



## Historic Review Application

For Office Use Only

Date of Submission: \_\_\_\_\_

Case #: \_\_\_\_\_

Historic Preservation Office approval

Date of Approval: \_\_\_\_\_

Property Address: 804 Rutherford Pl

Historic Landmark ☐

Historic District (Local) ☐

National Register Historic District ☒

Historic Landmark or

Historic District Name: Travis Heights

Applicant Name: Ryan Rodenberg Phone #: 512-796-5995 Email: ryan@rodenbergdesign.com

Applicant Address: 1306 W Oltorf City: Austin State: TX Zip: 78704

Please describe all proposed exterior work with location and materials. If you need more space, attach an additional sheet.

PROPOSED WORK	LOCATION OF PROPOSED WORK	PROPOSED MATERIAL(S)
1) <u>New construction of single family house and ADU</u>	<u>Entire lot</u>	<u>Stucco / wood framing / concrete foundation</u>
2) _____	_____	_____
3) _____	_____	_____

### Submittal Requirements

1. One set of dimensioned building plans. Plans must: a) specify materials and finishes to be used, and b) show existing *and* proposed conditions for alterations and additions.

Site Plan ☒

Elevations ☒

Floor Plan ☒

Roof Plan ☒

2. Color photographs of building and site:

Elevation(s) proposed to be modified ☒

Detailed view of each area proposed to be modified ☒

*Any changes to these plans must be reviewed and approved by the Historic Preservation Office and/or Historic Landmark Commission.*

Applicant Signature: \_\_\_\_\_

Date: 12/30/21

Submit complete application, drawings, and photos to [preservation@austintexas.gov](mailto:preservation@austintexas.gov). Call (512) 974-3393 with questions.



# Design Standards and Guidelines for Historic Properties

Adopted December 2012

## **Design Standards and Guidelines for Historic Properties**

### *Landmarks and National Register historic district properties*

If you are making changes to a historic landmark, the project *must* comply with these standards to receive a Certificate of Appropriateness. If you are making changes to a contributing property or constructing a new building within a National Register historic district, consider the standards below as advisory guidelines:

1. Use a property for its historic purpose or place it in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. Retain and preserve the historic character of a property shall be retained and preserved. Avoid the removal of historic materials or alteration of features and spaces that characterize a property.
3. Recognize each property as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### *Local historic district properties*

If you are making changes to a contributing property or constructing a new building in a local historic district, the project *must* comply with the design standards established for that district to receive a Certificate of Appropriateness. Visit the Historic Preservation Office website to view your district's design standards: <http://www.austintexas.gov/departments/historic-preservation>.

## **What Type of Work Requires a Certificate of Appropriateness?**

Certificates of Appropriateness (COAs) are required for exterior changes or additions to historic landmarks, any property pending designation as a landmark, and contributing buildings in local historic districts; or if you are constructing a new building in a local historic district. Work requiring a COA includes:

1. Additions
2. Construction of new buildings, including outbuildings
3. Window and door replacement
4. Exterior siding replacement
5. Replacement of roof materials with a different material
6. Site changes such as a pool, deck, fence, or back porch enclosure

Ordinary repair and maintenance projects do *not* require a Certificate of Appropriateness. For more information, see the historic review process charts on the [Historic Preservation Office website](#).











Rear







PROJECT

804 RUTHERFORD PL

OWNER

NASH GARRISON

REVISIONS

NO	ISSUE	DATE
1	PERMIT	11/26/20

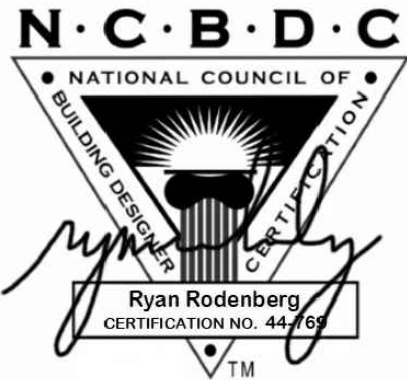
NOTES

VERIFY SIZES AND HEAD HEIGHT W/ PLANS AND ELEVATIONS; CONTACT DESIGNER W/ ANY DISCREPANCIES: TEMPER NOT SPECIFIED

WINDOW SCHEDULE				
WINDOW #	SIZE	HEAD HEIGHT	TYPE	COMMENTS
A	6'0"X5'0"	9'0"	FIXED	
B	2'0"X3'0"	9'0"	FIXED	
C	4'0"X8'0"	9'0"	FIXED	
D	4'0"X8'0"	9'0"	FIXED	
E				
F	4'0"X8'0"	9'0"	FIXED	
G	3'0"X8'0"	9'0"	FIXED	
H	3'0"X8'0"	9'0"	FIXED	
I	4'0"X8'0"	9'0"	FIXED	
J	4'0"X8'0"	9'0"	FIXED	
K	4'0"X8'0"	9'0"	FIXED	
L	5'0"X6'0"	7'6"	FIXED	
M	3'0"X6'0"	7'6"	CASEMENT	EGRESS
N	2'0"X3'0"	7'6"	FIXED	
O	3'0"X6'0"	8'0"	CASEMENT	EGRESS
P	5'0"X6'0"	8'0"	FIXED	
Q	4'0"X6'0"	8'0"	FIXED	
R	2'6"X6'0"	8'0"	FIXED	
S	2'6"X6'0"	8'0"	FIXED	
T	5'0"X6'0"	8'0"	FIXED	
U	4'0"X3'0"	HEADER	FIXED	
V	4'0"X3'0"	HEADER	FIXED	
W	4'0"X3'0"	HEADER	FIXED	
X	3'0"X7'0"	8'0"	FIXED	
Y	2'0"X3'0"	8'0"	FIXED	
Z	2'0"X3'0"	7'0"	FIXED	
AA	8'0"X7'0"	7'0"	FIXED	
BB	3'0"X6'0"	7'0"	CASEMENT	EGRESS
CC				
DD				
EE				

DOOR SCHEDULE			
DOOR #	SIZE	INT / EX	COMMENTS
1	8'X8'0"	EX	GARAGE
2	3'0"X8'0"	EX	ACCESSIBLE ROUTE DOOR - ADA THRESHOLD
3	2'8"X8'0"	INT	ACCESSIBLE ROUTE DOOR
4	3'0"X9'0"	EX	FULL LITE FRONT DOOR
5	2'6"X8'0"	INT	
6	8'0"X9'0"	EX	2 PANEL SLIDER
7	4'0"X8'0"	INT	DOUBLE DOORS
8	2'6"X8'0"	INT	
9	2'6"X8'0"	INT	
10	4'0"X8'0"	INT	DOUBLE DOORS
11	2'6"X8'0"	INT	
12	5'0"X8'0"	INT	DOUBLE DOORS
13	2'6"X8'0"	INT	
14	8'0"X8'0"	EX	2 PANEL SLIDER
15	2'6"X8'0"	INT	
16	2'6"X8'0"	INT	POCKET DOOR
17	2'4"X8'0"	INT	
18	3'0"X9'0"	EX	FULL LITE FRONT DOOR
19	8'0"X8'0"	EX	2 PANEL SLIDER
20	2'6"X8'0"	INT	
21	2'6"X8'0"	INT	
22	4'0"X8'0"	INT	DOUBLE DOORS
23			
24			
25			
26			
DOOR NOTES			
- UNLESS OTHERWISE NOTED ALL DOORS TO BE FLUSH PANEL AND SOLID CORE			
- ALL BASEBOARDS AND DOOR TRIM TBD			

SEAL & SIGNATURE



DESIGNER

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STRUCTURAL ENGINEER

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512-215-4364

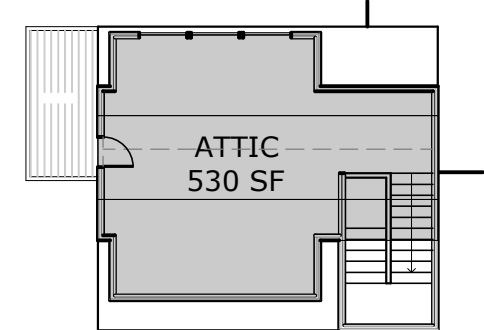
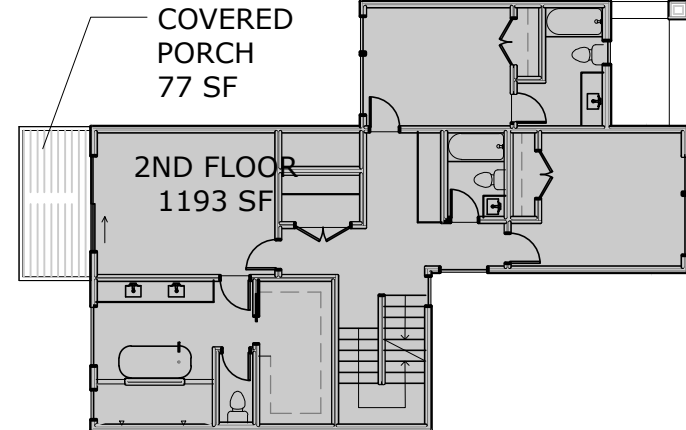
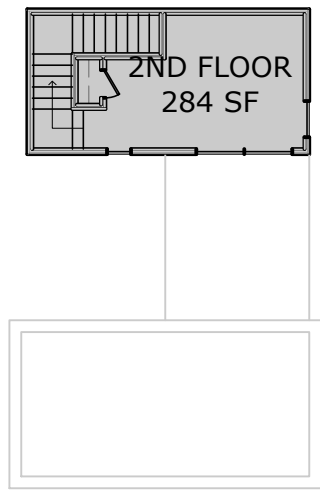
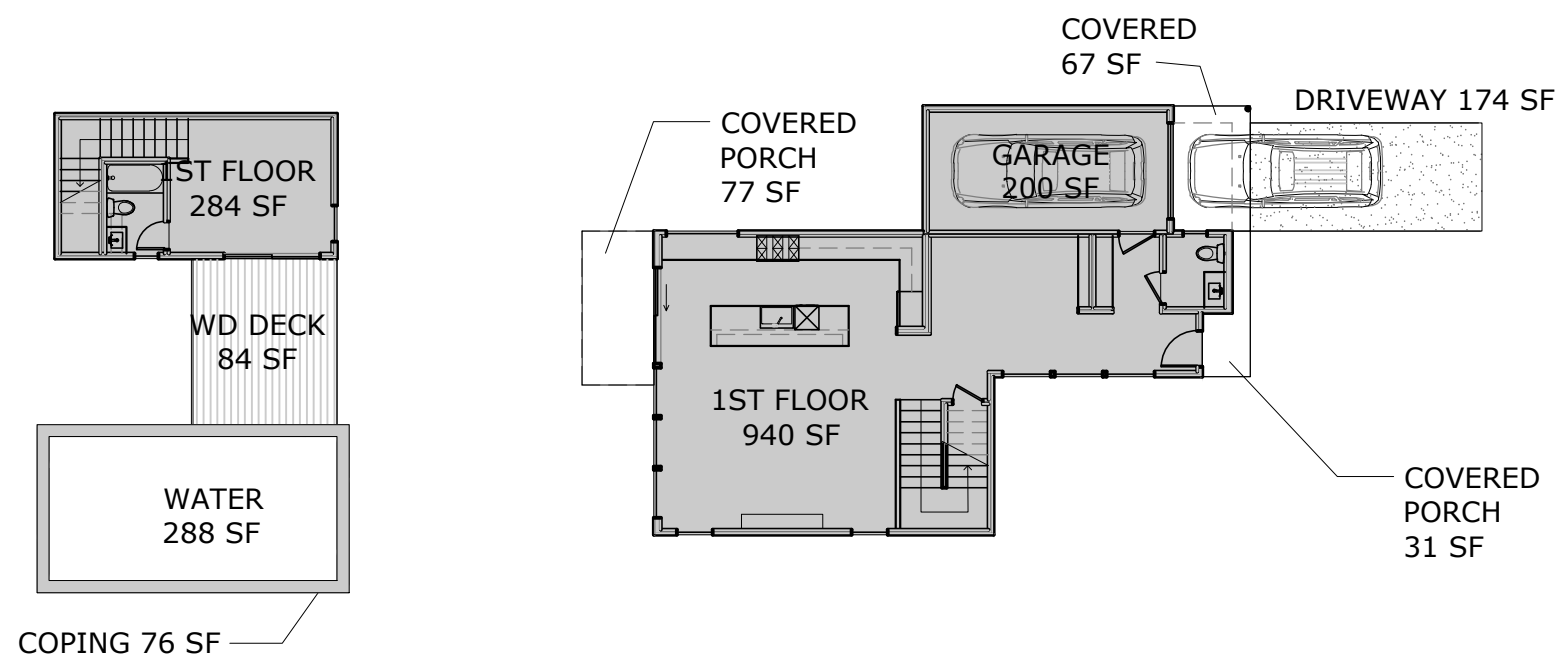
SHEET TITLE

SCHEDULES

SHEET NUMBER

A0.2





Visitability Notes

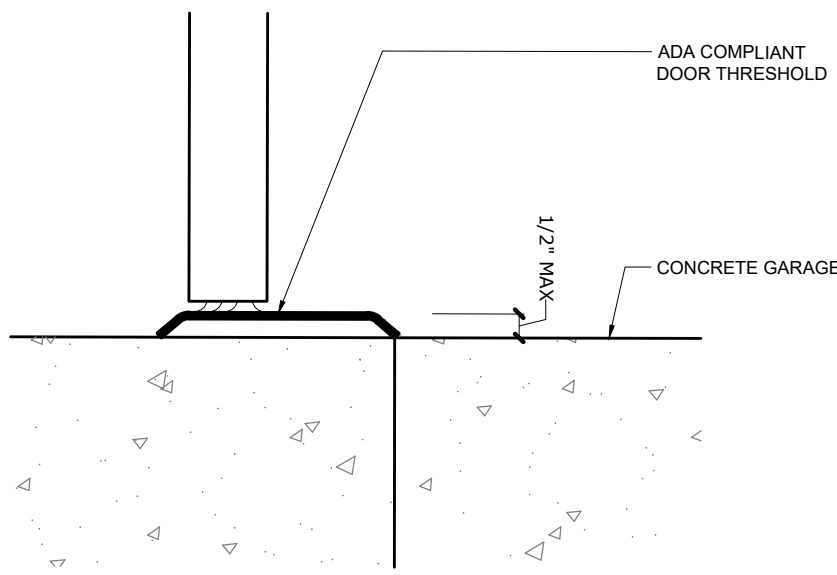
- 1. Light switches and environmental controls to be installed maximum 48" above the interior floor level.
- 2. Outlets and receptacles to be installed minimum 15" above interior floor level (except for floor outlets).

Visitability Bathroom

- 1. Door to be 3'-0" x 8'-0" minimum.
- 2. 2x6 blocking, centerline at 34" above finish floor (except behind lavatory).

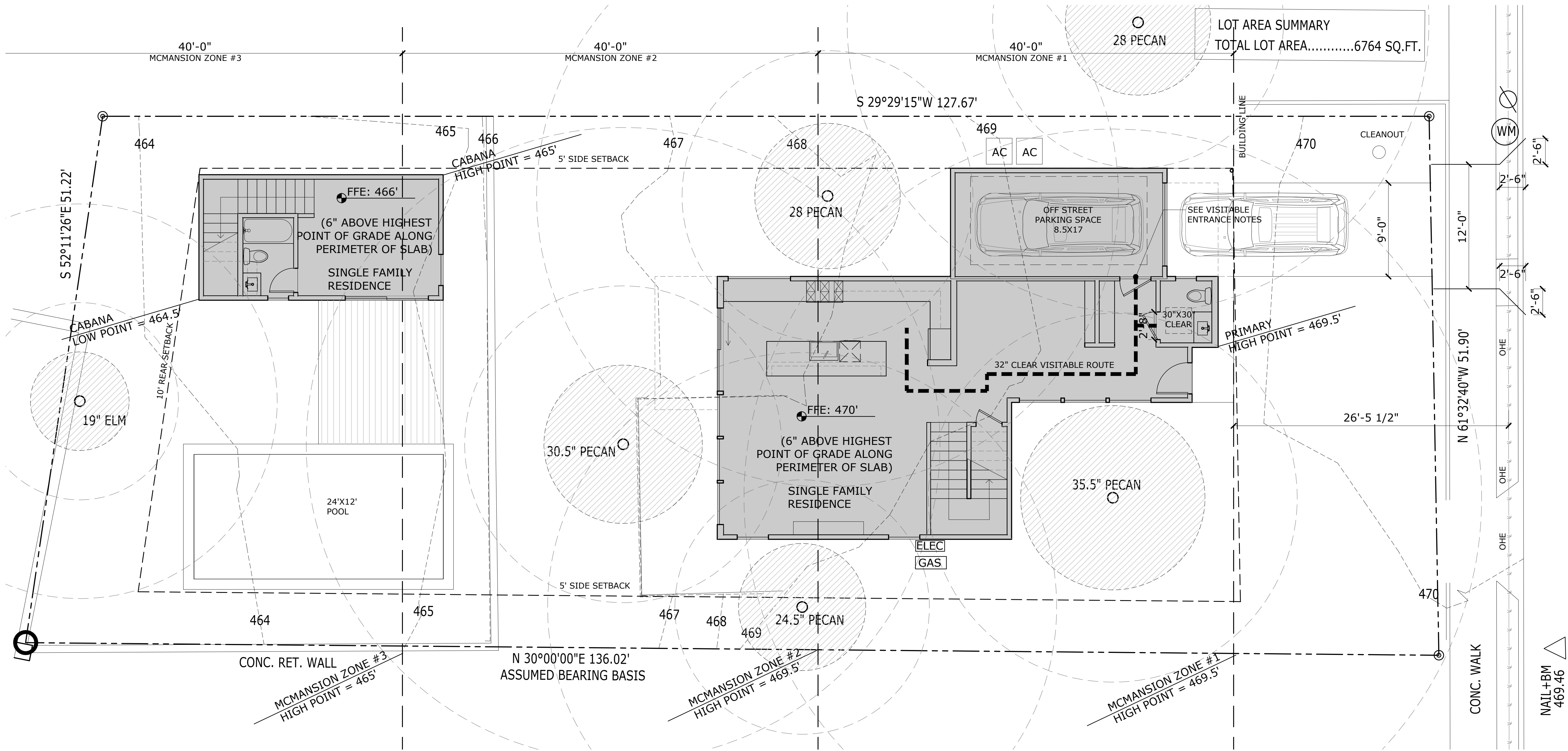
Visitability Entrance

- 1. Door to be 3'-0" x 8'-0" minimum.
- 2. Landing to be 3'-0" x 3'-0" minimum with maximum slope of 1"/ft.
- 3. If foundation plan shows more than 1 3/4" drop, design professional must provide threshold detail.



02 Area Calculations  
1/16" = 1'-0" @ 22x34 1/32" = 1'-0" @ 11x17

03 Threshold Detail at Entrance  
3" = 1'-0" @ 22x34 1 1/2" = 1'-0" @ 11x17



01 Site Plan  
1/8" = 1'-0" @ 22x34 1/16" = 1'-0" @ 11x17

PROJECT

804 RUTHERFORD PL

OWNER

NASH GARRISON

REVISIONS

NO	ISSUE	DATE
1	PERMIT	11/26/20

NOTES

SEAL & SIGNATURE



DESIGNER

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SHEET TITLE

SITE PLAN

SHEET NUMBER

A1.0



TREE NOTES

In order to assure that the remaining root zones are adequately preserved, tree protection fencing is required for all trees within the limits of construction. Fencing should be indicated to protect the entire Critical Root Zone (CRZ) area or as much of the CRZ as is practical. Fencing is required to be chain-link mesh at a minimum height of five feet. When the tree protection fencing cannot incorporate the entire ½ Critical Root Zone, an eight inch layer of mulch within the entire available root zone area is required for all trees which have any disturbance indicated within any portion of the Critical Root Zone.

Foot traffic is considered a root zone disturbance, as well. We require 2x4 or greater size planks (6' tall minimum) to be strapped securely around protected trees trunks and root flares when protective fencing does not incorporate the entire ½ CRZ for any reason at any time in the project.

Any area of full CRZ that is not fenced in requires 8" of mulch.

No batter board or foundation formwork stakes within the ½ CRZ except #5 rebar w/pointed tip. Use a strong-back design to get any larger stakes out of the ½ CRZ.

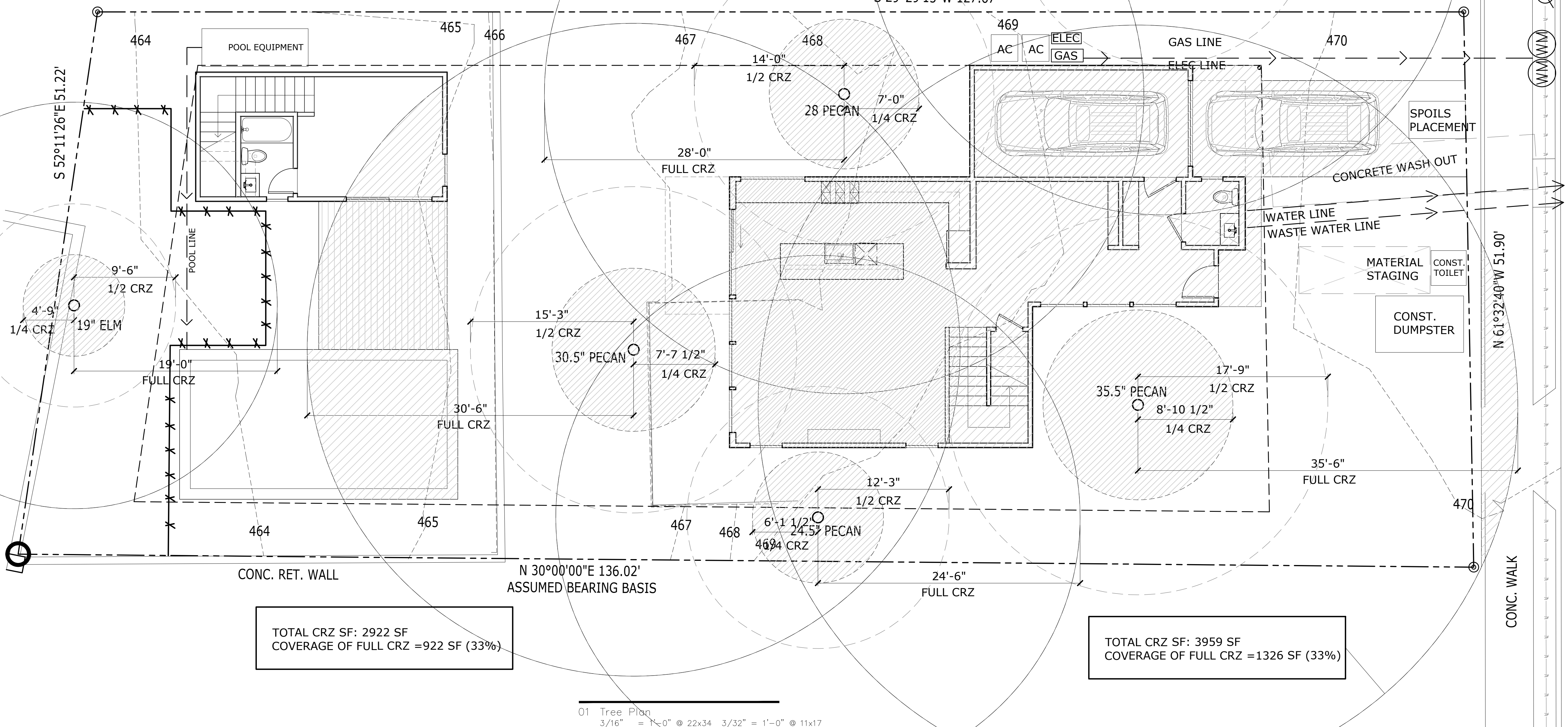
ALL PROPOSED UTILITY ROUTES AND METER LOCATIONS ARE TO AVOID THE ½ CRZ OF ANY PROTECTED TREE

TOTAL CRZ SF: 2463 SF  
COVERAGE OF FULL CRZ =937 SF (38%)

TOTAL CRZ SF: 2463 SF  
COVERAGE OF FULL CRZ =810 SF (33%)

LOT AREA SUMMARY  
1/4 CRZ TOTAL LOT AREA.....6764 SQ.FT.

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TOTAL CRZ SF: 2922 SF  
COVERAGE OF FULL CRZ =922 SF (33%)

TOTAL CRZ SF: 3959 SF  
COVERAGE OF FULL CRZ =1326 SF (33%)

01 Tree Plan  
3/16" = 1'-0" @ 22x34 3/32" = 1'-0" @ 11x17

SEAL & SIGNATURE

**N.C.B.D.C.**  
NATIONAL COUNCIL OF  
BUILDING DESIGNERS  
Ryan Rodenberg  
CERTIFICATION NO. 44759

DESIGNER

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SHEET TITLE

TREE PLAN

SHEET NUMBER

NAIL+BM  
469.46


General Notes


1. All walls to be 2x4; plumbing walls to be 2x6; insulate exterior walls, R-19 min.
2. All doors to be 96" height
3. 5/8" gypsum board throughout
4. Green board in showers and wet areas
5. Shoot all plates w/ 2x Ramset w/in 6" of cut

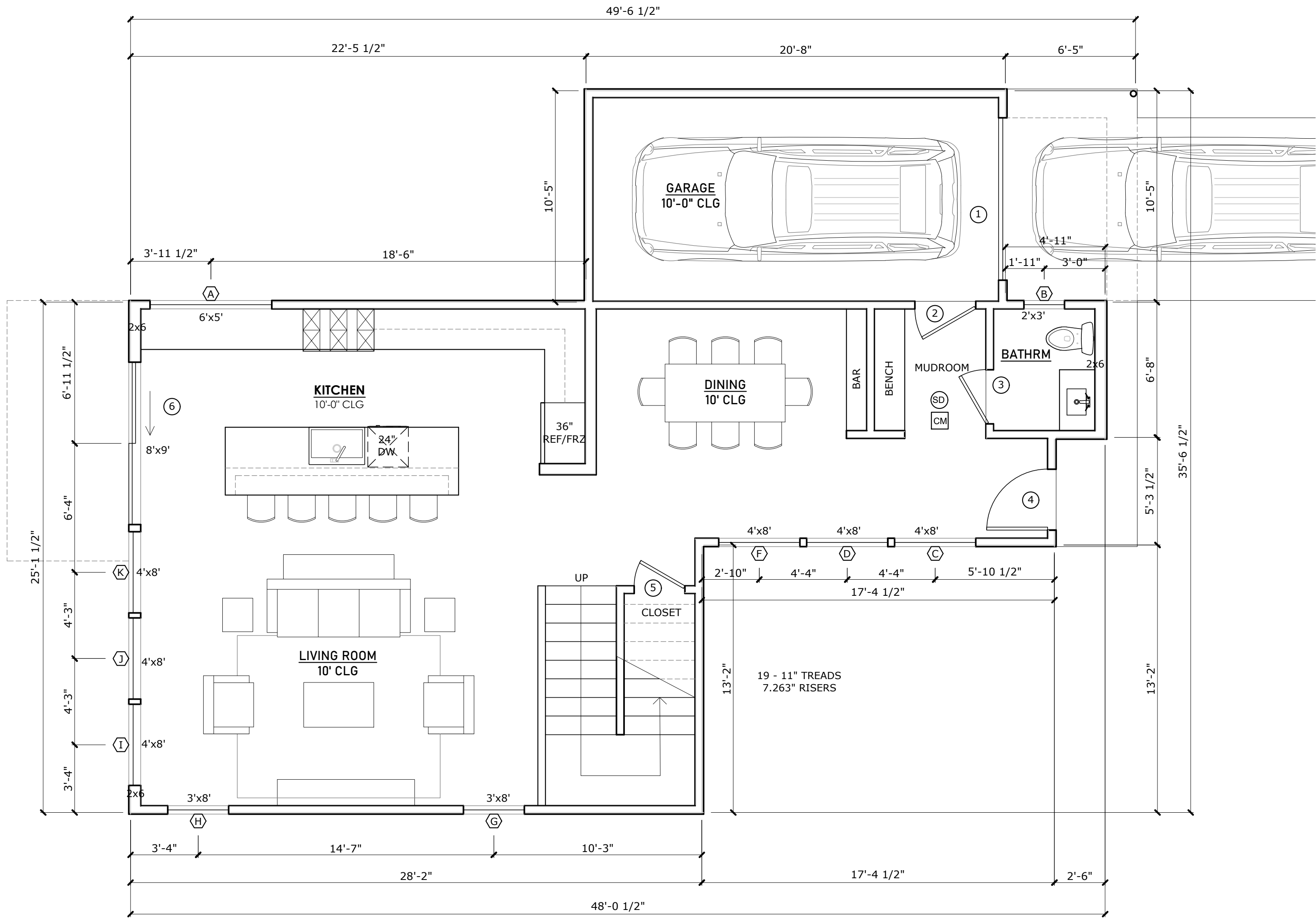
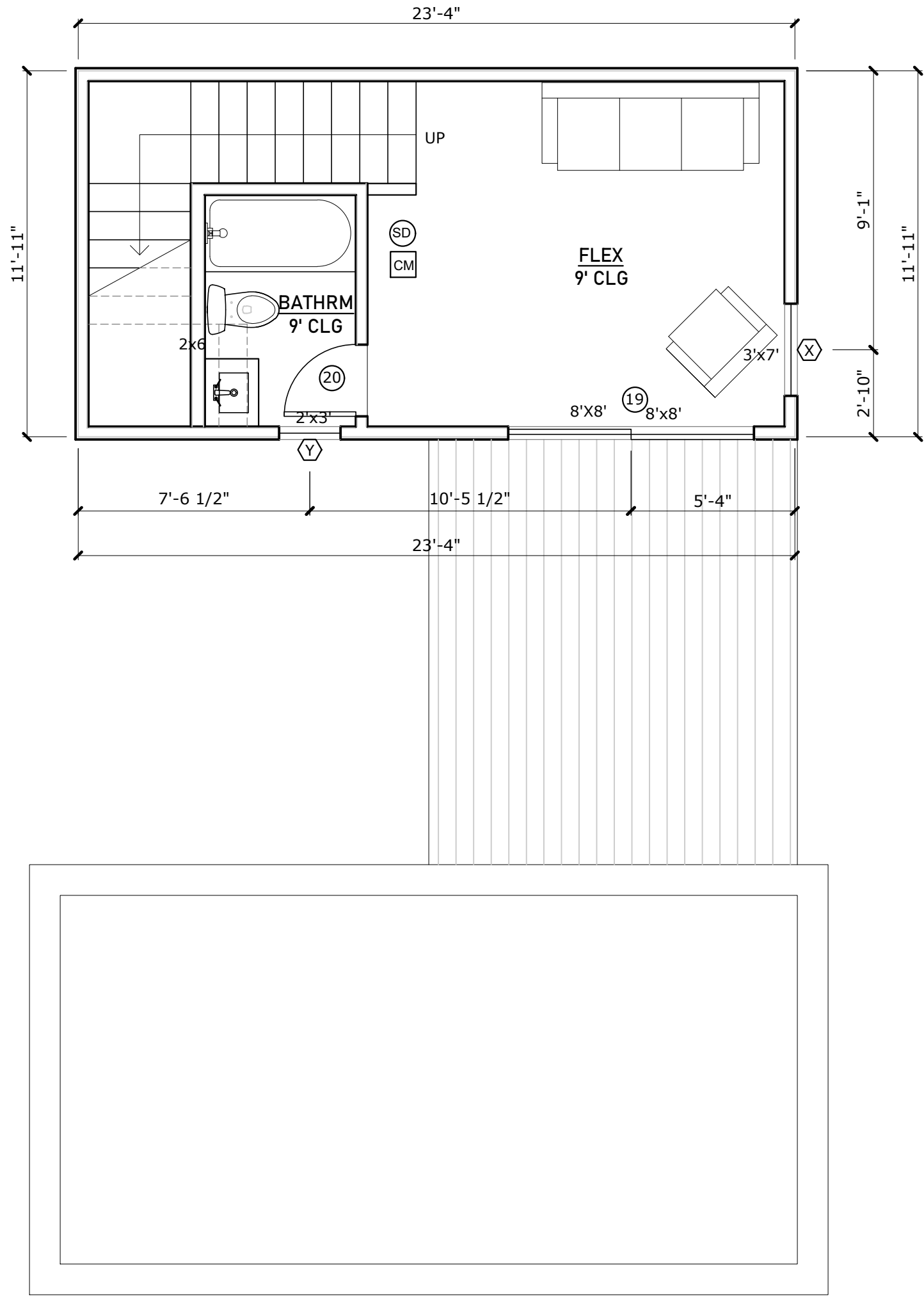
Plan Notes

1. All egress windows and doors to comply with 2015 IRC R310.1, R311.2, R312.2
2. Stairs, handrails, and guardrails to comply with 2015 IRC R311.5.1, R311.7, R312.1
3. First floor of new construction with any living space to comply with all visitability standards under city code section 25-12-243, R320. Visitability items are referenced on floor plans

Legend

 Smoke detector installed in accordance with IRC 2015 R314

 Carbon monoxide detector installed in accordance with IRC 2015 R315



01 First Floor Plan  
1/4" = 1'-0" @ 22x34 1/8" = 1'-0" @ 11x17

PROJECT  
804 RUTHERFORD PL

OWNER

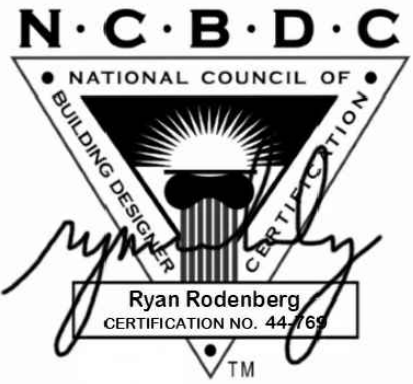
NASH GARRISON

REVISIONS

NO	ISSUE	DATE
1	PERMIT	11/26/20

NOTES

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DESIGNER

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SHEET TITLE

FIRST FLOOR  
PLAN

SHEET NUMBER

A2.0



1. All walls to be 2x4; plumbing walls to be 2x6; insulate exterior walls, R-19 min.
2. All doors to be 96" height
3.  $\frac{5}{8}$ " gypsum board throughout
4. Green board in showers and wet areas
5. Shoot all plates w/ 2x Ramset w/in 6" of cut

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3. First floor of new construction with any living space to comply with all visitability standards under city code section 25-12-243, R320. Visability items are referenced on floor plans

CM Smoke detector installed in accordance with IRC 2015 R314

23'-4"

11'-11"

11'-11"

9'-1"

2'-10"

8'-7"

10'-5 1/2"

5'-4"

23'-4"

7'-6 1/2"

2'-x3'

21

SD

CM

CLOSET

DN

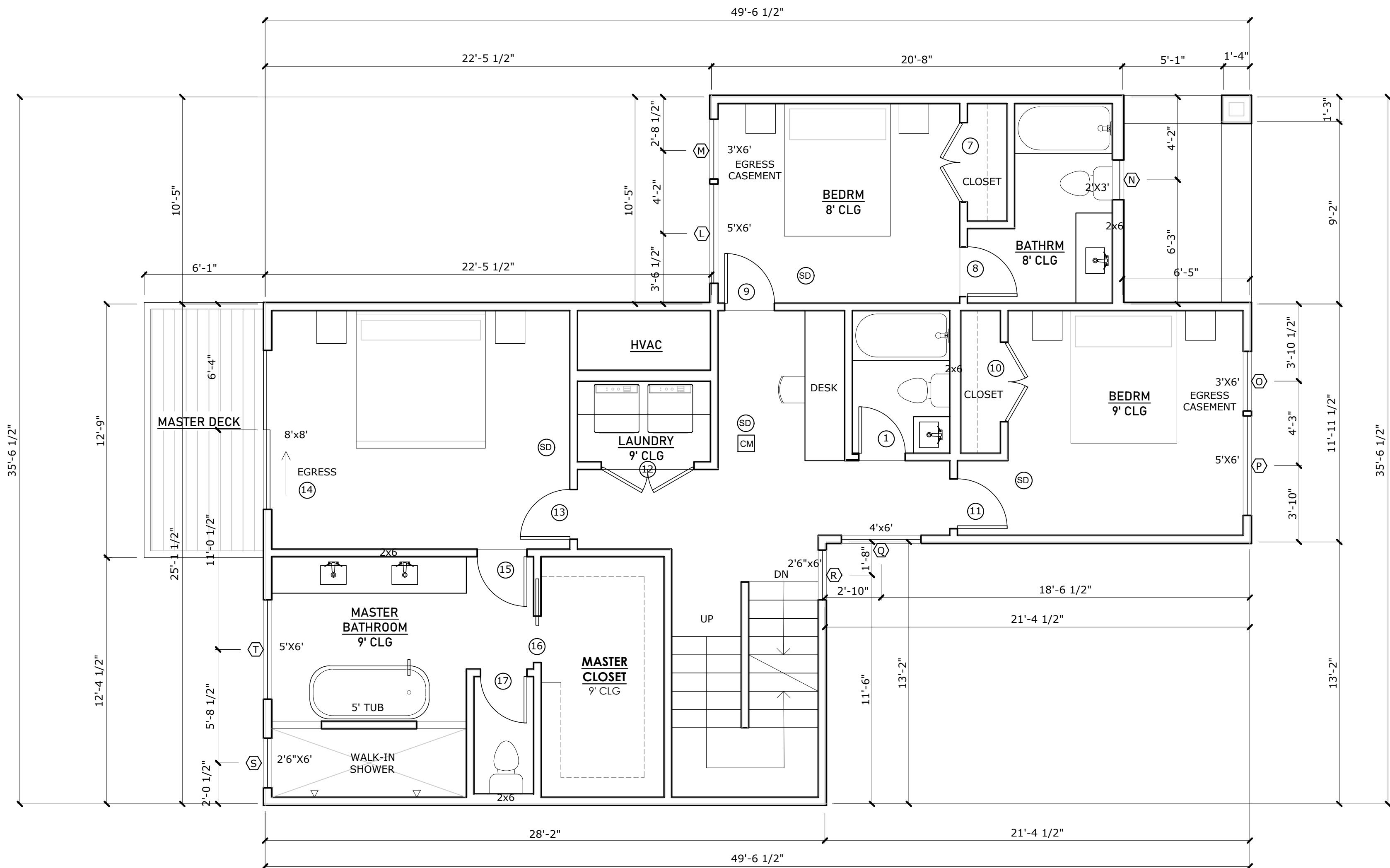
UP

OFFICE / GUEST RM

9' CLG

3'x6' EGRESS CASEMENT

21



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## A2.1

General Notes


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4. Green board in showers and wet areas
5. Shoot all plates w/ 2x Ramset w/in 6" of cut

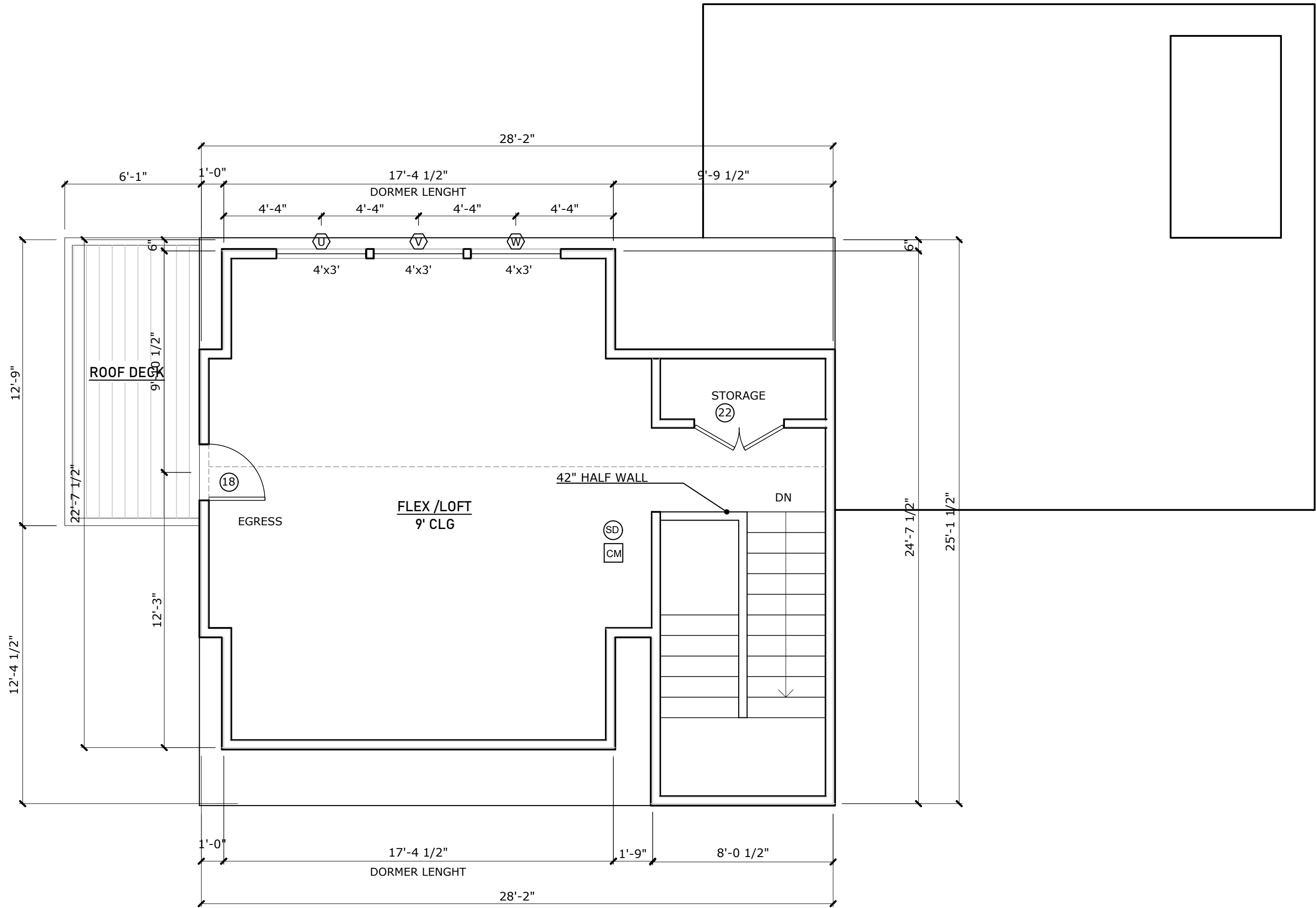
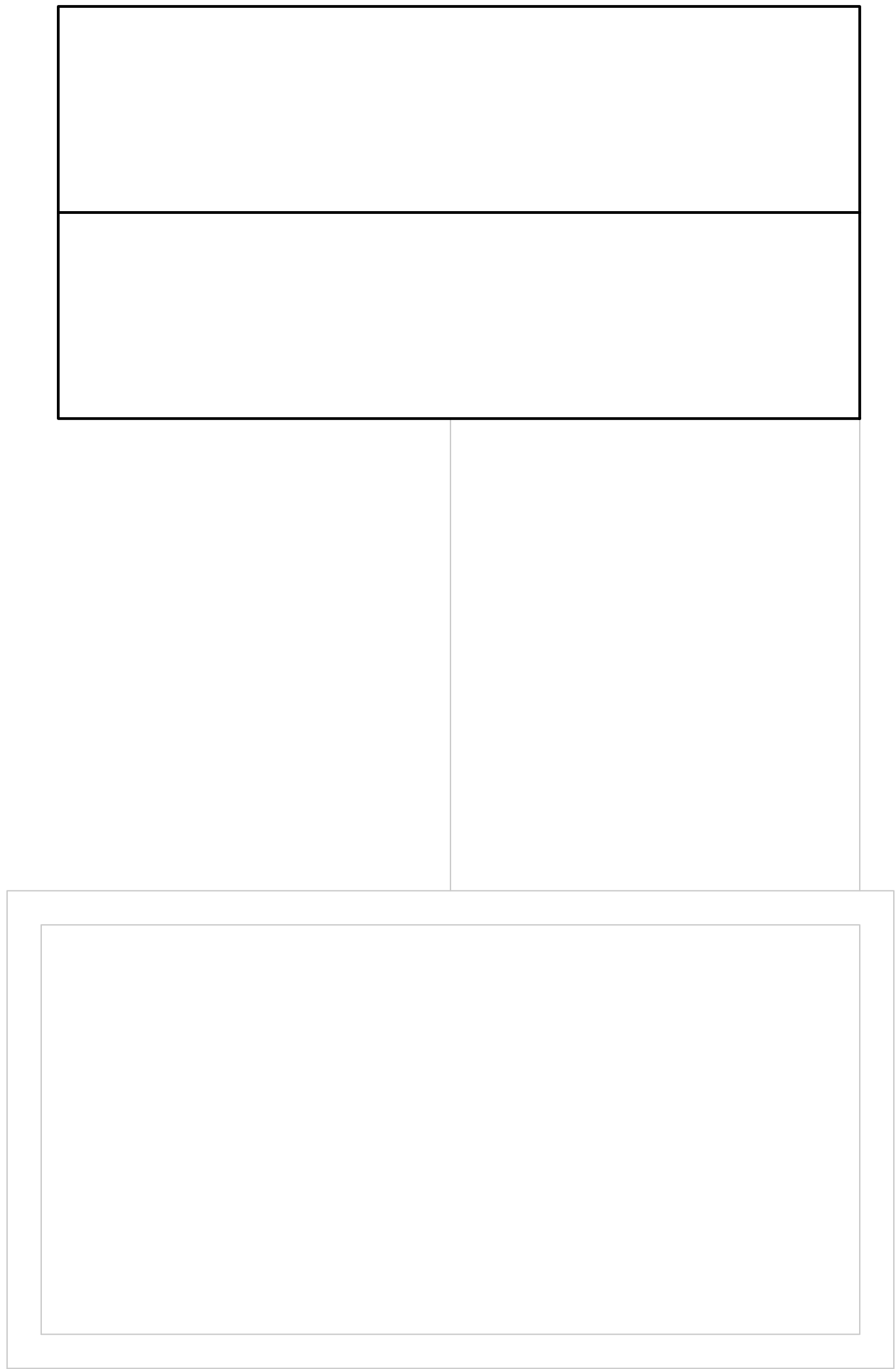
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2. Stairs, handrails, and guardrails to comply with 2015 IRC R311.5.1, R311.7, R312.1
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Legend

 Smoke detector installed in accordance with IRC 2015 R314

 Carbon monoxide detector installed in accordance with IRC 2015 R315



01 ATTIC Plan  
1/4" = 1'-0" © 22x34 1/8" = 1'-0" @ 11x17

PROJECT  
804 RUTHERFORD PL

OWNER  
NASH GARRISON

REVISIONS		
NO	ISSUE	DATE
1	PERMIT	11/26/20

NOTES



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SHEET TITLE

ATTIC PLAN

SHEET NUMBER

A2.2





General Notes

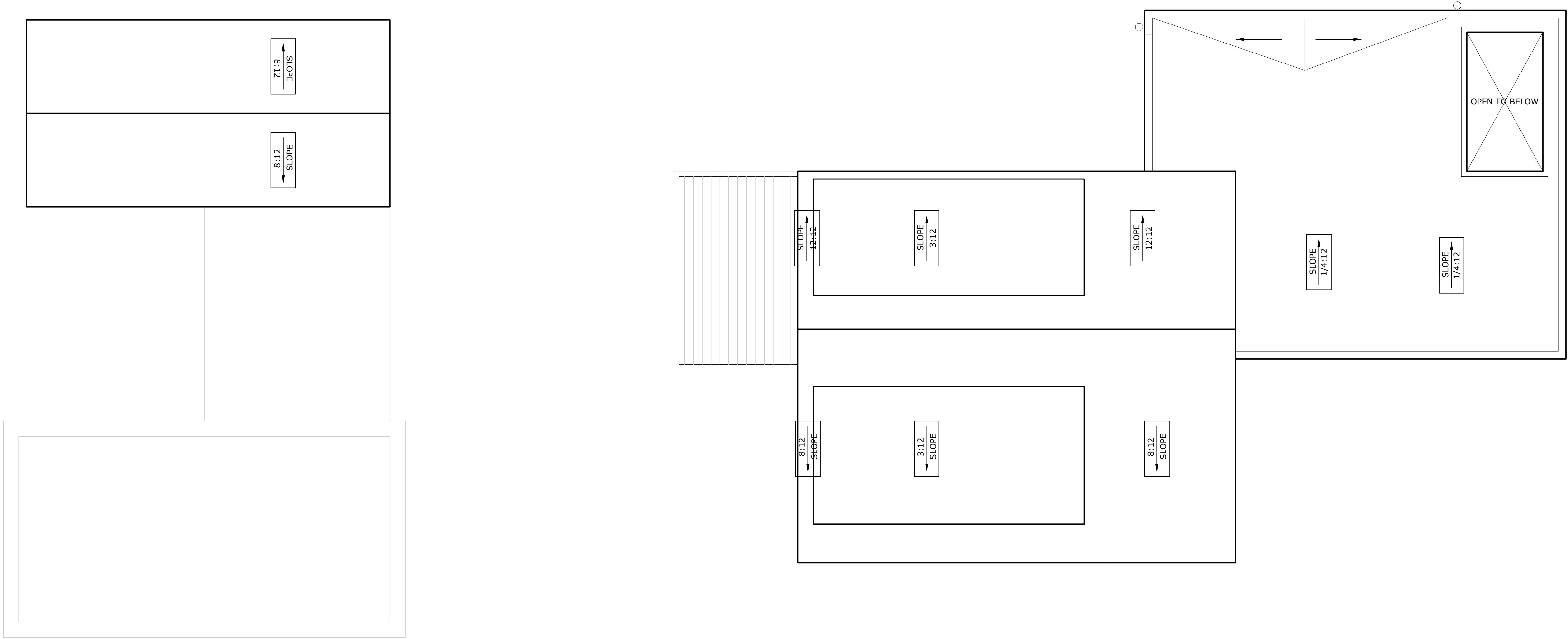
1. All walls to be 2x4; plumbing walls to be 2x6; insulate exterior walls, R=19 min.
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3. 8" gypsum board throughout
4. Green board in showers and wet areas
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Plan Notes

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Legend

-  Smoke detector installed in accordance with IRC 2015 R314
-  Carbon monoxide detector installed in accordance with IRC 2015 R315



01 Roof Plan  
1/4" = 1'-0" © 22x34 1/8" = 1'-0" @ 11x17

PROJECT

804 RUTHERFORD PL

OWNER

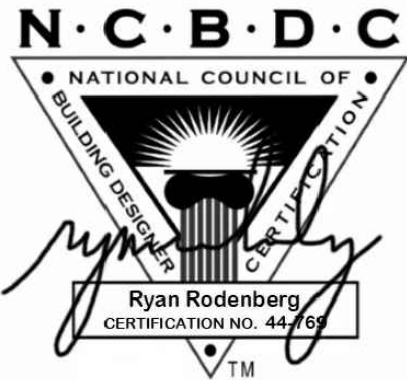
NASH GARRISON

REVISIONS

NO	ISSUE	DATE
1	PERMIT	11/26/20

NOTES

SEAL & SIGNATURE



DESIGNER

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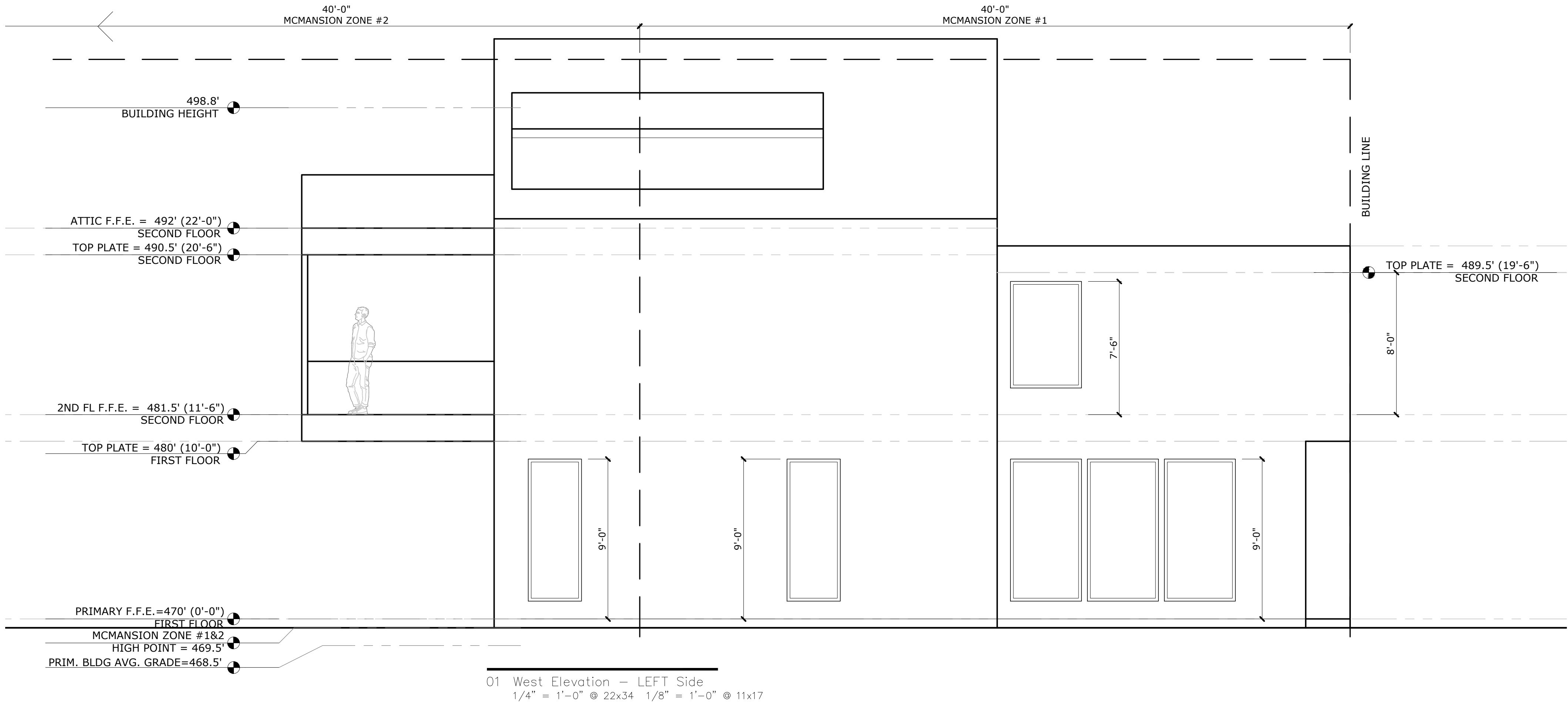
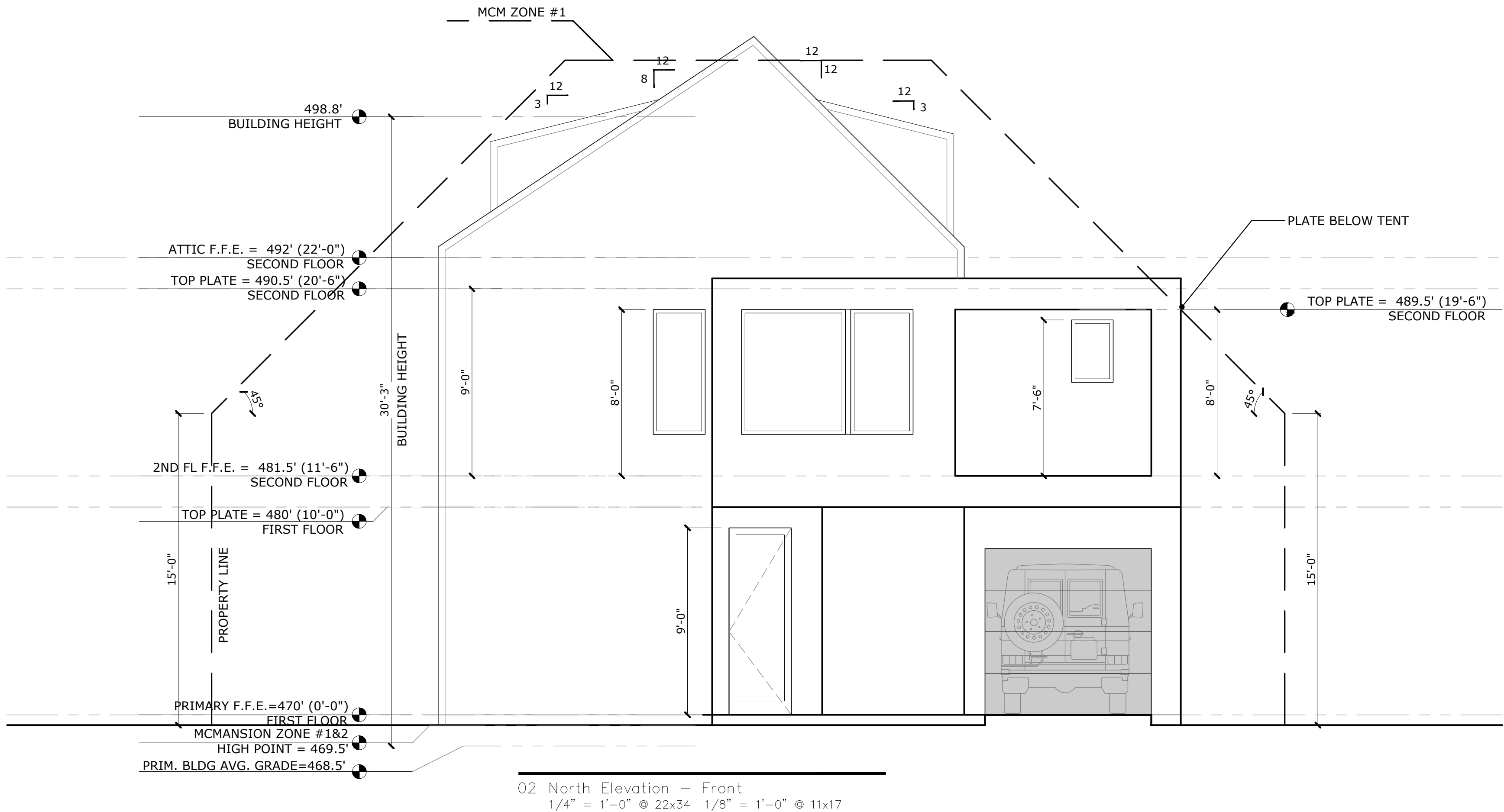
SHEET TITLE

ROOF PLAN

SHEET NUMBER

A2.3

PLEASE COORDINATE ALL WINDOWS  
AND DOORS WITH SCHEDULES ON  
A0.2



PROJECT

804 RUTHERFORD PL

OWNER

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NOTES

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SHEET TITLE

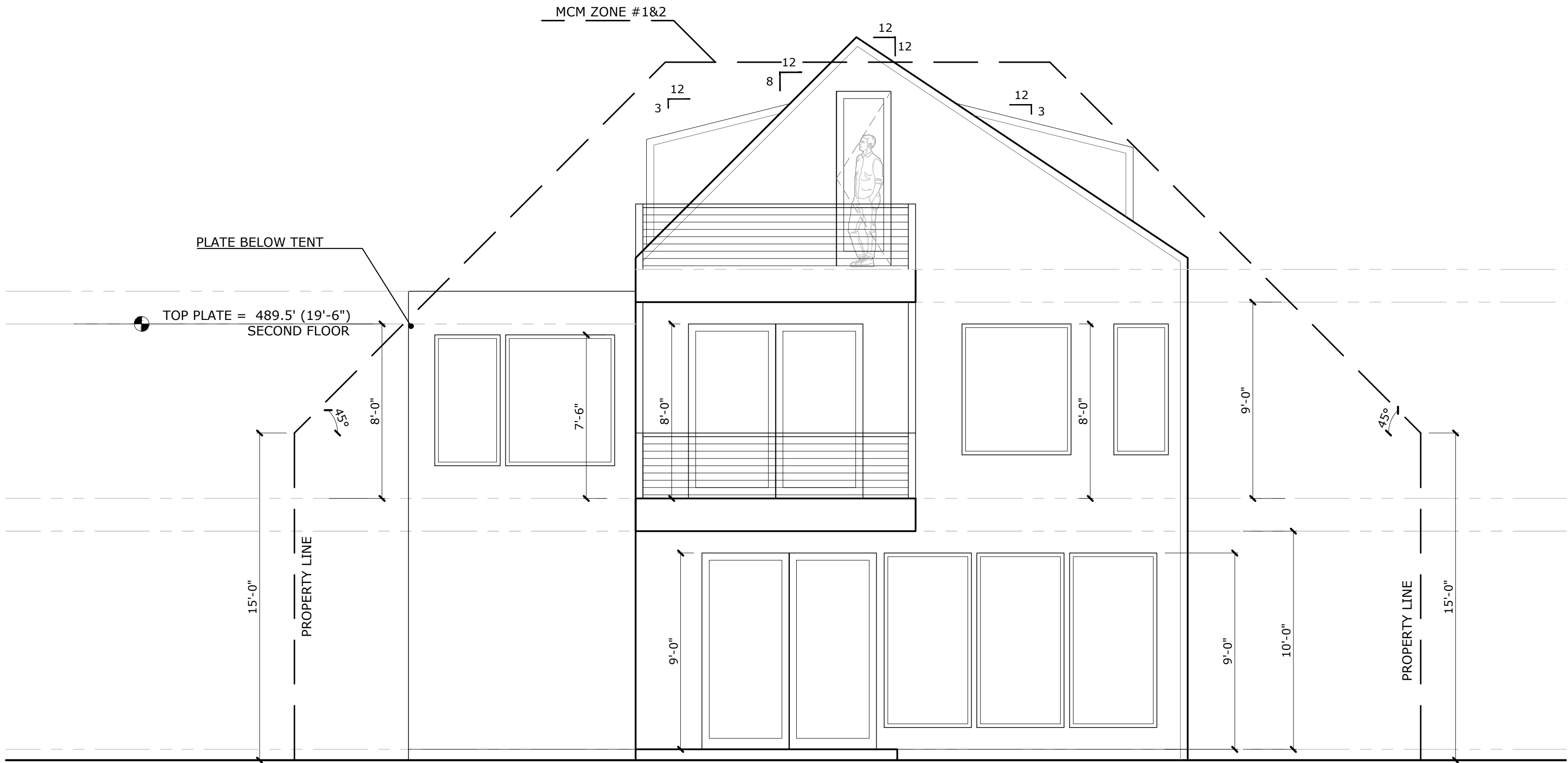
PRIMARY RESIDENCE  
ELEVATIONS

SHEET NUMBER

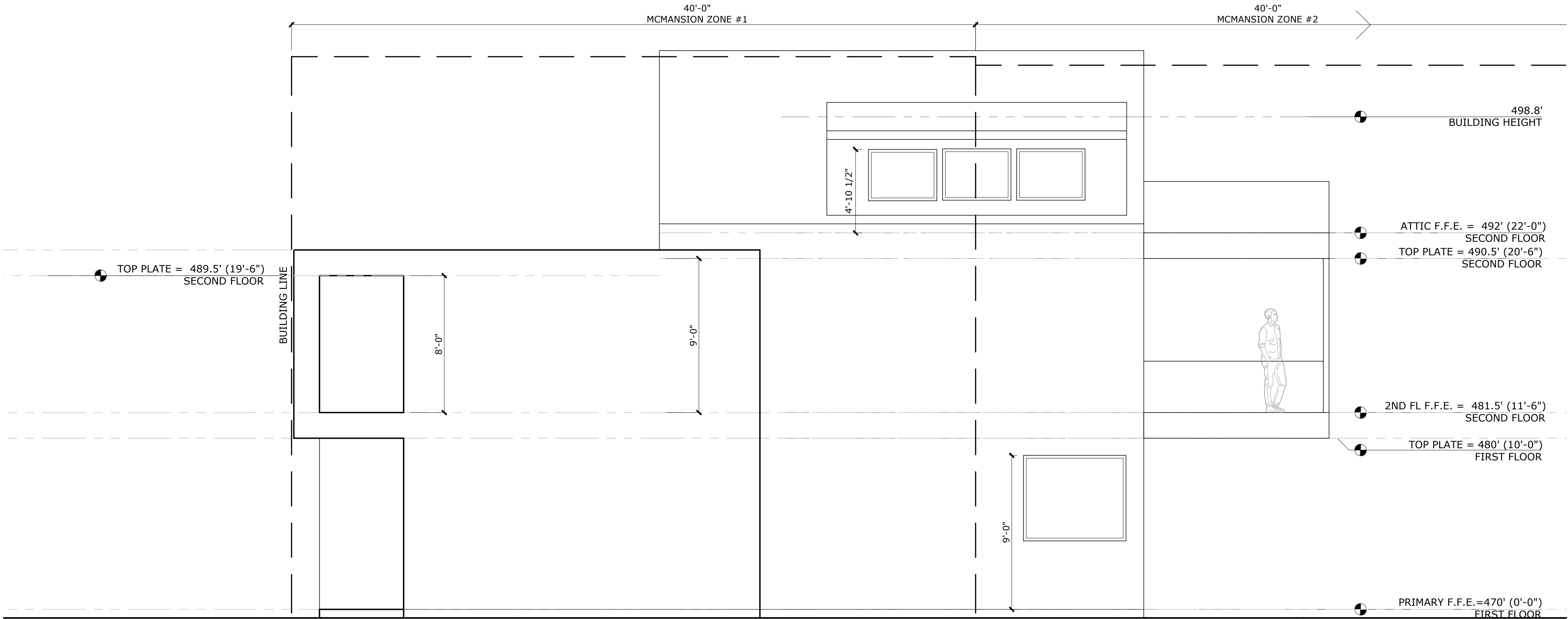
A3.0



PLEASE COORDINATE ALL WINDOWS AND DOORS WITH SCHEDULES ON A0.2



02 South Elevation — Rear  
1/4" = 1'-0" @ 22x34 1/8" = 1'-0" @ 11x17



01 East Elevation (Left Side)  
1/4" = 1'-0" @ 22x34 1/8" = 1'-0" @ 11x17

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SHEET TITLE

PRIMARY RESIDENCE  
ELEVATIONS

SHEET NUMBER

A3.1

PLEASE COORDINATE ALL WINDOWS  
AND DOORS WITH SCHEDULES ON  
A0.2

PROJECT

804 RUTHERFORD PL

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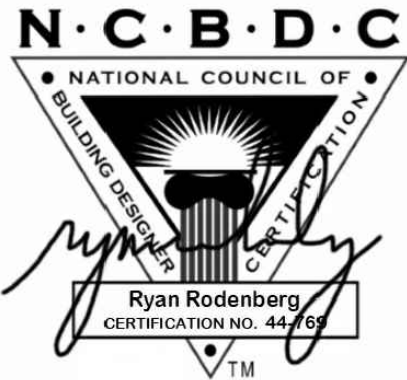
NASH GARRISON

REVISIONS

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1	PERMIT	11/26/20

NOTES

SEAL & SIGNATURE



DESIGNER

R  
D — 0

RODENBERG DESIGN

1702 EVERGREEN DR  
AUSTIN, TX 78704  
512-796-5995  
RYAN@RODENBERGDESIGN.COM

STRUCTURAL ENGINEER

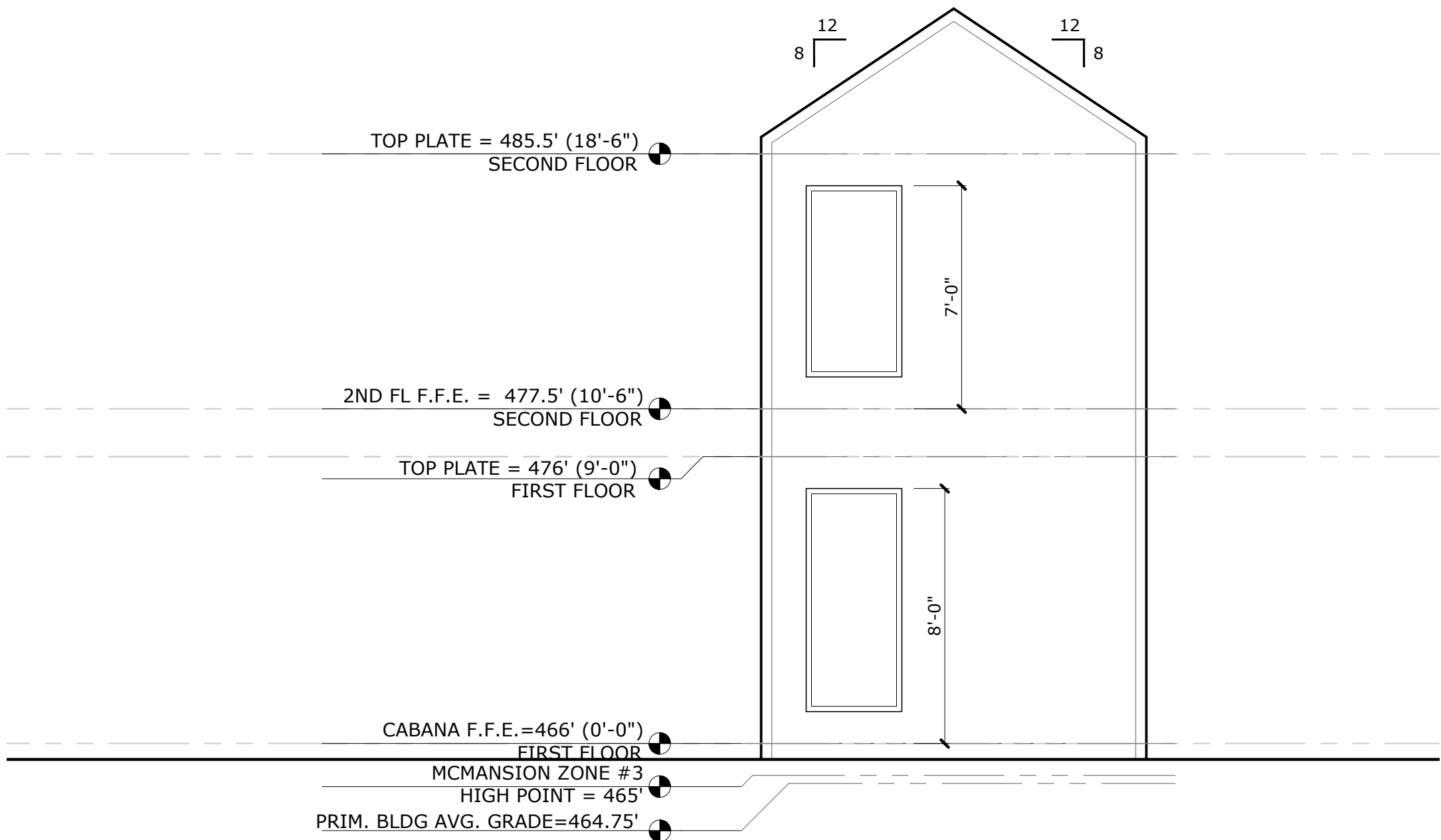
SEC SOLUTIONS LLC  
MARCOS DEQUEIROGA, PE  
407 FOREST STREET  
LIBERTY HILL, TX 78642  
512-215-4364

SHEET TITLE

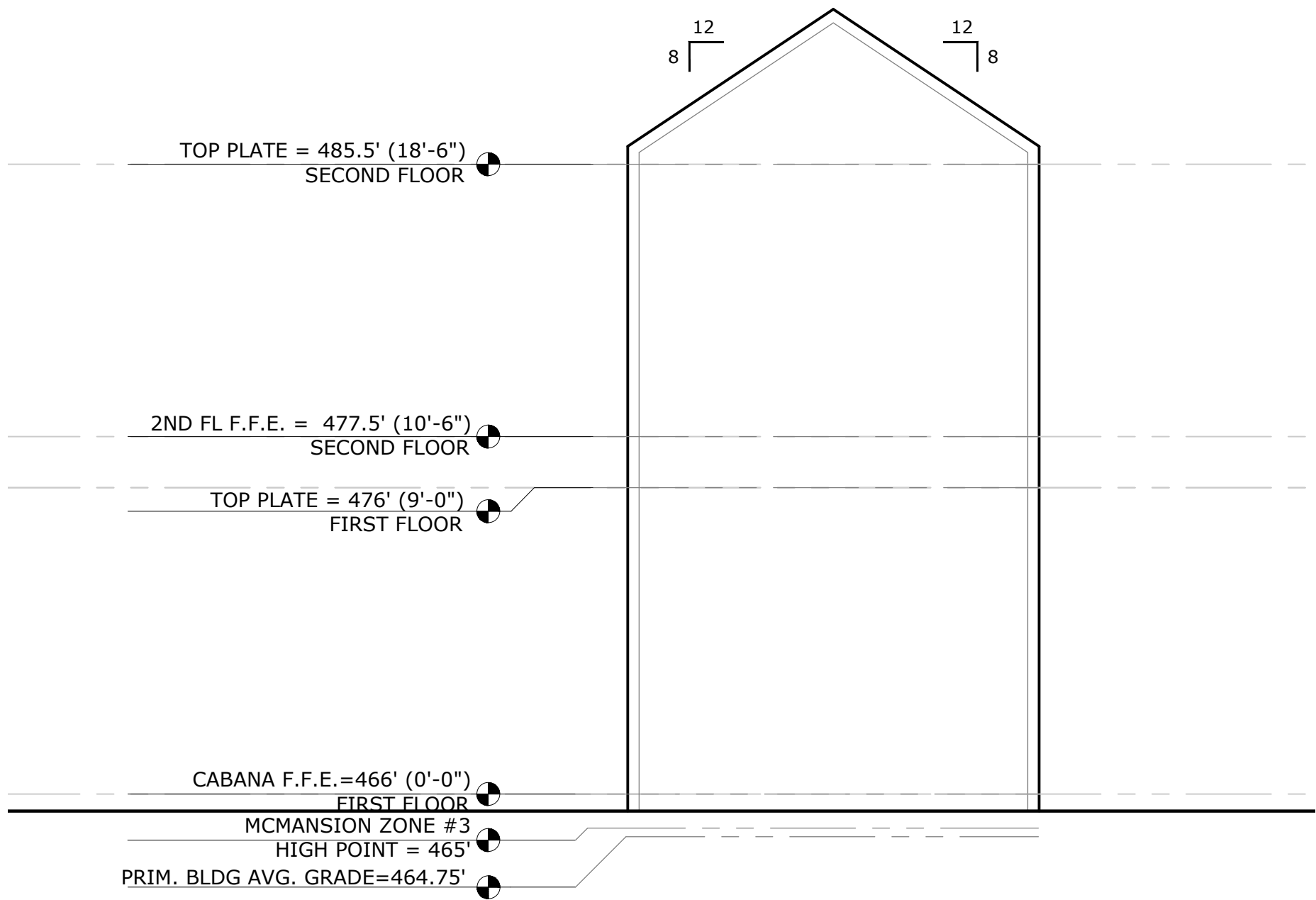
CABANA RESIDENCE  
ELEVATIONS

SHEET NUMBER

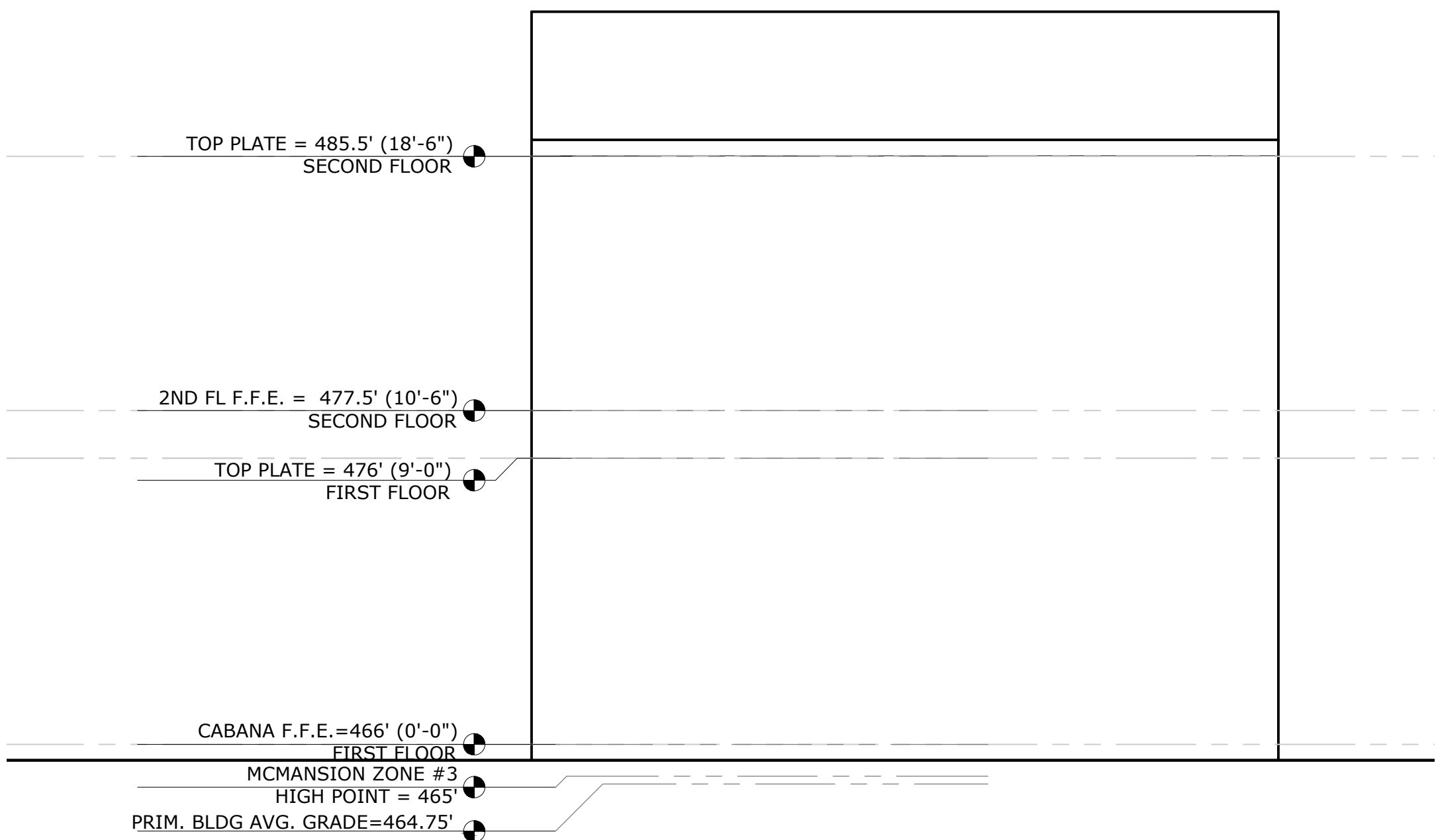
A3.2



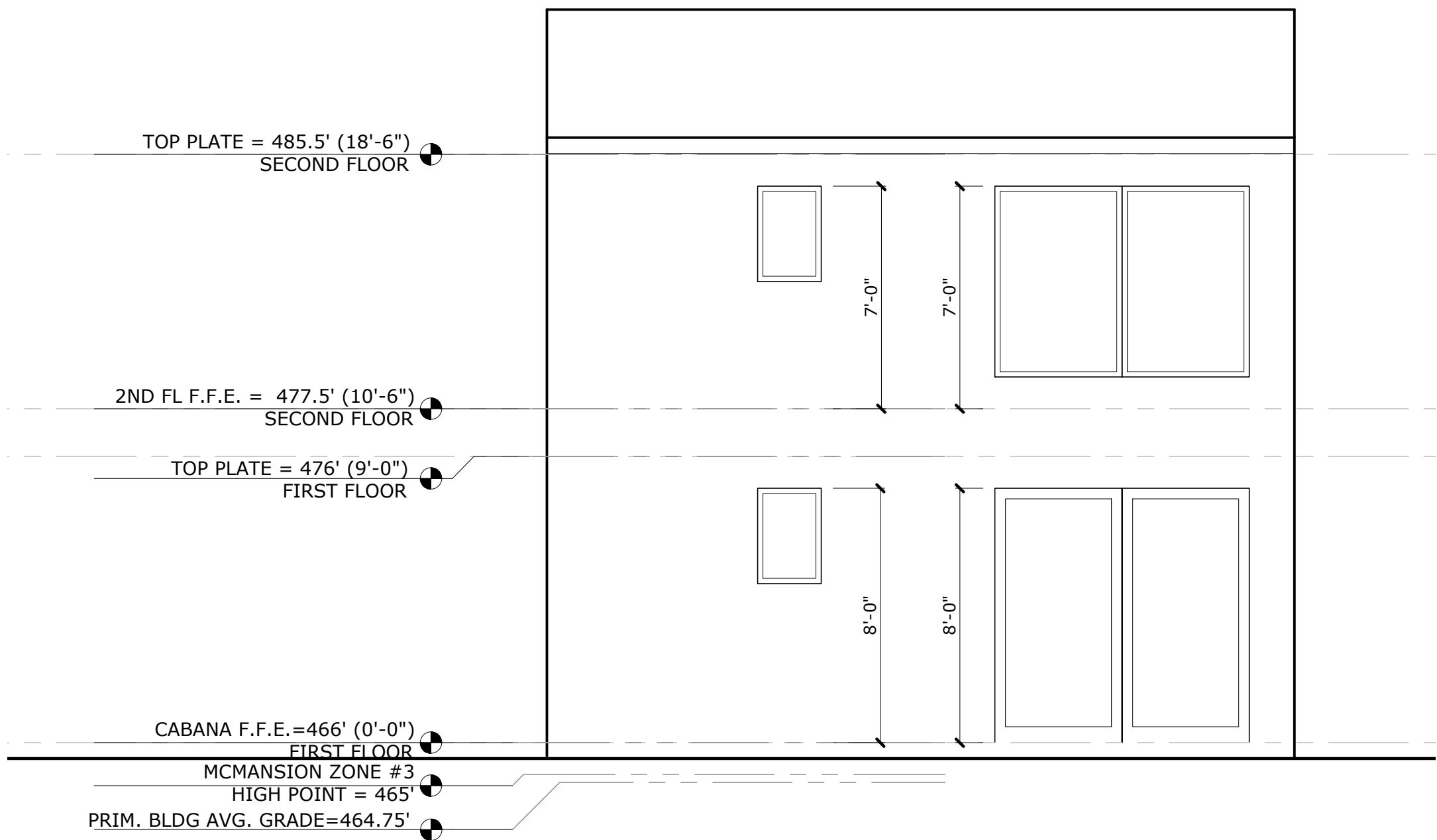
03 North Elevation — Front  
1/4" = 1'-0" @ 22x34 1/8" = 1'-0" @ 11x17



02 South Elevation — Rear  
1/4" = 1'-0" @ 22x34 1/8" = 1'-0" @ 11x17



04 West Elevation — LEFT Side  
1/4" = 1'-0" @ 22x34 1/8" = 1'-0" @ 11x17



01 East Elevation (Left Side)  
1/4" = 1'-0" @ 22x34 1/8" = 1'-0" @ 11x17



PROJECT

804 RUTHERFORD PL

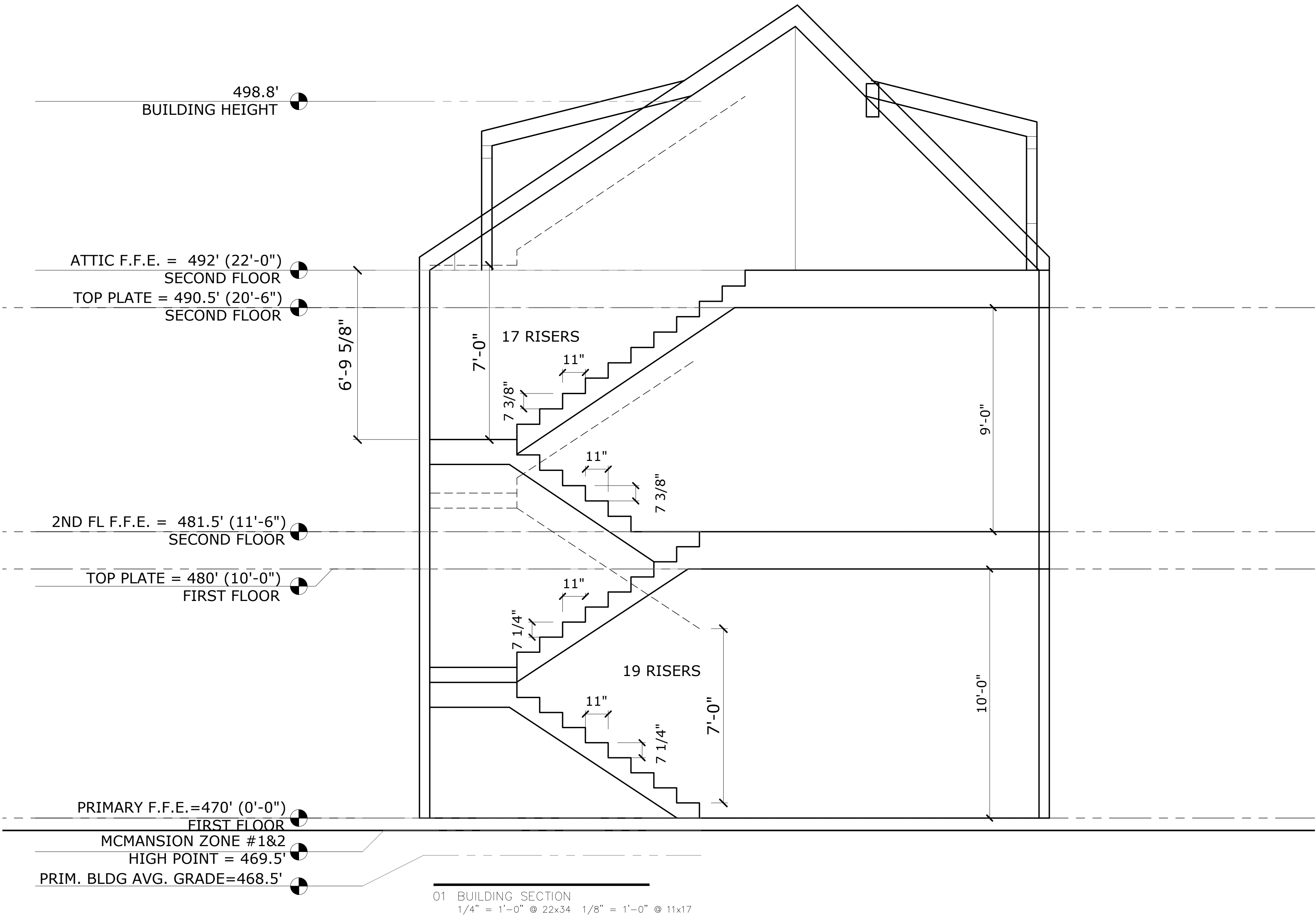
OWNER

NASH GARRISON

REVISIONS

NO	ISSUE	DATE
1	PERMIT	11/26/20

NOTES



SEAL & SIGNATURE



DESIGNER

R  
D — 0

RODENBERG DESIGN

1702 EVERGREEN DR  
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512-796-5995  
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STRUCTURAL ENGINEER

SEC SOLUTIONS LLC  
MARCOS DEQUEIROGA, PE  
407 FOREST STREET  
LIBERTY HILL, TX 78642  
512-215-4364

SHEET TITLE

SECTION

SHEET NUMBER

A3.3

PROJECT

804 RUTHERFORD PL

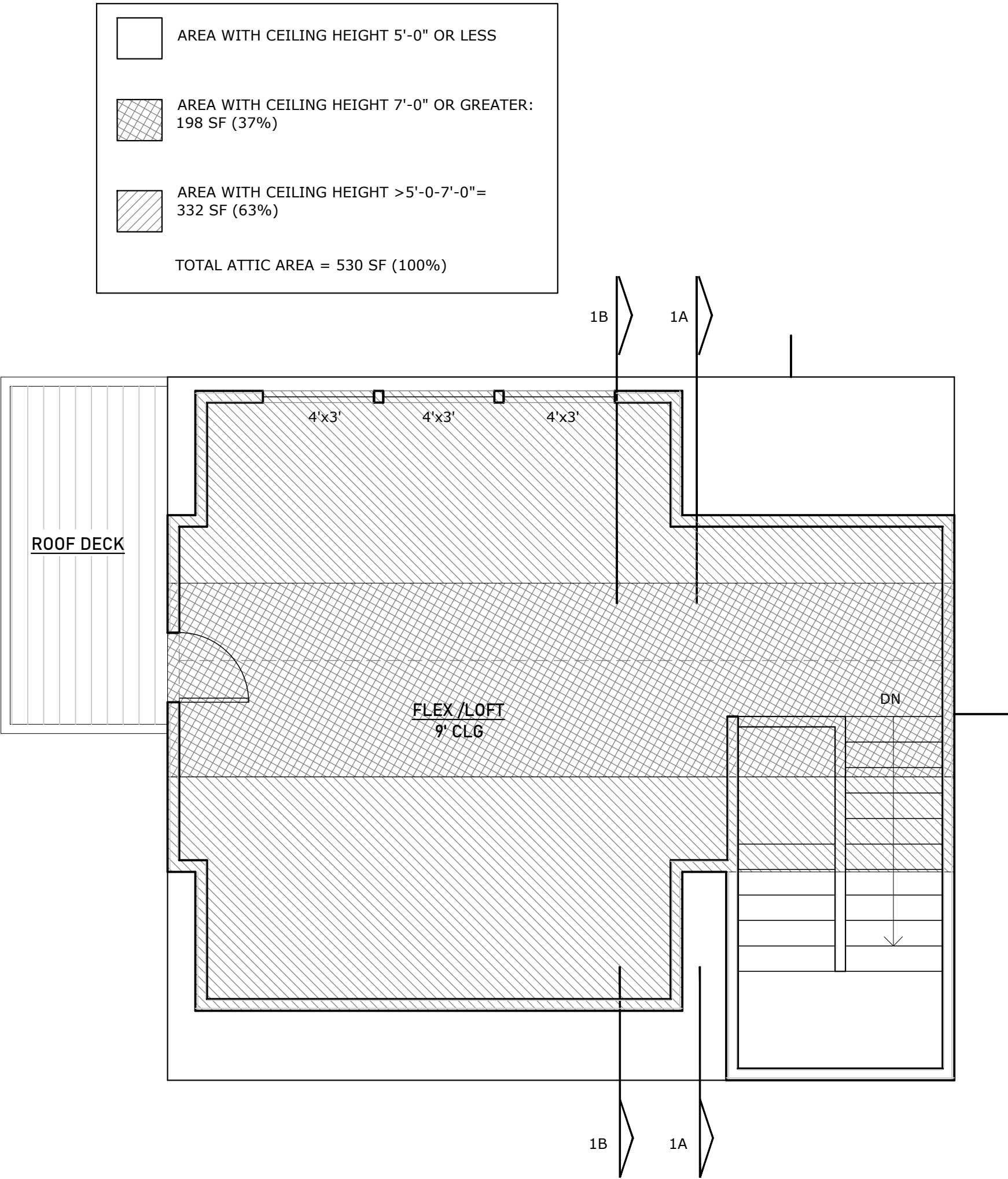
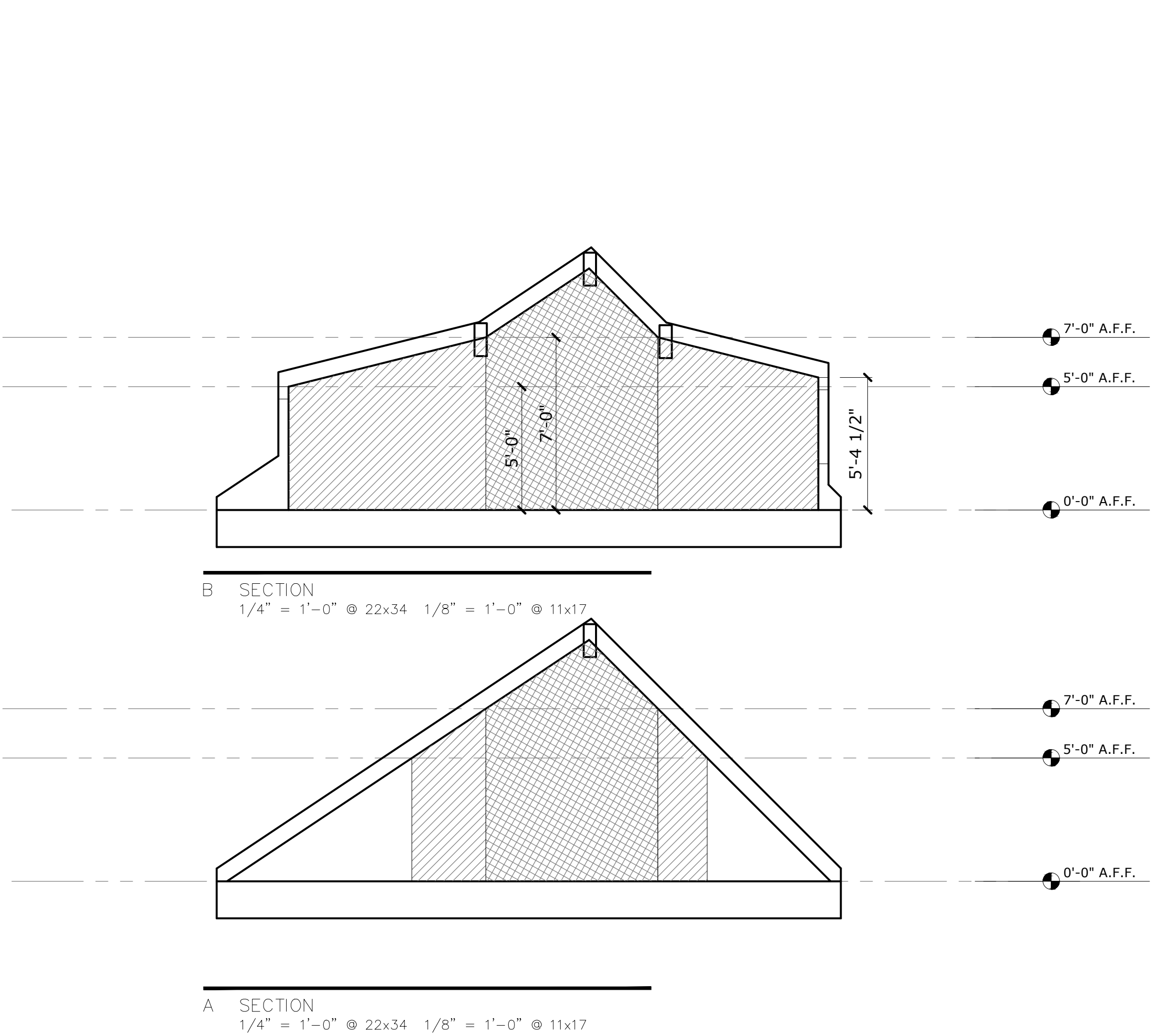
OWNER

NASH GARRISON

REVISIONS

NO	ISSUE	DATE
1	PERMIT	11/26/20

NOTES



SEAL & SIGNATURE



DESIGNER

R  
D — 0

RODENBERG DESIGN

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STRUCTURAL ENGINEER

SEC SOLUTIONS LLC  
MARCOS DEQUEIROGA, PE  
407 FOREST STREET  
LIBERTY HILL, TX 78642  
512-215-4364

SHEET TITLE

ATTIC EXEMPTION

SHEET NUMBER

A4.0