

Additional NEWS

Fall Quarterly 2006

Photography by Greg Hursley.



New Regulations Affect Future Development

New City of Austin regulations that alter existing residential development guidelines go into effect October 1, 2006. These regulations affect your home's maximum height, the height adjacent to the side property lines, and the maximum allowable area of your home. Existing limits to impervious cover remain in effect as well.

New maximum building heights have been lowered from 35 feet to 32 feet, and the height of a home at each side yard is now measured from an imaginary plane extending 45 degrees from a point fifteen feet above your side property lines.

Formerly, your home's maximum building area was limited to 40% of the house's "footprint" of the first floor on your lot. The new regulations count all interior square footage, including upper floors, covered porches on upper floors, and (in some cases) habitable attic areas. Depending on your lot size, the maximum building area that is now allowed under these new regulations cannot exceed the greater of either 40% of the lot or 2,300 square feet total.

The heavy blue line indicates the "tent" formed by the side and rear setback planes. The buildable area is the smallest area included within the front, side, and rear yard setbacks; maximum height limit; and the combined side and rear setback planes (shown here as the green area).



These restrictions, designed to control the spread of new, larger "McMansions" in older communities, will affect nearly all development in a much wider area, from Anderson Lane (north) to Ben White (south), and Loop 360 (west) to 183 (east). All new projects within this area must conform to these new regulations, although a new department has been created to address requests for exemptions on a case by case basis.

With these more stringent requirements, it is more important than ever to hire knowledgeable architects and builders, like CG&S Design-Build, when improving your home.



(Left to Right) Picture 1: BEFORE —The monochrome colors and old appliances make this kitchen look dated. Picture 2: AFTER—The wall separating the kitchen from the dining room has been removed to improve flow.

Rosedale Renovation Meets the Spirit of New **City Regulations**

One of CG&S Design-Build's recent projects, selected for this year's Austin NARI Tour of Homes, was sensitively renovated to conform to the character of its older, inner city neighborhood. This 1700 sq. ft. ranch style home, located along Shoal Creek, was built in the early 1950's, and no longer met today's lifestyle requirements. Rather than create a large first floor addition or add a second story to this house, CG&S removed walls between adjacent spaces, reconfigured rooms, combined baths, and upgraded the mechanical system and lighting, finishes, and appliances to create a home that has improved circulation, better views, and an up-to-date look that's still in keeping with the home's original appearance.

"A Not So Big House feels more spacious than many of its oversized neighbors because it is space with substance, all of it in use every day."

Creating the Not So Big House-Sarah Susanka

The project was so successful, that it won a 2006 Bronze Master Design Award from Qualified Remodeler magazine.

Previously occupied by a bachelor, this creek side home needed an updated kitchen, a new master bath, and updated finishes to accommodate his future wife and her daughter. The biggest challenge was how to renovate and update the home while retaining the character and integrity of the mid-century style. Another challenge was how to do this within the home's basic footprint and keep to a fairly modest budget. CG&S and the homeowners made a conscious choice to focus on details rather than size in this renovation. To make the floor plan work better and improve the flow, the entire house, with the exception of a single bedroom, was gutted down to the interior framing.



Photography (All After Pictures) by Greg Hursley

(Left to Right) Picture 1: Two side-by-side baths were combined into one large bath and dressing area with a walk-in closet. Picture 2: The new master bath has a more masculine aesthetic and is tied to the adjacent enclosed porch by clerestory windows.

Kitchen Redux The wall separating the kitchen and dining room was removed; only a raised counter behind the cooktop now separates the two spaces. To reuse the existing plumbing and electrical hookups, the new kitchen appliances and cabinetry were located as near as possible to the old locations. Green tiles compliment the white cabinets and granite countertops. Glass doors in the upper cabinets add to the feel of a more open kitchen. A phone/message center next to the back door, an extension of the pantry cabinets, is a convenient addition. The washer and dryer were moved out of the kitchen into the hallway and are conveniently accessed through a wide pocket door. New wood flooring was installed in all public areas to unify adjacent spaces in the more open floor plan.

His and Hers Baths Refinished with onyx countertops and shower, the two original hall baths were combined and converted into a bathroom and make-up area specifically for the home's female occupants. The bath also features glass block wall dividers that complement the vintage lamps and mirror. The adjacent, large walk-in closet is an added bonus in the reconfigured space. Attached to the existing master bedroom, the new 90sf master bath was the only addition to the original house. It has a more masculine aesthetic: black and white shower and floor tile, clean white cabinets, and lighting with an art deco flair. The high, clerestory windows allow for natural lighting and tie the bathroom to an adjacent enclosed porch.

Overall, the renovated house not only maintains its original mid-century feel, but the improvements and additions truly enhance the "retro" aesthetic and add to its character and charm. The flow is improved, there is room for the family of three, and the home is open, colorful and interesting. The budget, ever a concern to the new family-- was met, despite the near total renovation of this house. Best of all, the improvements were completed in time for the couple's wedding!

Design by Mark Lind, Project Management by Jim Venable

Selected as one of 8 homes to be viewed during the 4th Annual Austin NARI Tour of Homes. October 21 & 22, noon to 6pm. For more info or to purchase tickets, go to austinnari.org or call 512-708-0637.

Community Service

CG&S Design-Build is pleased to be a sponsor of Huston-Tillotson University's athletic department, whose mission is "to provide opportunities for competition in intercollegiate athletics while ensuring an atmosphere that emphasizes both academic and athletic excellence."



This spring, CG&S donated new construction materials and expert labor to make improvements to the coaching department offices and also built a new ticket booth in the gym. Check out our work next time you attend a game!

For more information about the athletics department, to see the game schedules, or to join the Ram Athletics Club, go to www.htu.edu/ or call 512-505-3000.

UPCOMING EVENTS

Austin NARI 4th Annual Tour of Homes

Saturday, October 21 &
Sunday, October 22
Noon to 6pm

Come see a CG&S Design-Build project!

Newsletter Writers/Editors

Aida Pollard
Mark Lind
Ryan Davis

Comments, suggestions and ideas for future articles can be forwarded to info@cgsdb.com. If you would like to receive further newsletters by e-mail, send us your e-mail address.

Inspired Design, Built to Last

www.CGSDB.com

info@CGSDB.com

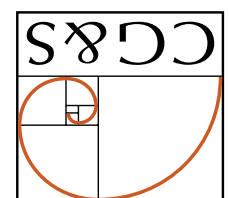
Fx. 512-444-1790

Ph. 512-444-1580

Austin, TX 78745

402 Corral Lane

DESIGN-BUILD



F A I L Q U A R T E R L Y 2 0 0 6