



For Office Use Only
Date of Submission: _____

Case #: _____

Historic Review Application

Historic Preservation Office approval

Date of Approval: _____

Property Address: 724 Patterson

Historic Landmark ☐ Historic District (Local) ☐ National Register Historic District ☒

Historic Landmark or

Historic District Name: West Line National Register Historic District

Applicant Name: Norma Yancey, AIA Phone #: 870.219.6942 Email: norma@sidetracked-studio.com

Applicant Address: 1605 E. 7th St. Unit B City: Austin State: Texas Zip: 78702

Please describe all proposed exterior work with location and materials. If you need more space, attach an additional sheet.

PROPOSED WORK	LOCATION OF PROPOSED WORK	PROPOSED MATERIAL(S)
1) <u>New single-story addition to existing single-story residence. Form, footprint, and materials of existing residence will remain with the following exceptions:</u>	<u>New addition will be to the side of the existing residence</u> <u>Front facade of new addition will be 24 ft to the rear of the existing front facade.</u>	<u>Hardie board & batten galvalume metal roof</u> <u>Fiberglass clad wood windows.</u>
2) <u>Existing composite shingle roof will be replaced w/ galvalume standing seam metal roof.</u> <u>Existing windows to be replaced w/ fiberglass clad wood windows.</u>		
3) _____	_____	_____

Submittal Requirements

1. One set of dimensioned building plans. Plans must: a) specify materials and finishes to be used, and b) show existing and proposed conditions for alterations and additions.

Site Plan ☒ Elevations ☒ Floor Plan ☒ Roof Plan ☒

2. Color photographs of building and site:

Elevation(s) proposed to be modified ☒

Detailed view of each area proposed to be modified ☐

Any changes to these plans must be reviewed and approved by the Historic Preservation Office and/or Historic Landmark Commission.

Applicant Signature: _____

Date: 11/24/20

Submit complete application, drawings, and photos to preservation@austintexas.gov. Call (512) 974-3393 with questions.



09.28.20

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, TX 78703

ARCHITECT: Norma Yancey, AIA
SIDETRACKED STUDIO, PLLC
1605 E. 7th Unit B
Austin, Texas 78702
phone: 512.220.6865
norma@sidetracked-studio.com

OWNER INFORMATION

CHRISTY BUTLER
724 PATTERSON AVE
AUSTIN, TX 78703

LEGAL DESCRIPTION

N60FT OF LOT 31 DEATS E T

INDEX OF DRAWINGS

G1.0	COVER SHEET
D1.0	DEMOLITION PLAN
A0.0	SITE PLAN
A1.0	FIRST FLOOR PLAN
A1.1	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS

ZONING INFORMATION

SF-3-NP

Zoning Case:	C14-02-0112
Zoning Ordinance:	99-0225-70(b) 020926-26
Zoning Overlays:	NEIGHBORHOOD PLANNING AREA OLD WEST AUSTIN RESIDENTIAL DESIGN STANDARDS

SQUARE FOOTAGE

LOT SIZE 4508 SF

FLOOR TO AREA RATIO:	EXIST.	DEMO	NEW	EXEMPT	TOTAL
FIRST FLOOR CONDITIONED SPACE:	1101	0	331	0	1432
COVERED PORCHES:	154	0	17	171	0
CARPORT:	420	420	0	0	0
TOTAL:	1675	420	348	171	1432

1,432 SF/4,508 SF = 31.8% < 40% FAR ALLOWED BY CODE

IMPERVIOUS COVER:	EXIST.	DEMO	NEW	EXEMPT	TOTAL
FIRST FLOOR CONDITIONED SPACE:	1101	0	331	0	1432
FRONT PORCH:	171	0	0	0	171
CARPORT:	420	420	0	0	0
TOTAL BUILDING AREA:	1692	420	331	0	1603
TOTAL BUILDING COVERAGE:	1692	420	331	0	1603
DRIVEWAY:	596	239	0	0	357
SIDEWALKS & STEPS:	270	270	51	0	51
UNCOVERED PATIO:	0	0	17	0	17
SUB-TOTAL:	866	509	68	0	425
TOTAL:	2558	929	399	0	2028

2,028 SF/4,508 SF = 45.0% < 45% IMPERVIOUS COVERAGE ALLOWED BY CODE

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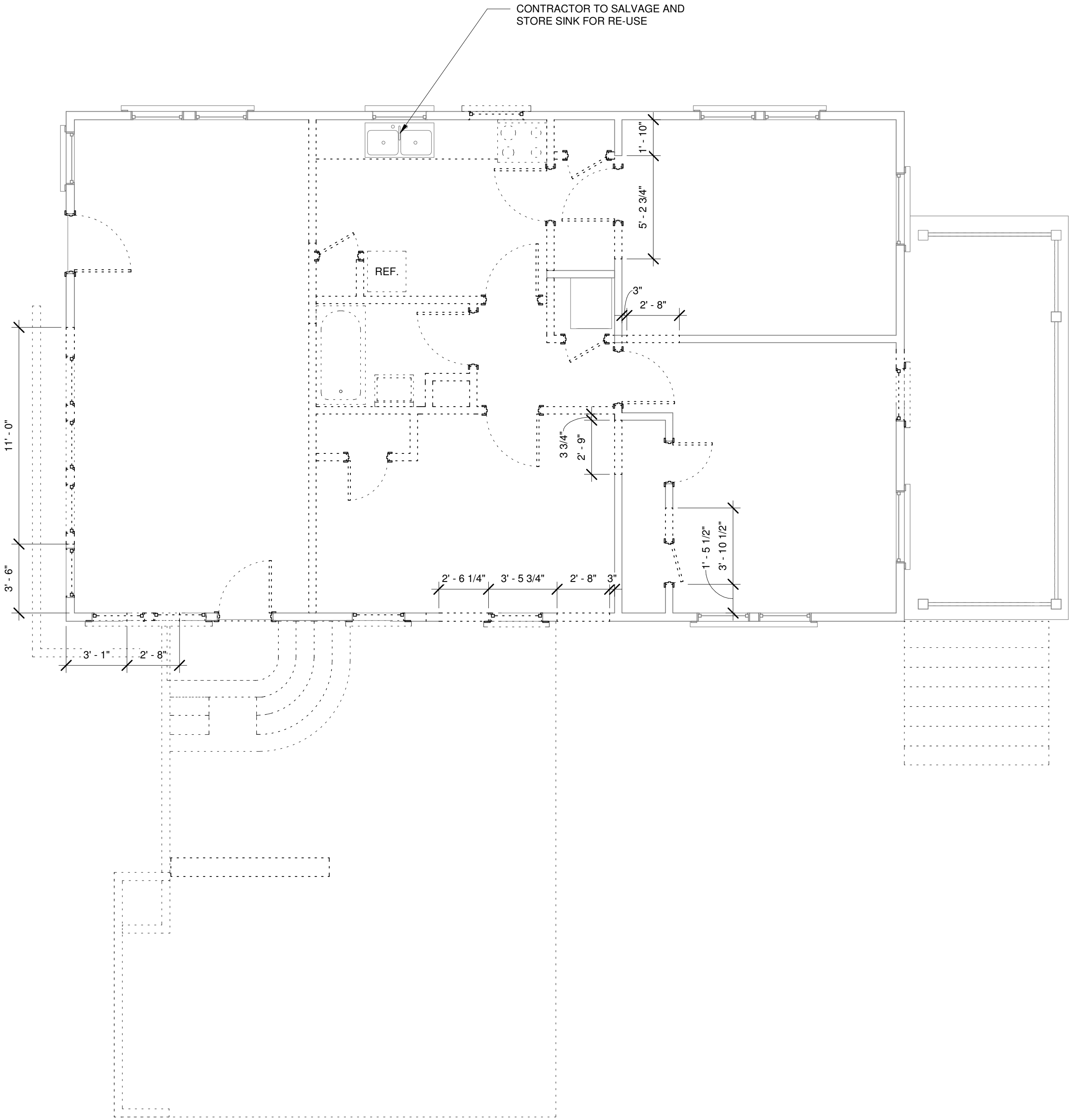
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PROJECT 0000

COVER SHEET

G1.0

HALF-SIZE SET



WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW FRAMED WALL
	BOARD-FORMED CONCRETE
	WALL TO BE DEMOLISHED

DEMOLITION NOTES:

1. SALVAGE ALL EXISTING DOORS AND DOOR HARDWARE FOR POSSIBLE RE-USE.

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512 220 6865



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DEMOLITION PLAN

1 **DEMOLITION PLAN**
1/4" = 1'-0"

D1.0

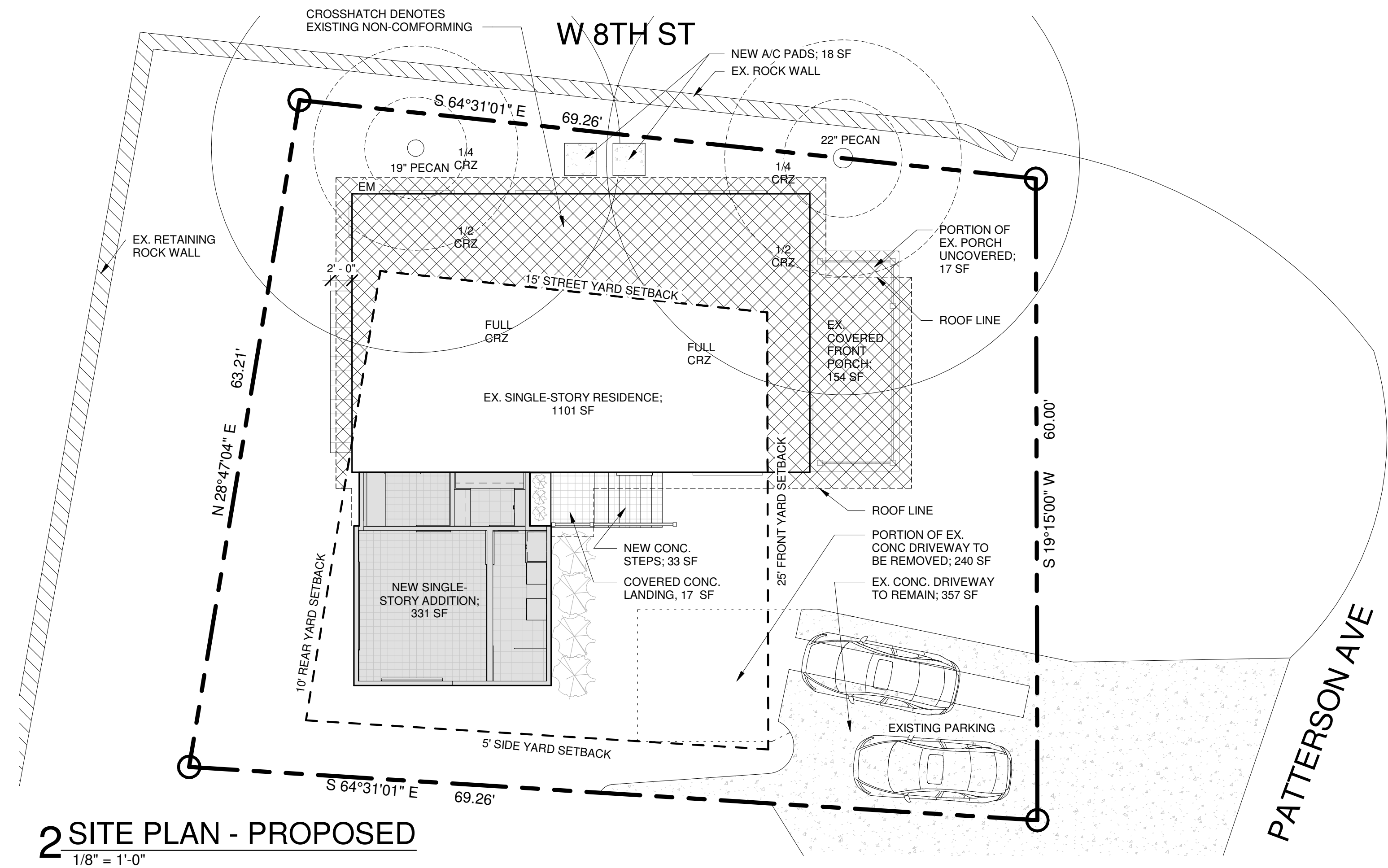
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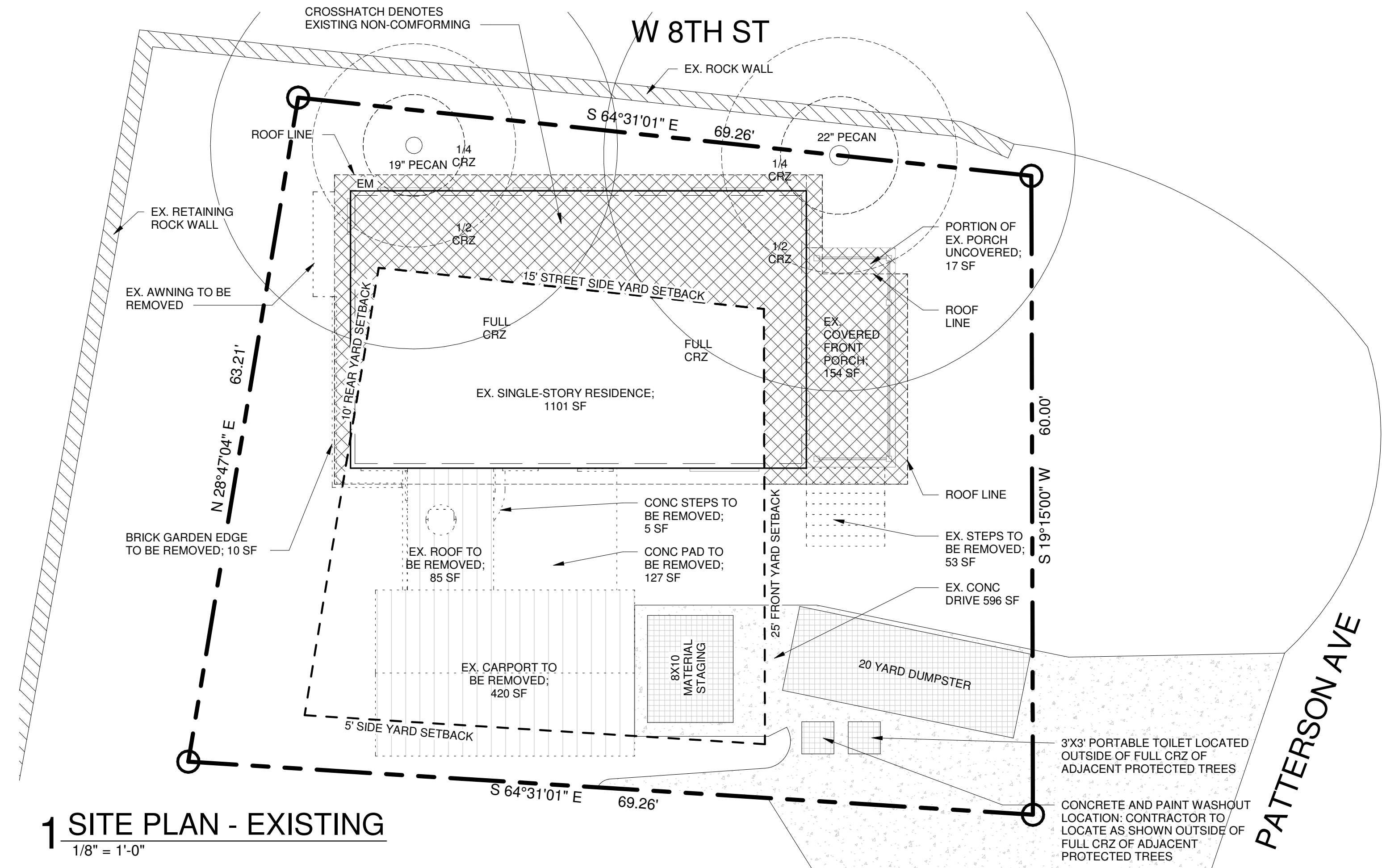
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2 SITE PLAN - PROPOSED

$$1/8'' = 1'-0''$$


1 SITE PLAN - EXISTING

$$1/8'' = 1'-0''$$

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SITE PLAN

A0.0

ALF-SIZE SET

SITE NOTES & TREE PROTECTION

1. CONTRACTOR TO ASSURE THAT THE ROOT ZONES OF ALL TREES ARE ADEQUATELY PRESERVED, TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES WITHIN THE LIMITS OF CONSTRUCTION.

2. CONTRACTOR TO PROVIDE TREE PROTECTION FENCING FOR ALL PROTECTED TREES ON SITE. TREE PROTECTION FENCING MUST PROTECT THE ENTIRE CRITICAL ROOT ZONE (CRZ) AREA AS MUCH OF THE CRZ AS IS PRACTICAL. FENCING IS REQUIRED TO BE CHAIN LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRZ, AN EIGHT-INCH LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR ALL TREES WITH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.

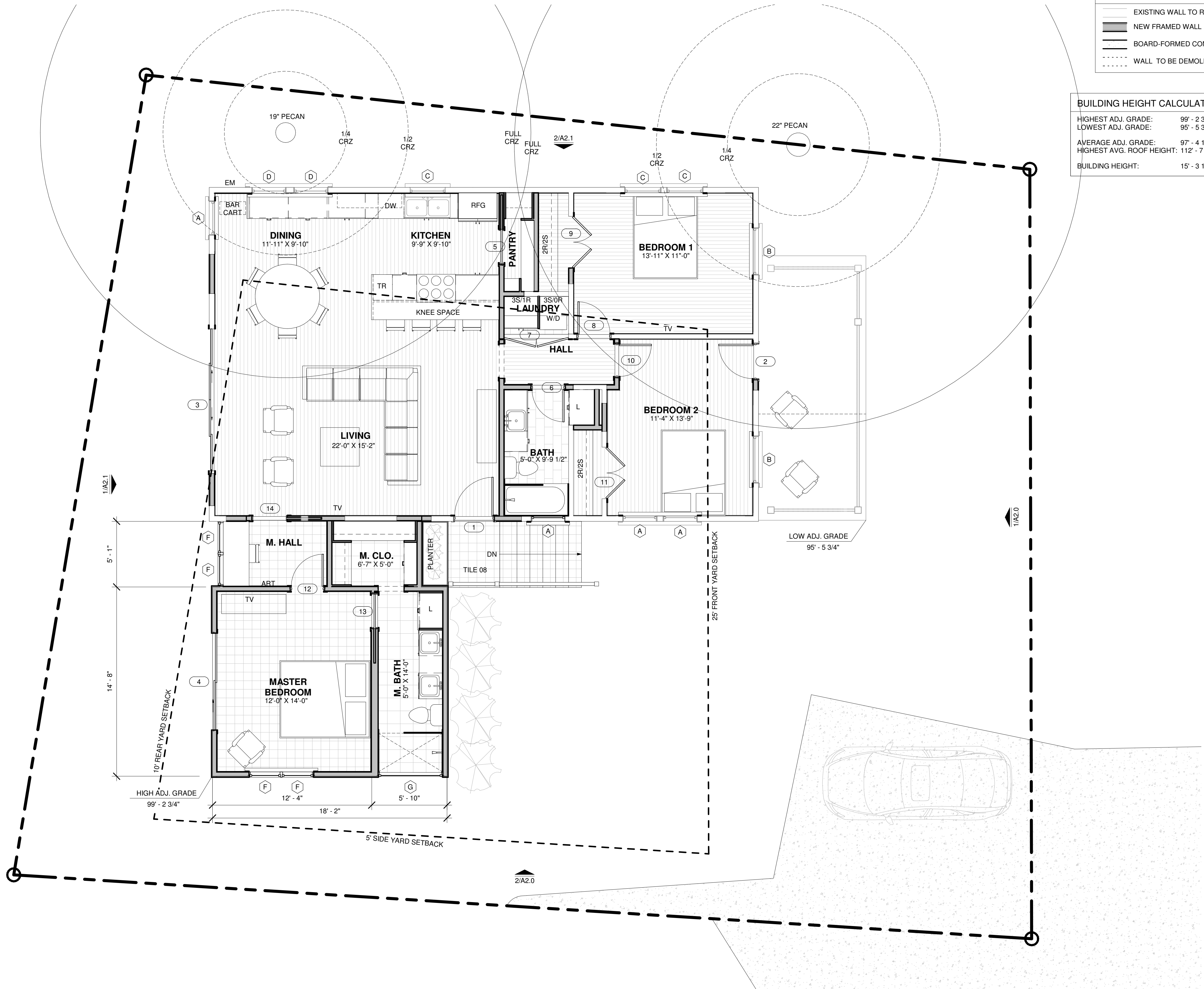
3. FOOT TRAFFIC IS CONSIDERED A ROOT ZONE DISTURBANCE. CONTRACTOR TO PROVIDE 2X4 OR GREATER PLANKS (6FT TALL MINIMUM) TO BE STRAPPED SECURELY AROUND PROTECTED TREE TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/2 CRZ FOR ANY REASON AT ANY TIME IN THE PROJECT.

4. ANY DEMOLITION IN THE 1/4 AND 1/2 CRITICAL ROOT ZONES OF PROTECTED TREES ON OR ADJACENT TO THE SITE MUST BE DONE WITH HAND TOOLS TO AVOID DAMAGING ROOTS OF TREES.

5. ALL UTILITY TRENCHING WITHIN THE 1/2 CRZ MUST BE AIR SPADED BY A CERTIFIED ARBORIST FOR THE TOP 30" TO AVOID CUTTING ROOTS 1.5"+ IN DIAMETER. ALL PAID RECEIPTS FOR THIS WORK WILL BE REQUIRED BY THE FINAL TREE INSPECTOR.

6. CONTRACTOR TO WRAP CONNECTIONS OF CONCRETE LINE PUMP WITH PLASTIC TO PREVENT CONCRETE SLURRY FROM LEACHING INTO GROUND NEAR ROOTS OF TREES DURING CONCRETE WORK.

7. IF HEAVY EQUIPMENT WILL BE ROLLING OVER ANY AREA OF THE FULL CRZ OF PROTECTED TREES, CONTRACTOR TO PROVIDE 3/4" PLYWOOD OVER 2X4 LUMBER OVER 12" LAYER OF MULCH TO BRIDGE OVER THE ROOTS AND PREVENT SOIL/ROOT COMPACTION. AFTER CONSTRUCTION IS COMPLETED CONTRACTOR TO SPREAD MULCH AROUND SITE TO LEAVE A MAX LAYER OF 3" WITHIN ROOT ZONES.



WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW FRAMED WALL
	BOARD-FORMED CONCRETE
	WALL TO BE DEMOLISHED

BUILDING HEIGHT CALCULATIONS	
HIGHEST ADJ. GRADE:	99' - 2 3/4"
LOWEST ADJ. GRADE:	95' - 5 3/4"
AVERAGE ADJ. GRADE:	97' - 4 1/4"
HIGHEST AVG. ROOF HEIGHT:	112' - 7 1/4"
BUILDING HEIGHT:	15' - 3 1/4"

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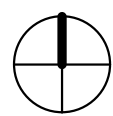
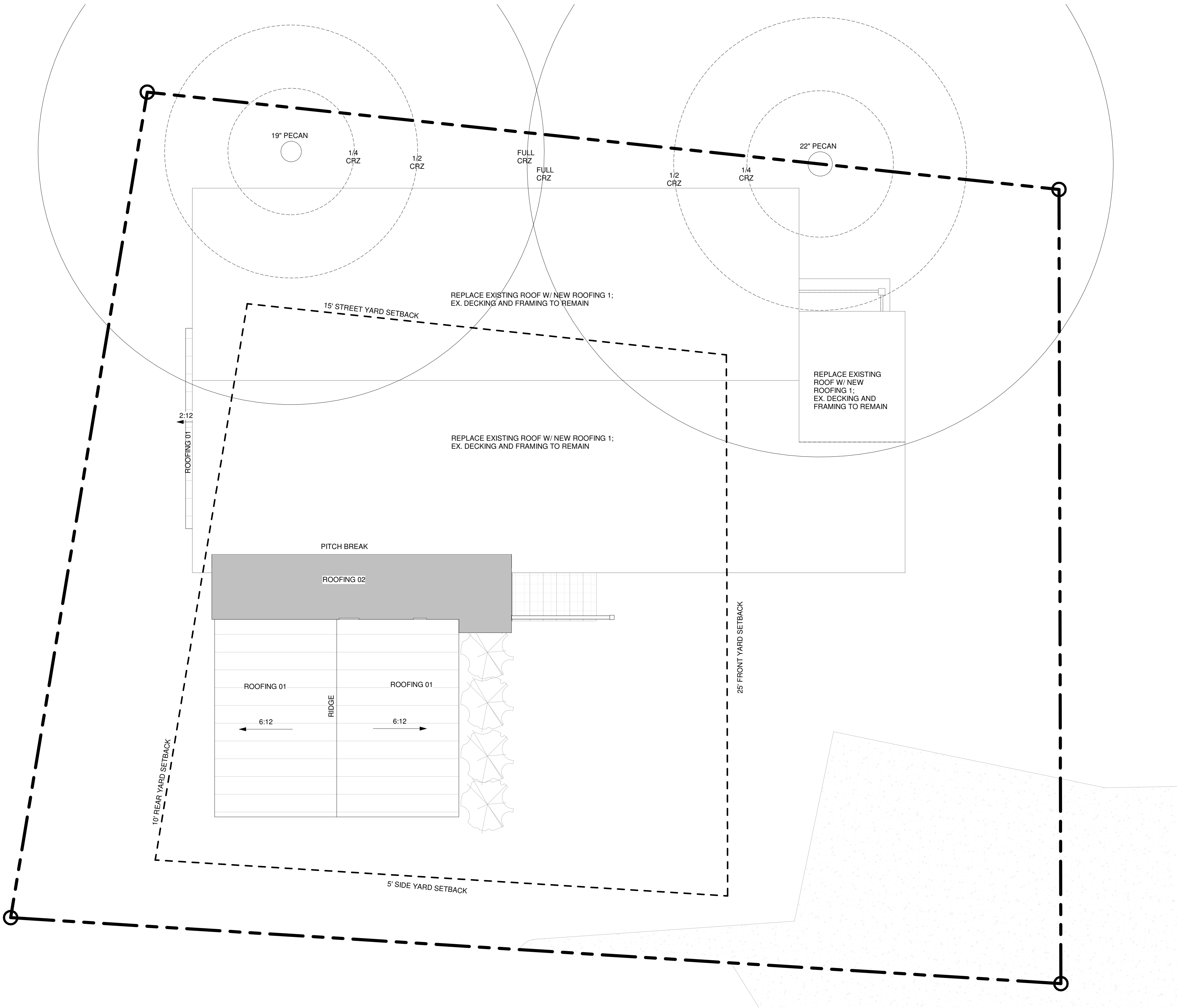
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FIRST FLOOR PLAN

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

A1.0
HALF-SIZE SET



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

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ROOF PLAN

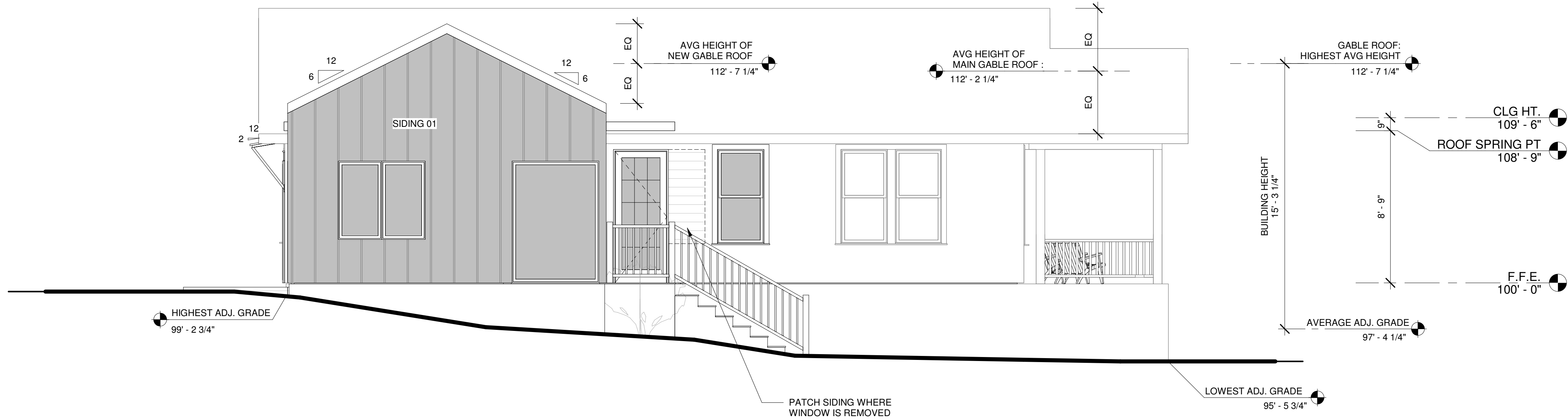
A1.1

HALF-SIZE SET

EXTERIOR ELEVATION

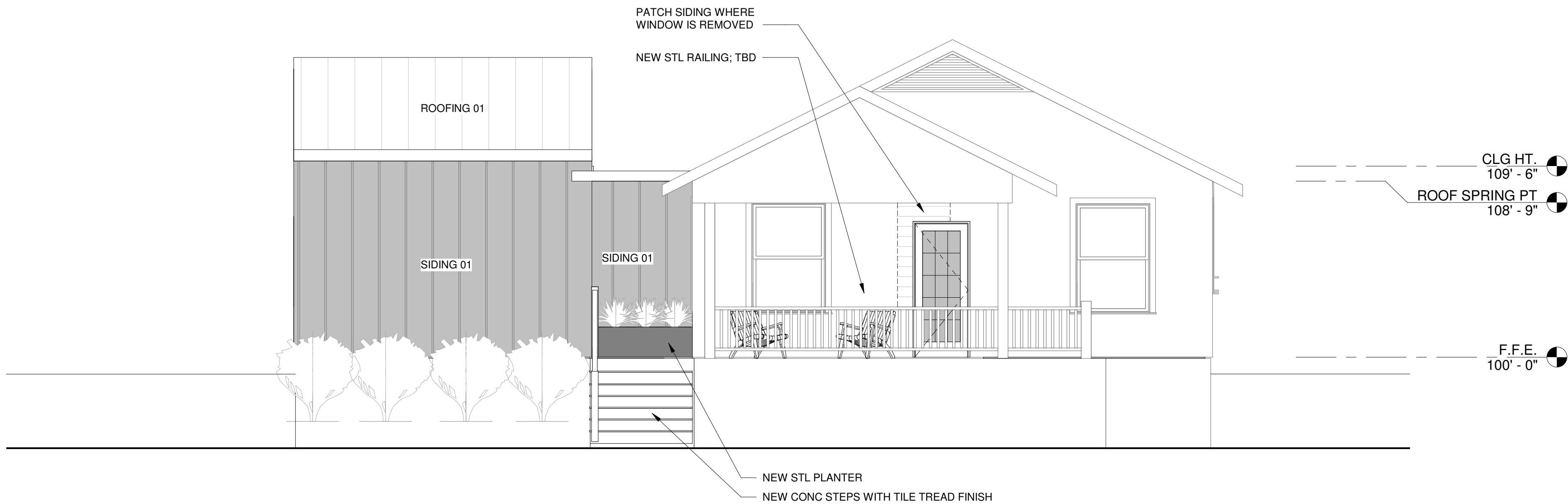
1. CONTRACTOR TO PREP/REPAIR EXISTING SIDING AS NEEDED AND PAINT.
2. CONTRACTOR TO REPAIR EXISTING PARGING AS NEEDED.

BUILDING HEIGHT CALCULATIONS	
HIGHEST ADJ. GRADE:	99' - 2 3/4"
LOWEST ADJ. GRADE:	95' - 5 3/4"
AVERAGE ADJ. GRADE:	97' - 4 1/4"
HIGHEST AVG. ROOF HEIGHT:	112' - 7 1/4"
BUILDING HEIGHT:	15' - 3 1/4"



2 SOUTH ELEVATION

1/4" = 1'-0"



1 EAST ELEVATION

1/4" = 1'-0"

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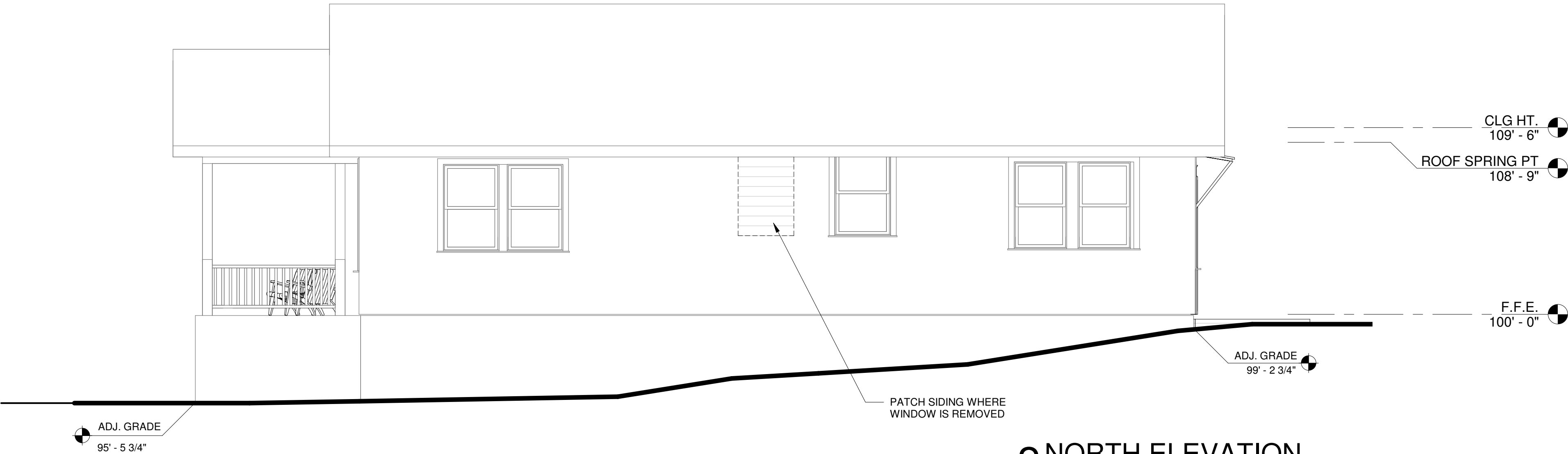
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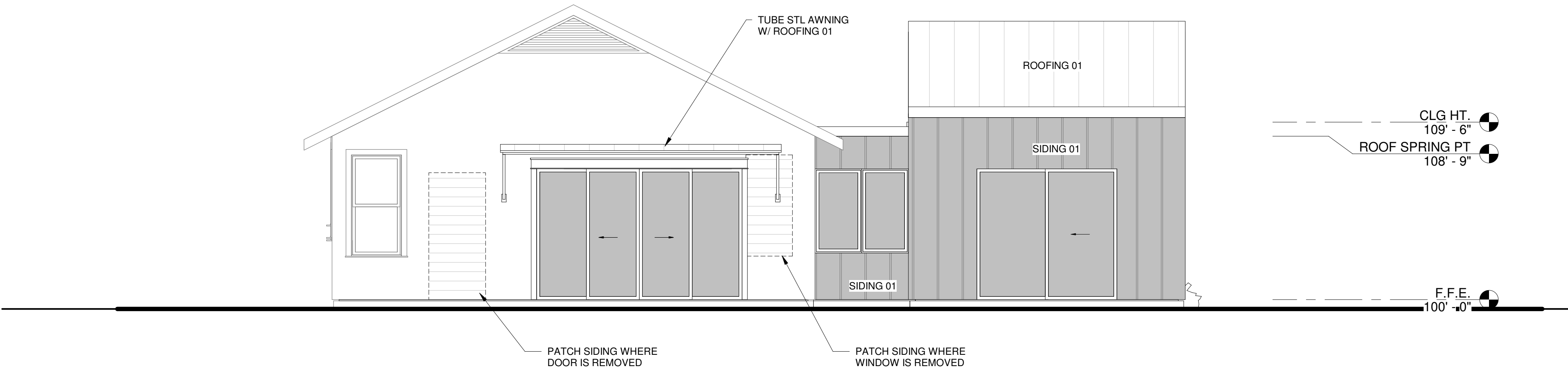
EXTERIOR ELEVATIONS

A2.0

HALF-SIZE SET



2 NORTH ELEVATION
1/4" = 1'-0"



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

EXTERIOR ELEVATION

1. CONTRACTOR TO PREP/REPAIR EXISTING SIDING AS NEEDED AND PAINT.
2. CONTRACTOR TO REPAIR EXISTING PARGING AS NEEDED.

BUILDING HEIGHT CALCULATIONS

HIGHEST ADJ. GRADE:	99' - 2 3/4"
LOWEST ADJ. GRADE:	95' - 5 3/4"
AVERAGE ADJ. GRADE:	97' - 4 1/4"
HIGHEST AVG. ROOF HEIGHT:	112' - 7 1/4"
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EXTERIOR ELEVATIONS

A2.1

HALF-SIZE SET

724 Patterson Ave
Austin, TX 78703



WEST ELEVATION (Front)

724 Patterson Ave
Austin, TX 78703



NORTH ELEVATION

724 Patterson Ave
Austin, TX 78703



EAST ELEVATION

724 Patterson Ave
Austin, TX 78703



APPROX. LOCATION OF
EXTERIOR WALL DEMOLITION
AND PLACEMENT OF
NEW ADDITION

SOUTH ELEVATION