

HISTORIC LANDMARK COMMISSION
AUGUST 22, 2011
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2011-0066
1212 W. 9th Street
West Line

PROPOSAL

Construct a new single-family home on vacant lot.

PROJECT SPECIFICATIONS

The applicant proposes to construct a new 2,293 sf house on an existing vacant lot. The new 2 1/2-story, L-shaped house is a contemporary design with craftsman-style architectural features. The lot has a steep downward slope to the northwest that will accommodate a front-facing garage below the main level. The house has multiple, cross-gabled roofs with exposed rafter ends and brackets. There are dormers with two windows on either side of the cross gabled wing.

The proposed exterior wall materials are limestone ("Austin brown and white rock") veneer on the foundation and garage level, 5" exposure Hardiplank lap siding on the first level, and Hardiplank shingle siding on the tower and front facing gable ends.

There are numerous casement, awning and fixed sash windows and a shed roofed front porch with 6 x 6 cedar columns.

STAFF COMMENTS

The property is located in the West Line National Register District. The West Line National Register District has no design guidelines for new construction. Design guidelines in other historic districts address size, scale, massing, fenestration patterns, and materials. Applicable general design review guidelines state:

- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

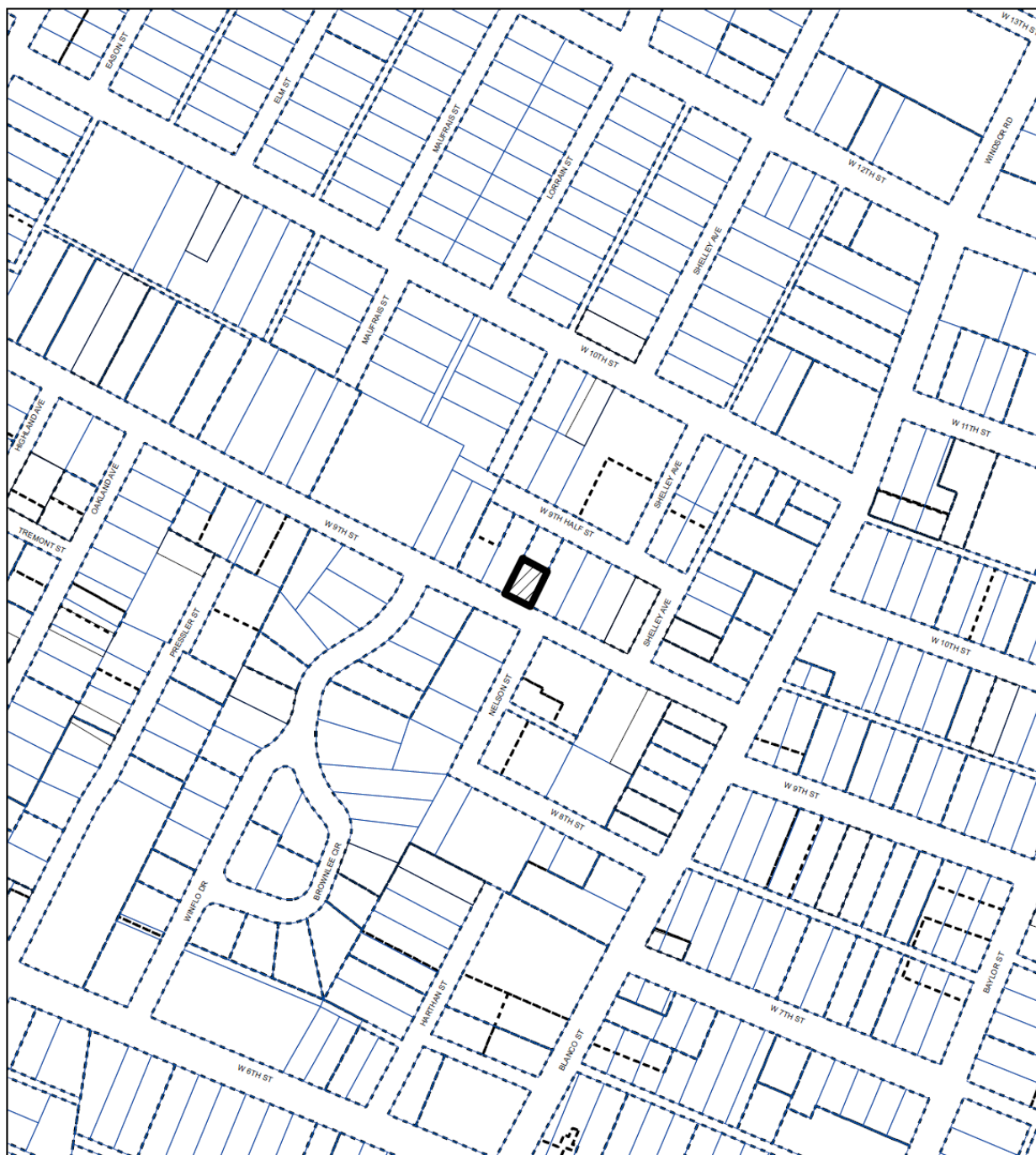
The demolition permit for a c. 1917, 1,216 sf, 1-story single family residence previously located on this property was approved by the Historic Landmark Commission in January 2010. The building permit for the new building has already been released and construction has begun.

Properties on either side of the lot are contemporary designs of similar or larger size and scale as the proposed design and across the street is a large multi-family apartment complex.

STAFF RECOMMENDATION

Staff recommends approving the project as proposed.

LOCATION MAP



SUBJECT TRACT



ZONING BOUNDARY

NATIONAL REGISTER DISTRICT

CASE#: NRD-2011-0066
LOCATION: 1212 W 9TH STREET
GRID: H23
MANAGER: ALYSON MCGEE



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

[illegible]

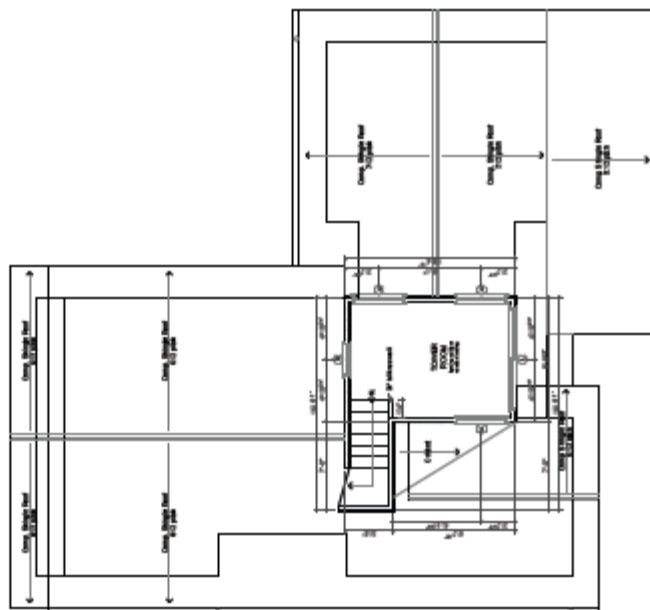
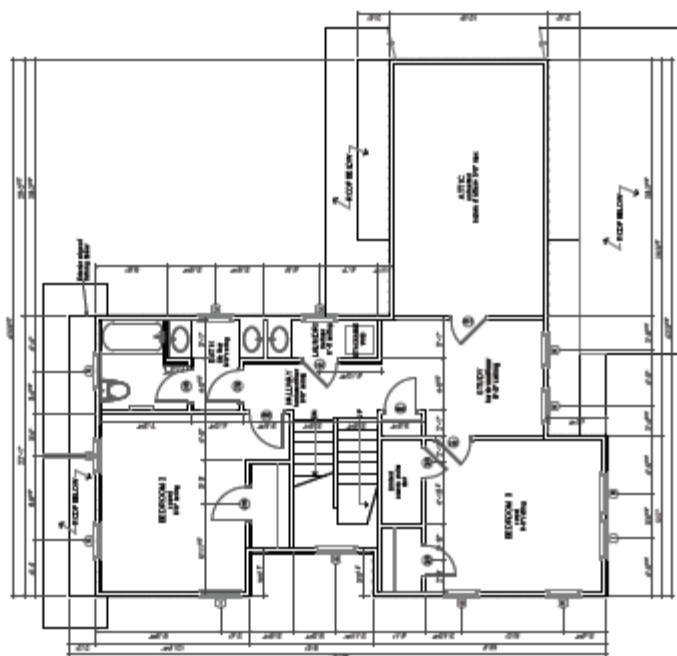


WINDOW SCHEDULE				NOTES
WEEK	QUANTITY	WIND		
		WINDY	TREATMENT	
1	1	1	1	WINDY AND 100% IN WIND
2	1	1	1	
3	1	1	1	
4	1	1	1	
5	1	1	1	
6	1	1	1	
7	1	1	1	
8	1	1	1	
9	1	1	1	
10	1	1	1	
11	1	1	1	WINDY AND 100% IN WIND
12	1	1	1	
13	1	1	1	
14	1	1	1	
15	1	1	1	
16	1	1	1	
17	1	1	1	
18	1	1	1	
19	1	1	1	
20	1	1	1	
21	1	1	1	WINDY AND 100% IN WIND
22	1	1	1	
23	1	1	1	
24	1	1	1	
25	1	1	1	
26	1	1	1	
27	1	1	1	
28	1	1	1	
29	1	1	1	
30	1	1	1	
31	1	1	1	WINDY AND 100% IN WIND
32	1	1	1	
33	1	1	1	
34	1	1	1	
35	1	1	1	
36	1	1	1	
37	1	1	1	
38	1	1	1	
39	1	1	1	
40	1	1	1	
41	1	1	1	WINDY AND 100% IN WIND
42	1	1	1	
43	1	1	1	
44	1	1	1	
45	1	1	1	
46	1	1	1	
47	1	1	1	
48	1	1	1	
49	1	1	1	
50	1	1	1	
51	1	1	1	WINDY AND 100% IN WIND
52	1	1	1	
53	1	1	1	
54	1	1	1	
55	1	1	1	
56	1	1	1	
57	1	1	1	
58	1	1	1	
59	1	1	1	
60	1	1	1	
61	1	1	1	WINDY AND 100% IN WIND
62	1	1	1	
63	1	1	1	
64	1	1	1	
65	1	1	1	
66	1	1	1	
67	1	1	1	
68	1	1	1	
69	1	1	1	
70	1	1	1	
71	1	1	1	WINDY AND 100% IN WIND
72	1	1	1	
73	1	1	1	
74	1	1	1	
75	1	1	1	
76	1	1	1	
77	1	1	1	
78	1	1	1	
79	1	1	1	
80	1	1	1	
81	1	1	1	WINDY AND 100% IN WIND
82	1	1	1	
83	1	1	1	
84	1	1	1	
85	1	1	1	
86	1	1	1	
87	1	1	1	
88	1	1	1	
89	1	1	1	
90	1	1	1	
91	1	1	1	WINDY AND 100% IN WIND
92	1	1	1	
93	1	1	1	
94	1	1	1	
95	1	1	1	
96	1	1	1	
97	1	1	1	
98	1	1	1	
99	1	1	1	
100	1	1	1	

A-2		Second Floor Plan & Schedules 9th Street Residence 1212 West 8th Street Austin, Texas 78703		NICK MEHL 1007 Monmouth, Box 200 Austin, Texas 78701 512-475-0326	
-----	--	--	--	--	--

DOOR SCHEDULE									
DOOR			FINISH		GLZ		NET NO		MOVIE
NO	HT	WID	SW	HT	WID	HT	WID	HT	WID
1	80	36	1	80	36	1	80	36	1
2	80	36	1	80	36	1	80	36	1
3	80	36	1	80	36	1	80	36	1
4	80	36	1	80	36	1	80	36	1
5	80	36	1	80	36	1	80	36	1
6	80	36	1	80	36	1	80	36	1
7	80	36	1	80	36	1	80	36	1
8	80	36	1	80	36	1	80	36	1
9	80	36	1	80	36	1	80	36	1
10	80	36	1	80	36	1	80	36	1
11	80	36	1	80	36	1	80	36	1
12	80	36	1	80	36	1	80	36	1
13	80	36	1	80	36	1	80	36	1
14	80	36	1	80	36	1	80	36	1
15	80	36	1	80	36	1	80	36	1
16	80	36	1	80	36	1	80	36	1
17	80	36	1	80	36	1	80	36	1
18	80	36	1	80	36	1	80	36	1
19	80	36	1	80	36	1	80	36	1
20	80	36	1	80	36	1	80	36	1
21	80	36	1	80	36	1	80	36	1
22	80	36	1	80	36	1	80	36	1
23	80	36	1	80	36	1	80	36	1
24	80	36	1	80	36	1	80	36	1
25	80	36	1	80	36	1	80	36	1
26	80	36	1	80	36	1	80	36	1
27	80	36	1	80	36	1	80	36	1
28	80	36	1	80	36	1	80	36	1
29	80	36	1	80	36	1	80	36	1
30	80	36	1	80	36	1	80	36	1
31	80	36	1	80	36	1	80	36	1
32	80	36	1	80	36	1	80	36	1
33	80	36	1	80	36	1	80	36	1
34	80	36	1	80	36	1	80	36	1
35	80	36	1	80	36	1	80	36	1
36	80	36	1	80	36	1	80	36	1
37	80	36	1	80	36	1	80	36	1
38	80	36	1	80	36	1	80	36	1
39	80	36	1	80	36	1	80	36	1
40	80	36	1	80	36	1	80	36	1
41	80	36	1	80	36	1	80	36	1
42	80	36	1	80	36	1	80	36	1
43	80	36	1	80	36	1	80	36	1
44	80	36	1	80	36	1	80	36	1
45	80	36	1	80	36	1	80	36	1
46	80	36	1	80	36	1	80	36	1
47	80	36	1	80	36	1	80	36	1
48	80	36	1	80	36	1	80	36	1
49	80	36	1	80	36	1	80	36	1
50	80	36	1	80	36	1	80	36	1
51	80	36	1	80	36	1	80	36	1
52	80	36	1	80	36	1	80	36	1
53	80	36	1	80	36	1	80	36	1
54	80	36	1	80	36	1	80	36	1
55	80	36	1	80	36	1	80	36	1
56	80	36	1	80	36	1	80	36	1
57	80	36	1	80	36	1	80	36	1
58	80	36	1	80	36	1	80	36	1
59	80	36	1	80	36	1	80	36	1
60	80	36	1	80	36	1	80	36	1
61	80	36	1	80	36	1	80	36	1
62	80	36	1	80	36	1	80	36	1
63	80	36	1	80	36	1	80	36	1
64	80	36	1	80	36	1	80	36	1
65	80	36	1	80	36	1	80	36	1
66	80	36	1	80	36	1	80	36	1
67	80	36	1	80	36	1	80	36	1
68	80	36	1	80	36	1	80	36	1
69	80	36	1	80	36	1	80	36	1
70	80	36	1	80	36	1	80	36	1
71	80	36	1	80	36	1	80	36	1
72	80	36	1	80	36	1	80	36	1
73	80	36	1	80	36	1	80	36	1
74	80	36	1	80	36	1	80	36	1
75	80	36	1	80	36	1	80	36	1
76	80	36	1	80	36	1	80	36	1
77	80	36	1	80	36	1	80	36	1
78	80	36	1	80	36	1	80	36	1
79	80	36	1	80	36	1	80	36	1
80	80	36	1	80	36	1	80	36	1
81	80	36	1	80	36	1	80	36	1
82	80	36	1	80	36	1	80	36	1
83	80	36	1	80	36	1	80	36	1
84	80	36	1	80	36	1	80	36	1
85	80	36	1	80	36	1	80	36	1
86	80	36	1	80	36	1	80	36	1
87	80	36	1	80	36	1	80	36	1
88	80	36	1	80	36	1	80	36	1
89	80	36	1	80	36	1	80	36	1
90	80	36	1	80	36	1	80	36	1
91	80	36	1	80	36	1	80	36	1
92	80	36	1	80	36	1	80	36	1
93	80	36	1	80	36	1	80	36	1
94	80	36	1	80	36	1	80	36	1
95	80	36	1	80	36	1	80	36	1
96	80	36	1	80	36	1	80	36	1
97	80	36	1	80	36	1	80	36	1
98	80	36	1	80	36	1	80	36	1
99	80	36	1	80	36	1	80	36	1
100	80	36	1	80	36	1	80	36	1
101	80	36	1	80	36	1	80	36	1
102	80	36	1	80	36	1	80	36	1
103	80	36	1	80	36	1	80	36	1
104	80	36	1	80	36	1	80	36	1
105	80	36	1	80	36	1	80	36	1
106	80	36	1	80	36	1	80	36	1
107	80	36	1	80	36	1	80	36	1
108	80	36	1	80	36	1	80	36	1
109	80	36	1	80	36	1	80	36	1
110	80	36	1	80	36	1	80	36	1
111	80	36	1	80	36	1	80	36	1
112	80	36	1	80	36	1	80	36	1
113	80	36	1	80	36	1	80	36	1
114	80	36	1	80	36	1	80	36	1
115	80	36	1	80	36	1	80	36	1
116	80	36	1	80	36	1	80	36	1
117	80	36	1	80	36	1	80	36	1
118	80	36	1	80	36	1	80	36	1
119	80	36	1	80	36	1	80	36	1
120	80	36	1	80	36	1	80	36	1
121	80	36	1	80	36	1	80	36	1
122	80	36	1	80	36	1	80	36	1
123	80	36	1	80	36	1	80	36	1
124	80	36	1	80	36	1	80	36	1
125	80	36	1	80	36	1	80	36	1
126	80	36	1	80	36	1	80	36	1
127	80	36	1	80	36	1	80	36	1
128	80	36	1	80	36	1	80	36	1
129	80	36	1	80	36	1	80	36	1
130	80	36	1	80	36	1	80	36	1
131	80	36	1	80	36	1	80	36	1
132	80	36	1	80	36	1	80	36	1
133	80	36	1	80	36	1	80	36	1
134	80	36	1	80	36	1	80	36	1
135	80	36	1	80	36	1	80	36	1
136	80	36	1	80	36	1	80	36	1
137	80	36	1	80	36	1	80	36	1
138	80	36	1	80	36	1	80	36	1
139	80	36	1	80	36	1	80	36	1
140	80	36	1	80	36	1	80	36	1
141	80	36	1	80	36	1	80	36	1
142	80	36	1	80	36	1	80	36	1
143	80	36	1	80	36	1	80	36	1
144	80	36	1	80	36	1	80	36	1
145	80	36	1	80	36	1	80	36	1
146	80	36	1	80	36	1	80	36	1
147	80	36	1	80	36	1	80	36	1
148	80	36	1	80	36	1	80	36	1
149	80	36	1	80	36	1	80	36	1
150	80	36	1	80	36	1	80	36	1
151	80	36	1	80	36	1	80	36	1
152	80	36	1	80	36	1	80	36	1
153	80	36	1	80	36	1	80	36	1
154	80	36	1	80	36	1	80	36	1
155	80	36	1	80	36	1	80	36	1
156	80	36	1	80	36	1	80	36	1
157	80	36	1	80	36	1	80	36	1
158	80	36	1	80	36	1	80	36	1
159	80	36	1	80	36	1	80	36	1
160	80	36	1	80	36	1	80	36	1
161	80	36	1	80	36	1	80	36	1
162	80	36	1	80	36	1	80	36	1
163	80	36	1	80	36	1	80	36	1
164	80	36	1	80	36	1	80	36	1
165	80	36	1	80	36	1	80	36	1
166	80	36	1	80	36	1	80	36	1
167	80	36	1	80	36	1	80	36	1
168	80	36	1	80	36	1	80	36	1
169	80	36	1	80	36	1	80	36	1
170	80	36	1	80	36	1	80	36	1
171	80	36	1	80	36	1	80	36	1
172	80	36	1	80					

臺灣地區主要出口產品					類別
品名	單位	數量	價值	單位價值	
1. 鐵礦砂及其精砂	噸	1,000	1,000,000	1,000	礦產
2. 煤	噸	1,000	1,000,000	1,000	
3. 石油	噸	1,000	1,000,000	1,000	
4. 天然氣	噸	1,000	1,000,000	1,000	
5. 金	噸	1,000	1,000,000	1,000	
6. 銅	噸	1,000	1,000,000	1,000	
7. 鋁	噸	1,000	1,000,000	1,000	
8. 錫	噸	1,000	1,000,000	1,000	
9. 鉛	噸	1,000	1,000,000	1,000	
10. 鋅	噸	1,000	1,000,000	1,000	
11. 其他金屬	噸	1,000	1,000,000	1,000	其他
12. 其他礦產	噸	1,000	1,000,000	1,000	
13. 其他礦產	噸	1,000	1,000,000	1,000	
14. 其他礦產	噸	1,000	1,000,000	1,000	
15. 其他礦產	噸	1,000	1,000,000	1,000	
16. 其他礦產	噸	1,000	1,000,000	1,000	
17. 其他礦產	噸	1,000	1,000,000	1,000	
18. 其他礦產	噸	1,000	1,000,000	1,000	
19. 其他礦產	噸	1,000	1,000,000	1,000	
20. 其他礦產	噸	1,000	1,000,000	1,000	



1 Second Floor Plan

2 Third Floor / Roof Plan

