

HISTORIC LANDMARK COMMISSION
JANUARY 23, 2012
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1978-0016
Seekatz-Gardner House
1101 W. 31st Street

PROPOSAL

Construct a free-standing one-story studio building at the front of the property.

PROJECT SPECIFICATIONS

The applicant proposes the construction of a free-standing one-story front-gabled studio building to be located at the front right of the property near the west property line and approximately in the same area as the existing driveway. The proposed studio building will have plaster walls, a standing seam metal roof, and aluminum-clad wood casement-style windows. The gable is exaggerated over one side of the building, providing for a porch-like area. The proposed building will have the gable end fronting the street and will face into the front yard of the property. The proposed building is approximately 364 square feet and will be located approximately 75 feet in front of the historic house (see attached site plan). The proposed studio building will be approximately 16 feet tall.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

COMMITTEE RECOMMENDATIONS

The Committee initially expressed concern that the height of the proposed studio would be higher than the historic house, but given the placement of the studio on the lot and the amount of vegetation between the house and the proposed studio, this was no longer an issue after discussion. The Committee asked the applicant to provide colors for the house and views of the house and proposed studio for further clarification.

STAFF RECOMMENDATION

Approve the Certificate of Appropriateness. While staff generally does not recommend new construction in front of a historic building, the location of the proposed studio and the nature of the front yard of the house obviates any concern that the proposed studio will compete with the historic house from the public viewshed.



Views of the house from the street





View of the approximate location of the proposed studio at the west property line, approximately 75 feet in front of the historic house. The site is currently a graveled drive.

HLC 1/23/2012



Certificate of Appropriateness Application

Review for City Historic Landmarks and properties within a Local Historic District (LHD)

Planning and Development Review Department
Historic Preservation Office

Address of Property: 1101 W. 31st Street

Building Name or LHD: Seikatz-Gardner House Case No: C441-1978-0014(1)

APPLICANT

Name: FRED OJONER BARD

Mailing Address: 1101 W 31ST ST Telephone: 512 457-8555

City: AUS, TX Zip: 78705 E-mail: _____

OWNER

Name: FRED MYERS

Mailing Address: 1101 WEST 31ST ST. Telephone: (512) 457-8555

City: AUS, TX Zip: 78705 E-mail: fmyers@1411west.com

ARCHITECT (if applicable)

Name: FATTER & EVANS ARCHITECTS

Mailing Address: 813 S. LAMAR BLVD S. 100 Telephone: 512 476-3181

City: AUS, TX Zip: 78704 E-mail: MERVIN.FATTER@AUSTIN.TX.COM

CONTRACTOR (if applicable)

Name: THE MUSKIE COMPANY

Mailing Address: 4601 SPEARWOOD APTS 212 Telephone: 512 371-0028

City: AUSTIN, TX Zip: 78759 E-mail: _____

Brief description of proposed work: NEW CONSTRUCTION, 1 STORY, METAL ROOF, PLASTER EXTERIOR, 364 SQ FT STUDIO.

Owner's Signature (Required)
Fred Myers

Date 12 JAN 12

Applicant's Signature (Required)
Fred Myers

Date _____

For City Use Only:

Application review date: _____ Application Complete: Y/N (If no: Date applicant contacted: _____)

Reviewer: _____ Submittal requirements complete: Y/N (If no: Date applicant contacted: _____)

Date Application Completed: _____

\$140. fee pd 1/3/2012 - (CH)

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Myers Studio Project
1101 West 31st Street
Austin, TX 78705

January 3, 2012

Exterior Finish Materials Specifications.

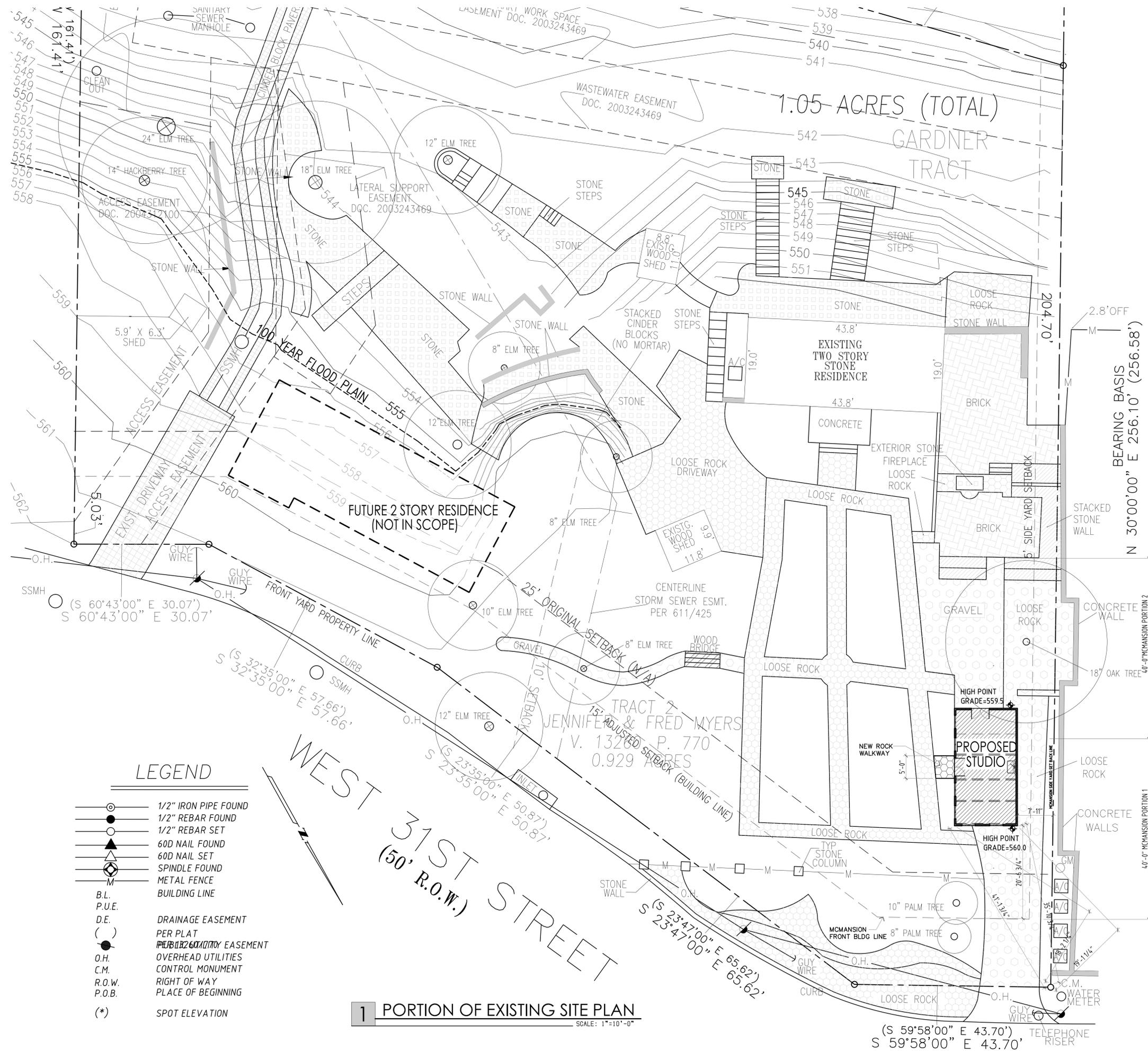
Standing seam galvalume metal Roof:

1. Install a metal roof equal to MBCI Slimline 12" wide 26 GA non-striated with Galvalume Plus finish Panels. Installer to be an approved installer of roof manufacture.
2. Metal roof system to be installed over a peel & stick roof underlayment equal to Titanium PSU-30, adhered to a clean, dry, protrusion and moisture free continuous roof decking.

Exterior Wall Surface Material: Portland Cement Stucco

1. Metal lath: provide galvanized, self-furring expanded metal lath, attached to wood framing. Amico diamond mesh lath or approved equal. Install over 2 layers of 30# felt building paper.
2. Plaster: Provide exterior plaster composed of Portland cement, Type I, for general use; special finish hydrated lime, ASTM C206, and natural sand, washed and cleaned, with 100% passing through a No.4 sieve, Install three coats to achieve finish thickness of 1".
3. Apply light sand texture to all exterior plaster. Paint with elastomeric paint color equal to Sherwin Williams SW 7528 Windsor Greige (see attached paint sample).





OWNER
JENNIFER & FRED MYERS
 1101 WEST 31ST STREET
 AUSTIN, TX 78705

ARCHITECT
FATTER & EVANS ARCHITECTS, INC.
 813 SOUTH LAMAR BLVD, SUITE 100
 AUSTIN, TX 78704
 PHONE: (512) 476-3181

Fatter & Evans
 Architects, Inc.
 813 S. Lamar Blvd., Ste. 100
 Austin, Texas 78704
 Phone 512.476.3181
 Fax 512.477.1739

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 A-1 COVER PAGE, SITE PLAN, NOTATIONS
 A-2 FLOOR PLANS, ELEVATIONS & SECTION

PROJECT SCOPE
 NEW CONSTRUCTION, 1STORY, PLASTER,
 364 SF FREE STANDING STUDIO

LOT LEGAL DISCRPTION
 BEING 1.05 ACRES OUT OF THE GEO. W. &
 JONES & SEDWICK SPEAR SURVEY 7, ABSTRACT
 697, TRAVIS COUNTY, TEXAS, AND BEING
 DESCRIBED AS FOLLOWS:
 TRACT 1: 0.121 OF AN ACRE CONVEYED TO
 ROBERT STRADLEY HOLMAN AND BRUCE O'NEIL
 HOLMAN BY INSTRUMENT OF RECORD IN VOLUME
 11651, PAGE 1288, REAL PROPERTY RECORDS OF
 SAID COUNTY.
 TRACT 2: 0.929 OF AN ACRE CONVEYED TO
 JENNIFER AND FRED MYERS, BY INSTRUMENT OF
 RECORD IN VOLUME 13260, PAGE 770, SAID
 COUNTY.
 COUNTY: TRAVIS STATE OF TEXAS STREET
 ADDRESS: 1101 WEST 31ST STREET CITY: AUSTIN
 REFERENCE NAME: CLAYTON LEVY

IMPERVIOUS COVERAGE CALCS

TRACT 1:	LOT AREA:	5372	sq. ft.
EXISTING TOTAL IMPERVIOUS COVERAGE:	0.0		% of lot
TRACT 2:			
a. Stone flatwork on Tract 2	798		sq. ft.
b. Stone columns and walls	197		sq. ft.
c. Brick Patio(s)	94.7		sq. ft.
d. Concrete Patio(s) and/or Porches)	308		sq. ft.
e. Concrete steps	17		sq. ft.
f. Wood sheds	34.8		sq. ft.
g. Box culvert	19		sq. ft.
h. Air conditioner	9		sq. ft.
i. Outdoor Fireplace	18		sq. ft.
j. House	833		sq. ft.
k. Cinderblock Pavers (Driveway)	811		sq. ft.
l. Concrete walls	30		sq. ft.
m. Stacked Cinderblocks no mortar	292		sq. ft.
n. Loose Rock drive and patio(s) and walk(s)	3411		sq. ft.
o. gravel drive & walk	1630		sq. ft.
IMPERVIOUS COVERAGE (a through o added)	9713		sq. ft.
Tract 2: LOT AREA	4,040.7		sq. ft.
EXISTING TOTAL IMPERVIOUS COVERAGE:	0.24		% of lot
PROPOSED IMPERVIOUS COVERAGE DUE TO NEW CONSTRUCTION:			
a. Studio	364		sq. ft.
b. Additional walkway	22		sq. ft.
c. Existing impervious	9713		sq. ft.
IMPERVIOUS COVERAGE (a through c added)	10,099		sq. ft.
Tract 2: LOT AREA	4,040.7		sq. ft.
PROPOSED TOTAL IMPERVIOUS COVERAGE:	0.25		% of lot

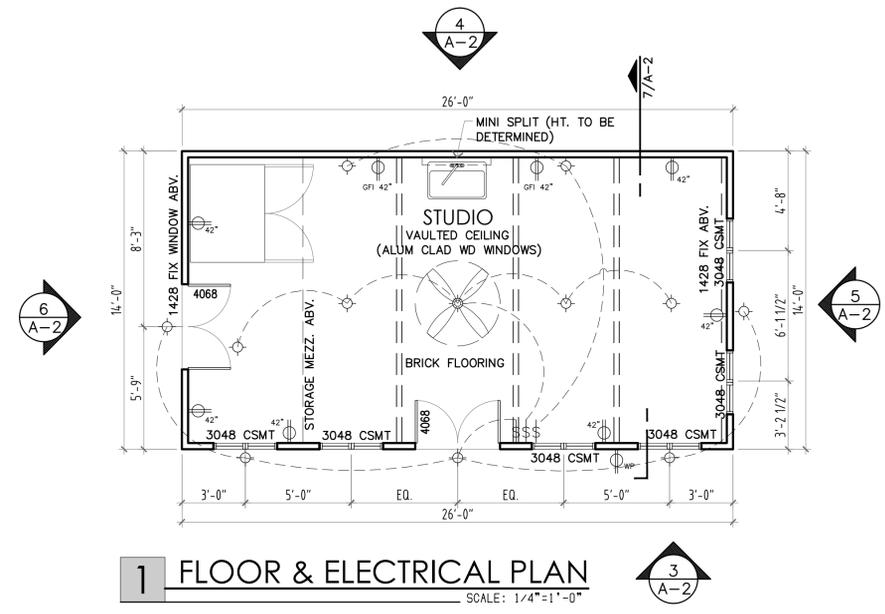
MYERS STUDIO
 1101 WEST 31ST STREET
 AUSTIN, TX 78705

SHEET TITLE:
COVER PAGE, SITE PLAN, NOTATIONS

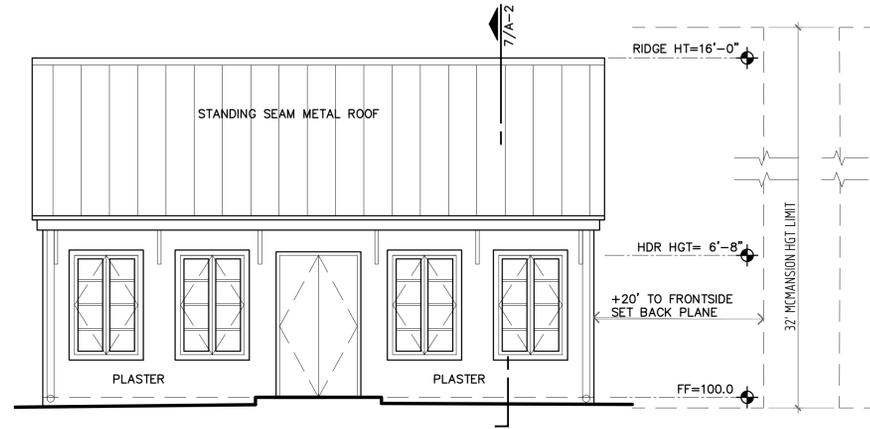
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A-1

DATE:
 DEC 21, 2011

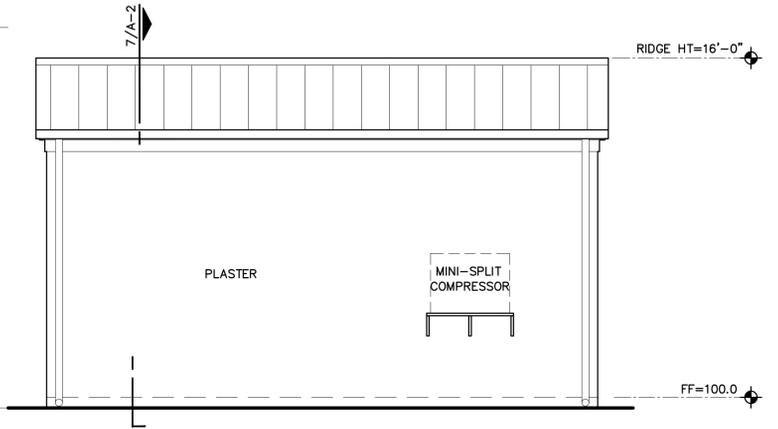
1 PORTION OF EXISTING SITE PLAN
 SCALE: 1"=10'-0"



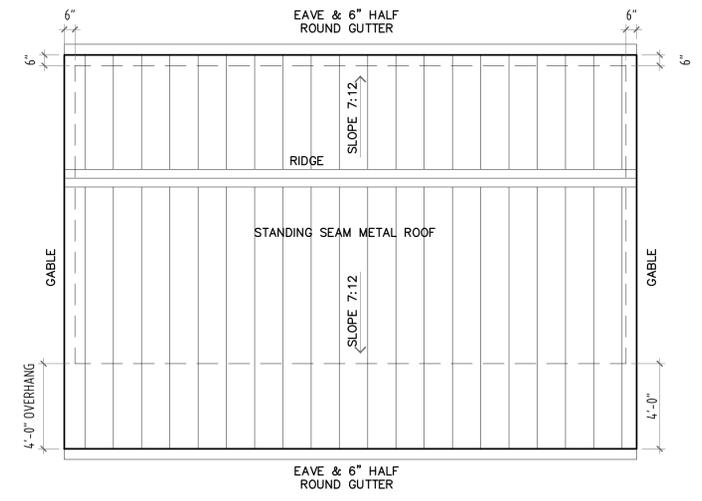
1 FLOOR & ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



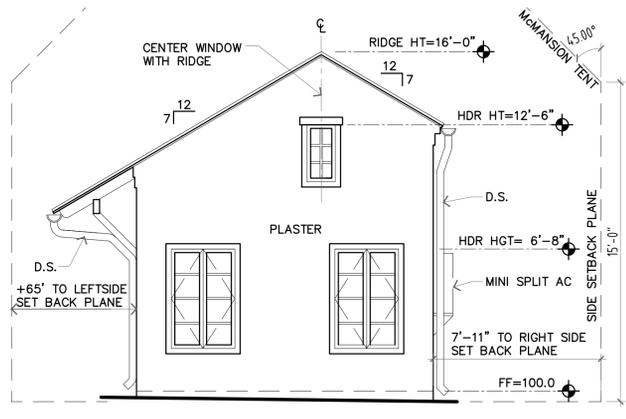
3 RIGHT SIDE ELEVATION (EAST)
SCALE: 1/4"=1'-0"



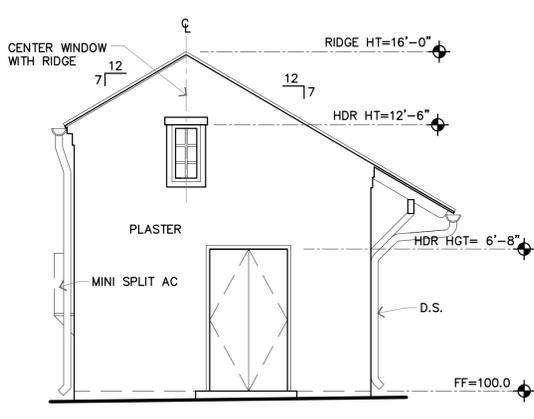
4 LEFT SIDE ELEVATION (WEST)
SCALE: 1/4"=1'-0"



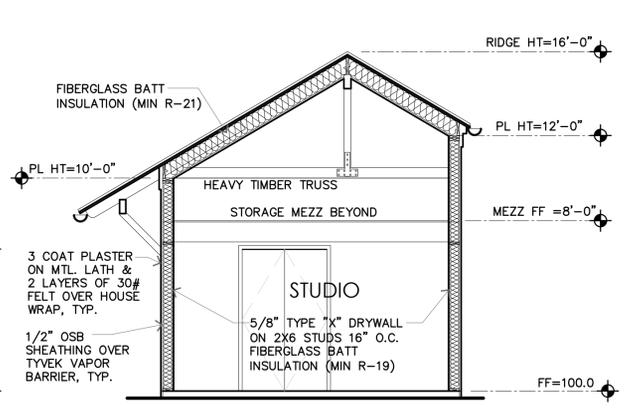
2 ROOF PLAN
SCALE: 1/4"=1'-0"



5 FRONT ELEV (NORTH) STREET SIDE
SCALE: 1/4"=1'-0"



6 BACK ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



7 BLDG SECTION
SCALE: 1/4"=1'-0"

ELECTRICAL SYMBOL LEGEND	
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE WEATHER PROOF
	SURFACE MTD. INCANDESCENT LIGHT
	SINGLE POLE SWITCH
	FAN W/ LIGHT KIT

MYERS STUDIO
1101 WEST 31ST STREET
AUSTIN, TX 78705

SHEET TITLE:
FLOOR PLANS, ELEVATIONS & BLDG SECTION
DATE:
DEC 21, 2011

SHEET NUMBER:
A-2