

**HISTORIC LANDMARK COMMISSION
JULY 30, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0074
Old West Austin
3102 Oakmont Boulevard**

PROPOSAL

Relocate existing 960 sq. ft. house and construct a new 2,787 sq. ft. house.

PROJECT SPECIFICATIONS

The existing c. 1947 house is an approximately 960 sq. ft., one-story, Minimal Traditional style house with a hip roof. The original portion of the house is built on a low concrete, stem wall foundation and has a painted brick exterior. There are two large multi-paned, steel casement windows and a door with 3:3 glazing on the front façade. There is a rear addition, built in 1991, sided with board and batten.

The applicant proposes to relocate the house to 1400 Morgan Lane, which is not located in a Local or National Register Historic District. The 1400 Morgan Lane lot has an existing house, which will remain as a guest house.

The applicant further proposes to construct a new 2,787 sq. ft., two-story house. The house will be a contemporary design with some traditional architectural features such as faux brackets under the eaves and a front porch roof supported by round columns set on squared piers. The siding and trim will be horizontal Hardi-plan, and the roof will be composition shingles with multiple hip and gable forms. There will be multiple windows of various sizes, configurations, and muntin patterns on each elevation. There will be a front-facing single car garage.

STANDARDS FOR REVIEW

The existing property is listed as non-contributing to the Old West Austin National Register Historic District. The Old West Austin National Register Historic District has no specific 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.
- 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 existing house does not have sufficient architectural significance to be eligible for Historic zoning and its relocation to a vacant lot that is not located in a National Register or Local Historic District has minimal impact on the existing National Register Historic District. However, the design for the new home is not compatible with the architectural character of other properties on the block, which are generally one-story, Minimal Traditional style homes.

STAFF RECOMMENDATION

Release the relocation and building permit with the recommendation that the applicant consider revisions to the design to be more compatible with the character of the District.

PHOTOS



Front elevation



Side elevation



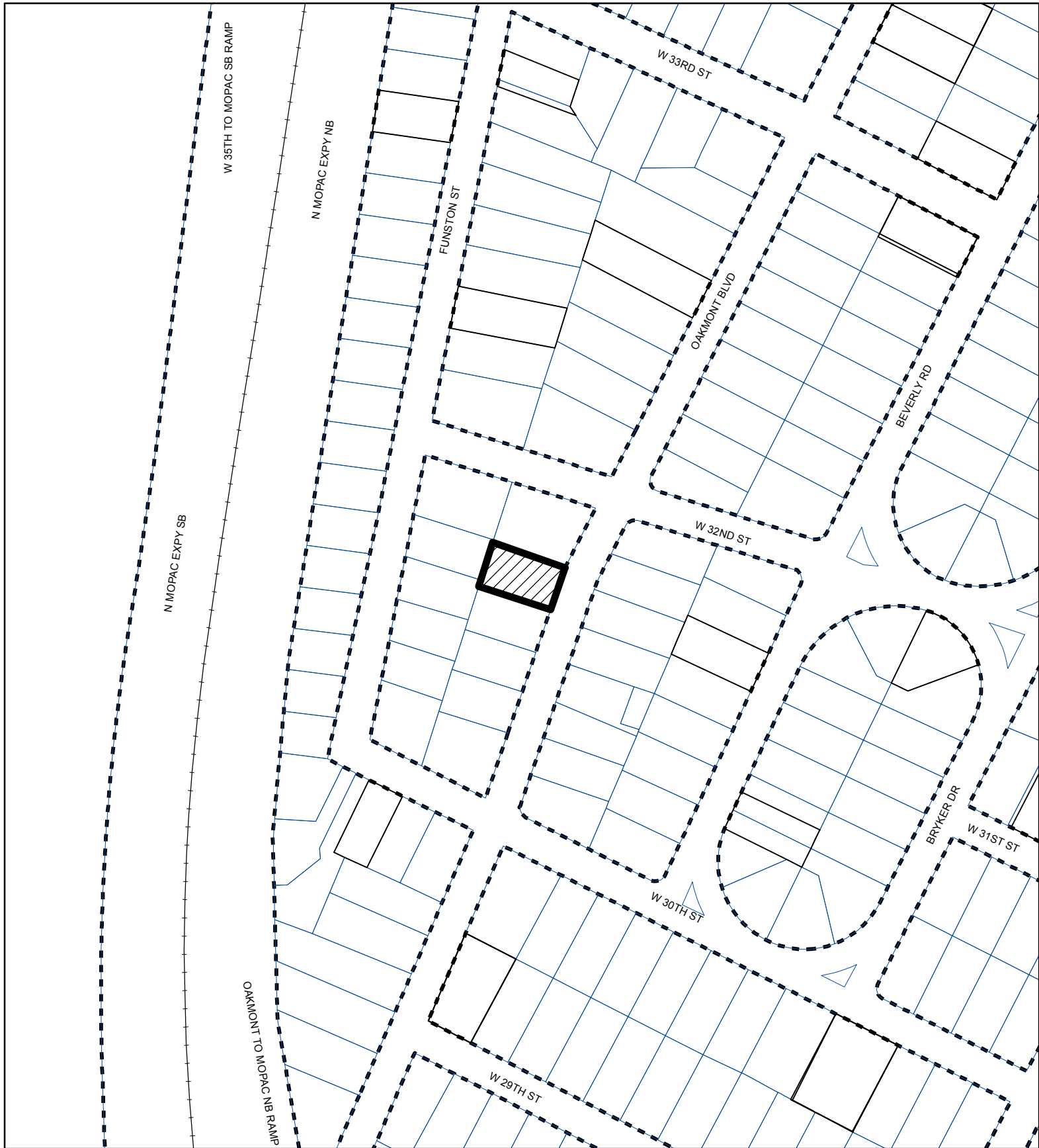
Rear elevation



Rear elevation

Examples of other houses on block:





SUBJECT TRACT



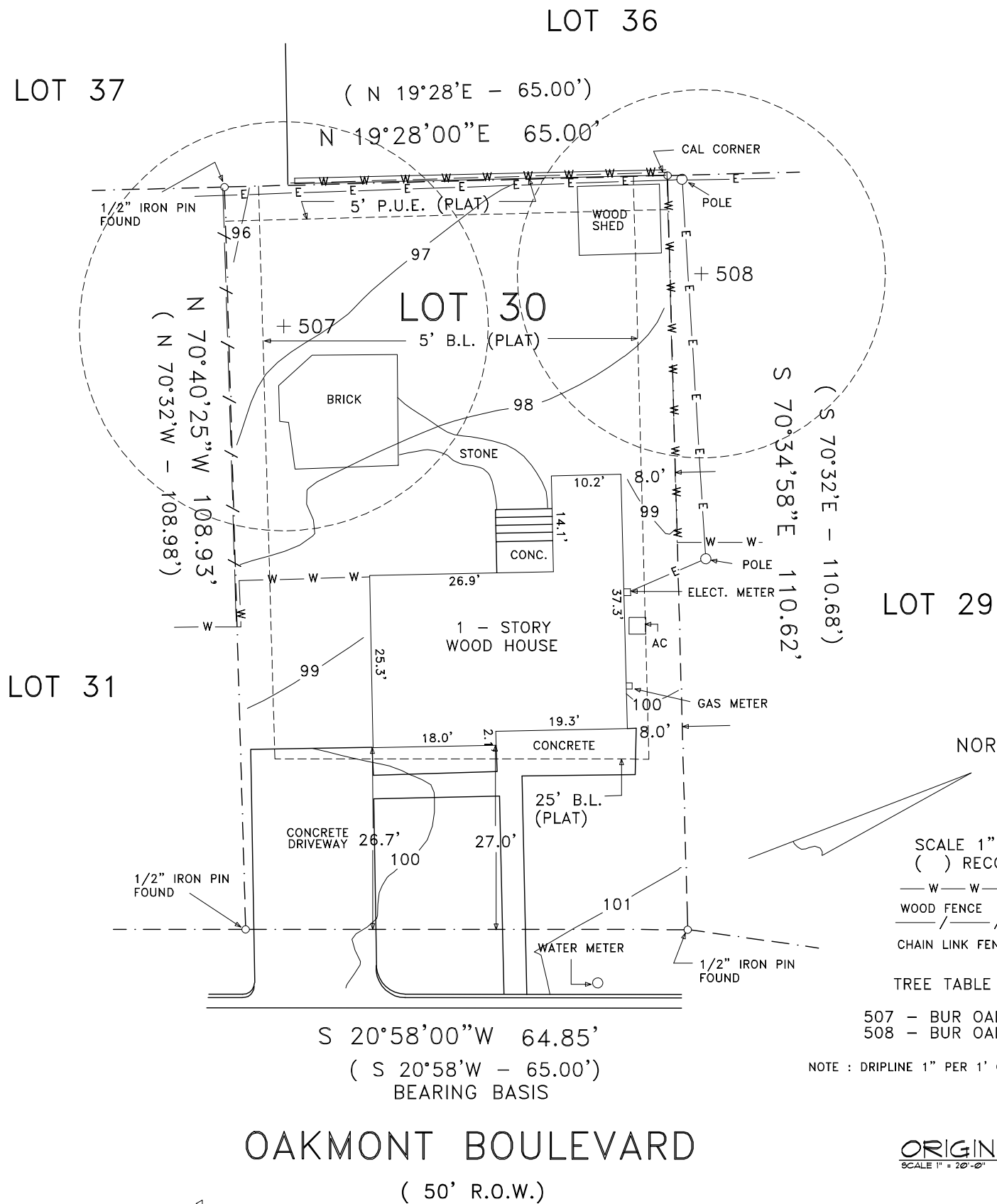
ZONING BOUNDARY

CASE#: NRD-2012-0074
LOCATION: 3102 Oakmont Boulevard



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TBM MAG NAIL TOP OF CURB
ELEVATION = 100.0'

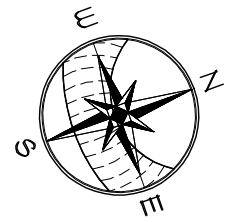
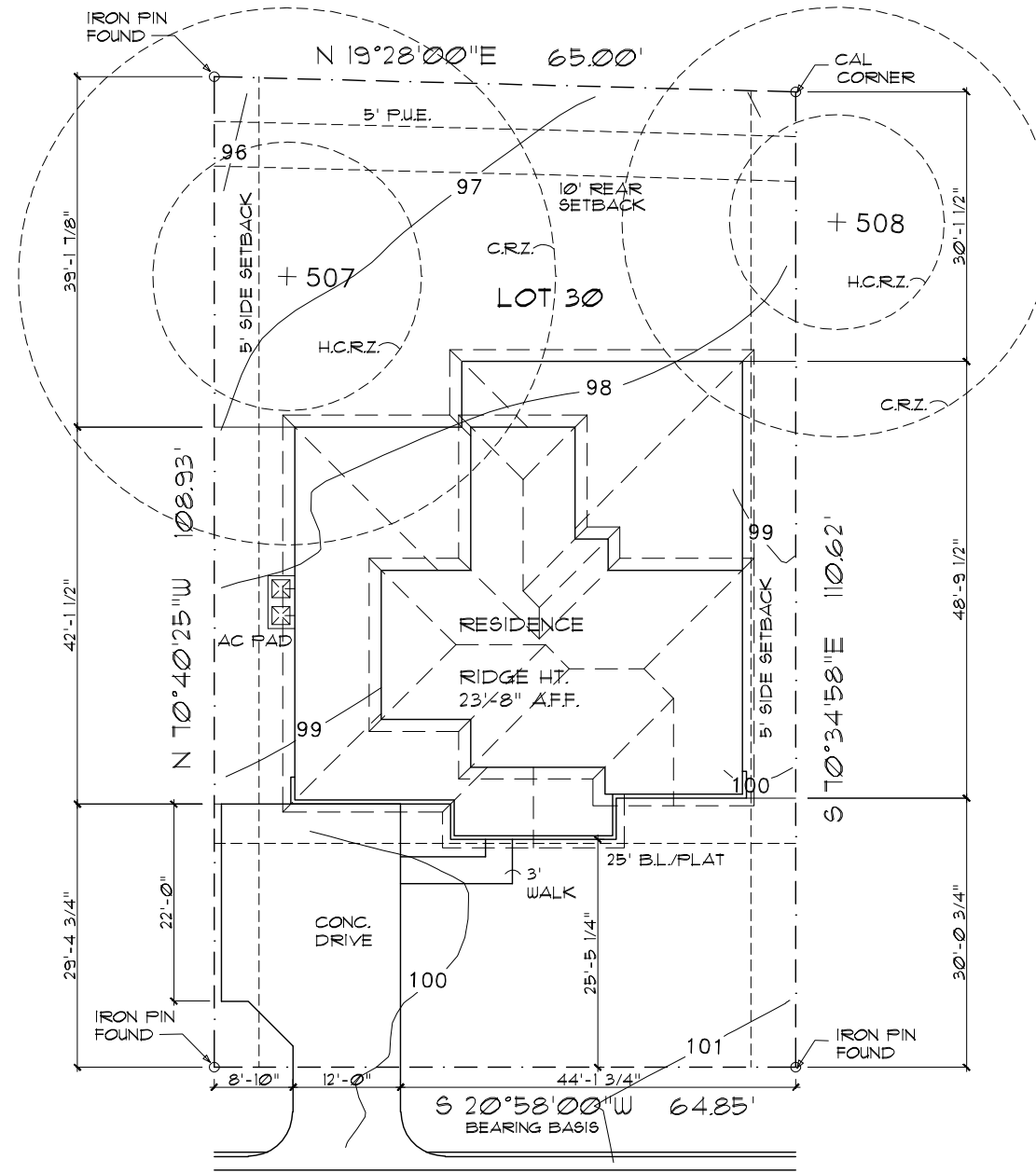
ORIGINAL PLOT PLAN
SCALE 1" = 20'-0"

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TREE TABLE:
501 - BUR OAK 30"
508 - BUR OAK 24"

LEGAL DESCRIPTION:
OAKMONT BOULEVARD
BRYKERWOODS
BLOCK G, LOT 30
AUSTIN, TEXAS

GENERAL SITE NOTES:
1.0 BUILDER TO RESCULPTURE
TOPO TO PROVIDE PROPER
DRAINAGE AS REQ'D.

GROSS FLOOR AREA

1ST FLR. CONDITIONED	1768 SF
2ND FLR. CONDITIONED	1019 SF
TOTAL CONDITIONED	2787 SF

GARAGE	262 SF
PARKING ALLOWANCE (UP TO 450 SF)	-200 SF
GROSS FLOOR AREA	2849 SF
(ALLOWABLE G.F.A.)	(2855 SF)
FLOOR AREA RATIO	40.0

IMPERVIOUS COVER CALCS.

1ST FLR. CONDITIONED	1768 SF	24.8%
GARAGE	262 SF	3.1%
FRT. COVERED PORCH	179 SF	2.5%
REAR COVERED PORCH	160 SF	2.2%
MASONRY LEDGE	31 SF	0.4%
TOTAL BLDG. COVERAGE	2400 SF	33.6%
DRIVEWAY	353 SF	4.9%
SIDEWALK	43 SF	0.6%
AC PADS	18 SF	0.3%
PARKING PAD	189 SF	2.6%
TOTAL SITE COVERAGE	3003 SF	42.0%
TOTAL LOT SF	7000 SF	100%

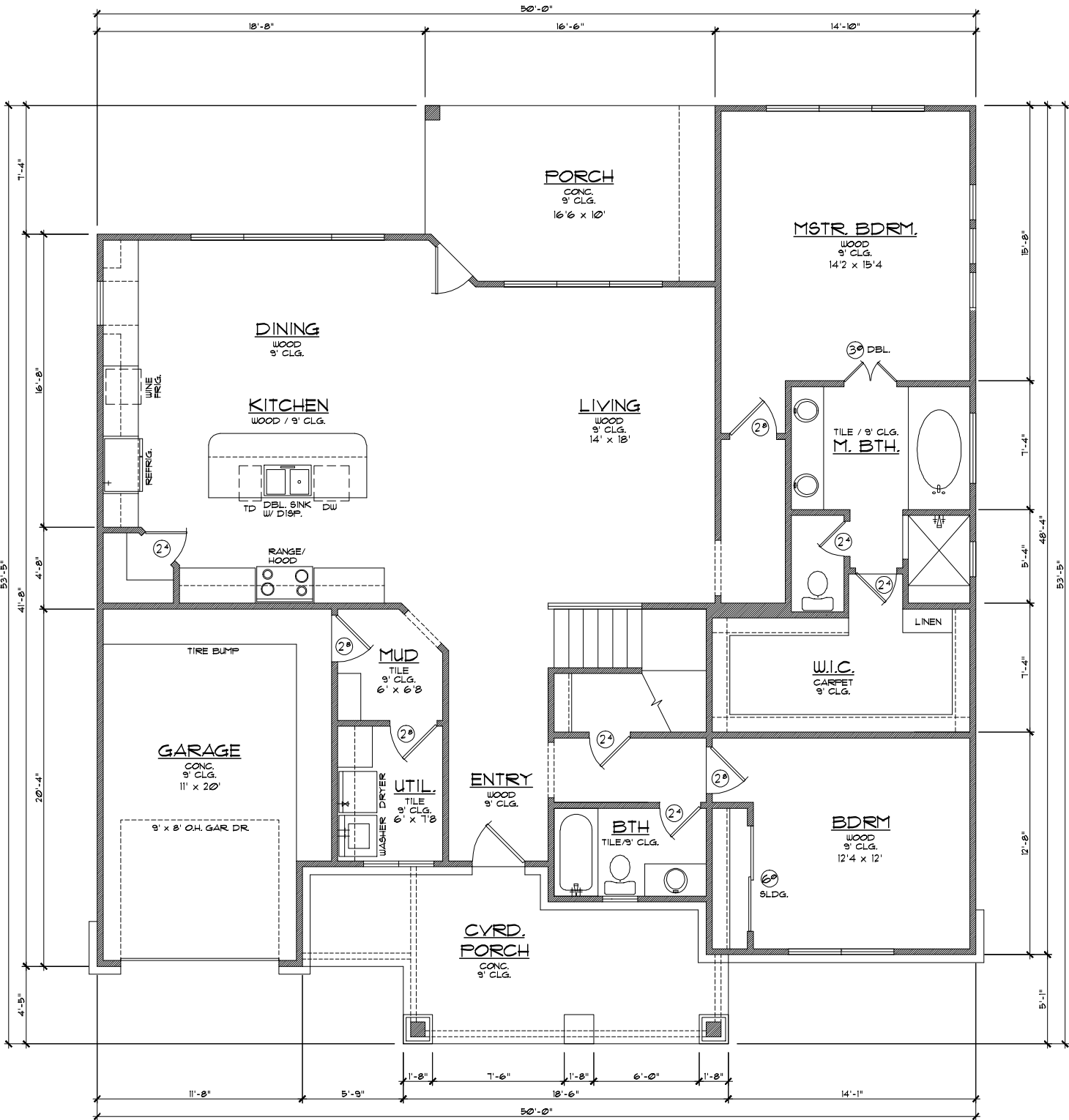
SITE PLAN
SCALE 1" = 20'-0"

TBM MAG NAIL TOP OF CURB
ELEVATION = 100.0'

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GENERAL PROJECT NOTES:

- 1.0 THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
- 2.0 ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
- 3.0 BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
- 4.0 THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS DESIGNER. THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING 4/OR WATERPROOFING.
- 6.0 THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
- 7.0 ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.
- 8.0 DESIGNER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS.
- 9.0 ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
- 10.0 THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
- 11.0 ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
- 12.0 UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
- 13.0 ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING. THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
- 15.0 THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
- 16.0 VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
- 17.0 IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE DESIGNER OR OWNER BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL CLEAN UP CONSTRUCTION AREAS AFFECTED BY DAILY WORK AND MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. REMOVE MATERIALS TO APPROVED DUMP SITES ONLY.
- 18.0



GENERAL PLAN NOTES:

- 1.0 ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.
- 2.0 ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS
- 3.0 ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/SHOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.
- 4.0 WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSIBLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
- 5.0 PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
- 6.0 PROVIDE ELECTRIC FOR POOL 4/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL 4/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
- 7.0 BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
- 8.0 WEATHERSTRIP ATTIC ACCESS DOOR(S).
- 9.0 CONTRACTOR TO PROVIDE A 3/4" PLWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
- 10.0 PROVIDE 1 SF. NET FREE AREA OF ATTIC VENTILLATION PER 150 SF. OF TOTAL COVERED ROOF AREA AS PER CODE.
- 11.0 IF PLATE HEIGHT IS 10'-0" OR HIGHER, ALL DOORS AND CASED OPENINGS TO BE 8'-0" HT. UNLESS NOTED OTHERWISE. IF PLATE HEIGHT IS 9'-0" OR LESS, ALL DOORS AND CASED OPENINGS TO BE 6'-8" HT. UNLESS NOTED OTHERWISE. EXCEPTION: IF A 1'-0" HT. DOOR IS USED, ADJUST WINDOWS TO 1'-0" HEADER HT.
- 12.0 ALL PLUMBING, AFFLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
- 13.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- 14.0 PROVIDE WEATHERSEAL AND A 3/2" MASONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
- 15.0 UNLESS NOTED OTHERWISE STANDARD PANTRY SHELVING TO BE AS FOLLOWS: LOWEST 2 SHELVES TO BE 16"D. WITH HEIGHT BRACING OF 14" CLEAR. REMAINING SHELVES TO BE 12"D. WITH HEIGHT BRACING OF 12" CLEAR.
- 16.0 ALL WALLS OVER 10'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS. IF WALLS OVER 10'-0" IN HEIGHT ARE NOT BUILT WITH 2x6 STUDS THEY MUST BE BUILT WITH DOUBLE 2x4 STUDS AT 12" O.C.
- 17.0 THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK, CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
- 18.0 THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
- 19.0 PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.

LEGEND:
-H GAS H/T SHOWER HEAD
-G GAS KEY H/B HOSE BIBB

GROSS FLOOR AREA

1ST FLR. CONDITIONED	1768 SF
2ND FLR. CONDITIONED	1019 SF
TOTAL CONDITIONED	2787 SF

GARAGE	262 SF
PARKING ALLOWANCE	-200 SF
GROSS FLOOR AREA	2849 SF

TOTAL LOT AREA	7137 SF
(ALLOWABLE G.F.A.)	(2855 SF)
FLOOR AREA RATIO	40.0

MASONRY LEDGE	31 SF
FRONT COVERED PORCH	173 SF
REAR COVERED PORCH	160 SF

FIRST LEVEL FLOOR PLAN

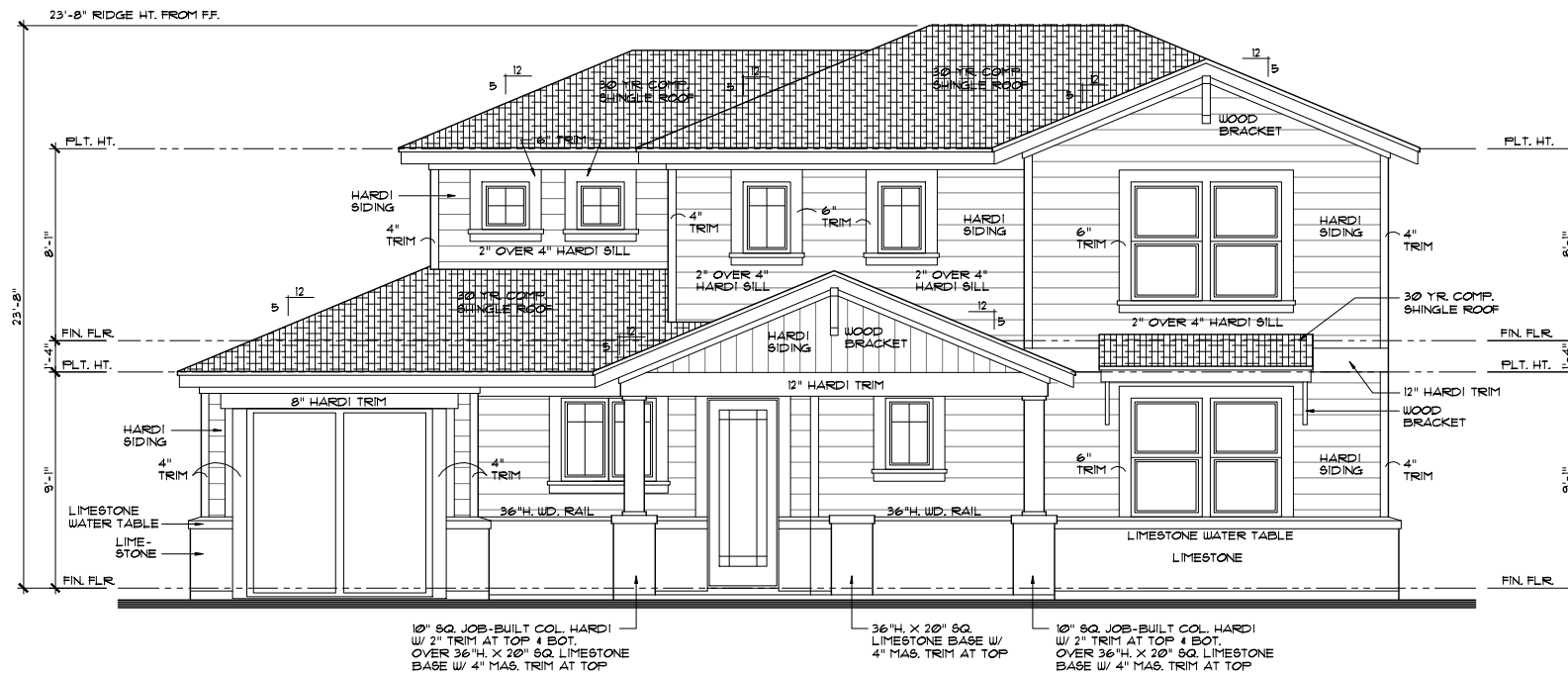
SCALE 1/8" = 1'-0"



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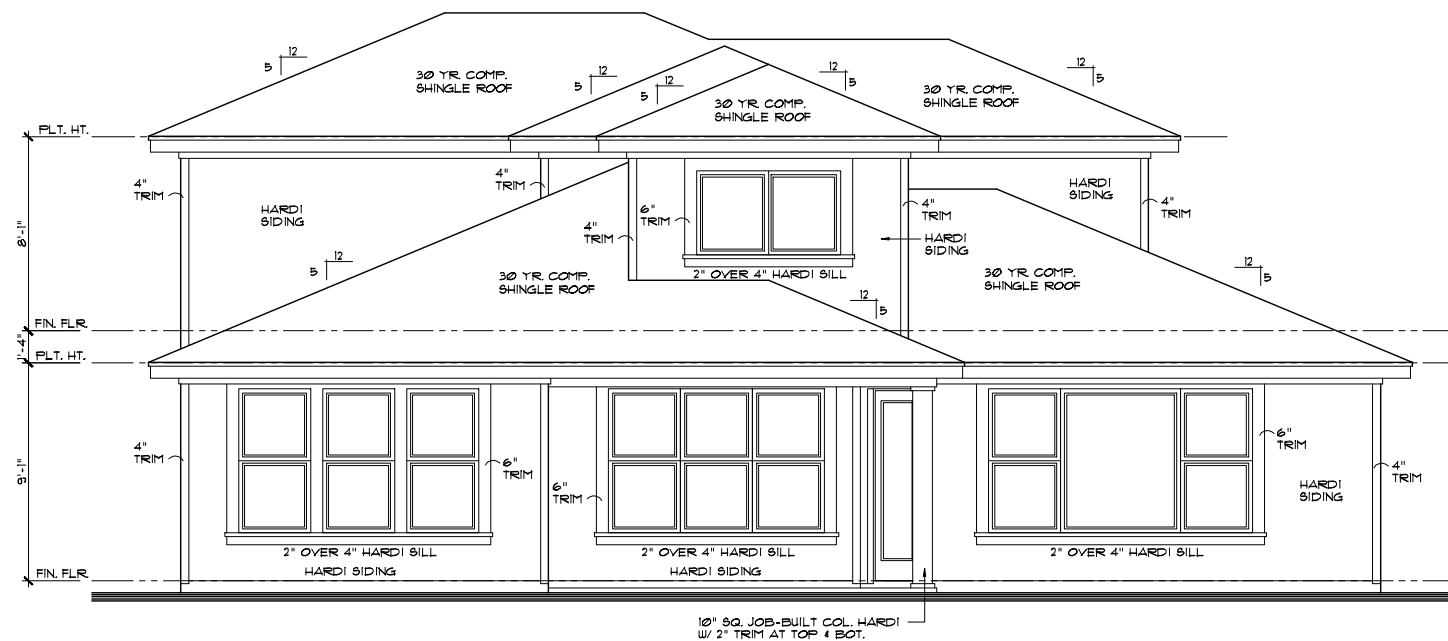
FRONT ELEVATION

SCALE 1/8" = 1'-0"

NOTE: ALL TRIM TO BE HARDI TRIM.
ALL WINDOWS TO BE VINYL.

REAR ELEVATION

SCALE 1/8" = 1'-0"



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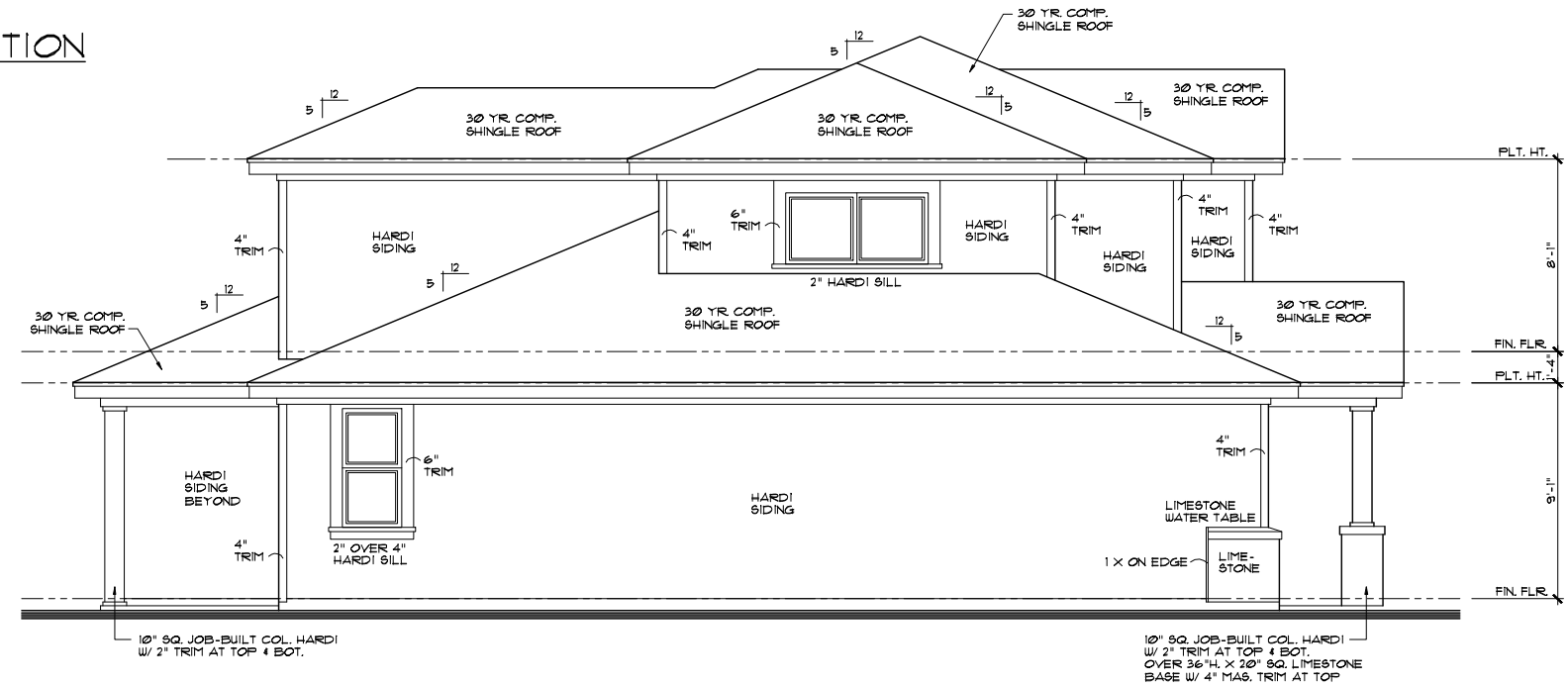
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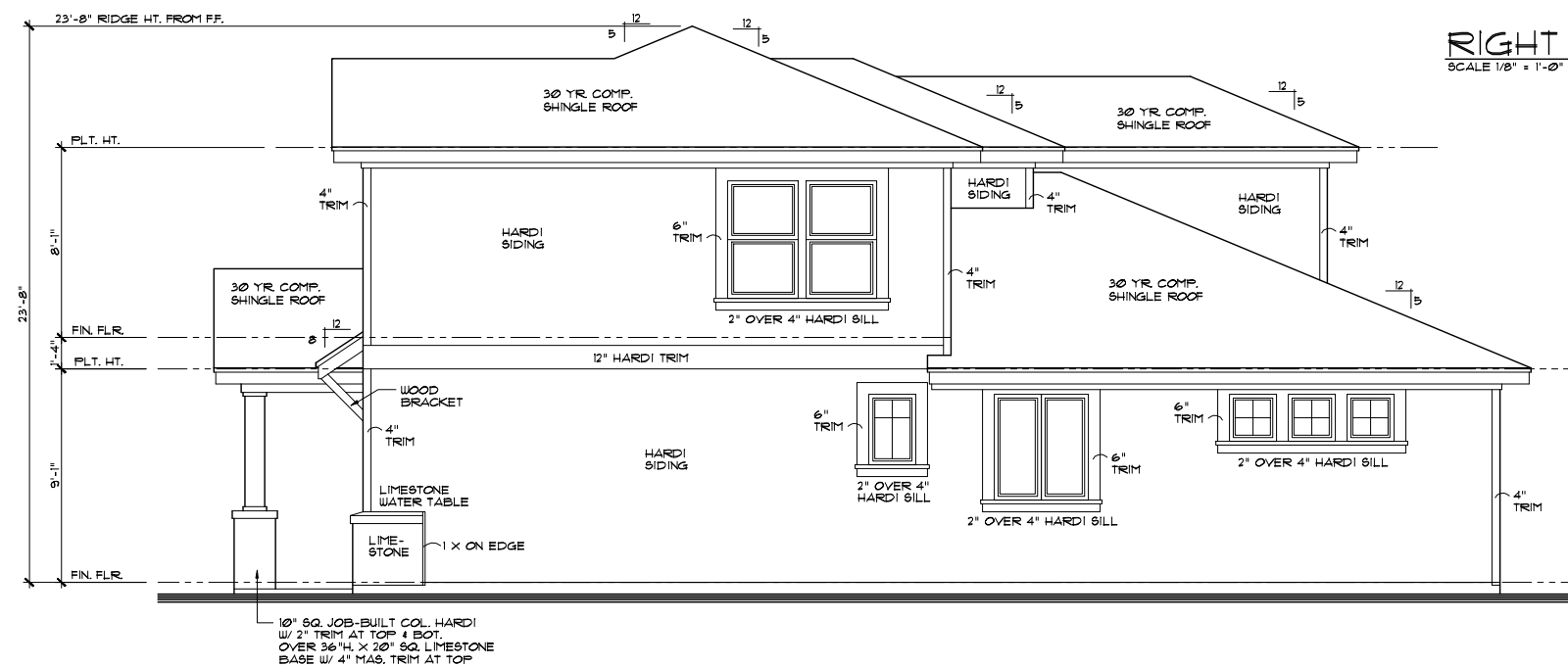
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SCALE 1/8" = 1'-0"

NOTE: ALL TRIM TO BE HARDI TRIM.
ALL WINDOWS TO BE VINYL.



SCALE 1/8" = 1'-0"



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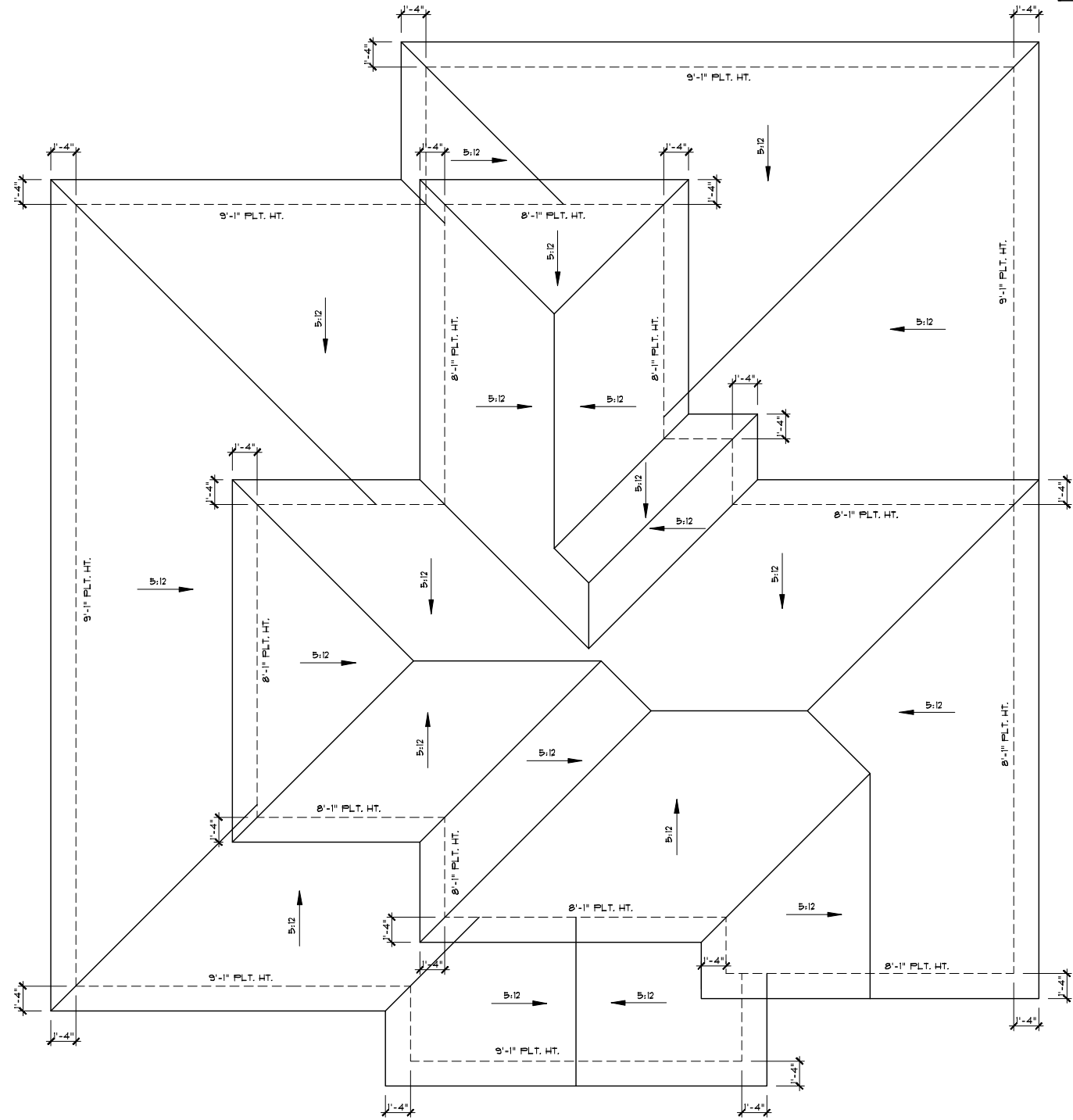
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ROOF LAYOUT
SCALE 1/8" = 1'-0"

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