



REVISED November 11, 2021

City of Austin
Historic Landmark Commission
Street-Jones Building
1000 E. 11th Street, Suite 200
Austin, Texas 78702

Dolores Davis
President
General Manager

Stewart Davis AIA
Vice President
Design & Sales

402 Corral Lane
Austin, TX 78745

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Re: Davis House – Proposed Renovations and Addition 1600 Gaston Avenue Austin, Texas 78703

Dear Historic Preservation Officer Steve Sadowsky,

Our clients Alison and Tres Frey approached us to help them with exterior renovations, a 2nd floor addition and interior renovations to their family home built in 1946, which has Austin Landmark status and is a contributing structure the Old West Austin Historic Neighborhood. An addition to the original structure was added to the back of the house in 2004. The attached application for a Certificate of Appropriateness concerns the exterior improvements and the 2nd floor addition over the Garage built in 2004. Please see the proposed material images and information noted below.



Member of The American
Institute of Architects



Proposed exterior renovations include the following:



2) Remove existing shutters at the front porch windows.



3) Replace the existing front door and sidelites with stained wood 1/2-lite double doors within existing masonry opening. The purpose is to bring more light into the dark entry. New doors will have clear beveled insulated glass, Rocky Mountain bronze hardware, and painted wood frame and stained wood doors similar to existing.





4) Add 19" tall gas copper lanterns beside front doors and electric copper lanterns on the site walls at the front of the sidewalk.

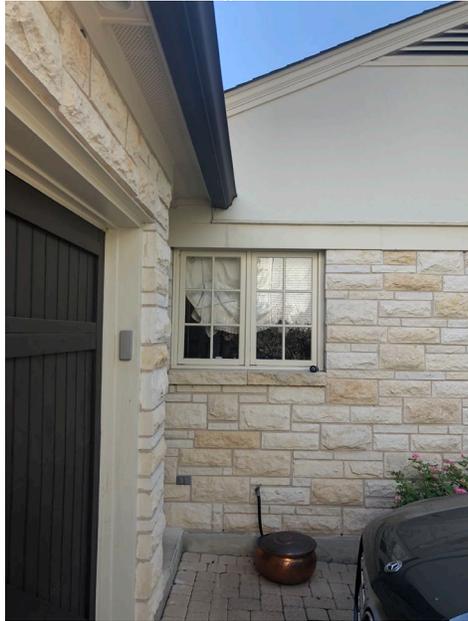


5) Replace five existing windows at the Living Room, Bedroom 3 and Bathroom 3 with insulated glass primed wood windows of the same size and function painted to match existing color. Manufacturer is Windsor Pinnacle or similar. Homeowner will submit for review and approval by the Historic Landmark Office the proposed window details in comparison with the existing windows to ensure that the sash and mullion sizes are similar.





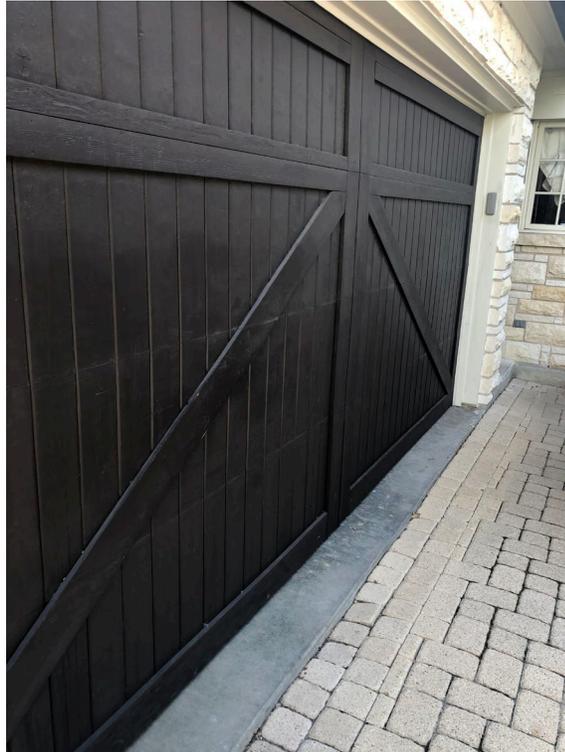
6) Replace existing kitchen window with larger insulated glass primed wood window with mullions painted to match existing color. New window will be the same width with a lower sill and a higher head.



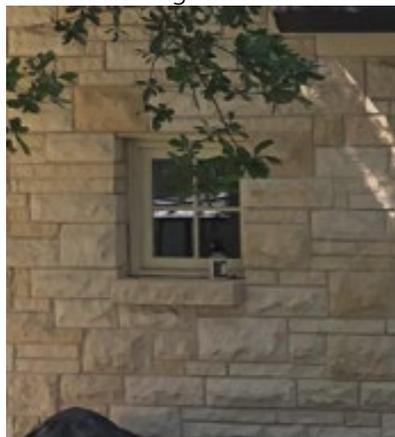


Second floor 603.36 s.f. addition of Gameroom, Bedroom and Bathroom over the existing Garage and Laundry will include the following:

- 1) Smaller 12' wide wood overhead garage door similar to existing in design and finish. Cantilevered wood trellis over the garage door and window.



- 2) New 2'x2' insulated glass primed wood window in the Mudroom to painted to match color of existing windows. Similar to this existing window.

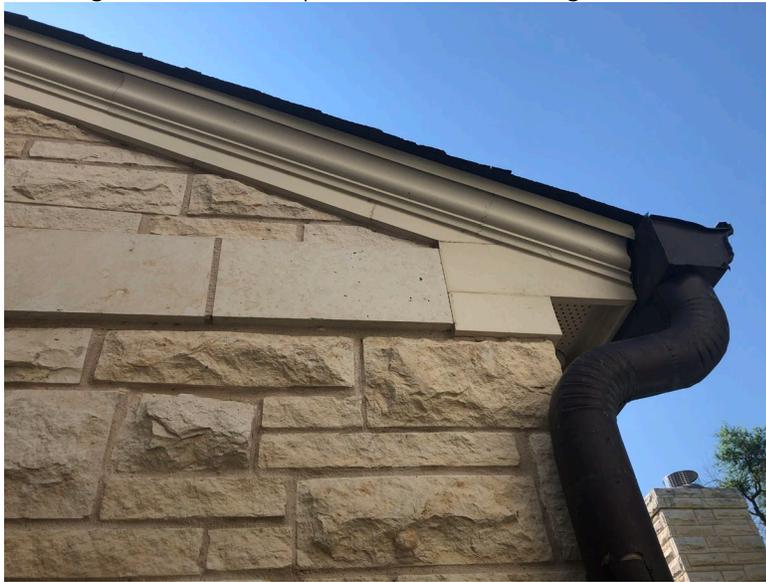




3) Reduce depth of Mudroom entry porch. Re-use existing exterior door.



4) 2nd floor addition with limestone and cement plaster cladding with horizontal stone banding similar to existing. New windows will be double hung wood with mullions painted to match existing windows. New roof slopes, asphalt shingle roofing, eave details, gutters and downspouts will match existing.



Thank you for your consideration of this request.

Alison Frey, Owner and Gina Andre', CG&S Design Build

LEGEND

-  WOOD FENCE
-  UTILITY LINE
-  WROUGHT IRON FENCE
-  A/C UNIT
-  ELEC. METER
-  GAS METER
-  GAS RISER
-  IRON ROD FND.
-  CALCULATED POINT
-  PIPE FND.
-  UTILITY POLE
-  FIRE HYDRANT
-  B.L. BUILDING LINE
-  D.E. DRAINAGE ESMT.
-  P.U.E. PUBLIC UTILITY ESMT.

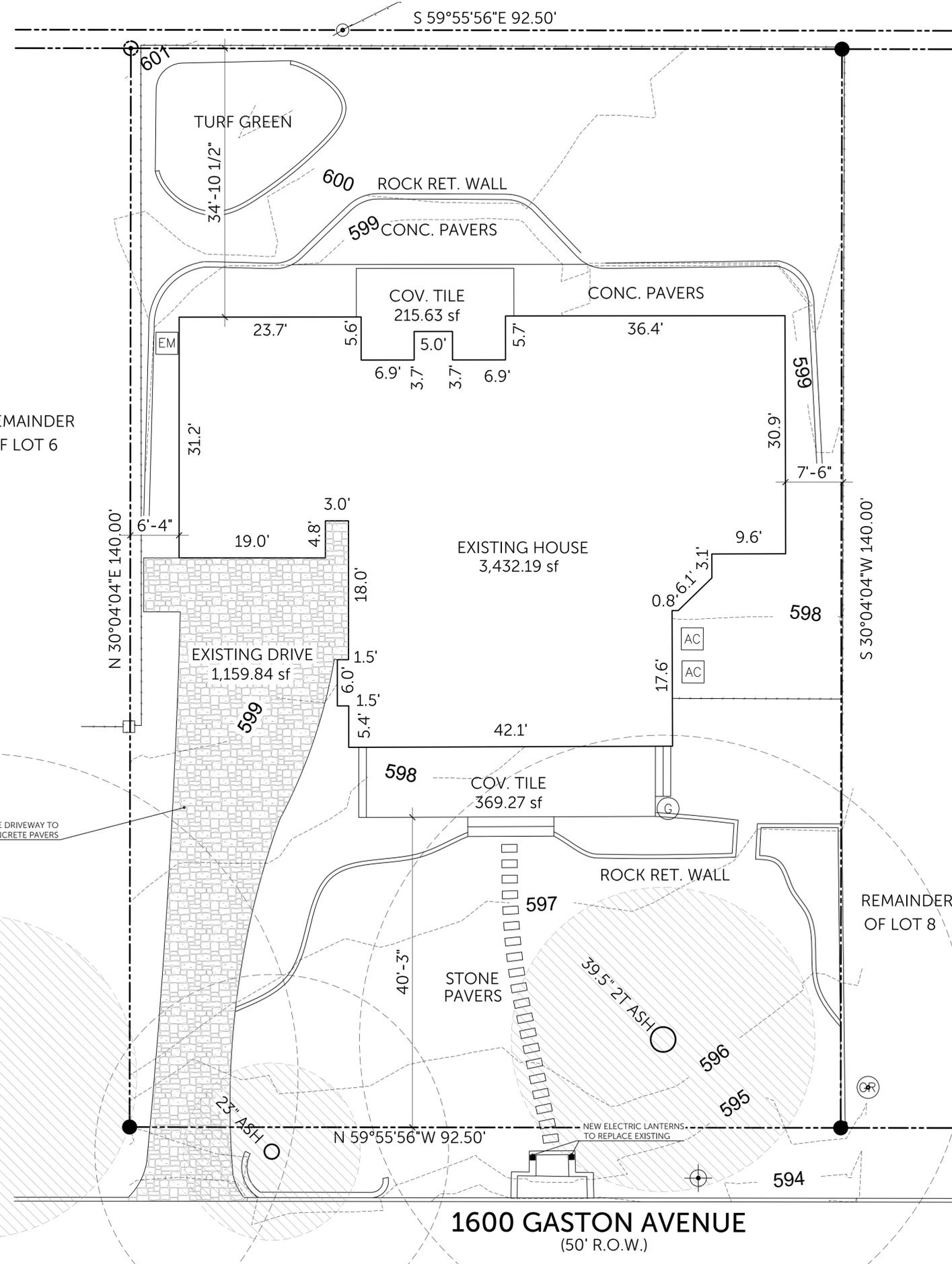
IMPERVIOUS COVERAGE

TOTAL LOT AREA.....12,950 SQ.FT.
 HOUSE.....3,432 SQ.FT.
 CONC./COV. CONC.....2,143 SQ.FT.
 AC PADS.....20 SQ.FT.
 TOTAL IMP. COVERAGE...5,595 SQ.FT.
43.2%

LOT AREA SUMMARY

TOTAL LOT AREA.....12,950 SQ.FT.

1 SITE PLAN



LEGEND

-  BUILDING OUTLINE
-  CONTOUR LINE
-  SETBACK, BUILDING OR EASEMENT LINE
-  WATER FEATURE
-  PROPOSED AREA OF WORK
-  PROPERTY LINE
-  CRITICAL ROOT ZONE | PROTECTED TREE

GENERAL NOTES

1. SITE INFO BASED ON PROPERTY SURVEY COMPLETED BY ALL POINTS SURVEYING, 1714 FORTVIEW ROAD SUITE 200, AUSTIN, TX 78704 (512) 440-0199, ON 11-30-2020.
2. NO MATERIAL STAGING, DUMPSTER, SPOILS, PORTABLE TOILET, CONCRETE WASHOUT OR PAINT WASHOUT TO BE LOCATED WITHIN CRZ OF PROTECTED TREES ON SITE.



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RENOVATIONS AT THE

FREY RESIDENCE

1600 GASTON AVENUE
 AUSTIN, TX 78703

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

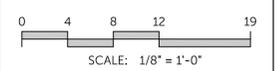
ADDITION & REMODEL

CONCEPT PHASE

09.22.2021

WHEN PRINTED AT SIZE (11X17) ALL SCALES SHALL BE THE SIZE OF NOTED SCALES.

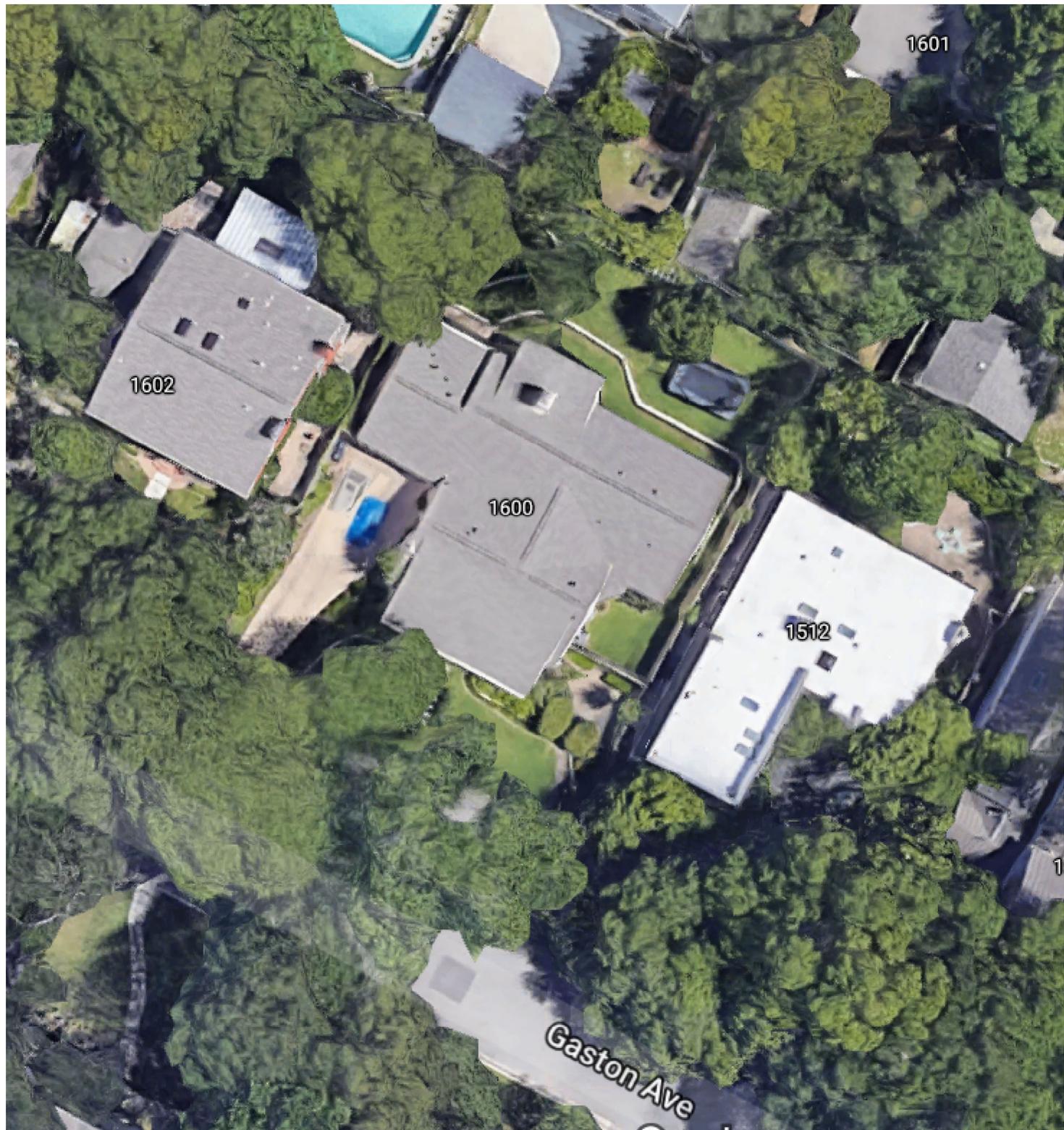
SITE PLAN



SHEET NO.

A1.0

1600 GASTON AVENUE
 (50' R.O.W.)



1602

1600

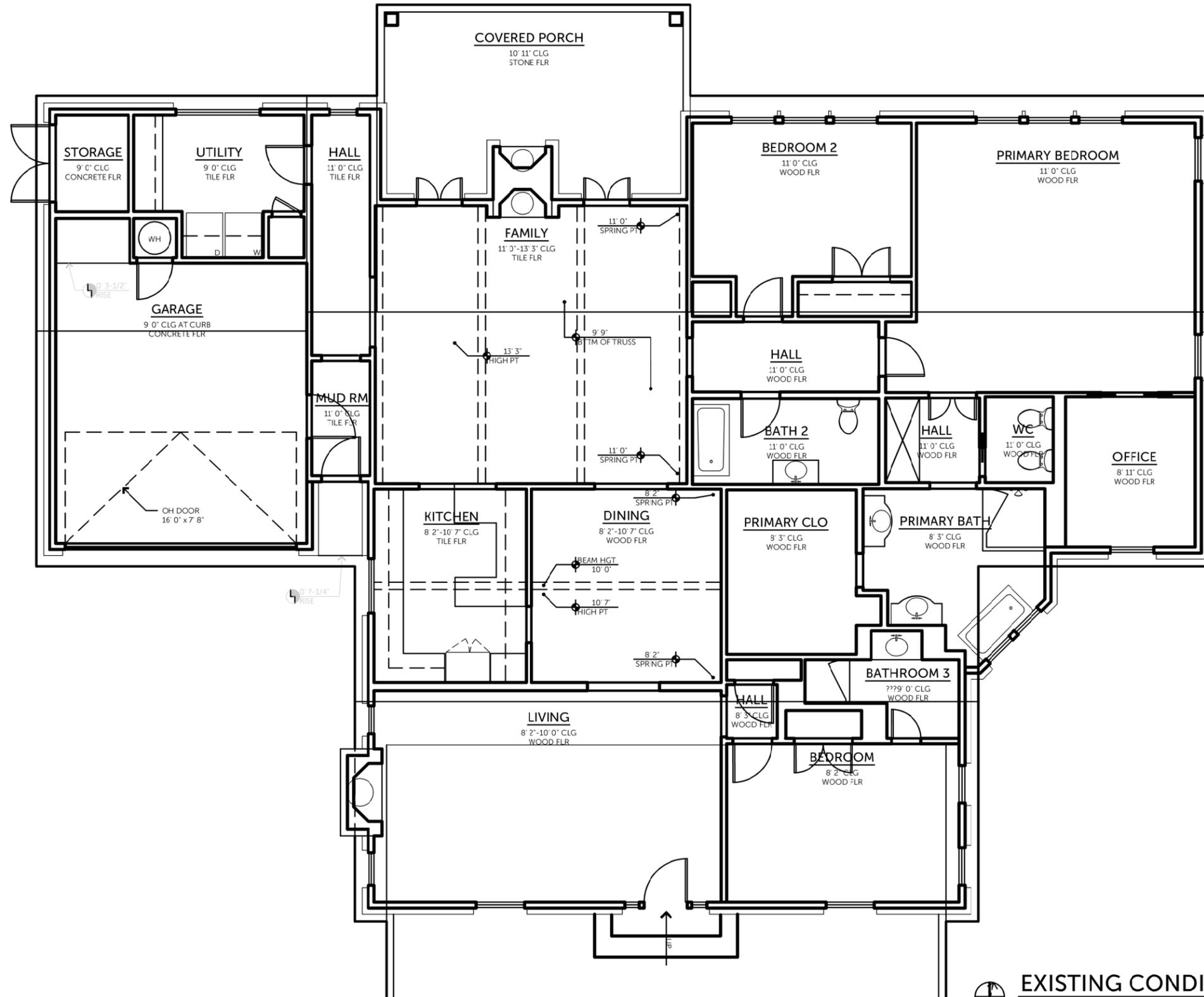
1512

1601

Gaston Ave

LEGEND

- ETR (EXISTING TO REMAIN)
- NEW CONSTRUCTION (2X4 STUDS @ 16" OC UON)
- MASONRY
- NEW COUNTERTOPS



EXISTING CONDITION FLOOR PLAN



SCALE: 1/8" = 1'-0"
0
2
4
8
10

PHASE: DISCOVERY
DATE: 09.08.2021

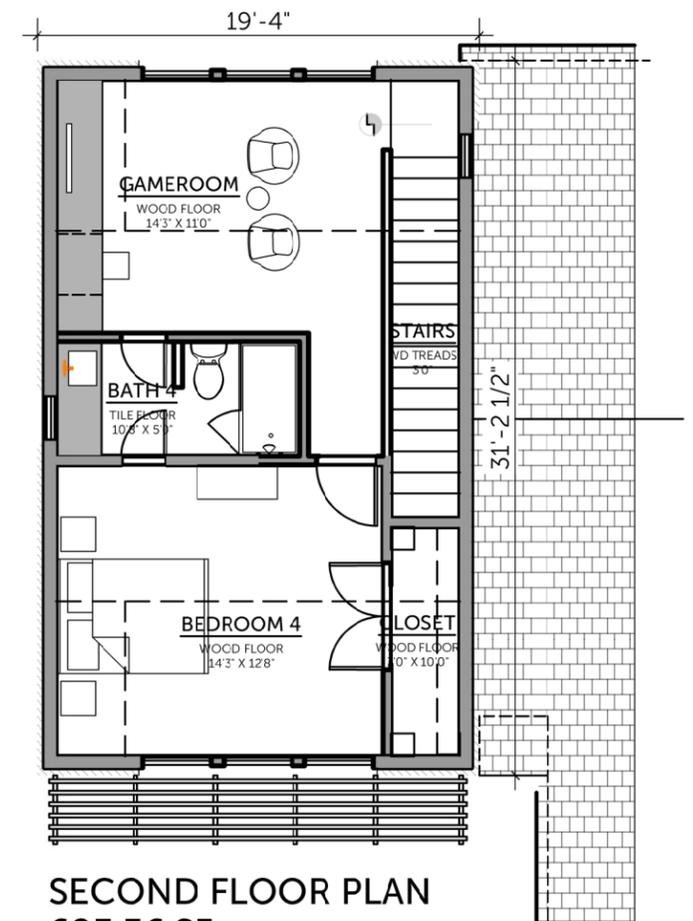
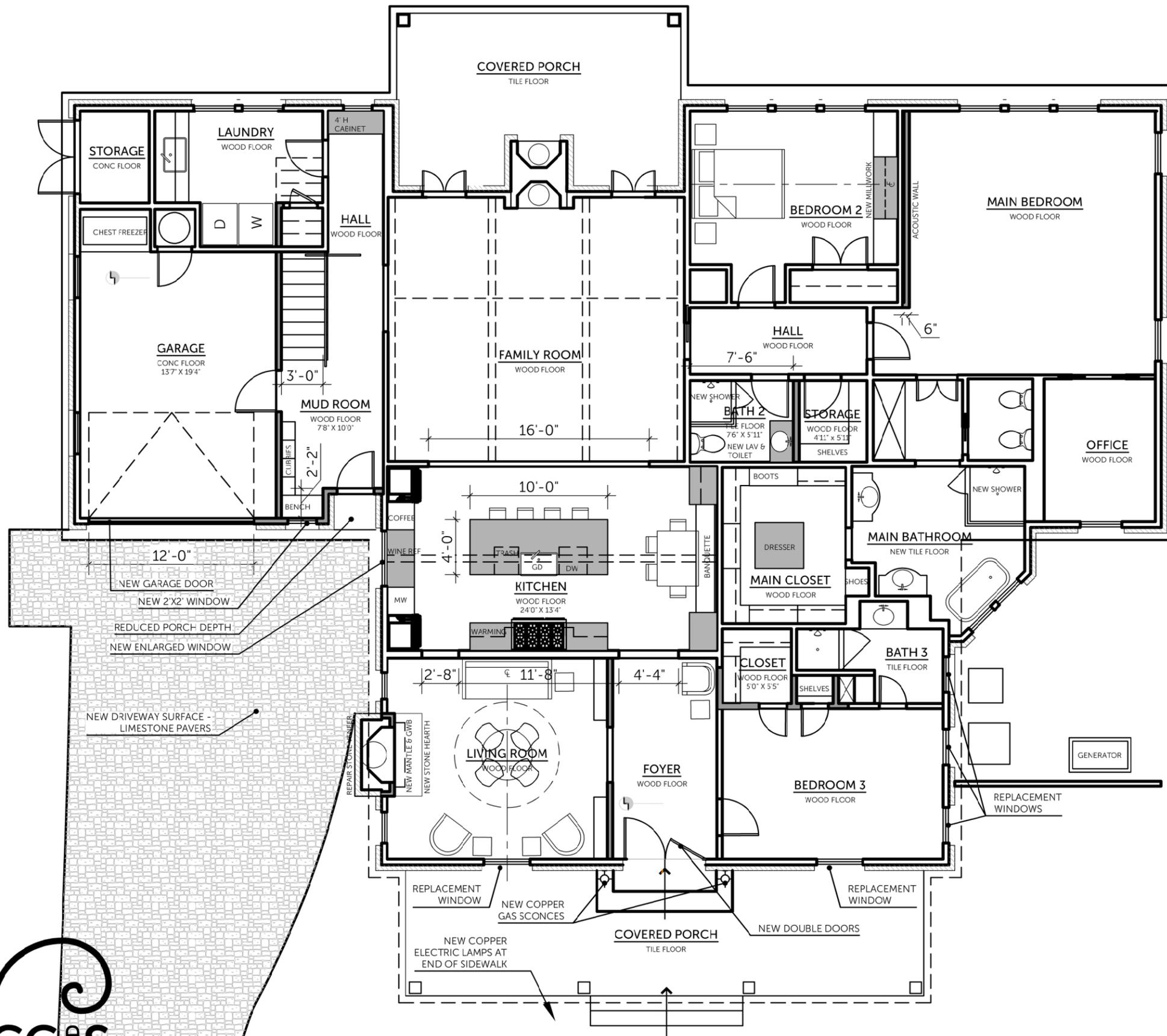


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RENOVATIONS & ADDITION AT THE FREY RESIDENCE | 1600 GASTON AVENUE AUSTIN, TEXAS 78703

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SECOND FLOOR PLAN
603.36 SF

- LEGEND**
- ETR (EXISTING TO REMAIN)
 - NEW CONSTRUCTION (2X4 STUDS @ 16" OC UON)
 - MASONRY
 - NEW COUNTERTOPS

PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"
0
2
4
6
10

PHASE: CONCEPT
DATE: 09.20.2021

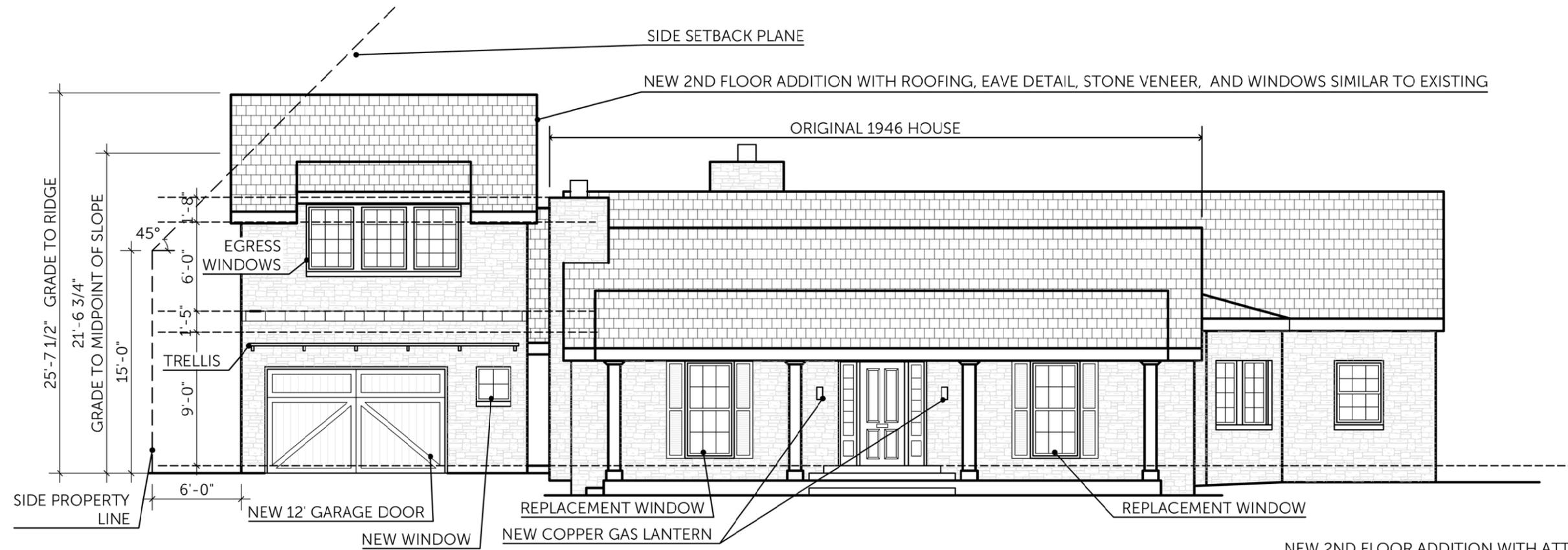


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FRONT ELEVATION



RIGHT ELEVATION

PROPOSED EXTERIOR ELEVATIONS

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

PHASE: CONCEPT
DATE: 11.11.2021



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NEW 2ND FLOOR ADDITION WITH ROOFING, EAVE DETAIL, STONE VENEER, AND WINDOWS SIMILAR TO EXISTING

SIDE SETBACK PLANE



REAR ELEVATION

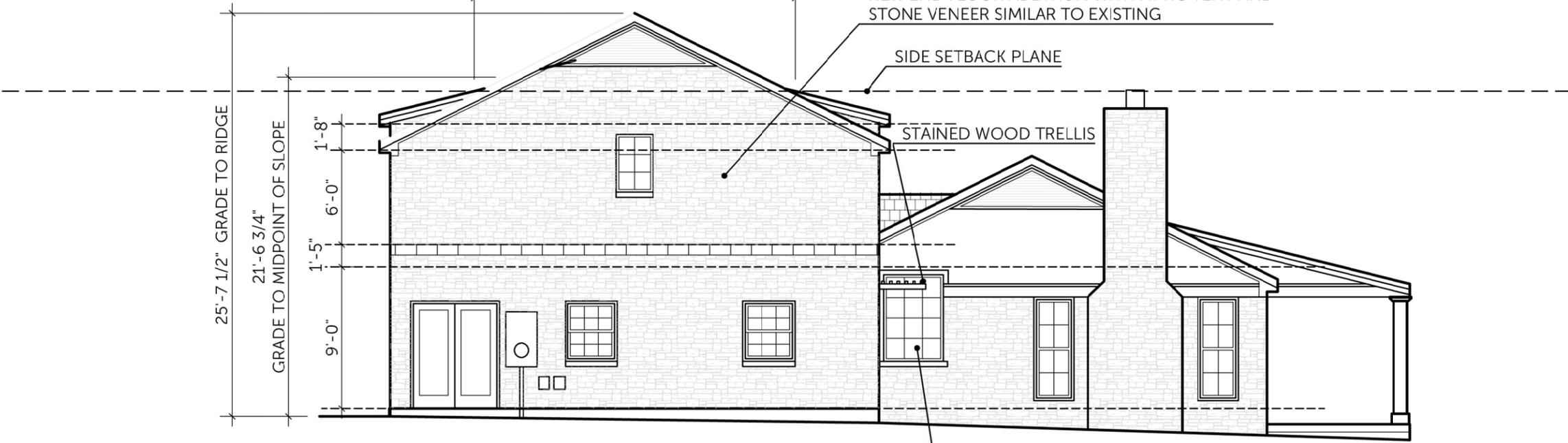
20'-6" LENGTH OF GABLE EXCLUSION

NEW 2ND FLOOR ADDITION WITH ATTIC VENT AND STONE VENEER SIMILAR TO EXISTING

SIDE SETBACK PLANE

STAINED WOOD TRELLIS

NEW ENLARGED KITCHEN WINDOW



LEFT ELEVATION

PROPOSED EXTERIOR ELEVATIONS

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

PHASE: CONCEPT
DATE: 09.20.2021



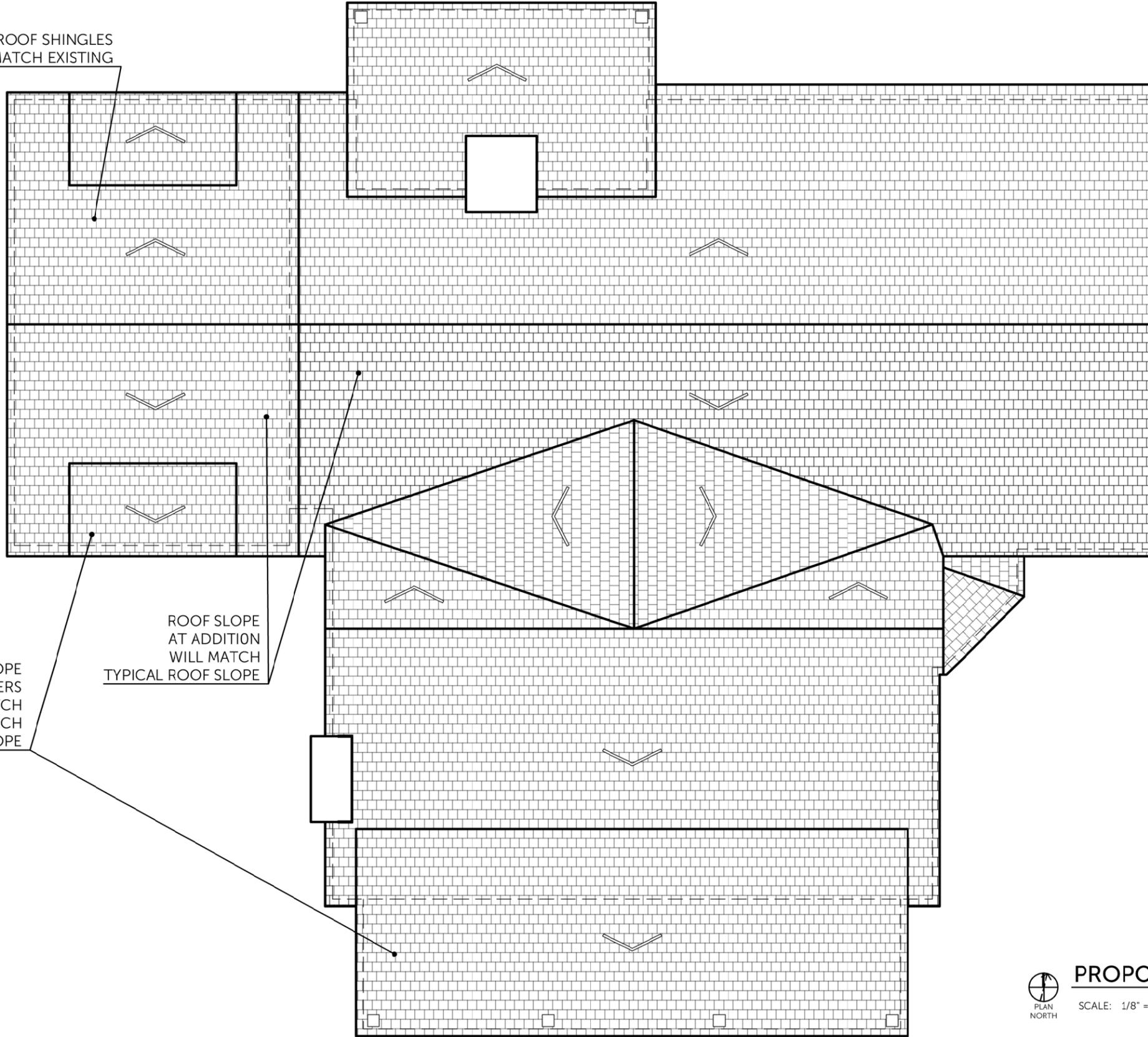
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NEW ROOF SHINGLES
WILL MATCH EXISTING



ROOF SLOPE
AT DORMERS
WILL MATCH
FRONT PORCH
ROOF SLOPE

ROOF SLOPE
AT ADDITION
WILL MATCH
TYPICAL ROOF SLOPE



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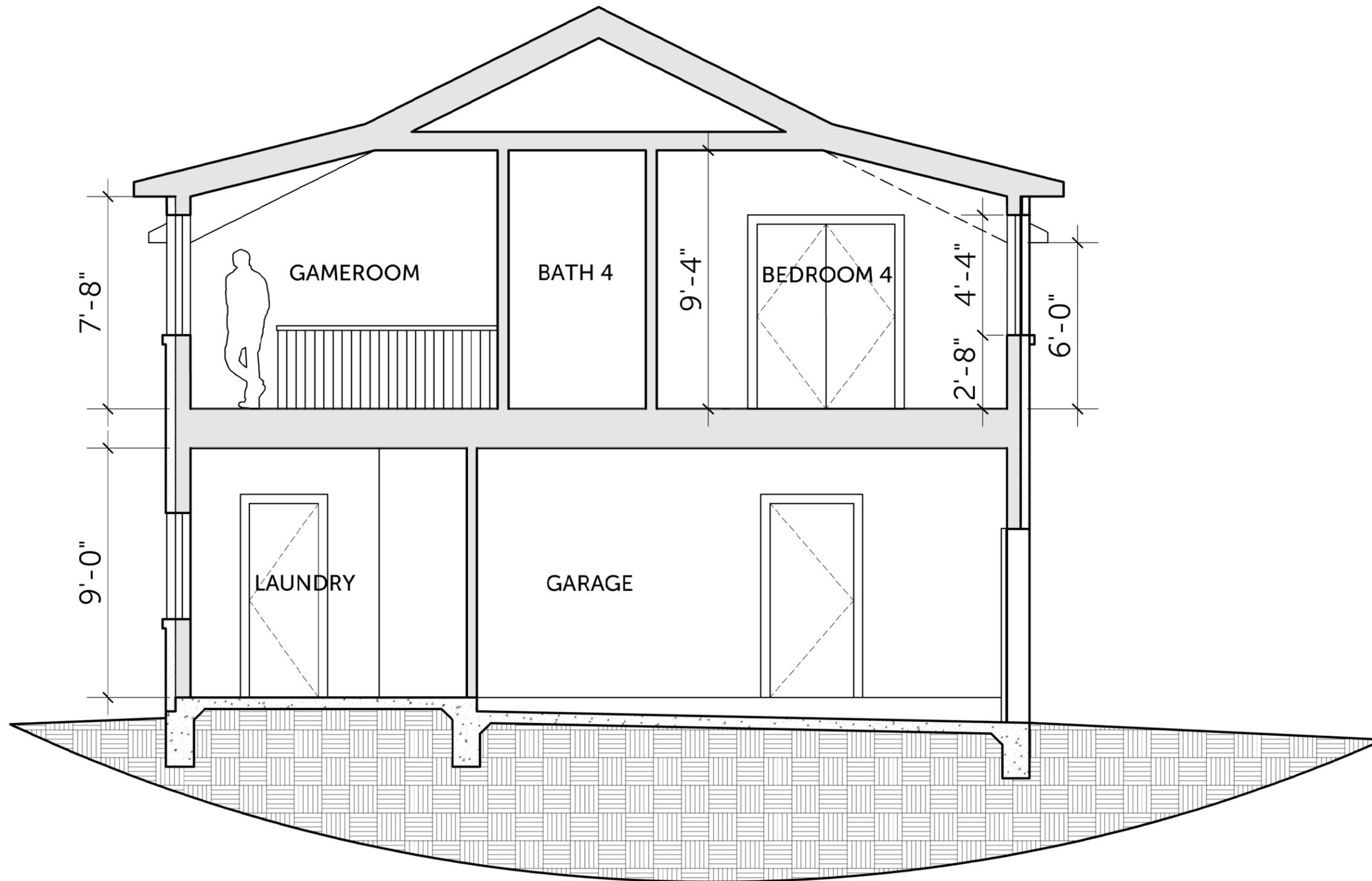


PROPOSED ROOF PLAN

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

PHASE: CONCEPT
DATE: 09.08.2021

RENOVATIONS & ADDITION AT THE **FREY** RESIDENCE | 1600 GASTON AVENUE AUSTIN, TEXAS 78703



PROPOSED SECTION

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

PHASE: CONCEPT
DATE: 09.08.2021



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