

CITY OF AUSTIN
HISTORIC REVIEW APPLICATION
FOR PERMITS WITHIN NATIONAL REGISTER HISTORIC DISTRICTS

RECEIVED

OCT 02 2012

NPZDICHPC

A complete application form, including all submittal materials, is required for the City Historic Preservation Office to accept your application form

Address of Property: 2421 Jarratt Ave

NRD-2012-0115

Proposed Use: Single-Family Residence

APPLICANT

Name: Nomra Yancey

Mailing Address: 1001 E. 8th St

Telephone: (512) 477-1727x204

City: Austin Zip: 78702

Fax: (512) 477-9876

OWNER

Name: William and Elizabeth Farmer

Mailing Address: 2421 Jarratt Ave

Telephone: (512) 472-3364

City: Austin Zip: 78703

Fax: ()

ARCHITECT (if applicable)

Name: Clayton and Little Architects

Mailing Address: 1001 E. 8th St

Telephone: (512) 477-1727

City: Austin Zip: 78702

Fax: (512) 477-9876

CONTRACTOR (if applicable)

Name: Burnish and Plumb

Mailing Address: 719 San Marcos St

Telephone: (512) 782-0207

City: Austin Zip: 78703

Fax: (512) 477-9876

Brief description of proposed work

Expansion of existing second floor, interior remodel and new windows.

EXISTING HOUSE
CONSTRUCTED IN 1940.
WOOD FRAME w/ MASONRY
VENEER

Owner's Signature (Required)

Date

10/1/12

Applicant's Signature (Required)

Date

10/1/12
APPROVED BY
HISTORIC LANDMARK COMMISSION

Revised June 30, 2002

\$100 fee paid

DATE: 10/23/12

BY:

for HLC Chair



NOTICE OF PUBLIC HEARING NATIONAL REGISTER HISTORIC DISTRICT BUILDING PERMIT

Mailing Date: October 12, 2012

Historic Case Number: NRD-2012-0115

Review Case Number:

Please be advised that the City of Austin has received an application for a National Register Historic District Building permit for property located within a historic district or which has been identified as potentially having historical significance.

Applicant: Clayton & Little Architects

Telephone: 512-477-1727

Location: 2421 Jarratt Avenue

This application is scheduled to be heard by the Historic Landmark Commission on October 22, 2012. The meeting will be held at City Hall Council Chambers, 301 West 2nd Street beginning at 7:00 p.m.

You are being notified because City Ordinance requires that all property owners within 500 feet, those who have a City utility service address within 500 feet and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when an application is scheduled for a public hearing.

If you have any questions concerning this application, please contact Alyson McGee of the Planning and Development Review Department at 512-974-7801 and refer to the Case Number at the top right of this notice. However, you may also find information on this case at our web site <https://www.ci.austin.tx.us/devreview/index.jsp>.

For additional information on the City of Austin's land development process, please visit our web site www.ci.austin.tx.us/development.

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number(s): NRD-2012-0115

Contact: Alyson McGee, 512-974-7801

Public Hearing: October 22, 2012 Historic Landmark Commission

Your Name (*please print*) _____

☐ I am in favor
☐ I object

Your address(es) affected by this application _____

Signature _____

Date _____

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review Department

Alyson McGee

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

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, the contractor shall verify the site, inspect all existing conditions, and report any discrepancies to the architect.



NORTHWEST CORNER - EXISTING

APPROVED BY

HISTORIC LANDMARK COMMISSION

DATE: 10/23/12

BY: [Signature]

for HLC Chair



NORTHWEST CORNER - PROPOSED

FARMER RESIDENCE

2421 Jarratt Avenue, Austin, Texas 78703

DATE	ISSUED FOR
9.6.12	DD REVIEW
09.25.12	Client Review
10.02.12	HLC Chair

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Clayton & Little Architects
PROJECT NUMBER: 1227

PRELIMINARY

NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Paul Clayton, Licensed Professional Architect, for approval, permitting, or construction purposes.

FIELD INSPECTION REQUIRED

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

COLOR STUDY

APPROVED BY

HISTORIC LANDMARK COMMISSION

DATE: 10/23/12

BY: [Signature]

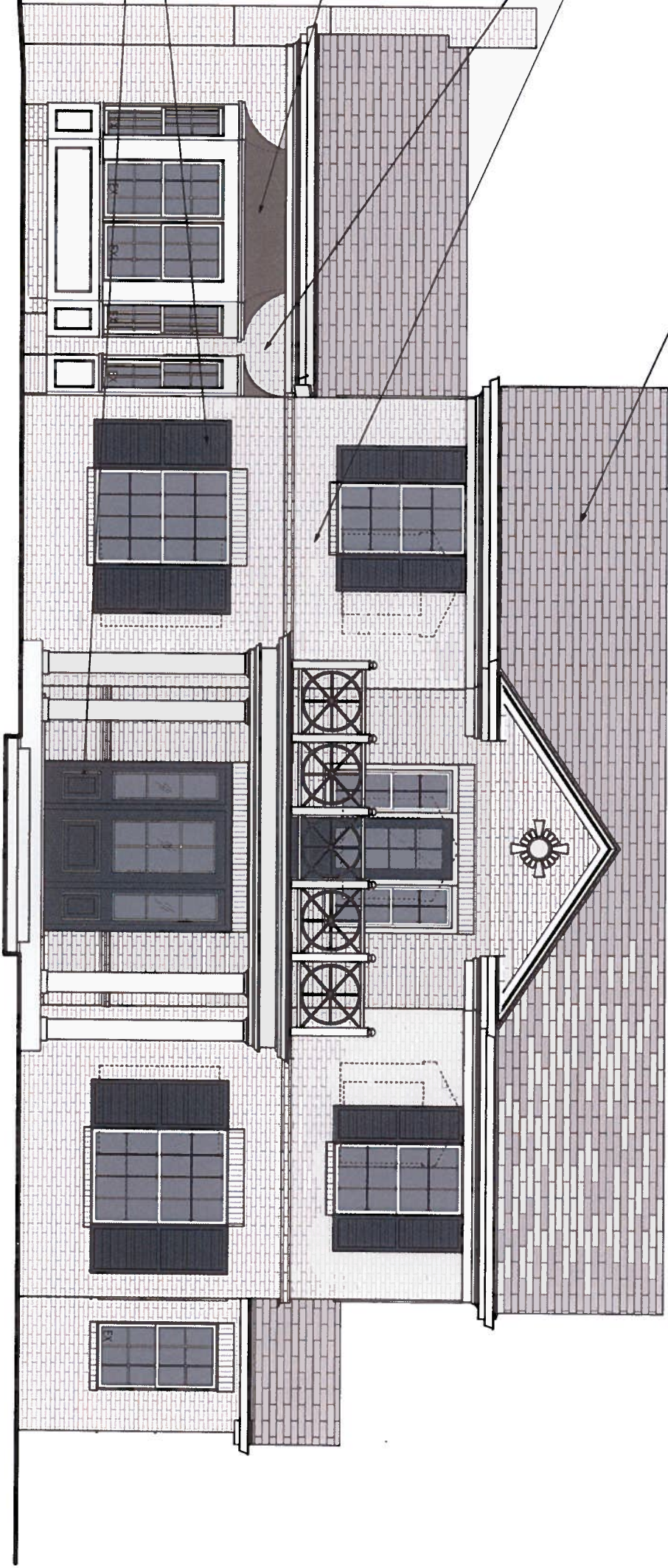
for HLC Chair

COMPOSITE SHINGLE
MATCH EXISTING

TEXTURAL GRAY 1038
(EXISTING)

COPPER ROOF
(EXISTING)

LACK INK 2127-20



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: 1277

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 building, new construction, add or repair, work, the contractor shall visit the site to inspect all existing conditions and report any discrepancies to the architect.

INDEX OF DRAWINGS

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P1.0	PERSPECTIVES

SITE INFORMATION

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY B&B SURVEYING, INC., WILSON M. GARDIA, R.P.L.S., DATED 5/16/12

ZONING INFORMATION

ZONING IS 3 RD. MAP
NATIONAL REGISTER HISTORIC DISTRICT, OLD WEST AUSTIN
NEIGHBORHOOD PLANNING AREA, OLD WEST AUSTIN

CODE ANALYSIS

BUILDING CODE:
INTERNATIONAL RESIDENTIAL CODE - 2009
INTERNATIONAL FIRE CODE - 2003
INTERNATIONAL ENERGY CODE - 2006
INTERNATIONAL ENERGY CONSERVATION CODE - 2006

BUILDING DESCRIPTION:
2 STORY FRAME AND BRICK RESIDENCE

LEGAL JURISDICTION: AUSTIN, TEXAS, TRAVIS COUNTY

APPROVED BY
HISTORIC LANDMARK COMMISSION

DATE: 10/23/12

BY: *for JPLC Chair*

IMPERVIOUS COVERAGE & BUILDING AREA SUMMARY

EXISTING CONSTRUCTION			PROPOSED CONSTRUCTION		
SITE AREAS			PROPOSED CONSTRUCTION		
SITE AREA	EXISTING S.F.	TOTAL	PROPOSED DEMOLISHED S.F.	CONSTRUCTED S.F.	TOTAL
CONDITIONED - 1ST FLOOR	11,228 S.F. (0.258 AC.)	2,869	75	265	3,059
CONDITIONED - 2ND FLOOR		685	675	1,242	1,242
COVERED PARKING		225	132	0	692
COVERED PATIO, DECK, OR PORCH		225	0	0	0
TOTAL EXISTING BUILDING COVERAGE		3,779		3,846	
% EXISTING BUILDING COVERAGE		33.6%		34.2%	
% EXISTING BUILDING COVERAGE		33.6% < 40%		34.2% < 40%	
IMPERVIOUS AREAS			IMPERVIOUS AREAS		
DRIVEWAY	1142		223	0	919
SIDEWALKS	50		50	94	94
UNCOVERED PATIOS	142		142	30	30
UNCOVERED WOOD DECK (more d 50%)	142		142	0	0
AC PATIOS	2		2	11	11
OTHER (CURBS, STONE LANDINGS)	1,591		0	0	32
TOTAL NON-BUILDING IMPERVIOUS COVERAGE	3,779		24	1,078	1,078
TOTAL BUILDING IMPERVIOUS COVERAGE	5,170		0	3,846	3,846
% IMPERVIOUS COVERAGE	46%		43.8%	49.2%	
% IMPERVIOUS COVERAGE	46% > 45%		43.8% < 45%	49.2% > 45%	
TOTAL PROPOSED IMPERVIOUS COVERAGE					
% IMPERVIOUS COVERAGE					

FLOOR TO AREA RATIO

EXISTING	DEMO	NEW	EXISTITION	TOTAL
1ST FLOOR	2,869	75	265	3,099
2ND FLOOR	948	625	1,022	1,242
GARAGE (ATTACHED)	685		200	485
TOTAL GROSS FLOOR AREA				4,786
% FLOOR TO AREA RATIO				42.6% > 40%

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

GRASS AND DRIVE STRIPS 223 SF

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Clayton & Little Architects
PROJECT NUMBER: 1137

COVER SHEET

G1.0

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) 477-9836

OWNER INFORMATION

JODY AND BETSY FABER
2421 JARRATT AVENUE
AUSTIN, TX 78703

LEGAL DESCRIPTION

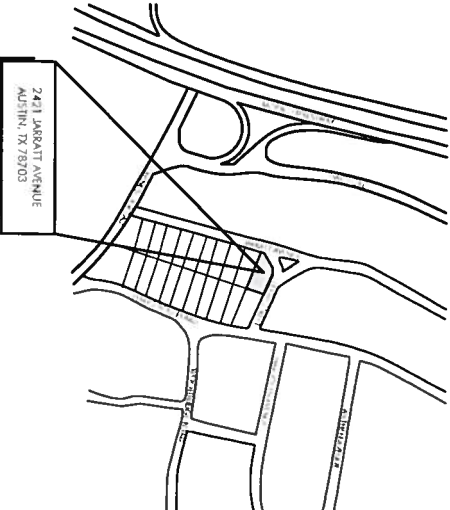
LOT 12 BLK 1 FLEMING HEIGHTS SEC 1

SYMBOL LEGEND

SYMBOL LEGEND

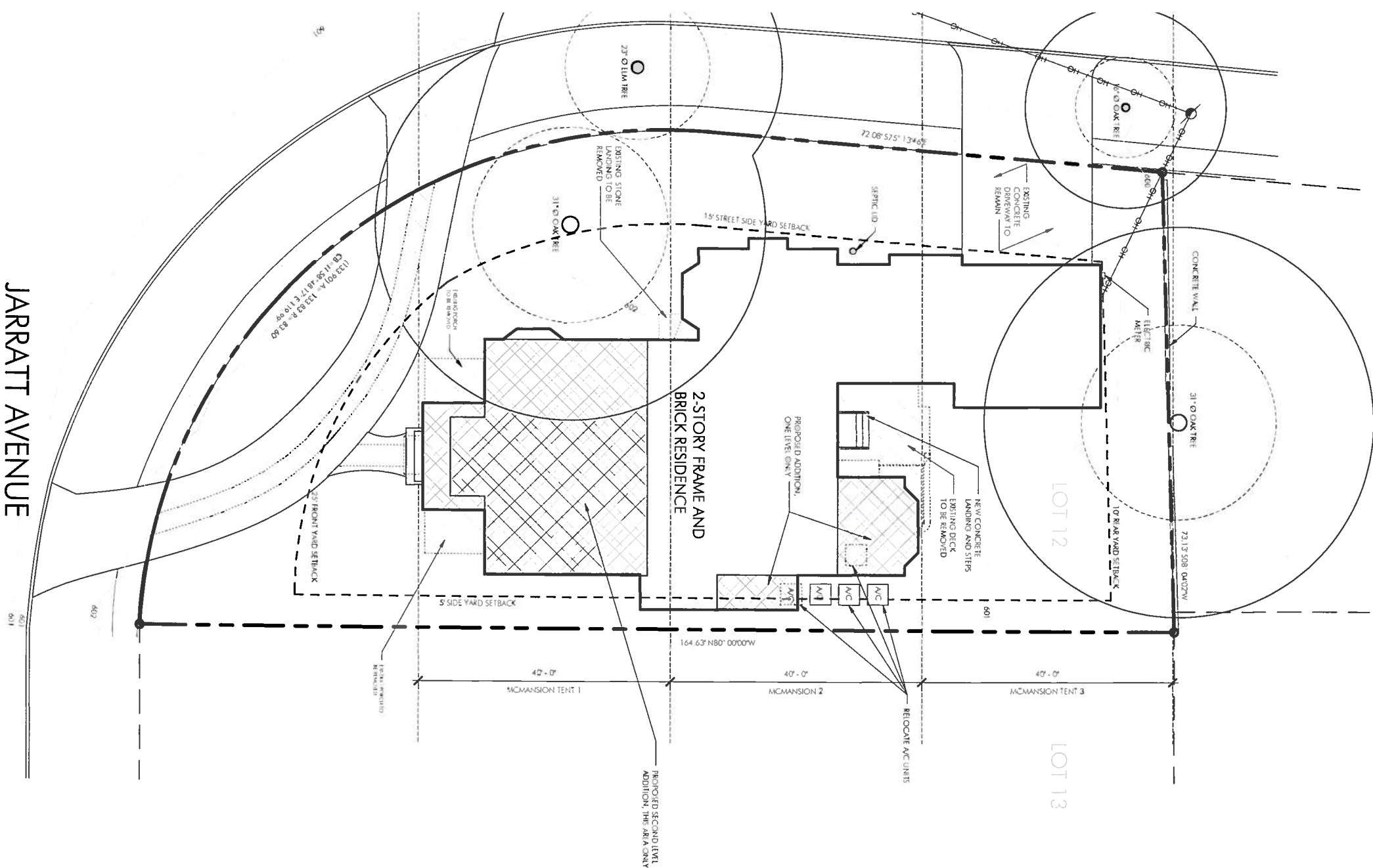
EL ELEVATION SYMBOL
TA/TOT
SECTION SYMBOL
PARTITION TYPE SYMBOL
ROOM NAME & NUMBER SYMBOL
DOOR NUMBER SYMBOL
DETAIL SYMBOL
WINDOW SYMBOL
COLUMN LINE DESIGNATION

VICINITY MAP



JARRATT AVENUE

EXISTING



PRELIMINARY
NOT FOR CONSTRUCTION

This drawing was prepared under contract and is not to be used for any other purpose without the written approval, permission, or consent of the architect.

FIELD INSPECTION REQUIRED

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

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
COPYRIGHT © 2011 Clayton & Little Architects PROJECT NUMBER: 1427	

FIRST FLOOR PLAN

A1.1

- BRICK VENEER WALL
- WOOD SHINGLING WALL
- INTERIOR WOOD STUD WALL
- WOOD FLOORING
- WOOD DECKING
- TILE

APPROVED BY

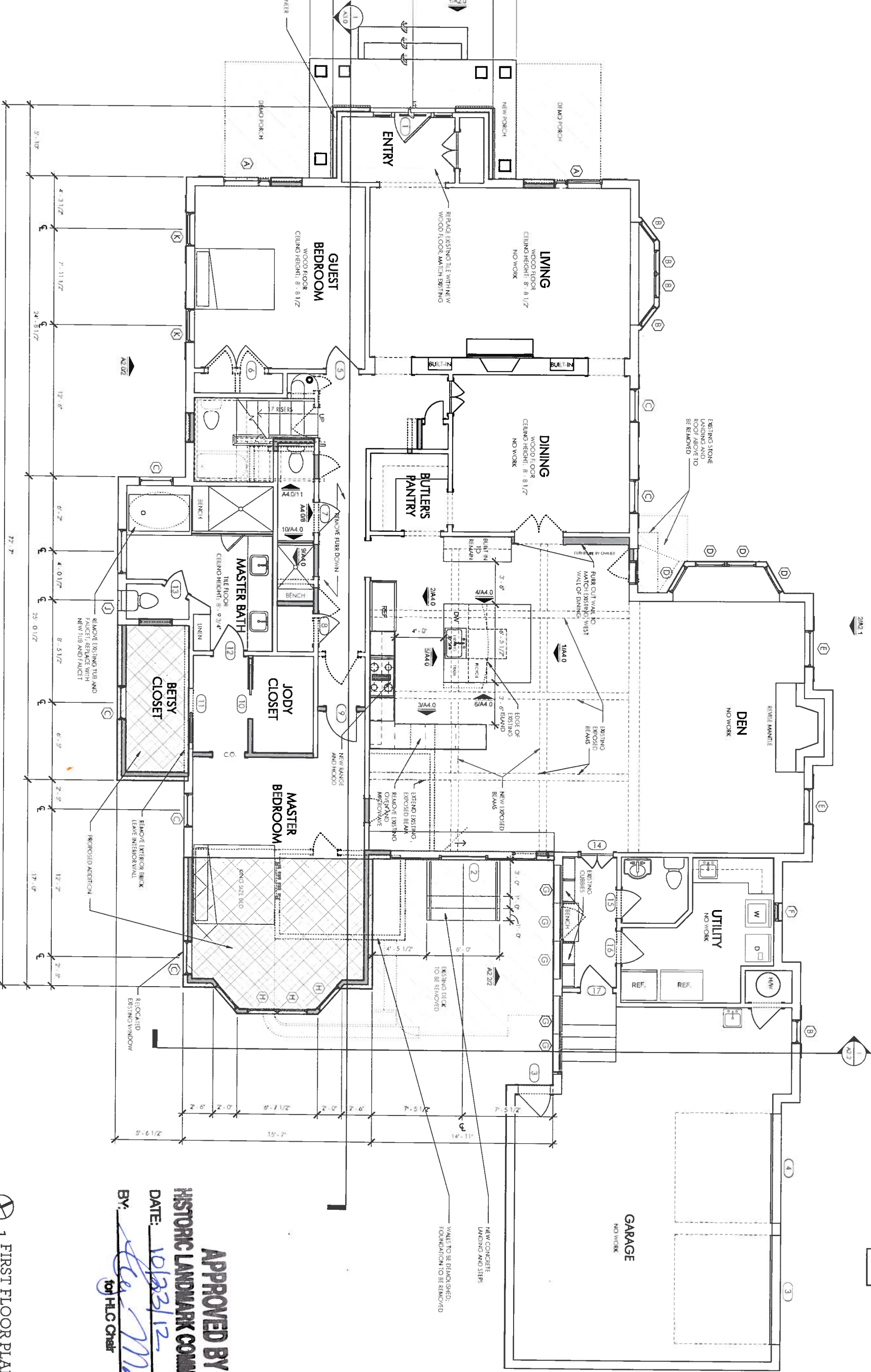
HISTORIC LANDMARK COMMISSION

DATE: 10/23/12

BY: 

for HLC Chair

1 FIRST FLOOR PLAN



Architects
Clayton & Little

1001 East 8th Street
Austin, Texas 78702
512.477.1777

www.claytonandlittle.com

PRELIMINARY

This drawing was prepared under the supervision of Paul Clayton, Licensed Professional Architect, and is intended for preliminary construction purposes only.

FIELD INSPECTION REQUIRED

Prior to performing any building, new construction, and/or repair, general construction shall visit the site, inspect all existing and proposed construction, and report any discrepancies to the architect.

FARMER RESIDENCE

2421 Jarratt Avenue, Austin, Texas 78703

DATE	ISSUED FOR
9.5.12	DD REVIEW
09.25.12	Client Review
10.02.12	Historic Review

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PROJECT NUMBER: 127

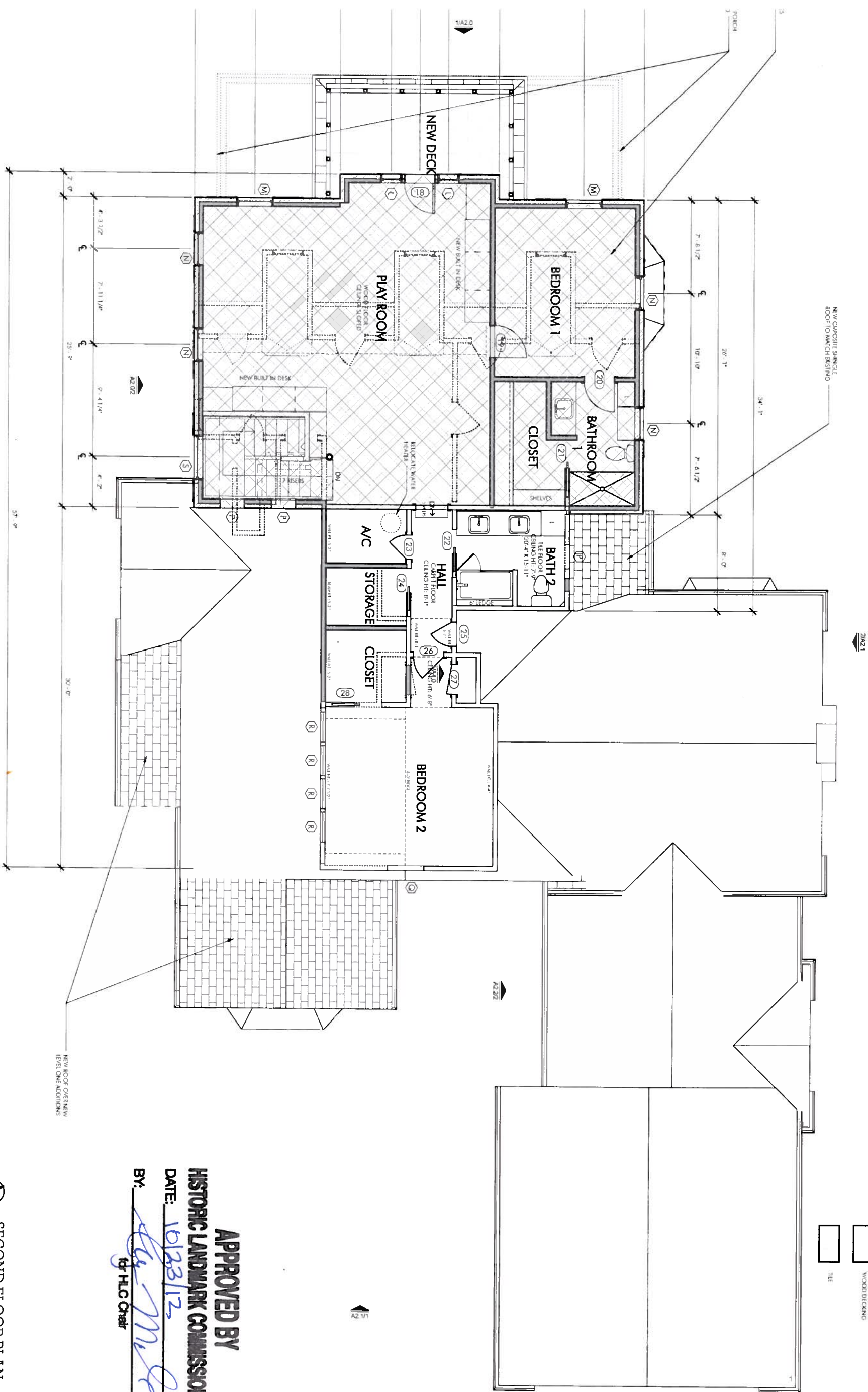
SECOND FLOOR PLAN

A1.2

- BRECKENRIDGE WALL
- WOOD SIDING WALL
- INTERIOR WOOD STUD WALL
- WOOD FLOORING
- WOOD DECKING
- TILE

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 10/23/12
BY: *[Signature]*
for HLC Chair

1 SECOND FLOOR PLAN



PRELIMINARY

This drawing was prepared under the supervision of Paul Cleyton. 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 RESIDENCE

2421 Jarratt Avenue, Austin, Texas 78703

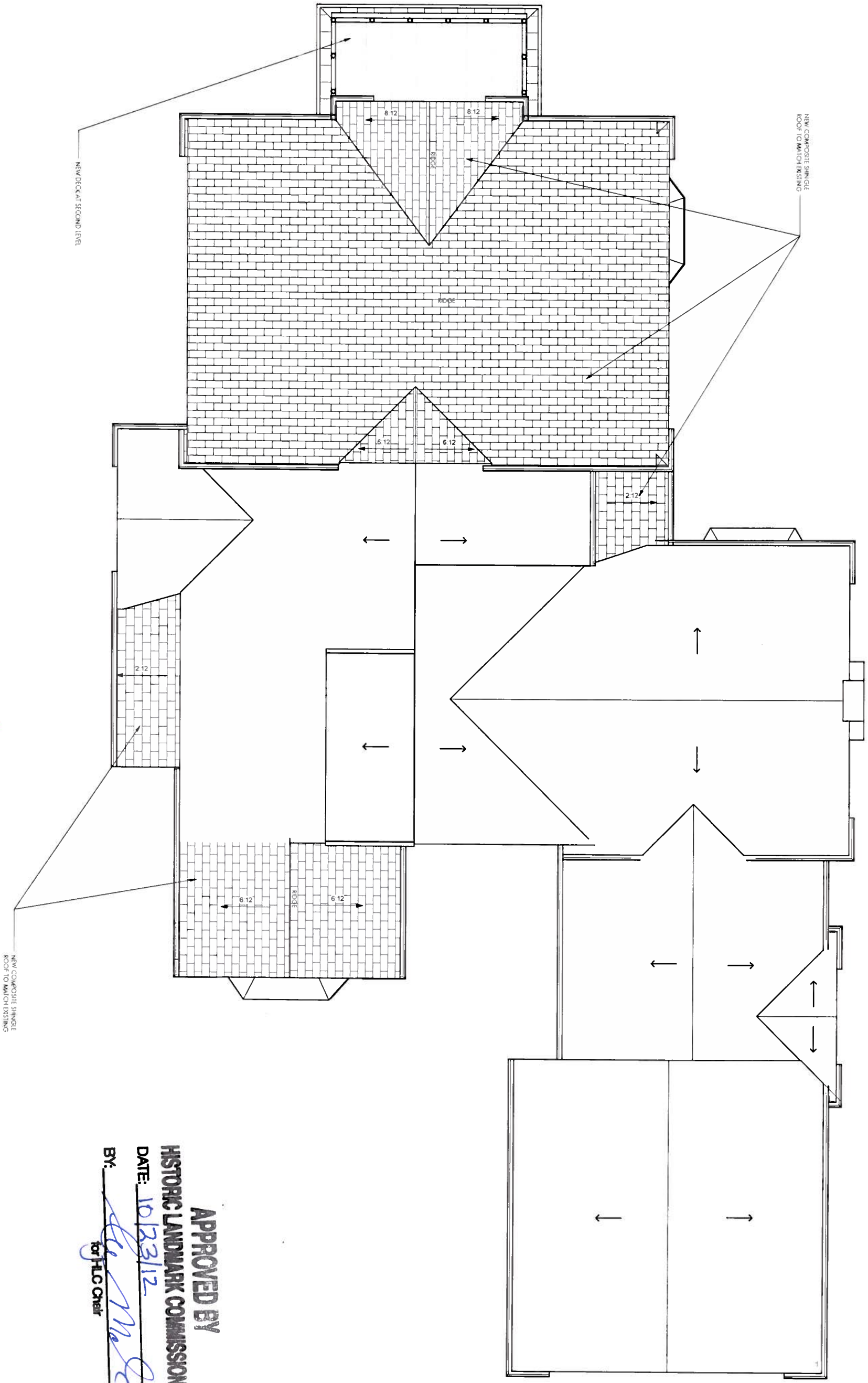
DATE	ISSUED FOR
9.6.12	DD REVIEW
09.26.12	Client Review
10.02.12	Historic Review

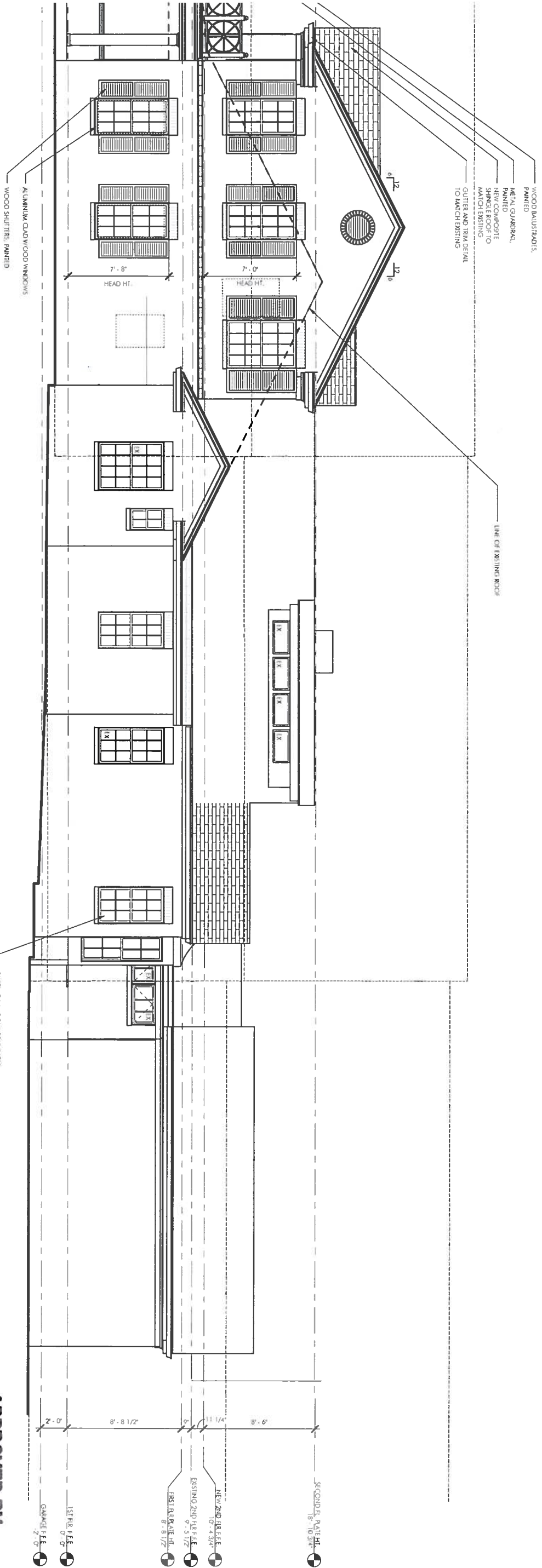
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PROJECT NUMBER 1227

ROOF PLAN

1
ROOF PLAN

A1.3





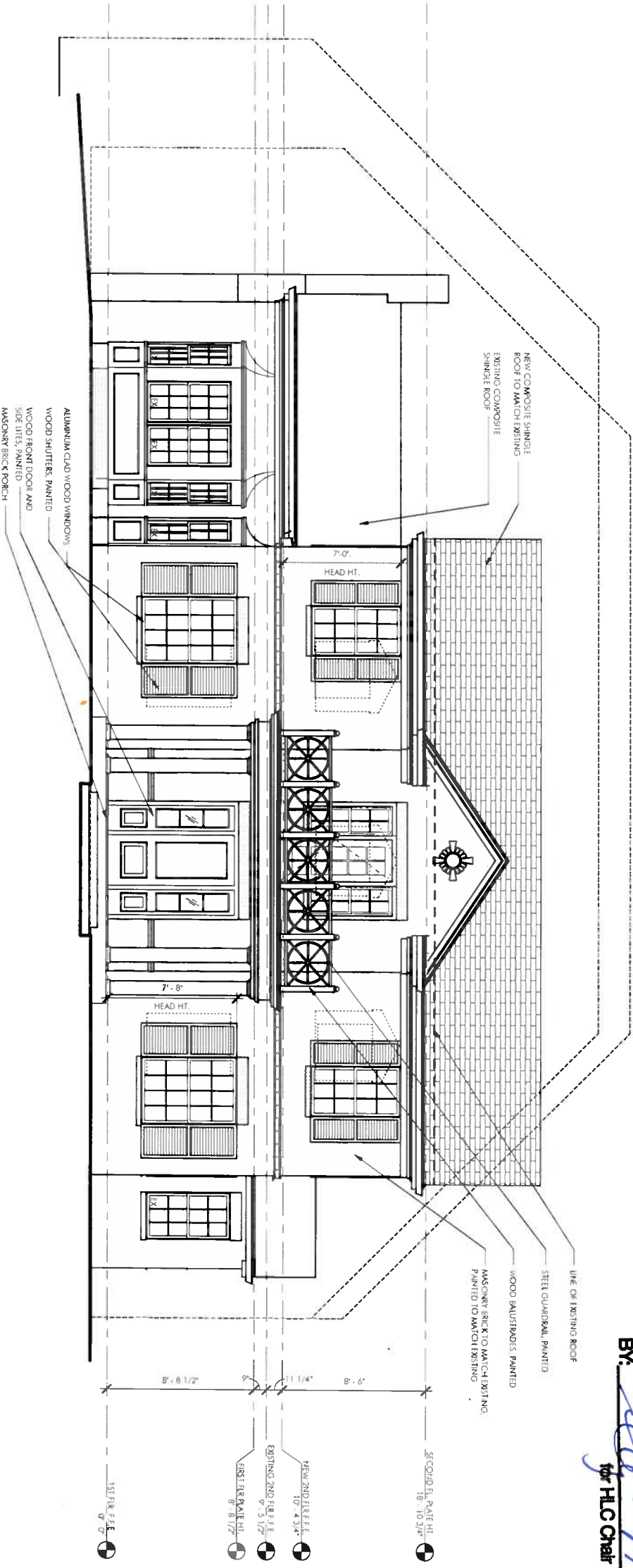
APPROVED BY

2 SOUTH ELEVATION

HISTORIC LANDMARK COMMISSION

DATE: 10/23/12

BY: [Signature] for HLC Chair



1 WEST ELEVATION

Architects
Clayton & Little

1001 East 8th Street
Austin, Texas 78702
512.477.1727

www.claytonandlittle.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 building new construction, and/or repairs, the architect shall inspect the site, inspect all existing conditions, and report any discrepancies to the architect.

FARMER RESIDENCE

2421 Jarratt Avenue, Austin, Texas 78703

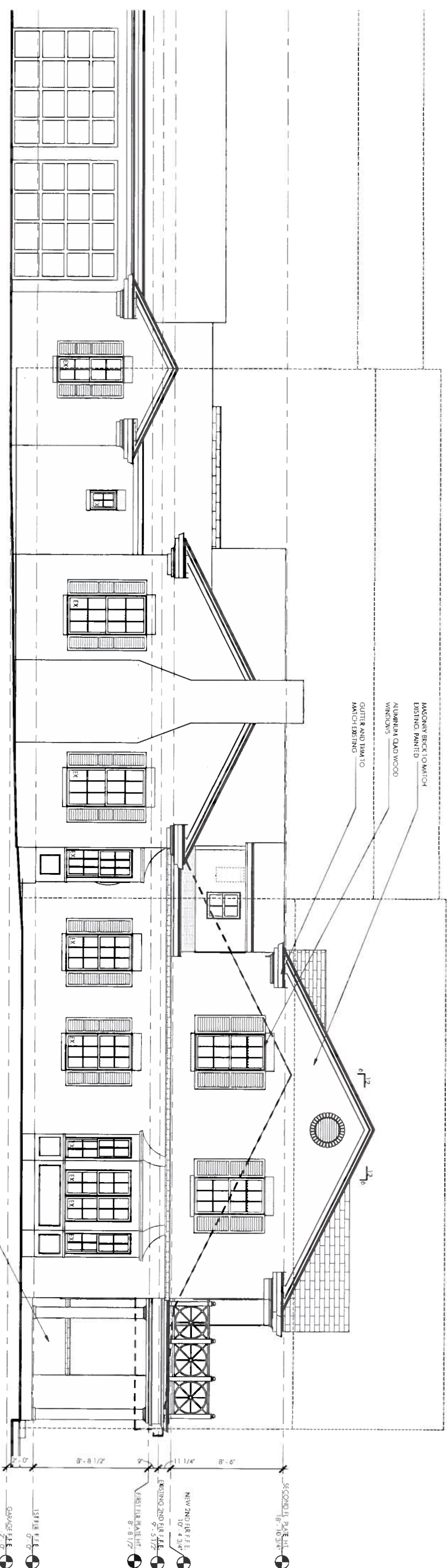
DATE	ISSUED FOR
9.6.12	DD REVIEW
09.26.12	Client Review
10.02.12	Historic Review

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Clayton & Little Architects
PROJECT NUMBER: 1247

EXTERIOR ELEVATIONS
A2.0

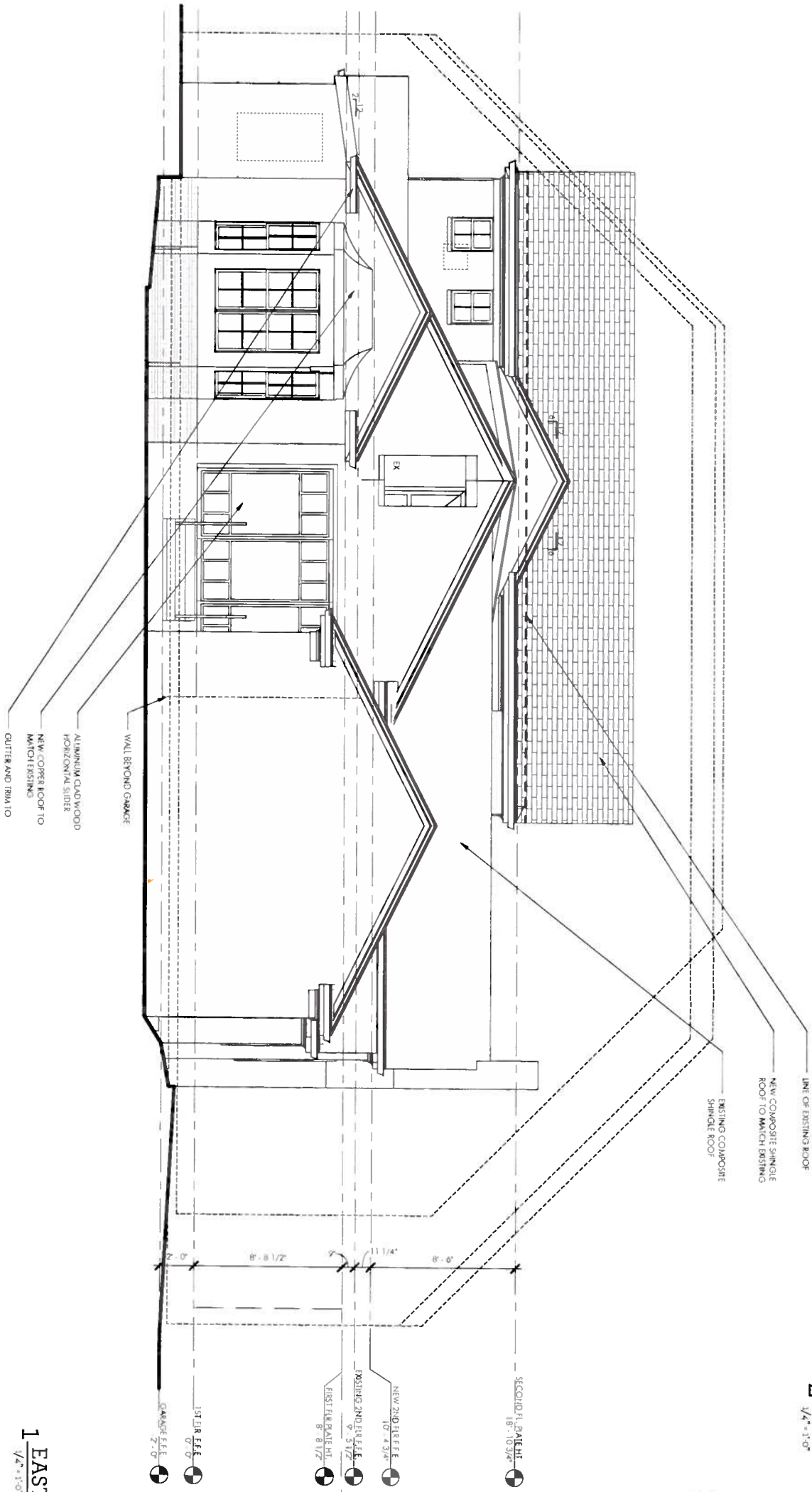
**PRELIMINARY
NOT FOR CONSTRUCTION**
This drawing was prepared under
the understanding that it is not
to be used for regulatory
approval, permitting, or
construction purposes.

FIELD INSPECTION REQUIRED
Prior to performing any bidding,
new construction, and/or repairs,
general contractor shall visit the
existing structure and existing
conditions and existing
discrepancies to the architect.



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

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 10/23/12
BY: [Signature]
for HLC Chair



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

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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EXTERIOR ELEVATIONS

A2.1

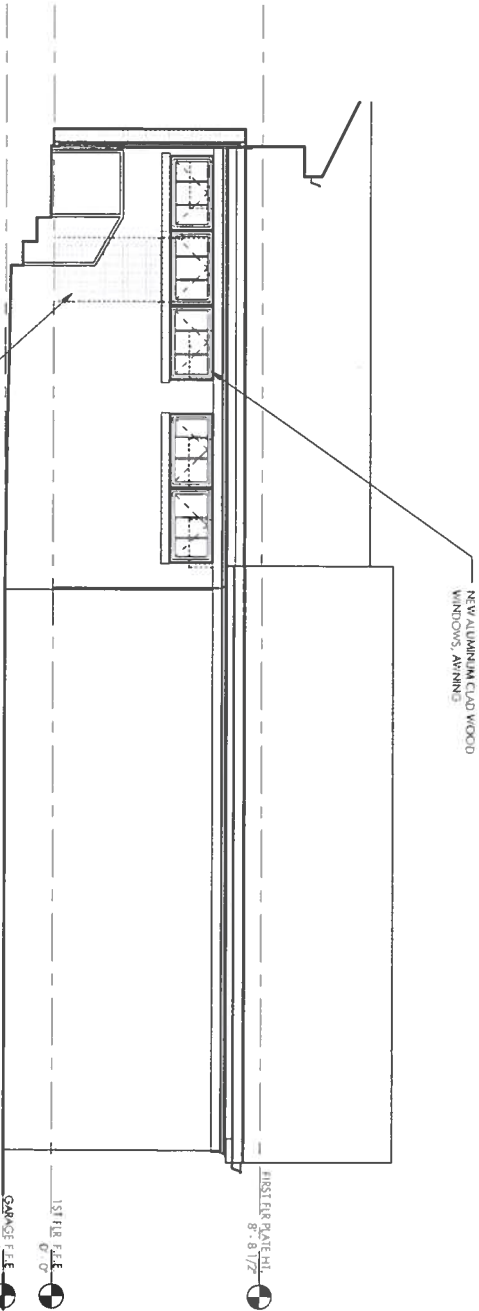
PRELIMINARY

NOT FOR CONSTRUCTION

This drawing was prepared under the supervision and final approval of the architect. 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 repair, general construction shall visit the site to verify conditions and report any discrepancies to the architect.



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

APPROVED BY

HISTORIC LANDMARK COMMISSION

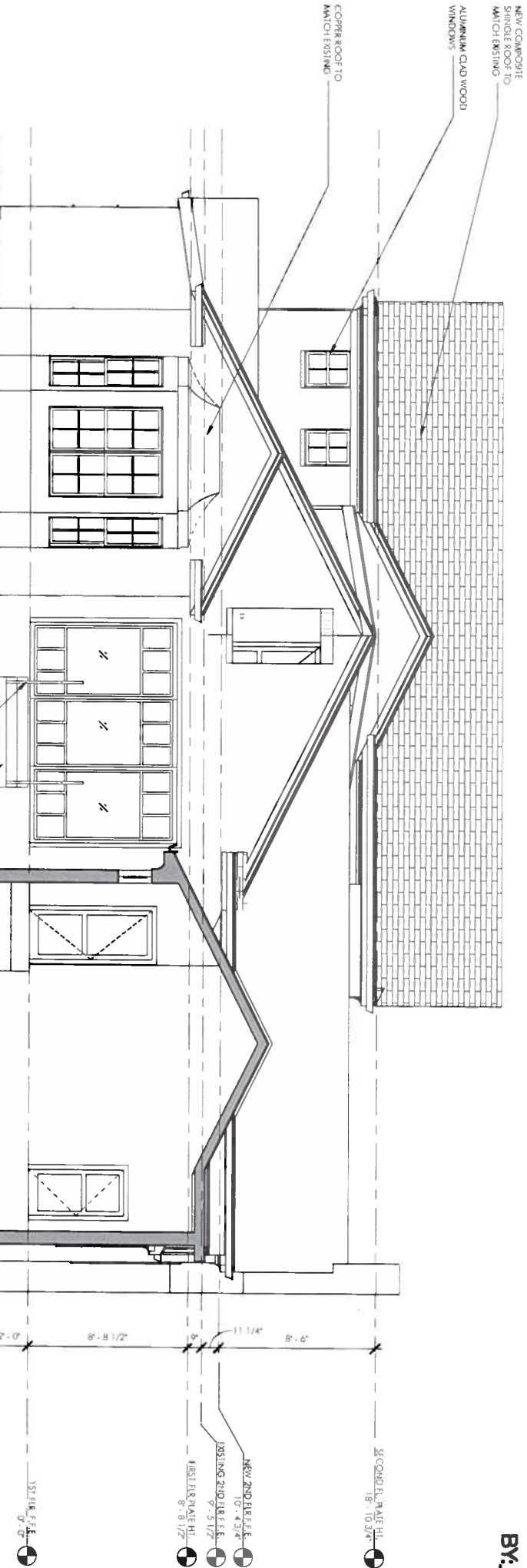
DATE: 10/23/12

BY: *Clay Little*

for HLC Chair

FARMER RESIDENCE

2421 Jarratt Avenue, Austin, Texas 78703



1 SECTION AT REAR
1/4" = 1'-0"

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 1277

PARTIAL ELEVATIONS

**PRELIMINARY
NOT FOR CONSTRUCTION**

This drawing was prepared under the supervision of Clayton & Little, Inc. 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 construction shall visit the site to inspect and report any discrepancies to the architect.

APPROVED BY

HISTORIC LANDMARK COMMISSION

DATE: 10/23/12

BY: *Elaine M. de*
for HLC Chair

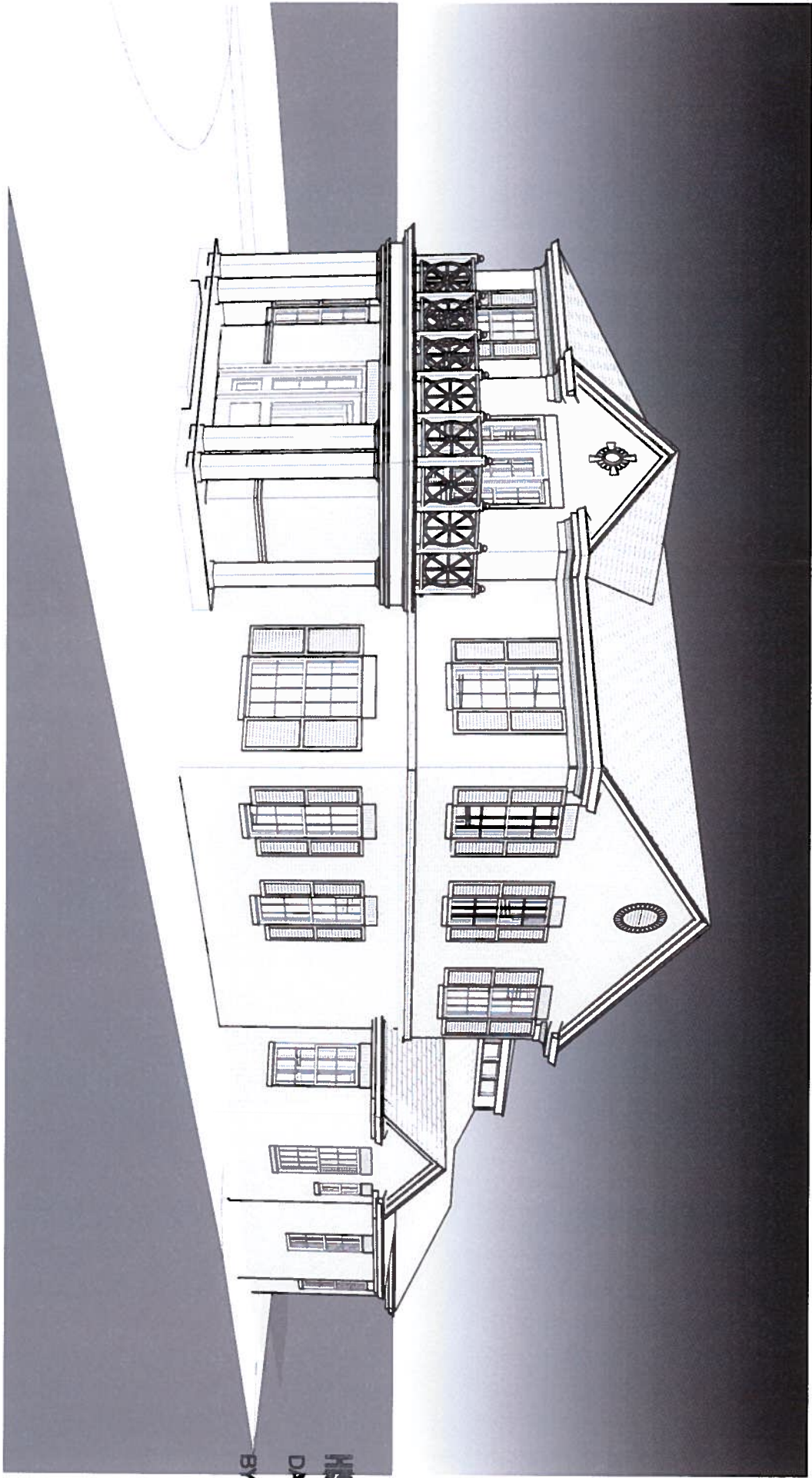
FARMER RESIDENCE

2421 Jarratt Avenue, Austin, Texas 78703

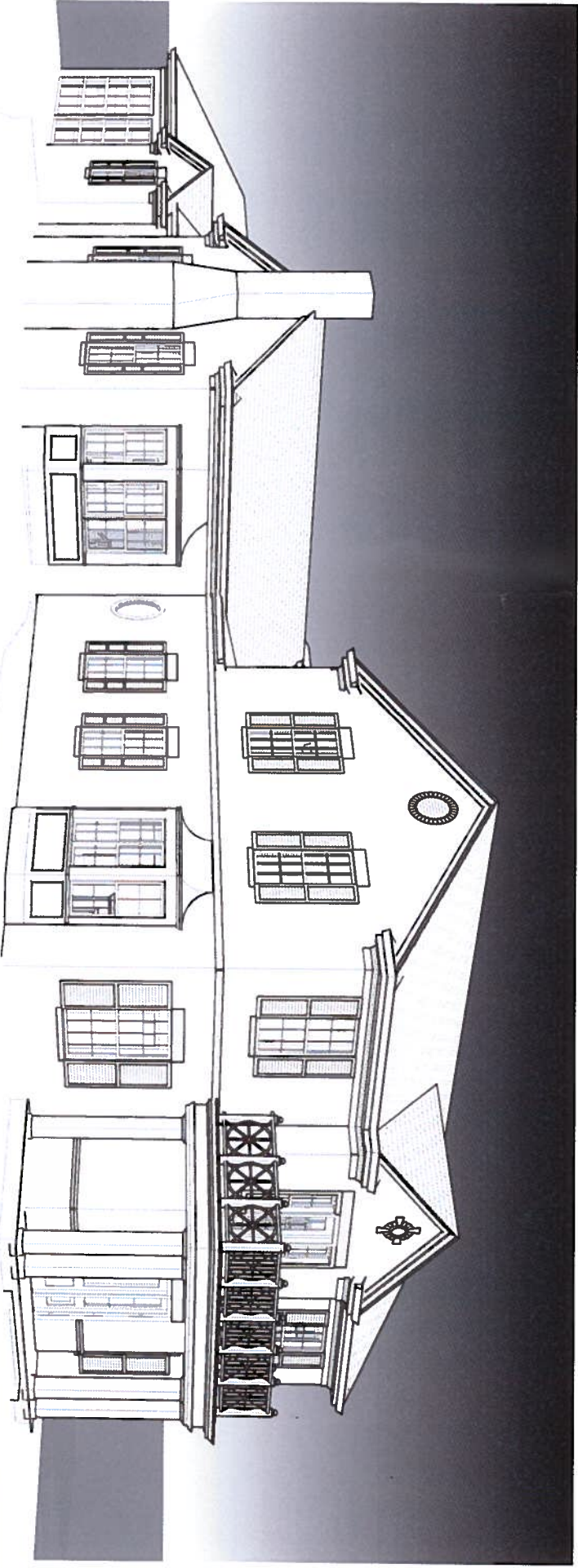
DATE	ISSUED FOR
9.6.12	DD REVIEW
09.26.12	Client Review
10.02.12	Historic Review

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Clayton & Little Architects
PROJECT NUMBER: 1377

PERSPECTIVES



2 SOUTHWEST PERSPECTIVE



1 NORTHWEST CORNER

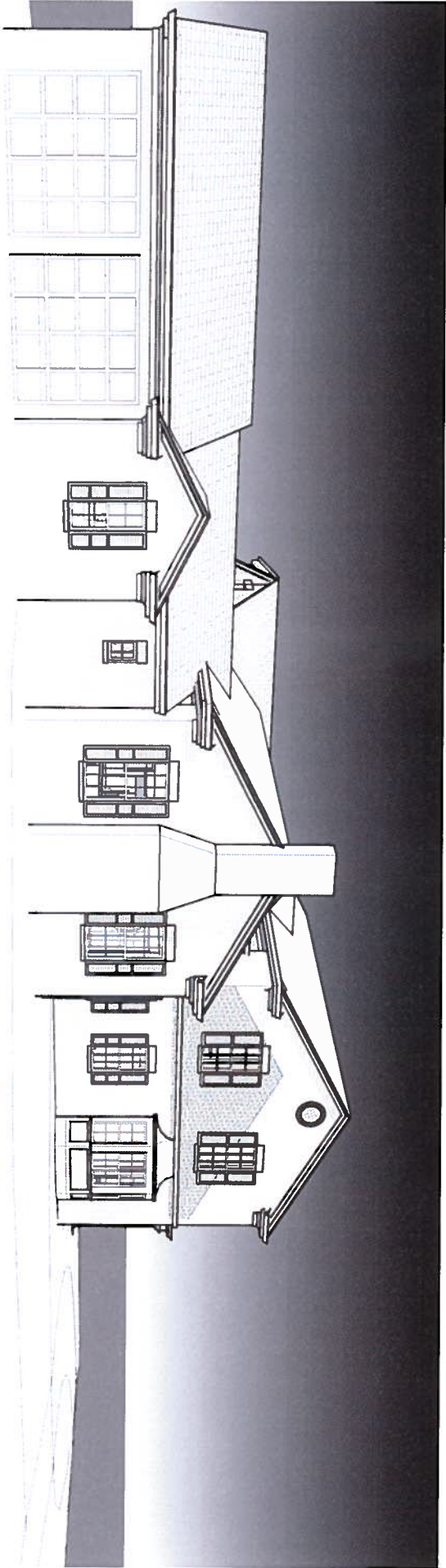
P1.O

PRELIMINARY
NOT FOR CONSTRUCTION

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

FIELD INSPECTION REQUIRED

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



1. NORTHEAST PERSPECTIVE



APPROVED BY

HISTORIC LANDMARK COMMISSION

DATE: 10/23/12

BY: [Signature]
for HLC Chair

FARMER RESIDENCE

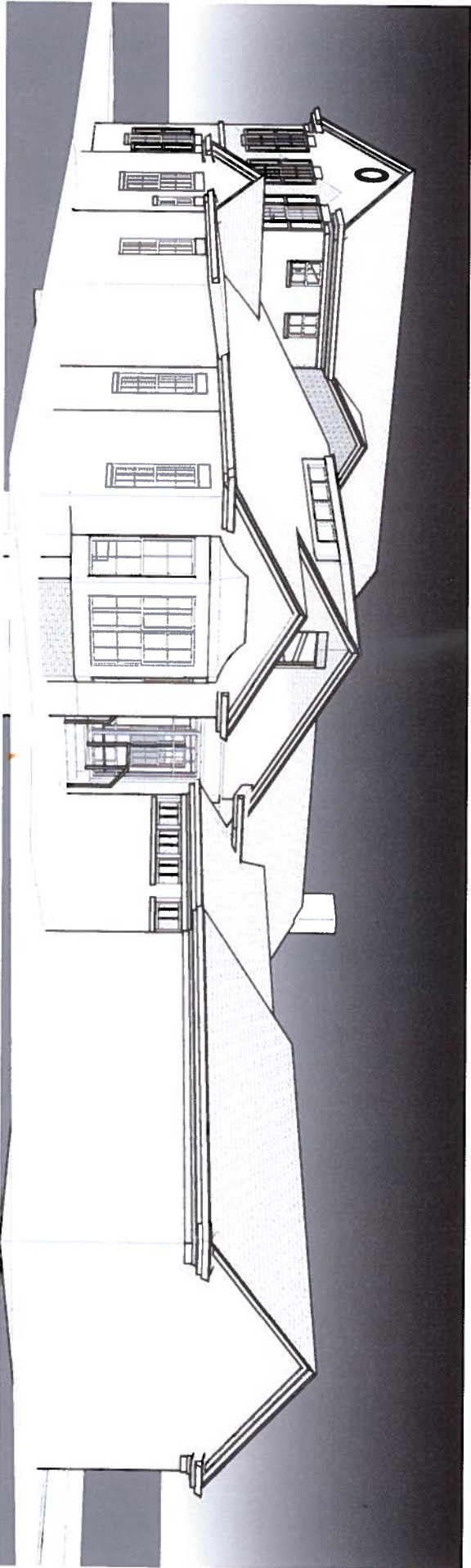
2421 Jarratt Avenue, Austin, Texas 78703

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

PERSPECTIVES

2. SOUTH EAST PERSPECTIVE



PRELIMINARY

NOT FOR CONSTRUCTION

This drawing was prepared under contract for Clayton & Little, Architects. It is not to be used for any other purpose without the written approval of Clayton & Little, Architects.

FIELD INSPECTION REQUIRED

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



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

FARMER RESIDENCE

2421 Jarratt Avenue, Austin, Texas 78703

APPROVED BY
HISTORIC LANDMARK COMMISSION

DATE: 10/23/12

BY: *[Signature]*
for HLC Chair

DATE	ISSUED FOR
9.6.12	DD REVIEW
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10.24.12	Historic Review

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Clayton & Little Architects
PROJECT NUMBER: 1227



EAST ELEVATION



NORTH ELEVATION



NORTHWEST CORNER



WEST ELEVATION

Architect
Clayton&Little

1001 East 8th Street
Austin, Texas 78702
512.477.1177

www.claytonandlittle.com

PRELIMINARY

NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Paul Clayton, a registered professional architect, for regulatory approval. It is not intended for construction purposes.

FIELD INSPECTION REQUIRED

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

FARMER RESIDENCE

2421 Jarratt Avenue, Austin, Texas 78703

APPROVED BY

HISTORIC LANDMARK COMMISSION

DATE: 10/23/12

BY: 

for HLC Chair

DATE ISSUED FOR

06.12 DD REVIEW/

09.26.12 Client Review

10.03.12 Historic Review

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PROJ. NO. 12-001