

**HISTORIC LANDMARK COMMISSION**  
**JANUARY 23, 2012**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**C14H-2007-0021**  
**Gordon Damon House**  
**3400 Duval Street**

**PROPOSAL**

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Demolish the existing garage and construct a one-and-a-half -story garage apartment in its place.

**PROJECT SPECIFICATIONS**

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The existing one-story garage may be of historic age (there are no apparent building permits for it), but not contemporary with the house. The applicant proposes to demolish the existing garage and construct a new one-and-a-half-story garage apartment in its place. The proposed new garage apartment will have a footprint of approximately 700 square feet, and will have teardrop wood siding on the second story to match the house, and board-and-batten style hardi-plank siding on the ground floor. The roof will be composition shingles to match the house. Windows in the garage apartment will be aluminum-clad wood in a 1:1 configuration.

**STANDARDS FOR REVIEW**

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

- 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**

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The Committee recommended approval of the proposal.

**STAFF RECOMMENDATION**

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Approve the Certificate of Appropriateness.





DEMOLISH  
DETACHED  
GARAGE

3400 DUVAL STREET



**3400 DWYAL STREET**



**3400 DUVAL STREET**



DEC 20 2011  
NPZD/CHPO

### CITY OF AUSTIN CERTIFICATE OF APPROPRIATENESS APPLICATION

City Historic Landmark Commission review and approval is required prior to initiating any non-routine exterior work on the site of a designated City Historic Landmark. A complete application form, including all submittal materials, is required for City staff to forward your application to the Historic Landmark Commission.

Name of historic property: Gordon- Robert Damon House C14H-2007-0021.1  
Address of historic property: 3400 DUVAL ST.  
Brief description of proposed work: DEMOLISH EXISTING GARAGE. BUILD NEW GARAGE WITH STUDY & APARTMENT ABOVE.

#### APPLICANT

Name: TIM CUPPETT  
Mailing Address: 4300 MARATHON BLVD. Telephone: (512) 450-0820  
City: AUSTIN, TX. Zip: 78756 Fax: (512) 450-0858

#### OWNER

Name: STEVE & KIM BRACKIN  
Mailing Address: 3400 DUVAL ST. Telephone: (512) 761-7020  
City: AUSTIN, TX. Zip: 78705 Fax: ( )

#### ARCHITECT (if applicable)

Name: TIM CUPPETT, TIM CUPPETT ARCHITECTS.  
Mailing Address: 4300 MARATHON BLVD. Telephone: (512) 450-0820  
City: AUSTIN, TX. Zip: 78756 Fax: (512) 450-0858

#### CONTRACTOR (if applicable)

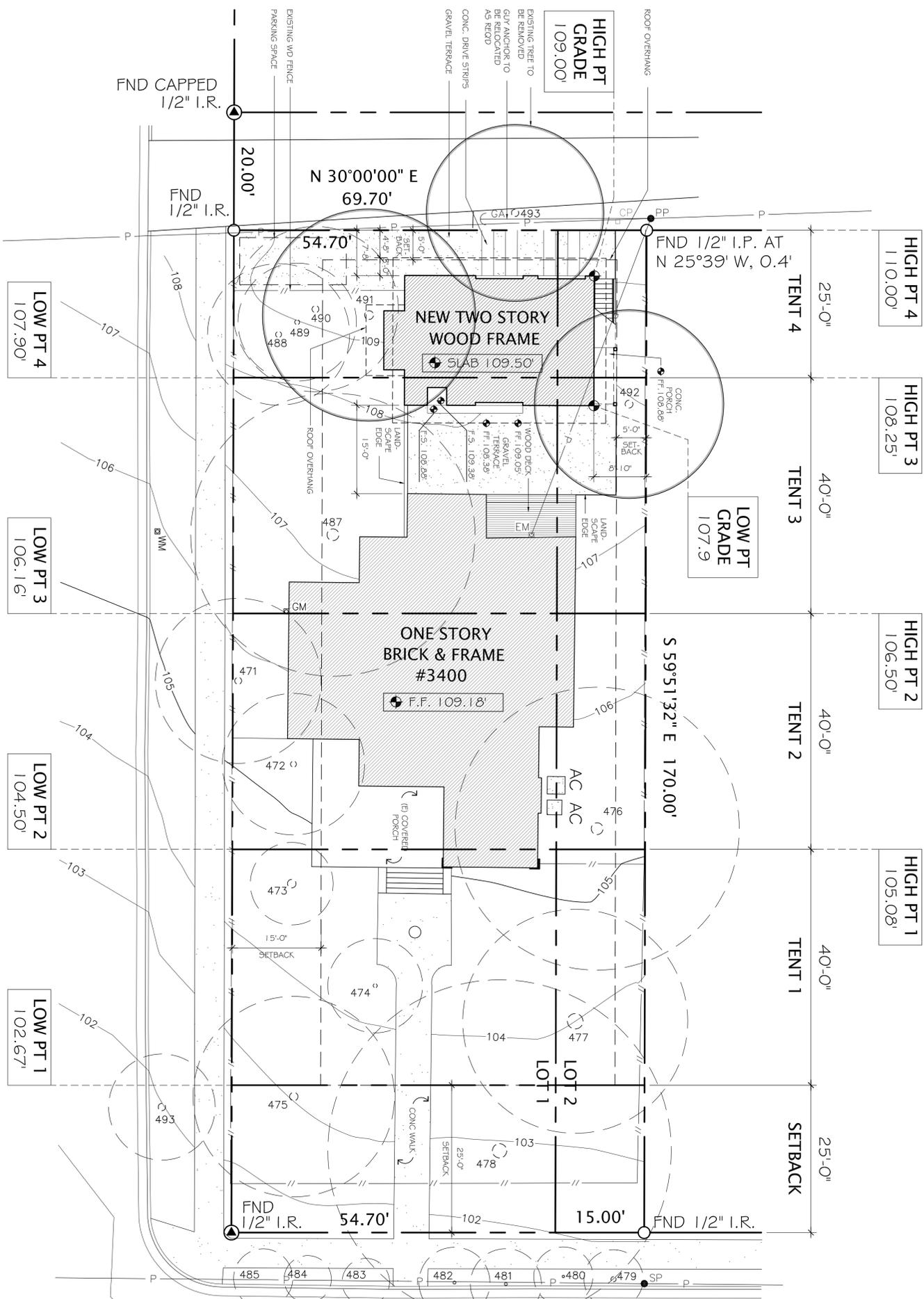
Name: CLAY DUCKWORTH, DUCKWORTH PROPERTIES LLC.  
Mailing Address: \_\_\_\_\_ Telephone: (512) 771-9808  
City: AUSTIN, TX. Zip: \_\_\_\_\_ Fax: (512) 697-0099

  
\_\_\_\_\_  
Owner's Signature (Required)  
Steven Brackin

  
\_\_\_\_\_  
Applicant's Signature (Required)

Revised June 30, 2002

12/29/2011 - \$140.00 fee paid by check. (TH)



**EAST 34TH STREET**  
 (F.K.A. POST OAK STREET)  
 (60' R.O.W.)

**DUVAL STREET**  
 (60' R.O.W.)

1 SITE PLAN

SCALE: 1" = 10'

- LEGEND**
- IBM (A) - TEMPORARY BENCHMARK
  - GM - GAS METER
  - EM - ELECTRIC METER
  - GA - GUY ANCHOR
  - SP - SERVICE POLE
  - P - OVERHEAD POWER LINE
  - CP - CABLE TV FEDESTAL
  - WM - WATER METER
  - WM - WOOD FENCE
  - XXX' - CONTROL MONUMENT
  - XXX' - SHOT ELEVATION

IBM

REMOVE	REMOVE	REMOVE
482	1'-6" PECAN	
483	5'-7" SHADY	
484	1'-6" ELM	
485	1'-4" ELM	
486	1'-5" PECAN	
487	2'-4" PECAN	
488	1'-2" ELM	
489	1'-0" ELM	
490	1'-4" ELM	
491	1'-6" ELM	
492	1'-6" PECAN	
493	5'-7" SHADY	

**TREE PROTECTION NOTES:**

- DRIP LINE CALCULATION 1'-0" PER 0.1" OF TRUNK
- ALL TREES & NATURAL AREAS SHOWN ON PLAN TO BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. FENCING SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS OF TREE PROTECTION.
- CONTRACTOR RESPONSIBLE FOR PERMIT APPROVAL FOR REMOVAL OF TREES WITH A DIAMETER OF 1" OR MORE.
- ALL EXCAVATION UNDER TREE DRIP LINE TO BE DONE BY HAND, CUT NO ROOTS WITHOUT ARBORIST CONSULTATION.

**SITE PLAN NOTES:**

- PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES.
- SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER.
- CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS.
- CIVIL ENGINEERING BY OTHERS.
- TAKE PRECAUTIONS TO MAINTAIN ALL EXISTING UTILITY SERVICES.
- TAKE MEASURES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
- LANDSCAPING BY OTHERS (N.I.C.)
- PROVIDE PVC PIPE SLEEVES BENEATH ALL PAVED SURFACES TO ACCOMMODATE LANDSCAPE LIGHTING, IRRIGATION & DRAINAGE.

**LEGAL DESCRIPTION**

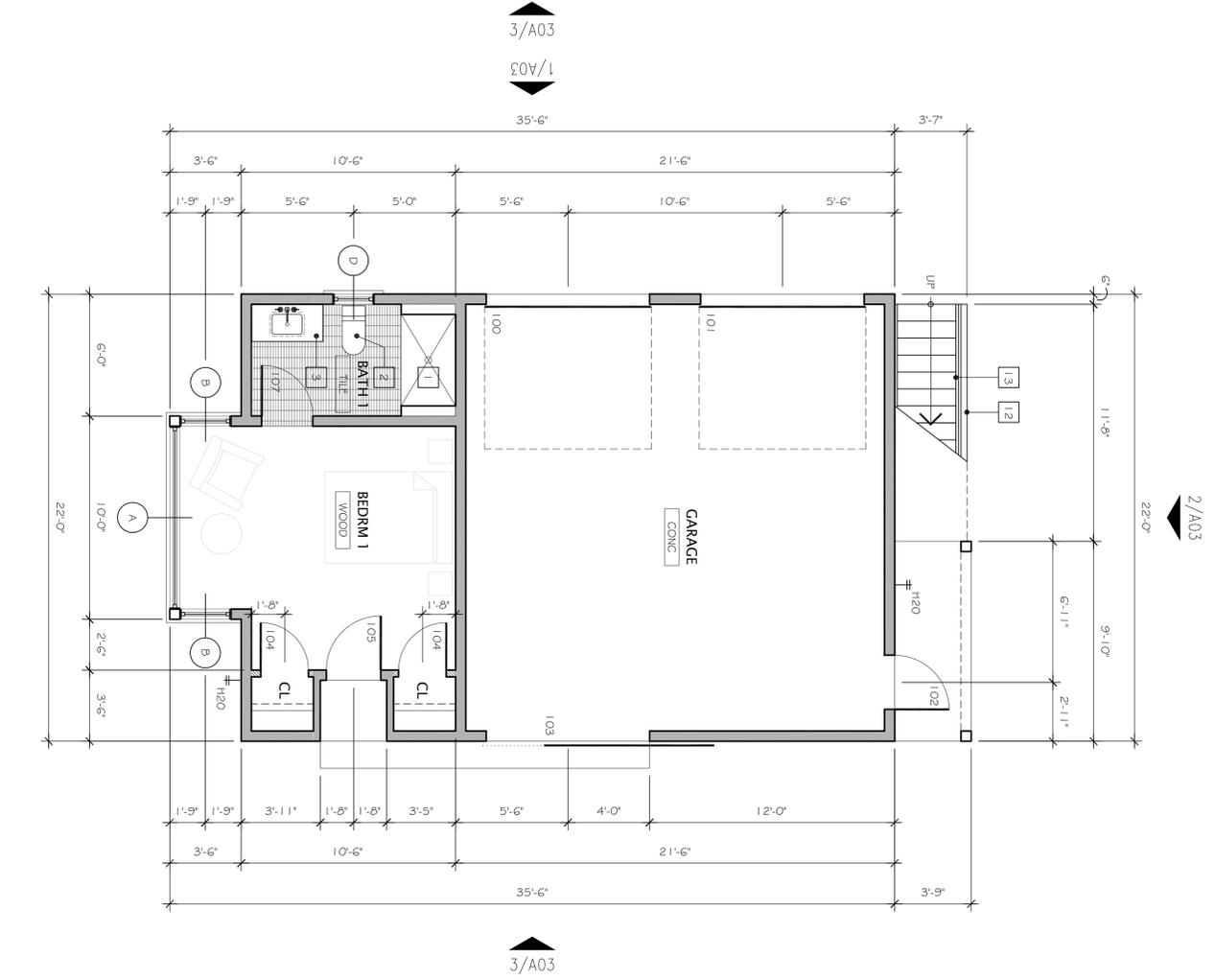
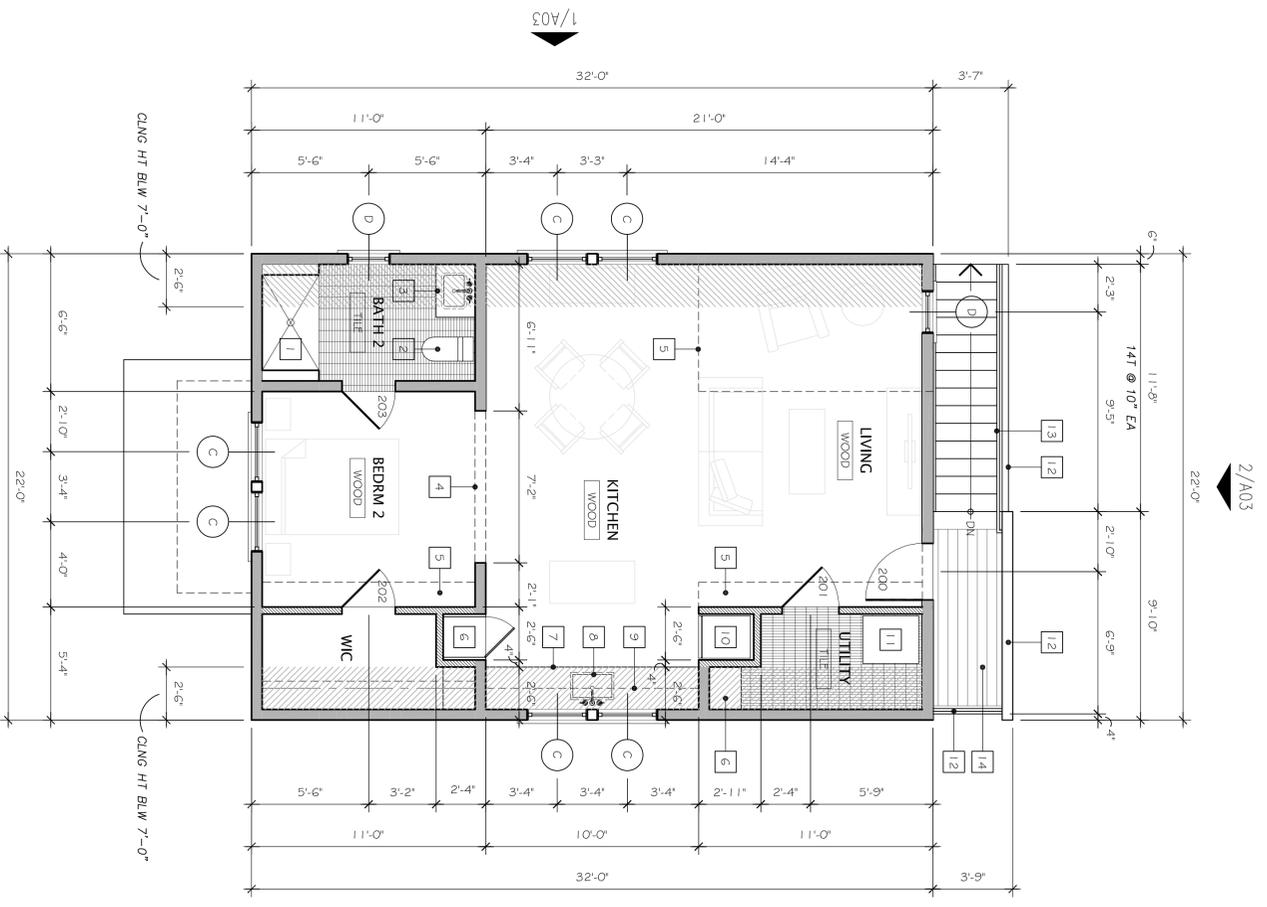
LOT 1 AND THE SOUTH 15' OF LOT 2, BLOCK 51, W.A. PARKS SUBDIVISION, 9.07 ACRES, ADDITION VOLUME 3, PAGE 13, T.C.P.R. TRAVIS COUNTY, TEXAS

**TREE SCHEDULE**

TREE #	SIZE/TYPE
471	1'-4" PECAN
472	8" - 8" CREPE MYRTLE
473	(27" - (25'-4" CREPE MYRTLE
474	(34" CREPE MYRTLE
475	1-7" MAGNOLIA
476	2'-4" CEDAR
477	22" - 1'-9" CEDAR
478	29" PALM
479	3" - 5" - (24" CREPE MYRTLE
480	5" CREPE MYRTLE
481	6" CREPE MYRTLE
482	6" CREPE MYRTLE
483	(24"-3" CREPE MYRTLE
484	3'-4" CREPE MYRTLE
485	3" - 4" - 5" CREPE MYRTLE
486	1'-5" PECAN
487	2'-4" PECAN
488	1'-2" ELM
489	1'-0" ELM
490	1'-4" ELM
491	1'-6" ELM
492	1'-6" PECAN
493	5'-7" SHADY

CONSTRUCTION DRAWINGS CONSIST OF BOTH DRAWINGS AND SPECIFICATIONS. THIS IS FOR INTERIM REVIEW. NOT FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES, UNLESS ARCHITECT'S SEAL, SIGNATURE, AND DATE APPEAR HEREON. TIMOTHY D. CUPPETT, AIA #11484

<b>SITE PLAN</b>	DATE: 01.09.12	ISSUE: HISTORIC RVW	A Garage Apt for: <b>Kim and Steve Brackin</b> 3400 Duval St. Austin, Texas		<b>TIM CUPPETT ARCHITECTS</b> 4300 Marathon Blvd. 512.450.0820 Austin, Texas
	Project: --	Date: 01.17.12			
Sheet Number: <b>A01</b>	Drawn: DK/TC				



KEYNOTES	
1.	SHOWER
2.	WATERLOSET
3.	INTERIOR ELEVATIONS
4.	SPRINKLER HEADS
5.	ROOF STRUCTURE, SLOPED CLING
6.	BUILT-IN MILLWORK, RE: INTERIOR ELEVATIONS
7.	BASE CABINETS AND MILLWORK
8.	KITCHEN SINK W/ GARBAGE DISPOSAL
9.	OPEN SHELVES ABOVE
10.	24" REFRIGERATOR
11.	24" REFRIGERATOR AND PRESSURE SWITCH
12.	GUARDRAIL, +34-36" ABV STAIR NOSING, TYP.
13.	WOOD DECK

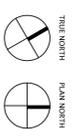
FLOOR PLAN WALL KEY:	
[Symbol]	5 1/2" WOOD STUDS
[Symbol]	3 1/2" WOOD STUDS

GENERAL NOTES:	
-	PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES.
-	ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS INDICATED OTHERWISE.
-	HOSE BIBS TO BE LOCATED AT 24" ABOVE FINISHED GRADE.
-	INDICATED TAKE PRECEDENT OVER DRAWINGS.
-	DO NOT SCALE DRAWINGS. DIMENSIONS AS SHOWN SHALL TAKE PRECEDENCE.
-	CONTRACTOR SHALL BRING TO THE ATTENTION OF ARCHITECT ANY FIELD CONDITIONS WHICH DO NOT PERMIT CONSTRUCTION OR INSTALLATION AS DRAWN.
-	PROVIDE 5/8" TYPE 'X' GWB AT WALL AND CLING IN GARAGE.

**2** APARTMENT LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**1** GARAGE LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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FLOOR PLANS

Sheet Number **A02**

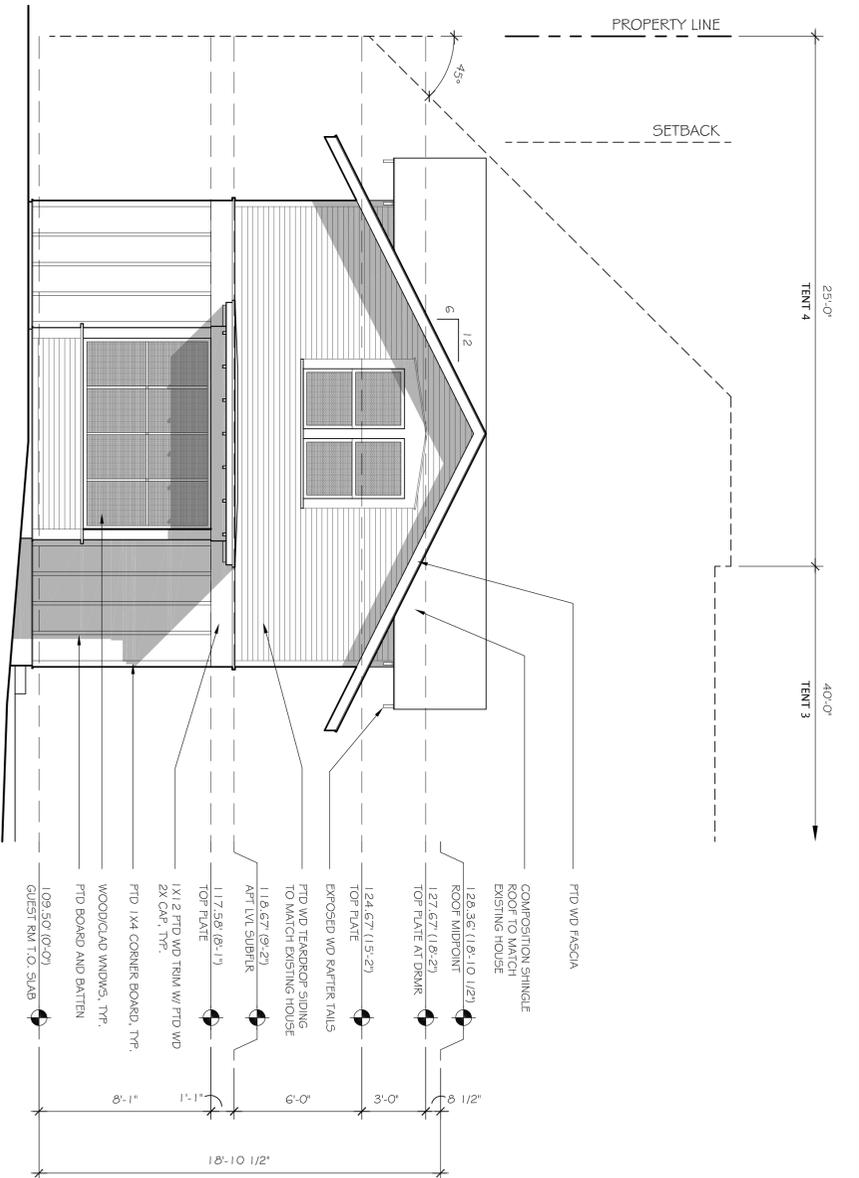
DATE:	01.09.12	ISSUE:	HISTORIC RVW
PROJECT:	--	DATE:	01.17.12
DATE:	01.17.12	ISSUE:	PERMIT SUBMIT
DRAWN:	DK/TC		

A Garage Apt for:  
**Kim and Steve Brackin**  
3400 Duval St.  
Austin, Texas



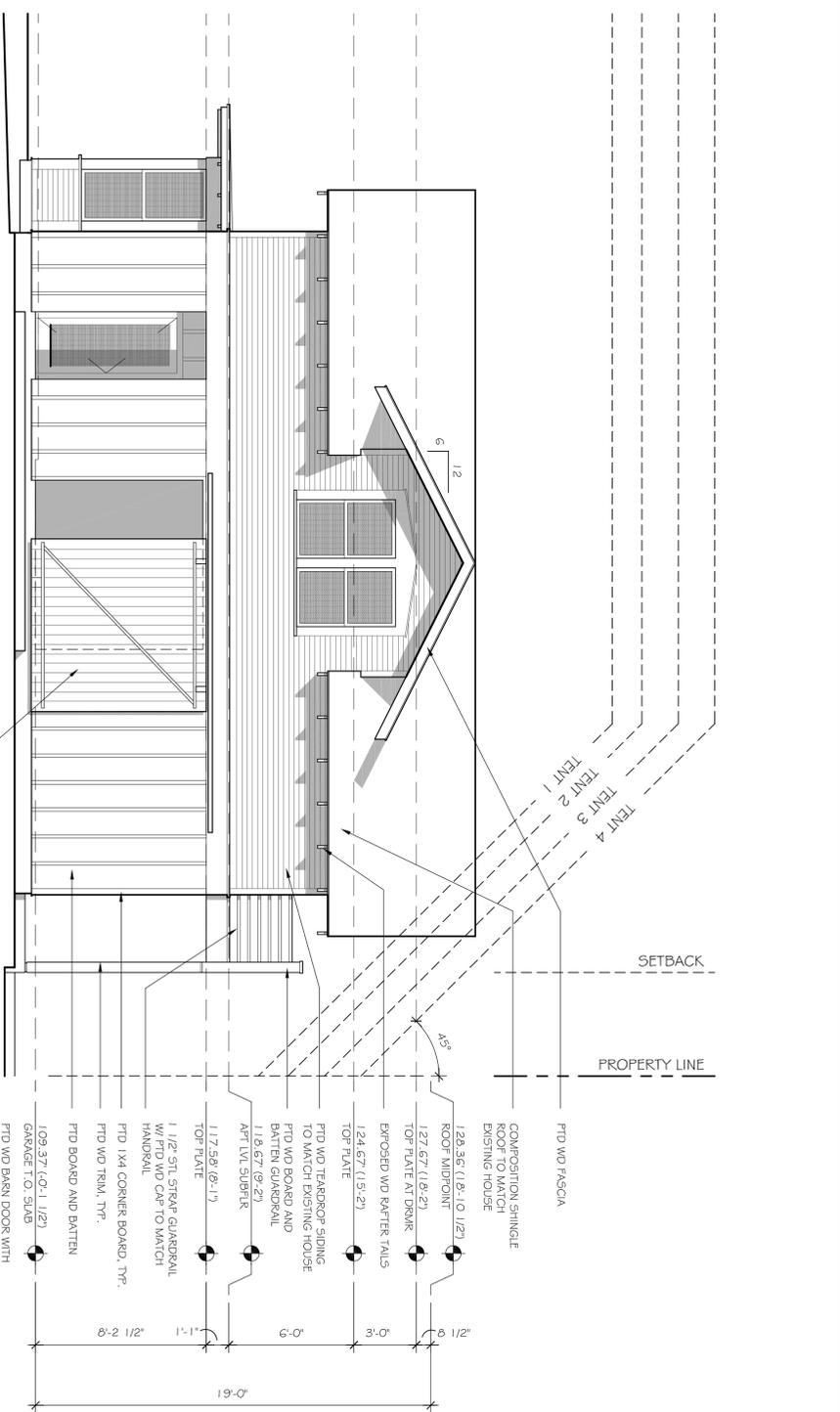
**TIM CUPPETT ARCHITECTS**

4300 Marathon Blvd. 512.450.0820 Austin, Texas



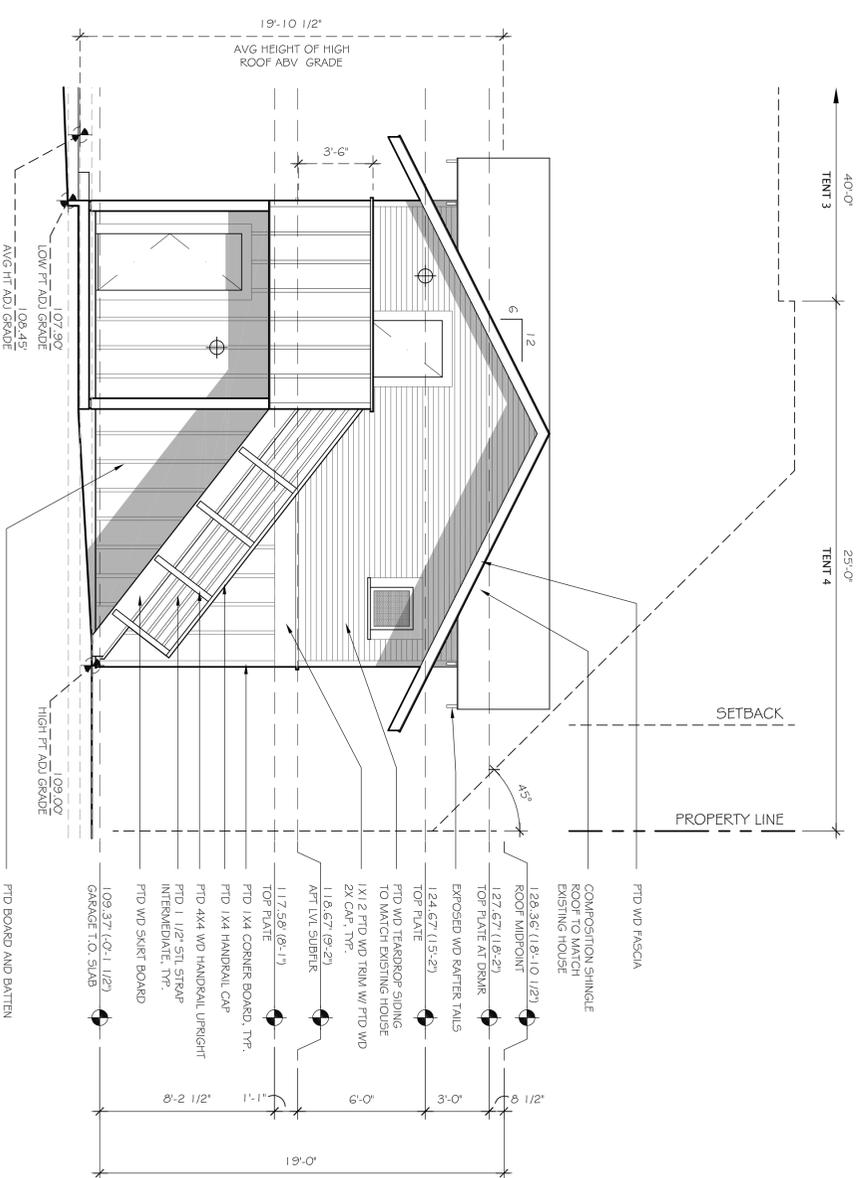
4 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



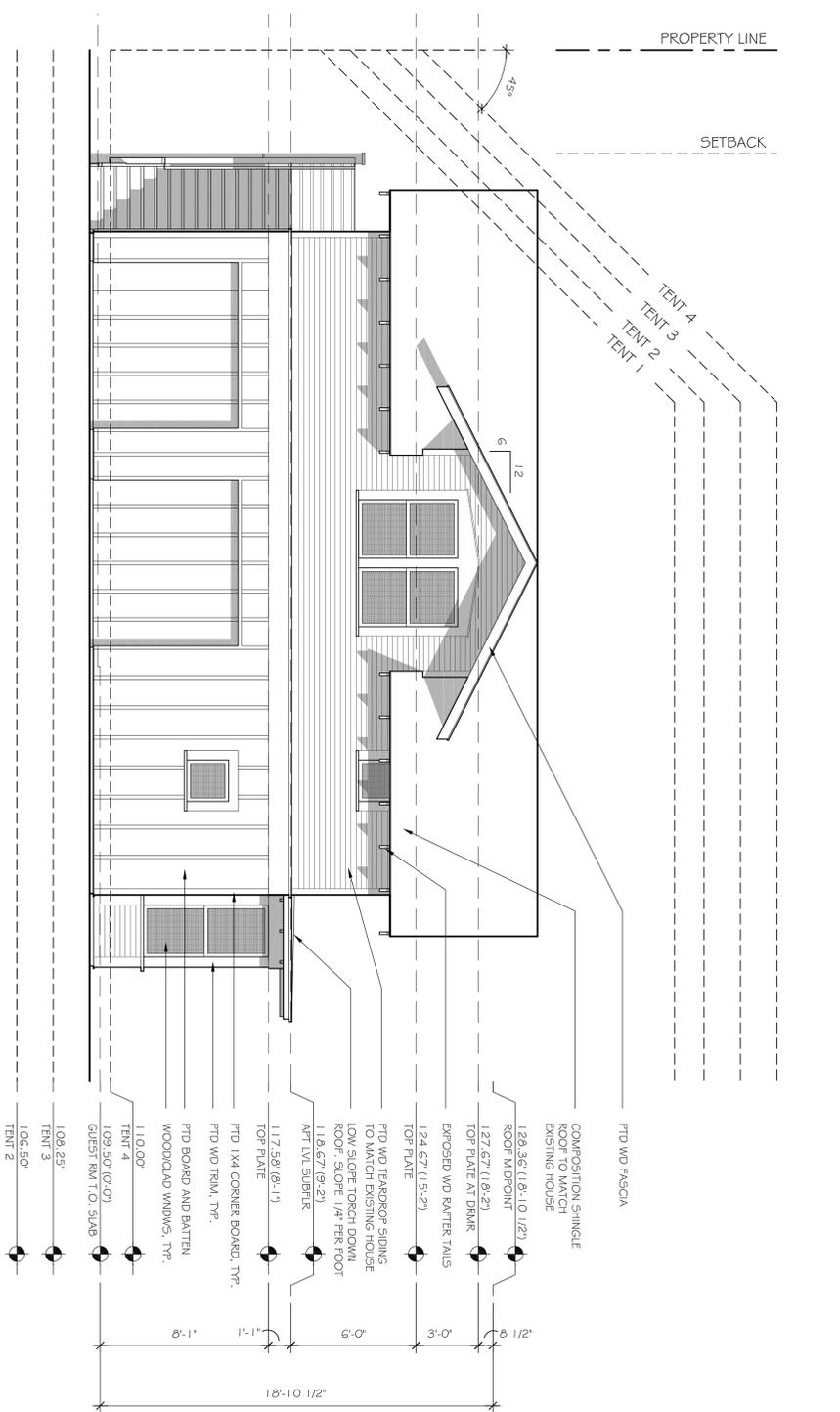
3 EAST ELEVATION

SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION (34TH STREET)

SCALE: 1/4" = 1'-0"



1 WEST ELEVATION (ALLEY)

SCALE: 1/4" = 1'-0"

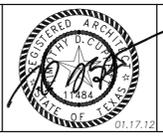
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ELEVATIONS

Sheet Number **A03**

Project:	---	DATE:	01.09.12	ISSUE:	HISTORIC RVW
Date:	---		01.17.12		PERMIT SUBMIT
Drawn:	DK/TC				

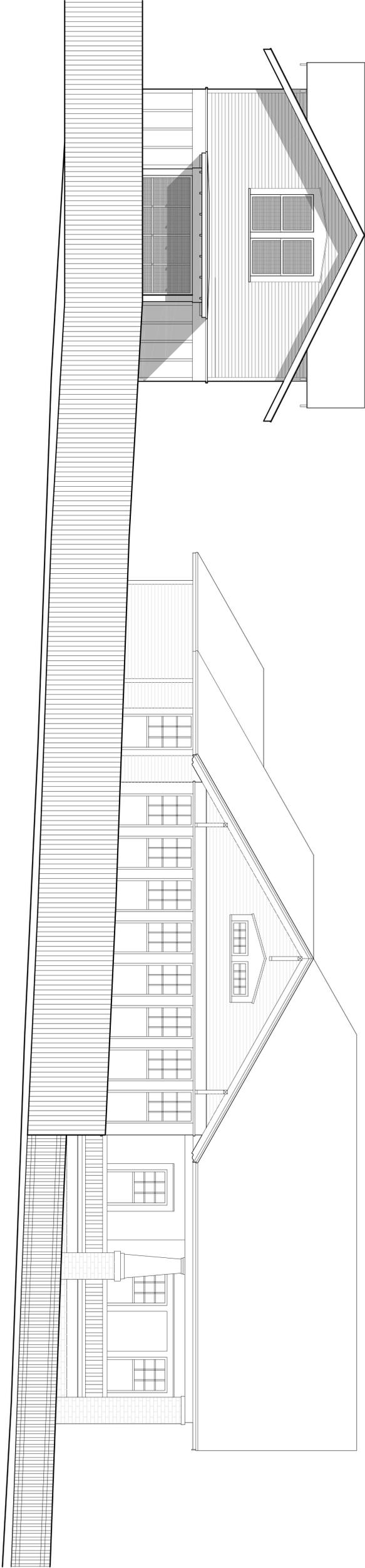
A Garage Apt for:  
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 Austin, Texas



**TIM CUPPETT ARCHITECTS**

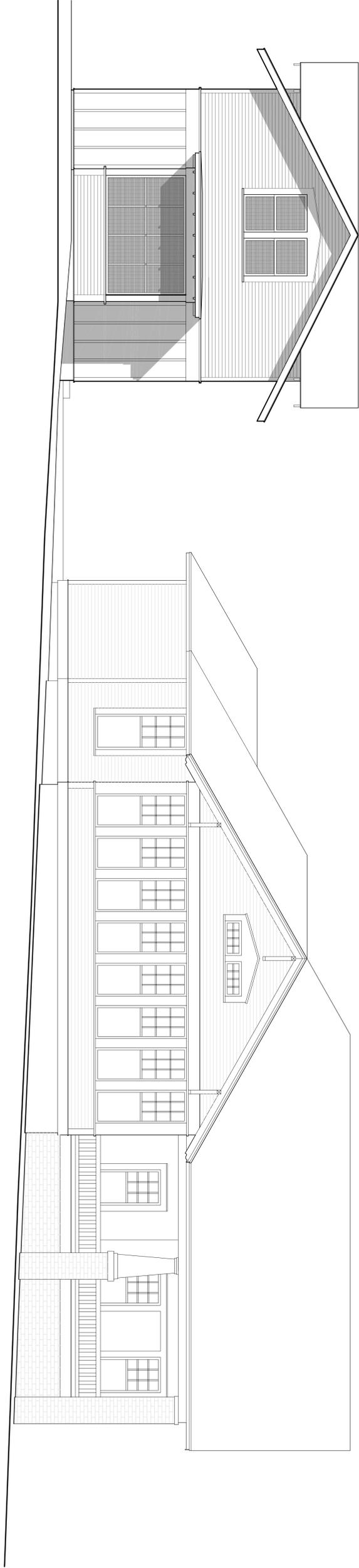
4300 Marathon Blvd. 512.450.0820 Austin, Texas

1 SOUTH ELEVATION (34TH STREET)



SCALE: 1/4" = 1'-0"

2 SOUTH ELEVATION (34TH STREET)



SCALE: 1/4" = 1'-0"

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CONTEXT ELEVATIONS

Sheet Number	<b>A04</b>	Project: --
		Date:
		Drawn: DK/TC

DATE:	ISSUE:
01.09.12	HISTORIC RVW

A Garage Apt for:  
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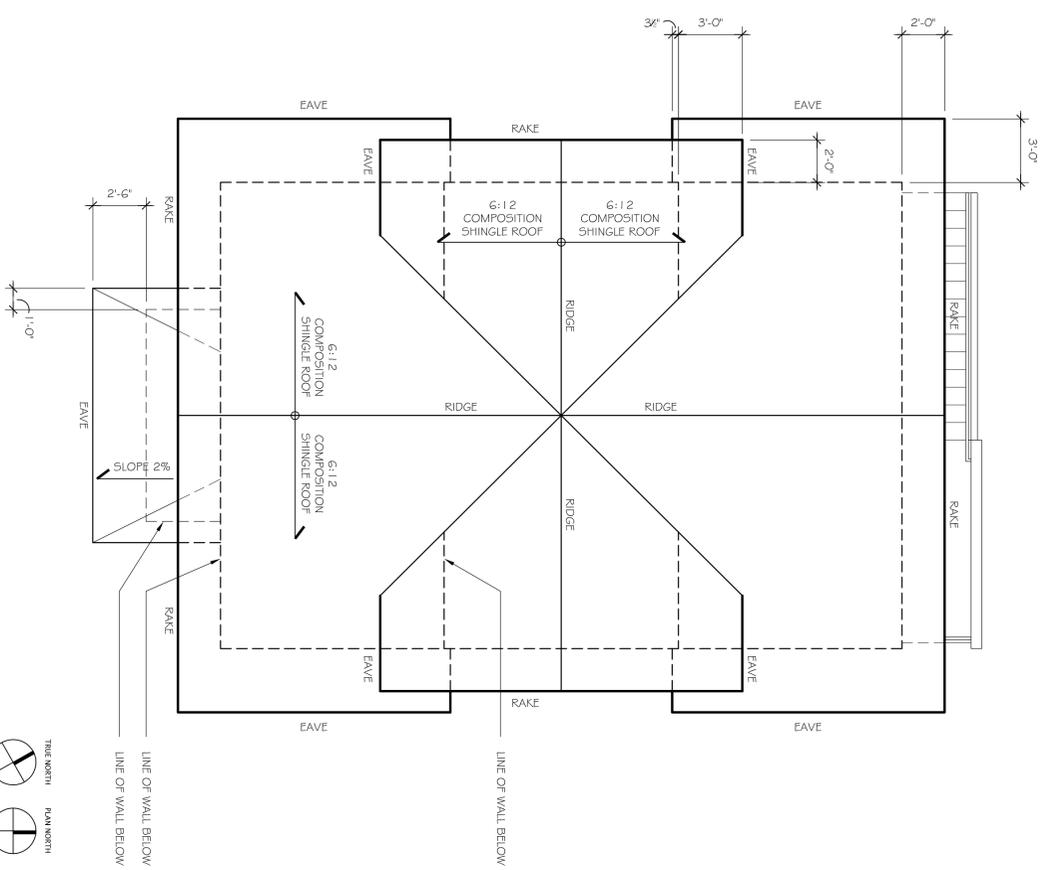
**TIM CUPPETT ARCHITECTS**  
 4300 Marathon Blvd. 512.450.0820 Austin, Texas

### BUILDING AREA & IMPERVIOUS COVERAGE:

BUILDING COVERAGE:	EXISTING:	NEW:	IMPERVIOUS COVERAGE:
A- 1ST FLOOR CONDITIONED AREA:	2,120 SF	257 SF	A- TOTAL BUILDING COVERAGE ON LOT: 2,360 SF
B- 2ND FLOOR CONDITIONED AREA:		531 SF	B- DRIVEWAY AREA ON PRIVATE PROPERTY: 617 SF
C- 3RD FLOOR CONDITIONED AREA:			C- SIDEWALK / WALKWAYS ON PRIVATE PROPERTY: 482 SF
D- BASEMENT:			D- UNCOVERED PATIOS: 530 SF
Ea- ATTACHED GARAGE OR CARPORT:		473 SF	E- UNCOVERED WOOD DECKS (MAY BE COUNTED AT 50%): 55 SF
Eb- DETACHED GARAGE OR CARPORT:		110 SF	F- AIR CONDITIONER PADS: 18 SF
F- WOOD DECK (100% COUNTED):			G- CONCRETE DECKS:
G- BREZEWAYS:		1-.....	H- OTHER:
H- COVERED PATIOS:		365 SF	I- COVERED PORCHES:
I- COVERED PORCHES:		45 SF	J- BALCONIES:
J- BALCONIES:			K- SWIMMING POOL (S):
K- SWIMMING POOL (S):			L- OTHER AREAS CARPORT BELOW LIVING:
L- OTHER AREAS CARPORT BELOW LIVING:			TOTALS (A-L)
TOTALS (A-L)	2,485 SF	1,416 SF	ALLOWABLE PERCENTAGE OF IMPERVIOUS COVERAGE
BUILDING COVERAGE ON LOT (SUBTRACT B,C,D,E,F,H,K,L):		3,260 SF	TOTAL IMPERVIOUS COVERAGE (A-H):
BUILDING COVERAGE AS PERCENTAGE OF 11,648 SF LOT		27.5%	TOTAL PERCENTAGE OF IMPERVIOUS COVERAGE ON LOT:
			41.8%

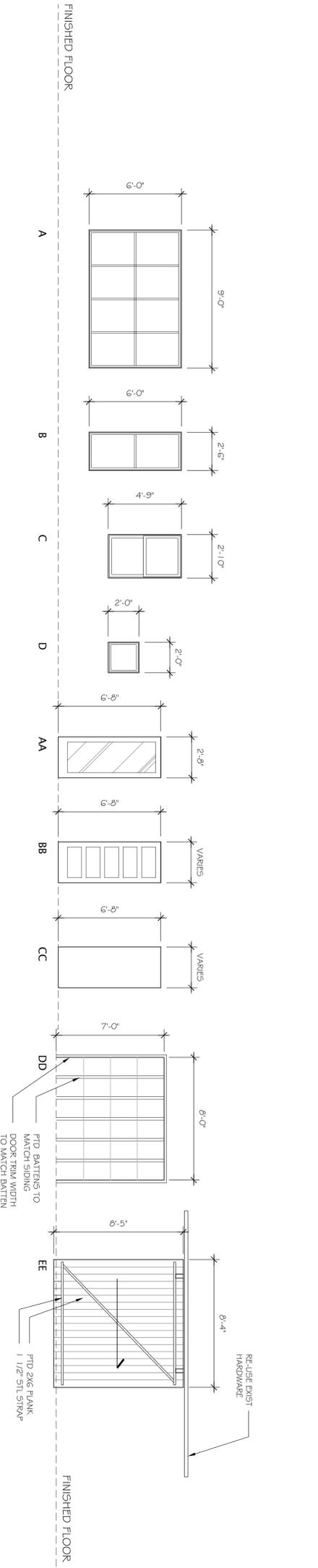
### GROSS FLOOR AREA & FLOOR AREA RATIO:

GROSS AREA:	EXISTING:	NEW:	TOTAL (A + B):
1- FIRST FLOOR GROSS AREA			
A- 1ST FLOOR (EXCLUDING COVERED OR UNCOVERED GROUND FLOOR PORCHES):	2,120 SF	257 SF	
B- 1ST FLOOR AREA WITH CEILING HEIGHT OVER 15 FEET:			
C- TOTAL (A+B):			2377 SF
2- SECOND FLOOR GROSS AREA			
D- 2ND FLOOR AREA (INCLUDING ALL AREAS COVERED BY A ROOF):		531 SF	
E- 2ND FLOOR AREA WITH CEILING HEIGHT OVER 15 FEET:			
F- TOTAL (D+E):			531 SF
3- THIRD FLOOR GROSS AREA			
G- 3RD FLOOR AREA (INCLUDING ALL AREAS COVERED BY A ROOF):			
H- 3RD FLOOR AREA WITH CEILING HEIGHT OVER 15 FEET:			
I- TOTAL (D+H):			
4- BASEMENT GROSS AREA			
J- AREA OUTSIDE FOOTPRINT OF 1ST FLOOR OR GREATER THAN 3'-0" ABOVE GRADE:			
K- ATTACHED GARAGE (SUBTRACT 200 SQFT, IF USED TO MEET MIN. PARKING REQUIREMENTS):			
L- DETACHED GARAGE (ALL FLOORS) (SUBTRACT 450 SQFT, IF MORE THAN 10 FEET FROM PRINCIPAL STRUCTURE):		23 SF	
M- CARPORT OPEN ON MIN. TWO SIDES WITHOUT HABITABLE SPACE ABOVE, SUBTRACT 450 SQFT.):			
N- TOTAL (K-M):			23 SF
TOTAL GROSS FLOOR AREA (EXISTING & NEW):			2,931 SF
GROSS AREA OF LOT:			11,848 SF
FLOOR AREA RATIO (GROSS FLOOR AREA / GROSS AREA OF LOT):			24.7%



### ROOF PLAN

SCALE: 1/4" = 1'-0"



### WNDW/DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

### SHEET INDEX:

- T01 - TITLE / ROOF PLAN / CALCULATIONS
- A01 - MANANSION COMPLIANCE SITE PLAN
- A02 - FLOOR PLANS
- A03 - MANANSION COMPLIANCE ELEVATIONS

### TITLE NOTES:

- PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES
- DO NOT SCALE DRAWINGS, CONTACT ARCHITECT IMMEDIATELY UPON DISCOVERY OF MISSING INFORMATION OR CONFLICTS IN DRAWING.
- STRUCTURAL ENGINEERING FOR ALL PARTS OF THIS PROJECT TO BE DESIGNED BY OTHERS.
- MISC. ELEC. PLUMB. & FIRE PROTECTION ENGINEERING AS REQUIRED FOR PROJECT SHALL BE PROVIDED BY OTHERS, & WILL REQUIRE COORDINATION WITH THE ARCHITECT.

### SUBMITTALS:

- REQUIRED PRIOR TO THE PLACEMENT OF REBERS OR FABRICATION REQUIREMENTS INCLUDE BUT NOT LIMITED TO:
- DOOR & WINDOW SHOP DRAWINGS
  - ELECTRICAL & LIGHTING FIXTURES
  - PLUMBING FIXTURES
  - ALL MILLWORK & CABINERY
  - PAINT SAMPLES TO BE PROVIDED IN 4'-0" x 4'-0" SQUARES.
  - TRIM MOCK-UP PRIOR TO INSTALL
  - FIRE SPRINKLER SYSTEM & LAYOUT, AS APPLICABLE TO JOB
  - MECHANICAL SYSTEM COMPONENTS

### WINDOW / DOOR NOTES

#	W X H*	MATL	TYPE	NOTE
A	9'-0" X 6'-0"	WOOD/CLAD	FIXED	
B	2'-6" X 6'-0"	WOOD/CLAD	DBL HING	
C	2'-10" X 4'-9"	WOOD/CLAD	DBL HING	
D	2'-0" X 2'-0"	WOOD/CLAD	FIXED	
100	6'-0" X 7'-0"	WOOD	PTD/OVHD	
101	6'-0" X 7'-0"	WOOD	PTD/OVHD	
102	2'-6" X 6'-6"	MTL	CC	
103	6'-4" X 6'-5"	WOOD	PTD/SIDING	
104	2'-4" X 6'-6"	WOOD	BB	
105	2'-6" X 6'-6"	WOOD/GLS	AA	
106	2'-4" X 6'-6"	WOOD	BB	
107	2'-6" X 6'-6"	WOOD	BB	
200	2'-6" X 6'-6"	MTL	CC	
201	2'-6" X 6'-6"	HW/WD	CC	
202	2'-6" X 6'-6"	HW/WD	CC	
203	2'-6" X 6'-6"	HW/WD	CC	

### NOTES

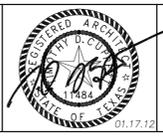
- CONTRACTOR RESPONSIBLE FOR CONFIRMING ALL DOORS TO BE HIRED AS SHOWN ON PLAN
- ALL WINDOWS TO BE W/ CAD, ULTRA SERIES\* BY KOEHLER AND KOEHLER OR EQUAL, PROVIDE LCF ARGON GAS GLAZING, HARDWARE TBD
- PROVIDE TYPED GLAZING AS RECD BY ARCHITECT
- ALL WINDOWS TO BE HIRED AS SHOWN ON ELEVATION

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### TITLE. NOTES. SCHEDULES

Sheet Number	T01
Project:	--
Date:	01.17.12
Drawn:	DK/TC

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