

**Historic Landmark Commission
January 23, 2012
Permits in National Register Historic Districts
NRD-2011-0106
Rainey Street
61 Rainey Street**

PROPOSAL

Construction of a 1 ½ story rear addition on a c. 1930 house.

PROJECT SPECIFICATIONS

The existing house, built c. 1930, is an approximately 970 sq. ft., one-story, hipped-roof, wood frame building with partial width, inset porch. The house lacks ornamentation and it appears the siding is not original.

The applicant proposes to demolish an existing approximately 360 sq. ft. rear addition and construct a new 607 sq. ft. addition to the rear and side of the house that will have a roof line higher than the original house. The addition will include an open air, covered patio at the rear. The original house and addition will be sided with 7 ½" dimension, fiber cement, horizontal lap siding (CertainTeed or similar), and have fiber cement trim as well. The front double hung windows will be replaced with Anderson casement windows. The roofing material will be asphalt shingles.

STAFF COMMENTS

The house is listed as a non-contributing structure in the Rainey Street National Register Historic District. Applicable general design review guidelines for National Register Districts 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.

The project as proposed meets the general design guidelines for National Register Districts.

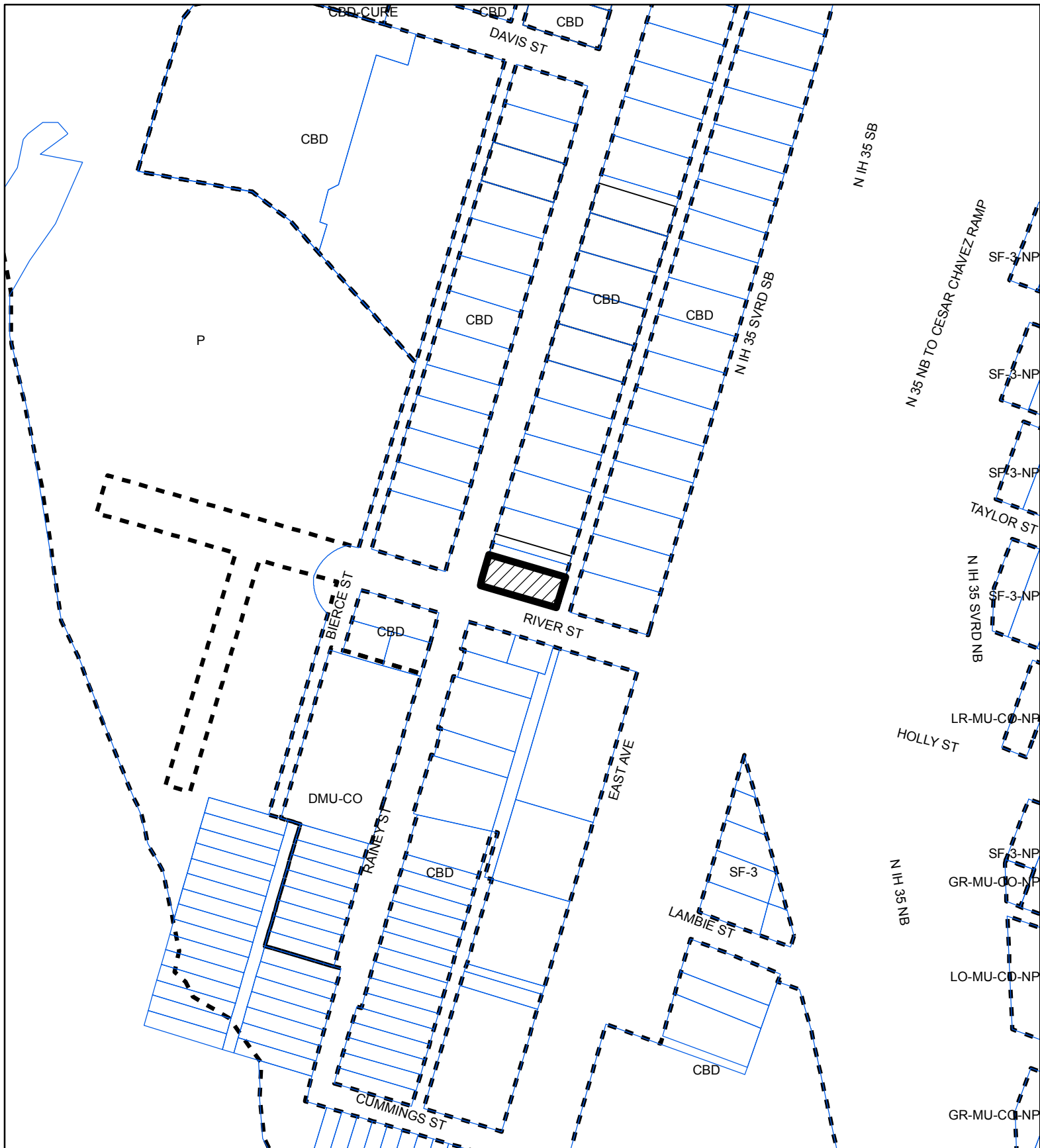
The property was listed as non-contributing in the original National Register Historic District nomination, was reassessed by City staff as contributing in 2004, but is now deemed to be non-contributing due to significant changes in the exterior integrity of the house. The proposed rear addition and façade changes are sufficiently in scale and character with of the National Register District.

STAFF RECOMMENDATION

Staff recommends releasing the building permit based upon the proposed design as submitted. However, staff recommends the applicant provide additional fenestration, such as an attic vent in the front facing gable, and windows in the front and side elevations of the side addition to be more in character with houses of this era and to alleviate the monolithic appearance of the elevations.

PHOTOS





NATIONAL REGISTER DISTRICT



SUBJECT TRACT

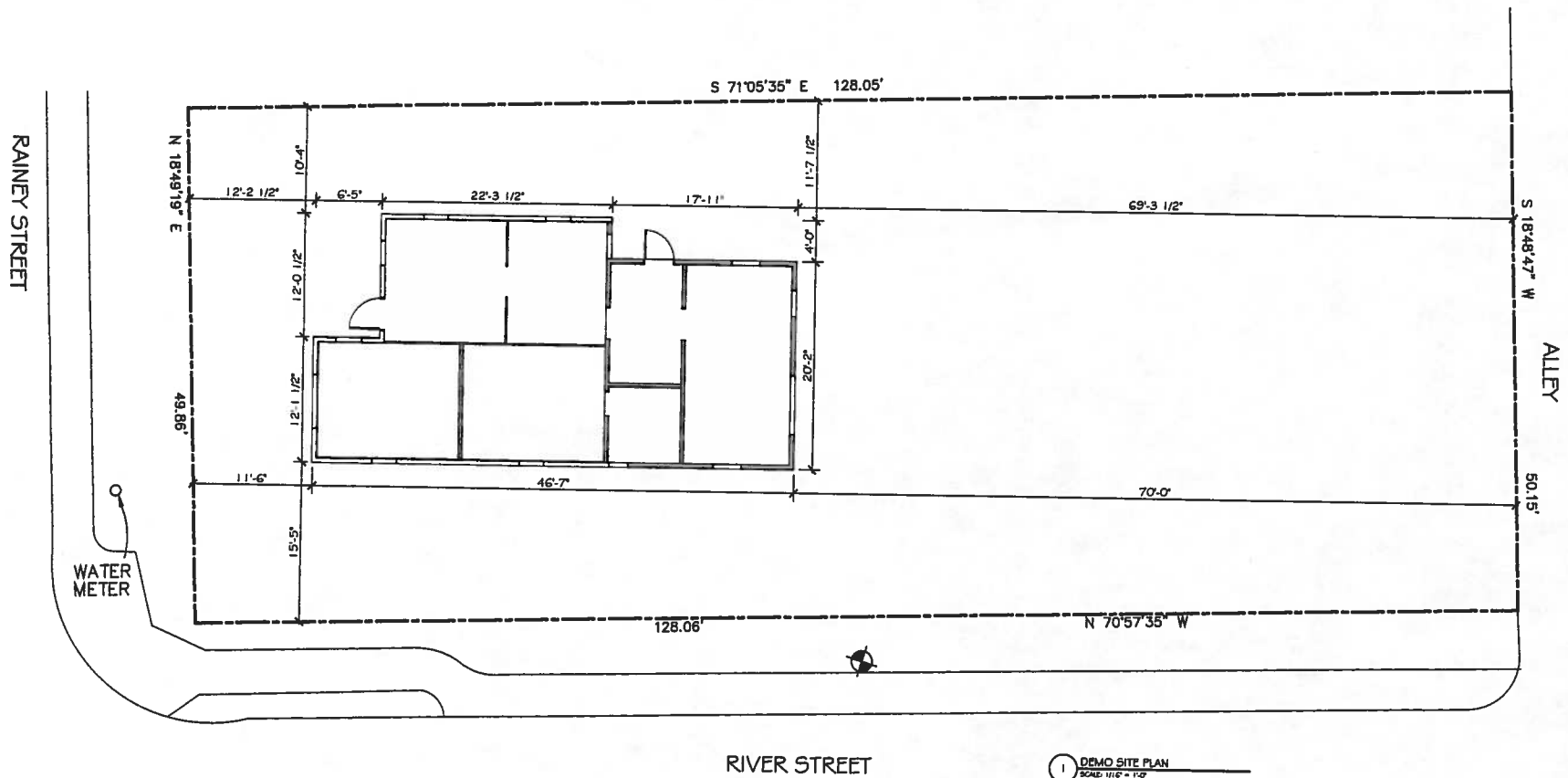


ZONING BOUNDARY

CASE#: NRD-2011-0106
 LOCATION: 61 RAINEY ST
 GRID: J 21
 MANAGER: ALYSON McGEE



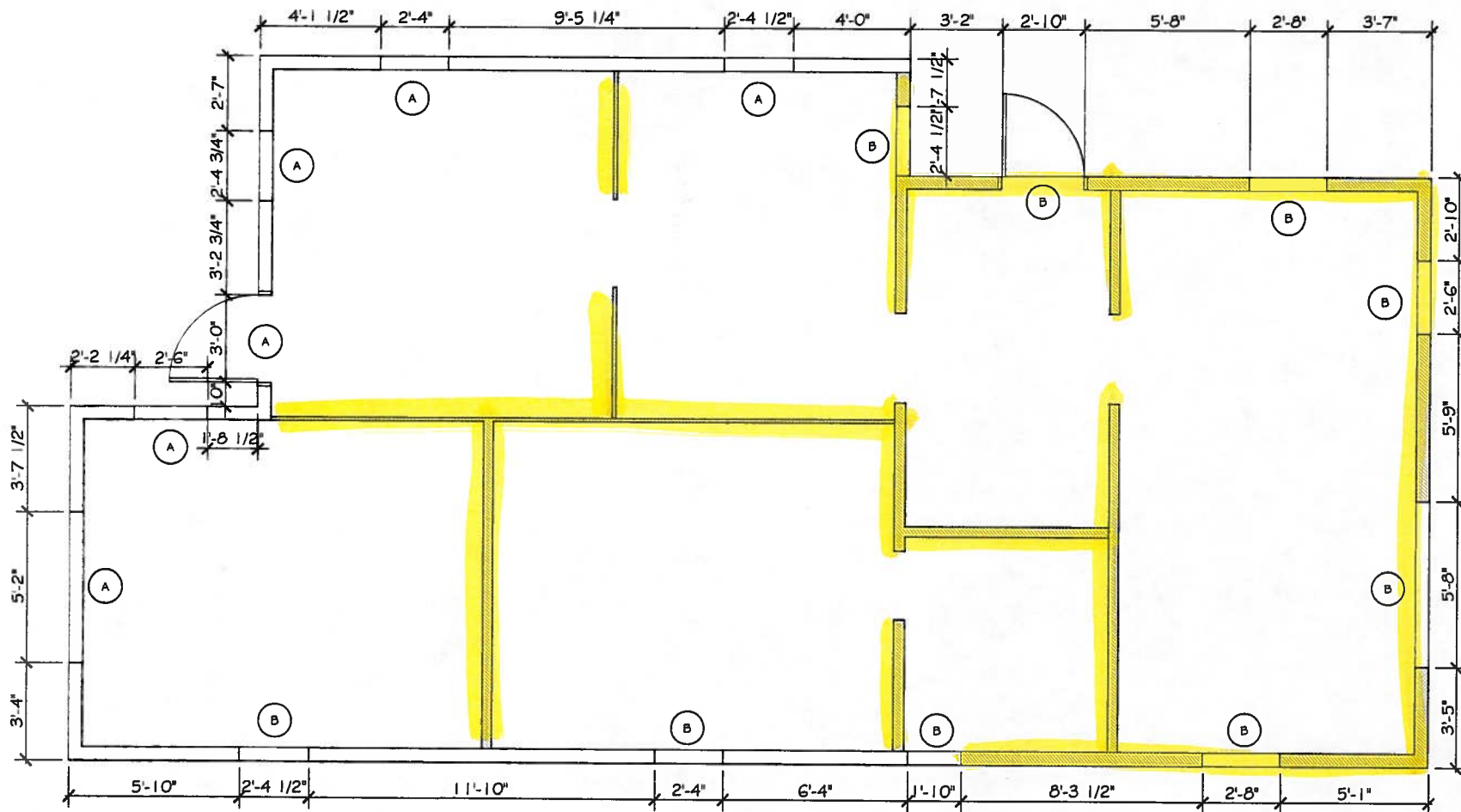
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



ryan reynolds design

4701 MONTEREY DAKS BLVD. #1211
AUSTIN, TX 78749
813.217.4482
www.ryanreynoldsdesign.com

61 RAINNEY STREET
AUSTIN, TX 78701



1 DEMO FLOOR PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS REMOVED
- (A) EXISTING FENESTRATION TO REMAIN
- (B) EXISTING FENESTRATION REMOVED

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**61 RAINEY STREET
AUSTIN, TX 78701**

PROPOSED USE - OCCASIAL LOUNGE

DISTING ZONING - CBO

DISTING CONDITIONS

NET SITE AREA 6,404 SQ. FT. (0.147 ACRES)

DISTING BUILDING COVERAGE 970 SQ. FT. (1.5%)

DISTING HARDSCAPE 100 SQ. FT. (1.5%)

PROPOSED

DISTING BUILDING COVERAGE 970 SQ. FT. (1.5%)

STORAGE, BATHROOM, AND RETAIL ADDITION 697 SQ. FT. (1.1%)

TOTAL PROPOSED BUILDING COVERAGE 1,667 SQ. FT.

OUTDOOR ADDITIONS

PROPOSED NON-STRUCTURAL WOOD DECK 1,604 SQ. FT. (2.5%)

CONCRETE PAD FOR HANDICAP PARKING 280 SQ. FT. (0.4%)

CONCRETE PAD FOR DUMPSTER 20 SQ. FT. (0.3%)

WOOD RAMP FOR ACCESSIBLE ROUTE 80 SQ. FT. (1.2%)

SITE IMPROVEMENTS UNDER LIMITS FOR SITE PLAN EXEMPTION

(BOA LOC 25-5-2 "SITE PLAN EXEMPTION")

WOODEN GROUND LEVEL DECK - 5,000 SQ. FT. LIMIT

PROPOSED - 1,604 SQ. FT.

NEW CONSTRUCTION & C.J. - 1,000 SQ. FT. LIMIT

CONSTRUCTION FOR HANDICAP ACCESS IMPROVEMENTS

3,000 SQ. FT. LIMIT

PROPOSED 68' / 30' FT. BUILDING + 200 SQ. FT. PARKING + 88

SQ. FT. DUMPSTER PAD = 1,005 SQ. FT. TOTAL

PROPOSED CONSTRUCTION FOR HANDICAP ACCESS

300 SQ. FT. PARKING + 80 SQ. FT. WOOD DECK RAMP

= 380 SQ. FT. TOTAL

PARKING

DISTING BUILDING - EXEMPT

PROPOSED OUTSIDE SEATING (EXCA) - EXEMPT

PROPOSED BUILDING ADDITION - 697 SQ. FT.

OCCASIAL LOUNGE BARRIER 2,300 SQ. FT. (1.1%) SPACE / 100 SQ. FT.

(80% REDUCTION IN CBO)

68' / 100 # 20% = 1 SPACE BND PROVIDED

NOTES

1. ALL WOOD DECKS AND STEPS ARE FOR OWNERS

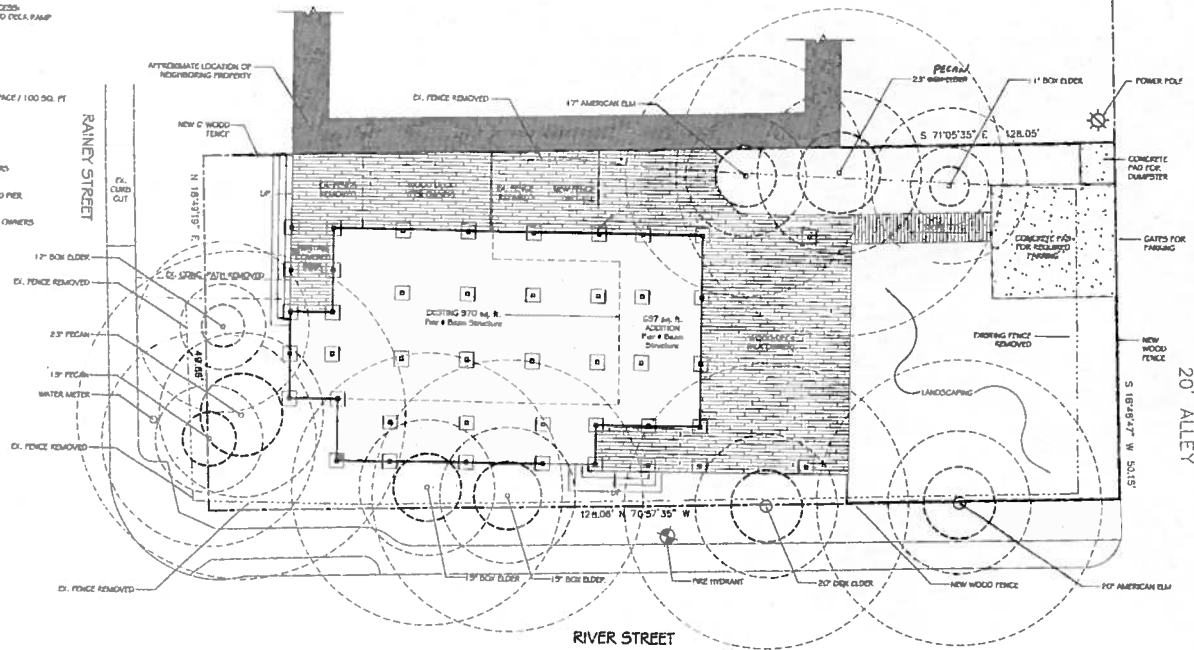
SPECIFICATIONS AND NON-STRUCTURAL

2. REFER TO STRUCTURAL FOR ALL FOOTING AND PIER

INFORMATION AND LOCATION

3. NEW FENCES ARE NON-STRUCTURAL AND PER OWNERS

SPECIFICATIONS



LEGEND

- CRITICAL ROOT ZONE
- 1/2 CRITICAL ROOT ZONE
- 1/4 CRITICAL ROOT ZONE

DA-2011-1158

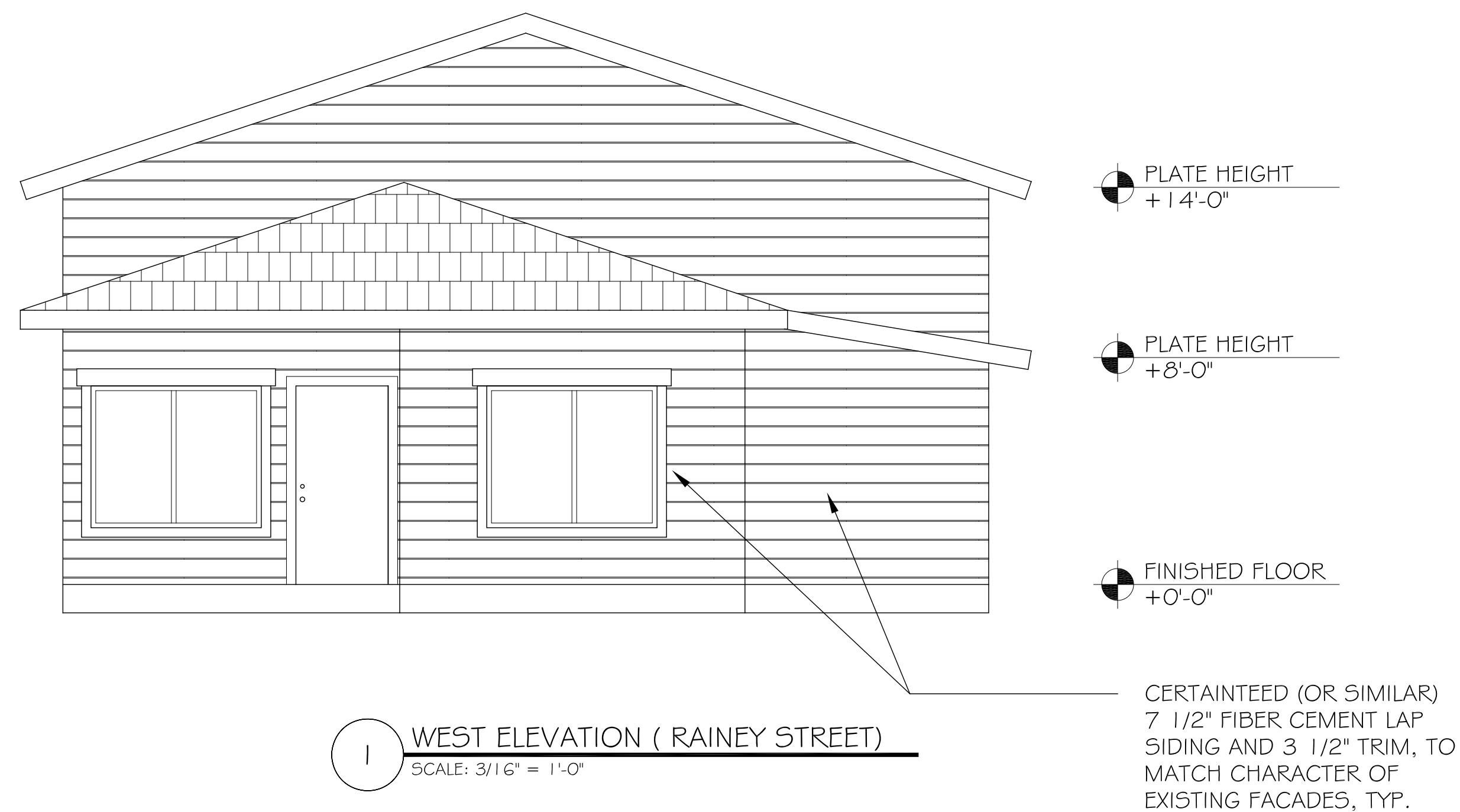
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PROPOSED
SITE PLAN REVIEW
DATE
11.22.2011

PROPOSED SITE PLAN

A1.0



CertainTeed Fiber Cement Siding and Trim

Fiber Cement Siding

General Description: CertainTeed Fiber Cement siding is available in different products providing both traditional and contemporary aesthetics. It is suitable for residential and light commercial applications. These products offer a high degree of dimensional stability and impact resistance.

Styles:

Shapes	Lap	Vertical	Trim
Perfection Shingles	Textured Dutchlap	Stucco	Cedar
Random Square Straight Edge	Textured Beaded Lap	Smooth	
Random Square Staggered Edge	Smooth Beaded Lap	Cedar/no groove	
Individual Shakes	Smooth Lap	Cedar/8" grooved	
Half-Rounds	Cedar Lap		
Octagons			

Finishes: CertainTeed's exclusive FiberTect® Sealing System ready for field top coating with high quality, acrylic latex paint or stains. WeatherBoards™ Fiber Cement Siding must be allowed to breathe; therefore, it must never be primed, painted or stained on the back side. Factory prefinishing is available with CertainTeed ColorMax® Finish or Premium stains.

Surface Patterns: Smooth, redwood grain, cedar-textured grain, stucco texture, vertical grain

Sizes: Shapes – 8-1/4" x 12' (209mm x 3657mm), 12" x 48" (305mm x 1219mm), 16" x 48" (406mm x 1219mm)

Individual Shakes Kit – 6-1/4" x 18" (159mm x 457mm), 8-1/4" x 18" (209mm x 457mm) and 12" x 18" (305mm x 457mm)

Lap Siding – 5-1/4" (133mm), 6-1/4" (159mm), 7-1/4" (185mm), 7-1/2" (191mm), 8-1/4" (209mm), 9-1/4" (235mm), 12" (305mm) x 12' (3657mm) length

Vertical – 4' x 8' (1219mm x 2438mm), 4' x 9' (1219mm x 2743mm), 4' x 10' (1219mm x 3048mm), 4' x 12' (1219 mm x 3657mm)

Trim – (7/16" thick – 11mm) – 3-1/2" (89mm), 5-1/2" (140mm), 7-1/4" (185mm), 9-1/4" (235mm), 11-1/4" (286mm) x 12' (3657mm) length

Thickness: 5/16" (8mm) on shapes, lap, Perfection Shingles and vertical siding, 7/16" (11mm) on Perfection Shingles and trim, 1/4" (6mm) on Individual Shakes

Composition: The products are manufactured using a multi-step high-pressure process combining Portland cement, fly ash, wood fiber and specialty additives. Wood grains and other architectural features are pressed into the surface.

Technical Data: CertainTeed WeatherBoards™ Fiber Cement siding was tested in accordance with the American Society for Testing & Materials (ASTM) standards of the following specifications:

ASTM C1186-02	Standard Specification for Flat Non-Asbestos Fiber Cement Sheets
ASTM C1185-96	Sampling and Testing Non-Asbestos Fiber-Cement Flat Sheet, Roofing and Siding Shingles, and Clapboards
ASTM E72-95	Conducting Strength Tests of Panels for Building Construction
ASTM E84	Surface Burning Characteristics of Building Materials
ASTM E119-95a	Fire Tests of Building Construction and Materials
ASTM E136	Non-Combustible
ASTM E330-96	Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference
ASTM G26-95	Operating Light-Exposure Apparatus (Xenon-Arc Type) With and Without Water for Exposure of Nonmetallic Materials

Approvals: ICC ESR-1668

Texas Dept. of Insurance Product Evaluation EC-16

Weather and Other Considerations: Product offers resistance to freeze/thaw cycles and is highly dimensionally stable. It is resistant to damaging ultraviolet (UV) rays and salt spray. It is immune to wood-boring insects. Product can resist high wind forces when installed in accordance with CertainTeed application instructions; see instructions for details.

Fire Resistance Characteristics: CertainTeed WeatherBoards™ Fiber Cement siding products have a Class 1 (A) Flame Spread Rating - 0, Smoke developed - 5, per ASTM E84, and is considered Non-Combustible in accordance with ASTM E136.

Installation: Preparatory Work – CertainTeed WeatherBoards™ Fiber Cement siding products are cut and installed like conventional wood siding. Handle and store product according to CertainTeed recommendations. WeatherBoards™ Fiber Cement siding may be applied over sheathed walls or directly to studs spaced up to 24" (610mm) o.c. where local codes permit. When applying direct to wood or metal studs, a continuous weather-resistive barrier such as CertainTeed's CertaWrap™, not a vapor retarder, must be applied. A vapor barrier, permeability of 1 perm (57.5 ng/(Pa·s·m²) or less, should be used in the wall when required and as described in the ASHRAE design manual. Consult a qualified mechanical engineer or other design professional.

Note: CertainTeed WeatherBoards™ Fiber Cement siding must be installed with the textured or smooth finished exterior surface facing out.

Methods – Complete installation manual is available from the manufacturer. Pneumatic nailing is recommended for attachment to wood framing. Use non-corrosive double hot-dipped galvanized or stainless steel fasteners. Do not use staples. For steel framing application use corrosion resistant bugle head screws. Butt/End Joints should be installed with factory-sealed or factory-prefinished ends butted together in moderate contact. Back flashing is recommended. It is never acceptable to leave a gap of any size at a butt end/joint. Use drip cap flashing above all openings.

Precautions – Avoid breathing dust created by drilling, cutting, sawing or otherwise abrading the material. Use with adequate ventilation and a dust collection system; see MSDS for additional dust precautions. Use of plastic foam insulation may call for special installation attention. All CertainTeed WeatherBoards™ Siding, Soffit and 7/16 trim is sealed with FiberTect®-Sealer/Primer. A finish coat should be applied within 24 months of installation.

Building Codes – Current data on building code requirements and product compliance may be obtained from CertainTeed. Installation must comply with the requirements of all applicable local, state and national code jurisdictions.

Warranty: CertainTeed Fiber Cement siding offers a 50-year limited transferable product warranty with a 2 year SureStart™ limited labor warranty. Under SureStart, CertainTeed, at no charge, will pay to repair or replace any Fiber Cement siding proven to be defective during the 2-year SureStart period.

Additionally, CertainTeed offers for ColorMax® prefinished products a 15-year limited coating warranty and a 15-year SureStart limited labor warranty for coating application (not prorated year 1 and 2)

CertainTeed warrants that the product will be free from manufacturing defects and will not crack, rot or delaminate and will not suffer damage from termites when stored, installed and maintained according to CertainTeed printed instructions. See warranties for details and limitations.

Technical Services: CertainTeed maintains a technical service staff to assist building professionals with questions regarding CertainTeed siding products. Call (800) 233-8990 for samples and answers to technical or installation questions.

Green Building Standards: CertainTeed is a member of the U.S. Green Building Council and the National Association of Home Builders and supports their programs with a fiber cement line that contributes to LEED and NAHB certification and an environmentally sound manufacturing process. The tables below show the credits that CertainTeed WeatherBoards™ Fiber Cement Horizontal Siding, Simulated Shingle, Vertical Siding and Soffit can contribute to in both LEED and NAHB National Green Building Standards..

LEED for New Construction (NC), Core and Shell (CS) and Schools

CERTAINTEED FIBERCEMENT SIDING PRODUCT CONTRIBUTIONS TO LEED CREDIT ¹	POSSIBLE POINTS
Materials & Resources	
MR 4 Recycled Content: Use materials with recycled content that constitutes at least 10% (for 1 point) or 20% (for 2 points) of total value of materials in project (based on cost).	1-2
MR 5 Regional Material: Use building materials/products that have been extracted, harvested or recovered as well as manufactured within 500 miles of project site for a minimum of 10% (for 1 point) or 20% (for 2 points) of total value of materials in project (based on cost). Depends on location of project site.	1-2

LEED for Homes (H)

CERTAINTEED FIBERCEMENT BACKERBOARD PRODUCT CONTRIBUTIONS TO LEED-H CREDIT ²	POSSIBLE POINTS
Innovation & Design Process	
MR 2.2 Environmentally Preferable Product – Materials: Use products that contain a minimum of 25% post-consumer recycled content with pre-consumer content counting at half the value of post-consumer.	.5
MR 2.2 Environmentally Preferable Products – Local: Use products that have been extracted, harvested, recovered and manufactured within 500 miles of the project site.	.5
SS5 NonToxic Pest Control: Protect exposed foundation insulation with moisture-resistant, pest-proof cover (e.g., fiber cement board or siding)	.5

NAHB National Green Building Standard

CERTAINTEED FIBERCEMENT BACKERBOARD PRODUCT CONTRIBUTIONS TO NAHB ²	POSSIBLE POINTS
Resource Efficiency	
601.7 No Site Applied Finishing Materials: Use building materials that do not require additional site applied material for finishing. (CertainTeed ColorMax® Finish Only)	2-5
602.8 Termite-Resistant Materials: Use termite-resistant materials for exterior claddings of walls, floors, concealed roof spaces not accessible for inspection, and exterior decks in geographical areas that have slight to moderate or greater subterranean termite infestation potential.	2-6
604.1 Recycled Content Materials: Use recycled-content building materials for two minor and/or two major components of the building with a recycled content of 25% or greater.	2-4
608.1 Locally Available Indigenous Materials: Use locally available materials for major elements of the building.	2
Tile Backing Materials 903.1: Tile backing materials installed under tiled surfaces in wet areas shall be in accordance with ASTM C1178, C1278, C1288, or C1325.	Mandatory

1 Based on LEED 2009 2 Based on the ANSI approved ICC 700-2008 National Green Building Standard.

CertainTeed Corporation
P.O. Box 860
Valley Forge, PA 19482
www.certainteed.com