

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.

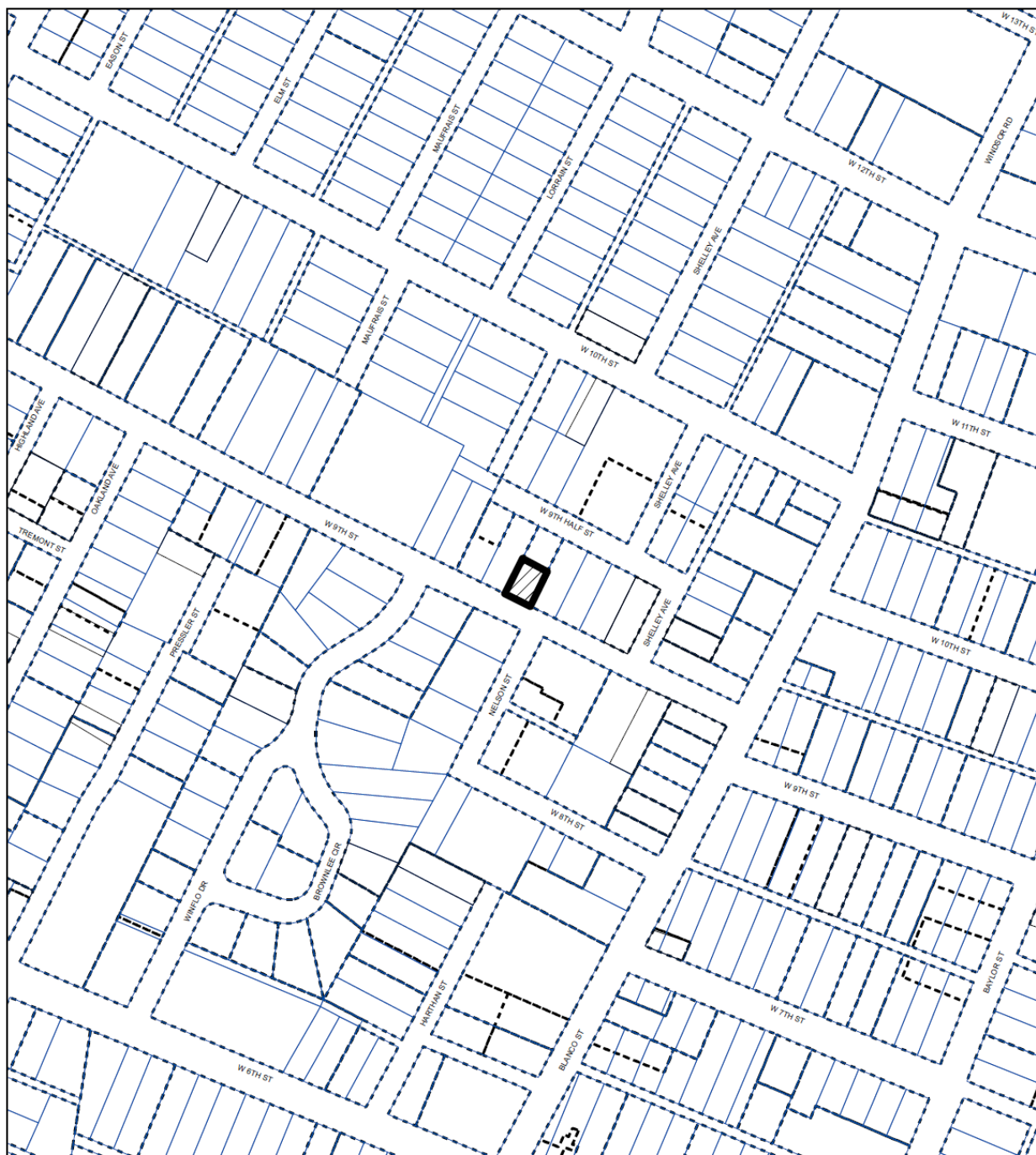
The demolition permit for a c. 1917, 1,216 sf, 1-story single family residence previously located on this property was approved by the Historic Landmark Commission in January 2010. The building permit for the new building has already been released and construction has begun.

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

Nick Mehl Architecture
Nick Mehl, AIA
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.

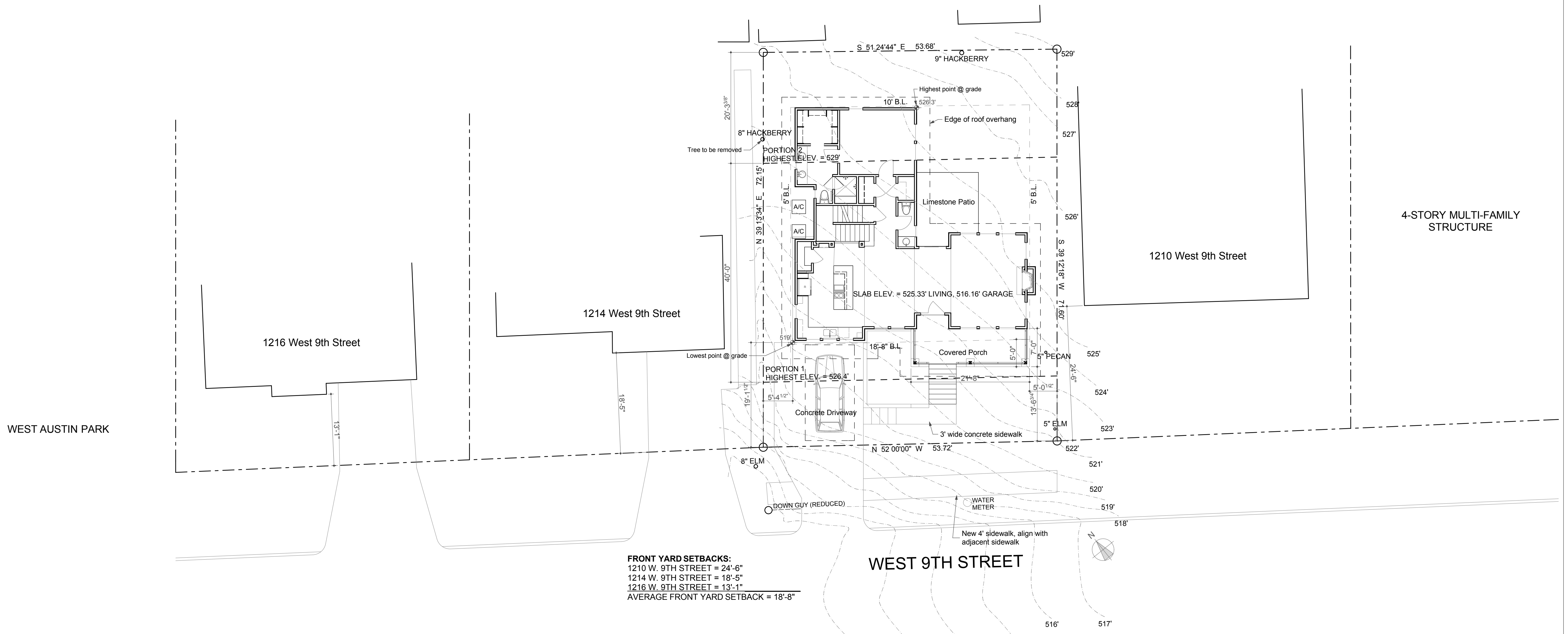
1. DO NOT SCALE DRAWINGS. Contractor to report any discrepancies in the drawings to Architect prior to commencement of construction.
2. All dimensions are to face of framing unless noted otherwise.

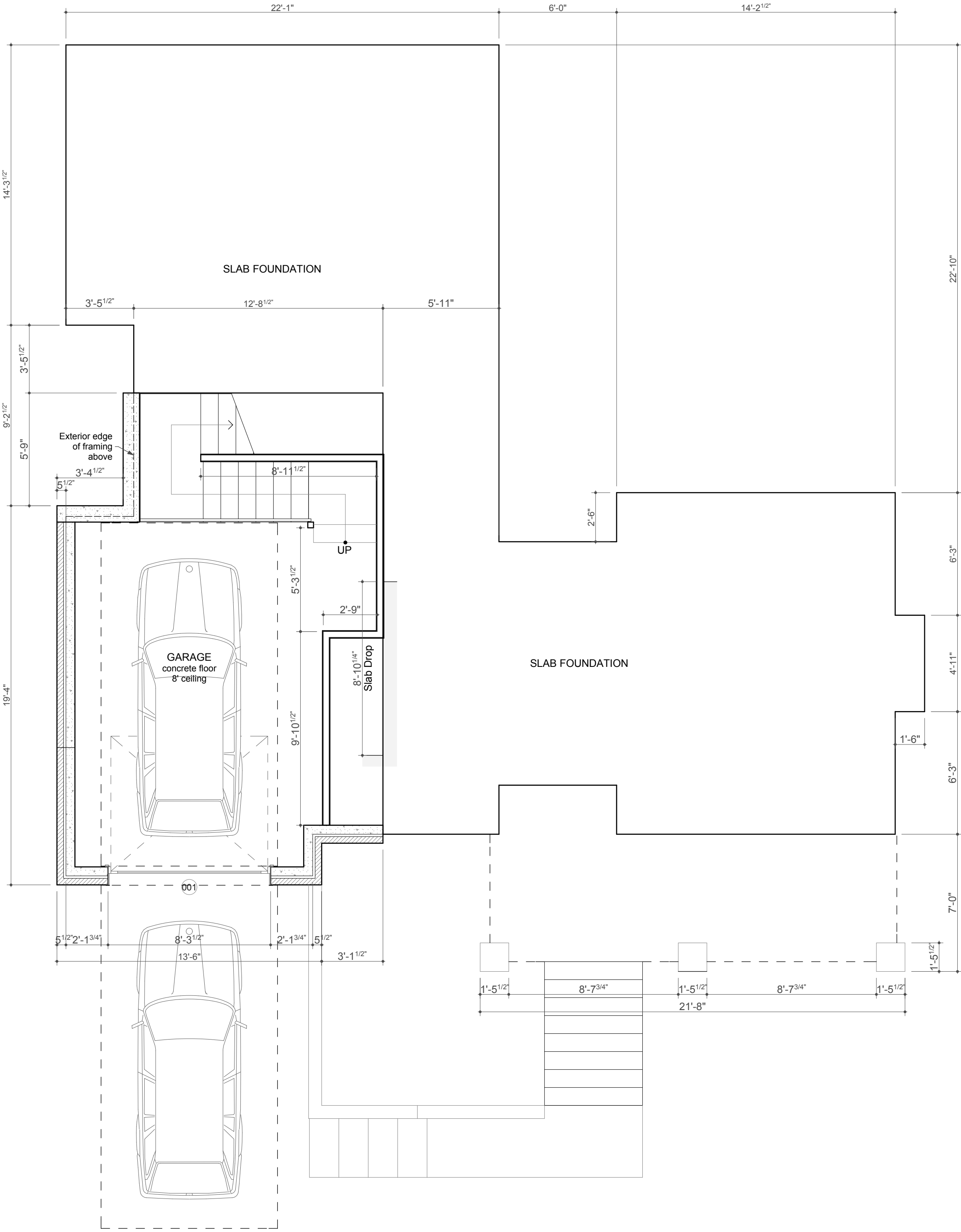
T.O. = TOP OF
B.O. = BOTTOM OF
U.O.N. = UNLESS OTHERWISE NOTED
TYP. = TYPICAL
GYP. = GYPSUM
DWGS. = DRAWINGS
TS = TUBE STEEL

ZONING: MF-3

LOT SIZE		3,859 sf
1st FLOOR CONDITIONED AREA		1,202 sf
2nd FLOOR CONDITIONED AREA		809 sf
3rd FLOOR CONDITIONED AREA		157 sf
GARAGE	(200 sf EXEMPT FROM F.A.R.)	325 sf
<u>X</u> ATTACHED		
DETACHED		
WOOD DECKS (counted 100%)		0 sf
BREEZEWAYS		0 sf
COVERED PATIOS		14 sf
COVERED PORCHES		147 sf
BALCONIES		0 sf
SWIMMING POOL		0 sf
OTHER		0 sf
TOTAL BUILDING COVERAGE ON LOT		1,363 sf
DRIVEWAY AREA		308 sf
SIDEWALK / WALKWAYS		54 sf
UNCOVERED PATIOS		124 sf
UNCOVERED WOOD DECKS (counted 50%)	36/2 =	18 sf
AIR CONDITIONER PADS		0 sf
CONCRETE DECKS		18 sf
OTHER (retaining walls)		13 sf
BUILDING COVERAGE		1363sf / 3859sf = 35%
TOTAL IMPERVIOUS COVERAGE		1,898sf = 49% (65% allowed)
TOTAL GROSS FLOOR AREA	"2,300 sf ALLOWED	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

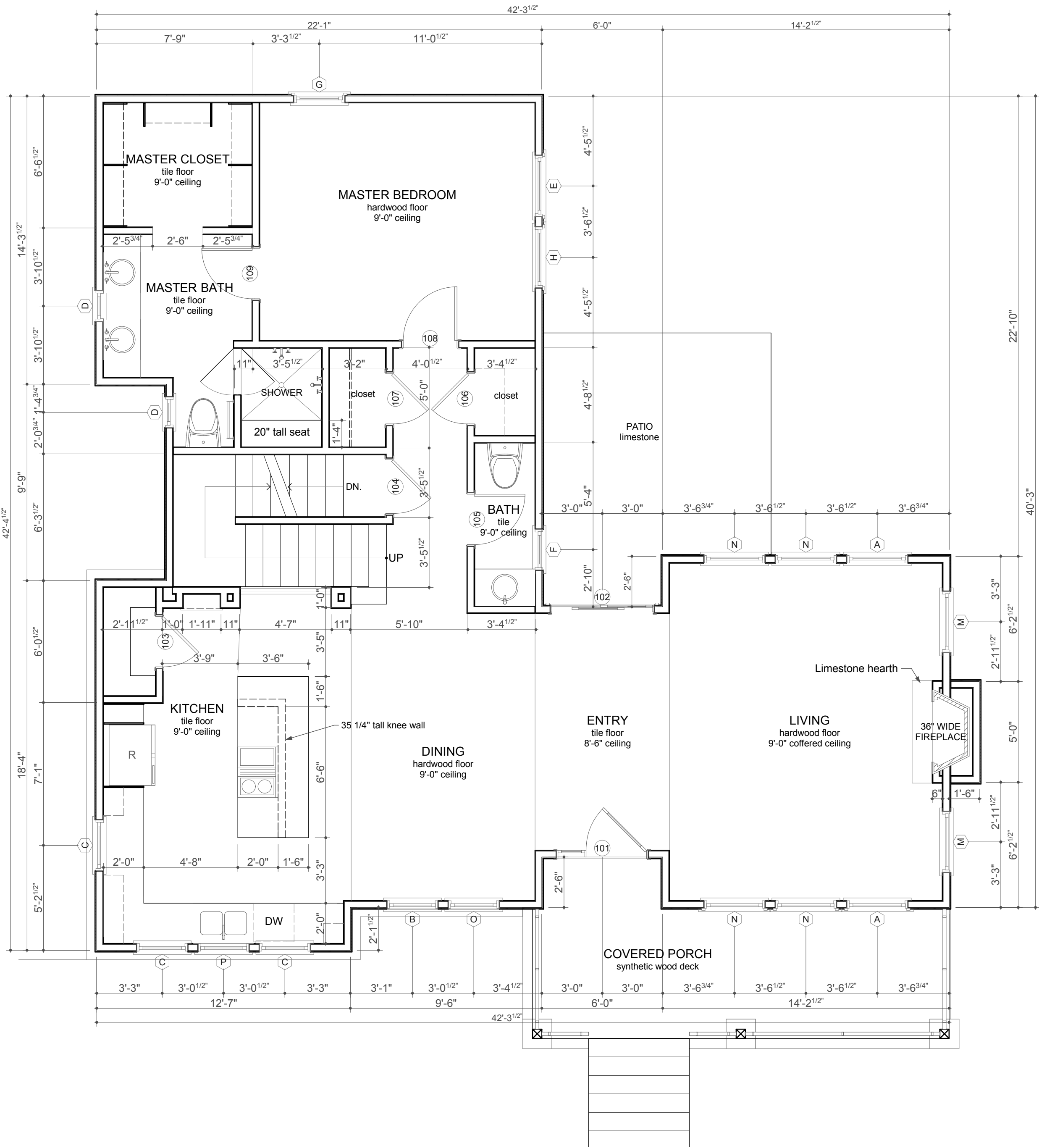




1 Garage Floor Plan
SCALE: 1/4" = 1'-0"

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	DOOR		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"

Revisions: By:

NICK MEHL

ARCHITECTURE

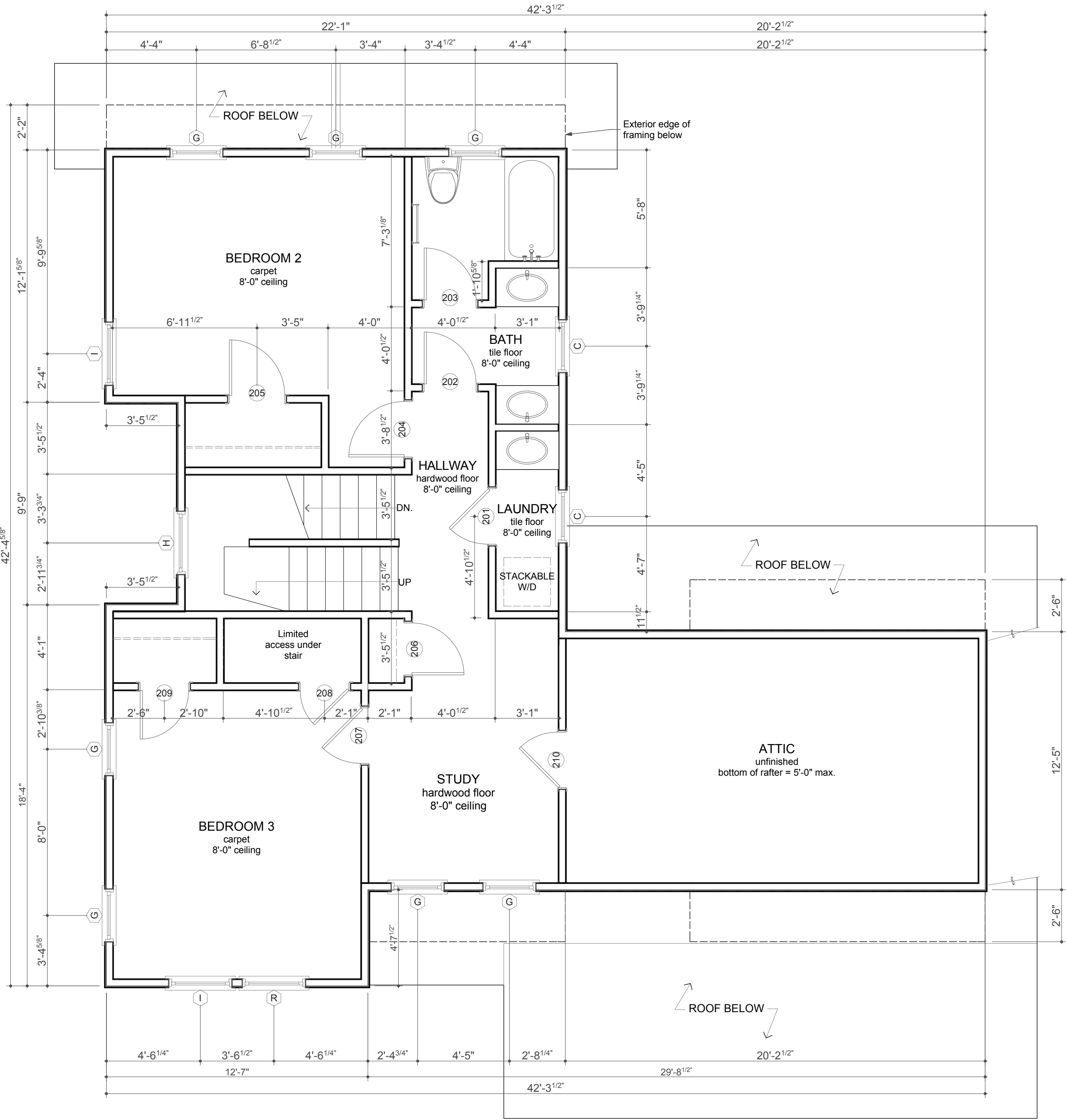
1002 West Avenue, Ste. 302
Austin, Texas 78701
512.473.8228

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

Garage Plan, First Floor
Plan & Schedules

Date: 07.18.11
Checked by: NJM
Drawn: NJM
Job: #Pin
Sheet Number:

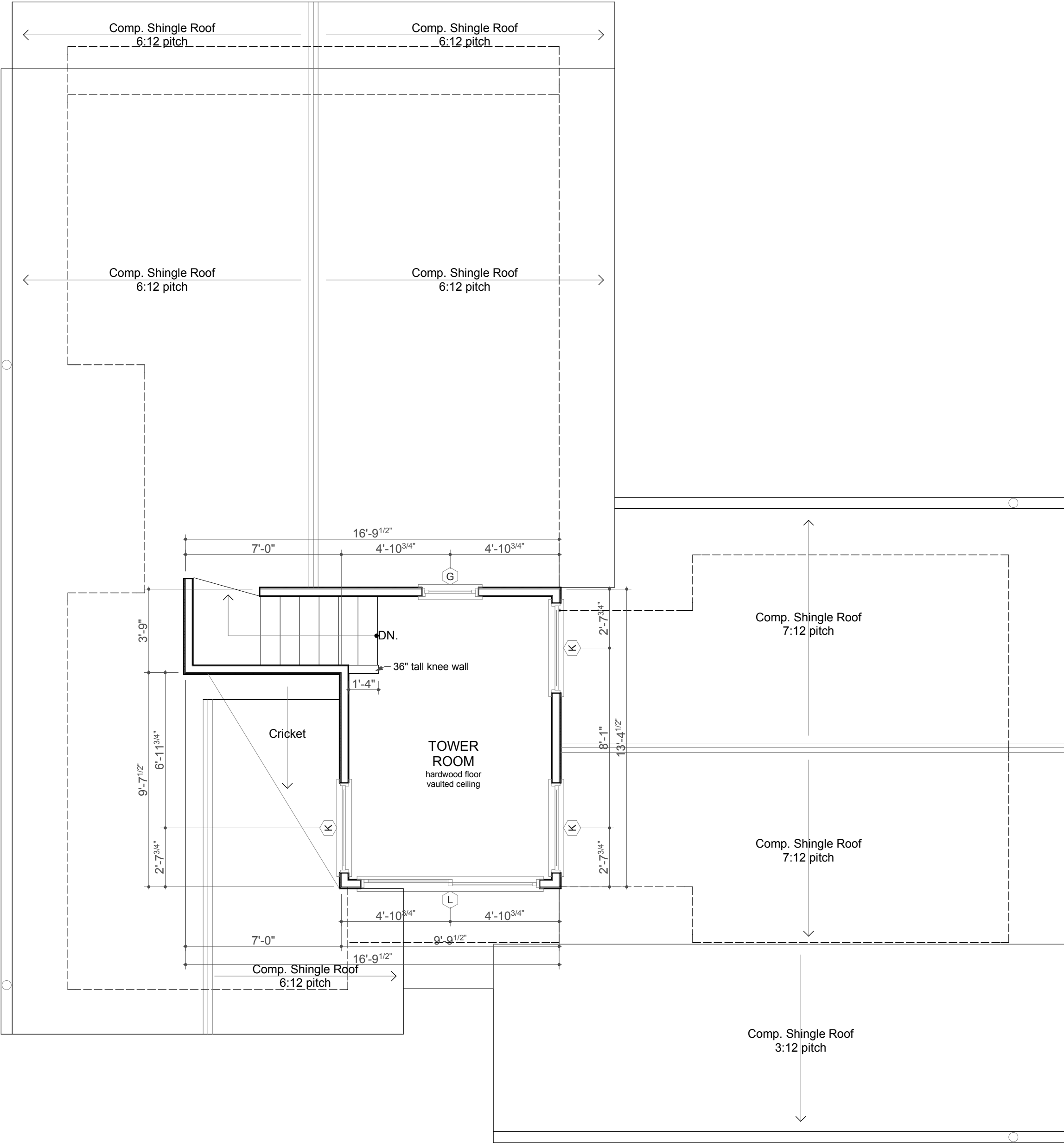
A-1



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

WINDOW SCHEDULE				
MARK	Quantity	SIZE		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
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
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	-		



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



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

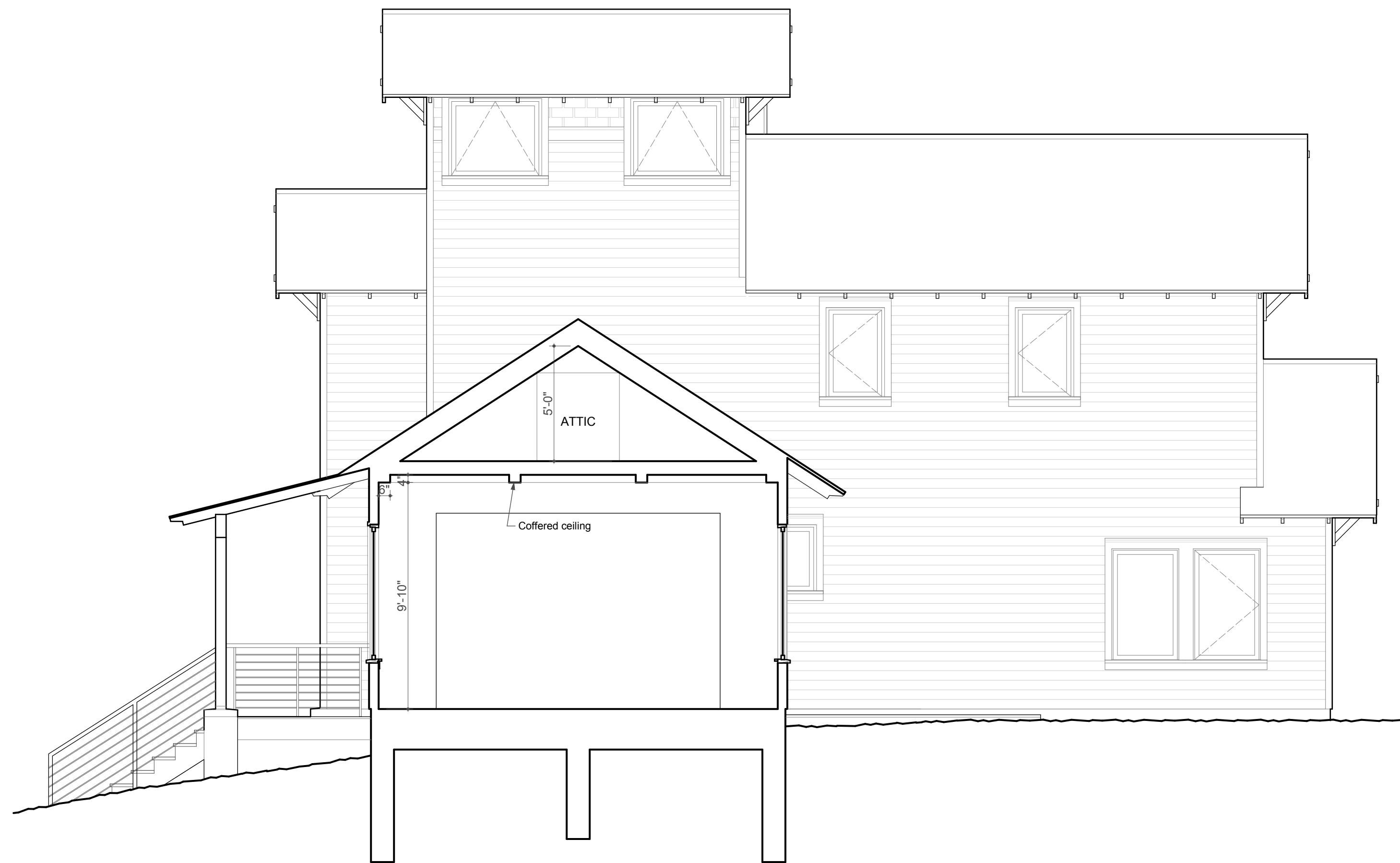


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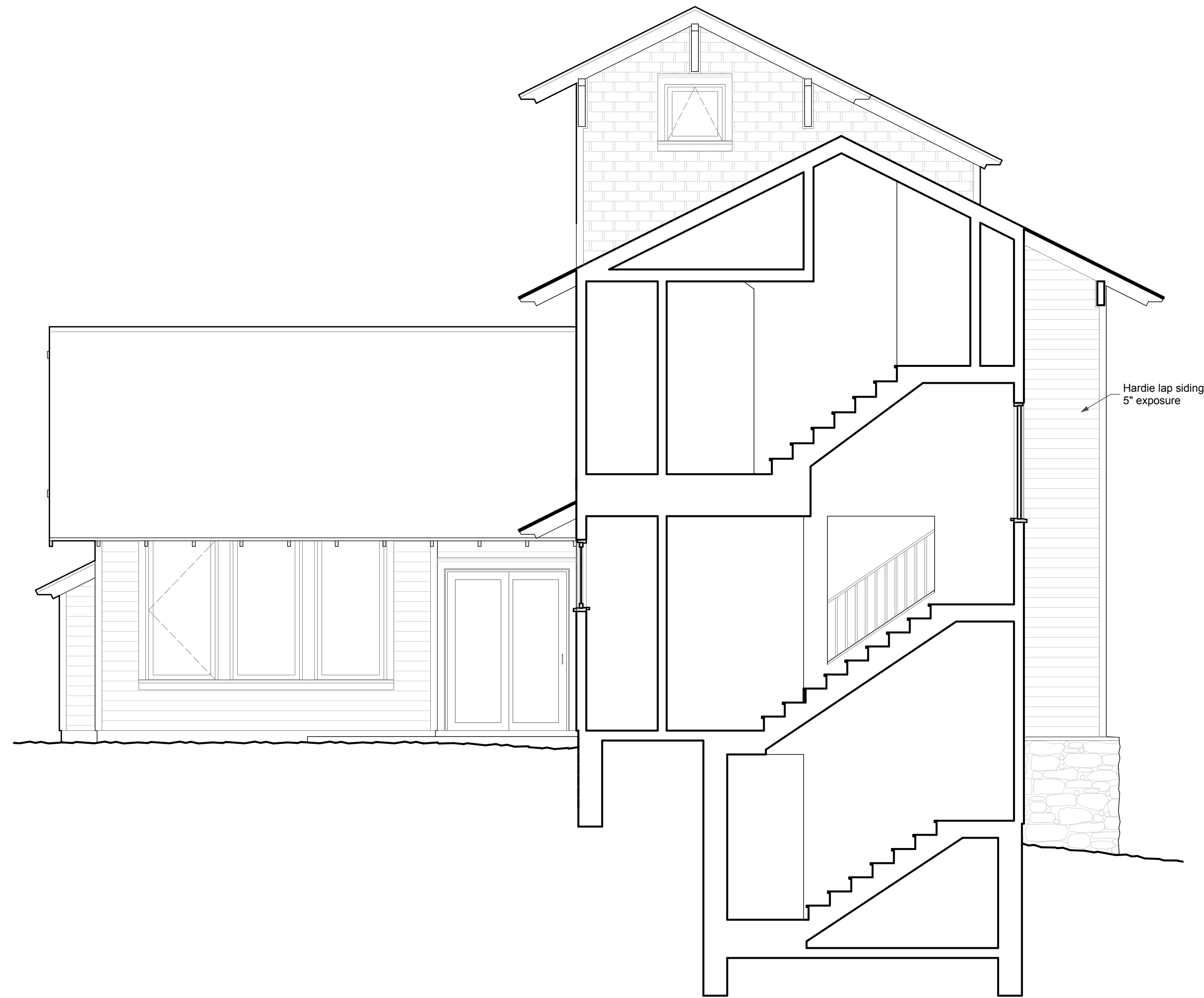


SCALE: 1/4" = 1'-0"

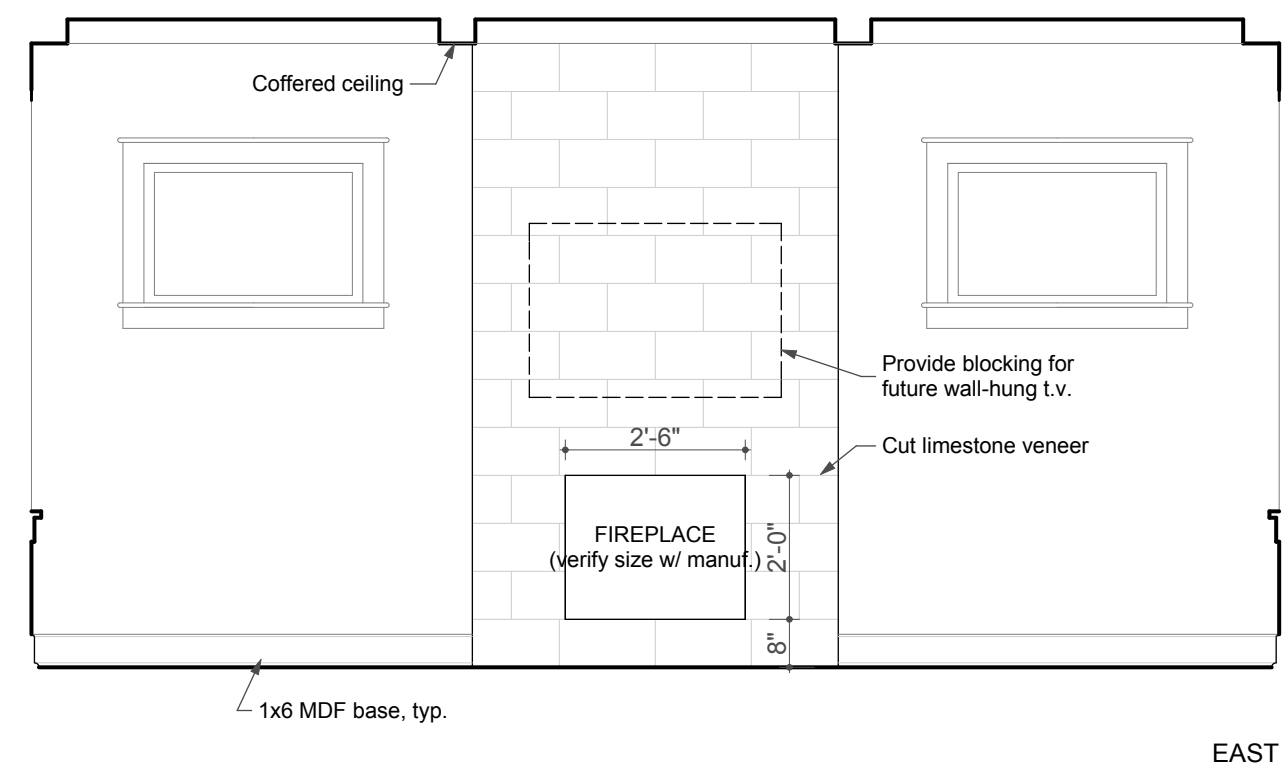
A-3



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"

Revisions: By:

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**Building Sections & Int.
Elevations**

Date: 07.18.11
Checked by: NJM
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Job: #Pin
Sheet Number:

A-5