

**HISTORIC LANDMARK COMMISSION
AUGUST 22, 2011
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2011-0064
1611 WOODLAWN BOULEVARD
OLD WEST AUSTIN**

PROPOSAL

Remove and replace exterior stucco siding, and demolish existing carport and replace with new carport.

PROJECT SPECIFICATIONS

The applicant has removed all the stucco siding to allow for replacement of rotted wall studs. According to the contractor, there were multiple layers of stucco. The applicant proposes to reapply stucco comprised of scratch and brown coats of fiber-reinforced Portland cement and plastering sand with a acrylic-based, sand finish top-coat. The stucco will be painted a green color similar to the previous color. The rear, non-historic addition, which currently has horizontal siding, will also be covered with stucco to match the rest of the house.

Brick detailing on the chimney, and surrounding the front door and windows will be left exposed rather than painted.

The applicant has removed an existing shed roofed carport on the side of the house and proposes to replace it with a new carport structure with a front facing stuccoed gable to match the style of the main house.

The applicant proposes to move the front door over slightly to center it under the gable above it. It also appears that the opening of the front door has been altered from an arched to a flat-topped opening.

STAFF COMMENTS

A residential remodel permit was issued by the City for this project without review by the CHPO office and the removal of the stucco and carport has already taken place.

The house is contributing to the Old West Austin National Register District. The Old West Austin National Register Historic District has no design guidelines for additions. Design guidelines in other historic districts address size, scale, massing, fenestration patterns, and materials. 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.

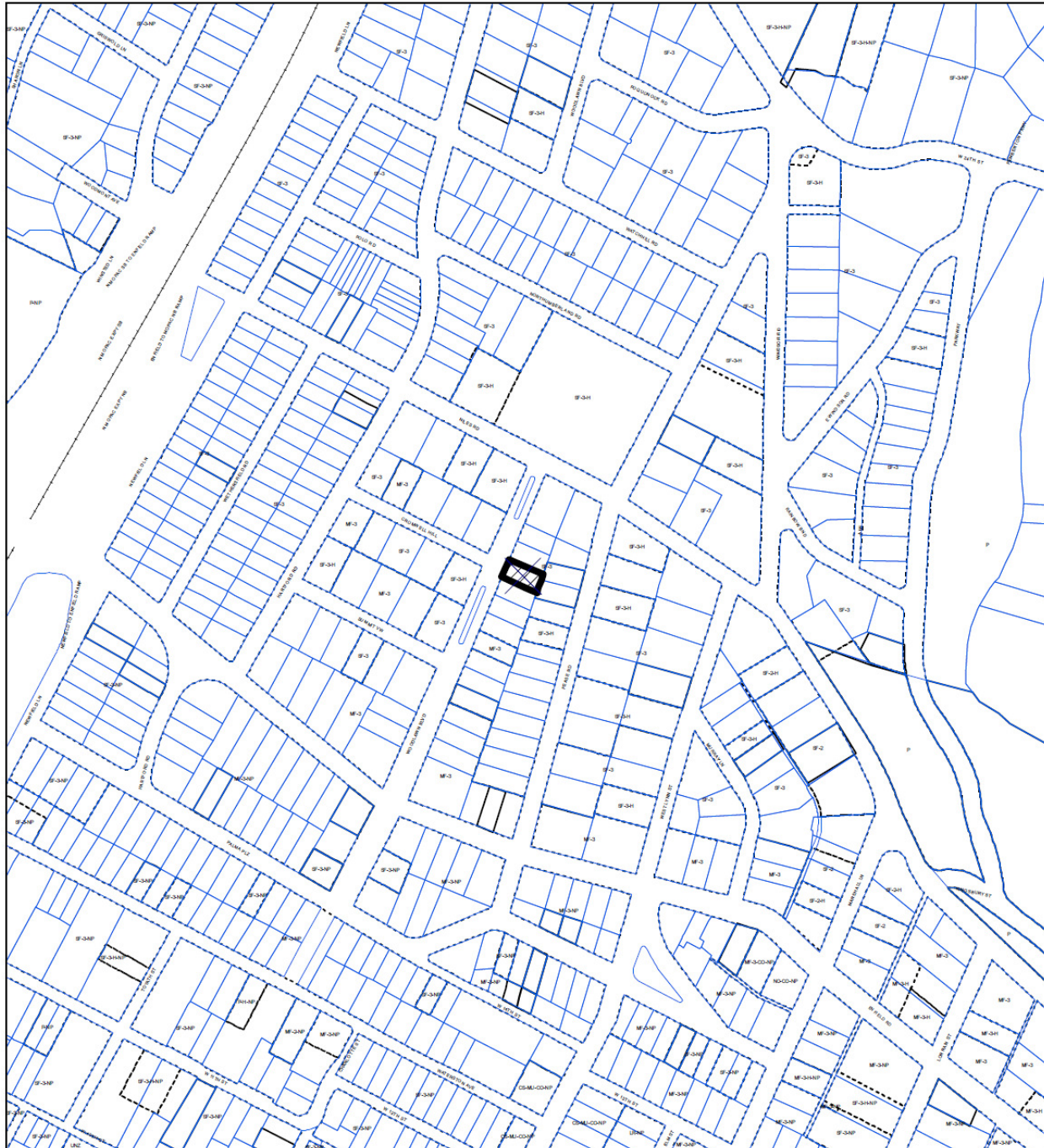
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes, which have taken place in the course of time may have acquired significance in their own right, and shall be recognized 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.
- Surface cleaning of structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- 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 installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.
- Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

STAFF RECOMMENDATION

The project as proposed meets these design guidelines and maintains the properties status as contributing to the National Register District. Therefore, staff recommends that the project be approved as proposed, with the recommendation that the arched door opening be reconstructed.

Staff further recommends that the Historic Preservation Office be directed to review any future changes to the proposed design.

LOCATION MAP



NATIONAL REGISTER DISTRICT

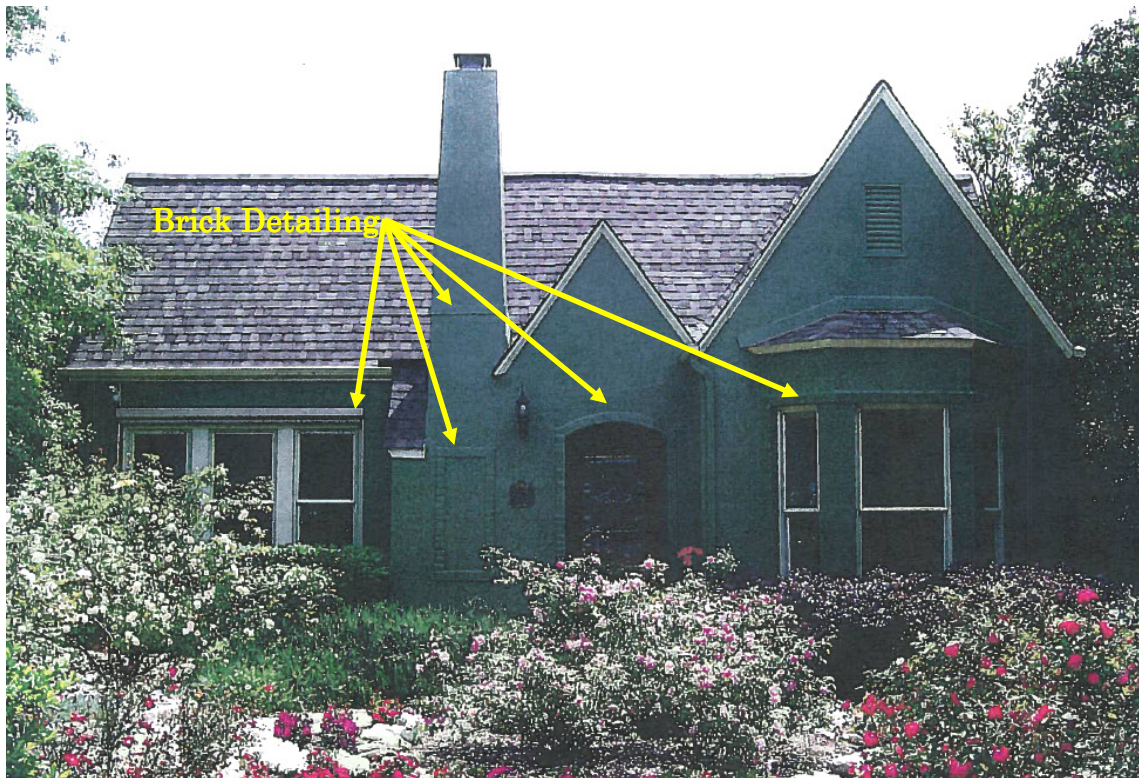


CASE#: NRD-2011-0064
LOCATION: 1611 WOODLAWN BOULEVARD
GRID: H24,H23
MANAGER: STEVE SADOWSKY



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.

PHOTOS & PLANS



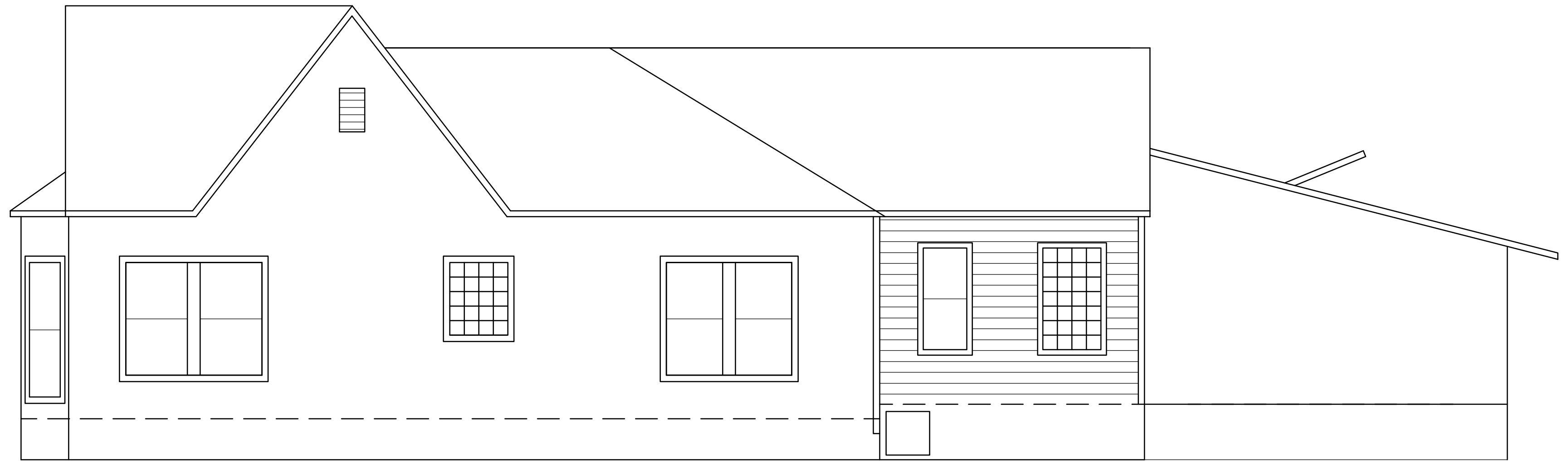
1600 Woodlawn Boulevard – Prior to stucco removal



1600 Woodlawn Boulevard – Current condition



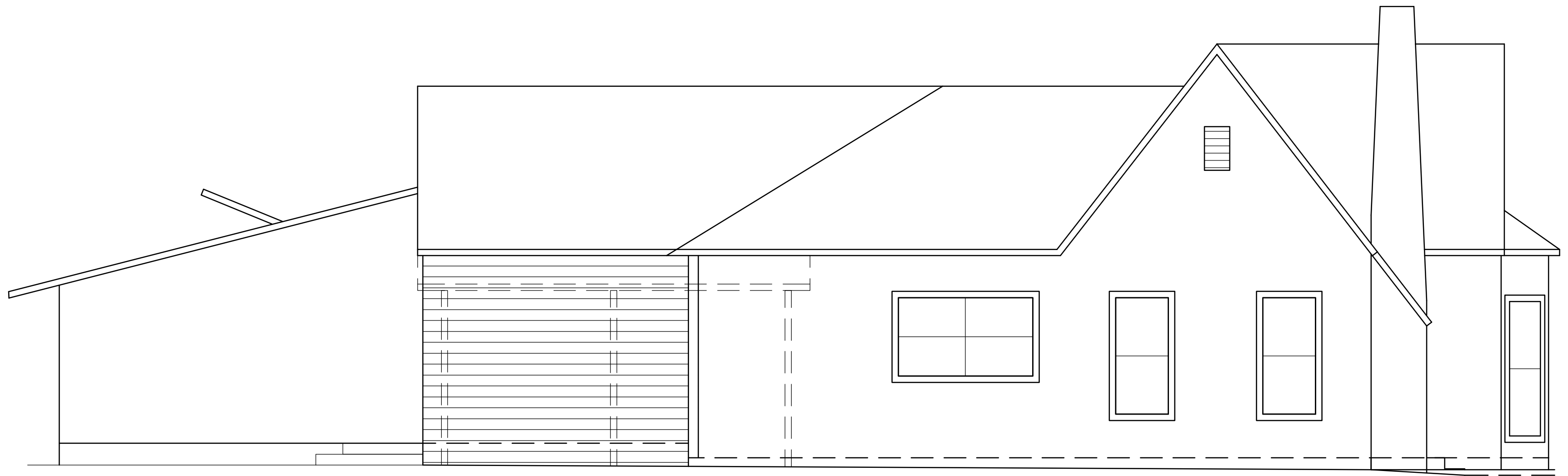
1 WEST ELEVATION
1/4" = 1'-0"



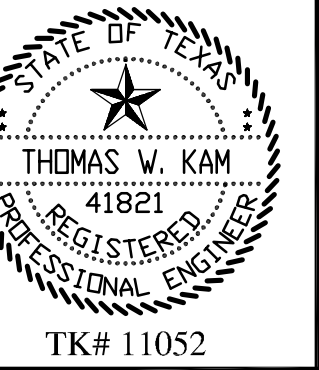
2 SOUTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"



TK CONSULTING ENGINEERS
FIRM # F-1836
11608 BELL AVENUE
AUSTIN, TEXAS 78759
(512) 219-1574 FAX: (512) 219-8189
(866) 386-1747 TOLL FREE
TOM@TKAUSTIN.COM

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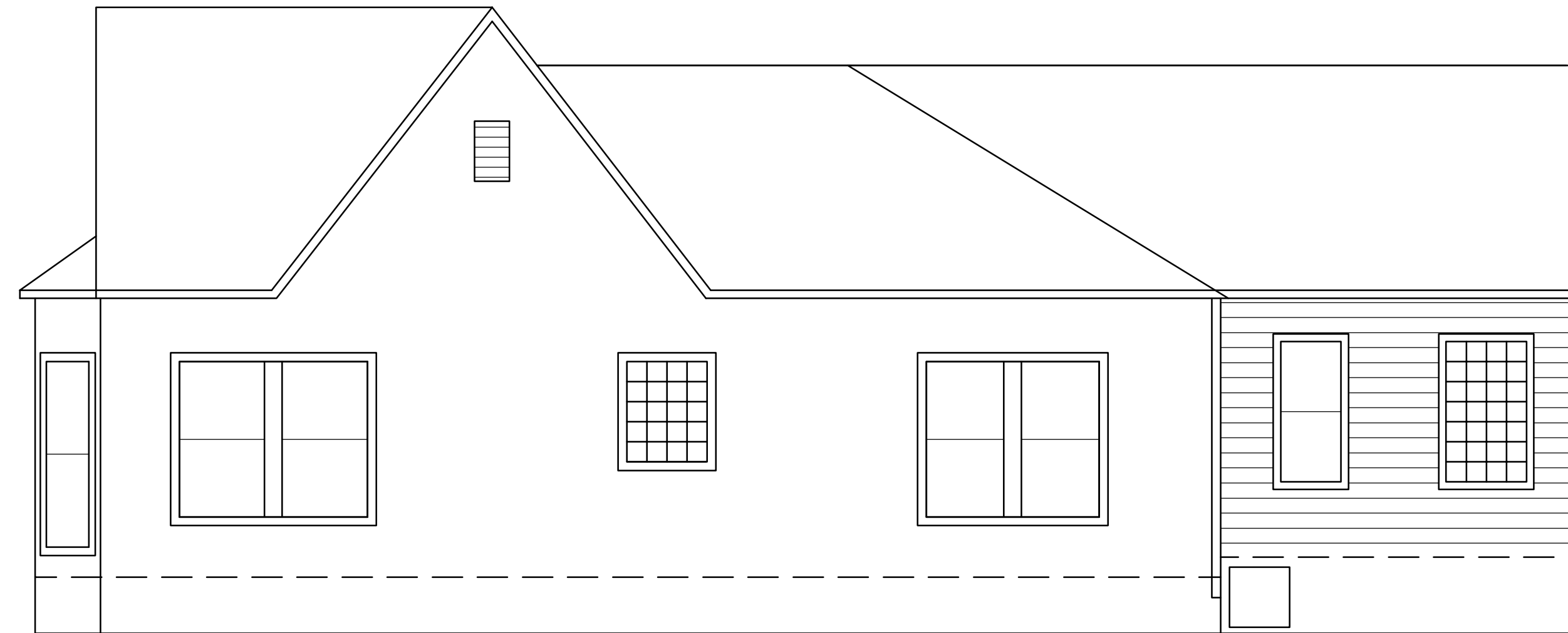
1611 WOODLAWN
AUSTIN, TEXAS 78703

DATE: APR. 20, 2011

A2



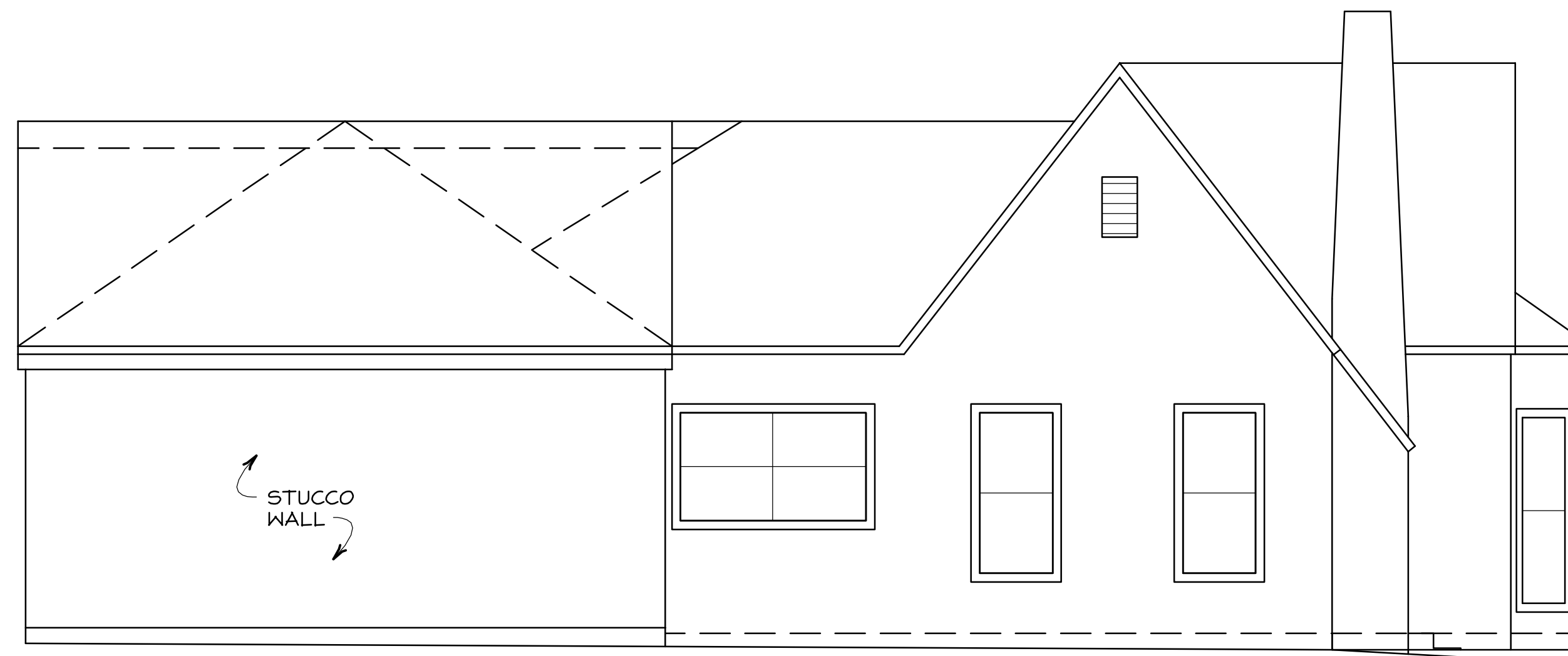
1 WEST ELEVATION
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2 SOUTH ELEVATION
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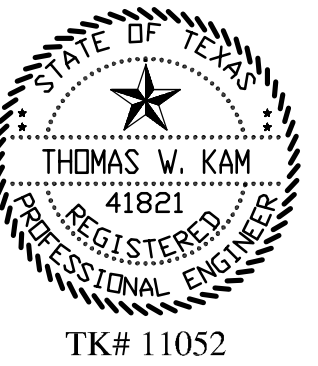


3 EAST ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"

ELEVATIONS WITH
PROPOSED CARPORT



TK CONSULTING ENGINEERS
FIRM # F-1836
11608 BELL AVENUE
AUSTIN, TEXAS 78759
(512) 219-1574 FAX: (512) 219-8189
(866) 386-1747 TOLL FREE
TON@TKAUSTIN.COM

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1611 WOODLAWN
AUSTIN, TEXAS 78703

DATE: JUN. 2, 2011

A2.1



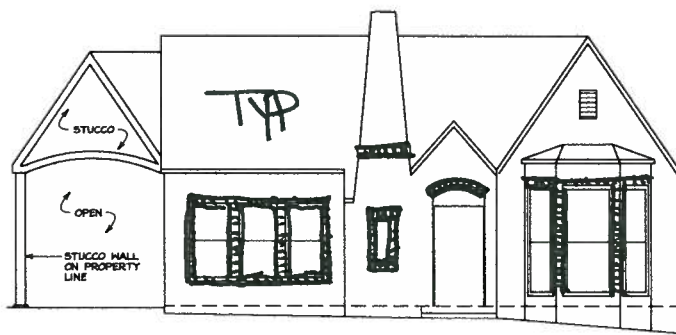
TK CONSULTING ENGINEERS
P.O. Box 11032
11002 WELL AVENUE
AUSTIN, TEXAS 78799
(512) 219-3189
(512) 219-3190
TOM@TKAUSTIN.COM

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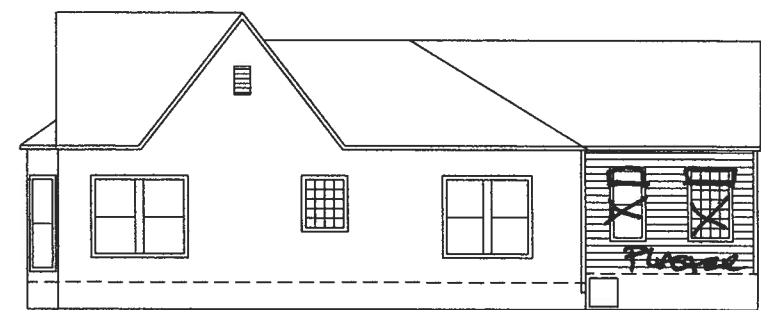
**1611 WOODLAWN
AUSTIN, TEXAS 78703**

DATE: JUN. 2, 2011

A2.1



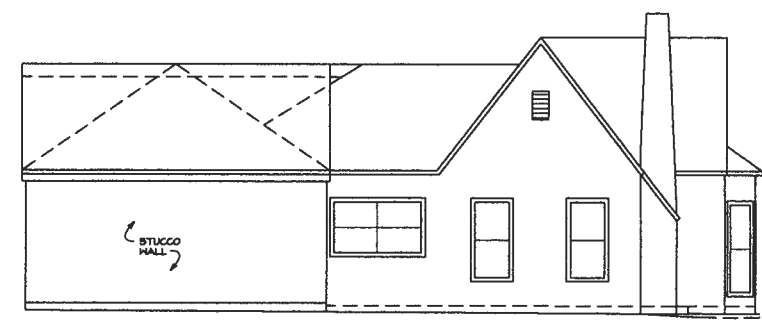
1 WEST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"

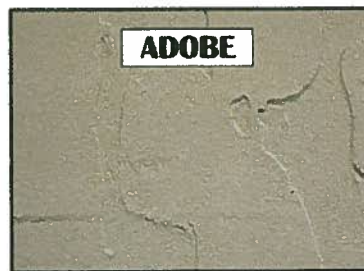
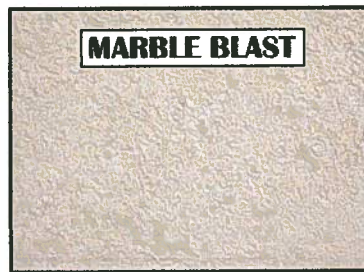
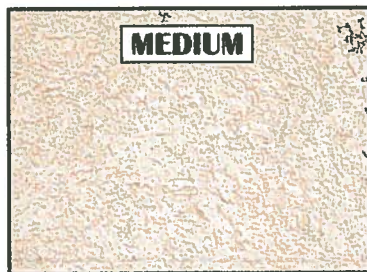
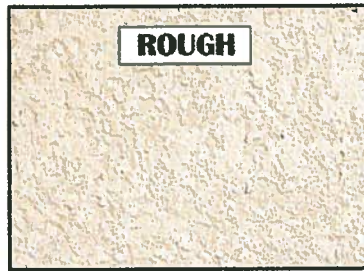
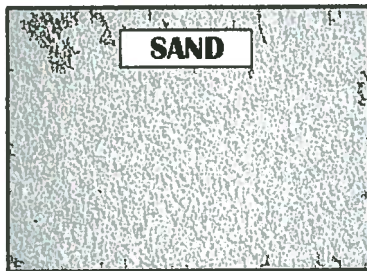
**ELEVATIONS WITH
PROPOSED CARPORT**



Select a Stucco Finish



ACRYLIC & ELASTOMERIC FINISHES



Last Modified on Sep. 21, 2010

AHI Supply Inc.
P.O. Box 884
Friendswood, Texas 77546
(281)331-0088 (281)331-9813 fax.
www.ahi-supply.com

(Spectrum Cement Division)

To:

Date:

Attention:

From:

Subject: The following material that we are submitting for construction approval

Project:

Spectrum Fiber Reinforced Scratch & Brown Coat

We propose to furnish this Portland (1) & Masonry Cement (2) based product that is produced exclusively at our Buda Texas plant. Our Scratch & Brown Coat is typically mixed with plastering sand (3) & water by qualified Plasterers for Stucco applications. Our company has supplied and or produced these types of materials for more than twenty years, with positive results.

Workmanship-Personnel should follow practices defined under ASTM C-928 (4)

General Mixing Instructions:

For scratch coats or for brown coats, use 1 bag of Spectrum Fiber Reinforced (5) Scratch & Brown Coat to 2.75-3.25 cubic feet of plastering sand*.

(*Amount of sand may be slightly modified if deemed appropriate by a qualified plastering contractor)

First: add approximately 2/3 of the required water, 1/2 of the required sand into the mixer and allow that to mix briefly (*the amount of water required depends on the water content of the sand and the personal preference of a qualified plastering contractor.*)

Next: add 1 bag of **Scratch & Brown Coat**, the remainder of the sand and sufficient water to bring the mix to the desired workability. Mix these components a minimum of 5 minutes after all materials have been added. We recommended that you use a 1 cubic foot box to measure the sand & that you perform all mixing with the use of a motorized mortar mixer. This will insure consistent color, uniformity and strength.

Product conforms to ASTM C-1328 Type S and ASTM C-926 Type CM when applicable.

Thank you for the opportunity of furnishing this quality product on your important project! We look forward to working with you all!

(1)Portland Cement conforms to ASTM C-150. (2) Masonry Cement conforms to ASTM C-91.

(3)Jobsite sand by others should conform to ASTM C-897 Specification for Aggregate for Job-Mixed Portland Cement-Based Plasters.

(4) Standards for Application of Portland Cement Based Plaster.

(5) Alkali resistant fibers are used in this product.



Spectrum Scratch & Brown (with or without Fiber)

Description: Spectrum Scratch & Brown is a dry - reinforced product designed to be used as the scratch and/or brown coat in a three-coat stucco application. Tremendous steps were made by AHI to develop our Spectrum Scratch & Brown coat. Our company has received a large number of glowing reviews on this product. Installers across the country that have used our Scratch & Brown have stated that our product has “superior coverage”, “better board life”, “does not dry out as fast” and “stays on walls and ceilings without falling to the ground like the one coats or other competitive products” they have used. Application of Spectrum Scratch & Brown will help resist water penetration, plastic shrinkage, cracks and sagging. It will also produce a non-load bearing, aesthetically pleasing exterior or interior finish on concrete, masonry and stud walls or metal buildings.

Uses: Spectrum Scratch & Brown is designed to be used in general stucco construction over galvanized metal lath or solid base surfaces such as masonry or concrete.

Coverage: Scratch Coat – 90-110 sq. ft at 3/8” thickness. Brown Coat – 75-80 sq. ft at 3/8” thickness.

Dry Time: Spectrum Scratch & Brown requires a minimum of 48 hours moist curing: Refer to ASTM C926 Application of Portland Cement—Based Plaster (ASTM 926 8.2 states) “*Sufficient time between coats shall be allowed to permit each coat to cure or develop enough rigidity to resist cracking or other physical damage when the next coat is applied.*” Environmental conditions such as heat, wind and humidity must all be considered when determining dry time. Please note: Spectrum Acrylic Primer must be applied over uncured cementitious materials to ensure that improper pH levels do not cause coating failures or shadowing issues. Acrylic and Elastomeric finishes and paints are applied when the cementitious material has cured to a proper pH level of 10 or below and the primer has dried for quick dry time of 30 minutes.

Job Conditions: Air and substrate surface temperature must be 40°F or higher and remain so for a minimum of 24 hours.

Precautions: Use adequate ventilation. Avoid breathing dust. Use of approved dust respirator, safety glasses and protective gloves are recommended. As with any chemical product, exercise care when handling.

Surface Preparation: Concrete and masonry surfaces should be slightly scarified and free from all dirt, efflorescence, oil and other foreign matter. Loose or damaged materials should be removed and/or repaired.

Mixing: It is suggested that you mix this product using a motorized mortar mixer. For scratch coats or brown coats: Use 1 bag of Spectrum Scratch & Brown Coat to 2.75-3.25 cubic feet of plastering sand which conforms to ASTM C-897.

Application: Scratch & Brown can be hand applied or sprayed. Apply the Scratch coat to a thickness of 3/8” with either an approved sprayer or trowel. Scratch the first coat horizontally and allow the Scratch coat to cure sufficiently. Apply the Brown coat using an approved sprayer or trowel to a thickness of 3/8” thick. Spectrum Scratch & Brown requires moisture to cure. Moist cure for no less than 48 hours.

Clean Up: Do not allow product to dry. Clean tools and equipment with water immediately after use.

Storage & Shelf Life: Store off the ground in a dry area. Protect from extreme heat, moisture, direct sunlight and freezing temperatures. Product can be stored for a period of 12 months in original un-opened container and protected from moisture.

Weight & Packaging: 75 lb bags. 40 bags per pallet.

No warranty, representation or condition of any kind, expressed or implied applies, including warrant of merchantability or fitness for a particular purpose. Having no control over the use of cement, seller will not guarantee finished product work, nor shall seller be liable for consequential damages. Seller's liability is expressly limited to replacement of defective product.

Houston
2800 N. Gordon St.
Alvin, TX 77511
Ph: (281) 331-0088
Fax: (281) 331-9813
(800) 873-6794

Austin
1585 Jack C. Hays Trail
Buda, TX 78610
Ph: (512) 312-0879
Fax: (512) 295-3277
(800) 499-0984

Dallas
400 N Hwy 377
Roanoke, TX 76262
Ph: (817) 491-0531
Fax: (817) 430-4370
(800) 525-5382

AHI Supply, LP
P.O. Box 884
Friendswood, Texas 77546
(800)873-5794, (281)331-0088 (281)331-9813 fax.
www.ahi-supply.com

To:

Date:

Attention:

From:

Subject: The following material that we are submitting for your approval on behalf of.

Project:

Spectrum Acrylic Stucco Finishes

Product information

Spectrum Acrylic Stucco Finishes are acrylic-based products that are weather resistant wall coatings. Users often prefer this product due to its smooth, creamy texture along with the purity and whiteness of the aggregates that it contains. Some of our competitors use less expensive and darker silica based aggregates in their finish. Spectrum Acrylic Stucco Finish will be more attractive on the wall than those competitive products that contain the lower quality ingredients. This product is available in 30 standard colors and 6 decorative textures. AHI also has the ability to make Custom tints to match existing stucco color inspirations by our trained experts. Spectrum Acrylic Stucco Finish coats come with a 5 year limited material warranty.

Features

Decorative Colors
Interior or Exterior

Mildew Resistant
Trowel or Spray Apply

Alkali Resistant
Water/Crack Resistant

General information

Spectrum Acrylic Stucco Finishes are used as decorative coatings over conventional stucco application standards. Other widely used applications are any cementitious surface (stucco, block, poured concrete and masonry surfaces). Clean area and remove all dust, grease, oil, paint, dirt, efflorescence and any unsound concrete. We recommend Spectrum Fiber Reinforced Scratch and Brown Coat to adhere to lath surface. Please note that Spectrum Acrylic Primer must be applied over uncured cementitious materials to ensure that improper pH levels do not cause stucco coating failures or shadowing issues. Please note that you should not apply stucco coating when the temperature outside is lower than 40 degrees Fahrenheit or when frost is predicted. Thoroughly mix product to a smooth, homogeneous consistency before application. Do not use in wet areas and protect work from rain for a least 24 hours.

Coverage on textures

All coverages are approximate, dependent on substrate and individual application techniques.

Smoothest
Adobe 90 sq.ft.-120 sq ft.
Sand 100 sq. ft.-130 sq. ft.
Swirl 90 sq. ft.-120 sq. ft.

to

Coarse
Marble Blast 95 sq. ft. - 125 sq. ft
Medium 90 sq. ft -120 sq. ft.
Rough 80 sq. ft.-110 sq

Thank you for the opportunity of furnishing this quality product on your important project! We look forward to working with you all!



Spectrum Acrylic Finish

Description: Spectrum Acrylic Finish is an acrylic-based product that is a weather resistant wall coating available in six textures and 30 standard colors, along with custom color matching.

Uses: Used as an interior or exterior decorative coating over wood, stucco or any cementitious surface such as block, poured concrete and masonry surfaces.

Coverage: Coverage varies depending on finish selected. Adobe Finish: 90 – 120 sq. ft.; Sand Finish: 100 – 130 sq. ft.; Medium Finish: 90 – 120 sq. ft.; Swirl Finish: 90 -120 sq. ft.; Rough Finish: 80 – 110 sq. ft.

Dry Time: Coatings will dry to the touch in 3 to 4 hours at 70° F. Protect coatings from rainfall for at least 24 hours after application.

Job Conditions: Air and substrate surface temperature must be 40°F or higher and remain so for a minimum of 24 hours.

Precautions: Use adequate ventilation. Keep away from small children. Harmful if swallowed. Contact physician or poison control office immediately if ingested. Dispose of in accordance with local, state and federal laws.

Surface Preparation: Clean area and remove all dust, grease, oil, paint, dirt, efflorescence and any unsound concrete. Please note: Spectrum Acrylic Primer must be applied over uncured cementitious materials to ensure that improper pH levels do not cause coating failures or shadowing issues. Acrylic finishes are applied when the cementitious material has cured to a proper pH level of 10 or below and the primer has dried for quick dry time of 30 minutes.

Light Reflectivity: Spectrum Coatings use high quality pigments to tint the finish coatings. Ultra-violet and sunshine exposure can and will cause fading issues over time. To help minimize fading, light colors should be selected. Light reflectance values are rated 100% white - 0% black. The higher the lightness value, the less fading occurs. Dark colors (light reflectivity less than 20) will fade more rapidly than light colors.

Mixing: Mix for 5 minutes with paddle mixer.

Application: Apply with stainless steel trowel to a thickness of the largest aggregate. If using a plastic trowel, float the finish in a figure eight motion, only stopping at natural breaks such as corners, expansion joints etc.

Clean Up: Clean tools and equipment with water immediately after use.

Storage & Shelf Life: Store off the ground in a dry area. Protect from extreme heat, moisture, direct sunlight and freezing temperatures. Product can be stored for a period of 12 months in original un-opened container and protected from moisture. After opening, Spectrum Acrylic Finish will keep for several weeks if stored and resealed properly.

Weight & Packaging: Weights vary due to pigment content. Packaged in 5 gallon containers. 36 containers per pallet.

Warranty: All Spectrum Stucco coatings come with a limited 5 year warranty.

Houston
2800 N. Gordon St.
Alvin, TX 77511
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Fax: (281) 331-9813
(800) 873-5794

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1585 Jack C. Hays Trail
Buda, TX 78610
Ph: (512) 312-0879
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400 N Hwy 377
Roanoke, TX 76262
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