

**HISTORIC LANDMARK COMMISSION
OCTOBER 28, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0082
Old West Austin
1705 Westover**

PROPOSAL

Construct a second story addition and replace windows and doors on a contributing house.

RESEARCH

The existing house was constructed c. 1940 and the first owners and residents were Walter C. Moore, Jr., an architect, and his wife Betty, who lived there until about 1944-45. The owners during the second half of the 1940's were Albert and Lahoma Nye. Albert was a student at the University of Texas, and Lahoma worked at Tower Drug. From about 1950 until the early 1960's Edwin and Elouise Hock lived at the house. Edwin was a Plant Assigner with the Telephone Co. Starting in the mid-1960's a retired widow, Mary B. Young, owned and lived here.

PROJECT SPECIFICATIONS

The existing c. 1940 house is an approximately 1,400 sq. ft. one-story house with a cross gable plan and Minimal Traditional style with very simple architectural detail including shutters on the windows. The house is clad in painted brick and has a variety of window forms.

The applicant proposes to demolish a portion of the rear of the house, including a rear shed roofed addition, and construct a second story addition increasing the total size of the house to 2,183 sq. ft. The new second story will have a gabled and cross hip roof, and horizontal siding. There will be a ribbon of 2:1 double-hung windows in the gable end. The east elevation of the second story will have no windows and the west will have a small 2:1 window and a 6:1 double-hung window. The applicant also proposes to replace the existing windows and front door and install a metal gate at the driveway to the side of the house.

STANDARDS FOR REVIEW

The existing property is 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.

- 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.
- 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.

The addition of a second story forward of the existing roof ridge, and the replacement of the existing windows and doors, significantly alters the existing façade and will render the property no longer contributing to the National Register District. Additionally, given that all the other contributing houses on the block are one story, the massing of the addition is not in character with other contributing houses in this area of the District.

STAFF RECOMMENDATION

Release the permit per the proposed design with the recommendation that the applicant move the addition further to the rear, and maintain the existing windows and door to maintain the property's contributing status, and require a City of Austin documentation package be submitted prior to release of the permit.

PHOTOS



1705 Westover Road



Adjacent property



Adjacent property



Properties across the street from 1705 Westover Road

OCCUPANCY HISTORY
1705 Westover Road

From City Directories, Austin History Center

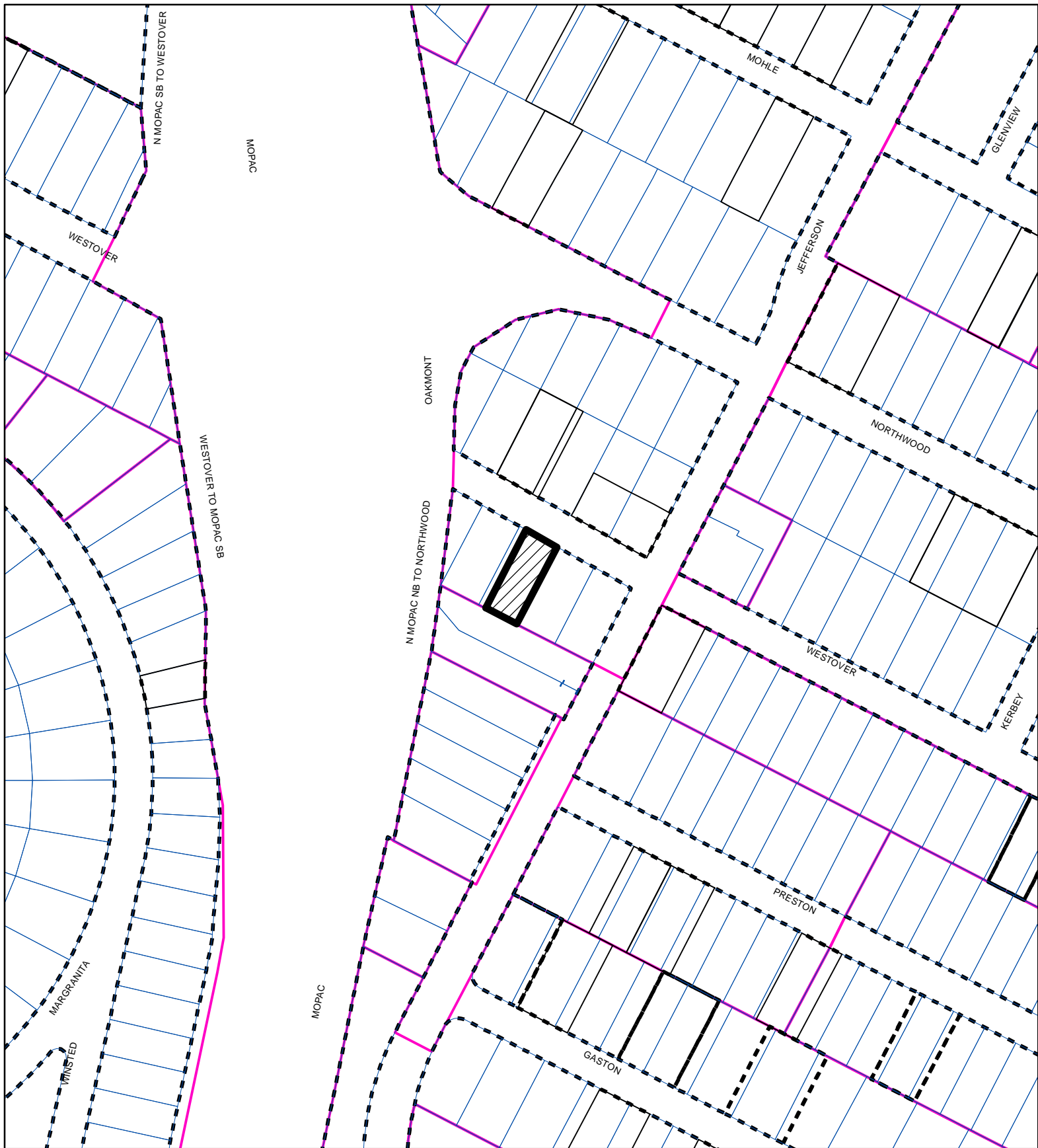
City of Austin Historic Preservation Office
October 2013

- | | |
|---|--|
| 1975 | Mrs. Mary B. Young, owner
Widow of William R. Young and Secretary, Gage Furniture |
| 1970 | Mrs. Mary B. Young, owner
Widow of William R. Young |
| 1965 | Helen M. Tinnin
Retired |
| 1963 | Edwin V. Hock, owner
Plant Assigner, Tel. Co.
&
Elouise O. Hock |
| 1952 | Edwin V. Hock, owner
Plant Assigner, Tel. Co.
&
Elouise O. Hock |
| 1949 | Albert L. Nye, Jr., owner
No occupation listed
&
Lohoma Nye
Tower Drug |
| Note: Edwin and Elouise Hock listed at 3613 Lawton Avenue | |
| 1947 | Albert L. Nye, Jr., owner
Student, U of T
&
Lahoma Nye |
| 1944-45 | Walter C. Moore, Jr., owner
Architect, State Board of Control
&
Betty Moore + 1 |
| 1942 | Walter C. Moore, Jr., owner
Architect, 116 Barton Springs Road
&
Betty Moore |

1941 Walter C. Moore, Jr., owner
 Architect, 116 Barton Springs Road
 &
 Betty Moore

1940 No listing for 1705 Westover Road

Note: Walter and Betty Moore listed at 1710 Travis Boulevard



SUBJECT TRACT



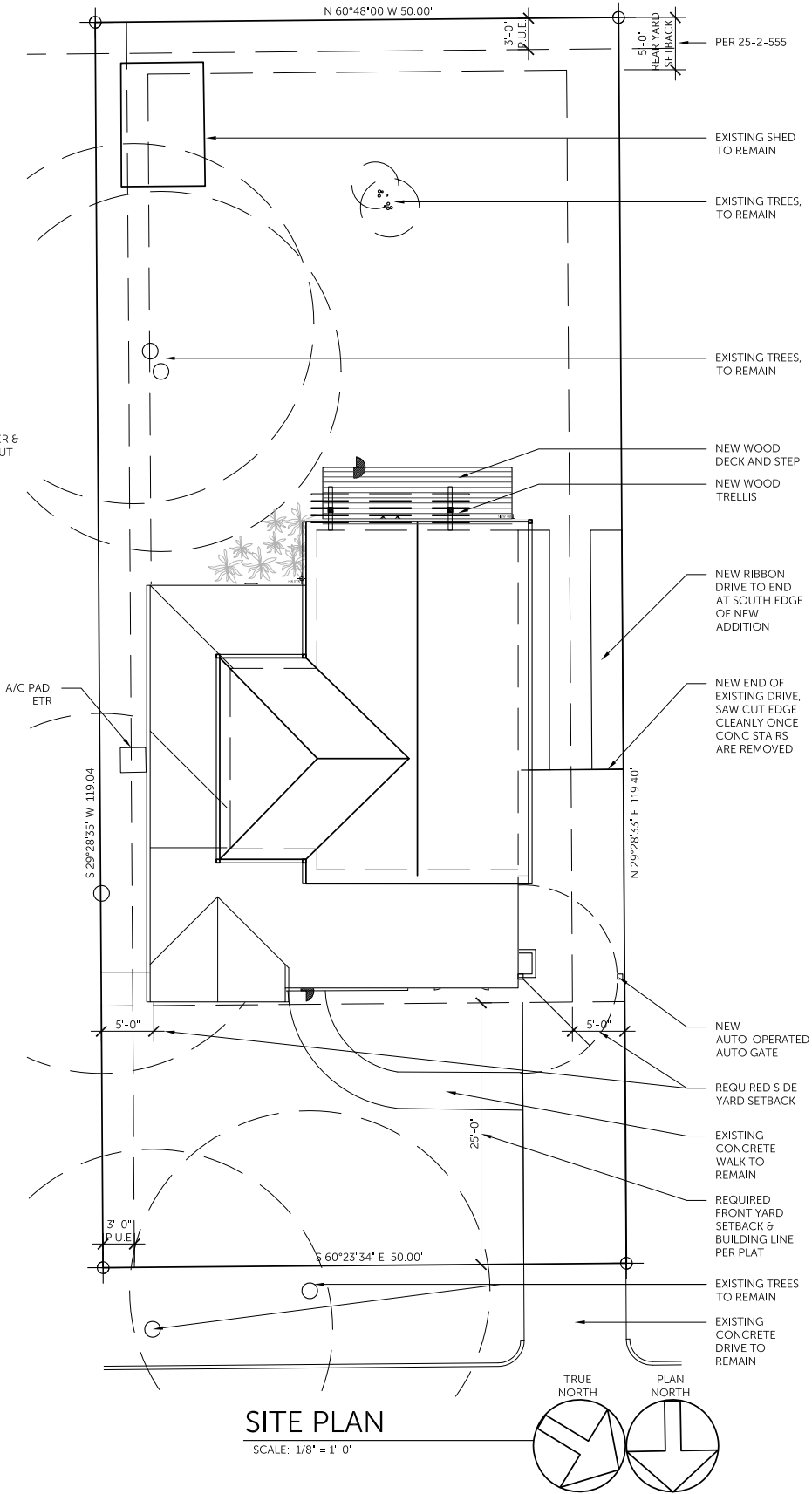
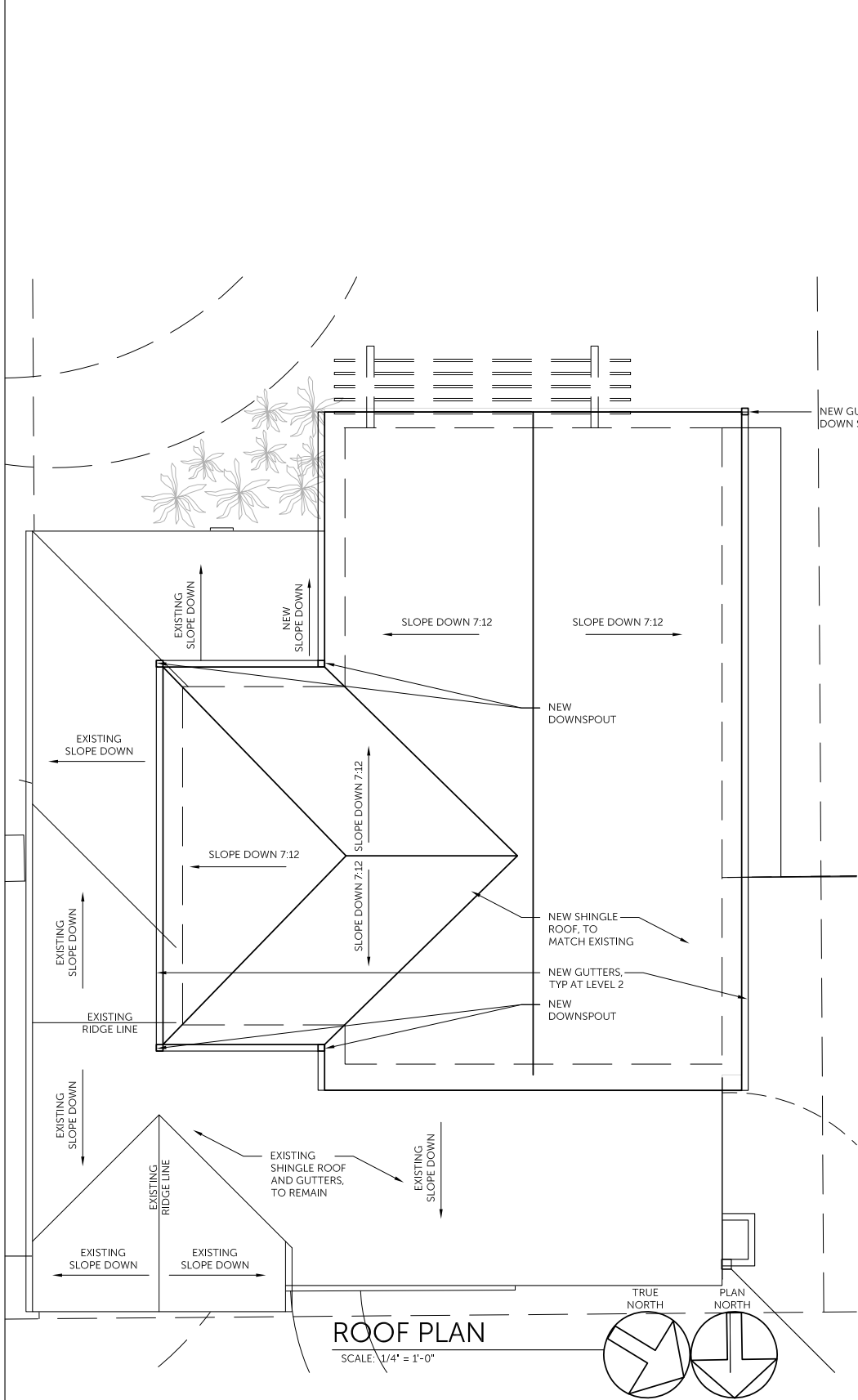
ZONING BOUNDARY

CASE#: NRD-2013-0082
LOCATION: 1705 Westover Road



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.



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PROJECT INFORMATION

OWNERS: BRITTNEY + SEAN COUCH

ADDRESS: 1705 WESTOVER ROAD AUSTIN, TX 78703

LEGAL DESCRIPTION:
EAST 50FT OF LOT 3, BLOCK 5, BRYKER WOODS "C", VOLUME 4, PAGE 46, PLAT RECORDS.

ZONING CLASSIFICATION: SF-3

PERMITTING INFORMATION

REGULATORY JURISDICTION: CITY OF AUSTIN

APPLICABLE CODES:
THIS PROJECT HAS BEEN DESIGNED UNDER THE INTERNATIONAL RESIDENTIAL CODE FOR ONE OR TWO FAMILY DWELLINGS, 2006 EDITION.

RESTRICTIVE COVENANTS: NOT APPLICABLE

MC MANSION ORDINANCE: APPLICABLE

HISTORIC PRESERVATION: OLD WEST AUSTIN HISTORIC DISTRICT, CONTRIBUTING STRUCTURE

SITE AREA	5950.94 SF		
BUILDING COVERAGE			
	EXISTING SQ.FT.	NEW SQ.FT.	TOTAL SQ.FT.
BUILDING FOOTPRINT	1035	378	1413
SHED FOOTPRINT	96	0	96
TOTAL BUILDING AREA	1131 SF	378 SF	1509 SF
EXISTING COVERAGE	1131 SF / 5950.94 SF = 19.00%		
PROPOSED COVERAGE	1509 SF / 5950.94 SF = 25.36%		

SITE IMPERVIOUS COVER	EXISTING SQ.FT.	NEW SQ.FT.	TOTAL SQ.FT.
BUILDING AREA	1131	378	1509
WOOD DECK	0	54.2	54.2
DRIVEWAY	467.4	137.3	604.7
FRONT WALK	98.9	0	98.9
AC PADS	6	0	6
	1703.3 SF	569.5 SF	2272.8 SF

EXISTING IMPERVIOUS COVER	1703.3 SF / 5950.94 SF = 28.62%
PROPOSED IMPERVIOUS COVER	2272.8 SF / 5950.94 SF = 38.19%

FLOOR AREA RATIO	EXISTING SQ.FT.	NEW SQ.FT.	TOTAL SQ.FT.
1ST FLOOR AREA	1035	378	1413
2ND FLOOR AREA	0	770	770
	1035 SF	1148 SF	2183 SF

EXISTING F.A.R.	1035 SF / 5950.94 SF = 17.39%
PROPOSED F.A.R.	2183 SF / 5950.94 SF = 36.68%



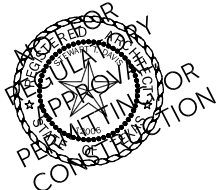
402 CORRAL LANE
AUSTIN, TEXAS 78745

OFFICE: 512-444-1580
FAX: 512-444-1790

MASTER SUITE
ADDITION &
RENOVATIONS TO THE

COUCH
RESIDENCE

1705 WESTOVER ROAD
AUSTIN, TX 78705



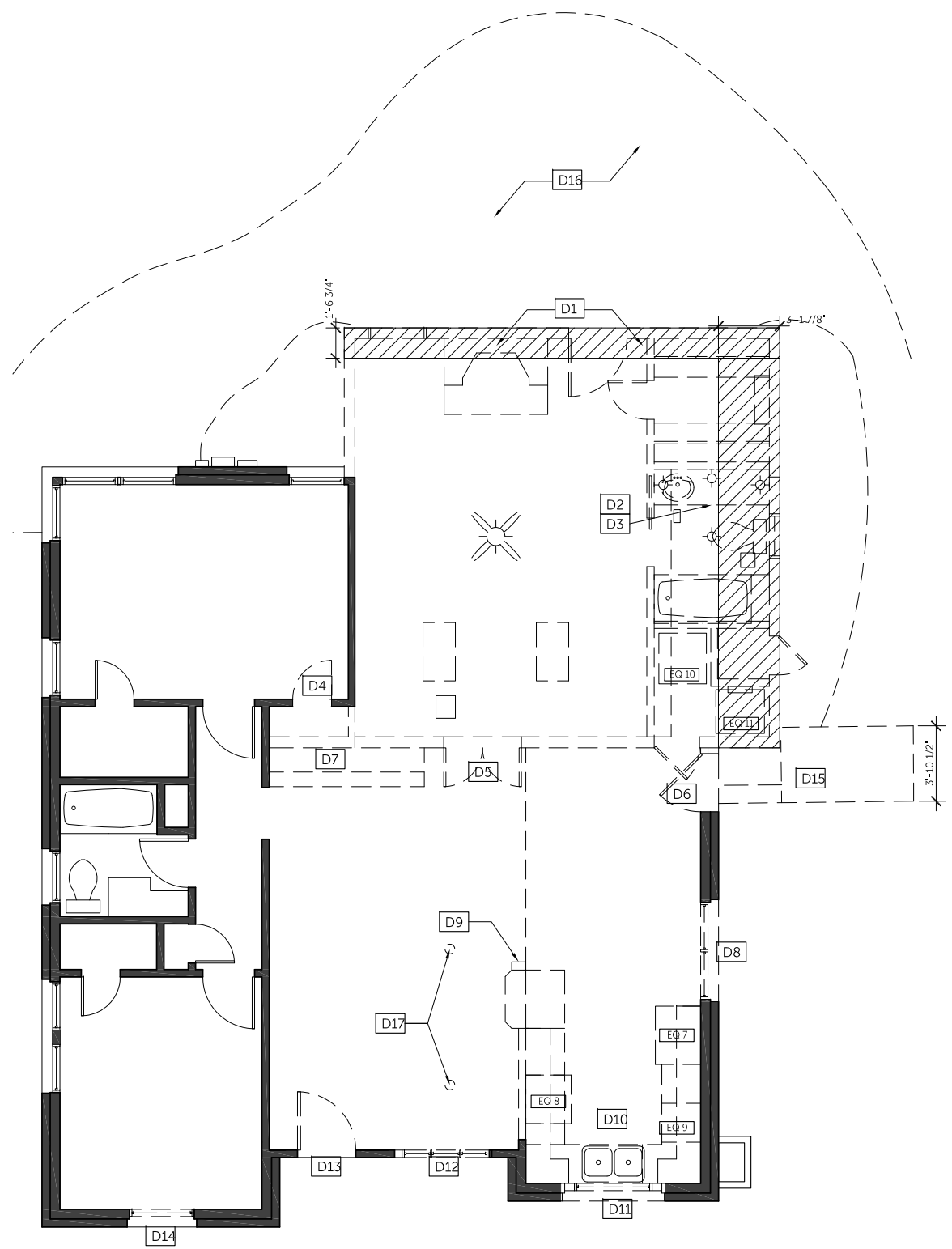
CONTRACT
DOCUMENTS

OCTOBER 03, 2013

SITE PLAN

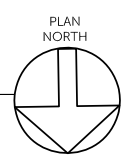
SHEET NO.

A1.0



DEMOLITION PLAN

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



FLOOR PLAN GENERAL NOTES

FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

DRAWINGS ARE TO SCALE INDICATED. SCALING OF DRAWINGS FOR GENERAL INFORMATION IS ACCEPTABLE, BUT DO NOT SCALE DRAWINGS FOR EXACT SIZES, LAYOUT, ETC. REFER ALL DIMENSIONAL QUESTIONS TO ARCHITECT.

REFER TO PROJECT MANUAL FOR PRODUCT DATA & SPECIFICATIONS.

UNLESS NOTED OTHERWISE, ALL EXTERIOR DIMENSIONS ARE GIVEN TO FACE OF STUD AND ALL INTERIOR DIMENSIONS ARE GIVEN TO FACE OF GWB/TBB.

VERIFY ALL APPLIANCE AND PLUMBING FIXTURE DIMENSIONS AND REQUIREMENTS WITH PROJECT MANUAL-- COORDINATE WITH CABINETRY.

PROTECT EXISTING FLOOR DURING CONSTRUCTION.

- DEMOLITION KEY**
- D1** REMOVE THIS PORTION OF STRUCTURAL SLAB. REFER TO STRUCTURAL DRAWINGS.
 - D2** REMOVE ENTIRE 1-STORY ADDITION INCLUDING ROOF, WALLS, FIREPLACE AND FINISHES. SALVAGE WASHER AND DRYER AS WELL AS IRRIGATION SYSTEM CONTROLS FOR RELOCATION.
 - D3** SALVAGE BATHROOM CABINET HARDWARE FOR REUSE
 - D4** REMOVE EXISTING DOOR AND FRAME
 - D5** REMOVE EXISTING DOOR AND FRAME, SALVAGE DOOR FOR OWNER.
 - D6** REMOVE EXISTING DOOR AND FRAME, SALVAGE HARDWARE.
 - D7** REMOVE EXISTING BUILT-IN SHELVING AND WALL SHARED WITH CLOSET. SALVAGE HARDWARE.
 - D8** REMOVE EXISTING WINDOW AND FRAME
 - D9** REMOVE EXISTING WALL BETWEEN KITCHEN AND LIVING. PROVIDE TEMPORARY SUPPORT PER STRUCTURAL DRAWINGS.
 - D10** REMOVE EXISTING KITCHEN INCLUDING CABINETS, APPLIANCES, FIXTURES, FITTINGS AND FINISHES. SALVAGE CEILING MOUNT FIXTURE, APPLIANCES AND CABINET HARDWARE FOR REUSE.
 - D11** REMOVE EXISTING WINDOW, FRAME AND SHUTTERS
 - D12** REMOVE EXISTING WINDOWS AND FRAMES
 - D13** REMOVE EXISTING DOOR AND FRAME, SALVAGE HARDWARE.
 - D14** REMOVE EXISTING WINDOW, FRAME AND SHUTTERS
 - D15** REMOVE EXISTING CONCRETE STEPS AND SAW CUT DRIVEWAY TO CREATE CLEAN EDGE
 - D16** REMOVE EXISTING STONE PAVER PATIO
 - D17** REMOVE EXISTING RECESSED SPEAKERS. SALVAGE FOR RELOCATION IN NEW LIVING ROOM.
 - D18** REMOVE EXISTING FENCE AND GATE.



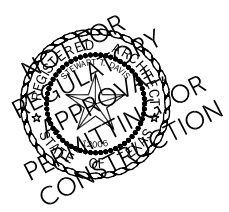
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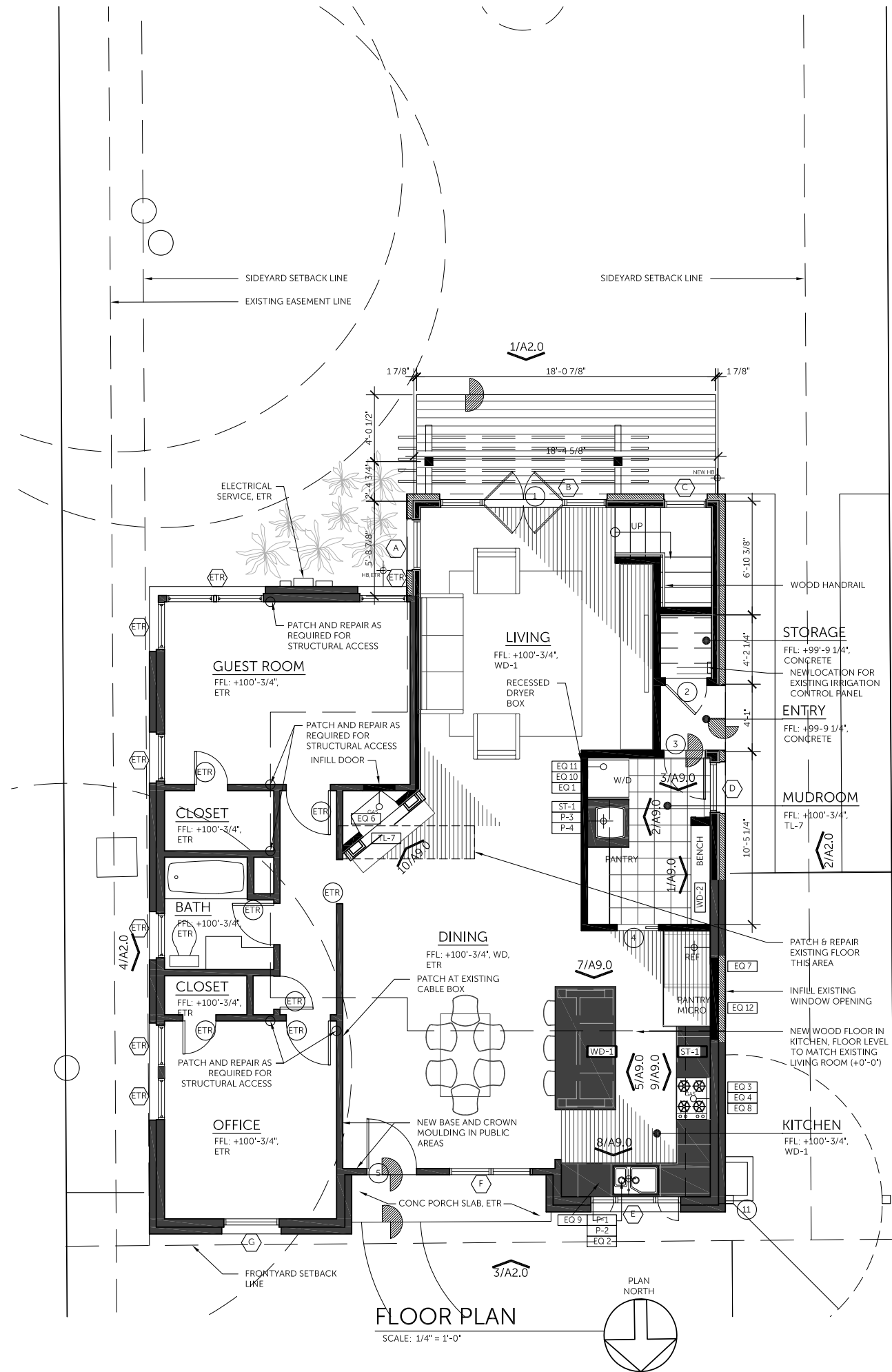
CONTRACT
DOCUMENTS

OCTOBER 03, 2013

DEMOLITION
PLAN

SHEET NO.

A1.1a



FLOOR PLAN GENERAL NOTES

FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

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VERIFY ALL APPLIANCE AND PLUMBING FIXTURE DIMENSIONS AND REQUIREMENTS WITH PROJECT MANUAL-- COORDINATE WITH CABINETRY.

PROTECT EXISTING FLOOR DURING CONSTRUCTION.

FLOOR PLAN GENERAL NOTES

- EXISTING WALLS TO REMAIN
 - NEW 2X4 FRAMING @ 16" O.C., UNLESS NOTED OTHERWISE
 - EXISTING MASONRY
 - NEW MASONRY
 - INSULATION
 - NEW WINDOW
 - EXISTING WINDOW
 - EXISTING DOOR/CASED OPENING
 - NEW DOOR/CASED OPENING
 - SECTION/ELEVATION
 - DRAWING NOTE
 - PLUMBING KEY
 - ACCESSORY KEY
 - EQUIPMENT KEY
 - ELEVATION MARKER
 - WATER
 - GAS
 - THERMOSTAT
 - ETR: EXISTING TO REMAIN
 - VIF: VERIFY IN THE FIELD
 - U.N.O.: UNLESS NOTED OTHERWISE
 - OFCI: OWNER FURNISHED, CONTRACTOR INSTALLED
 - OFOI: OWNER FURNISHED, OWNER INSTALLED
 - TBD: TO BE DETERMINED
- ROOM NAME**
- FLOOR FINISH
- CEILING HEIGHT/FINISH



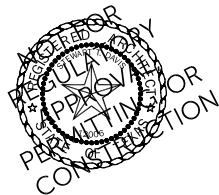
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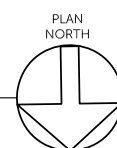
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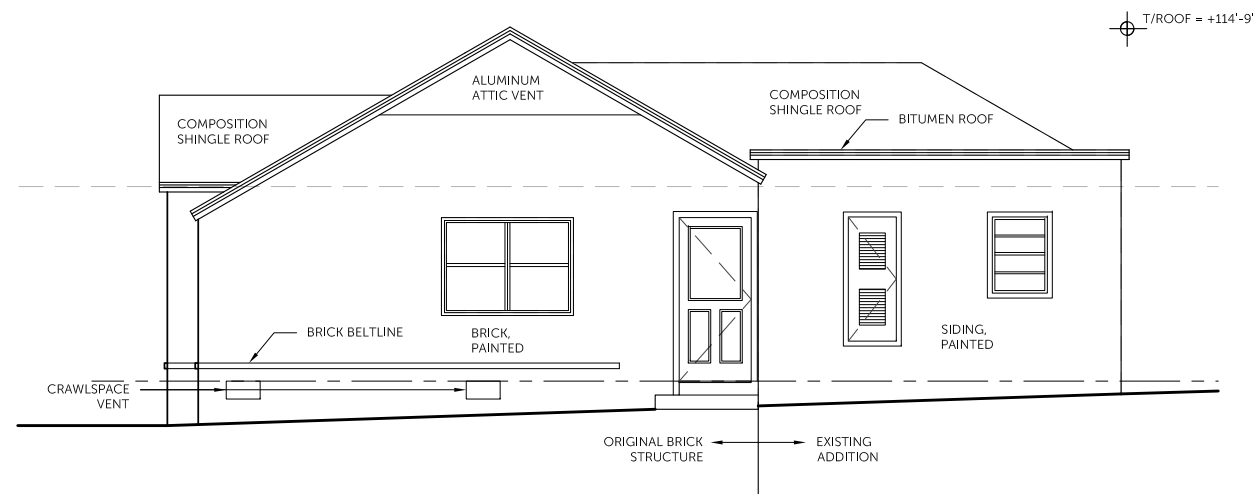
OCTOBER 03, 2013

LEVEL 1
PLAN

SHEET NO.

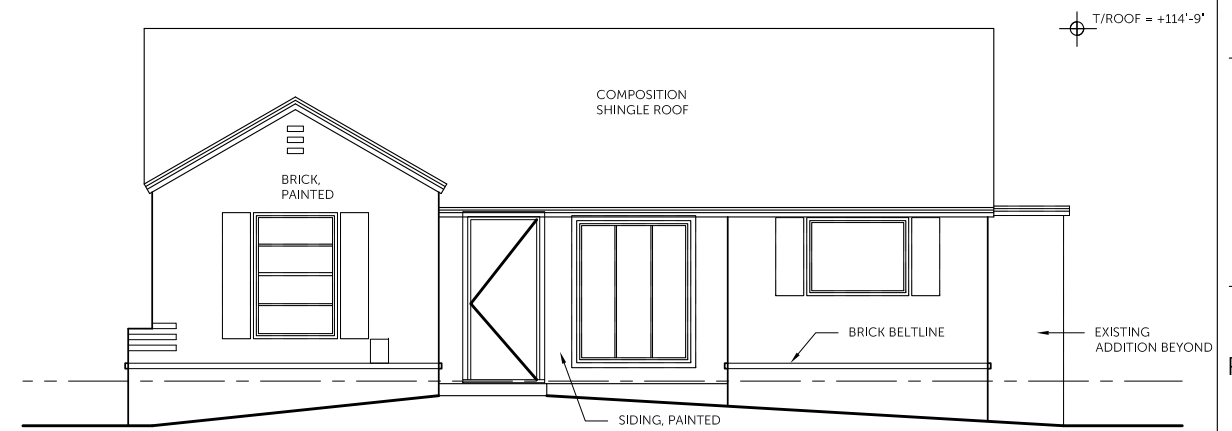
A1.1





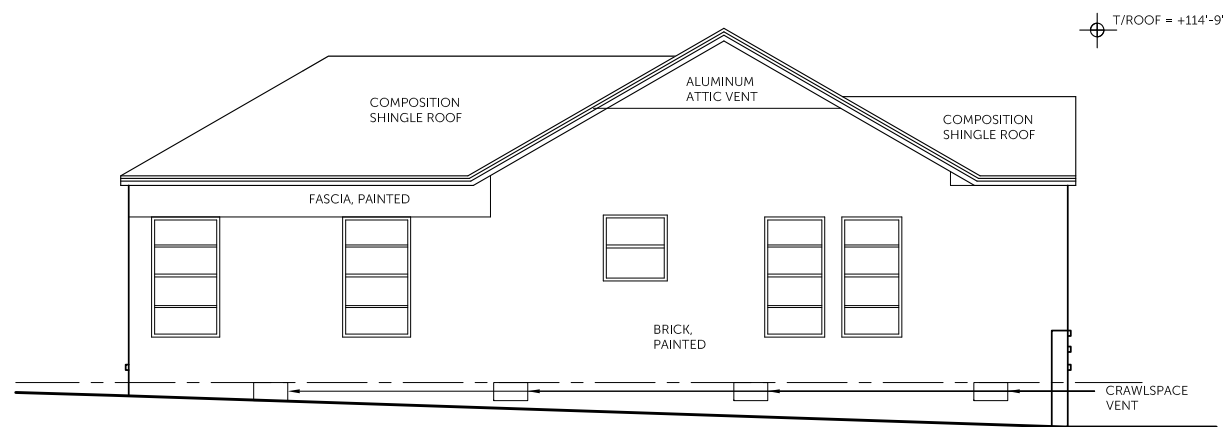
EAST ELEVATION

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



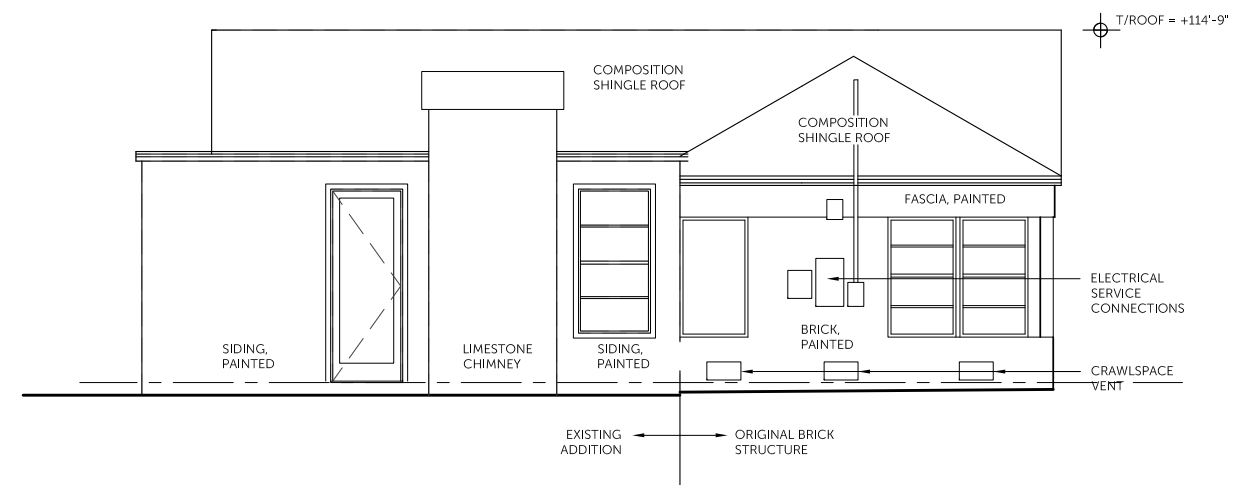
NORTH ELEVATION

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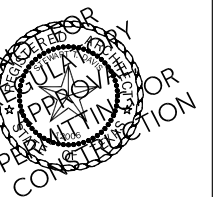
WEST ELEVATION

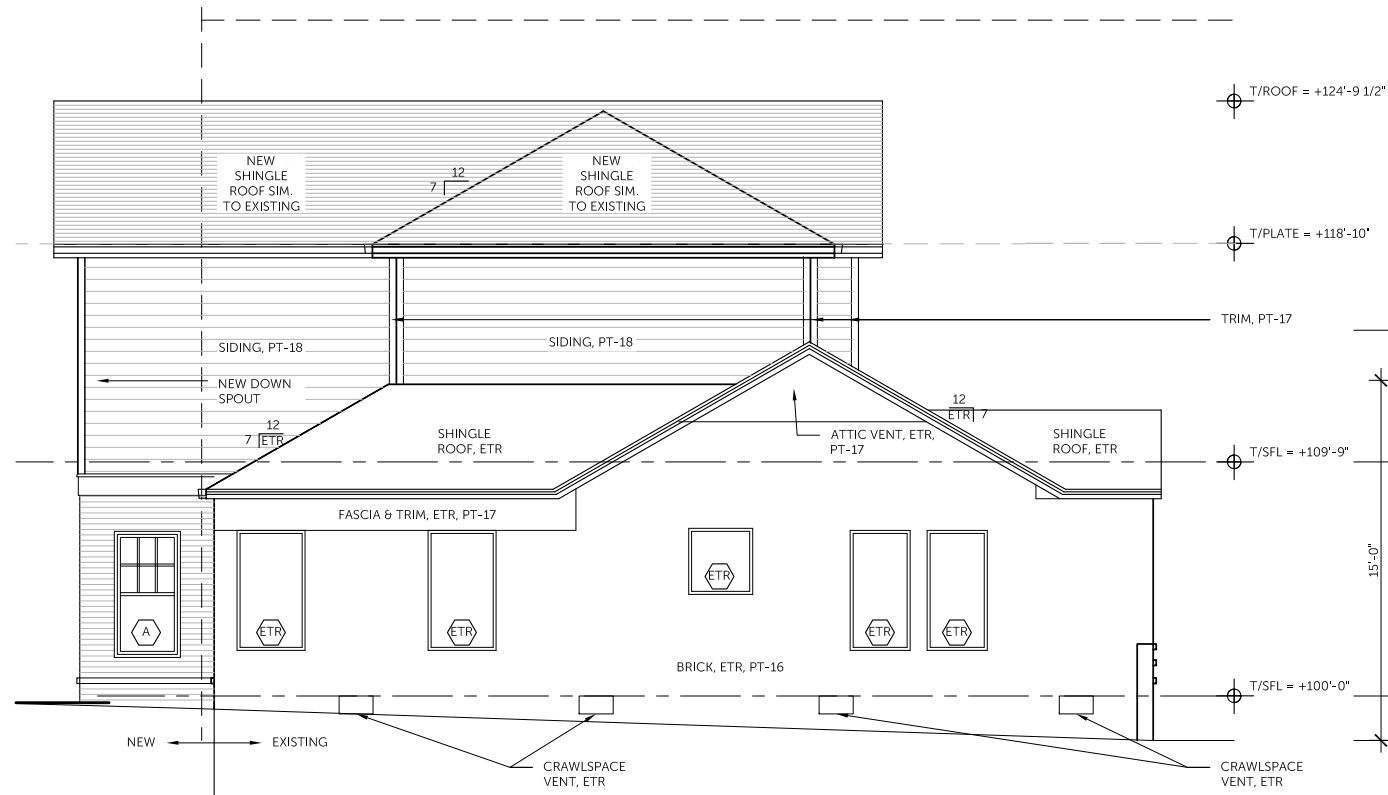
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SOUTH ELEVATION

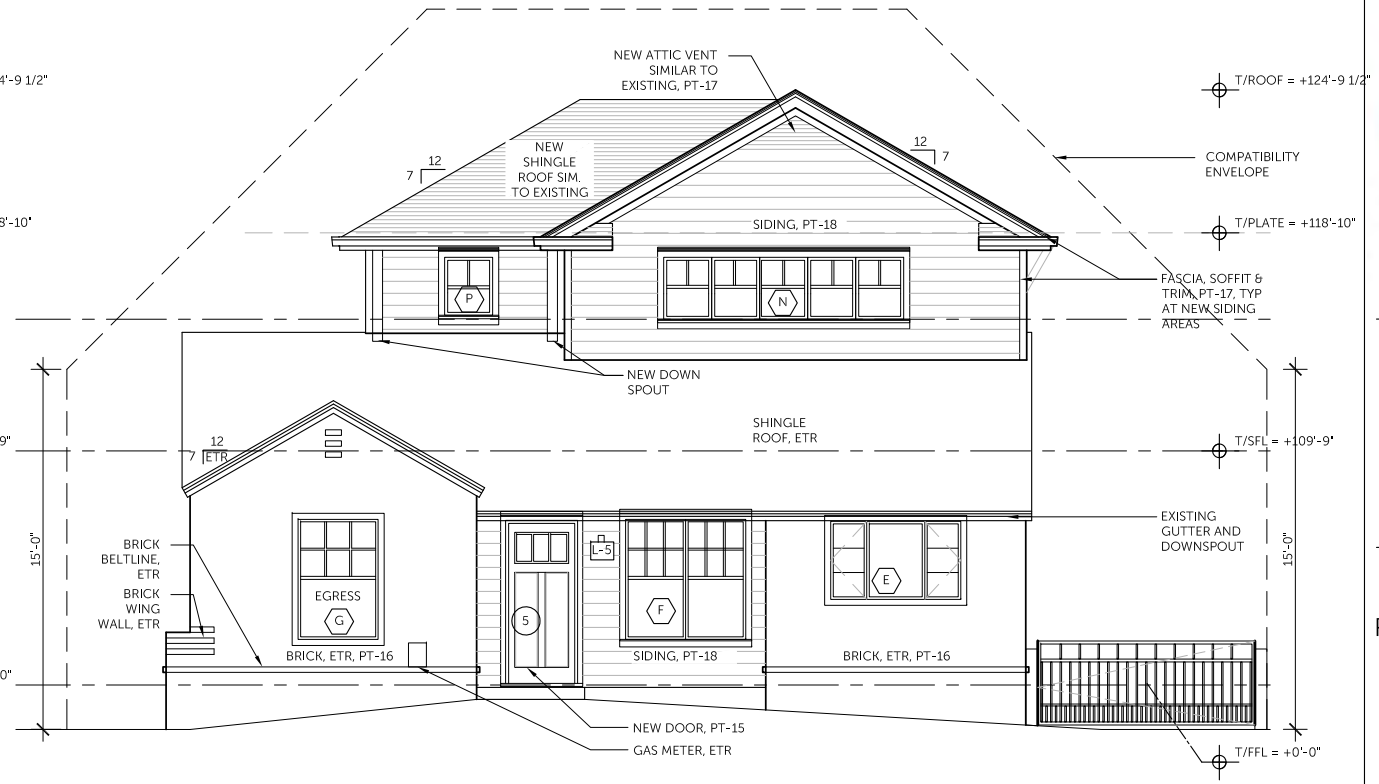
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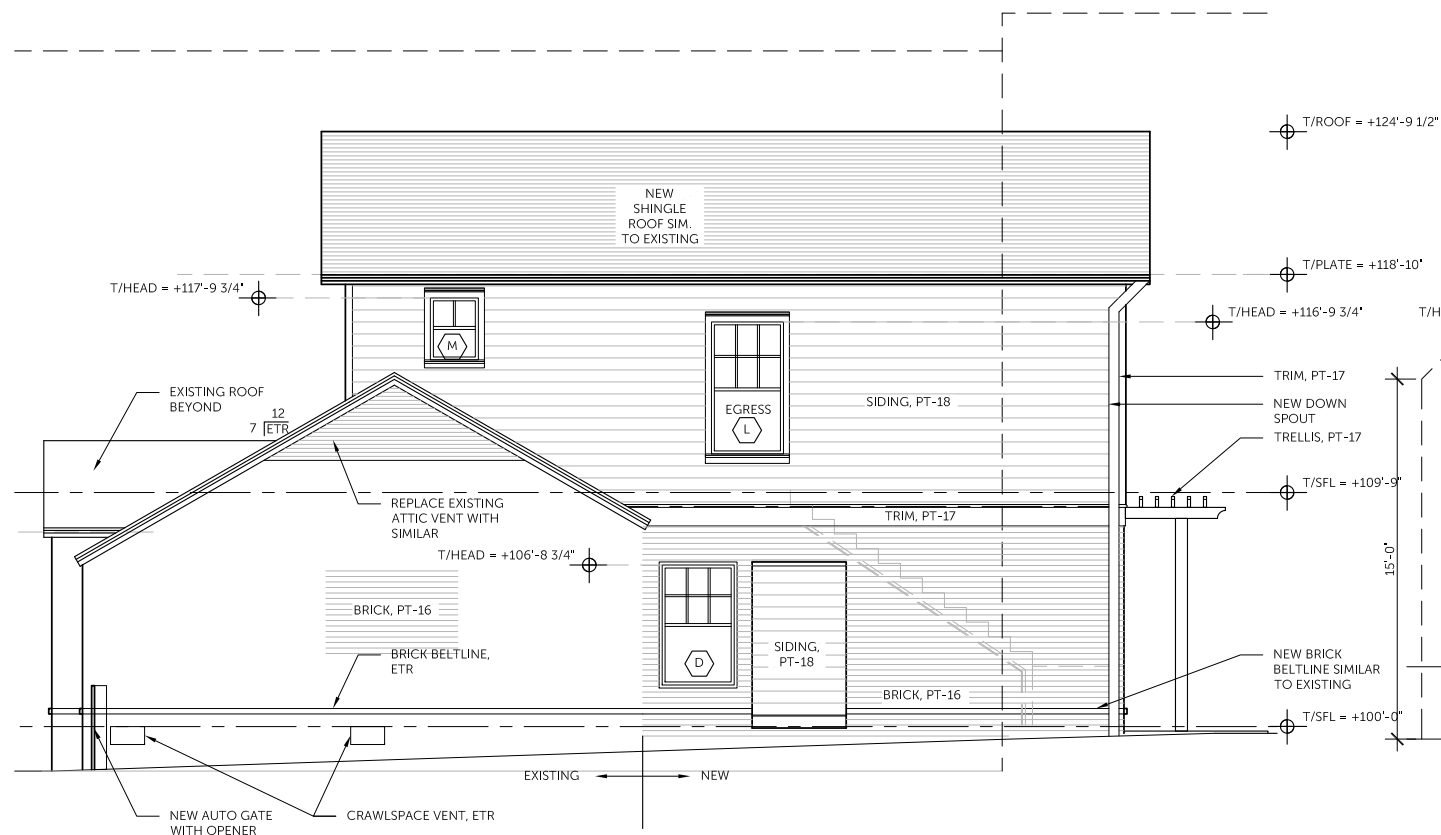
EAST ELEVATION

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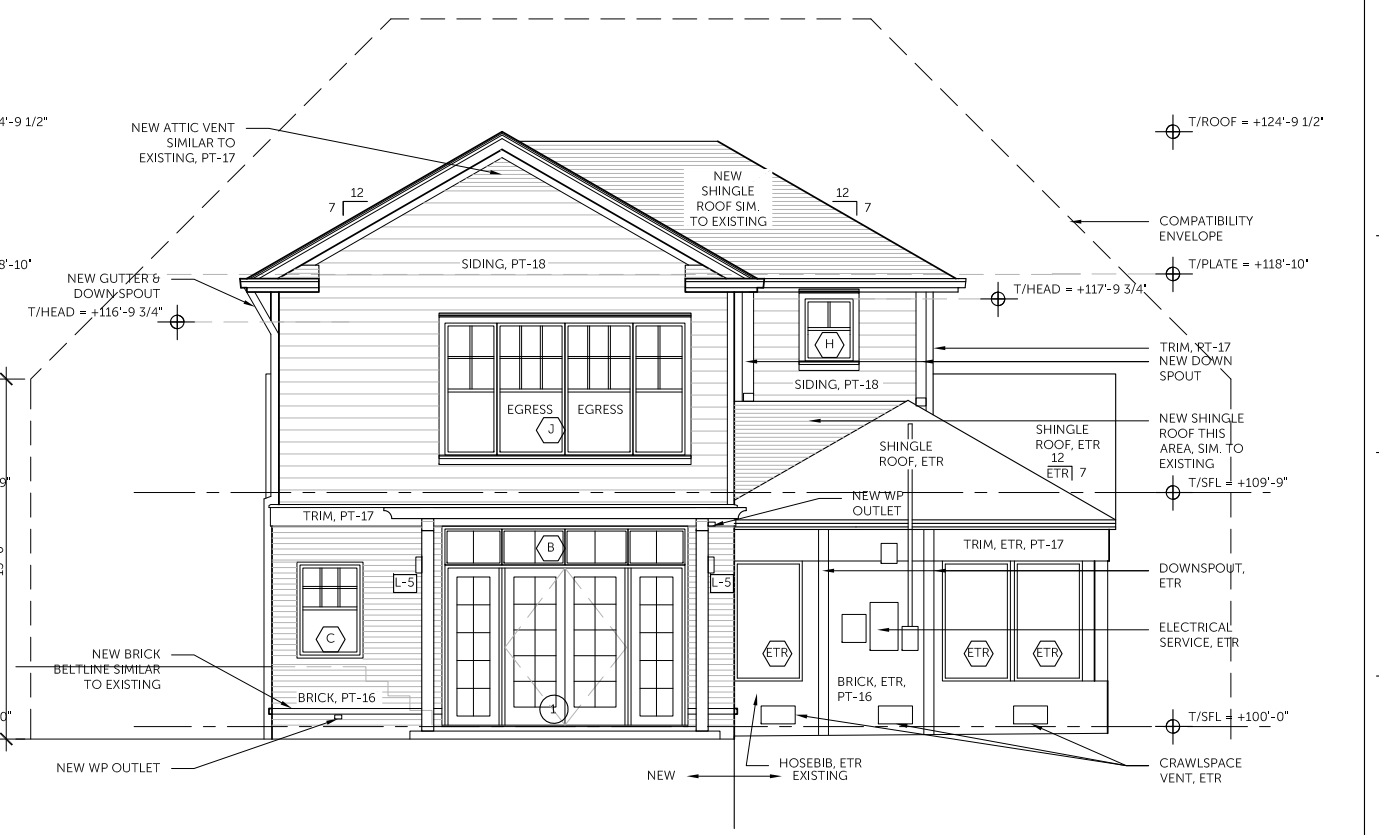
NORTH ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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