

**HISTORIC LANDMARK COMMISSION
OCTOBER 28, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0080
Old West Austin
1408 Gaston Avenue**

PROPOSAL

Demolish a non-contributing house and construct a new house.

PROJECT SPECIFICATIONS

The existing c. 1963 house is an approximately 1,900 sq. ft. one-story house with a cross gable plan, and limestone cladding with few window openings on the facade.

The applicant proposes demolish the house and construction a new 3,500 sq. ft. house. The house will be a contemporary interpretation of the Italian Renaissance style, with a simple hipped roof with projecting hipped wings, limestone cladding, and a symmetrical façade with a number of 2:2, double-hung windows. A projecting covered porch will have a decorative iron railing.

STANDARDS FOR REVIEW

The existing property is not contributing to the Old West Austin National Register Historic District. Applicable general design review guidelines state:

- 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.

The existing house is non-contributing to the National Register District so it's demolition does not impact the character of the District. This area of the District has an eclectic mix of both historic and contemporary architectural styles. The style, massing, size and form of the proposed new house is in character with the neighborhood.

STAFF RECOMMENDATION

Release the permit per the proposed design.

PHOTOS



1408 Gaston Avenue



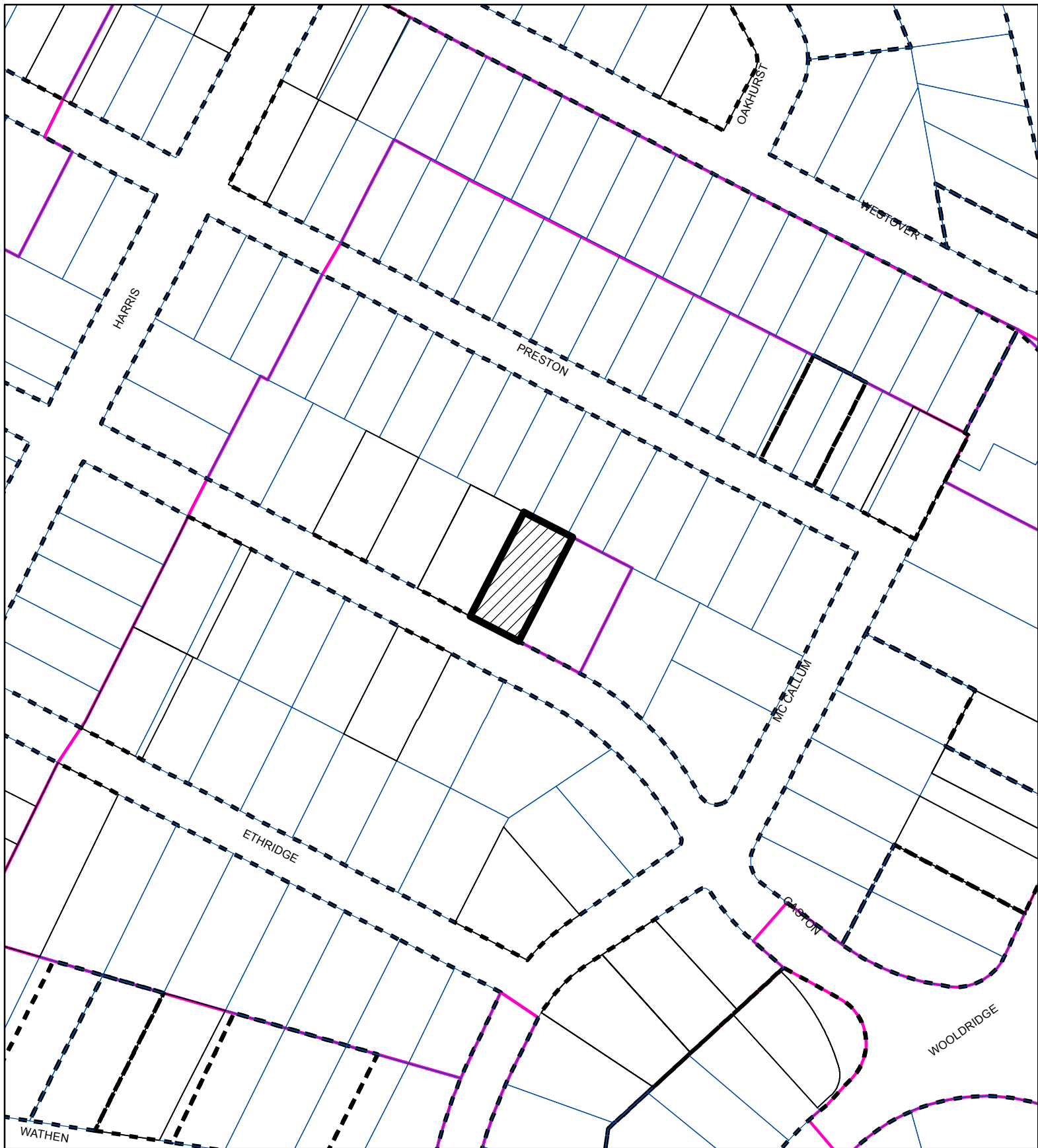
Property adjacent to 1408 Gaston Avenue



Property adjacent to 1408 Gaston Avenue



Properties on same block of Gaston Avenue



SUBJECT TRACT



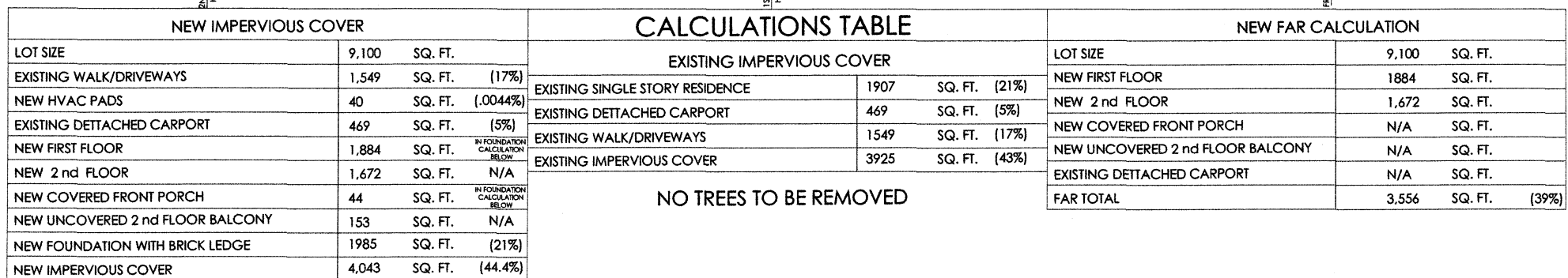
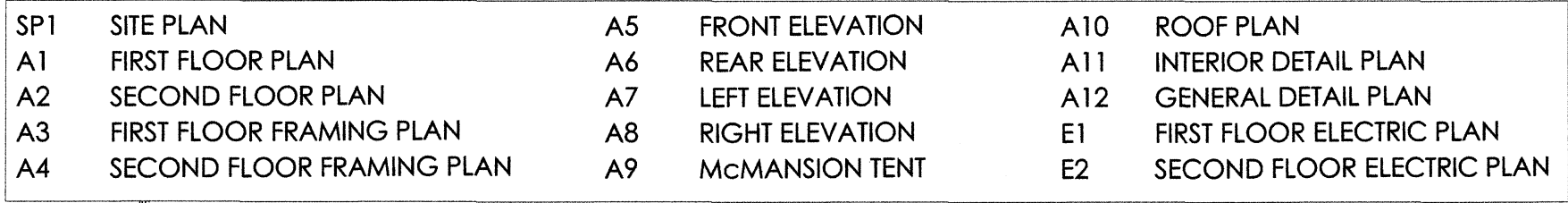
ZONING BOUNDARY

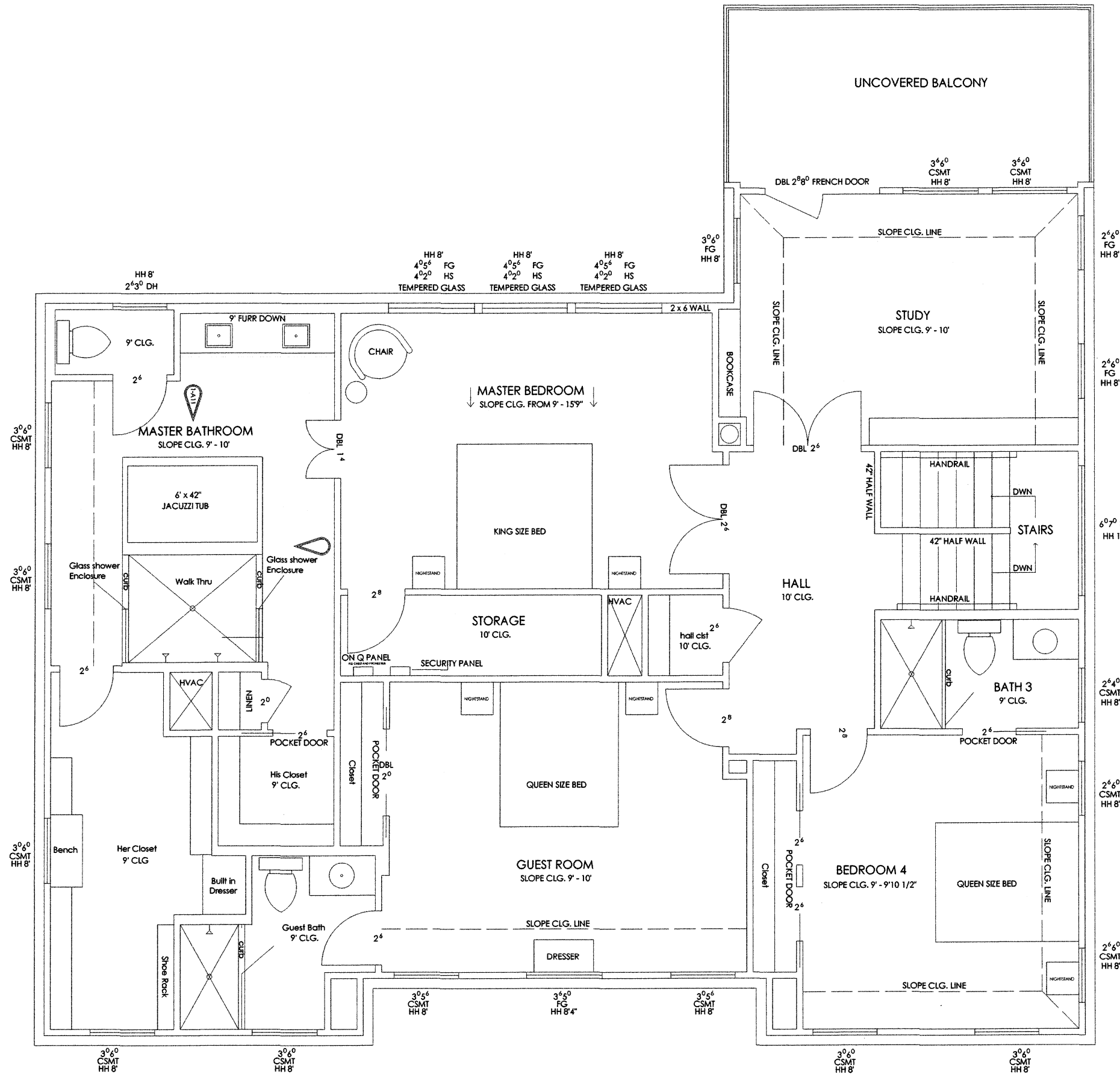
CASE#: NRD-2013-0080
LOCATION: 1408 Gaston Avenue



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.





SECOND FLOOR PLAN

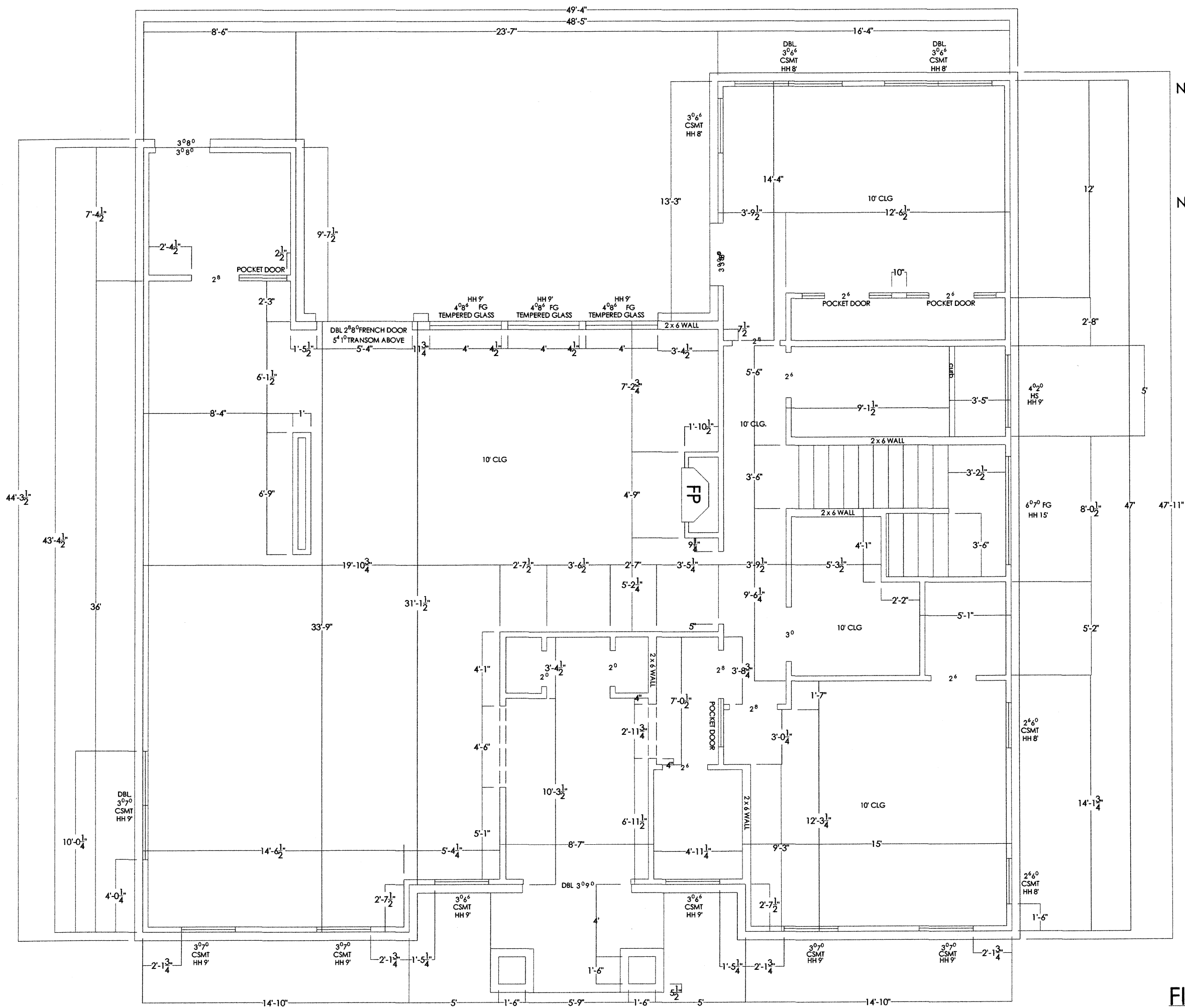
Dammann Residence
1408 Gaston Ave.
LOT 18A BLK 27 *RESUB OF LOT 18 AND PART OF
LOT 17 PEMBERTON HEIGHTS SEC 8

FLOOR
PLAN 2

SCALE:
3/16" = 1'0"

rev date
7/27/13
mjh

A2



NOTE: ALL WINDOWS AND DOORS
MUST COMPLY WITH THE
IRC-2006 SECTIONS 308.4
AND R310 FOR SAFETY GLAZ-
ING AND EGRESS.
NOTE: ALL FRAMING MATERIALS
AND LABOR MUST COMPLY
WITH ALL LOCAL BUILDING
CODES.

Dammann Residence
1408 Gaston Ave.

LOT 18A BLK 27 *RESUB OF LOT 18 AND PART OF
LOT 17 PEMBERTON HEIGHTS SEC 8

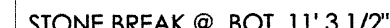
FRAMING
PLAN 1

SCALE:
3/16" = 1'0"

rev date
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mjh

A3

FIRST FLOOR FRAMING



- ① CHOPPED BLOCK LIMESTONE RANDOM LAY. PROVIDE SAMPLE FOR OWNER TO APPROVE.
- ② STUCCO IS TO BE INTEGRAL COLOR. OWNER TO APPROVE COLOR SELECTION.
- ③ VINYL WINDOWS - COLOR- WHITE. MANUFACTURER AS AGREED BY CONTRACTOR AND OWNER. TYPICAL
- ④ IRON HANDRAIL ABOVE ENTRY TO BE POWDER COATED BLACK FRENCH CURVE.
- ⑤ 30 YEAR ARCHITECTURAL SERIES SHINGLE ROOF. RIDGE VENTS AND HARDI PERFORATED SOFFIT.
- ⑥ 2 x 8 GROOVED FACIA WITH 1 x 4 DRIP EDGE RIDGE VENTS AND HARDI PERFORATED SOFFIT.
- ⑦ HARDI PERFORATED SOFFIT. TYPICAL
- ⑧ CUSTOM FABRICATED METAL CAP.
- ⑨ CUT STONE HEADER (6") AND SILL (4"). TYPICAL
- ⑩ STUCCO HEADER (6") AND SILL (4"). TYPICAL
- ⑪ SINGLE EXTERIOR DOORS. OWNER SELECT.
- ⑫ CUT STONE SURROUND
- ⑬ CARRIAGE LIGHTS

Dammann Residence
1408 Gaston Ave.

LOT 18A BLK 2/ *RESUB OF LOT 18 AND PART OF
LOT 17 PEMBERTON HEIGHTS SEC 8

FRONT
ELEV.

SCALE:
3/16" = 1'0"

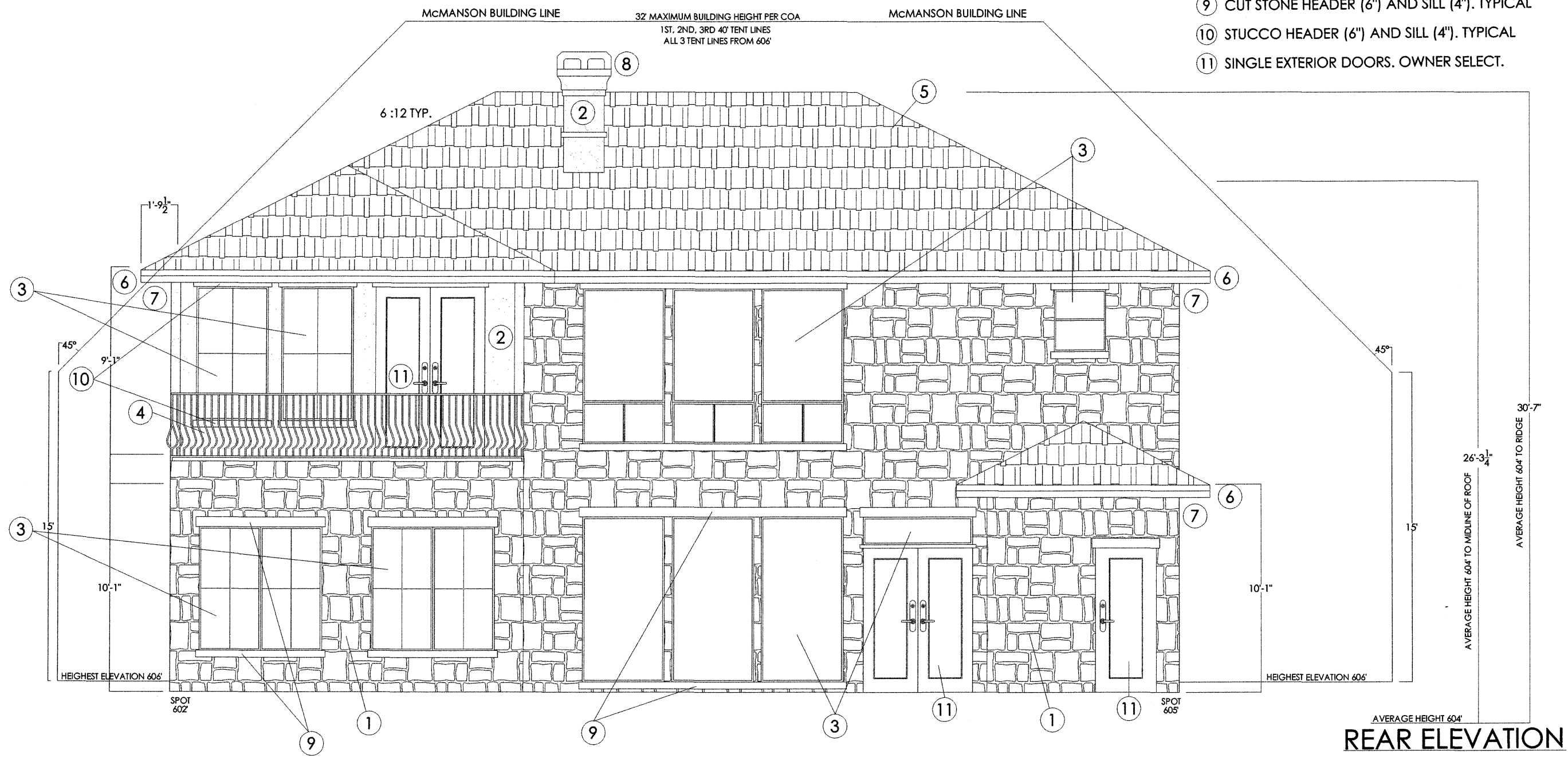
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A5



NOTES:

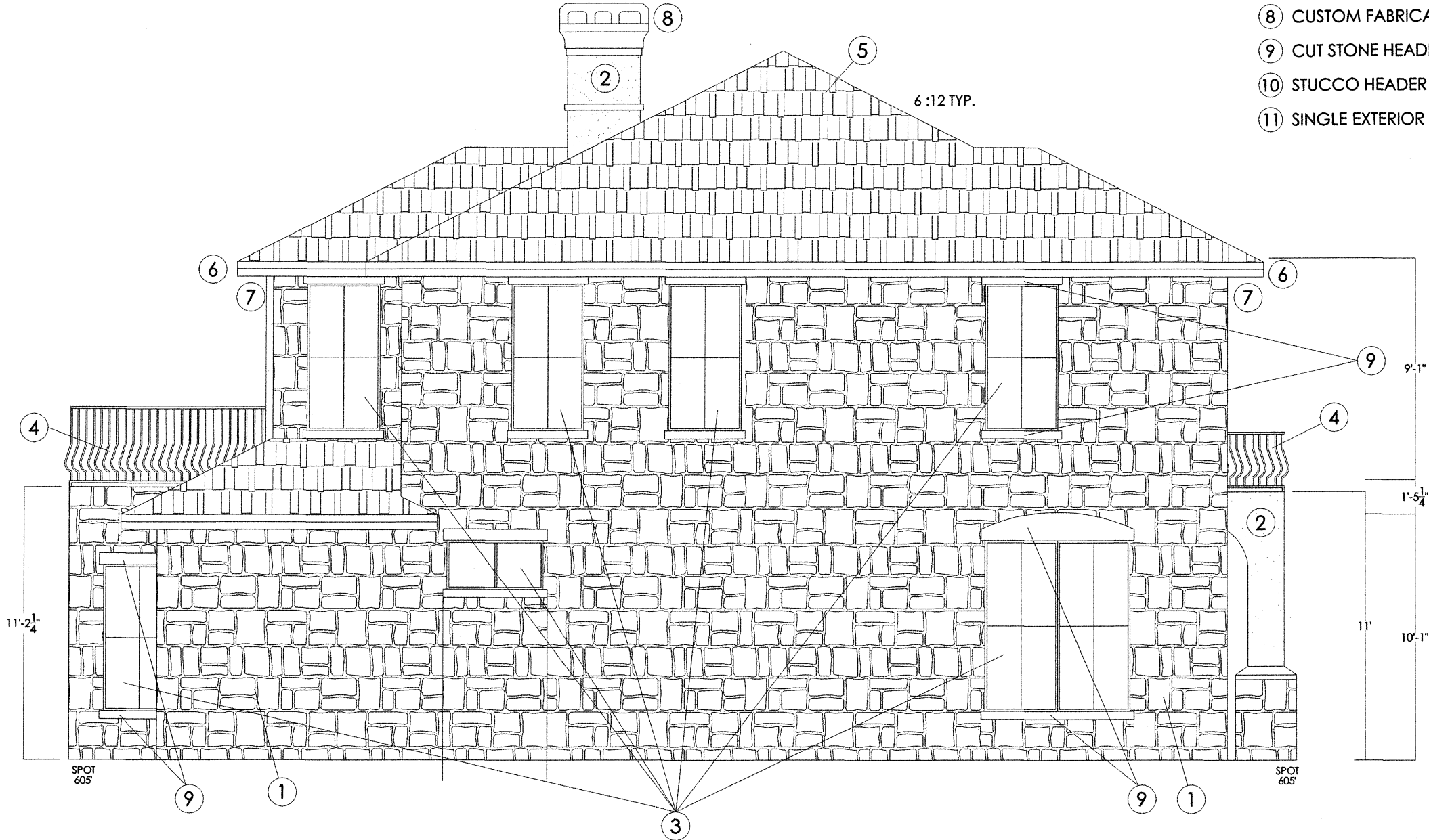
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- ⑪ SINGLE EXTERIOR DOORS. OWNER SELECT.



REAR ELEVATION

NOTES:

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- ⑩ STUCCO HEADER (6") AND SILL (4"). TYPICAL
- ⑪ SINGLE EXTERIOR DOORS. OWNER SELECT.



LEFT ELEVATION

RIGHT
ELEV.

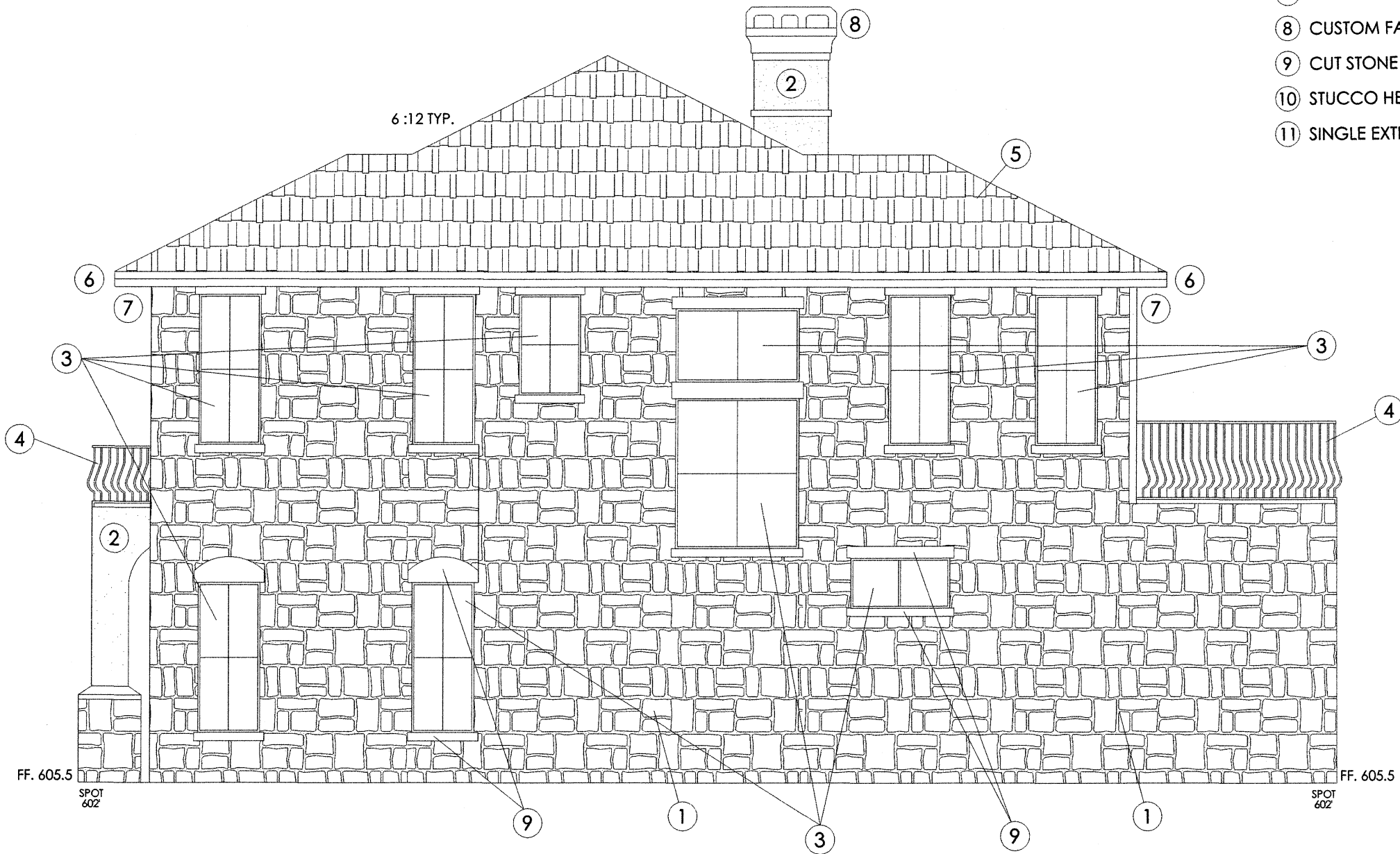
SCALE:
3/16" = 1'0"

rev date
7/27/13
mjh

A8

NOTES:

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- ⑪ SINGLE EXTERIOR DOORS. OWNER SELECT.



RIGHT ELEVATION

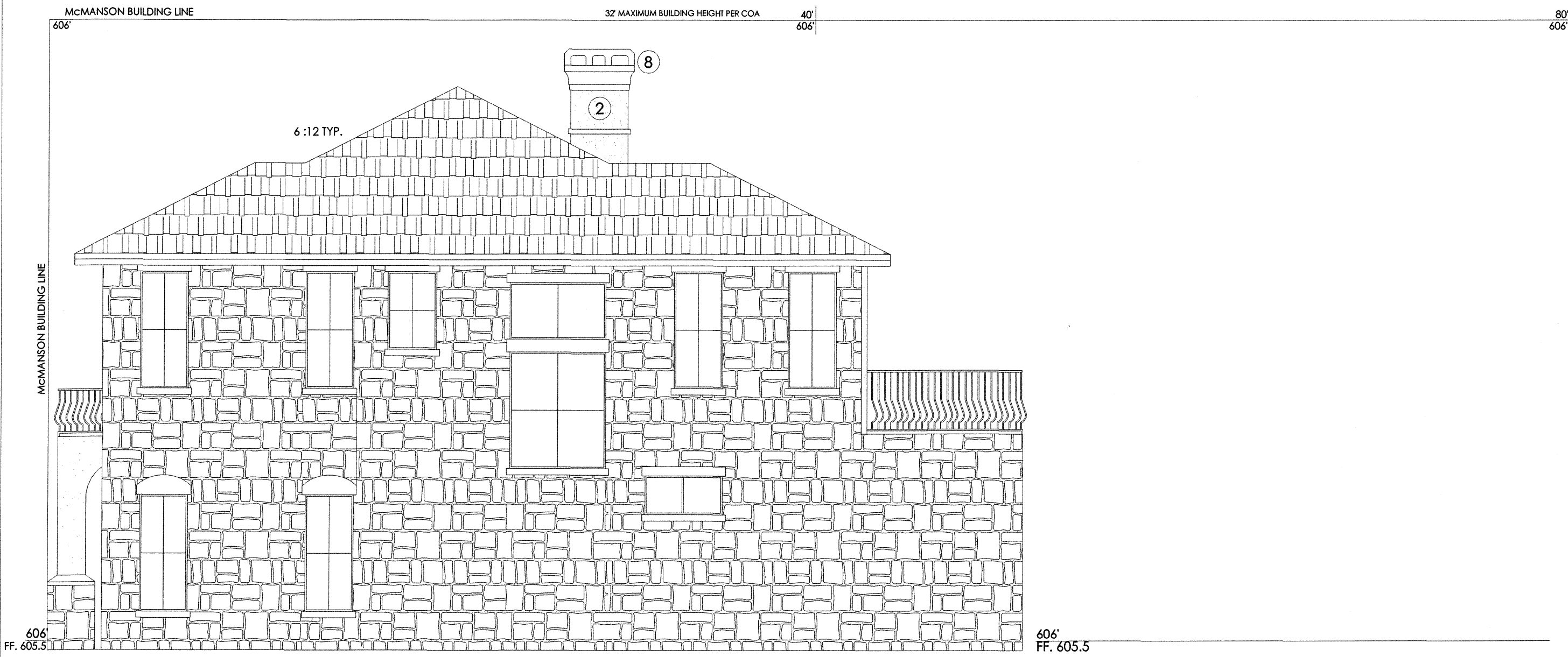
Dammann Residence
1408 Gaston Ave.
LOT 18A BLK 27 *RESUB OF LOT 18 AND PART OF
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TENT
ELEV.

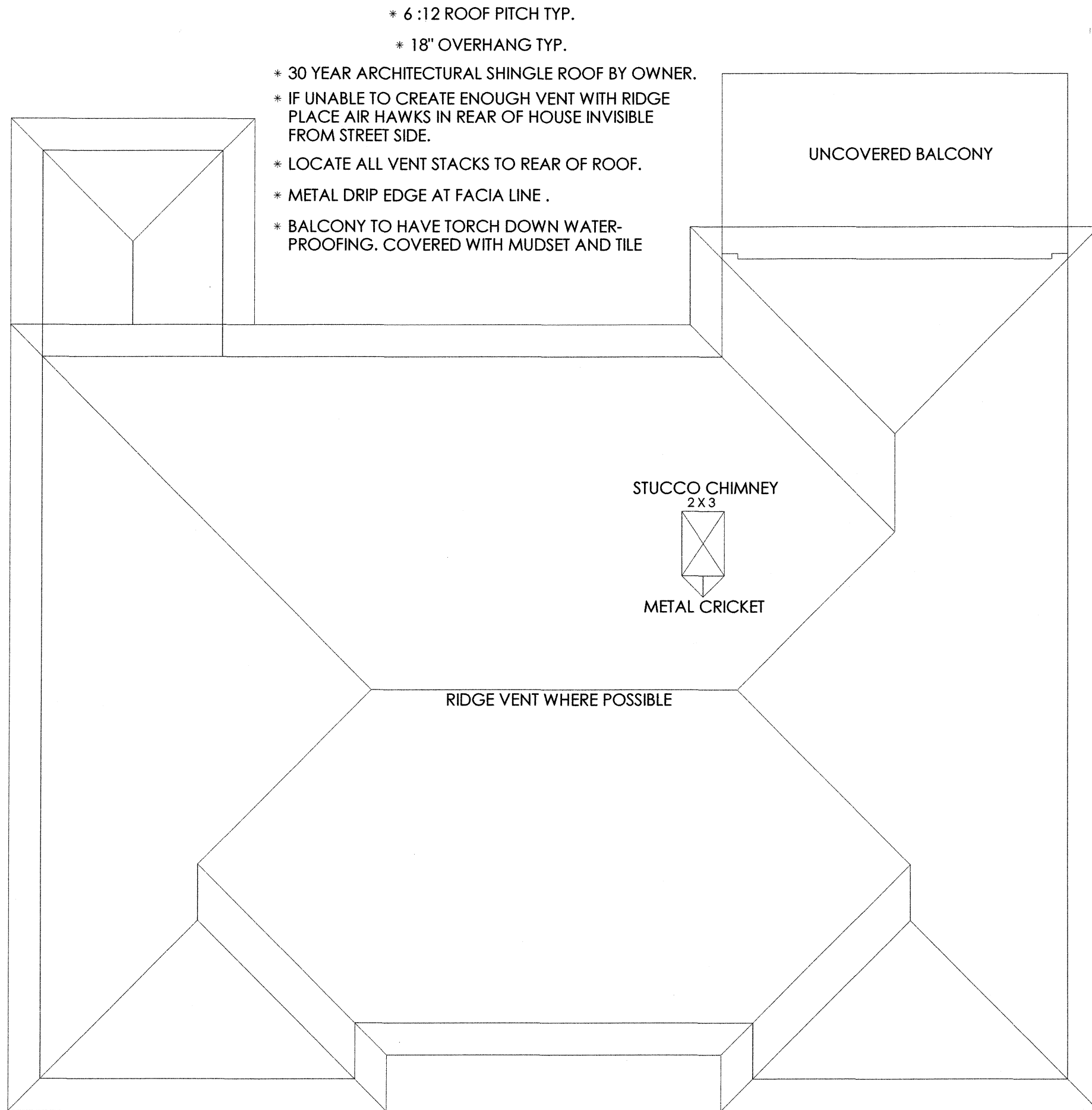
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A9



SIDE TENT McMANSION



ROOF PLAN

Dammann Residence
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LOT 18A BLK 27 *RESUB OF LOT 18 AND PART OF
LOT 17 PEMBERTON HEIGHTS SEC 8

**TENT
ELEV.**

SCALE:
3/16" = 1'0"

rev date
7/27/13
mjh

A10