

**Historic Landmark Commission
January 23, 2012
Permits in National Register Historic Districts
NRD-2011-0109
Old West Austin
1629 Palma Plaza**

PROPOSAL

Construct a new approximately 1,500 sq. ft. two-story garage with apartment at rear of property.

PROJECT SPECIFICATIONS

The existing residence, built in 1935, is an approximately 3,100 sq. ft., two-story, Tudor Revival style house with a two-story addition on the side as well as rear additions. The house has multiple roof pitches and typical Tudor Revival elements including stucco siding, a prominent chimney with exposed masonry details located on the front elevation, and widow and front door openings with flattened gothic arches. The historic arched windows on the front elevation are leaded with multiple panes of amber glass with a waterglass texture.

The applicant proposes to construct an approximately 1,500 sq. ft. two-story garage with apartment at the rear of property. The design of the new building will have Tudor Revival elements including stucco siding and windows with flattened gothic arches to reflect the architecture of the main house. There will be a metal railing creating a balconette at the second-story French doors. The garage will have a cross-gabled roof with composition shingles to match the main house.

The applicant also proposes to revise an existing, non-historic rear patio to accommodate the width of the driveway in front of the new garage opening and install a metal railing to match the balconette railing on the new garage. The patio area is not visible from the street.

STAFF COMMENTS

The house is listed as a 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 design meets the design guidelines and will be minimally viewable from the public right-of-way.

STAFF RECOMMENDATION

Staff recommends releasing the building permit based upon the proposed design as submitted.

PHOTOS



Existing front façade



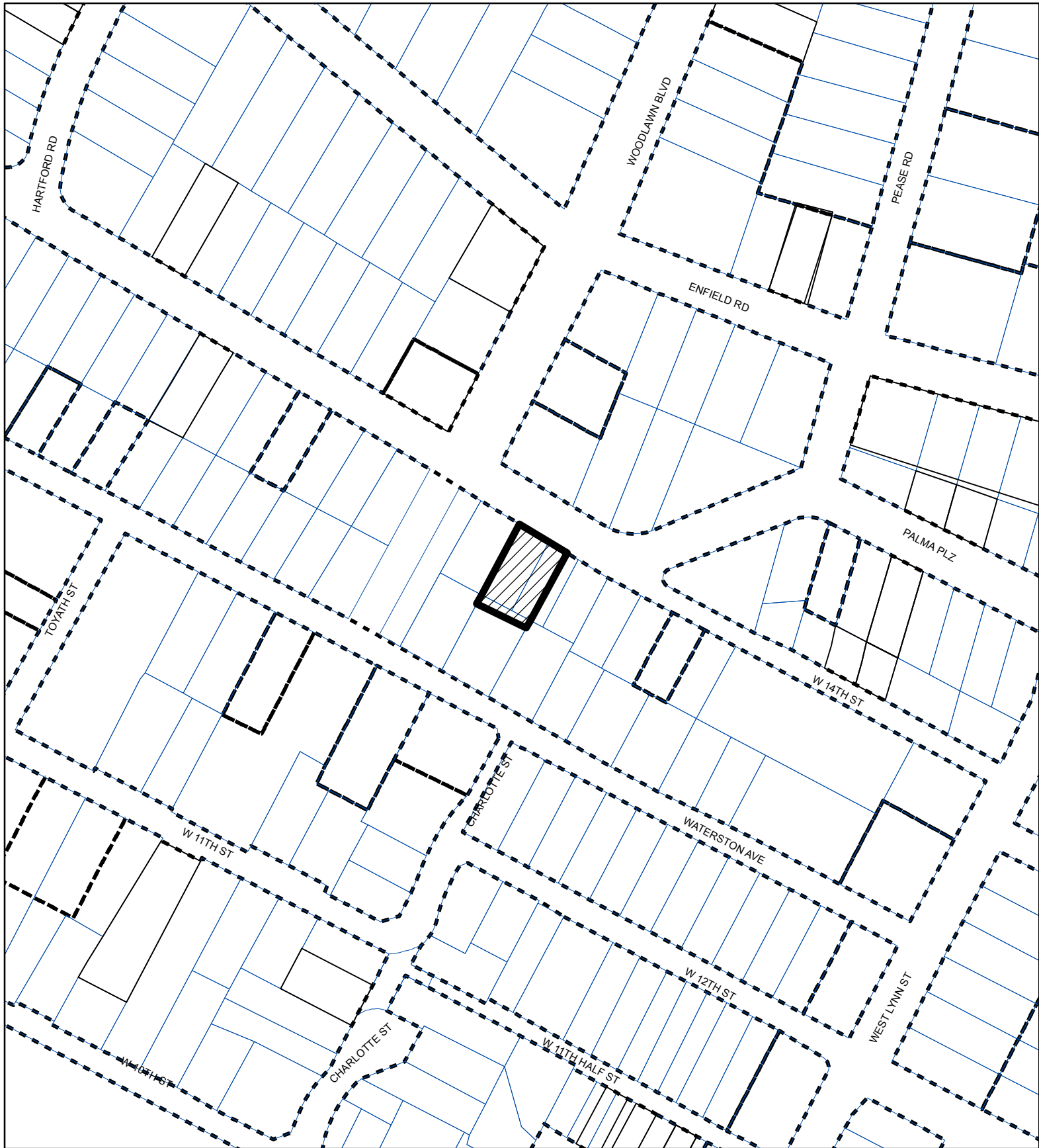
Existing front façade



Existing rear elevation – patio and screened porch



Existing rear additions



SUBJECT TRACT



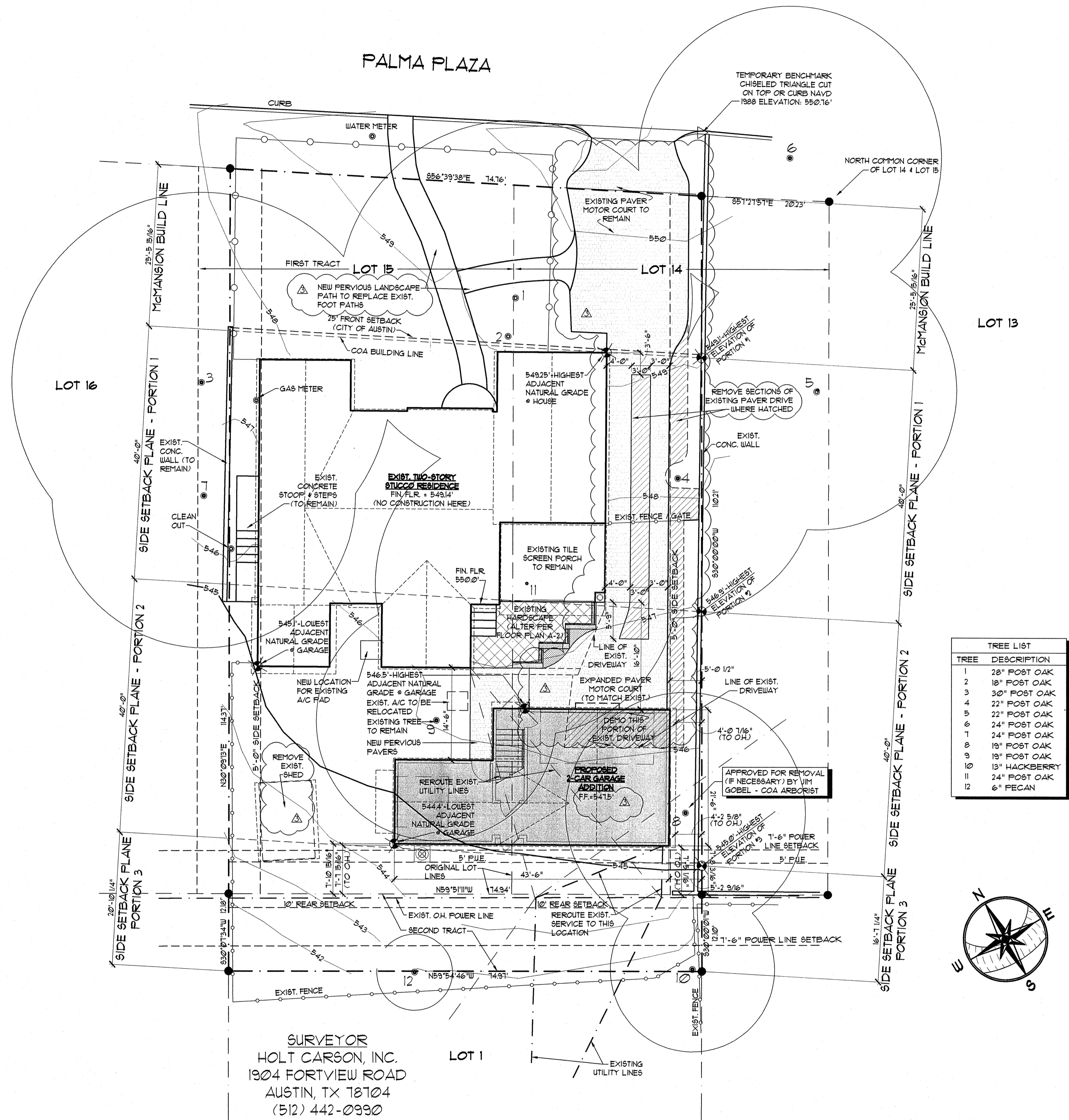
ZONING BOUNDARY

CASE#: NRD-2011-0109
LOCATION: 1629 Palma Plaza

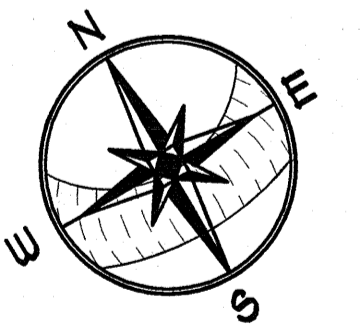


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TREE	DESCRIPTION
1	28" POST OAK
2	18" POST OAK
3	30" POST OAK
4	22" POST OAK
5	22" POST OAK
6	24" POST OAK
7	24" POST OAK
8	18" POST OAK
9	18" POST OAK
10	13" HACKBERRY
11	24" POST OAK
12	6" PECAN



GENERAL SITE NOTES:

- BUILDER TO RESURFCE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
- FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
- EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
- THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
- UTILITY LINE LOCATIONS ARE APPROXIMATE- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
- VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
- EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.
- CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS LOCATIONS PRIOR TO COMMENCING WORK.
- PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
- GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
- LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.
- ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
- ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
- NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.

BUILDING COVERAGE CALCS	EXIST.	NEW
1st FLOOR HEATED	1933#	2034# (41# NEW HEATED LOWER GARAGE)
2nd FLOOR HEATED	1146#	1914# (168# NEW STUDIO)
GARAGE (DETACHED)	0#	163# (163# NEW GARAGE)
COVERED PORCHES	209#	214# (5# DOOR RECESS + NEW GARAGE)
OTHER: STORAGE SHED	102#	0#
TOTAL BUILDING AREA:	3,450#	4,325#

TOTAL LOT SIZE:	9,308#	9,308#
TOTAL BUILDING COVERAGE ON LOT	3,450#	3,011#
TOTAL BUILDING COVERAGE ON LOT	37.1%	32.3%

IMPERVIOUS COVER CALCS	EXIST.	NEW
TOTAL BUILDING COVERAGE	2,304#	3,011#
DRIVEWAY AREA:	130#	99#
SIDEWALK / WALKWAYS	235#	0#
UNCOVERED PATIOS	220#	161#
A/C PADS	12#	18#
IMPERVIOUS COVER:	4,091#	4,188#
TOTAL LOT SIZE:	9,308#	9,308#
TOTAL PERCENTAGE OF LOT	43.9%	44.9%

GROSS FLOOR AREA CALCS	EXIST.	NEW
1st FLOOR AREA	1933#	2034# (41# NEW HEATED LOWER GARAGE)
2nd FLOOR GROSS AREA	1146#	1914# (168# NEW STUDIO)
GARAGE (DETACHED)	0#	163# (163# NEW GARAGE)
DETACHED GARAGE REDUCTION	0#	-200# (LESS THAN 10' FROM PRIMARY STRUCT)
TOTAL GROSS FLOOR AREA:	3,079#	4,911#
GROSS FLOOR AREA OF LOT:	9,308#	9,308#
FLOOR AREA RATIO	33.1%	48.5%

LEGAL DESCRIPTION:
 1629 PALMA PLAZA
 A PORTION OF LOT 14 AND
 A PORTION OF LOT 15
 ENFIELD E
 AUSTIN, TX 78703
 TRAVIS COUNTY
 NOTE: MF-3 ZONING

(VARIANCE REQUEST FOR 3% INCREASE TO FAR PER 40% 'McMANSION' REQUIREMENT)

A CUSTOM GARAGE ADDITION FOR:
DAVID & ANITA GOTTFRIED
 1629 PALMA PLAZA
 AUSTIN, TX 78703

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REVISION:
 09-19-11 CD (V.E. Revisions)
 11-12-12 JH (Permit Revisions)



GOTTFRIED GARAGE
 ADDITION

SHEET
A-1
 1 OF 5

PROJECT NO. 09067
 DRAWN BY: JOH/AS/TCH
 DATE: 8.23.11
 CHECKED BY: JOH
 PROJECT MGR: CD

SITE PLAN
 SCALE 1/16"

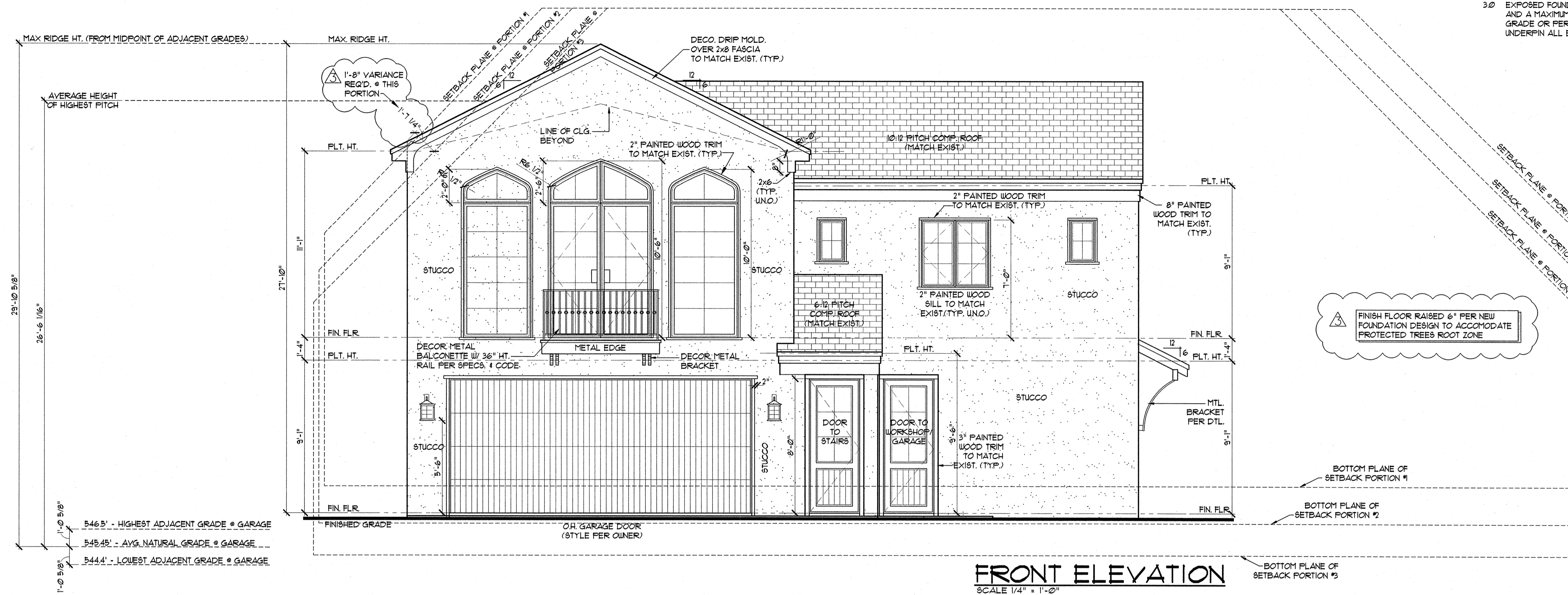
SURVEYOR
HOLT CARSON, INC.
 1304 FORTVIEW ROAD
 AUSTIN, TX 78704
 (512) 442-0990

CGAPARTNERS A LIMITED LIABILITY PARTNERSHIP
CORNERSTONE GROUP ARCHITECTS
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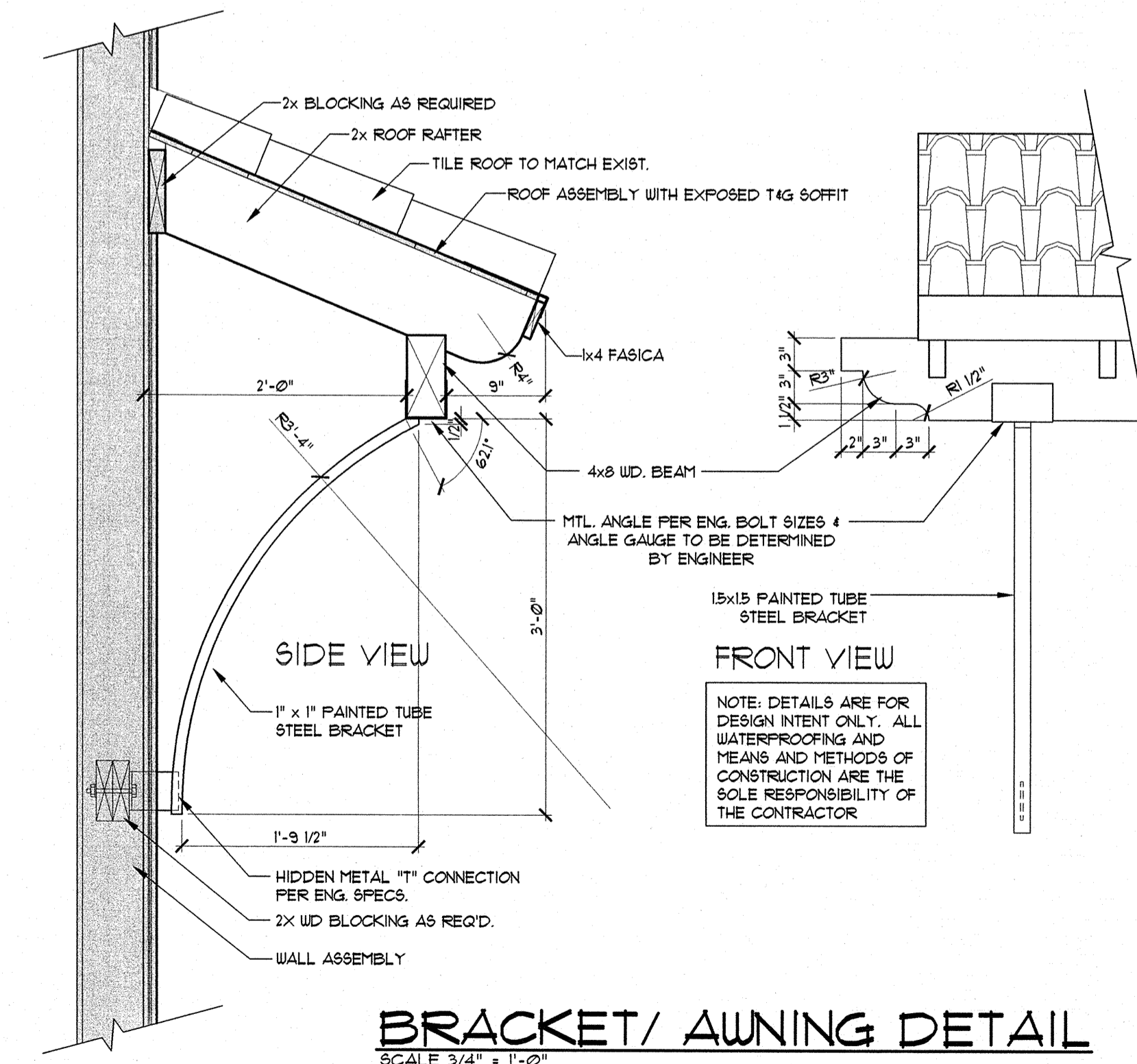
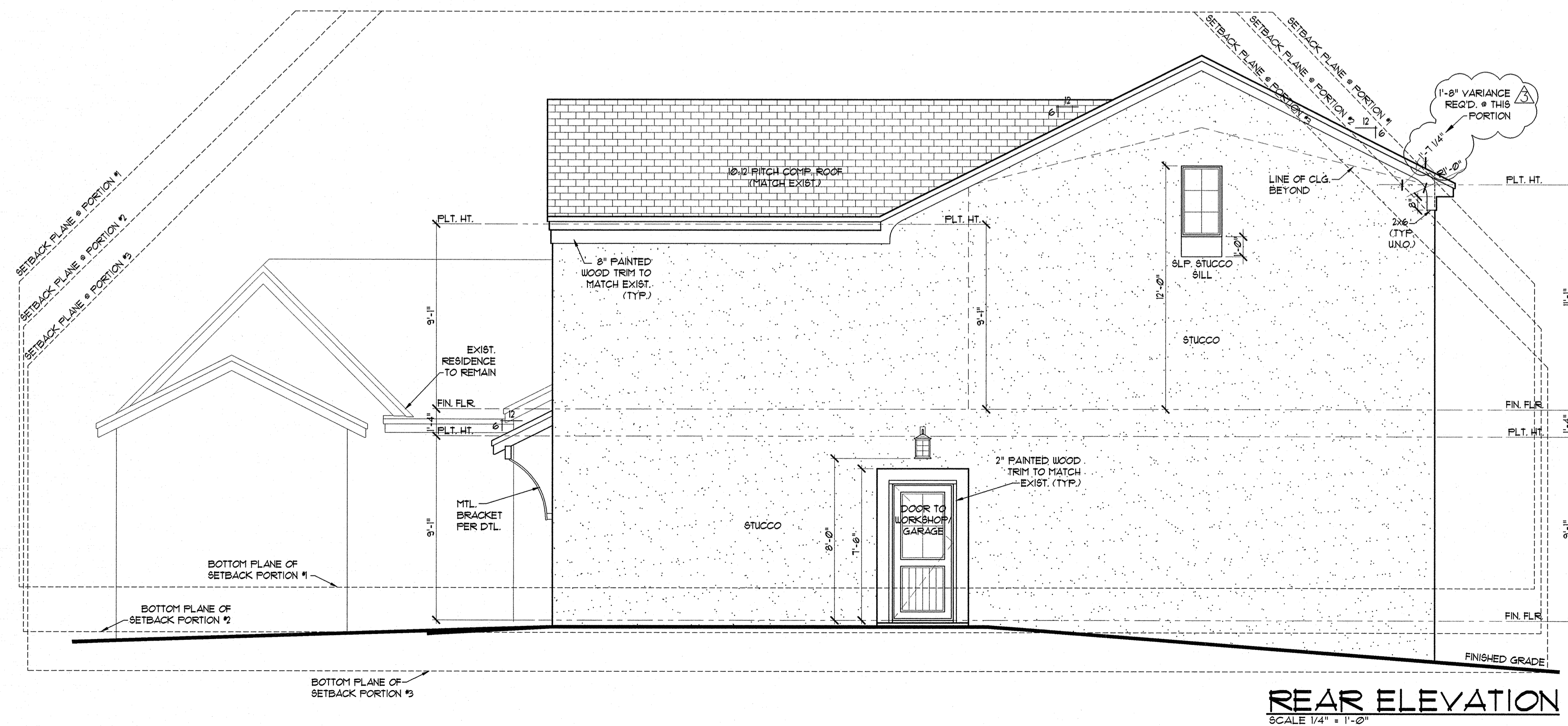
- ### GENERAL ELEVATION NOTES

- 10 ALL WINDOW HDR. HTS. LOWER FLOOR TO BE 8'-0" AFF. UNLESS NOTED OTHERWISE ON FLOOR PLANS.
ALL WINDOW HDR. HTS. UPPER FLOOR TO BE 8'-0" AFF. UNLESS NOTED OTHERWISE ON FLOOR PLANS.
- 20 PROVIDE MIN. 4" W. TRIM AT ALL SIDES OF ALUMINUM WINDOW. STUCCO TRIM AT STUCCO WALL VENEER AND 1x4 WD. TRIM AT SIDING/WOOD VENEERS.
- 30 EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.

- 4.0 GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONSTRUED TO REPRESENT ACTUAL FINISH GRADES. VERIFY FINISH GRADE ON JOB SITE.
- 5.0 ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
- 6.0 ALL PLUMBING AFFLUENCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE. (COORDINATE W/ POSSIBLE SOLAR PANEL ARRAY.)
- 7.0 CONTRACTOR TO PROVIDE RAINSCREEN AND FLASHING BEHIND ALL STUCCO / SIDING VENEERS TO ASSURE ADEQUATE DRAINAGE.




NOTE: ALL STUCCO TO MATCH
EXIST. FINISH/ COLOR



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REVISION:

△ 09-19-11 CD (V.E. Revisions)
△ 11-12-12 JH (Permit Revisions)



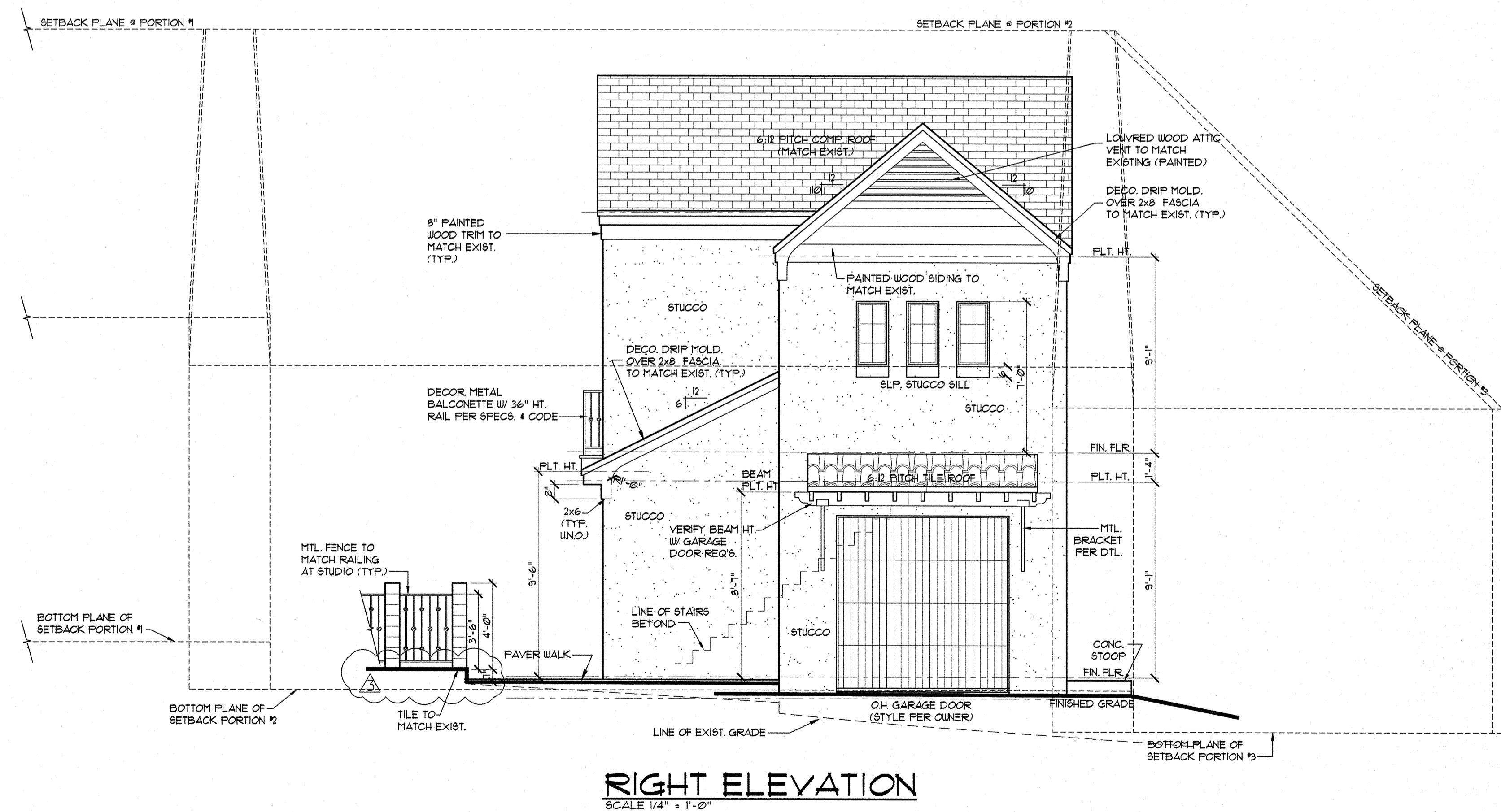
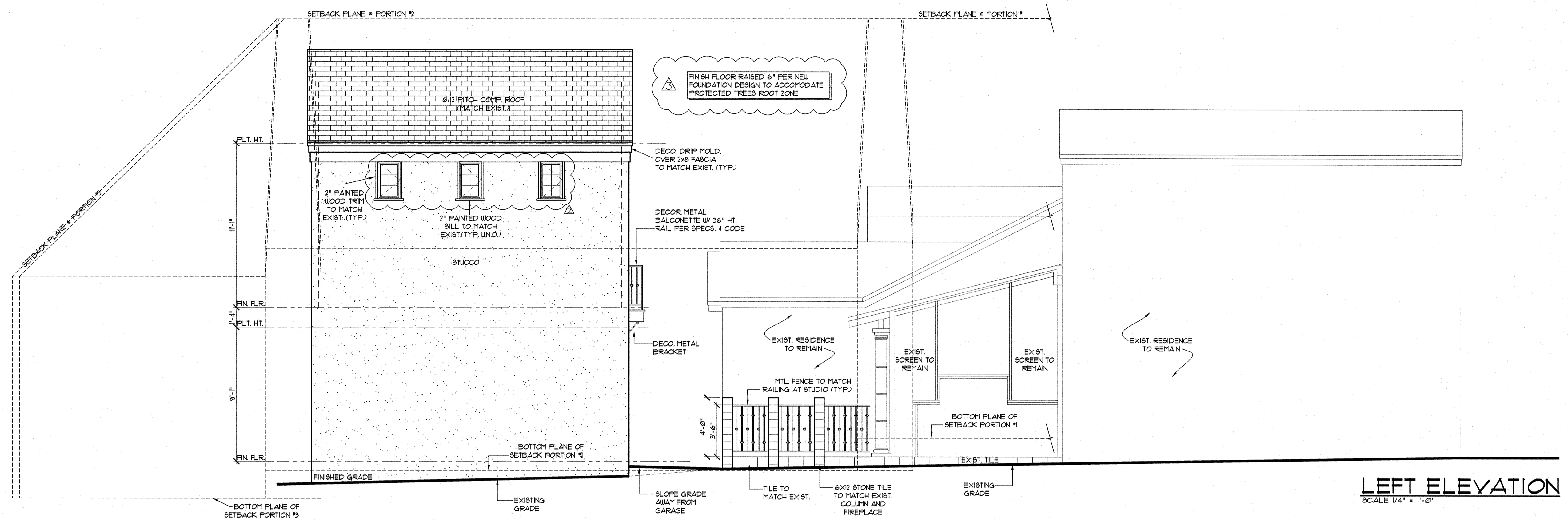
01-13-12

GOTTFRID GARAGE
ADDITION

Sheet

A-3
3 OF 5

PROJECT NO. 09067
DRAWN BY: JOH/CD/TCH
DATE: 8.23.11
CHECKED BY: JOH
PROJECT MGR: CD



ELECTRICAL LEGEND

- SWITCH

SWITCH - DIMMER

SWITCH - WATERPROOF

SWITCH - PUSH BUTTON

JUNCTION BOX

OUTLET - 110V DUPLEX

OUTLET - ABOVE COUNTER
(VERIFY HEIGHT)

OUTLET - 110V WATERPROOF

OUTLET - 110V SET BELOW COUNTERTOP

OUTLET - 110V SPLIT WIRE
SWITCH TOP PLUG ONLY

FLOOR OUTLET - 110V

CEILING OUTLET - 110V

OUTLET - 110V QUADPLEX

OUTLET - 220V

OUTLET - CAT5 CONNECTION

OUTLET - PHONE

OUTLET - FLOOR PHONE

OUTLET - TELEVISION

OUTLET - COMBINATION MEDIA

GAS BIB

GAS SHUT-OFF KEY

ELECTRICAL SERVICE PANEL

THERMOSTAT

SMOKE DETECTOR

HEAT DETECTOR

CARBON MONOXIDE DETECTOR

CEILING FAN (WITHOUT LIGHT)

CEILING FAN W/ LIGHT KIT
- DOORBELL CHIMES

INTERCOM / SPEAKER

KEYPAD / AUTOMATION CONTROL PAD

MOTION DETECTOR

LIGHT - CEILING MOUNT

LIGHT - WALL MOUNT

LIGHT - RECESSED CAN

LIGHT - RECESSED DIRECTIONAL

LIGHT - RECESSED CAN WATERPROOF

LIGHT - MINI RECESSED CAN

LIGHT - RECESSED W/ WALLWASH TRIM or ADJ. APERTURE

LIGHT - PENDANT

LIGHT - RECESSED PIN SPOT

LIGHT - WALLWASH FIXTURE

LIGHT - MINI FLOOD

LIGHT - LOW VOLTAGE UP LIGHT

LIGHT - LOW VOLTAGE HALOGEN

LIGHT - LOW VOLTAGE DIRECTIONAL SPOT

LIGHT - FLUORESCENT

LIGHT - UNDER CABINET (TYPE PER SPECS)

LIGHT - TRACK

LIGHT - FLOOD

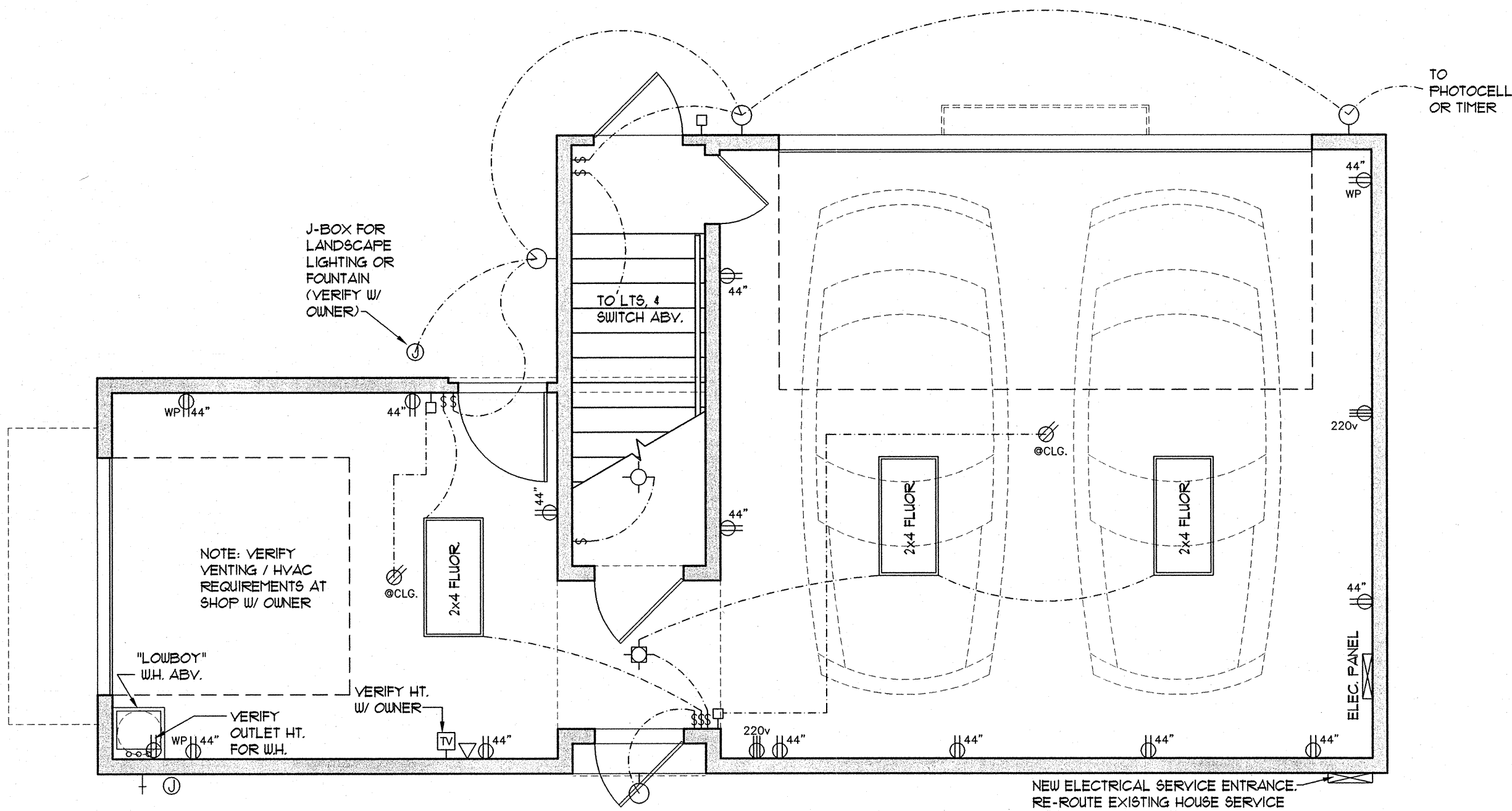
LIGHT - RECESSED IN RISER

EXHAUST / VENT

HEAT LAMP

VENT / LIGHT COMBO

VENT / LIGHT / HEAT COMBO



FIRST FLOOR ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES:

- 1.0

ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
- 2.0

ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.
- 3.0

THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES AND HAVE HIS WORK SCHEDULED SO AS NOT TO DELAY THE WORK OF OTHERS.
- 4.0

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT, AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS.
- 5.0

COORDINATE WITH CONSTRUCTION SPECIFICATIONS FOR ANY APPLICABLE ALLOWANCES FOR ELECTRICAL.
- 6.0

ALL RECESSED DOWNLIGHTS TO BE THERMAL RATED AND INCLUDED IN BASE BID WITH TRIM RINGS AS SPECIFIED BY INTERIOR DESIGNER/OWNER TO MATCH ADJACENT FINISH. PROVIDE SAMPLE OF FINISH FOR APPROVAL PRIOR TO PURCHASE.
- 7.0

ALL SWITCHES TO BE 3'-0" AFF. TO CENTER LINE OF SWITCH PLATE UNLESS NOTED OTHERWISE.
- 8.0

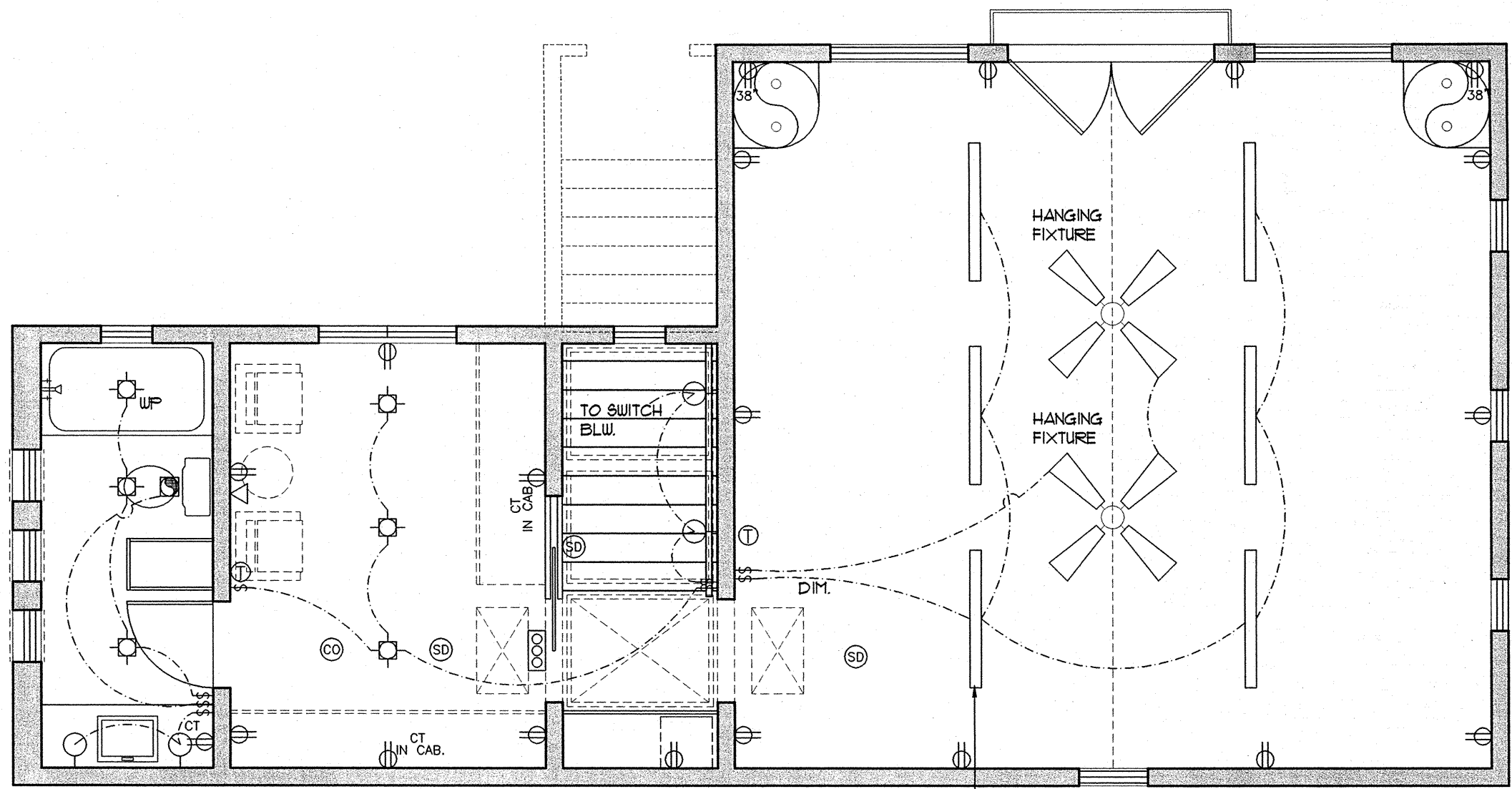
PREWIRE FOR SECURITY SYSTEM PER OWNER'S REQUEST.
- 9.0

GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.
- 10.0

VERIFY LOCATION, HEIGHT & TYPE OF POWER TO ALL APPLIANCES. COORDINATE WITH MILLWORK, OWNER, & INTERIOR DESIGNER.
- 11.0

OUTLETS WITHIN 36" OF A SINK OR LAVATORY TO BE ON A GFI CIRCUIT. ADDITIONAL GFI AS REQUIRED BY CODE.
- 12.0

NO SWITCHES TO BE WITHIN 5'-0" OF A TUB OR SHOWER.



SECOND FLOOR ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

- 13.0

HEIGHT OF OUTLETS FROM FLOOR TO CENTER LINE OF OUTLET TO BE 12" TYPICAL UNLESS NOTED OTHERWISE.
- 14.0

LOCATION OF ALL FLOOR OUTLETS & FLOOR PHONE OUTLETS TO BE VERIFIED BY OWNER.
- 15.0

PROVIDE PHONE & CATV OUTLETS PER PLAN OR PER OWNER'S REQUEST.
- 16.0

PROVIDE FOR MOTION SENSORS AT ALL GARAGE DOORS WITH OPENERS.
- 17.0

SUPPLY 220v & 110v OR GAS & 110v TO HVAC UNIT(S) IN ATTIC. (REFER TO SPECS) PROVIDE POWER AS REQ'D. AT A/C COMPRESSOR UNITS.
- 18.0

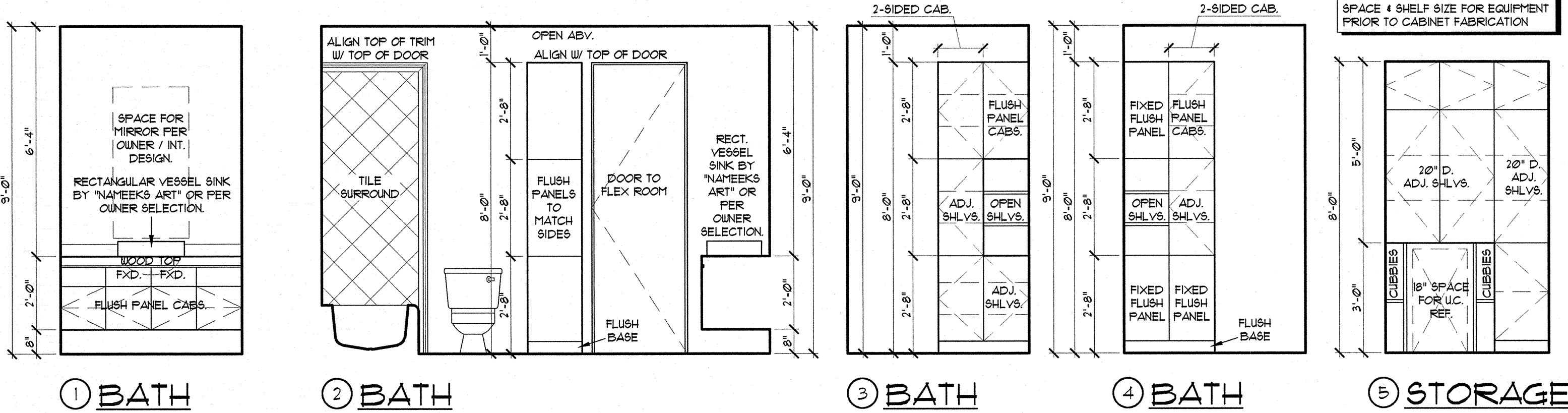
PROVIDE FOR LIGHT NEAR HVAC UNIT(S) IN ATTIC.
- 19.0

OUTLET HEIGHTS AT ALL VANITIES, BASE CABINETS AND OTHER MILLWORK TO BE DETERMINED BY OWNER OR INTERIOR DESIGNER SO AS NOT TO INTERFERE WITH ANY DECORATIVE SPLASH MATERIALS OR DESIGNS.
- 20.0

PROVIDE 2" GROMMET AT ALL KNEE SPACES OF DESKS FOR CORD & CABLE ACCESS TO PLUGS BELOW. PROVIDE GROMMETS AS REQ'D. FOR CABLES & ENTERTAINMENT CENTERS, MEDIA CENTERS & OR AUDIO/VIDEO CENTERS.
- 21.0

PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
- 22.0

SMOKE DETECTORS SHOULD BE LOCATED IN EACH BEDROOM AND AS SHOWN. ALL SMOKE DETECTORS SHALL BE HARD WIRED TO PRIMARY ELECTRICAL SERVICES WITH BATTERY BACKUP.



GENERAL INT. ELEV. NOTES

- 1.0

WIDTH DIMENSIONS ARE APPROXIMATE. MEASURE ON SITE FOR EXACT WIDTH OF CABINET AREAS.
- 2.0

STANDARD STILES BETWEEN DOORS & DRAWERS ARE SHOWN. CHECK WITH CONTRACTOR FOR EXACT STILE PLACEMENT & WIDTH.
- 3.0

VERIFY CABINETS AND CABINET STYLE(S) WITH OWNER, INTERIOR DESIGNER OR BUILDER. STANDARD DOORS & DRAWERS ARE SHOWN. CHECK WITH CONTRACTOR FOR EXACT DOOR & DRAWER PLACEMENT, FRONTS & HARDWARE.
- 4.0

SHELVES ARE SPACED EQUALLY UNLESS NOTED. ADJUSTABLE SHELVES IN ALL CABINET LOCATIONS, EXCEPT WHERE NOTED AS FIXED OR GIVEN A SPECIFIC HEIGHT.
- 5.0

LAVATORIES AND SINKS SHOWN ARE NOT ACTUAL FIXTURE. CHECK WITH BUILDER/DESIGNER/OWNER FOR ACTUAL FIXTURE STYLE AND SIZE.
- 6.0

APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.
- 7.0

SPECIALTY CABINETS, HARDWARE, AND/OR ACCESSORIES TO BE COORDINATED BETWEEN DESIGNER, OWNER & SUBCONTRACTOR AS REQUIRED.
- 8.0

TOP & SPLASH MATERIAL AT ALL CABINETS TO BE AS PER SPECS.
- 9.0

CROWN MOLDING, INTERIOR WINDOW/DOOR TRIM, BASEBOARD & TILE SHOWN TO BE PER OWNER & OR INTERIOR DESIGNER.
- 10.0

CABINET CONTRACTOR TO PROVIDE AND INSTALL END PANELS TO MATCH CABINET FACE DESIGNS. PROVIDE AT ALL END PANEL LOCATIONS AND AT ALL WALL FRONTS AT RAISED BATH LOCATIONS. PROVIDE MATCHING OR PER DESIGNER SELECTION BULKHEADS AS REQUIRED FOR STURDY TOP SUPPORT.

INTERIOR ELEVATIONS

SCALE 3/8" = 1'-0"

