

**HISTORIC LANDMARK COMMISSION
FEBRUARY 25, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0009
OLD WEST AUSTIN
1601 West Lynn Street**

PROPOSAL

Construct a new 2,891 sq. ft. house.

PROJECT SPECIFICATIONS

On February 25, 2013 the Historic Landmark Commission approved releasing the demolition permit upon review of the plans for new construction.

The applicant proposes to construct a new a 2,891 sq. ft., two-story house with low-pitch, hipped, copper roofs. The design will be a contemporary interpretation of Italian Renaissance architecture with stone cladding laid in a square cut, irregular, ashlar pattern, and multiple steel-frame, casement windows. The attached garage will be accessed from the side elevation.

STANDARDS FOR REVIEW

The existing property is non-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.

On February 25, 2013 the Historic Landmark Commission approved releasing the demolition permit upon review of the plans for new construction. The design for the new house is compatible in scale, massing, and style to the architectural characteristics of other homes located in this area of the National Register District.

STAFF RECOMMENDATION

Release the permit per the proposed design.

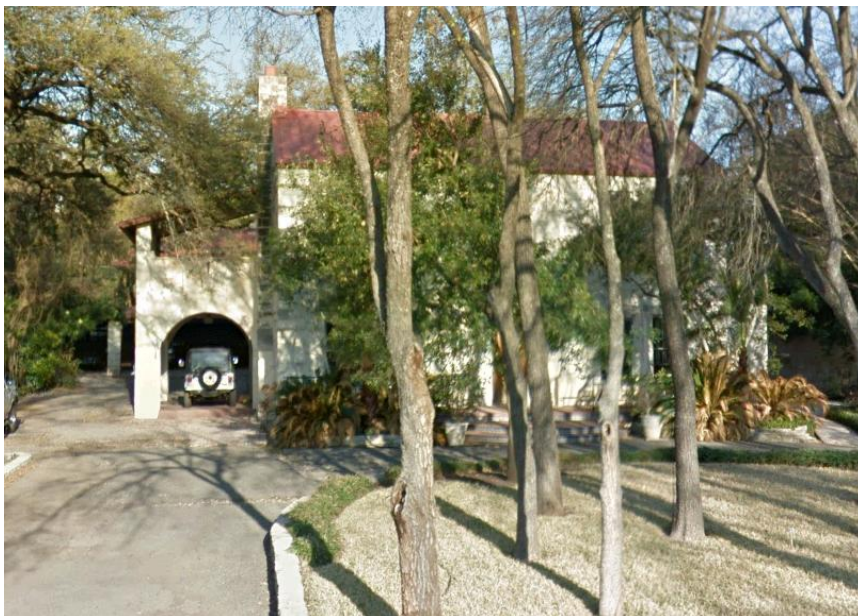
PHOTOS

House previously approved for demolition at 1601 West Lynn:



Houses located on same block as 1601 West Lynn:







SUBJECT TRACT



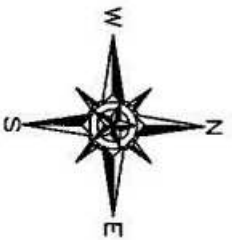
ZONING BOUNDARY

CASE#: NRD-2013-0067
LOCATION: 1601 West Lynn



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.



SCALE: 1" = 30'

LEGEND

- EM - ELECTRIC METER
- GM - GAS METER
- WM - WATER METER
- TREE
- GUY ANCHOR
- POWER POLE
- OVERHEAD POWER LINE
- WOOD FENCE
- B.L. - BUILDING LINE
- ELE. - ELECTRIC LINE EASEMENT
- U.E. - UTILITY EASEMENT
- CONTROL MONUMENT



TREE TABLE

TAG NO.	DESCRIPTION
7	2-4" HACKBERRY (RATED)
8	4" LAUREL
9	6" LAUREL
10	4"/5" LAUREL (RATED)
11	4" LAUREL
12	4" HACKBERRY
13	13" OAK
14	25"/39" OAK (RATED)
15	4" HACKBERRY
174	22" OAK
201	12" MANGO
202	7" LAUREL
203	8" LAUREL

NOTES:

- 1) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 339, PG. 102, T.C.D.R.
- 2) 10' UTILITY EASEMENT (NORTHEAST LOT LINE) BY VOL. 339, PG. 102, T.C.D.R., AS PARTIALLY RELEASED BY VOL. 11253, PG. 994, T.C.R.P.R. AS SHOWN.
- 3) 7.5' ELECTRIC LINE EASEMENT TO THE CITY OF AUSTIN BY VOL. 11238, PG. 759, T.C.R.P.R.
- 4) BUILDING LINE RESTRICTIONS BY VOL. 339, PG. 102, T.C.D.R.
- 5) CONCRETE DRIVEWAY AND ONE STORY FRAME GARAGE ARE WITHIN 7.5' ELECTRIC LINE EASEMENT (NORTHEAST LOT LINE) AS SHOWN.
- 6) ALL BEARINGS ARE BASED ON AN ASSUMED BEARING OF S 58°48'00" W ALONG THE SOUTHEAST PROPERTY LINE.
- 7) ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED ELEVATION OF 100.00' AT A MAG NAIL SET IN ASPHALT.

ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. ALL EASEMENTS AND BUILDING LINES ARE BASED ON THE RECORDED PLAT. UNLESS OTHERWISE NOTED, SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 1209499-84L

LOT 35, ENFIELD B, ACCORDING TO THE MAP OF PLAT THEREO, RECORDED IN VOL. 3, PG. 75, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

SURVEY OF

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X(UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480524-0445 H, REVISED SEPTEMBER 26, 2008. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER JAMES WITTMANN DEAR AND MICHAEL JAMES KEARNEY
ADDRESS 1601 WEST LYNN STREET, AUSTIN, TEXAS 78703

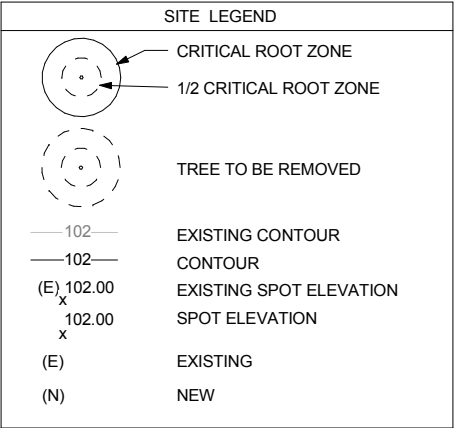
LENDER CO. COLDWELL BANKER MORTGAGE
TITLE CO. INDEPENDENCE TITLE COMPANY



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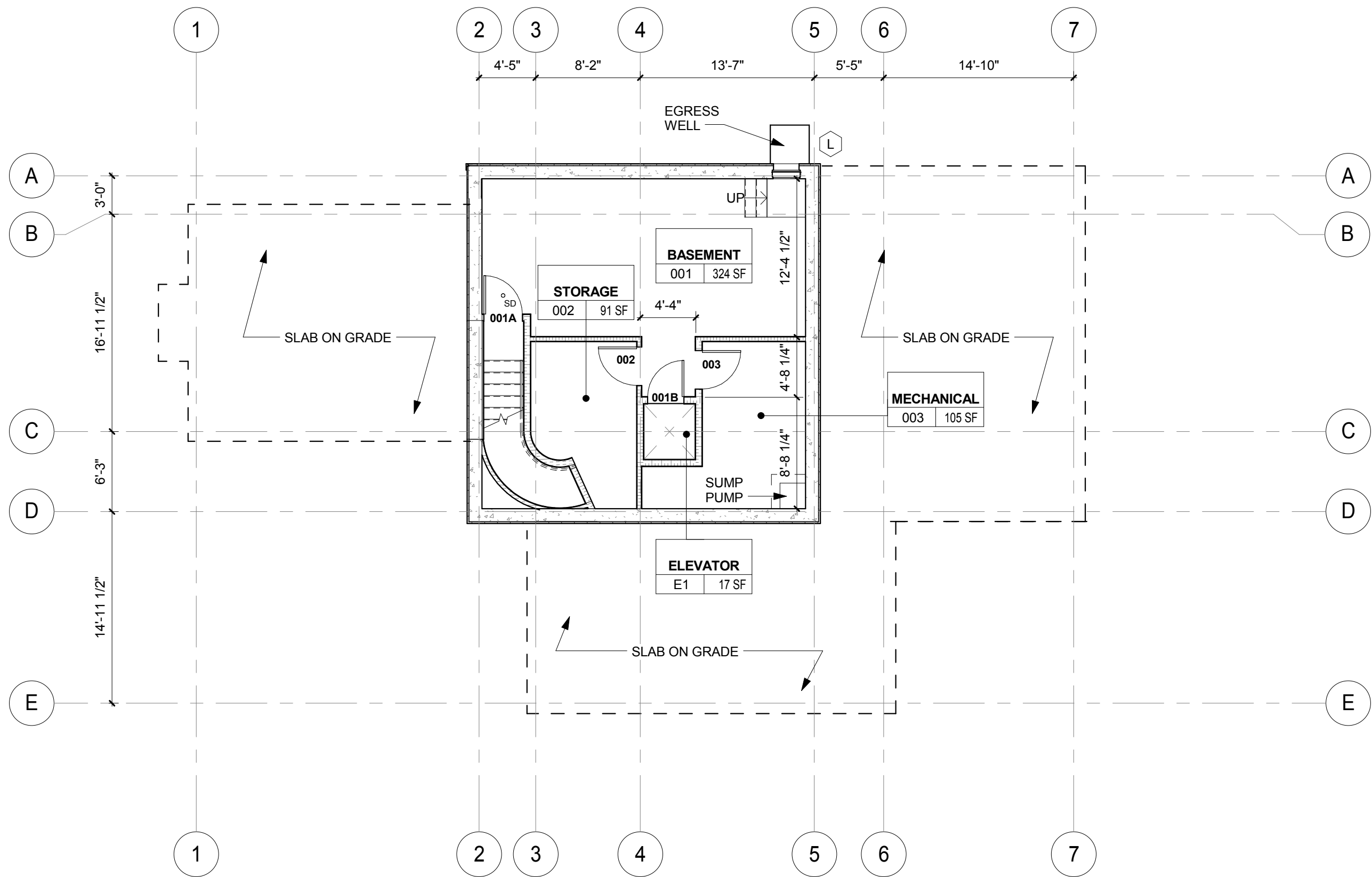
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FIELD WORK	05/17/12	NG	DRAFTED BY	05/21/12	JP	CHECKED BY	05/21/12	RW
REVISION	05/25/12	CP	REVISED 10' UTILITY EASEMENT (NORTHEAST LINE)			MAPSCO PAGE		JOB NO. 25843
REVISION	-	-	-	-	-	584 M	-	-



TREE LEGEND	
7	2-4" HACKBERRY
8	4" LAUREL
9	6" LAUREL
10	4"/5" LAUREL
11	4" LAUREL
12	4" HACKBERRY
13	13" OAK
14	47" OAK
15	4" HACKBERRY
174	22" OAK
201	12" MANGO
202	7" LAUREL
203	8" LAUREL

A1



NOTE:
ALL CEILING HEIGHTS ARE 8' - 8" U.N.O.
SEE SHEET A8 FOR DOOR AND WINDOW SCHEDULES.

○ SD SMOKE DETECTOR



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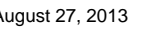
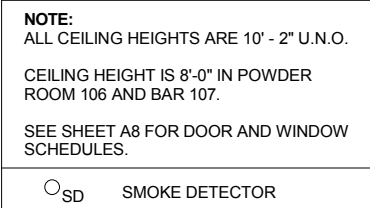
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Frederick C. Wise Texas Registration # 16659

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BASEMENT PLAN

SHEET :
A2

1 BASEMENT PLAN
Scale: 1/8" = 1'-0"



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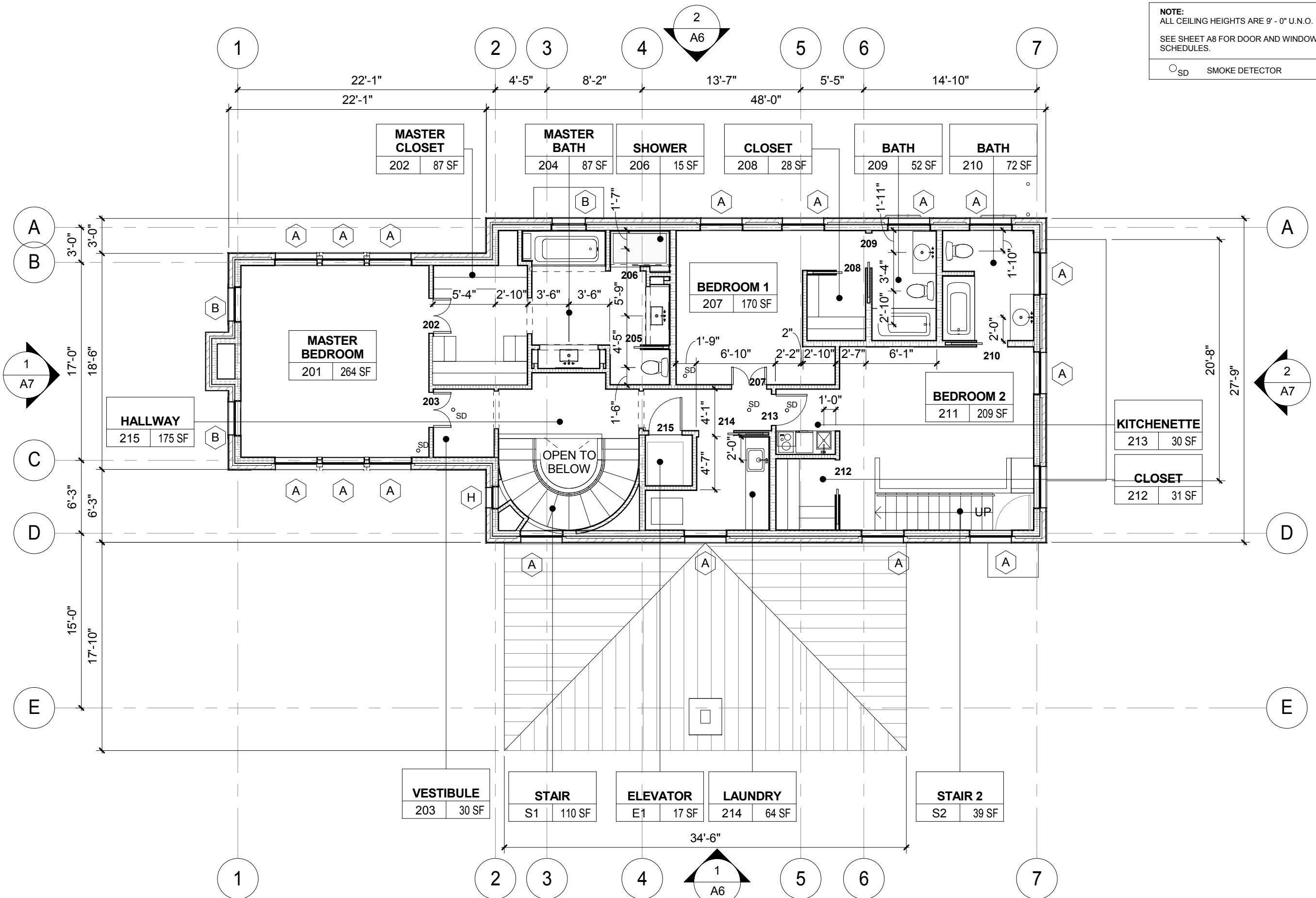
FIRST FLOOR
PLAN

SHEET :

A3

FIRST FLOOR PLAN

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



NOTE:
ALL CEILING HEIGHTS ARE 9' - 0" U.N.O.
SEE SHEET A8 FOR DOOR AND WINDOW SCHEDULES.

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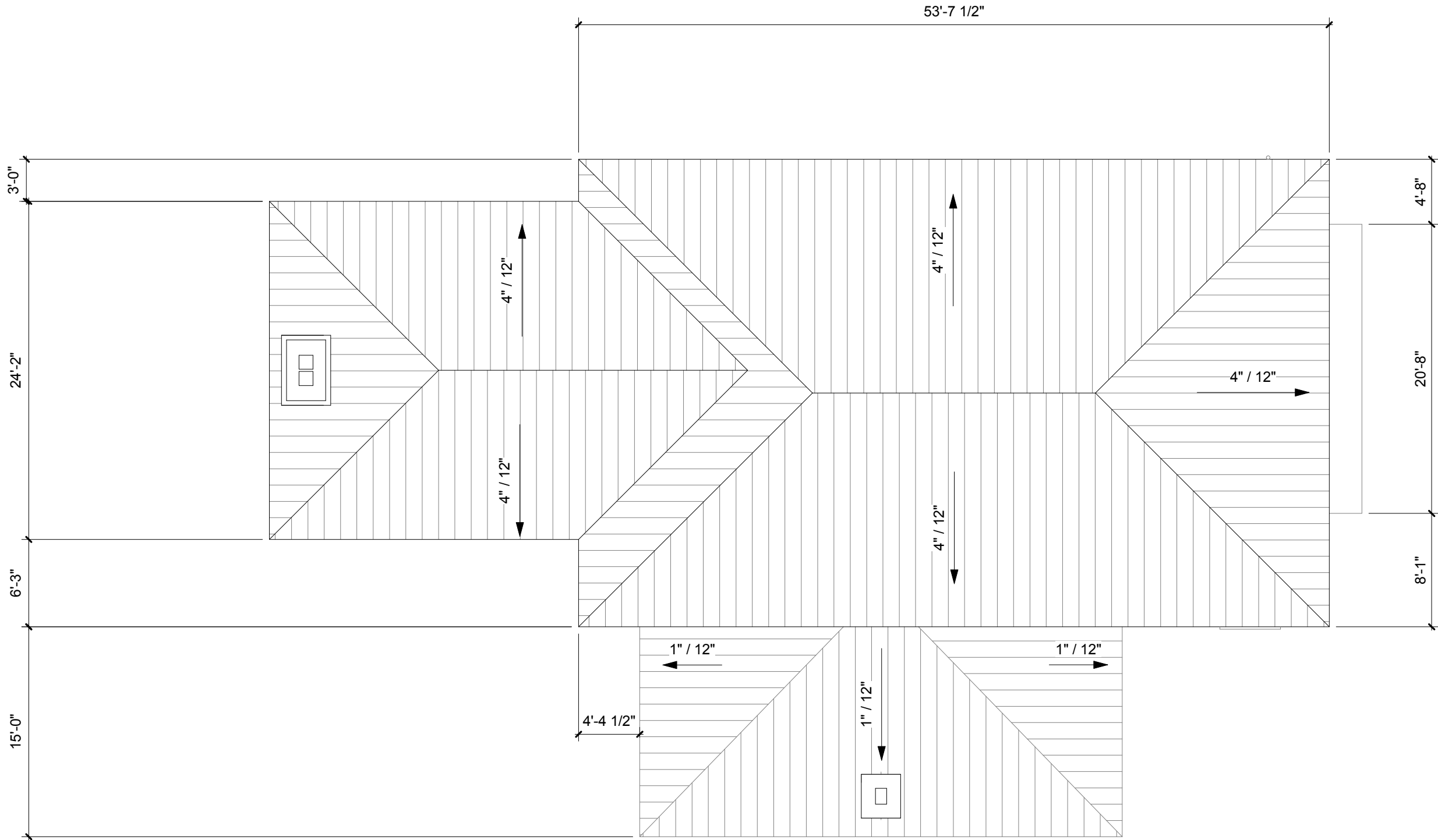
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SECOND FLOOR
PLAN


SHEET :

A4

1 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



1 ROOF PLAN
Scale: 1/8" = 1'-0"



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ROOF PLAN

SHEET :

A5

NOTE:
ELEVATIONS BASED ON AN ASSUMED ELEVATION OF 100'-0" PER SURVEY,
REFERENCE A0.

FIRST FLOOR FINISH FLOOR ELEVATION = 103' - 6" 101' - 8"
LOWEST GRADE ELEVATION AT BUILDING: 103' - 2"
HIGHEST GRADE ELEVATION AT BUILDING: 102' - 5"
AVERAGE GRADE ELEVATION:

REFERENCE F1 AND F2 FOR SUBCHAPTER F "TENT".



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EXTERIOR
ELEVATIONS

SHEET :

A6



NOTE:
ELEVATIONS BASED ON AN ASSUMED ELEVATION OF 100'-0" PER SURVEY,
REFERENCE A0.

FIRST FLOOR FINISH FLOOR ELEVATION = 103' - 6" 101' - 8"
LOWEST GRADE ELEVATION AT BUILDING: 103' - 2"
HIGHEST GRADE ELEVATION AT BUILDING: 102' - 5"
AVERAGE GRADE ELEVATION:

REFERENCE F1 AND F2 FOR SUBCHAPTER F "TENT".



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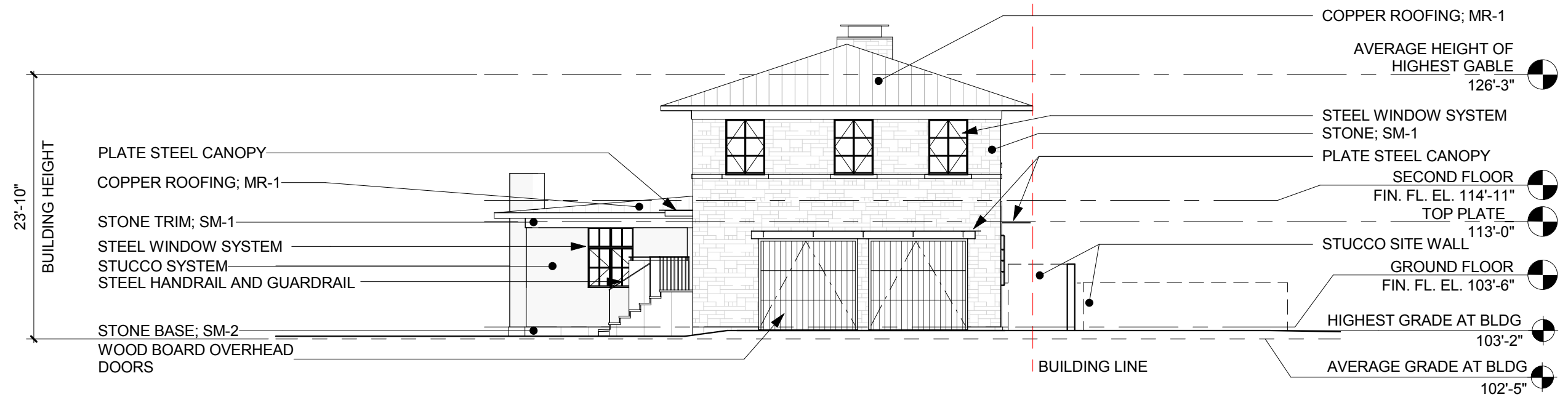
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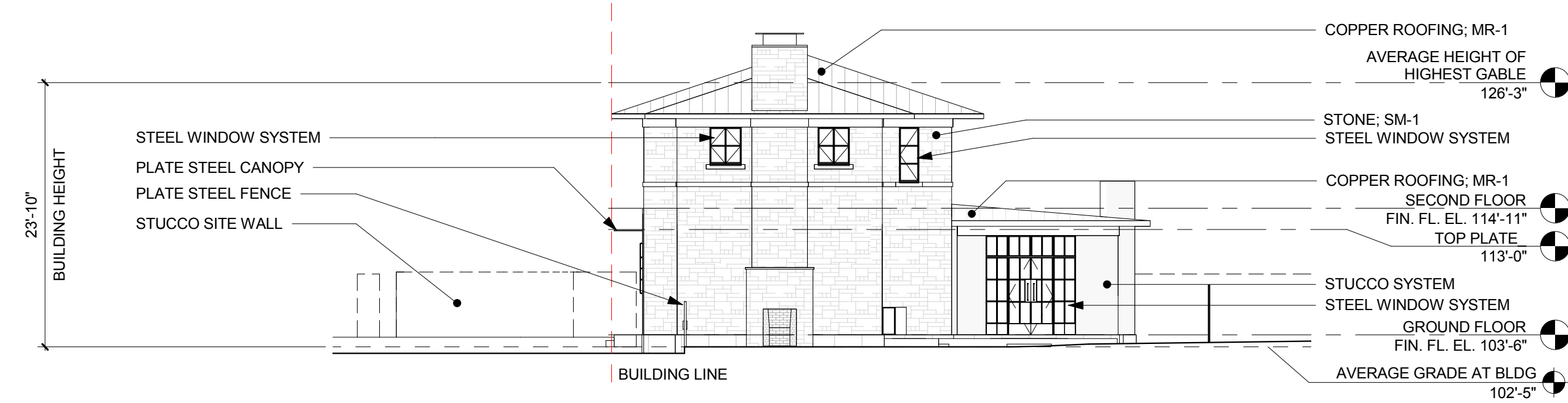
EXTERIOR
ELEVATIONS

SHEET :

A7




2 NORTH ELEVATION
Scale: 3/32" = 1'-0"



1 SOUTH ELEVATION
Scale: 3/32" = 1'-0"

WINDOW SCHEDULE			
TYPE MARK	WINDOW UNIT SIZE		HEAD HEIGHT
	WIDTH	HEIGHT	
	1'-2"	2'-6"	2'-6"
A	3'-6"	4'-11 1/4"	7'-3 1/2"
B	2'-10"	3'-4"	
D1	3'-10"	9'-4 1/2"	9'-4 1/2"
D2	3'-10"	9'-4 1/2"	9'-4 1/2"
E	6'-0"	9'-4 3/8"	9'-4 3/8"
F	1'-2"	2'-6"	2'-6"
H	1'-9"	4'-11 1/4"	7'-3 1/2"
J	4'-0 1/2"	5'-4 1/2"	8'-11 1/4"
K	8'-0 7/8"	8'-11 1/4"	8'-11 1/4"
L	2'-0"	3'-0"	8'-4 1/4"
M	2'-6"	4'-0"	8'-0"

DOOR SCHEDULE		
DOOR NUMBER	WIDTH	HEIGHT
001A	3'-0"	7'-0"
001B	2'-10"	7'-0"
002	3'-0"	7'-0"
003	3'-0"	7'-0"
101	3'-9"	9'-4"
102A	3'-6"	7'-1 1/2"
104A	8'-6"	8'-0"
104B	8'-6"	8'-0"
104C	3'-0"	6'-8"
105A	2'-10"	7'-0"
106	2'-10"	7'-0"
107	3'-0"	7'-0"
108A	3'-0"	7'-0"
109A	5'-0"	8'-0"
109B	4'-0"	7'-0"
109D	3'-0"	7'-0"
202	3'-0"	7'-0"
203	3'-0"	7'-0"
205	2'-6"	7'-6"
206	2'-6"	7'-5 1/2"
207	3'-0"	7'-0"
208	2'-6"	7'-0"
209	3'-0"	7'-0"
210	2'-8"	7'-0"
212	3'-0"	7'-0"
213	2'-8"	7'-0"
214	3'-0"	7'-0"
215	2'-10"	7'-0"



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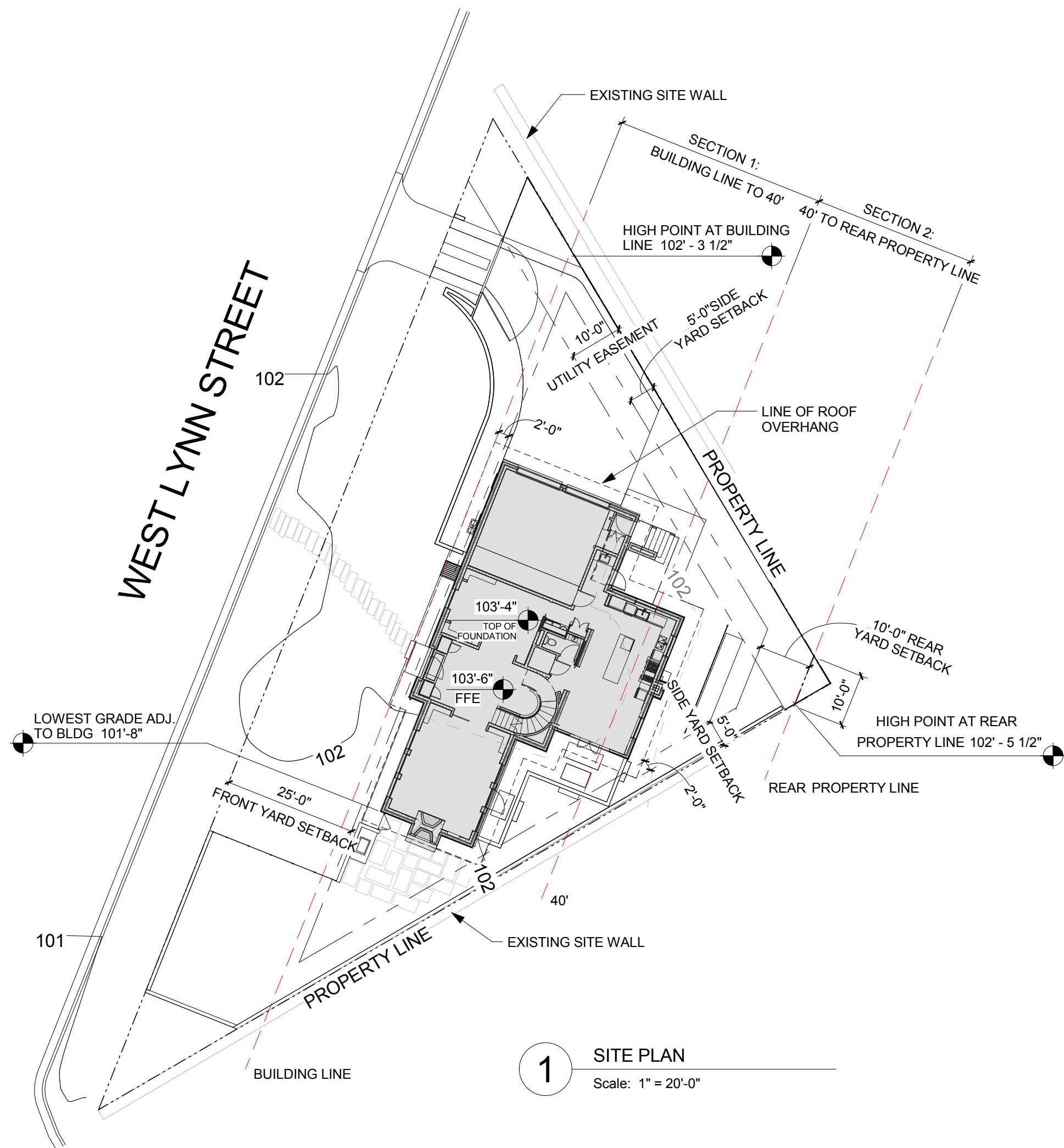
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SCHEDULES

SHEET :

A8



NOTE:
ELEVATIONS BASED ON AN ASSUMED ELEVATION
OF 100'-0" PER SURVEY, REFERENCE A0.

SITE LEGEND	
	CRITICAL ROOT ZONE
	1/2 CRITICAL ROOT ZONE
	TREE TO BE REMOVED
	EXISTING CONTOUR
	CONTOUR
	EXISTING SPOT ELEVATION
	SPOT ELEVATION
	EXISTING
	NEW

DESIGN AND COMPATIBILITY STANDARDS

SECTION 1: BUILDING LINE TO 40' - HIGH POINT	102' - 3 1/4"
SECTION 2: 40' TO REAR PROPERTY LINE - HIGH POINT	102' - 5 1/2"
LOWEST GRADE ADJACENT TO BUILDING	101' - 8"
HIGHEST GRADE ADJACENT TO BUILDING	103' - 2 1/2"
AVERAGE GRADE ADJACENT TO BUILDING	102' - 5"
MAXIMUM ALLOWABLE BUILDING HEIGHT	32' - 0" (134' - 5")
ACTUAL BUILDING HEIGHT	23' - 10" (126' - 3")

GROSS FLOOR AREA

a) 1ST FLOOR CONDITIONED AREA	1685 SF
b) 2ND FLOOR CONDITIONED AREA	1739 SF
c) 3RD FLOOR CONDITIONED AREA	NOT APPLICABLE
d) BASEMENT	763 SF
e) COVERED PARKING (GARAGE)	505 SF
f) COVERED PATIO, DECK OR PORCH	NOT APPLICABLE
g) BALCONY	NOT APPLICABLE
h) OTHER (ROOF OVERHANGS & CANOPIES)	716 SF

TOTAL BUILDING COVERAGE 2906 SF

IMPERVIOUS COVER

	AREA	% OF LOT
a-h) TOTAL BUILDING COVERAGE	2906 SF	29.07
i) DRIVEWAY	867 SF	8.67
j) SIDEWALKS	67 SF	0.67
k) UNCOVERED PATIO	275 SF	2.75
l) UNCOVERED WOOD DECK	0 SF	0.00
m) AC CONDENSER PADS	57 SF	0.57
n) SITE WALLS	193 SF	1.93

TOTAL IMPERVIOUS COVER (%) 4365 SF 43.65%
maximum allowable impervious cover is 45%

GROSS AREA

GROSS FLOOR AREA (1ST FLOOR, GARAGE, & 2ND FLOOR)	3929 SF
SITE AREA	9998 SF

FLOOR AREA RATIO : .393
maximum allowable F.A.R. is 0.40

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	2013

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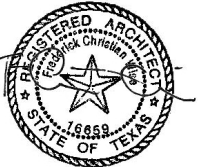
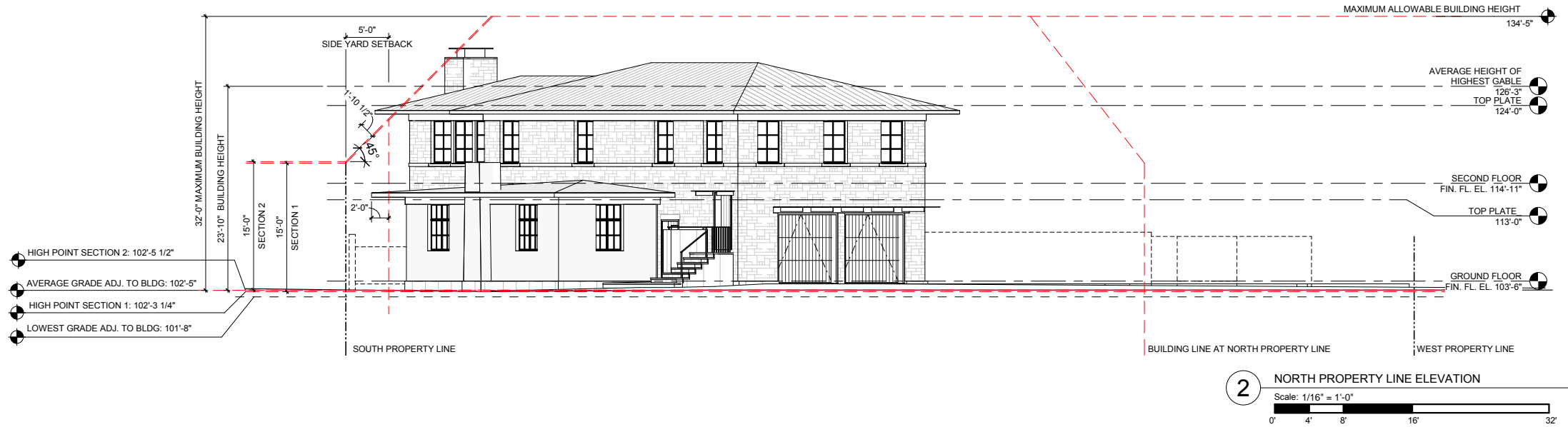
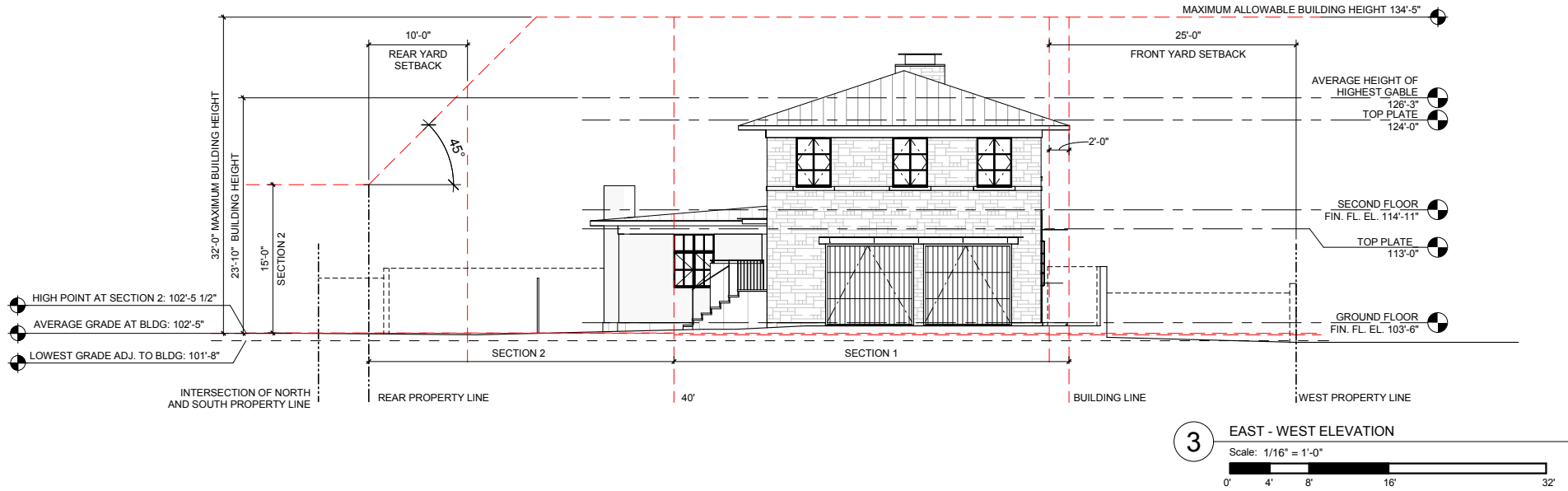
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SUBCHAPTER F
SITE PLAN

SHEET :

F1

NOTE:
ELEVATIONS BASED ON AN ASSUMED ELEVATION OF 100'-0".
LOWEST GRADE ADJACENT TO BUILDING = 101'-8" OCCURS AT SOUTH
WEST CORNER OF BUILDING. REF: SUBCHAPTER F SITE PLAN, 1F1 AND
WEST ELEVATION 2A6.



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SUBCHAPTER F
ELEVATIONS

SHEET :

F2