

**Historic Landmark Commission
March 26, 2012
National Register Historic Districts
NRD-2012-0026
Old West Austin
3003 Beverly Road**

PROPOSAL

Relocate the existing c. 1947 house and construct a new 3,824 sq. ft. house.

PROJECT SPECIFICATIONS

The c. 1947 residence is a 1,036 sq. ft. minimal tradition house with a side gabled roof and a cross gable front over the partial width front porch. The porch roof is supported by three pairs of square posts. The house is sided with horizontal and board and batten siding, and has multi-paned picture and casement window that are flanked by shutters. There is a 380 sq. ft. detached garage at the rear of the property that is accessed from the street by a driveway that runs on the side of the house.

The applicant proposes to relocate the existing house to a location outside the City limits and construct a new 3,824 sq. ft. house. The design for the new house is a contemporary interpretation of the National Folk style with a gable-front-and-wing form and a shed roofed porch. The house will have multiple pairs of 2:2, double-hung windows, as well as casement and fixed windows, a metal standing seam roof, 8" or 10" exposure, horizontal Hardi board siding, and a stone exterior chimney. A single-car, attached garage faces the street and will be set back approximately 9 ft. from the front façade.

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.
- 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.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.
- 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.

Relocating the existing house will eliminate the contributing property from the National Register Historic District so does not comply with the design guidelines.

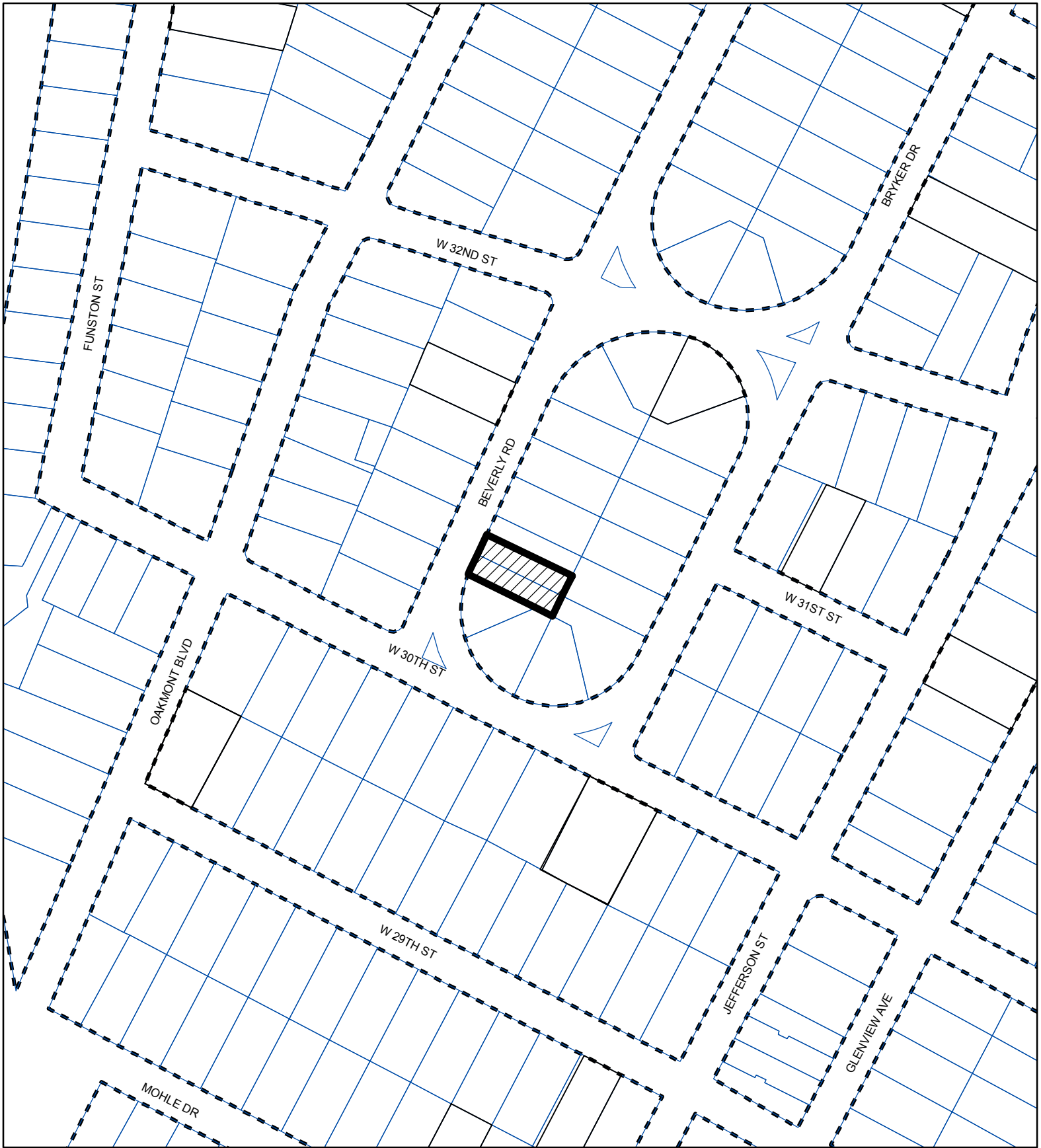
The new residence is compatible with the character of the National Register District in size and scale, however the front facing garage is not.

STAFF RECOMMENDATION

Staff requests the applicant reconsider relocating the house and pursue rehabilitation and reuse instead. If the applicant continues to seek relocation, staff requests that the applicant revise the design of the new house to have a detached garage, and recommends not releasing the permit until the applicant has submitted a City of Austin Documentation Package consisting of a sketch of the existing site and floor plan, photographs of all four elevations, and an occupancy history of the house.

PHOTOS





SUBJECT TRACT



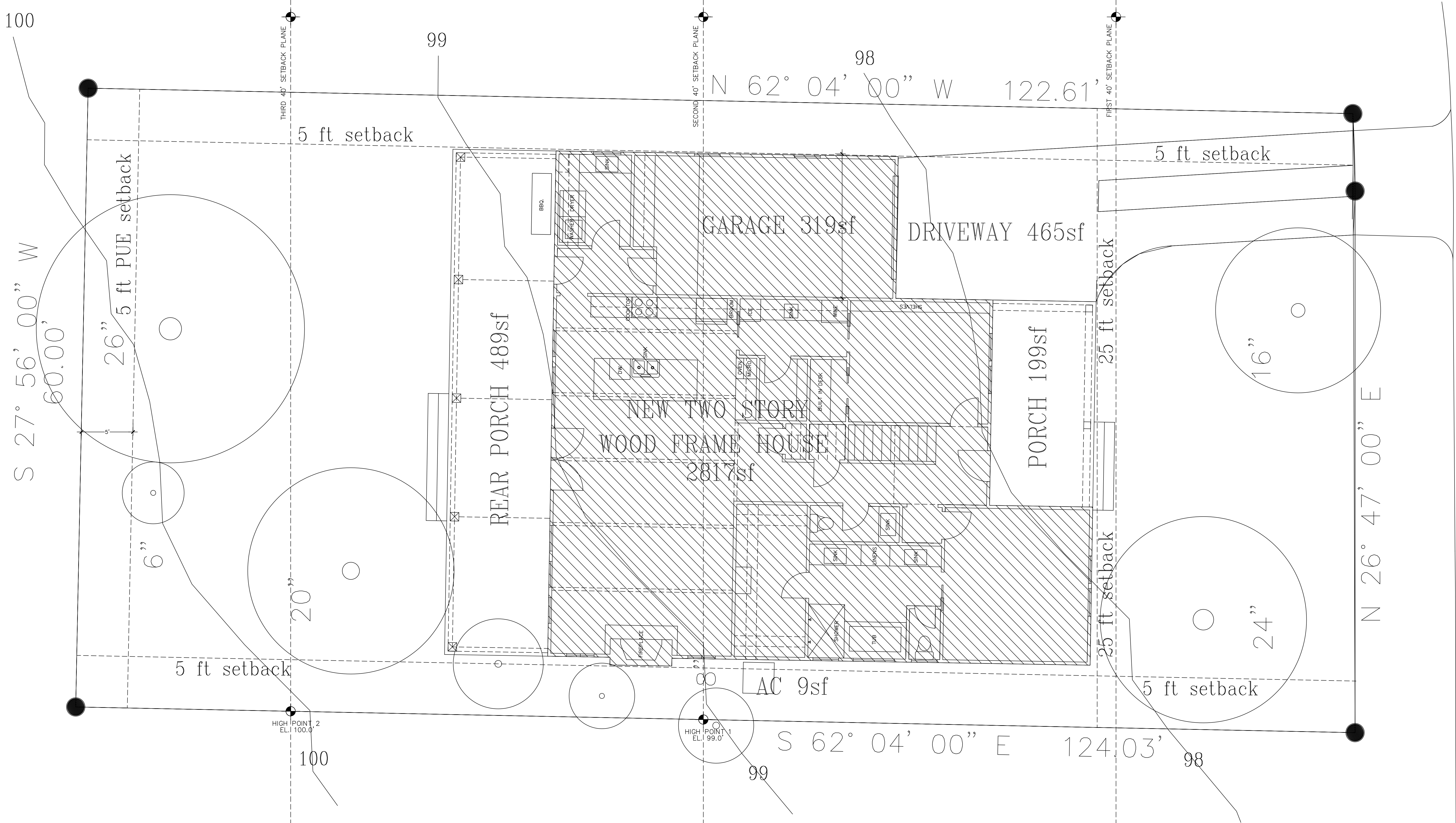
ZONING BOUNDARY

CASE#: NRD-2012-0026
LOCATION: 3003 Beverly Road



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.



**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"**

BUILDING COVERAGE
The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New / Addition
a. 1 st floor conditioned area	sq. ft.	1790sq. ft.
b. 2 nd floor conditioned area	sq. ft.	1027sq. ft.
c. 3 rd floor conditioned area	sq. ft.	sq. ft.
d. Basement	sq. ft.	sq. ft.
e. Garage / Carport	sq. ft.	319sq. ft.
— x attached	sq. ft.	sq. ft.
detached	sq. ft.	sq. ft.
f. Wood decks <i>[must be counted at 100%]</i>	sq. ft.	sq. ft.
g. Breezeways	sq. ft.	sq. ft.
h. Covered patios	sq. ft.	sq. ft.
i. Covered porches	sq. ft.	199+489=688sq. ft.
j. Balconies	sq. ft.	sq. ft.
k. Swimming pool(s) <i>[pool surface area(s)]</i>	sq. ft.	sq. ft.
l. Other building or covered area(s) Specify _____	sq. ft.	sq. ft.
TOTAL BUILDING AREA <i>(add a. through l.)</i>	sq. ft.	3824sq. ft.

TOTAL BUILDING COVERAGE ON LOT <i>(subtract, if applicable, b., c., d., k. and f. if uncovered)</i>	2797 sq. ft.
	46.2% of lot

IMPERVIOUS COVERAGE
Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot <i>(see above)</i>	2797 sq. ft.
b. Driveway area on private property	465sq. ft.
c. Sidewalk / walkways on private property	sq. ft.
d. Uncovered patios	sq. ft.
e. Uncovered wood decks <i>[may be counted at 50%]</i>	sq. ft.
f. Air conditioner pads	9sq. ft.
g. Concrete decks	sq. ft.
h. Other (specify) conc. pad _____	sq. ft.
TOTAL IMPERVIOUS COVERAGE <i>(add a. through h.)</i>	3271sq. ft.
	85.2% of lot

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"**

FLOOR AREA RATIO INFORMATION
TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

Service Address _____
Applicant's Signature _____ Date _____

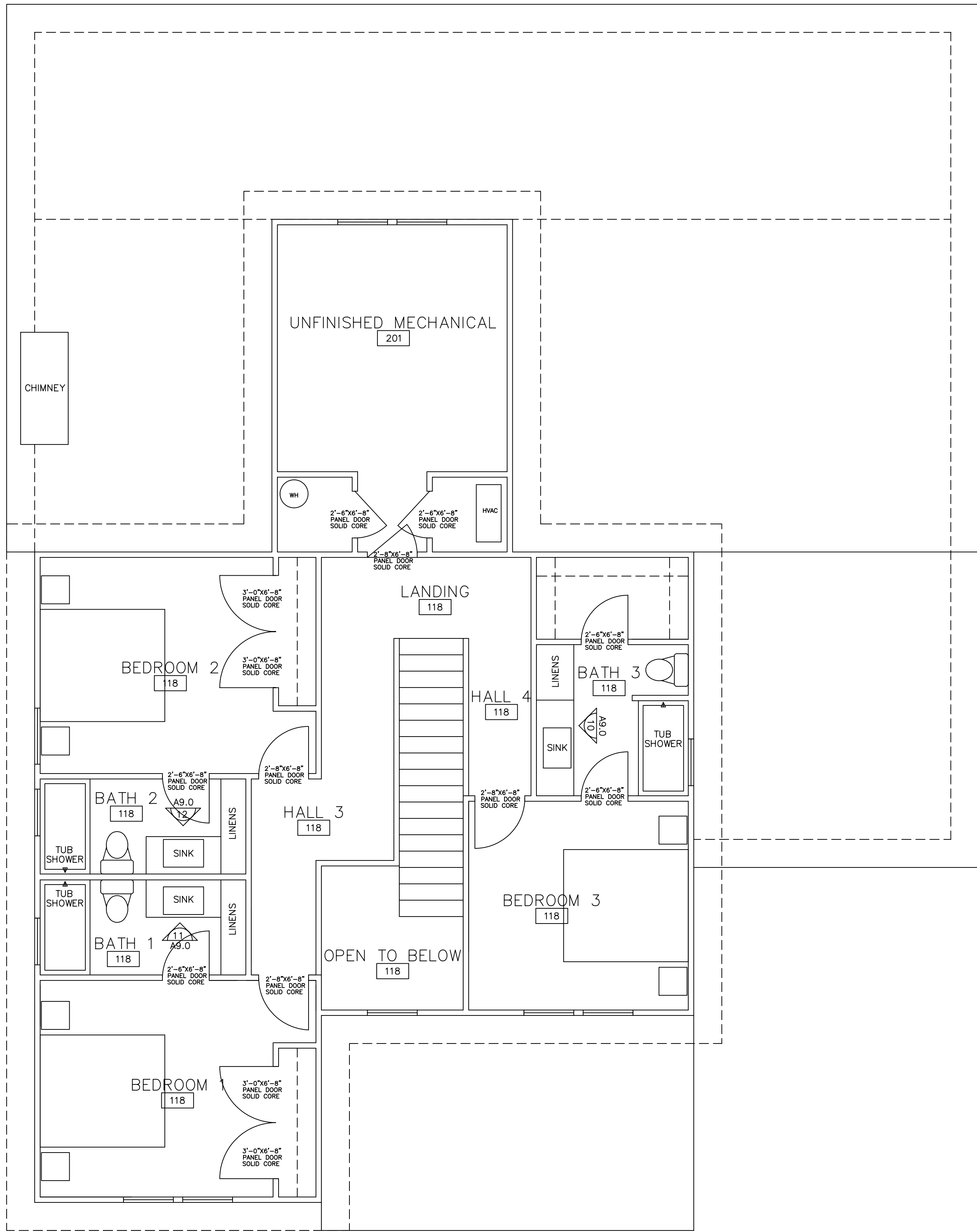
GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	Existing	New / Addition
I. 1st Floor Gross Area		
a. 1 st floor area <i>(including covered or uncovered finished ground-floor porches)</i>	sq. ft.	1790sq. ft.
b. 1 st floor area with ceiling height over 15 feet	sq. ft.	sq. ft.
c. TOTAL <i>(add a and b above)</i>	sq. ft.	1790sq. ft.
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area <i>(including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)</i>	sq. ft.	1027sq. ft.
e. 2 nd floor area with ceiling height > 15 feet	sq. ft.	sq. ft.
f. TOTAL <i>(add d and e above)</i>	sq. ft.	1027sq. ft.
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area <i>(including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)</i>	sq. ft.	sq. ft.
h. 3 rd floor area with ceiling height > 15 feet	sq. ft.	sq. ft.
i. TOTAL <i>(add g and h above)</i>	sq. ft.	sq. ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq. ft.	sq. ft.
V. Garage		
k. x attached <i>(subtract 200 square feet if used to meet the minimum parking requirement)</i>	sq. ft.	319-200=119sq. ft.
l. detached <i>(subtract 450 square feet if more than 10 feet from principal structure)</i>	sq. ft.	sq. ft.
VI. Carport <i>(open on two or more sides without habitable space above it subtract 450 square feet)</i>	sq. ft.	sq. ft.
VII. TOTAL	sq. ft.	2936sq. ft.

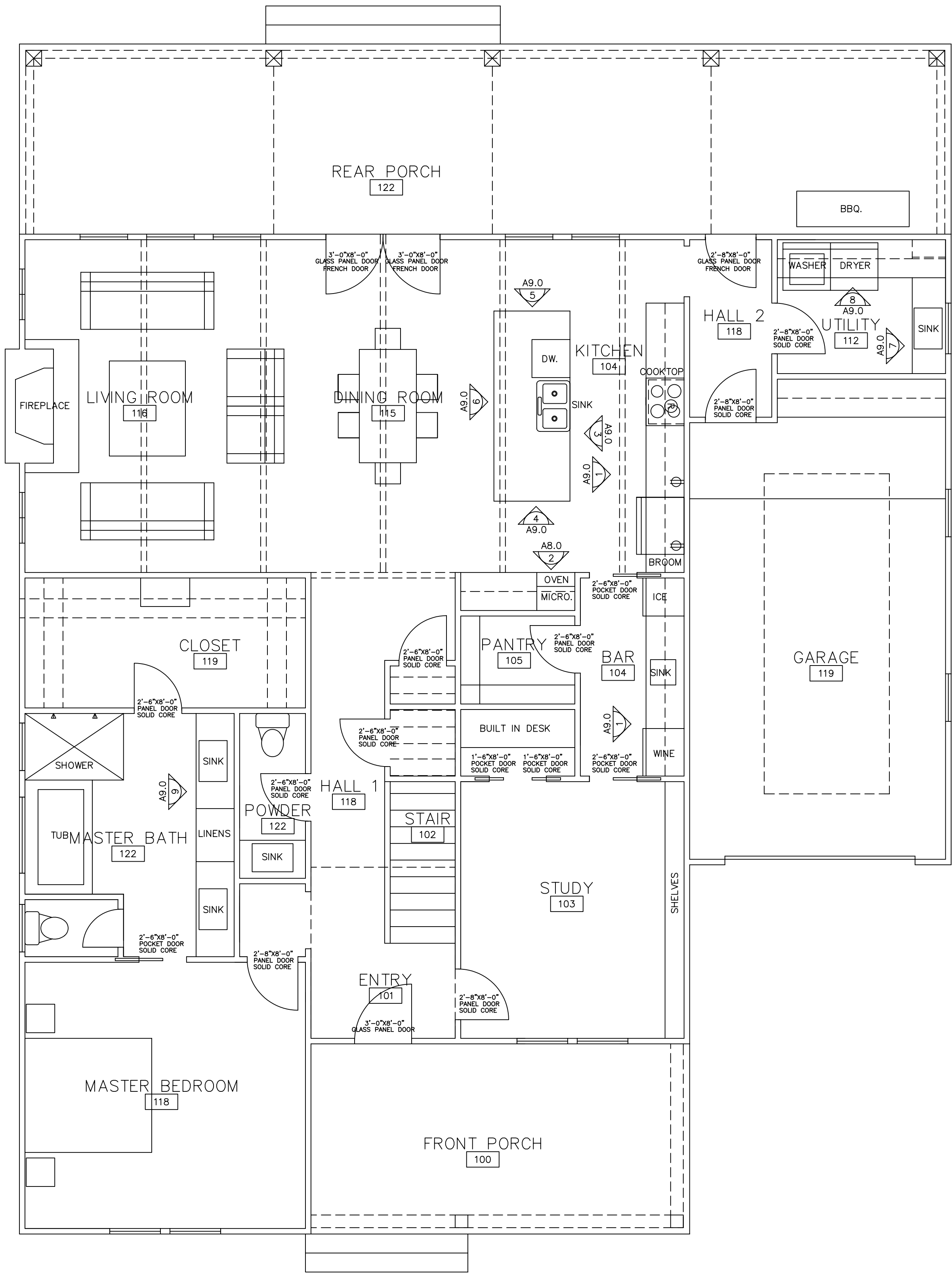
TOTAL GROSS FLOOR AREA <i>(add existing and new from VII above)</i>	2936 sq. ft.
GROSS AREA OF LOT	7399 sq. ft.
FLOOR AREA RATIO <i>(gross floor area / gross area of lot)</i>	39.6 % sq. ft.

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

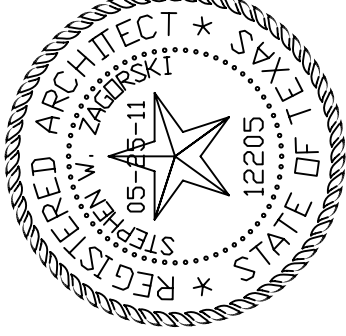




2 SYMBOLS FLOOR PLAN LEVEL TWO
SCALE: 1/4"=1'-0"



1 SYMBOLS FLOOR PLAN LEVEL ONE
SCALE: 1/4"=1'-0"



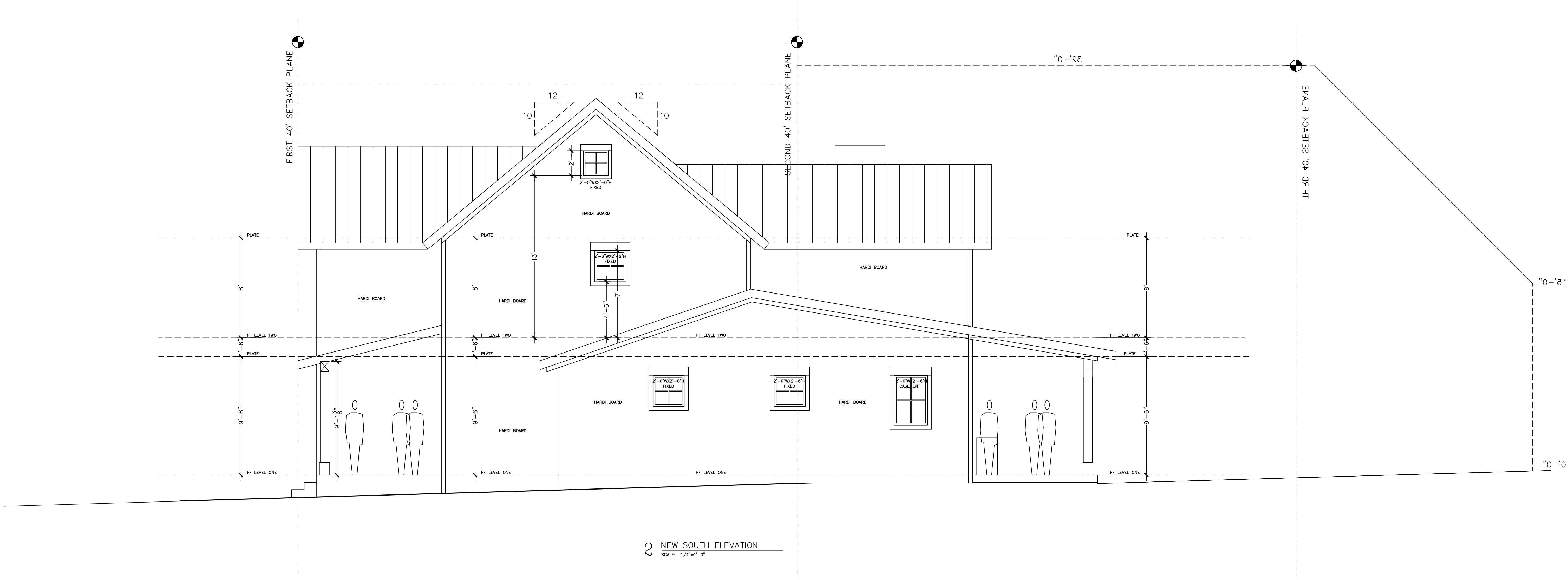
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FARLEY DAKAN RESIDENCE
3003 BEVERLEY ROAD
AUSTIN, TEXAS

JOB NO. 1210
DATE: 03-12-12
DRAWN: S.Z.
CHECKED: S.Z.

SHEET NUMBER

A-2.0



JOB NO. 1210
DATE: 03-12-12
DRAWN: S.Z.
CHECKED: S.Z.

SHEET NUMBER

A-7.0

FARLEY DAKAN RESIDENCE
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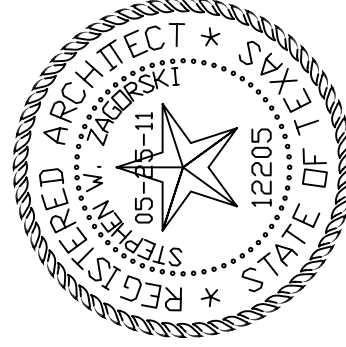
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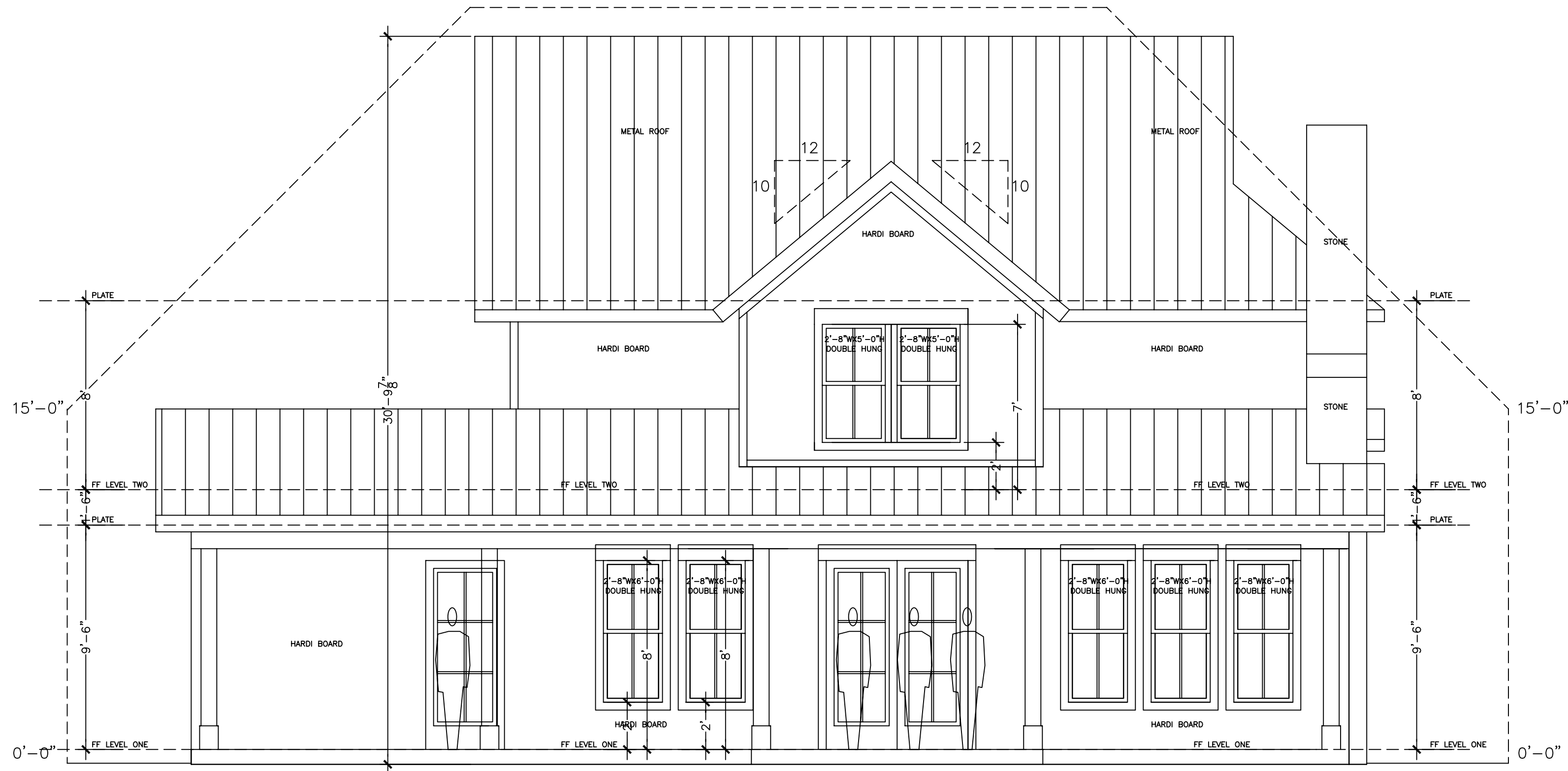
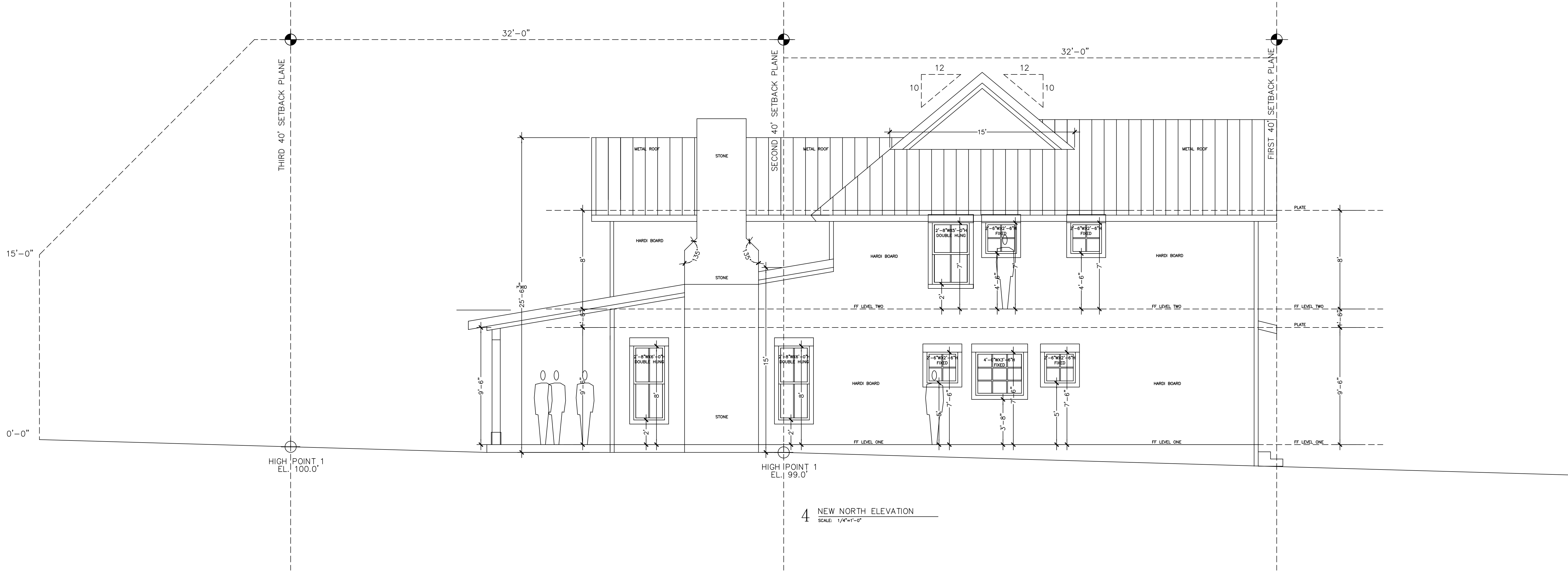
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A-8.0



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