

**HISTORIC LANDMARK COMMISSION  
APRIL 22, 2013  
NATIONAL REGISTER HISTORIC DISTRICT  
NRD-2013-0022  
Old West Austin  
1202 Claire Avenue**

**PROPOSAL**

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Construct a two-story rear addition to a contributing house.

**PROJECT SPECIFICATIONS**

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The existing house is a c. 1940 approximately 2,100 sq. ft., two-story house, with a side-gabled roof. Although the house has very little ornamentation, it does have some references to colonial revival style such the multi-paned windows. The house has an offset front door with a stoop covered by a flat roof supported by decorative metal columns. There is a large bay window on the first floor with a flared, copper-covered roof, and decorative fascia. The house has horizontal siding and an asphalt shingled roof.

The applicant proposes to construct an approximately 1,700 sq. ft. two-story addition at the rear of the house. The addition will have a rear facing gabled roof with a ridge line at the same height of the existing house, and side walls set slightly in from the side walls of the existing house. The second floor at the rear will cantilever over a lower porch and will be supported by squared columns. The siding and roofing materials on the addition will match the existing house.

There are no changes proposed to the front or side elevations.

**STANDARDS FOR REVIEW**

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The existing property is contributing to the Old West Austin National Register Historic District. 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.
- 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 rear addition will be minimally visible from the street and does not detract from the historic character of the house. Additionally, the side walls of the addition are set in from the existing house, differentiating it from the original house.

**STAFF RECOMMENDATION**

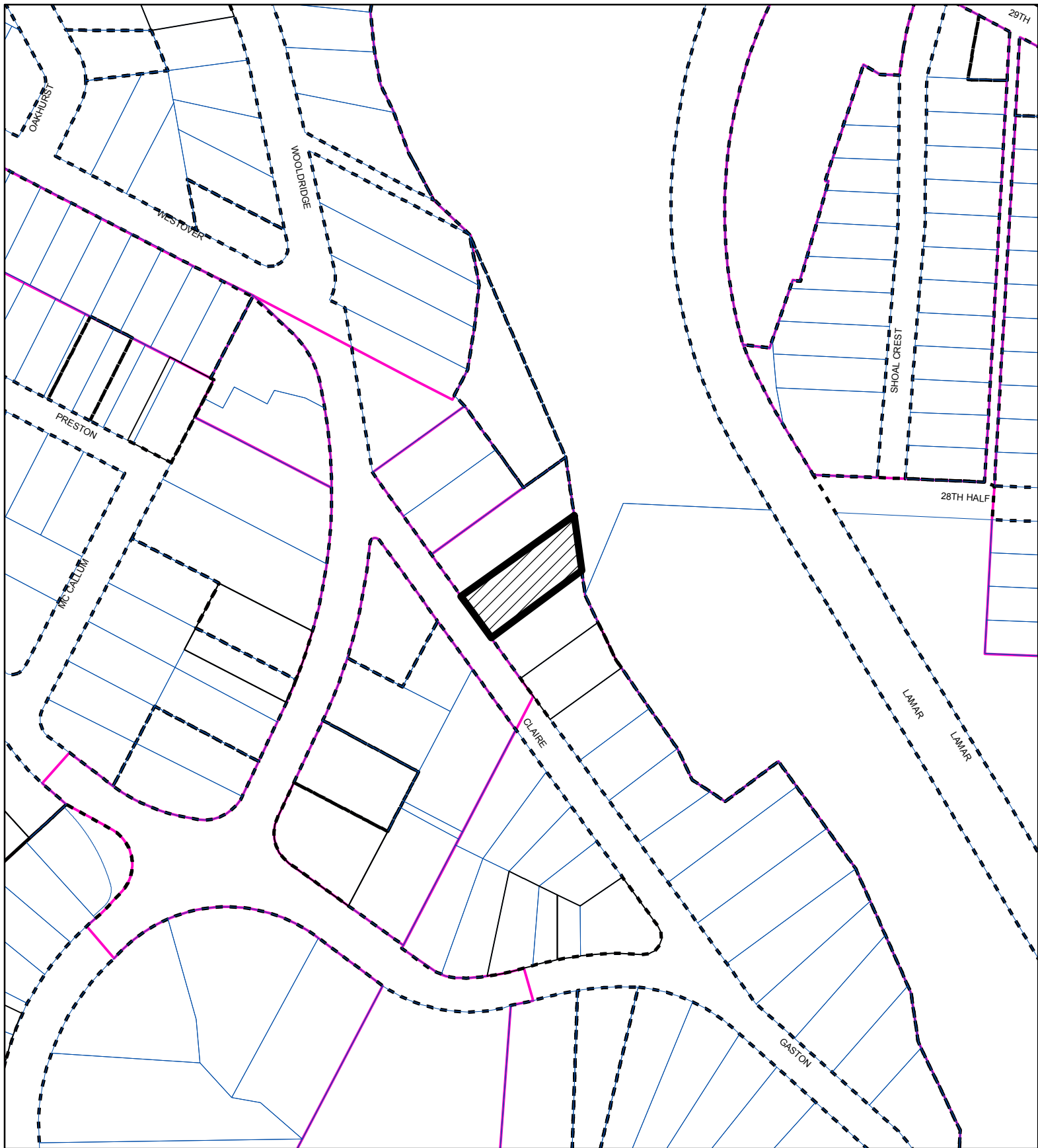
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Release the permit per the proposed design.

PHOTOS

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SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2013-0022  
LOCATION: 1202 Claire 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.

# SURVEY PLAT OF

Local Address: 1202 Claire Avenue Re: Fitts/Davis  
 Legal Description: The South 65' of Lot 5 and the North 18' of Lot 6, Shoop Terrace  
 a Subdivision of record in Volume 3 Page 225 of the Travis County, Texas  
 Plat Records, situated in Travis County Texas.  
 \*Being the same property described in Document No. 2002246363 Official Public Records, Travis County, Texas.



04-09-13  
 (Addition only)

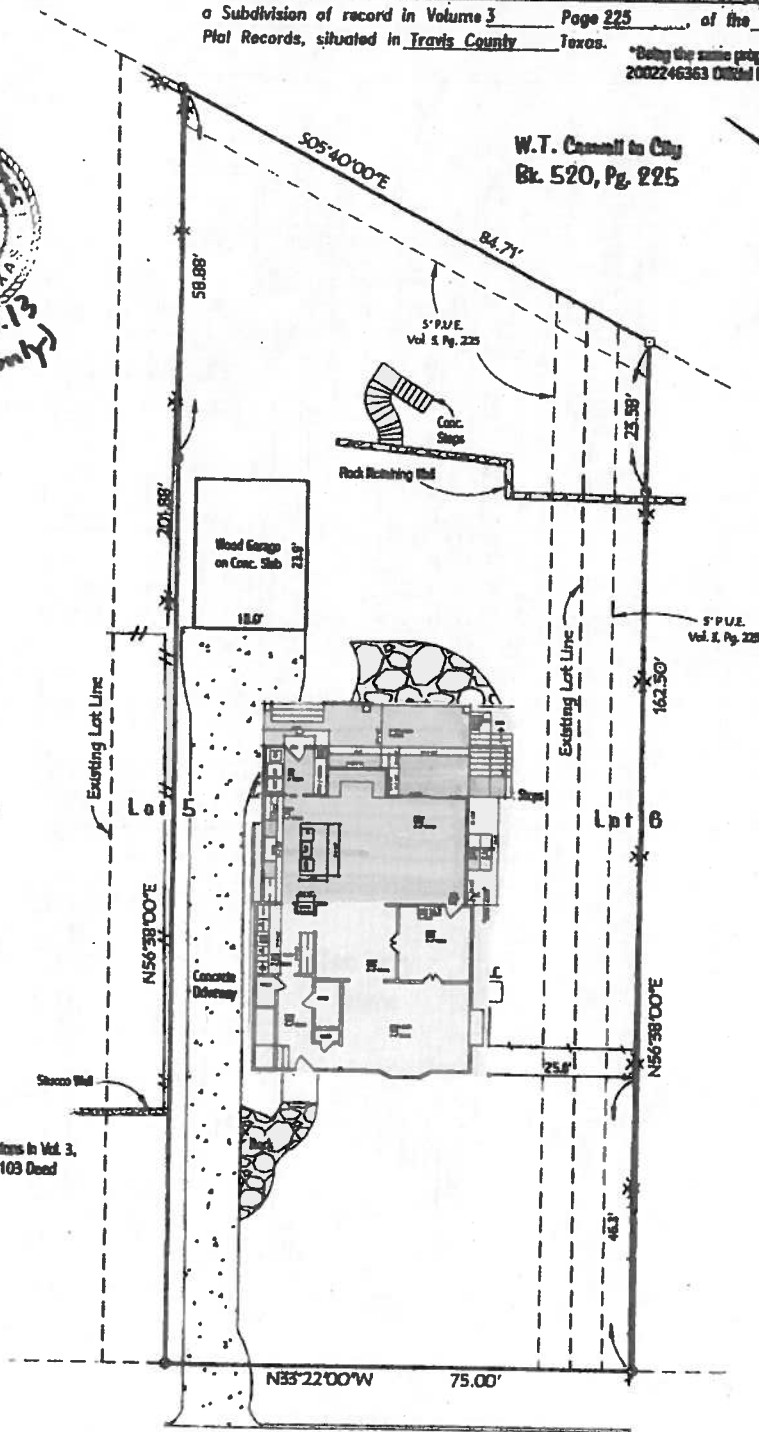
W.T. Council in City  
 Bl. 520, Pg. 225

Scale 1" = 20'

- (xxx) = Record Information  
 --- Iron Fence  
 \* Chain Link Fence  
 // Wood Fence  
 ● Iron Pin Found  
 ○ Iron Pin Set  
 ⊙ Iron Pipe  
 ⊕ Sprinkle Set  
 □ Calculated Point

Lot 4

Note: Subject to exist. rights & restrictions in Vol. 3, Pg. 225 Plat Records & Vol. 564, Pg. 103 Deed Records, Travis County, Texas.



Claire Avenue

*Reb W. Lynn / Brandy Lynn*

RE: GFA 701-04-1162

TO: Texas American Title Company, Title Insurance Guaranty Company,  
 Wells Fargo Home Mortgage, Christopher D. Fitts & Christine Davis

STATE OF TEXAS:  
 COUNTY OF TRAVIS:

I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described herein and is correct, and that there are no boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and certifies only to the legal description and easements shown on the referenced title commitment.

Dated, this the 13<sup>th</sup> day of March, 2004

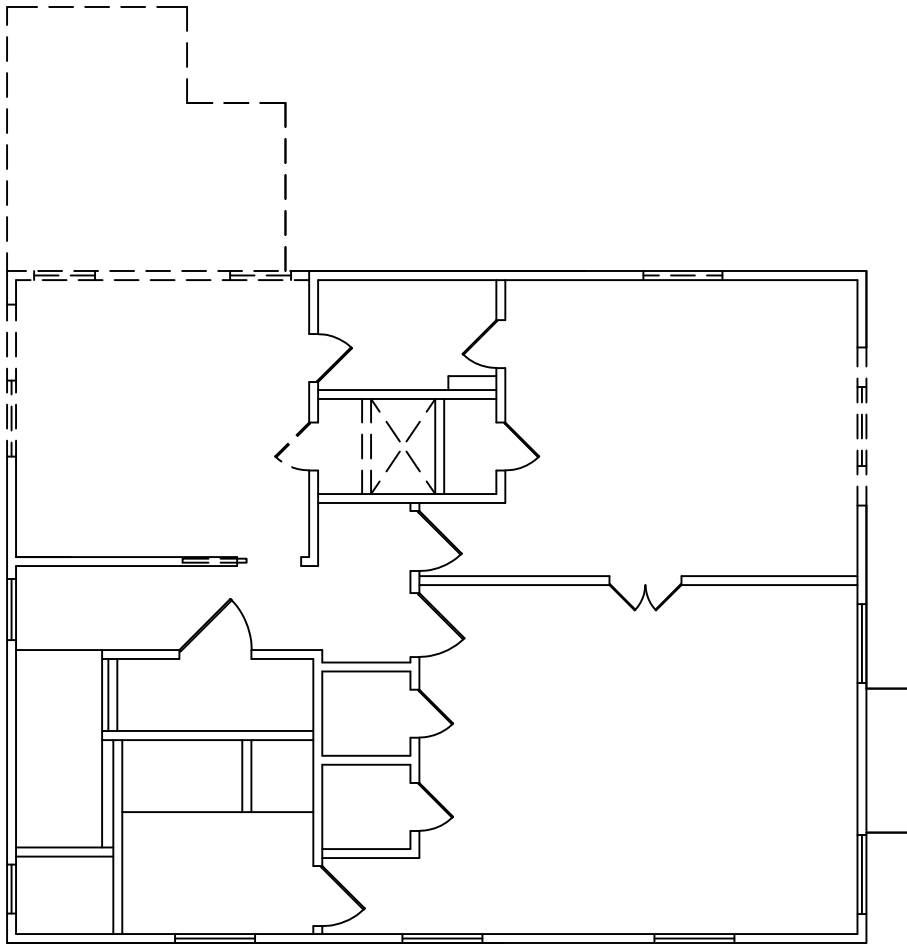
*Steve H. Bryson*

STEVE H. BRYSON, R.P.L.S. NO. 4248  
 STEVE H. BRYSON SURVEYING CO.  
 2400 Capital of Texas Hwy. S. Bldg. A Ste. 205  
 Austin, Texas 78748 (512) 347-8505



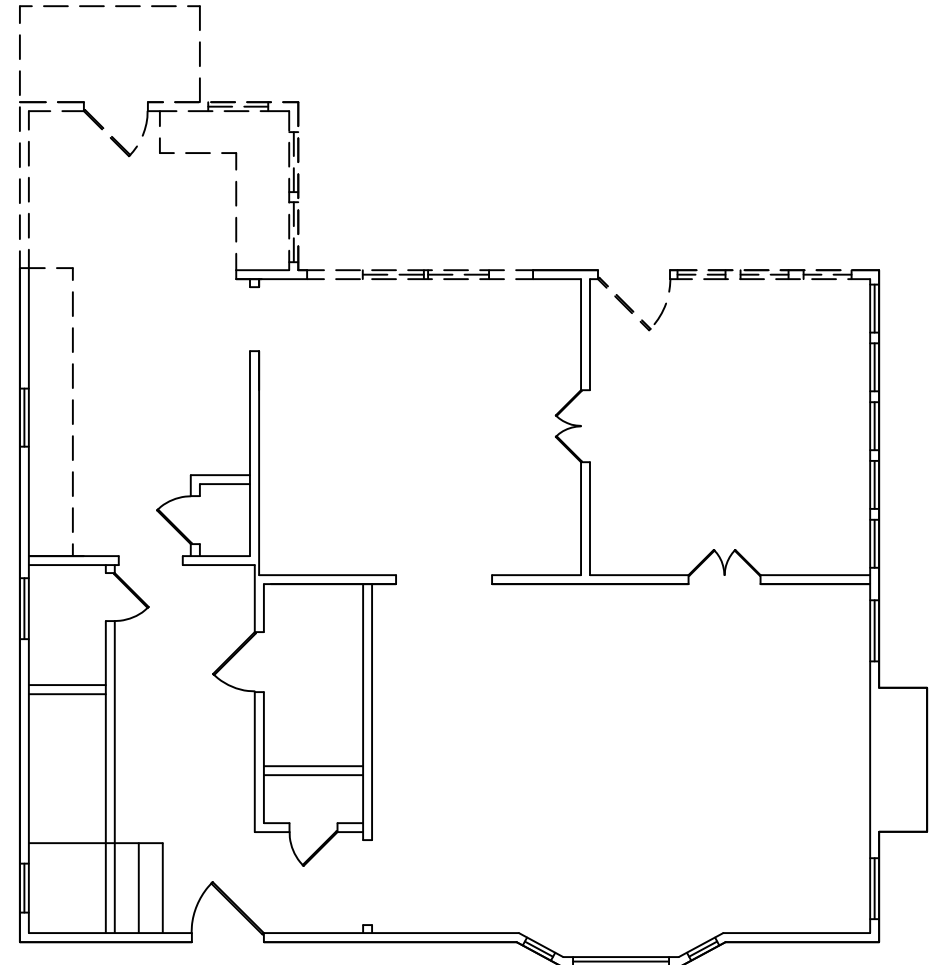
The legally described property is not within a special flood-hazard area as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map No. 15424C-01654 for Travis County, Texas, dated 5-12-81.  
 Located in Zone 1  
 This notification is for insurance purposes only and is not a guarantee that this property will or will not flood.

JOB NO: 04-117



— — DEMO WALL

Demo Second Floor



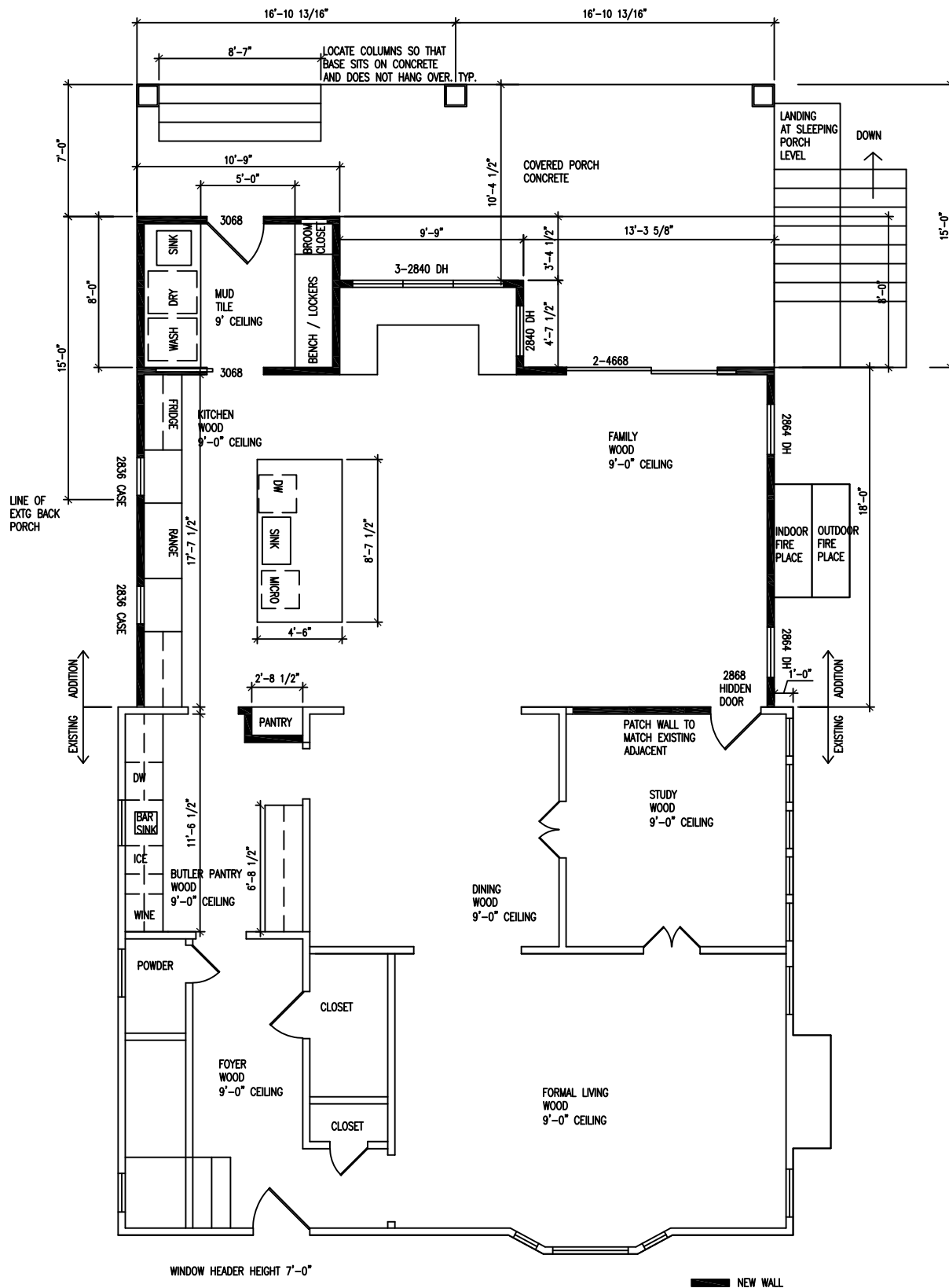
— — DEMO WALL

Demo First Floor

1202 Claire Ave

Not for regulatory  
approval, permit or  
construction.

Scale: 1/8" = 1'-0"



Not for regulatory  
approval, permit or  
construction.

First Floor  
Scale: 1/8" = 1'-0"







Not for regulatory  
approval, permit or  
construction.

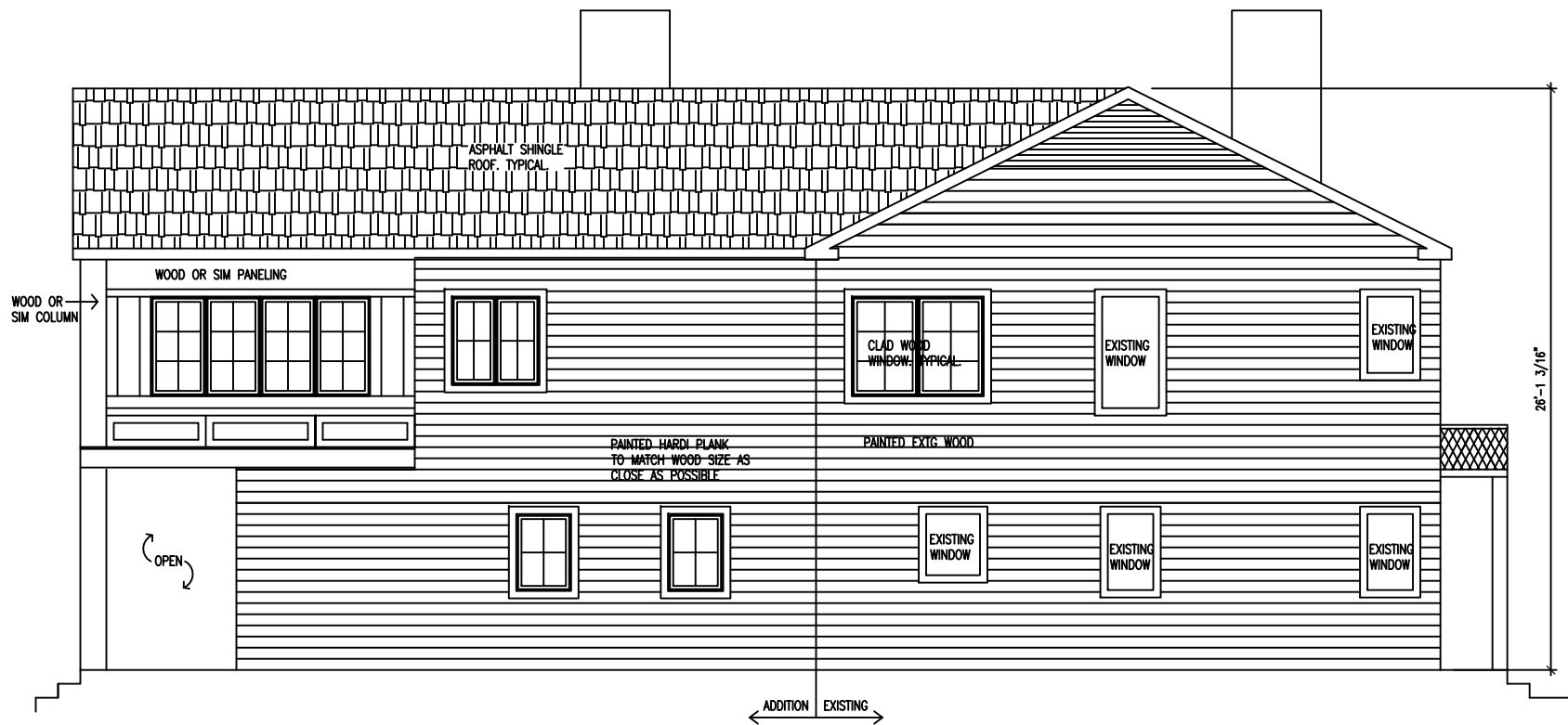
East Elevation  
Scale: 1/8" = 1'-0"

# North Elevation

Scale: 1/4" = 1'-0"



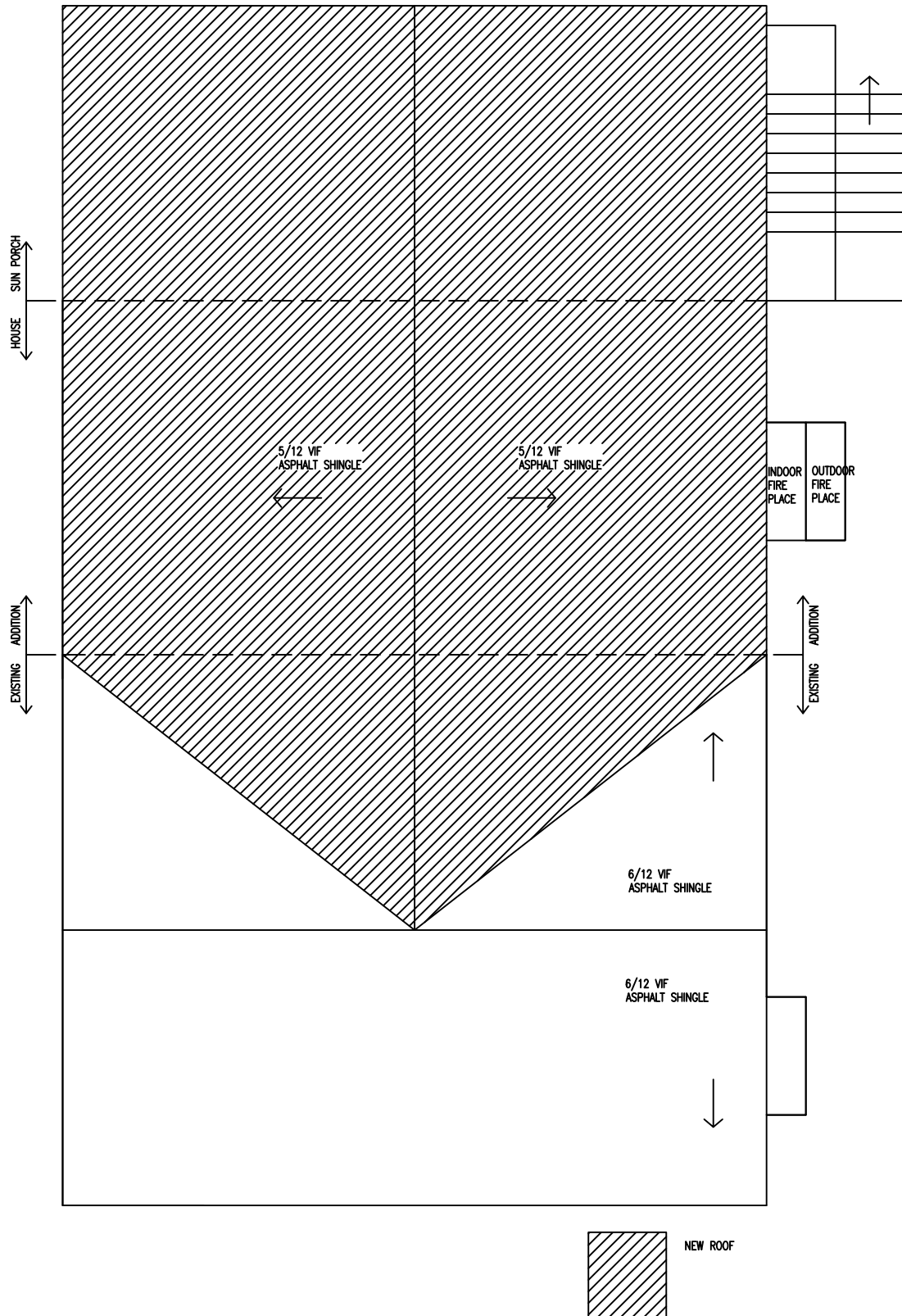
Not for regulatory  
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Not for regulatory  
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1202 Claire Ave

West Elevation  
Scale: 1/8" = 1'-0"



Not for regulatory  
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construction.

1202 Claire Ave

Roof Plan  
Scale: 1/8" = 1'-0"