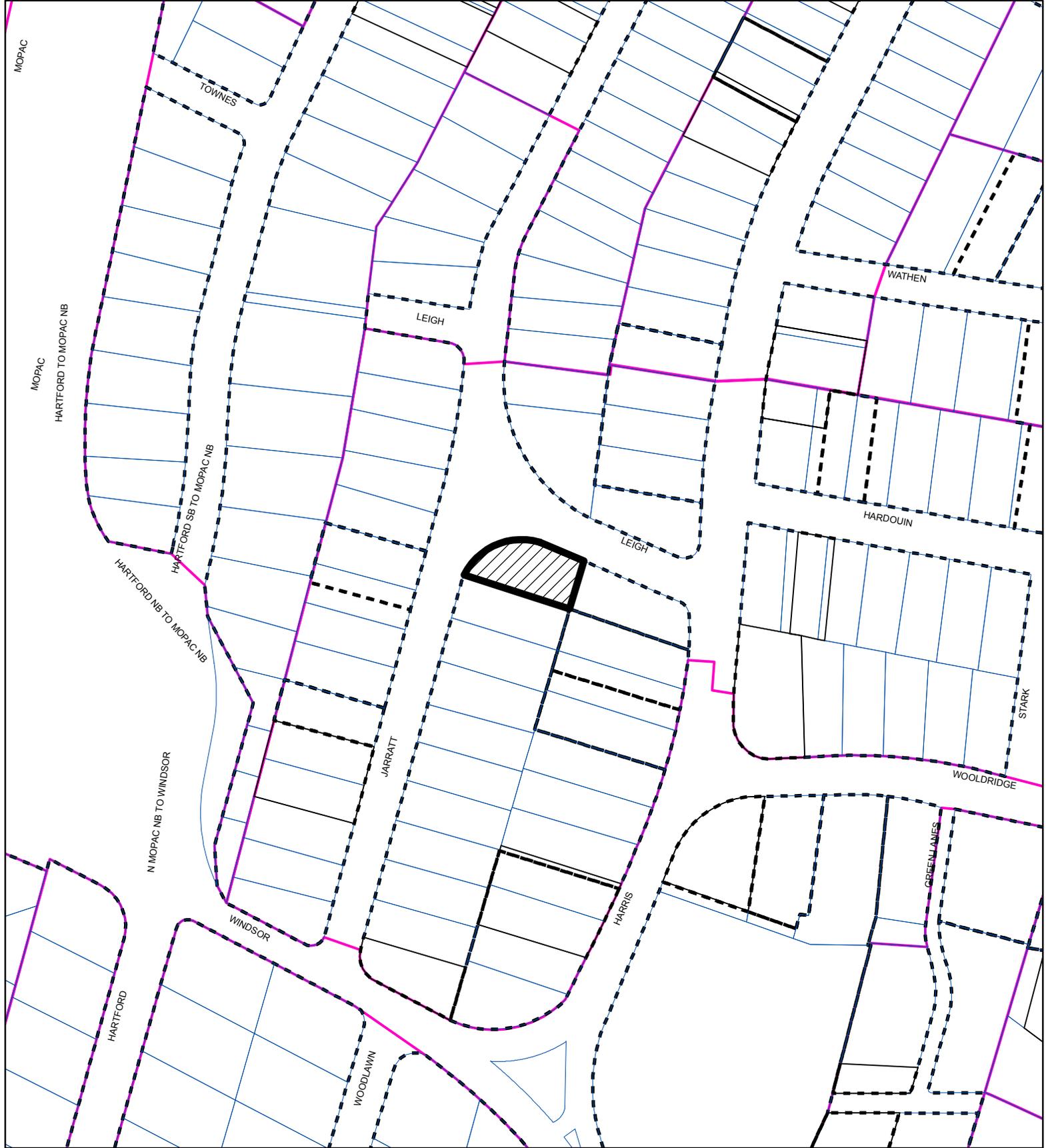
Service Address 2421 JARRETT AVE Tax Parcel No. JW 9/1/08  
Legal Description \_\_\_\_\_  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision PEMBERTON HEIGHTS Section \_\_\_\_\_ Phase \_\_\_\_\_  
If in a Planned Unit Development, provide Name and Case No. \_\_\_\_\_  
*(attach final approved copies of subdivision and site plan)*  
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.  
Description of Work  
 Remodel (specify) REPLACE EXT. WINDOWS 3 REMOVE SLOTT WALL  
 New Residence  
 Duplex  
 Garage attached detached Addition (specify) \_\_\_\_\_  
 Carport attached detached  
 Pool Other (specify) \_\_\_\_\_  
Zoning (e.g. SF-1, SF-2, ...) SF-3  
Height of Principal building 20 ft. # of floors 1 Height of Other structure(s) \_\_\_\_\_ ft. # of floors \_\_\_\_\_  
Does this site currently have water and wastewater availability?  Yes  No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.  
Does this site have a septic system?  Yes  No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.  
Does this site have a Board of Adjustment ruling?  Yes  No. If yes, attach the B.O.A. documentation  
Will this development require a cut and fill in excess of 4 feet?  Yes  No  
Does this site front a paved street?  Yes  No A paved alley?  Yes  No  
Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area?  Yes  No

VALUATIONS FOR REMODELS ONLY	VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY	PERMIT FEES (For office use only)
		NEW/ADDITIONS
Building \$ _____	Lot Size _____ sq.ft.	Building \$ _____
Electrical \$ _____	Job Valuation - Principal Building \$ _____ (Labor and materials)	Electrical \$ _____
Mechanical \$ _____	Job Valuation - Other Structure(s) \$ _____ (Labor and materials)	Mechanical \$ _____
Plumbing \$ _____	<b>TOTAL JOB VALUATION</b> (sum of remodels and additions)	Plumbing \$ _____
Driveway/Sidewalk \$ _____	\$ <u>2,000</u> (Labor and materials)	Driveway & Sidewalk \$ _____
<b>TOTAL \$ _____</b> (labor and materials)		<b>TOTAL \$ _____</b>

OWNER / BUILDER INFORMATION

OWNER Name Jody & Betsy Franice Telephone (h) 413-8223  
BUILER Company Name FLENN HOMES Telephone (w) 923-1622  
Contact/Applicant's Name Gregory FLENNIKEN Pager \_\_\_\_\_  
DRIVEWAY/SIDEWALK Contractor \_\_\_\_\_ Telephone \_\_\_\_\_  
CERTIFICATE OF OCCUPANCY Name \_\_\_\_\_ Telephone \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ ST \_\_\_\_\_ ZIP \_\_\_\_\_

If you would like to be notified when your application is approved, please select the method:  
 telephone  e-mail: Gregory.FLENNIKEN@FLENNHOMES.COM



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: NRD-2012-0115  
 LOCATION: 2421 Jarratt 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.

**PRELIMINARY  
NOT FOR CONSTRUCTION**

This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or construction purposes.

**FIELD INSPECTION REQUIRED**

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



NORTHWEST CORNER - EXISTING



NORTHWEST CORNER - PROPOSED

**FARMER RESIDENCE**

2421 Jarratt Avenue, Austin, Texas 78703

DATE	ISSUED FOR
9.6.12	DD REVIEW
09.26.12	Client Review
10.02.12	Historic Review

COPYRIGHT © 2011  
Clayton & Little Architects  
PROJECT NUMBER: 1227

EXTERIOR ELEVATIONS

**PRELIMINARY**  
NOT FOR CONSTRUCTION

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**FIELD INSPECTION REQUIRED**

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

# COLOR STUDY



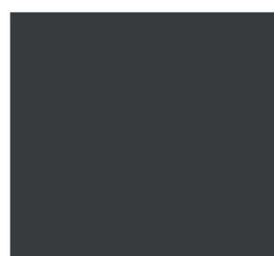
NEW COMPOSITE SHINGLE ROOF; MATCH EXISTING



SW - 'ARCHITECTURAL GRAY' 1038 (EXISTING)



COPPER ROOF (EXISTING)



BM - 'BLACK INK' 2127-20



1 WEST ELEVATION

# FARMER RESIDENCE

2421 Jarratt Avenue, Austin, Texas 78703

DATE	ISSUED FOR
9.6.12	DD REVIEW
09.26.12	Client Review
10.2.12	Historic Review

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Clayton & Little Architects  
PROJECT NUMBER: 1227

EXTERIOR ELEVATIONS

# FARMER RESIDENCE

## 2421 JARRATT AVENUE AUSTIN, TX 78703

ARCHITECT: CLAYTON AND LITTLE ARCHITECTS  
1001 EAST 8TH STREET  
AUSTIN, TEXAS 78702  
CONTACT: PAUL CLAYTON, AIA (512) 477.1727  
PHONE: (512) 477.9876  
FAX: (512) 477.9876

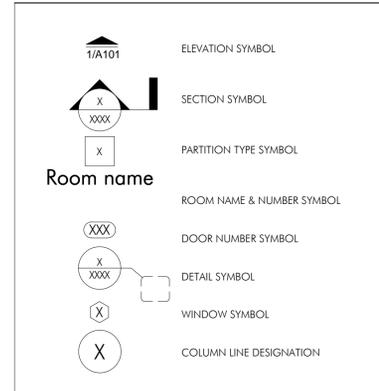
### OWNER INFORMATION

JODY AND BETSY FARMER  
2421 JARRATT AVENUE  
AUSTIN, TX 78703

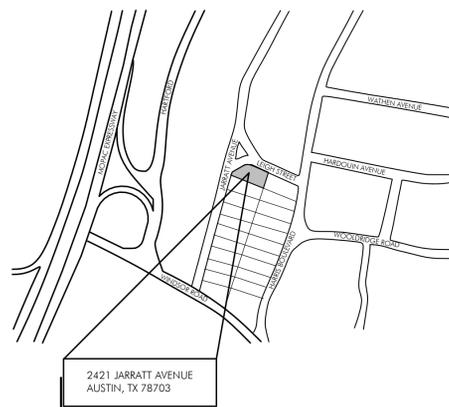
### LEGAL DESCRIPTION

LOT 12 BLK 1 PEMBERTON HEIGHTS SEC 1

### SYMBOL LEGEND



### VICINITY MAP



### IMPERVIOUS COVERAGE & BUILDING AREA SUMMARY

BUILDING COVERAGE	EXISTING CONSTRUCTION		PROPOSED CONSTRUCTION		
	SITE AREAS	TOTAL EXISTING S.F.	PROPOSED DEMOLISHED S.F.	PROPOSED CONSTRUCTED S.F.	TOTAL
BUILDING COVERAGE	SITE AREA	1,1228 SF (0.258 AC.)			
	CONDITIONED - 1ST FLOOR	2,869	75	265	3,059
	CONDITIONED - 2ND FLOOR	948	625	919	1,242
	COVERED PARKING	685	0	0	685
	COVERED PATIO, DECK, OR PORCH	225	132	6	99
	TOTAL EXISTING BUILDING COVERAGE (SUBTRACT 2ND FLR)	3,779			3,846
% EXISTING BUILDING COVERAGE		33.6% < 40%			34.2% < 40%
IMPERVIOUS SITE COVERAGE	IMPERVIOUS AREAS				
	DRIVEWAY	1142	223	0	919
	SIDEWALKS	50	50	94	94
	UNCOVERED PATIOS	0	0	30	30
	UNCOVERED WOOD DECK (counts at 50%)	142	142	0	0
	AC PADS	33	11	11	33
OTHER (CURBS, STONE LANDINGS)	24	24	0	0	
TOTAL NON-BUILDING IMPERVIOUS COVERAGE	1,391			1,076	
TOTAL BUILDING IMPERVIOUS COVERAGE	3,779			3,846	
TOTAL EXISTING IMPERVIOUS COVERAGE	5,170			4,922	
% IMPERVIOUS COVERAGE		46% > 45%			43.8% < 45%

### FLOOR TO AREA RATIO

	EXISTING	DEMO	NEW	EXEMPTION	TOTAL
1ST FLOOR	2,869	75	265		3059
2ND FLOOR	948	625	1032	113	1242
GARAGE (ATTACHED)	685			200	485
TOTAL GROSS FLOOR AREA					4,786
% FLOOR TO AREA RATIO					42.6% > 40%

45% ALLOWED = 5,053 SF  
ALLOWABLE INCREASE: 131 SF  
GRASS AT DRIVE STRIPS: 223 SF

### INDEX OF DRAWINGS

G1.0	COVER SHEET
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A2.2	PARTIAL ELEVATIONS
P1.1	PERSPECTIVES
P1.0	PERSPECTIVES

### SITE INFORMATION

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY B&G SURVEYING, INC., VICTOR M. GARZA, R.P.L.S., DATED 5.16.12

### ZONING INFORMATION

ZONING: SF-3-HD - NP  
NATIONAL REGISTER HISTORIC DISTRICT: OLD WEST AUSTIN  
NEIGHBORHOOD PLANNING AREA: OLD WEST AUSTIN

### CODE ANALYSIS

BUILDING CODE:	INTERNATIONAL RESIDENTIAL CODE - 2009
	UNIFORM PLUMBING CODE - 2003
	NATIONAL ELECTRIC CODE - 2005
	INTERNATIONAL ENERGY CONSERVATION CODE - 2006
BUILDING DESCRIPTION:	2-STORY FRAME AND BRICK RESIDENCE
LEGAL JURISDICTION:	AUSTIN, TEXAS, TRAVIS COUNTY

Architects  
Clayton&Little

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Austin, Texas 78702  
512 477 1727

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FARMER RESIDENCE

2421 Jarratt Avenue, Austin, Texas 78703

DATE ISSUED FOR

9.6.12 DD REVIEW

09.26.12 Client Review

10.02.12 Historic Review

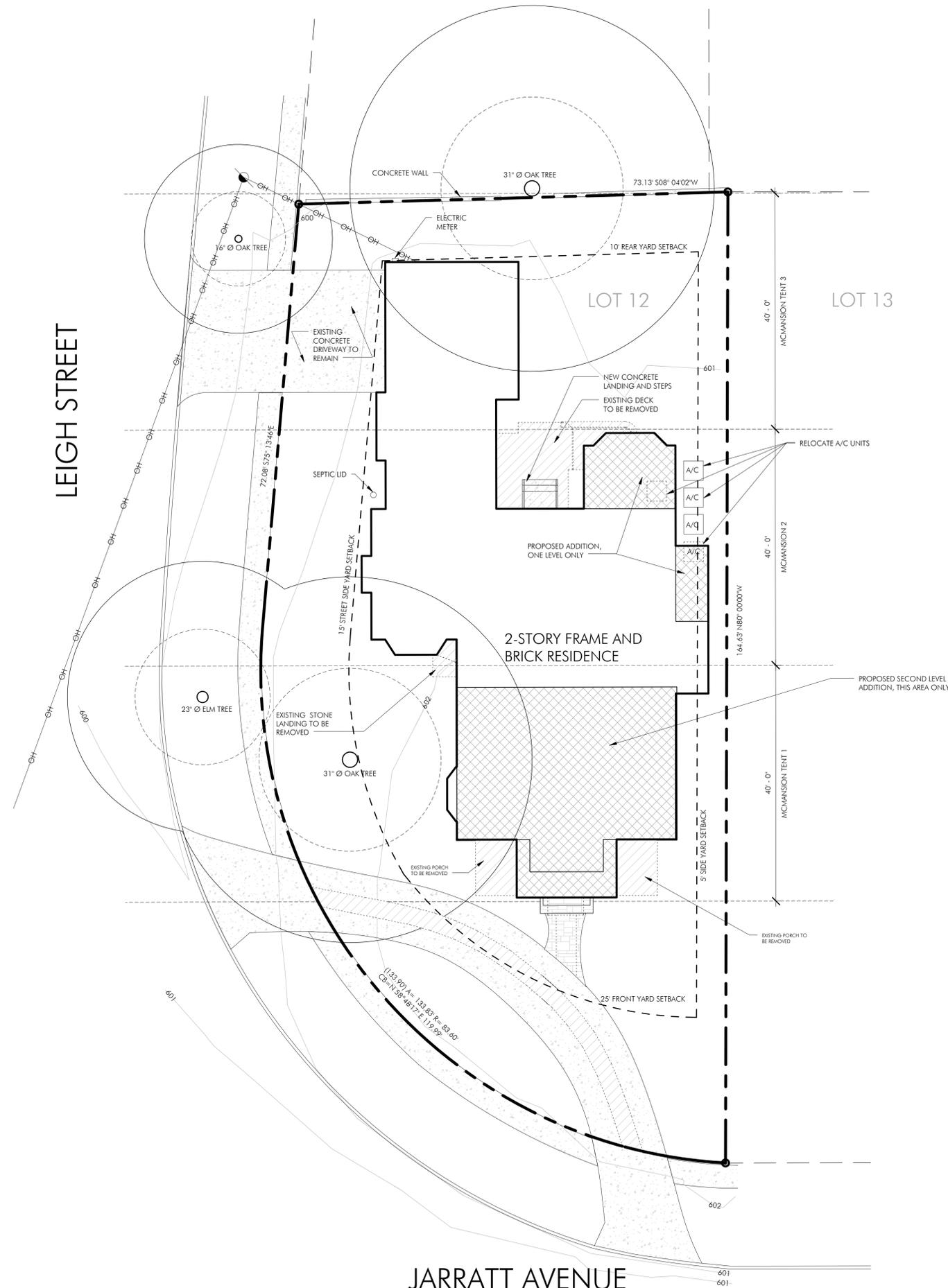
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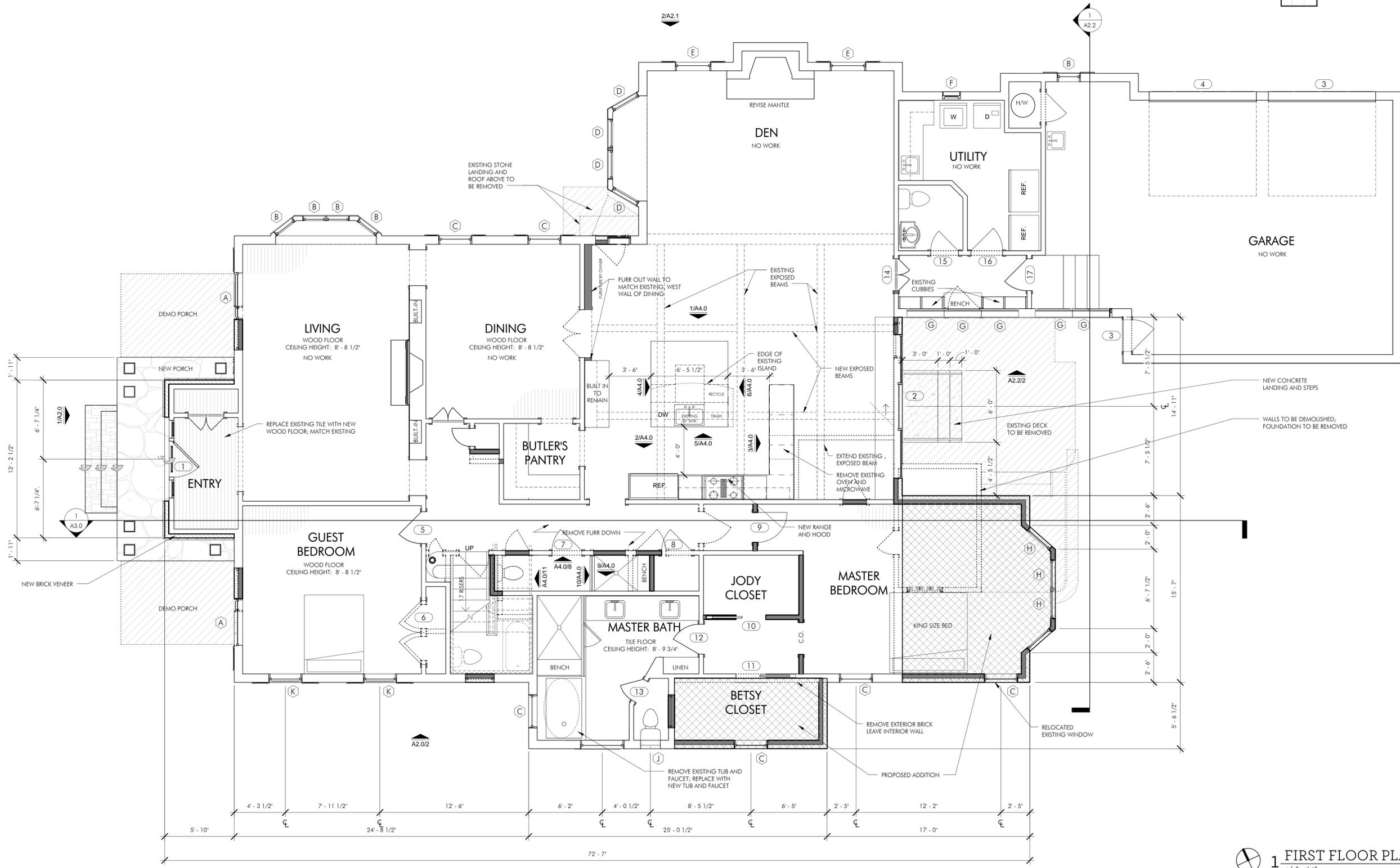
COVER SHEET

G1.0



2 SITE - EXISTING  
1" = 10'-0"

-  BRICK VENEER WALL
-  WOOD SIDING WALL
-  INTERIOR WOOD STUD WALL
-  WOOD FLOORING
-  WOOD DECKING
-  TILE



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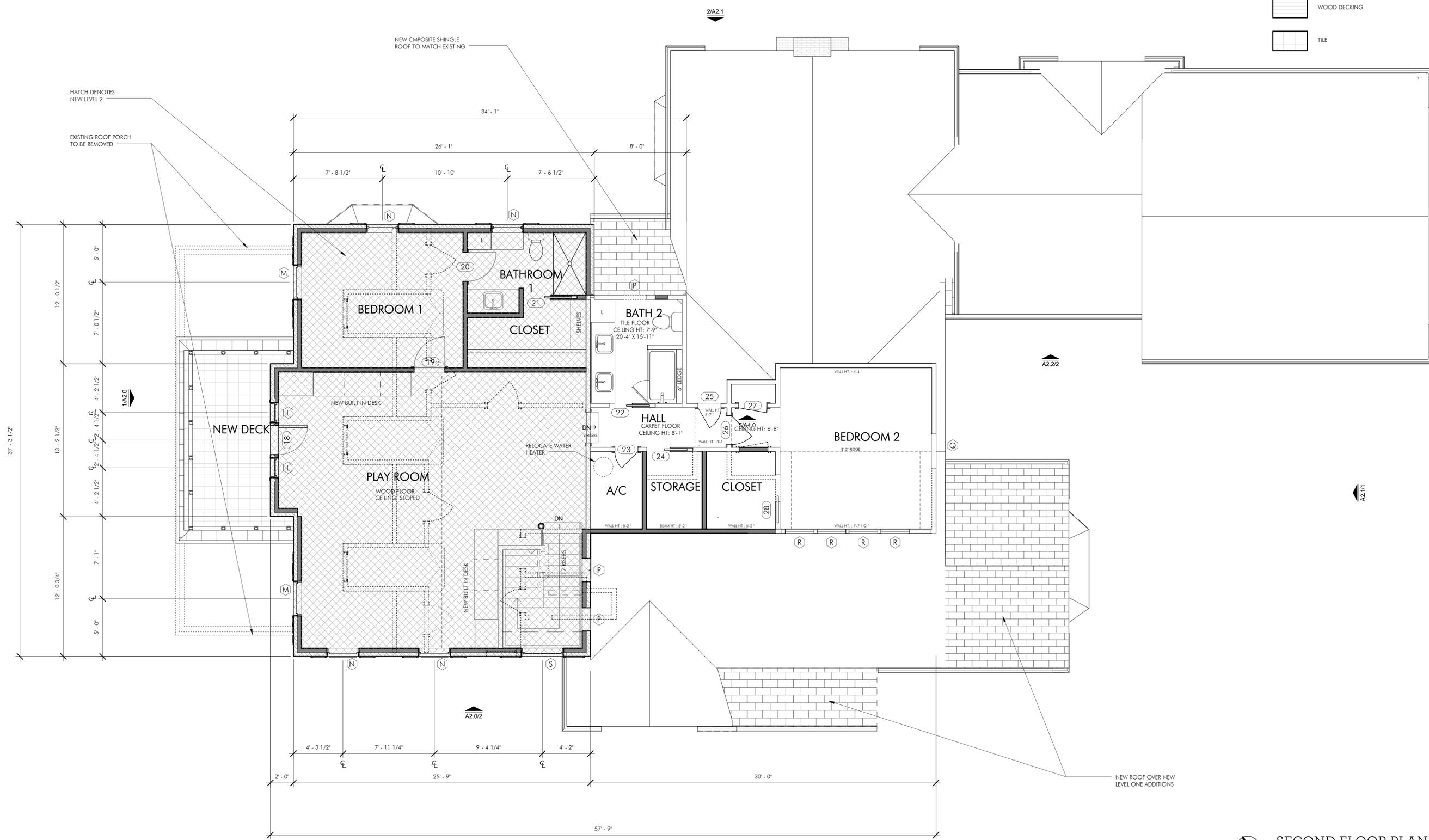
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FIRST FLOOR PLAN

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

# A1.1

-  BRICK VENEER WALL
-  WOOD SIDING WALL
-  INTERIOR WOOD STUD WALL
-  WOOD FLOORING
-  WOOD DECKING
-  TILE



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**1 SECOND FLOOR PLAN**  
1/4" = 1'-0"

SECOND FLOOR PLAN

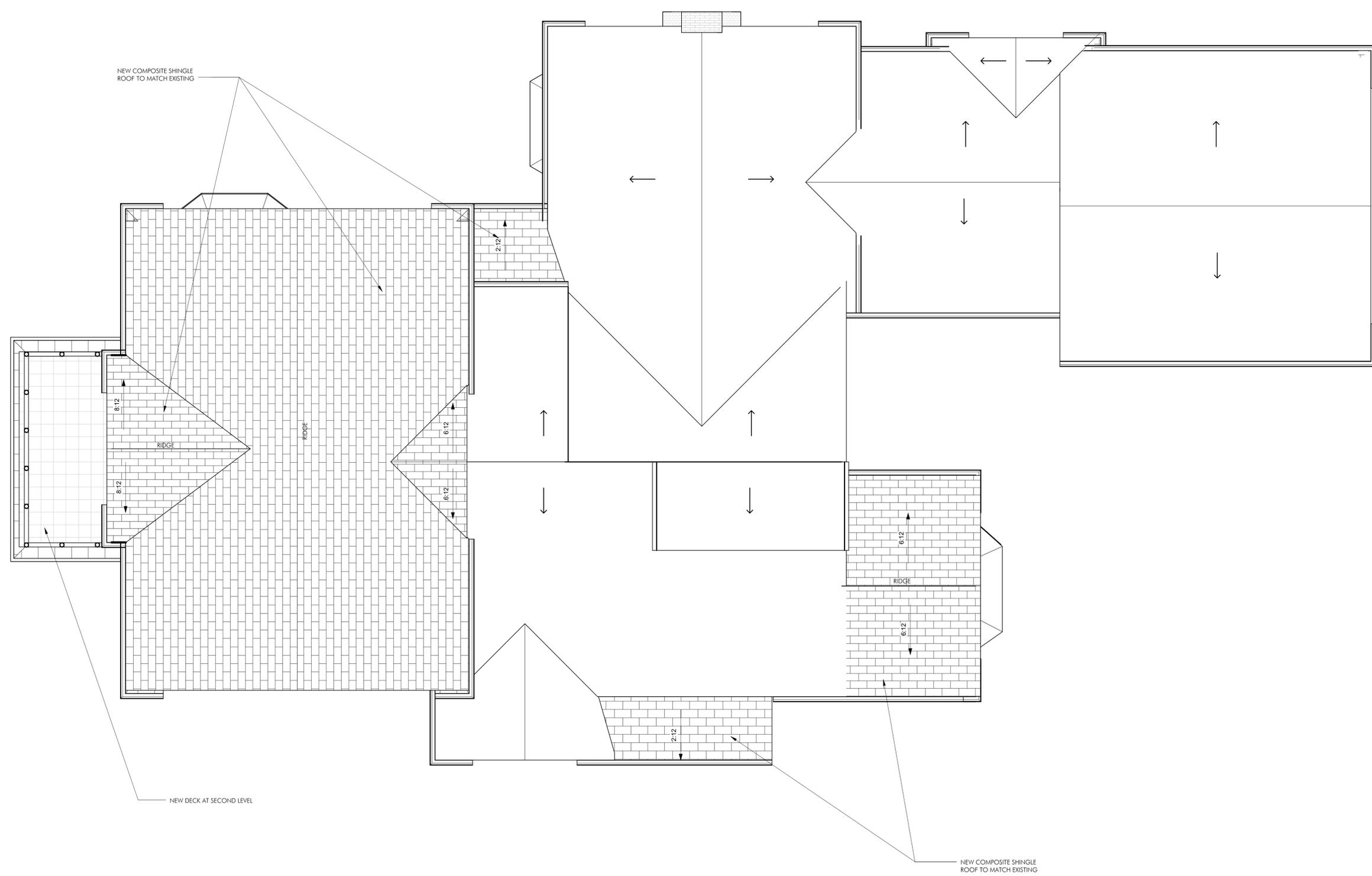
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ROOF PLAN

**1** ROOF PLAN  
1/4" = 1'-0"

# A1.3

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EXTERIOR ELEVATIONS

# A2.0



**2 SOUTH ELEVATION**  
1/4" = 1'-0"



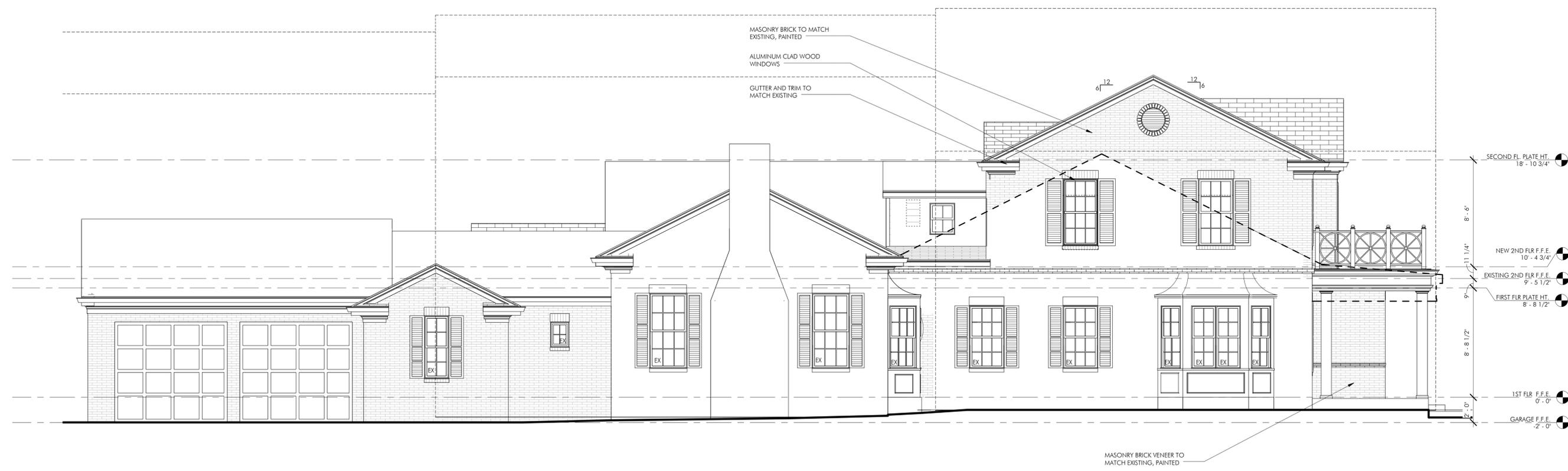
**1 WEST ELEVATION**  
1/4" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

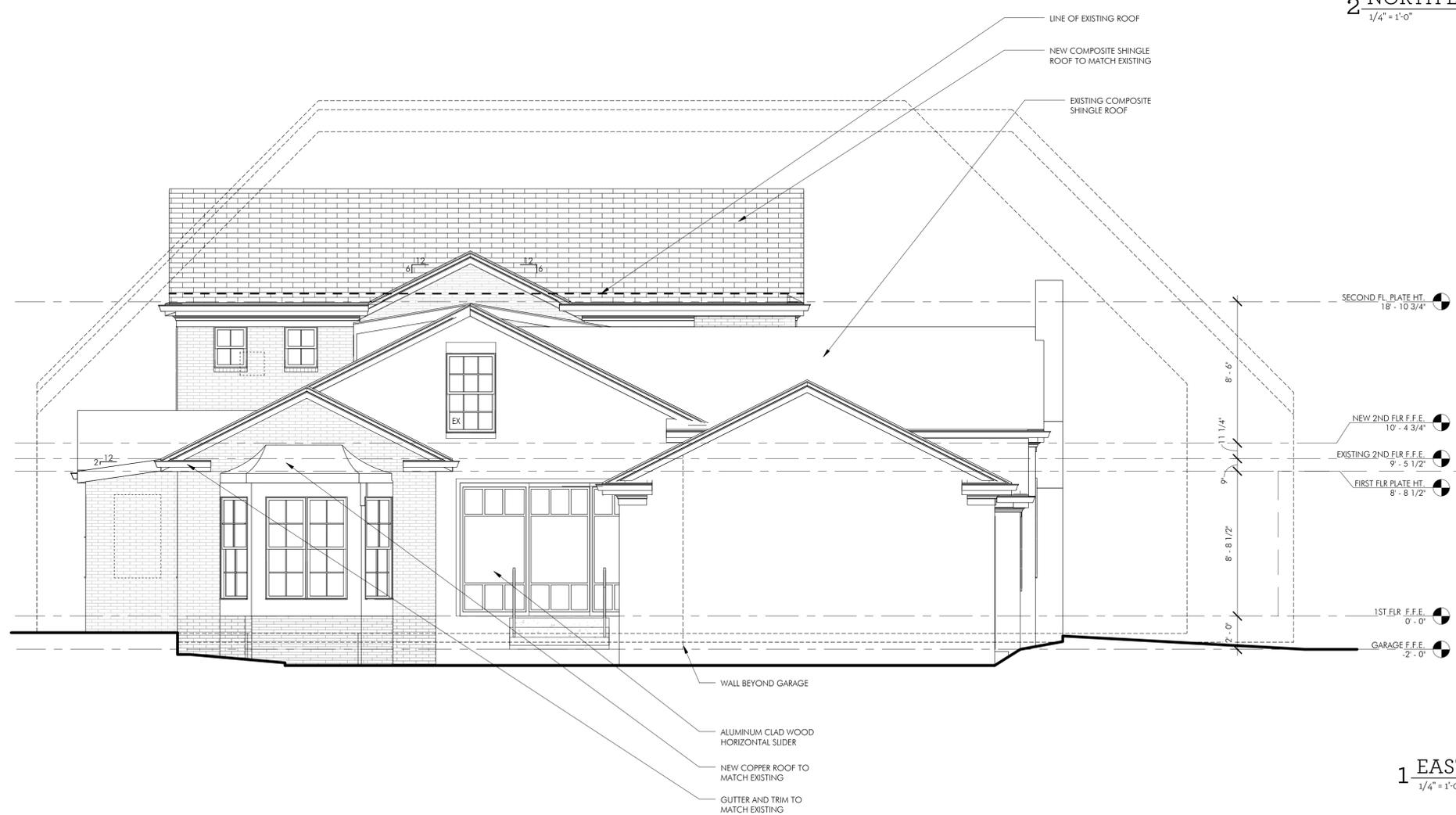
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2 NORTH ELEVATION  
1/4" = 1'-0"



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

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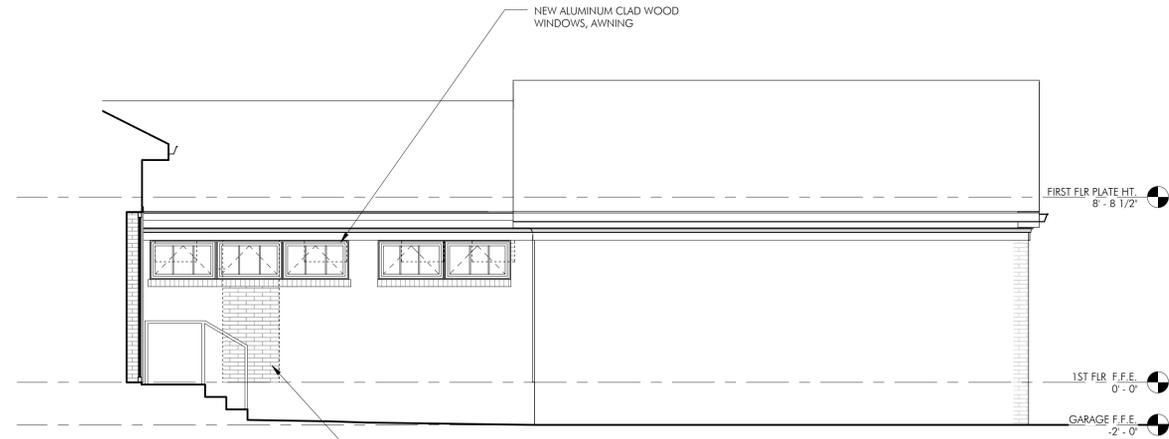
EXTERIOR ELEVATIONS

**PRELIMINARY**  
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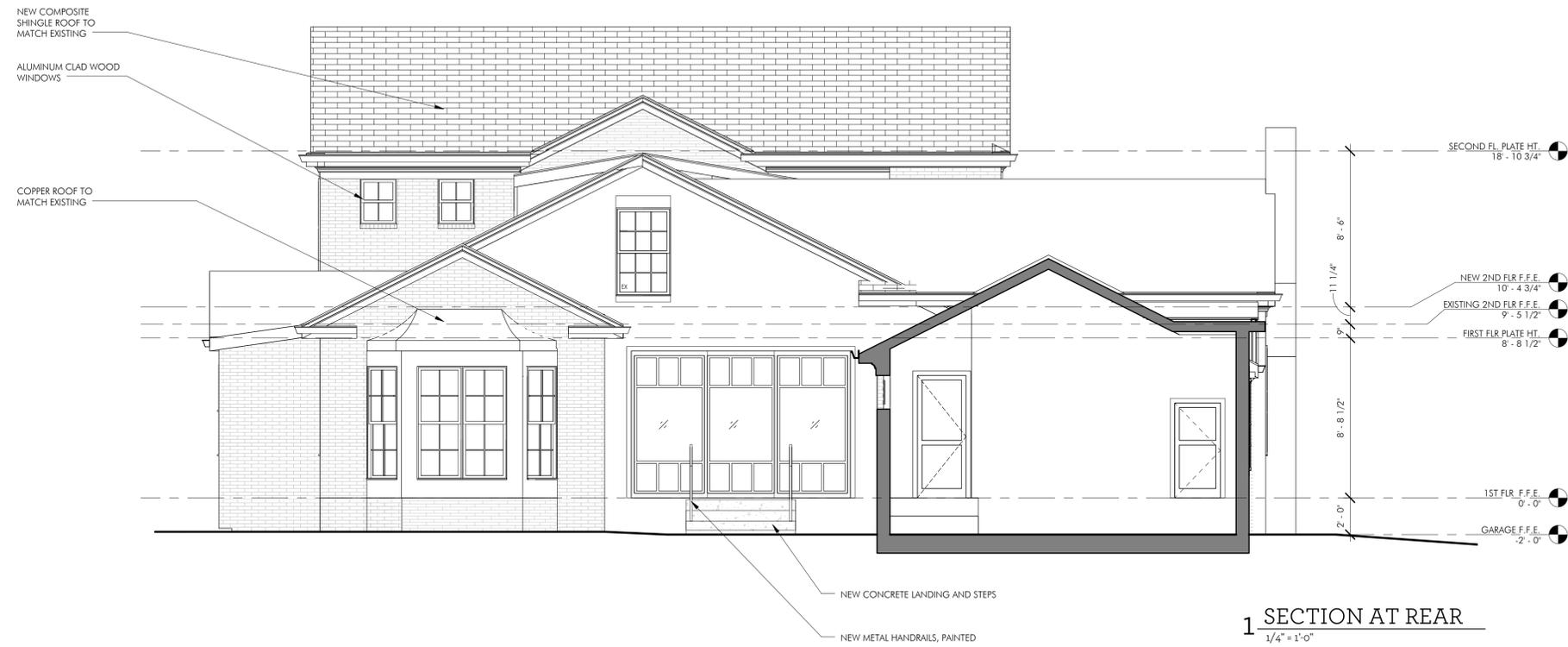
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**2 PARTIAL ELEVATION**  
1/4" = 1'-0"



**1 SECTION AT REAR**  
1/4" = 1'-0"

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PARTIAL ELEVATIONS



2 SOUTHWEST PERSPECTIVE



1 NORTHWEST CORNER

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PERSPECTIVES

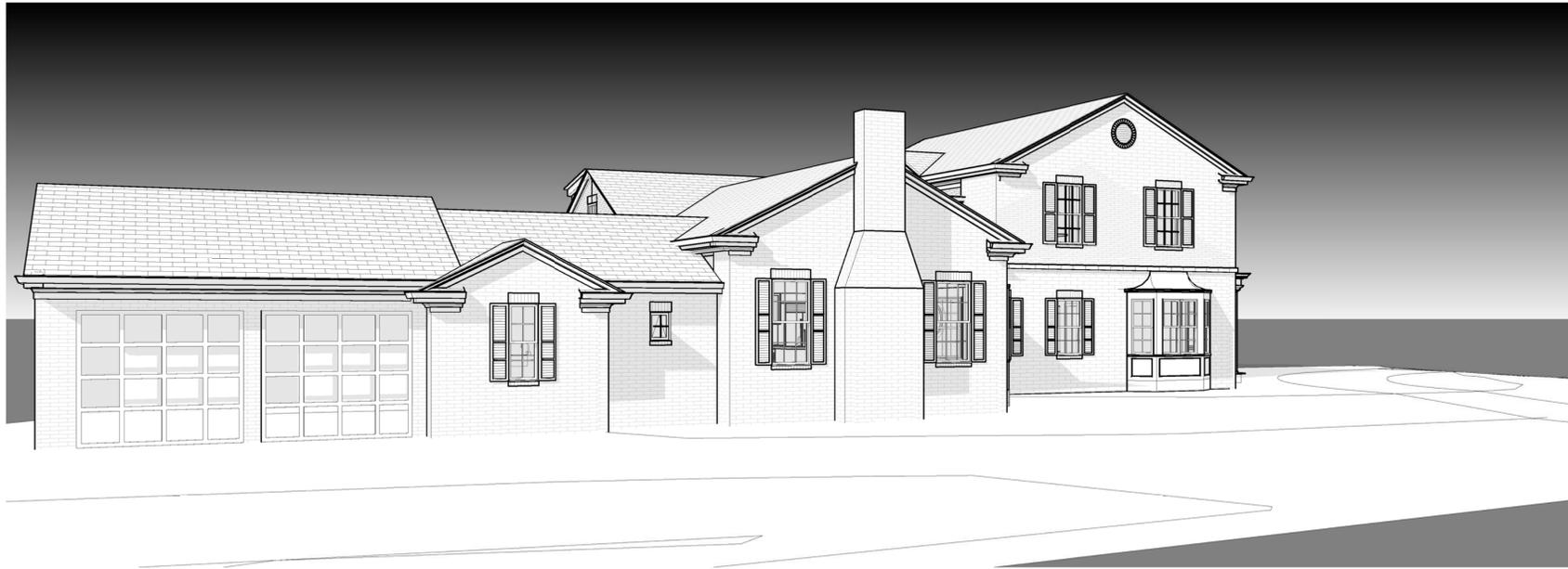
**P1.0**

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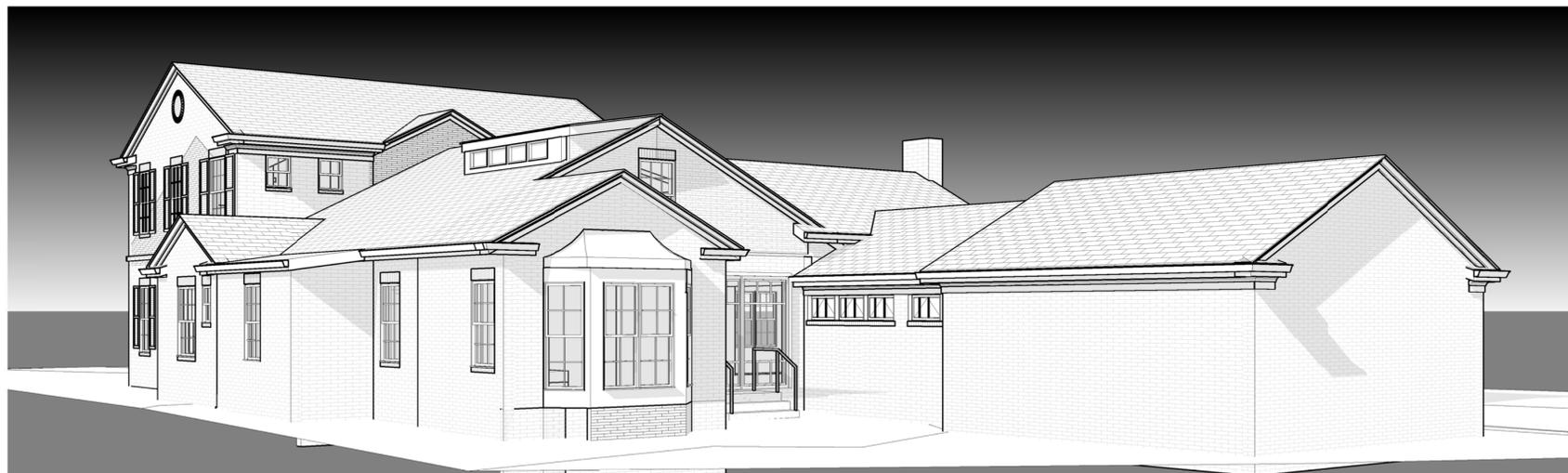
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1 NORTHEAST PERSPECTIVE



2 SOUTH EAST PERSPECTIVE

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EAST ELEVATION



NORTH ELEVATION



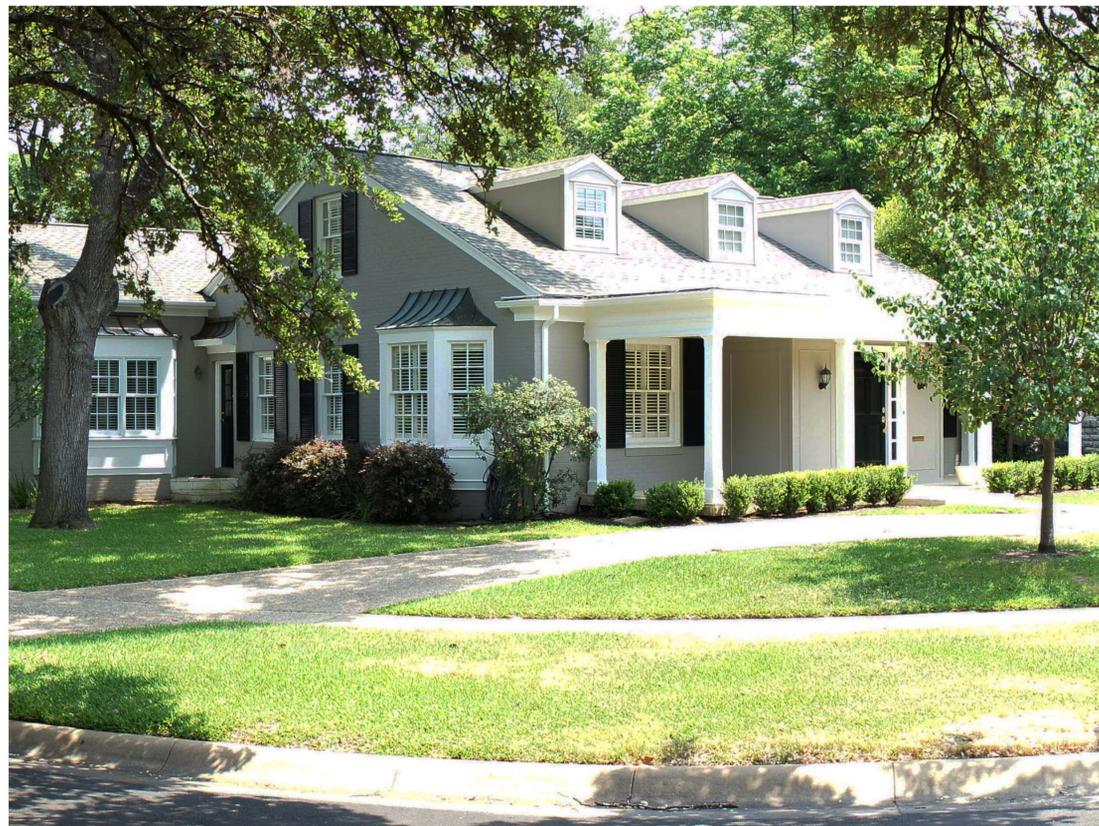
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



NORTHWEST CORNER



WEST ELEVATION

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