



Manning - Udden - Bailey House



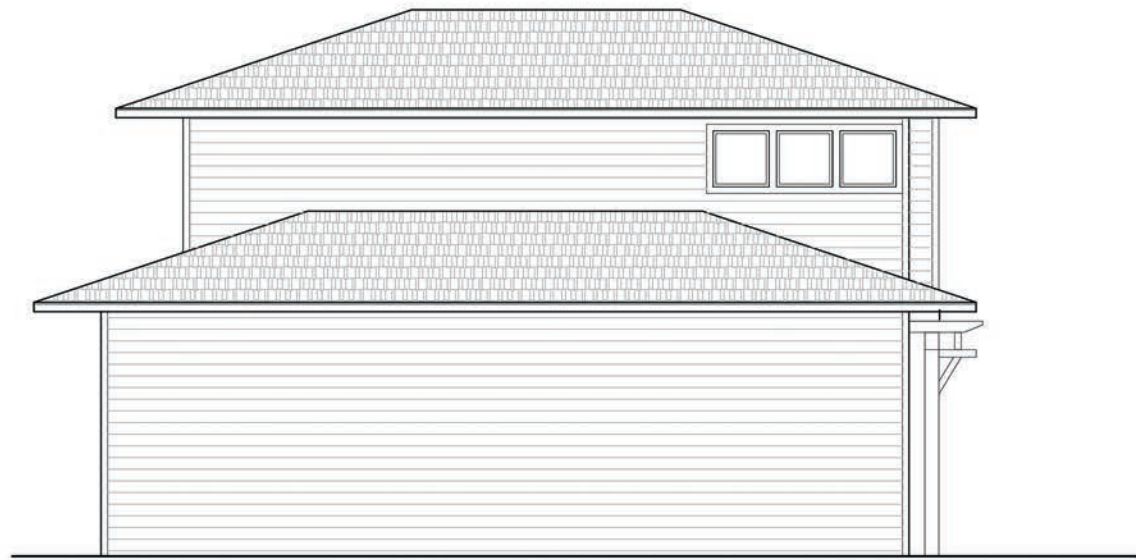


Proposed New Garage and Accessory Dwelling  
(Front North Facing View)



2  
2  
2





**2** SIDE (EAST) ELEVATION  
Scale: 1/4"=1'-0"



**1** FRONT (NORTH) ELEVATION  
Scale: 1/4"=1'-0"



**3** REAR (SOUTH) ELEVATION  
Scale: 1/4"=1'-0"



**4** SIDE (WEST) ELEVATION  
Scale: 1/4"=1'-0"



10-21-14

ENDRES RESIDENCE  
901 WEST 31st STREET  
AUSTIN, TX



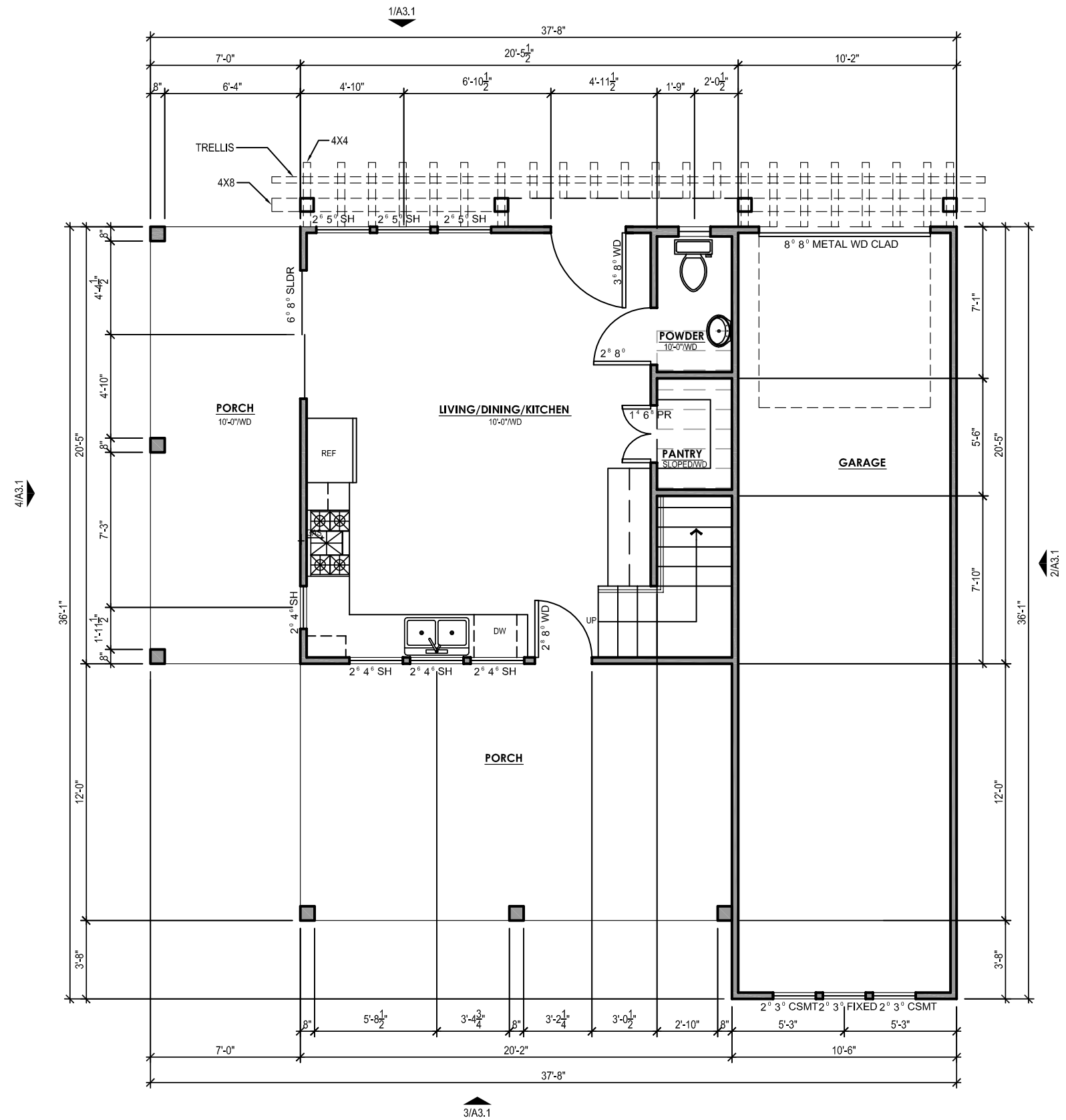
Plan North

ISSUES:  
HISTORIC  
REVIEW  
10/21/14

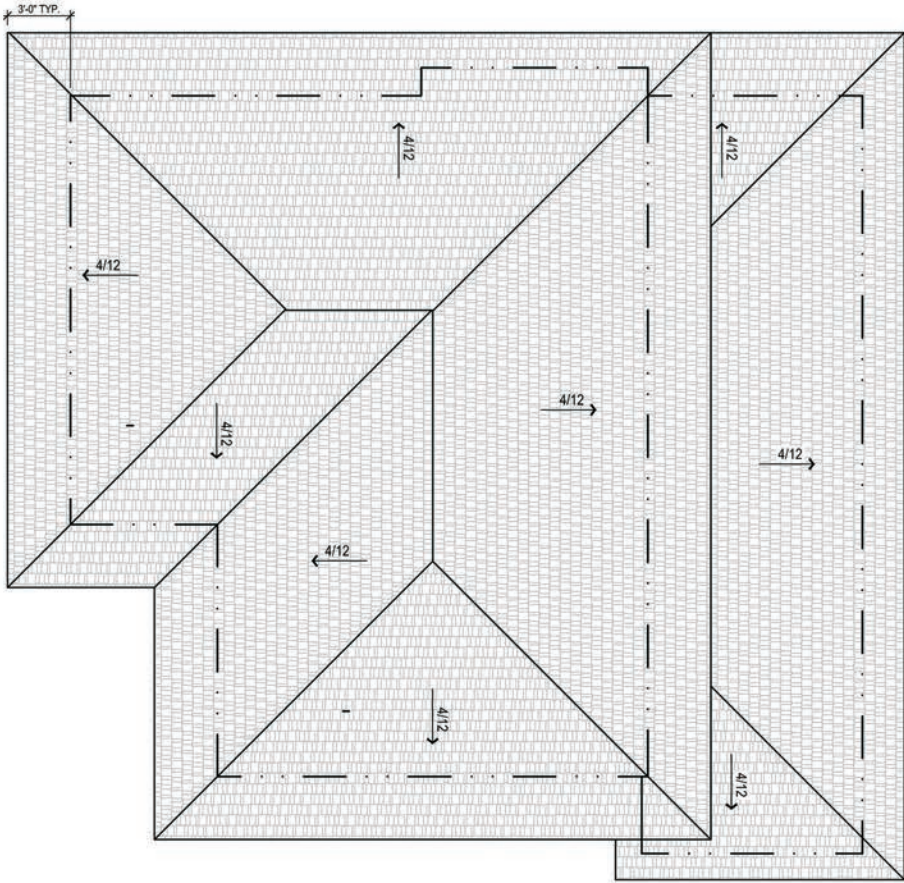
Project Number  
14-025  
Drawn By  
DEK

A3.1  
Elevations

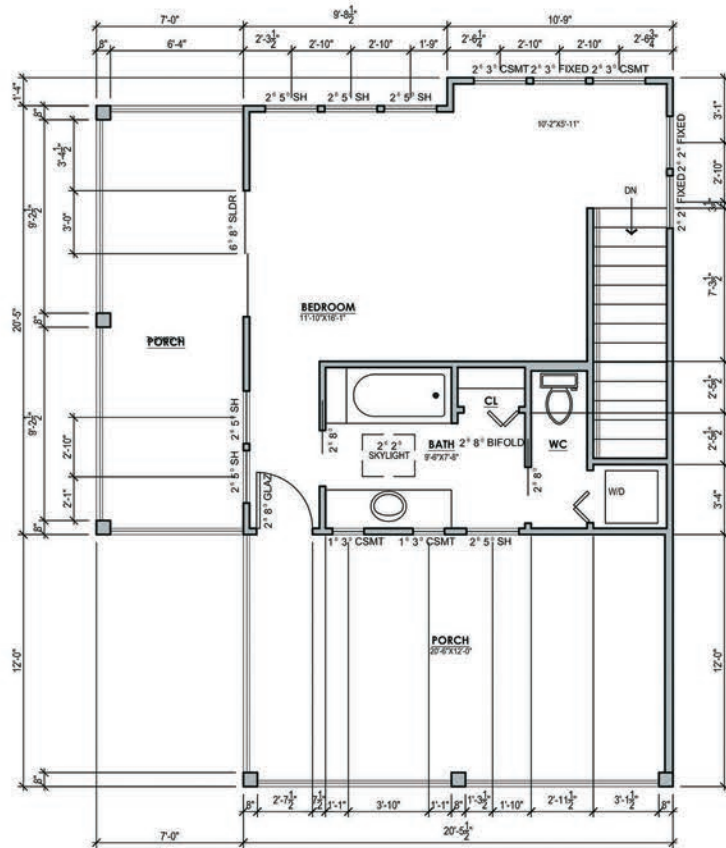




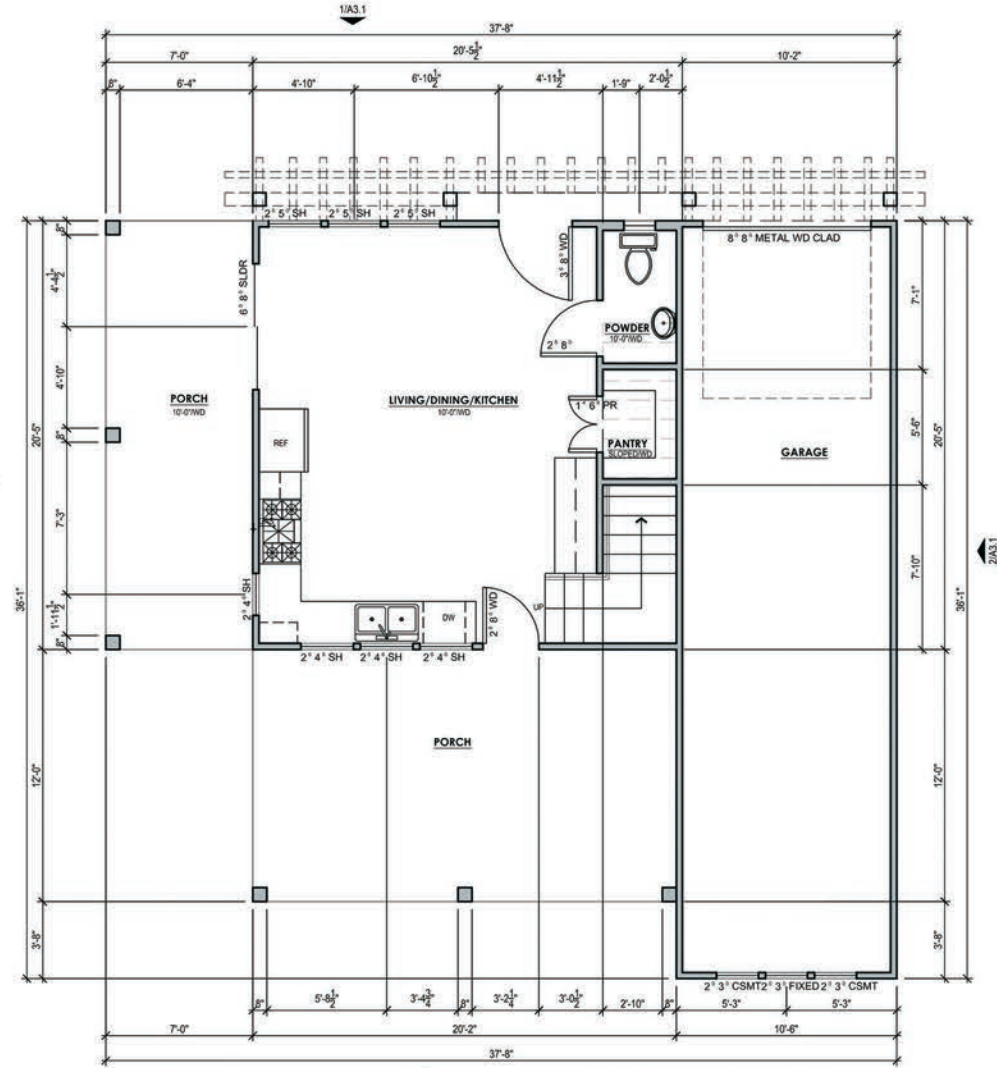




**3 ROOF PLAN**  
Scale: 1/4"=1'-0"



**2 SECOND FLOOR PLAN**  
Scale: 1/4"=1'-0"



**1 FIRST FLOOR PLAN**  
Scale: 1/4"=1'-0"

DK STUDIO

611 West Fifteenth Street  
Austin, TX 78701  
Tel: (512)473-8909  
Fax: (512)473-8982



10-21-14

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901 WEST 31st STREET  
AUSTIN, TX



Plan North

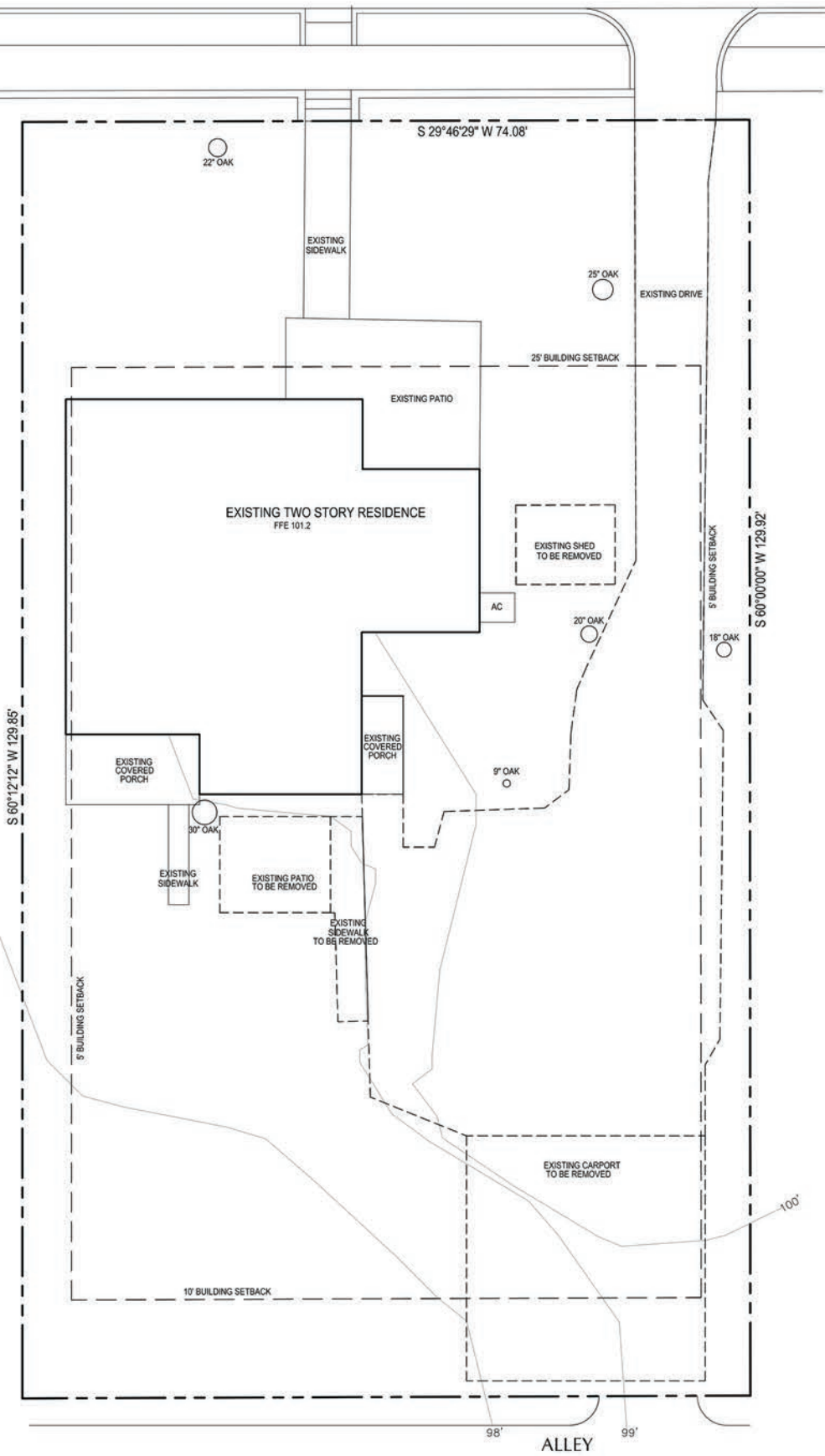
ISSUES:  
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**A2.1**  
Floor Plan

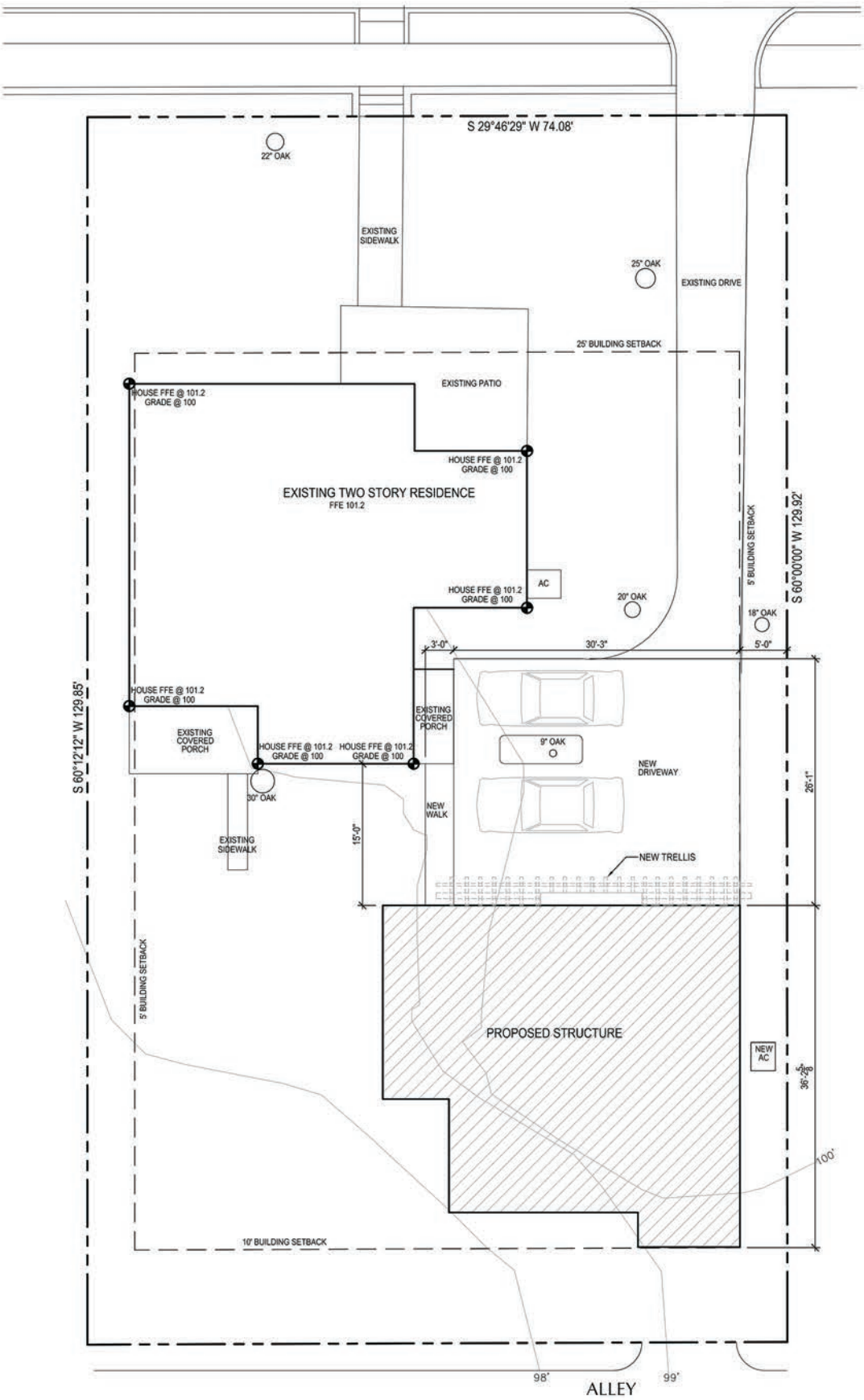


WEST 31ST STREET



**2** DEMOLITION SITE PLAN  
Scale: 1/8"=1'-0"

WEST 31ST STREET



**1** PROPOSED SITE PLAN  
Scale: 1/8"=1'-0"

**DRAWING INDEX**

- A1.1 SITE PLAN & SECTION
- A2.1 FLOOR PLANS & ROOF PLAN
- A3.1 EXTERIOR ELEVATIONS

**BUILDING AREA CALCULATIONS**

EXISTING MAIN HOUSE 1ST FLR	1327 SQ. FT.
EXISTING MAIN HOUSE 2ND FLR	1650 SQ. FT.
NEW SECONDARY DWELLING 1ST FLR	418 SQ. FT.
NEW SECONDARY DWELLING 2ND FLR	432 SQ. FT.
NEW GARAGE	373 SQ. FT.
NEW PORCHES 1ST FLR	384 SQ. FT.
NEW PORCHES 2ND FLR	384 SQ. FT.
SIDEWALKS	159 SQ. FT.
EXISTING PORCHES	139 SQ. FT.
FRONT PATIO/TRELLIS	245 SQ. FT.
NEW DRIVEWAY	1197 SQ. FT.
AC PADS	12 SQ. FT.
LOT AREA	9,657.49 SQ. FT.
TOTAL IMP. COVER	4,254 SQ. FT. (44 %)
TOTAL GROSS FLOOR AREA	3,784 SQ. FT. (39%)

**SITE INFORMATION**

SITE INFORMATION TAKEN FROM SURVEY PERFORMED BY B&G SURVEYING, INC. DATED SEPTEMBER 17, 2013 UNDER THE SUPERVISION OF MICHAEL J. LANCASTER (RPLS #5529)

**ZONING INFORMATION**

Zoning:	SF-3-H-CO-NP
Future Land Use:	SF-3
Property ID:	211216
Geographic ID:	0217020803
Legal Description:	Lot 7 * & W 24 ft of Lot 8 OLT 72 & 75 Div D Oakwood
Date built:	1912 (Main House), Carport Unknown
Historic:	Main House is Historic Landmark (Zoned Historic)
Neighborhood:	West University, Central Austin Combined Neighborhood Plan
Floodplain:	None (per GIS)
Watershed:	Shoal Creek
Easements:	None (per GIS)
Expired Permits:	None
Trees:	Re: Survey
Minimum Setbacks:	Front: 25', Interior Side: 5', Street Side: 15', Rear: 10'
Max. Bldg. Height:	30', limited to two stories (Neighborhood Plan)
Max. Sec. Dwelling SF:	850 total sf. (550 sf. max on second floor)
Lot Size:	9,657.49 sf / .2217 acres (per TCAD)
Max Bldg. Coverage:	3,862 sf ( 40 %)
Max Impervious Cover:	4,346 sf ( 45 %)
Max F.A.R.:	3,862 sf ( 40 %)
Parking:	3 Spaces (2 spaces for Main House, 1 for Sec. Dwelling. Per Urban Roadways) 2 tandem spaces allowed.

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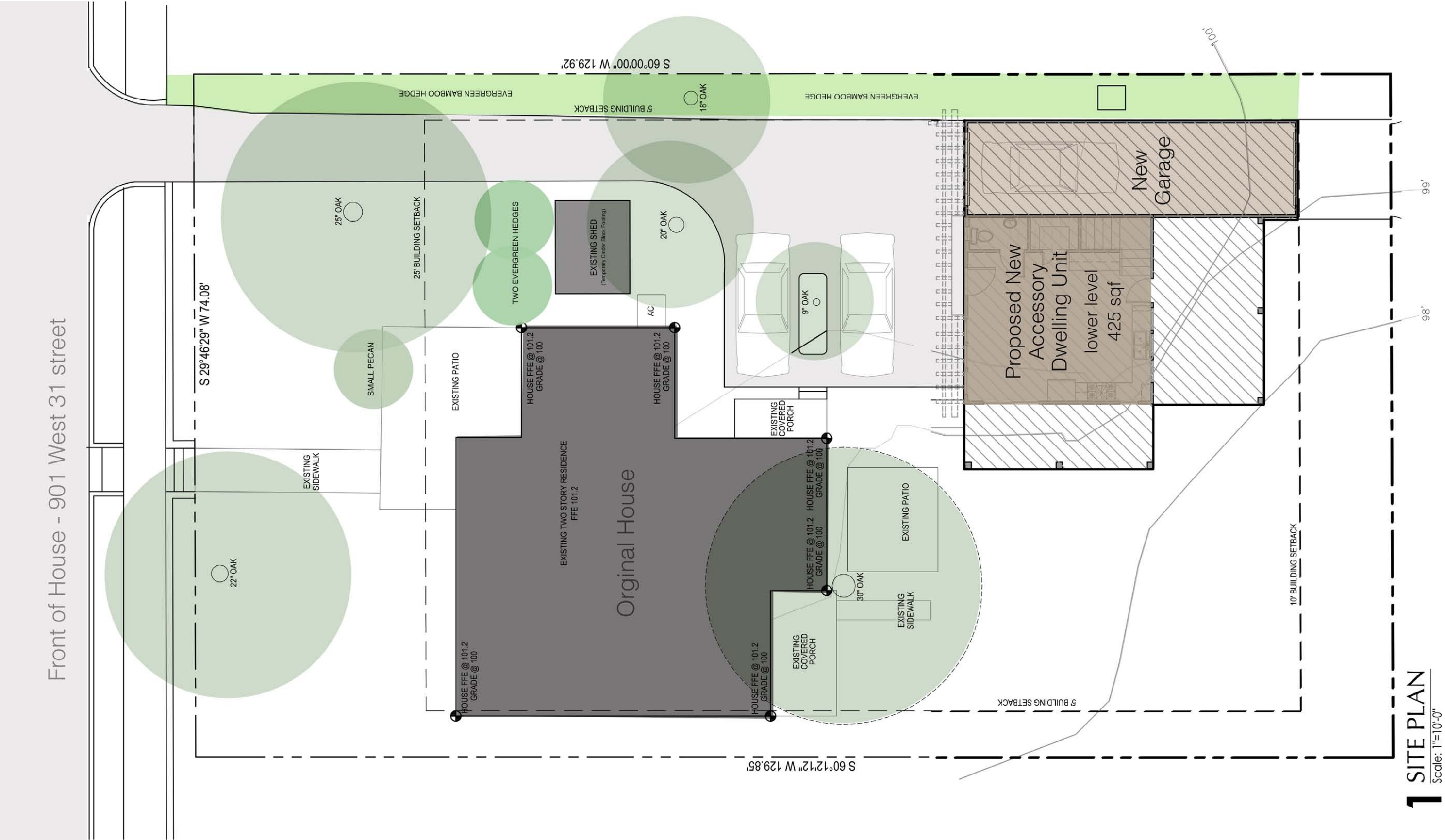


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Drawn By  
DEK

**A1.1**  
SITE PLAN





Site Plan Including Heritage Trees and Mature Hedges





House Design Styles of the Closest Neighbors





Front of the House View of Existing Carport





Existing Carport to be Demolished (Same location as Building Site)





Existing Carport Viewed from the Alley Behind Property





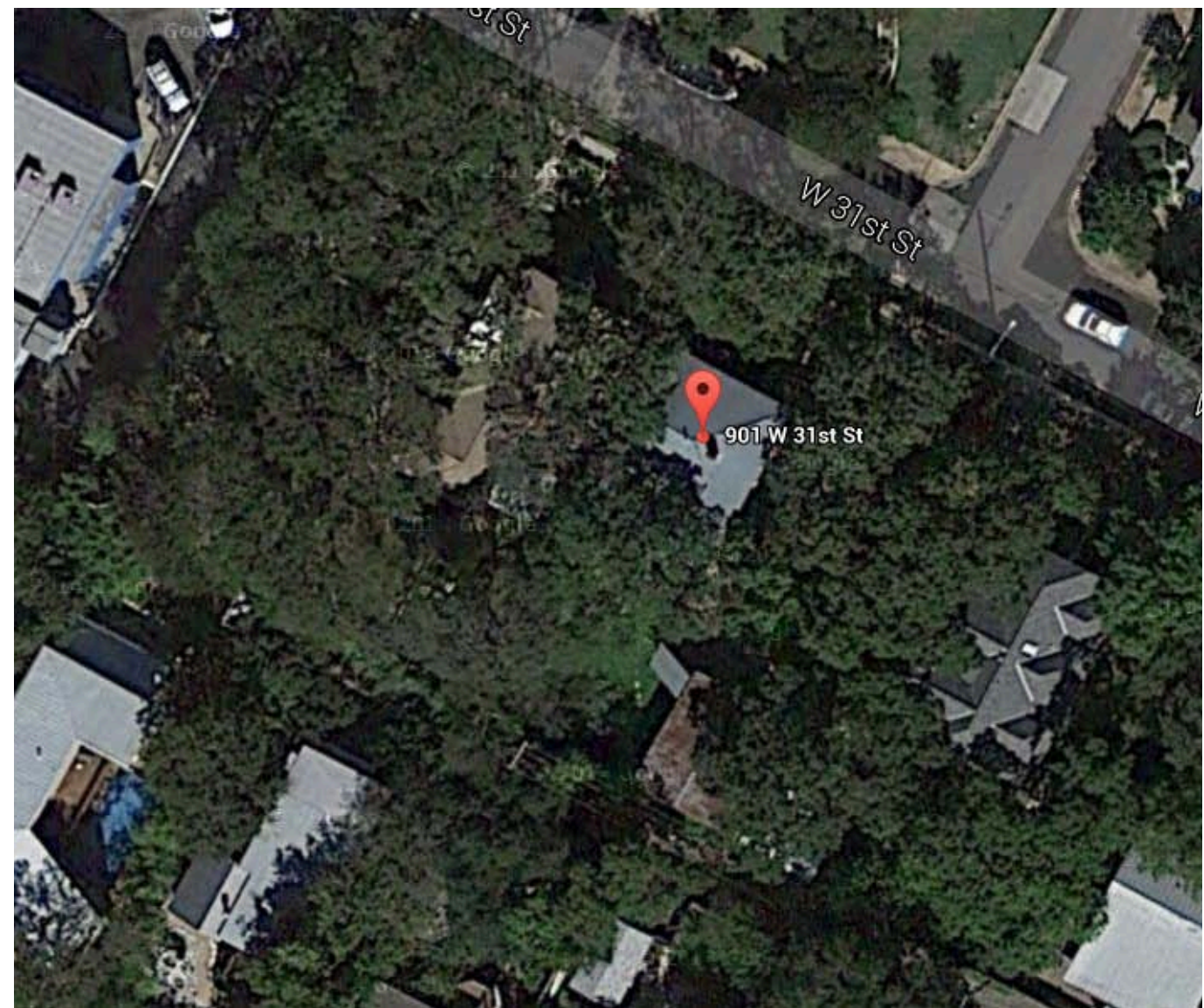
Side Views of Existing Carport and Future Building Site





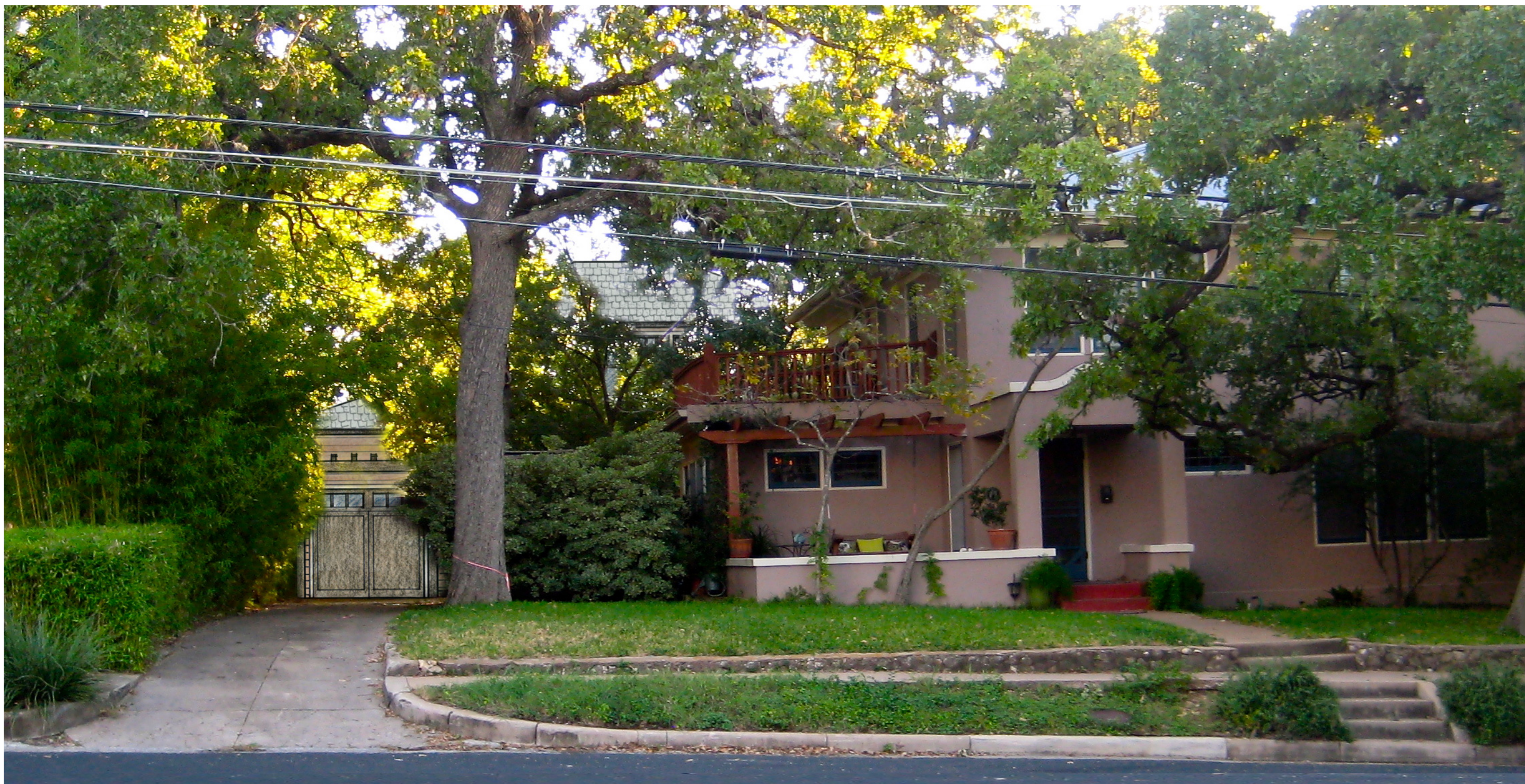
Backyard to the West of the Building Site





Summer and Winter Aerial Views

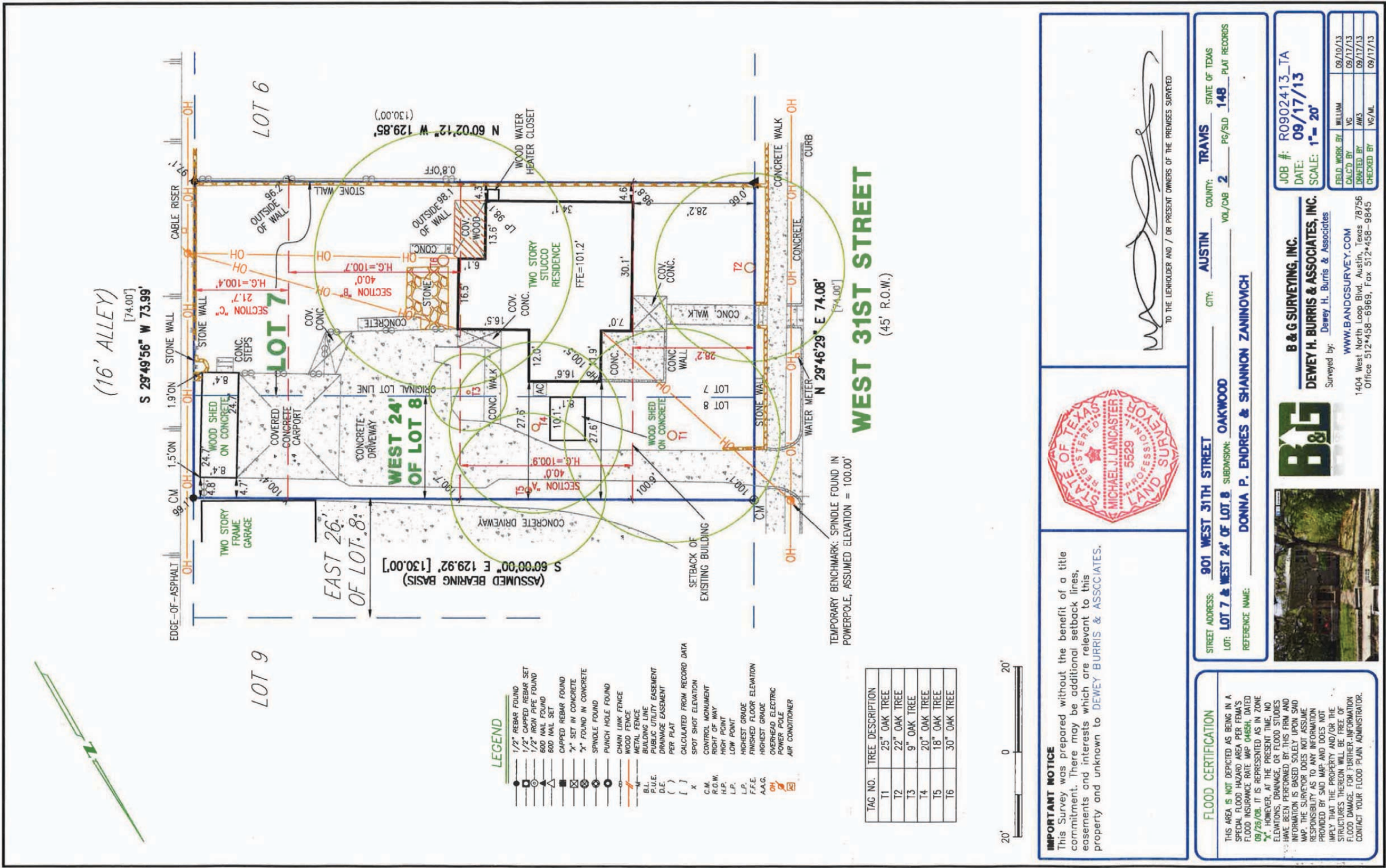




Photoshop Rendering of New Structure



Property Survey



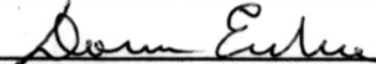



DATE of SUBMISSION:



**Application for Certificate of Appropriateness  
for a City Landmark or Local Historic District**

Adopted December 2012

Permit Information	
For Office Use Only	BP- _____ PR- _____ C14H/LHD - _____
	Property Name or LHD: _____ Contributing/Non-contributing
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW _____ FEE PAID: \$ _____
	HISTORIC PRESERVATION OFFICE _____ DATE: _____
Property Information	
Address: 901 W 31st St. Austin TX 78705	
Scope of Work	
Demolish 60s-era double carport. Build Garage Accessory Dwelling Unit.	
Applicant	
Name: Donna Endres	
Address: 901 W 31st St	
City/Zip: Austin 78705	
Phone: 512 377-3737	
Email: donna.endres@gmail.com	
Owner	
Name: Donna Endres	
Address: 901 W 31st St	
City/Zip: Austin 78705	
Phone: 512 377-3737	
Email: donna.endres@gmail.com	
Architect or Contractor Information	
Company: Clayton & Little (Emily Little)*	DK Studio / Dianne Kett*
Address: 1001 E. 8th St	611 W 15th St
City/Zip: Austin 78702	Austin 78701
Phone: 512 477-1727 *Feasibility Study, General Design	512 473-8909 *Design and Construction Plans
<div><div> Owner's Signature</div><div>10/1/2014 Date</div><div> Applicant's Signature</div><div>10/1/2014 Date</div></div>	





# Demolition Application

Adopted December 2012

Application type: Commercial ☐ Residential ☒ Fee paid: \$

<b>Permit Information</b>	
FOR OFFICE USE ONLY	BP- _____ PR- _____ LHD_NRD_HDP - _____ Ca. _____
	REFERRED BY: _____ NRHD/LHD: _____
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW— _____
	HISTORIC PRESERVATION OFFICE _____ DATE _____
<b>Property Information</b>	
Address: Carport at 901 west 31st St.	
City/Zip: Austin 78705	
Current use: Carport	
<b>Demolition Type</b>	
<input checked="" type="checkbox"/> Total	
<input type="checkbox"/> Partial—identify the exterior wall(s), roof or portion of wall(s) and roof to be demolished.	
Demolish carport and slab to clear way to build	
addition on the same site	
<b>Applicant</b>	
Name: Donna Endres	
Address: 901 West 31st ST	
City/Zip: Austin 78705	
Phone: 512 377-3737	
Email: donna.endres@gmail.com	
<b>Owner</b>	
Name: Donna Endres	
Address: 901 West 31st St.	
City/Zip: Austin 78705	
Phone: 512 377-3737	
Email: donna.endres@gmail.com	
<b>Demolition Contractor Information</b>	
Company: _____	
Address: _____	
City/Zip: _____	
Phone: _____	
<b>Structural Information</b>	
Square Feet: 24' x 36' = 864 sf	
Building Materials: wood, wrought iron, metal roof, concrete	
Foundation Type: concrete slab	
Estimated cost of demolition: _____	

## IMPORTANT:

Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after 180 days from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

## DO NOT LET YOUR PERMIT EXPIRE!!!!

**HISTORIC LANDMARKS AND DISTRICTS:** If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office.



# Demolition Application

Page 2 of PR- \_\_\_\_\_

<b>Submittal Requirements</b>
<p><input type="checkbox"/> 1. Owner authorization/signature, <b>NOTARIZED</b> at the bottom of this page  <b>OR a NOTARIZED</b> letter of authorization from the owner giving the applicant permission to apply.</p> <p><input type="checkbox"/> 2. Dimensioned Site Plan or Survey that shows all existing structures and what is being demolished</p> <p><input type="checkbox"/> 3. Certified tax certificate(s) from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 854-9473).</p> <p><input type="checkbox"/> 4. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street.</p> <p><input type="checkbox"/> 5. Review Fee (see fee schedule for applicable fees)</p> <p><b>Additional requirements for Commercial Demolitions:</b></p> <p><input type="checkbox"/> 6. Approved/Red-stamped site plan OR an approved Site Development Exemption Form</p> <p><input type="checkbox"/> 7. Completed Texas Department of Health Asbestos Notification Form; must be filled out by a licensed inspector or contractor</p>
<b>Consent, Authorizations and Signatures</b>
<p>I understand and will adhere to the following rules or regulations:</p> <ol style="list-style-type: none"> <li><b>No work may begin prior to issuance of this permit</b></li> <li>It is important to verify with the Development Assistance Center (DAC) that new construction will be permitted on the property at this location PRIOR to filing this application.</li> <li>If the structure to be demolished is currently tied into water and/or sewer services provided by the City of Austin, you must contact Austin Water Utility at 512-494-9400 to obtain specific water and sewer service information.</li> <li>If the proposed work will require the removal of any tree protected by ordinance or impact the critical root zone as defined within the Environmental Criteria Manual (3.5.2.A), a Tree Ordinance Review Application is required prior to any such activity. <b>Note, root zone protection measures (e.g. fencing, boards attached to the trunk, mulch) are required prior to work commencing.</b> Information can be found at <a href="http://www.austintexas.gov/department/city-arborist">http://www.austintexas.gov/department/city-arborist</a>. Contact the City Arborist Program at (512) 974-1876 or <a href="mailto:cityarborist@austintexas.gov">cityarborist@austintexas.gov</a>.</li> <li>If the proposed work will require use of City right-of-way, a Right of Way Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8<sup>th</sup> floor at One Texas Center. For additional information, call 974-7180 or go to <a href="http://www.austintexas.gov/department/right-way-management">http://www.austintexas.gov/department/right-way-management</a></li> <li><b>The Historic Preservation Office will review this application to determine if the structure that is subject of this application is potentially historic as defined by §25-11-214 of the City of Austin Land Development Code. Additional review by the Historic Landmark Commission may be required and additional fees may be assessed.</b></li> <li>Once this review is complete and approved, the permit may be obtained from the Permit Center and additional fees will be assessed at that time.</li> </ol> <p>I, the undersigned, hereby swear or affirm that the information provided in this application is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the above structure and/or property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid.</p> <p><input checked="" type="checkbox"/> As owner(s) of the property described in this application, I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.</p> <p>Signature of Applicant: <u>Donna Endres</u> Date: <u>10/1/2014</u>  <small>(if different from owner)</small></p> <p>Signature of Owner: <u>Donna Endres</u> Date: <u>10/1/2014</u></p> <p>Sworn and subscribed before me this ____ day of _____, 20 ____</p> <p>_____  Signature of Public Notary</p>