

**HISTORIC LANDMARK COMMISSION
OCTOBER 22, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0114
Old West Austin
1704 W. 29th Street**

PROPOSAL

Construct a new house on a vacant lot.

PROJECT SPECIFICATIONS

The applicant proposes to construct a new 2,629 sq. ft., two-story house and an 829 sq. ft., two-story, detached garage on a vacant lot. The house will be a contemporary design incorporating Craftsman style architectural features such as squared porch columns supported by battered piers, a faux knee brace in a gable peak, exposed rafter ends in the eaves of two dormers, and multiple siding materials including horizontal, board and batten and shingle siding. The windows on the front façade will have multiple panes and rustic-style shutters. Windows on the side and rear facades will be a combination of single and multi-paned. The house will have multiple hip and gable roof lines.

The detached garage will be located at the rear of the property and will be accessed from the street by a side loaded driveway. The garage will have architectural features and materials that are compatible with the main house and a carriage-style vehicle door. There will be second story conditioned space.

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 new construction. 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.

Demolition of an existing non-contributing building on this lot was approved administratively by staff July 25, 2012.

Although the new construction is replacing a non-contributing building and has a detached garage, its style and size is not compatible with other contributing properties on the block, most of which are one-story Minimal Traditional style homes. A one story or one and a half story design with simpler roof lines and architectural features would be more compatible with the historic architectural character of the neighborhood.

STAFF RECOMMENDATION

Release the building permit with the recommendation that the applicant revise the design to be more compatible with the neighborhood.

PHOTOS



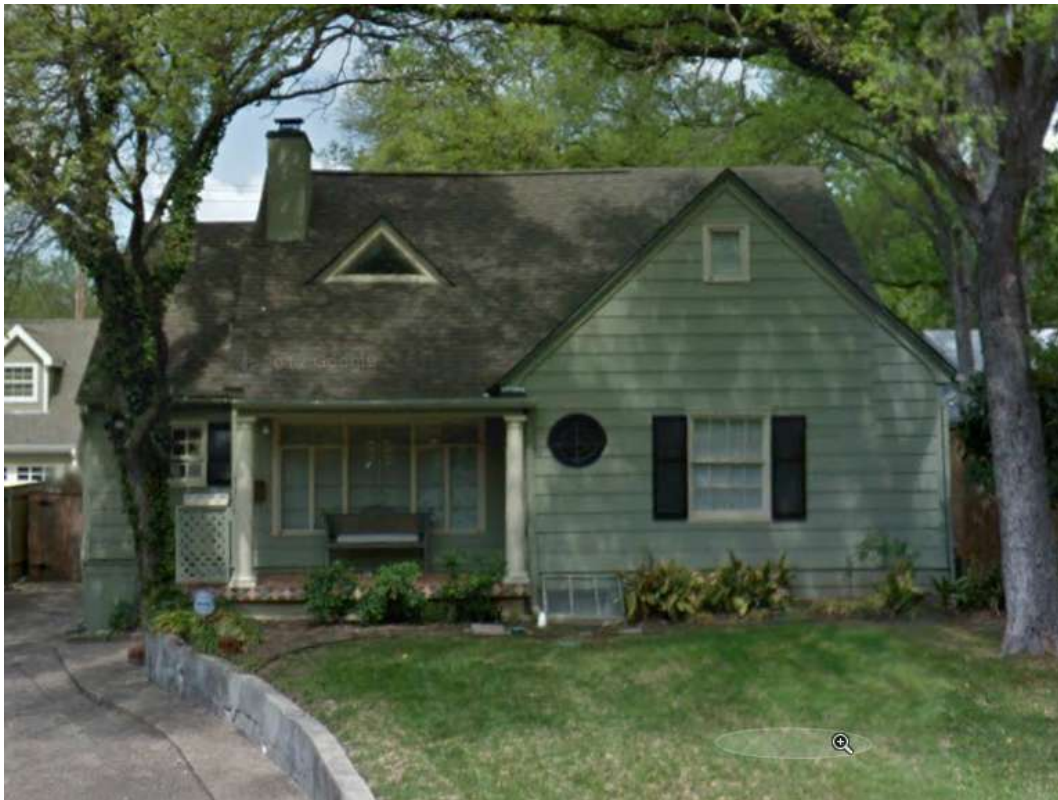
New construction across from 1704 W. 29th Street



Contributing house on same block as 1704 W. 29th Street



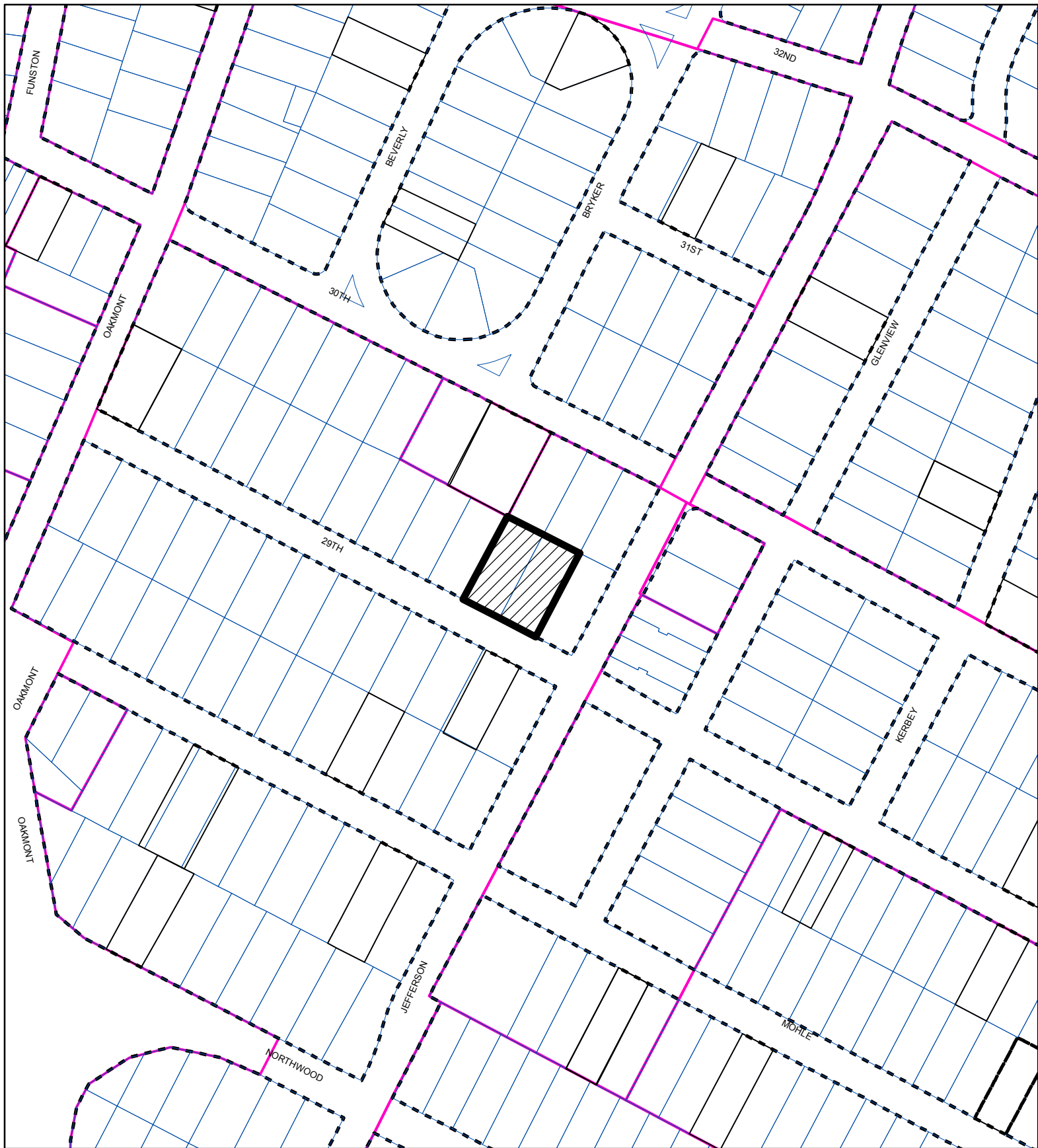
Contributing houses on same block as 1704 W. 29th Street



Contributing house on same block as 1704 W. 29th Street



Non-contributing house on same block as 1704 W. 29th Street



SUBJECT TRACT



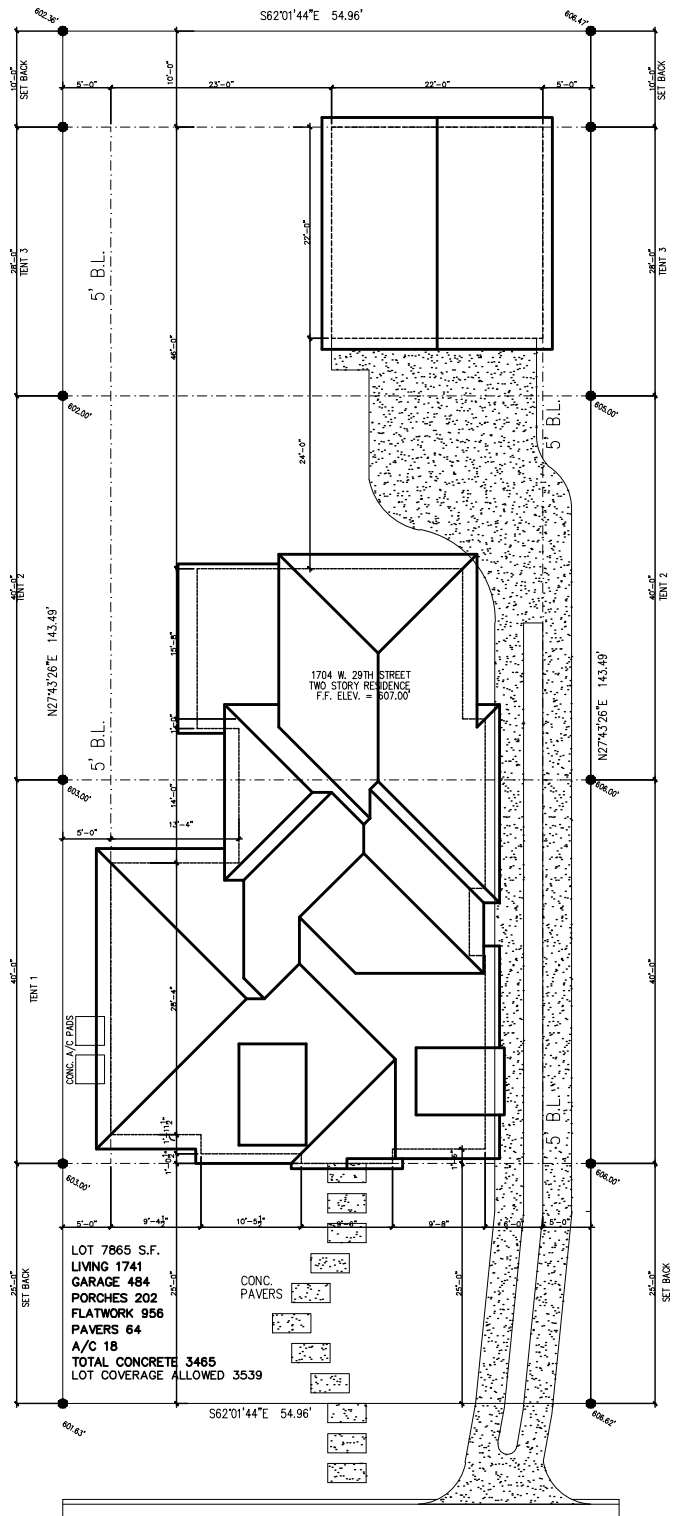
ZONING BOUNDARY

CASE#: NRD-2012-0114
LOCATION: 1704 W 29th Street



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.



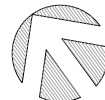
1704 W. 29TH STREET

SITE PLAN

SCALE: 1" = 20'

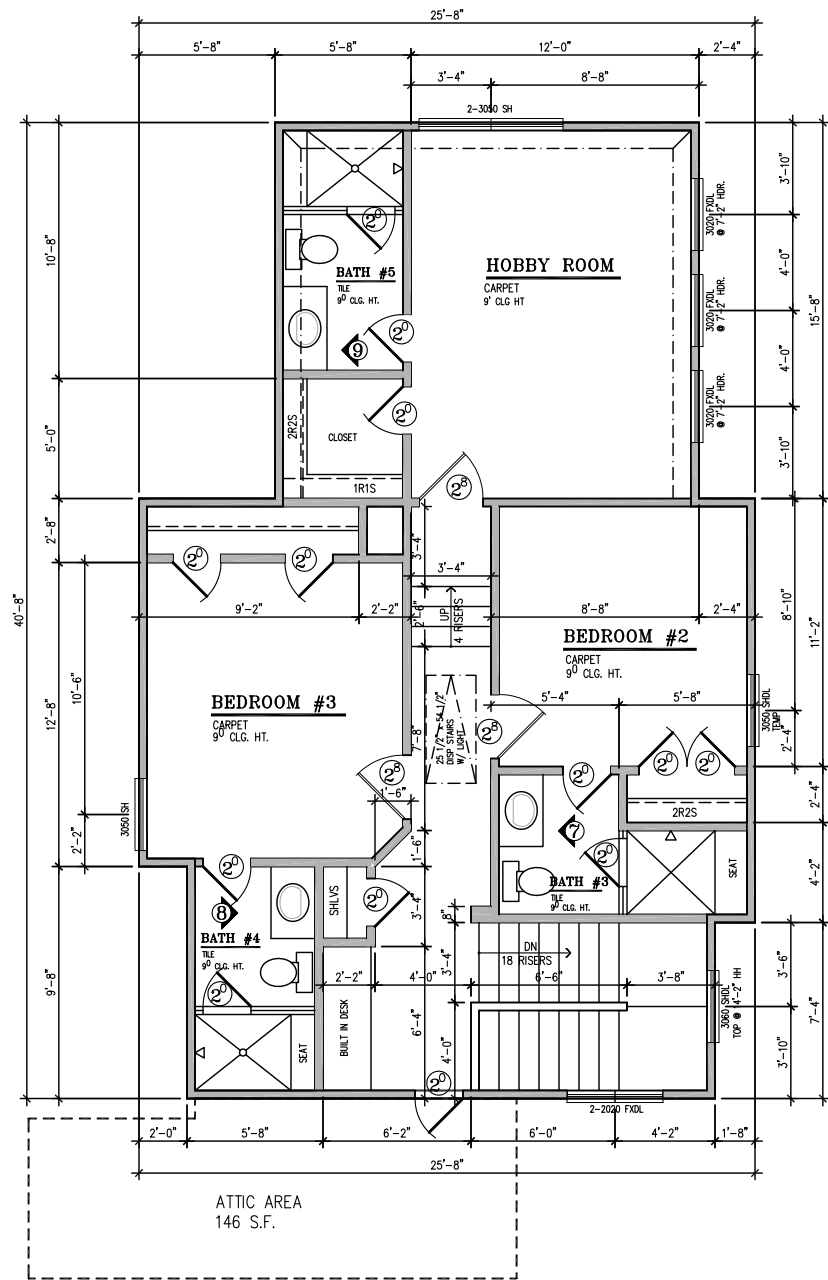


10/01/12



DRAWN BY: DRWN

I DO HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL CODE REQUIREMENTS AND ARE IN SUBSTANTIAL CONFORMITY WITH V.A. MINIMUM PROPERTY REQUIREMENTS. Bjorn O. Sefeldt V.A. ID No.VA1072HRO	SCALE: 1"=20'		DATE: 9/15/12	REVISED:
	SUBDIVISION: BRYKER_WOODS			
	LOT: 24	BLOCK: 1	SECTION: C	JOB NO. LOVE_RES.
	ADDRESS: 1704_W._29TH_STREET			
	COUNTY: TRAVIS			PLAN:



SECOND FLOOR PLAN

SCALE: 1/8" = 1' - 0"

80' NOM. (8'-1 1/8" ACTUAL) PLT. HT. TYP. UNO

70' WINDOW HEADER HEIGHT TYP. UNO

FRAME AND BRACE TO MEET LOCAL CODES

F.A.R. CALCULATION

1ST FLOOR GROSS AREA = 1741 S.F.

2ND FLOOR GROSS AREA = 887 S.F.

EXERCISE ROOM = 345 S.F.

ATTIC SPACE = 146 S.F.

GARAGE DETACHED = 484 S.F.

SUBTRACT 450 = 34 S.F.

TOTAL GROSS FLOOR AREA = 3153 S.F.

TOTAL AREA OF LOT = 7865 S.F.

FLOOR AREA RATIO = 40.0%

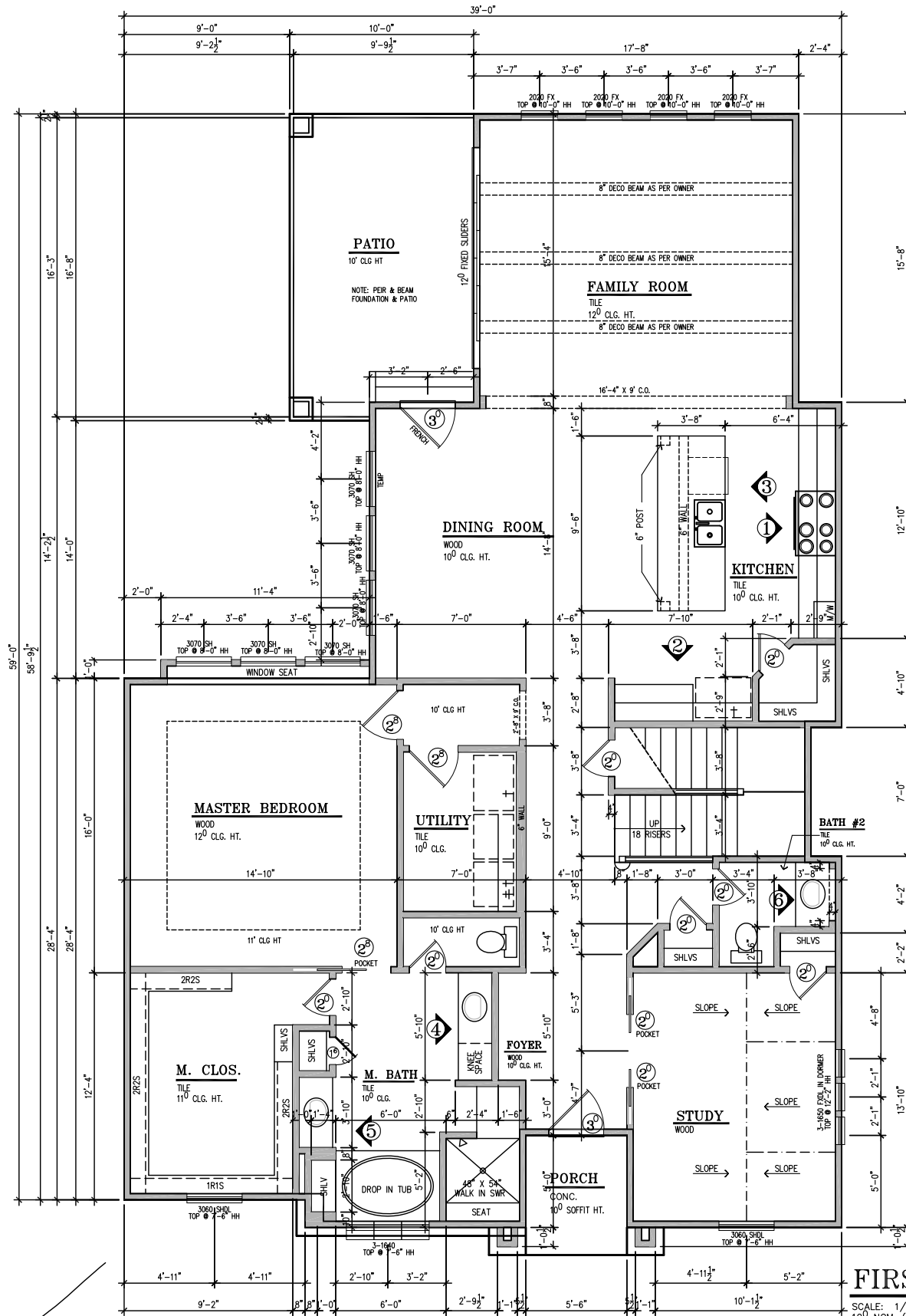
GARAGE 484

PORCH 41

PATIO 161



10/01/12



FIRST FLOOR PLAN

SCALE: 1/8" = 1' - 0"

100' NOM. (10'-1 1/8" ACTUAL) PLT. HT. TYP. UNO

80' WINDOW HEADER HEIGHT TYP. UNO

FRAME AND BRACE TO MEET LOCAL CODES

TRIPLE STUD. MIN. JAMBS ALL EXTERIOR DOORS

SEE TYPICAL DTL. SHEET FOR ADDITIONAL NOTES

* NOTE: REFER TO EACH ELEVATION FOR INDIVIDUAL PORCH/SLAB SQ. FTG.

** NOTE: REFER TO ELEVATIONS FOR ROOF/SOFFIT VENTILATION CALCULATION

ALL 1ST FLOOR DOORS TO BE 8' TALL.

A PROJECT FOR:
LOVE REDIDENCE
1704 W. 29TH STREET

BJORN O. SEFELDT, AIA, ARCHITECT
7676 WOODWAY #104, HOUSTON, TX 77063 (713) 260-4141

PLAN HISTORY

ORIGINAL DATE:

REVISION NUMBER	REVISION DATE	REVISION BY
COVERED PATIO		161
1st FLR LIVING AREA		1741
2nd FLR LIVING AREA		887
TOTAL LIVING AREA		2628
1st FLR FRM		1966
2nd FLR FRM		887
TOTAL FRAME		2894
* PORCH		41
TOTAL SLAB		1979

** SOFFIT VENTING (SEE ROOF PLANS)

SHEET No:

A1

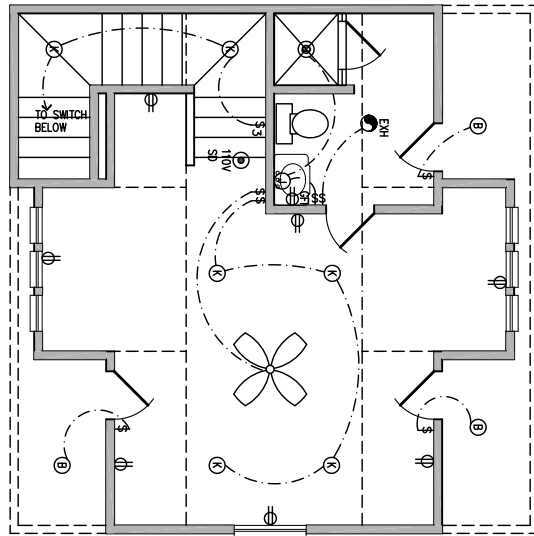
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GENERAL NOTES:

- CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES AND WITH BUILDERS SPECIFICATIONS AS MAY BE ATTACHED.
- CLOSETS SHALL HAVE ONE ROD AND ONE SHELF UNLESS NOTED OTHERWISE.
- LINEN CLOSETS AND PANTRIES SHALL HAVE 5 SHELVES OF 18" DEPTH UNLESS NOTED OTHERWISE.
- WINDOW HEADER HEIGHTS TO BE NOMINAL 83" @ 8' CEILINGS AND 88" @ 9' CEILINGS UNLESS NOTED OTHERWISE.
- KITCHEN WINDOW (SINK) TO HAVE SILL HEIGHT OF 34 1/2" UNLESS NOTED OTHERWISE.
- PASS THRU AND BAR TOPS TO BE 48" A.F.F. UNLESS NOTED OTHERWISE.
- HALF-WALLS AND GUARDRAILS TO BE 42" A.F.F. WITH 1x6 WOOD CAP UNLESS NOTED OTHERWISE.
- STAIR RAILS TO BE 2'-10" ABOVE NOSING.
- UTILITY ROOMS TO HAVE ONE 12" SHELF @ 60" A.F.F. ABOVE WASHER AND DRYER UNLESS NOTED OTHERWISE.
- PROVIDE 3/8" COLD WATER LINE TO REFRIGERATOR.
- GAS WATER HEATERS IN GARAGES TO BE ON 18" HIGH PLATFORM.
- WATER HEATERS AND AIR HANDLERS IN ATTIC TO HAVE DRIP PANS WITH OVER FLOW DRAINS.

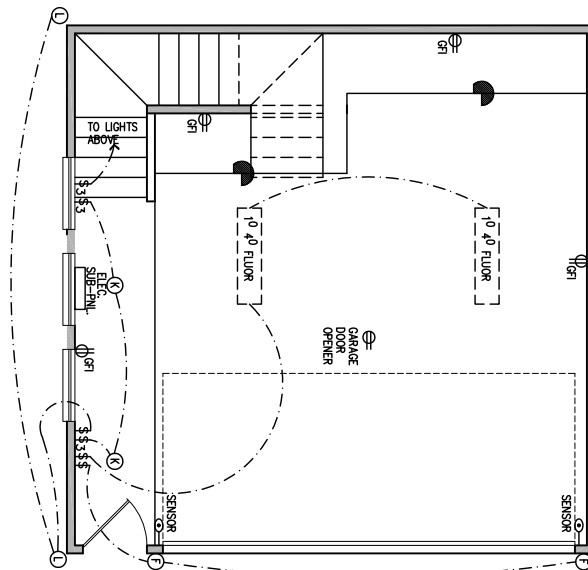
	SWITCH
	3-POLE SWITCH
	4-POLE SWITCH
	LIGHT FIXTURE
	RE-FIXTURE SCHEDULE
	HEAT DETECTOR/ALARM
	SMOKE DETECTOR
	CHIMES
	PUSH BUTTON
	PHONE JACK
	TELEVISION JACK
	GAS
	EXHAUST FAN
	HOSE BIBB
	CEILING FAN WITH LIGHT KIT
	CEILING FAN
	SWITCH TOP POLE ONLY
	120V RECEPTACLE
	220V RECEPTACLE
	GROUND FAULT INTERRUPTOR
	WEATHER PROOF W/ GROUND FAULT INTERRUPTOR
	GARAGE DOOR SENSOR
	CARBON MONOXIDE DETECTOR/ALARM
	HOME OFFICE WIRING
	SMOKE AND CARBON MONOXIDE DETECTOR/ALARM

SYMBOL	FIXTURE	QUAN	MT. HT.	REMARKS
A	SURFACE MOUNTED DISH			
B	PORCELAIN SOCKET EXPOSED BULB			
C	CEILING MOUNTED ENCLOSED FIXTURE			
D	HANGING FIXTURE			
E	2'x4' FLUOR. FIXTURE			4-40 W BULBS
F	EXTERIOR WALL MOUNTED BRACKET		7'-0"	
G	EXTERIOR CEILING MOUNTED FIXTURE			
H	BATHROOM FOUR BULB STRIP FIXTURE		7'-0"	4-60 W BULBS
J	BATHROOM THREE BULB STRIP FIXTURE		7'-0"	3-40 W BULBS
K	RECESSED CAN			75W R40 LAMP
L	FLOOD LIGHTS			
M	EXH FAN/LIGHT COMBO			
N	WALL WASHER FIXTURE			
P	PORCELAIN SOCKET EXPOSED BULB, WALL MTD.			
Q	WATERPROOF RECESSED CAN			
R	1'x4' FLUOR FIXTURE			2-40 W BULBS
S	EXTERIOR RECESSED CAN			
T	INTERIOR WALL MOUNTED BRACKET			
U	CHANDELIER			TO BE CHOSEN
V	EXHAUST FAN			
W	BATHROOM TWO BULB STRIP FIXTURE			2-40 W BULBS
X	BATHROOM FIVE BULB STRIP FIXTURE			5-40 W BULBS



**GARAGE
EXERCISE ROOM ELECTRICAL**

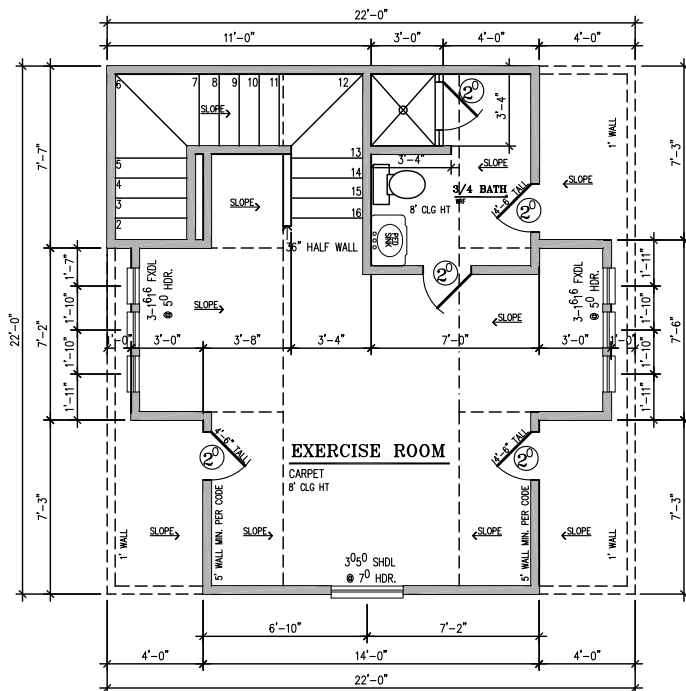
SCALE: $1/8" = 1' - 0"$



GARAGE ELECTRICAL

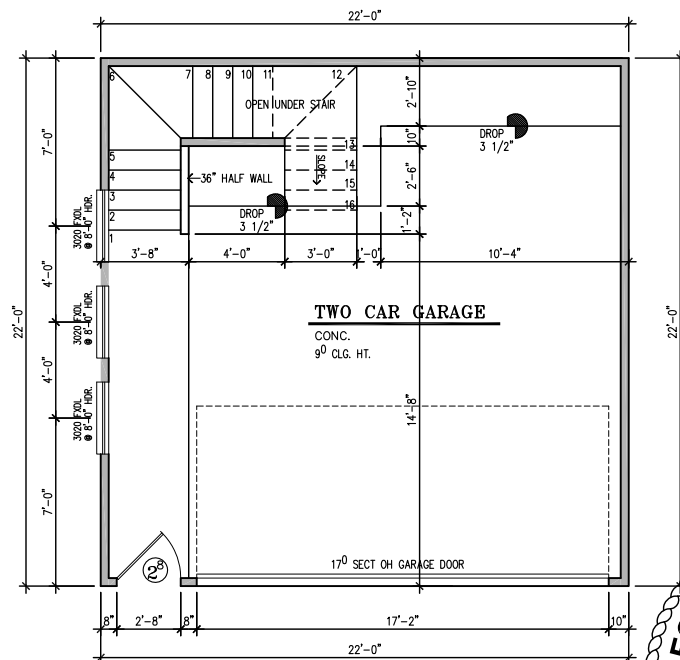
SCALE: $1/8" = 1' - 0"$

1. ALL INSTALLATIONS TO BE IN ACCORDANCE WITH LOCAL CODES AND THE NATIONAL ELECTRICAL CODE NFPA-70.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED ELECTRICAL PERMITS AND INSPECTIONS.
3. CONVENIENCE OUTLETS TO BE MOUNTED @ 12" A.F.F. UNLESS NOTED OTHERWISE.
4. OUTLETS UNLESS NOTED OTHERWISE CABINETS TO BE 8" ABOVE THE NOMINAL WORKING SURFACE, SPECIALTY OUTLETS AS NOTED OR ACCORDING TO STANDARD PRACTICE.
5. REFRIGERATOR AND APPLIANCES OUTLETS TO BE @ 44" A.F.F.
6. BATHROOM OUTLETS SHALL BE GFI AND MOUNTED @ 44" A.F.F. OR 8" ABOVE COUNTER (IF HIGHER THAN STD. 2'-8").
7. ALL CLETS WITHIN 6' OF WET AREA TO BE GFI.
8. MICROWAVE OUTLETS SHALL BE 20 AMP. SEPARATE RECEPTACLE @ 78" A.F.F.
9. SWITCH BOXES TO BE MOUNTED @ 54" A.F.F. TO CENTER OF BOX OR CLUSTER OF BOXES.
10. ATTIC LIGHT SWITCH BOX MOUNTED @ 80" A.F.F.
11. ATTIC LIGHT TO BE KEYLESS FIXTURE WITH INTEGRATED CONVENIENCE OUTLET LOCATED CONVENIENT TO ACCESS.
12. WASHER TO HAVE SEPARATE 20 AMP. DUPLEX OUTLET @ 44" A.F.F.
13. DRYER TO HAVE SEPARATE 220V 30 AMP. SINGLE OUTLET @ 44" A.F.F.
14. ONE OUTLET IN GARAGE TO BE GFI UNLESS NOTED FOR APPLIANCES.
15. ALL EXTERIOR OUTLETS TO BE GFI AND WEATHER PROTECTED.
16. TELEPHONE OUTLETS: PROVIDE BOX (MOUNT TOP @ 12" A.F.F. OR 8" ABOVE COUNTER UNLESS NOTED OTHERWISE), COVER PLATE, 6/6 WIRE, TERMINATE NEAR PANEL.



SECOND FLOOR PLAN

SCALE: $1/8" = 1' - 0"$
80 NOM. (8'-1 1/8" ACTUAL) PLT. HT. TYP. UNO
70 WINDOW HEADER HEIGHT TYP. UNO.
FRAME AND BRACE TO MEET LOCAL CODES



FIRST FLOOR PLAN

SCALE: 1/8" = 1' - 0"
10' NOM. (10'-1 1/8" ACTUAL) PLT. HT. TYP. UNO
8' WINDOW HEADER HEIGHT TYP. UNO.
FRAME AND BRACE TO MEET LOCAL CODES
TRIPLE STUD MIN. JAMBS ALL EXTERIOR DOORS
SEE TYPICAL DTL. SHEET FOR ADDITIONAL NOTES

* NOTE: REFER TO EACH ELEVATION
FOR INDIVIDUAL PORCH/SLAB SQ. FTG.

**** NOTE: REFER TO ELEVATIONS FOR
ROOF/SOFFIT VENTILATION CALCULATION**

GARAGE	484
EXERCISE ROOM LIVING	345



10/01/12

AS

A PROJECT FOR:

LOVE REDIDENCE
1704 W. 29TH STREET

PLAN HISTORY

ORIGINAL DATE

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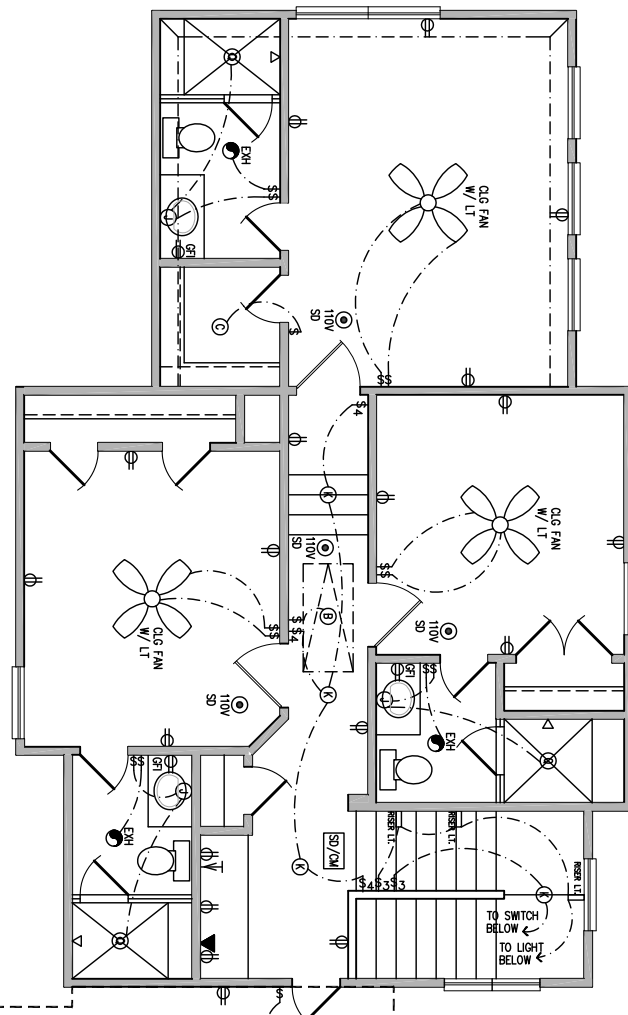
SHEET No:

A2

	SWITCH
	3-POLE SWITCH
	4-POLE SWITCH
	LIGHT FIXTURE
	RE: FIXTURE
	SCHEDULE
	HEAT DETECTOR/ALARM
	SMOKE DETECTOR
	CHIMES
	PUSH BUTTON
	PHONE JACK
	TELEVISION JACK
	GAS
	EXHAUST FAN
	HOSE BIBB
	CEILING FAN WITH LIGHT KIT
	CEILING FAN
	SWITCH TOP POLE ONLY
	120v RECEPTACLE
	220v RECEPTACLE
	GROUND FAULT INTERRUPTOR
	WEATHER PROOF W/ GROUND FAULT INTERRUPTOR
	GARAGE DOOR SENSOR
	CARBON MONOXIDE DETECTOR/ALARM
	HOME OFFICE WIRING
	SMOKE AND CARBON MONOXIDE DETECTOR/ALARM

SYMBOL	FIXTURE	QUAN	MT. HT.	REMARKS
A	SURFACE MOUNTED DISH			
B	PORCELAIN SOCKET EXPOSED BULB			
C	CEILING MOUNTED ENCLOSED FIXTURE			
D	HANGING FIXTURE			
E	2'x4' FLUOR. FIXTURE			4-40 W BULBS
F	EXTERIOR WALL MOUNTED BRACKET		7'-0"	
G	EXTERIOR CEILING MOUNTED FIXTURE			
H	BATHROOM FOUR BULB STRIP FIXTURE		7'-0"	4-60 W BULBS
J	BATHROOM THREE BULB STRIP FIXTURE		7'-0"	3-40 W BULBS
K	RECESSED CAN			75W R40 LAMP
L	FLOOD LIGHTS			
M	EXH FAN/LIGHT COMBO			
N	WALL WASHER FIXTURE			
P	PORCELAIN SOCKET EXPOSED BULB, WALL MTD.			
Q	WATERPROOF RECESSED CAN			
R	1'x4' FLUOR FIXTURE			2-40 W BULBS
S	EXTERIOR RECESSED CAN			
T	INTERIOR WALL MOUNTED BRACKET			
U	CHANDELIER			TO BE CHOSEN
V	EXHAUST FAN			
W	BATHROOM TWO BULB STRIP FIXTURE			2-40 W BULBS
X	BATHROOM FIVE BULB STRIP FIXTURE			5-40 W BULBS

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3. CONVENIENCE OUTLETS TO BE MOUNTED @ 12" A.F.F. UNLESS NOTED OTHERWISE.
4. OUTLETS MOUNTED ABOVE CABINETS OT BE 8" ABOVE THE NOMINAL WORKING SURFACE. SPECIALTY OUTLETS AS NOTED OR ACCORDING TO STANDARD PRACTICE.
5. REFRIGERATOR AND APPLIANCES OUTLETS TO BE @ 6"
6. BATHROOM OUTLETS SHALL BE GFI AND MOUNTED @ 44" A.F.F. OR 8" ABOVE COUNTER (IF HIGHER THAN STD. 2'-8").
7. ALL OUTLETS WITHIN 6' OF WET AREA TO BE GFI.
8. MICROWAVE OUTLETS SHALL BE 20 AMP. SEPARATE RECEPTACLE @ 78" A.F.F.
9. SWITCH BOXES TO BE MOUNTED @ 54" A.F.F. TO CENTER LINE OF BOX OR CLUSTER OF BOXES.
10. ATTIC LIGHT SWITCH BOX MOUNTED @ 84" A.F.F.
11. ATTIC LIGHT TO BE KEYLESS FIXTURE WITH INTEGRATED CONVENIENCE OUTLET LOCATED CONVENIENT TO ACCESS.
12. WASHSINK TO HAVE SEPARATE 20 AMP. DUPLEX OUTLET @ 44" A.F.F.
13. DRYER TO HAVE SEPARATE 220V 30 AMP. SINGLE OUTLET @ 44" A.F.F.
14. ONE OUTLET IN GARAGE TO BE GFI UNLESS NOTED FOR APPLICE.
15. ALL EXTERIOR OUTLETS TO BE GFI AND WEATHER PROTECTED.
16. TELEPHONE OUTLETS: PROVIDE BOX (MOUNT TOP @ 12" A.F.F. OR 8" ABOVE COUNTER UNLESS NOTED OTHERWISE), COVER PLATE, 6/6 WIRE, TERMINATE NER PANEL.

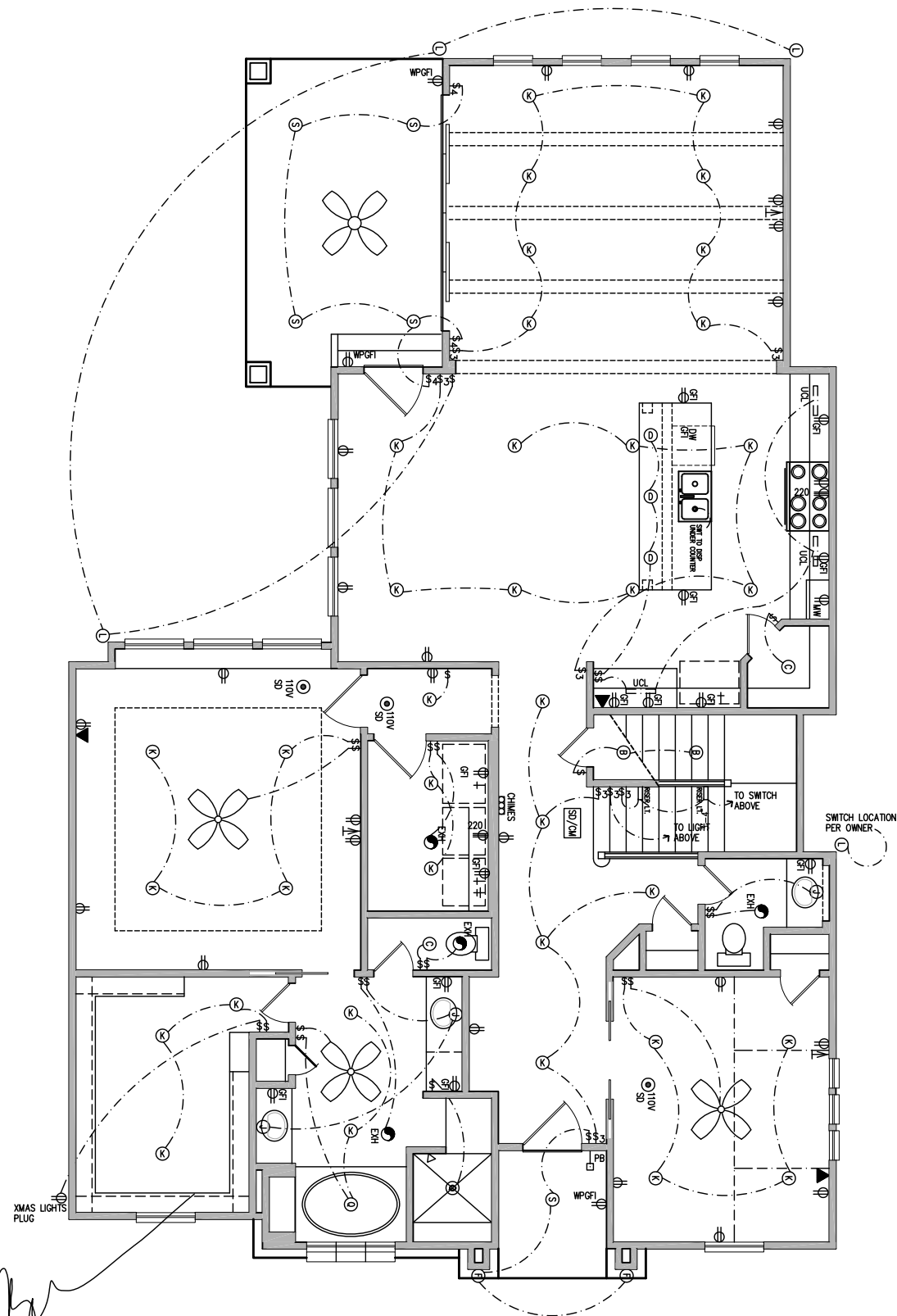


ELECTRICAL SECOND FLOOR PLAN

SCALE: $1/8" = 1' - 0"$



10/01/12



ELECTRICAL FIRST FLOOR PLAN

SCALE: $1/8" = 1' - 0"$

A PROJECT FOR:

LOVE REDDENCE
1704 W. 29TH STREET

BJORN O. SEFELDT, AIA, ARCHITECT
7676 WOODWAY #104, HOUSTON, TX 77063 (713) 260-4141

PLAN HISTORY

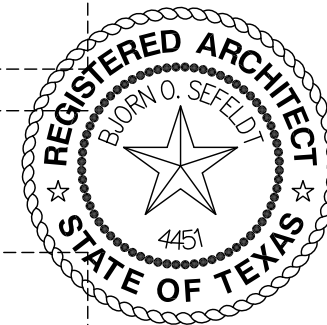
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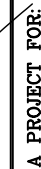
SHEET No:

A4

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10/01/12



JECT FOR:
LOVE REDIDENCE
1704 W. 29TH STREET

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7676 WOODWAY #104, HOUSTON, TX 77063 (713) 260-4141

PLAN HISTORY

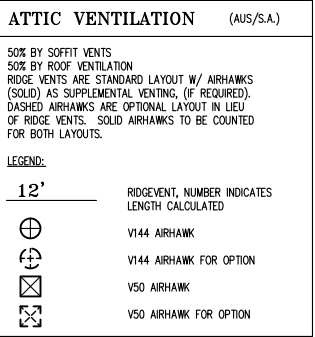
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SHEET No:

A6

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ATTIC ROOF AREA = 2114 SQ.FT.

TOTAL ATTIC VENTING = 2114 SQ.FT. x 1/300= 1015s.i.
MAIN ROOF VENTING = 2114 SQ.FT. x 1/600= 507s.i.
SOFFIT VENTING = 2114 SQ.FT. x 1/600= 507s.i.

28 L.F. OF RIDGE VENT @ 18 s.i./f.t. = 504
1 [50 s.i.] AIR HAWKS =50
0 [144 s.i.] AIR HAWKS =0

-- OR --

0 [50 s.i.]	AIR HAWKS =0
4 [144 s.i.]	AIR HAWKS =576

ATTIC ROOF AREA = 203 SQ.FT.
SECONDARY ATTIC VENTING @ PATIO= 203 SQ.FT. x 1/300= 97s.i.
ROOF VENTING = 203 SQ.FT. x 1/600= 49s.i.
SOFFIT VENTING = 203 SQ.FT. x 1/600= 49s.i.

0 L.F. OF RIDGE VENT @ 18 s.i./f.t. = 0
1 [50 s.i.] AIR HAWKS =50
0 [144 s.i.] AIR HAWKS =0

SCALE: $1/8" = 1'-0"$

NOTES:

- ALL RAFTERS TO BE 2x6's @ 24" o.c. no.3 s.y.p.
UNLESS OTHERWISE NOTED
- * RIDGE, HIP, & VALLEY MEMBERS TO BE ONE SIZE LARGER THAN RAFTERS
 - * FRAME & BRACE TO MEET LOCAL CODES

- * USE FURR STRIPS ON ALL SLOPE CEILINGS W/ 2x6 RAFTERS

- * ALL 2', 3', 4', 5', 6', 7', & 8' MEMBERS
TO BE CUT FROM 16' LUMBER

- INDICATES SPLICE LOCATION



10/01/12

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LOVE REDIDENCE
1704 W. 29TH STREET

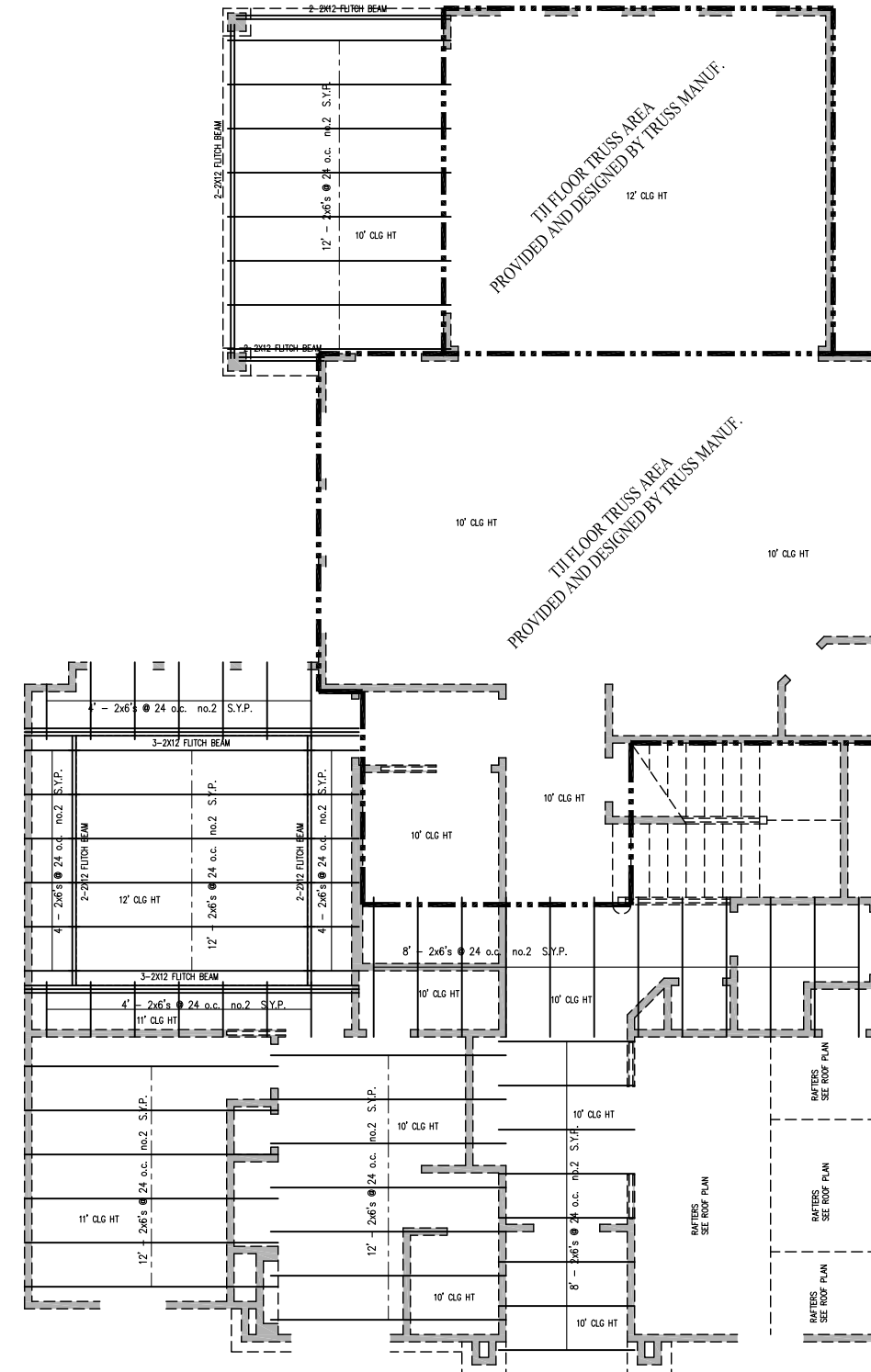
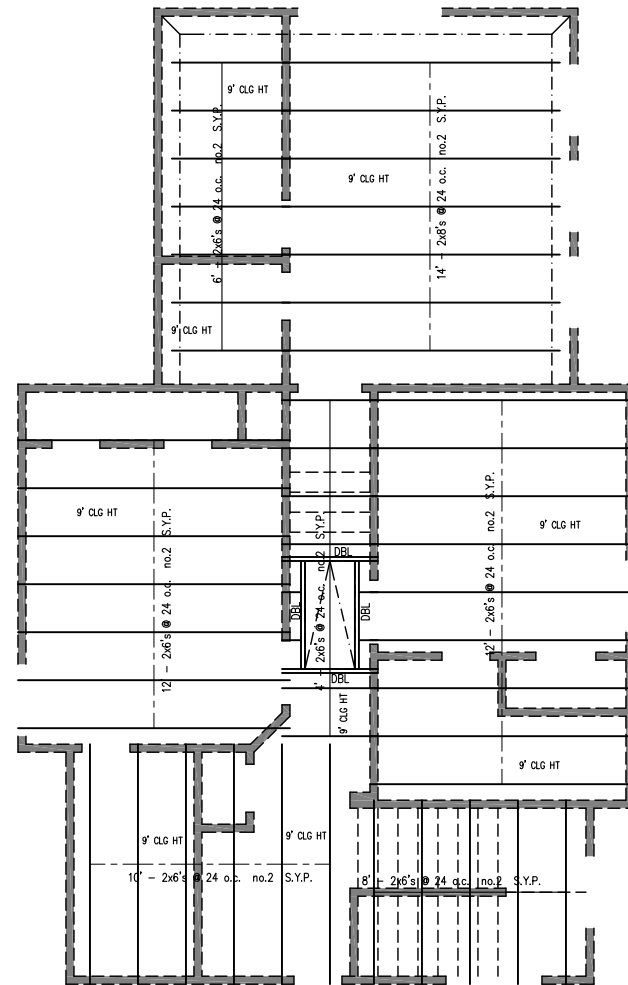
PLAN HISTORY

ORIGINAL DATE:

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SHEET No:

A7



10/01/12

AS

A PROJECT FOR:

LOVE REDIDENCE
1704 W. 29TH STREET

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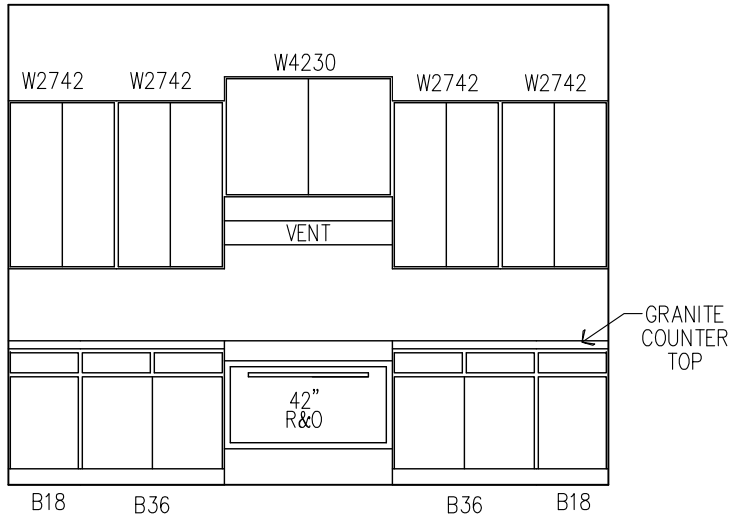
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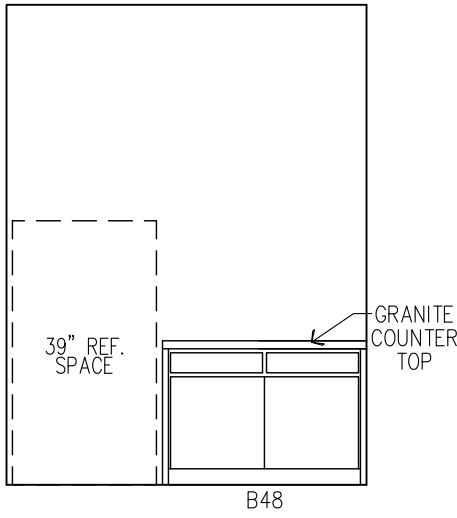
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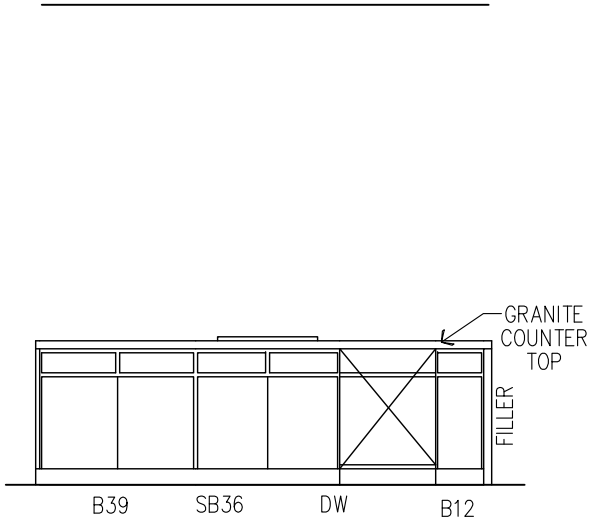
A8



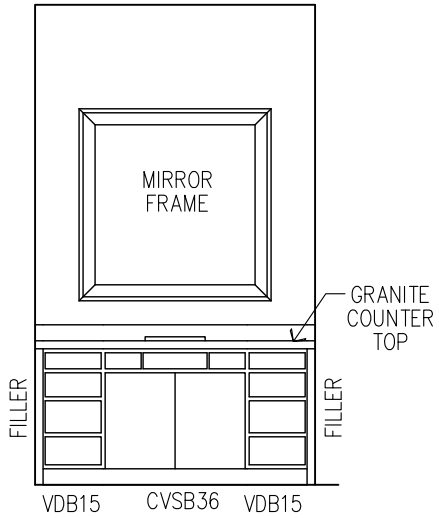
1 KITCHEN



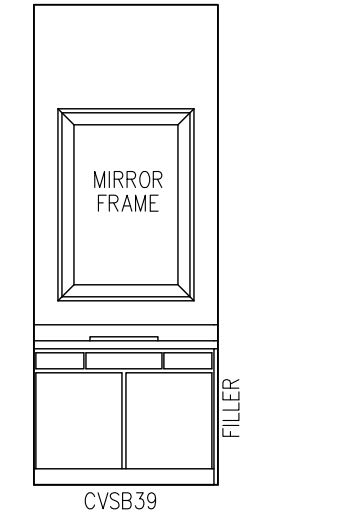
2 KITCHEN



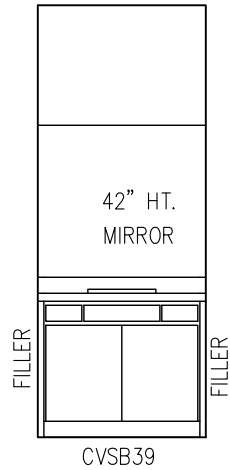
3 KITCHEN



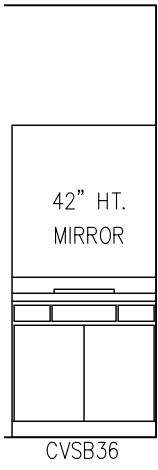
4 MSTR. BATH



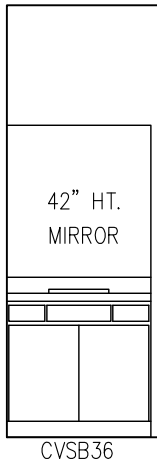
5 MSTR. BATH



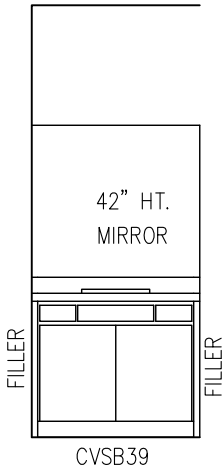
6 BATH 2



7 BATH 3



8 BATH 4



9 BATH 5



10/01/12

INTERIOR ELEVATIONS

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

AS

A PROJECT FOR:
LOVE REDIDENCE
1704 W. 29TH STREET
BJORN O. SEFELDT, AIA, ARCHITECT
7676 WOODWAY #104, HOUSTON, TX 77063 (713) 260-4141

PLAN HISTORY		
ORIGINAL DATE:		
REVISION NUMBER	REVISION DATE	REVISION BY

SHEET No:
A9