

1011 E. 5th Street #1311
Austin, Texas 78702
512.913.0396

RE: 1609 West 12th Street Proposed Work

09.21.2020

1609 W. 12th - Project Description

The scope of work includes renovating the one-story existing bungalow that is 540 square feet and built in 1940. The location of this existing bungalow is at the front of the property. The work on the existing house includes replacing the decaying wood siding with “Hardie” lap siding.

The scope of work also includes a two-story addition that will be 2,358 square feet and a 450 square feet carport. The location of the addition will be behind the existing house and the car port will be located behind the addition at the very rear of the property off of the alley. The materials used on the addition include “Hardie” lap siding and board and batten siding and lpe wood siding.

The new addition is designed to complement rather than imitate the existing bungalow structure. The new addition steps down the sloping topography and has a low flat roof structure which does not upstage the simple gable roofline of the bungalow. As seen from the street, the new addition has minimal visual impact.



1 EXISTING NORTH (FRONT) ELEVATION

SCALE: NOT TO SCALE



2 EXISTING WEST (RIGHT) ELEVATION

SCALE: NOT TO SCALE



3 EXISTING SOUTH (REAR) ELEVATION

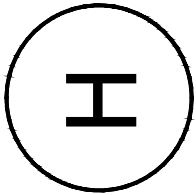
SCALE: NOT TO SCALE



4 EXISTING EAST (LEFT) ELEVATION

SCALE: NOT TO SCALE

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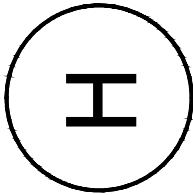
PROJECT #2022

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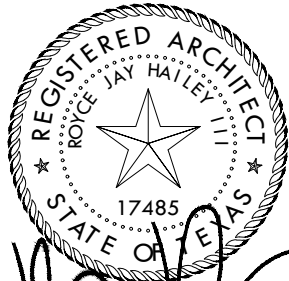
Existing Conditions - HLC Review
HISTORIC LANDMARK COMMISSION

PS-0.0



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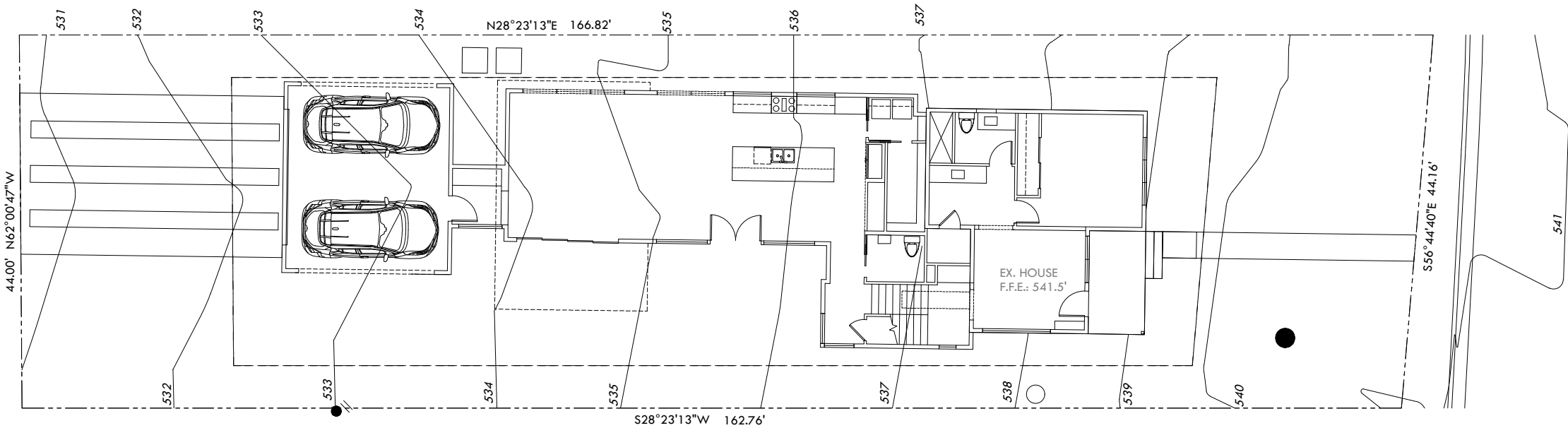
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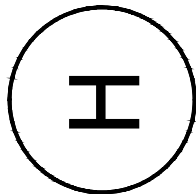
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Site Plan
HISTORIC LANDMARK COMMISSION

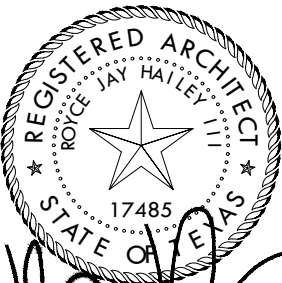
PS-1.1





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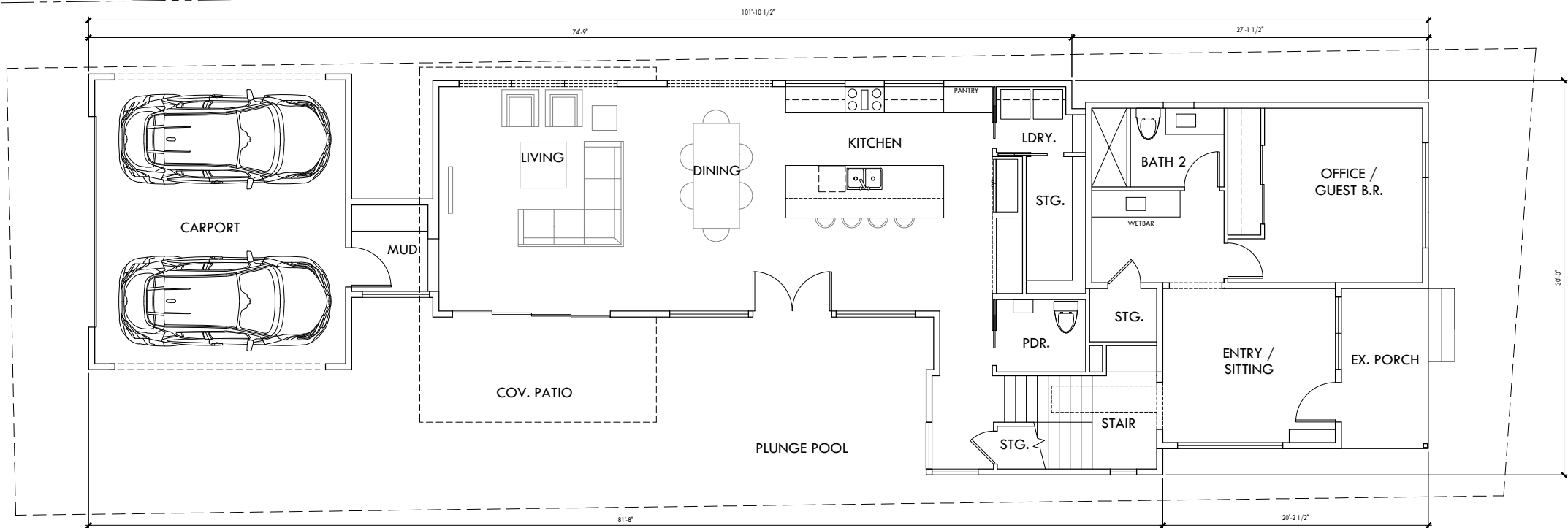
PROJECT #2022

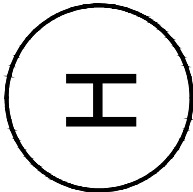
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Floor Plan - Level 1
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PS-2.1





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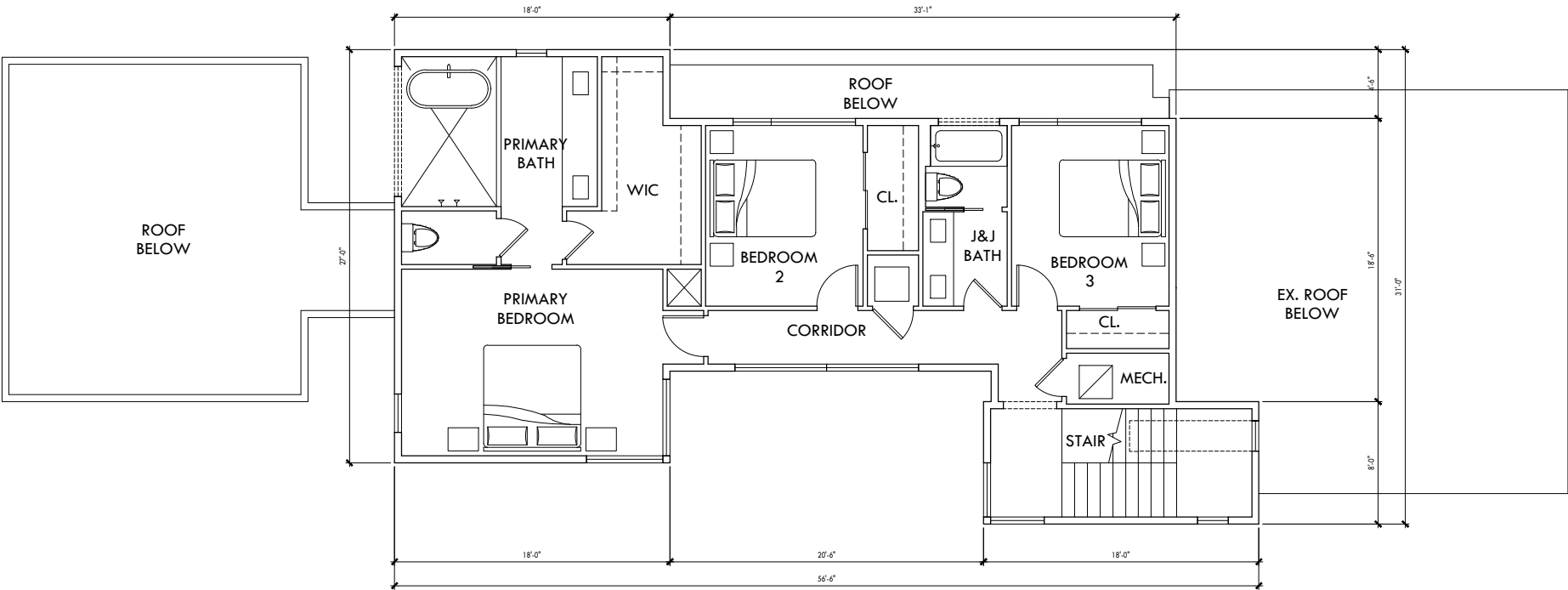
PROJECT #2022

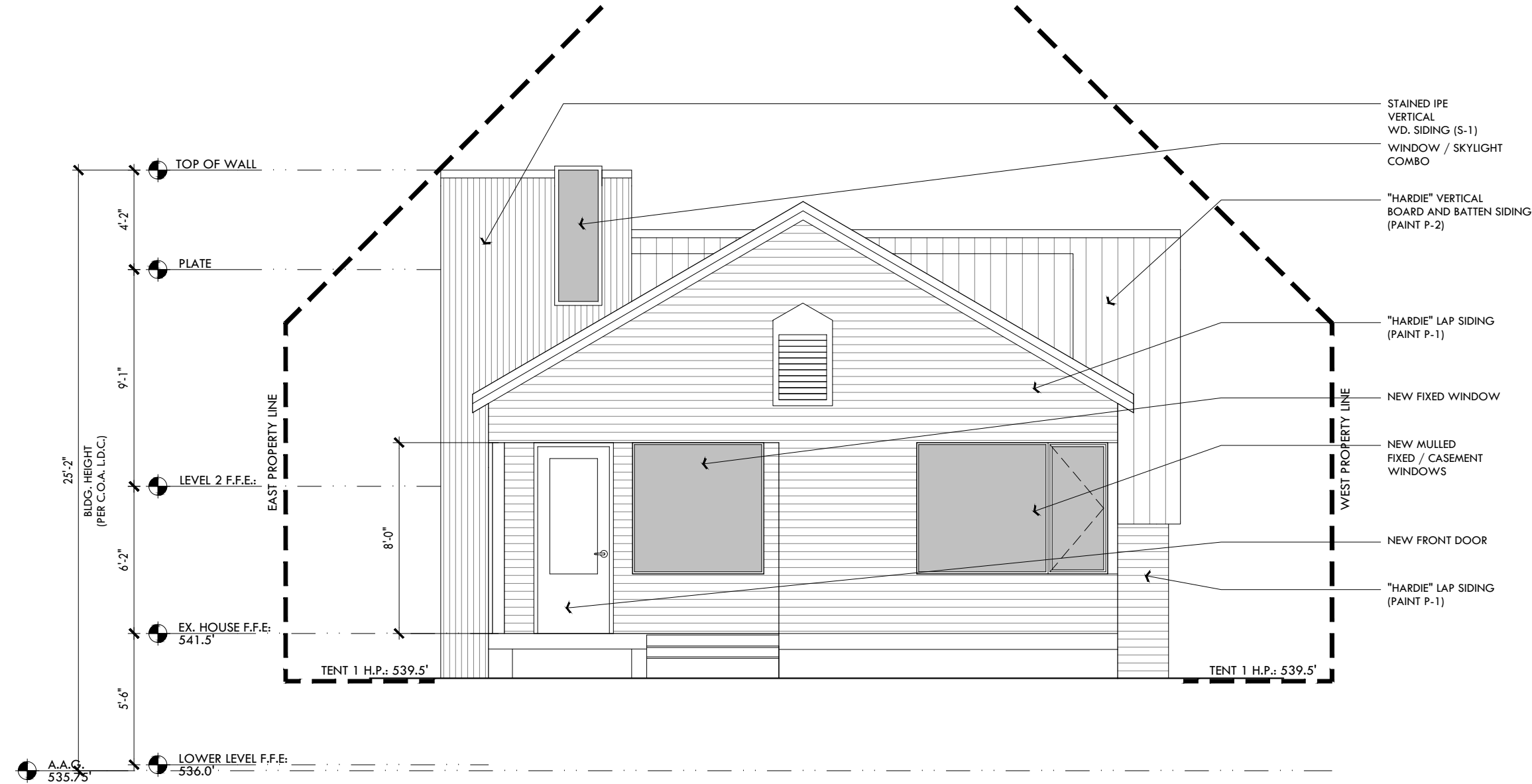
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Floor Plan - Level 2
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PS-2.2





1 NORTH (FRONT) EXTERIOR ELEVATION - HLC REVIEW
SCALE: 3/16"=1'-0"

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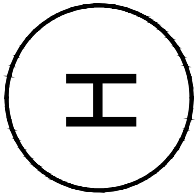
Ext. Elevations - HLC Review
HISTORIC LANDMARK COMMISSION



1 PRELIMINARY STREET RENDERINGS

SCALE: NOT TO SCALE

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Ext. Elevations - HLC Review
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PS-3.2