

Architects  
**Clayton&Little**  
1001 East 8th Street  
Austin Texas 78702  
512 477 1727

600 Harthan St.  
Austin, TX 78703

Historic Landmark Commission - Certificate of Appropriateness Submittal

Scope of Work:

A remodel of three of the four existing structures at 600 Harthan, including Buildings A, B & D, as referenced in the attached submission set. Buildings A & B are two story wood framed structures, and Building D is three story wood framed structure. Building C is an existing two story wood framed garage & apartment that is to be demolished completely and replaced with two motorized parking carousels surrounded by screening. The existing exterior facades are to have minimal alteration, with any additions of fenestration, detailing, or doorways to match the character and proportion of the existing conditions.

Brief Historical Summary

In 1927, Dr. D.A. Lane owned the Victorian home at 1208 W. 6th St (lot 3 of 600 Harthan St. and labelled as Building B in the attached drawings).

The “Mediterranean Villa” on the south side of the property (lot 4 of 600 Harthan St. and labelled as Building D1 in the attached drawings) was the design of the son of Dr. Lane, and was built in the 1930’s. Roy C. Lane, the son, designed the home as his master’s thesis at MIT, and his mother and father were gracious enough to allow him to build it on the lot next door -- a classic beginning for any architect.

A four unit apartment building (Building A in the attached drawings) was built sometime after the “Mediterranean Villa”, later in the 1930’s (estimated).

An addition to the “Mediterranean Villa” (Building D2) was designed by Black Atkinson Vernooy in 1984 and built ca. 1984.

A garage apartment (Building C) was built after 1984.

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## OWNER AGENT AUTHORIZATION

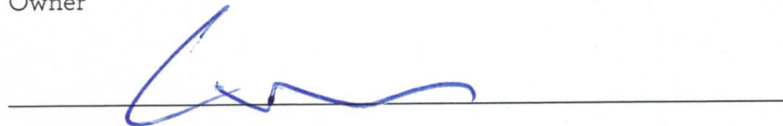
March 30, 2017

To Whom It May Concern,

Please be advised that Clayton&Little Architects is hereby authorized to act as our Owner Agent on all matters in reference to permitting for 600 Harthan Street in Austin, Texas. Please feel free to contact us should you have any additional questions: 512.477.1727 x212.

Sincerely,

Owner



DATE: 3/30/17



# 600 HARTHAN

600 Harthan St.  
Austin, TX 78703

# HISTORIC LANDMARK COMMISSION SUBMITTAL

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#### 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.

#### PROJECT TEAM

##### OWNER:

CLARK LYDA

##### ARCHITECT:

CLAYTON & LITTLE ARCHITECTS  
1001 EAST 8TH STREET  
AUSTIN, TEXAS 78702

##### CONTACT:

PAUL CLAYTON, Architect  
EMAIL: paul@claytonandlittle.com  
PHONE: (512) 477.1727 x201  
FAX: (512) 477.9876

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AE1.3	THIRD FLOOR PLAN - EXISTING
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#### HISTORICAL NOTES

1. THIS PROPERTY IS IN A CITY OF AUSTIN LOCAL HISTORIC DISTRICT. **EXTREME.**

WORK AND CONTACT THE ARCHITECT IMMEDIATELY. IT IS THE INTENT OF THE ARCHITECT AND OWNER THAT ALL WORK SHALL CONFORM WITH THE SECRETARY OF THE INTERIORS STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING AND RECONSTRUCTING HISTORIC BUILDINGS. CONTRACTOR SHOULD BE FAMILIAR WITH THESE GUIDELINES.

(THESE CAN BE FOUND AT: [www.nps.gov/tps/standards/tour/treatments/standguide/index.htm](http://www.nps.gov/tps/standards/tour/treatments/standguide/index.htm))

ALL PROPOSED DEMOLITION AND RENOVATION WORK HAS BEEN REVIEWED AND APPROVED BY THE AUSTIN HISTORIC LANDMARK COMMISSION. ALL SPECIFIED INSPECTIONS AND METHODS MUST BE STRICTLY ADHERED TO.

2. ALL EXISTING COMPONENTS TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BY THE GENERAL CONTRACTOR (G.C.). ANY DAMAGED MATERIAL IS TO BE REPAIRED, REPLACED OR REBUILT IN A MANNER ACCEPTABLE TO THE OWNER AND ARCHITECT.

3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION OF THE BUILDING SYSTEMS, AND PATCHING OR REPAIR OF EXISTING BUILDING FINISHES/SITE FEATURES AFFECTED BY NEW CONSTRUCTION.

4. PATCH , REPAIR, AND PREPARE ALL SURFACES AS REQUIRED TO ACCOMMODATE FINISHES INDICATED.

5. THE CONTRACTOR SHALL TAKE GREAT CARE TO MINIMIZE DAMAGE TO EXISTING PLANTS TO REMAIN. SUSPENDED PLATFORMS AND EQUIPMENT THAT ARE LOWERED TO THE GROUND SHALL BE PLACED ON BLOCKS TO MINIMIZE THE DISTURBED FOOTPRINT AREA.

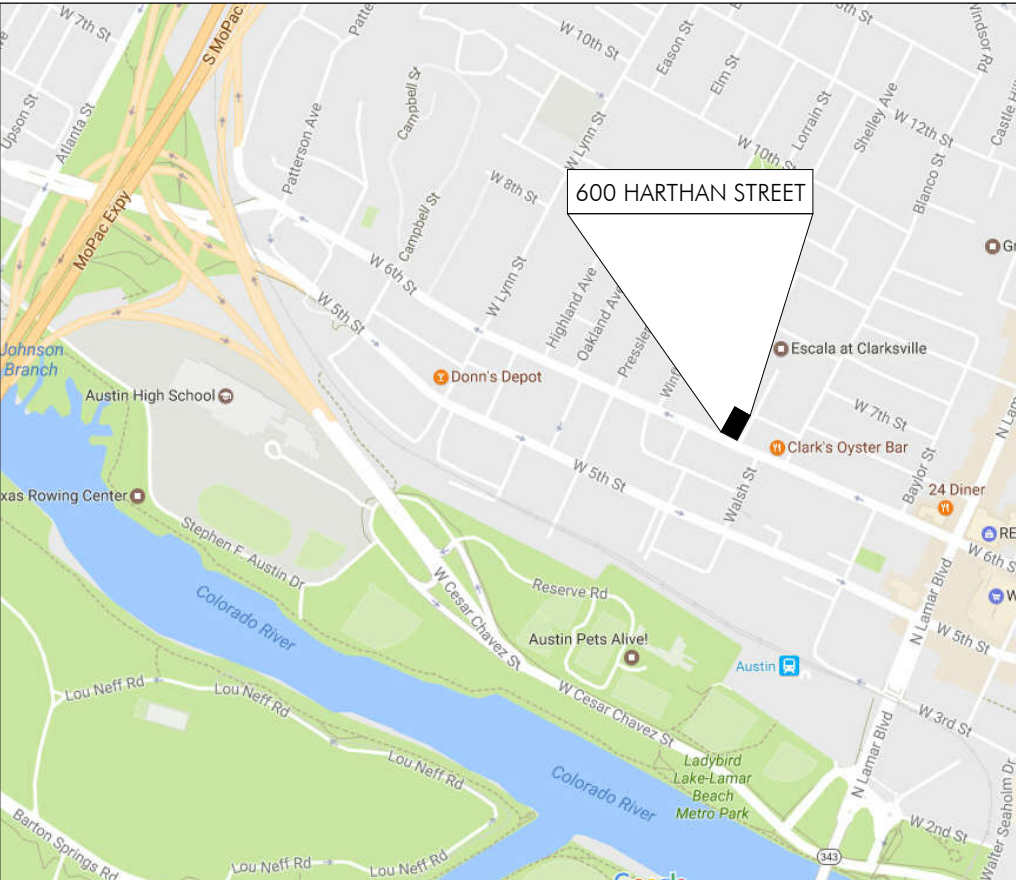
6. FOR MORE INFORMATION REGARDING DEMOLITION, REFER TO SHEETS D1.1, D1.2, & D1.3.

7. APPROXIMATE CONSTRUCTION DATES OF STRUCTURES ON THE PROPERTY:

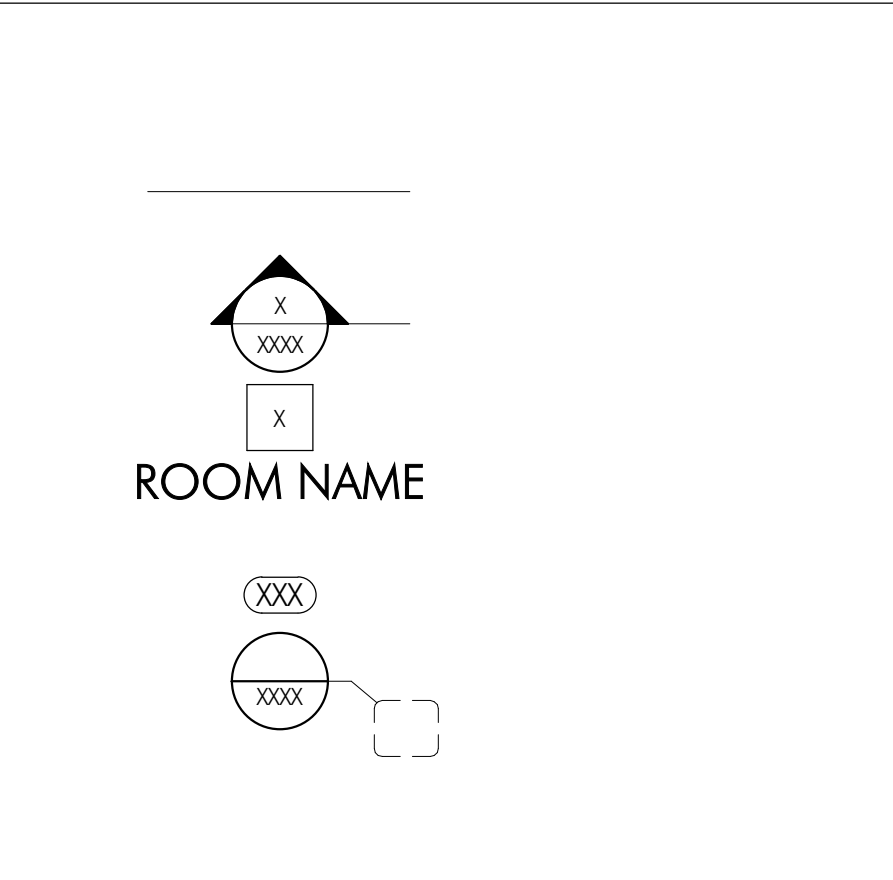
BUILDING A - TWO STORY, 4 UNIT APARTMENT BUILDING - 1930's  
BUILDING B - TWO STORY RESIDENCE - 1920  
BUILDING C - TWO STORY GARAGE APARTMENT - POST 1984  
BUILDING D - TWO STORY BUILDING (D1) - 1930's; THREE STORY BUILDING (D2) - 1984



#### VICINITY MAP



#### SYMBOL LEGEND



#### SITE INFORMATION

SITE INFORMATION TAKEN FROM SURVEY PERFORMED BY ALL POINTS SURVEYING ON 02/01/2017 UNDER THE SUPERVISION OF ROGER L. WAY, RPLS NO. 3910, ALL POINTS SURVEYING, 1714 FORTVIEW ROAD --SUITE 200, AUSTIN TX 78704

#### LEGAL DESCRIPTION

LOT 3&4 QLT 3 DIV. Z TAYLOR & SMITH SUBD.

BUILDING DESCRIPTION: AN EXISTING HISTORIC WOOD FRAMED MULTI-STORY APARTMENT. AN EXISTING HISTORIC WOOD FRAMED THREE STORY MULTI-FAMILY HOUSE WITH ATTACHED, NON-HISTORIC WOOD FRAMED TWO STORY GARAGE APARTMENT, A NON-HISTORIC MULTI-FLOORED WOOD FRAMED SINGLE FAMILY RESIDENCE WITH POOL.

#### ZONING INFORMATION

PROPERTY IS ZONED CS-MU-CO-HD-NP

LEGAL JURISDICTION: CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

#### AREA CALCULATIONS:

LOT SIZE - 12,252 S.F. (per survey)	BLDG A APARTMENT	BLDG B H. HOUSE	BLDG C GARAGE	BLDG A MANUSION	TOTAL
1ST FLOOR CONDITIONED	790 S.F.	1,225 S.F.	0 S.F.	3,350 S.F.	5,365 S.F.
2ND FLOOR CONDITIONED	836 S.F.	1,190 S.F.	686 S.F.	2,213 S.F.	4,925 S.F.
3RD FLOOR CONDITIONED	0 S.F.	0 S.F.	0 S.F.	467 S.F.	467 S.F.
BASEMENT	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
COVERED PARKING	0 S.F.	0 S.F.	790 S.F.	0 S.F.	790 S.F.
COVERED PATIO	143 S.F.	35 S.F.	0 S.F.	112 S.F.	290 S.F.
BALCONY	0 S.F.	0 S.F.	155 S.F.	209 S.F.	654 S.F.
OTHER	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
TOTAL BUILDING COVERAGE	900 S.F.	1,225 S.F.	875 S.F.	3,350 S.F.	6,350 S.F.
% BUILDING COVERAGE (6,350 / 12,252) = 51.8%					
DRIVEWAY	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
SIDEWALKS	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
UNCOVERED PATIO	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
UNCOVERED WOOD DECK	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
AC PADS	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
OTHER	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
TOTAL NON-BUILDING COVERAGE	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
TOTAL SITE COVERAGE (IMPERVIOUS)	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
% IMPERVIOUS COVER (0,000 / 00,000) = 00.0%					

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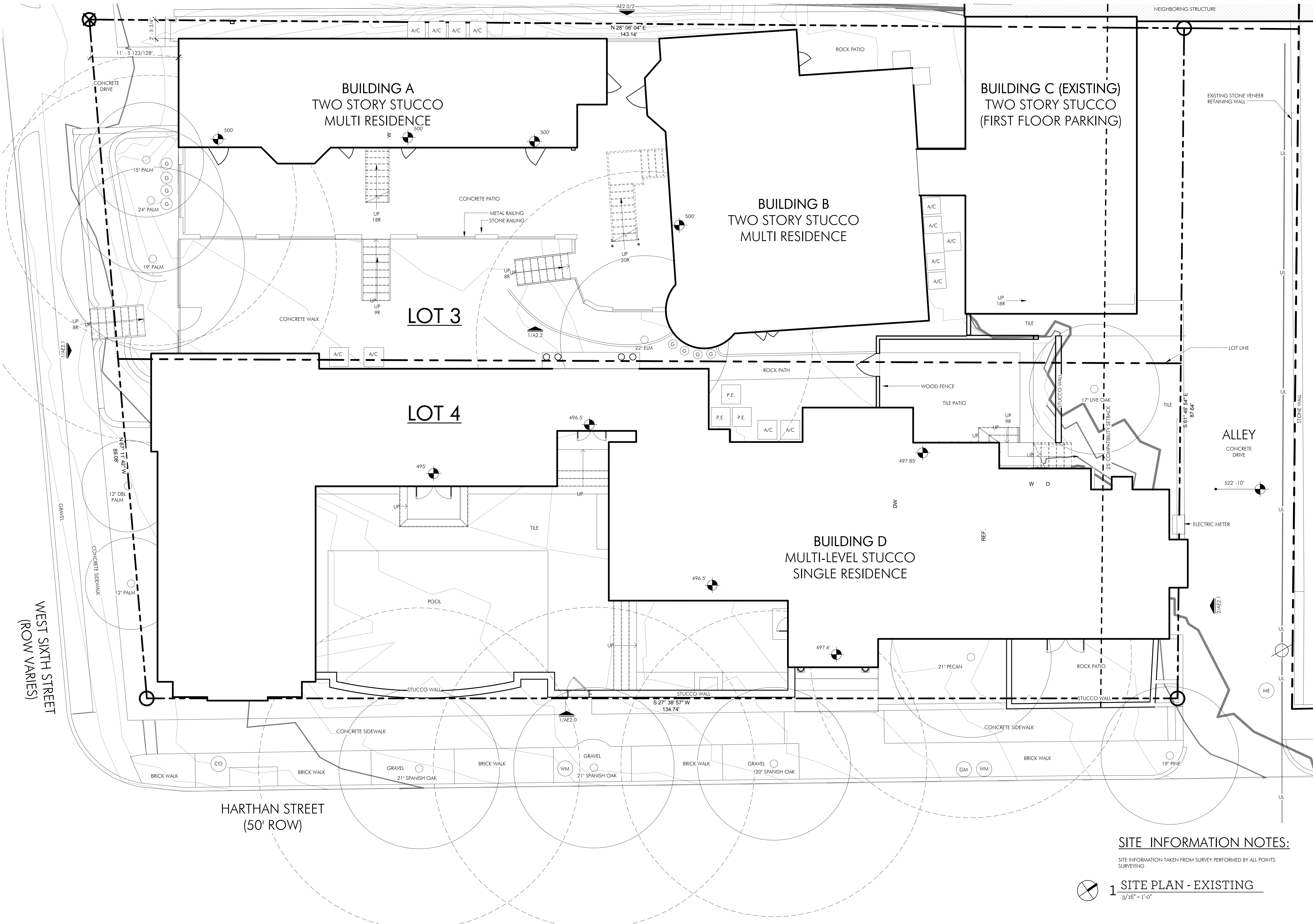
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COVER SHEET

G1.0



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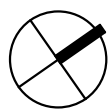
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EXISTING SITE PLAN

SITE INFORMATION NOTES:

SITE INFORMATION TAKEN FROM SURVEY PERFORMED BY ALL POINTS SURVEYING



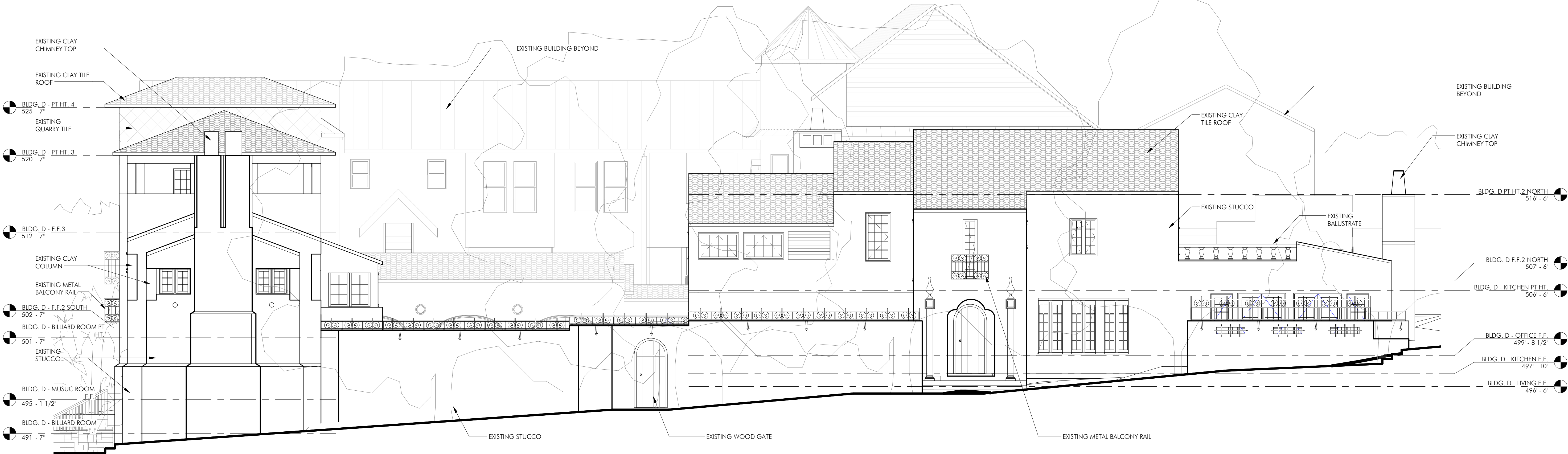
1 SITE PLAN - EXISTING  
3/16" = 1'-0"

AE1.0

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2 EXISTING BLDGS A&B - WEST ELEVATION  
3/16" = 1'-0"



1 EXISTING BUILDING D ELEVATION - EAST  
3/16" = 1'-0"

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EXISTING EXTERIOR  
ELEVATIONS

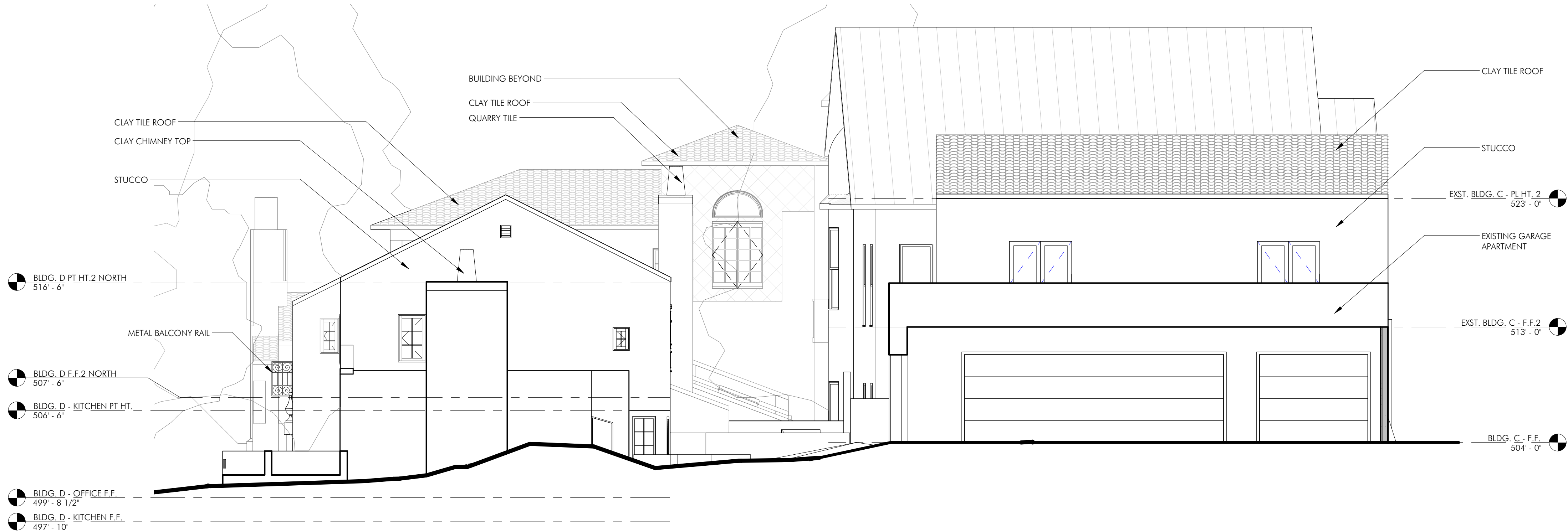
AE2.0





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2 EXISTING BLDGS. C&D ELEVATION - NORTH  
3/16" = 1'-0"



1 EXISTING BLDGS. A AND D ELEVATION - SOUTH  
3/16" = 1'-0"

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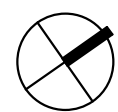
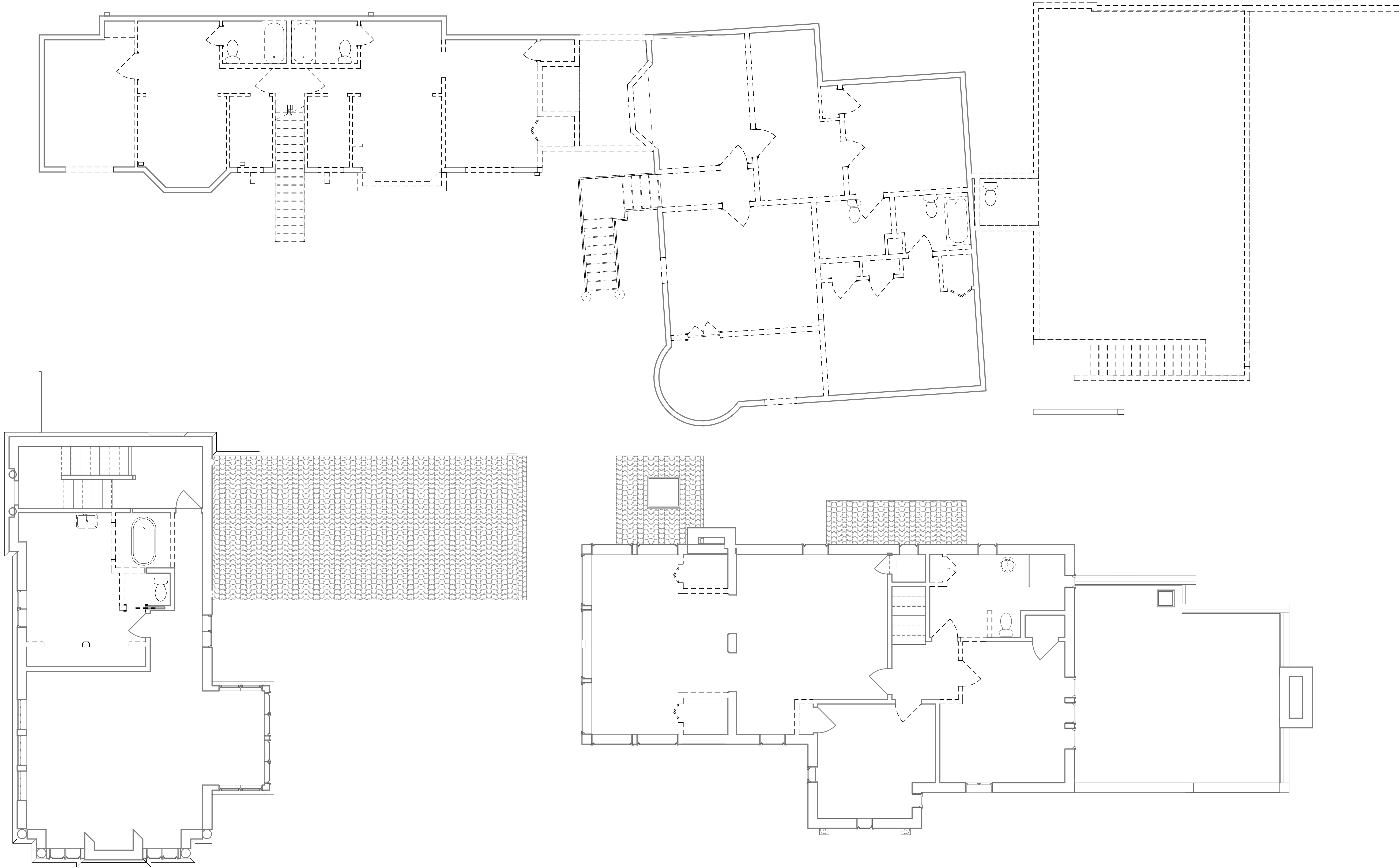
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EXISTING EXTERIOR  
ELEVATIONS

AE2.1



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1 SECOND FLOOR DEMOLITION PLAN  
3/16" = 1'-0"

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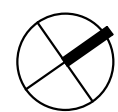
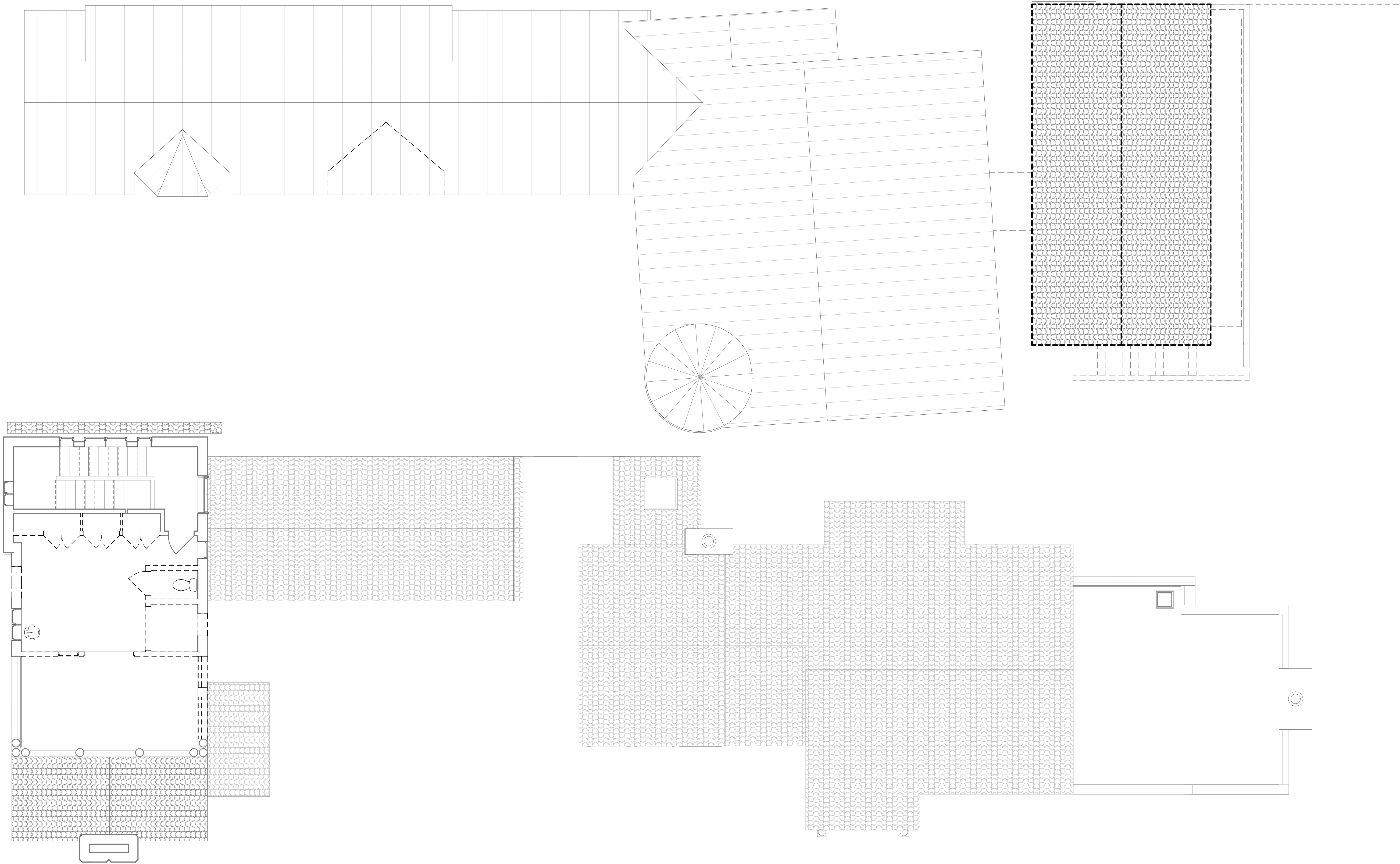
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SECOND FLOOR DEMO PLAN

## D1.2



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1 THIRD FLOOR DEMOLITION PLAN  
3/16" = 1'-0"

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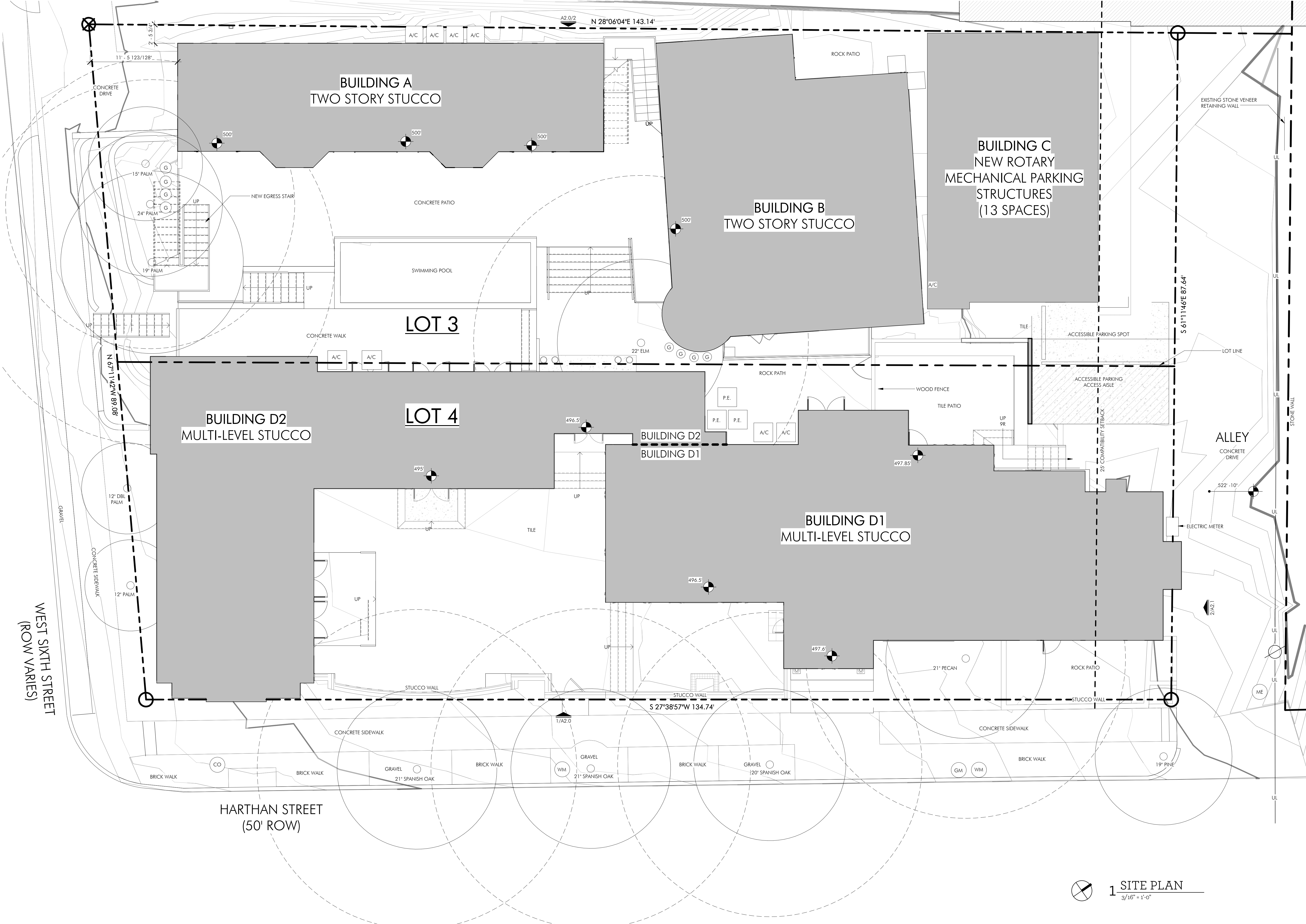
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THIRD FLOOR DEMOLITION  
PLAN

D1.3

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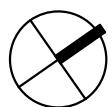
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SITE PLAN

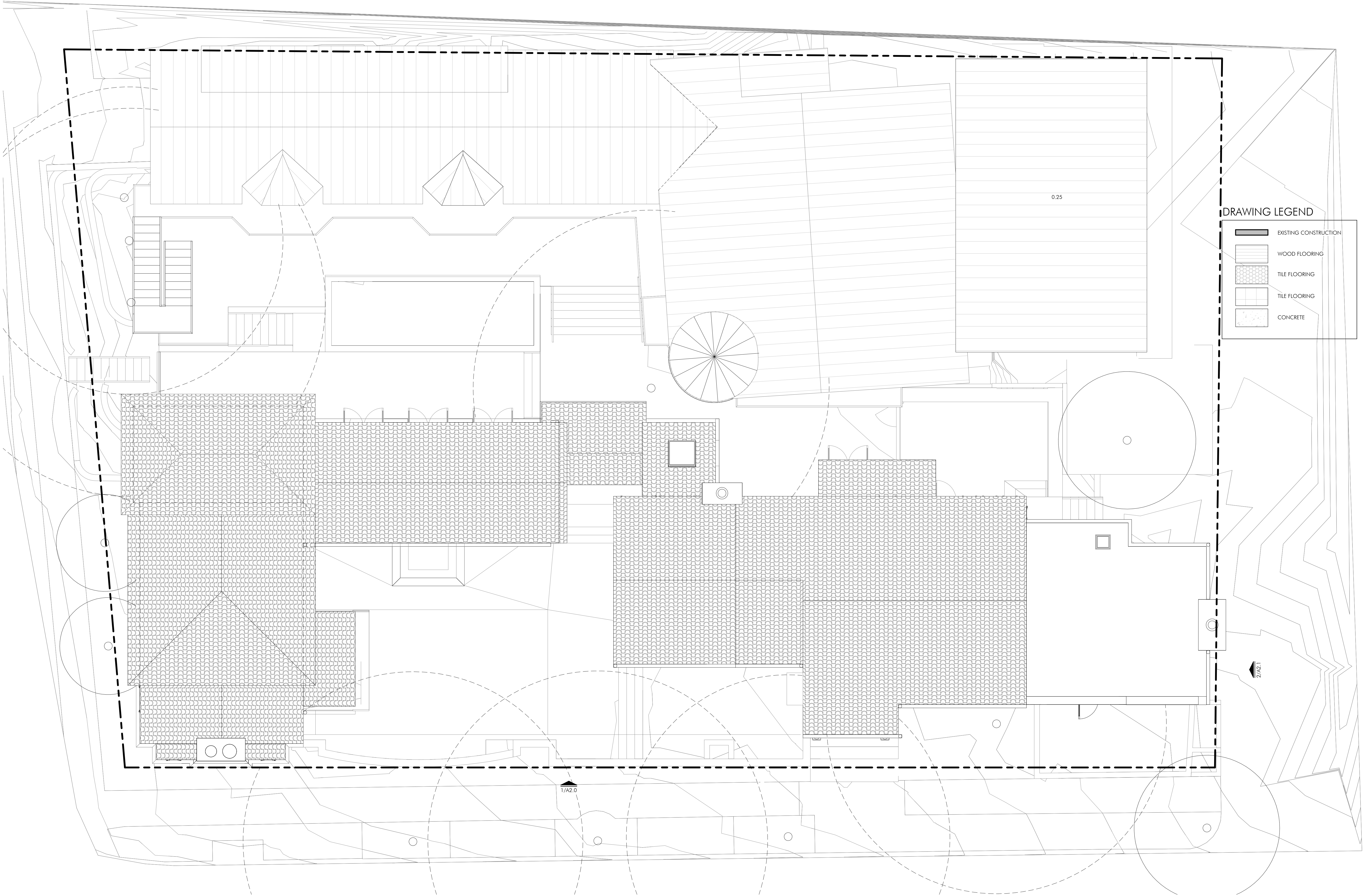


1 SITE PLAN  
3/16" = 1'-0"

A1.0



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1 ROOF PLAN  
3/16" = 1'-0"

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DRAWING LEGEND

- EXISTING CONSTRUCTION
- WOOD FLOORING
- TILE FLOORING
- TILE FLOORING
- CONCRETE

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ROOF PLAN

A1.4



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ALL WINDOWS ARE EXISTING  
UNLESS OTHERWISE NOTED

## 2 BLDGS A&B - WEST ELEVATION

3/16" = 1'-0"



ALL WINDOWS ARE EXISTING  
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## 1 BLDG. D ELEVATION - EAST

3/16" = 1'-0"

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EXTERIOR ELEVATIONS

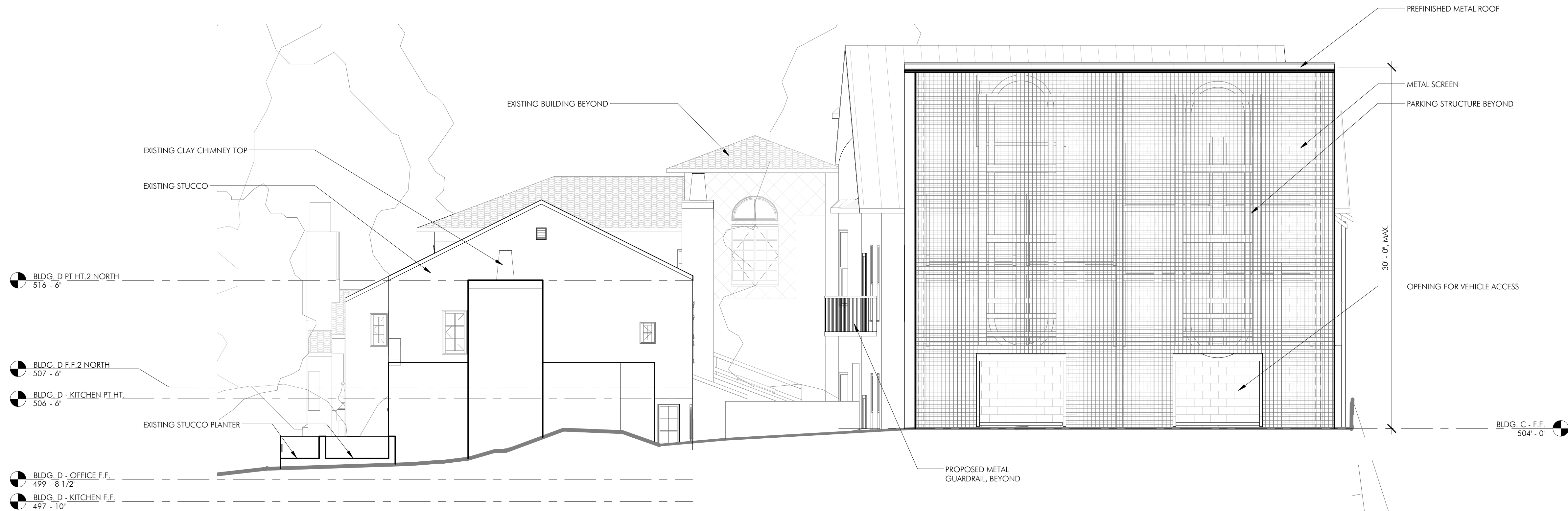
# A2.0





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2 BLDGS. C&D ELEVATION - NORTH  
3/16" = 1'-0"



ALL WINDOWS ARE EXISTING  
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1 BLDGS. A&D ELEVATION - SOUTH  
3/16" = 1'-0"

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EXTERIOR ELEVATIONS

A2.1