

**Historic Landmark Commission**  
**October 24, 2011**  
**Permits in National Register Historic Districts**  
**NRD-2011-0083**  
**Old West Austin**  
**1506 Rainbow Bend**

**PROPOSAL**

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Demolish existing second story and roof, construct new second story, and add a second story over existing one story garage on c. 1962 house.

**PROJECT SPECIFICATIONS**

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The existing residence built in 1962 is an approximately 2,500 sf, two-story wood frame house with blond brick veneer on the first level and a mansard roof second level. There is an attached one story, flat-roofed, rear-loaded garage on the south side of the house. The double-door entrance is set in the middle of the front façade. There are two 3:6 symmetrical windows on either side of the entrance as well as two 3:6 windows on the garage façade. Two 3:4 dormer windows are located on the front slope of the mansard roof. Similar dormers are located other elevations as well.

The applicant proposes to remove the mansard roof second story and construct a new second story with a side gabled roof. A new second story is also proposed over the existing one story garage, which will have a projecting balcony on the south elevation. The first floor brick veneer and windows will remain, but the entrance will be changed to a single, multi-lite door with side lites. A shed roof supported by 6x6 posts is proposed over the front door.

The new second story walls are to be covered with Hardie Plank siding, and will have multiple, 3:4 windows. The roof will be covered in standing seam metal roofing and have bracketed eaves. A second-story wood deck is proposed on the rear.

**STAFF COMMENTS**

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The house is listed as a non-contributing structure in the Old West Austin National Register Historic District. The National Register Historic District has no design guidelines.

The Old West Austin National Register Historic District has no design guidelines for new construction. 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.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.
- 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.

The project as proposed meets the general design guidelines for new construction in the district, and is of appropriate size and scale.

Although the house is nearly 50 years old, Staff does not believe that the house has sufficient significance to meet two of the criteria for designation as a historic landmark.

**STAFF RECOMMENDATION**

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Staff recommends approving the project as proposed with the requirement that a City of Austin Documentation Package be submitted to the Historic Preservation Office.

PHOTOS

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1506 Rainbow Bend – Front Elevation



1506 Rainbow Bend – Front Elevation with garage



1506 Rainbow Bend

**OCCUPANCY HISTORY**  
**1506 Rainbow Bend**  
**c. 1962**

City Directory Research, Austin History Center  
By City Historic Preservation Office  
October 2011

1990	Ladner Nay [sic]
1985-86	Ladner M. Nau, owner
1980	Ladner M. and Katherine M. Nau, owners Retired
1975	Ladner M. and Katherine M. Nau, owners Nau Pharmacy
1970	Ladner M. and Katherine M. Nau, owners Nau Pharmacy
1967	H. Hayden Note: Ladner Nau listed as living at 2402 Indian Trail
1965	Howard J. & Beverly A. Hayden, owner Partner in Allen & Heidt, Inc. (asphalt paving)
1963	Howard J. & Beverly A. Hayden, owner Accountant, Capitol Bank Building
1962	No listing for address

NOTE: City water service permits (see below) show that the house was built in 1962.

WATER SERVICE PERMIT <sup>MM</sup> E No 30721  
Austin, Texas

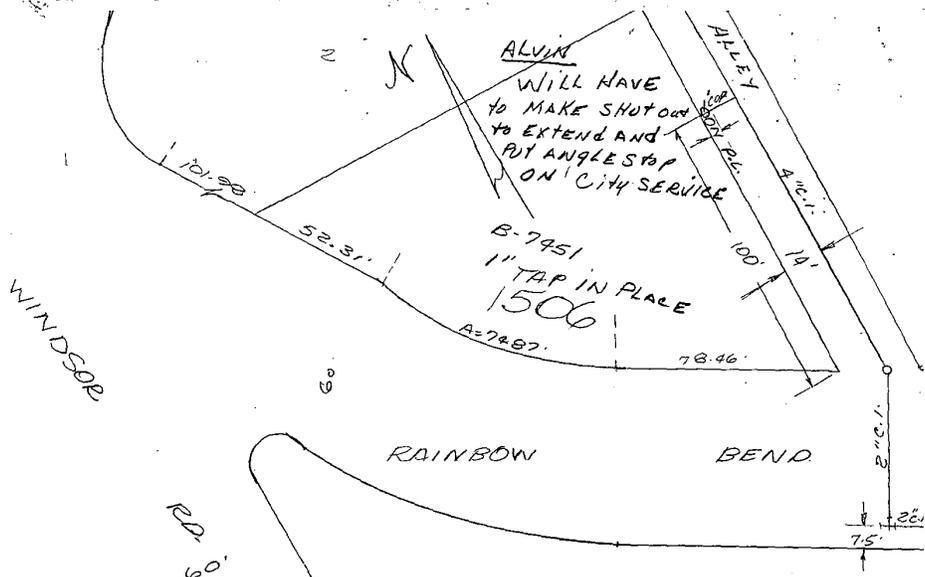
LITI  
BIR -  
302147  
# 100  
500

Received of HOWARD HANDEL Date 5-4-62  
Address 1506 RAINBOW BEND  
Amount SIXTY-FIVE \$ 6.500  
Plumber V. Wallinger Size of Tap 1"

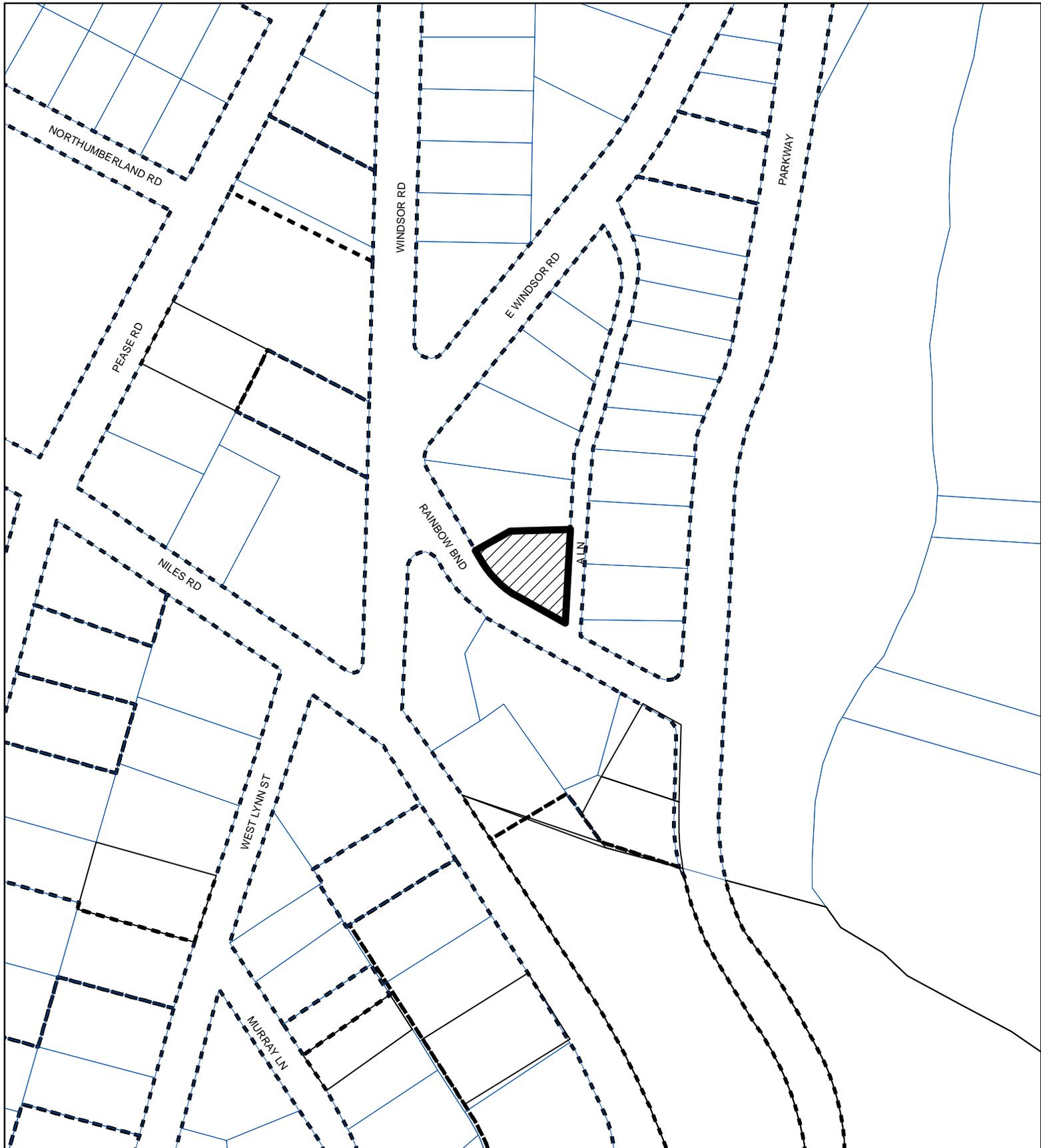
REPLACES TAP B 7451

Date of Connection 5-24-62  
Size of Tap Made.....  
Size Service Made.....  
Size Main Tapped.....  
~~From~~ Front Prop. Line-to-Curb Cock.....  
From SO Prop. Line to Curb Cock 100'  
Location of Meter FRONT (ON A LANE)  
Type of Box ROUND  
Depth of Main in St.....  
Depth of Service Line.....  
From Curb Cock to Tap on Main.....  
Checked by Engr. Dept. 5-31-62 - J.R.

No. Fittings	Size
4	Pipe 1" Cop.
	Corp. Cock
	Cop. to Iron ell
	Cop. to Cop. ell
	Cop. to Iron Coupling
1	Cop. to Cop. Coupling 1"
1	Angle Stop 1"
	Stop
	Bushing
1	Nipples 8"x1" BRASS
	Service Clamp
	Valve
	Meter Box
	Lock Lid
1	Drain Tile
1	Drain Tile Lid
	Stop & Drain
	Job No. <u>4433-502</u>
	Foreman <u>R. Brown</u>



Permit for Water Service, 1506 Rainbow Bend, 5/4/1962



**NATIONAL REGISTER DISTRICT**

CASE#: NRD-2011-0083  
 LOCATION: 1506 Rainbow Bend  
 GRID: H24  
 MANAGER: ALYSON MCGEE



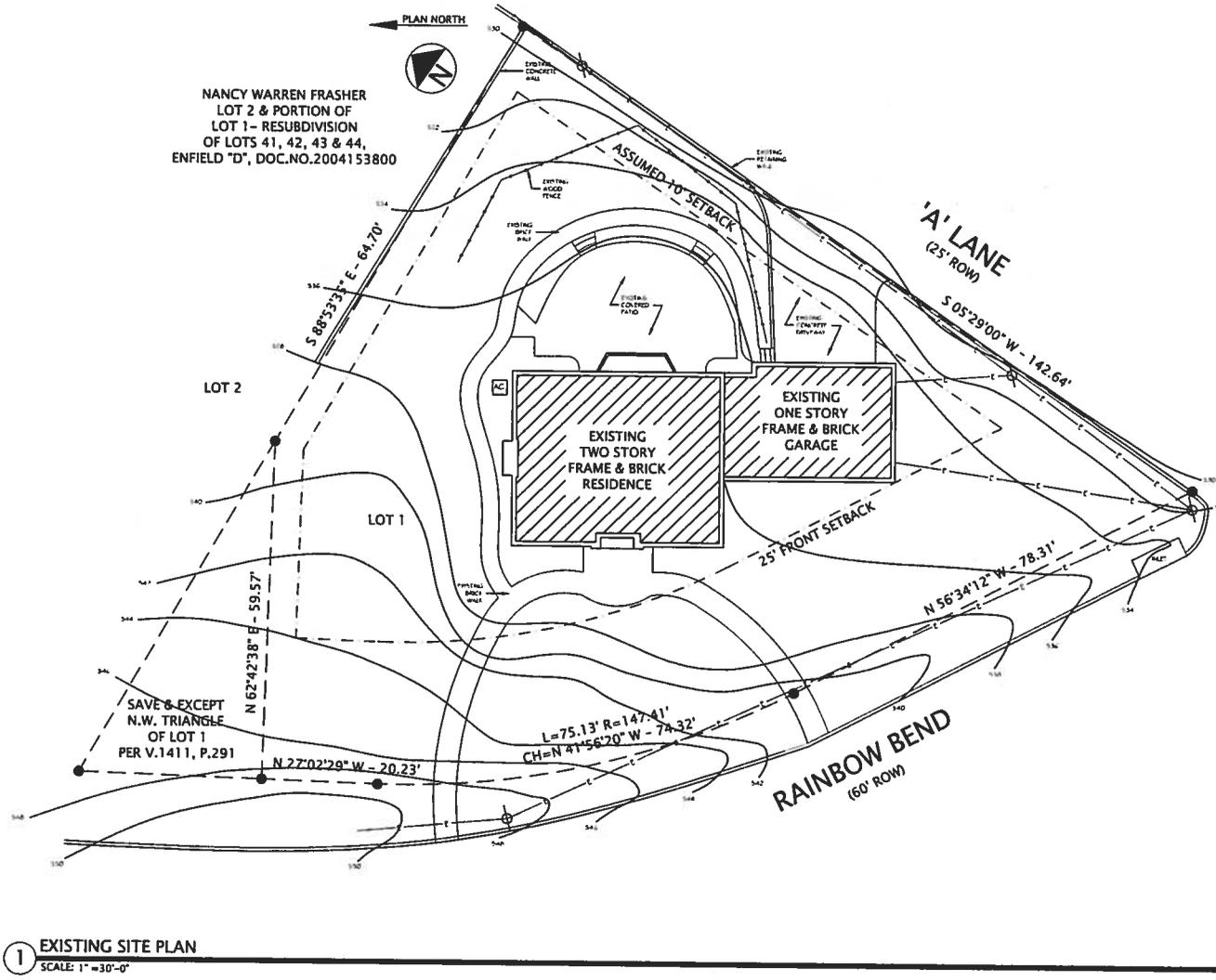
-  SUBJECT TRACT
-  ZONING BOUNDARY



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.





1 EXISTING SITE PLAN  
SCALE: 1" = 30'-0"

SITE PLAN KEY:	
	TREE TO BE REMOVED
	TREE TO REMAIN
	PROPOSED STONE WALKWAY
	PROPOSED CONCRETE PAVING
	TOPOGRAPHY ELEVATION
	PROPOSED NEW CONSTRUCTION
	FENCE
	OVERHEAD UTILITY LINES

NOTE: GRAPHIC REPRESENTATION DOES NOT INDICATE FINISH PATTERN OR SCALE

- SITE PLAN GENERAL NOTES:**
1. CALLS SHOWN HEREON CONFORM TO THE RECORDED SUBDIVISION PLAN.
  2. SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER.
  3. CIVIL ENGINEERING BY OTHERS.
  4. PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES.
  5. ALL TREES & NATURAL AREAS SHOWN ON PLAN TO BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. FENCING SHALL BE DELETED ACCORDING TO CITY OF AUSTIN STANDARDS OF TREE PROTECTION.
  6. TAKE PRECAUTIONS TO MAINTAIN ALL EXISTING UTILITY SERVICES.
  7. TAKE MEASURES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

NANCY WARREN FRASHER  
LOT 2 & PORTION OF  
LOT 1 - RESUBDIVISION  
OF LOTS 41, 42, 43 & 44,  
ENFIELD "D", DOC. NO. 2004153800

CONSTRUCTION DRAWINGS CONSIST OF BOTH DRAWINGS - SPECIFICATIONS, DRAWINGS FOR INTERIM REVIEW, NOT FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES, UNLESS ARCHITECT'S SEAL, SIGNATURE AND DATE APPEAR THEREON. COPYRIGHT TRAVIS V HABERSAAT - TX LICENSE #21121

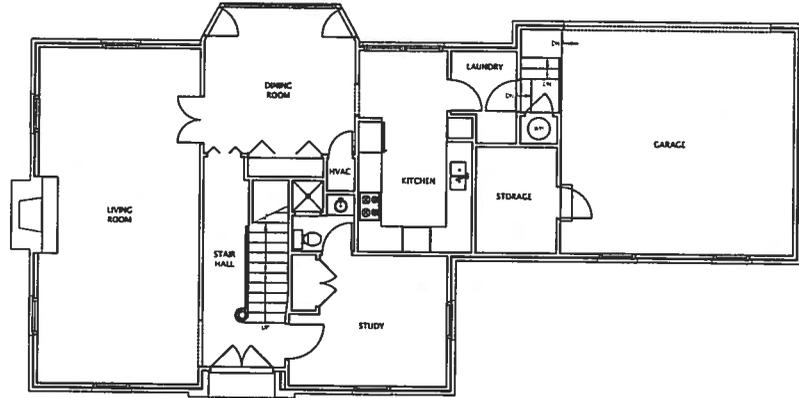
**EXISTING SITE PLAN**

Project: 11-005 RELEASE KEY: FOR CONSTRUCTION  
Date: 09.06.11  
Drawn: TVH

Renovations - Additions for:  
**Walter Ross + Catherine Reyer**  
1506 Rainbow Bend, Austin, Texas 78703

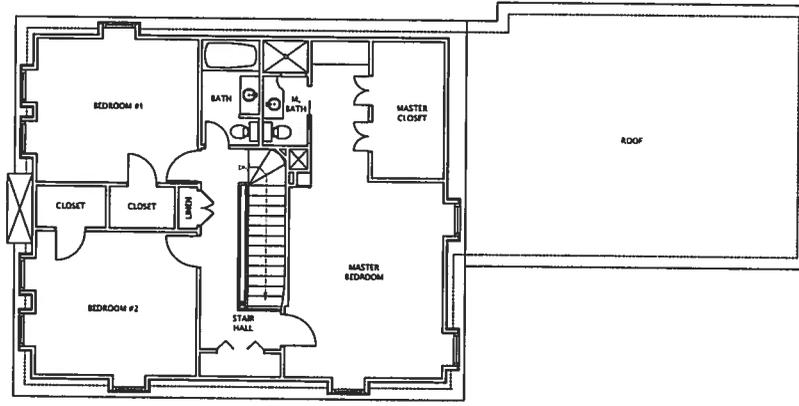
**TVH ARCHITECTURE**  
TRAVIS V HABERSAAT ARCHITECT, LEED AP  
8305 Steamline Circle, Austin Texas 78745 845-417.1962





1 EXISTING FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



2 EXISTING SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

CONSULTING ARCHITECTS, COURTESY OF BOVI ENGINEERS, INC. (REG. NO. 1000) ARCHITECTS FOR INTERIOR DESIGN, PERMIT OR CONSTRUCTION PURPOSES, UNLESS INDICATED OTHERWISE. SIGNATURE AND DATE APPEAR HEREON. COPYRIGHT TRAVIS V. FABERGAAT, TX LICENSE #12111.

**EXISTING FIRST + SECOND FLOOR PLANS**  
**A1.01**

Project:	11-001	Release EFT:	
Date:	09.06.11	100%	
Drawn:	TVM	Construction	

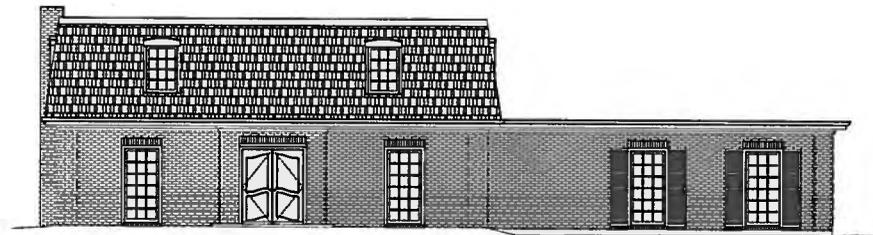
Registration & Address for:  
**Walter Ross + Catherine Reyer**  
 1108 Lakeside Blvd, Austin, Texas 78703

**TVM ARCHITECTURE**  
 TRAVIS V. FABERGAAT ARCHITECT, LEED AP  
 8407 S. Judd Rd, Austin, Texas 78745 #41-671982

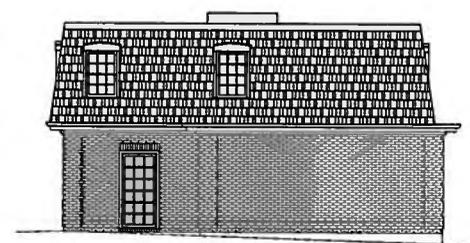




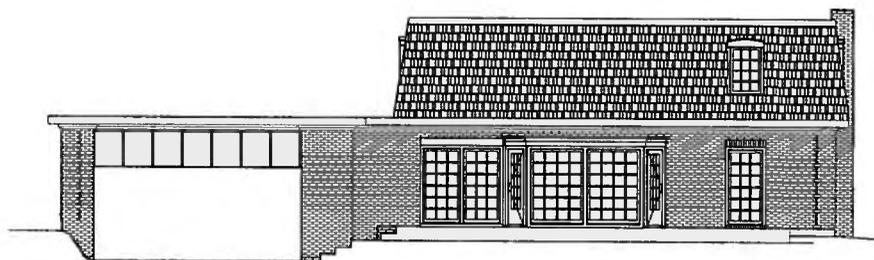




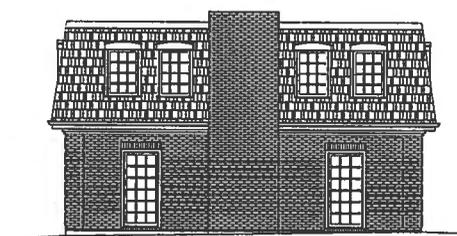
1 EXISTING WEST ELEVATION  
SCALE: 1/16" = 1'-0"



2 EXISTING SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



3 EXISTING EAST ELEVATION  
SCALE: 1/16" = 1'-0"



4 EXISTING NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

CONSTRUCTION CONTRACTORS OF TEXAS INCORPORATED - SPECIFICATIONS, DRAWINGS FOR PERMITS, PERMITS FOR REMODEL, PERMITS FOR CONSTRUCTION PURPOSES, ARCHITECTS SEALS, ENGINEERS AND DATE, WORKSHEET, COPYRIGHT TRAVIS V. HABERSAAT, TX LICENSE #11171

EXISTING ELEVATIONS

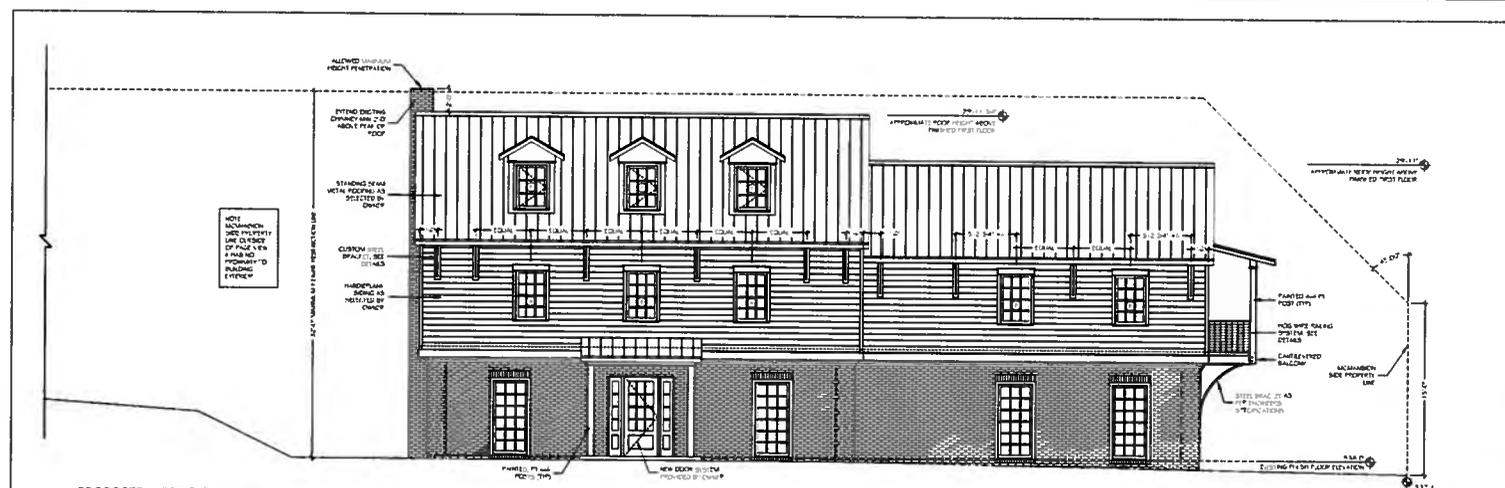
Sheet  
Number  
**A2.01**

Project: 11-051 RELEASE SET:  
Date: 09.06.17 FOR  
Drawn: TVH CONSTRUCTION

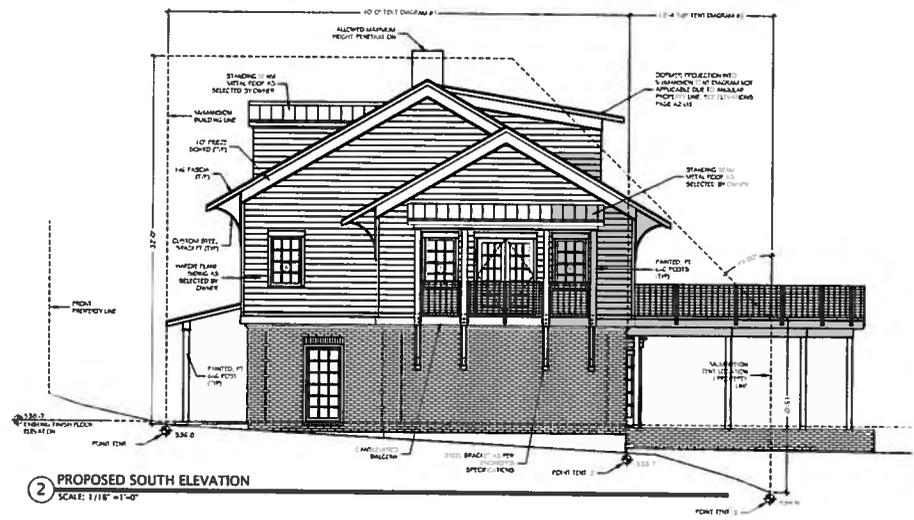
Examinations + Additions for  
Walter Ross + Catherine Reyer  
1506 Salsbery Blvd, South Texas 78145



TVH ARCHITECTURE  
TRAVIS V. HABERSAAT ARCHITECT, LEED AP  
8305 Salsbery Blvd, South Texas 78145  
814.472.1962



1 PROPOSED WEST ELEVATION  
SCALE: 1/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

CONTRACTOR'S LIABILITY: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, AND APPROVALS FROM ALL APPLICABLE AGENCIES.

**PROPOSED ELEVATIONS**

**A2.02**

Project: 11-005    Release Evt: FOR CONSTRUCTION  
 Date: 09/06/11  
 Drawn: TWH

Recommended Address for:  
**Walter Ross + Catherine Reyer**  
 1508 Columbia Blvd., Austin, Texas 78703

**TWH ARCHITECTURE**  
 TRAVIS W. HARBESGAT ARCHITECT, LEED AP  
 8001 Paradise Circle, Austin, Texas 78745



