

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.

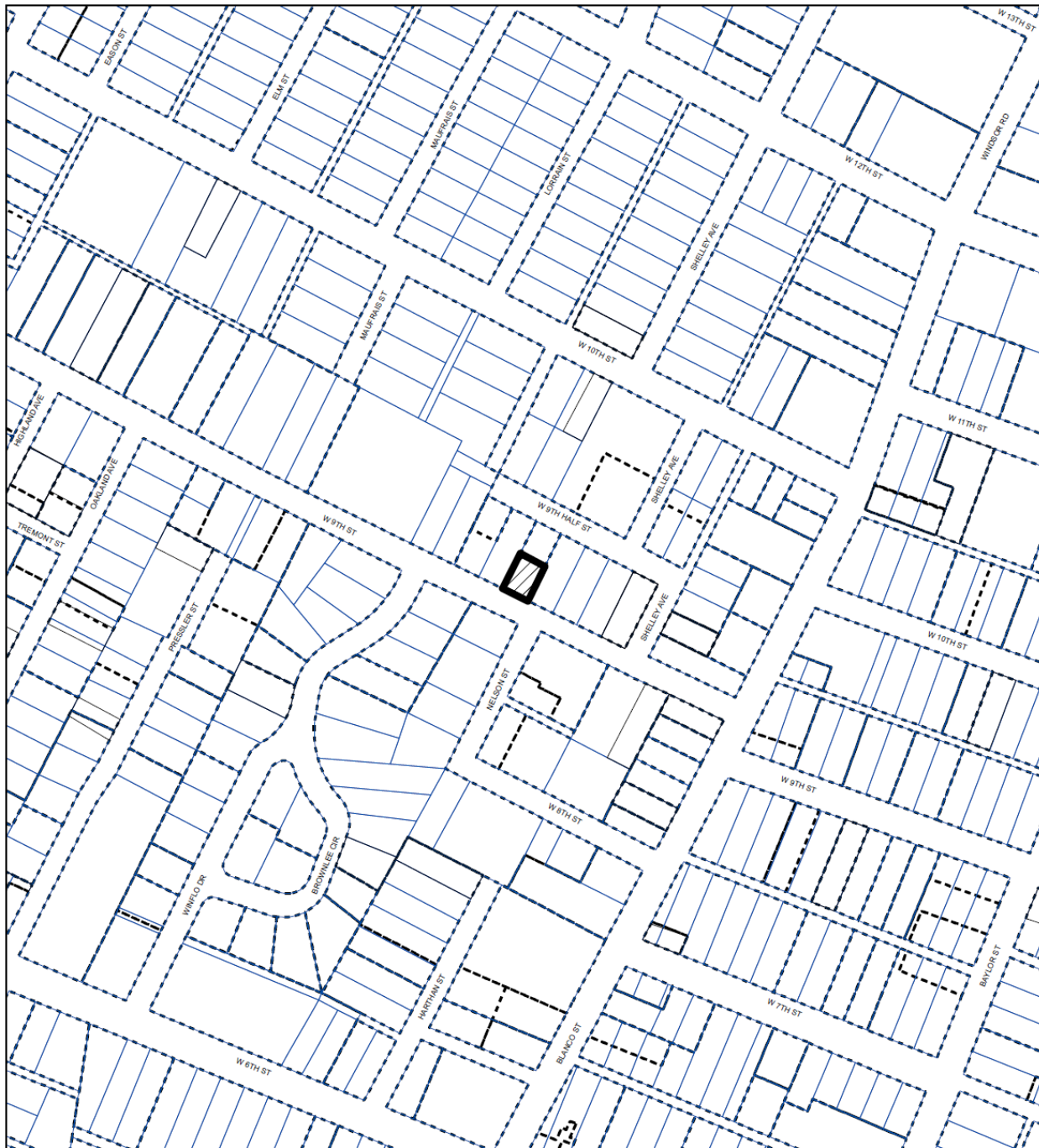
The demolition permit for a c. 1917, 1,216 sf, 1-story single family residence previously located on this property was approved by the Historic Landmark Commission in January 2010. The building permit for the new building has already been released and construction has begun.

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.

PLANS

Oam Parkash
2901 Gem Circle
Austin, TX 78704

1002 West Avenue, Ste. 302
Austin, TX 78701
512.473.8228

Green Earth Engineering
Tim Zhang, P.E.

Ramirez Homes
Andrew Ramirez
512.200.6173

x, TRAVIS COUNTY, TEXAS.

1. DO NOT SCALE DRAWINGS. Contractor to report any discrepancies in the drawings to Architect prior to commencement of construction.
2. All dimensions are to face of framing unless noted otherwise.

T.O. = TOP OF
B.O. = BOTTOM OF
U.O.N. = UNLESS OTHERWISE NOTED
TYP. = TYPICAL
GYP. = GYPSUM
DWGS. = DRAWINGS
TS = TUBE STEEL

ZONING: MF-3

LOT SIZE

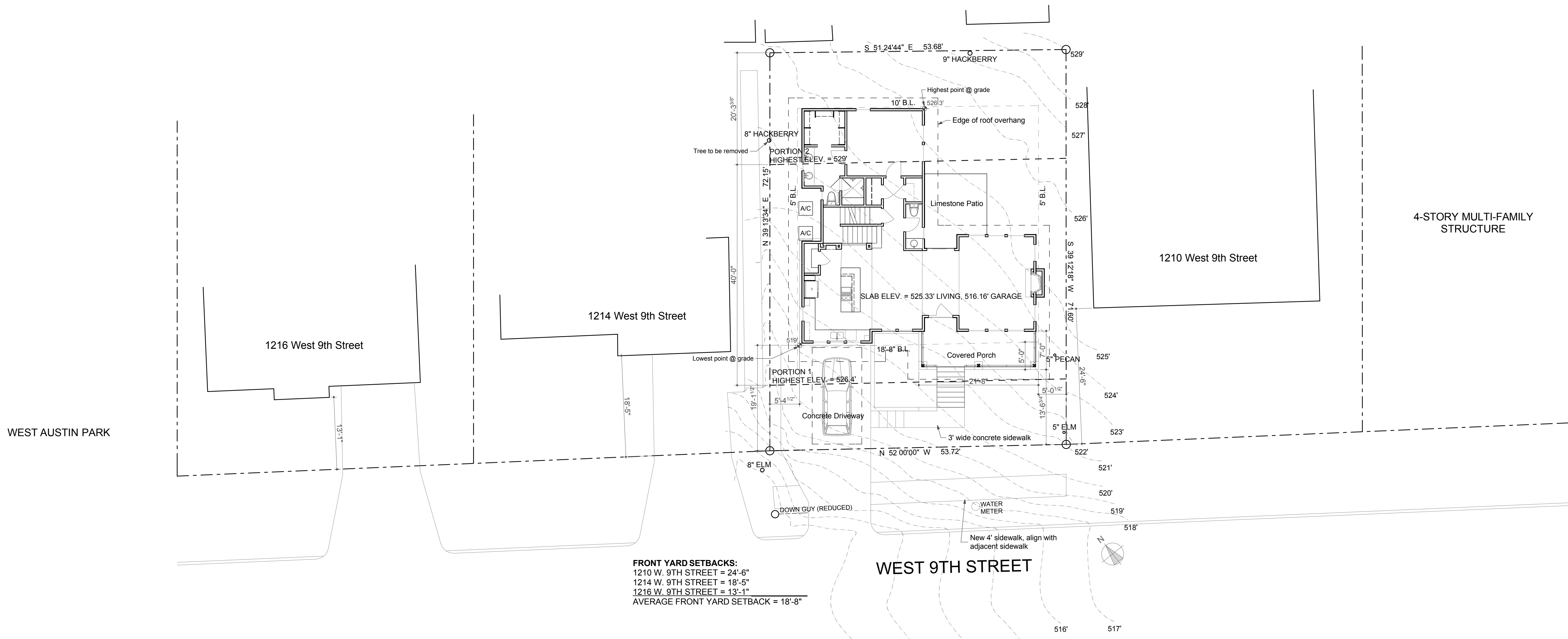
1st FLOOR CONDITIONED AREA
2nd FLOOR CONDITIONED AREA
3rd FLOOR CONDITIONED AREA
GARAGE (200 sf EXEMPT FROM F.A.R.)

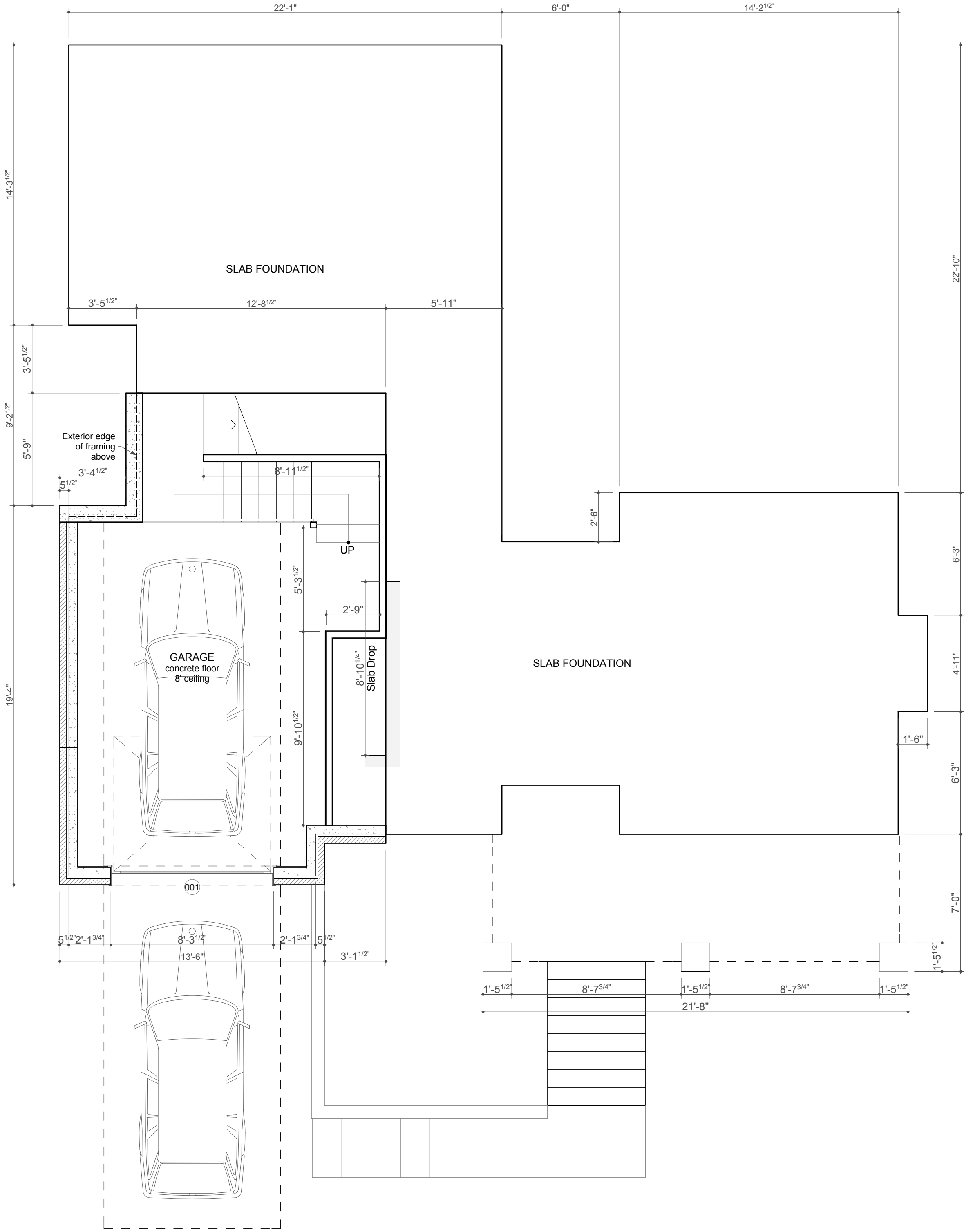
☒ ATTACHED
☐ DETACHED
 WOOD DECKS (counted 100%)
 BREEZEWAYS
 COVERED PATIOS
 COVERED PORCHES
 BALCONIES
 SWIMMING POOL
 OTHER

TOTAL BUILDING COVERAGE ON LOT
DRIVEWAY AREA
SIDEWALK / WALKWAYS
UNCOVERED PATIOS
UNCOVERED WOOD DECKS (counted 50%)
AIR CONDITIONER PADS
CONCRETE DECKS
OTHER (retaining walls)

BUILDING COVERAGE	1363sf / 3859sf = 35%
TOTAL IMPERVIOUS COVERAGE	1,898sf = 49% (65% allowed)
TOTAL GROSS FLOOR AREA	2,293 sf
FLOOR AREA RATIO	.59*

- T-1 TITLE SHEET & SITE PLAN
- A-1 FIRST FLOOR PLAN & SCHEDULES
- A-2 SECOND FLOOR PLAN & SCHEDULES
- A-3 THIRD FLOOR PLAN / ROOF PLAN
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS
- A-6 BUILDING SECTIONS & INTERIOR ELEVATIONS
- A-7 INTERIOR ELEVATIONS
- E-1 FIRST FLOOR ELECTRICAL PLAN
- E-2 SECOND FLOOR ELECTRICAL PLAN

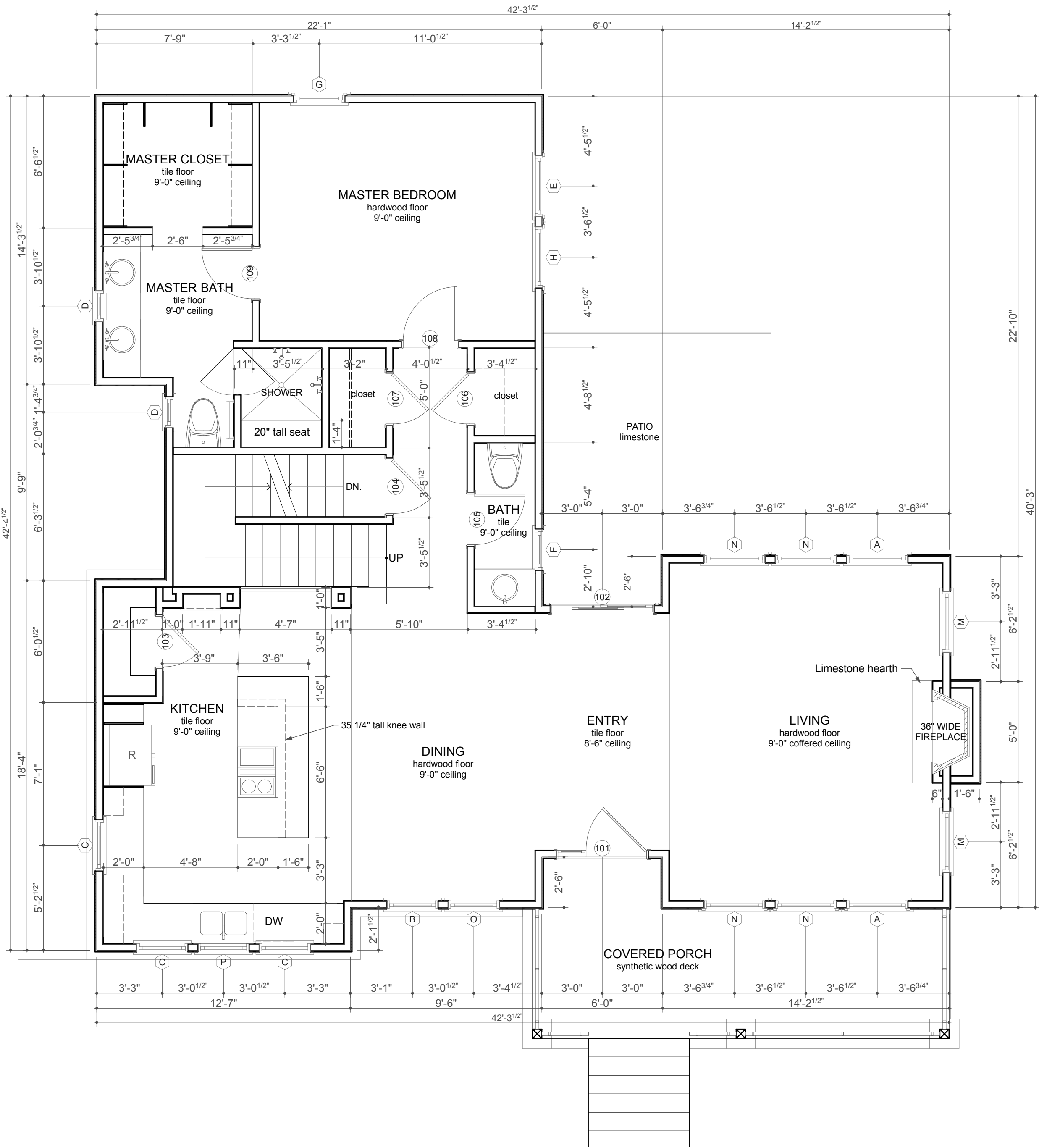




1 Garage Floor Plan
SCALE: 1/4" = 1'-0"

MARK	Quantity	SIZE		OPERATION	NOTES
		WIDTH	HEIGHT		
A	2	3'-0"	6'-0"	CASEMENT	
B	1	2'-6"	6'-0"	CASEMENT	
C	5	2'-6"	4'-0"	CASEMENT	
D	2	1'-6"	2'-6"	CASEMENT	
E	1	3'-0"	5'-0"	CASEMENT	MUST BE EGRESS WINDOW
F	1	2'-0"	3'-0"	CASEMENT	
G	9	2'-6"	2'-6"	AWNING	
H	2	3'-0"	5'-0"	FIXED	
I	2	3'-0"	4'-6"	CASEMENT	MUST BE EGRESS WINDOW
K	3	4'-0"	3'-6"	AWNING	
L	1	8'-0"	3'-6"	SLIDER	
M	2	3'-0"	2'-0"	FIXED	
N	4	3'-0"	6'-0"	FIXED	
O	1	2'-6"	6'-0"	FIXED	
P	1	2'-6"	4'-0"	FIXED	
R	1	3'-0"	4'-6"	FIXED	

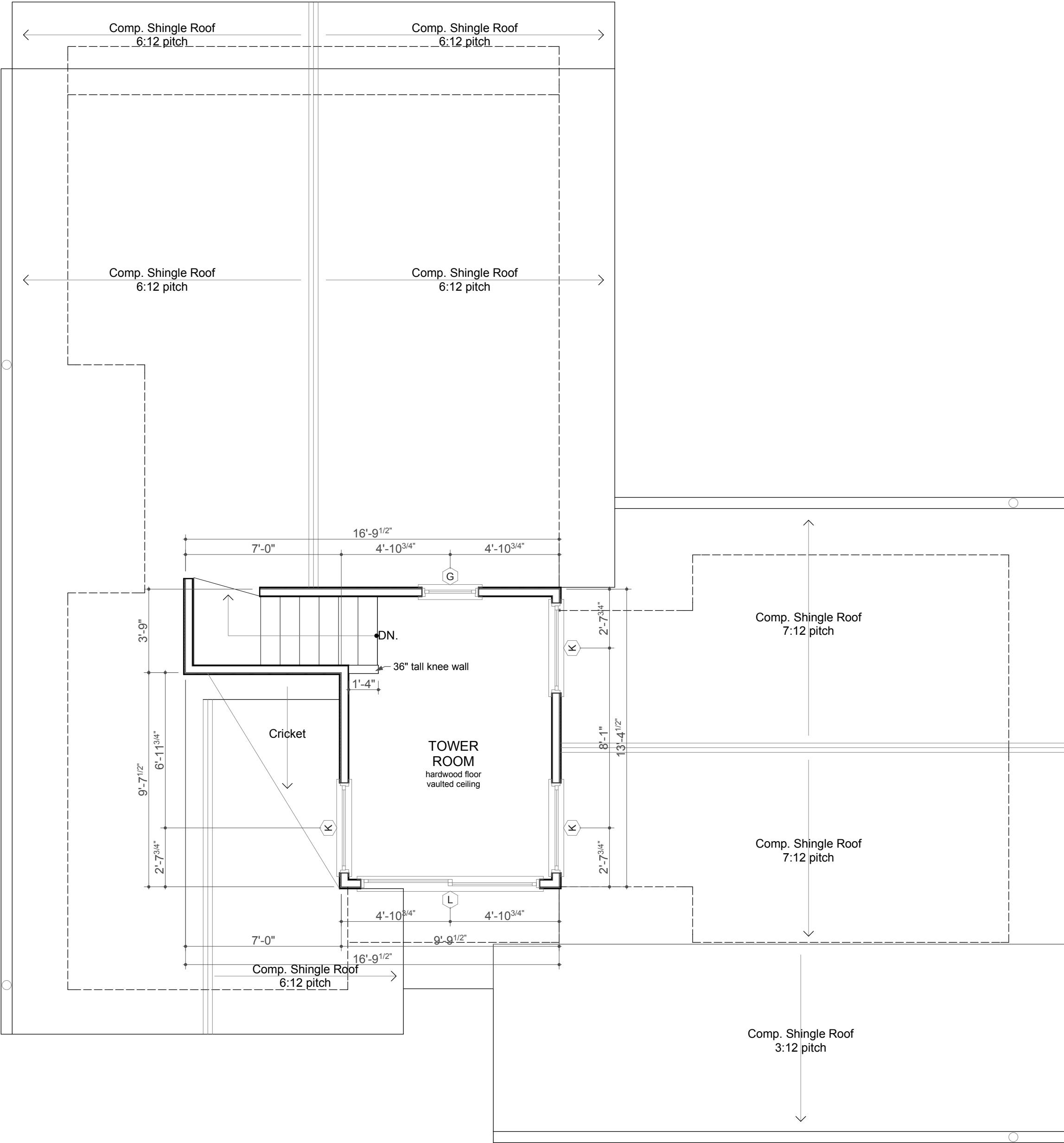
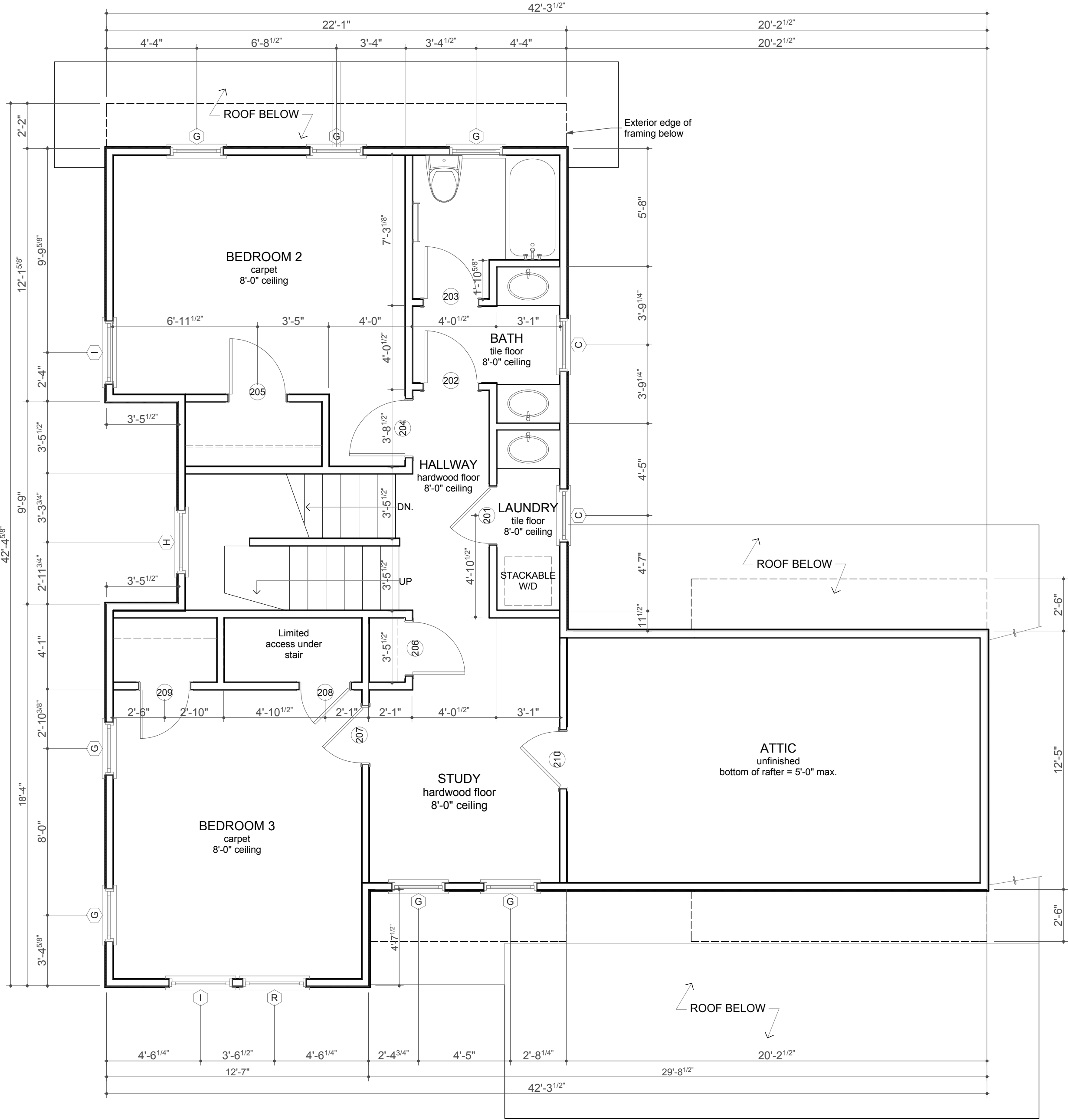
MARK	SIZE		MATL	GLZ	SET NO	NOTES
	W	HT				
001	8'-0"	7'-0"	WOOD	SINGLE PANE		GARAGE DOOR
101	3'-0"	6'-8"	WOOD	INSUL. LOW-E		FRONT DOOR BY SIMPSON DOOR CO.
102	5'-0"	6'-8"	CLAD WOOD	INSUL. LOW-E		SLIDING DOOR BY PELLA
103	2'-6"	6'-8"	HOLLOW CORE	-		
104	2'-8"	6'-8"	SOLID CORE	-		W/ WEATHERSEAL & SELF-CLOSER
105	2'-6"	6'-8"	SOLID CORE	-		
106	2'-6"	6'-8"	HOLLOW CORE	-		
107	2'-6"	6'-8"	HOLLOW CORE	-		
108	2'-8"	6'-8"	SOLID CORE	-		
109	2'-6"	6'-8"	SOLID CORE	-		
201	2'-8"	6'-8"	SOLID CORE	-		
202	2'-6"	6'-8"	SOLID CORE	-		
203	2'-6"	6'-8"	SOLID CORE	-		
204	2'-8"	6'-8"	SOLID CORE	-		
205	2'-8"	6'-8"	HOLLOW CORE	-		
206	2'-6"	6'-8"	HOLLOW CORE	-		
207	2'-8"	6'-8"	SOLID CORE	-		
208	2'-4"	4'-0"	HOLLOW CORE	-		
209	2'-4"	6'-8"	HOLLOW CORE	-		
210	2'-8"	3'-6"	SOLID CORE	-		



2 First Floor Plan
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE					
MARK	Quantity	SIZE		OPERATION	NOTES
		WIDTH	HEIGHT		
A	2	3'-0"	6'-0"	CASEMENT	
B	1	2'-6"	6'-0"	CASEMENT	
C	5	2'-6"	4'-0"	CASEMENT	
D	2	1'-6"	2'-6"	CASEMENT	
E	1	3'-0"	5'-0"	CASEMENT	MUST BE EGRESS WINDOW
F	1	2'-0"	3'-0"	CASEMENT	
G	9	2'-6"	2'-6"	AWNING	
H	2	3'-0"	5'-0"	FIXED	
I	2	3'-0"	4'-6"	CASEMENT	MUST BE EGRESS WINDOW
K	3	4'-0"	3'-6"	AWNING	
L	1	8'-0"	3'-6"	SLIDER	
M	2	3'-0"	2'-0"	FIXED	
N	4	3'-0"	6'-0"	FIXED	
O	1	2'-6"	6'-0"	FIXED	
P	1	2'-6"	4'-0"	FIXED	
R	1	3'-0"	4'-6"	FIXED	

DOOR SCHEDULE						
MARK	SIZE		MATL	GLZ	SET NO	NOTES
	W	HT				
001	8'-0"	7'-0"	WOOD	SINGLE PANE		GARAGE DOOR
101	3'-0"	6'-8"	WOOD	INSUL. LOW-E		FRONT DOOR BY SIMPSON DOOR CO.
102	5'-0"	6'-8"	CLAD WOOD	INSUL. LOW-E		SLIDING DOOR BY PELLA
103	2'-6"	6'-8"	HOLLOW CORE	-		
104	2'-8"	6'-8"	SOLID CORE	-		W/ WEATHERSEAL & SELF-CLOSER
105	2'-6"	6'-8"	SOLID CORE	-		
106	2'-6"	6'-8"	HOLLOW CORE	-		
107	2'-6"	6'-8"	HOLLOW CORE	-		
108	2'-8"	6'-8"	SOLID CORE	-		
109	2'-6"	6'-8"	SOLID CORE	-		
201	2'-8"	6'-8"	SOLID CORE	-		
202	2'-6"	6'-8"	SOLID CORE	-		
203	2'-6"	6'-8"	SOLID CORE	-		
204	2'-8"	6'-8"	SOLID CORE	-		
205	2'-8"	6'-8"	HOLLOW CORE	-		
206	2'-6"	6'-8"	HOLLOW CORE	-		
207	2'-8"	6'-8"	SOLID CORE	-		
208	2'-4"	4'-0"	HOLLOW CORE	-		
209	2'-4"	6'-8"	HOLLOW CORE	-		
210	2'-8"	3'-6"	SOLID CORE	-		

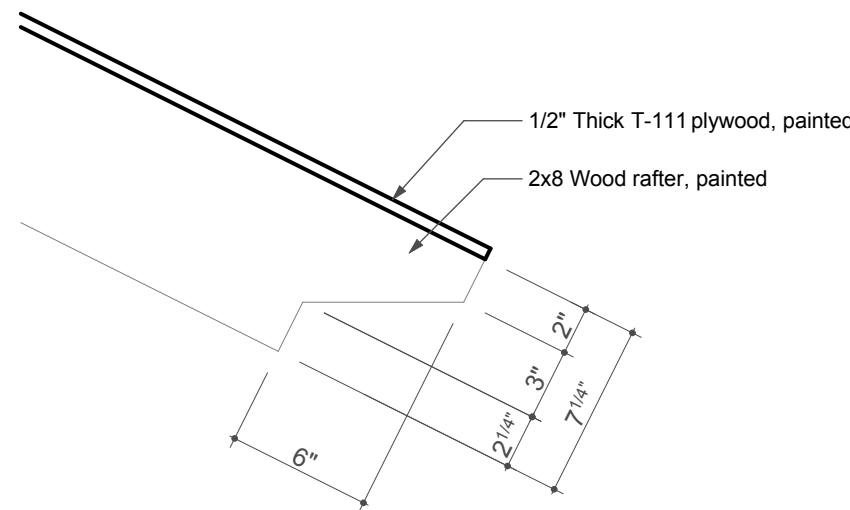


1 Second Floor Plan

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

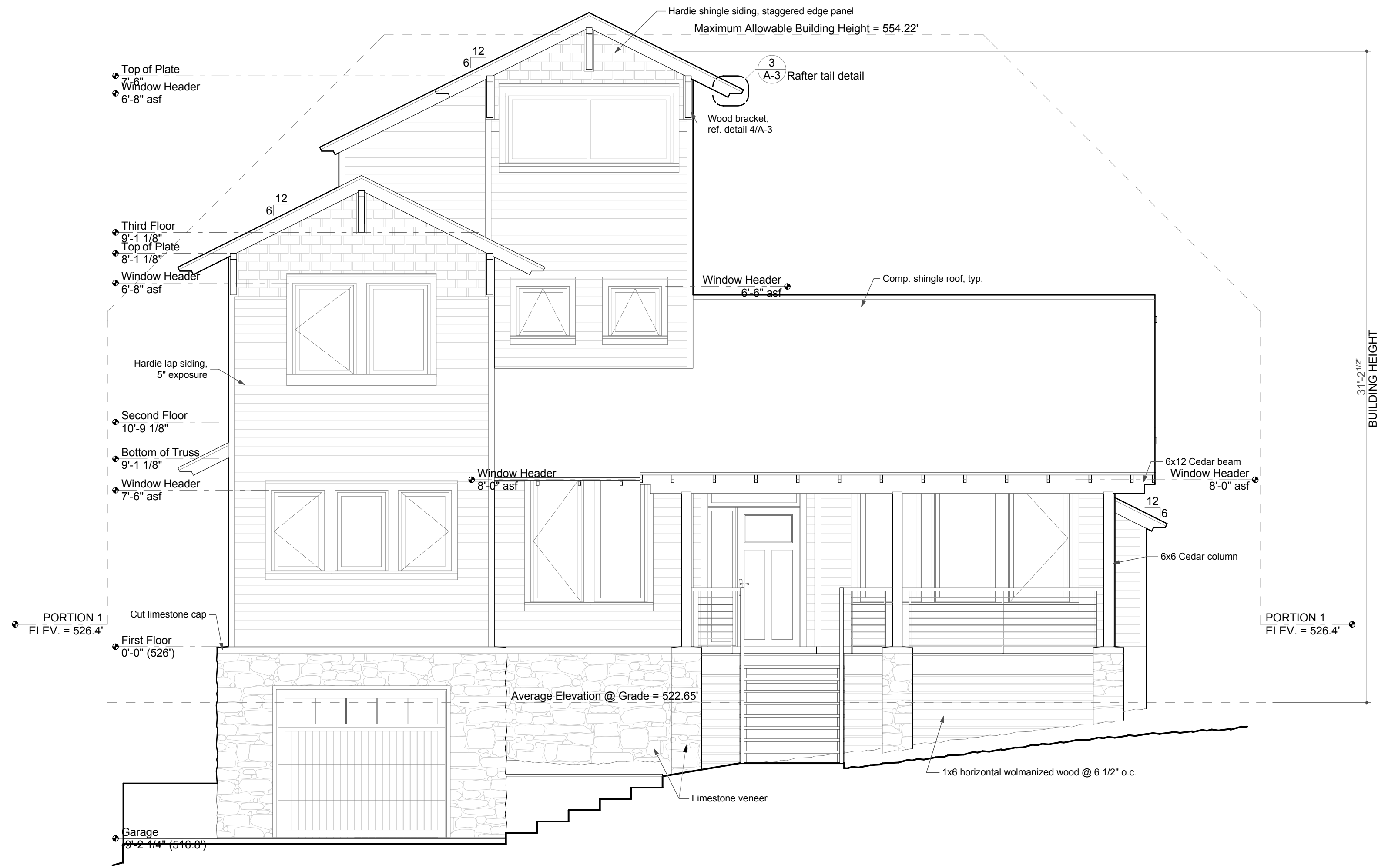
2 Third Floor / Roof Plan

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



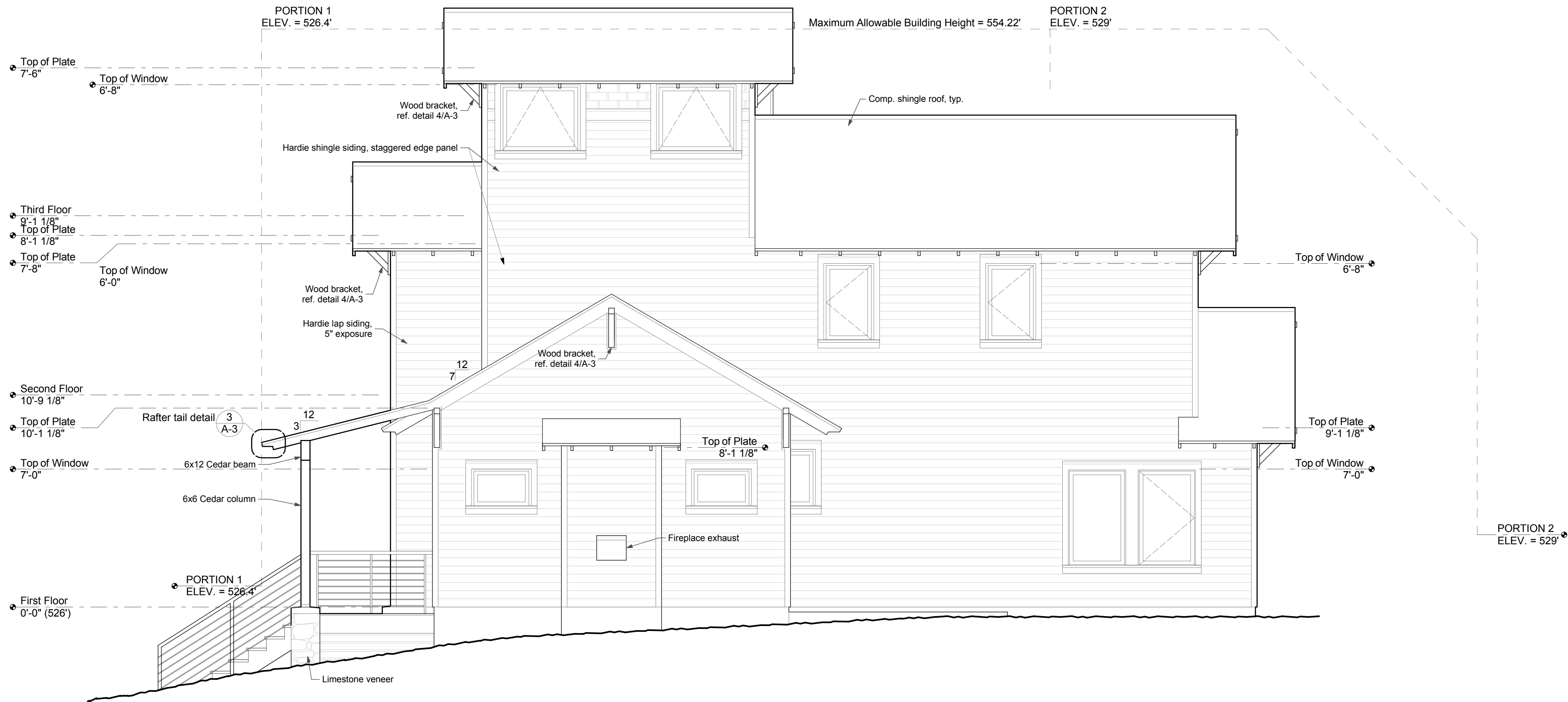
3 Rafter Detail

SCALE: 1 1/2" = 1'-0"



1 South Elevation

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



2 East Elevation

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

Revisions: By:

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512.473.8228

9th Street Residence
1212 West 9th Street
Austin, Texas 78703

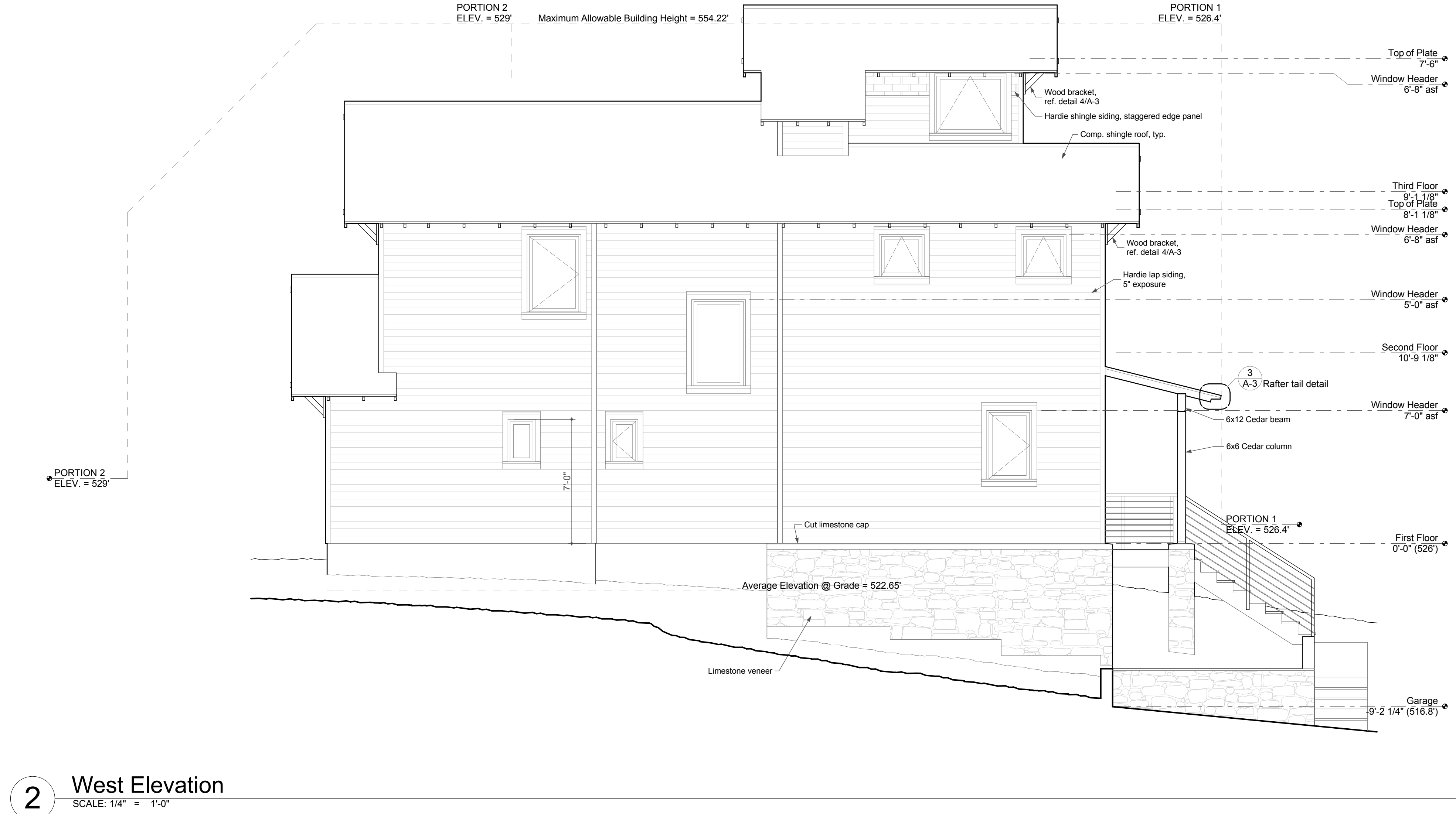
Exterior Elevations

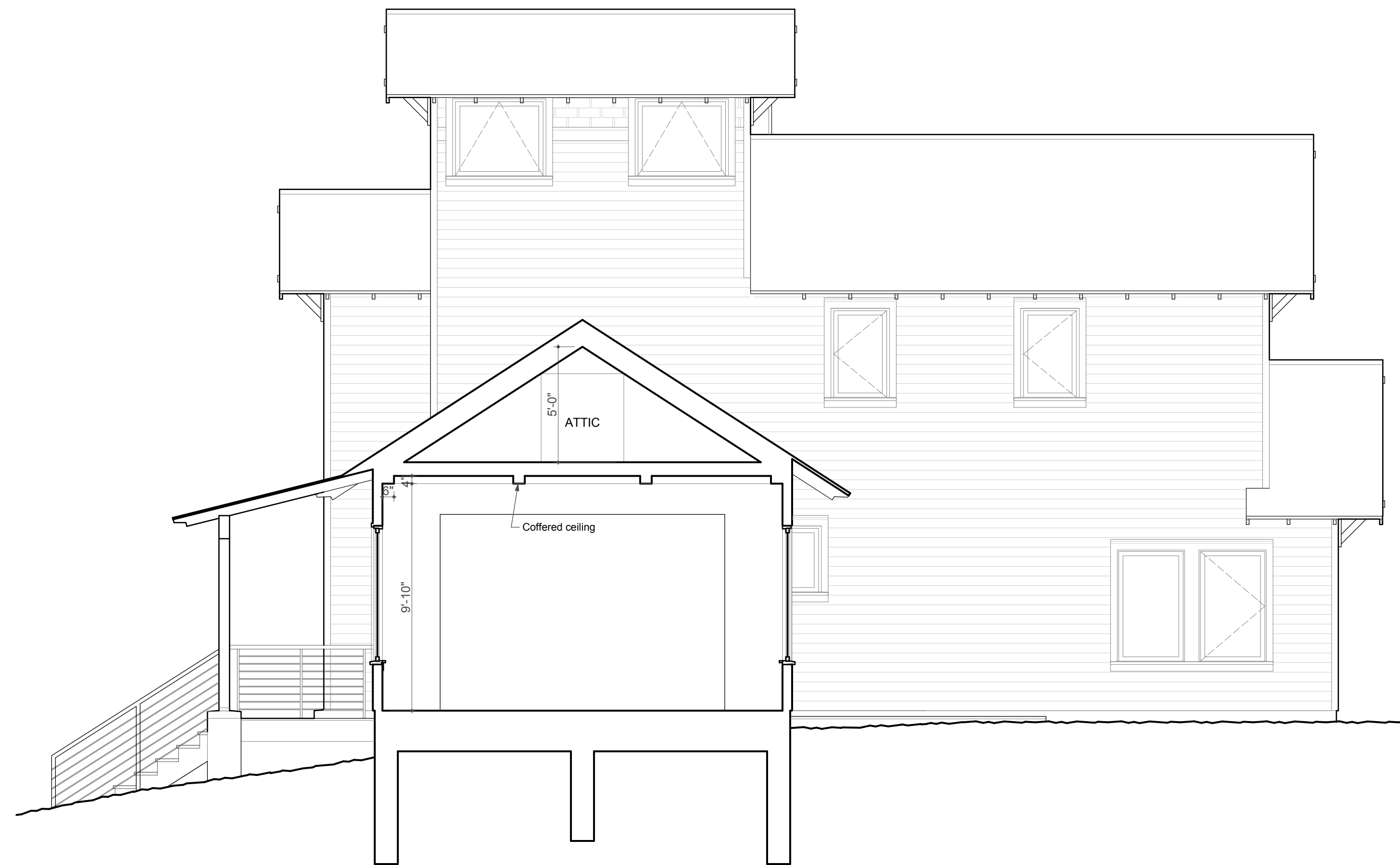
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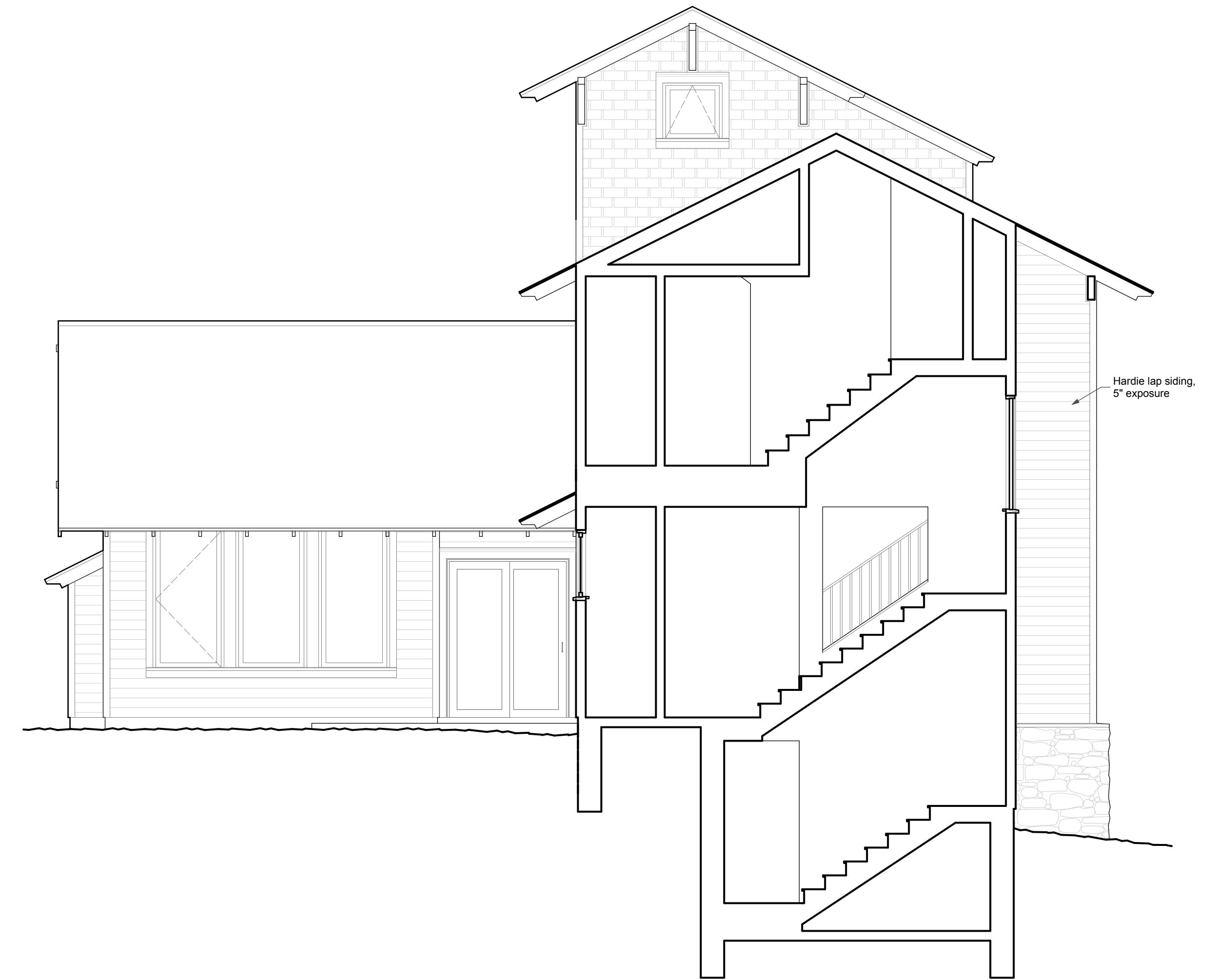
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Exterior Elevations

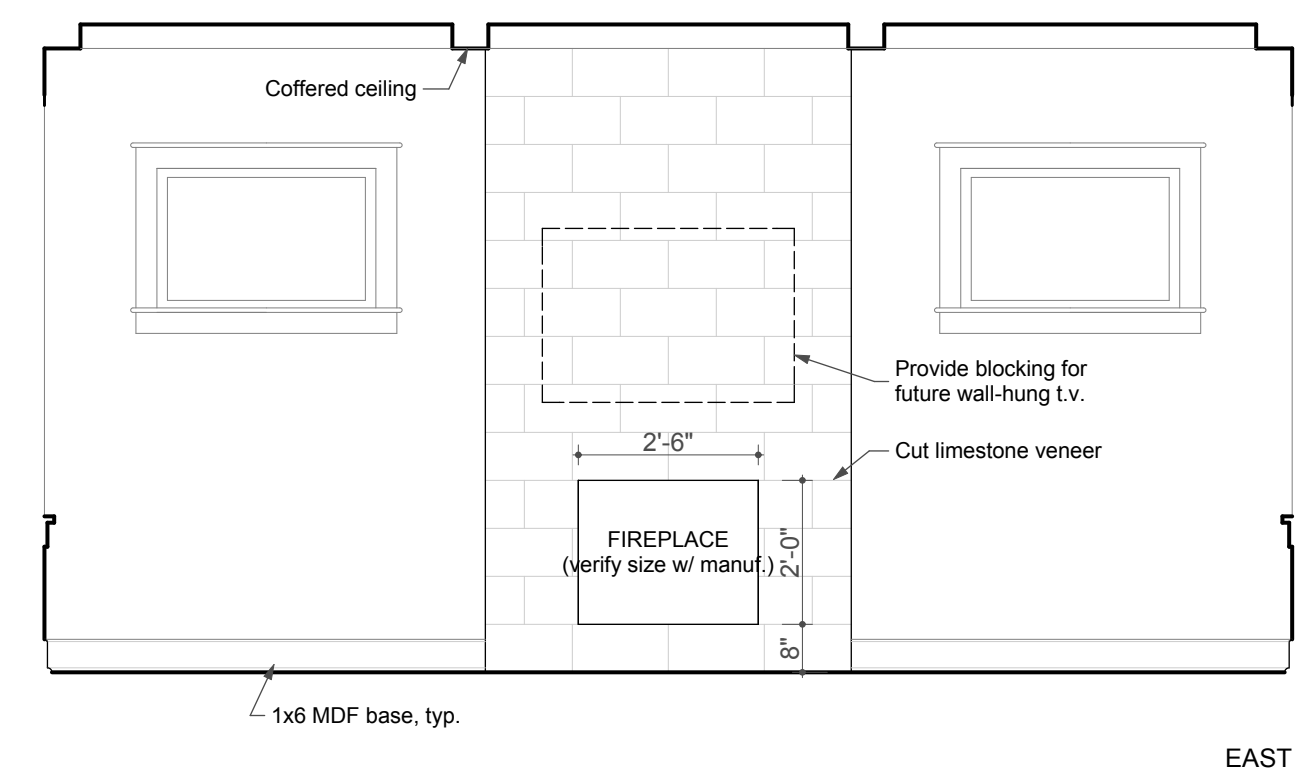
A-4



1 **Section A**
SCALE: 1/4" = 1'-0"



2 Section B
SCALE: 1/4" = 1'-0"



3 Living
SCALE: 3/8" = 1'-0"



4 1/2 Bath
SCALE: 3/8" = 1'-0"