

**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 multi-paned, 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 of 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 multi-paned 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

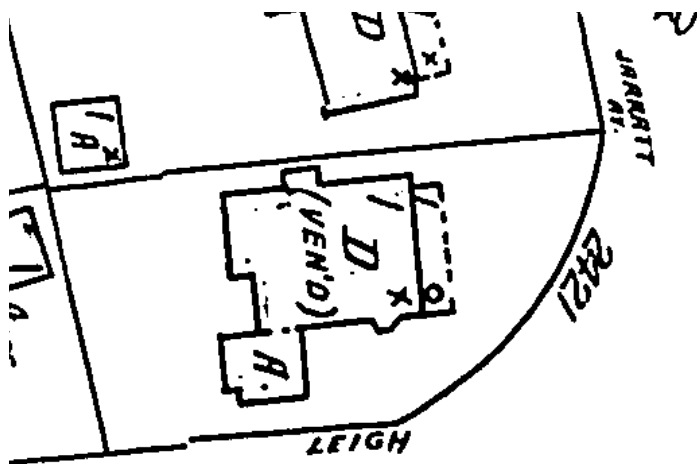
- 1967 Assad G. and Anna Ferris, owners
Real Estate Broker

- 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

WATER SERVICE PERMIT
Austin, Texas

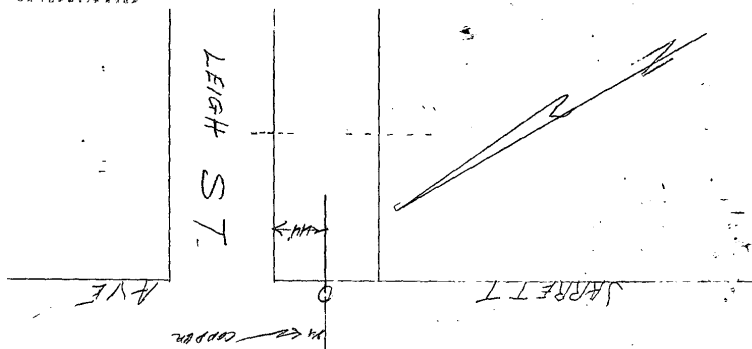
No. 14398
Sec. 157
Date Oct 14, 1939

Received of George Ferris
Address 2421 Jarratt Ave.
Amount Ten and no/100 \$ 10.00
Plumber Andrewartha
Size of Tap 1

Date of Connection 10/14/39
Size of Tap Made
Size Service Made
Size Main Tapped
From Front Prop. Line to Curb Cock 17'
From Fr. Prop. Line to Curb Cock 44'
Location of Meter Curb
Type of Box 18x20" cement
Depth of Main in St.
Depth of Service Line
From Curb Cock to Tap on Main
Checked by Engr. Dept. 11-20-39 LE

No. Fittings	Size	Material
1	1"	Curb Cock
2	1"	Elbow
2	1"	St. Elbow
1	1"	Bushing
1	1"	Retainer
1	1"	Pipe
1	1"	Lead
1	1"	Nipples
1	1"	Union
1	1"	Plug
1	1"	Tap
1	1"	Box
1	1"	Lid
1	1"	Valves
1	1"	Reg. No.

Job No. 1054
Reg. No. BENSON



Mr. & Mrs.
George Ferris

2421 Jarratt Ave.

158

1

12

Pemberton Hgts. #1

1½ story brick veneer res., gar. integral

291n - 10-14-39

Connection Charge \$ 1676 NO 16234B

APPLICATION FOR SEWER CONNECTION.

Austin, Texas, 10-14 1970

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas

Sir:—

I hereby make application for sewer connection and instructions on premises owned by George Jarvis.

at 2921 Jarrott Street,

further described as lot 12, block 1, outlet 158, subdivision 15-2-110-1, division 158, plat 158, which is to be used as a Rio.

In this place there are to be installed 11 fixtures.

I agree to pay the City Sewer Department the regular ordinance charge.

Respectfully, George Jarvis

Stub Out 10-26-70 19 Pin Rd

Connected 10-26-70 19 Pin Rd

Size of Man 6 x 09.5 inches. 10-23-39

Size of Service 6 to 8 inches. 10-24-39

3.5 Feet Deep at 30' to 40' from Pin Rd

Feet from Property Line 10

Feet from Curb Line 10

Inspected by Chas. A. A-876

Connection made by George Jarvis

ADDRESS: 2421 Jarrott Ave PERMIT 118214 PLAT 158

LOT: 12 BLOCK 1 SUB. 1

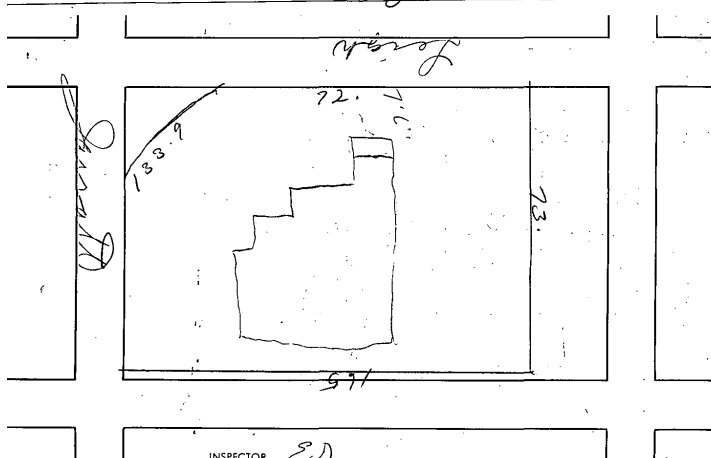
OUTLOT Remington Hts

FIRE ZONE 3 USE DIST: A-1 OCCUPANCY: addn to Rio

LAYOUT	FRAMING	FINAL	ROOF OVERHANG
PRINC. BLDG. ACC. BLDG.	PRINC. BLDG. ACC. BLDG.	PRINC. BLDG. ACC. BLDG.	PRINC. BLDG.
FOUNDATION <u>S</u>	FLOOR JOIST SIZE & O.C. <u>2x4 16</u>	NECESSARY BLDG. CONN. <u>✓</u>	ACC. BLDG.
FR. SETBACK	CEILING JOIST SIZE & O.C. <u>2x4 16</u>	ROOM VENTILATION <u>✓</u>	PAVED PARKING
TOTAL & MIN. SIDE YD.	STUD SIZE & O.C. <u>16</u>	STAIRS REQ. & NO.	
SIDE STREET YARD <u>7.2'</u>	MASONRY WALL	ATTIC FIRE STOPS REQ.	

OWNER: John Russell CONTRACTOR: Mike Sloan

7-13-70 7-27-70



OWNER Mrs. John L. Russell ADDRESS 2421 Jarratt AvenuePLAT 158 LOT 12 BLK 1SUBDIVISION Pemberton Hts. Sec 1OCCUPANCY Extending garageBLD PERMIT # 118214 DATE 2-27-70 OWNERS
ESTIMATE \$1,000.00CONTRACTOR Mike Sloan NO. OF FIXTURESWATER TAP REC # Exist SEWER TAP REC # ExistFrm addn to exist residence90 sq.ft.

*Top 12 Bell
Pemberton Hts Sec 1*

WATER SERVICE PERMIT *158* **N° 72796** *U1*

Austin, Texas

Received of John Russell Date 2-26-72

Address 2421 Jarratt Ave

Amount Property fees *\$ 25.00*

Plumber L. R. J. Size of Tap 1 1/4

Date of Connection _____

Size of Tap Made _____

Size Service Made _____

Size Main Tapped _____

From Front Prop. Line to Curb Cock _____

From Prop. Line to Curb Cock _____

Location of Meter _____

Type of Box _____

Depth of Main in St. _____

Depth of Service Line _____

From Curb Cock to Tap on Main _____

Checked by Engr. Dept. _____

VOID

ORDER NO. 72705071

No. Fittings _____

Pipe _____

Curb Cock _____

Cap. to Iron ell _____

Cap. to Cap. ell _____

Cap. to Iron Coupling _____

Cap. to Cap. Coupling _____

Angle Stop _____

Stop _____

Bushing _____

Service Clamp _____

Valve _____

Water Box _____

Lock Lid _____

Drain Tls _____

Drain Tls Lid _____

Stop & Drain _____

Job No. _____

Foreman _____

15.5'

4" C.F.

60'

JARRATT Avenue

56.3'

17.8'

132.9'

44'

2421

Leich Street

Lot 13

Lot 12

Block 1

SPOT in field

*Make 1 1/4" TAP
Set 1' below*

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION**

BP Number	BP-03-0415 RM
Building Permit No.	
Plat No.	Date 1/23/08
Reviewer	M. Velazquez

PRIMARY PROJECT DATA

Service Address	2421 JARRATT LANE	Tax Parcel No.	
Legal Description	Lot 12 Block 1 Subdivision Pemberton Heights Section 1 Phase		
If in a Planned Unit Development, provide Name and Case No. (attach final approved copies of subdivision and site plan)			
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.			
Description of Work	Remodel (specify) Convert study into master bath, upgrade kitchen		
<input type="checkbox"/> New Residence			
<input type="checkbox"/> Duplex			
<input type="checkbox"/> Garage attached <input type="checkbox"/> detached	Addition (specify)		
<input type="checkbox"/> Carport attached <input type="checkbox"/> detached			
<input type="checkbox"/> Pool	Other (specify)		
Zoning (e.g. SF-1, SF-2...)	SF 3	Height of building	ft. # of floors
On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval. (LDC 25-2-551(B)(6))			
Does this site have a Board of Adjustment ruling? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach the B.O.A. documentation			
Will this development require a cut and fill in excess of 4 feet? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Does this site front a paved street? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No A paved alley? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

VALUATIONS FOR REMODELS ONLY	DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY	PERMIT FEES (For office use only)														
Building \$ 28,500 Electrical \$ 500 Mechanical \$ 1,300 Plumbing \$ 4,000 Driveway & Sidewalk \$ N/A TOTAL \$ 34,300 (labor and materials)	Lot Size _____ sq. ft. Job Valuation \$ _____ (Labor and materials) Total Job Valuation (remodels and additions) \$ 75,000 (Labor and materials)	<table border="1"> <thead> <tr> <th>NEW/ADDITIONS</th> <th>REMODELS</th> </tr> </thead> <tbody> <tr> <td>Building \$</td> <td>\$</td> </tr> <tr> <td>Electrical \$</td> <td>\$</td> </tr> <tr> <td>Mechanical \$</td> <td>\$</td> </tr> <tr> <td>Plumbing \$</td> <td>\$</td> </tr> <tr> <td>Driveway & Sidewalk \$</td> <td>\$</td> </tr> <tr> <td>TOTAL \$</td> <td>\$</td> </tr> </tbody> </table>	NEW/ADDITIONS	REMODELS	Building \$	\$	Electrical \$	\$	Mechanical \$	\$	Plumbing \$	\$	Driveway & Sidewalk \$	\$	TOTAL \$	\$
NEW/ADDITIONS	REMODELS															
Building \$	\$															
Electrical \$	\$															
Mechanical \$	\$															
Plumbing \$	\$															
Driveway & Sidewalk \$	\$															
TOTAL \$	\$															

OWNER / BUILDER INFORMATION			
OWNER	Name	Jody & Betsy Farmer	Telephone (h) _____ (w) _____
BUILDER	Company Name	KATZ BUILDERS, INC.	Telephone 301-6000
	Contact/Applicant's Name	DEBBIE ADAMS	Pager 785-7226
DRIVEWAY /SIDEWALK	Contractor	N/A	FAX 301-6001
CERTIFICATE OF OCCUPANCY	Name	KATZ BUILDERS, INC.	Telephone _____
	Address	11107 Aldenburgh Court	City Austin ST TX ZIP 78737

If you would like to be notified when your application is approved, please select the method:

☐ telephone ☒ e-mail: DADAMS@KATZBUILDERS.COM

You may check the status of this application at www.ci.austin.tx.us/development/permitrv.htm

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION**

BP Number	BP-06-1243 RM
Building Permit No.	06007299
Plat No.	Date 2/9/06
Reviewer	Dana W. 3/4/06

PRIMARY PROJECT DATA

Service Address	2421 Jarratt Ave	Tax Parcel No.	
Legal Description	Lot 12 Block 1 Subdivision Pemberton Heights Section 1 Phase		
If in a Planned Unit Development, provide Name and Case No. (attach final approved copies of subdivision and site plan)			
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.			
Description of Work	Remodel (specify) Convert existing garage to family room add utility room + new garage		
<input type="checkbox"/> New Residence			
<input type="checkbox"/> Duplex			
<input type="checkbox"/> Garage attached <input type="checkbox"/> detached	Addition (specify)		
<input type="checkbox"/> Carport attached <input type="checkbox"/> detached			
<input type="checkbox"/> Pool	Other (specify)		
Zoning (e.g. SF-1, SF-2...)	SF3 NR40/OLNA	Height of building	20'6" ft. # of floors 1 1/2
On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval. (LDC 25-2-551(B)(6))			
Does this site have a Board of Adjustment ruling? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach the B.O.A. documentation			
Will this development require a cut and fill in excess of 4 feet? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Does this site front a paved street? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No A paved alley? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

VALUATIONS FOR REMODELS ONLY	DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY	DATE: 3-13-06														
Building \$ Electrical \$ Mechanical \$ Plumbing \$ Driveway & Sidewalk \$ TOTAL \$ (labor and materials)	Lot Size _____ sq. ft. Job Valuation \$ _____ (Labor and materials) Total Job Valuation (remodels and additions) \$ 150,000 (Labor and materials)	<table border="1"> <thead> <tr> <th>NEW/ADDITIONS</th> <th>REMODELS</th> </tr> </thead> <tbody> <tr> <td>Building \$</td> <td>\$</td> </tr> <tr> <td>Electrical \$</td> <td>\$</td> </tr> <tr> <td>Mechanical \$</td> <td>\$</td> </tr> <tr> <td>Plumbing \$</td> <td>\$</td> </tr> <tr> <td>Driveway & Sidewalk \$</td> <td>\$</td> </tr> <tr> <td>TOTAL \$</td> <td>\$</td> </tr> </tbody> </table>	NEW/ADDITIONS	REMODELS	Building \$	\$	Electrical \$	\$	Mechanical \$	\$	Plumbing \$	\$	Driveway & Sidewalk \$	\$	TOTAL \$	\$
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Building \$	\$															
Electrical \$	\$															
Mechanical \$	\$															
Plumbing \$	\$															
Driveway & Sidewalk \$	\$															
TOTAL \$	\$															

OWNER / BUILDER INFORMATION			
OWNER	Name	William + Elizabeth Farmer	Telephone (h) 512 472 3364 (w) 512 413 8223
BUILDER	Company Name	Fleann Custom Homes	Telephone 512 923 1422
	Contact/Applicant's Name	Greg Flenniken	Pager
DRIVEWAY /SIDEWALK	Contractor		FAX 512 868 2122
CERTIFICATE OF OCCUPANCY	Name	William + Elizabeth Farmer	Telephone 512 472 3364
	Address	2421 Jarratt Ave	City Austin ST TX ZIP 78763

If you would like to be notified when your application is approved, please select the method:

☐ telephone ☒ e-mail: betsyfarmer@austin.rr.com

You may check the status of this application at www.ci.austin.tx.us/development/permitrv.htm

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

BP Number 08-052354 RM
 Building Permit No. 08-052357
 Plat No. _____ Date 7/7/08
 Reviewer [Signature]

PRIMARY PROJECT DATA

Service Address 2421 JARRETT AVE Tax Parcel No. 700 2/1/08
 Legal Description _____
 Lot _____ Block _____ Subdivision PENNINGTON HEIGHTS Section _____ Phase _____
 If in a Planned Unit Development, provide Name and Case No. _____
 (attach final approved copies of subdivision and site plan)
 If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.
 Description of Work
☒ Remodel (specify) REPLACE EXT. WINDOWS - 3 REMOVE ROOF WALL
☐ New Residence
☐ Duplex
☐ Garage attached detached Addition (specify) _____
☐ Carport attached detached Other (specify) _____
☐ Pool
 Zoning (e.g. SF-1, SF-2, ...) SF-3
 Height of Principal building 20 ft. # of floors 1 Height of Other structure(s) _____ ft. # of floors _____
 Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.
 Does this site have a septic system? ☒ Yes ☐ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.
 Does this site have a Board of Adjustment ruling? ☒ Yes ☐ No. If yes, attach the B.O.A. documentation
 Will this development require a cut and fill in excess of 4 feet? ☒ Yes ☐ No
 Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☒ Yes ☐ No
 Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

VALUATIONS FOR REMODELS ONLY		VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY		PERMIT FEES (For office use only)	
				NEW/ADDITIONS	REMODELS
Building \$ _____	Lot Size _____ sq. ft.	Job Valuation - Principal Building \$ _____	(Labor and materials)	Building \$ _____	\$ <u>41</u>
Electrical \$ _____	Job Valuation - Other Structure(s) \$ _____	(Labor and materials)		Electrical \$ _____	\$ _____
Mechanical \$ _____	TOTAL JOB VALUATION	(Labor and materials)		Mechanical \$ _____	\$ _____
Plumbing \$ _____	(sum of remodels and additions)			Plumbing \$ _____	\$ _____
Driveway/ Sidewalk \$ _____	\$ <u>2,000</u>			Driveway & Sidewalk \$ _____	\$ _____
TOTAL \$ _____	(Labor and materials)			TOTAL \$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER Name Jody S. Baisn Farnice Telephone (h) 413-8223
 BUILDER Company Name FLENN HOMES Telephone (w) 923-1622
 Contact/Applicant's Name GREG FLENNIKEN Page _____
 DRIVEWAY/ SIDEWALK Contractor _____ FAX _____
 Telephone _____
 CERTIFICATE OF OCCUPANCY Name _____ Telephone _____
 Address _____ City _____ ST _____ ZIP _____

If you would like to be notified when your application is approved, please select the method:

____ telephone ☒ e-mail GREG@FLENNHOMES.COM
 You may check the status of this application at www.austintx.gov/developmentcenter

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

BP Number 08-052354 RM
 Building Permit No. 08-052357
 Plat No. _____ Date 7/7/08
 Reviewer [Signature]

PRIMARY PROJECT DATA

Service Address 2421 JARRETT AVE Tax Parcel No. 700 2/1/08
 Legal Description _____
 Lot _____ Block _____ Subdivision PENNINGTON HEIGHTS Section _____ Phase _____
 If in a Planned Unit Development, provide Name and Case No. _____
 (attach final approved copies of subdivision and site plan)
 If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.
 Description of Work
☒ Remodel (specify) REPLACE EXT. WINDOWS - 3 REMOVE ROOF WALL
☐ New Residence
☐ Duplex
☐ Garage attached detached Addition (specify) _____
☐ Carport attached detached Other (specify) _____
☐ Pool
 Zoning (e.g. SF-1, SF-2, ...) SF-3
 Height of Principal building 20 ft. # of floors 1 Height of Other structure(s) _____ ft. # of floors _____
 Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.
 Does this site have a septic system? ☒ Yes ☐ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.
 Does this site have a Board of Adjustment ruling? ☒ Yes ☐ No. If yes, attach the B.O.A. documentation
 Will this development require a cut and fill in excess of 4 feet? ☒ Yes ☐ No
 Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☒ Yes ☐ No
 Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

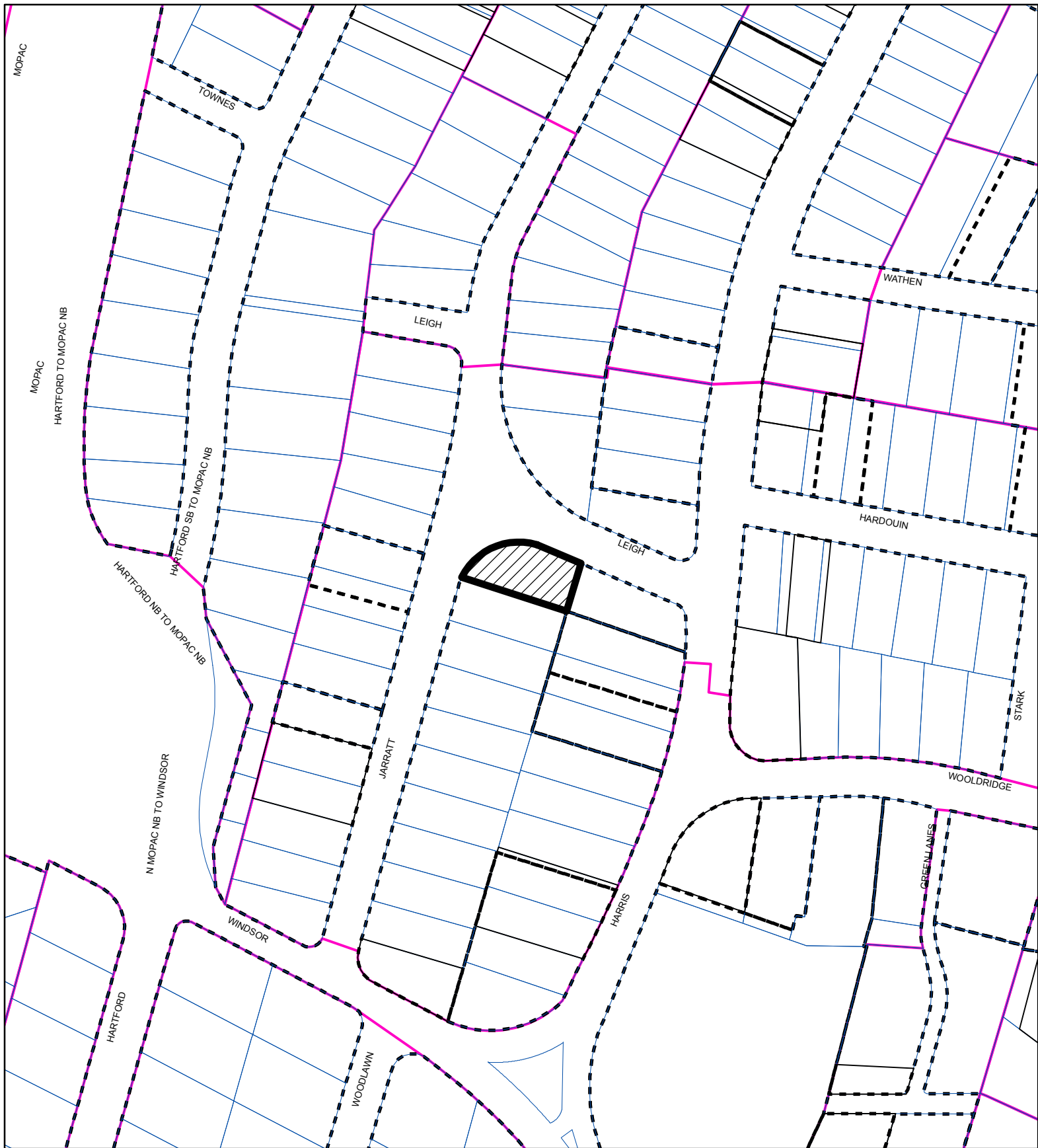
VALUATIONS FOR REMODELS ONLY		VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY		PERMIT FEES (For office use only)	
				NEW/ADDITIONS	REMODELS
Building \$ _____	Lot Size _____ sq. ft.	Job Valuation - Principal Building \$ _____	(Labor and materials)	Building \$ _____	\$ <u>41</u>
Electrical \$ _____	Job Valuation - Other Structure(s) \$ _____	(Labor and materials)		Electrical \$ _____	\$ _____
Mechanical \$ _____	TOTAL JOB VALUATION	(Labor and materials)		Mechanical \$ _____	\$ _____
Plumbing \$ _____	(sum of remodels and additions)			Plumbing \$ _____	\$ _____
Driveway/ Sidewalk \$ _____	\$ <u>2,000</u>			Driveway & Sidewalk \$ _____	\$ _____
TOTAL \$ _____	(Labor and materials)			TOTAL \$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER Name Jody S. Baisn Farnice Telephone (h) 413-8223
 BUILDER Company Name FLENN HOMES Telephone (w) 923-1622
 Contact/Applicant's Name GREG FLENNIKEN Page _____
 DRIVEWAY/ SIDEWALK Contractor _____ FAX _____
 Telephone _____
 CERTIFICATE OF OCCUPANCY Name _____ Telephone _____
 Address _____ City _____ ST _____ ZIP _____

If you would like to be notified when your application is approved, please select the method:

____ telephone ☒ e-mail GREG@FLENNHOMES.COM



SUBJECT TRACT



ZONING BOUNDARY

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.

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.

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.



NORTHWEST CORNER - EXISTING



NORTHWEST CORNER - PROPOSED

FARMER RESIDENCE

2421 Jarratt Avenue, Austin, Texas 78703

DATE	ISSUED FOR
9.6.12	DD REVIEW
09.26.12	Client Review
10.02.12	Historic Review

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Clayton & Little Architects

PROJECT NUMBER: 1227

EXTERIOR ELEVATIONS

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.

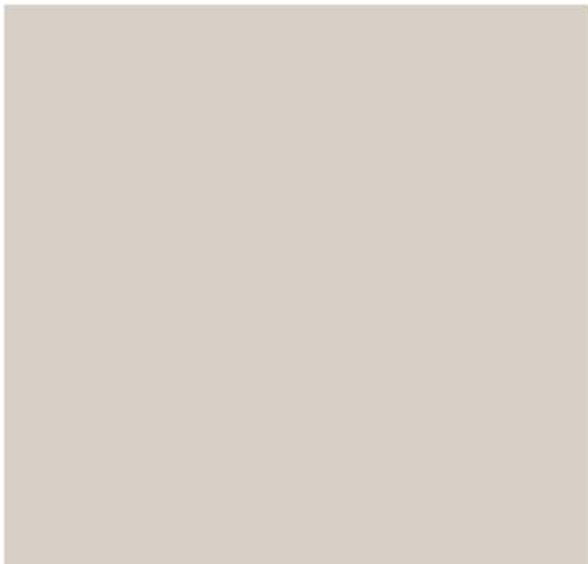
FIELD INSPECTION REQUIRED

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.

COLOR STUDY



NEW COMPOSITE SHINGLE
ROOF; MATCH EXISTING



SW - 'ARCHITECTURAL GRAY' 1038
(EXISTING)



COPPER ROOF
(EXISTING)



BM - 'BLACK INK' 2127-20



1 WEST ELEVATION

FARMER RESIDENCE

2421 Jarratt Avenue, Austin, Texas 78703

DATE	ISSUED FOR
9.6.12	DD REVIEW
09.26.12	Client Review
10.2.12	Historic Review

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Clayton & Little Architects

PROJECT NUMBER: 1227

EXTERIOR ELEVATIONS

FARMER RESIDENCE

2421 JARRATT AVENUE

AUSTIN, TX 78703

ARCHITECT: CLAYTON AND LITTLE ARCHITECTS
1001 EAST 8TH STREET
AUSTIN, TEXAS 78702
CONTACT: PAUL CLAYTON, AIA
PHONE: (512) 477.1727
FAX: (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

1/A101 ELEVATION SYMBOL

X XXXX SECTION SYMBOL

X PARTITION TYPE SYMBOL

Room name ROOM NAME & NUMBER SYMBOL

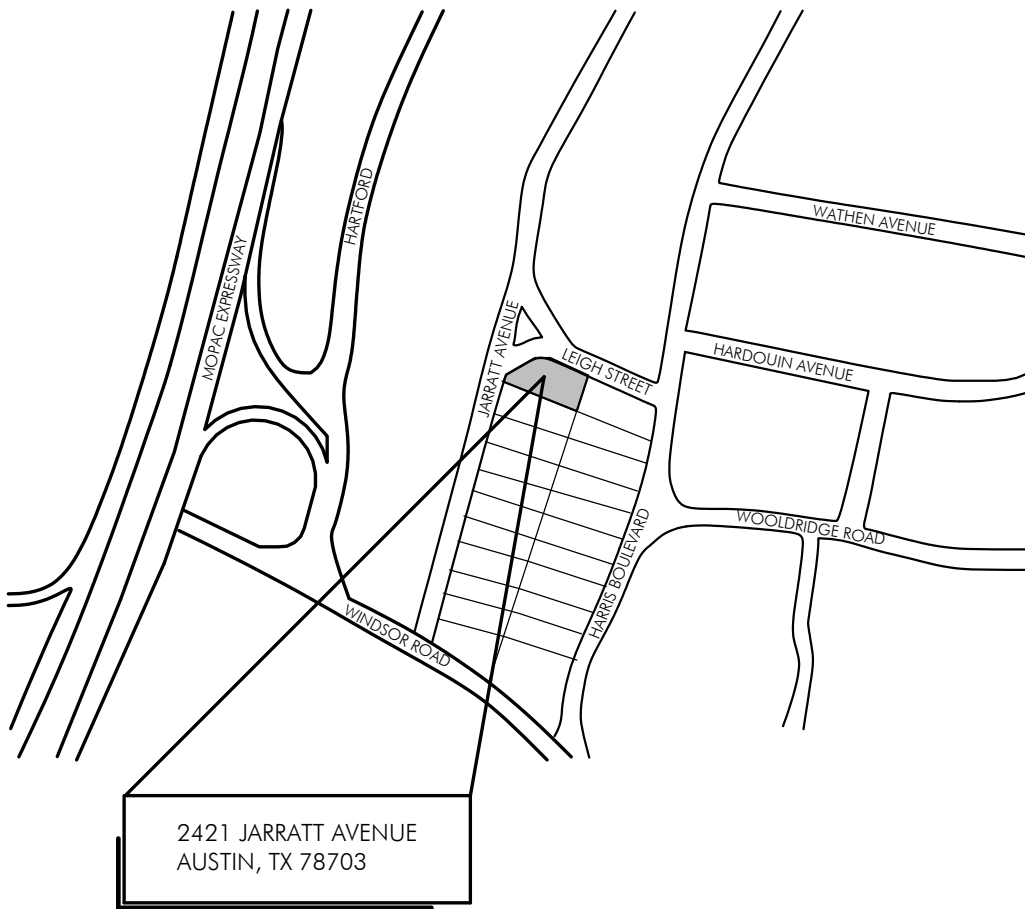
XXX DOOR NUMBER SYMBOL

X XXXX DETAIL SYMBOL

X WINDOW SYMBOL

X COLUMN LINE DESIGNATION

VICINITY MAP



IMPERVIOUS COVERAGE & BUILDING AREA SUMMARY

	EXISTING CONSTRUCTION		PROPOSED CONSTRUCTION		
	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	2,869	75	265	3,059
	CONDITIONED - 2ND FLOOR	948	625	919	1,242
	COVERED PARKING	685	0	0	685
	COVERED PATIO, DECK, OR PORCH	225	132	0	99
	TOTAL EXISTING BUILDING COVERAGE	3,779	TOTAL PROPOSED BUILDING COVERAGE (SUBTRACT 2ND FLR)		
	% EXISTING BUILDING COVERAGE	33.6% < 40%	% BUILDING COVERAGE		
IMPERVIOUS SITE COVERAGE	IMPERVIOUS AREAS				
	DRIVEWAY	1142	223	0	919
	SIDEWALKS	50	50	94	94
	UNCOVERED PATIOS	0	0	30	30
	UNCOVERED WOOD DECK (counts at 50%)	142	142	0	0
	AC PADS	33	11	11	33
	OTHER (CURBS, STONE LANDINGS)	24	24	0	0
	TOTAL NON-BUILDING IMPERVIOUS COVERAGE	1,391	TOTAL PROPOSED IMPERVIOUS COVERAGE		
	TOTAL BUILDING IMPERVIOUS COVERAGE	3,779	4,922		
	TOTAL EXISTING IMPERVIOUS COVERAGE	5,170	% IMPERVIOUS COVERAGE		
	% IMPERVIOUS COVERAGE	46% > 45%	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

INDEX OF DRAWINGS

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

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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.

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 CODE:
INTERNATIONAL RESIDENTIAL CODE - 2009
UNIFORM PLUMBING CODE - 2003
NATIONAL ELECTRIC CODE - 2005
INTERNATIONAL ENERGY CONSERVATION CODE - 2006

BUILDING DESCRIPTION:
2-STORY FRAME AND BRICK RESIDENCE

LEGAL JURISDICTION: AUSTIN, TEXAS, TRAVIS COUNTY

FARMER RESIDENCE

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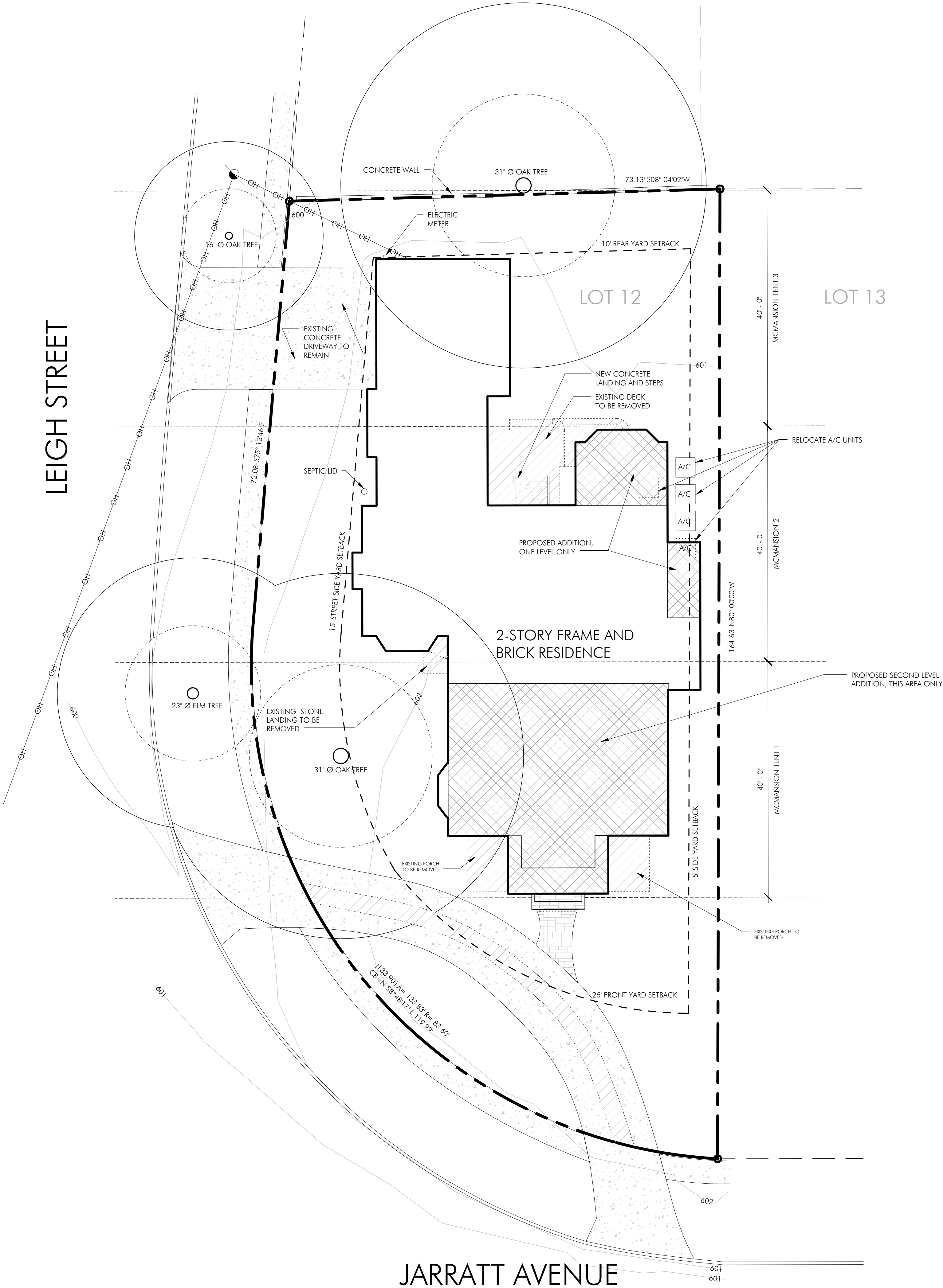
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10.02.12	Historic Review

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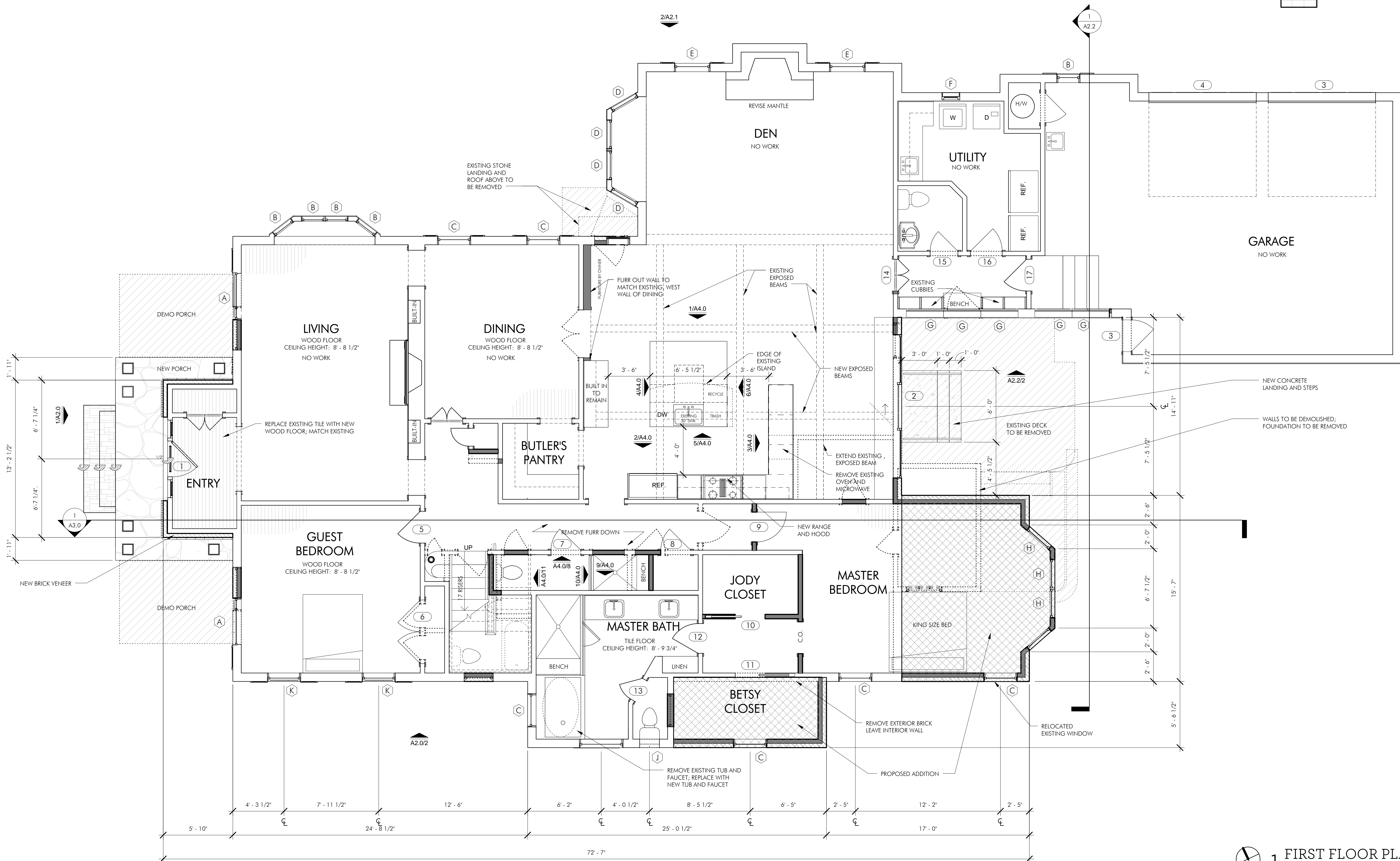
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COVER SHEET

G1.0



2 SITE - EXISTING
1" = 10'-0"



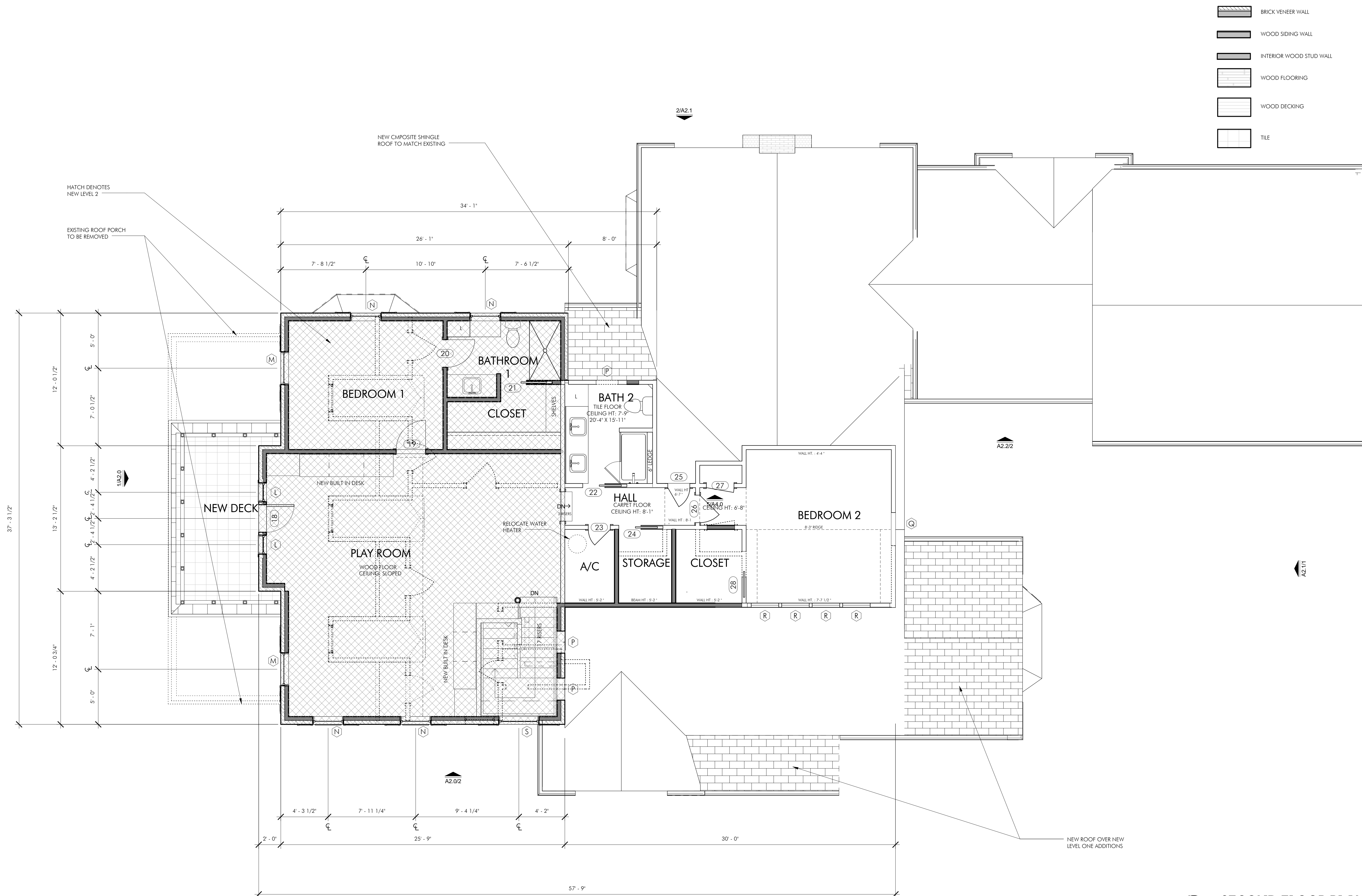
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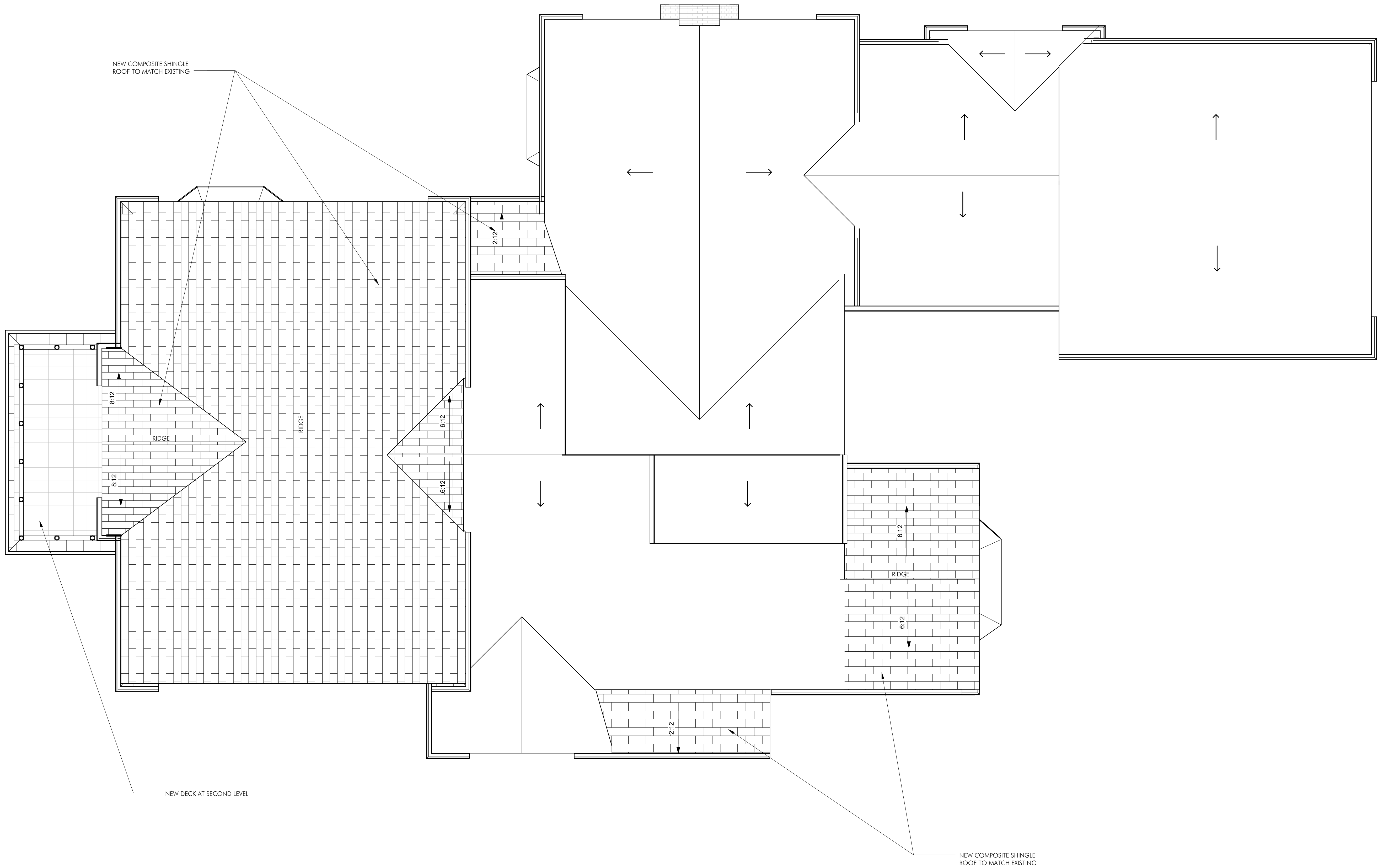
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SECOND FLOOR PLAN

A1.2



 1 SECOND FLOOR PLAN
1/4" = 1'-0"



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

ROOF PLAN

A1.3

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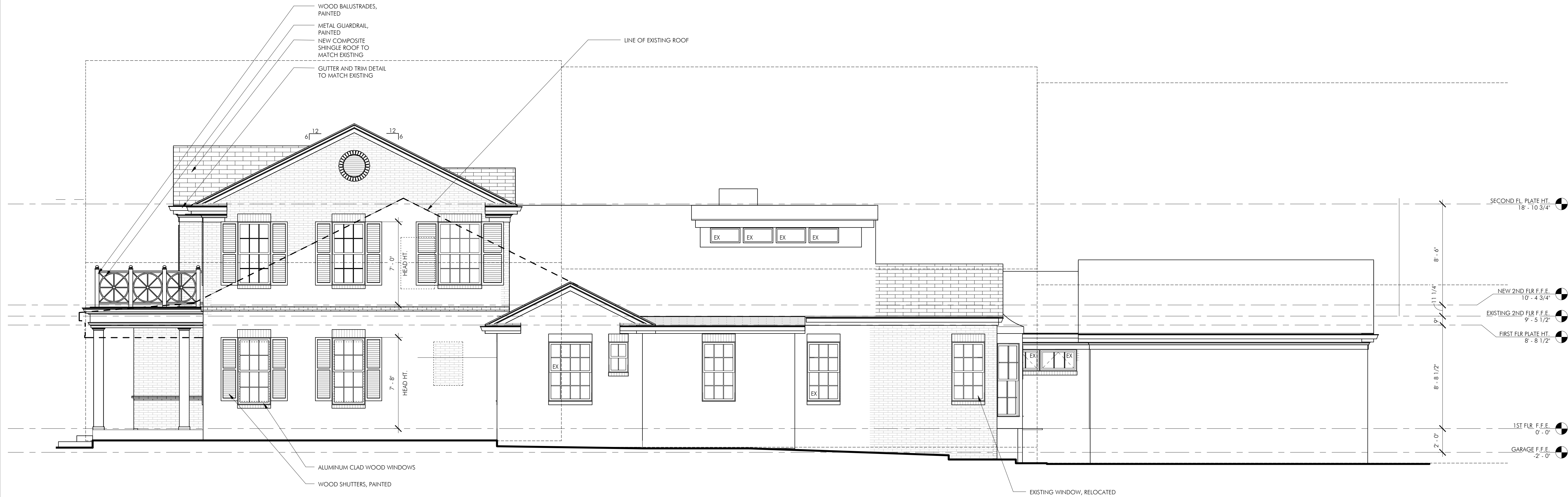
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EXTERIOR ELEVATIONS

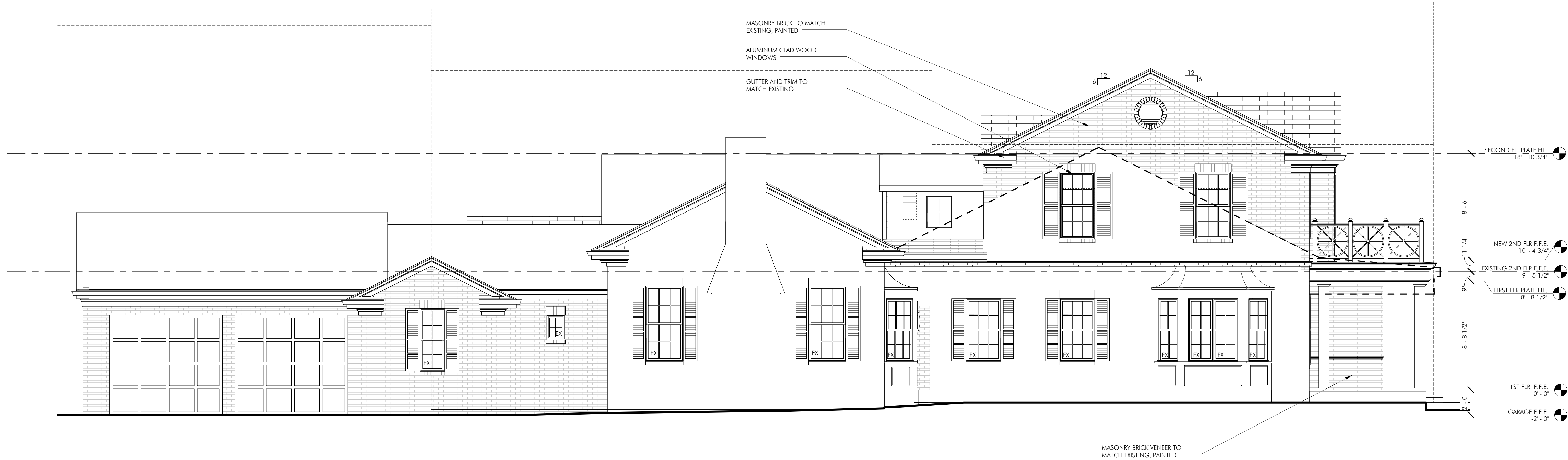
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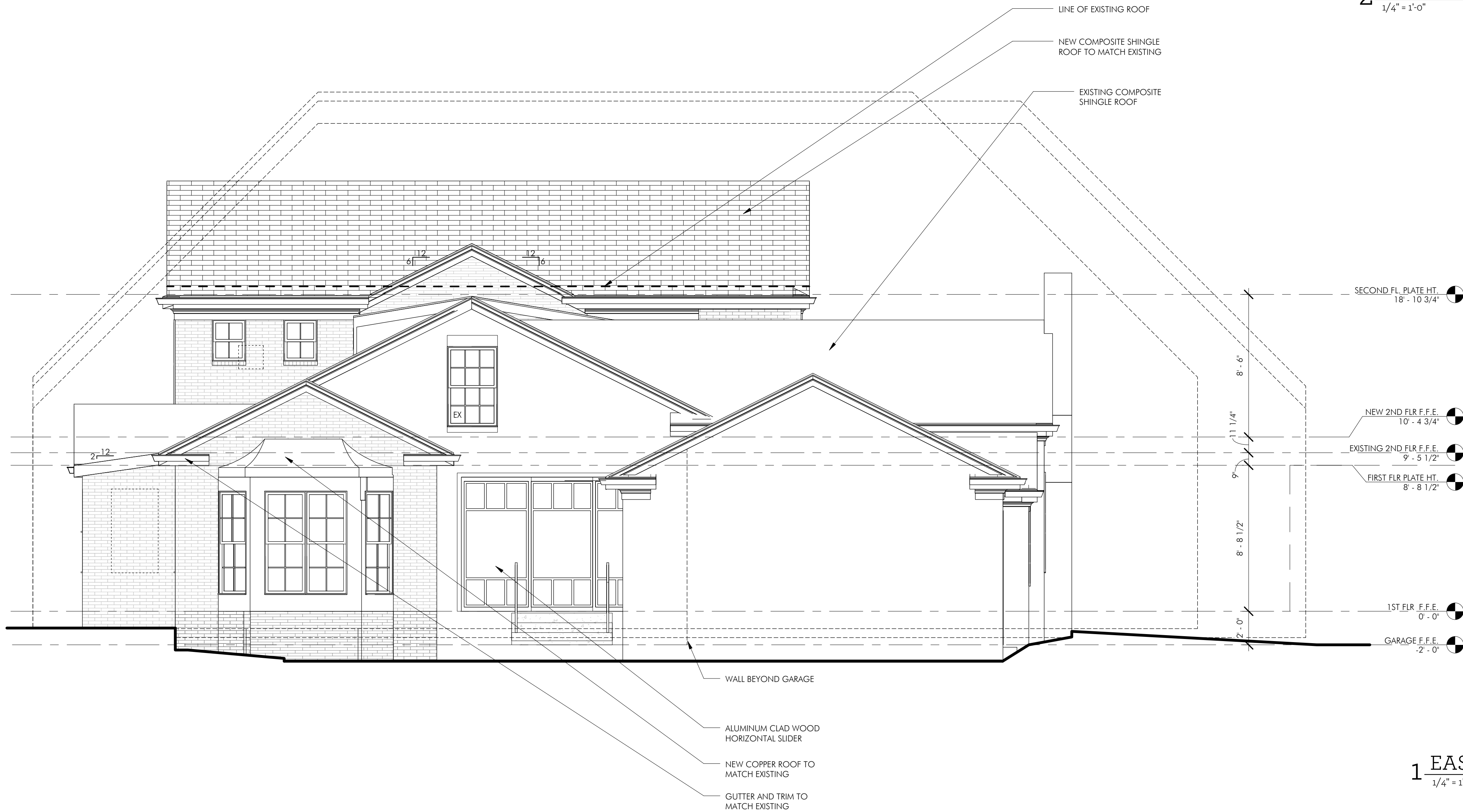
2 SOUTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



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

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EXTERIOR ELEVATIONS

A2.1

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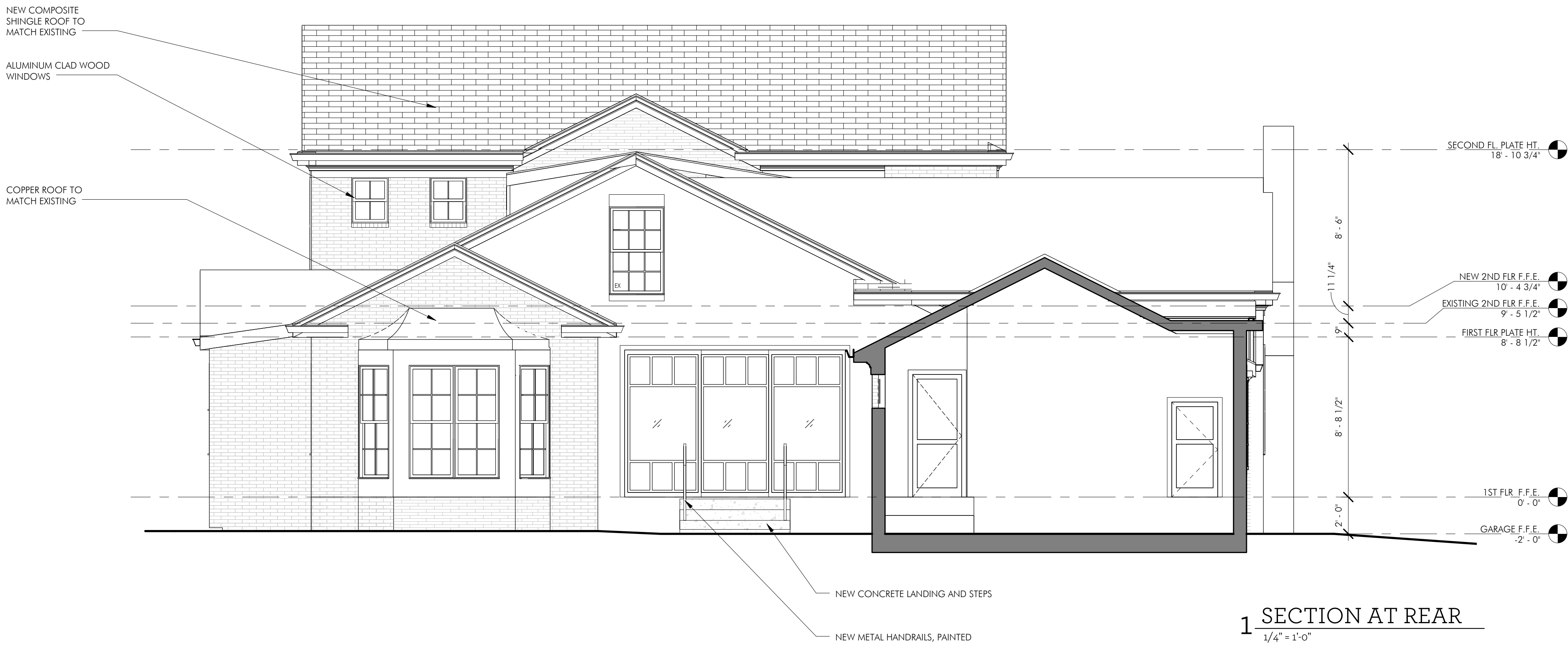
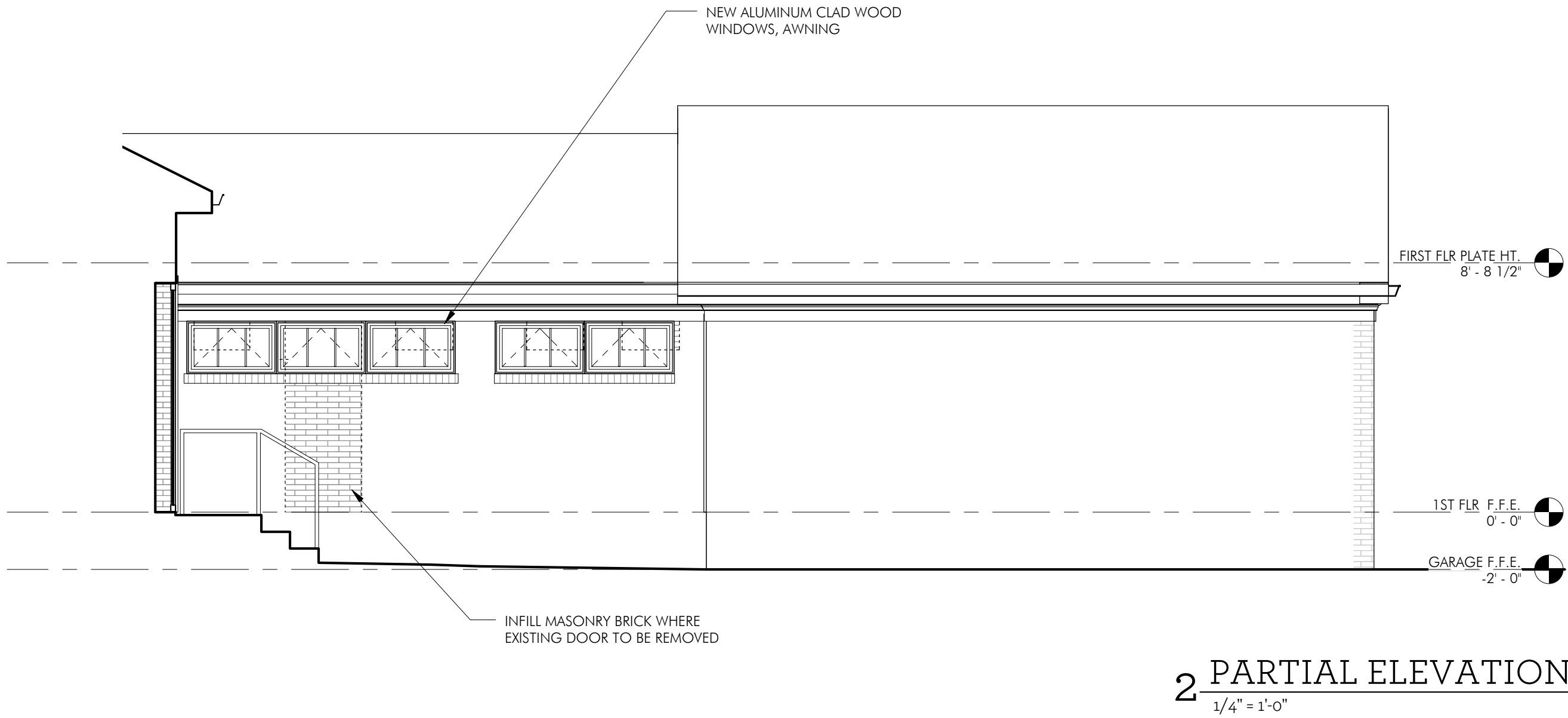
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PARTIAL ELEVATIONS

A2.2





2 SOUTHWEST PERSPECTIVE



1 NORTHWEST CORNER

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PERSPECTIVES

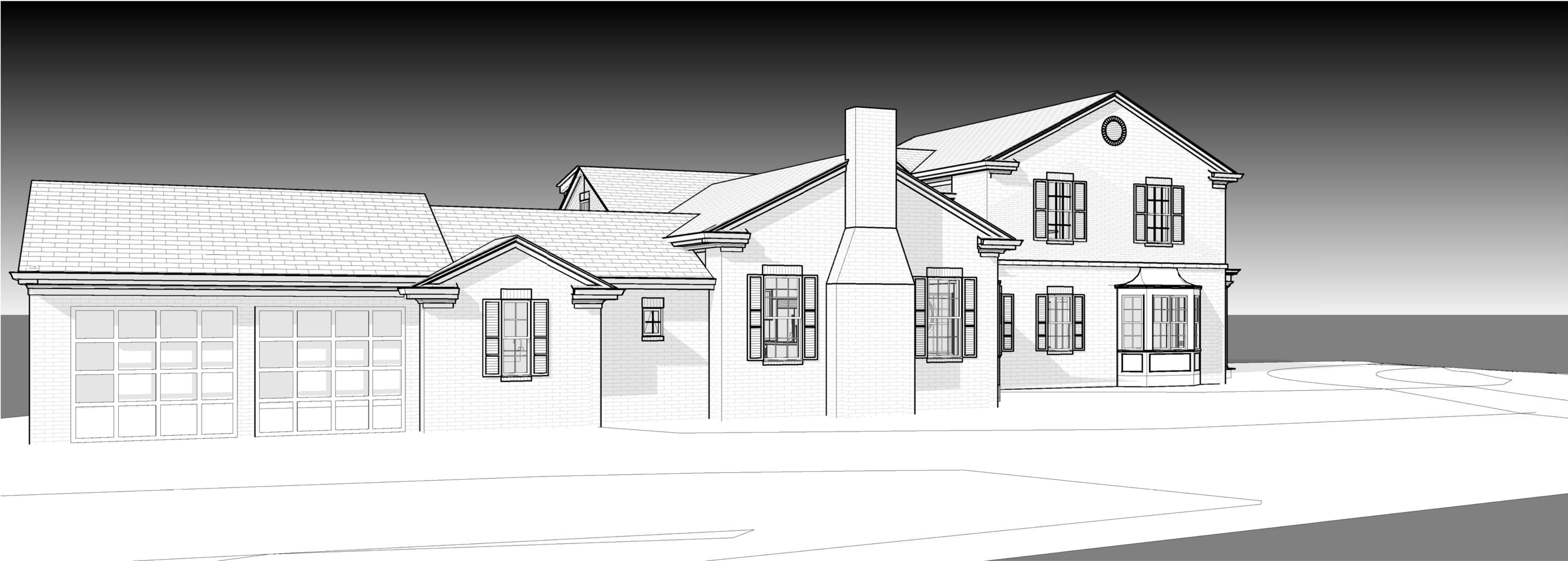
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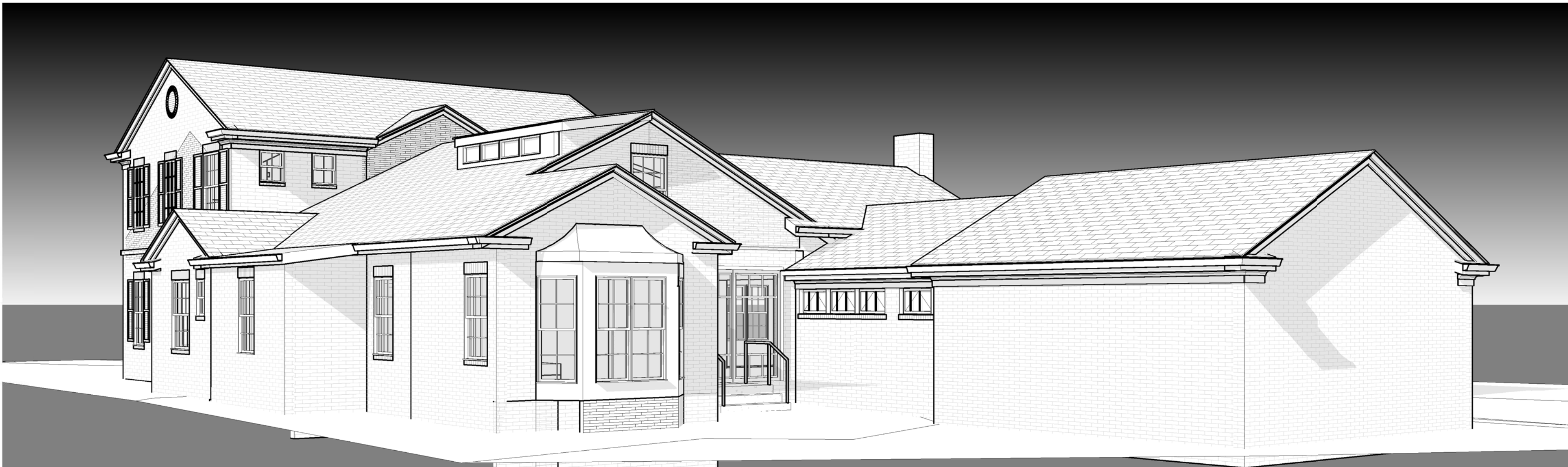
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1 NORTHEAST PERSPECTIVE



2 SOUTH EAST PERSPECTIVE

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EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



NORTHWEST CORNER



WEST ELEVATION

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