

**HISTORIC LANDMARK COMMISSION
MAY 20, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0005
Old West Austin
3004 Funston Street**

PROPOSAL

Construct a new house.

PROJECT SPECIFICATIONS

Demolition of the existing c. 1949 house was approved by the Historic Landmark Commission on November 26, 2012 due to it being in a significantly deteriorated condition and not meeting the criteria for Landmarking.

The applicant proposes to construct a new 2,610 sq. ft., two-story house that has details that reference Craftsman-style architecture. The first-story of the house will have approximately 3' of stone cladding with horizontal, hardi-plank siding above. The second-story will be clad in board and batten, hardi-board siding. The front façade will have a centered front door, and symmetrical 2:2 windows. There is a covered front porch that wraps around to the side of the house creating a one stall carport. Small, centered front facing gables at the porch roof and projecting from the hipped roof above have faux brackets. The roof will have dimensional composition shingles.

STANDARDS FOR REVIEW

The existing property is contributing to the Old West Austin National Register Historic District. 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.

The form, massing, fenestration and materials proposed do not reference the architectural character of other houses in this area of the National Register District, which are predominately one-story, Minimal Traditional or mid-century modern in style. Therefore, the design does not meet the review guidelines.

STAFF RECOMMENDATION

Release the permit; however recommend the applicant reconsider the design to be more compatible with the architectural character of the National Register District.

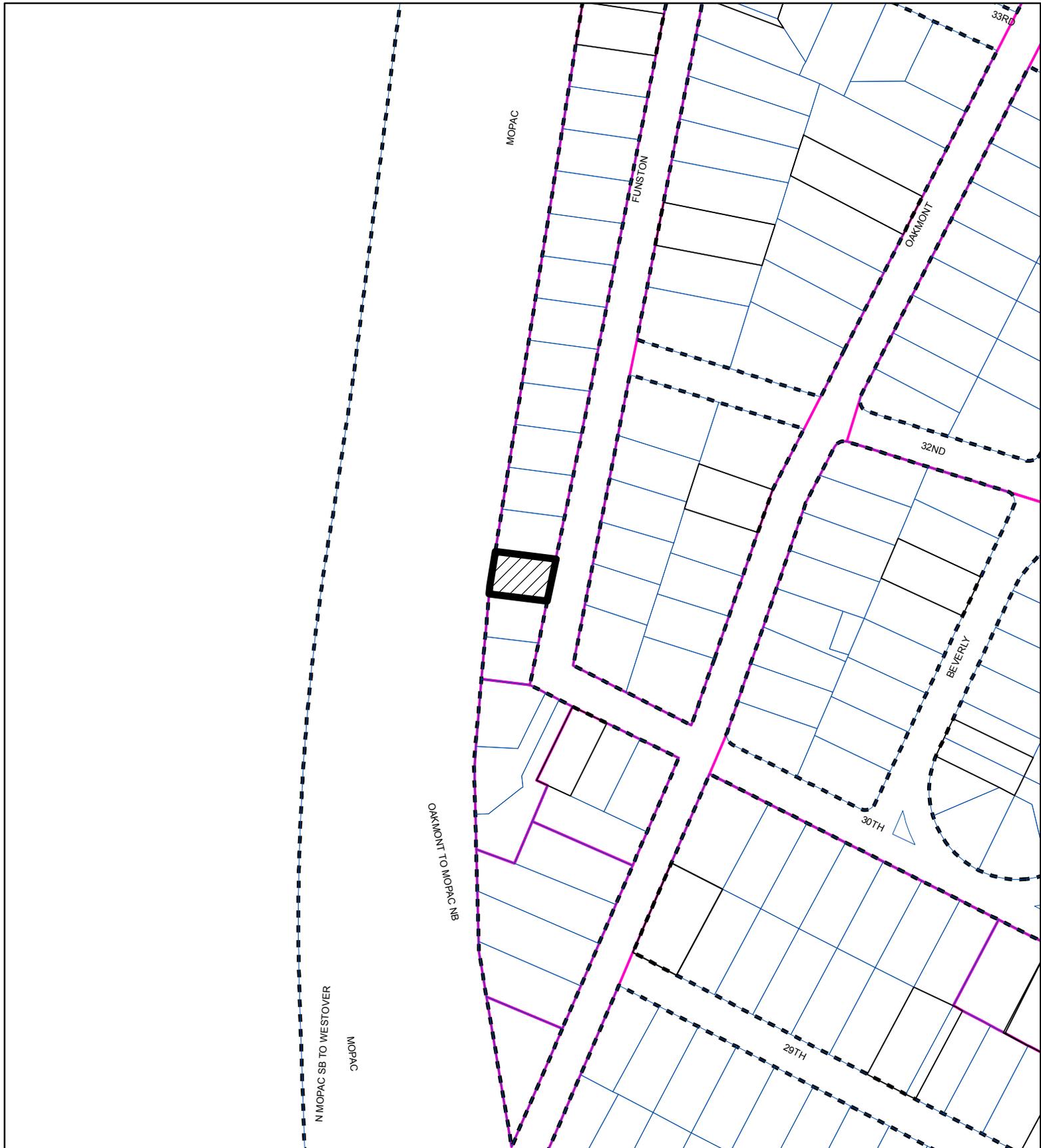
PHOTOS

Other houses on Funston Street:









SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2013-0005
 LOCATION: 304 Funston 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.

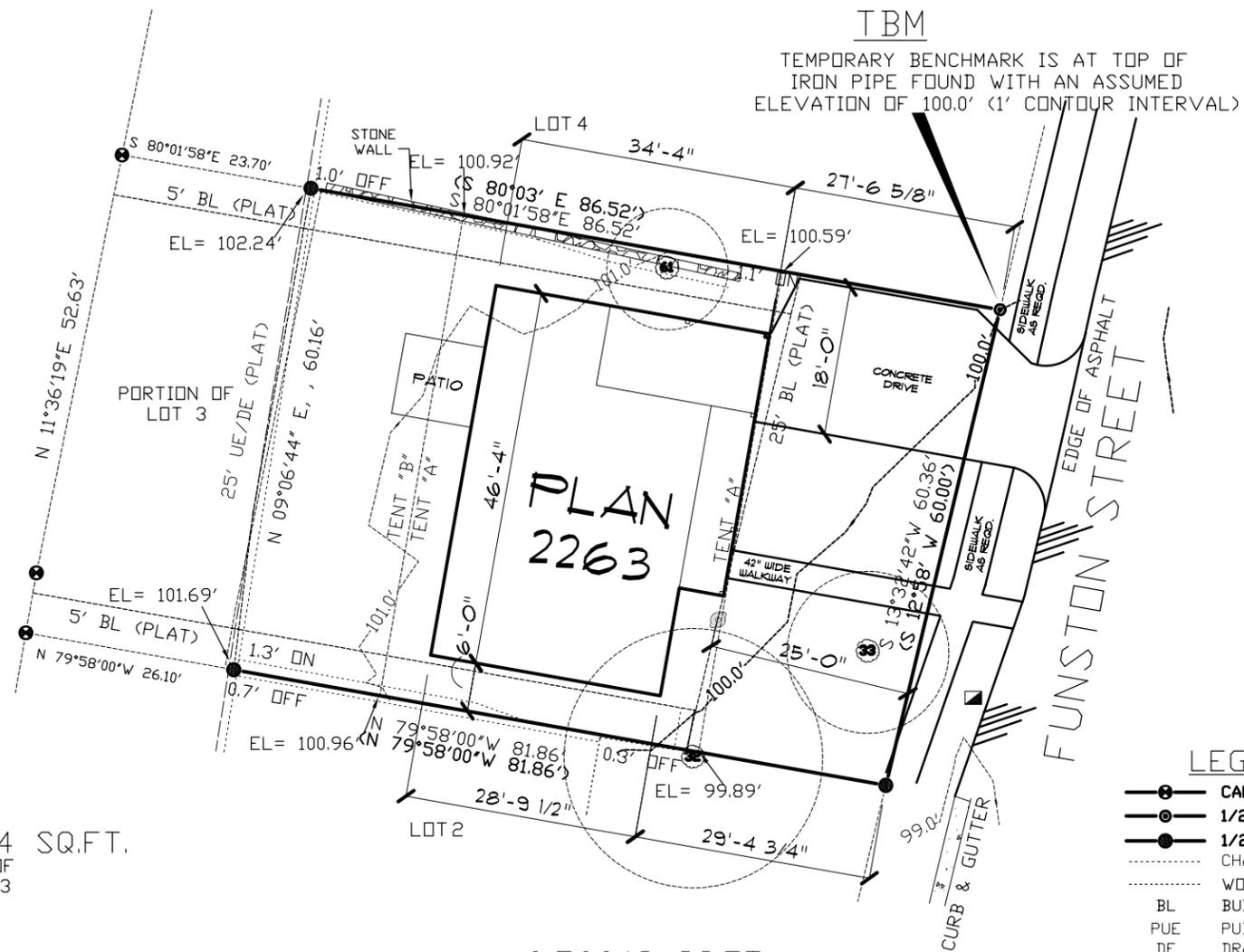
TREE LEGEND

-  16" PECAN
-  10" PECAN
-  7 1/2" HACKBERRY

MOPAC

5,068.14 SQ.FT.
OUT OF
LOT 3

6,566.12 SQ.FT.



TBM
TEMPORARY BENCHMARK IS AT TOP OF
IRON PIPE FOUND WITH AN ASSUMED
ELEVATION OF 100.0' (1' CONTOUR INTERVAL)

SCALE 1"=20'

LEGEND

-  CALCULATED POINT
-  1/2" IRON PIPE FOUND
-  1/2" ROD FOUND
-  CHAIN LINK FENCE
-  WOOD FENCE
-  BL BUILDING LINE
-  PUE PUBLIC UTILITY ESMT
-  DE DRAINAGE ESMT
-  () RECORD INFORMATION
-  UTILITY POLE
-  OH OVERHEAD UTILITY LINE(S)
-  WATER METER
-  GAS METER
-  ON INSIDE OF SUBJECT BOUNDARY
-  OFF OUTSIDE OF SUBJECT BOUNDARY
-  CONCRETE
-  STONE
-  ASPHALT

LOT COVERAGE	
LOT AREA :	5068
ALLOWABLE COVERAGE :	2281 45%
SLAB :	1616
DRIVEWAY :	484
PATIO / DECK :	64
WALK :	88 (A/C-16)
TOTAL :	2268



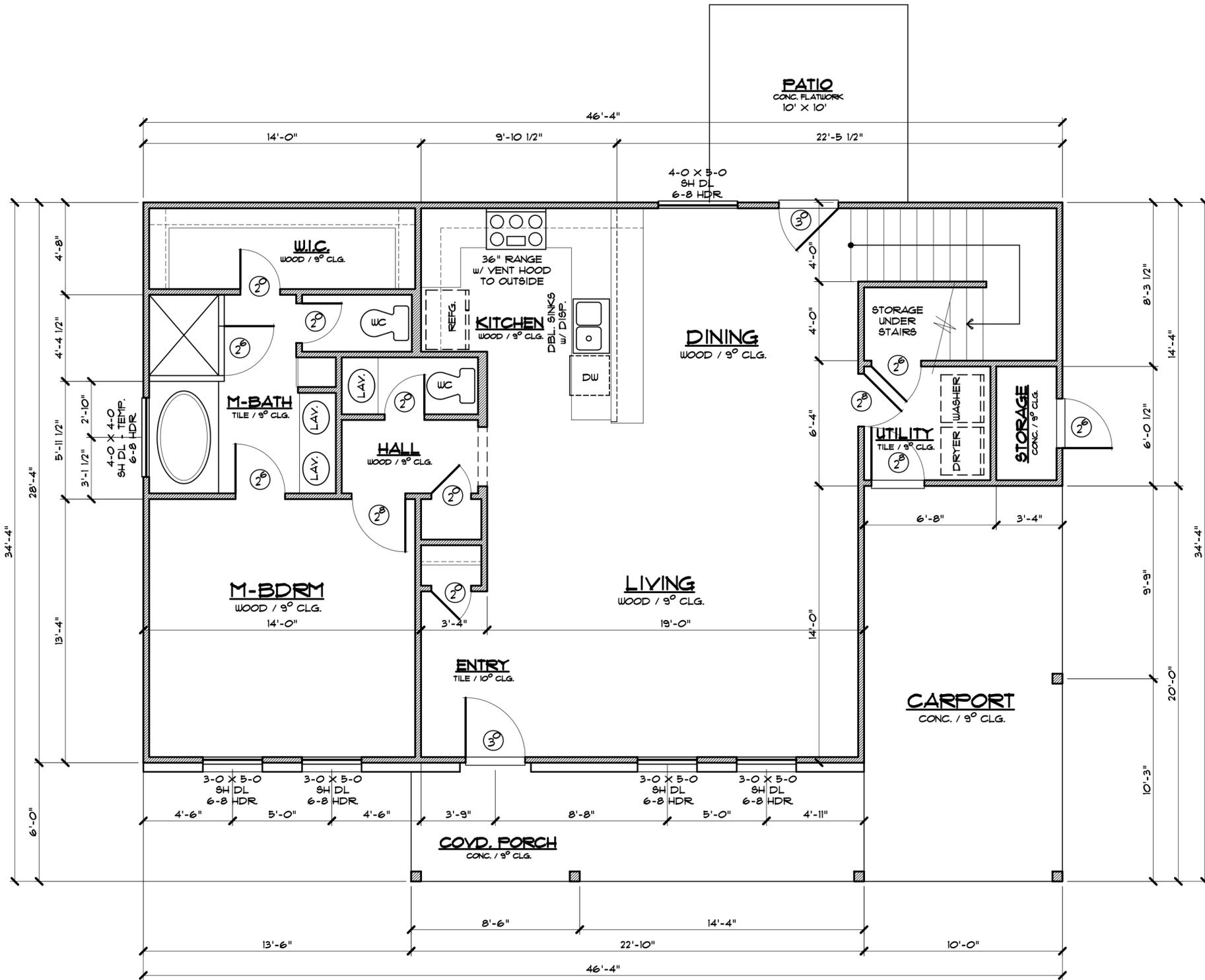
3004 FUNSTUN STREET
BRYKERWOODS ANNEX
LOT 3
SECTION PHASE " " " "
SOME COUNTY, TEXAS

SBS Designs Etc!
1100 WEST SIXTH ST. - SUITE "C" - AUSTIN TX. 78703
PH: 512-322-5118 FAX: 512-322-5111

PLAN 2263
3004 FUNSTUN STREET

SITE PLAN
SCALE: 1" = 20'-0"

SHEET
S-1



SQUARE FOOTAGE		
AREA	FRAME	MASONRY
1ST FLR	1153	1165
2ND FLR	1094	1094
TOTAL LIVING	2247	2263
CARPOR-TOR	220	220
PORCH	131	121
SLAB (NA)	2610	2610
COV. PATIO	100	100
TOTAL COV.	2604	2610

REVISIONS	
date	des / room

ENTRY FLOOR PLAN - 2263

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

SHEET

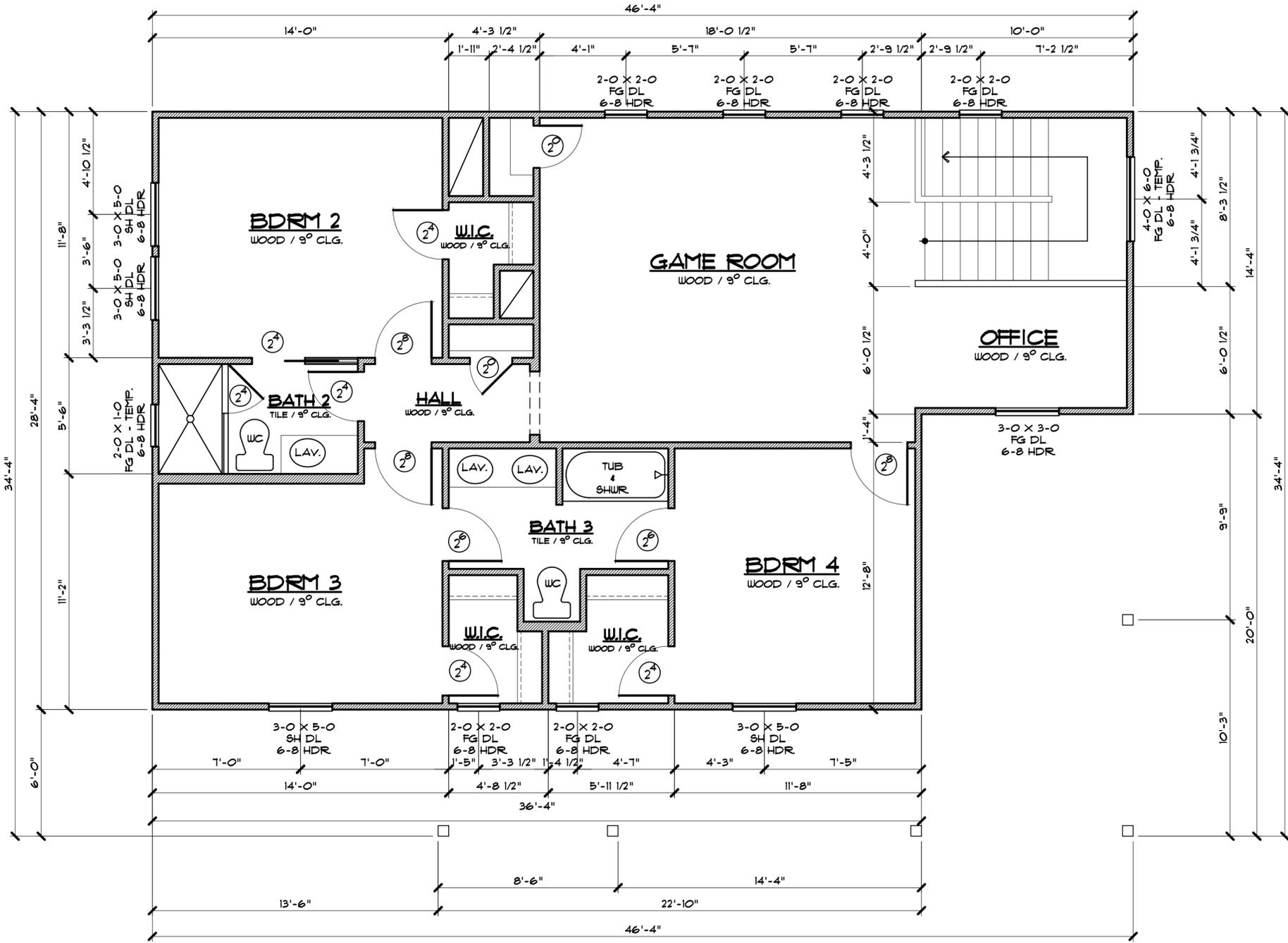
A-1

PLAN 2263

3004 FUNSTUN

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REVISIONS	
date	des / room
5-6-13	CLIENT REVIEW
5-9-13	PLAN TO ATB

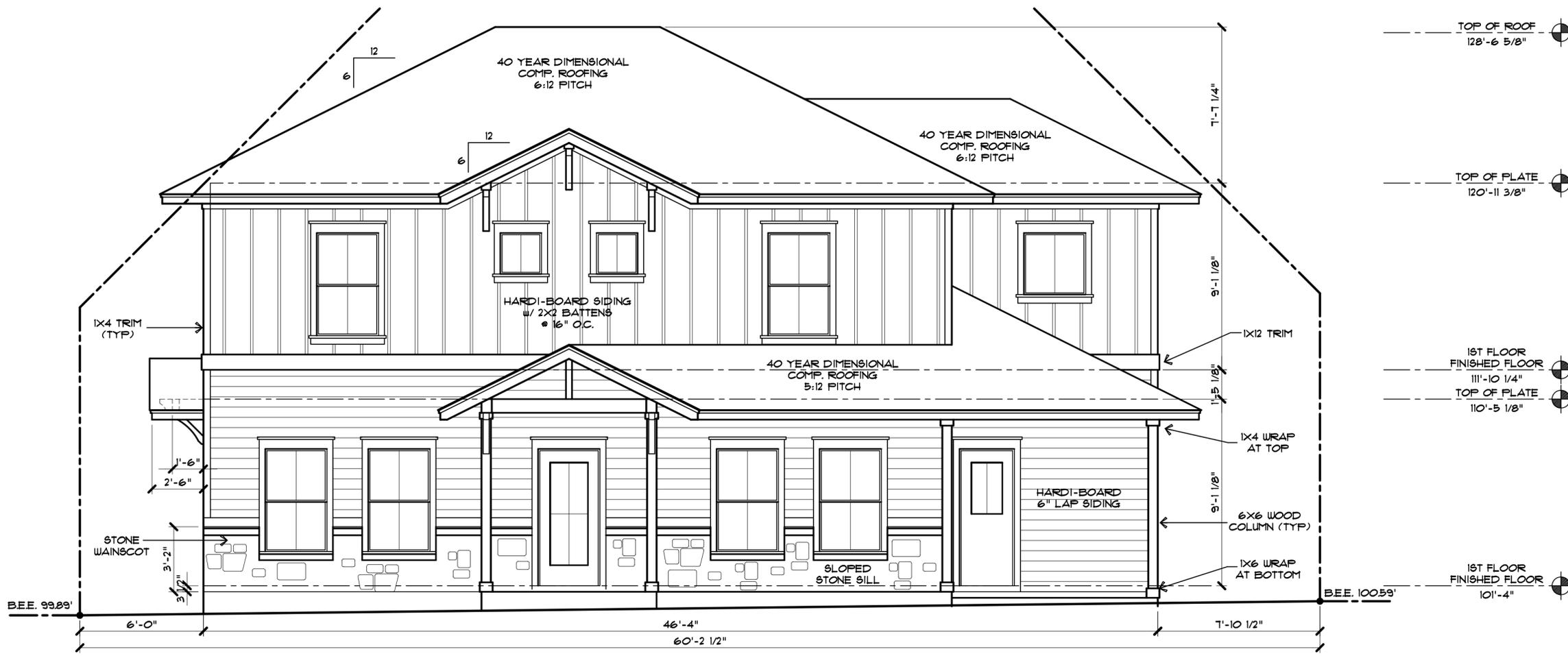
UPPER FLOOR PLAN - 2263
 SCALE: 1/4" = 1'-0"

SHEET
 A-2

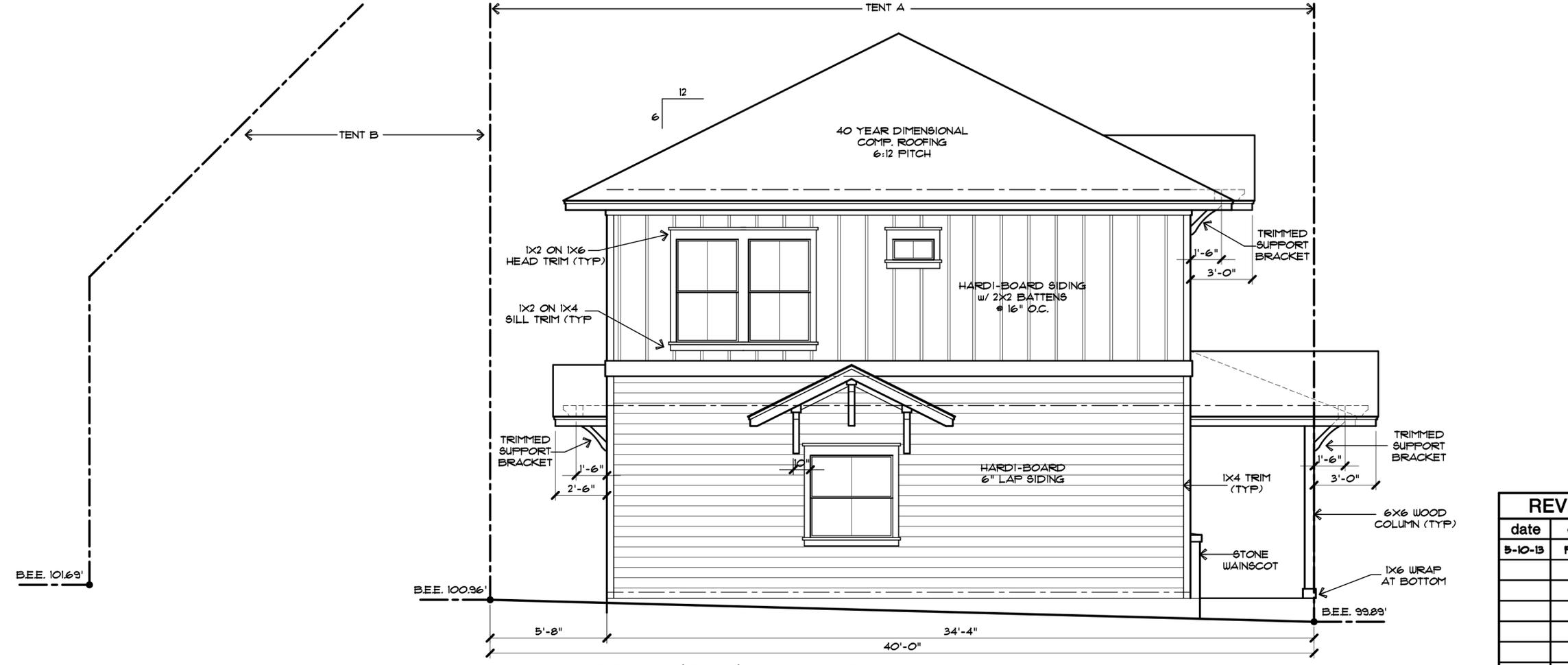
PLAN 2263
 3004 FUNGTUN

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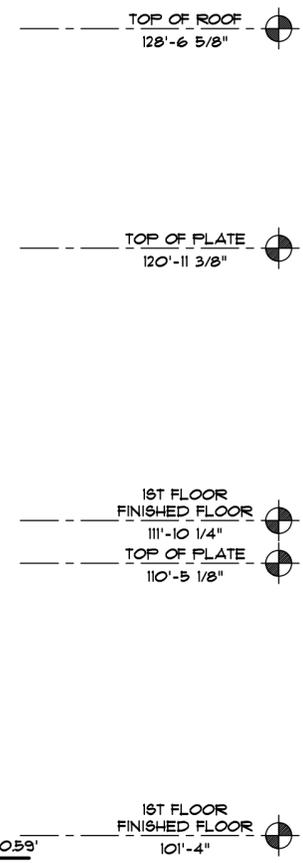
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EAST (FRONT) ELEVATION



SOUTH (SIDE) ELEVATION



REVISIONS	
date	des / room
5-10-13	PLAN REVIEW

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PLAN 2263
 3004 FUNSTUN STREET

EXTERIOR ELEVATIONS-2263
 SCALE: 1/4" = 1'-0"

SHEET
 A-3

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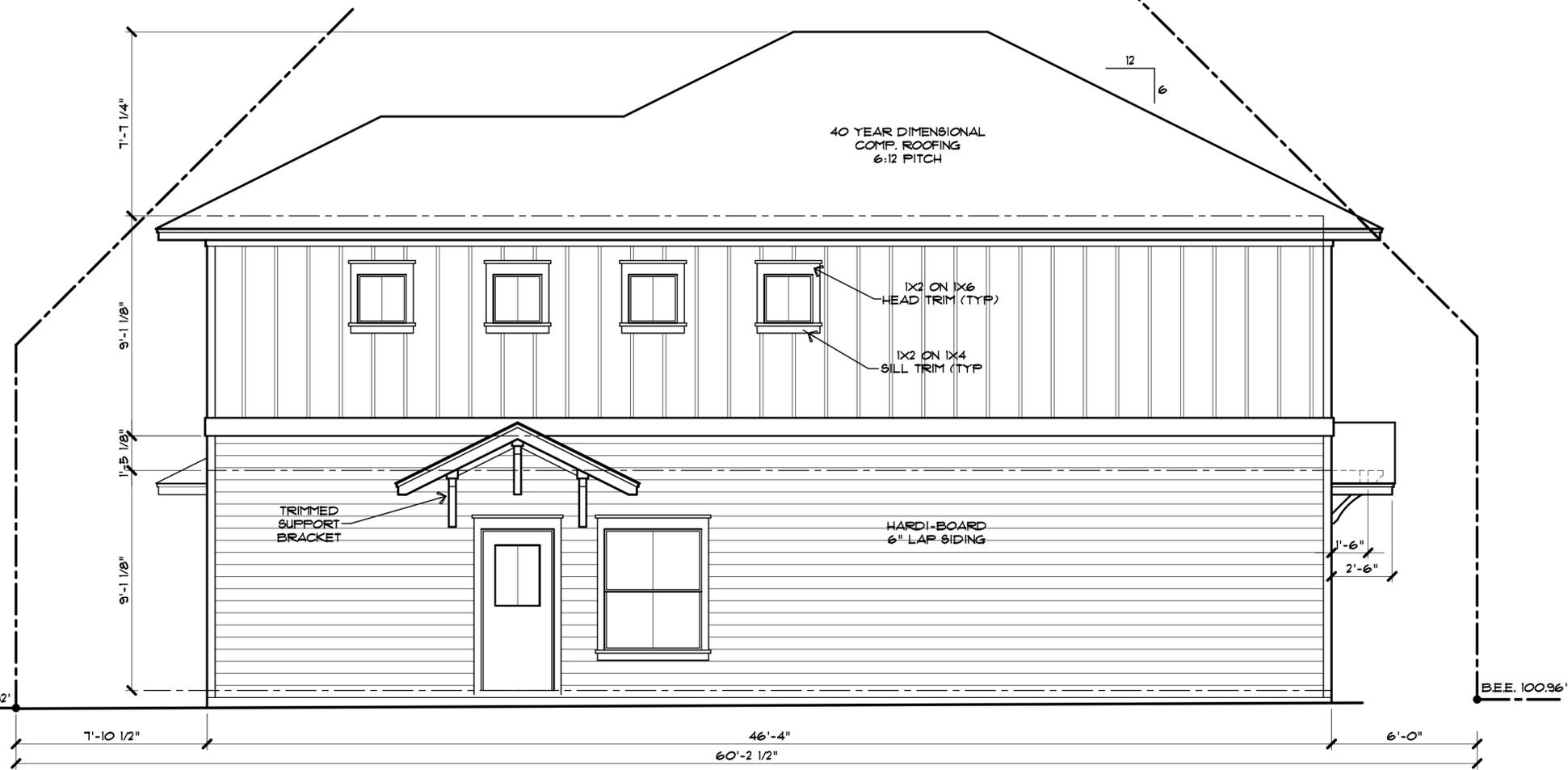
StacyB, 5.10.2013

TOP OF ROOF
128'-6 5/8"

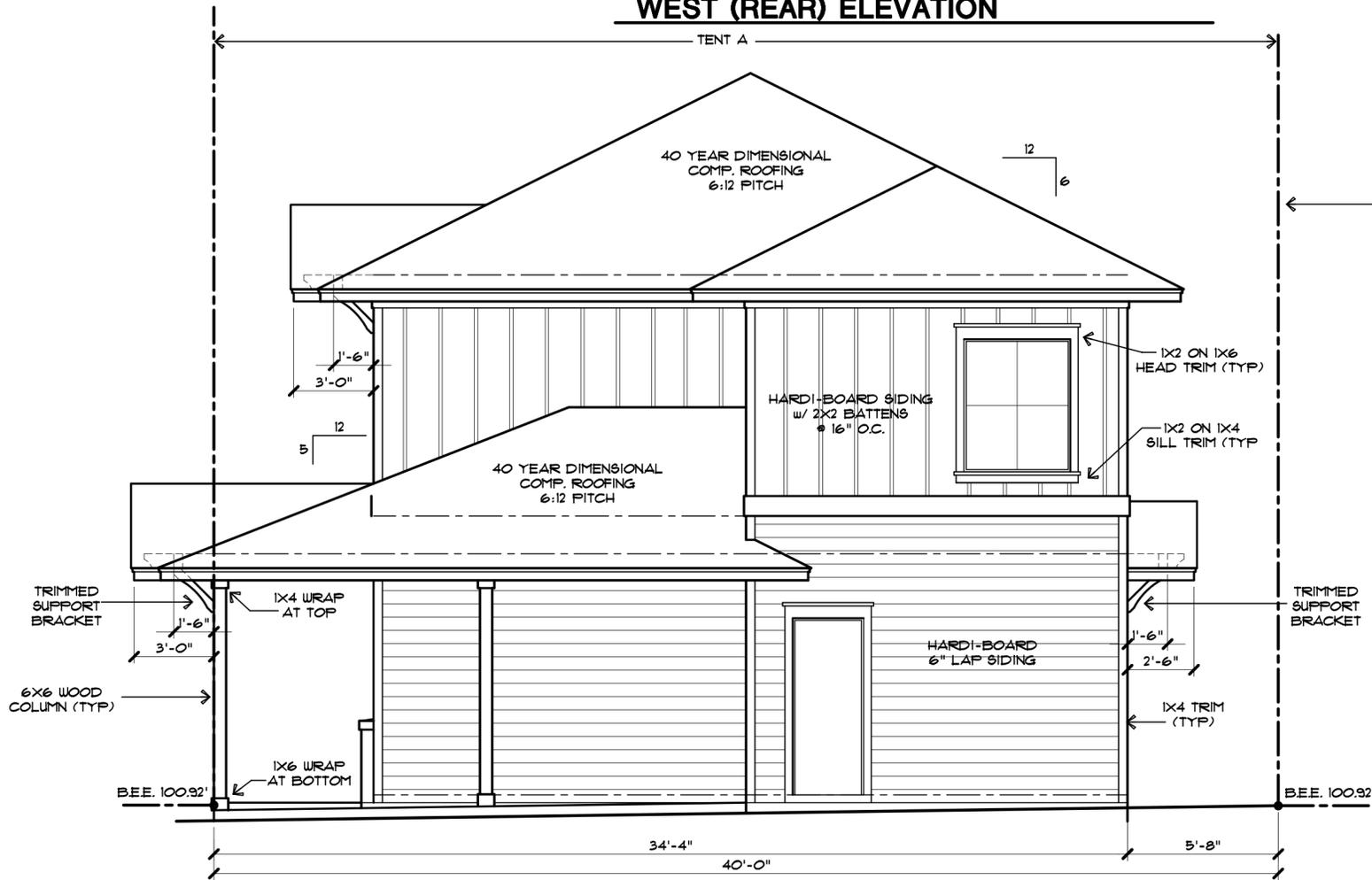
TOP OF PLATE
120'-11 3/8"

1ST FLOOR
FINISHED FLOOR
111'-10 1/4"
TOP OF PLATE
110'-5 1/8"

1ST FLOOR
FINISHED FLOOR
101'-4"



WEST (REAR) ELEVATION



NORTH (SIDE) ELEVATION

REVISIONS	
date	des / room
5-10-13	PLAN REVIEW

EXTERIOR ELEVATIONS-2263

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

SHEET
A-4

PLAN 2263

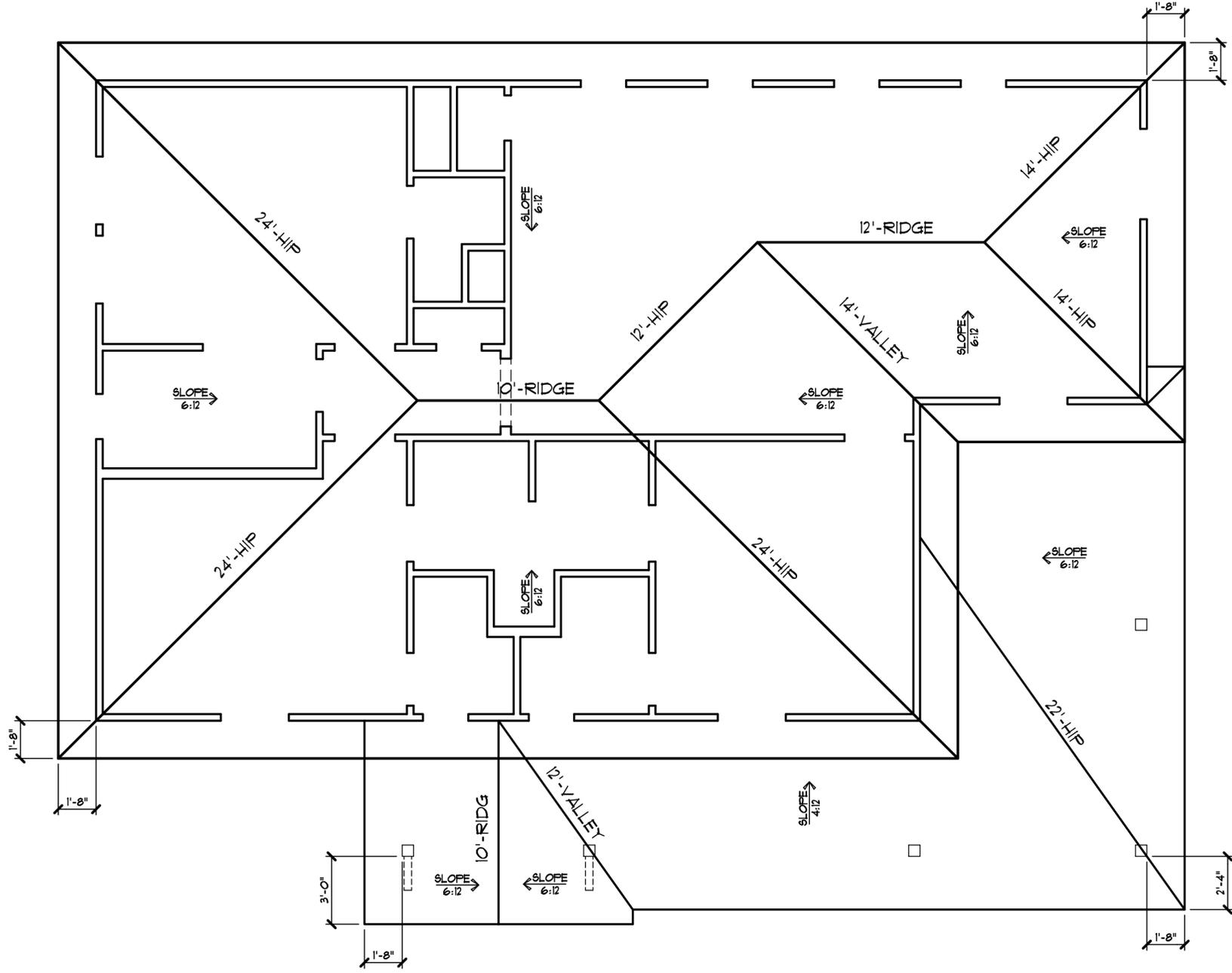
3004 FUNSTUN STREET

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StacyB, 5.10.2013



REVISIONS	
date	des / room
5-6-13	CLIENT REVIEW
5-9-13	PLAN TO ATR

SHEET
A-8

ROOF PLAN

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

PLAN 2263

3004 FUNSTUN

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