

HISTORIC LANDMARK COMMISSION
JUNE 25, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0068
Rainey Street
88½ Rainey Street

PROPOSAL

Construct a new 700 sq. ft. building in front of c. 1996 house.

PROJECT SPECIFICATIONS

The existing residence is a c. 1996, two-story house located at the rear of the property. The applicant proposes to construct a new 700 sq. ft., detached building at the front of the property. The new building will be set back 15'-0" from the front of the property. The front-gable roof has a steep pitch and high ridge-line to accommodate an attic. The siding will be painted fiber cement installed in a board and batten pattern. There are full-width windows on the façade with a steel awning. A covered wood pergola will be constructed along the side to accommodate outdoor seating.

STANDARDS FOR REVIEW

The existing house is listed as non-contributing to the Rainey Street National Register Historic District. The Rainey Street National Register Historic District has no specific design guidelines for new construction. Applicable general design review guidelines state:

- 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.

The new building has design elements that reference rural outbuildings and is located at the front of the property, in front of the existing contemporary house. A design with architectural features that appear more residential in nature would be more compatible with the patterns and character of the district.

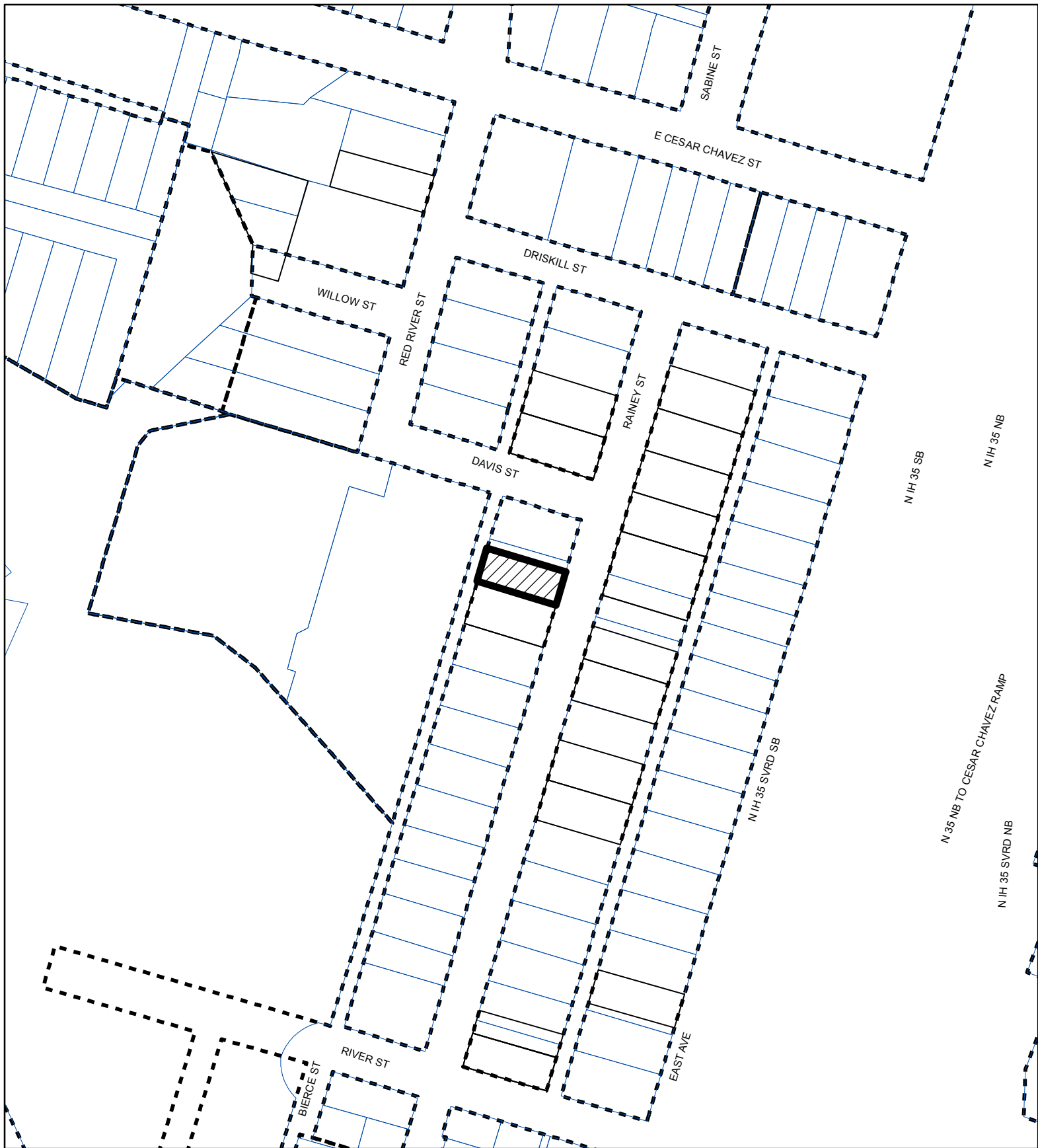
STAFF RECOMMENDATION

Release the permit, but recommend the applicant consider a design more compatible with the residential style of the district.

PHOTOS



88½ Rainey Street existing house at rear of property.



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0068
LOCATION: 88 1/2 Rainey Street



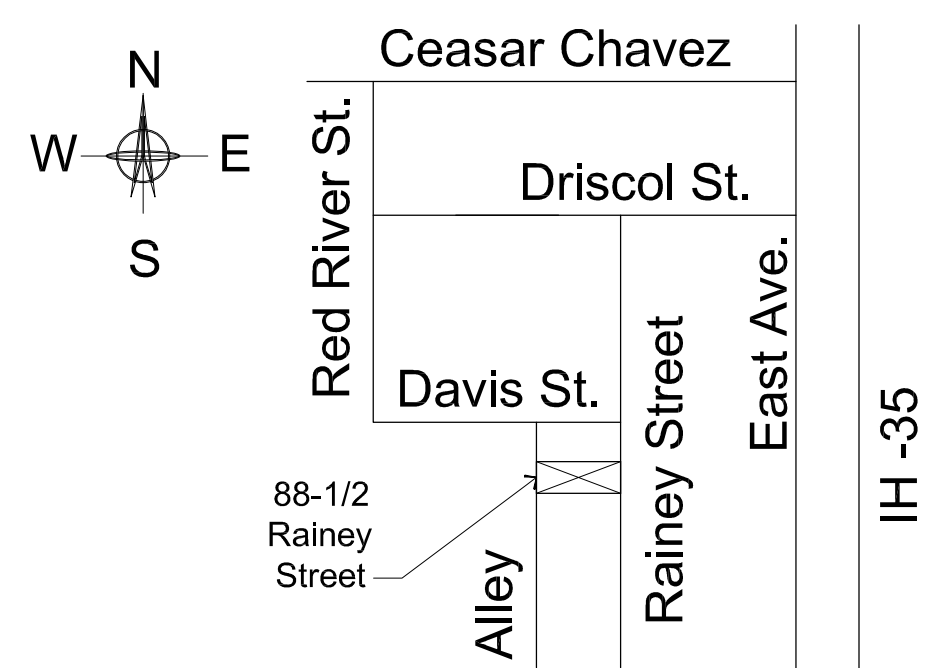
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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Notes:

- 1. The contractor shall contact the Architect if any items shown on plans that need clarification.
- 2. The contractor shall use care not to damage any items, trees or vegetation on site not part of scope of work.
- 3. The information shown on these drawings indicating underground, surface and aerial utilities are not garunteed to be exact. The contractor shall contact the Austin area "One Call" system (1-800-344-8377) for existing utility locations affected by the projects construction in order to avoid damaging those utilities, and shall arrange for immediate repair and restoration of contractor damaged utilities to the satisfaction of the utility company at the expense of the contractor.
- 4. No improvements are to be built over existing underground utility lines.
- 5. No excavation within 1/2 the critical root zone of existing protected trees.

Location Map



Permit information

Project Description: Remodel
Zoning: CBD
Existing Land Use: Cocktail Lounge
Lot Size: 38' x 120'
Lot Area: 4,560 Sq. Ft.
Impervious Cover:
2028 / 4,560 Sq. Ft. = 44.5 %
Occupancy: A-2
Building Construction: V-B

Parking: No parking spaces provided per Site Plan Exemption

Fire Sprinkler: No Fire Sprinkler System required since occupancy is less then 100 people.

Existing Impervious Cover

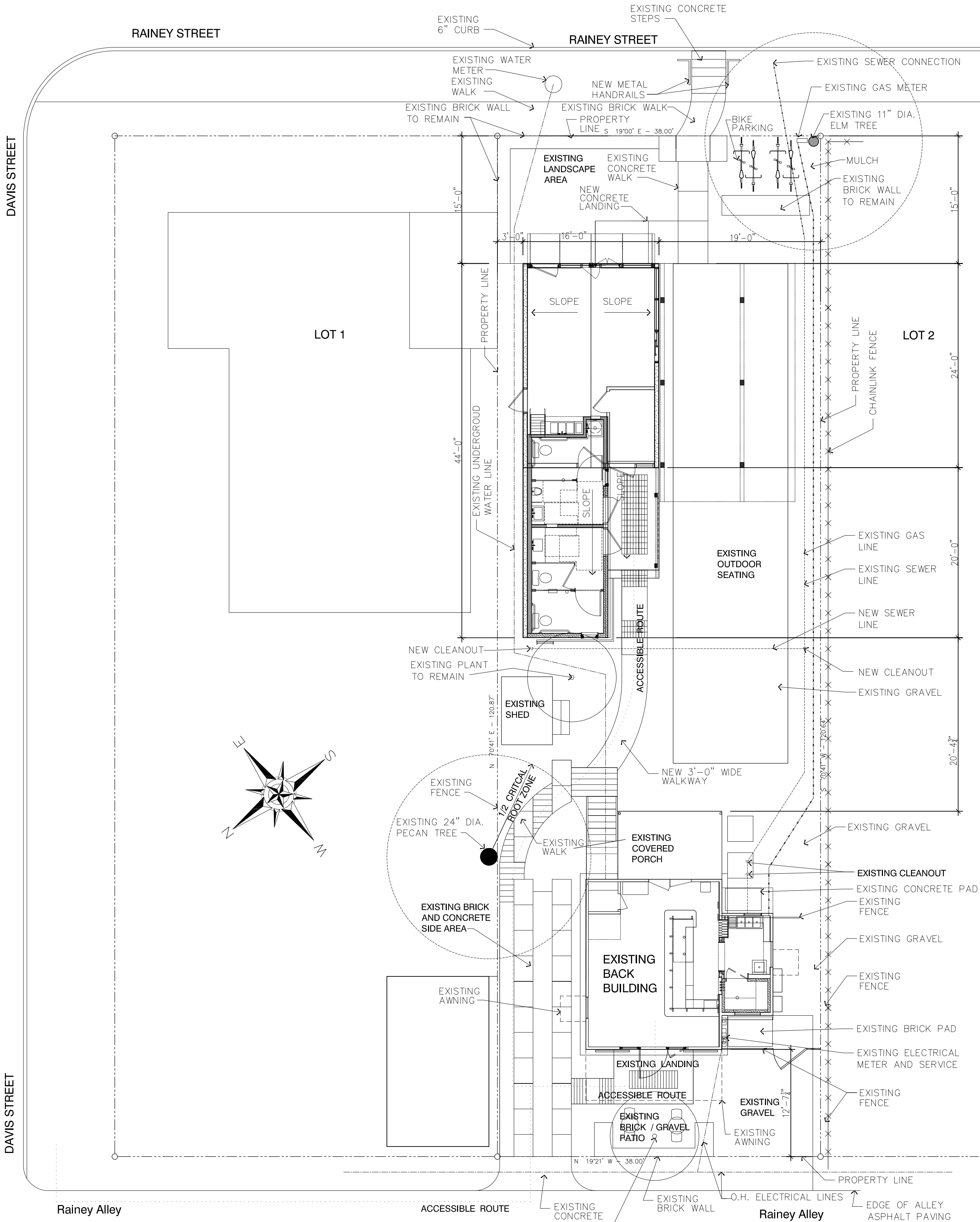
Existing Building First Floor:	392 SQ. FT.
Existing Covered Porch:	98 SQ. FT.
Existing Shed:	48 SQ. FT.
Existing Concrete curving walk:	304 SQ. FT.
Existing Concrete / stone patio:	192 SQ. FT.
Existing Brick Walls:	246 SQ. FT
Existing Brick/concrete side area:	267 SQ. FT.
Existing Brick/Gravel alley patio:	274 SQ. FT.
Existing Brick walks around site:	171 SQ. FT.
Steps	36 SQ.FT.
Total:	2028 SQ.FT

Building Areas

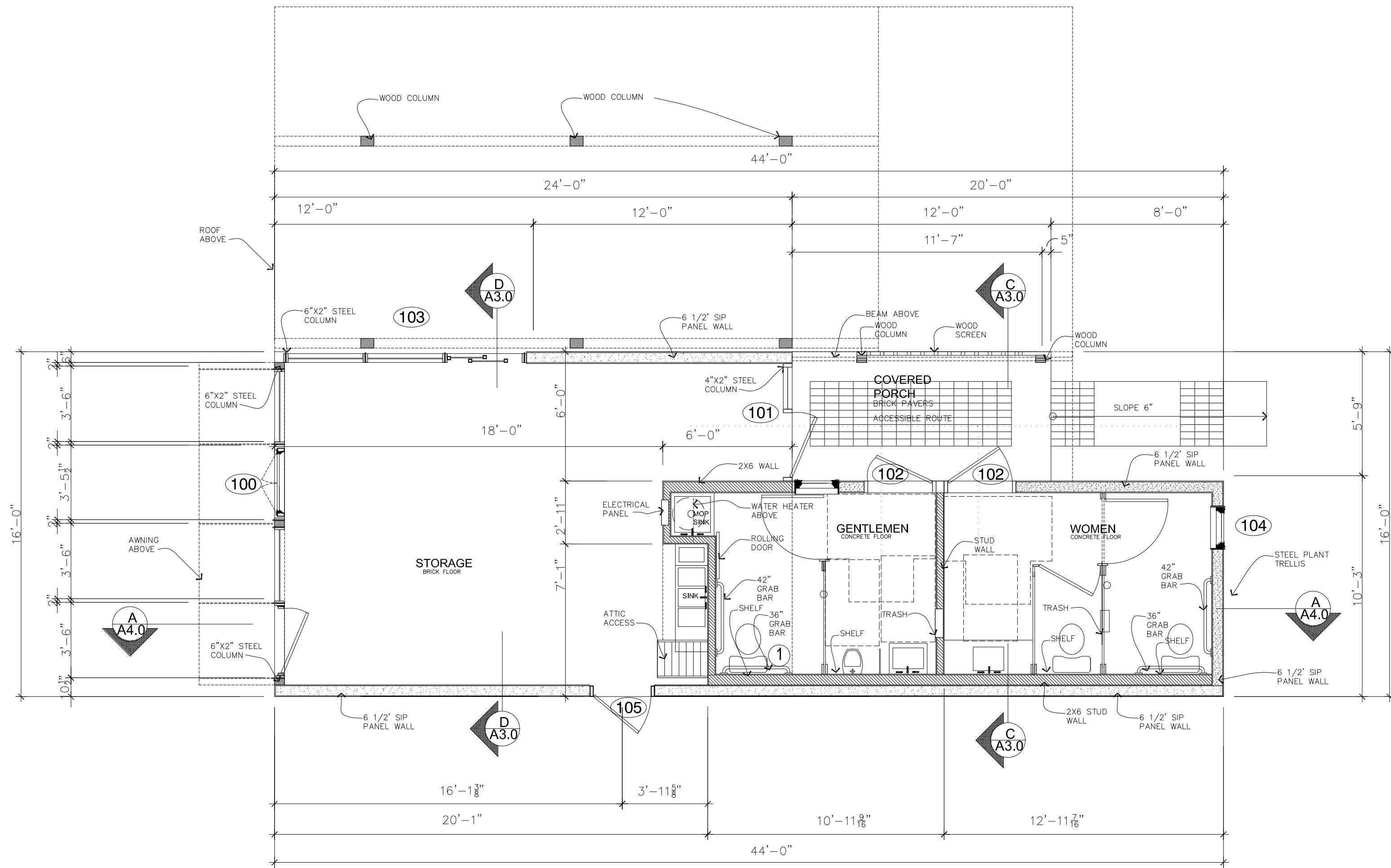
Existing Back Building :	882 SQ. FT.
Existing Shed :	48 SQ. FT.
Existing Back Bldg. Covered Porch :	98 SQ. FT.
Existing Awnings:	116 SQ. FT.
New HC Restroom/stor. building:	580 SQ. FT.
Future Covered Porch :	576 SQ. FT.

Index of Drawings

Sht. No.	Sht. Name
SP1	Proposed Site Plan
A2.0	Front Building Floor Plan
A3.0	Front Building Elevations

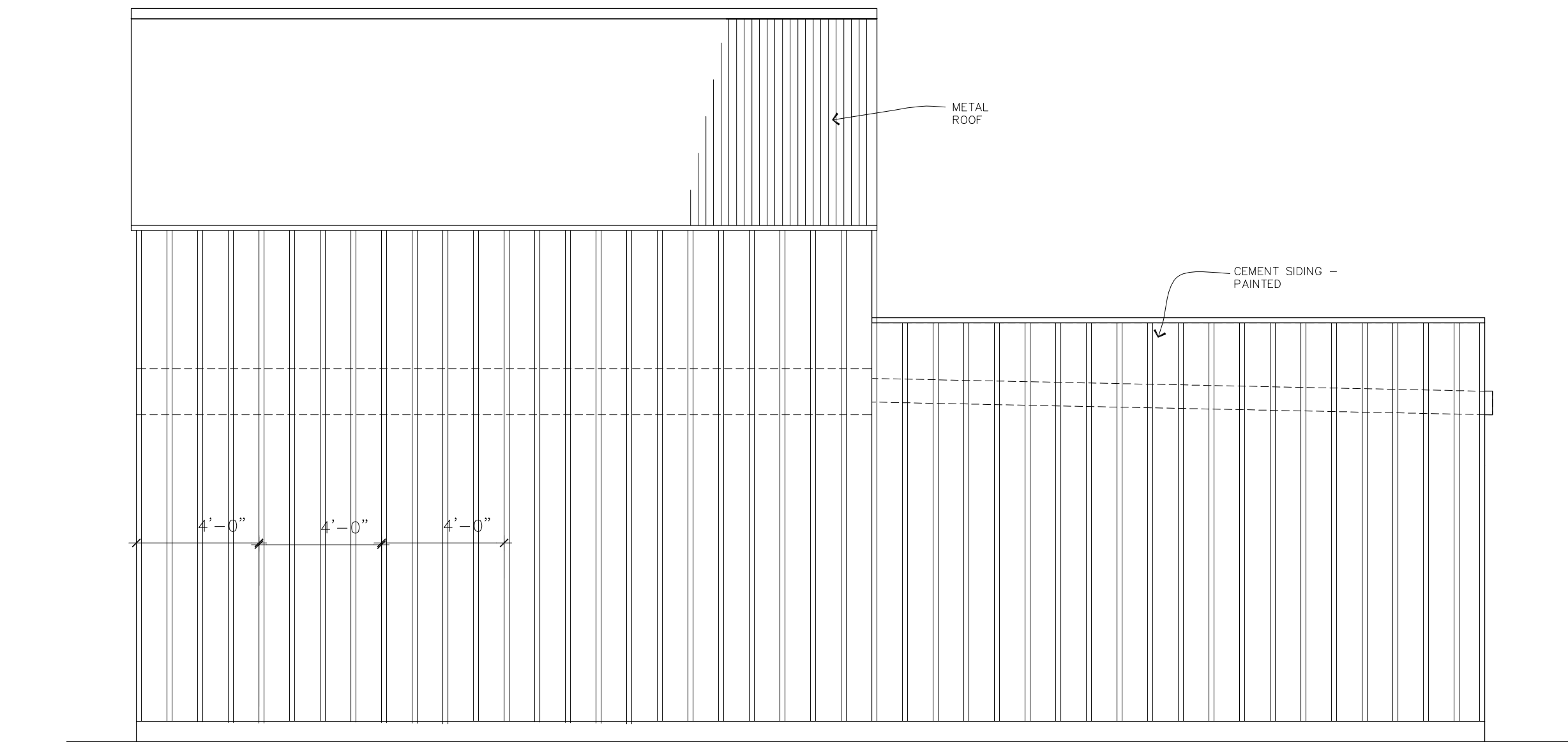


PLOT PLAN



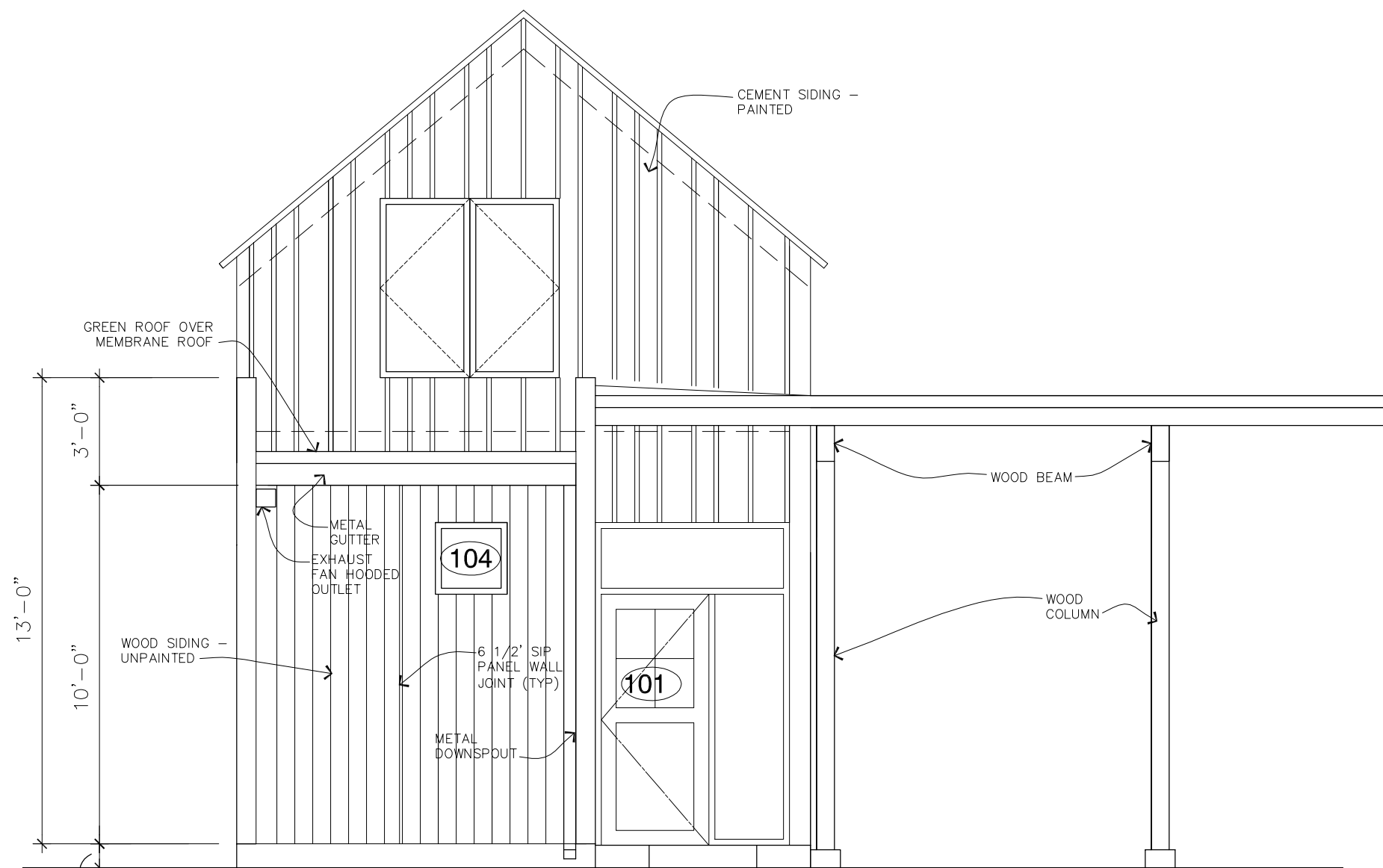
PROPOSED FLOOR PLAN

SCALE: 1 / 4" = 1'-0" 0' 5' 10'



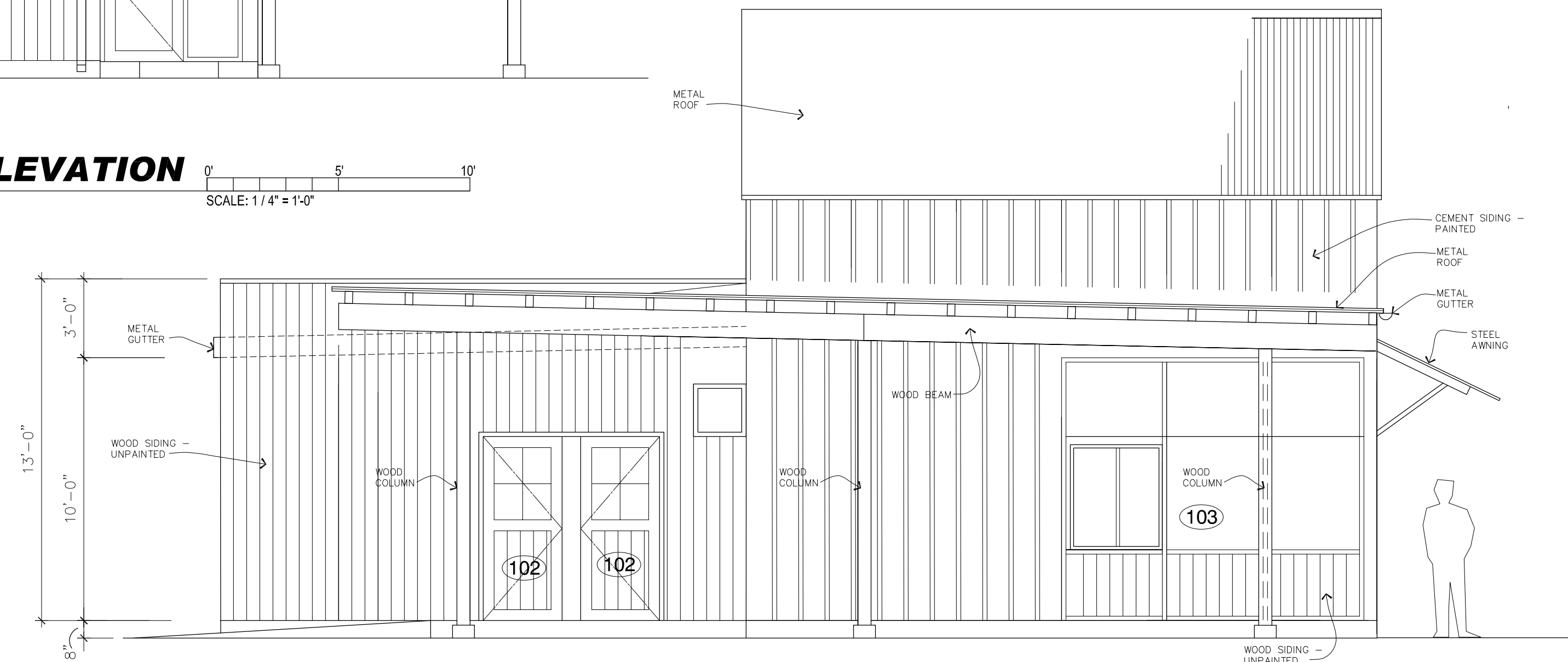
SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



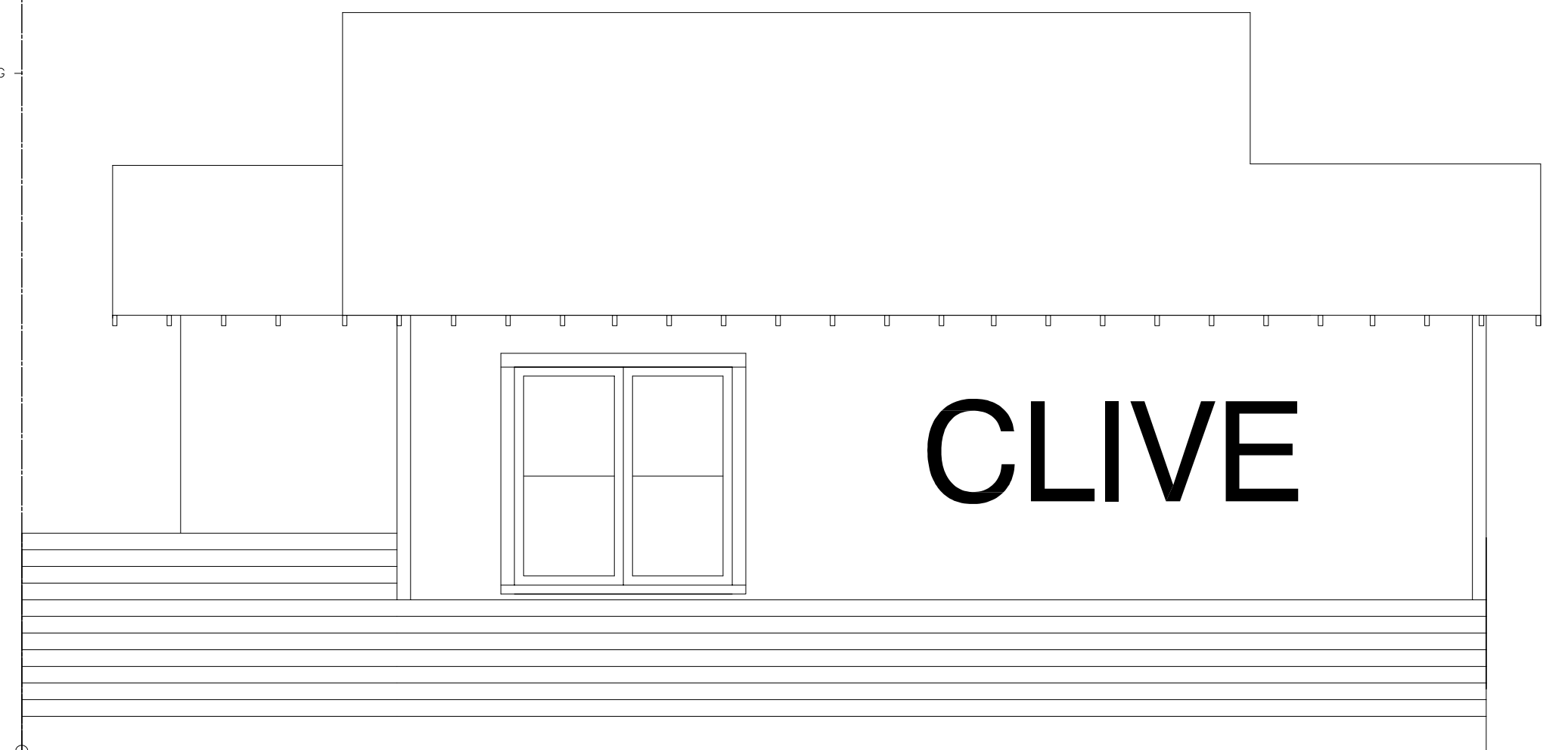
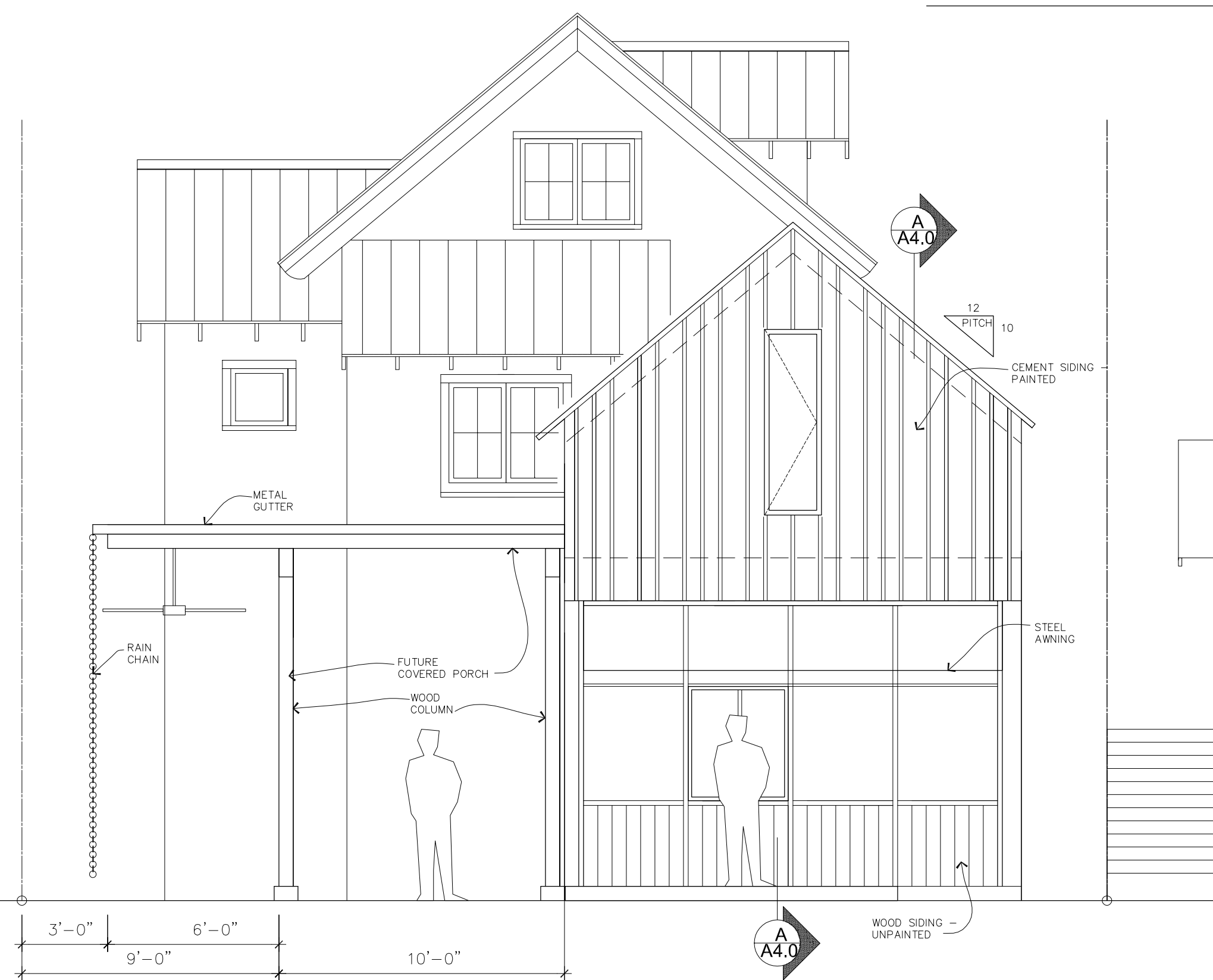
SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RAINEY STREET ELEVATION

SCALE: 1/4" = 1'-0"



CLIVE

Craig Nasso, Architect

88 1/2 Rainey Street, Austin, Texas 78701 Ph: (512) 686-8411 Fx: (512) 479-0704

Tall House - Front Building

88-1/2 Rainey Street
AUSTIN, TEXAS 78701

DRAWN BY: CN
DATE: 6/04/12
REVISION:

A3.0