HISTORIC LANDMARK COMMISSION FEBRUARY 27, 2012 PPLICATION FOR A CERTIFICATE OF APPROPRIATE

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS C14H-2007-0023

Walter and Mae Simms House 906 Mariposa Drive

PROPOSAL

Reconstruct the existing (failed) stone wall at the southeast corner of the property.

PROJECT SPECIFICATIONS

The existing dry-laid stone wall has failed and must be reconstructed. The applicant proposes using the existing stones over a new reinforced concrete foundation.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site.
- Repair, rather than replace deteriorated architectural features wherever 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. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- Conceal the installation of protective or code-required mechanical systems whenever possible so as not to intrude upon or detract from the aesthetic and historical qualities of the property, except where concealment would result in the alteration or destruction of historically-significant materials or spaces.

COMMITTEE RECOMMENDATIONS

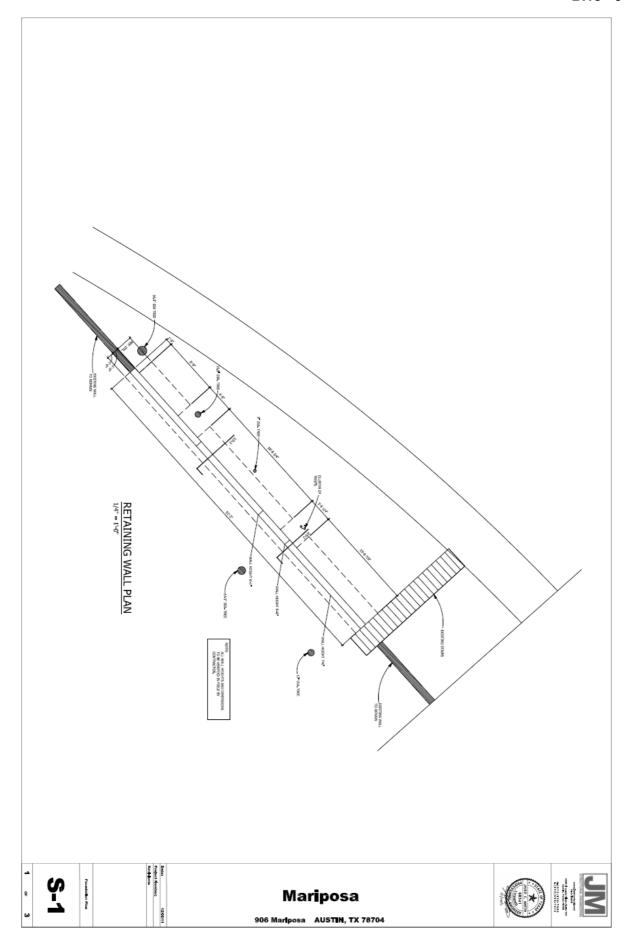
The Committee recommended approval of the application with the conditions that the applicant replace the stones in the same pattern as currently exists, and ensure adequate drainage.

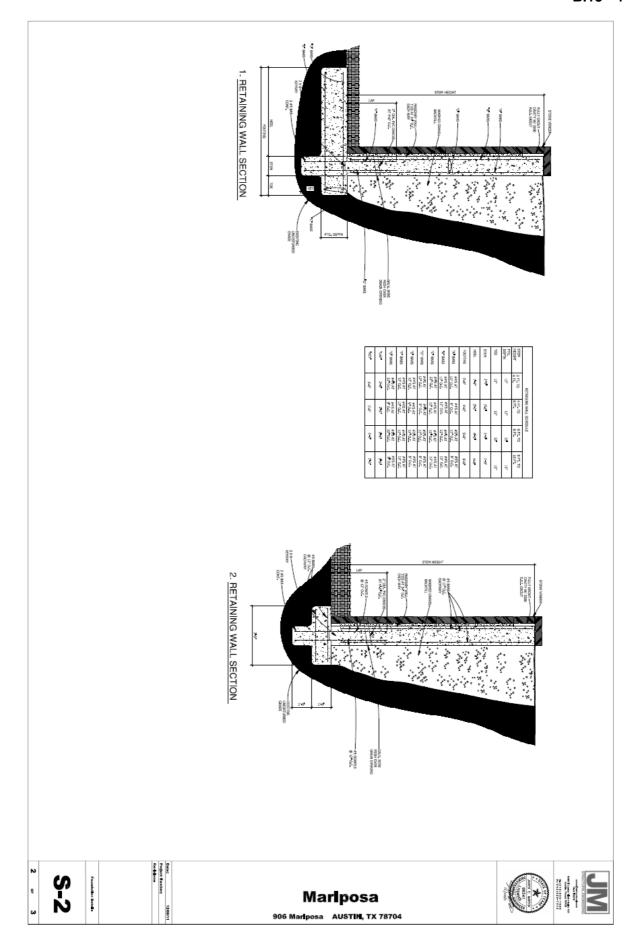
STAFF RECOMMENDATION

Approve the Certificate of Appropriateness with the Committee's recommendations.



View of the failed section of the stone wall.





B- Design Criteria 4. Lateral Loads A. What Loads I What Sound I What Sound I Depours I. Deags He of Pensouse MAYING IS-30 ft. IS-30 ft. IS-30 ft. I Walk I Wal Importance Pactor Gravity Loads: A. Deed Load 1) Roof 6. the Loads 1) Roof Construction 2) Afti Storage 3) Place L Building Code: C. Snow Loads 1) Ground Snow Load, Pg International Residential Code, 2006 Edition 17.6 pd 18.2 pd 18.7 pd 19.2 pd Chidng 19.2 pd 0 pd M M M M M D. Reinforced Concrete S. STANDARD PROTECTIVE COVER OF REINFORCING BARS UNLESS OTHERWISE NOTED SHALL BE: II. CONCRETE PLACED BY PUMPING SHALL MEET THE FOLLOWING REQUIREMENTS: 10. LIP LENGTHS FOR BARS SCHEDULED AND DETAILED *CORT.* SHALL BE-FOR \$100 F.A. CORDONER A \$100 F.A. CORDONER A \$100 F.A. TOLDES A \$100 F.A. TO INCLUDE AN ALLOWANCE FOR ,5 TONG OF REIMFORCING STEEL (ANY SIZE) TO BE USED AS DIRECTED IN THE FIELD RIGH SPECIAL CONDITIONS (LABOR PACING THE SAME TO BE INCLUDED). LAPAN COMPLETION OF THE PROJECT REBATE MAY AMOUNT REMAINING TO THE OWNER. ALL ACCESSORES SHALL BE IN ACCORDANG WITH THE ALL "MANALL OF STRUCTURA, MOD PACHE COMMINES FOR BEIDES CHAUS AT TALL BEAMS AND SLASS TO SHEWAY, MODIFIES COMMENTE BRIDES CHAUS AT TO EXCEED AND SLASS TO SHEWAY REPORTED STEEL AT A SPACING NOT TO EXCEED 4-4" O.C. IN ANY DIRECTION. AT CORNESS AND "T" IMPRESICTIONS OF ALL BRANS DYTHIO 4 CORNER BAUS EQUAL TO THE SCHOOLED STEEL IN THE ADJACENT ISSUES AND TEACH WAY, 2 BAUS TO PAID A 2 BAUS SOTTION, PROVIDE CORNER BAUS AT ALL INTERVIEDIATE REINFORCING BAUS IN WALLS AND DIED BRANS. RETAPORATING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60. CONCRETE SHALL HAVE A NIBUMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS: ALL CONCEPTE WORK SHALL CONFORM TO THE AMERICAN CONCEPTE INSTITUTE SPECIFICATION, A.C.I. #301-05 AND THE BUILDING CODE REQUIREMENTS, A.C.I. #318-05. E) RUFER TO A.C.I. #301-05, SECTION 800, FOR OTHER OTHER PUMPTING REQUIREMENTS. A) COMISE AGGREGATE SHALL BE GRADED FROM A MAXIMUM OF 1" DOWN B) NAXIMUM ALLOWABLE INCREASE IN CEMENT FACTOR SHALL BE 1/2 SACK PER CUBIC YARD OVER NORMAL MIX DESIGN. STIND WASTE CONTENT 7000 bit was a content of the c ALL DETAILING, FABRICATION AND ERECTION OF REDIFFORCING SARS, UNLESS OTHERWISE MOTED, MUST FOLLOW THE ACLT. "MANUAL OF STANDARD PRACTICID FOR DETAILING RETHFORCED CONCRETE", ACLT. #315, LATEST EDITION. STRUCTURAL SPECIFICATIONS MAXIMUM WEIGHT RATID OF FINE AGGREGATES TO COARSE AGGREGATES SHALL NOT EXCEED 2/3. MAXIMUM WATER CEMENT RATIO SHALL CONFORM TO NOTE 3 OF THIS SECTION, IF MORE WORKABILLTY IS REQUIRED, AN ADMIXTURE MAY BE USED. HE TREMPANUME OF CONCRETE AS INJUSTIC STATES OF MALEST OF MALEST CONCRETE AS THE MALEST CONCRETE AS THE MALEST CONTROL OF MERCENAME OF CONCRETE AS FALCED WILL TOTE & COLUMNE AS THE PRESENTING CONCRETE AS FALCED WILL TOTE & COLUMNE AS THE PRESENTING ENTER AS THE MALEST CONCRETE WHICH DEPOSITION, WE THE ROTH OF MALEST CONSTRUCTION AND FALCE CONCRETE WHICH DEPOSITION, WE THE ROTH OF MALEST CONSTRUCTION OF MALEST CONCRETE WHICH DEPOSITION, WE THE ROTH OF MALEST CONSTRUCTION OF MALEST CONCRETE WHICH DEPOSITION CONTROL THE MALEST CONCRETE WHICH DEPOSITION CONTROL THE MALEST CONCRETE WHICH DEPOSITION CONTROL THE MALEST CONCRETE CONTROL THE MALEST CONCRETE CONTROL THE MALEST CONCRETE CONTROL THE MALEST CONTROL 13. DURING PLACEMENT OF CONCRETE, USE A TREMIE OR OTHER MEANS TO LIMIT FREE PALL OF CONCRETE TO $5 \cdot \sigma^{\star}$ 14. PROVIDE 1/2 DIMMETER X 10" LONG HOT DIPPED GALVANIZED ANCHOR BOLTS AT 4-4" O.C. IN THE FOUNDATION AT THE LICONTIONS OF ALL EXTERIOR WOOD FRAMED VALLS. 12. WELDING OR HEAT BENDING OF RETWORKING BARS SHALL NOT BE PERMITTED, UNLESS APPROVED BY THE ENGINEER. 15. EXTEND ALL GRADE BEAMS A NIRUMUM OF 21-0" BELOW EXISTING GRADE. CONCERTE SMALL BE CONTINUOUSLY CIMBB FOR A PERIOD OF 7 DAYS POLLOWING PLACEMENT TO MAY OF THE FOLLOWING WEITHOOS: 1) TORGUNG WITH WATER 1) APPLYING MA PROCED SPAY ON CONCERTE CLIENTS COMPOUND C) COMPRIME WITH A POLY MEMBRANE

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