

**HISTORIC LANDMARK COMMISSION
APRIL 23, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0028
Old West Austin
1513 W. 29th Street**

PROPOSAL

Construct second story and rear additions to a c. 1941 house.

PROJECT SPECIFICATIONS

The existing house is approximately 2,115 sq. ft. and was constructed c. 1941. It is a one story, Minimal Traditional style with a gable front and wing form. The house is sided with a wide, shiplap siding, with board and batten siding in the front facing gable. There is a small porch with a shed roof supported by a chamfered post. There are multiple sets of windows on the front façade. The windows in the gable end are a pair of 6:6, double-hung sashes. There is also a set of three windows, and a pair of vertically oriented windows on the front façade, all with multiple divided lights.

The applicant proposes to increase the height and pitch of the roof on the side gable wing to provide an additional half-story living space, and construct a rear one-story addition increasing the total living area by 932 sq. ft. The ridge of the new roof will be 5'-6" higher than the existing ridge, will have two gabled dormers on the front, and will have asphalt composition shingles. The side and upper addition will have windows with multiple panes, and wood siding to match the existing. Existing siding will remain, with new siding to match existing proposed for the addition.

Although not indicated in the drawings, the applicant proposes to replace all windows with wood windows with divided lights to match existing.

STANDARDS FOR REVIEW

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 additions. 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 that 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.

The increased roof height and dormers change the front façade of the house, however the scale and materials proposed are in keeping with the National Register Historic District, and the pitch and height of the new roof is in scale with other properties on the block. The rear addition is not visible from the public right-of-way.

STAFF RECOMMENDATION

Release the building permit, however request the applicant reconsider replacing existing windows and investigate repairing them. If applicant does replace the windows, recommend replacing with replica, true-divided light sashes.

PHOTOS



Front elevation



Front and side elevation



Side elevation and adjacent property



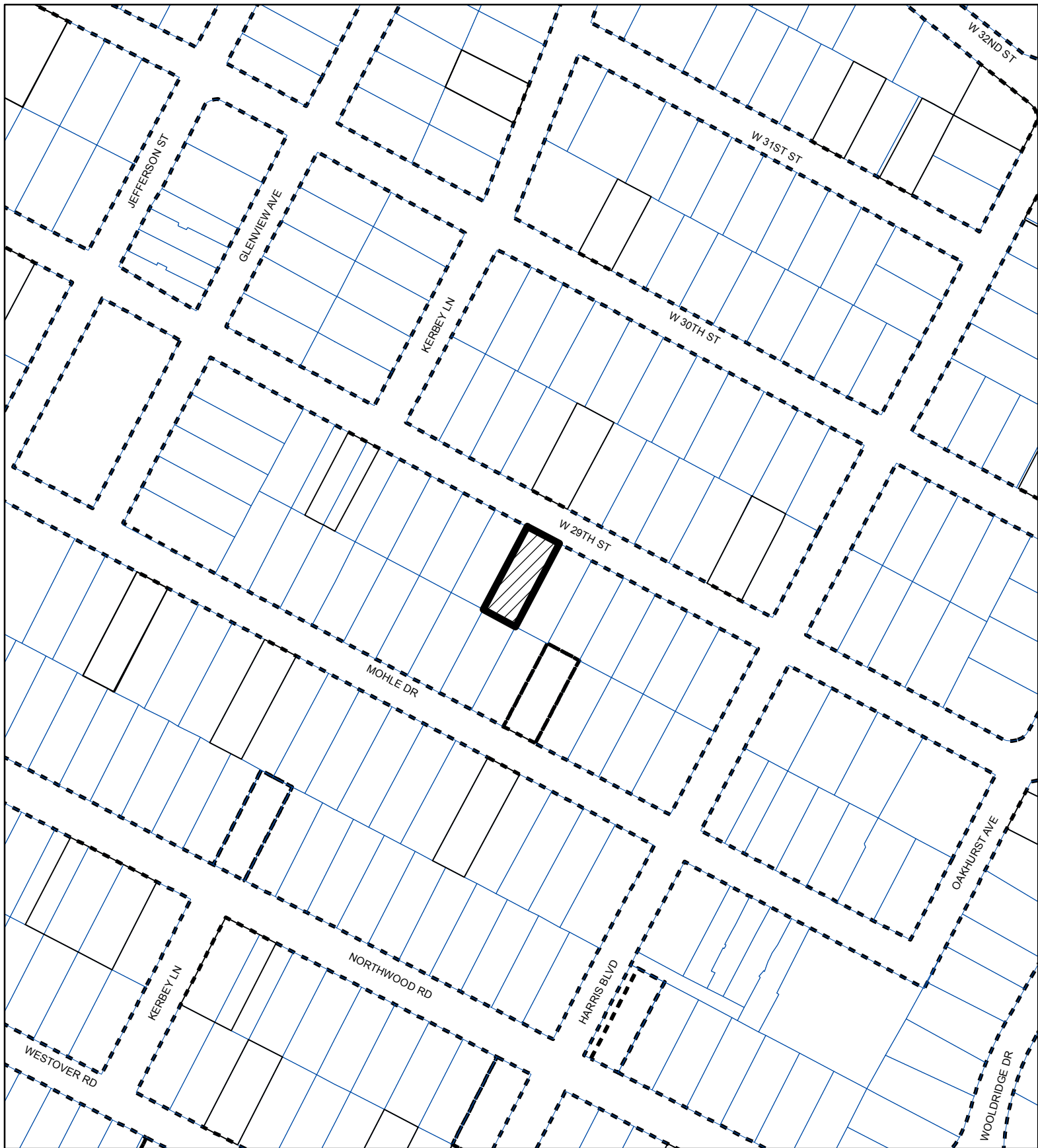
View looking down street from front yard



View looking across the street from front yard



View looking across the street from front yard



SUBJECT TRACT



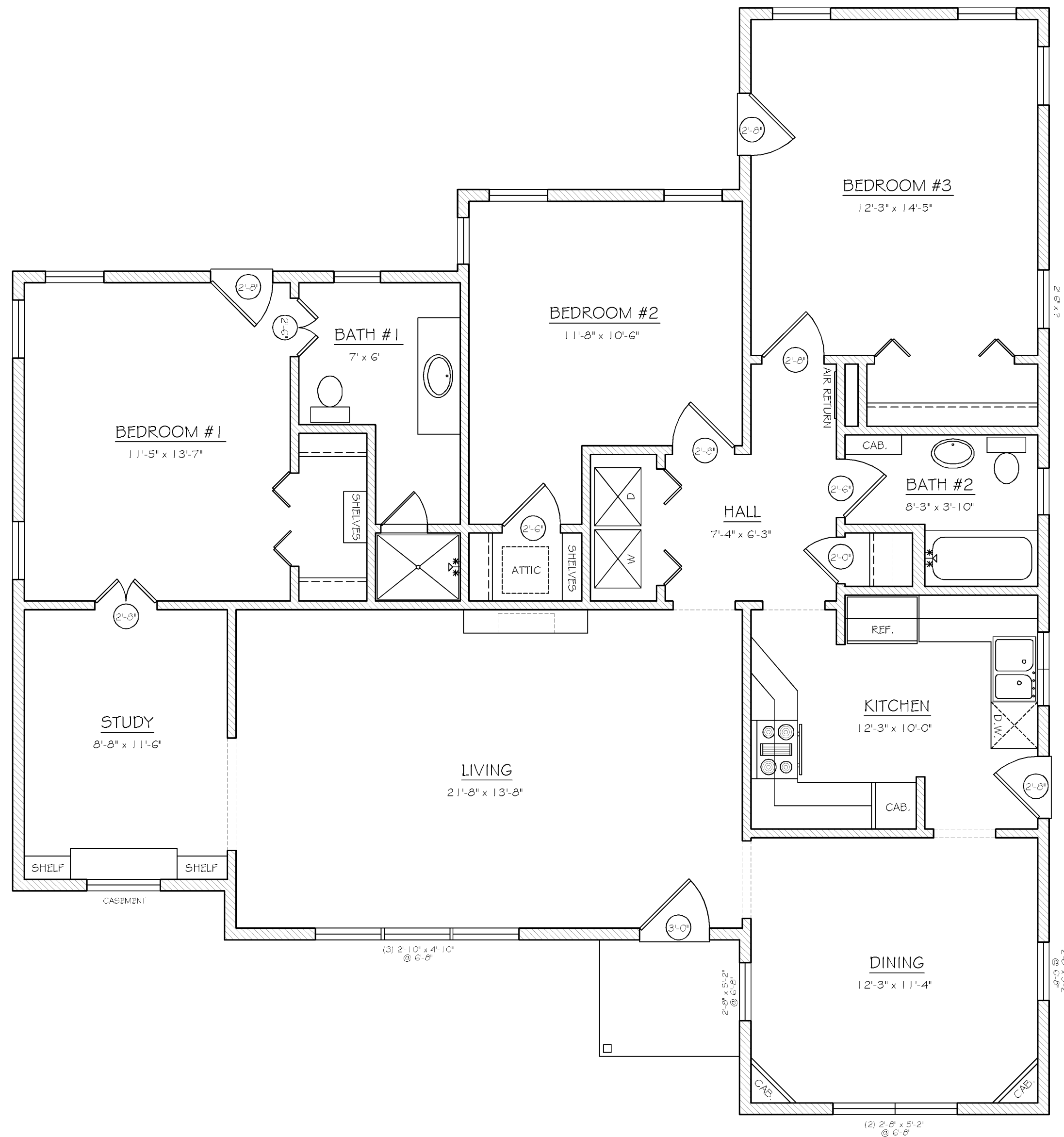
ZONING BOUNDARY

CASE#: NRD-2012-0028
LOCATION: 1513 W 29th Street

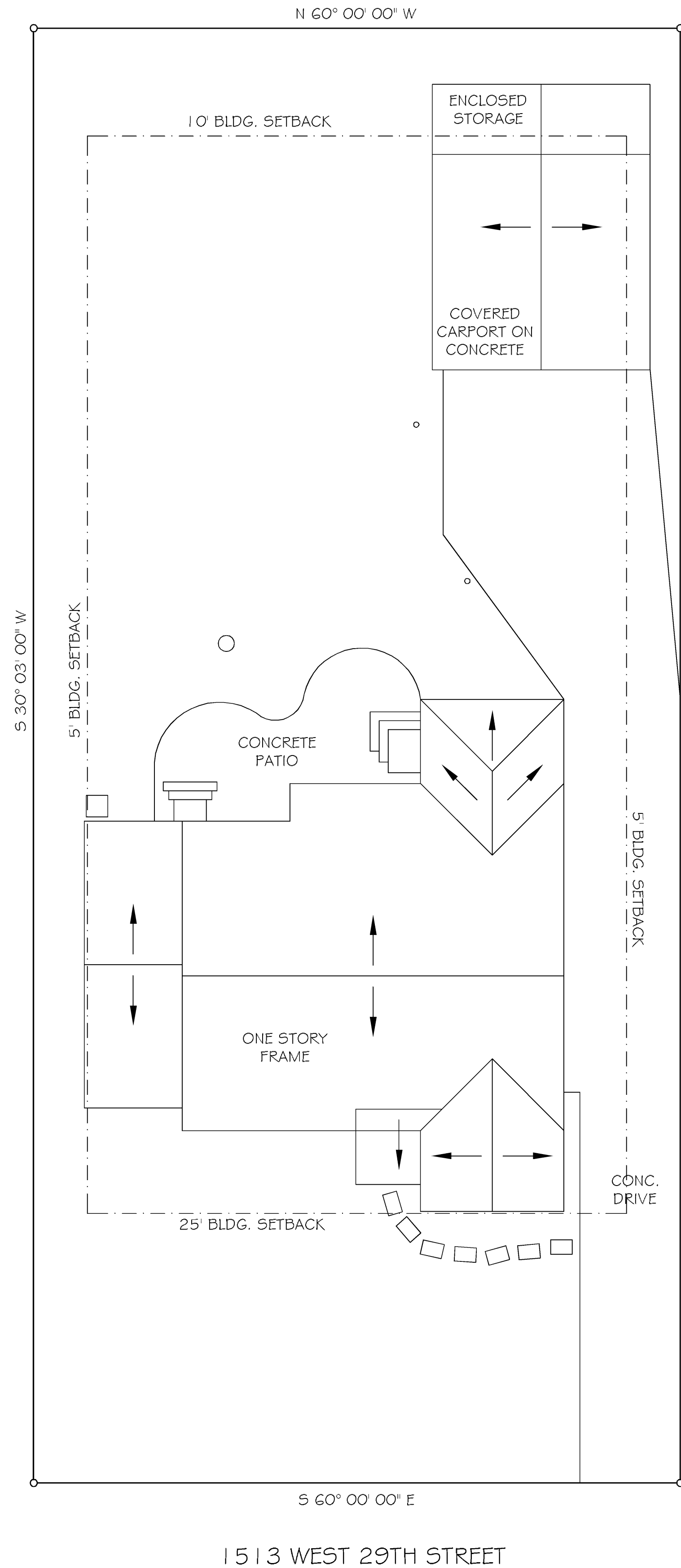


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

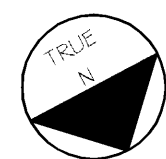
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2 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 SITE PLAN
SCALE: 1/8" = 1'-0"

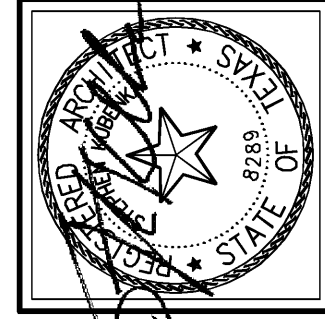


RECORD SET

CONSTRUCTION DOCUMENTS CONSIST OF BOTH DRAWINGS AND SPECIFICATIONS. THIS DOCUMENT IS FOR INTERIM REVIEW. NOT FOR BIDDING. PERMIT OF CONSTRUCTION PURPOSES. UNLESS ARCHITECTS SEAL, SIGNATURE, AND DATE APPEAR HEREON. STEPHEN KUBENKA, AIA, #6288.

REVISIONS	BY

STEPHEN KUBENKA
ARCHITECTS
AUSTIN, TEXAS
(512) 477-7666



A REMODEL AND ADDITION FOR
KAREN FULLER
1513 WEST 29TH STREET
AUSTIN, TX 78703

Date:	7 SEP 2011
Scale:	AS SHOWN
Job:	11-012
Drawn:	LU
R. 1	OF 1

IMPERVIOUS COVER CALCULATIONS: LOT SIZE: 6,100 S.F.		
	EXISTING (S.F.)	NEW (S.F.)
A. 1st FLOOR CONDITIONED AREA	1,550	102
B. 2nd FLOOR CONDITIONED AREA	N/A	614
C. 3rd FLOOR CONDITIONED AREA	N/A	N/A
D. BASEMENT	N/A	N/A
E. GARAGE/ CARPORT	N/A	N/A
F. ATTACHED	N/A	N/A
G. DETACHED	535	N/A
H. WOOD DECKS	N/A	N/A
I. BREEZEWAYS	N/A	N/A
J. COVERED PATIOS	N/A	N/A
K. COVERED PORCHES	30	216
L. BALCONIES	N/A	N/A
M. SWIMMING POOL	N/A	N/A
N. OTHER BUILDING OR COVERED AREA	N/A	N/A
TOTAL BUILDING AREA (A through L)	2,115	932
TOTAL BUILDING COVERAGE ON LOT: (subtract B, C, D, K, and F.)	2,433 S.F.	
PERCENTAGE OF LOT AREA:	30%	

IMPERVIOUS COVERAGE		
A. TOTAL BUILDING COVERAGE ON LOT:	2,433 S.F.	
B. DRIVEWAY AREA ON PRIVATE PROPERTY:	762 S.F.	
C. SIDEWALK/WALKWAYS ON PRIVATE PROPERTY:	18 S.F.	
D. UNCOVERED PATIOS:	N/A	
E. UNCOVERED WOOD DECKS:	N/A	
F. AIR CONDITIONER PADS:	9	
G. CONCRETE DECKS:	8	
H. OTHER: (BRICK FENCE)	N/A	
TOTAL IMPERVIOUS COVERAGE (A through H):	3,230 S.F.	
PERCENTAGE OF LOT AREA:	40%	

GROSS FLOOR AREA TO FLOOR AREA RATIO		
FIRST FLOOR GROSS AREA	EXISTING (S.F.)	NEW (S.F.)
FIRST FLOOR AREA:	1,550	102
FIRST FLOOR AREA WITH CEILING	N/A	N/A
HEIGHT OVER 15 FEET:	N/A	N/A
TOTAL:	1,550	102
SECOND FLOOR GROSS AREA		
SECOND FLOOR AREA:	0	614
SECOND FLOOR AREA WITH CEILING	N/A	N/A
HEIGHT OVER 15 FEET:	N/A	N/A
TOTAL:	0	614
GARAGE		
ATTACHED GARAGE:	N/A	N/A
DETACHED GARAGE:	N/A	N/A
CARPORT	85	
TOTAL GROSS FLOOR AREA (S.F.):	2,351	
GROSS AREA OF LOT (S.F.):	6,100	
FLOOR AREA RATIO:	29%	

TREE PROTECTION NOTES:

- All trees to be preserved shall be protected during construction with temporary fencing.
- 5 to 6 Foot chain link fencing on metal t-posts shall be erected according to "City of Austin Standards for Tree Protection."
- Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
- Erosion and sedimentation control barriers shall be installed or maintained in a manner that does not result in soil build-up within tree drip lines.
- Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line) or the follow the limit of Construction (LOC) line, in order to prevent the following:
 - Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
 - Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trending not reviewed and authorized by the City Arborist;
 - Wounds to exposed roots, trunk or limbs by mechanical equipment;
 - Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.Exceptions to installing fences at tree drip lines may be permitted in the following cases:
 - Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed.
 - Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimized root damage).
 - Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of workspace between the fence and the building.
 - Where there are severe space constraints due to track size, or other special requirements, contact the City Arborist at 974-1876 to discuss alternatives.
- Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on parking to a height of 8 ft. (or to the limits of lower branching) in addition to the reduced fencing provided.
- Trees approved for removal shall be removed in a manner that does not impact trees to be preserved.
- Any roots exposed by construction activity shall be pruned flush with the soil.
- Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner that reduces soil temperature and minimizes water loss due to evaporation.
- Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
- No landscape topsoil dressing greater than 2 inches shall be permitted within the drip line of trees. No soil is permitted on the root flare of any tree.
- Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).
- All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).
- Deviations from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.

LEGAL DESCRIPTION:
LOT 6 AND THE EAST 8' OF LOT 7, SUMMIT PLACE, A SUBDIVISION OF RECORD IN PLAT BOOK 3, SLIDE 237, OF THE TRAVIS COUNTY, TEXAS PLAT RECORDS, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

OWNER:
KAREN FULLER
1513 WEST 29TH STREET
AUSTIN, TX 78703
PH: (512) 477-7666

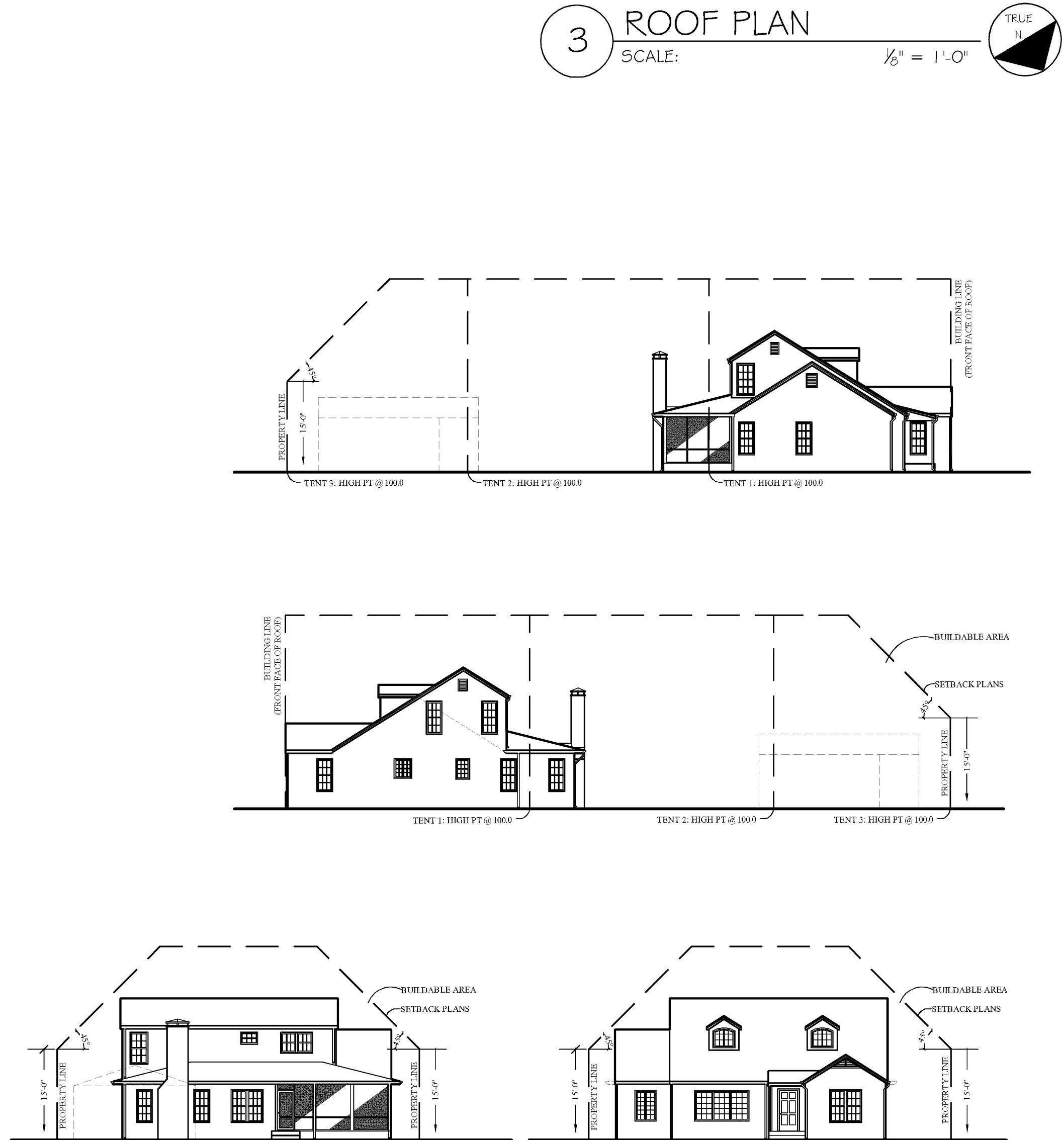
ARCHITECT:
STEPHEN KUBENKA
PH: (512) 477-7666

GENERAL NOTES

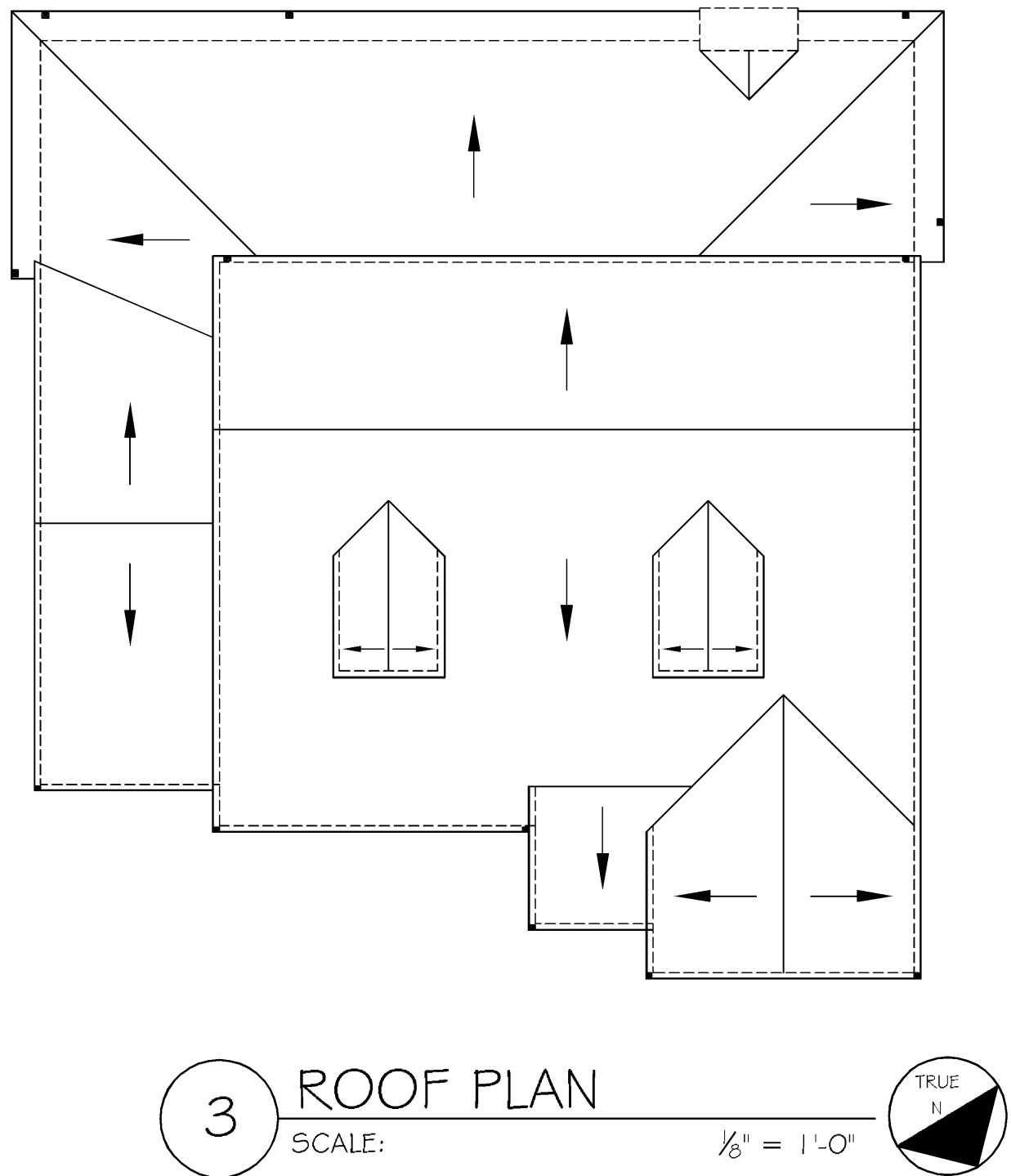
- SITE PLAN IS DERIVED FROM OWNER SUPPLIED SURVEY.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS.
- THOUGH DIMENSIONS SHOWN ARE REASONABLY ACCURATE, CAREFUL MEASUREMENTS SHALL BE MADE ON SITE PRIOR TO FABRICATING MATERIALS OR PREPARING WORK THAT IS TO BE INSTALLED. (ALERT ARCHITECT OF ANY DISCREPANCIES.)
- ALL MATERIALS, DETAILS, FINISHES, ETC., SHALL MATCH EXISTING UNLESS NOTED OTHERWISE (U.N.O.).
- ALL ENGINEERING, (STRUCTURAL, HVAC, ELECTRICAL, PLUMBING, WATERPROOFING, ETC.) SHALL BE PROVIDED BY CONTRACTOR AND/OR LICENSED PROFESSIONALS (EXPLICITLY NOT BY ARCHITECT).
- RUN ALL VENTS TO REAR OF ROOF, PAINT TO MATCH ROOF.

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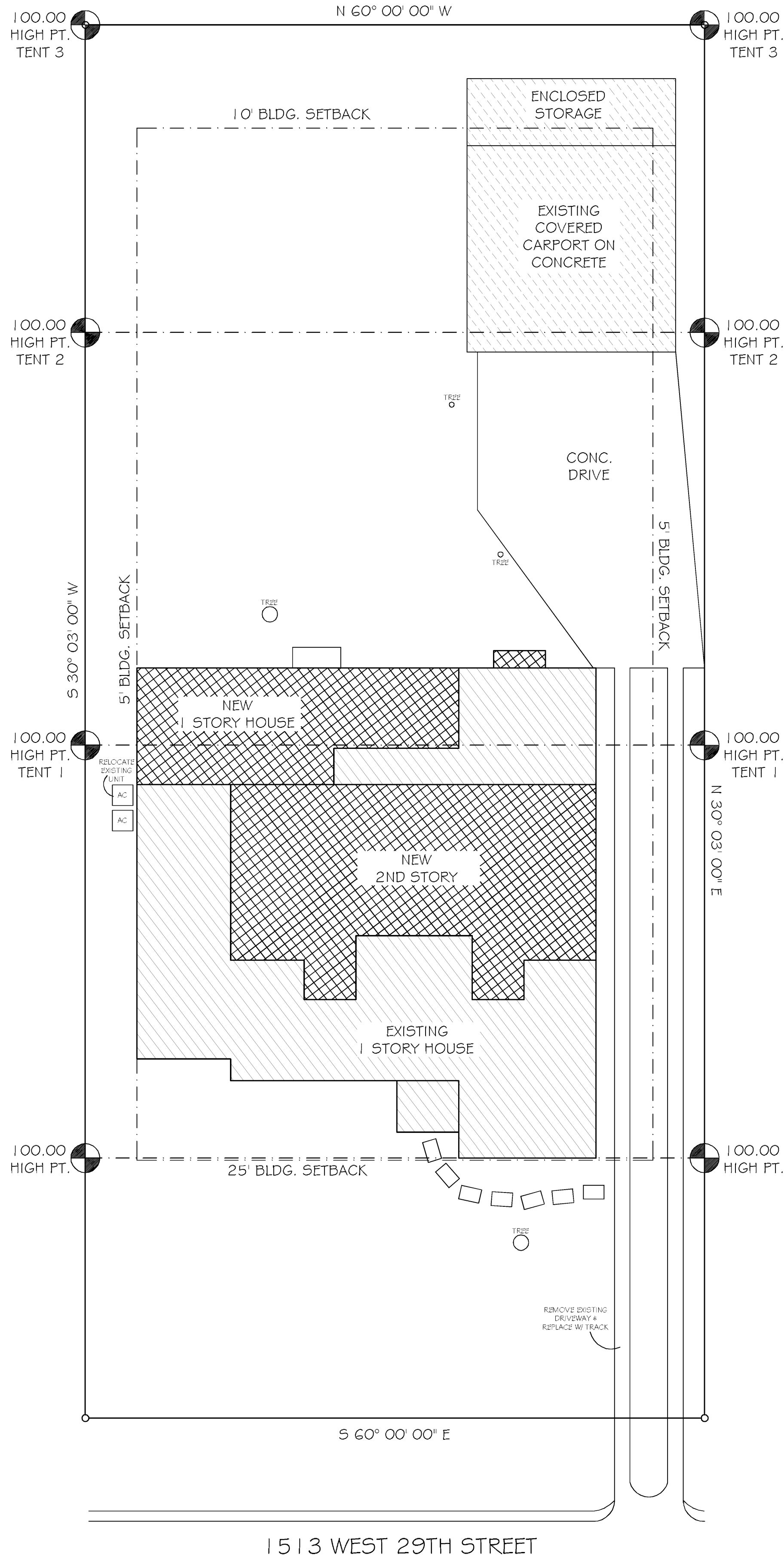
- SITE PLAN / ROOF PLAN / RES. DESIGN 4 COMP. STANDARDS
- FIRST FLOOR PLAN / SECOND FLOOR PLAN
- EXTERIOR ELEVATIONS
- INTERIOR ELEVATIONS
- SECTION / DETAILS / SCHEDULES
- ELECTRICAL PLAN
- RECORD SET



2 RESIDENTIAL DESIGN & COMPATIBILITY STANDARDS
SCALE: 1/8" = 1'-0"



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

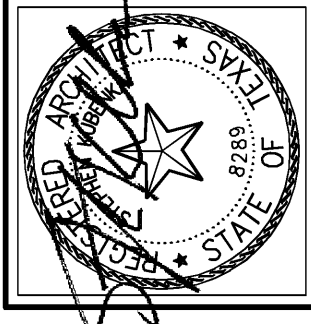


1 SITE PLAN
SCALE: 1/8" = 1'-0"

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Date: 7 SEP 2011
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A.1
OF 5

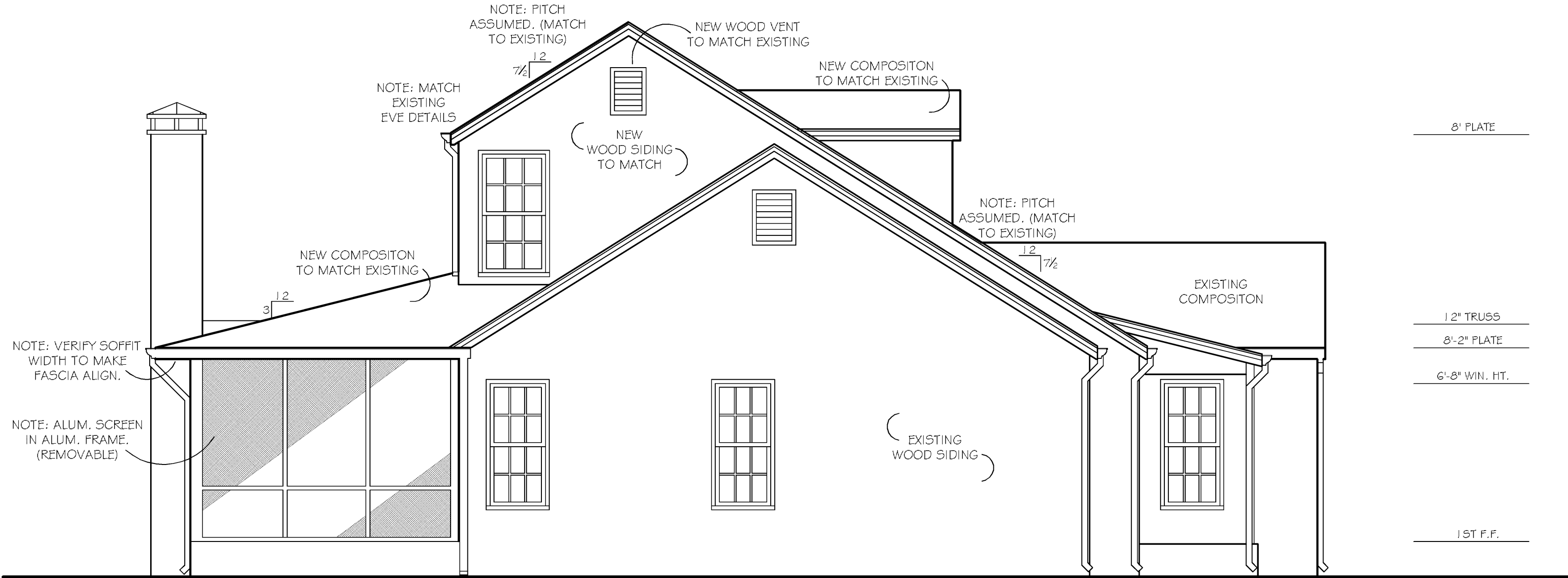
STEPHEN KUBENKA
□ ARCHITECTS □
AUSTIN, TEXAS ■ (512) 477-7666



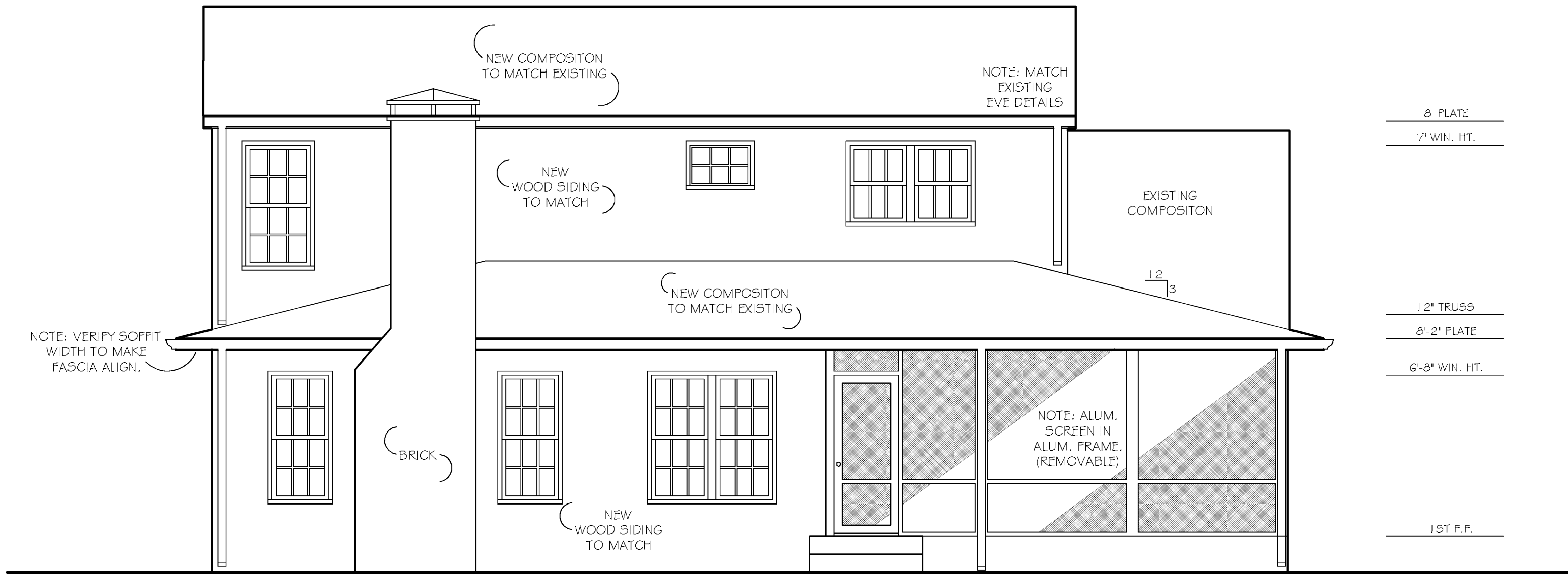
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OF 5



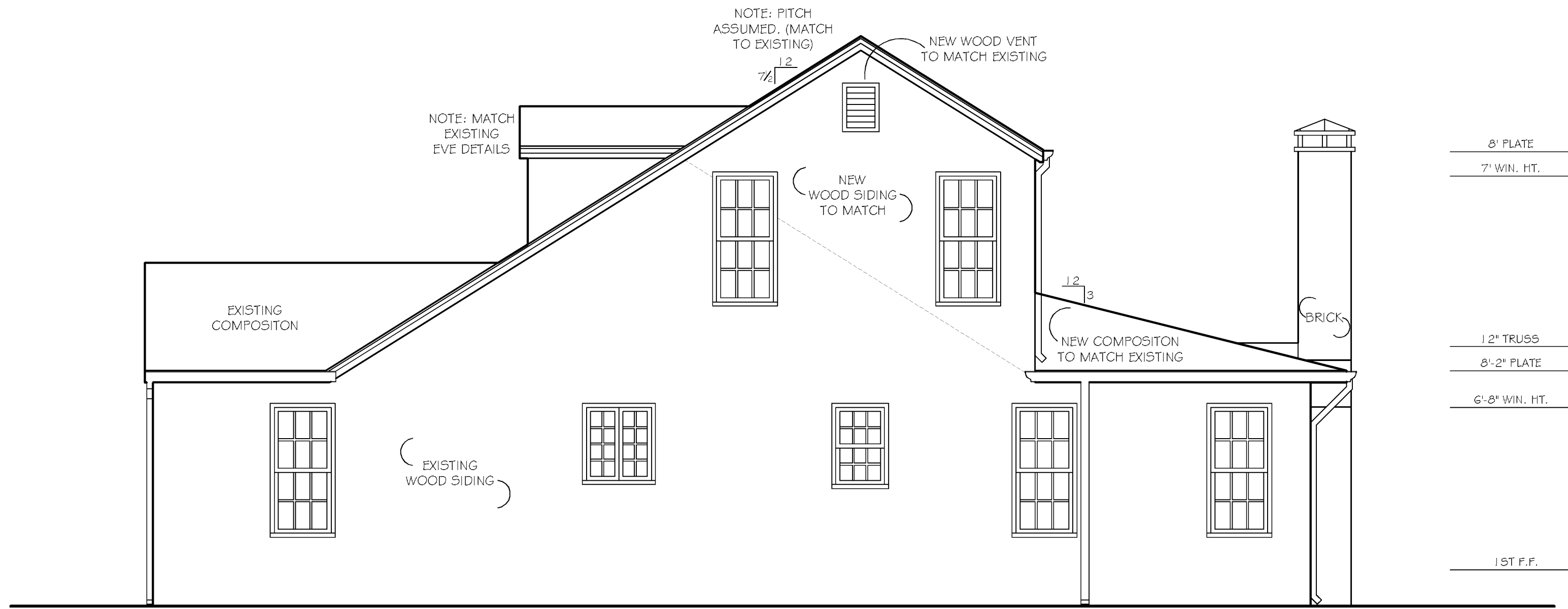
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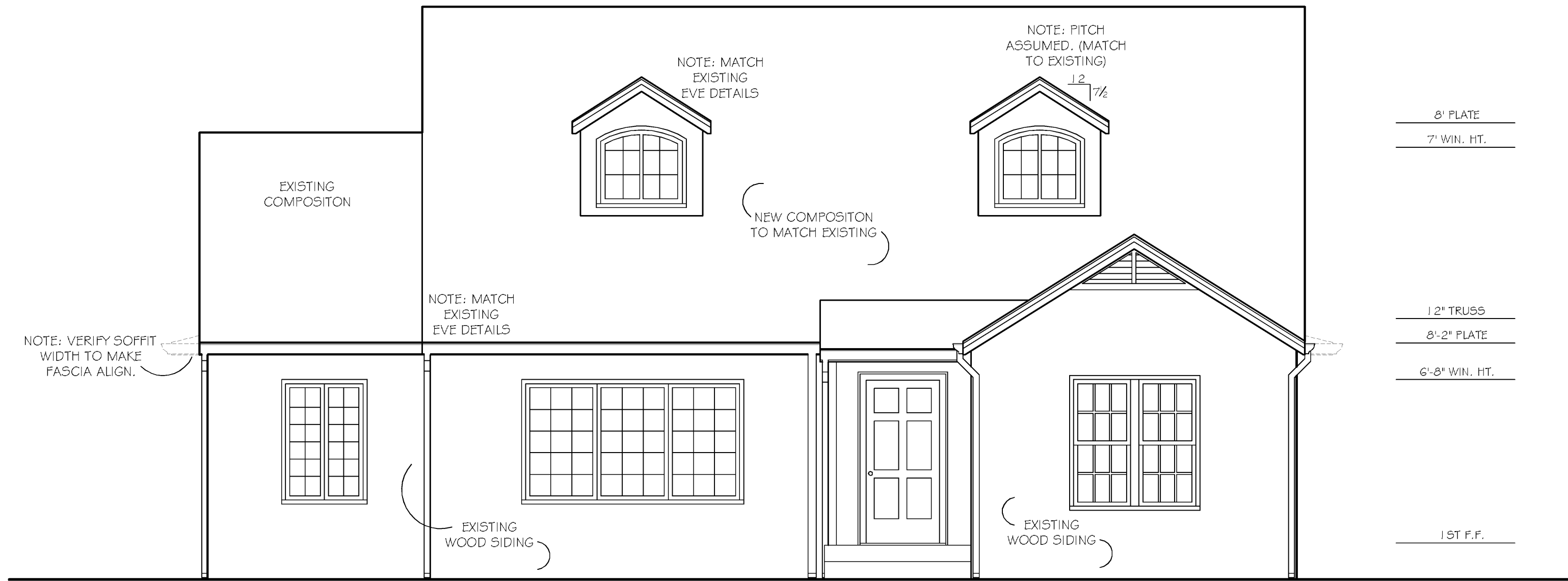
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



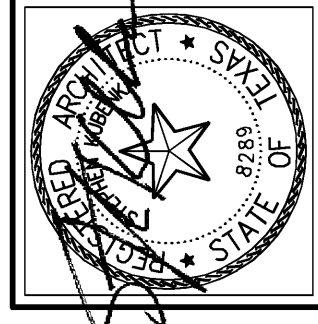
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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