

1711 WATERSTON AVENUE ADDITION

JULY 13, 2020 BOA MEETING

CASE #: C15-2020-0029

PRESENTER: RYAN BOLLOM, AIA

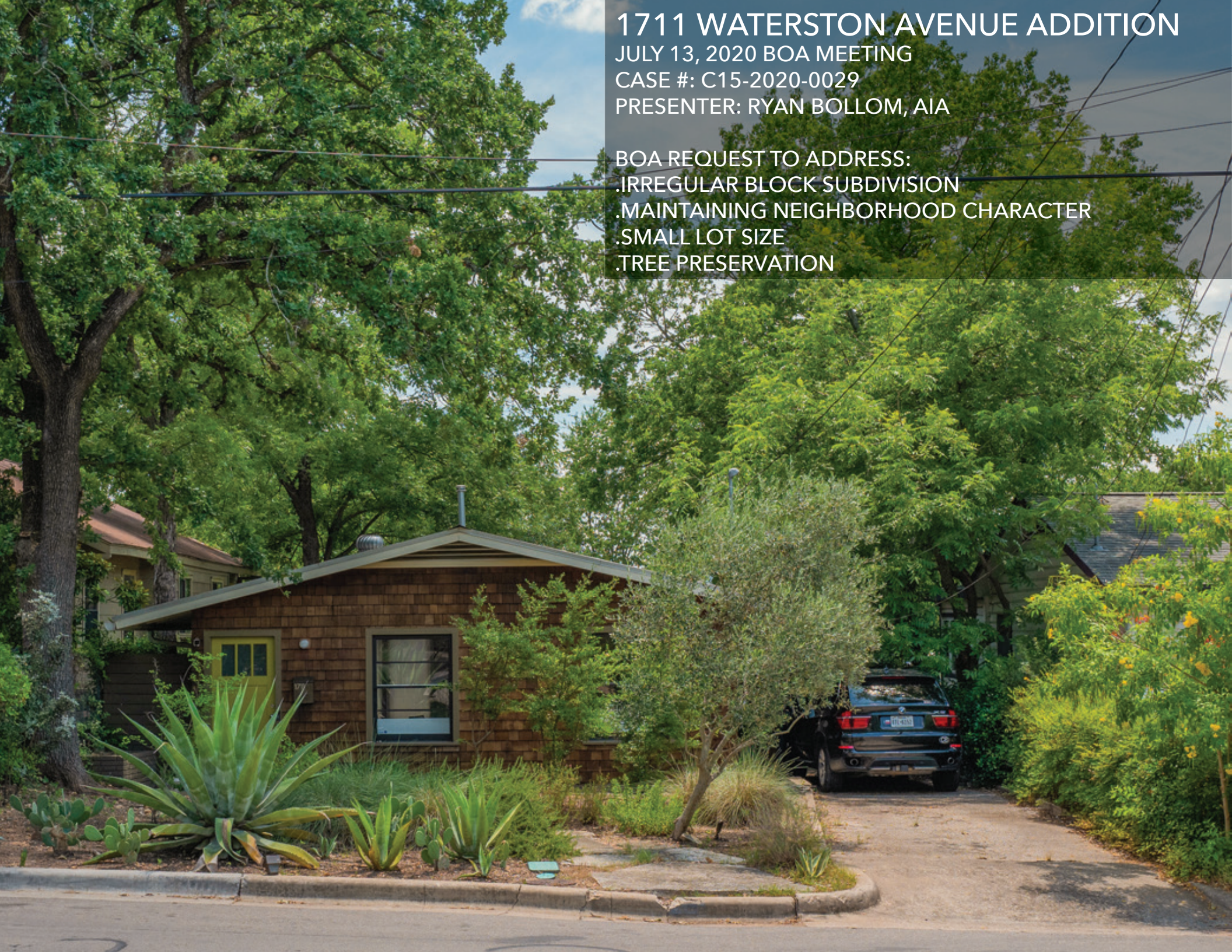
BOA REQUEST TO ADDRESS:

.IRREGULAR BLOCK SUBDIVISION

.MAINTAINING NEIGHBORHOOD CHARACTER

.SMALL LOT SIZE

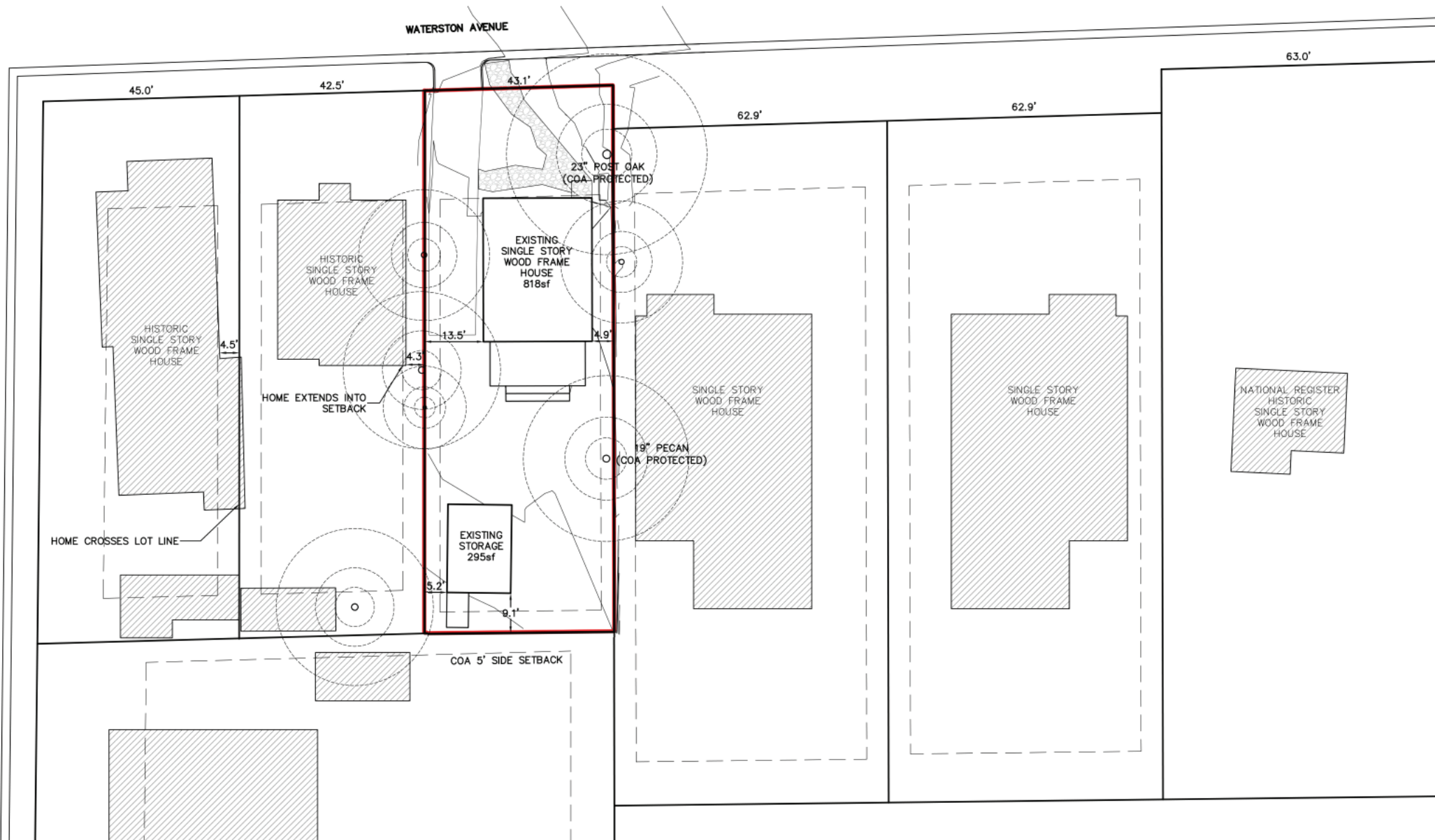
.TREE PRESERVATION





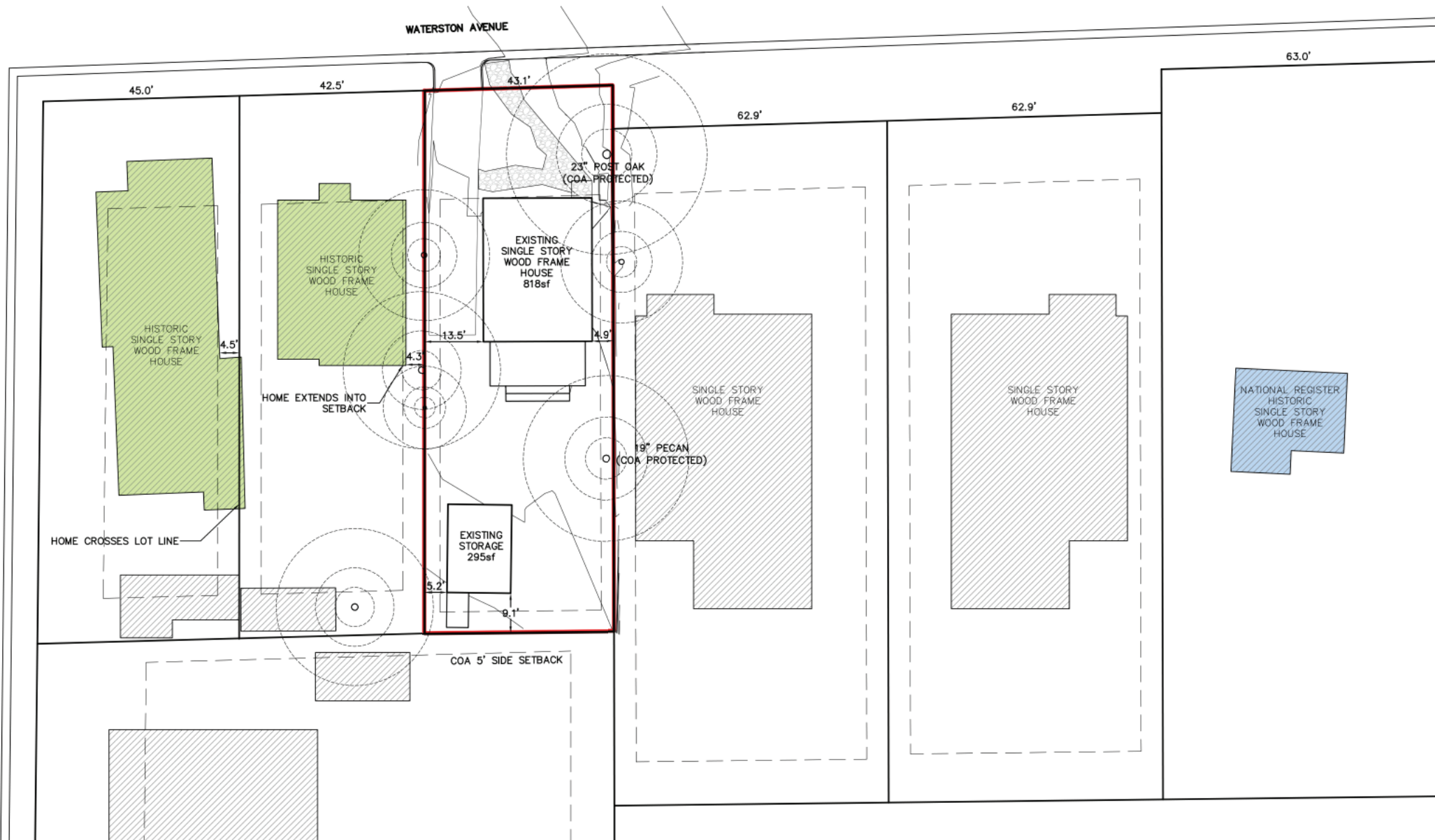
Clarksville Neighborhood Lot Plan

Lot is undersized and part of an irregular block subdivision that is unique to the neighborhood



Block Plan

All neighboring homes are 1 story.



Block Plan

All neighboring homes are 1 story.

Direct neighbors are historic with alterations. Also in close proximity to National Register Historic home.



1711 WATERSTON AND NEIGHBORING MASS AND SCALE



NATIONAL REGISTER HISTORIC



NEIGHBOR TO EAST



NEIGHBOR TO WEST. HISTORIC



HISTORIC

DIRECT NEIGHBORS TO EAST AND WEST OF 1711 WATERSTON

Old West Austin Neighborhood Design Guidelines

Residential Guidelines

Goal 1: Promote prevailing neighborhood character

- 1.1 Promote diversity of architectural styles
 - 1.1.1 Promote additions that reflect both the period of the addition and preserve the integrity of original structures
- 1.2 Maintain consistent mass and scale
- 1.3 Maintain historic land use patterns
 - 1.3.1 Maintain street setback lines
 - 1.3.2 Promote “back-buildings”
 - 1.3.3 Promote parking on the side or rear in lieu of front

Goal 2: Enhance the streetscape

- 2.1 Promote and maintain street trees
- 2.2 Minimize driveway width and curb cuts
- 2.3 Promote openness to the street
 - 2.3.1 Windows
 - 2.3.2 Porches
 - 2.3.3 Transparent fences
 - 2.3.4 Face garage doors away from the street
- 2.4 Promote and maintain sidewalks
- 2.5 Promote localized porch and walkway lighting

1.0 Residential guidelines

Goal 1: Promote prevailing neighborhood character

1.2 Maintain consistent mass and scale



This

Not this

1.0 Residential guidelines

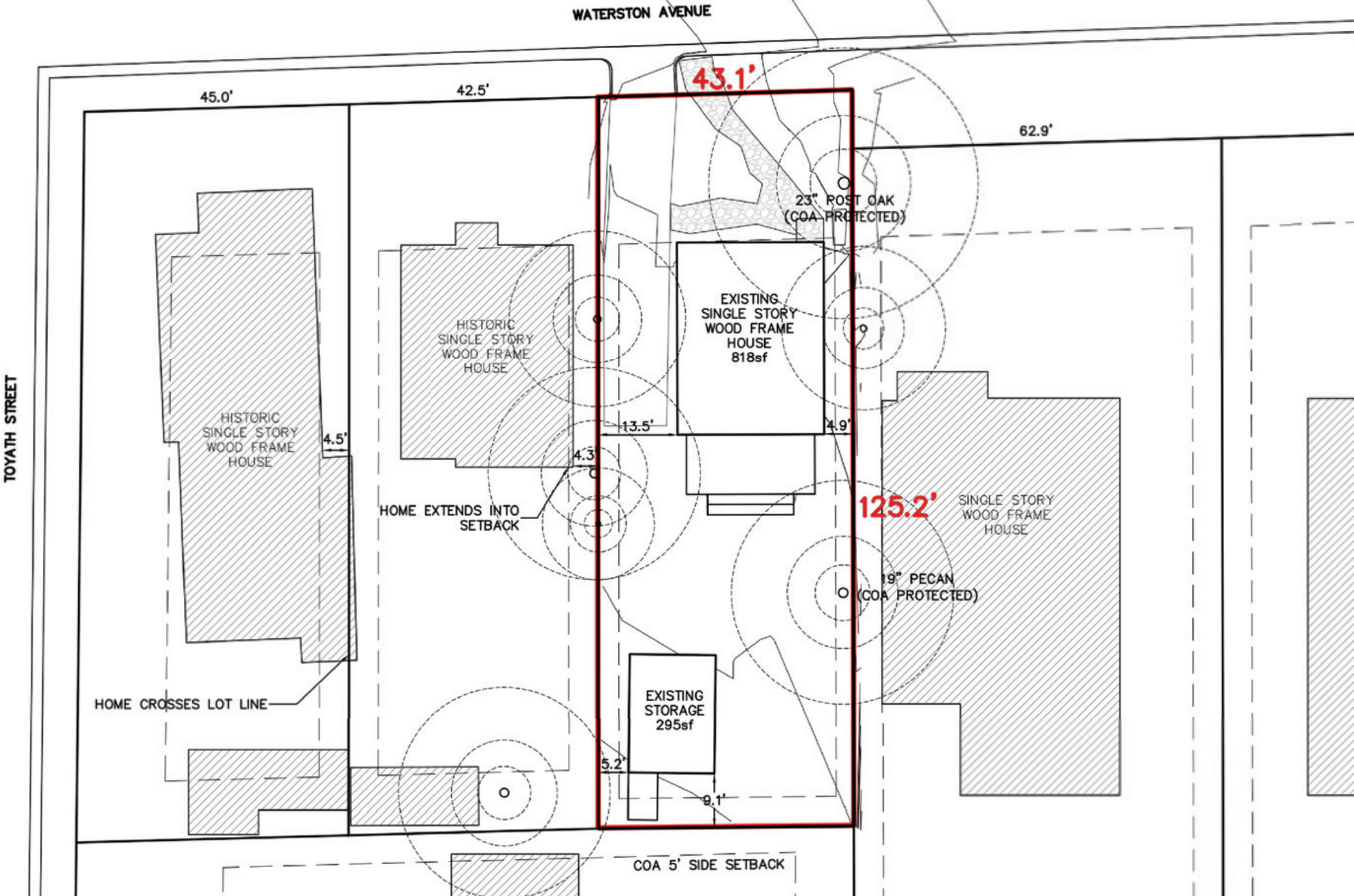
Goal 1: Promote prevailing neighborhood character

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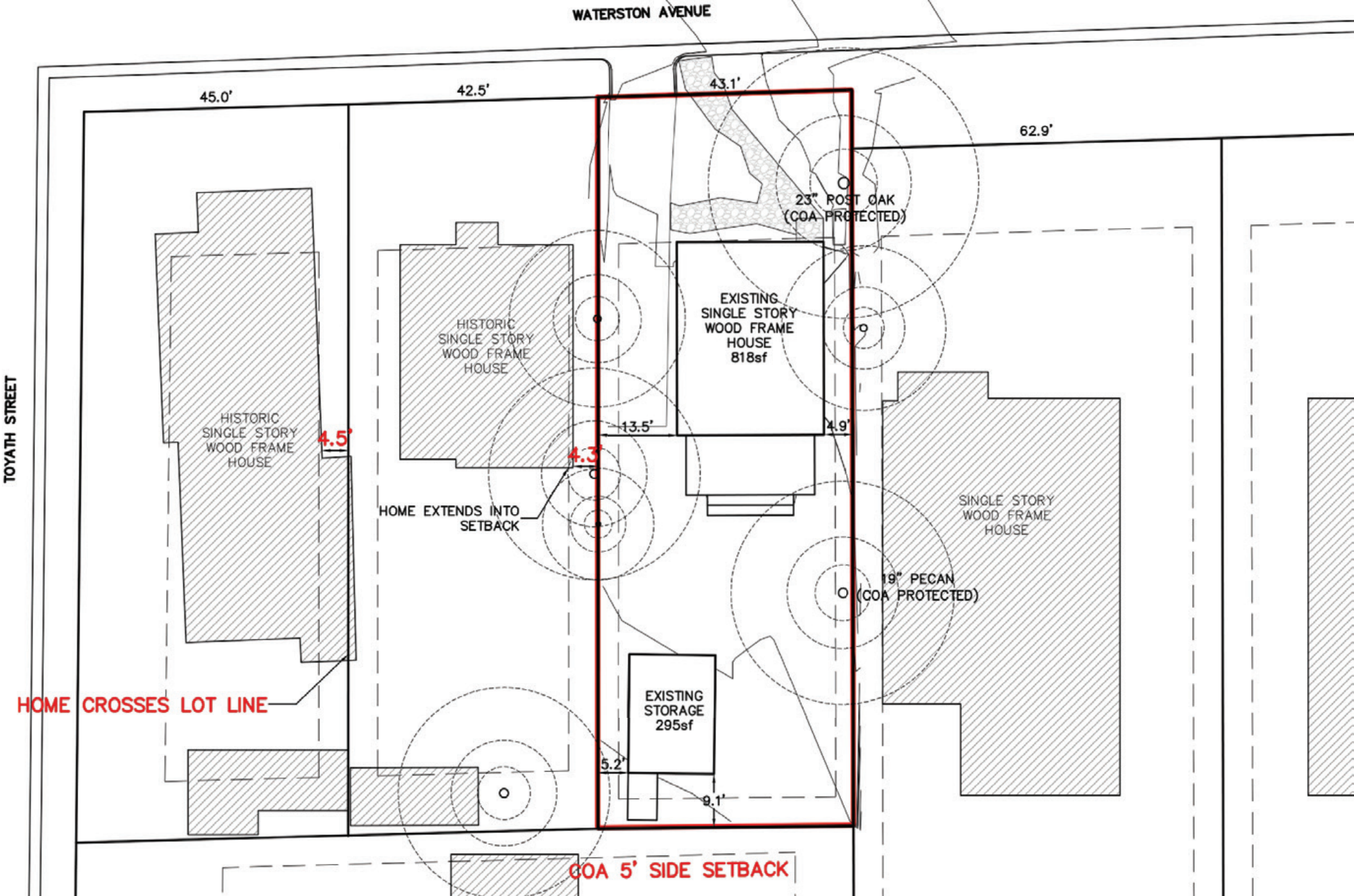


Homes on Waterston Ave designated as not compatible with original design intent of neighborhood in the Old West Austin Neighborhood Plan



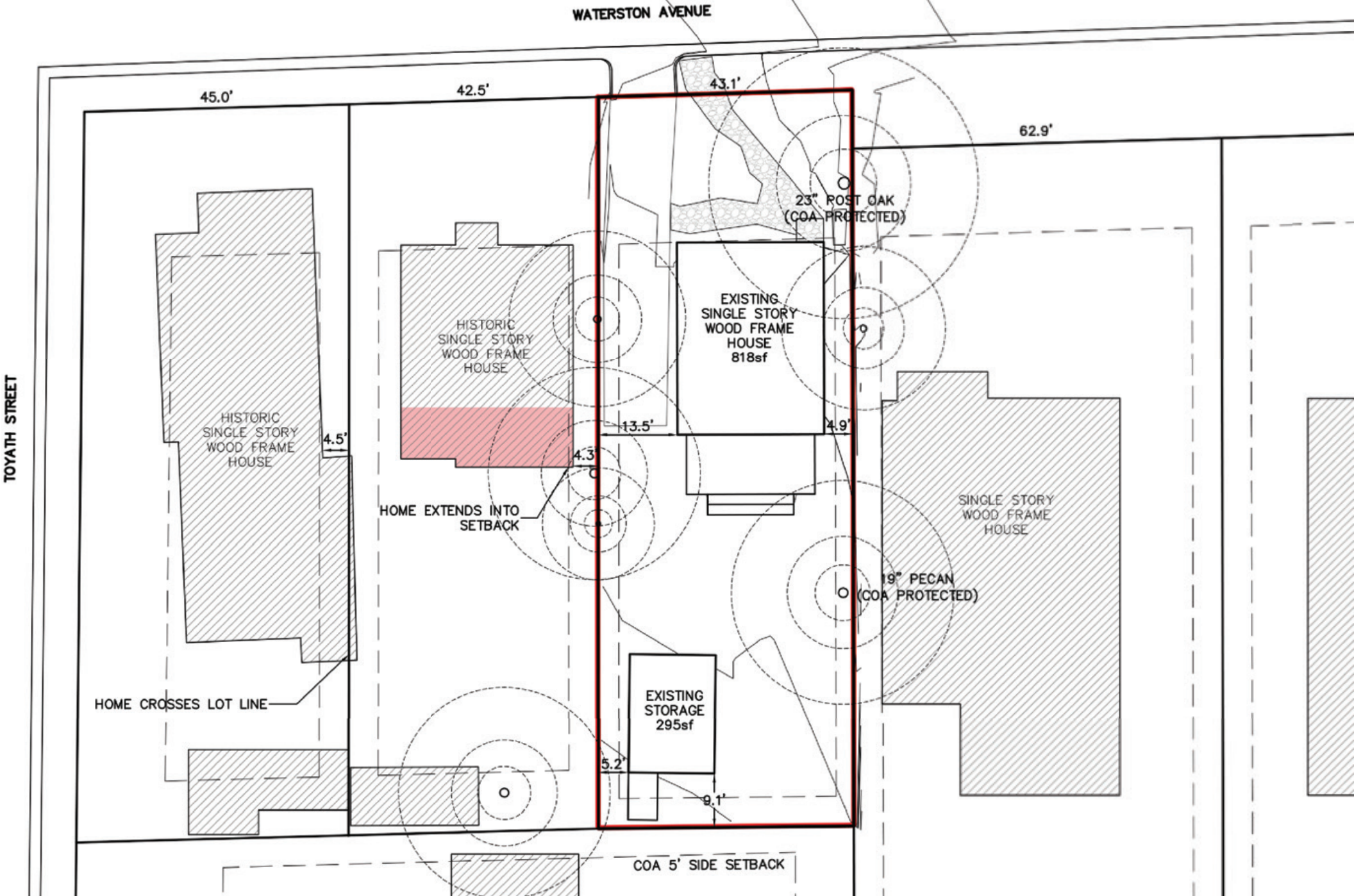
Site Plan

Lot has substandard width (43.1'), depth (125.2') and overall size (5401sf)



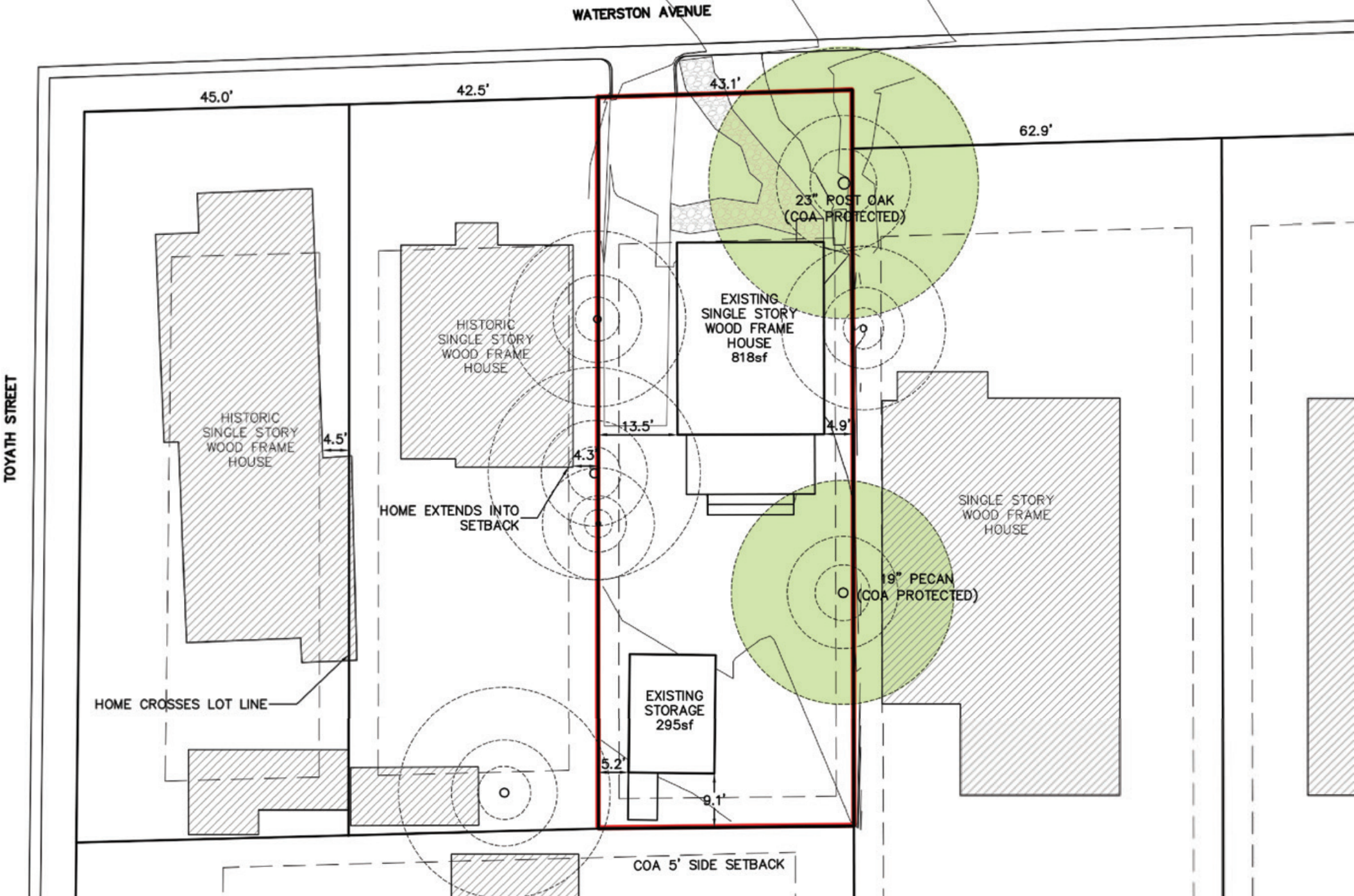
Site Plan

Neighboring lots encroach on setbacks and cross lot lines



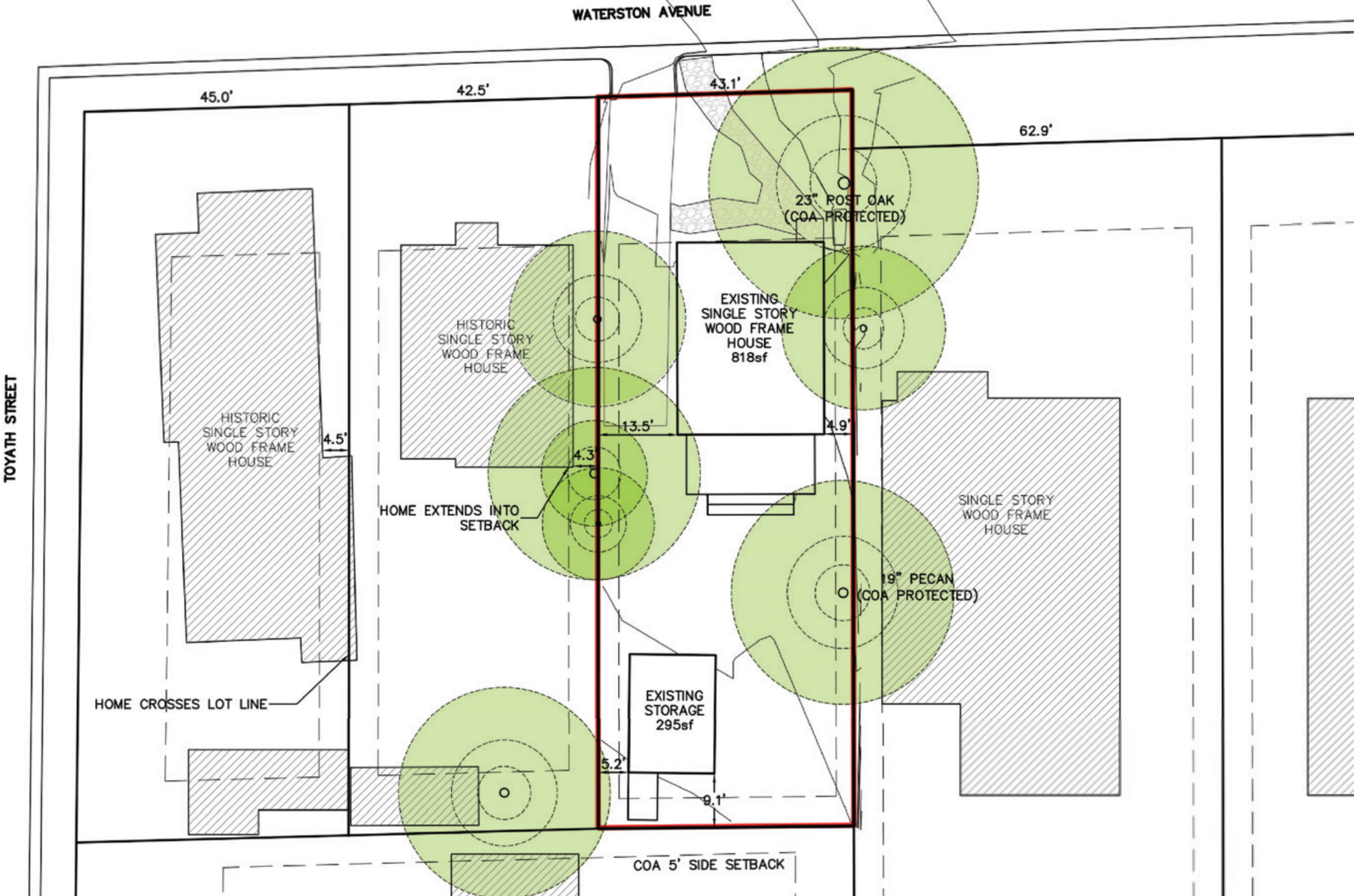
Site Plan

Neighbor acquired permit to enclose non complying wood deck in 2011



Site Plan

COA Protected Trees



Site Plan

Trees included in site survey



Site Plan

Existing tree canopy covers large majority of lot

Trees viewed from front



Trees viewed from back



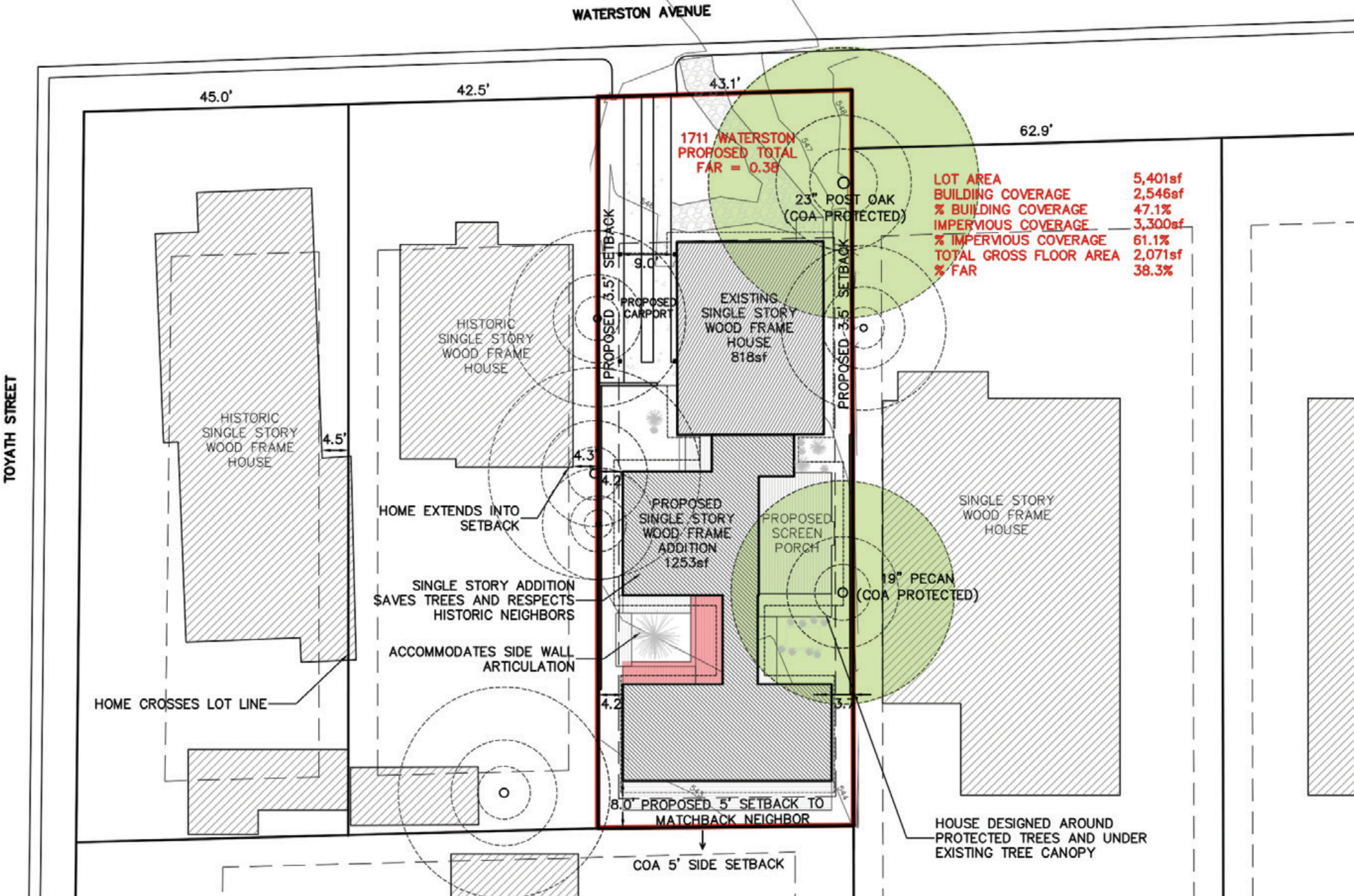
Site Photos

Existing tree coverage



Design solutions allowed by code severely impact trees and are not in character with neighborhood

WE PROPOSE A MORE APPROPRIATE, 1 STORY DESIGN IN CHARACTER WITH NEIGHBORHOOD



Design Proposal

1 story addition respects character of neighborhood and preserves trees, but requires larger bldg and impervious coverage as allowed in 25-2-779 of 55% and 65%. As designed: FAR=38.3%, Bldg Cov=47.1%, Imp Cov=61.1%.
 A 1,500 gallon rainwater collection tank will be installed under deck to offset the increased impervious coverage.



3 Proposed Side Elevation Viewed from driveway

3/32" = 1'-0" printed on 8.5x11



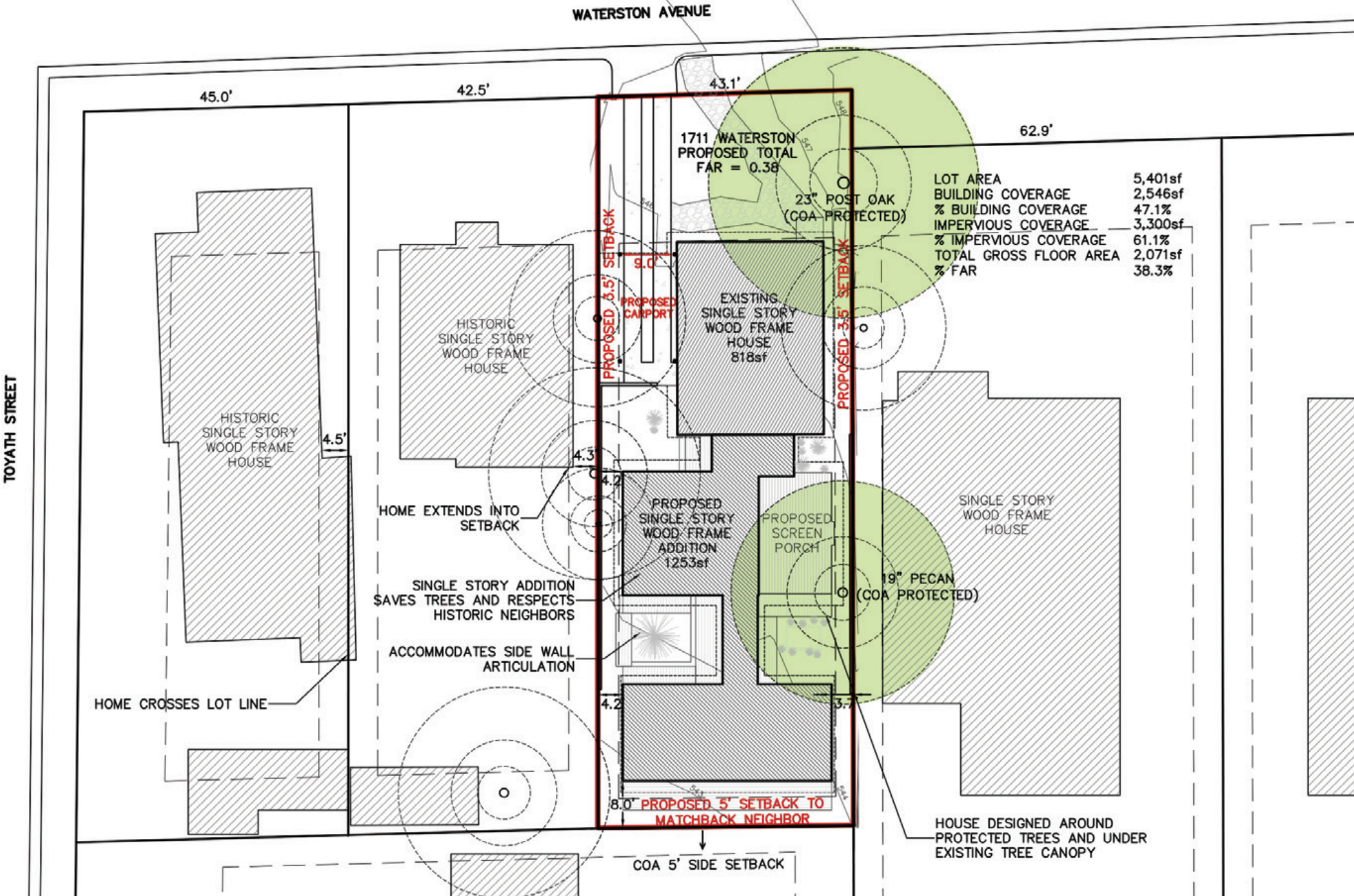
1 Existing Front Elevation Viewed from Street

3/32" = 1'-0" printed on 8.5x11



2 Proposed Front Elevation Viewed from Street

3/32" = 1'-0" printed on 8.5x11



Design Proposal

To accomodate 9' wide carport requires 3.5' side setback as allowed in 25-2-779 for small lots

Allow 5' back setback (as allowed in 25-2-779 for small lots) to match neighboring side setback



RENDERED DESIGN PROPOSAL