

Historic Landmark Commission
January 23, 2012
Permits in National Register Historic Districts
NRD-2011-0107
Old West Austin
1505 Marshall Lane

PROPOSAL

Total demolition of a 1992 approximately 4,000 sq. ft. residence and construction of an approximately 3,796 sq. ft. two-story residence and approximately 1,200 sq. ft. two-story garage with apartment.

PROJECT SPECIFICATIONS

The existing residence, built in 1992, is an approximately 4,000 sq. ft., two-story, stone house with side-gabled, standing seam metal roof with arch topped wall dormers and a full width porch with a shed roof. The house is a modern interpretation of a National Folk style house.

The applicant proposes to demolish the existing house and construct a new 3,796 sq. ft. residence and approximately 1,200 sq. ft. detached garage with a 2nd story apartment. The main house and garage will both have a contemporary design with multiple hipped and flat roof forms and a combination of stucco and horizontal wood siding. The hipped roofs are standing metal seam. There are floor-to-ceiling windows on the first and second levels of the main house and a drive-thru carport on the south elevation.

The detached garage is set at the rear of the property the garage door facing the street.

STAFF COMMENTS

The house is listed as a non-contributing structure in the Old West Austin National Register Historic District. Applicable general design review guidelines for National Register Districts 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.

The project as proposed meets the general design guidelines for National Register Districts.

The house is located directly across the street from 1502 Marshall Lane, the Robinson-Watt House and next door to 1509 Marshall Lane, the Crusemann-Marsh-Bell House, both City Historic Landmarks.

STAFF RECOMMENDATION

Staff recommends releasing the building permit based upon the proposed design as submitted. However, staff recommends the applicant consider redesigning the front façade with a ratio of window-to-wall openings more in keeping with the architectural character of the National Register Historic District.

PHOTOS



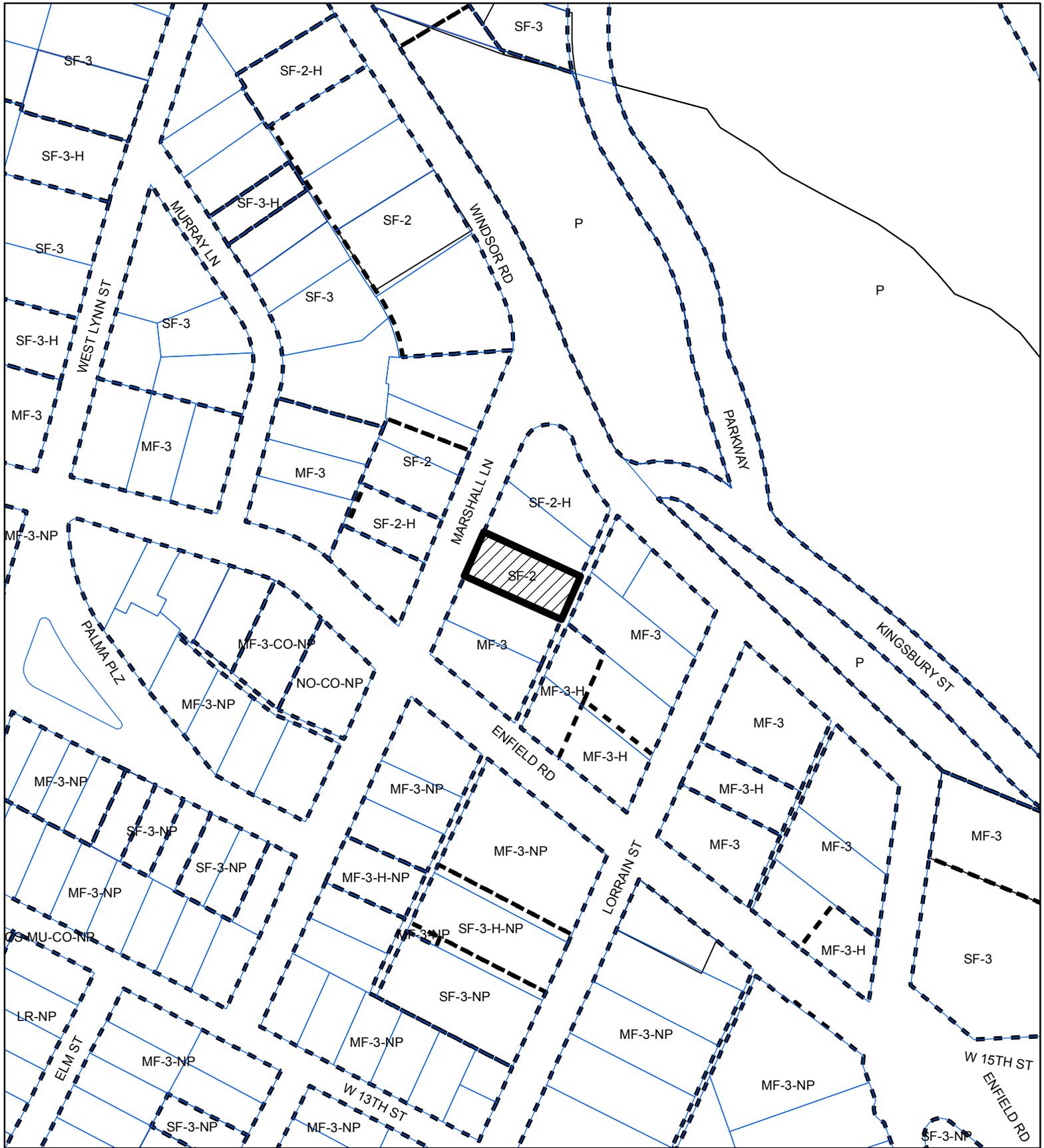
Existing Front Elevation



Existing Rear Elevation



Existing Rear garage



NATIONAL REGISTER DISTRICT



 SUBJECT TRACT

 ZONING BOUNDARY

CASE#: NRD-2011-0107
 LOCATION: 1505 MARSHALL LANE
 GRID: H 23
 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.







INDEX OF DRAWINGS:

- ARCHITECTURAL
- A1.1 SITE PLAN - COVER SHEET
- A1.2 TENT DIAGRAMS
- A2.1 PLAN - LEVEL 1
- A2.2 PLAN - LEVEL 2
- A2.3 GARAGE PLANS
- A4.1 ROOF PLAN
- A5.1 EXTERIOR ELEVATIONS
- A5.2 EXTERIOR ELEVATIONS

ABBREVIATIONS:

- AFF = ABOVE FINISHED FLOOR
- AHU# = AIR HANDLING UNIT
- BO = BOTTOM OF
- CLG HT = CEILING HEIGHT
- CONC = CONCRETE
- CNH = CONCRETE FINISH TYPE
- ERV = ENERGY RECOVERY VENTILATOR
- FF = FINISH FLOOR
- FS = FRAME SIZE
- GYP BD = GYP BOARD
- HH# = HOSE BIB
- HW# = HOT WATER HEATER
- MASH = MASONRY TYPE
- NIC = NOT IN CONTRACT
- OC = ON CENTER
- PL# = PLASTIC LAMINATE FINISH TYPE
- PTH = PAINT TYPE
- RE = REFERENCE
- RO = ROUGH OPENING
- RMS = ROOMS
- SIM = SIMILAR
- ST# = STONE FINISH TYPE
- T&G = TONGUE AND GROOVE
- TL# = TILE FINISH TYPE
- TO = TOP OF
- TOW = TOP OF WALL
- TYP = TYPICAL
- UNO = UNLESS NOTED OTHERWISE
- VIF = VERIFY IN FIELD
- WD# = WOOD FINISH TYPE
- WP# = WALL PAPER FINISH TYPE

LEGAL DESCRIPTION:

LOT 9, ENFIELD B, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 75 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

RESTRICTIONS:

SUBJECT TO RESTRICTIONS IN VOL. 359, PG. 605. ZONING = SF2

TREE LIST:

TREE NO	TRUNK DIA.	TREE TYPE
501	15"	CEDAR ELM
502	17"	CEDAR ELM
503 - P	18"	LIVEOAK
504 - P	19"	LIVEOAK
505 - P	25"	LIVEOAK
506	VARIES	CRAPE MYRTLE
507 - D	8 1/2"	HACKBERRY
508 - D	6"	HACKBERRY
509 - D	7 1/2"	HACKBERRY
510 - D	9"	HACKBERRY
511	10 1/2"	HACKBERRY
512	13"	HACKBERRY
513	6"	HACKBERRY
514	22"	CEDAR ELM
515	13"	HACKBERRY
516	VARIES	CRAPE MYRTLE
517	VARIES	CRAPE MYRTLE
518	VARIES	CRAPE MYRTLE
519	VARIES	CRAPE MYRTLE
520	VARIES	CRAPE MYRTLE
521	VARIES	CRAPE MYRTLE

TREES WITH 'D' ARE TO BE REMOVED
TREES WITH 'P' ARE TO RECEIVE SPECIAL PROTECTION

CALCULATIONS

PROPOSED BUILDING COVERAGE CALCULATION

LOTSIZE:	12,769 sq ft
2nd FLOOR CONDITIONED AREA:	1,181 sqft
1st FLOOR CONDITIONED AREA:	2,615 sqft
GARAGE APARTMENT AREA:	*650 sqft
GARAGE / CARPORT:	523 sqft
DETACHED REAR GARAGE:	250 sqft
COVERED FRONT CARPORT:	
DECK/BALCONY:	
2ND FLOOR DECK:	*133 sqft
2ND FLOOR BALCONY:	*128 sqft
COVERED LOGGIA:	247 sqft
COVERED FRONT PORCH:	87 sqft
COVERED GARAGE ENTRY:	
1st FLOOR:	163 sqft
2nd FLOOR:	*36 sqft
TOTAL BUILDING AREA:	6,137 sqft
TOTAL BUILDING COVERAGE ON LOT:	3,885 sqft
	30.4 %

IMPERVIOUS COVER CALCULATION

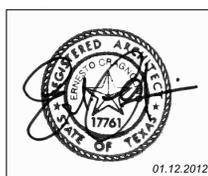
TOTAL BUILDING COVERAGE ON LOT:	3,698 sqft
FRONT DRIVEWAY (TRACKS):	662 sqft
REAR DRIVEWAY:	296 sqft
REAR BACK DRIVEWAY:	251 sqft
FRONT ENTRY SIDEWALK:	98 sqft
LANDINGS, PAVERS:	58 sqft
FRONT DOOR PATIO:	36 sqft
AIR CONDITIONER PAD(S):	27 sqft
REAR AND SIDE SITE WALLS	300 sqft
TOTAL IMPERVIOUS COVER:	5,426 sqft
	42.5 %

BUILDING FAR CALCULATION

2ND FLOOR AREA:	1,365 sqft
1ST FLOOR AREA:	2,615 sqft
GARAGE, (523 + 450 exemption)	73 sqft
GARAGE APARTMENT:	650 sqft
GARAGE APT LANDING:	36 sqft
CARPORT:	250 sqft
TOTAL:	4,989 sqft
GROSS AREA OF LOT:	12,769 sqft
FLOOR AREA RATIO:	39.1 %
FAR LIMIT:	40.00 %

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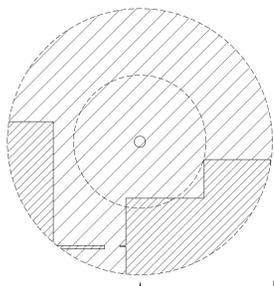
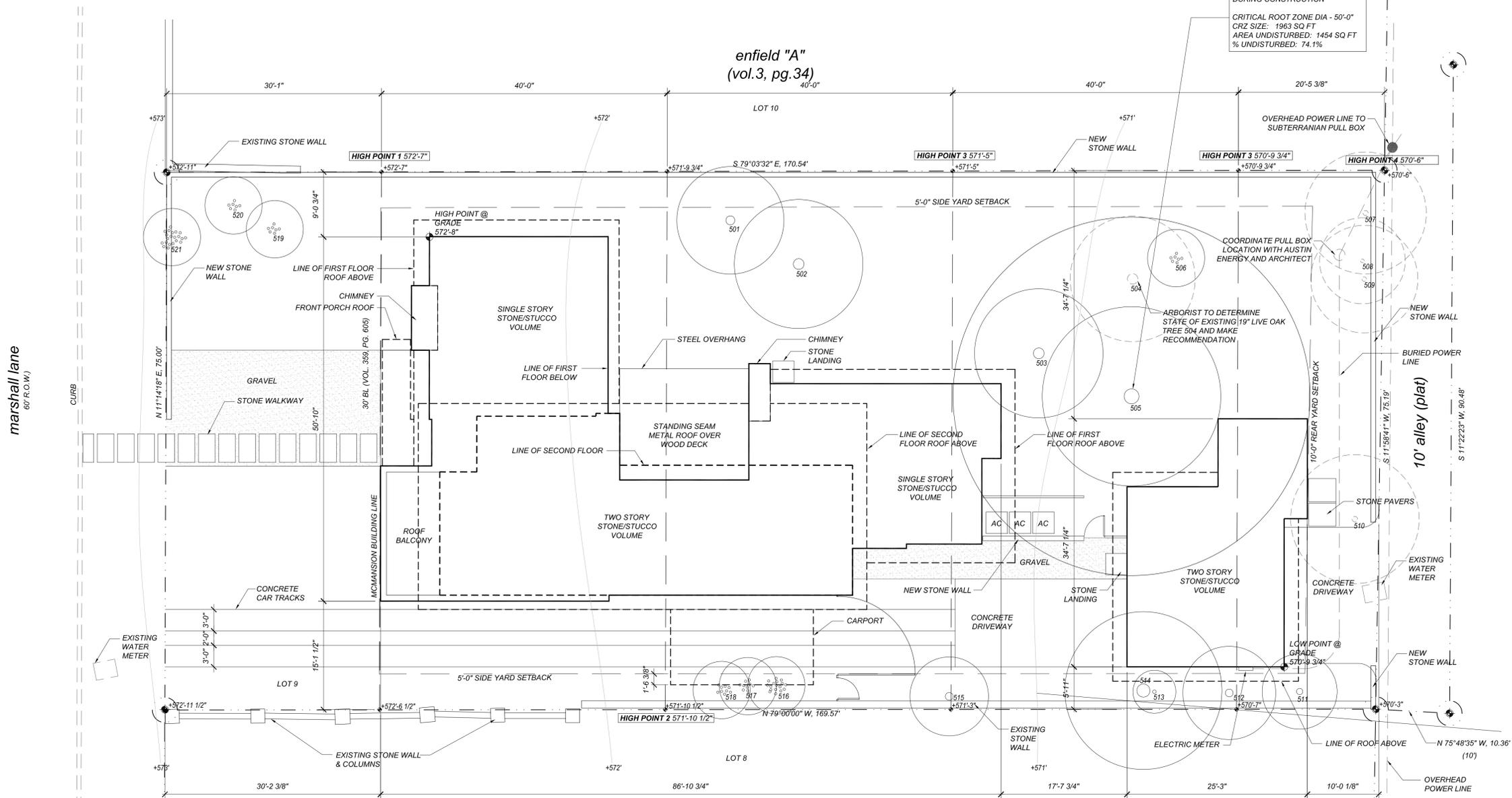
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site plan

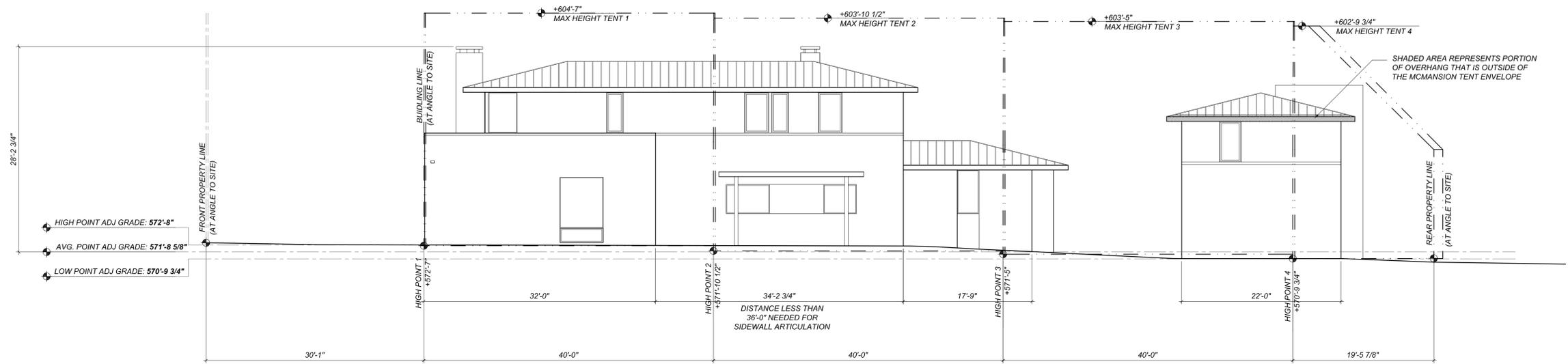
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HALF OF NOTED SCALE WHEN PRINTED ON 12X18

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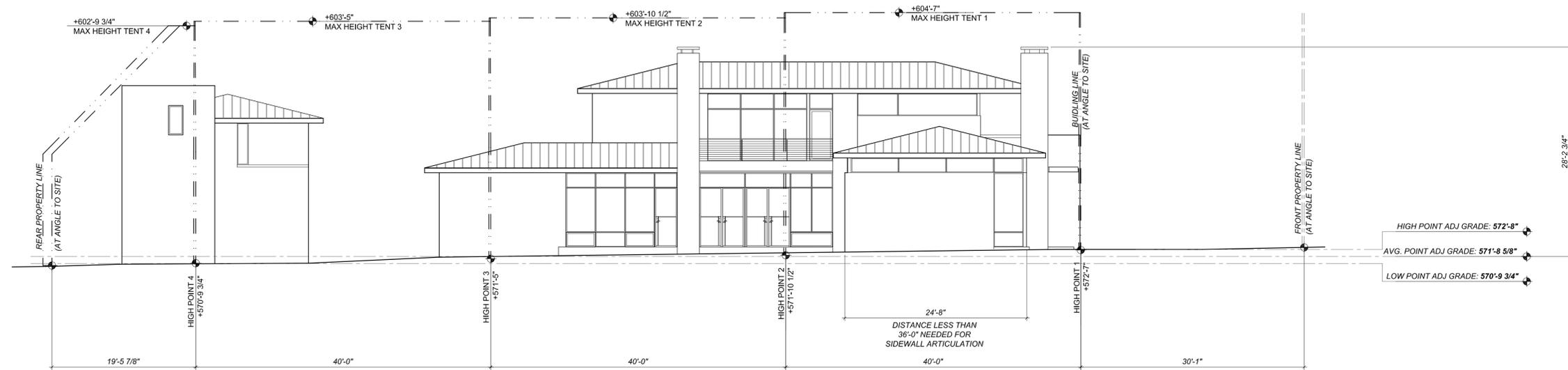


SITE PLAN NOTES:

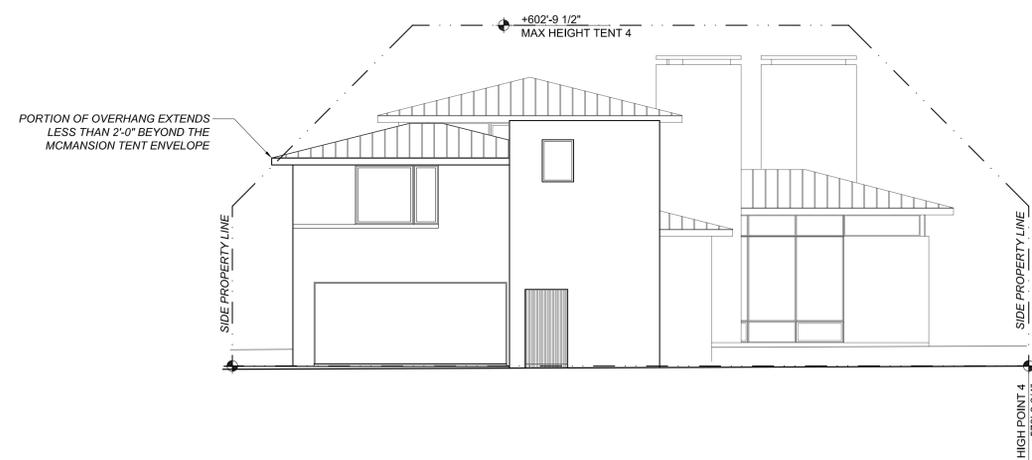
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- FINAL ELEVATIONS OF ALL FOUNDATION FORMWORK IS TO BE VERIFIED AND COORDINATED IN FIELD WITH ARCHITECT PRIOR TO CONSTRUCTION.



4 tent diagram - south
1/8" = 1'-0"



3 tent diagram - north
1/8" = 1'-0"

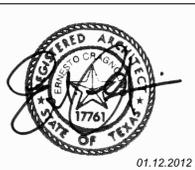


2 tent diagram - east
1/8" = 1'-0"



1 tent diagram - west
1/8" = 1'-0"

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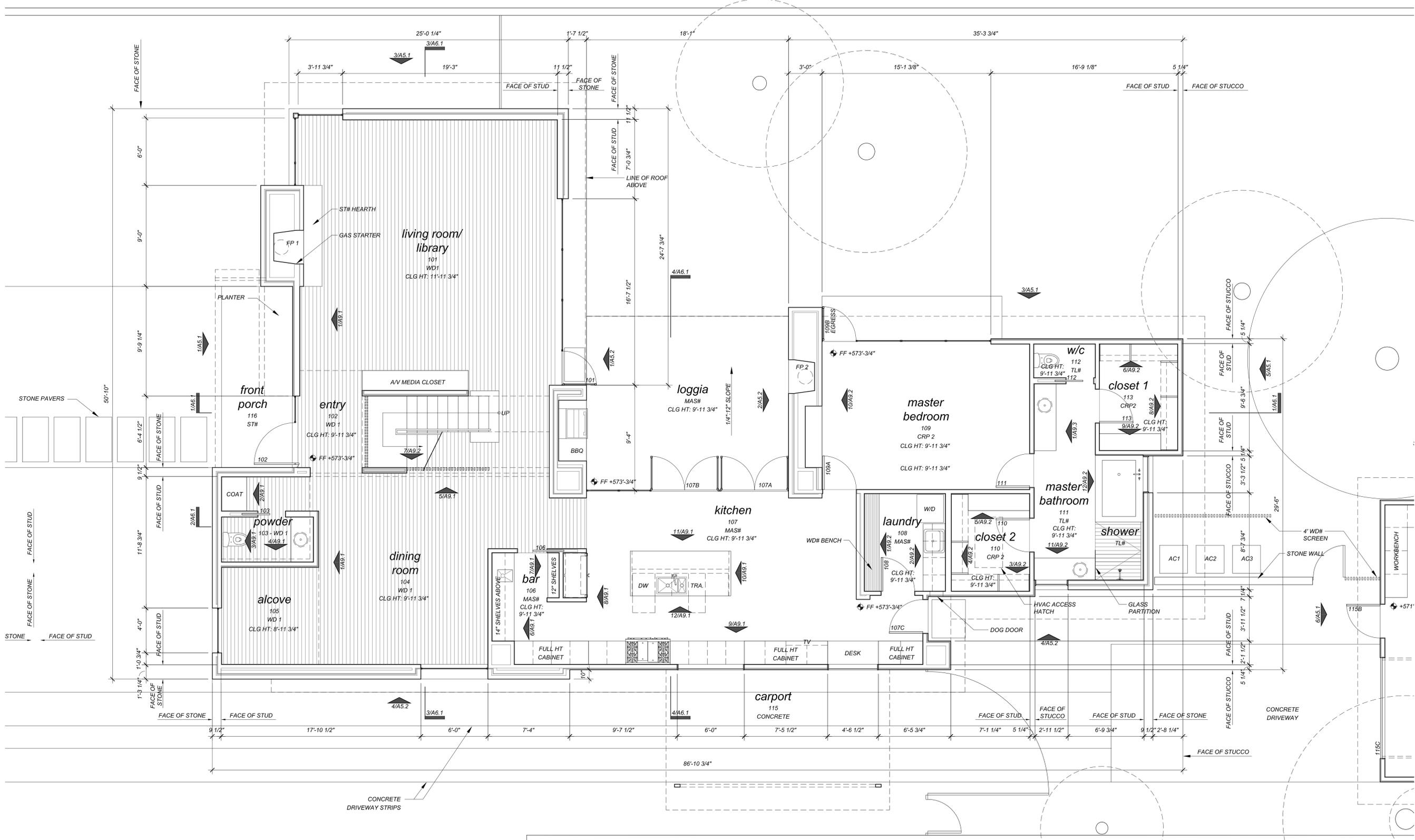
tent diagrams

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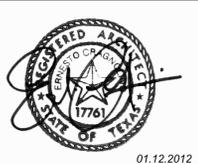
GENERAL NOTES:

1. ALL EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE, UNO
2. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNO
3. ALL EXTERIOR OPENINGS ARE TO FACE OF ROUGH FRAMING, UNO, SOME DIMENSIONED TO ONE SIDE OF FRAMING. REFERENCE A8.1 FOR WINDOW FRAME SIZE AND A7.1-A7.3 FOR SHIM SPACES.
4. ALL INTERIOR OPENINGS ARE TO FACE OF FINISHED JAMBS, UNO
5. REFERENCE 1&2/A8.1 FOR THE RELATIONSHIP BETWEEN ROUGH FRAMING AND FINISHED DOOR DIMENSIONS
6. REFERENCE 1&2/A8.1 FOR THE RELATIONSHIP BETWEEN ROUGH FRAMING AND FINISHED DOOR DIMENSIONS
7. ALL EXTERIOR FRAMING TO BE 2X4, UNO
8. ALL INTERIOR FRAMING TO BE 2X4, UNO
9. ALL EXTERIOR FLOOR ELEVATIONS ARE TO TOP OF FINISH GRADE OR FLATWORK, UNO
10. REFERENCE WALL SECTIONS FOR ALL VERTICAL DIMENSIONS
11. COORDINATE FLOOR FRAMING W/ MECHANICAL, ELECTRICAL AND PLUMBING



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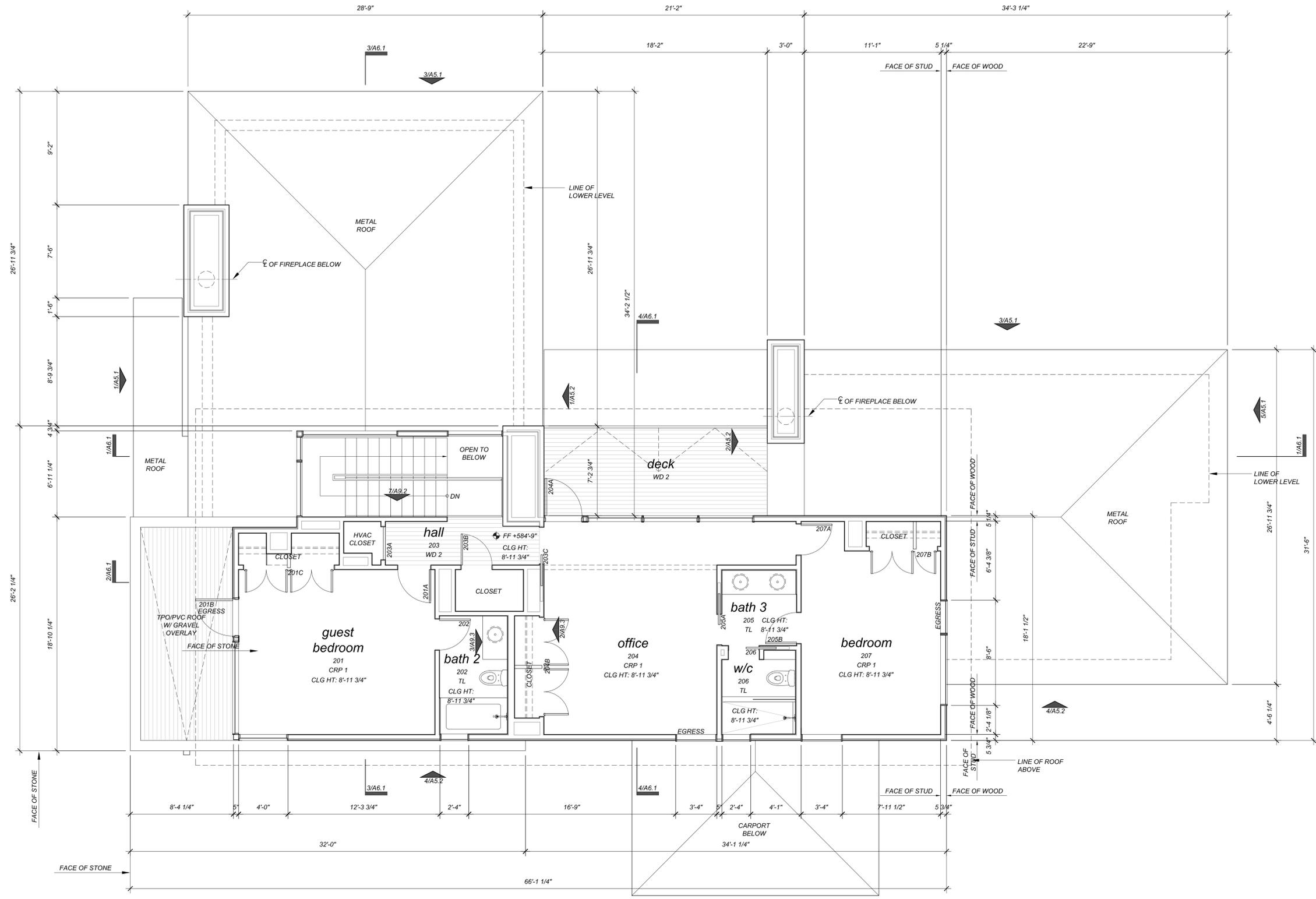
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plan - level 1

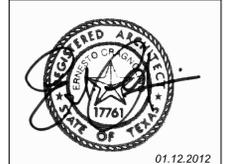
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A2.1



- GENERAL NOTES:**
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 4. ALL INTERIOR OPENINGS ARE TO FACE OF FINISHED JAMBS, UNO
 5. REFERENCE 182/A8.1 FOR THE RELATIONSHIP BETWEEN ROUGH FRAMING AND FINISHED DOOR DIMENSIONS
 6. ALL EXTERIOR FRAMING TO BE 2X4, UNO
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 9. REFERENCE WALL SECTIONS FOR ALL VERTICAL DIMENSIONS
 10. COORDINATE FLOOR FRAMING W/ MECHANICAL, ELECTRICAL AND PLUMBING

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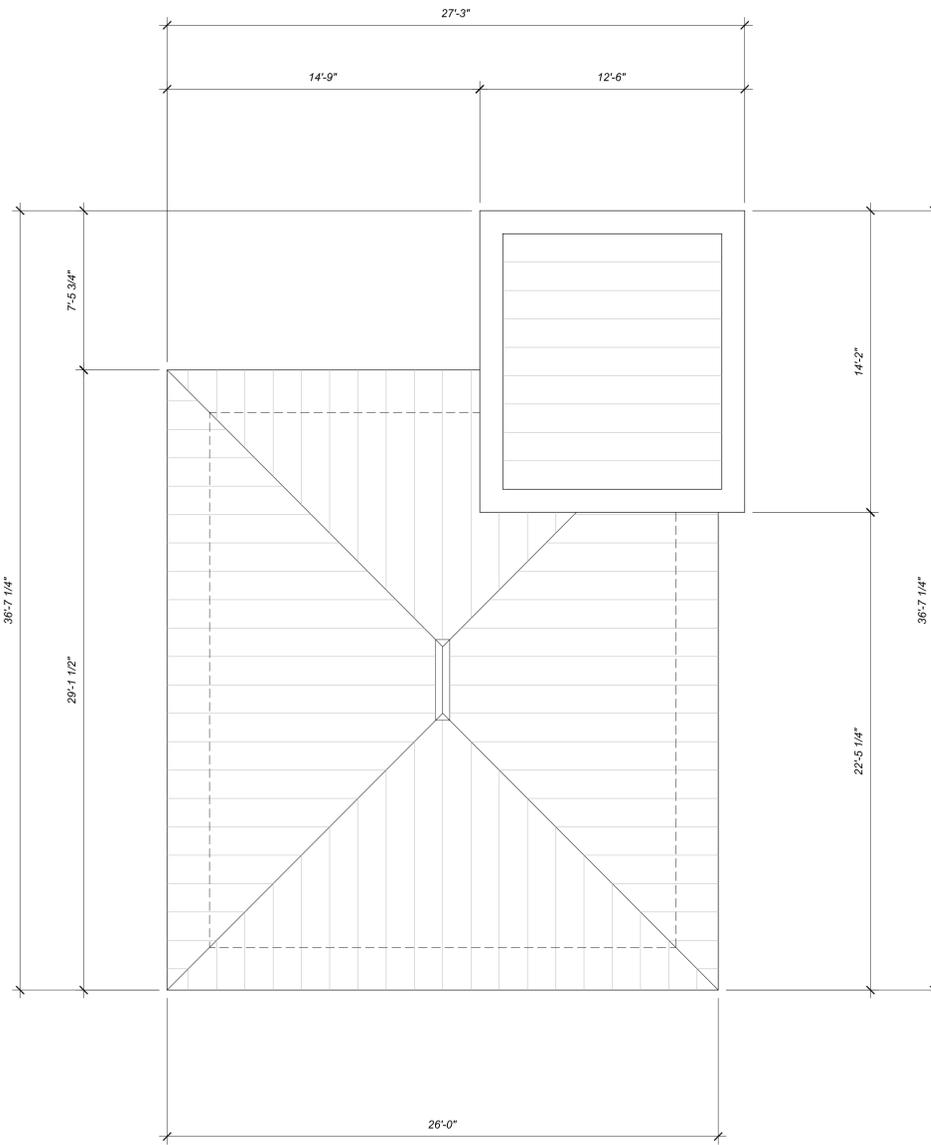
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plan - level 2

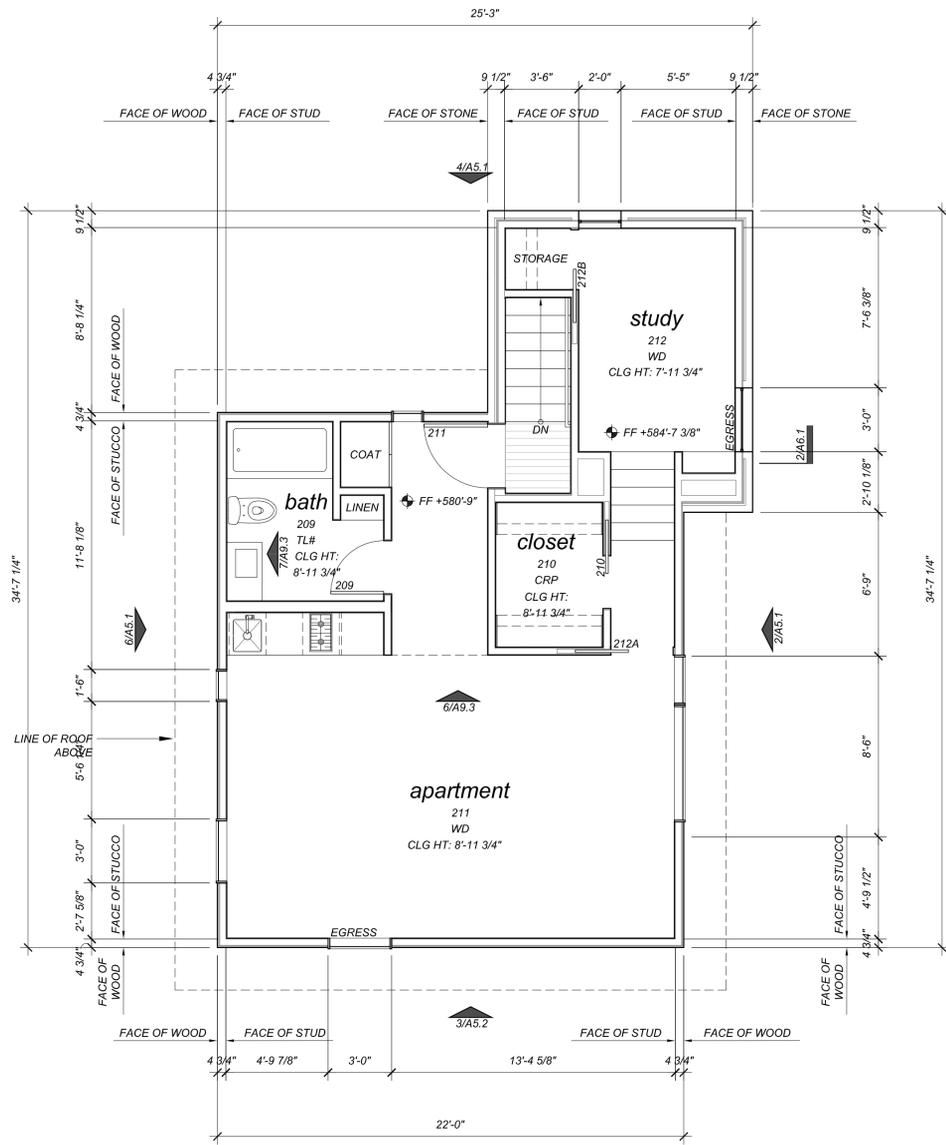
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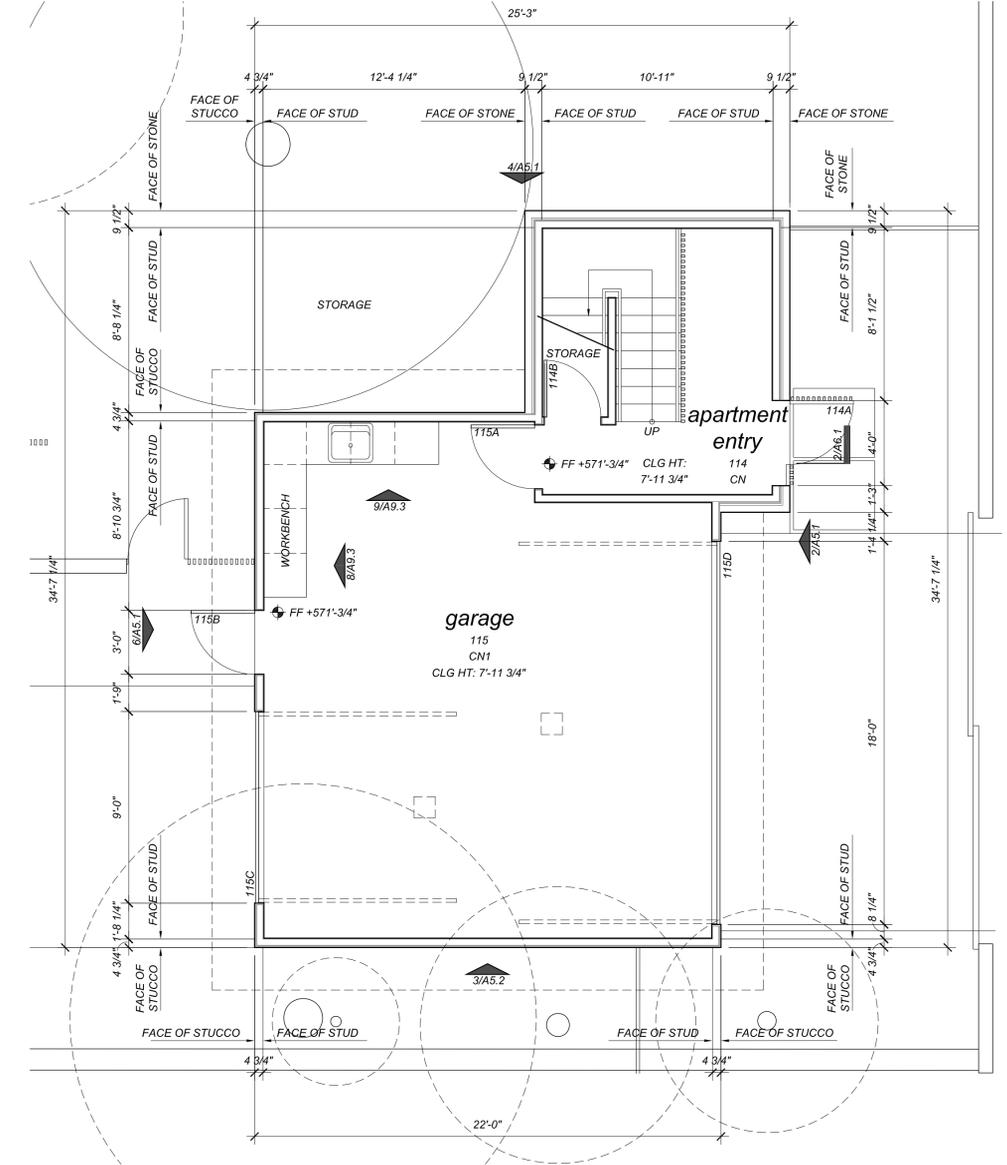
A2.2



3 garage roof/deck
1/4" = 1'-0"



2 garage second floor
1/4" = 1'-0"



1 garage first floor
1/4" = 1'-0"

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2. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNO
3. ALL EXTERIOR OPENINGS ARE TO FACE OF ROUGH FRAMING, UNO. SOME DIMENSIONED TO ONE SIDE OF FRAMING. REFERENCE A3.1 FOR WINDOW FRAME SIZE AND A7.1-A7.3 FOR SHIM SPACES
4. ALL INTERIOR OPENINGS ARE TO FACE OF FINISHED JAMBS, UNO
5. REFERENCE 1&2/A8.1 FOR THE RELATIONSHIP BETWEEN ROUGH FRAMING AND FINISHED DOOR DIMENSIONS
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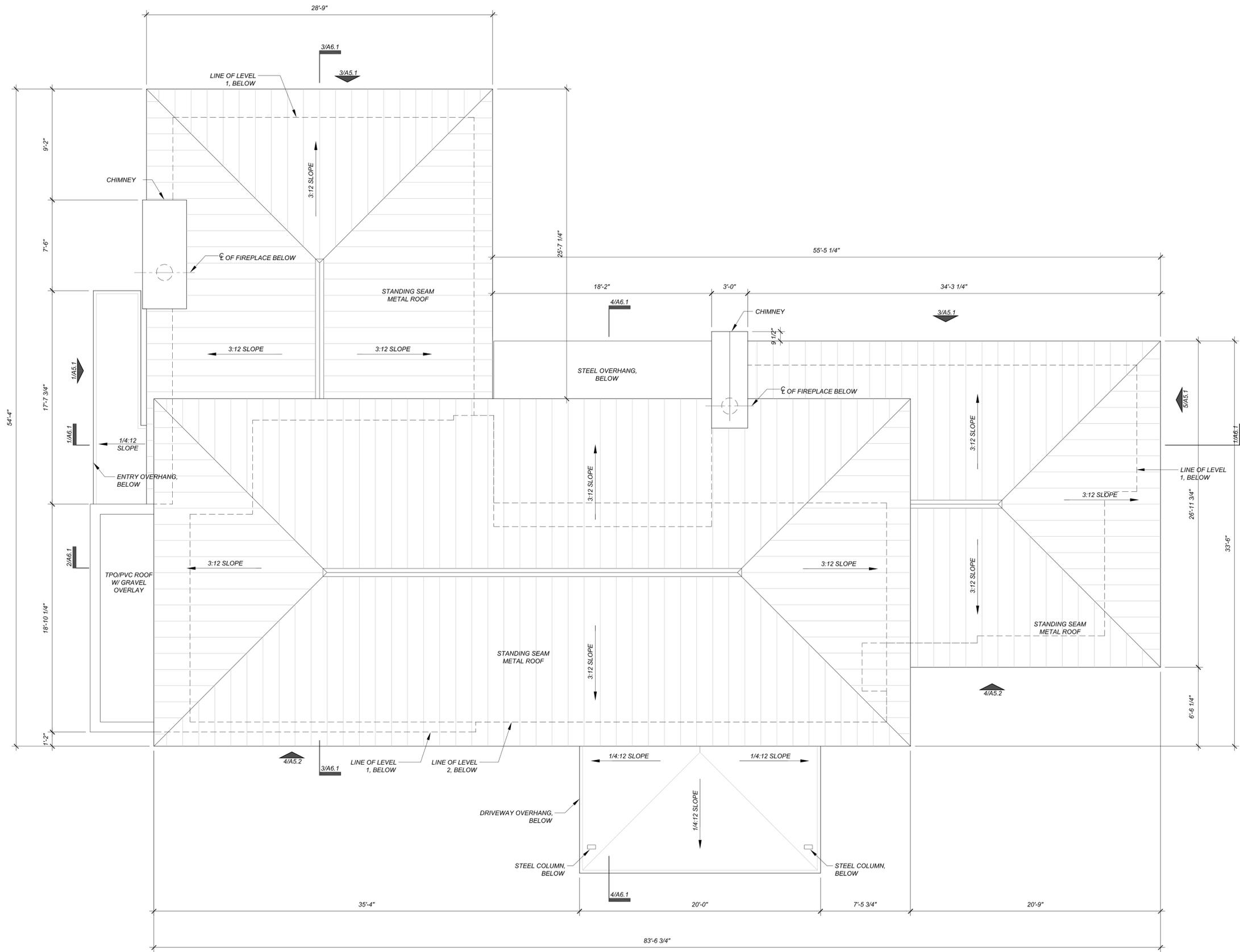
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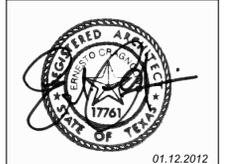
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garage plans
scale 1/4" = 1'-0"
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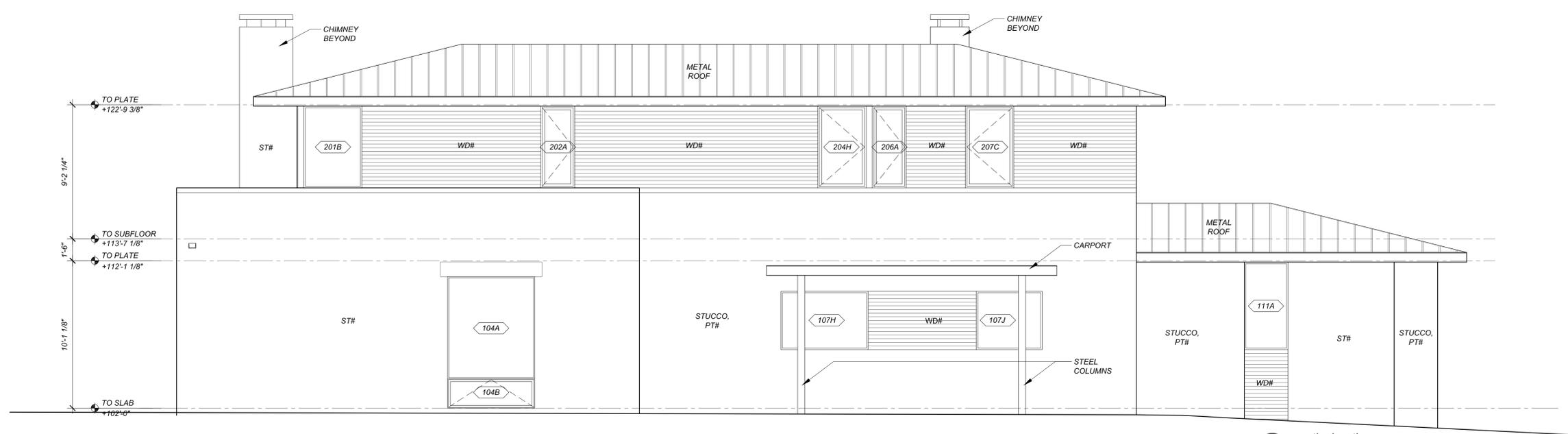
roof plan

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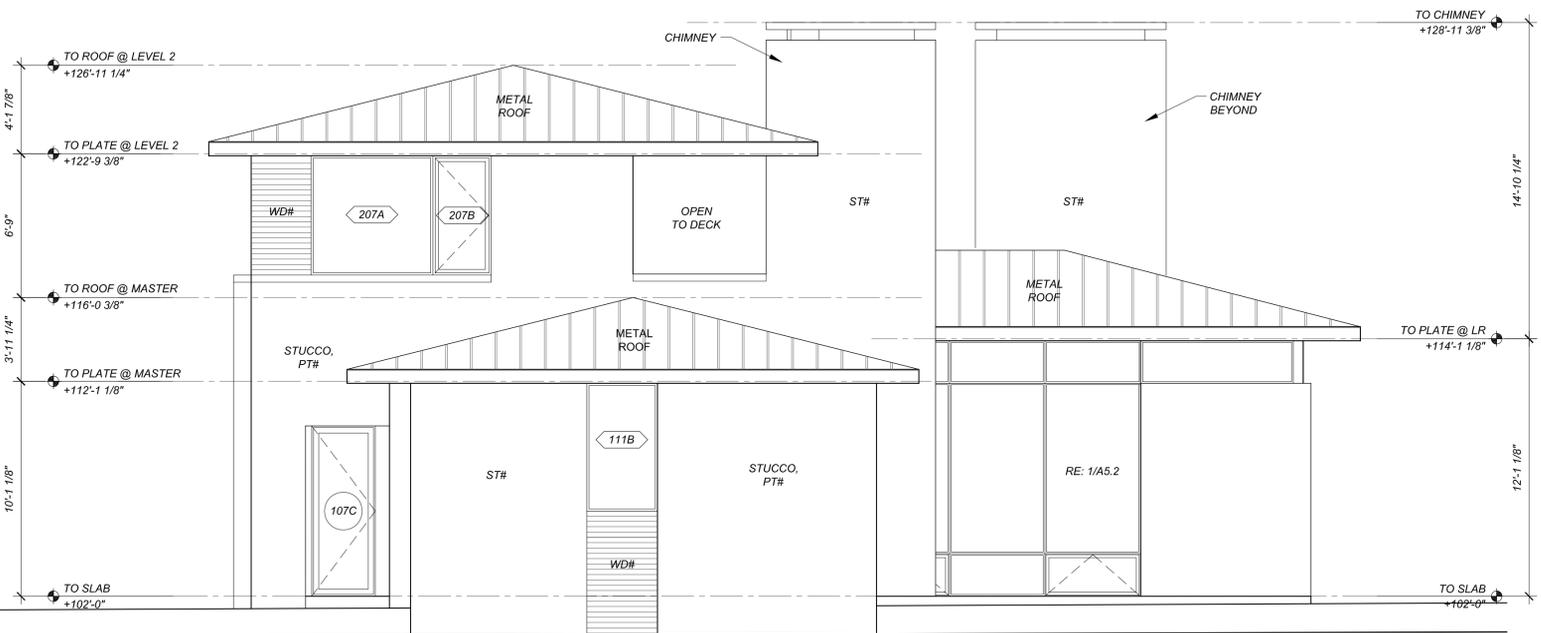
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A4.1

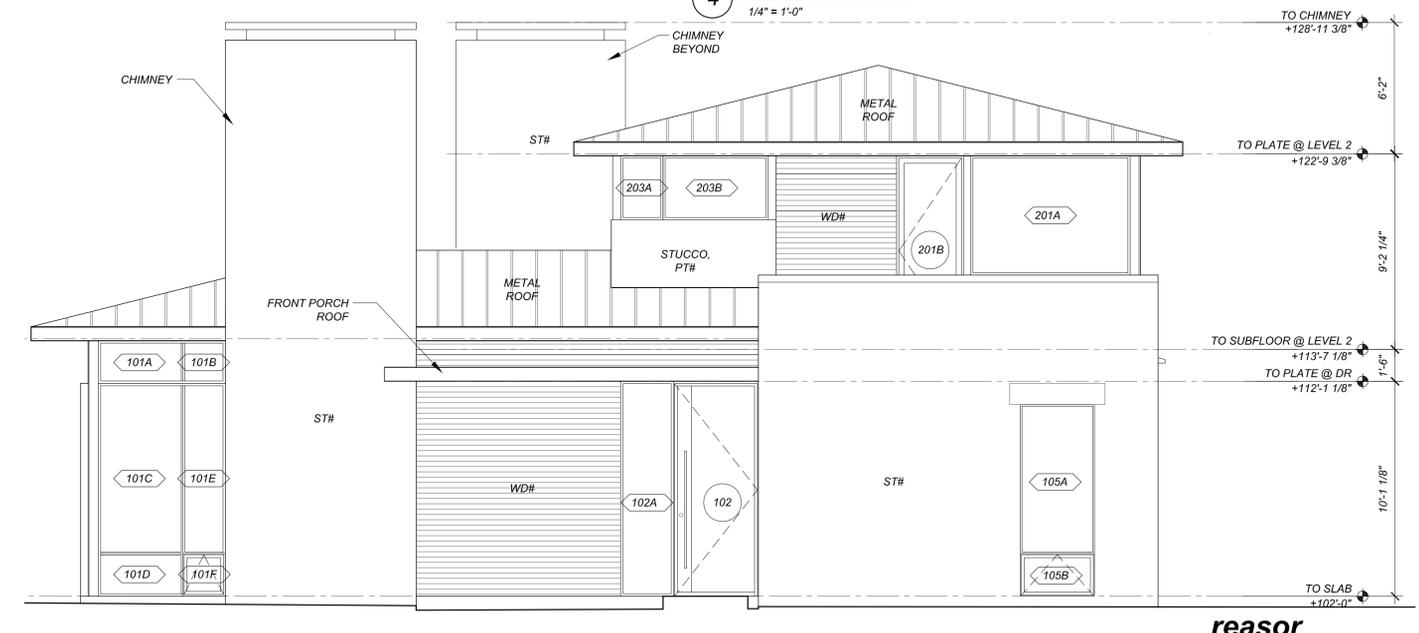
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2. NO ADDITIONAL EQUIPMENT TO BE ADDED TO EXTERIOR WALLS WITHOUT WRITTEN APPROVAL FROM ARCHITECT
3. ALL TOP OF CONCRETE DIMENSIONS ARE TO BE VERIFIED IN FIELD - CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL FRAMING IS A MINIMUM 6" ABOVE FINISHED GRADE AND THAT ALL MASONRY IS AT OR BELOW GRADE
4. FOR CLARITY, ELEVATION HEIGHTS ON DRAWINGS HAVE BEEN MODIFIED SO THAT +100'-0" = +571'-0"



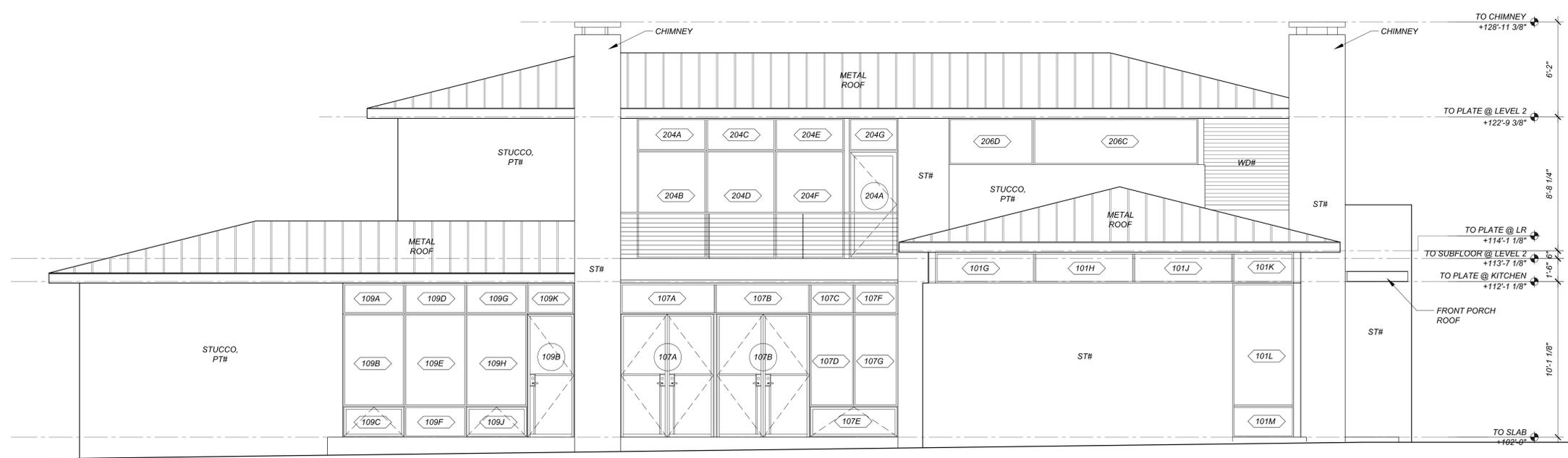
4 south elevation
1/4" = 1'-0"



3 east elevation
1/4" = 1'-0"

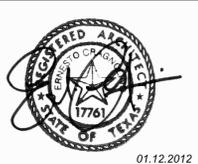


2 west elevation
1/4" = 1'-0"



1 north elevation
1/4" = 1'-0"

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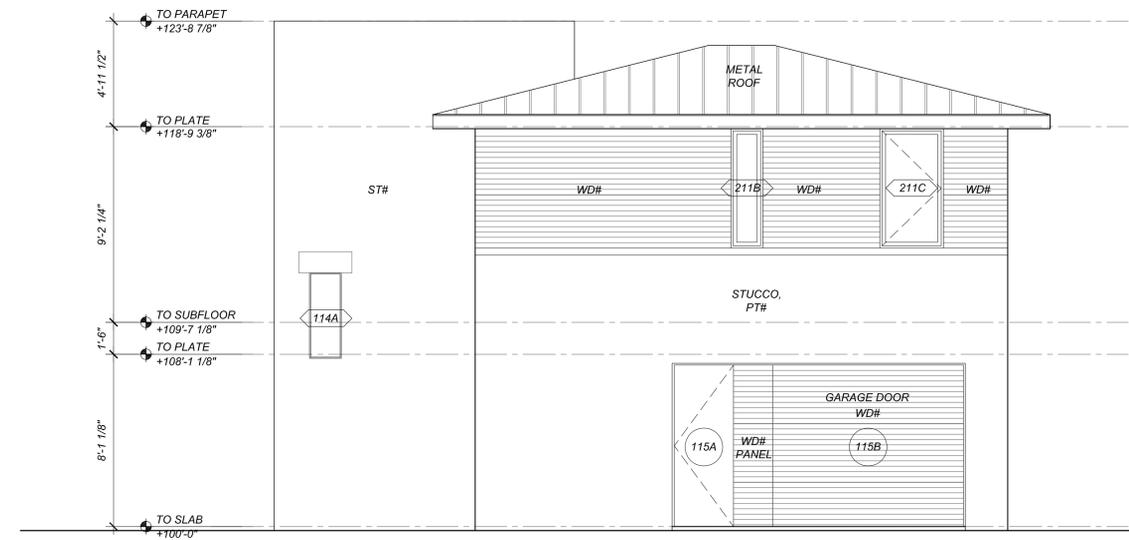


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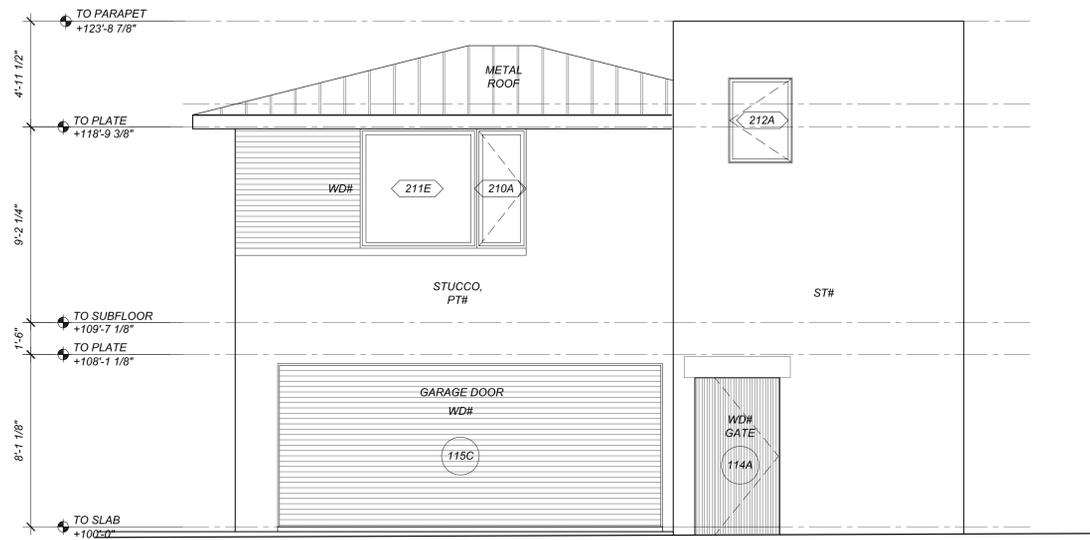
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exterior elevations
scale 1/4" = 1'-0"
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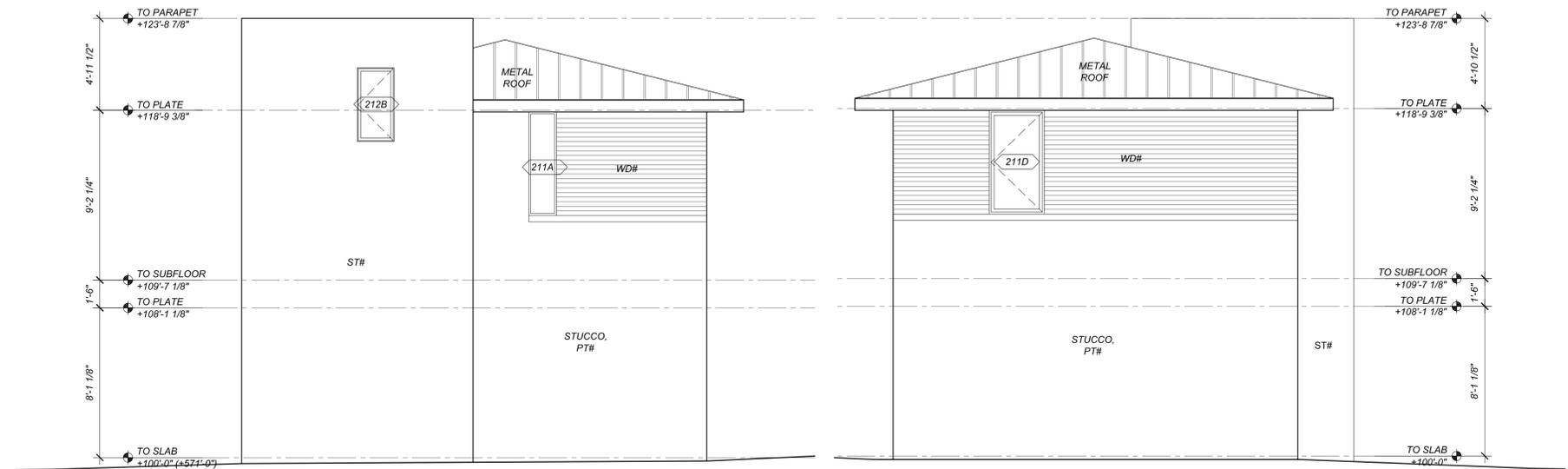
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FOR CLARITY, ELEVATION HEIGHTS ON DRAWINGS HAVE BEEN MODIFIED SO THAT +100'-0" = +571'-0"
- 4.



6 west elevation @ garage
1/4" = 1'-0"

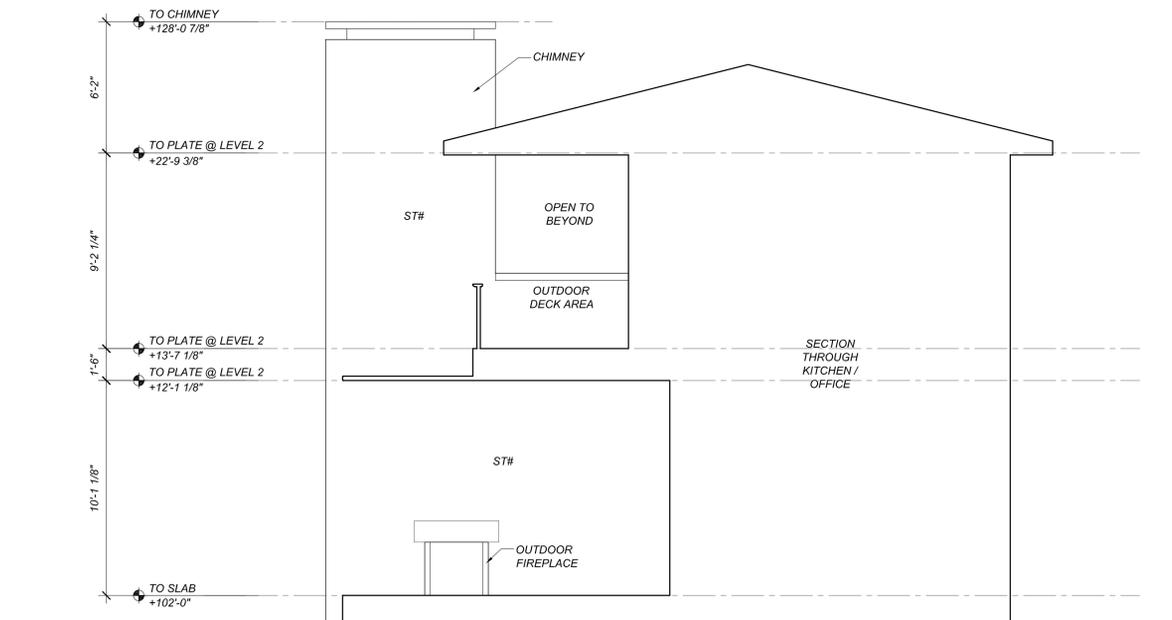


5 east elevation @ garage
1/4" = 1'-0"

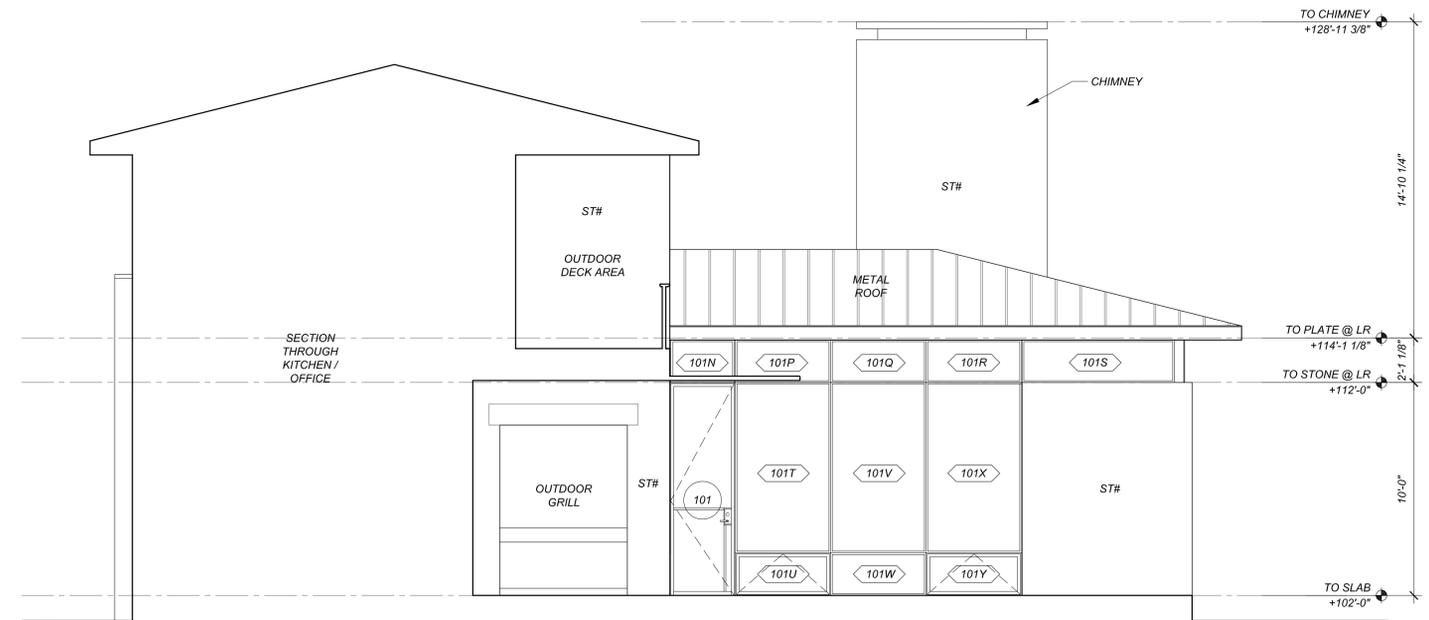


4 north elevation @ garage
1/4" = 1'-0"

3 south elevation @ garage
1/4" = 1'-0"



2 west elevation @ outdoor fireplace
1/4" = 1'-0"



1 east elevation @ outdoor grill
1/4" = 1'-0"

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exterior elevations

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