

**HISTORIC LANDMARK COMMISSION
AUGUST 26, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0061
Westline
724 Patterson Avenue**

PROPOSAL

Construct an approximately 1,600 sq. ft. addition to a contributing house.

RESEARCH

The existing house was constructed c. 1929 and its first owner and occupant was Carl Edward and Ellen Peterson, who previously lived at 624 Patterson Avenue. Mr. Peterson worked for the City Water, Light & Power Department. From 1937 until approximately 1949 there were a series of short term tenants after which Glendon E. Doss and his wife Bonnie reside at the house until the mid-1960s. Glendon Doss was a plaster before working at various labor jobs for the State Board of Control. Bonnie Doss worked as a clerk for the Insurance Co. of North America and as a saleswoman for Russell Stover Candies.

PROJECT SPECIFICATIONS

The existing c. 1929 house is an approximately 1,100 sq. ft., one-story, with a front-facing gabled roof. The partial-width, concrete front porch has a separate front-gabled roof supported by squared posts. The house currently has wide asbestos shingle siding. There are numerous single, and paired, wood, double-hung windows. The house is located on a corner lot.

The applicant proposes to construct a 1,600 sq. ft. addition to the side, and on top of, the existing house. The side portion of the addition will be set back from the front of the porch approximately 19', and from the front wall of the house by approximately 10'; however the second story addition will be set back only 4' from the front wall. The roof of the addition will have a fairly low slope, with a cross hipped form, and it, and the roof of the existing house, will be covered in pre-weathered, Galvalume, standing seam metal roofing. The walls of the addition will be painted stucco. A portion of the first floor addition facing the street will be covered with vegetation. The windows will typically be multi-paned casement style, and there will be a second floor screened porch facing Patterson Avenue. The applicant will investigate removing the asbestos siding on the existing house and repairing/replacing the horizontal siding below.

STANDARDS FOR REVIEW

The existing property is contributing to the Westline 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.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- Contemporary design 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.

Although the proposed side addition is set back from the front wall of the existing house, the second story set back is not sufficient to meet the guidelines, especially given that the house is located on a corner lot. Additionally, the low slope, hipped roof form and fenestration patterns of the windows are not compatible with the original house.

COMMITTEE RECOMMENDATIONS

The addition allows the original house to read separately, so approve the design as presented but place downspouts toward the rear of the addition.

STAFF RECOMMENDATION

Release the permit with the recommendation that the applicant set the addition 15' back from the façade of the existing house, and revise the roof form to reflect the pitch and form of the existing roof.

PHOTOS

See photos provided in attached plan set.

OCCUPANCY HISTORY
1711 W. 11th Street

From City Directories, Austin History Center

City of Austin Historic Preservation Office
August 2013

- 1972 Vacant
- 1969 Leonard L. Henninger, owner, no occupation listed
& Betty J., no occupation listed
- 1966 Glendon E. Doss, owner, foreman, State Board of Control
& Bonnie B., no occupation listed
- 1963 Glendon E. Doss, owner, carpentry foreman, State Board of Control
& Bonnie B., no occupation listed
- 1961 Glendon E. Doss, owner, carpentry foreman, State Board of Control
& Bonnie B., no occupation listed
- 1959 Glendon E. Doss, owner, building and grounds division worker, State Board
of Control
& Bonnie B., Saleswoman, Russell Stover Candies
- 1957 Glendon E. Doss, owner, carpenter, State Board of Control
& Bonnie B., Clerk, Insurance Co. of North America
- 1955 Glendon E. Doss, owner, carpenter, State Board of Control
& Bonnie B., no occupation listed
- 1953 Glendon Eugene Doss, owner, carpenter, State Board of Control
- Note: Bonnie Doss not listed.
- 1952 Glendon E. Doss, owner, plaster contractor
& Bonnie B., no occupation listed
- 1949 Glendon E. Doss, owner, plasterer
& Bonnie B., no occupation listed
- 1947 Rudolph J. Horsak, owner, student
& Edwina, no occupation listed

Note: No listing for Glendon and Bonnie Doss

1944-45 Leslie M. Sawyer, aircraft mechanic
& Lillie M., no occupation listed, + 1

1942 Vacant

1940 Jesse B. Mooney, painter
& Velma, no occupation listed

1939 John Baker, foreman

1937 Mark S. Fletcher, no occupation listed
& Laura, no occupation listed

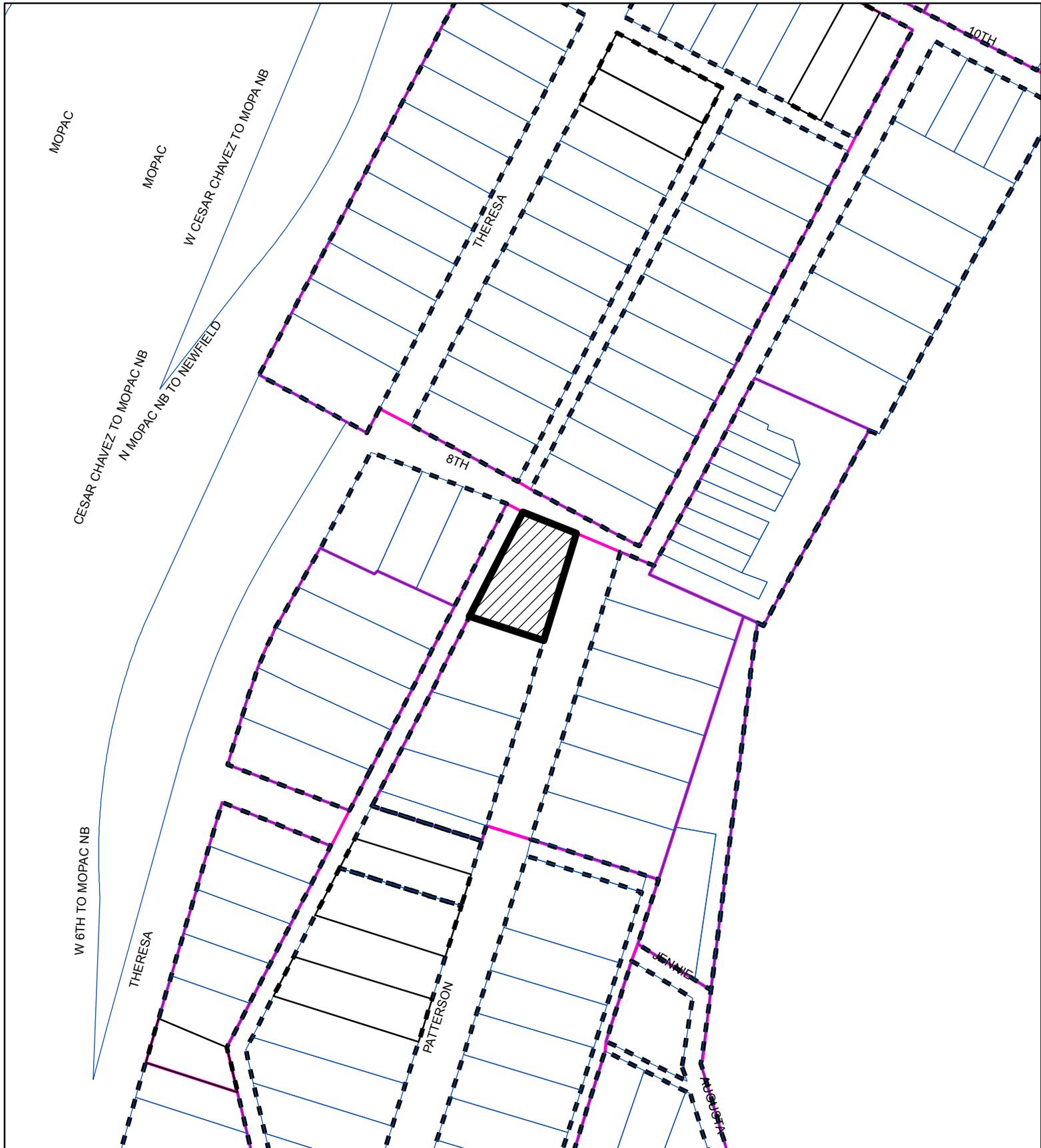
1935 C. E. Peterson, owner, turbine operator, City Water, Light & Power
Department
& Elen

1932-33 C. E. Peterson, owner, employee, City Water, Light & Power Department
& Elen

1930-31 C. E. Peterson, owner, engineer, City Water, Light & Power Department
& Elen

1929 No listing for 724 Patterson Avenue

Note: Carl E. and Ellen Peterson listed at 624 Patterson Avenue



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2013-0061
 LOCATION: 724 Patterson 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.

BUTLER RESIDENCE

724 PATTERSON AVE. AUSTIN, TEXAS 78703

DESIGN TEAM

ARCHITECT: CLAYTON & LITTLE ARCHITECTS
1001 EAST 8TH STREET
AUSTIN, TEXAS 78702
CONTACT: NORMA YANCY, ASOC. AIA
PHONE: (512) 477.1727 x 204
FAX: (512) 477.9876

STRUCTURAL ENGINEER: TIM ZHANG, P.E., LEED AP
GREENEARTH ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
2500 W. WILLIAM CANNON DR., #201
AUSTIN, TX 78745
CONTACT: TIM ZHANG, PE
PHONE: (512) 289.8086
FAX: (512) 462.0800

OWNER INFORMATION

JC AND CHRISTY BUTLER
724 PATTERSON AVE
AUSTIN, TEXAS 78703

LEGAL DESCRIPTION

NORTH 60FT OF LOT 31
SUBDIVISION WEST END HEIGHTS, E.T. DEATS SUBDIVISION
VOL. 256 PG. 341

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ZONING INFORMATION

SF-3-NP
OLD WEST AUSTIN NEIGHBORHOOD ASSOCIATION
NATIONAL REGISTER HISTORIC DISTRICT - WEST LINE

SITE INFORMATION

TAKEN FROM SURVEY PERFORMED BY DEWEY H. BURRIS,
PROFESSIONAL LAND SURVEYORS DATED 6.20.13

SYMBOL LEGEND

	ELEVATION SYMBOL
	SECTION SYMBOL
	PARTITION TYPE SYMBOL
Room name	ROOM NAME & NUMBER SYMBOL
	DOOR NUMBER SYMBOL
	DETAIL SYMBOL
	WINDOW SYMBOL
	COLUMN LINE DESIGNATION

VICINITY MAP



CODE ANALYSIS

BUILDING CODE:	INTERNATIONAL RESIDENTIAL CODE - 2006 UNIFORM PLUMBING CODE - 2003 NATIONAL ELECTRIC CODE - 2005 INTERNATIONAL ENERGY CONSERVATION CODE - 2006
BUILDING DESCRIPTION:	RENOVATION AND SECOND-STORY ADDITION TO EXISTING 1-STORY WOOD FRAME RESIDENCE
LEGAL JURISDICTION:	AUSTIN, TEXAS, TRAVIS COUNTY

AREA CALCULATIONS:

LOT SIZE - 4,508 SQUARE FEET (SF)	EXISTING	DEMO	NEW	TOTAL
1ST FLOOR CONDITIONED	1101 SF	0 SF	499 SF	1,600 SF
2ND FLOOR CONDITIONED	0 SF	0 SF	1117 SF	1,117 SF
2ND FLOOR SCREENED PORCH	0 SF	0 SF	178 SF	178 SF
BASEMENT	0 SF	0 SF	0 SF	0 SF
COVERED PARKING	373 SF	373 SF	0 SF	0 SF
COVERED PATIO (OVER CONC. STEPS)	95 SF	95 SF	0 SF	0 SF
COVERED PORCH (FRONT PORCH)	174 SF	0 SF	0 SF	174 SF
CONC. STOOP COVERED	9 SF	9 SF	0 SF	0 SF
TOTAL BUILDING COVERAGE (includes 1st porch)	1752 SF	477 SF	499 SF	1,774 SF
% BUILDING COVERAGE (1,774 / 7,454) = 23.8%				
DRIVEWAY	615 SF	615 SF	205 SF	205 SF
SIDEWALKS	45 SF	45 SF	0 SF	0 SF
UNCOVERED PATIO	114 SF	114 SF	0 SF	0 SF
UNCOVERED WOOD DECK (COUNT 50%)	0 SF	0 SF	20 SF	20 SF
AC PADS	6 SF	0 SF	6 SF	12 SF
OTHER (STONE RETAINING WALL)	22 SF	0 SF	0 SF	22 SF
PORTION OF CONC. STEPS (NOT COVERED)	5 SF	5 SF	0 SF	0 SF
TOTAL NON-BUILDING COVERAGE	807 SF	779 SF	231 SF	2,592 SF
TOTAL SITE COVERAGE (IMPERVIOUS)	2,559 SF	1256 SF	730 SF	2,033 SF
% IMPERVIOUS COVER (2,033 / 4,508) = 45.0%				

	EXISTING	DEMO	NEW	EXEMPTION	TOTAL
1ST FLOOR CONDITIONED	1101 SF	0 SF	499 SF	0 SF	1600 SF
2ND FLOOR CONDITIONED	0 SF	0 SF	1117 SF	0 SF	1117 SF
CARPOR (DETACHED)	373 SF	373 SF	0 SF	0 SF	0 SF
TOTAL GROSS FLOOR AREA					2,717 SF
% FLOOR TO AREA RATIO = 2,717 SF > 2,300 SF					
*NEED TO REDUCE BY 417 SF					
*WILL REQUEST RDCC MODIFICATION WAIVER					



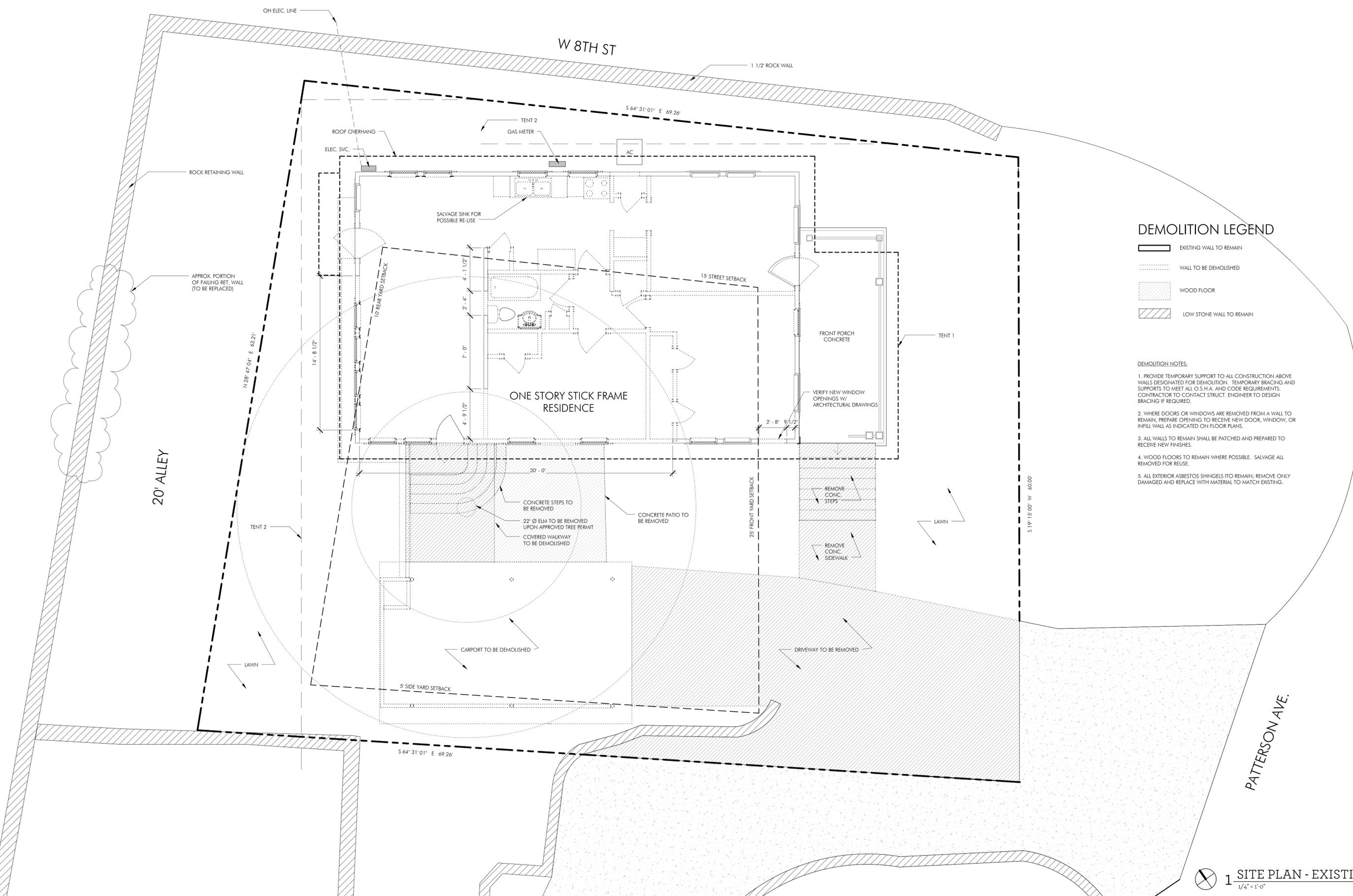
Butler Residence
724 PATTERSON AVENUE, AUSTIN TEXAS, 78703

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7.02.13	FOR PERMIT

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COVER SHEET

G1.0



DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- WALL TO BE DEMOLISHED
- WOOD FLOOR
- LOW STONE WALL TO REMAIN

DEMOLITION NOTES:

1. PROVIDE TEMPORARY SUPPORT TO ALL CONSTRUCTION ABOVE WALLS DESIGNATED FOR DEMOLITION. TEMPORARY BRACING AND SUPPORTS TO MEET ALL O.S.H.A. AND CODE REQUIREMENTS. CONTRACTOR TO CONTACT STRUCT. ENGINEER TO DESIGN BRACING IF REQUIRED.
2. WHERE DOORS OR WINDOWS ARE REMOVED FROM A WALL TO REMAIN, PREPARE OPENING TO RECEIVE NEW DOOR, WINDOW, OR INFILL WALL AS INDICATED ON FLOOR PLANS.
3. ALL WALLS TO REMAIN SHALL BE PATCHED AND PREPARED TO RECEIVE NEW FINISHES.
4. WOOD FLOORS TO REMAIN WHERE POSSIBLE. SALVAGE ALL REMOVED FOR REUSE.
5. ALL EXTERIOR ASBESTOS SHINGLES TO REMAIN; REMOVE ONLY DAMAGED AND REPLACE WITH MATERIAL TO MATCH EXISTING.

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DEMOLITION PLAN

D1.0

1 SITE PLAN - EXISTING
1/4" = 1'-0"

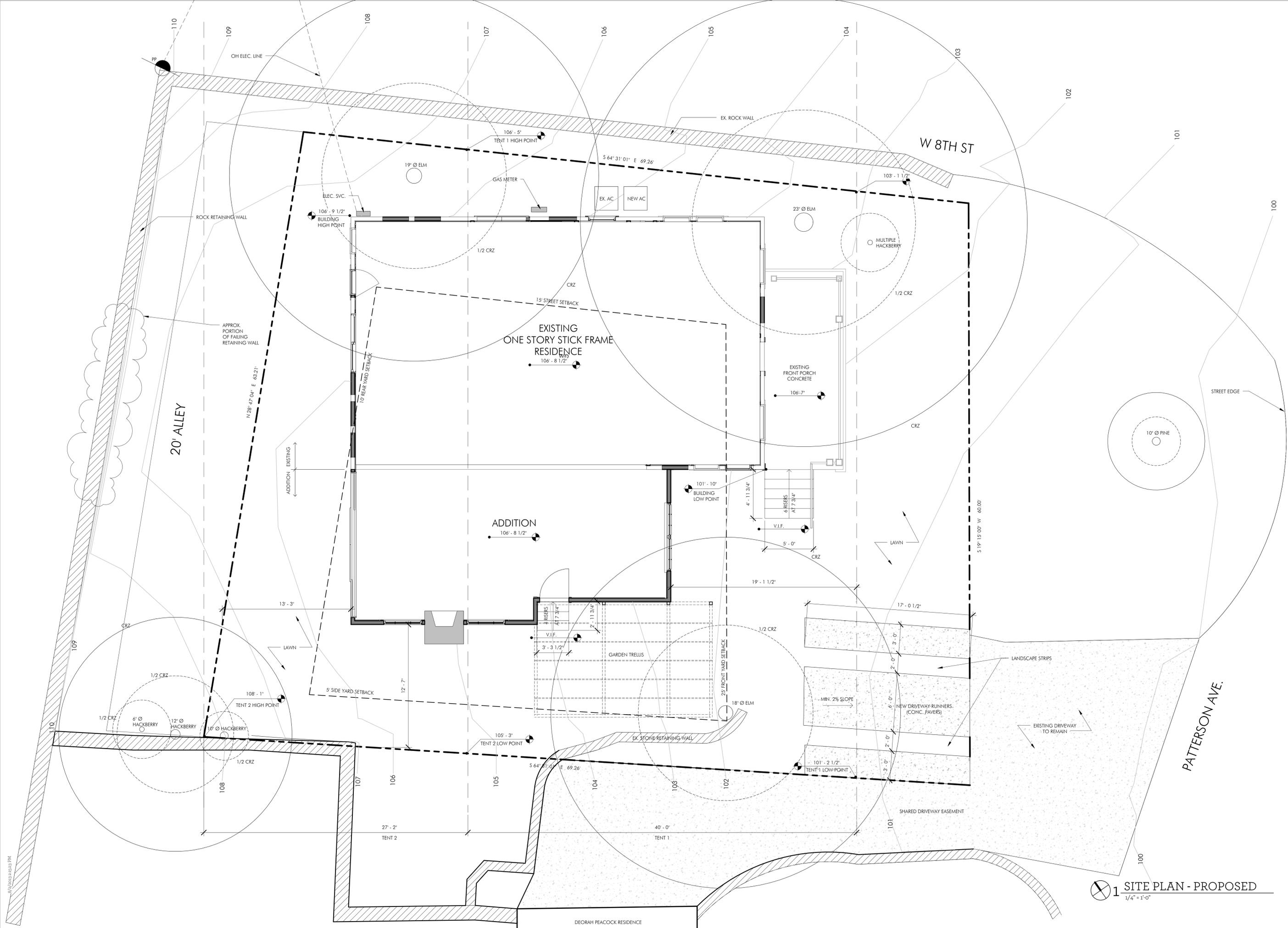
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PRELIMINARY
NOT FOR CONSTRUCTION

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.



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SITE PLAN

1 SITE PLAN - PROPOSED
1/4" = 1'-0"

A1.0

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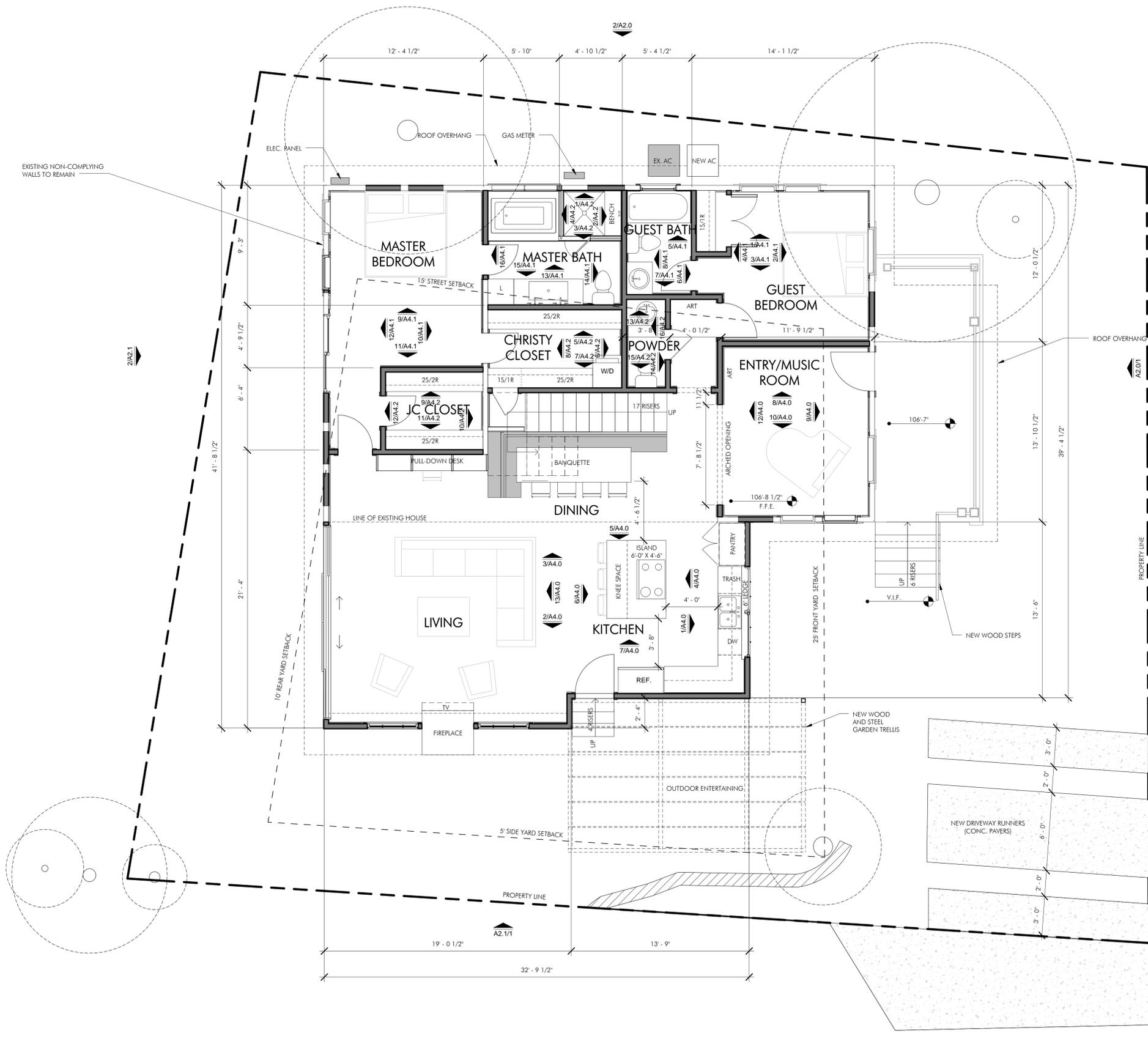
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DRAWING LEGEND

-  EXISTING WALL
-  NEW WALL
-  WOOD FLOOR
-  TILE
-  CONCRETE

NOTE:
CEILINGS ARE FTD. GYP. BD. U.N.O.



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GROUND FLOOR PLAN

 1 FIRST FLOOR
1/4" = 1'-0"

A1.1

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SECOND FLOOR PLAN

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

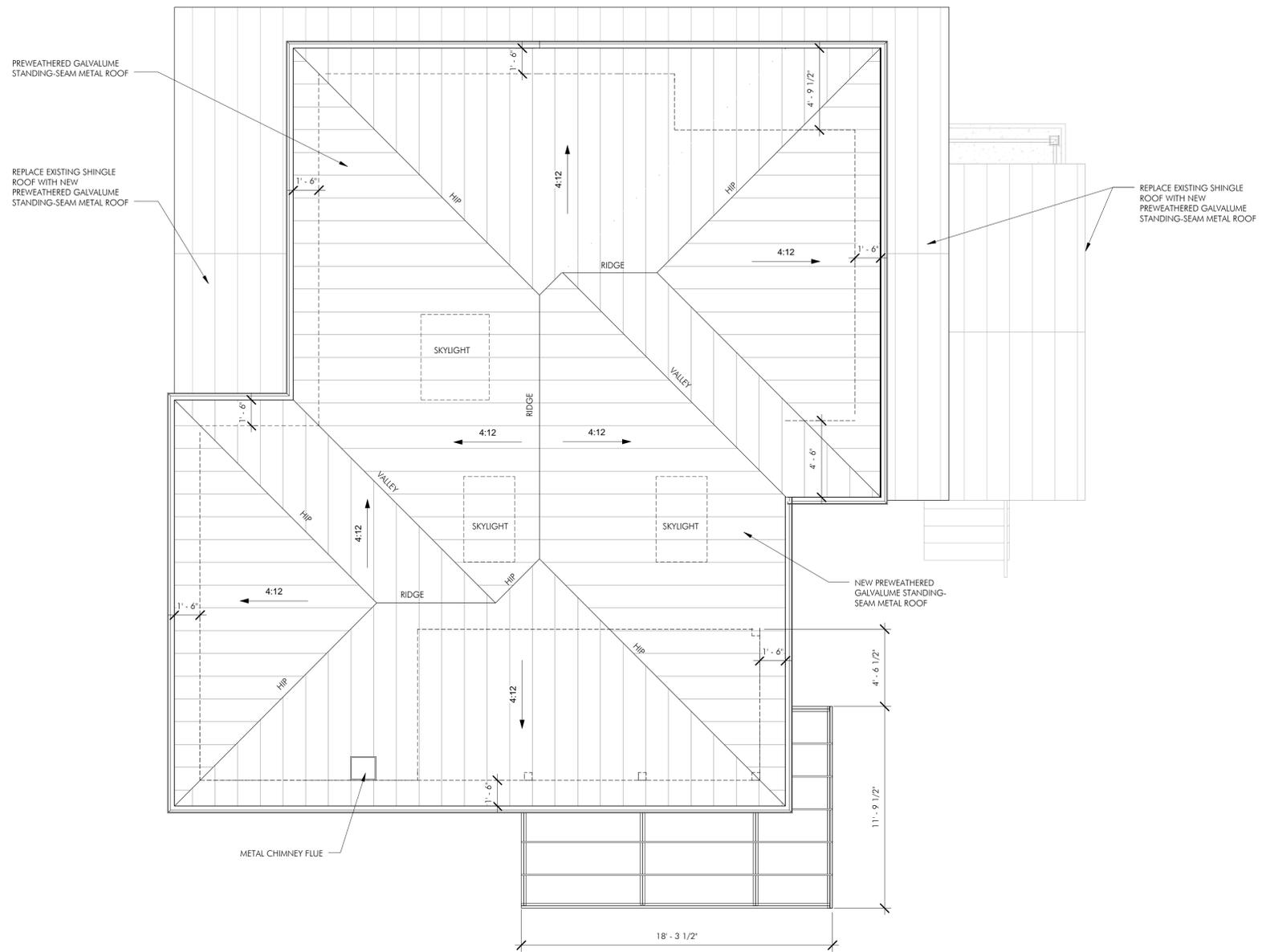
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ROOF PLAN

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

A1.3

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WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Architects
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REMOVAL OF TREE, DEMOLITION OF COVERED WALKWAY, AND CARPORT

WEST ELEVATION



DEMOLITION OF PORTION OF ROOF; REMOVAL OF EXISING WINDOWS

NORTH ELEVATION



DEMOLITION OF CARPORT

EAST ELEVATION



DEMOLITION OF FRONT STEPS TO BE REPLACED WITH WOOD STEPS; DEMOLITION OF PORTION OF ROOF; DEMOLITION OF PORTION OF SOUTH WALL

SOUTH ELEVATION

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



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

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EXTERIOR ELEVATIONS

A2.1



4 VIEW FROM SOUTH



3 VIEW FROM EAST



2 VIEW FROM NORTH



1 VIEW FROM WEST

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3D PERSPECTIVES

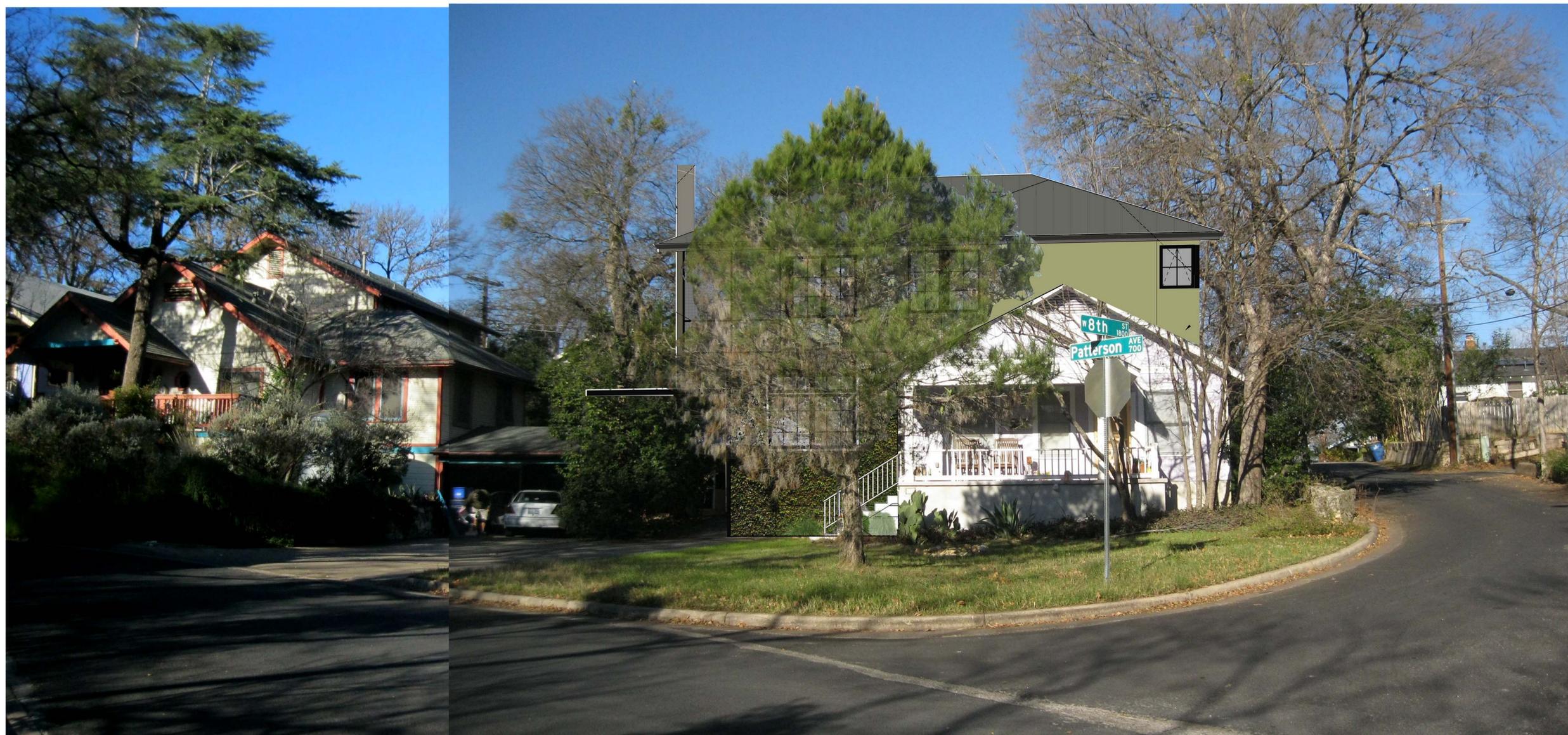
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VIEW FROM CORNER OF PATTERSON AND W. 8TH ST.