

**HISTORIC LANDMARK COMMISSION
AUGUST 22, 2011
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2011-0070
2530 Harris Boulevard
Old West Austin**

PROPOSAL

Construct a second-story addition to a 1-story single-family home, remodel 1-story, detached “back house” building at rear, demolish existing carport and construct a new carport.

PROJECT SPECIFICATIONS

The applicant proposes to demolish the existing roof structure on this c. 1960 brick ranch and construct a second-story addition. The 2-story addition will have four windows lining up with the existing windows on the first-story, with 4:2 double-hung sashes, similar to those on the first-story.

The addition will be sided with brick on the front and back to match the existing brick, and smooth 12” exposure Hardiplank siding on the side walls. The front door surround as proposed will have fluted pilasters similar to the existing conditions, but with an entablature above.

The proposed new roof will be side-gabled with standing seam metal roofing, and have a rear cross-gable section. The south elevation will have multiple side gables.

The overall design is Neocolonial in style.

The existing 669 sf, detached, 1-story “back house” will have smooth 12” horizontal Hardiplank siding, multiple 3:2, double-hung windows and a standing seam metal roof to match the main house. The existing carport will be demolished and a new carport with standing metal seam roof will be constructed in front of, and attached to, the “back house”.

STAFF COMMENTS

The house is located in the Old West Austin National Register District, but was not categorized as a contributing property at the time the district was designated in 2003. It is likely that if the district was designated now this c. 1960 Neocolonial house would be considered a contributing property. However, this would require extending the district’s period of significance beyond 1960.

The house is a good example of a mid-century ranch form with Neocolonial features such as the multi-paned windows with shutters, and fluted pilasters and paneling at the door surround.

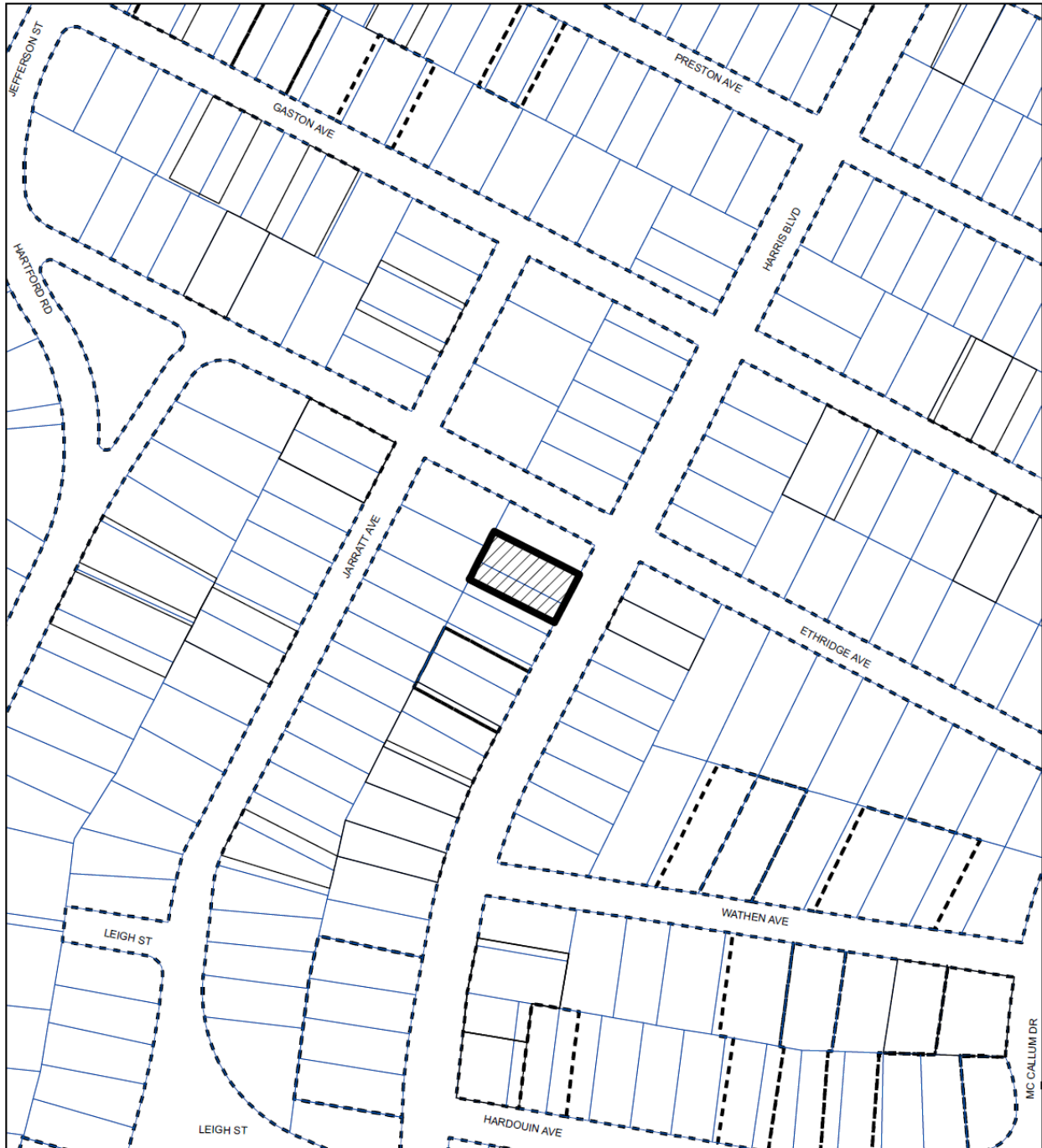
The Old West Austin National Register Historic District has no design guidelines for additions to non-contributing structures. Design guidelines in other historic districts address size, scale, massing, fenestration patterns, and materials. Applicable general design review guidelines state:

- 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 an accurate duplication of features, substantiated by historical, physical, or pictorial evidence.
- Surface cleaning of structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- Contemporary designs 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.
- Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

STAFF RECOMMENDATION

The project as proposed is compatible with other properties in the district in terms of size, scale, material and character. Staff recommends approving the project as proposed, however recommends the applicant consider using composition shingles in lieu of standing metal seam roofing as would be more appropriate for a Neocolonial-style house.

LOCATION MAP



SUBJECT TRACT



ZONING BOUNDARY

NATIONAL REGISTER DISTRICT

CASE#: NRD-2011-0070
 LOCATION: 2530 HARRIS BOULEVARD
 GRID: H24
 MANAGER: ALYSON MCGEE



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PHOTOS & PLANS



2530 Harris Boulevard – Front elevation



2530 Harris Boulevard – Front elevation



2530 Harris Boulevard – Rear elevation



2530 Harris Boulevard – Rear elevation



2530 Harris Boulevard – Rear elevation



2530 Harris Boulevard – Existing “back house” at rear of property.

SITE 11060.00 SF

IMPERVIOUS COVER

FIRST FLOOR	2237.08 SF
BACK HOUSE	669.61 SF
COVERED PORCH	10.00 SF
FRONT WALK	278.54 SF
COVERED BACK PATIO	202.67 SF
COVERED BACK PORCH	16.00 SF
UNCOVERED PATIO	67.99 SF
PAVERS	756.75 SF
CARPORT	452.05 SF
DRIVEWAY & CONCRETE	1179.29 SF
HVAC	27.00 SF
TOTAL	5994.98 SF

IMPERVIOUS COVER 53.30%

McMANSION CALCULATION

FIRST FLOOR	2237.08 SF
SECOND FLOOR	1513.23 SF
BACK HOUSE	669.61 SF
CARPORT	452.05 SF
CARPORT CREDIT	-450.00 SF
TOTAL	4421.97 SF

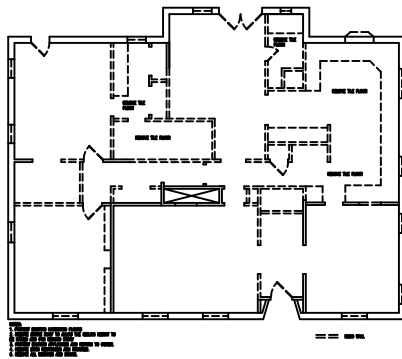
ALLOWABLE McMANSION
4421.97 SF < 4424.00 SF

BUILDING COVERAGE CALCULATION

FIRST FLOOR	2237.08 SF
BACK HOUSE	669.61 SF
COVERED PORCH	10.00 SF
COVERED BACK PORCH	16.00 SF
CARPORT	452.05 SF
COVERED BACK PATIO	202.67 SF
TOTAL	3587.41 SF

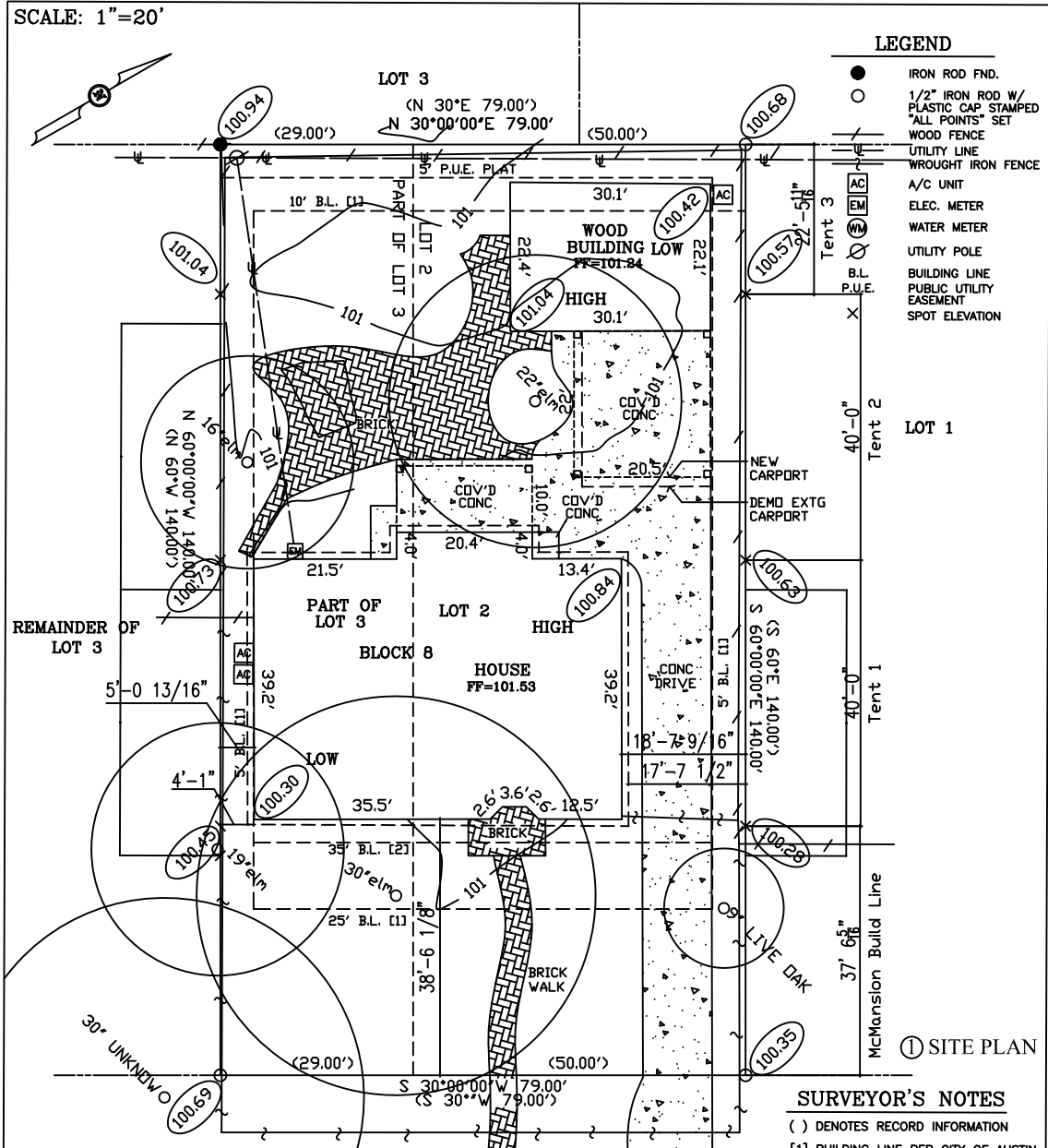
BUILDING COVER 32.44%

COORDINATE SITE DRAINAGE WITH OTHERS.
NOT PART OF SCOPE OF WORK.



③ FIRST FLOOR DEMO PLAN

SCALE: 1"=20'



Architect:
Lindsay Hunter
1408 Ethridge Ave
Austin, TX 78703

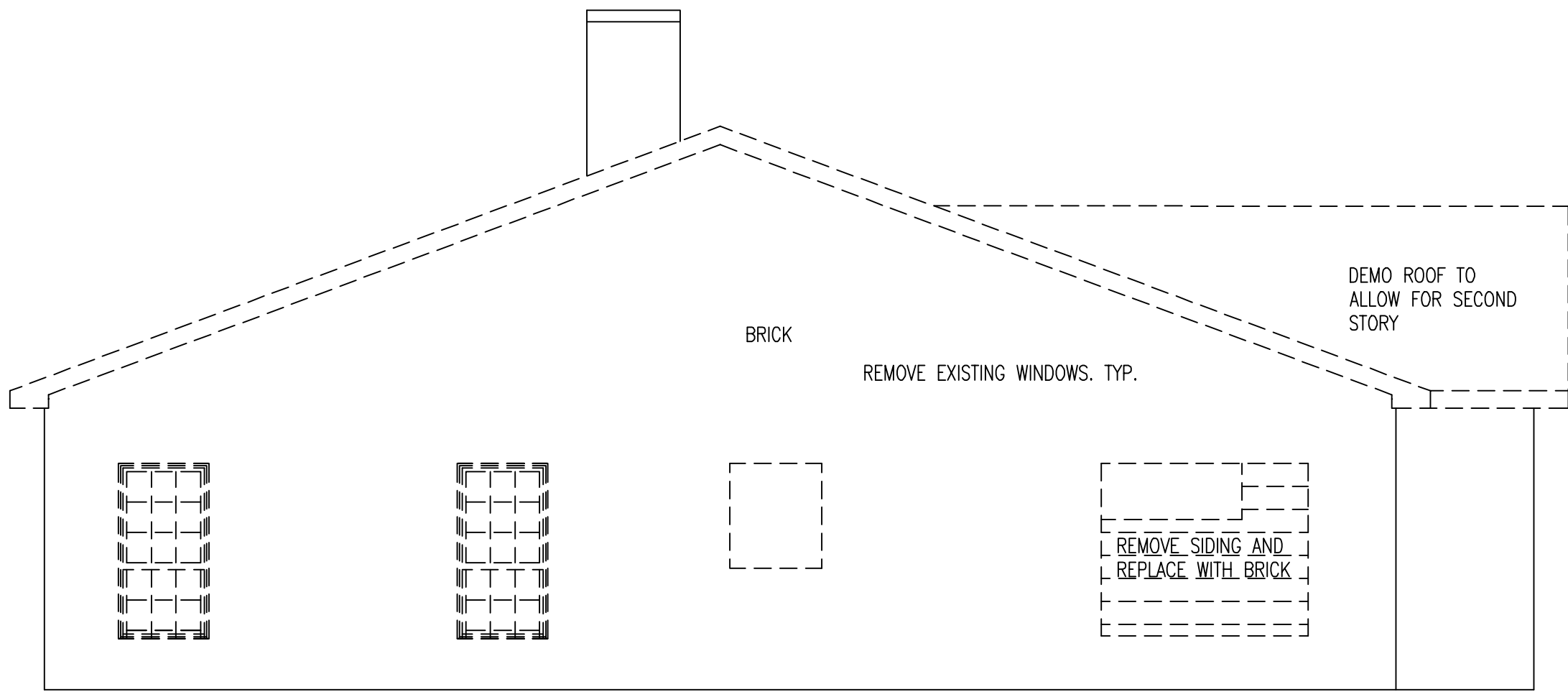
2530 Harris Blvd
FOR
CONSTRUCTION

1/8" = 1'-0"

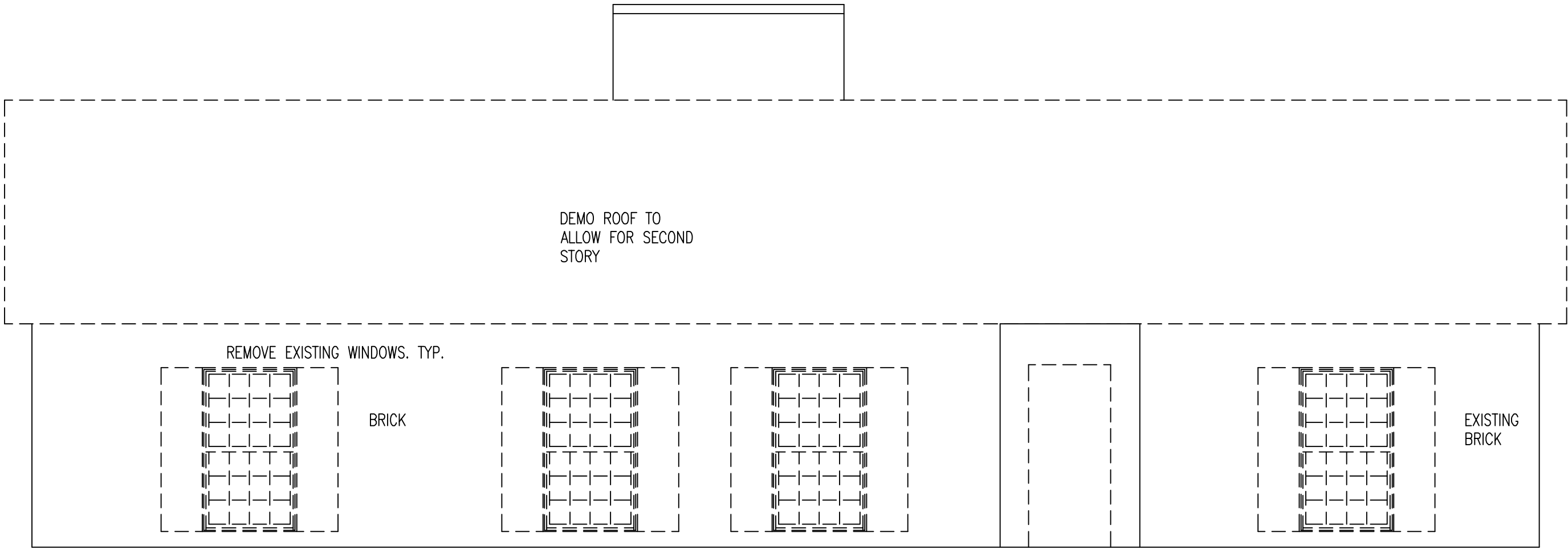
SITE &
DEMO
PLAN

08.02.11

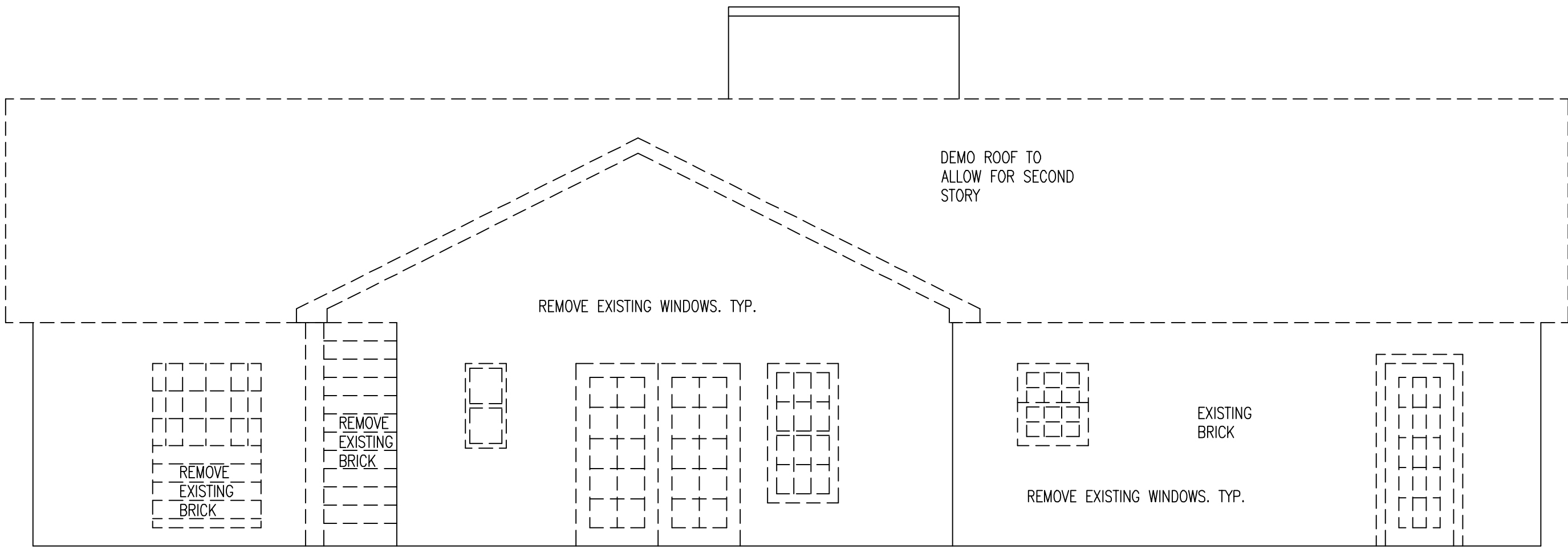
A.1



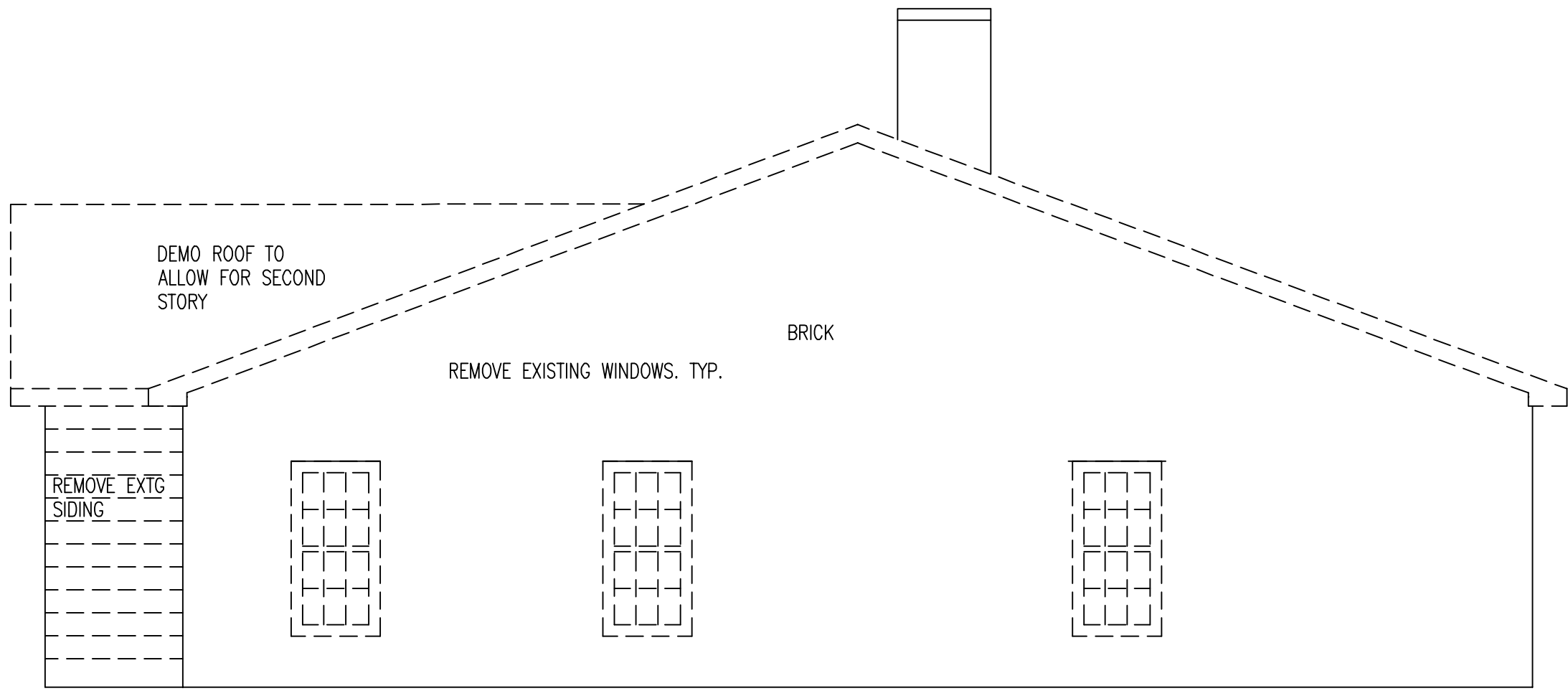
③ EXISTING NORTH ELEVATION



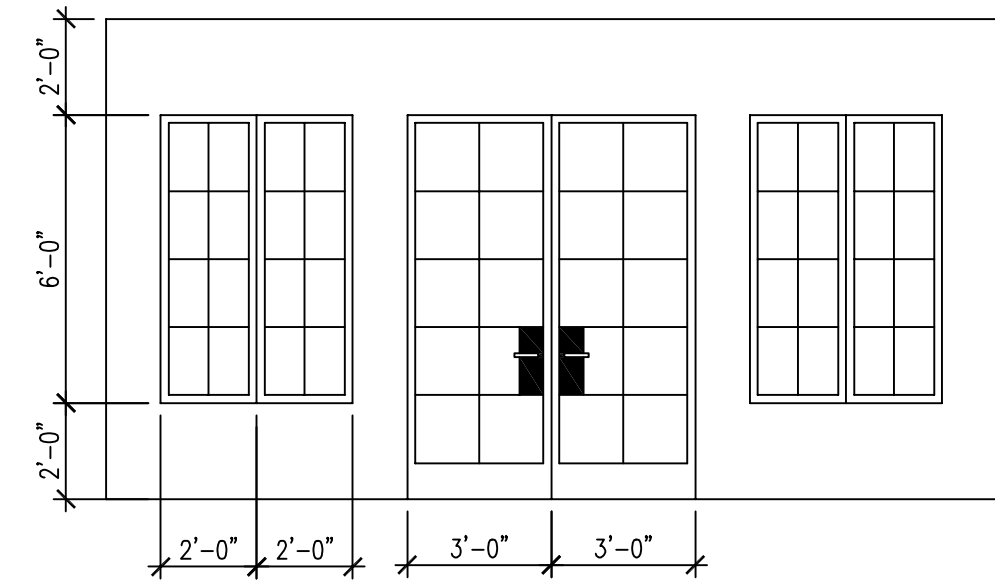
① EXISTING EAST ELEVATION



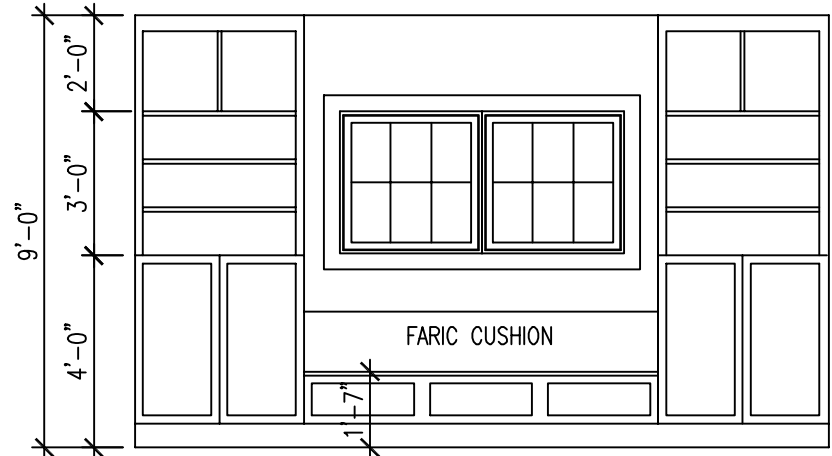
④ EXISTING WEST ELEVATION



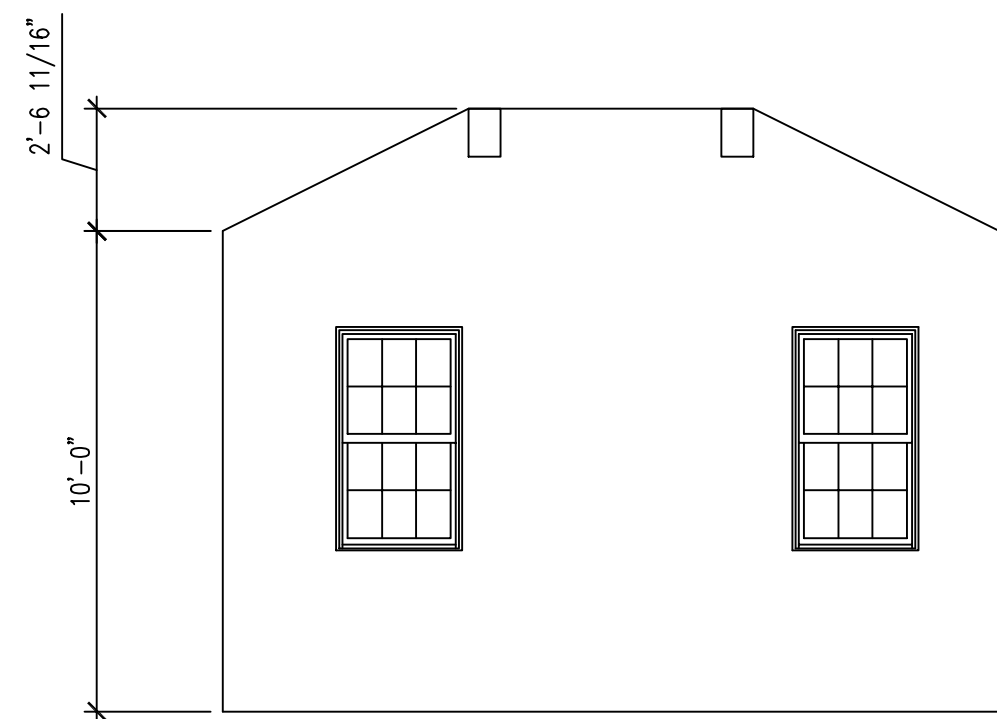
② EXISTING SOUTH ELEVATION



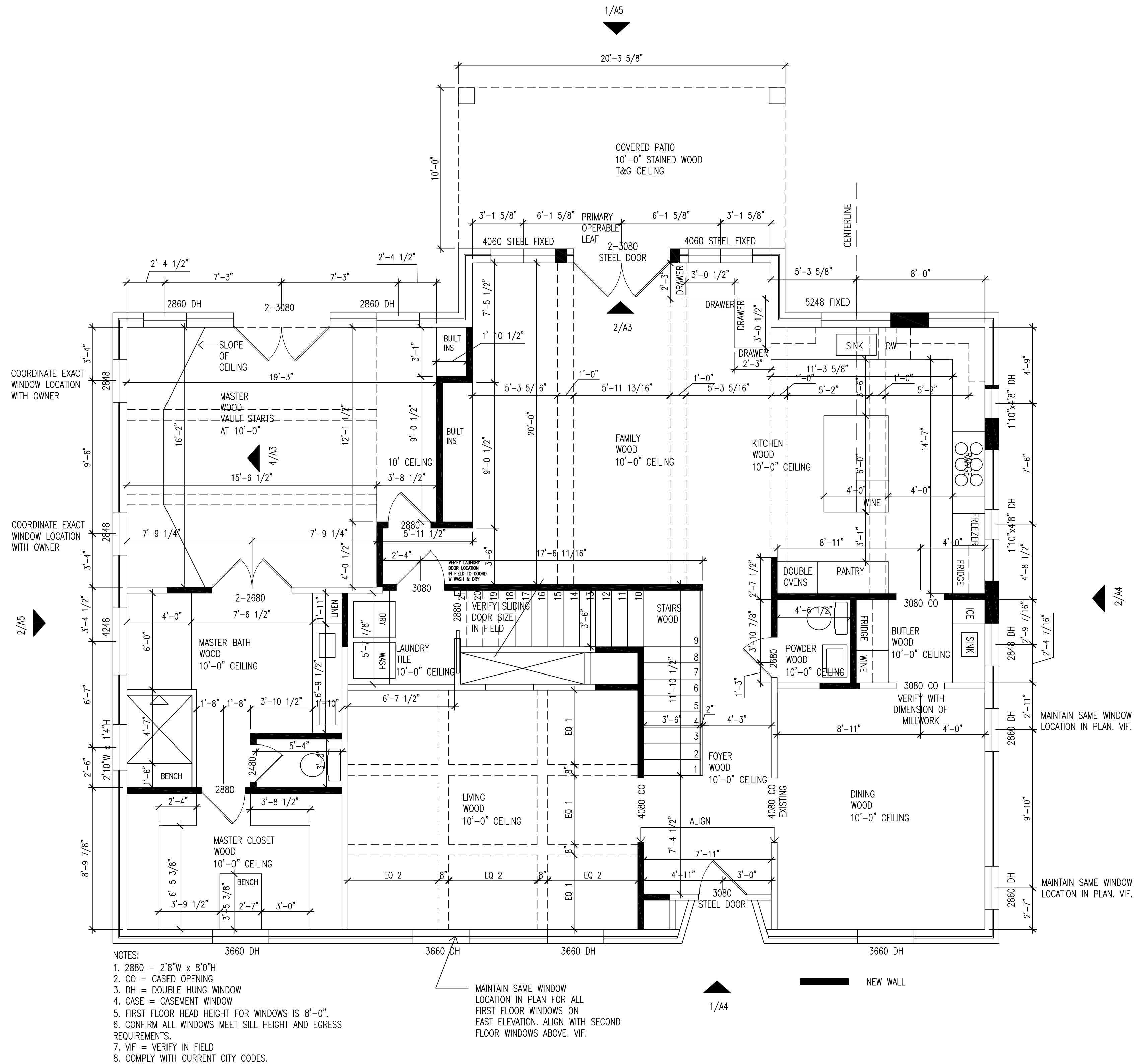
② INTERIOR ELEVATION OF
STEEL WINDOWS & DOORS



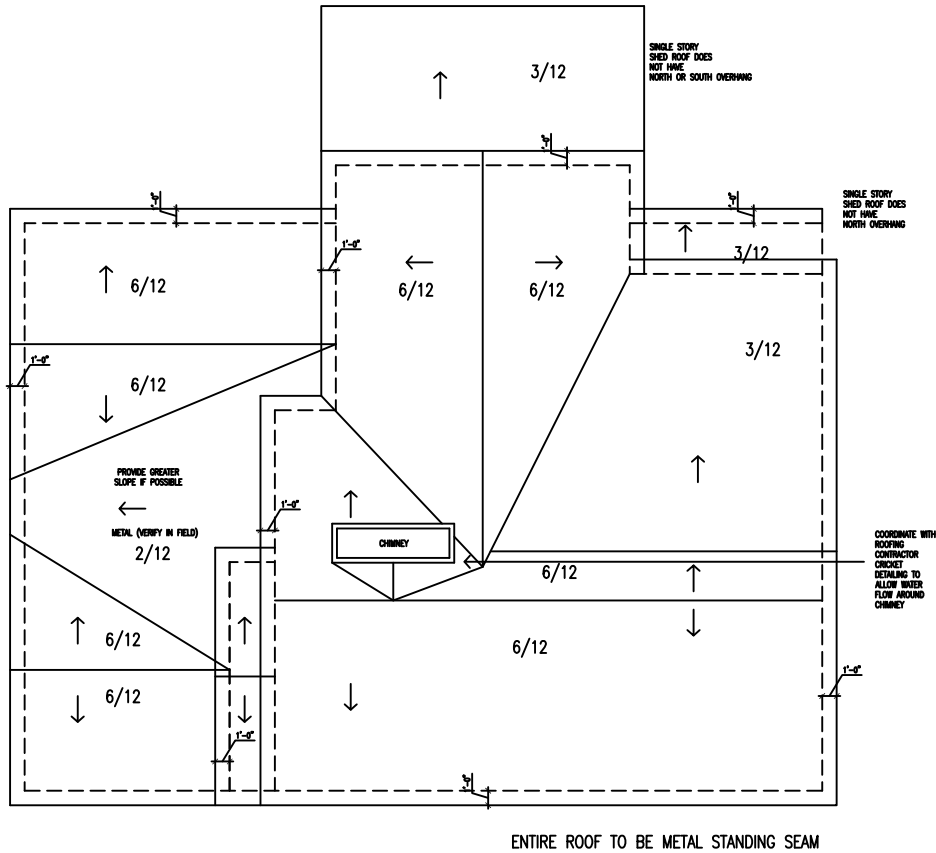
③ FAMILY ROOM MILLWORK



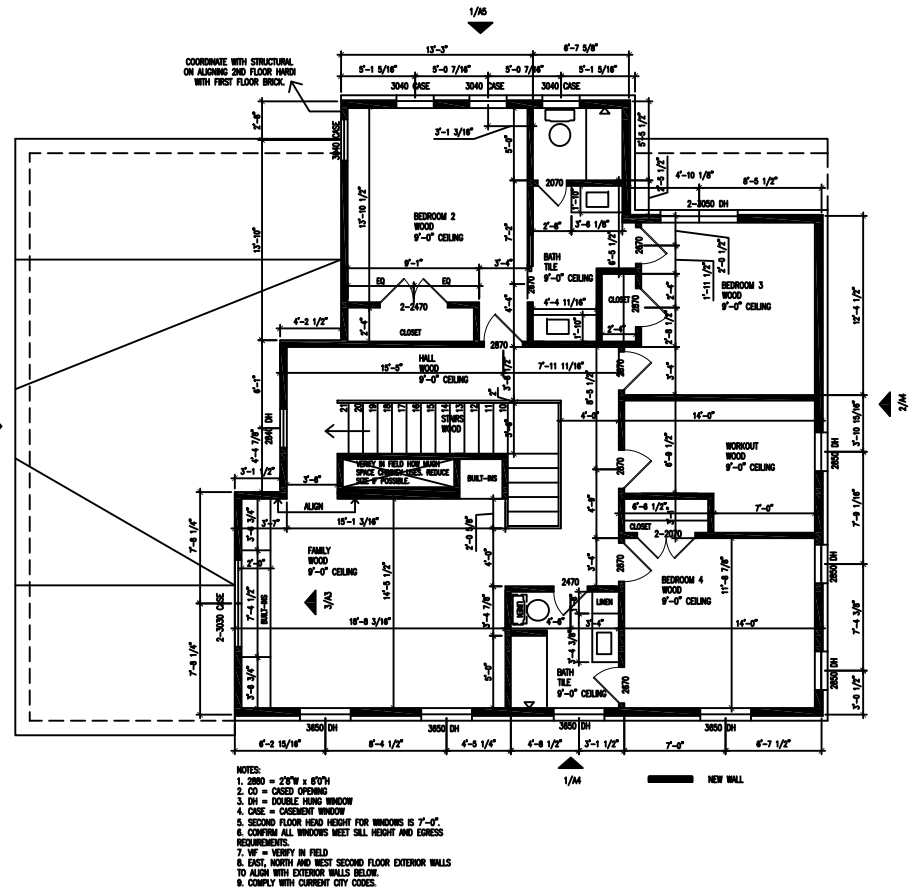
④ INTERIOR ELEVATION OF
MASTER BEDROOM



① FIRST FLOOR PLAN



② ROOF PLAN
1/4" = 1'-0"



① SECOND FLOOR PLAN
1/4" = 1'-0"

Architect:
Lindsay Hunter
1408 Ethridge Ave
Austin, TX 78703

2530 Harris Blvd
FOR
CONSTRUCTION

FLOOR
PLANS

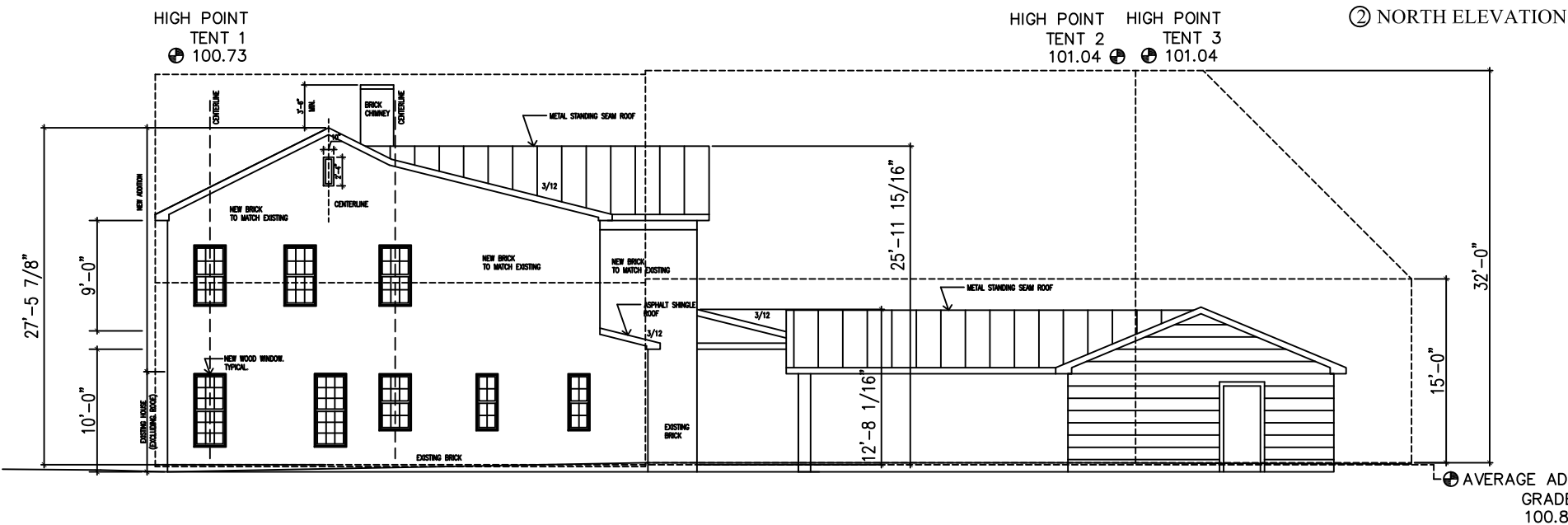
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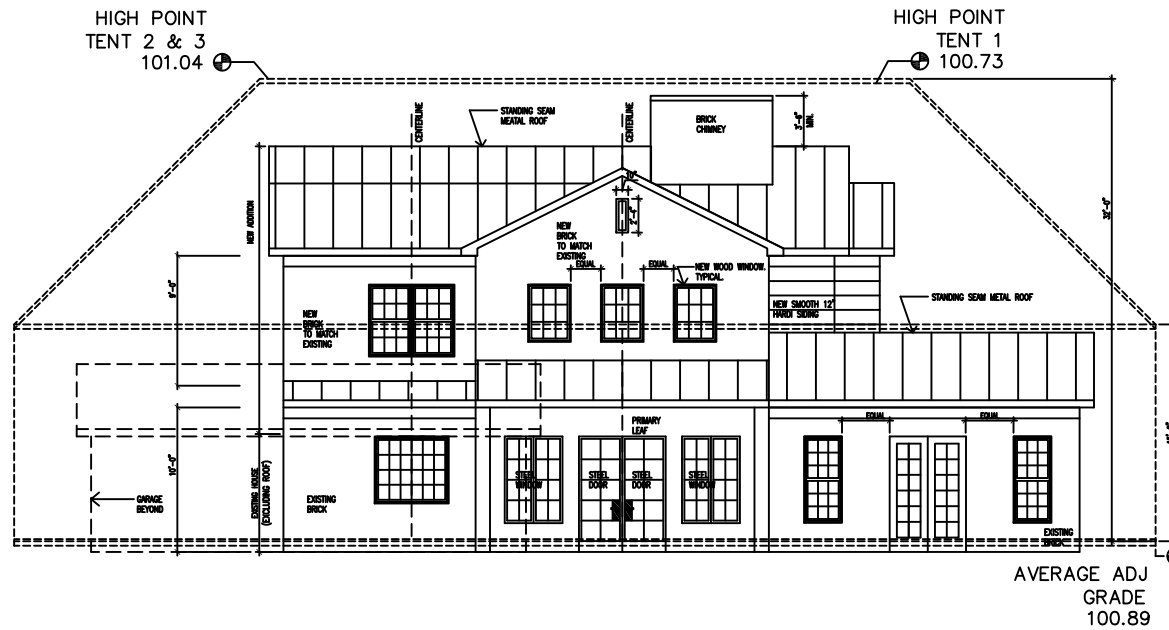
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2530 Harris Blvd
FOR
CONSTRUCTION

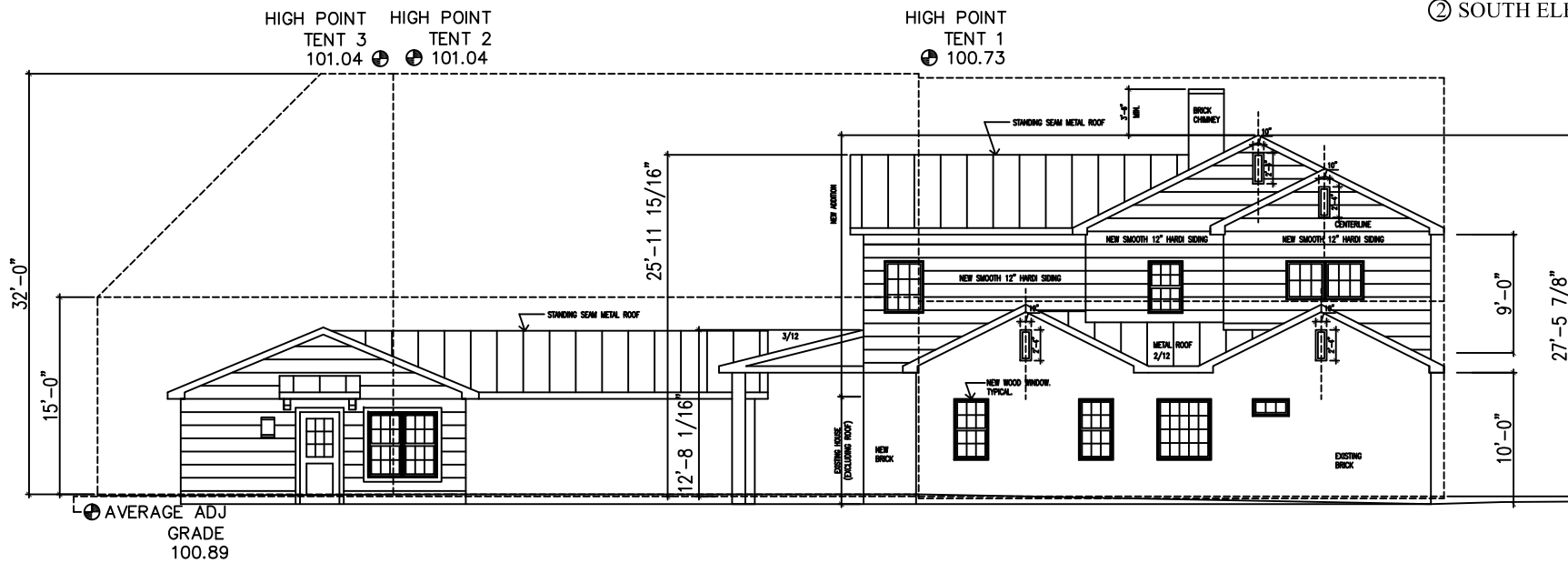
ELEVATIONS

A.5





① WEST ELEVATION



② SOUTH ELEVATION

Architect:
Lindsay Hunter
1408 Ethridge Ave
Austin, TX 78703

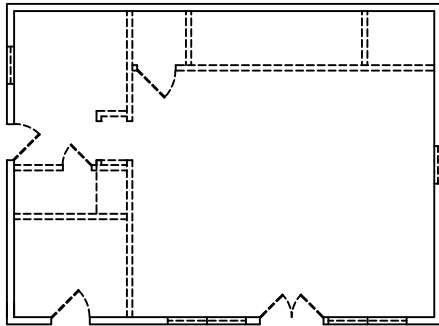
2530 Harris Blvd
FOR
CONSTRUCTION

$\frac{1}{4}" = 1'-0"$

ELEVATIONS

08.02.11

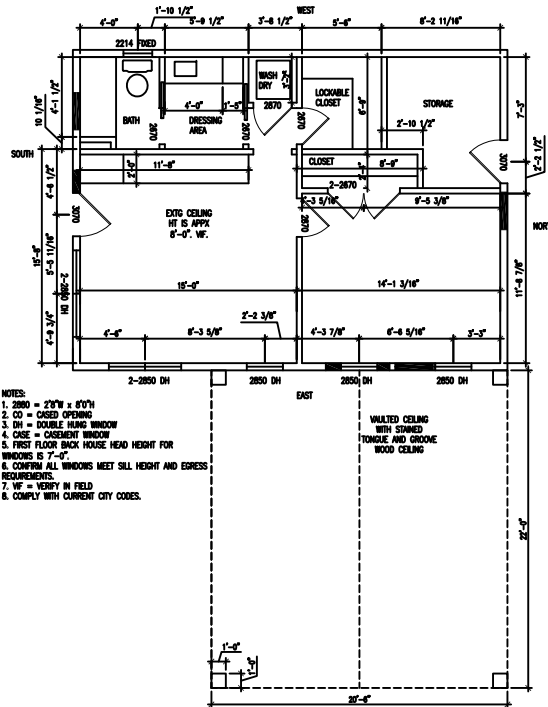
A.6



- NOTES:
1. REMOVE ALL WINDOWS AND DOORS.
2. REMOVE RESTROOM.
3. REMOVE WOOD SIDING AND RECLAD WITH HARD PLANK.

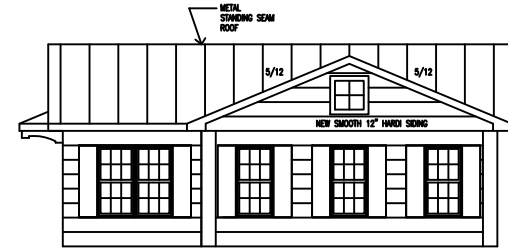
DEMO EXIST. CARPORT

⑥ DEMO PLAN

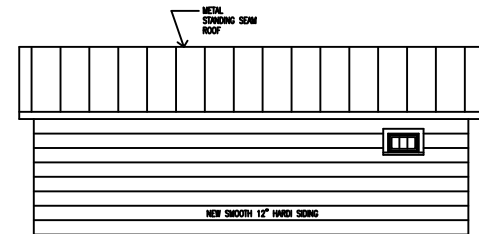


- NOTES:
1. 2850 = 28'0" x 10'0"
2. DH = DOUBLE HUNG WINDOW
3. DH = DOUBLE HUNG WINDOW
4. CHW = CASSETT WINDOW
5. FIRST FLOOR BACK HOUSE HEAD HEIGHT FOR WINDOWS IS 7'-0".
6. CONFIRM ALL WINDOWS MEET SILL HEIGHT AND EGRESS REQUIREMENTS.
7. WF = VERIFY IN FIELD.
8. COMPLY WITH CURRENT CITY CODES.

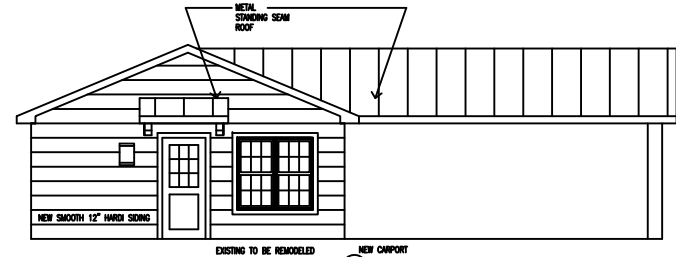
③ BACK HOUSE & CARPORT PLAN



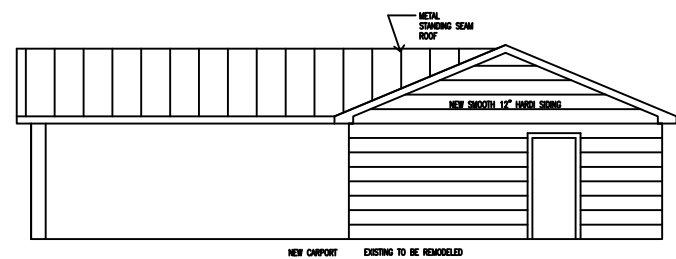
① EAST ELEVATION



② WEST ELEVATION



③ SOUTH ELEVATION



④ NORTH ELEVATION

Architect:
Lindsay Hunter
1408 Ethridge Ave
Austin, TX 78703

2530 Harris Blvd
FOR
CONSTRUCTION

1/4" = 1'-0"

BACK HOUSE
& CARPORT

08.02.11

A.7