

**HISTORIC LANDMARK COMMISSION
DECEMBER 17, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0123
Old West Austin
3308 Jefferson Street**

PROPOSAL

Construct a new house.

PROJECT SPECIFICATIONS

A demolition permit was reviewed by the Historic Landmark Commission for the existing c. 1946, 768 sq. ft. house on September 24, 2012. Release of the permit was allowed pending submittal of a City of Austin documentation package and Historic Landmark Commission review of the design for a new building. The documentation package has been provided to the Historic Preservation Office.

The applicant proposes to construct an approximately 1,750 sq. ft., two-story house. The design of the house is contemporary, but with references to traditional architecture in its form and materials. There will be multiple roof pitches with gable and hipped forms with prefinished standing seam, metal roofing. The house will be clad in painted board and batten siding, and will have multiple sizes of aluminum clad windows, most being 2:2 double-hung. The house will have a centered, partial width front porch. There will be no garage structure on the parcel, but a new driveway is planned in front of the new house.

STANDARDS FOR REVIEW

The existing property is listed as contributing to the Old West Austin National Register Historic District; however the demolition permit was approved for release by the Historic Landmark Commission on September 24, 2012. Applicable general design review guidelines state:

- Contemporary design 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.

At the request of the Brykerwoods Neighborhood Association the applicant has made modifications to the design since it was presented to the Historic Landmark Commission on November 26, 2012 including revising some of the roof forms, making features on the front elevation more symmetrical, and revising window configurations. Additionally, the applicant has added a pervious walkway from the street to the front door and a wood fence around the concrete driveway in the front yard.

Still, although the design of the house references traditional forms and materials, the style is not compatible with the architectural character of this area of the Old West Austin National Register Historic District. The majority of the homes in the neighborhood are one-

story, Minimal Traditional homes, or Craftsman-style bungalows, with simple roof forms and horizontal or brick cladding.

STAFF RECOMMENDATION

Release the building permit with the recommendation that the applicant consider a design more compatible with the architectural character of the neighborhood, and eliminate the paved driveway in the front yard.

PHOTOS



3308 Jefferson - existing contributing house



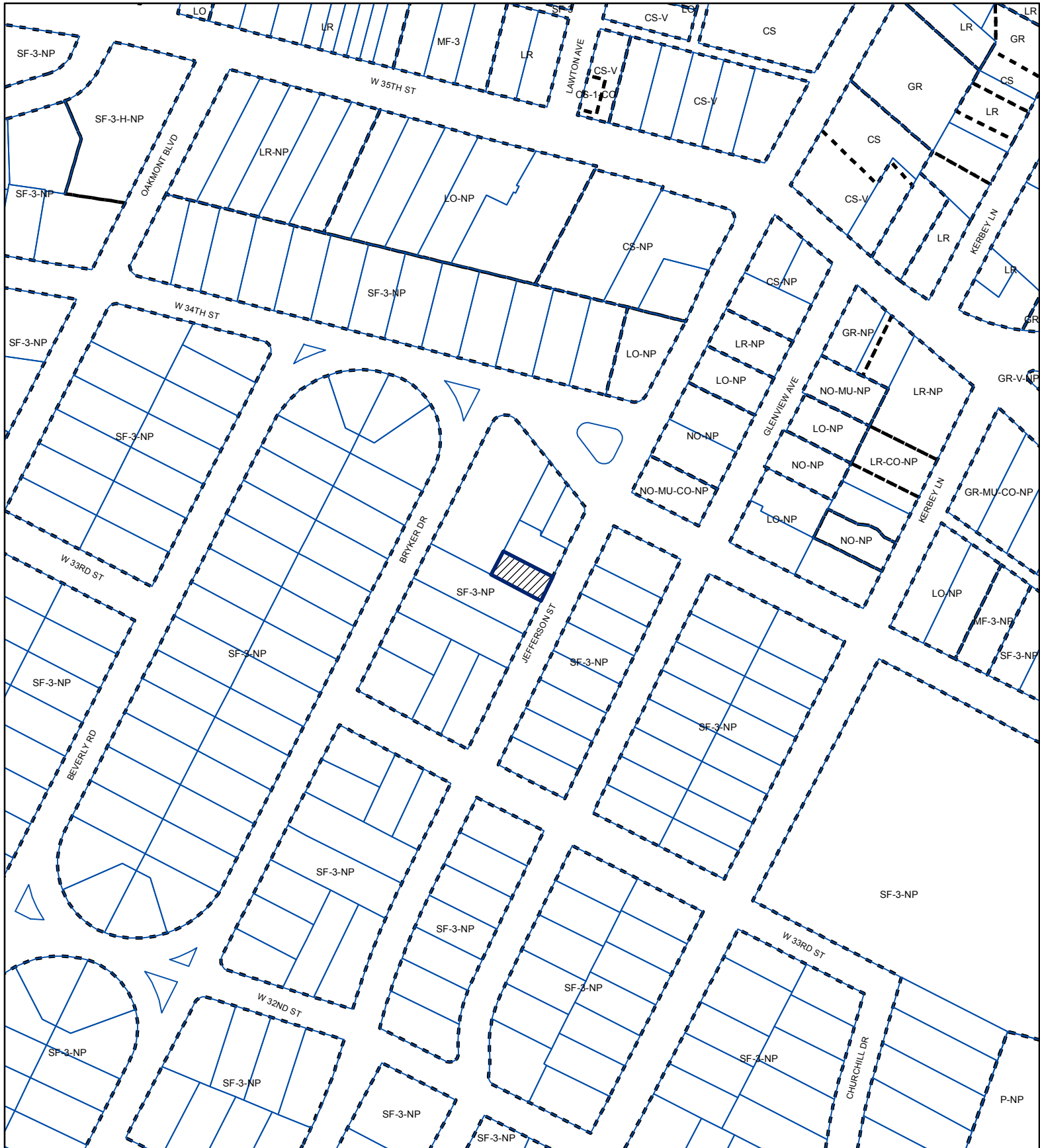
3310 Jefferson - contributing property.



3304 Jefferson - non-contributing property.



3306 Jefferson - non-contributing property.



N



SUBJECT TRACT



ZONING BOUNDARY

NATIONAL REGISTER DISTRICT

CASE#: NRD-2012-0123

LOCATION: 3308 JEFFERSON 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 CTM 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.

Burrus Residence

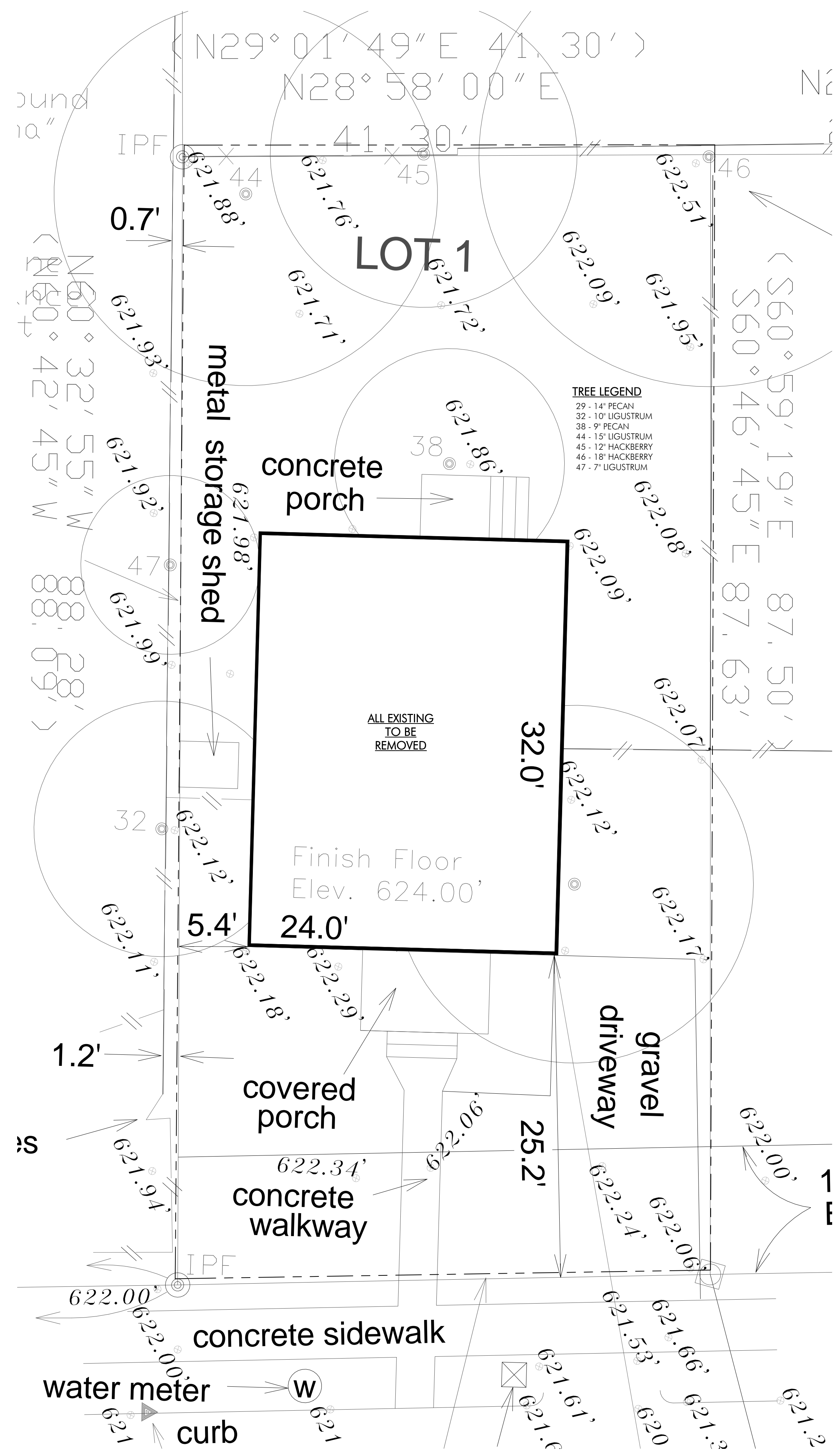
3308 Jefferson Street Austin, Texas 78703

DATE	ISSUED FOR
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11/26/12	REVISED HLC SUBMITTAL
12/11/12	REVISED HLC SUBMITTAL

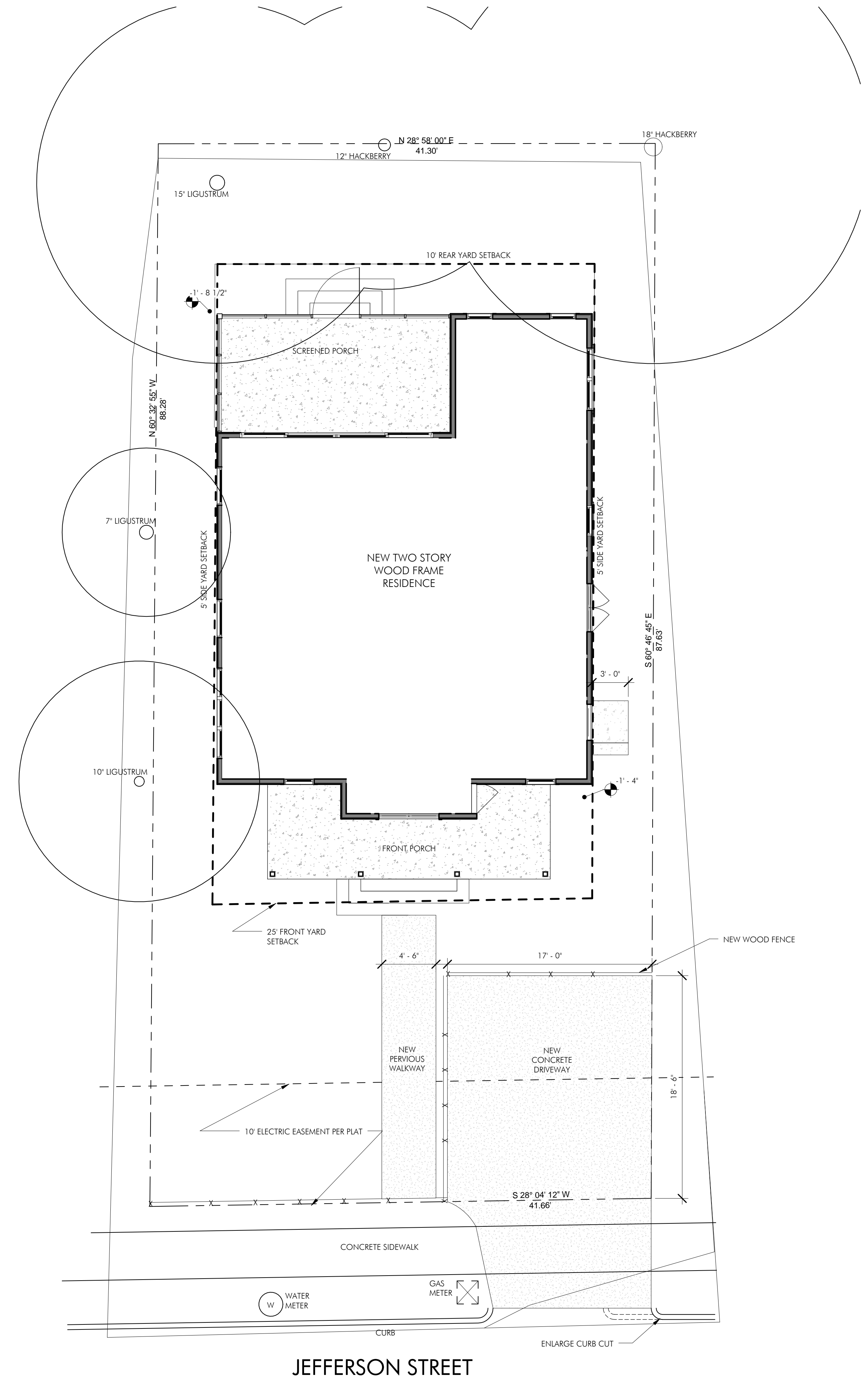
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PROJECT NUMBER: Project Number

SITE PLAN

A1.0



2 SITE - EXISTING
3/16" = 1'-0"



1 PROPOSED SITE PLAN
3/16" = 1'-0"

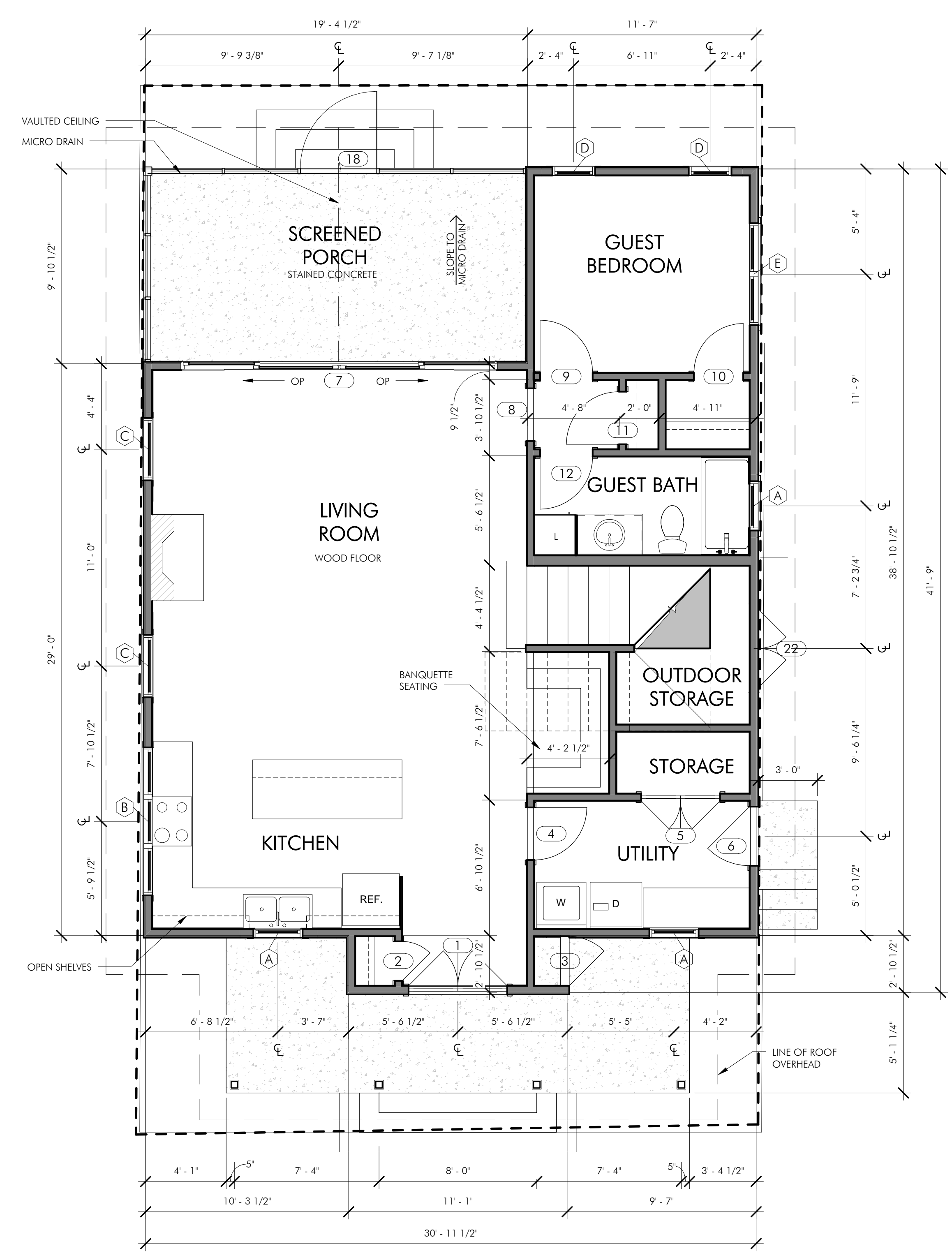
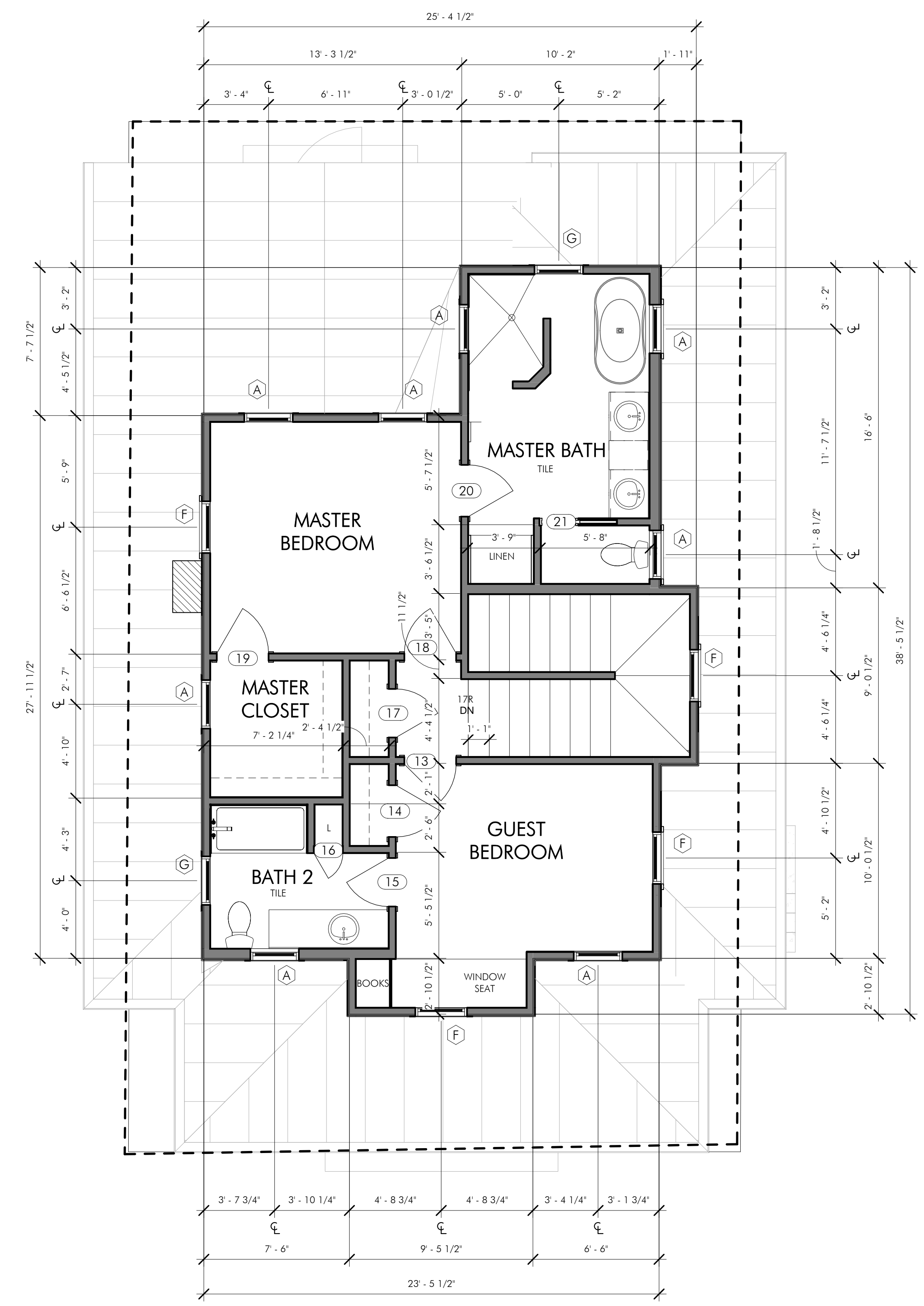
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FLOOR PLANS

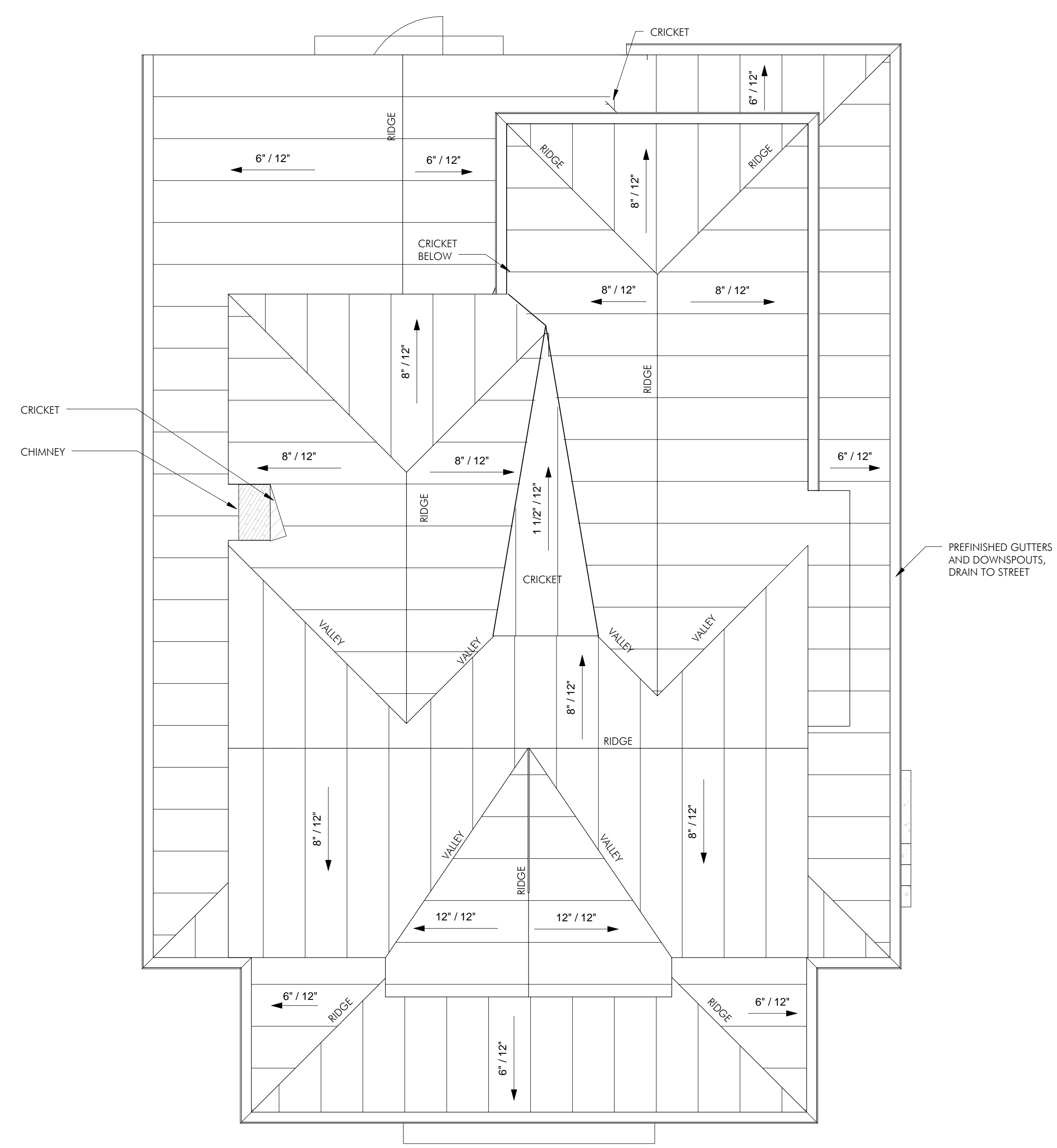
A1.1

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

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ROOF PLAN

A1.3

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



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



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



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

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EXTERIOR ELEVATIONS

A2.0