1510 PEASE

OLD WEST AUSTIN

COA Historical Landmark Commission Meeting

February 28, 2022

Presented by

Jennifer Hanlen & Ben May

PER LDC 25-2-352 CONTRIBUTING FACTORS – 1 OUT OF 5

- **ARCHITECTURE** - . The house was built in or around 1930 and while does represent a good example of a Tudor-style multi-family residence and does appear to convey architectural significance, it is still almost 100 years old with zero to no maintenance records. The house does not display high artistic value in representing ethnic or folk art, architecture, or construction
- **HISTORICAL ASSOCIATIONS** - Historical association. The property does not have significant historical associations. There does not appear to be any historical associations with the house nor significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation, nor represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.
- **ARCHEOLOGY** - The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- **COMMUNITY VALUE** - The house does not possess a unique community location, physical characteristic property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.
- **LANDSCAPE FEATURES** - The property does not have significant natural or designed landscape with any value to City of Austin.

1510 PEASE – EXISTING RESIDENCE / CONDITIONS

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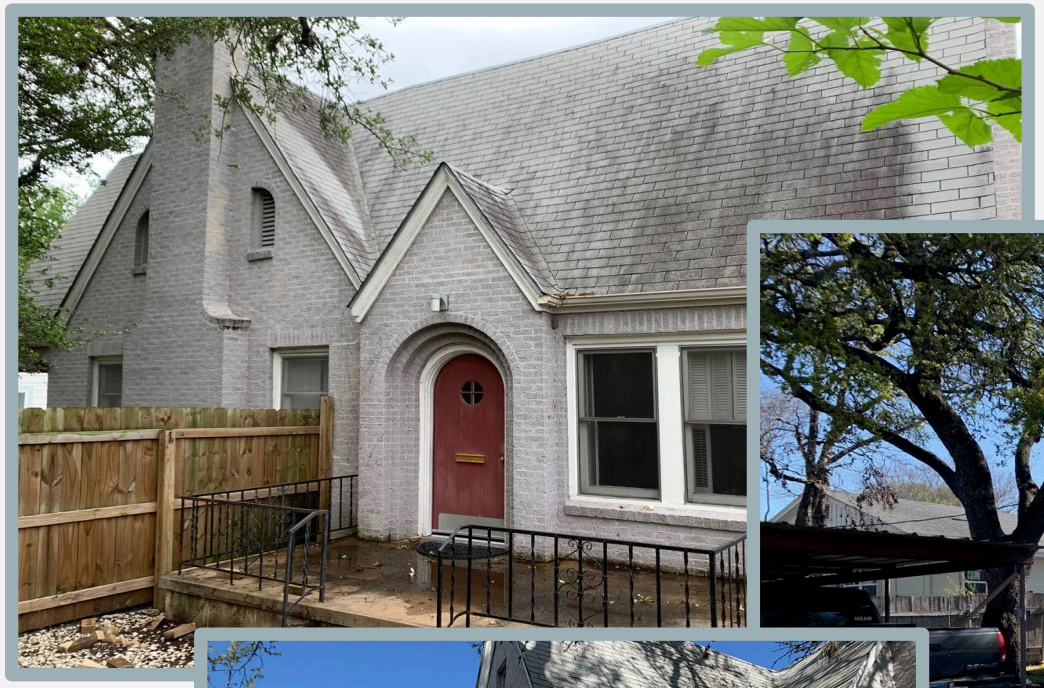
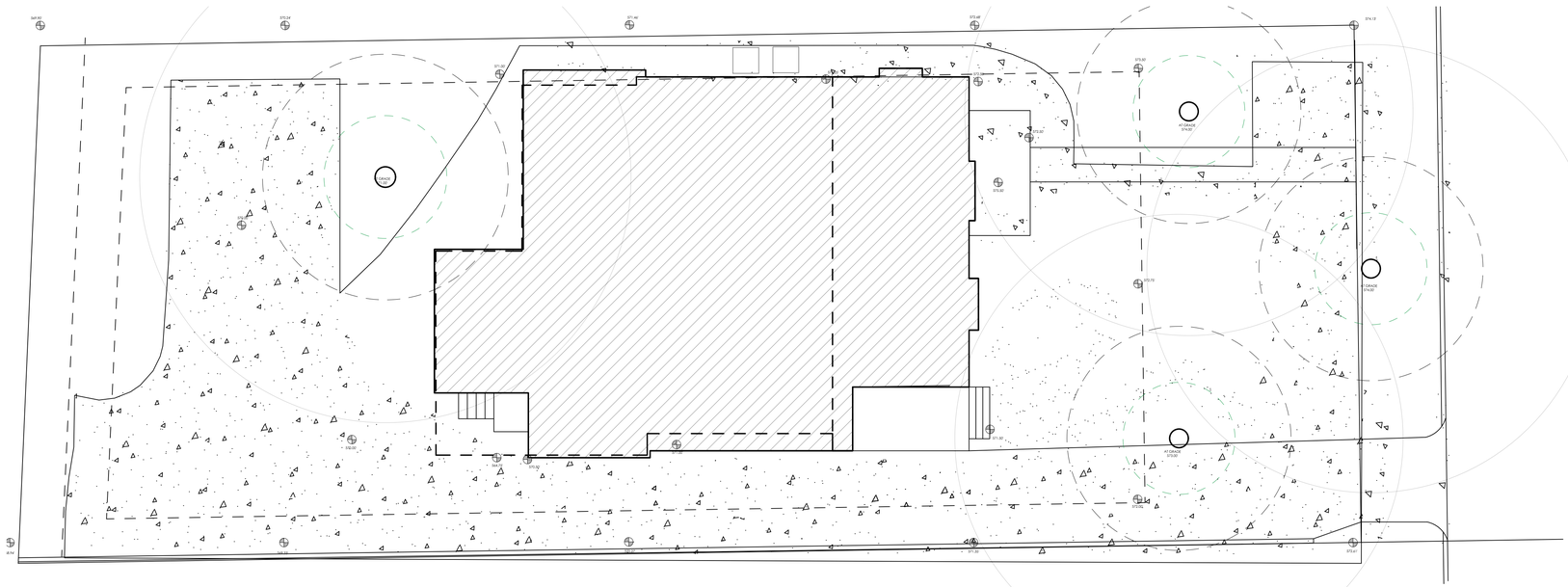


1510 PEASE - PROPOSED RENDERING

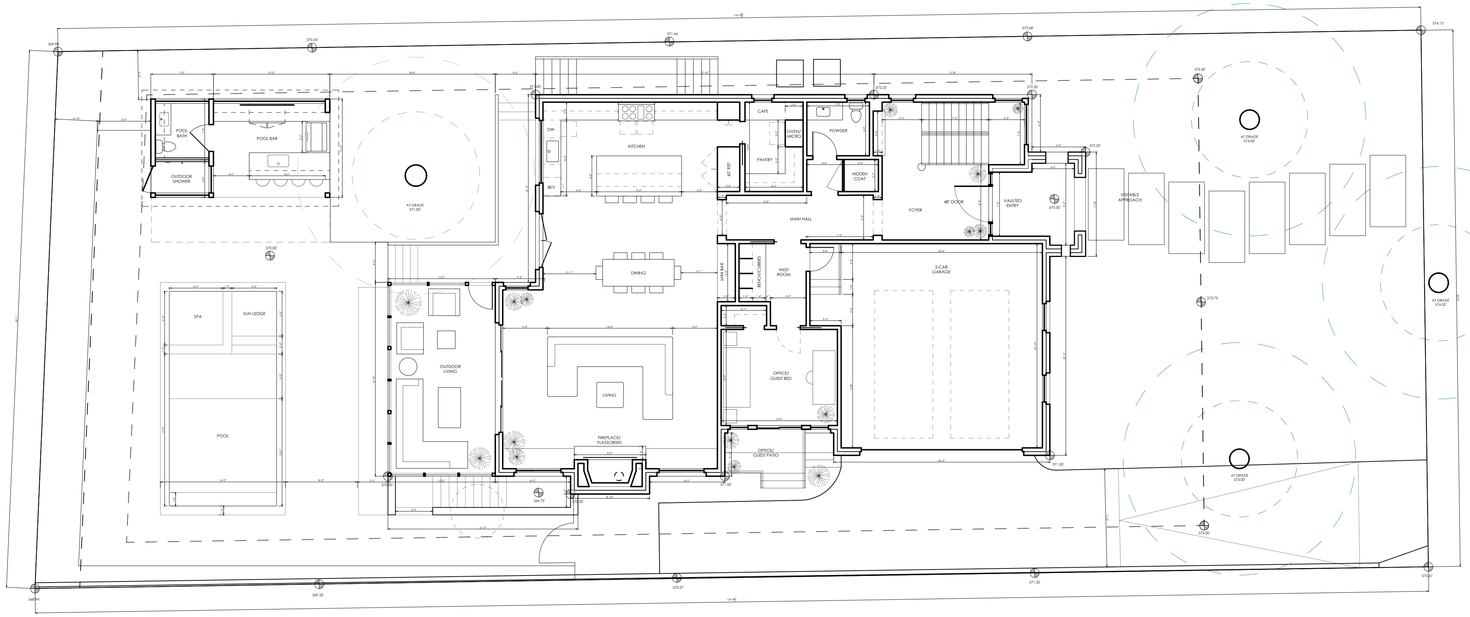
1510 PEASE - PROPOSED RENDERING – AERIAL VIEW



1 SITEPLAN :: EXISTING LAYOUT

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

N



2 NEW SITE LAYOUT

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

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NOTES:

GENERAL CONTRACTOR NOTES:

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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GC SHALL FAMILIARIZE THEMSELF WITH THE CONSTRUCTION DOCUMENTS AND NOTIFY THIS OFFICE OF ANY DISCREPENCY THAT THEY MAY IDENTIFY OR ANY ITEM NEEDING FURTHER ATTENTION.

DIMENSIONS SHOWN ARE TO FACE OF FINISHED MATERIALS.

THE GC SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

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SAFETY GLAZING: ALL HAZARDOUS GLASS MUST BE IN ACCORDANCE WITH 2015 IRC SECTION R308.4. (NOTED LOCATIONS: GLASS IN DOORS, WINDOWS 24" OR LESS FROM DOOR JAMB, GLAZING LESS THAN 5'-0" ABOVE TUB FLOOR, AND SHOWER OR TUB ENCLOSURES.

SMOKE DETECTOR SYSTEM: GENERAL CONTRACTOR IS RESPONSIBLE THAT THE DWELLING UNIT TO BE EQUIPPED WITH AN APPROVED SMOKE DETECTOR SYSTEM AT CORRESPONDING LOCATIONS, IN ACCORDANCE WITH 2015 IRC SECTION R314.

GENERAL CONTRACTOR SHALL VERIFY FOR SMOKE DETECTORS TO BE LOCATED AT LEAST 36" AWAY FROM HORIZONTAL PATH OF MECHANICAL AIR FLOW, PER NFPA 72 CHAPTER 11.

CARBON MONOXIDE ALARM: THE GENERAL CONTRACTOR IS RESPONSIBLE THAT THE DWELLING UNIT BE EQUIPPED WITH AN APPROVED CARBON MONOXIDE ALARM AT CORRESPONDING LOCATIONS, IN ACCORDANCE WITH 2015 IRC SECTION R315.

INSTALL POLYISOCYANURATE FOAM TYPE INSUATION - OR EQUIVALENT - AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

WATERPROOF ALL WATER/SPLASH AREAS TO A MINIMUM OF 60" ABOVE FINISHED FLOOR.

INSULATE MEP LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS.

ALL LANDSCAPING TO PROMOTE DRAINAGE AWAY FROM THE STRUCTURE & FOUNDATION. PROVIDE SILT FENCING AND/OR MULCH SOCKS AT PERIMETER OF SITE.

ben may design

LUCKY CHARM HOMES

JD HUNT CUSTOM HOMES

PROJECT TEAM:

OWNERS:

GINA & PEYTON HILL
CONTACT: 503.515.1940
ginaandkids@mac.com

DESIGN:

BEN MAY DESIGN
512.507.4664
ben@benmaydesign.com

GENERAL CONTRACTOR:

JD HUNT CONSTRUCTION
CONTACT: JASON HUNT
jasonhunt@jdhuntconstruct.com
512.925.0137

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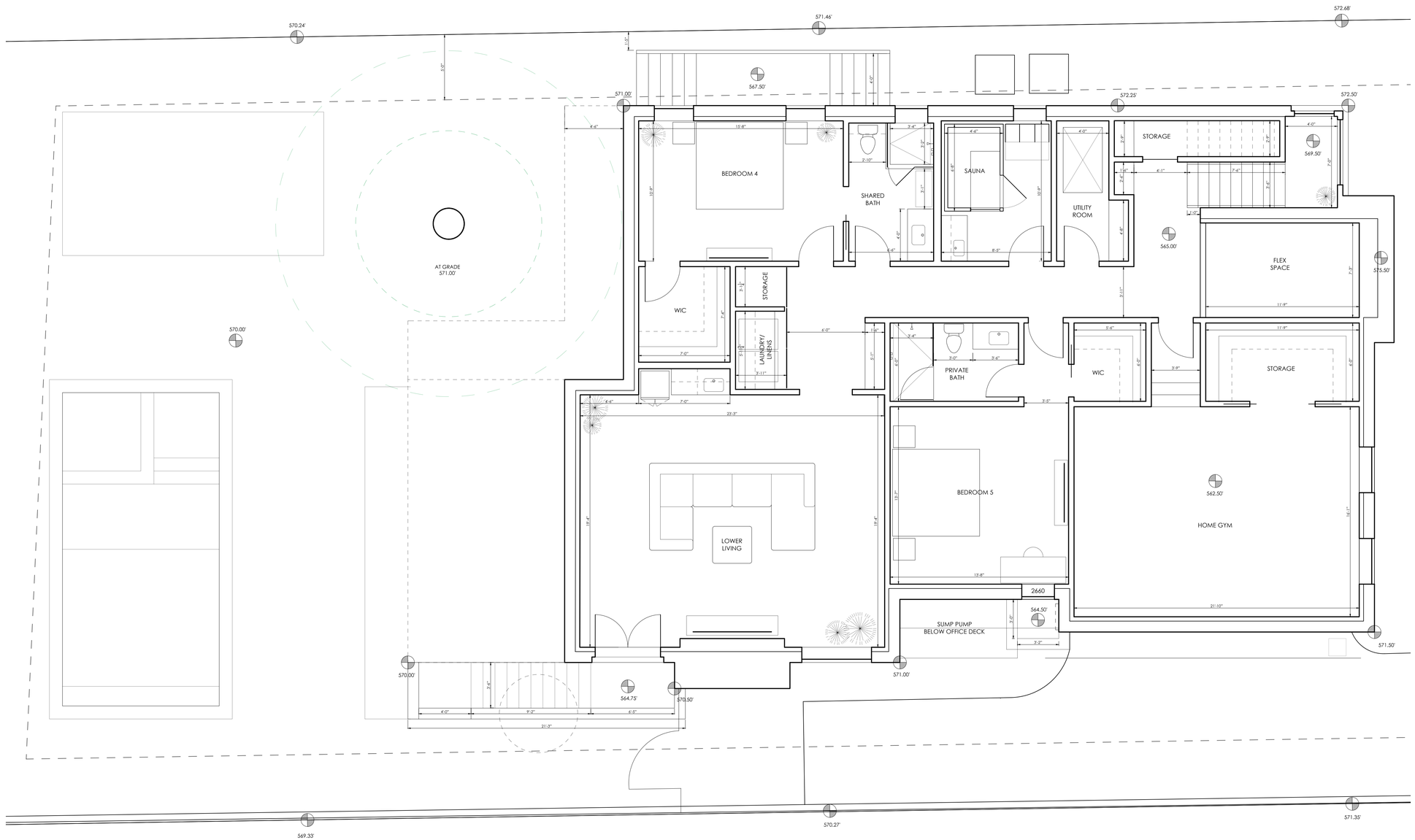

1 BASEMENT FLOOR PLAN

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

N

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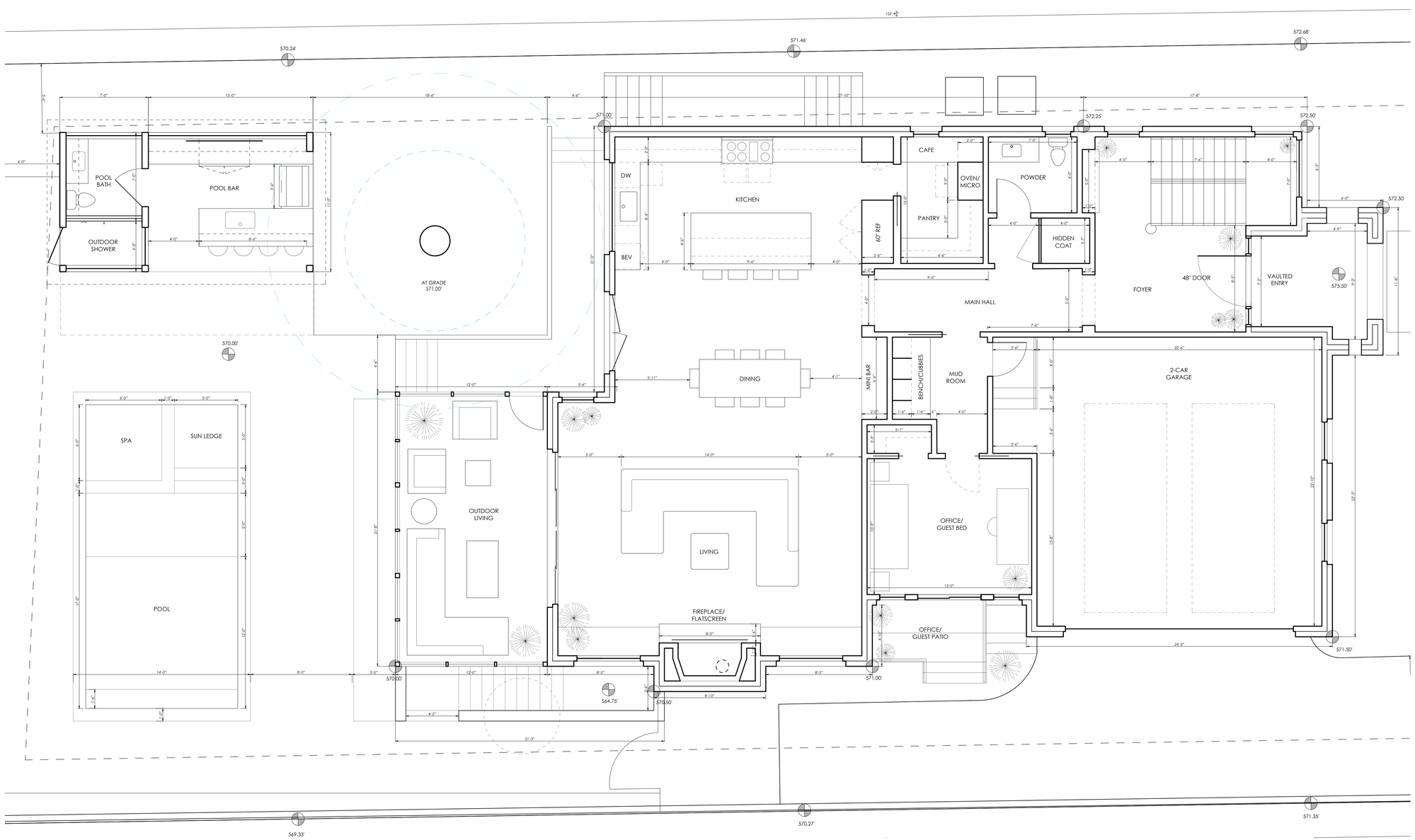

1 1ST FLOOR PLAN

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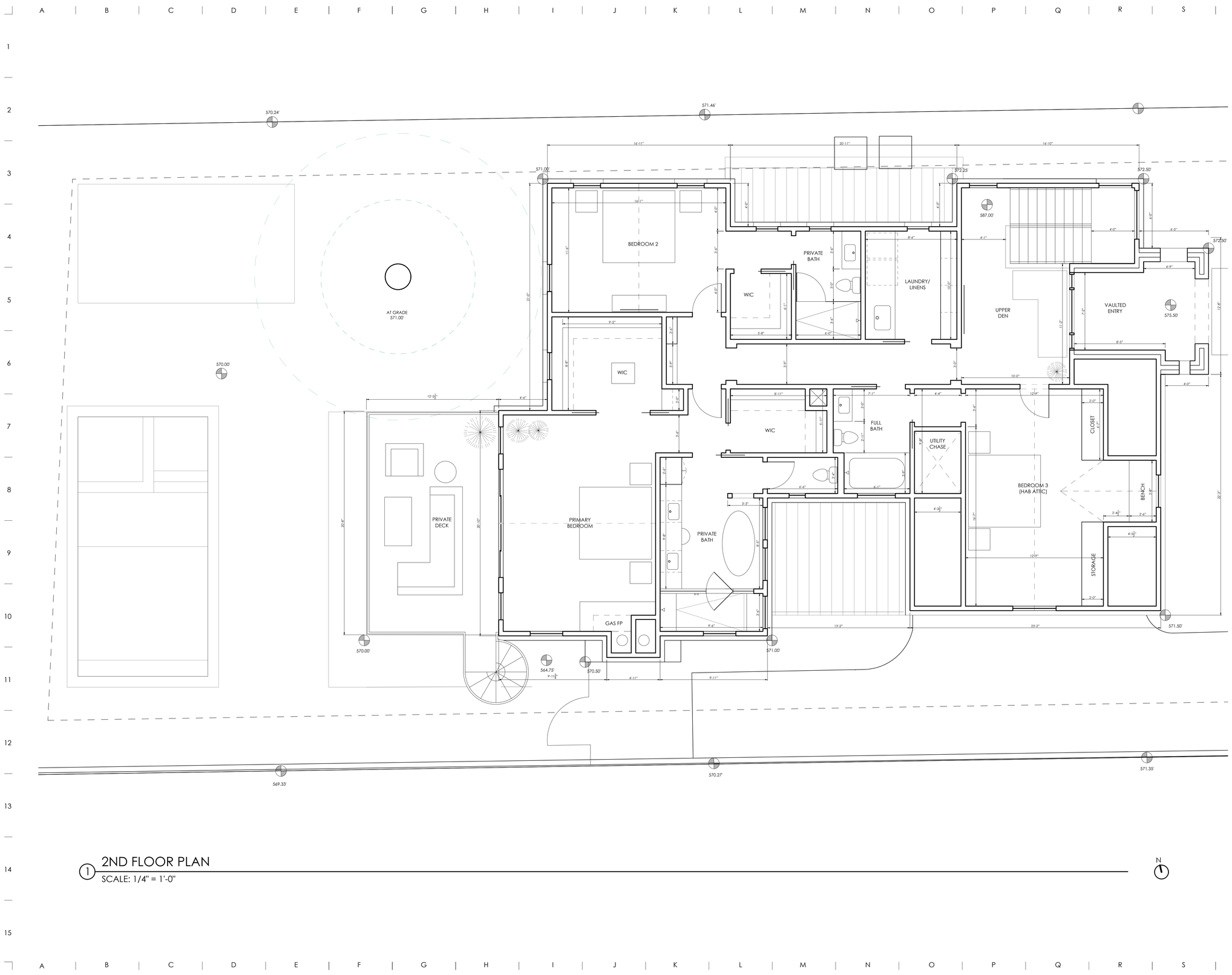

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1510 PEASE – CONTACT INFO

- **ARCHITECTURAL DESIGN:**
- Ben May
- Ben May Design
- 512-507-4646
- bmay.atx@gmail.com

- **CONSULTANT:**
- Jennifer Hanlen
- McNair Consulting
- 713-825-6271
- aecsupinfo@gmail.com