

**Historic Landmark Commission**  
**February 27, 2012**  
**National Register Historic Districts**  
**NRD-2012-0017**  
**West Line**  
**1200, 1202, 1204 West Lynn Street**

**PROPOSAL**

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Repaint exterior, install new windows and doors, rebuild a masonry wall, and increase height of parapet to match existing parapet.

**PROJECT SPECIFICATIONS**

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The existing property is comprised of 3-4 commercial buildings. The building to the north is a two-story brick building with front facing gable roof with a pair of double-hung, 1:1 windows flanked by two symmetrical double-hung, 1:1 windows on either side. There is a commercial storefront spanning the width the lower level.

The adjacent building is a one story commercial, brick building with a parapet and flat roof. A commercial, glazed storefront spans approximately 2/3 of the width of the façade. The building to the south is also a one-story, two bay, commercial building with a parapet and flat roof. There is a centered entry door and two large plate glass windows with ceramic kick plate below, and one off-set smaller display window. The south elevation is a solid brick wall with only a serve door and large scuppers and downspouts from the flat roof above. The parapet at this elevation is approximately two feet lower than the front elevation.

The fourth building is a small, brick commercial building with a flat roof in the south west corner of the collection of buildings. It has a centered door and two symmetrical tall windows on either side.

The applicant proposes paint the exterior walls of all buildings in the colors indicated in the plans and increase the height of the south parapet to align with the parapet on the west elevation. The applicant further proposes to remove storefronts, windows and doors on the east elevation and replace them with numerous, 8'-0" tall multi-lite metal clad wood windows. The windows on the upper level of the two-story building will also be replaced with multi-lite windows. Openings for similar multi-lite metal clad wood windows will be made in the south elevation, and the existing downspouts replaced with copper downspouts. The brick structure on the south west corner will be rebuilt and covered with stucco, the door removed, and new metal clad wood windows with 2:4 screens will be installed. The windows on the upper level of the two-story building will also be replaced with metal clad windows with divided screens. A new masonry chimney will be built on the north elevation of the two-story building. New canvas awnings will be installed over all the 8'-0" windows.

**STAFF COMMENTS**

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The property is listed as contributing to the West Line National Register Historic District. The West Line National Register Historic District has no design guidelines. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- Changes, which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on an accurate duplication of features, substantiated by historical, physical, or pictorial evidence.
- 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.
- Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

The removal and replacement of windows, doors and storefronts has a significant impact on the appearance of the building(s), however it appears that the buildings have undergone numerous exterior changes and the existing conditions are likely not be historic. The changes do not impact the scale or massing of the buildings.

**STAFF RECOMMENDATION**

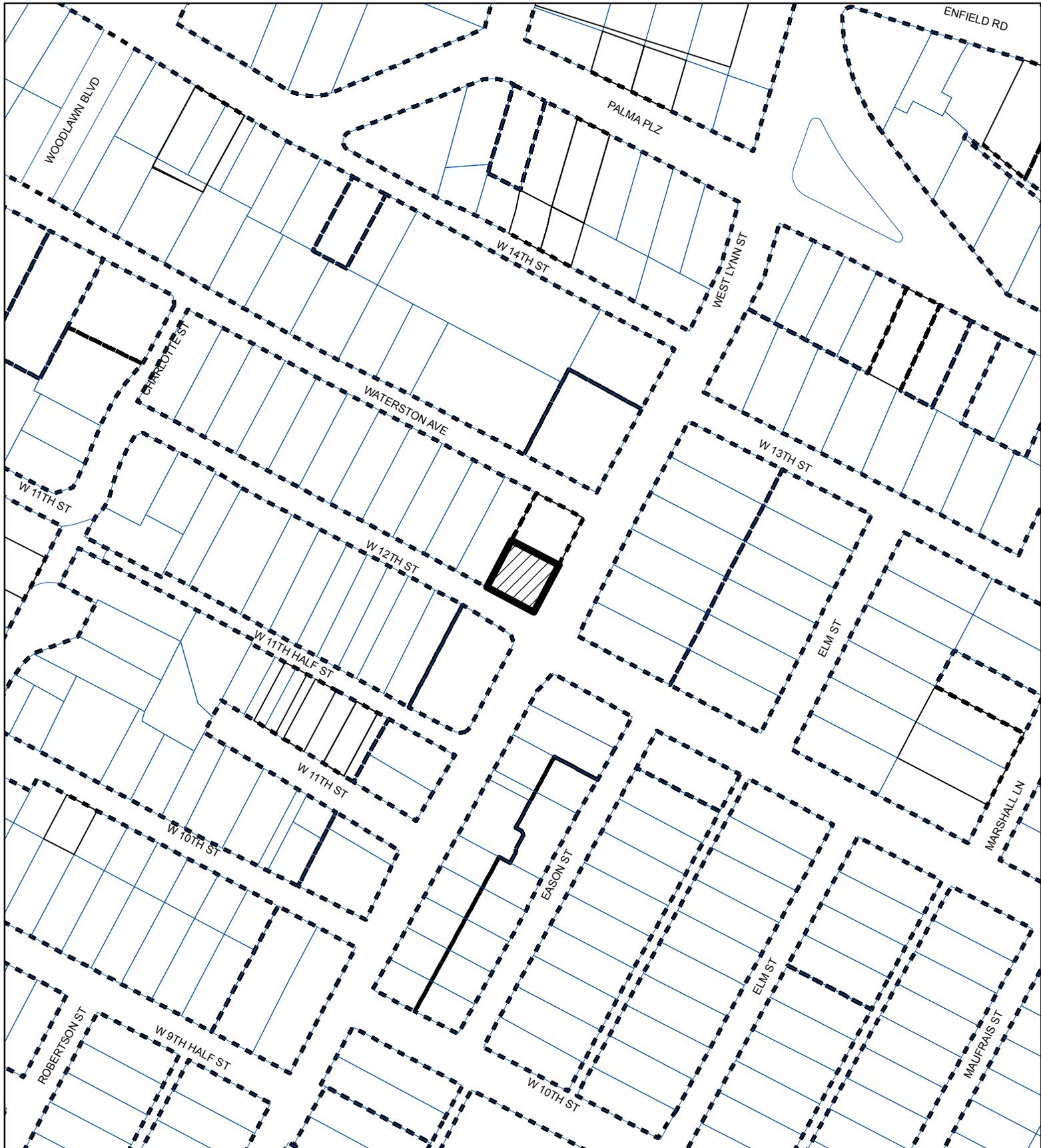
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Staff recommends approving release of the permit per the proposed plans.

**PHOTOS**

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See photos provided in plan set.



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0017  
 LOCATION: 1200, 1202, 1204 West Lynn



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

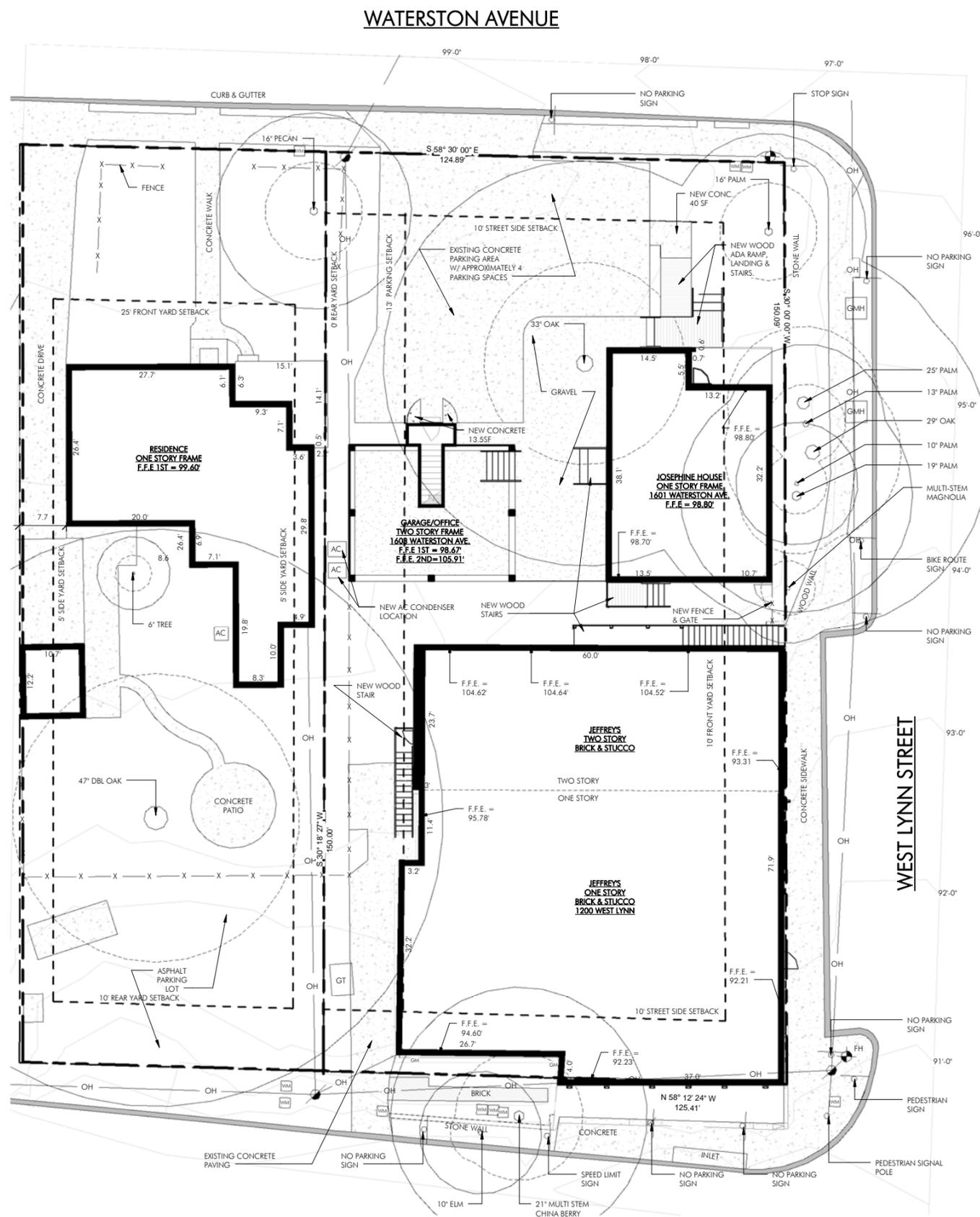


**FIELD INSPECTION REQUIRED**

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

**NOTE:**

Existing Conditions drawings are based on limited field observations by Clayton & Little Architects, and are created only as an aid to the design process. These drawings are for information only. Not all elements are shown, and locations may be approximate. Verify all conditions on site.



**JEFFREY'S COMPOUND**

1204 West Lynn St., Austin TX 78703

DATE	ISSUED FOR
02.14.12	LANDMARK COMMISSION REVIEW

PROJECT NUMBER: 1149

SITE PLAN

**WEST 12TH STREET**

**1 PROPOSED SITE PLAN**  
1" = 20'-0"

**H1.0**

# JEFFREY'S MATERIAL COLORS

PAINT COLOR FOR WOOD LOUVERS



BENJAMIN MOORE - GOSSAMER BLUE - 2123-40

PAINT COLOR FOR FASCIA



BENJAMIN MOORE - SIMPLY WHITE - 2143-70

PAINT COLOR FOR BRICK, STUCCO & METAL CAP FLASHING.



BENJAMIN MOORE - SIMPLY WHITE - 2143-70

COLOR FOR AWNINGS



TO MATCH BENJAMIN MOORE - MIDNIGHT DREAM - 2129-10

PAINT COLOR FOR WINDOW & DOOR FRAMES

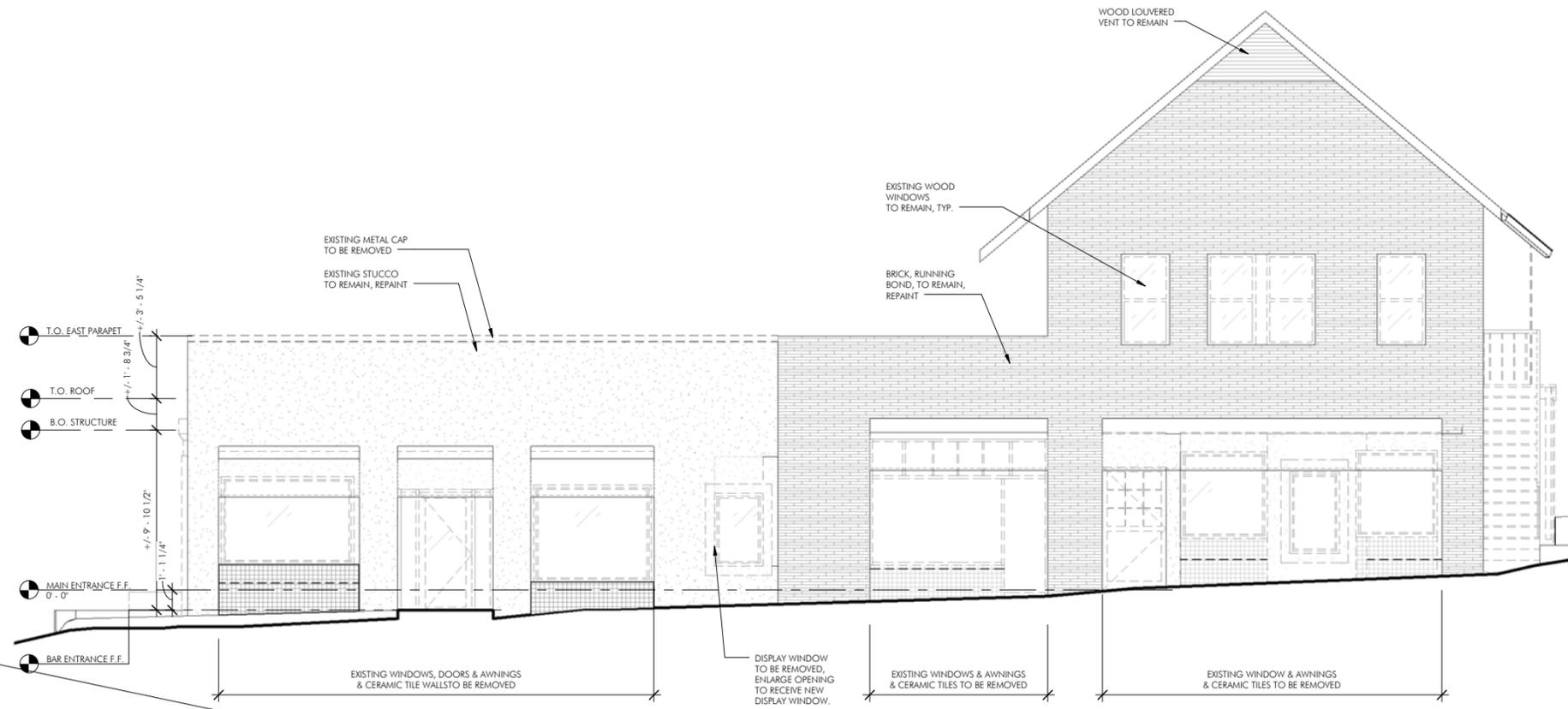


TO MATCH BENJAMIN MOORE - MIDNIGHT DREAM - 2129-10

HIGH GLOSS CERAMIC TILE COLOR



TO MATCH BENJAMIN MOORE - MIDNIGHT DREAM - 2129-10



2 EXISTING - EAST ELEVATION  
1/8" = 1'-0"



1 PROPOSED - EAST ELEVATION  
1/8" = 1'-0"

Architects  
Clayton&Little

1001 East 8th Street  
Austin, Texas 78702  
512 477 1727

www.claytonandlittle.com



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JEFFREY'S ELEVATIONS

H1.1

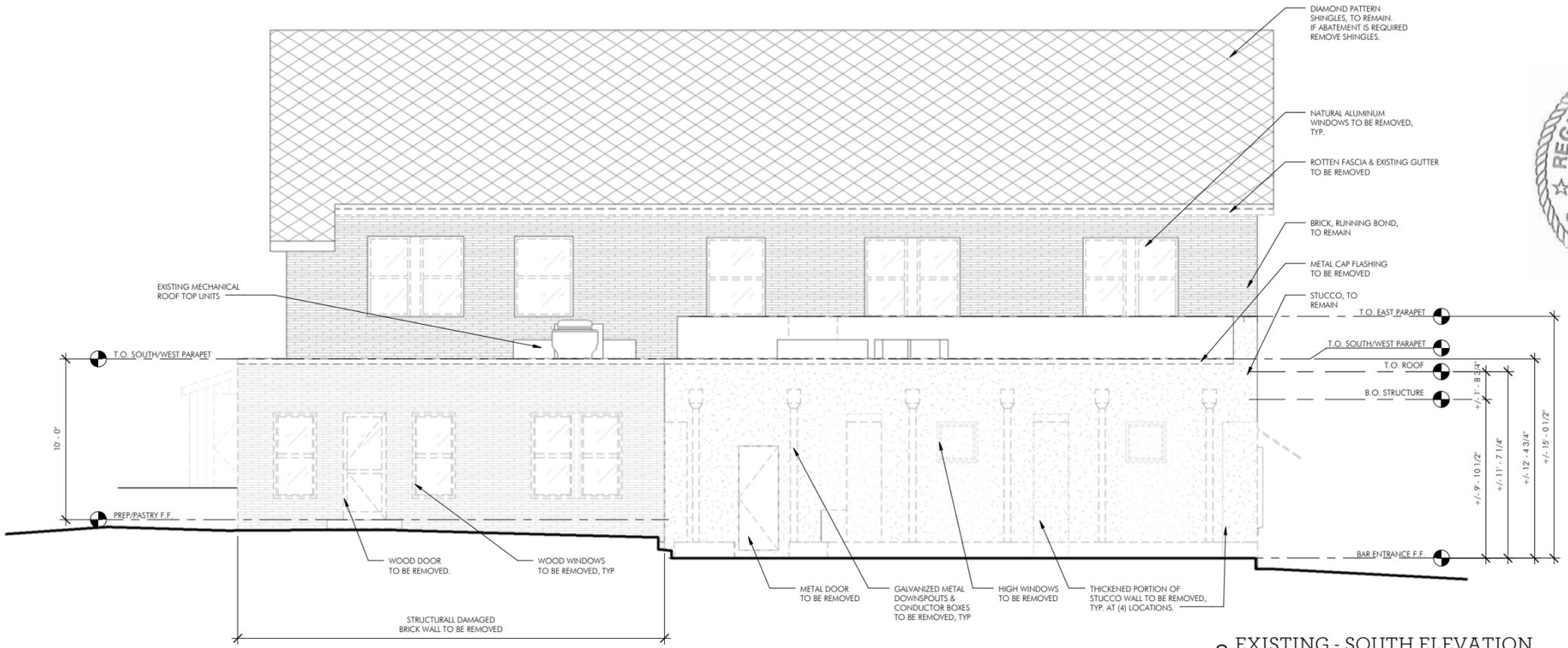


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**2 EXISTING - SOUTH ELEVATION**  
1/8" = 1'-0"



**1 PROPOSED SOUTH ELEVATION**  
1/8" = 1'-0"

**JEFFREY'S MATERIAL COLORS**

SLATE ROOF (ALTERNATE)



EXISTING ASPHALT SHINGLES

DOWNSPOUTS & GUTTERS



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JEFFREY'S ELEVATIONS

**H1.2**

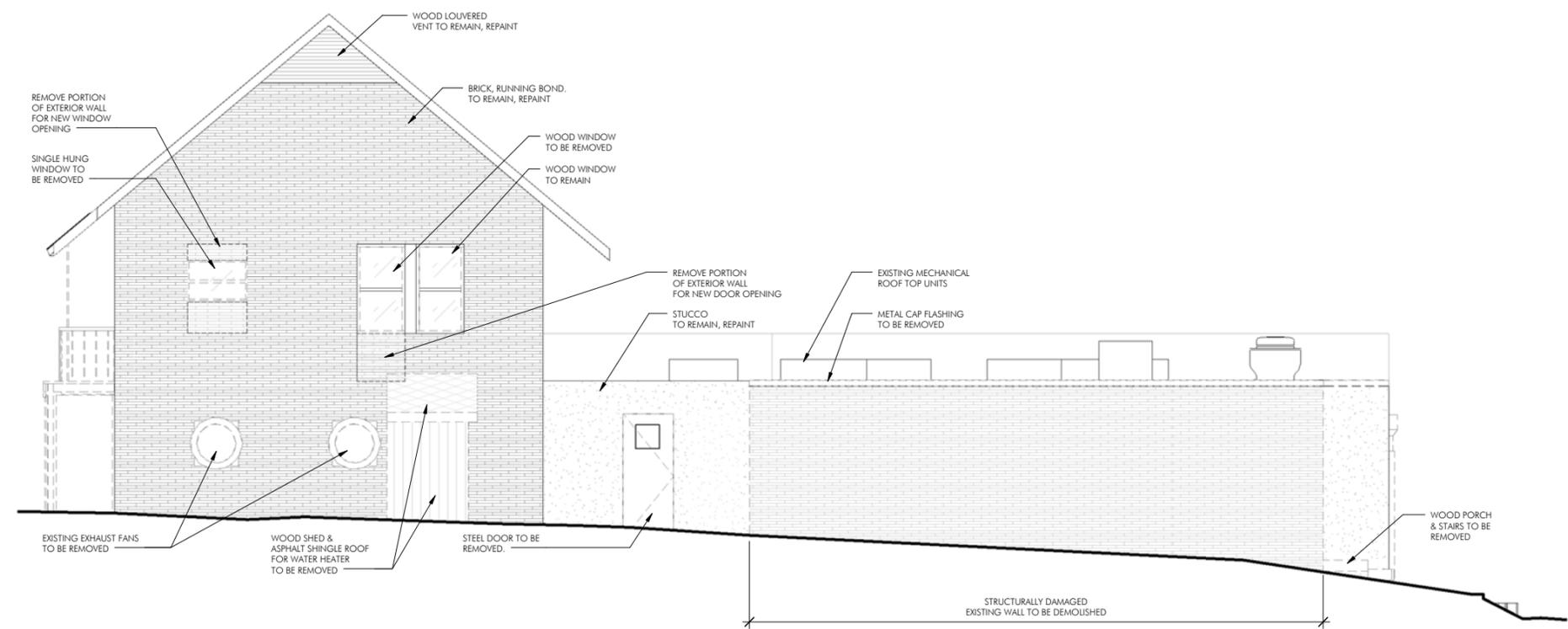


**FIELD INSPECTION REQUIRED**

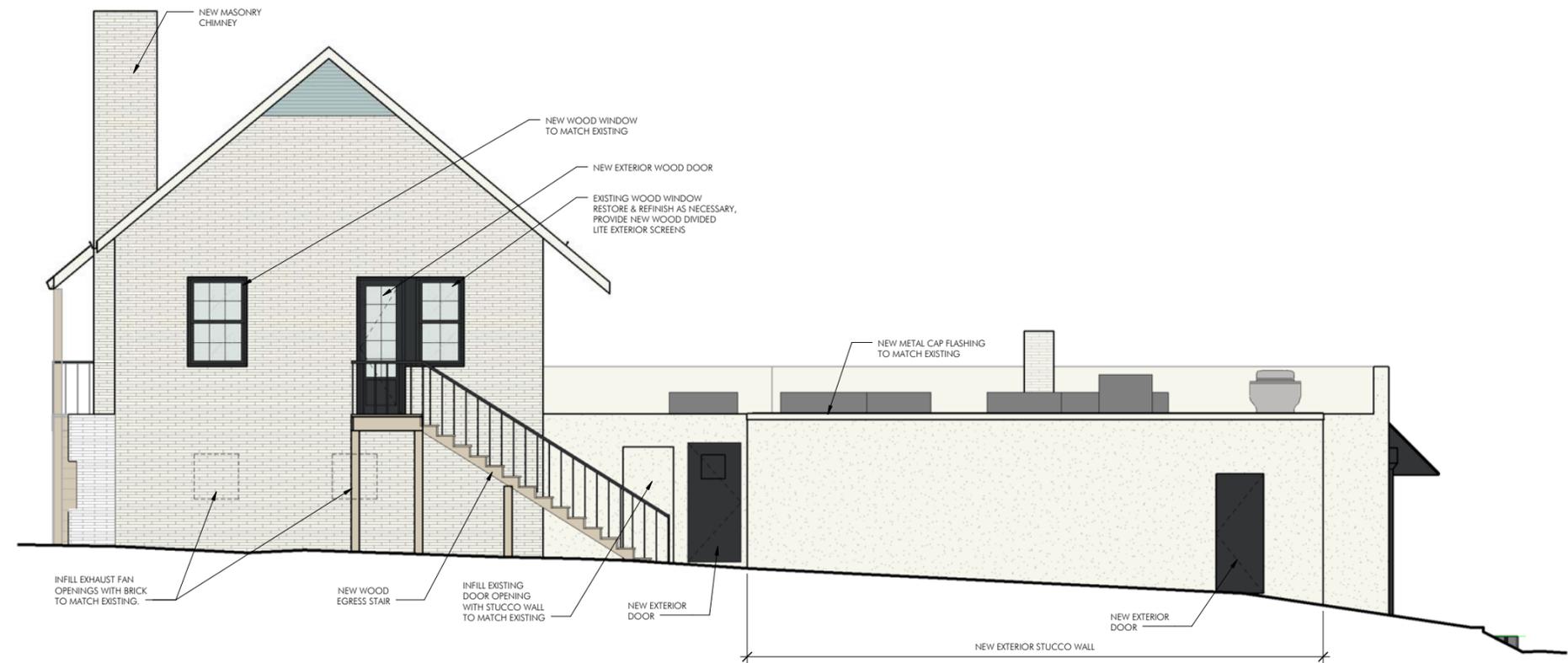
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**2 EXISTING - WEST ELEVATION**  
1/8" = 1'-0"



**1 PROPOSED - WEST ELEVATION**  
1/8" = 1'-0"

**JEFFREY'S COMPOUND**

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JEFFREY'S ELEVATIONS

**H1.3**

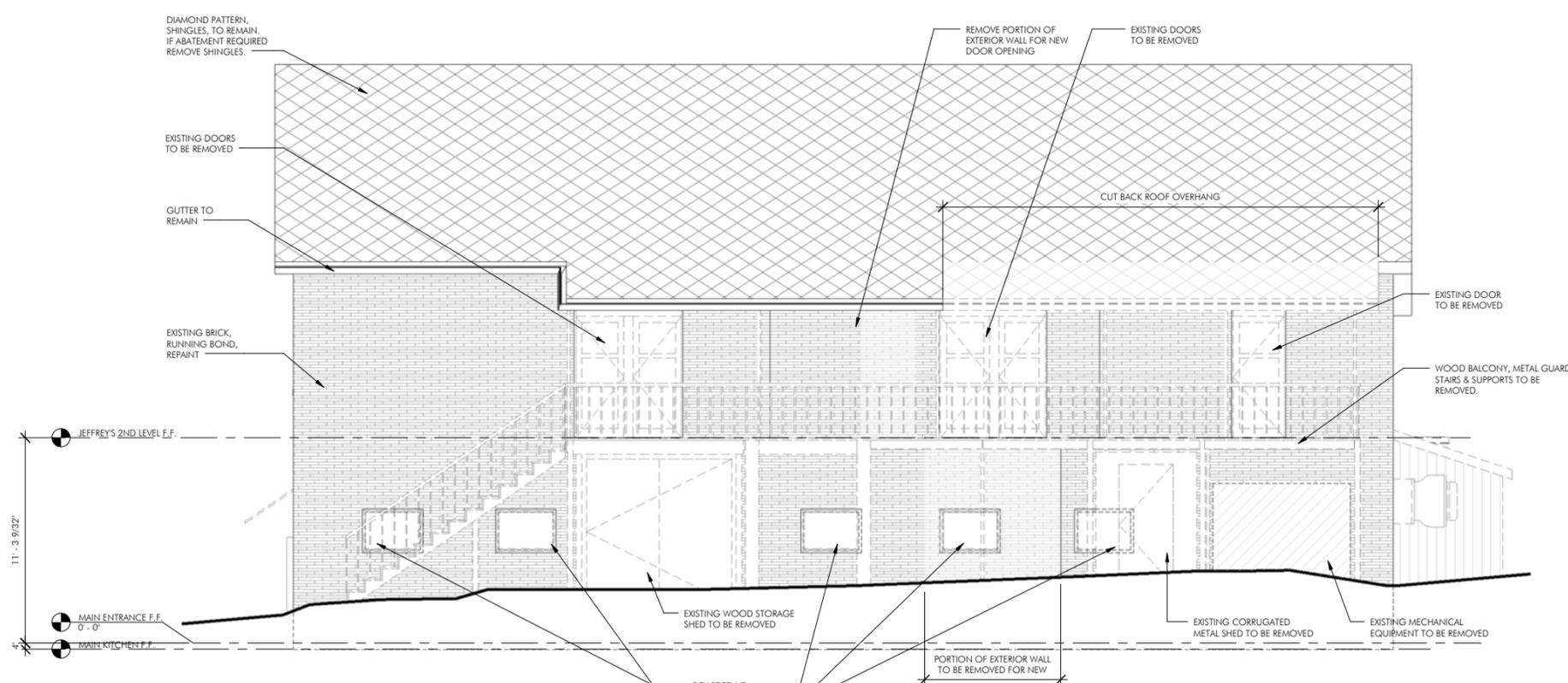


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**2 EXISTING - NORTH ELEVATION**  
1/8" = 1'-0"



**1 PROPOSED - NORTH ELEVATION**  
1/8" = 1'-0"

**JEFFREY'S COMPOUND**

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JEFFREY'S ELEVATIONS

**H1.4**

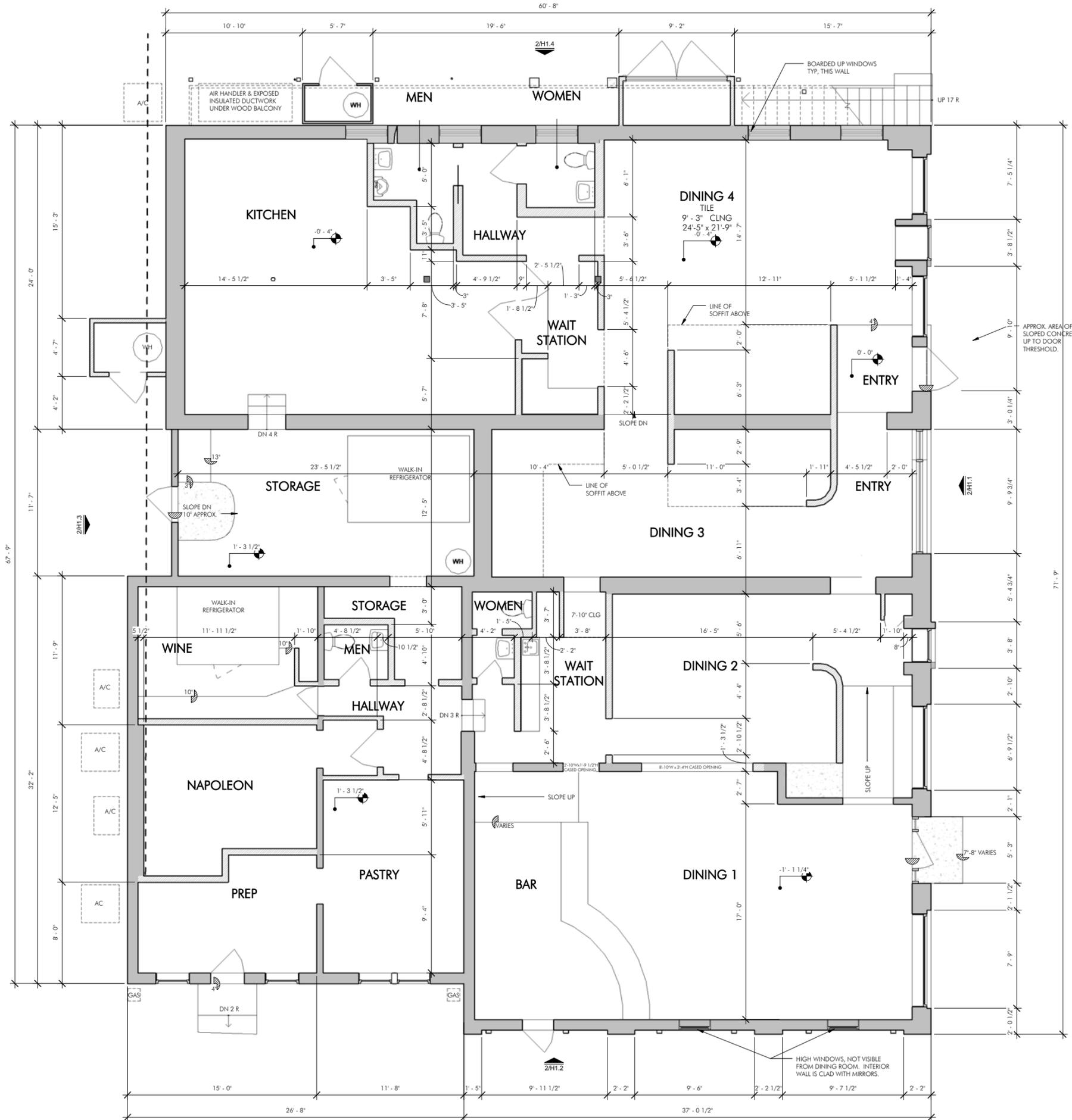


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1 EXISTING FLOOR PLAN  
1/8" = 1'-0"

**JEFFREY'S COMPOUND**

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JEFFREY'S 1ST FLOOR PLAN

**H1.5**

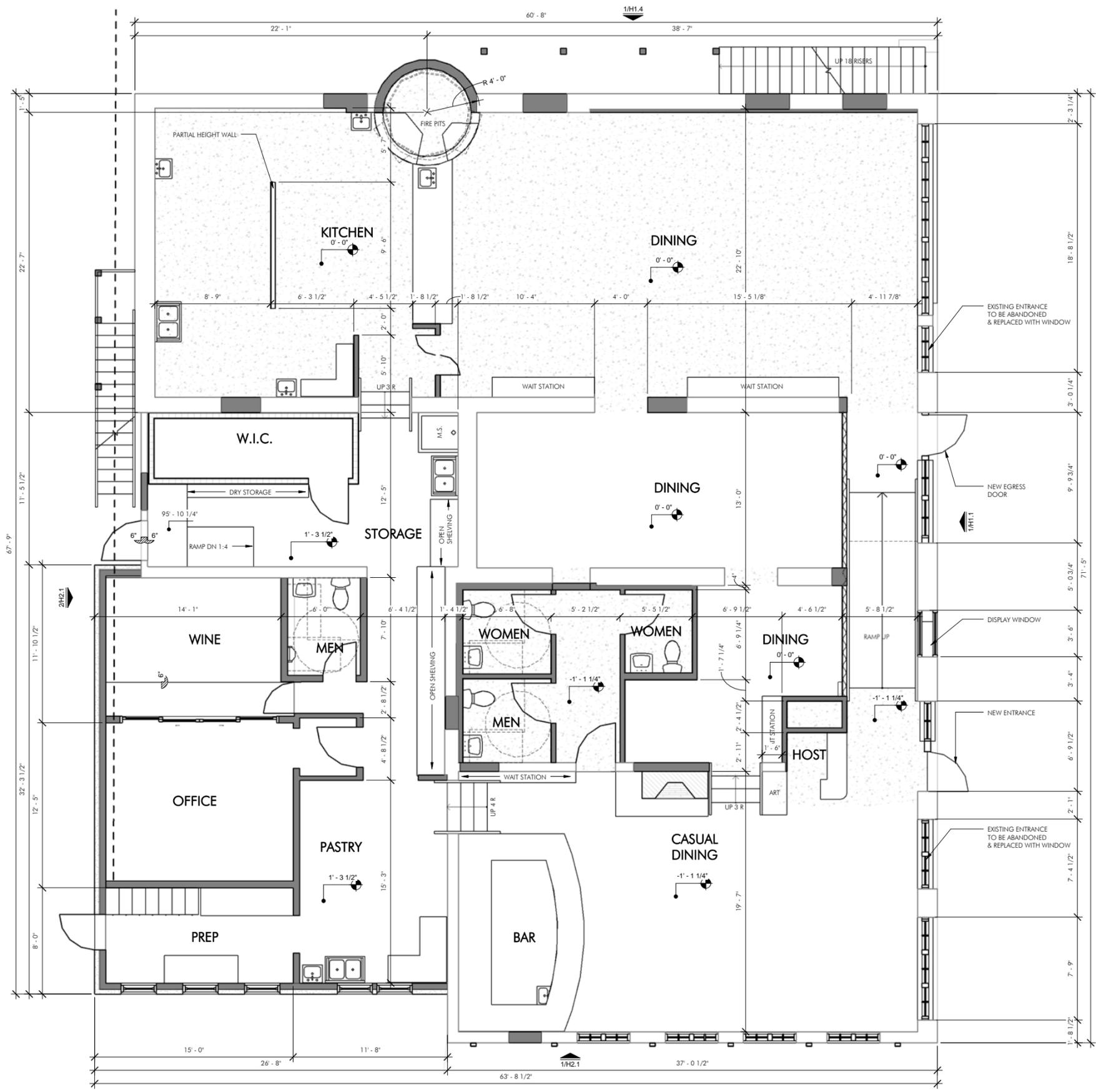


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JEFFREY'S 1ST FLOOR PLAN

1 PROPOSED 1ST FLOOR PLAN  
1/8" = 1'-0"

**H1.6**

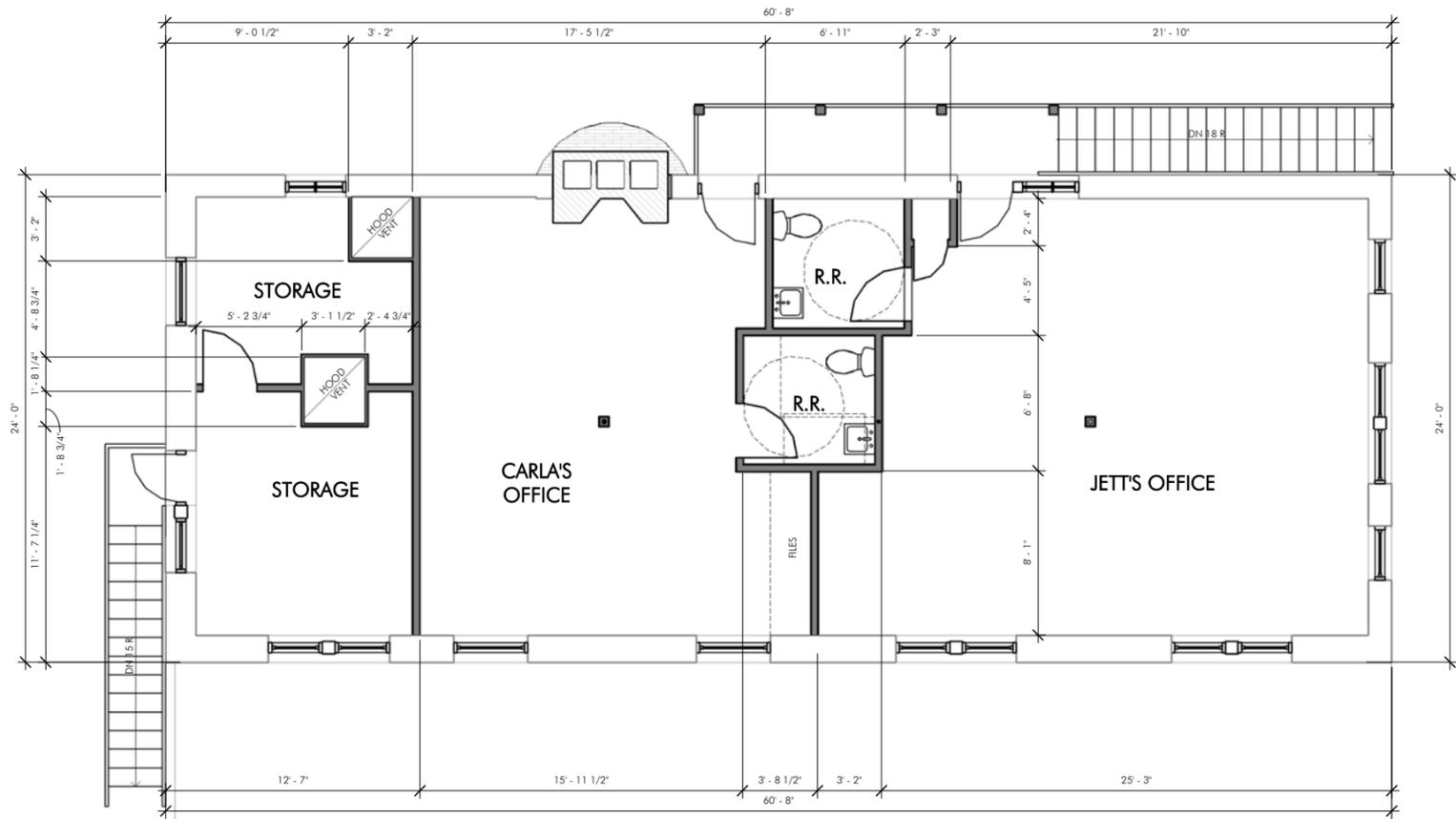


**FIELD INSPECTION REQUIRED**

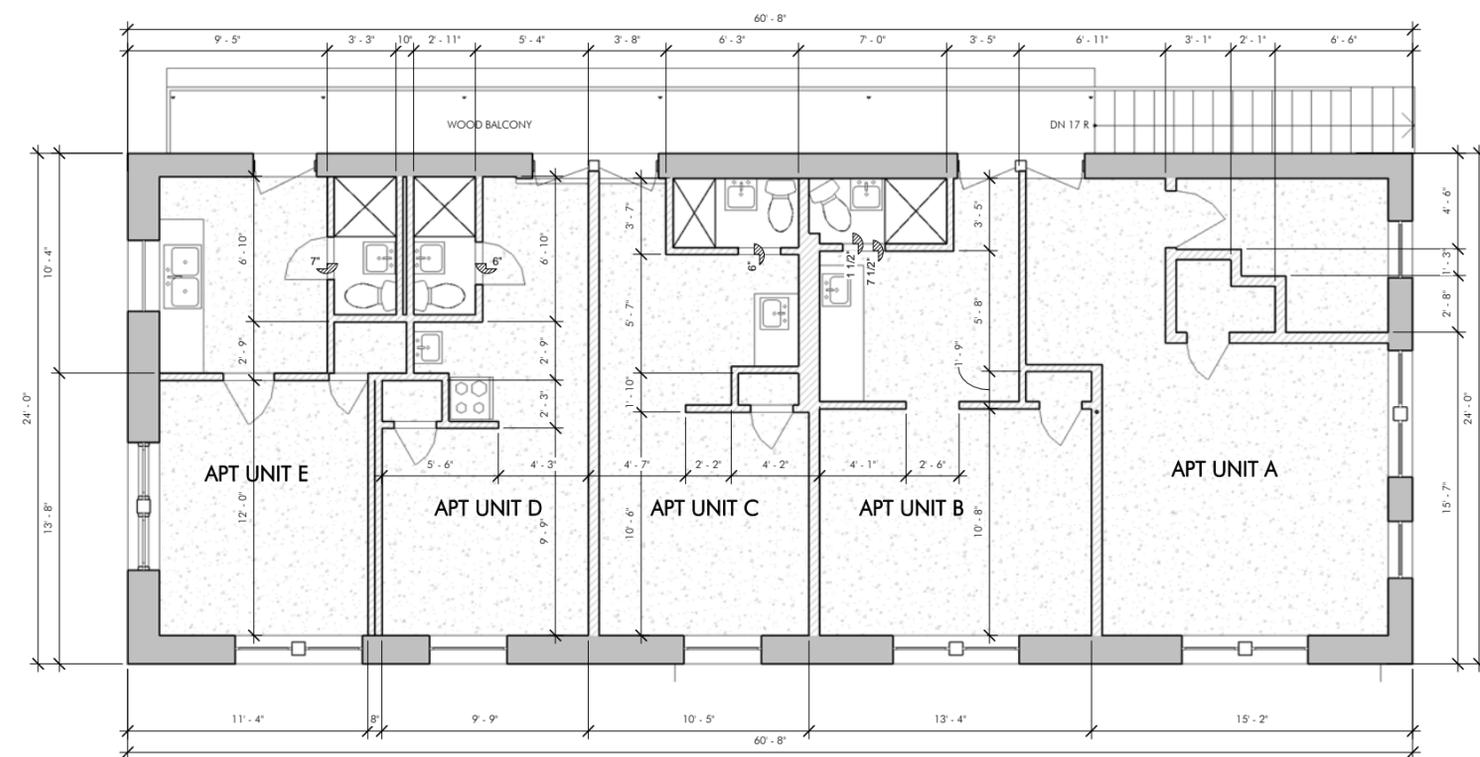
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2 PROPOSED 2ND FLOOR PLAN  
1/8" = 1'-0"



1 EXISTING 2ND FLOOR PLAN  
1/8" = 1'-0"

**JEFFREY'S COMPOUND**

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JEFFREY'S 2ND FLOOR PLAN

**H1.7**



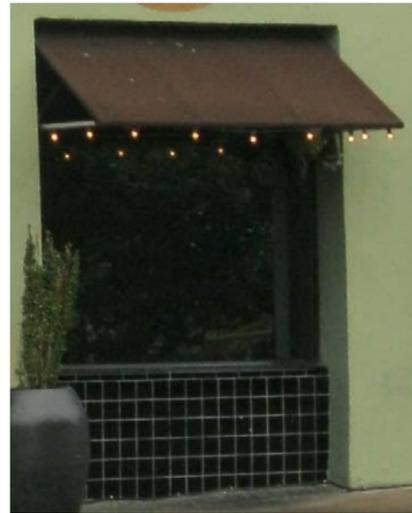
JEFFREY'S - SOUTHEAST CORNER



JEFFREY'S - SOUTHEAST CORNER



JEFFREY'S - EAST ELEVATION



JEFFREY'S - EXISTING WINDOW OPENINGS & CERAMIC TILE



JEFFREY'S - EXISTING DISPLAY WINDOW



JEFFREY'S - SOUTH ELEVATION



JEFFREY'S - SOUTH ELEVATION

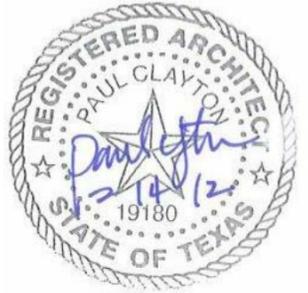


JEFFREY'S - SOUTH ELEVATION

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PHOTOS

**H1.8**



JEFFREY'S - WEST ELEVATION



JEFFREY'S - DAMAGED SW CORNER



JEFFREY'S - DAMAGED SW CORNER



JEFFREY'S - DAMAGED SW CORNER



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JEFFREY'S - NORTH ELEVATION - HVAC EQMT & WOOD BALCONY TO BE REMOVED.



JEFFREY'S - WEST ELEVATION - EXHAUST FANS TO BE REMOVED



JEFFREY'S - WEST ELEVATION - WATER HEATER SHED TO BE REMOVED



JEFFREY'S - WEST ELEVATION - DOOR TO BE REMOVED

**JEFFREY'S COMPOUND**

120.4 West Lynn St., Austin TX 78703

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PHOTOS

**H1.9**