

**HISTORIC LANDMARK COMMISSION
MARCH 25, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0016
Old West Austin
1712 W. 29th Street**

PROPOSAL

Demolish a contributing house and construct a new house.

RESEARCH

The house was owned and occupied by Mrs. Marjorie W. Trevillyan from 1941 into the 1990's, after which her daughter Patricia Trevillyan resided in the house. Mrs. Trevillyan was a widow attending the University of Texas in 1941. She taught at Austin public schools for 27 years.

PROJECT SPECIFICATIONS

The existing house was constructed c. 1941. It is a two-story, wood frame house with a side gable roof. The front elevation has a partial width, inset, two-story porch with squared columns, and multiple pairs of 6:6, double-hung windows with shutters. There is an existing, flat-roofed, attached garage set far back from the front elevation.

The applicant proposes to demolish the existing house and construct a new house that will very closely resemble the appearance of the existing house. The applicant is pursuing demolition and new construction because of existing foundation conditions. There have been numerous repairs made to the existing foundation, most recently in 2006 to address water and settling issues on the site. However, there continue to be significant settlement issues that are evident by doors and windows that don't open and shut properly and cracking of interior walls and ceilings.

The changes from the existing design include a higher floor-to-ceiling height, an additional 1,000 total sq. ft. of living space, single, double-hung windows vs. pairs of windows on the front elevation, no chimney on the west elevation, and a slight one-story bump-out on the east elevation. Otherwise the house will still have a side gable roof, partial width inset, two-story front porch with squared columns, horizontal siding, and shutters on the windows. The two-story, side/rear wing of the house is very similar to a previously proposed addition to the existing house that was favorably reviewed by the Historic Landmark Commission in December 2012.

STANDARDS FOR REVIEW

The house is listed as contributing to the Old West Austin National Register Historic District. 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 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.

Although demolition of the existing house results in the removal of a contributing property, the existing foundation conditions appear to be significant and the design for the new house is compatible with this area of the National Register District. Additionally staff found no significant historical associations, and the applicant has incorporated comments from the Committee, except for reuse of the existing stone chimney since a chimney is not planned in the new design.

COMMITTEE RECOMMENDATION

Recommend allowing demolition if there are no significant historical associations. Recommend reusing the existing stone on the chimney, or a similar stone, for the new chimney, installing operable shutters, and designing a low-slope, shed roof over the carport.

STAFF RECOMMENDATION

Release the permit after submittal of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

PHOTO

See following pages.

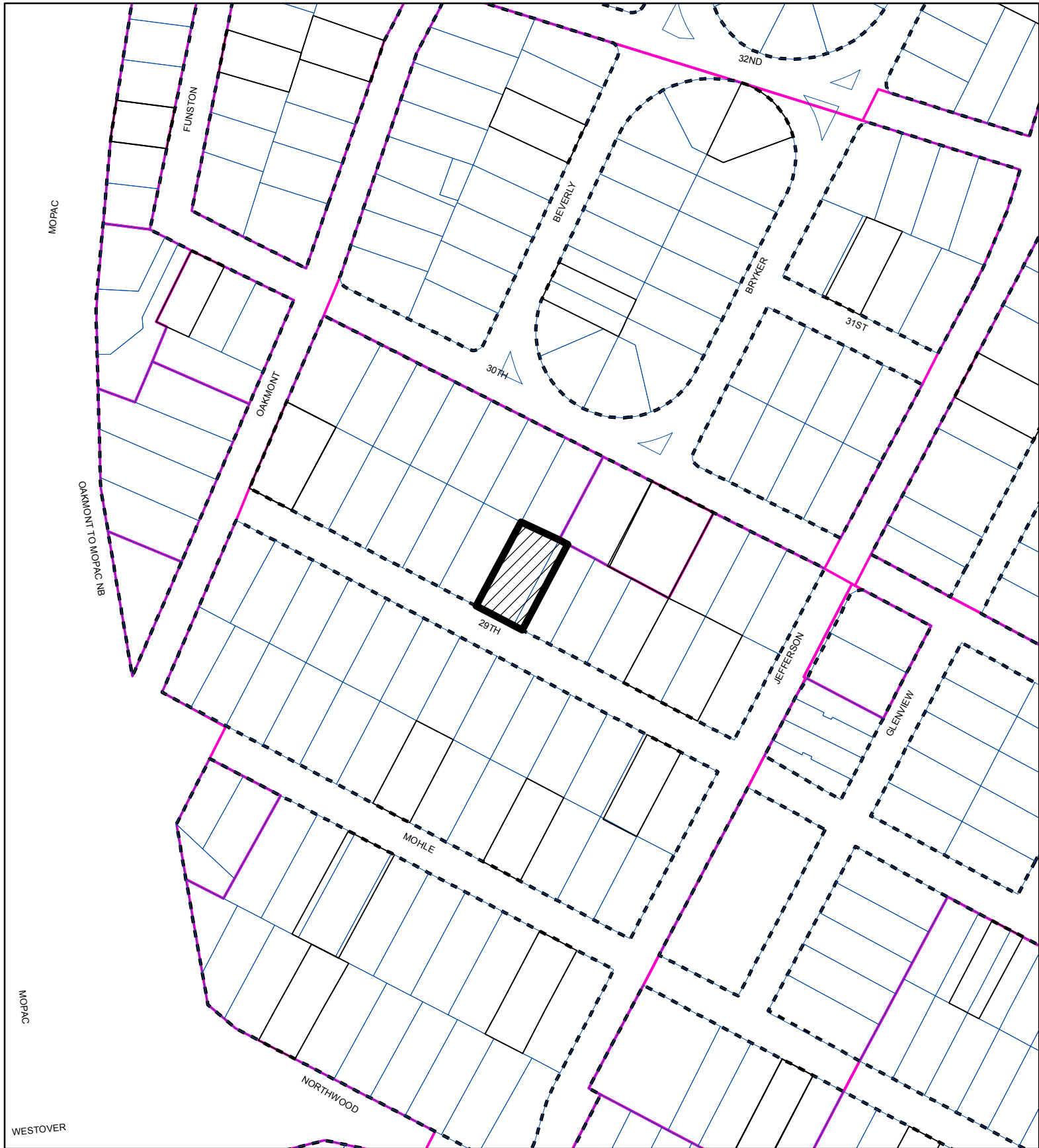
OCCUPANCY HISTORY
1712 W. 29th Street

From City Directories, Austin History Center

City of Austin Historic Preservation Office
March 2013

1972	Mrs. Marjorie W. Trevillyan, owner Public school teacher and widow of H. M Trevillyan
1969	Mrs. Marjorie W. Trevillyan, owner Employee at public school and widow of H. M Trevillyan
1965	Mrs. Marjorie W. Trevillyan, owner Teacher at Austin Sr. High School and widow of Howard Arthur Trevillyan
1961	Mrs. Marjorie W. Trevillyan, owner Teacher at Austin Sr. High School and widow of Howard Arthur Trevillyan
1957	Mrs. Marjorie W. Trevillyan, owner Teacher at Austin Sr. High School and widow of Howard Arthur Trevillyan
1954	Mrs. Marjorie W. Trevillyan, owner Teacher at Stephen F. Austin Elementary Mark M. and Margaret M. Serre also listed as residents.
1953	Mrs. Marjorie W. Trevillyan, owner Teacher at Stephen F. Austin Elementary
1949	Mrs. Marjorie W. Trevillyan, owner Teacher at Austin High School
1944-45	Mrs. Marjorie W. Trevillyan, owner No occupation Luke J. Albin also listed as resident.
1942	Mrs. Marjorie W. Trevillyan, owner Student at University of Texas
1941	No listing for address

Note: Patricia Trevillyan, daughter of Marjorie Trevillyan is still listed as residing at 1712 W. 29th Street as late as 1993.



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2013-0016
LOCATION: 1712 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.





The McCartt Residence

1712 W 29th St, Austin, TX 78703

BUILDER:

Jeff Turner Homes
1400 Chisholm Trail Suite E
Round Rock, TX 78681

ENGINEER:

T.B.D.

CLIENT:

Marty and J McCartt
1712 W 29th St
Austin, TX 78703

BUILDING DESIGNER:



PROJ. DESIGNER: Ron Van Sickle
P.O. Box 93003
Austin, Texas 78704-3003

Phone/Fax: 512.330.9309

NOTE TO CONTRACTORS:

WITHIN 48 HOURS OF YOUR JOB'S COMMENCEMENT, YOU MUST CALL 811 OR 800-DIG-TESS BEFORE YOU DIG INTO THE SOIL. YOUR PROJECT SITE'S UNDERGROUND PIPING AND CABLING WILL BE PROPERLY MARKED ON-SITE, FREE OF CHARGE, AND YOU CAN AVOID COSTLY (OR DEADLY) REPAIRS.

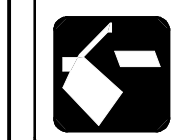
GENERAL NOTES:

ENGINEERING FOR FOUNDATION TO BE PROVIDED BY LOCAL ENGINEER

BUILDER TO VERIFY PLANS / SPECIFICATIONS & COMPLY TO IRC & LOCAL BUILDING CODES AS REQUIRED.

APPLICABLE CODES:
2006 INTERNATIONAL ENERGY CONSERVATION CODE
2003 INTERNATIONAL BUILDING CODE - COMMERCIAL CONSTRUCTION
2006 INTERNATIONAL RESIDENTIAL CODE - RESIDENTIAL BUILDING & MECHANICAL CONSTRUCTION
2003 UNIFORM PLUMBING CODE - RESIDENTIAL & COMMERCIAL CONSTRUCTION
2003 UNIFORM MECHANICAL CODE - COMMERCIAL
2005 NATIONAL ELECTRICAL CODE - ALL ELECTRICAL INSTALLATIONS

BUILDER TO VERIFY PLANS AND SPECIFICATIONS AND COMPLY WITH IRC AND LOCAL BUILDING CODES AS REQUIRED



CUSTOM DESIGN SERVICES

SUSTAINABLE BUILDING DESIGN

P.O. Box 93003, Austin, TX 78709-3003
Phone and Fax: 512.330.9309 www.CDHomeDesign.com

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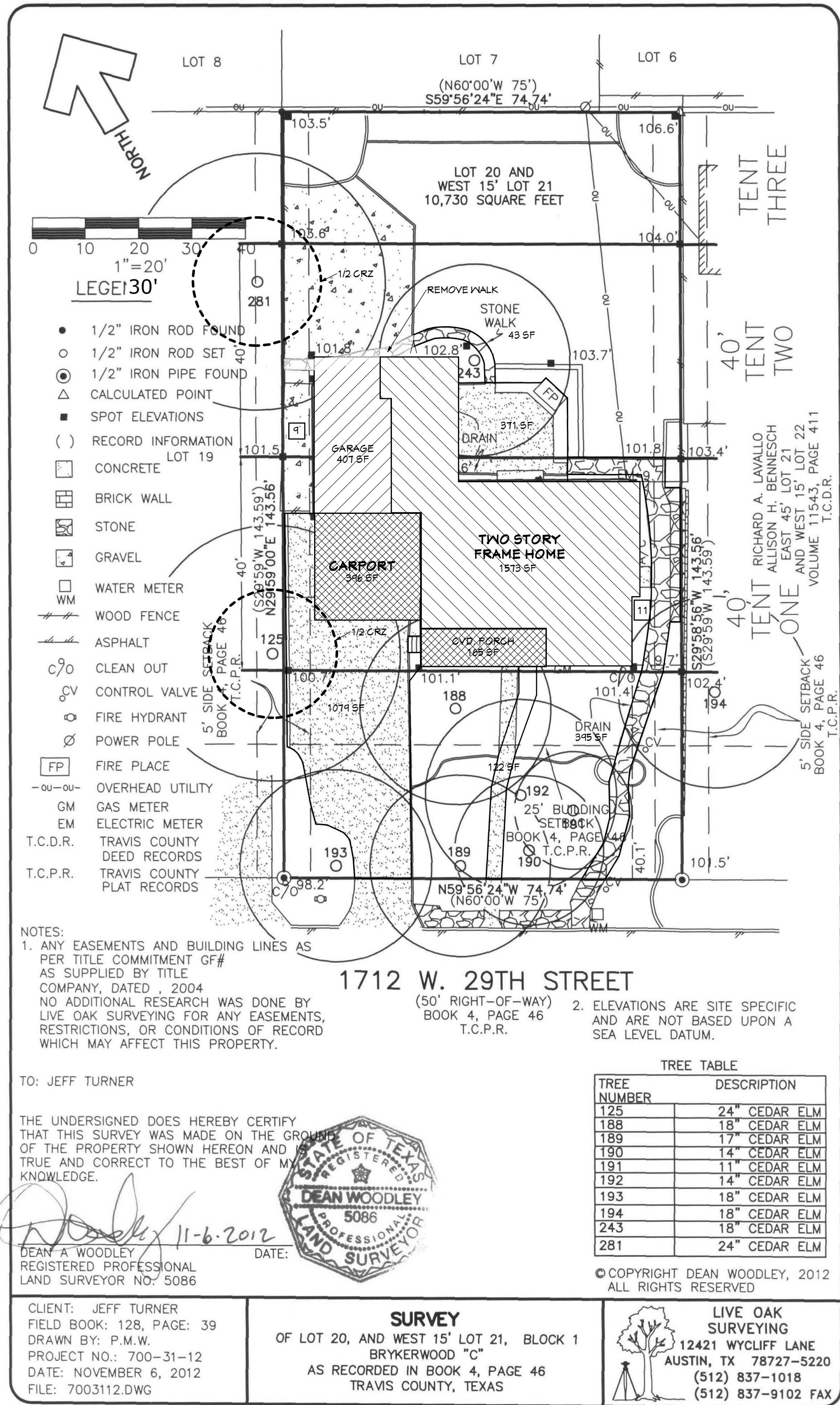
The McCartt Residence
1712 W 29th St, Austin, TX 78703

Revisions:
PRELIM 6-28-12 RVS
CITY 11-30-12 RVS
NEW 2-14-13 RVS
Hist Rvw 2-14-13 RVS
REV COA 3-5-13 RVS
CD512.0024 McCartt

COVER SHEET

Scale: 1/4" = 1'-0" unless noted otherwise

SHEET
CVR
1 of 10



ZONING MAP SHOWS NO FLOODPLAIN ISSUES. PROPERTY IS ZONED SF-3
HOME IS NOT A CONTRIBUTING STRUCTURE ACCORDING TO ONAHMD MAP

PROP. IMP CVG:	PROP. BLDG CVG:	PROPOSED FAR:
127 SIDEWALK 10719 DRIVEWAY 20 AC	371 CVD PATIO 165 FR PORCH	1573 1ST FLR ADD 1934 2ND FLR ADD
43 REAR SIDEWALK 395 DRAINAGE	1573 HOUSE 407 GARAGE	165 BALCONY 407 GARAGE
371 COVERED PATIO	396 CARPORT	396 EXEMPT CARPORT
165 FR PORCH	=2912 SF	-200 ATT. CPT. ALLOW.
1573 HOUSE	/10730 LOT	= 4275 SF
407 GARAGE	27.1% PROPOSED	/10730 LOT
396 CARPORT		39.8% PROPOSED
=4576 SF		(4292 MAX AT .4 FAR)
/10730 LOT		
42.6% PROPOSED		

SITE NOTES

EXISTING GARAGE IS TO BE REMOVED.

PORTION OF EXISTING REAR SIDEWALK BEHIND GARAGE TO BE REMOVED

NEW TWO STORY STRUCTURE TO BE CONSTRUCTED IN PLACE OF EXISTING GARAGE

EXISTING DRAINAGE CHANNELS TO BE RETAINED AND NEW FRENCH DRAIN BEHIND ADDITION TO BE CONNECTED TO EXISTING

NEW GUTTERS TO BE INSTALLED AND CONNECTED TO EXISTING DRAINAGE STRUCTURES

PROPOSED SITE PLAN

SCALE: 1/16" = 1R



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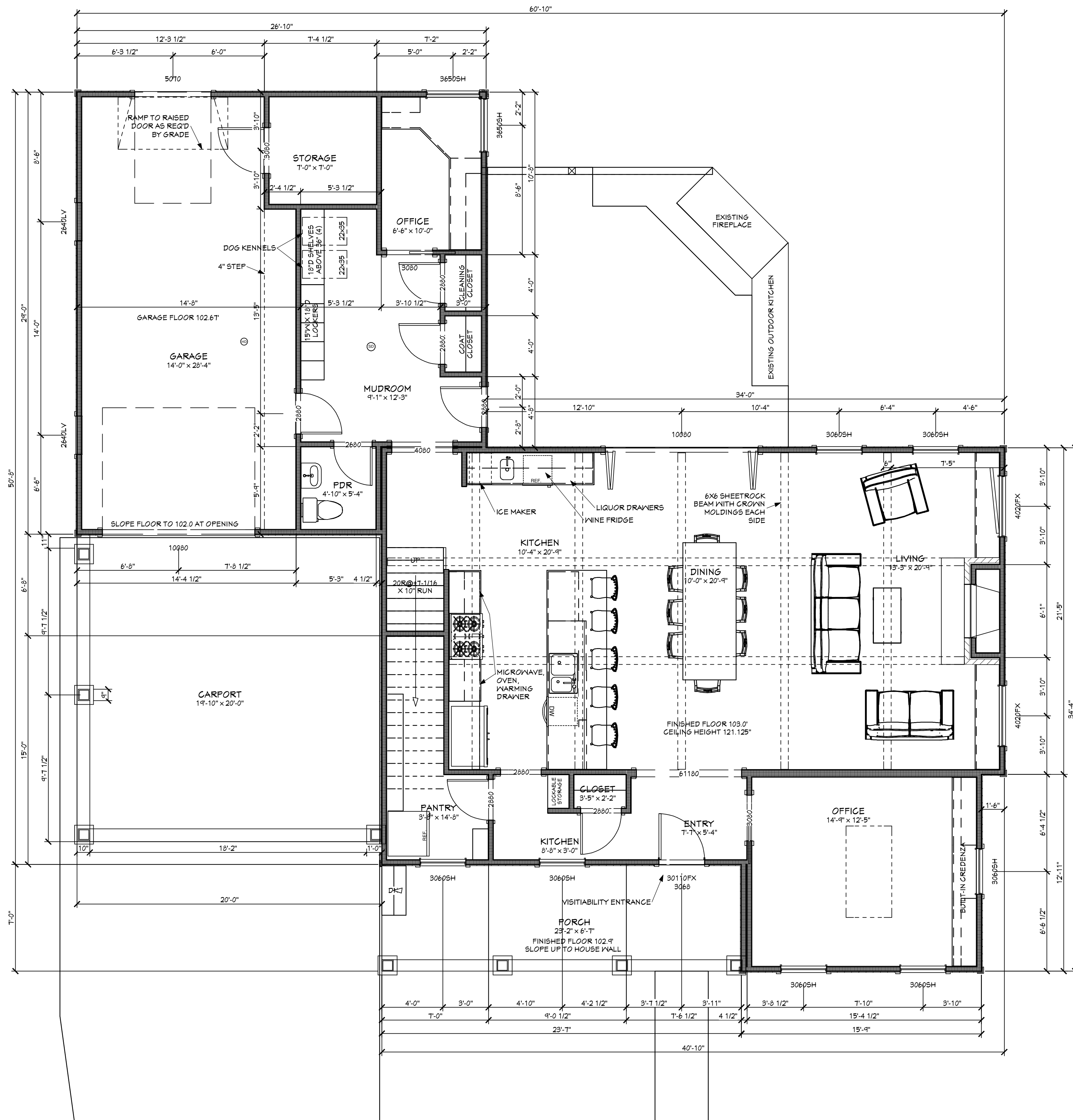
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PROPOSED SITE PLAN

Scale: 1/4" = 1'-0" unless noted otherwise

SHEET
C1.0
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BUILDER TO VERIFY PLANS AND SPECIFICATONS AND COMPLY
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PROPOSED MAIN FLOOR PLAN

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

GENERAL NOTES

ENGINEERING FOR FOUNDATION TO BE PROVIDED BY LOCAL CONTRACTOR

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2003 INTERNATIONAL BUILDING CODE - (COMMERCIAL)
2006 INTERNATIONAL RESIDENTIAL CODE - (RESIDENTIAL & MECH CONST.)
2003 UNIFORM PLUMBING CODE (COMMERCIAL AND RESIDENTIAL)
2003 UNIFORM MECHANICAL CODE (COMMERCIAL)
2005 NATIONAL ELECTRICAL CODE (ALL ELECTRICAL INSTALLATIONS)

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The McCatt Residence
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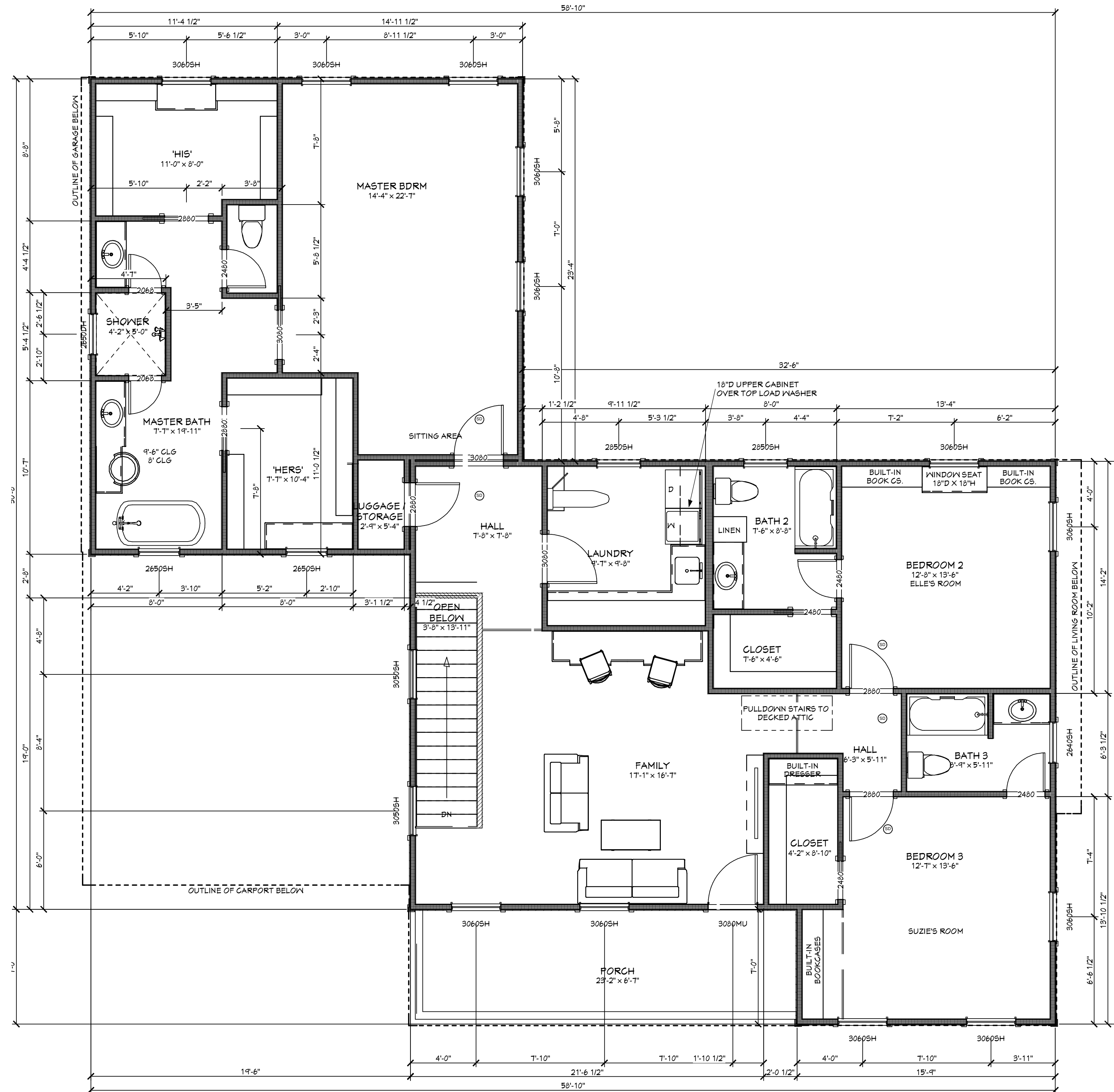
Revisions:

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CITY 11-30-12	RVS
NEW 2-14-13	RVS
Hist Rev 2-14-13	RVS
REV COA 3-5-13	RVS

CD512.0024 McCatt

1ST FLOOR PLAN
Scale: 1/4" = 1'-0" unless noted otherwise

BUILDER TO VERIFY PLANS AND SPECIFICATIONS AND COMPLY WITH IRC AND LOCAL BUILDING CODES AS REQUIRED



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1ft

GENERAL NOTES

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2ND FLOOR PLAN

Scale: 1/4" = 1'-0" unless noted otherwise

SHEET
A1.1
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BUILDER TO VERIFY PLANS AND SPECIFICATONS AND COMPLY
WITH IRC AND LOCAL BUILDING CODES AS REQUIRED



ELEVATION NOTES

- ALL EXTERIOR SIDING IS TO BE SMOOTH 8" EXPOSURE LAP HARDI-SIDING
- ALL WINDOWS ARE TO BE WOOD WITH SIMULATED DIVIDED LIGHTS
- ROOF MATERIAL IS TO BE COMPOSITE SHINGLES - PITCH AS INDICATED ON ELEVATIONS
- BUILDER TO VERIFY PLANS / SPECIFICATIONS & COMPLY WITH IRC & LOCAL BUILDING CODES

PROPOSED EXTERIOR ELEVATIONS
Scale: 1/4" = 1'-0" unless noted otherwise

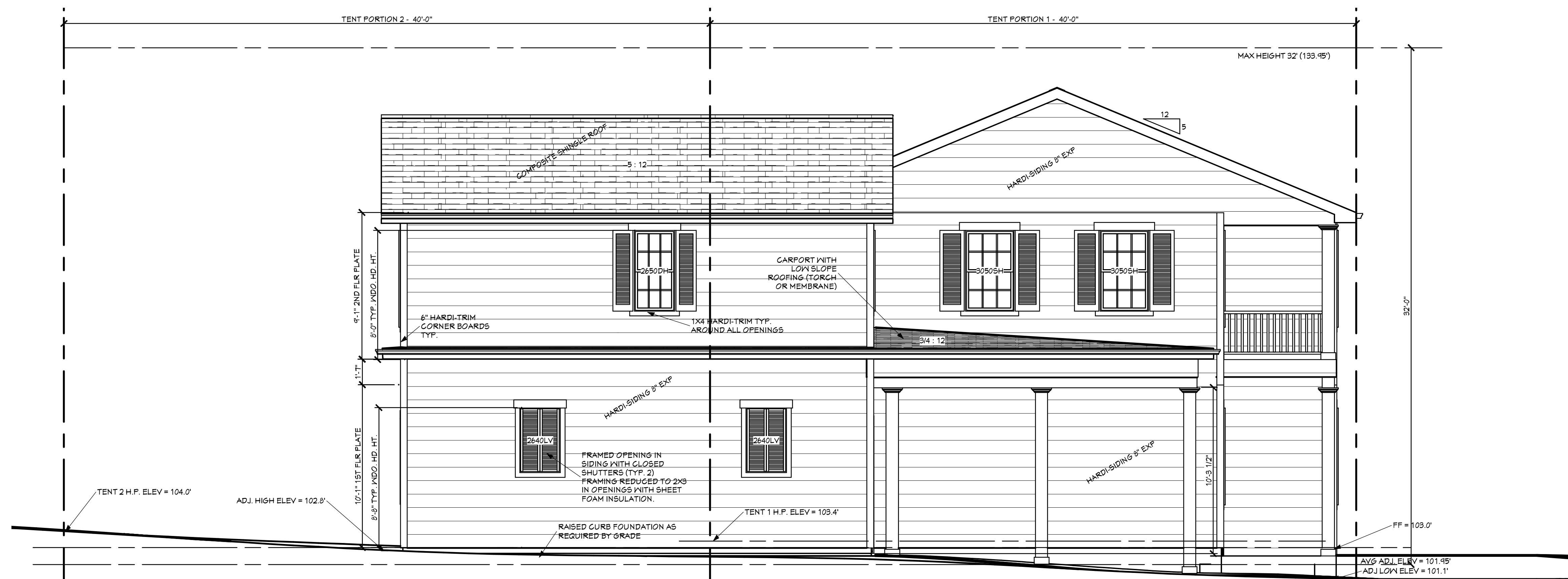
SHEET
A2.0
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PROPOSED LEFT ELEVATION

SCALE: 1/4" = 1ft

ELEVATION NOTES

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PROPOSED RIGHT ELEVATION

SCALE: 1/4" = 1ft

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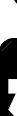
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PROPOSED EXTERIOR ELEVATIONS
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SHEET A2.1
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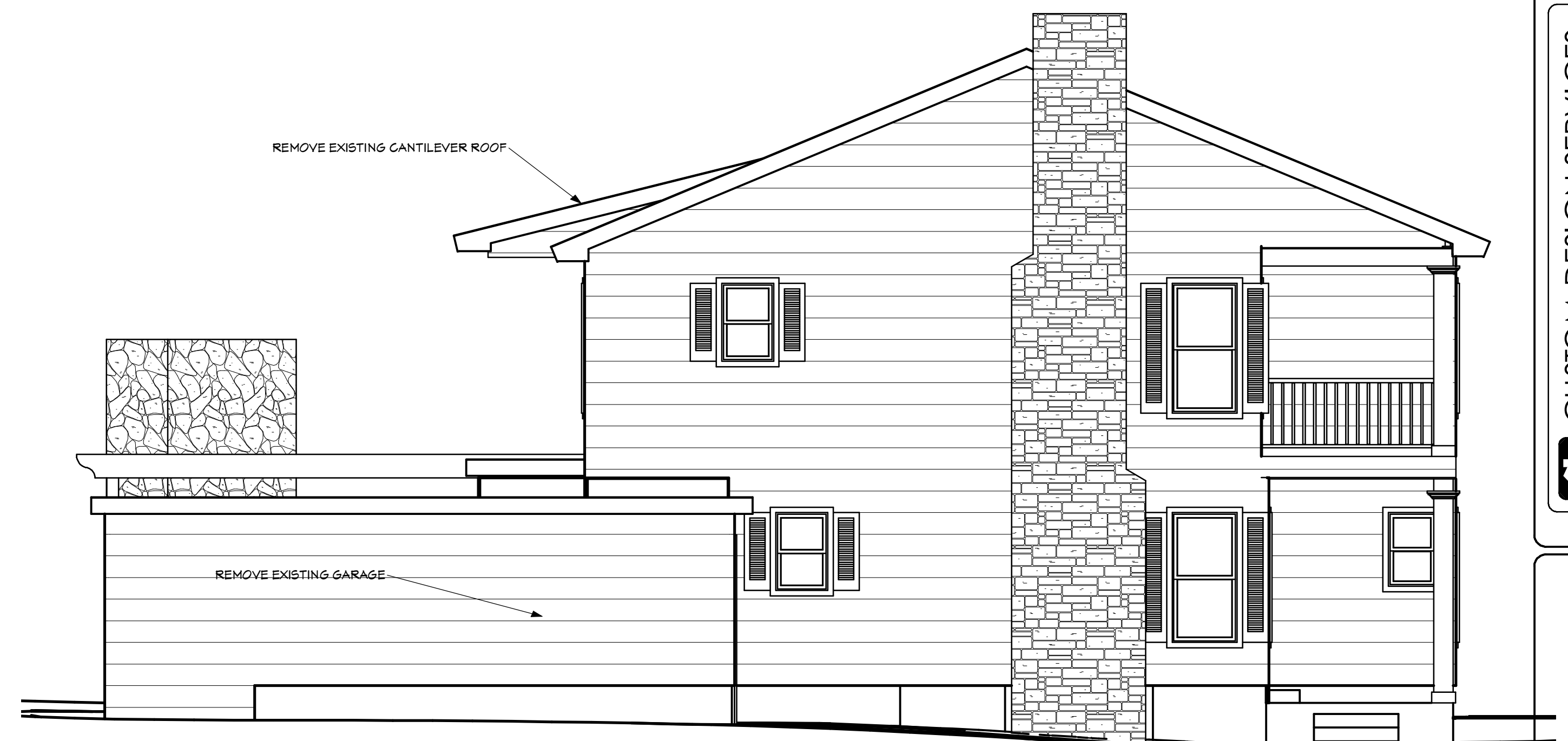
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CITY 11-30-12 RVS
NEW 2-19-13 RVS
Hist Rvw 2-19-13 RVS
REV COA 3-5-13 RVS
DS12.0024 McCartt

Scale: 1/4" = 1'-0" unless noted otherwise

SHEET
D1.0
9 of 10



EXISTING FRONT ELEVATION
SCALE: 1/8" = 1ft



EXISTING LEFT ELEVATION
SCALE: 1/8" = 1ft



EXISTING REAR ELEVATION
SCALE: 1/8" = 1ft



EXISTING RIGHT ELEVATION
SCALE: 1/8" = 1ft

BUILDER TO VERIFY PLANS AND SPECIFICATONS AND COMPLY
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