

Historic Landmark Commission
March 26, 2012
National Register Historic Districts
NRD-2012-0009
Old West Austin
1707 W. 30th Street

PROPOSAL

Construct a new 4,956 sq. ft. residence in place of a relocated house.

PROJECT SPECIFICATIONS

The applicant proposes to relocate the existing house to a location outside of city limits and construct a new house and detached garage. A demolition permit for the existing house was approved by the Historic Landmark Commission in 2008.

The new building includes a 2-story, wood frame house and detached garage, connected by a covered breezeway, for total of 4,956 sq. ft. Both buildings will have horizontal Hardiboard siding, and multiple hipped roofs with composition shingles. The overall design is contemporary with windows of various sizes and patterns, and some architectural features that reference Craftsman or Prairie style design, including detailing on the columns at the front façade. The siding will be painted a charcoal color and the trim will be cream.

STAFF COMMENTS

The house is listed as contributing to the Old West Austin National Register Historic District. The Old West Austin National Register Historic District has no design guidelines for new construction. 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.
- 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.

Relocation of the existing house will render the property non-contributing to the National Register Historic District; however, release of a demolition permit was approved by the Historic Landmark Commission in 2008. Relocation to another location is a preferable solution and was administratively approved by staff.

Although the house on the adjacent lot is two-story, the majority of houses on the block are one-story and of smaller scale than what is proposed. The applicant has consulted with the neighborhood association and has revised previously proposed plans to eliminate a second story apartment over the new garage.

STAFF RECOMMENDATION

Staff requests that the applicant reconsider the design of the new residence to minimize the size and massing to better reflect the historic architectural character of the National Register District.

PHOTOS



1707 W. 30th Street



View of 1707 W. 30th Street and adjacent properties



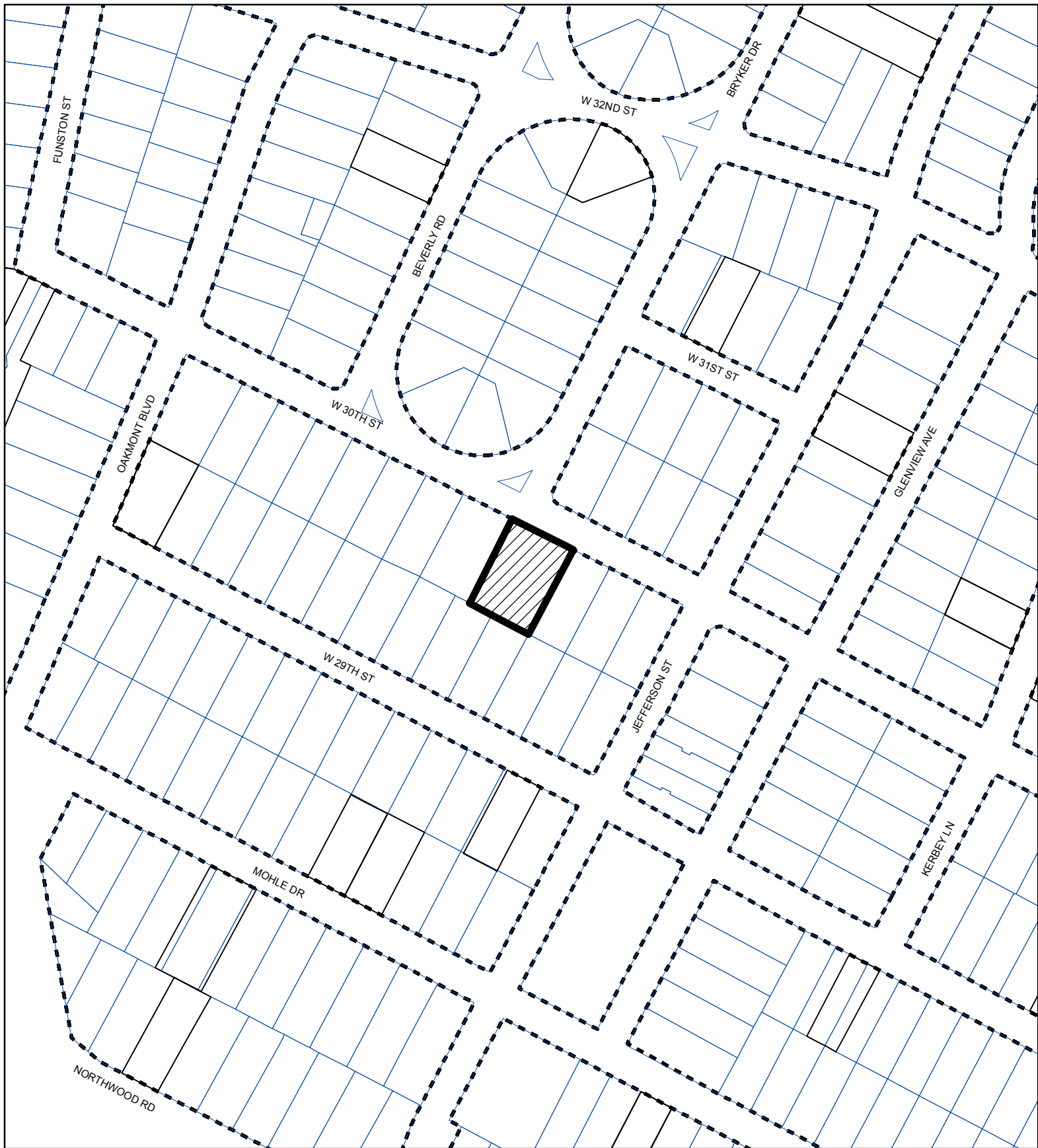
View of 1707 W. 30th Street and adjacent properties



View looking across the street from 1707 W. 30th Street



View looking across the street from 1707 W. 30th Street



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0009
LOCATION: 1707 W 30th Street



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.

MEZGER RESIDENCE

1707 WEST 30TH AUSTIN, TX

BLOMQUIST, HEINTZMANN
11957/1027

LAIN (11843/3789)

TREES:
#172 - 22" SPANISH OAK
#173 - 18" ASH
#174 - 18" ASH
#175 - 8" MAGNOLIA
#176 - 28" CEDAR ELM
#177 - 11" MULBERRY
#178 - 16" COTTONWOOD
#179 - 22" CEDAR ELM

NOTES:

COMEAX
LOT 3/BLOCK 1
(12518/813)

WEST 30TH STREET

1 SITE PLAN
SCALE: 1:10

2 ROOF PLAN
SCALE: 1/8" = 1'-0"

DRAWING INDEX

A 1.0 COVER/ SITE PLAN/ROOF PLAN
A 1.1 FLOOR PLAN
A 1.2 DIMENSIONAL FLOOR PLANS
A 2.0 EXTERIOR ELEVATIONS
A 2.1 EXTERIOR ELEVATIONS
A 2.2 EXTERIOR ELEVATIONS

PROJECT INFORMATION

OWNER: KYLE AND ALISON MEZGER
ADDRESS: 1707 30TH AUSTIN TX.
LEGAL DESCRIPTION: LOT 4A, BLOCK 1 OF AMENDED PLAT OF LOTS
ZONING CLASSIFICATION: SF1

APPLICABLE CODES

THIS PROJECT HAS BEEN DESIGNED UNDER THE INTERNATIONAL RESIDENTIAL
CODE FOR ONE OR TWO FAMILY DWELLINGS, 2009 EDITION,
RESTRICTIVE COVENANTS FOR BRYKERWOODS SUBDV.

REGULATORY JURISDICTION

CITY OF AUSTIN
HISTORIC PRESERVATION BOARD

SITE PLAN NOTES

1. SITE PLAN FOR EXISTING TREES TO REMAIN.
2. FENCING DETAILS WILL BE PROVIDED W/ LANDSCAPE PLAN.
3. BUILDER TO INSURE GRADING OF THE PROPERTY AND INSTALLATION OF ANY AND ALL NECESSARY CULVERTS, SWALES, OR FRENCH DRAINS TO DIVERT THE NATURAL FLOW OF EXCESSIVE PRECIPITATION INTO THE PROPER DRAINAGE CHANNELS.
4. ALL RETAINING WALLS SHOWN ARE SCHEMATIC IN NATURE. ACTUAL RETAINING WALLS TO BE ENGINEERED BY OTHERS AND INCORPORATED INTO THE SITE DRAINAGE PLAN.

ROOF PLAN NOTES

1. NEW ROOF TO BE CONCRETE, CLAY OR MATERIAL SIMILAR IN APPEARANCE AS APPROVED BY OWNER AND HOA. COLOR OF ROOFING MATERIAL MUST BE APPROVED BY HOA BEFORE INSTALLATION. ISOMENE INSULATION TO BE INSTALLED THROUGH OUT ALL ATTIC SPACE. CREATE A CLOSED ATTIC SYSTEM. ALLOWANCE ARE TO BE MADE FOR OPTIMUM AIR BALANCE AS CALCULATED BY INSTALLER.
2. NEW 4:12 ROOF (UNLESS OTHERWISE INDICATED) ALL ATTIC VENTING SHALL BE IN ACCORDANCE WITH LOCAL CODES.
3. PLACE ALL VERTICAL PIPES TO REAR OF BUILDING WHERE POSSIBLE.
4. CONTRACTOR TO INSURE ALL ROOF PENETRATIONS ARE WATER-PROOFED.
5. ROOF OVERHANGS ARE TO BE 24" FROM FACE OF STUD UNLESS OTHERWISE INDICATED. BOXED SOFFITS ARE TO BE INSTALLED IN ALL AREAS OTHER THAN GABLES.
6. GUTTER AS SYSTEM TO BE DESIGNED/INSTALLED IN ACCORDANCE TO SPANISH OAKS DEED RESTRICTIONS.

PROPOSED IMPERVIOUS

| | |
|-----------------|-------|
| 1ST FLOOR | 2,775 |
| GARAGE | 576 |
| PORCHES | 771 |
| TOTAL | 4,122 |
| DRIVE/WALK/SITE | 1,794 |
| TOTAL | 5,916 |

LOT SQ.FT 13,774

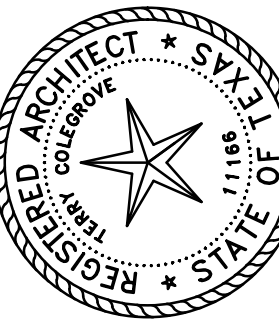
PERCENTAGE 43%

GROSS FLOOR AREA

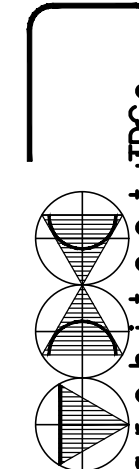
| | |
|-------------------|-------|
| 1ST FLOOR | 2,775 |
| 2ND FLOOR | 1,043 |
| GARAGE (1ST LVL.) | 576 |
| GARAGE (2ND LVL.) | 576 |
| TOTAL | 4,956 |

LOT SQ.FT 13,774

PERCENTAGE 36%



architects & planners
3027 sesbania
austin, texas 78748
(512) 282-0693



NEW CONSTRUCTION

MEZGER
RESIDENCE

1707 W. 30TH
AUSTIN TX, 78703

CONSTRUCTION
DOCUMENTS
(FOR PERMITTING
ONLY)

MARCH 19, 2012

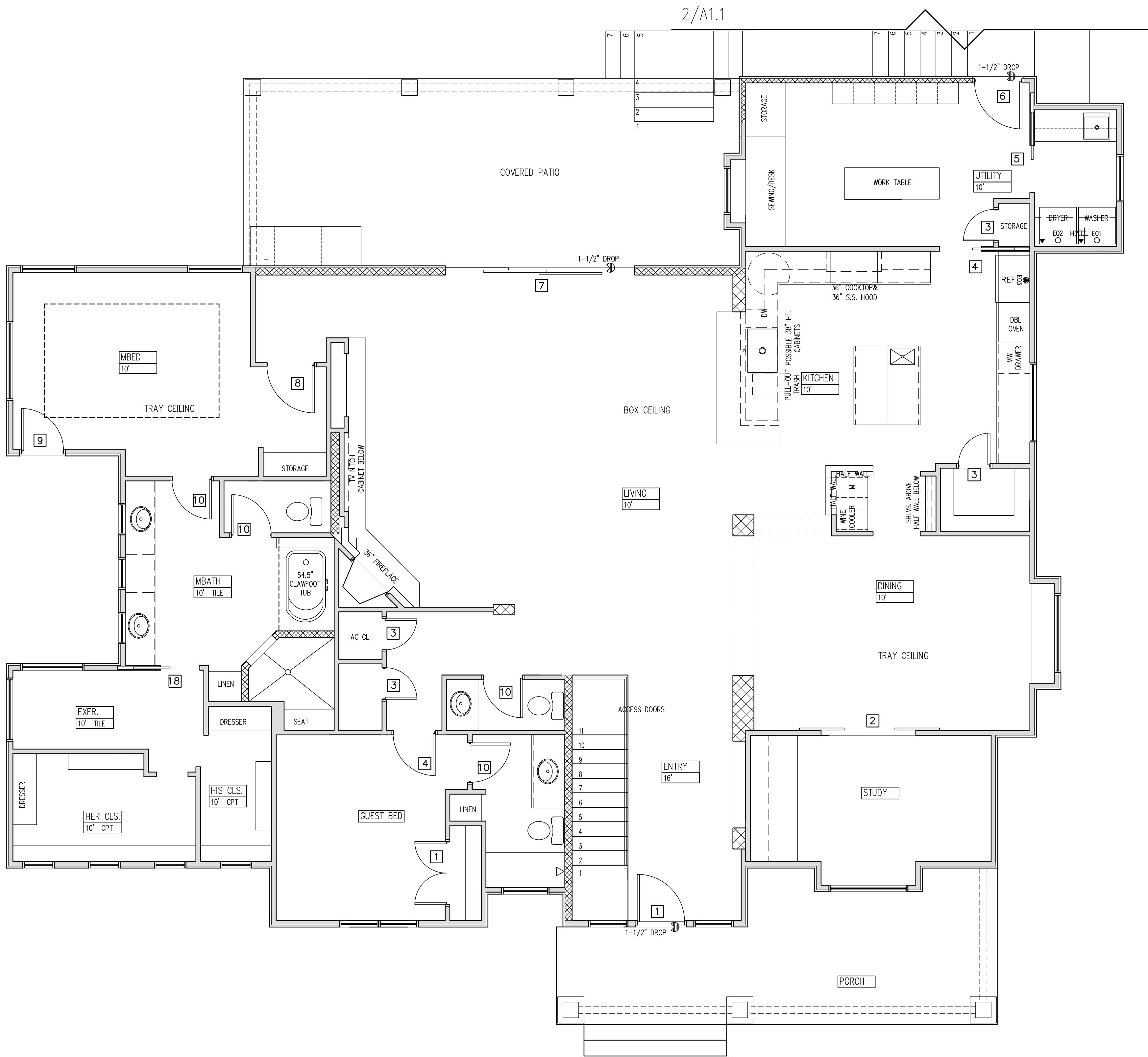
SITE PLAN/
ROOF PLAN

DRAWING NO.

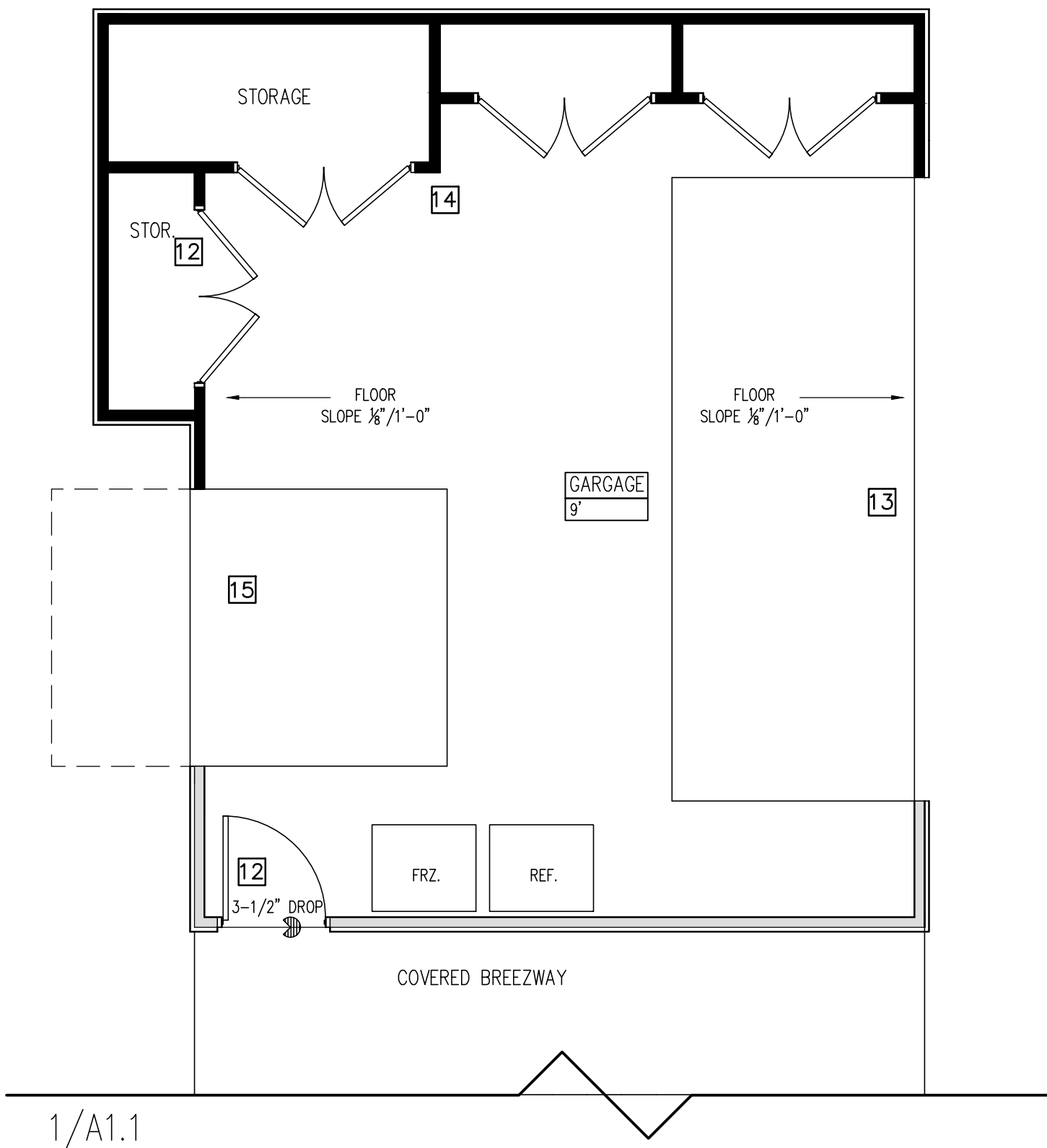
A1.0

Reese
DESIGN

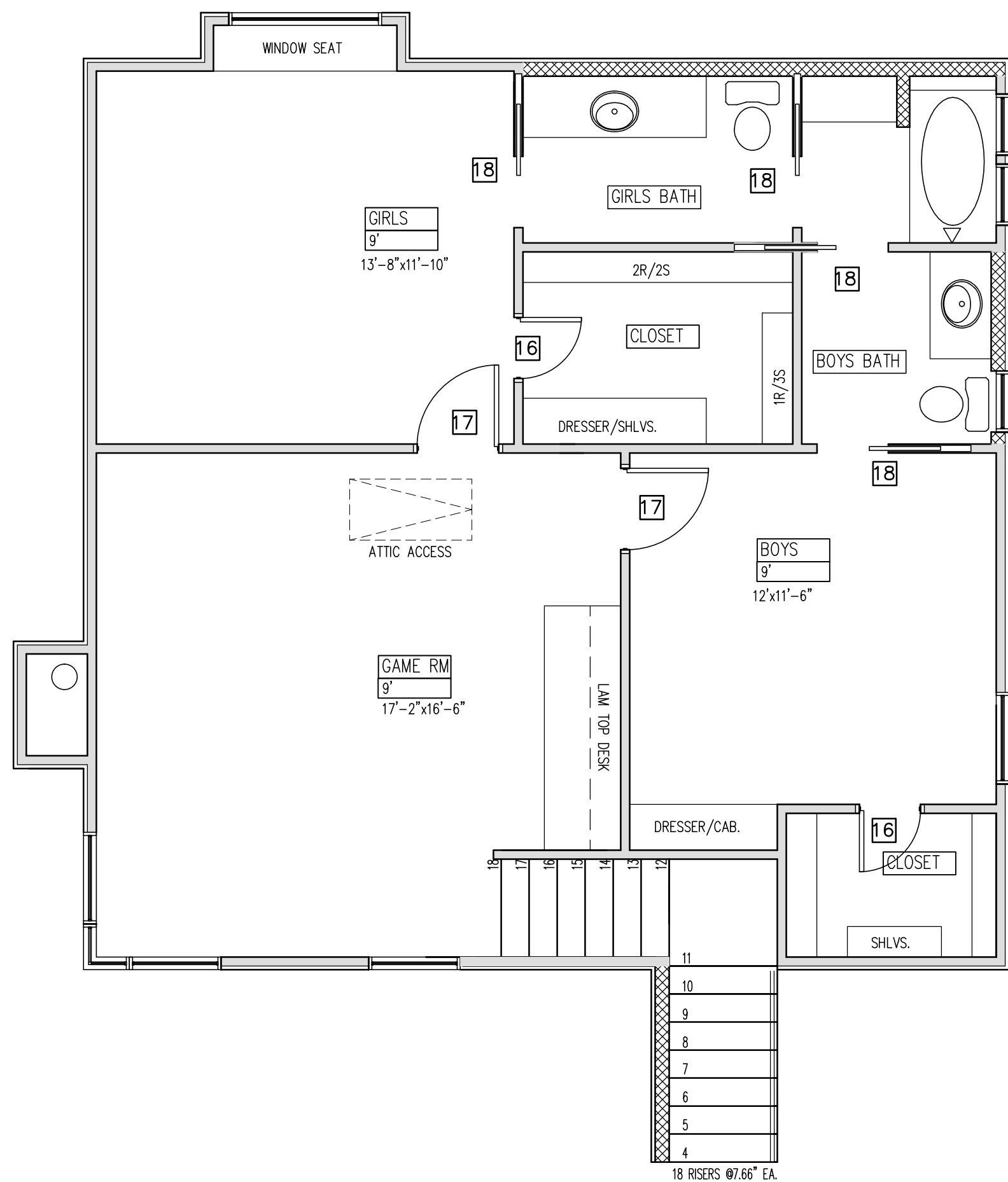
P.O. BOX 150893
Austin, Texas 78715
Office: 512-291-5717
Email: CELESTE@C-REESEDESIGN.COM



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



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



3 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN SYMBOLS

NEW 2X4 FRAMING @ 16" O.C.

NEW STONE VENEER

NEW 2X6 FRAMING @ 16" O.C.

2X6 OR LARGER STUD WALL. SEE PLANS FOR DIMENSIONS

BATH
10' WD

ROOM NAMES/FLOORING/
CEILING HTS.

A

WINDOW KEYNOTE

1

NEW DOORS

FIXTURE/EQUIPMENT DESIGNATION
SEE MANF'S SPECIFICATIONS
PRIOR TO CONSTRUCTION FOR
UTILITY HOOK-UPS.

FLOOR PLAN
GENERAL NOTES

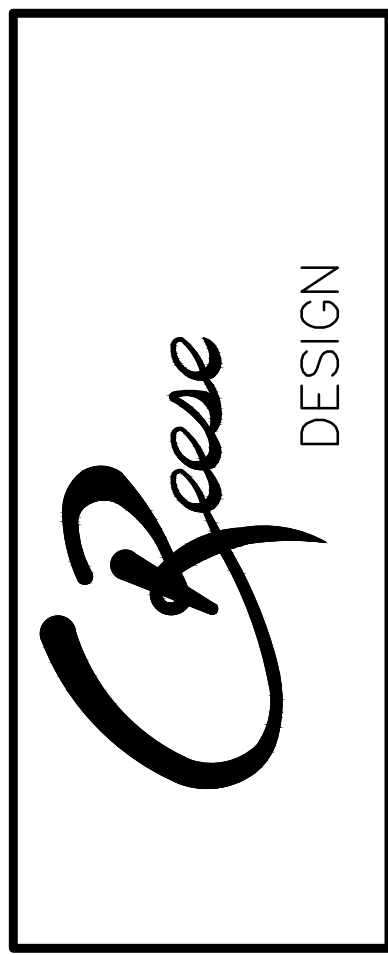
1. FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECTURAL DESIGNER.

2. DRAWINGS ARE TO SCALE INDICATED. SCALING OF DRAWINGS FOR GENERAL INFORMATION IS ACCEPTABLE, BUT DO NOT SCALE DRAWINGS FOR EXACT SIZES, LAYOUT, ETC. REFER ALL DIMENSIONAL QUESTIONS TO ARCHITECTURAL DESIGNER.

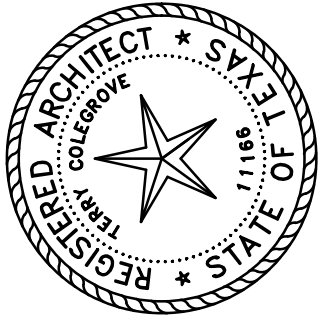
3. REFER TO PROJECT MANUAL FOR PRODUCT DATA & SPECIFICATIONS.

4. UNLESS NOTED OTHERWISE, ALL EXTERIOR DIMENSIONS ARE GIVEN TO FACE OF STUD AND ALL INTERIOR DIMENSIONS ARE GIVEN TO FACE OF GMB/TBB.

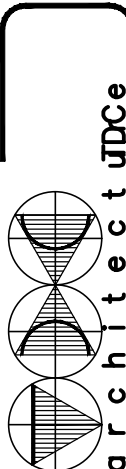
5. ELEVATION BENCHMARK 100'-0" HAS BEEN SET FOR TOP OF NEW 1ST FLOOR SLAB.



P.O. BOX 150893
Austin, Texas 78715
Office: 512-291-5717
Email: CELESTE@C-REESEDESIGN.COM



architects & planners
3027 sesbania
austin, texas 78748
(512) 282-0693



NEW CONSTRUCTION
MEZGER
RESIDENCE
1707 W. 30TH
AUSTIN TX, 78703

CONSTRUCTION
DOCUMENTS
(FOR PERMITTING
ONLY)

MARCH 19, 2012

FLOOR
PLANS

DRAWING NO.

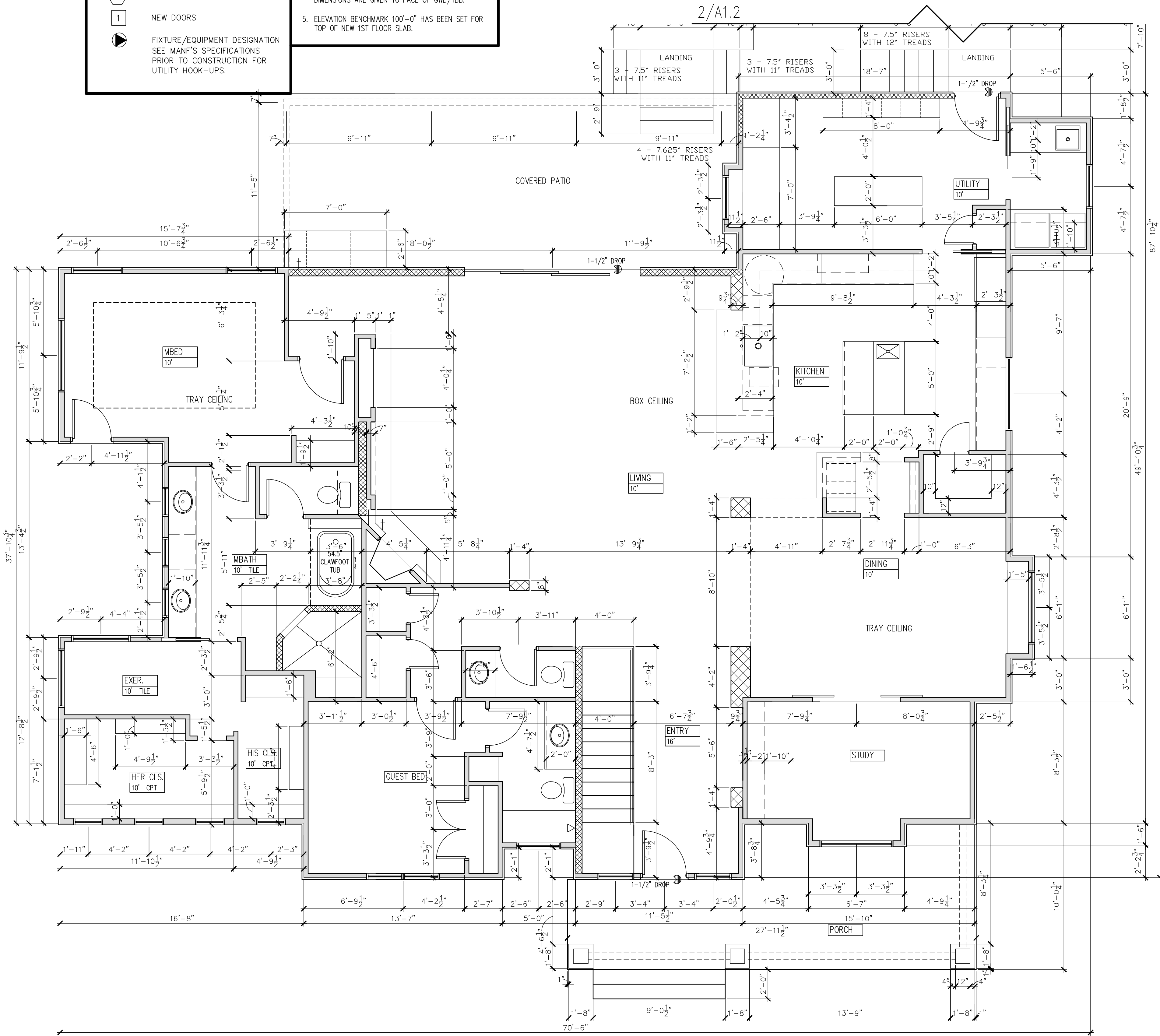
A1.1

FLOOR PLAN SYMBOLS

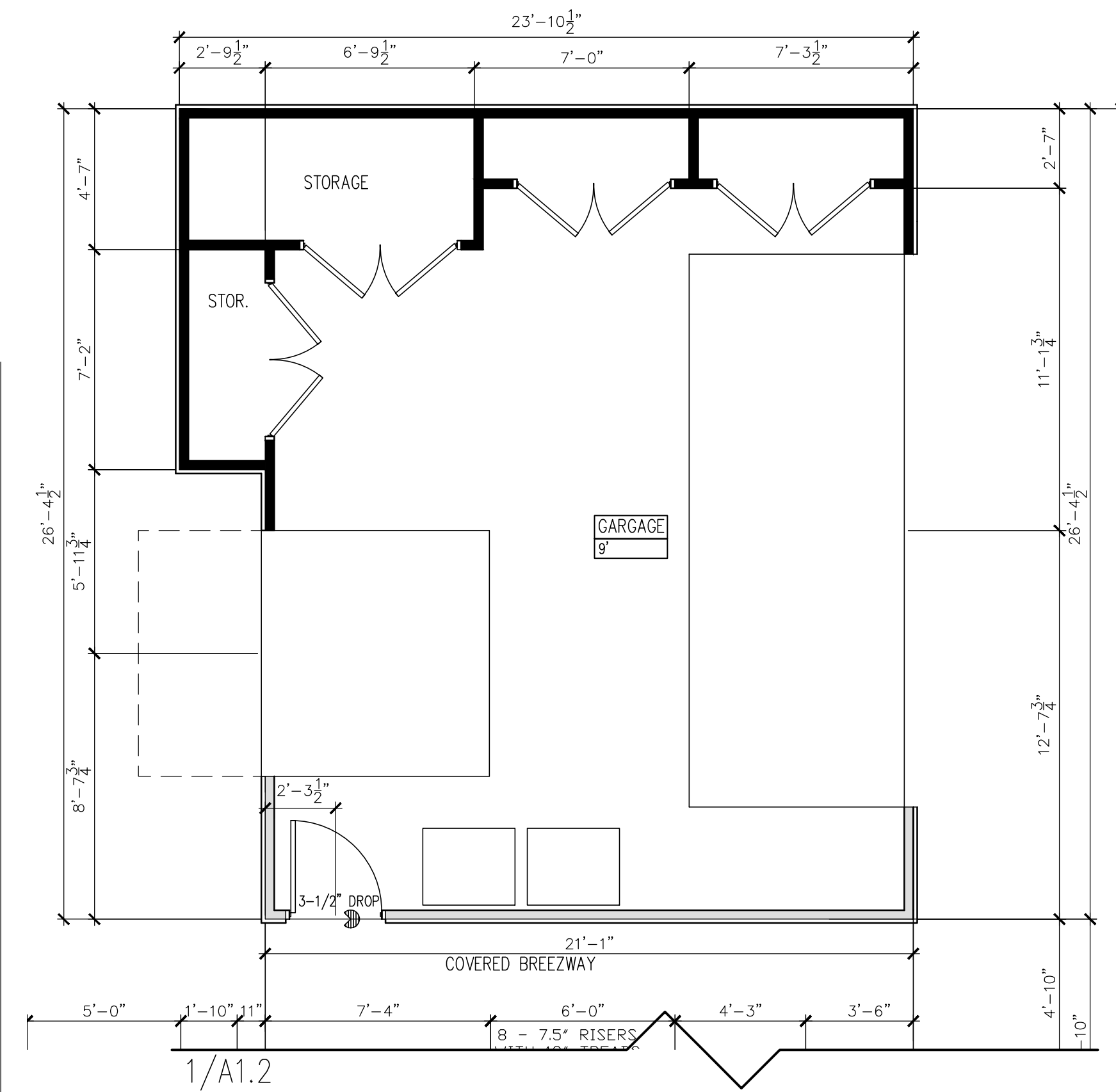
- NEW 2X4 FRAMING @ 16" O.C.
- NEW STONE VENEER
- NEW 2X6 FRAMING @ 16" O.C.
- 2X6 OR LARGER STUD WALL. SEE PLANS FOR DIMENSIONS
- BATH ROOM NAMES/FLOORING/CEILING HTS.
- 10' WD
- WINDOW KEYNOTE
- NEW DOORS
- FIXTURE/EQUIPMENT DESIGNATION SEE MANF'S SPECIFICATIONS PRIOR TO CONSTRUCTION FOR UTILITY HOOK-UPS.

FLOOR PLAN GENERAL NOTES

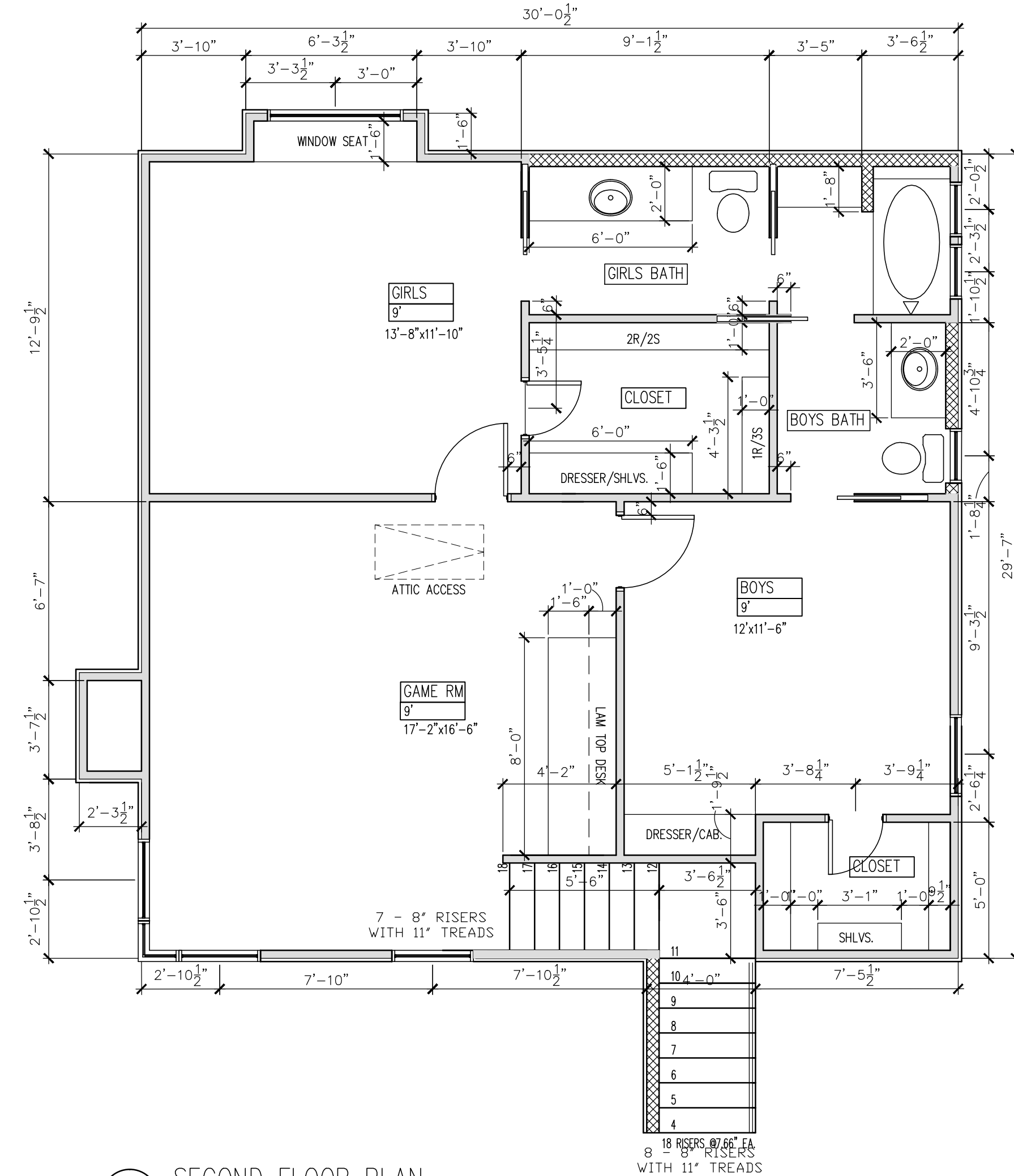
- FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECTURAL DESIGNER.
- DRAWINGS ARE TO SCALE INDICATED. SCALING OF DRAWINGS FOR GENERAL INFORMATION IS ACCEPTABLE, BUT DO NOT SCALE DRAWINGS FOR EXACT SIZES, LAYOUT, ETC. REFER ALL DIMENSIONAL QUESTIONS TO ARCHITECTURAL DESIGNER.
- REFER TO PROJECT MANUAL FOR PRODUCT DATA & SPECIFICATIONS.
- UNLESS NOTED OTHERWISE, ALL EXTERIOR DIMENSIONS ARE GIVEN TO FACE OF STUD AND ALL INTERIOR DIMENSIONS ARE GIVEN TO FACE OF GWB/TBB.
- ELEVATION BENCHMARK: 100'-0" HAS BEEN SET FOR TOP OF NEW 1ST FLOOR SLAB.



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



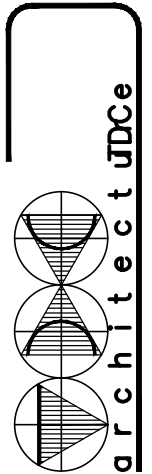
2 GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



architects & planners
3027 sesbania
austin, texas 78748
(512) 282-0693



NEW CONSTRUCTION

MEZGER RESIDENCE

1707 W. 30TH
AUSTIN TX, 78703

CONSTRUCTION DOCUMENTS
(FOR PERMITTING ONLY)

MARCH 19, 2012

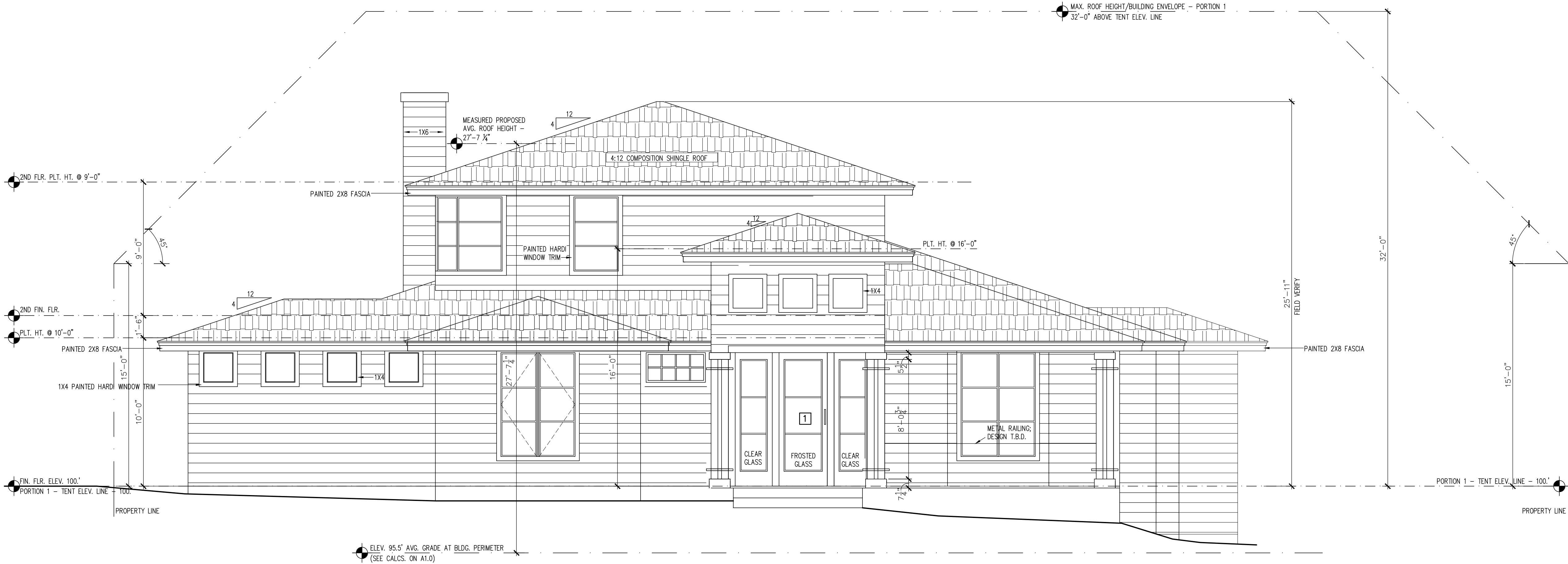
DIMENSIONAL FLOOR PLANS

DRAWING NO.

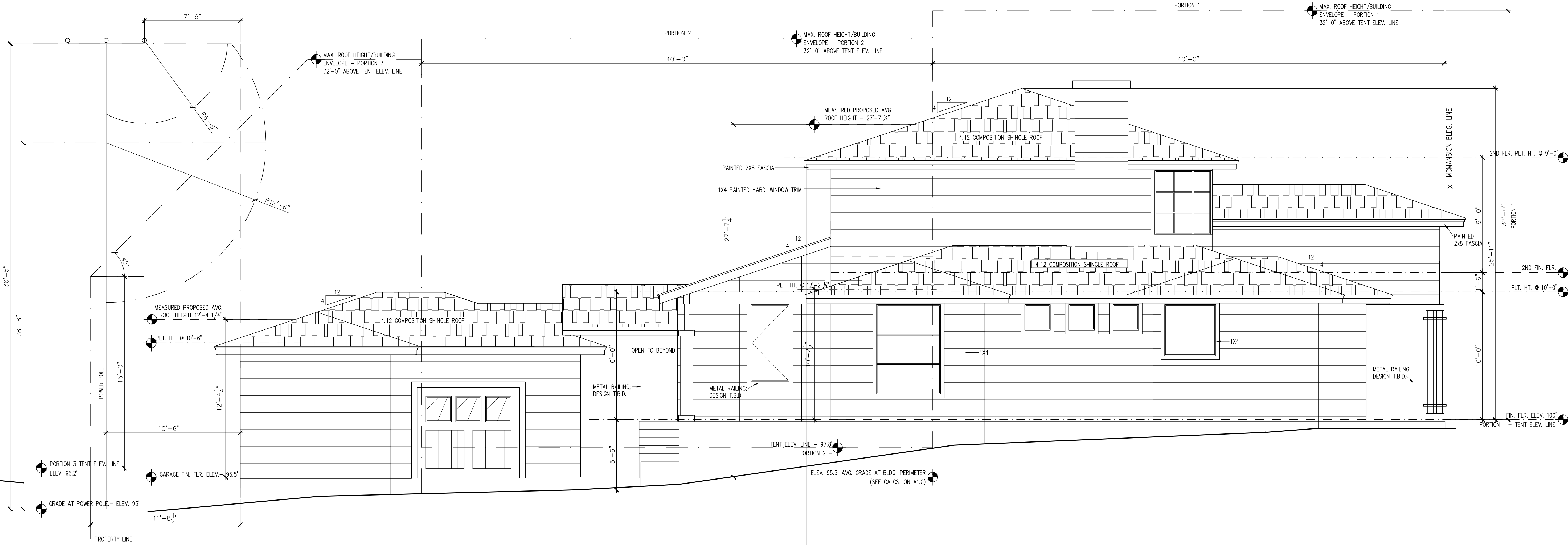
A1.2

Reese DESIGN

P.O. BOX 150893
Austin, Texas 78715
Office: 512-291-5717
CELESTE@C-REESEDESIGN.COM
Email:



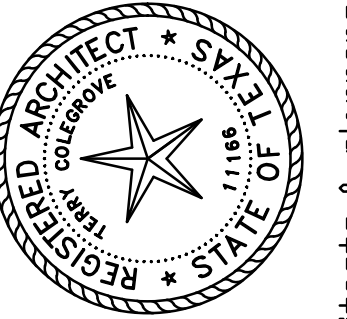
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



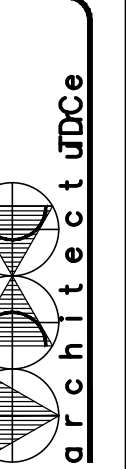
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

Reese
DESIGN

P.O. BOX 150893
Austin, Texas 78715
Office: 512-291-5717
Email: CELESTE@C-REESEDESIGN.COM



architects & planners
3027 sesbania
austin, texas 78748
(512) 282-0693



NEW CONSTRUCTION
MEZGER
RESIDENCE

1707 W. 30TH
AUSTIN TX, 78703

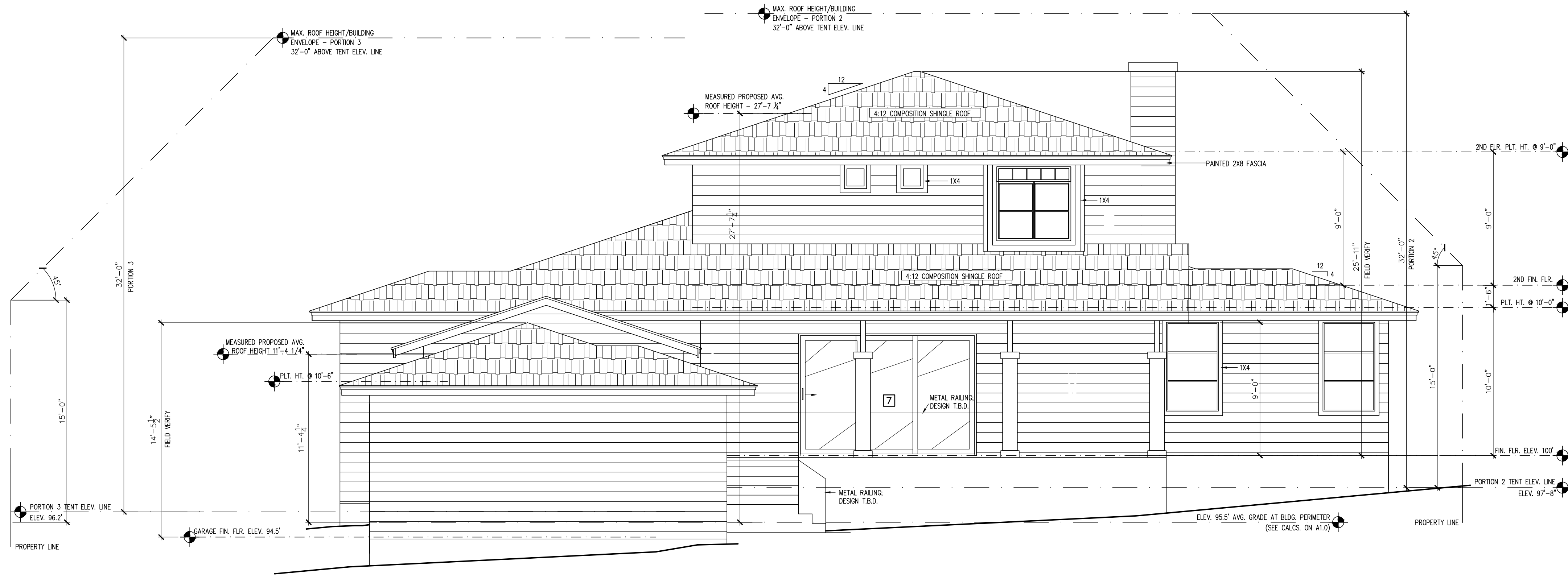
CONSTRUCTION
DOCUMENTS
(FOR PERMITTING
ONLY)

MARCH 19, 2012

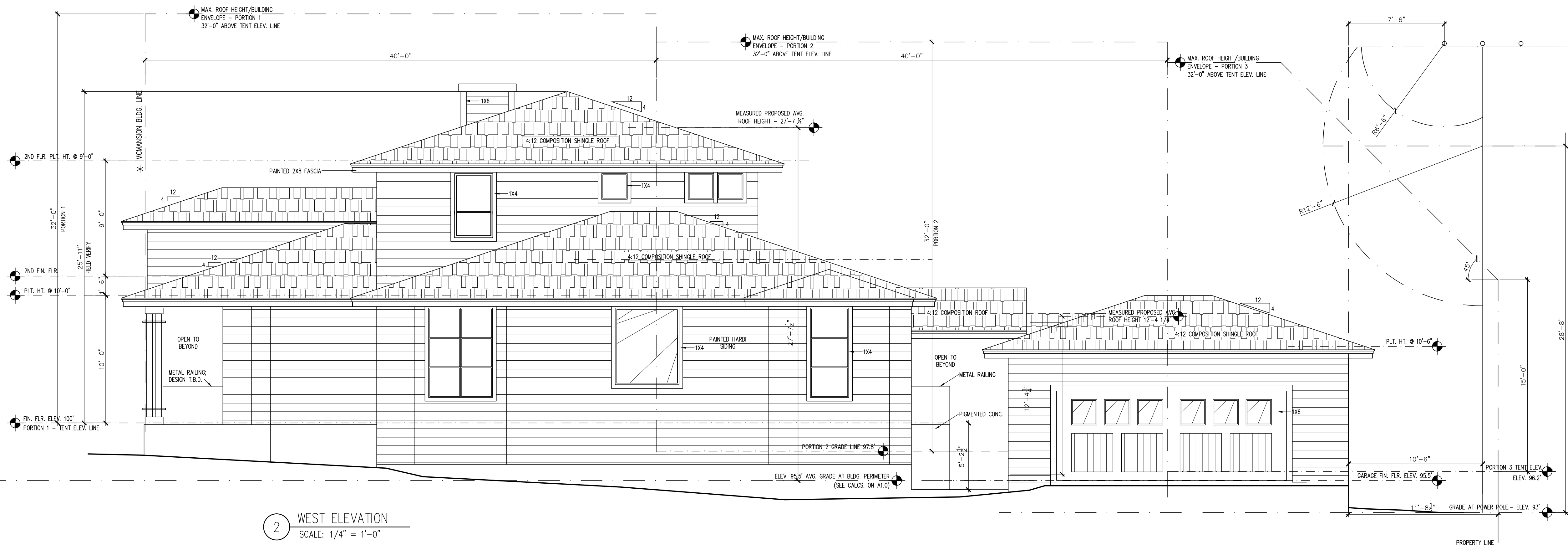
EXTERIOR
ELEVATIONS

DRAWING NO.

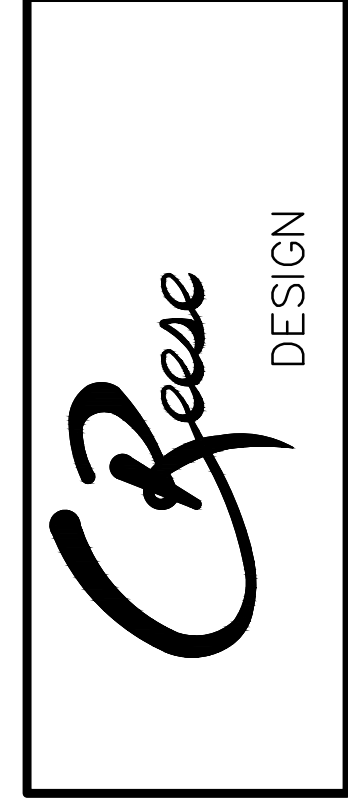
A2.0



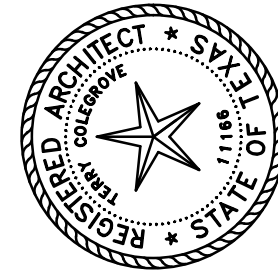
1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



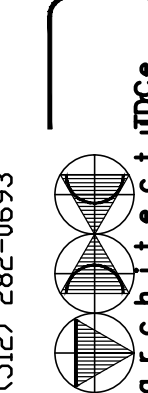
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



P.O. BOX 150893
Austin, Texas 78715
Office: 512-291-5717
Email: CELESTIE@C-REESEDESIGN.COM



architects & planners
302 E. 11th Street
Austin, Texas 78748
(512) 282-0693



NEW CONSTRUCTION
MEZGER
RESIDENCE

1707 W. 30TH
AUSTIN TX, 78703

CONSTRUCTION
DOCUMENTS
(FOR PERMITTING
ONLY)

MARCH 19, 2012

EXTERIOR
ELEVATIONS

DRAWING NO.

A2.1