### HISTORIC LANDMARK COMMISSION OCTOBER 22, 2012 NATIONAL REGISTER HISTORIC DISTRICT NRD-2012-0115 Old West Austin 2421 Jarratt Avenue

### PROPOSAL

Construct a second story addition and front porch on a c. 1940 contributing house.

### RESEARCH

Assad George Ferris and his wife Anna Alten Ferris are the first owners of 2421 Jarratt and owned and resided in the house until 1970. Mr. Ferris began a career in real estate in the early 1940's. Prior to that he was associated with S. Ferris Sons department store and Marie Antoinette, a local women's clothing store. Mr. Ferris was a member of the VFW, American Legion, the Retired Officers Association, the Austin Real Estate Board and the Chamber of Commerce. He was a retired Major, having served in the U.S. Army in both WWI and WWII. Mr. Ferris died April 3, 1973 at the age of 77, and Mrs. Ferris died in May 1990 just one month prior to her 90th Birthday.

### PROJECT SPECIFICATIONS

The existing c. 1940 house is an approximately 4,500 sq. ft., one and a half story Cape Code Cottage with Colonial Revival features. The house is clad in painted brick, with multipaned, double-hung windows with shutters. The front façade is symmetrical and has a centered door with side lites, a full façade porch that has a shed roof with a wide frieze that is supported by squared columns and pilasters. The side gable roof has three gabled dormers. There are two bay windows, one on the side elevation or the main house and one on a rear/side early addition. Both bays have flared copper, stand-seam roofs. There are a number of rear additions added sometime after 1961 (per Sanborn maps and City Permits) including an attached garage added in 2006.

The applicant proposes to remove the existing front porch and roof on the main portion of the house and construct a second story addition as well as small rear and side one-story additions, increasing the total square footage by approximately 500 sq. ft. The second story addition will be clad in painted brick to match the first floor. The roof on the new second story will be side gabled with centered front facing pediment. Both the gable ends and pediment will have raking cornices. A partial-width front porch will have squared columns supporting a second story balcony with a decorative balustrade. The windows will be multipaned with shutters to match the existing windows. Overall the style will be revised to a Neo-classical design.

### STANDARDS FOR REVIEW

The existing property is listed as contributing to the Old West Austin National Register Historic District. The Old West Austin National Register Historic District has no specific design guidelines for revisions and 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.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- 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.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.

The existing house does not appear to have sufficient significance to be eligible for Historic zoning. Although the scale and style of the proposed additions and façade changes are compatible with other properties in the area, the revisions to the house will render the property no longer contributing to the Old West Austin Historic District and therefore do not meet the general design guidelines.

### STAFF RECOMMENDATION

Recommend the applicant reconsider the proposed revisions. If the applicant pursues the design as proposed release the building permits upon submission of a City of Austin documentation package.

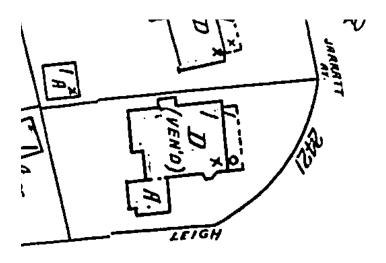
### **PHOTOS**

See photos in design package.

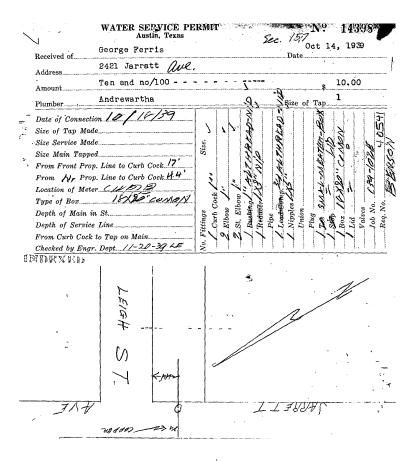
### OCCUPANCY HISTORY 2421 Jarratt Avenue

From City Directories, Austin History Center City of Austin Historic Preservation Office October 2012

1975	Mrs. Cleo Russell, owner Retired, widow of John L. Russell
1970	Vacant Note: A.G. Ferris listed at 1801 Lavaca, Apt. 71
1969	Assad G. and Anna Ferris, owners Retired
1967	Assad G. and Anna Ferris, owners Real Estate Broker
1962	George A. Assad and Anna Ferris, owners Real Estate
1942	George A. Assad and Anna Ferris (+3), owners S. Ferris Sons Department Store
1941	George A. Assad and Anna Ferris (+4), owners S. Ferris Sons Department Store
1940	No listing for 2421 Note: A. George and Annie (+4) listed at 911 W. 30th Street



1961 Sanborn Map



Mr. & Mrs. George Ferris

158

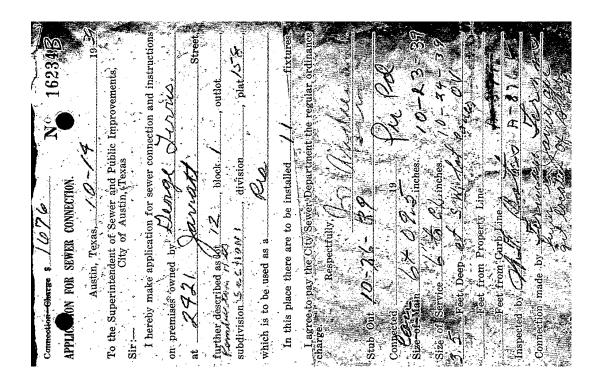
2421 Jarratt Ave.

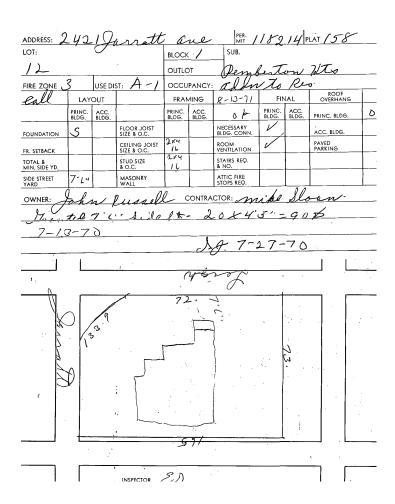
Pemberton Hgts. #1

1½ story brick veneer res.,gar.integral
29ln - 10-14-39

12

1





OWNER Mrs. John L. Russell ADDRESS	2421 Jarrat	t Avenu	ıe'
PLAT 158 LOT		BLK I	
SUBDIVISION Pemberton Hts. Sec 1			
OCCUPANCY Extending garage			
	OWNERS		
BLD PERMIT # 118214 DATE-27-70 F	ESTIMATE \$1,000	.00	
	NO. OF FIXTURES		
	P REC # Exist		
Frm addn to exist residence			
90 sq.ft.			

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CITY OF AUSTIN	
RESIDENTIAL PERMIT APPLICA	TION

BP Number B	P03-0475 RM
Building Permit	No
Plat No.	Date 1/23/03
Reviewer	M. Volge-

	Reviewer M. Volge-
PRIMARY PROJECT DATA	<u> </u>
Service Address 2421 JARRATT LANE	Tax Parcel No
Lot 12 Block / Subdivision Pemberton Heights	Section / Phase
If in a Planned Unit Development, provide Name and Case No. (attach final approved copies of subdivision and site plan)	Section 7 Phase_
If this site is not a legally subdivided lot, you must contact the Development Assi	
Description of WorkNew Residence	Remodel (specify) Convert study into
Duplex	Addition (specify)
Garageattacheddetached Carportattacheddetached	
Pool	Other (specify)
Zoning (e.g. SF-1, SF-2) 5F-3 Height of I	ouilding ft. # of floors
On lots with LA zoning, the approved septic permit must be submitted with the Residu	
{LDC 25-2-551(B)(6)}	approval
Does this site have a Board of Adjustment ruling?YesNo If yes, attach the	B.O.A. documentation
Will this development require a cut and fill in excess of 4 feet?YesNo	
	No
VALUATIONS FOR DATA FOR NEW CONSTRUCTION REMODELS ONLY OR ADDITIONS ONLY	PERMIT FEES
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Electrical \$ 3000 Lot Sizesq.ft.	Building \$ S
Job Valuation S	Electrical SS
Plumbing S 4500 (Labor and materials)	Mechanical \$S
Driveway	Plumbing S S
& Sidewalk S NA Total Job Valuation (remodels and additions) TOTALS A TOTALS S 75,000	& Sidewalk SS
(labor and materials) (Labor and materials)	TOTALS S
OWNER / BUILDER INFORMATION	
OWNER Name SORY & BETSY FARMER	Telephone (h)
11 0	(w)
	Telephone 30/-6000 Pager 765 7236
Contact/Applicant's Name DEPRIE ADAMS DRIVEWAY	FAX 30/-600/
/SIDEWALK Contractor_N/A	Telephone
CERTIFICATE Name KATZ BUILDERS, No	Telephone
OCCUPANCY Address 11107 Aldenburgh Cove+	City AUSTIN ST TX ZIP 78737
If you would like to be notified when your application is approved, pleas	e select the method:
telephonee-mail: DADAMSO KATZBULDERS GM	
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You may check the status of this application at www.ci.au	BP Number BP-06-1243RA
You may check the status of this application at <a a="" href="https://www.ci.au&lt;/a&gt; CITY OF AUSTIN&lt;/td&gt;&lt;td&gt;BP Number BP-06 124 38 P&lt;br&gt;Building Permit No. Down 729&lt;/td&gt;&lt;/tr&gt;&lt;tr&gt;&lt;td&gt;You may check the status of this application at &lt;a href=" https:="" www.ci.au<=""> CITY OF AUSTIN</a>	BP Number BP-06- 1243RP Building Permit No. 0600 729 9 Plat No. Date 2 9/6
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CITY OF AUSTIN  RESIDENTIAL PERMIT APPLICATION  PRIMARY PROJECT DATA  Service Address 2421 broath Ave Legal Description Lot 12 Block Subdivision Peroberton teaches Lift in a Planned Unit Development, provide Name and Case No. (anach final approved copies of whichesian and incidence disabeling the provide Name and Case No.  If this site is not a legally subdivided lot, you must contact the Development Ass Description of Work New Residence Duplex Carport attached detached Carport attached	BP Number BP-06   24 8 A Building Pennit No. Date 2 9 6 Reviewer Day W. Building Pennit No. Date 2 9 6 Reviewer Day W. Bert Plate Power Base Section Phase Section Phase Section Phase Phase Plate Power Base Phase Phase Plate Power Base Phase Plate Power Plate
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CITY OF AUSTIN  RESIDENTIAL PERMIT APPLICATION  PRIMARY PROJECT DATA  Service Address 2421	BP Number SP-06   24 38 P Building Permit No. Date 729 9 Plat No. Date 2 / 1/6 Reviewer Darw Ut 3/4/6 Reviewer Dar
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You may check the status of this annilication at www.ci austin tx.us/development/pierivr.ntr

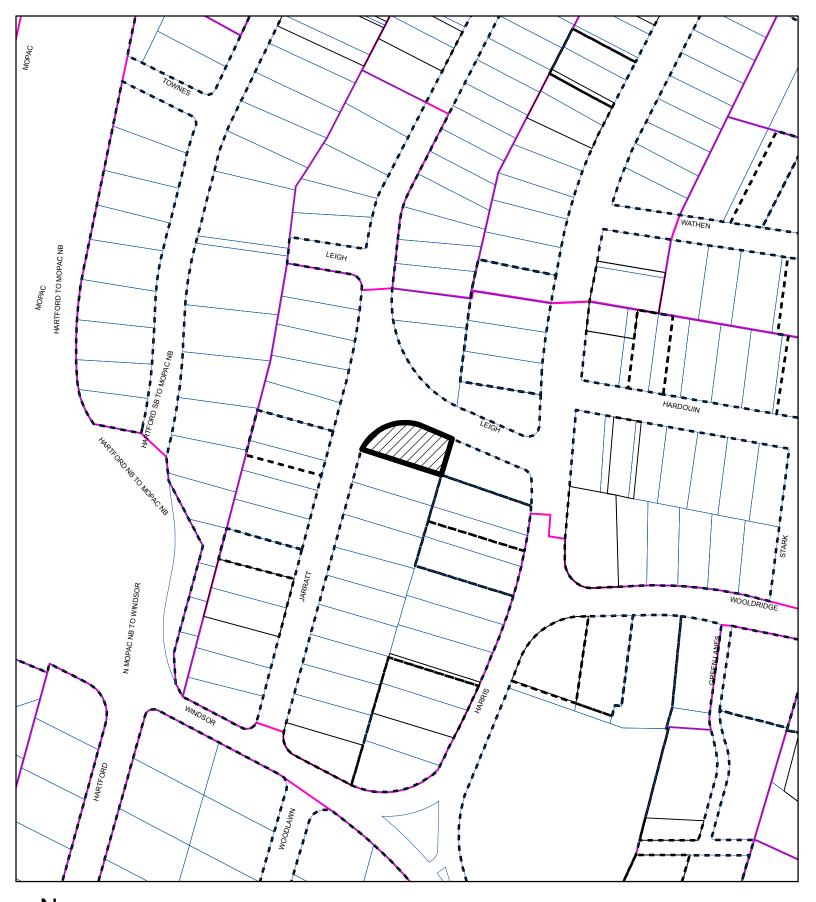
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OWNER/ BUILDER INFOR	DIATION	
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BUILDER Company 2	FLENN HOMES	Telephone 923-Ko
Contact/Ap	MICHEL STRAY FLEATHIRE	SA Pager PAX
SIDEWALK Contractor		Telephone_
CHRTIFICATE Name		Tolophone
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If you would like to be notified when your application is approved, please select the method:
telephone 2 c-mail CAPPA & FICAN HOULS.

Telephone\_

DRIVEWAY/
SIDEWALK Contractor

CERTIFICATE OF OCCUPANCY Address\_





CASE#: NRD-2012-0115 LOCATION: 2421 Jarratt Avenue



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.



NORTHWEST CORNER - EXISTING



NORTHWEST CORNER - PROPOSED

1001 East 8th Street Austin, Texas 78702 512 477 1727

www.claytonandittle.com

### PRELIMINARY NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Paul Clayton It is not to be used for regulatory approval, permitting, or construction purposes.

### FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

### FARMER RESIDENCI

DATE ISSUED FOR

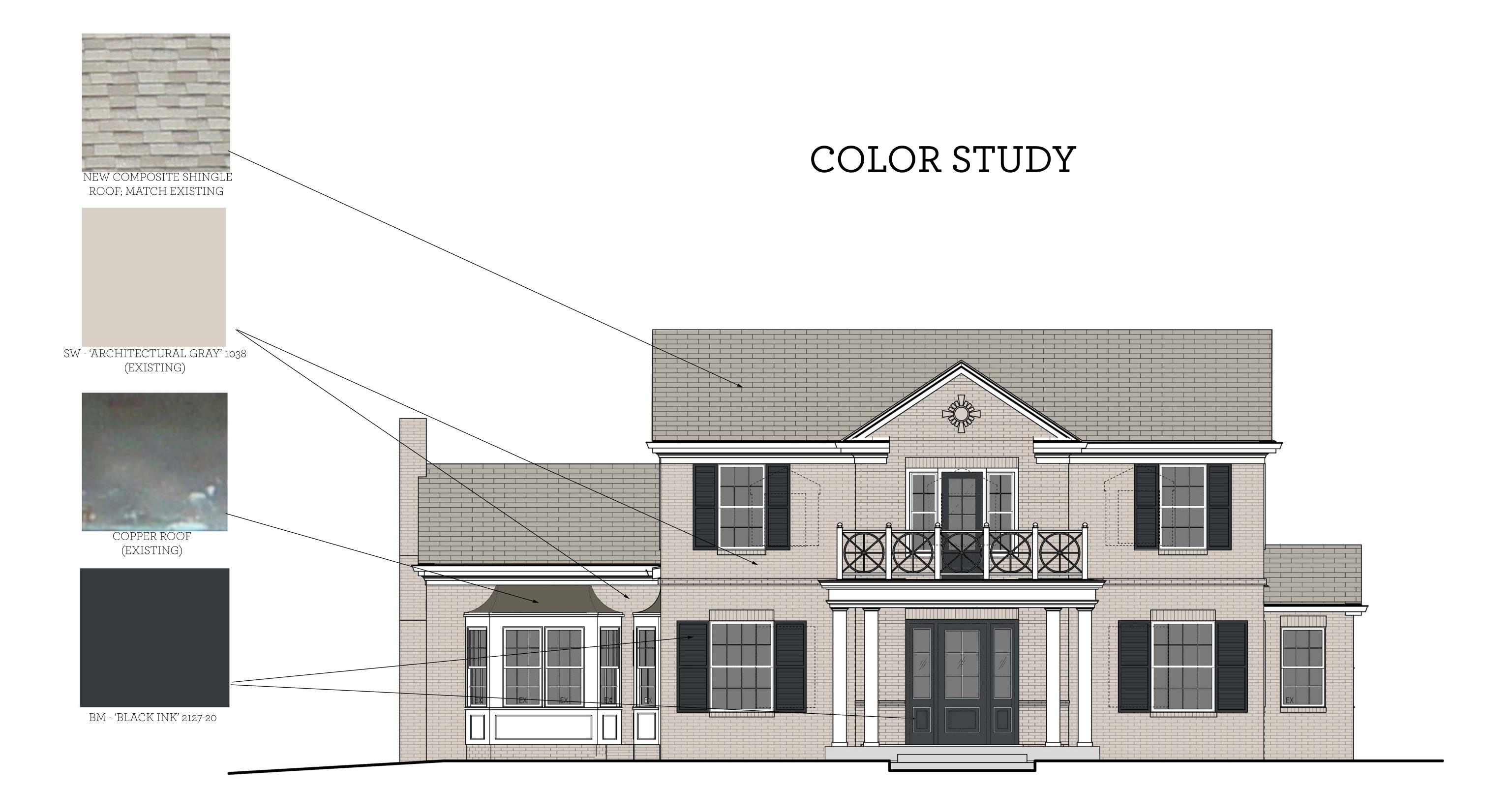
9.6.12 DD REVIEW

09.26.12 Client Review

10.02.12 Historic Review

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EXTERIOR ELEVATIONS



1001 East 8th Street Austin, Texas 78702 512 477 1727

www.claytonandittle.com

### PRELIMINARY NOT FOR CONSTRUCTION

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### FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

ISSUED FOR DD REVIEW Client Review

COPYRIGHT © 2011 Clayton & Little Architects PROJECT NUMBER: 1227

EXTERIOR ELEVATIONS

1 WEST ELEVATION

### CONCRETE WALL -31" Ø OAK TREE 73.13' S08° 04'02"W METER 10' REAR YARD SETBACK LOT 13 STREET CONCRETE DRIVEWAYTO REMAIN - NEW CONCRETE LANDING AND STEPS EXISTING DECK TO BE REMOVED RELOCATE A/C UNITS PROPOSED ADDITION, ONE LEVEL ONLY 2-STORY FRAME AND BRICK RESIDENCE PROPOSED SECOND LEVEL ADDITION, THIS AREA ONLY 23" Ø ELM TREE EXISTING STONE LANDING TO BE REMOVED OAK **\**TREE EXISTING PORCH TO BE REMOVED -EXISTING PORCH TO BE REMOVED JARRATT AVENUE

### FARMER RESIDENCE 2421 JARRATT AVENUE AUSTIN, TX 78703

ARCHITECT: CLAYTON AND LITTLE ARCHITECTS 1001 EAST 8TH STREET AUSTIN, TEXAS 78702 CONTACT: PAUL CLAYTON, AIA

(512) 477.1727 PHONE: (512) 477.9876

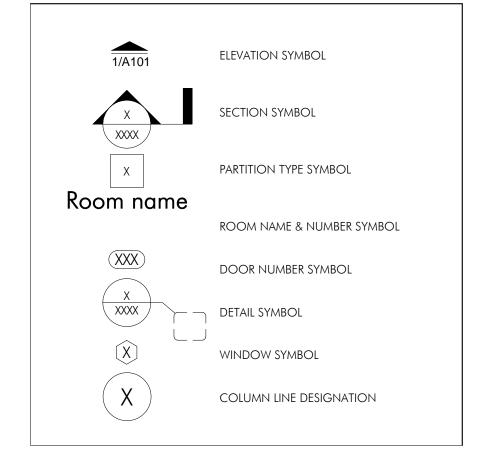
### OWNER INFORMATION

JODY AND BETSY FARMER 2421 JARRATT AVENUE AUSTIN, TX 78703

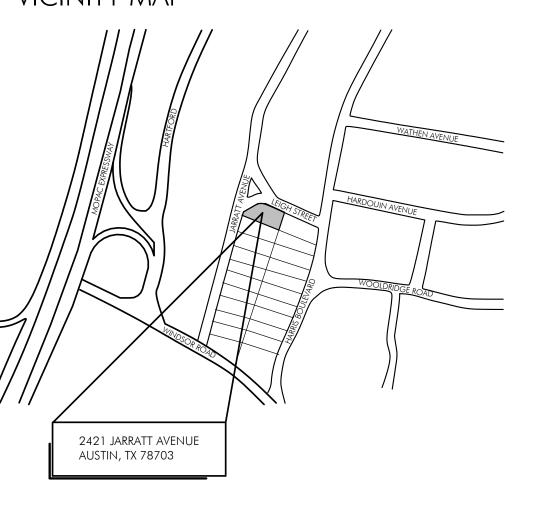
### LEGAL DESCRIPTION

LOT 12 BLK 1 PEMBERTON HEIGHTS SEC 1

### SYMBOL LEGEND



### VICINITY MAP



### INDEX OF DRAWINGS

G1.0	COVER SHEET
A1.1	FIRST FLOOR PLAI
A1.2	SECOND FLOOR
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATI
A2.1	EXTERIOR ELEVATI
A2.2	PARTIAL ELEVATIO
P1.1	PERSPECTIVES
P1.0	PERSPECTIVES

COVER SHEET
FIRST FLOOR PLAN
SECOND FLOOR PLAN
ROOF PLAN
exterior elevations
exterior elevations
PARTIAL ELEVATIONS

### SITE INFORMATION

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY B&G SURVEYING, INC., VICTOR M. GARZA, R.P.L.S., DATED 5.16.12

### **ZONING INFORMATION**

ZONING: SF-3-HD - NP NATIONAL REGISTER HISTORIC DISTRICT: OLD WEST AUSTIN NEIGHBORHOOD PLANNING AREA: OLD WEST AUSTIN

### CODE ANALYSIS

BUILDING DESCRIPTION: 2-STORY FRAME AND BRICK RESIDENCE	

### IMPERVIOUS COVERAGE & BUILDING AREA SUMMARY

	existing construction	PROPOSED CONSTRUCTION			
GE	SITE AREAS	TOTAL EXISTING S.F.	PROPOSED DEMOLISHED S.F.	PROPOSED CONSTRUCTED S.F.	TOTAL
BUILDING COVERAGE	SITE AREA 11,228 SF (0.258 AC.)  CONDITIONED - 1ST FLOOR  CONDITIONED - 2ND FLOOR  COVERED PARKING  COVERED PATIO, DECK, OR PORCH  TOTAL EXISTING BUILDING COVERAGE (SUBTRACT)  **EXISTING BUILDING COVERAGE**	2,869 (excludes 157 SF) 948 685 225 2ND FLR) 3,779 33.6% < 40%	75 625 0 132 TOTAL PROPOSED BUILD % BUILDING COVERAG	·	3,059 1,242 685 99 FLR) 3,846 <b>34.2%</b> < <b>40%</b>
S SITE COVERAGE	IMPERVIOUS AREAS  DRIVEWAY SIDEWALKS UNCOVERED PATIOS UNCOVERED WOOD DECK (counts at 50%) AC PADS	1142 50 0 142 33	223 50 0 142	0 94 30 0	919 94 30 0 33
IMPERVIOUS	OTHER (CURBS, STONE LANDINGS) TOTAL NON-BUILDING IMPERVIOUS COVERAGE TOTAL BUILDING IMPERVIOUS COVERAGE TOTAL EXISTING IMPERVIOUS COVERAGE  **MPERVIOUS COVERAGE**	24 1,391 3,779 5,170 46% > 45%	TOTAL PROPOSED IMPI	0 ERVIOUS COVERAGE	1,076 3,846 4,922 43.8% < 45%

FLOOR TO AREA RATIO

	existing	DEMO	NEW	EXEMPTION	TOTAL
1ST FLOOR	2,869	75	265		3059
2ND FLOOR	948	625	1032	113	1242
GARAGE (ATTACHED)	685			200	485
TOTAL GROSS FLOOR AREA -					4,786
% FLOOR TO AREA RATIO				42.	.6% > 40%

40% ALLOWED = 4,491 SF : 295 SF OVER FAR

45% ALLOWED = 5,053 SF ALLOWABLE INCREASE: 131 SF

GRASS AT DRIVE STRIPS: 223 SF

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COVER SHEET

 $2\frac{\text{SITE - EXISTING}}{\frac{1}{1} = 10^{1}-0^{1}}$ 

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NOT FOR CONSTRUCTION

This drawing was prepared under

FIELD INSPECTION REQUIRED

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general contractor shall visit the site, inspect all existing

conditions, and report any

discrepancies to the architect.

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BRICK VENEER WALL

WOOD SIDING WALL

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FIRST FLOOR PLAN

A1.1

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SECOND FLOOR PLAN

A1.2

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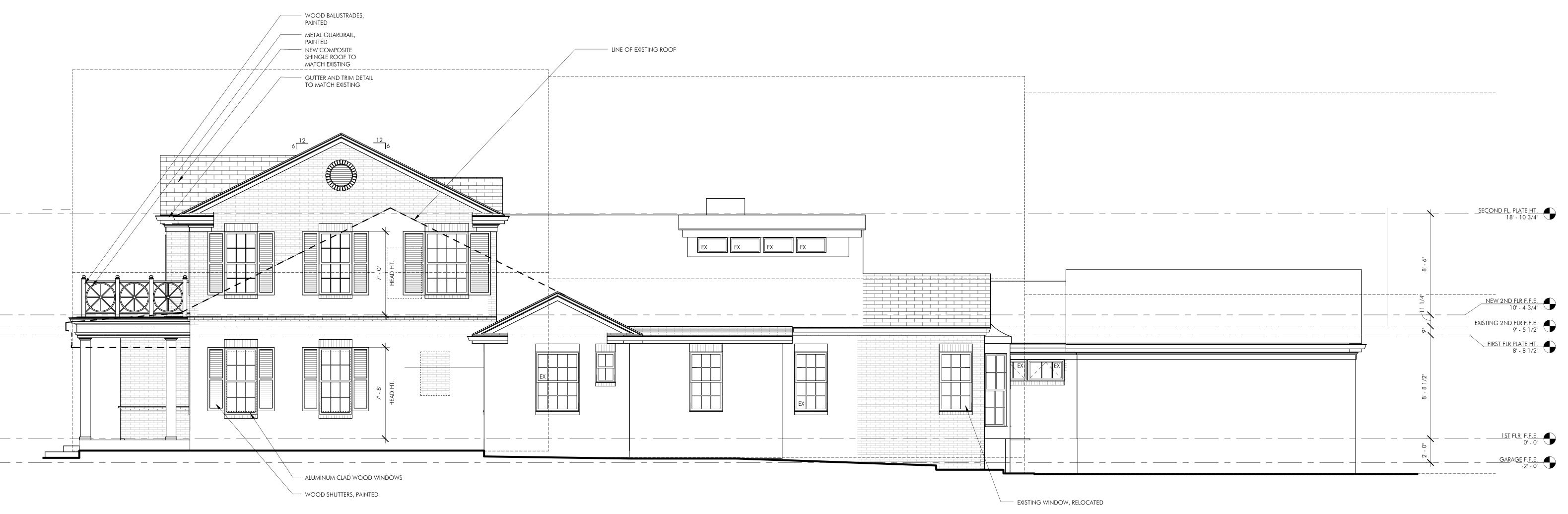
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ROOF PLAN

1 ROOF PLAN
1/4" = 1'-0"

**A1.3** 





1 WEST ELEVATION

1/4" = 1'-0"

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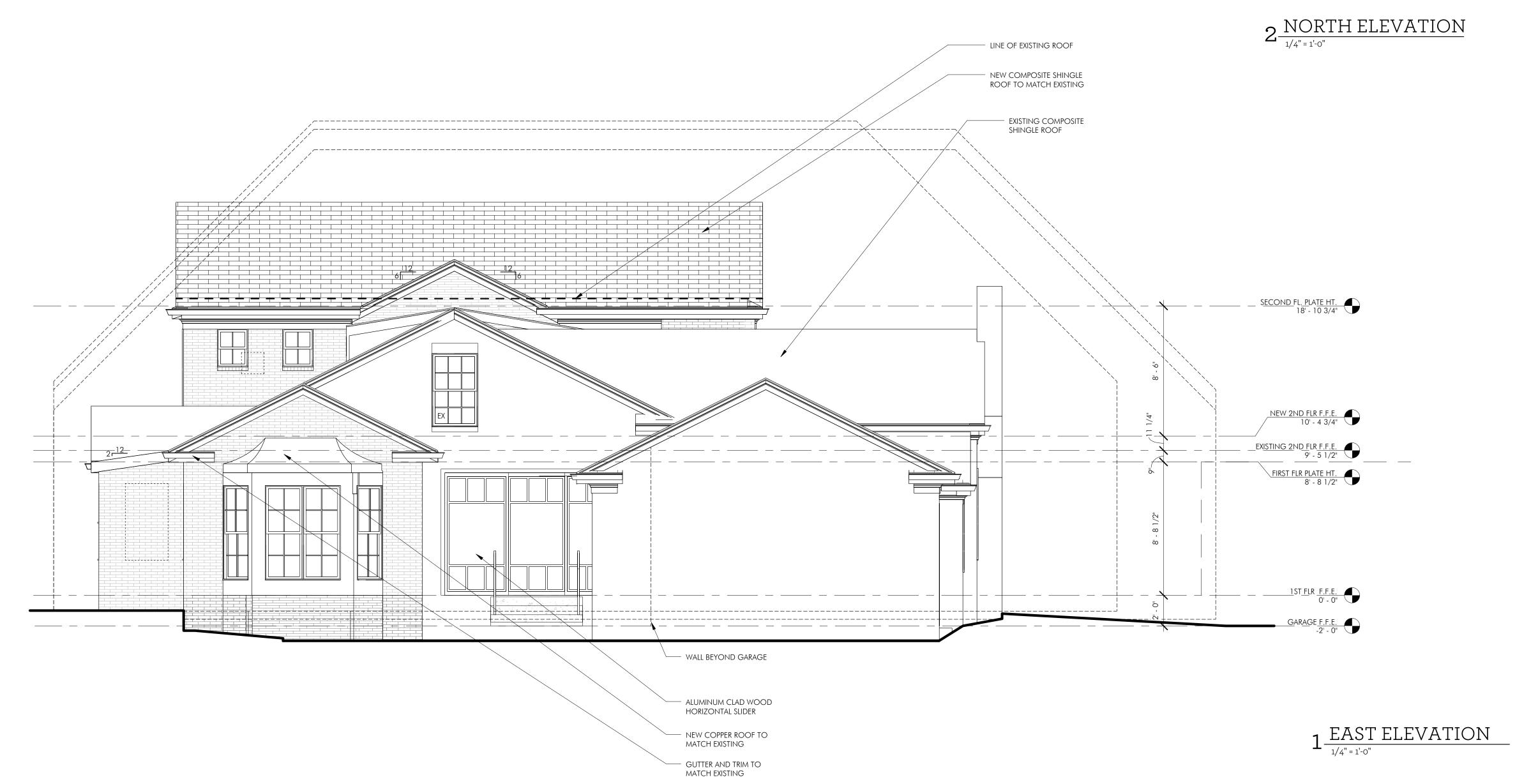
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EXTERIOR ELEVATIONS



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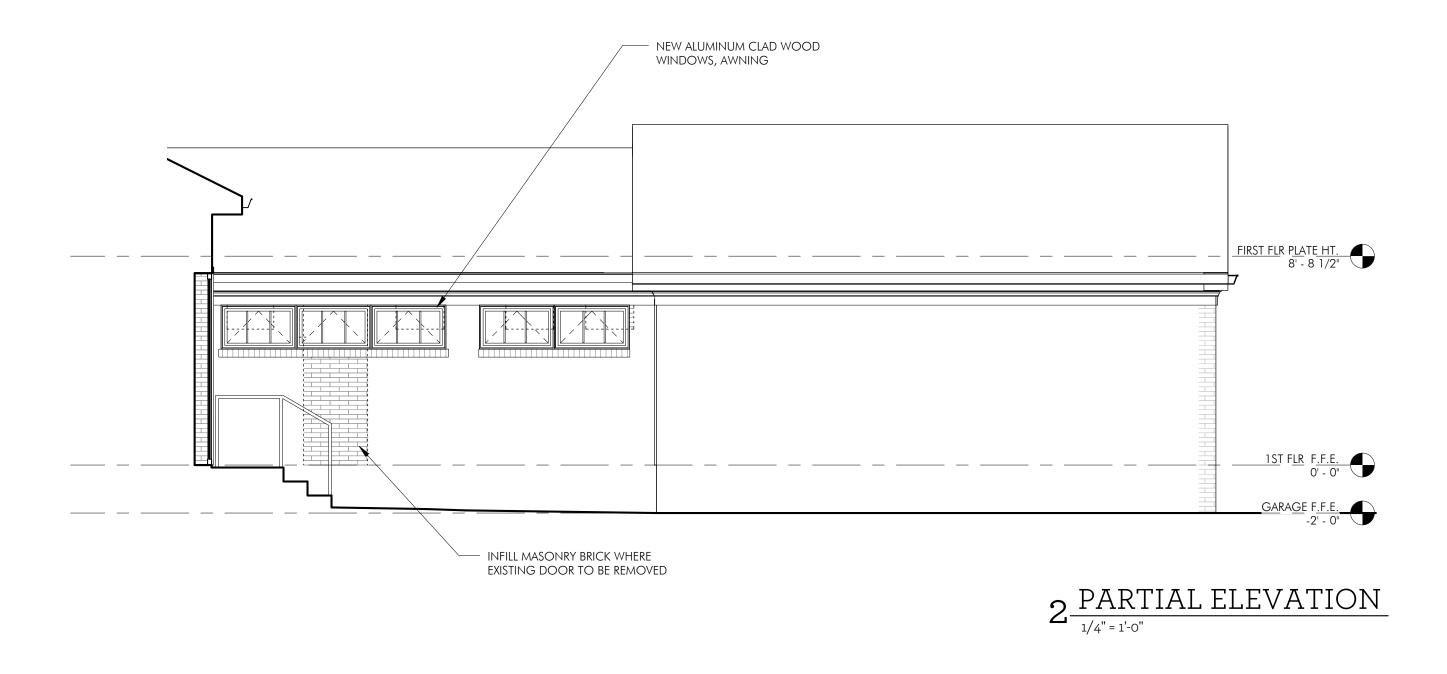
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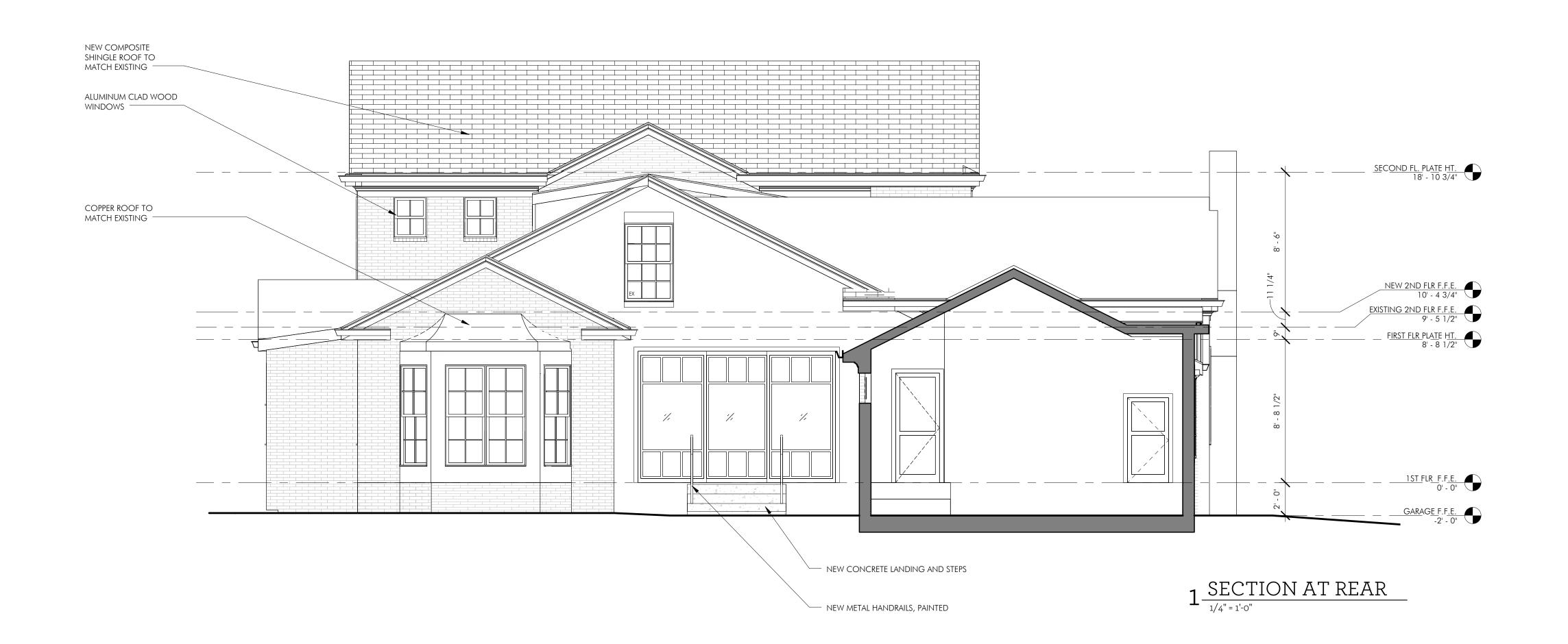
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EXTERIOR ELEVATIONS





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PARTIAL ELEVATIONS

A2.2



2 SOUTHWEST PERSPECTIVE



1 NORTHWEST CORNER

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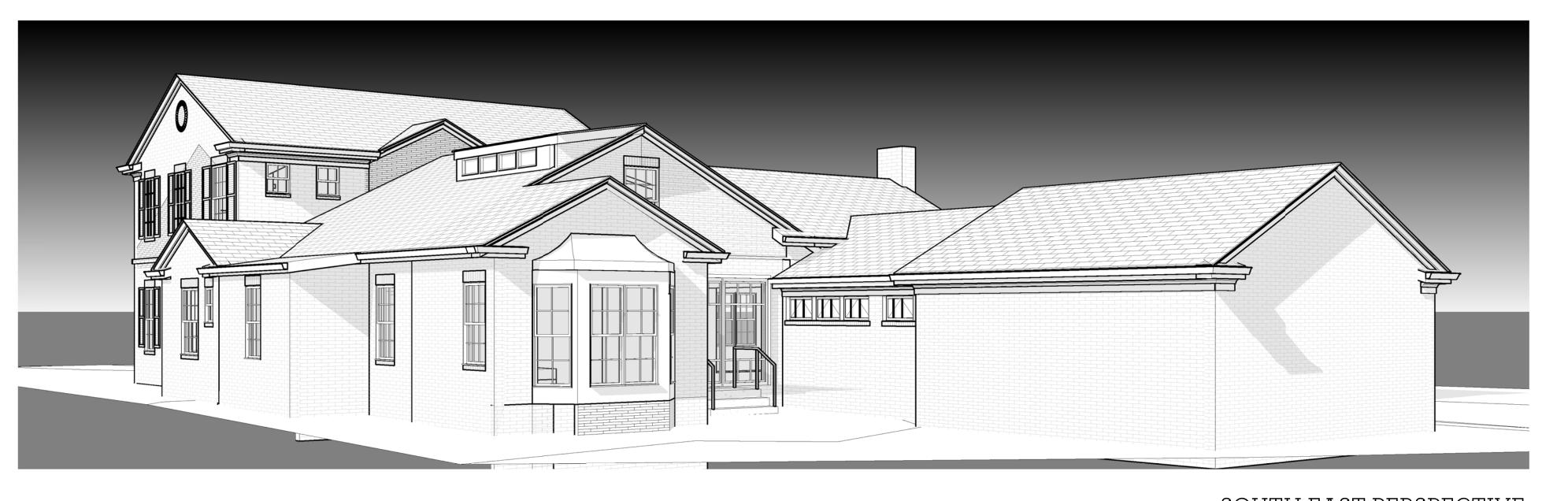
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PERSPECTIVES

P1.0





2 SOUTH EAST PERSPECTIVE

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PERSPECTIVES

P<sub>1.1</sub>





EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

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EAST ELEVATION



NORTHWEST CORNER



WEST ELEVATION