

**HISTORIC LANDMARK COMMISSION  
AUGUST 26, 2013  
NATIONAL REGISTER HISTORIC DISTRICT  
NRD-2013-0061  
Westline  
724 Patterson Avenue**

**PROPOSAL**

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Construct an approximately 1,600 sq. ft. addition to a contributing house.

**RESEARCH**

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The existing house was constructed c. 1929 and its first owner and occupant was Carl Edward and Ellen Peterson, who previously lived at 624 Patterson Avenue. Mr. Peterson worked for the City Water, Light & Power Department. From 1937 until approximately 1949 there were a series of short term tenants after which Glendon E. Doss and his wife Bonnie reside at the house until the mid-1960s. Glendon Doss was a plaster before working at various labor jobs for the State Board of Control. Bonnie Doss worked as a clerk for the Insurance Co. of North America and as a saleswoman for Russell Stover Candies.

**PROJECT SPECIFICATIONS**

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The existing c. 1929 house is an approximately 1,100 sq. ft., one-story, with a front-facing gabled roof. The partial-width, concrete front porch has a separate front-gabled roof supported by squared posts. The house currently has wide asbestos shingle siding. There are numerous single, and paired, wood, double-hung windows. The house is located on a corner lot.

The applicant proposes to construct a 1,600 sq. ft. addition to the side, and on top of, the existing house. The side portion of the addition will be set back from the front of the porch approximately 19', and from the front wall of the house by approximately 10'; however the second story addition will be set back only 4' from the front wall. The roof of the addition will have a fairly low slope, with a cross hipped form, and it, and the roof of the existing house, will be covered in pre-weathered, Galvalume, standing seam metal roofing. The walls of the addition will be painted stucco. A portion of the first floor addition facing the street will be covered with vegetation. The windows will typically be multi-paned casement style, and there will be a second floor screened porch facing Patterson Avenue. The applicant will investigate removing the asbestos siding on the existing house and repairing/replacing the horizontal siding below.

**STANDARDS FOR REVIEW**

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The existing property is contributing to the Westline 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.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- 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 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.

Although the proposed side addition is set back from the front wall of the existing house, the second story set back is not sufficient to meet the guidelines, especially given that the house is located on a corner lot. Additionally, the low slope, hipped roof form and fenestration patterns of the windows are not compatible with the original house.

#### **COMMITTEE RECOMMENDATIONS**

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The addition allows the original house to read separately, so approve the design as presented but place downspouts toward the rear of the addition.

#### **STAFF RECOMMENDATION**

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Release the permit with the recommendation that the applicant set the addition 15' back from the façade of the existing house, and revise the roof form to reflect the pitch and form of the existing roof.

**PHOTOS**

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See photos provided in attached plan set.

OCCUPANCY HISTORY  
1711 W. 11<sup>th</sup> Street

From City Directories, Austin History Center

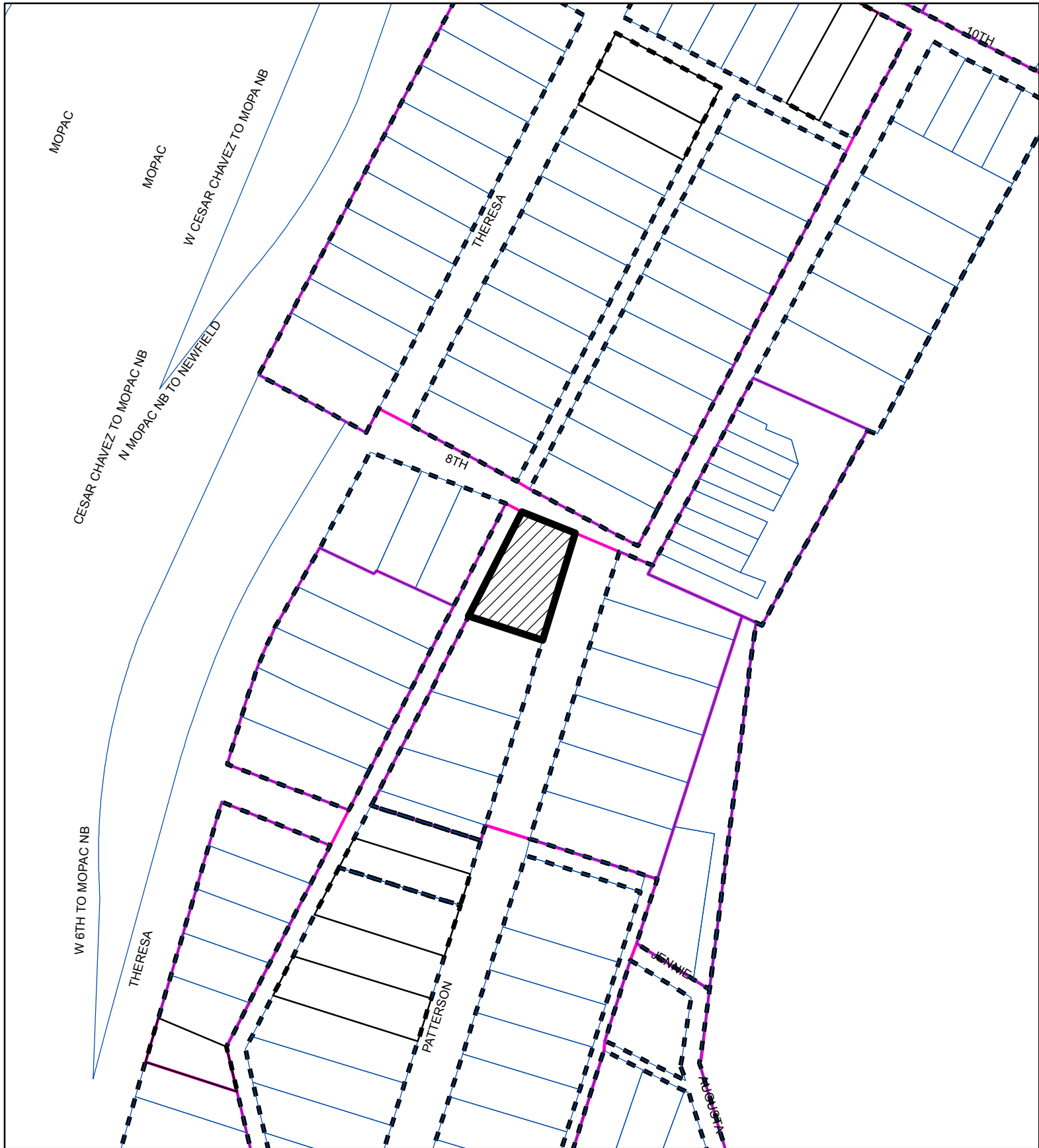
City of Austin Historic Preservation Office  
August 2013

1972	Vacant
1969	Leonard L. Henninger, owner, no occupation listed & Betty J., no occupation listed
1966	Glendon E. Doss, owner, foreman, State Board of Control & Bonnie B., no occupation listed
1963	Glendon E. Doss, owner, carpentry foreman, State Board of Control & Bonnie B., no occupation listed
1961	Glendon E. Doss, owner, carpentry foreman, State Board of Control & Bonnie B., no occupation listed
1959	Glendon E. Doss, owner, building and grounds division worker, State Board of Control & Bonnie B., Saleswoman, Russell Stover Candies
1957	Glendon E. Doss, owner, carpenter, State Board of Control & Bonnie B., Clerk, Insurance Co. of North America
1955	Glendon E. Doss, owner, carpenter, State Board of Control & Bonnie B., no occupation listed
1953	Glendon Eugene Doss, owner, carpenter, State Board of Control
	Note: Bonnie Doss not listed.
1952	Glendon E. Doss, owner, plaster contractor & Bonnie B., no occupation listed
1949	Glendon E. Doss, owner, plasterer & Bonnie B., no occupation listed
1947	Rudolph J. Horsak, owner, student & Edwina, no occupation listed

Note: No listing for Glendon and Bonnie Doss

1944-45	Leslie M. Sawyer, aircraft mechanic & Lillie M., no occupation listed, + 1
1942	Vacant
1940	Jesse B. Mooney, painter & Velma, no occupation listed
1939	John Baker, foreman
1937	Mark S. Fletcher, no occupation listed & Laura, no occupation listed
1935	C. E. Peterson, owner, turbine operator, City Water, Light & Power Department & Elen
1932-33	C. E. Peterson, owner, employee, City Water, Light & Power Department & Elen
1930-31	C. E. Peterson, owner, engineer, City Water, Light & Power Department & Elen
1929	No listing for 724 Patterson Avenue

Note: Carl E. and Ellen Peterson listed at 624 Patterson Avenue



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2013-0061  
LOCATION: 724 Patterson 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.

# BUTLER RESIDENCE

## 724 PATTERSON AVE.

## AUSTIN, TEXAS 78703

### DESIGN TEAM

ARCHITECT: CLAYTON & LITTLE ARCHITECTS  
1001 EAST 8TH STREET  
AUSTIN, TEXAS 78702  
CONTACT: NORMA YANCY, ASOC. AIA  
PHONE: (512) 477.1727 x 204  
FAX: (512) 477.9876  
STRUCTURAL ENGINEER: TIM ZHANG, P.E., LEED AP  
GREENEARTH ENGINEERING, INC.  
CONSULTING STRUCTURAL ENGINEERS  
2500 W. WILLIAM CANNON DR., #201  
AUSTIN, TX 78745  
CONTACT: TIM ZHANG, PE  
PHONE: (512) 289.8086  
FAX: (512) 462.0800

### OWNER INFORMATION

JC AND CHRISTY BUTLER  
724 PATTERSON AVE  
AUSTIN, TEXAS 78703

### LEGAL DESCRIPTION

NORTH 60FT OF LOT 31  
SUBDIVISION WEST END HEIGHTS, E.T. DEATS SUBDIVISION  
VOL. 256 PG. 341

### INDEX OF DRAWINGS

ARCHITECTURE	
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A1.2	SECOND FLOOR PLAN
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
STRUCTURE	
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S2	FRAMING PLANS
S3	FOUNDATION DETAILS
S4	FRAMING DETAILS

### ZONING INFORMATION

SF-3-NP  
OLD WEST AUSTIN NEIGHBORHOOD ASSOCIATION  
NATIONAL REGISTER HISTORIC DISTRICT - WEST LINE

### SITE INFORMATION

TAKEN FROM SURVEY PERFORMED BY DEWEY H. BURRIS,  
PROFESSIONAL LAND SURVEYORS DATED 6.20.13

### SYMBOL LEGEND

	ELEVATION SYMBOL
	SECTION SYMBOL
	PARTITION TYPE SYMBOL
Room name	ROOM NAME & NUMBER SYMBOL
	DOOR NUMBER SYMBOL
	DETAIL SYMBOL
	WINDOW SYMBOL
	COLUMN LINE DESIGNATION

### VICINITY MAP





DEMOLITION LEGEND

- EXISTING WALL TO REMAIN  
WALL TO BE DEMOLISHED  
WOOD FLOOR  
LOW STONE WALL TO REMAIN

DEMOLITION NOTES:

1. PROVIDE TEMPORARY SUPPORT TO ALL CONSTRUCTION ABOVE WALLS DESIGNATED FOR DEMOLITION. TEMPORARY BRACING AND SUPPORTS TO MEET ALL O.S.H.A. AND CODE REQUIREMENTS. CONTRACTOR TO CONTRACT STRUCT. ENGINEER TO DESIGN BRACING IF REQUIRED.
2. WHERE DOORS OR WINDOWS ARE REMOVED FROM A WALL TO REMAIN, PREPARE OPENING TO RECEIVE NEW DOOR, WINDOW, OR INFILL WALL AS INDICATED ON FLOOR PLANS.
3. ALL WALLS TO REMAIN SHALL BE PATCHED AND PREPARED TO RECEIVE NEW FINISHES.
4. WOOD FLOORS TO REMAIN WHERE POSSIBLE. SALVAGE ALL REMOVED FOR REUSE.
5. ALL EXTERIOR ASBESTOS SHINGLES ITO REMAIN; REMOVE ONLY DAMAGED AND REPLACE WITH MATERIAL TO MATCH EXISTING.

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DATE	ISSUED FOR
7.02.13	FOR PERMIT
Date 1	Revision 1

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PROJECT NUMBER: 1310

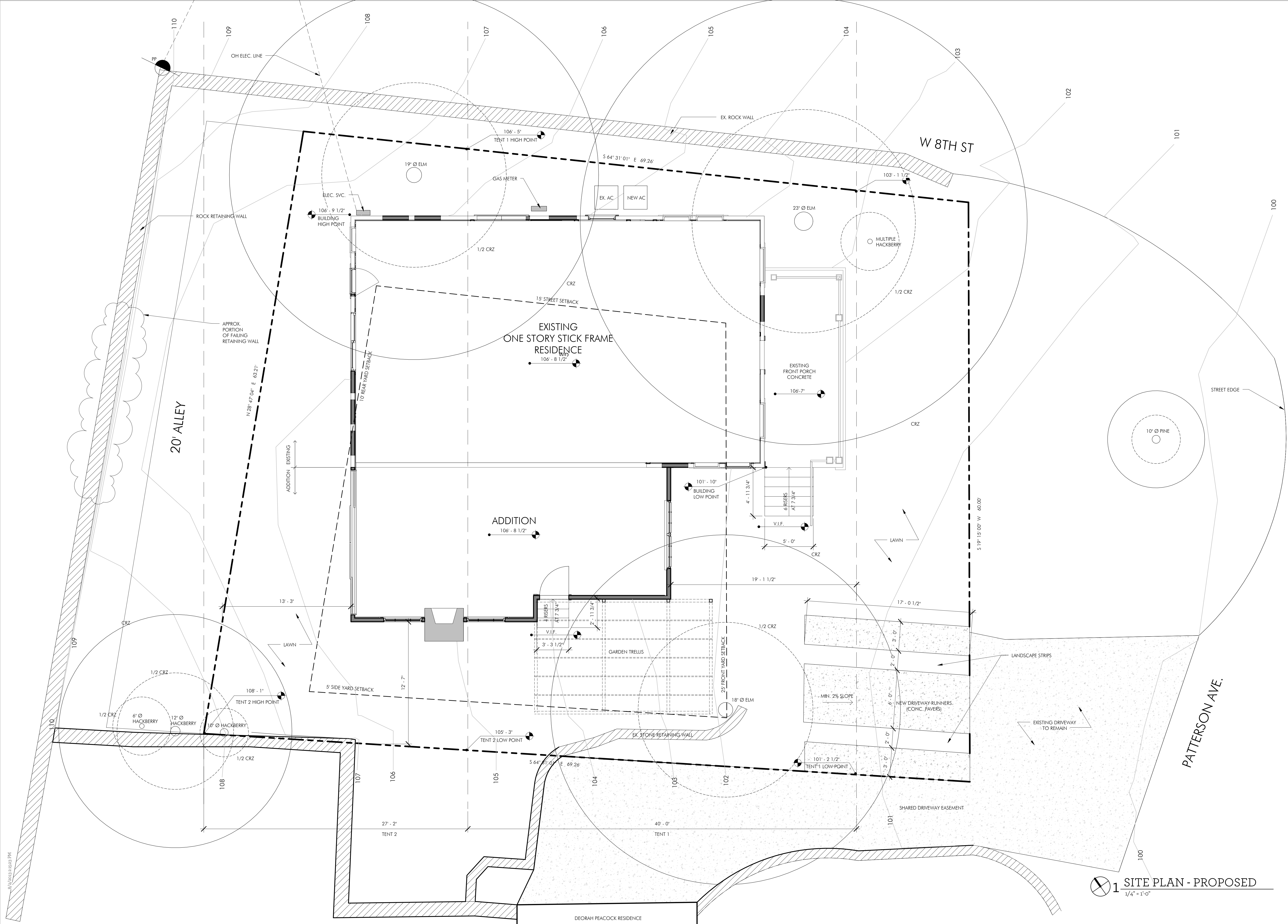
DEMOLITION PLAN

D1.0

1 SITE PLAN - EXISTING  
1/4" = 1'-0"

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Architects  
Clayton&Little

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Austin, Texas 78702  
512 477 1787

www.claytonandlittle.com

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Date 1 Revision 1

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SITE PLAN

# A1.0

1 SITE PLAN - PROPOSED  
1/4" = 1'-0"

8/12/2013 3:25:52 PM

DRAWING LEGEND

- EXISTING WALL
- NEW WALL
- WOOD FLOOR
- TILE
- CONCRETE

NOTE:  
CEILINGS ARE FTD. GYP. BD. U.N.O.

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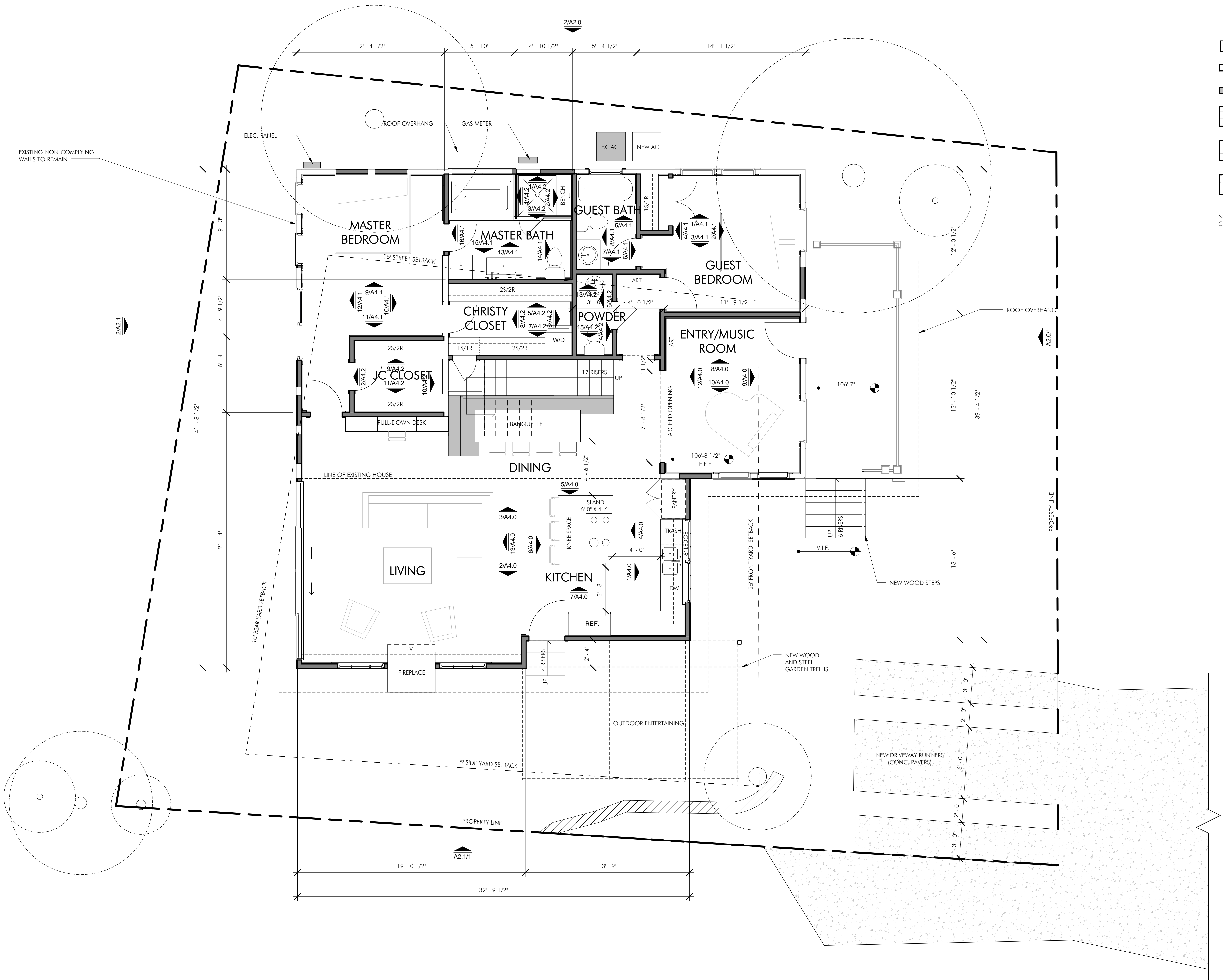
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GROUND FLOOR PLAN

A1.1



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

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### SECOND FLOOR PLAN

## A1.2



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

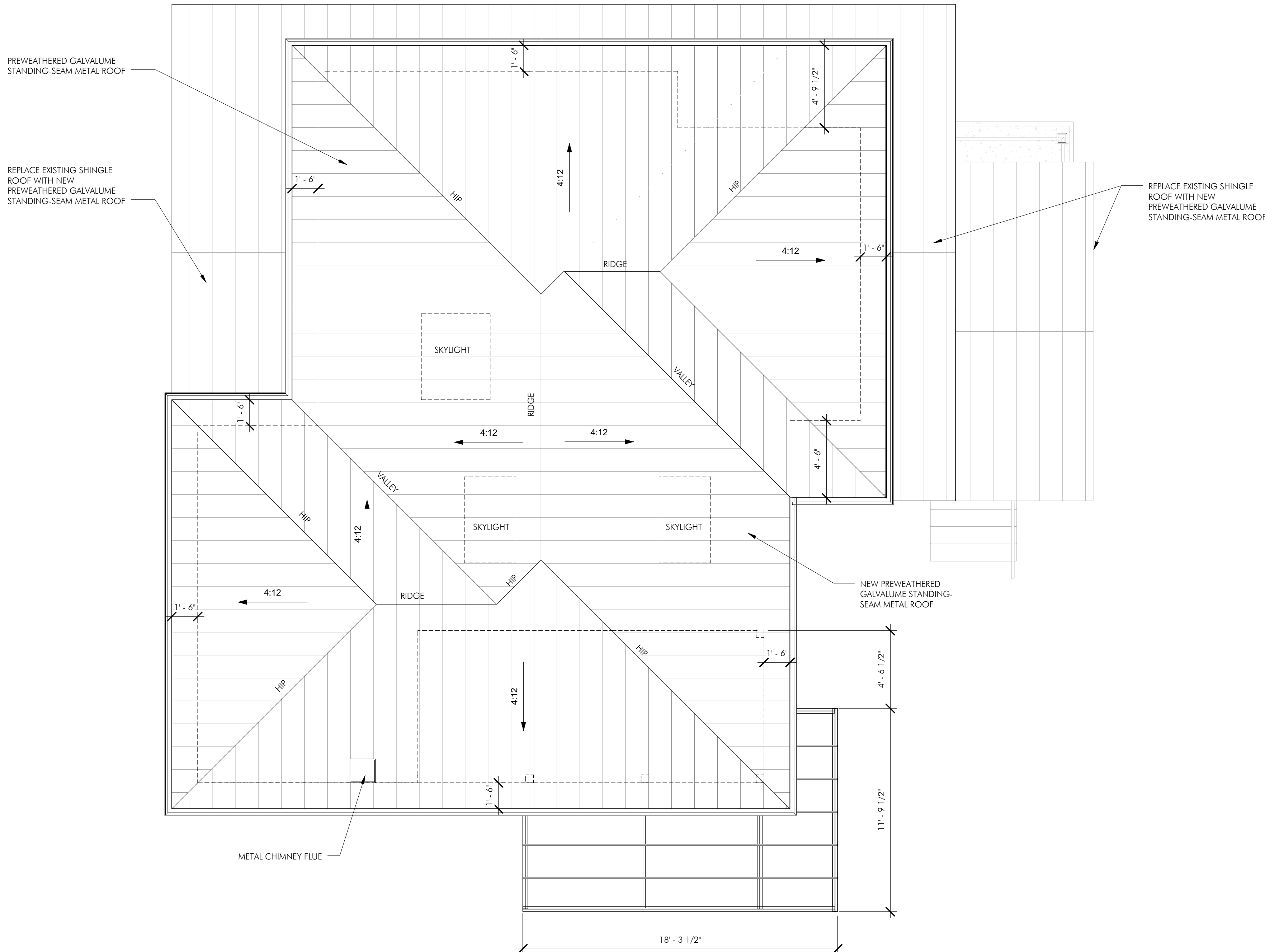


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ROOF PLAN

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

A1.3





WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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REMOVAL OF TREE, DEMOLITION OF COVERED WALKWAY, AND CARPORT

WEST ELEVATION



DEMOLITION OF PORTION OF ROOF; REMOVAL OF EXISING WINDOWS

NORTH ELEVATION



DEMOLITION OF CARPORT

EAST ELEVATION



DEMOLITION OF FRONT STEPS TO BE REPLACED WITH WOOD STEPS; DEMOLITION OF PORTION OF ROOF; DEMOLITION OF PORTION OF SOUTH WALL

SOUTH ELEVATION

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EXTERIOR ELEVATIONS

A2.0



2 NORTH ELEVATION

1/4" = 1'-0"



1 EAST ELEVATION

1/4" = 1'-0"





## 2 WEST ELEVATION



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





4 VIEW FROM SOUTH



3 VIEW FROM EAST



2 VIEW FROM NORTH



1 VIEW FROM WEST

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3D PERSPECTIVES

## A8.0



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VIEW FROM CORNER OF PATTERSON AND W. 8TH ST.