

**Historic Landmark Commission**  
**March 26, 2012**  
**National Register Historic Districts**  
**NRD-2012-0020**  
**Old West Austin**  
**1509 Murray Lane**

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**PROPOSAL**

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Demolish existing c. 1970 residence and construct a new 5,612 sq. ft. residence.

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**PROJECT SPECIFICATIONS**

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The applicant proposes to demolish a c. 1970 house and construct a new 5,612 sq. ft. residence.

The existing house is a one stony, stucco residence with a hipped roof, arched entry, numerous double-hung windows and a garage set back from the front elevation.

The overall design is contemporary and is mainly one story, with second story projections. The first floor walls are cut stone veneer set in a random ashlar pattern. The second floor walls are stucco. The various hipped roofs are sanding seam metal. The front façade has a partial width covered front porch with a low stone wall. Windows on the front façade include full height glazing at the entrance, clerestory windows located under the eaves, and three tall, narrow 1:3 metal frame, casement windows. Other elevations have windows of various sizes and configurations, including full height, under-eave clerestory, and 1:3 windows. The garage faces the street and is set slightly back from the front wall.

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**STAFF COMMENTS**

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The house is listed as non-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:

- 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.

The house is non-contributing to the district so its demolition does not impact the character of the National Register District. However, the location of the garage door, and the pattern and number of window openings on the front façade are not compatible with the architectural character of the Old West Austin National Register Historic District.

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**STAFF RECOMMENDATION**

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Staff recommends release of the demolition permit; however requests that the applicant reconsider the design to be more compatible with the architectural character of the National Register District.

**PHOTOS**

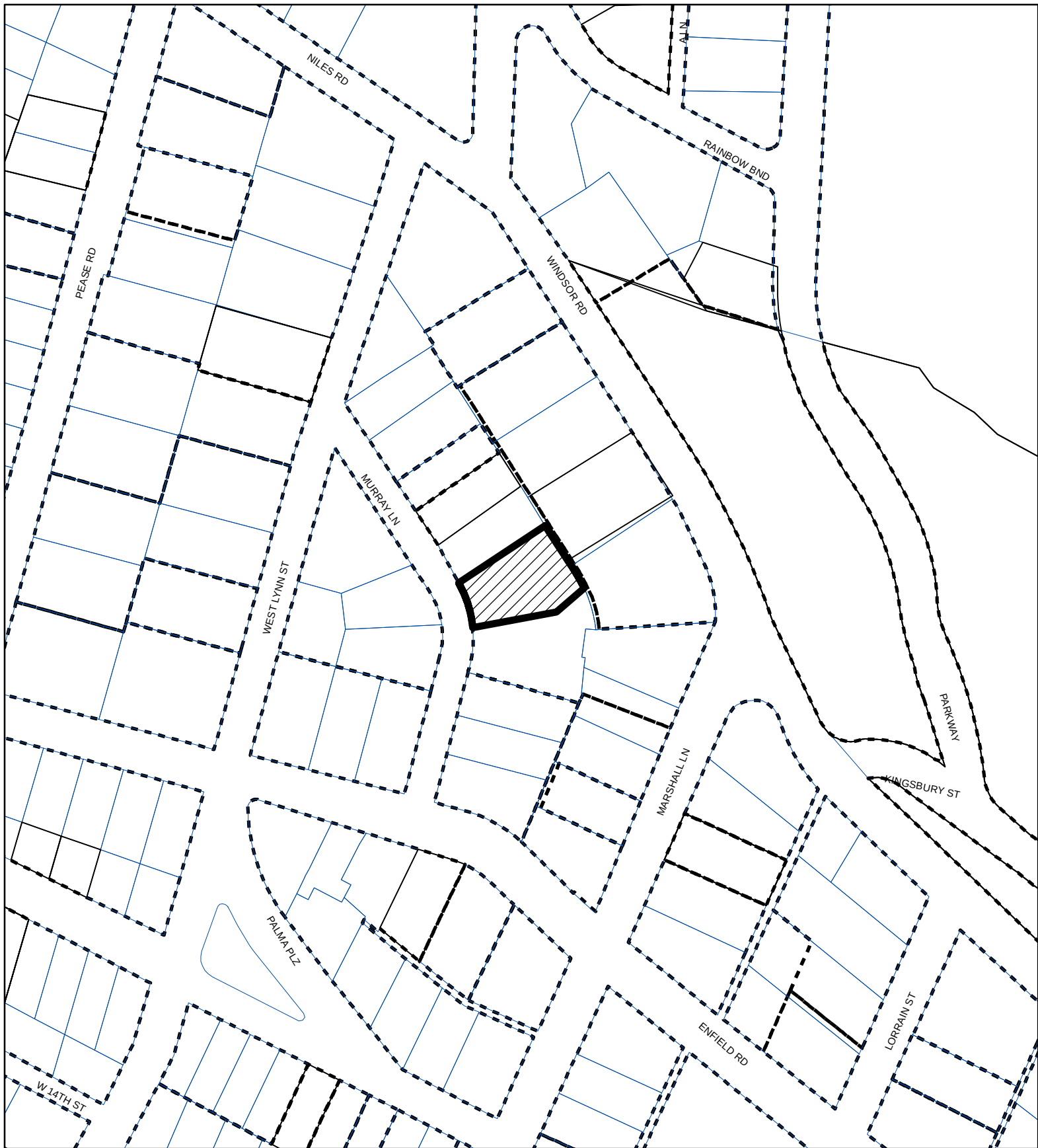
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1509 MURRAY LANE







SUBJECT TRACT



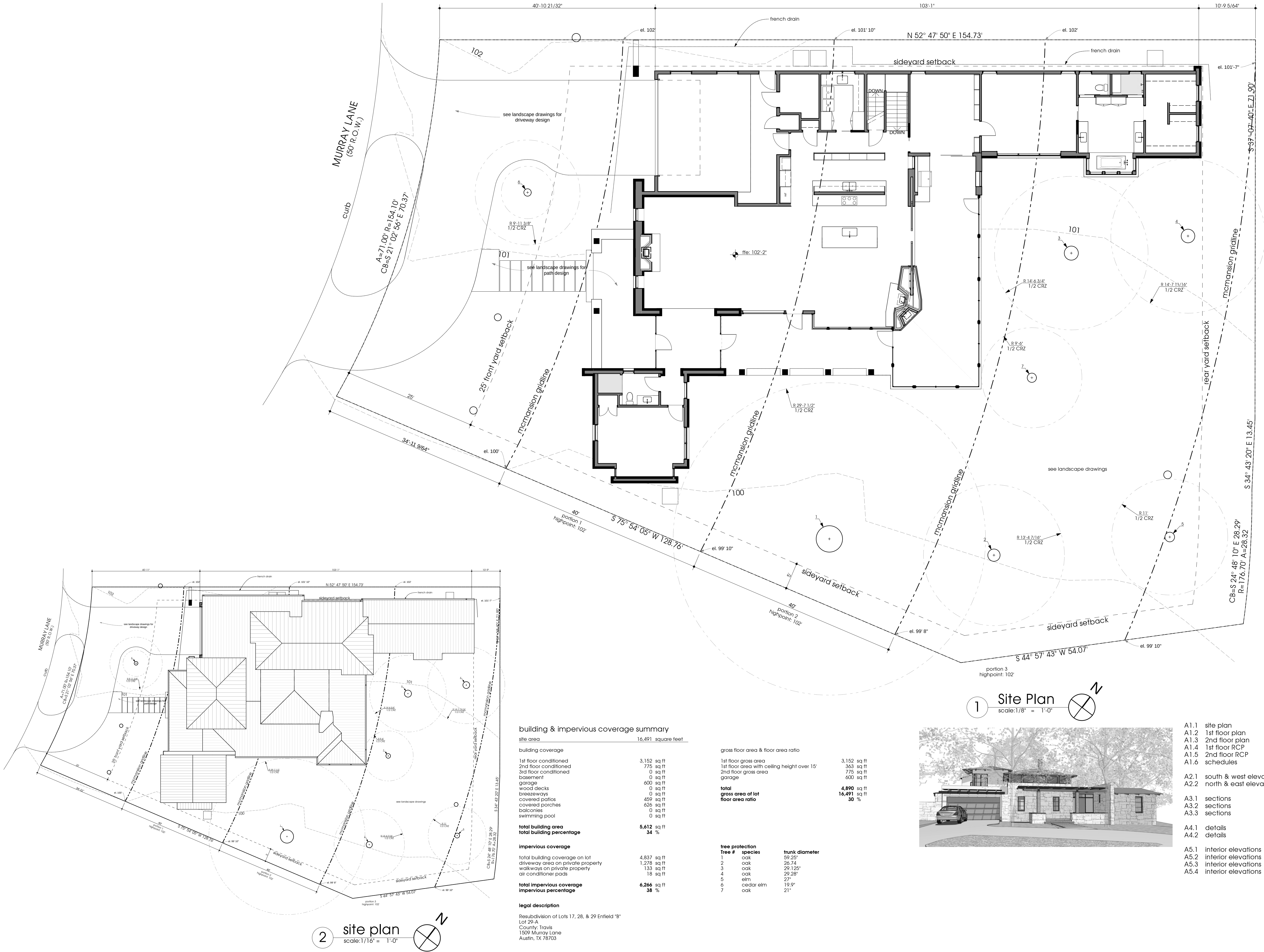
ZONING BOUNDARY

CASE#: NRD-2012-0020  
LOCATION: 1509 Murray Lane



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building & impervious coverage summary

|                                   |                    |
|-----------------------------------|--------------------|
| site area                         | 16,491 square feet |
| building coverage                 |                    |
| 1st floor conditioned             | 3,152 sq ft        |
| 2nd floor conditioned             | 775 sq ft          |
| 3rd floor conditioned             | 0 sq ft            |
| basement                          | 0 sq ft            |
| garage                            | 600 sq ft          |
| wood decks                        | 0 sq ft            |
| breezeways                        | 0 sq ft            |
| covered patios                    | 459 sq ft          |
| covered porches                   | 626 sq ft          |
| balconies                         | 0 sq ft            |
| swimming pool                     | 0 sq ft            |
| total building area               | 5,612 sq ft        |
| total building percentage         | 34 %               |
| impervious coverage               |                    |
| total building coverage on lot    | 4,837 sq ft        |
| driveway area on private property | 1,278 sq ft        |
| walkways on private property      | 133 sq ft          |
| air conditioner pads              | 18 sq ft           |
| total impervious coverage         | 6,266 sq ft        |
| impervious percentage             | 38 %               |

legal description  
Resubdivision of Lots 17, 28, & 29 Enfield "B"  
Lot 29-A  
County: Travis  
1509 Murray Lane  
Austin, TX 78703

gross floor area & floor area ratio

|                                             |             |
|---------------------------------------------|-------------|
| 1st floor gross area                        | 3,152 sq ft |
| 1st floor area with ceiling height over 15' | 363 sq ft   |
| 2nd floor gross area                        | 775 sq ft   |
| garage                                      | 600 sq ft   |
| total gross area of lot                     | 4,890 sq ft |
| floor area ratio                            | 30 %        |

| tree # | species   | trunk diameter |
|--------|-----------|----------------|
| 1      | oak       | 59.25"         |
| 2      | oak       | 26.74"         |
| 3      | oak       | 29.125"        |
| 4      | oak       | 29.28"         |
| 5      | elm       | 27"            |
| 6      | cedar elm | 19.9"          |
| 7      | oak       | 21"            |



- A1.1 site plan
- A1.2 1st floor plan
- A1.3 2nd floor plan
- A1.4 1st floor RCP
- A1.5 2nd floor RCP
- A1.6 schedules
- A2.1 south & west elevation
- A2.2 north & east elevation
- A3.1 sections
- A3.2 sections
- A3.3 sections
- A4.1 details
- A4.2 details
- A5.1 interior elevations
- A5.2 interior elevations
- A5.3 interior elevations
- A5.4 interior elevations

Murray Lane House

1509 murray lane  
austin, tx 78703

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site plan

A1.1









NOT FOR CONSTRUCTION

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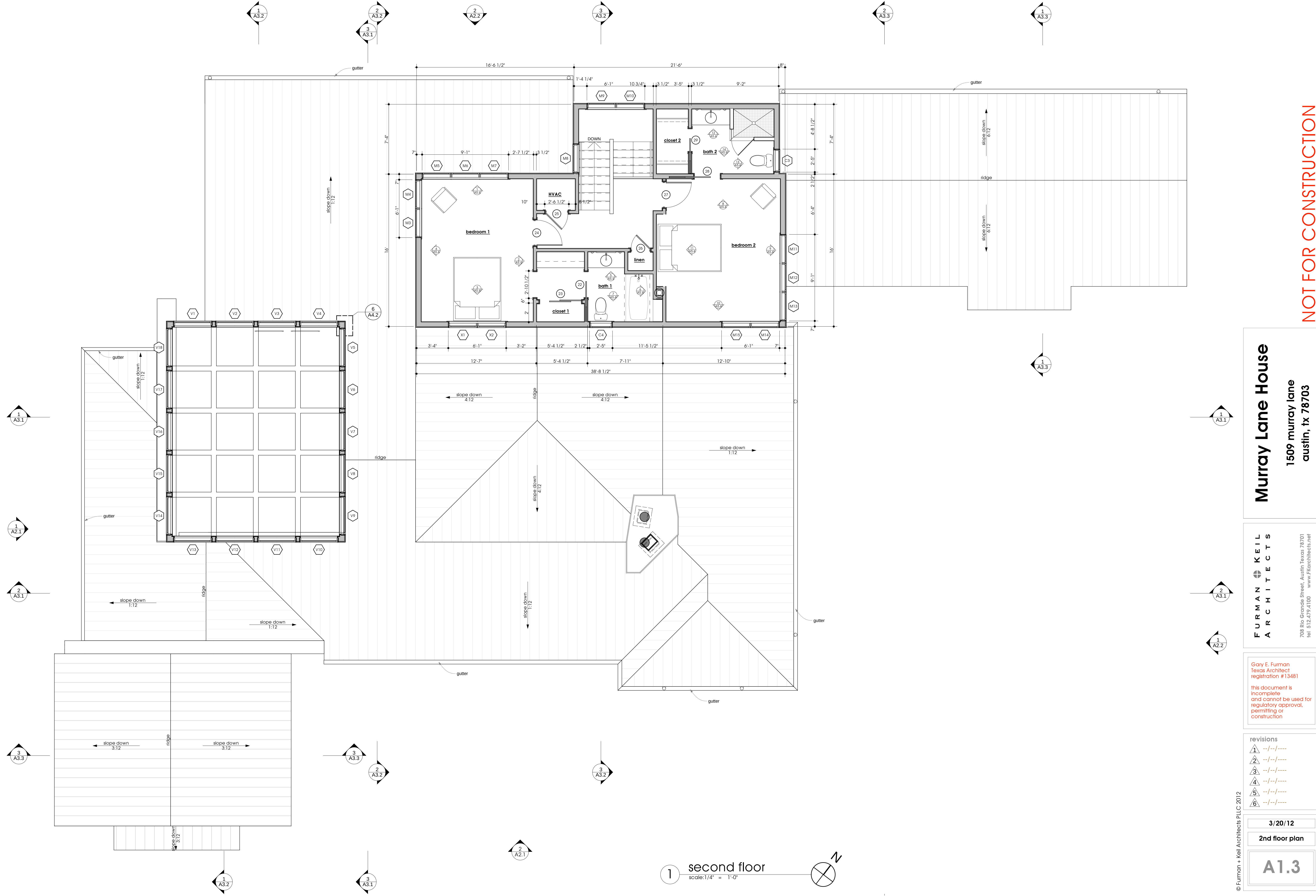
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1st floor plan

A1.2

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1 second floor  
scale: 1/4" = 1'-0"

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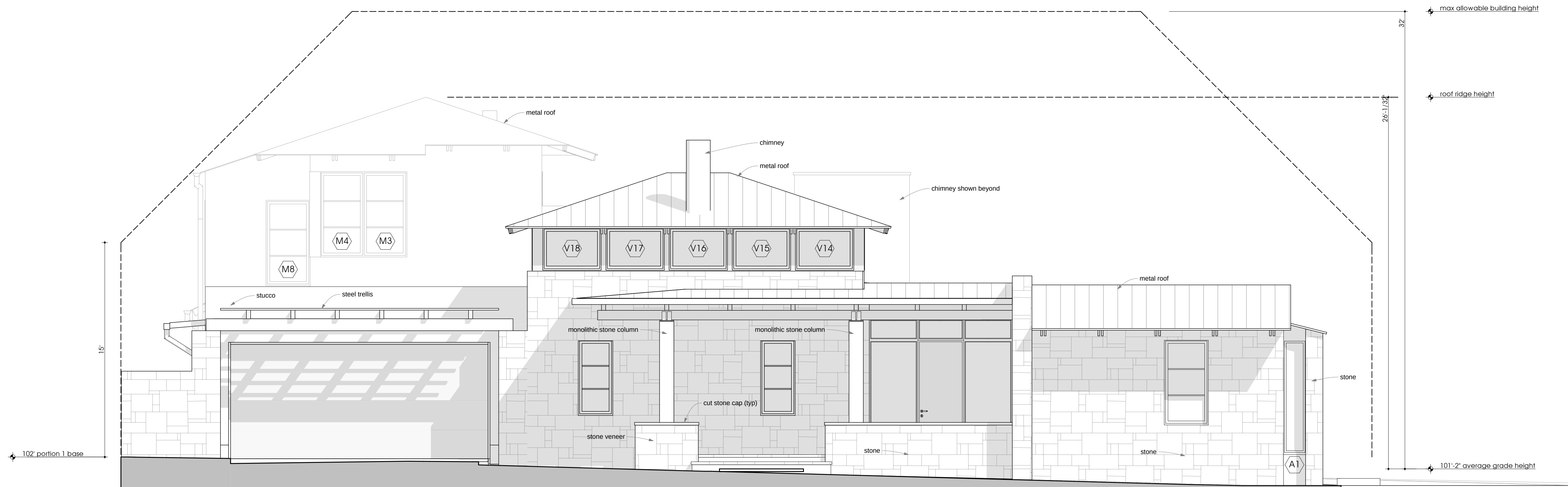
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2nd floor plan

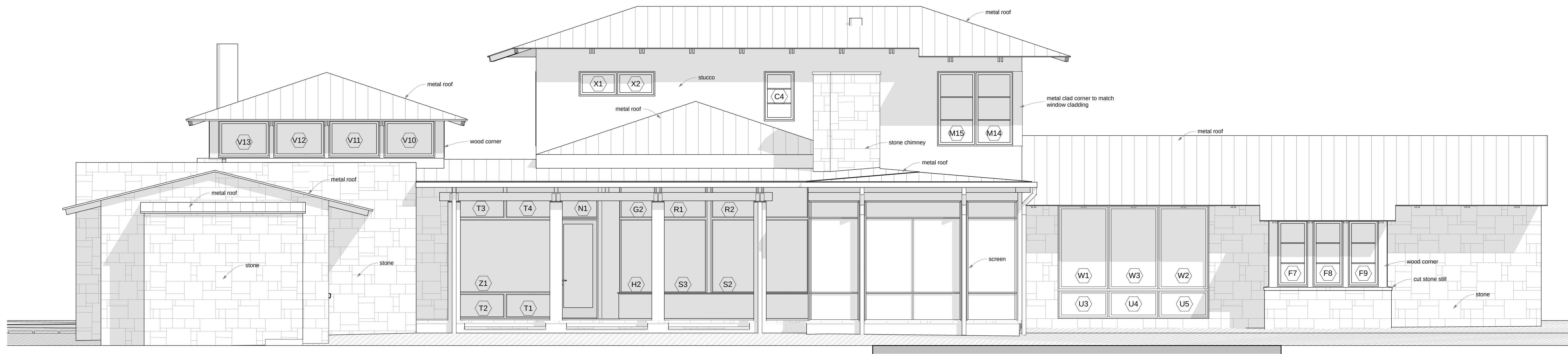
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1 west elevation  
scale: 1/4" = 1'-0"



2 south elevation  
scale: 1/4" = 1'-0"

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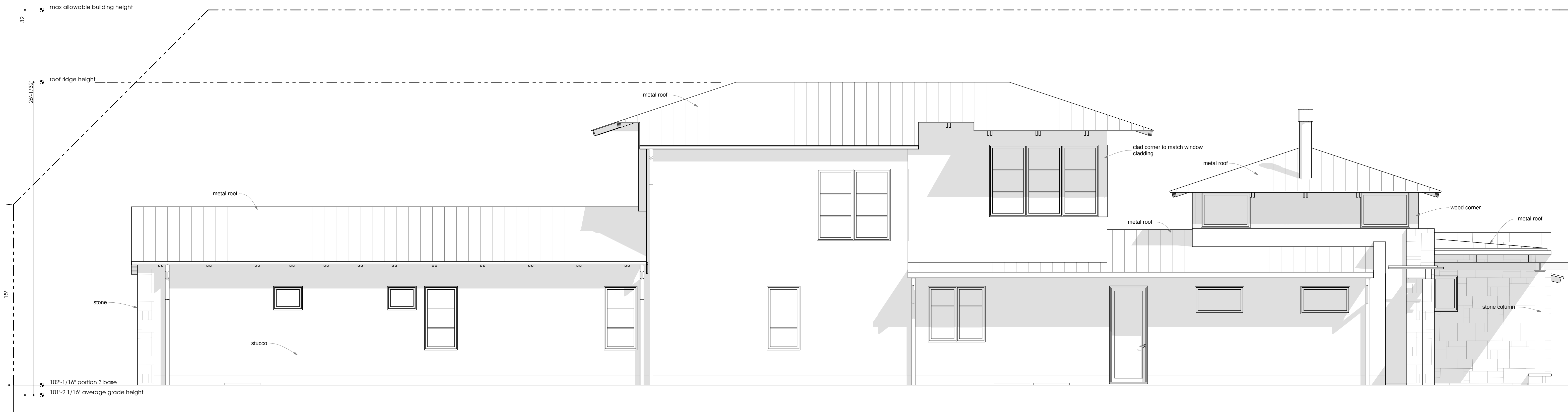
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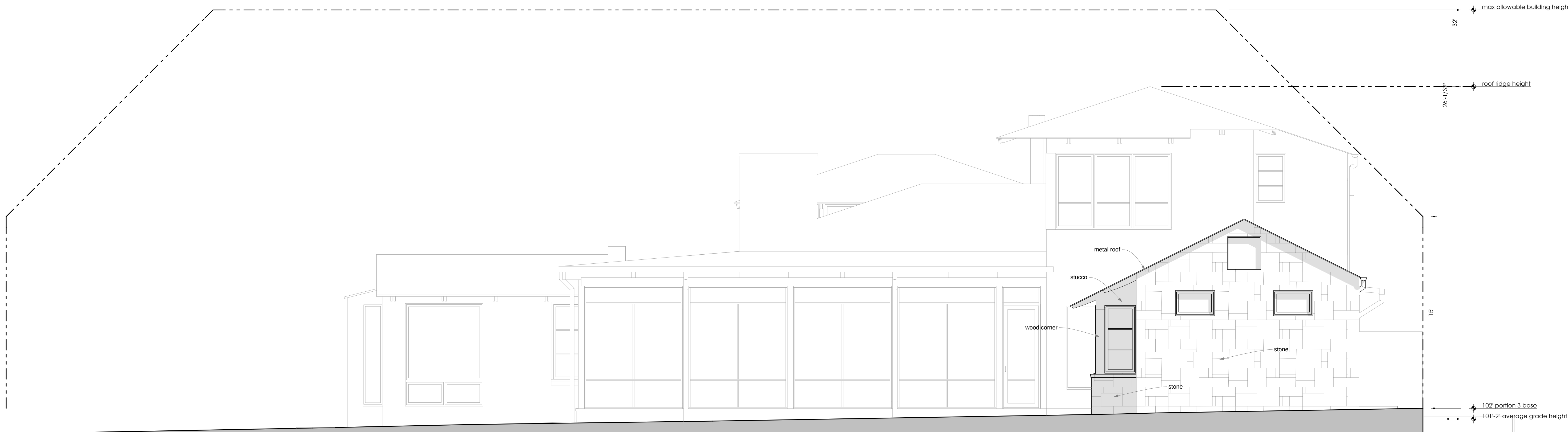
south & west elevation

A2.1





2 north elevation  
scale: 1/4" = 1'-0"



1 east elevation  
scale: 1/4" = 1'-0"

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north & east elevation

A2.2