

**HISTORIC LANDMARK COMMISSION
JULY 30, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0090
Rainey Street
75.5 Rainey Street**

PROPOSAL

Rehabilitate historic façade features, construct a new side and rear porch, and replace existing non-historic outbuilding.

PROJECT SPECIFICATIONS

The existing c. 1915 house is an approximately 1,500 sq. ft., one-story, Greek Revival cottage with a pyramidal roof form and partial width, inset front porch. The house has minimal Greek Revival details, such as the un-fluted columns and deep frieze under the porch roof.

The applicant proposes to rehabilitate and restore features of the existing house, including removing the existing vinyl siding and trim and the underlying insulation. The original wood teardrop siding will be exposed, repaired as needed, and repainted. The original wood windows, front door, wood fascia and wood corner trim on the façade will be repaired and replicated as needed to the configuration of the last known drawing of the building from approximately 1975, which likely reflects the original 1915 appearance.

The location of doors and windows on the side and rear elevations will be revised to meet the functional requirements of the new occupant. The existing roof material and wood framing are in very poor condition due to substantial and long-term water damage. The applicant proposes to reconstruct the hipped roof with an identical slope and eave condition as currently exists, but will install metal roofing material.

The proposed new porch on the side and rear elevations will be set back from the original porch by approximately 1'-6" and will be differentiated from the original by the use of double-columns (vs. single columns as currently exists on porch), a nearly flat roof, and use of wood or Trex material for the porch floor. Handrails will be installed on the new porch, but will not be installed on the original porch unless required by code.

The non-historic outbuilding at the rear of the property is in poor condition and will be remodeled for new use.

STANDARDS FOR REVIEW

The existing property is listed as contributing to the Rainey Street National Register Historic District. The Rainey Street National Register Historic District has no specific design guidelines for rehabilitation and additions. 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 accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Contemporary design 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.

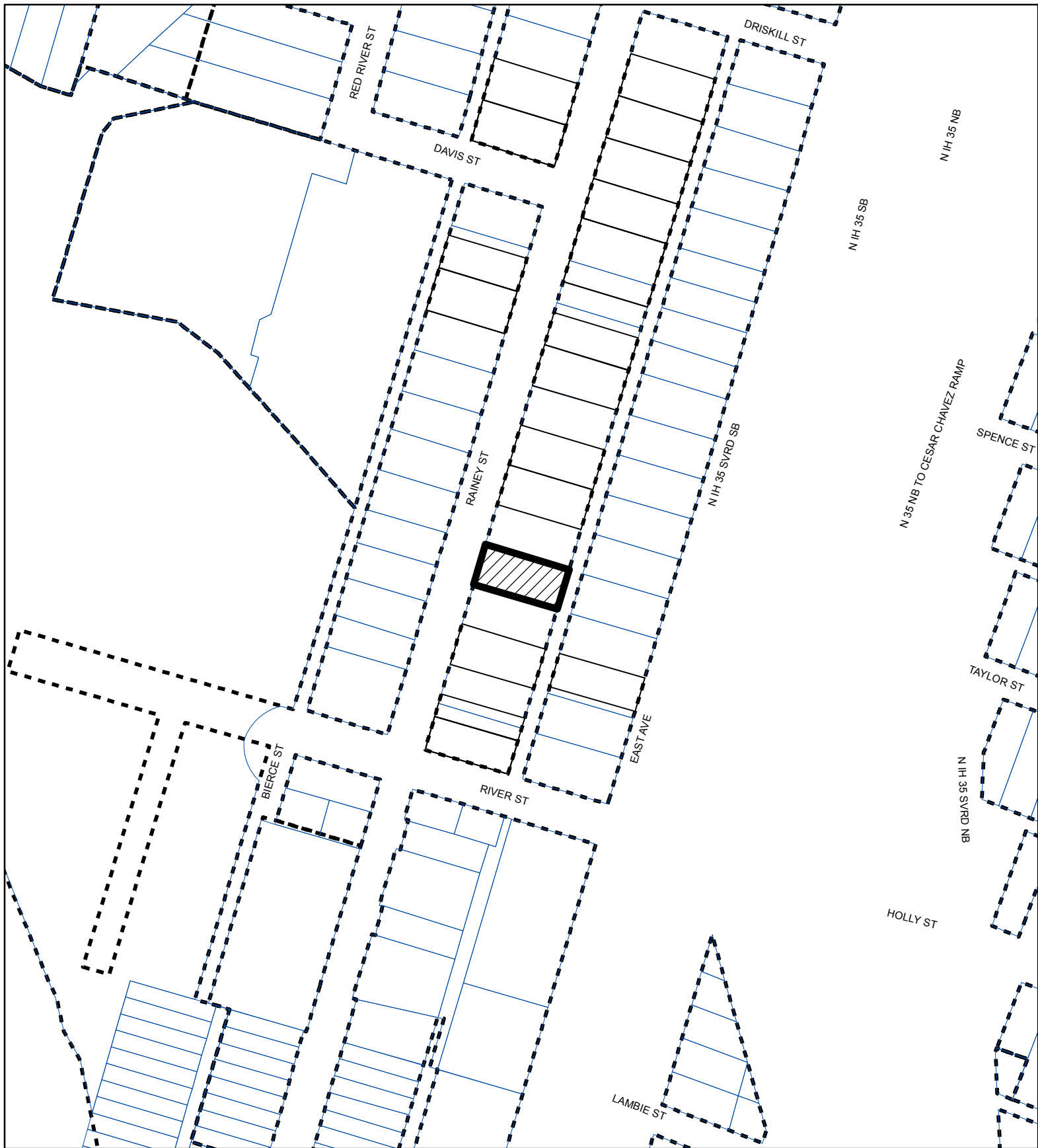
The rehabilitation of the original architectural materials and features on the house meets the general design guidelines. Although the new side porch is set only 1'-6" from the original front porch, the design and materials proposed are both compatible with, and differentiated from, the original building.

STAFF RECOMMENDATION

Release the building permit per the proposed plans, with the requirement that staff review design details for the outbuilding.

PHOTOS

See images included in design plans.



SUBJECT TRACT



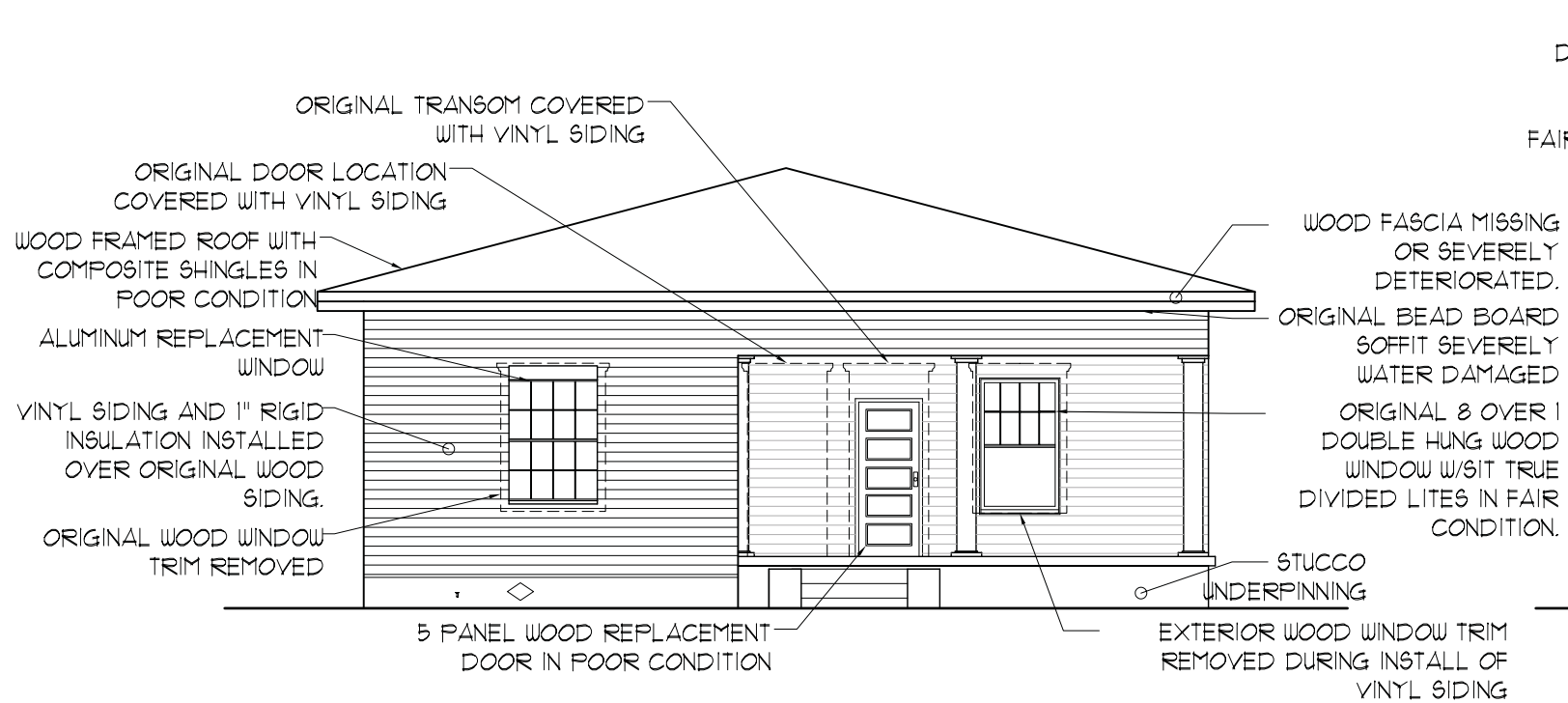
ZONING BOUNDARY

CASE#: NRD-2012-0090
LOCATION: 75 1/2 Rainey Street

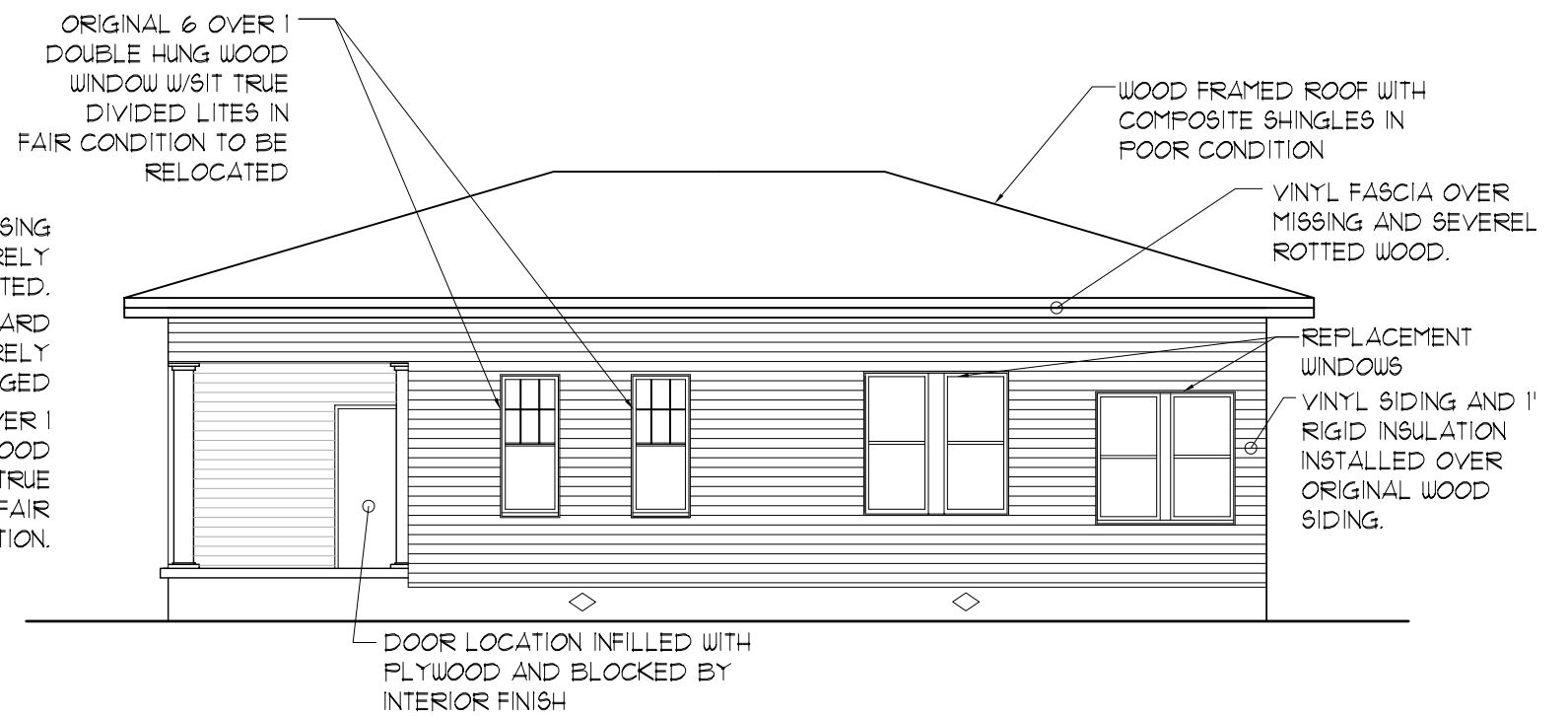


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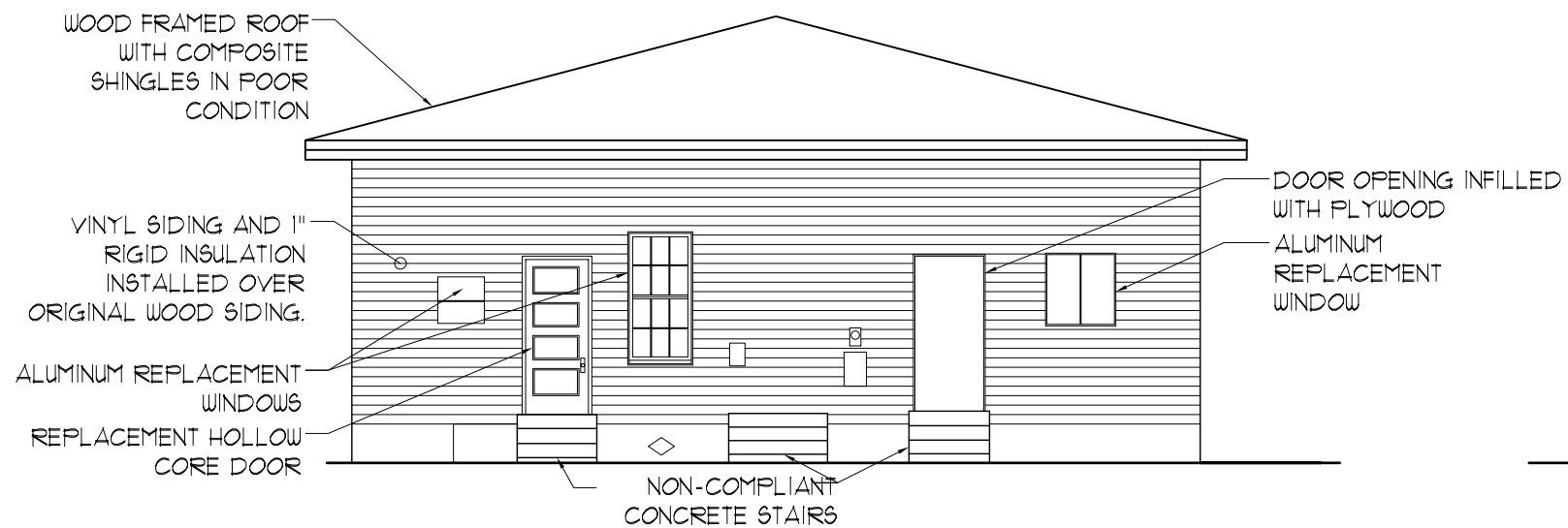
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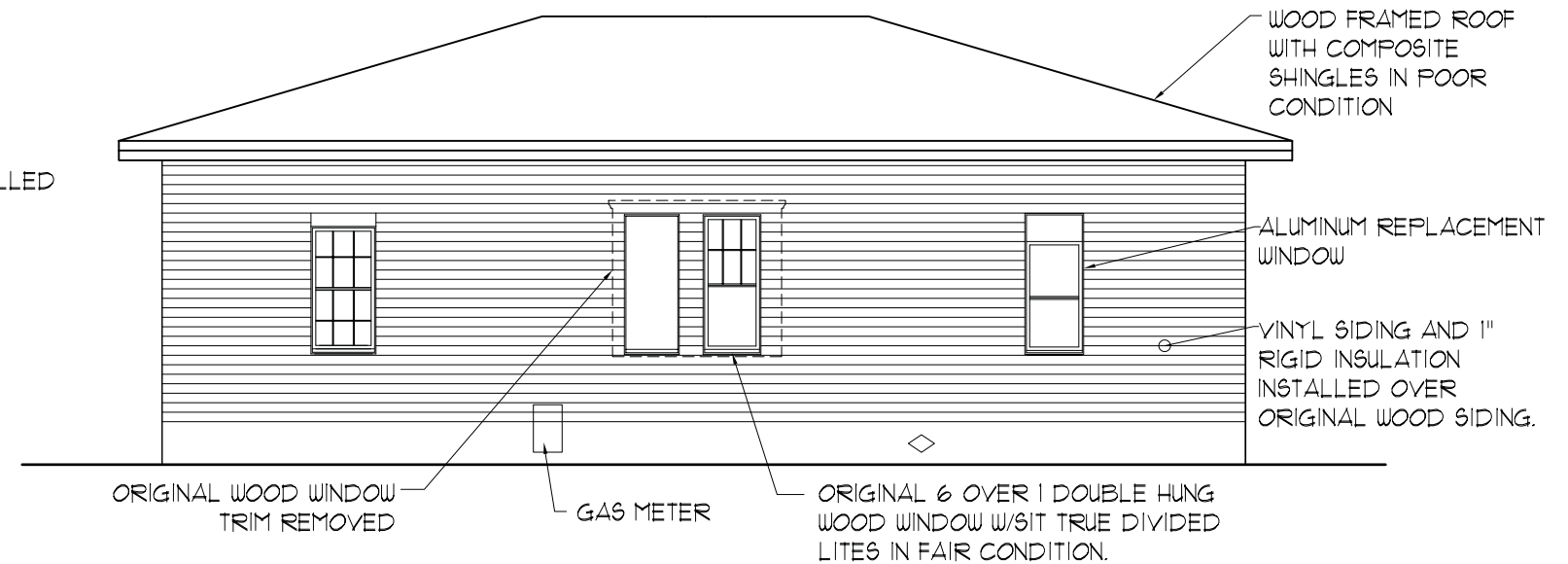
EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION

75 1/2 Rainey Street, Austin TX

EXISTING ELEVATIONS

SCALE: 1/8" = 1' - 0" - NOT FOR CONSTRUCTION

July 2012

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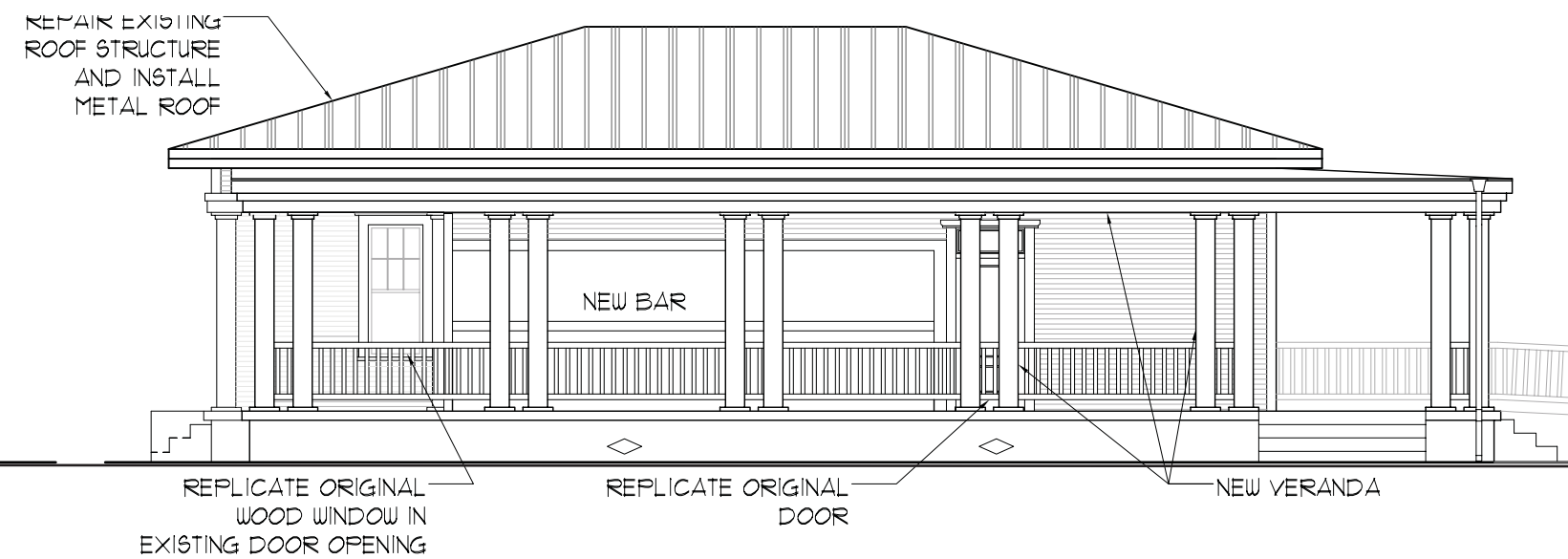
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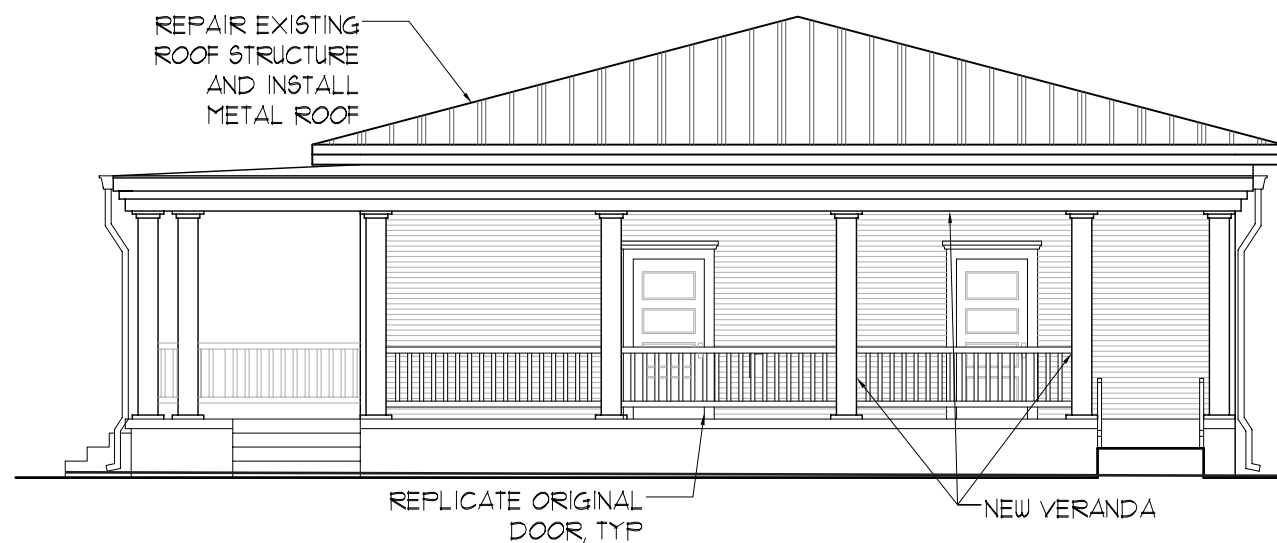
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PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

75 1/2 Rainey Street, Austin TX

PROPOSED ELEVATIONS

SCALE: 1/8" = 1' - 0" - NOT FOR CONSTRUCTION

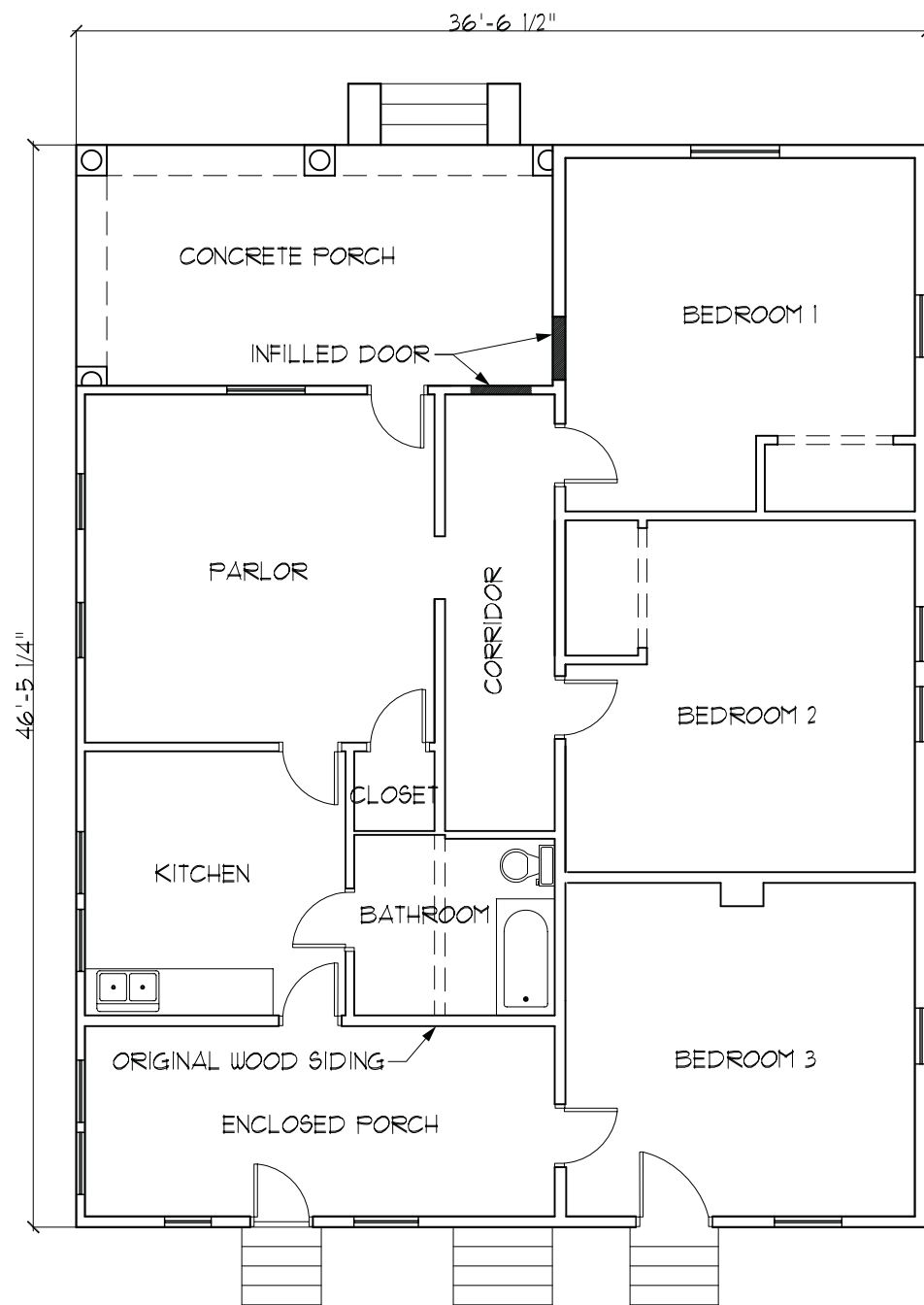
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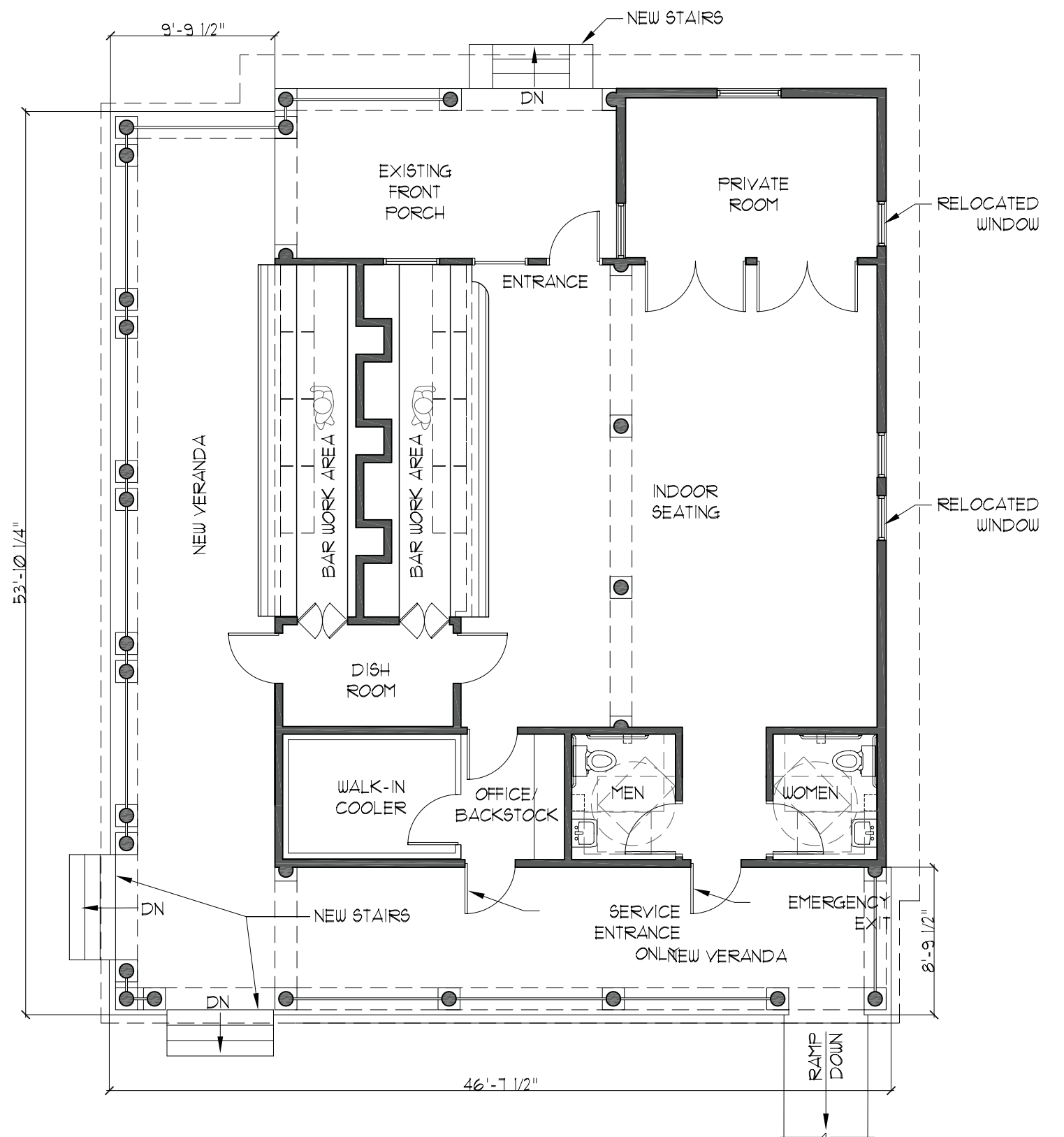


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GENERAL NOTES:

1. Differential settlement in this pier and beam framed structure has rendered most remaining original doors and windows inoperable
2. Water infiltration has caused widespread wood rot, and mold throughout the interior.
3. Interior walls are 2x4 frame with 1/2" gypsum that has been skim coated with plaster and painted.



PROPOSED BUILDING PLAN

75 1/2 Rainey Street, Austin TX

EXISTING AND PROPOSED FLOOR PLANS

SCALE: 1/8" = 1' - 0" - NOT FOR CONSTRUCTION

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EXISTING EAST FACADE



NORTHEAST CORNER OF BUILDING



SOUTHWEST CORNER OF BUILDING



EXISTING NORTH FACADE



NORTHWEST CORNER OF BUILDING



EXISTING FRONT PORCH

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EXISTING FACADE CONDITIONS

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EXISTING STAIR NOT CODE COMPLIANT, TO BE REPLACED



CONCRETE SLAB AND COLUMN BASE AT EXISTING PORCH



WOOD ROT AT BASE OF EXISTING PILASTERS



EXISTING COLUMN CAPITAL



EXISTING ENCLOSED PORCH TO BE RENOVATED

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EXISTING CONDITIONS OF COLUMNS

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TYPICAL CONDITION AT EXISTING ROOF AND FASCIA



WATER DAMAGE AT INTERIOR CEILING



WATER DAMAGE AT INTERIOR CEILING



WATER DAMAGE AT CEILING OF EXISTING PORCH



EXISTING ROOF TO BE REPAIRED

Roof is currently covered with tarp to prevent further damage

75 1/2 Rainey Street, Austin TX

EXISTING CONDITIONS OF WATER DAMAGE

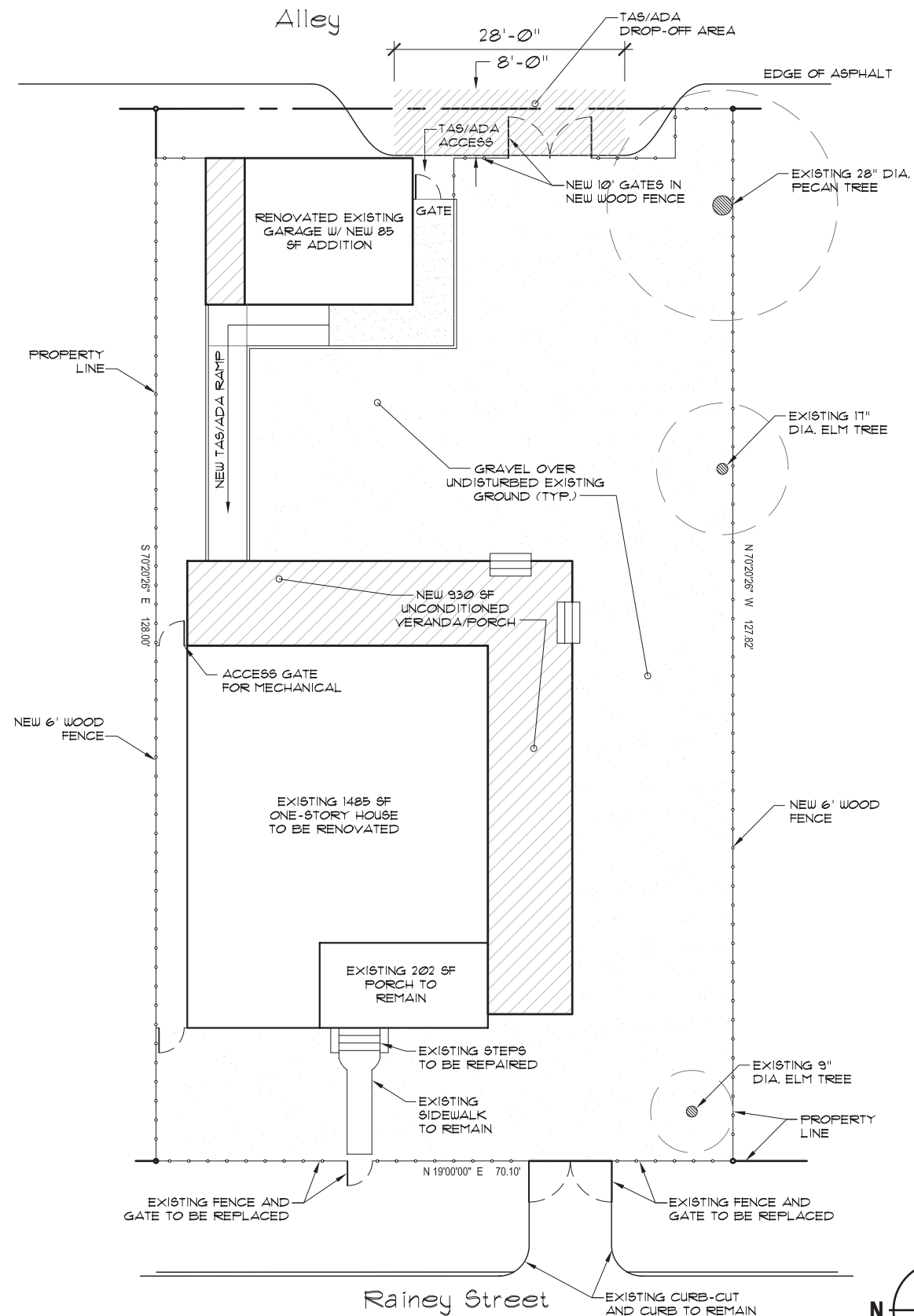
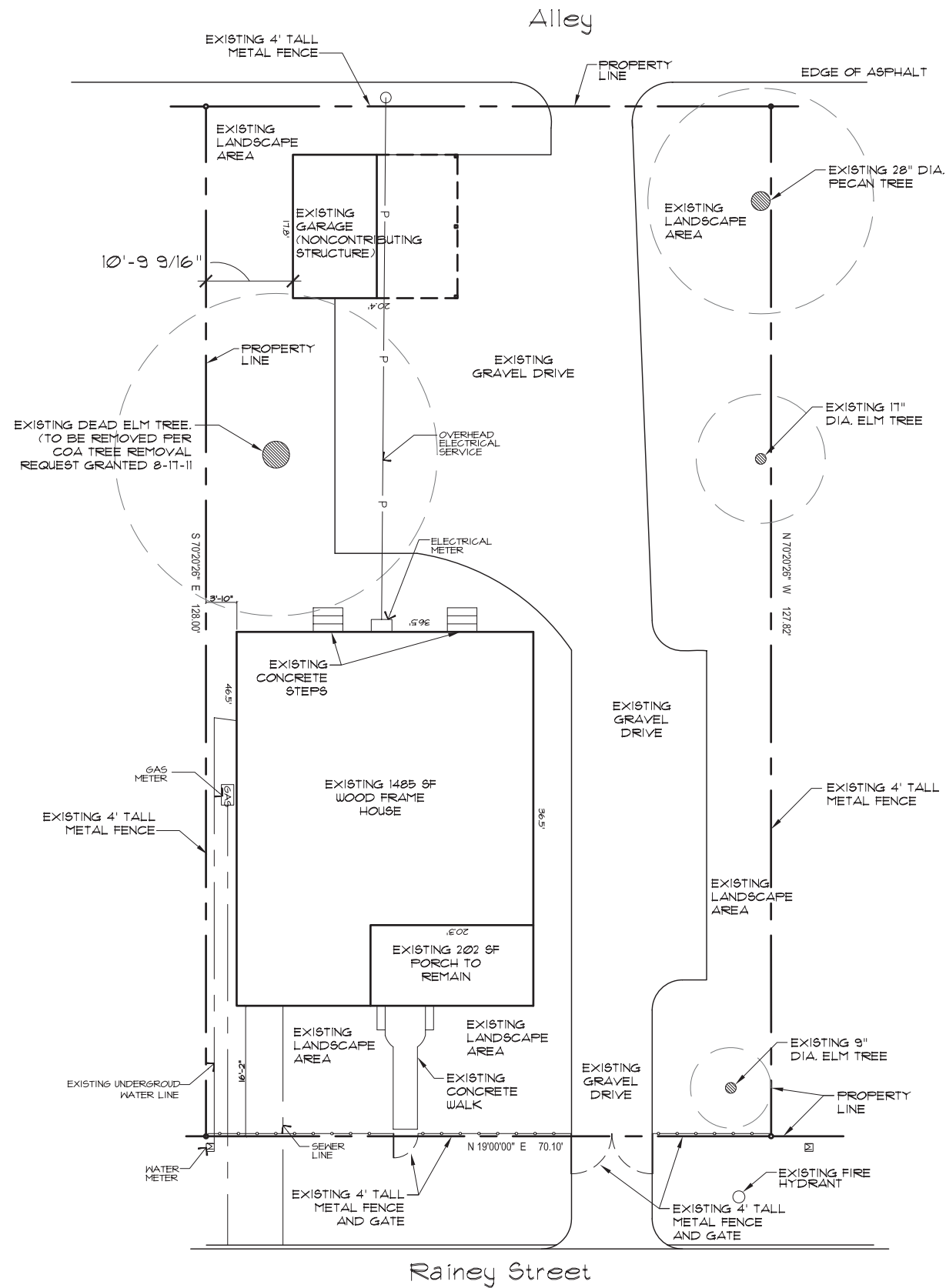
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SITE PLAN

SCALE: 1:220 - NOT FOR CONSTRUCTION

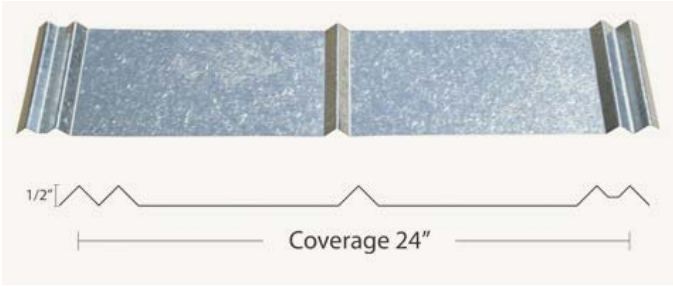
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TENNESSEE “V” GROOVE METAL ROOF



METAL ROOF



BELT FANS ON PORCH



WOOD PORCH



WOOD PORCH

SW 7005 Pure White
Siding, columns, windows, and doors
COLOR SWATCHES

SW 2850 Chelsea Gray
Fascia, windows, and door trim

75 1/2 Rainey Street, Austin TX

PROPOSED MATERIALS

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EXISTING SIDING



EXISTING EXTERIOR SIDING



PROFILE OF TEAR DROP SIDING



EXISTING SIDING



SIDING IN ENCLOSED PORCH

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EXISTING SIDING TO BE REPAIRED

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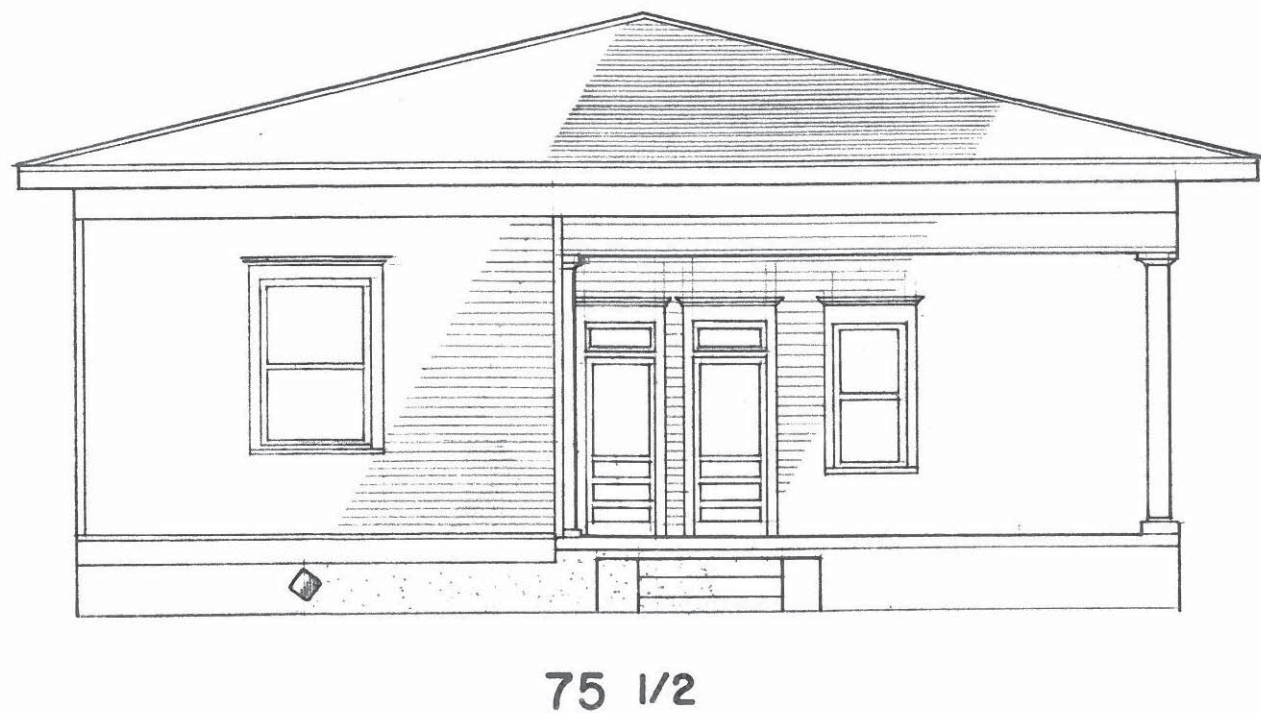


FIGURE 1

The locations of doors and windows on the other three elevations will be reworked to meet the functional requirements of the new occupant. However, their design and appearance will be consistent and complimentary with the target time period of the front façade.

The existing roof material (composite shingles) and wood framing are in very poor condition due to substantial and long-term water damage. The renovation will reconstruct the hipped roof shape, with an identical slope and eave condition. However, the new occupants would like to utilize a metal roof (Tennessee ‘V’ groove) in lieu of shingles. The available historical information about this building does not indicate or document the original roof material. Further, it is relatively common for a house of this vintage and style to have an original metal roof, or to have one over the course of its history.

The proposed new porch will also have a concrete walking surface, and be on the side (South Elevation) and rear (East Elevation) of the house. The new porch will have a substantially flat roof and its footprint will be set back from the existing front façade and porch by approximately 1’-6.” Both the flat roof and the setback are intended to differentiate the new construction from the existing.

The columns, fascia and handrails of the new porch will resemble and be complementary to those of the existing construction. Handrails are being added for safety since the floor is approximately 25” to 30” above grade.

PROJECT PROPOSAL

Renovate and add a new wood frame porch to a c. 1915 house. Replace an existing wood frame garage/carport structure (construction date reportedly after 1959 but more recently) with a new wood frame auxiliary building of approximately the same size.

PROJECT SPECIFICATIONS

The existing residence is a circa 1915 one-story, wood frame house. There is an existing concrete front porch with neoclassic columns and pilaster columns on the front façade (West Elevation). The existing front porch is in an inset niche within the rectangular footprint of the existing building.

The renovation and restoration of the existing house will include the removal of the current vinyl siding, vinyl trim and underlying insulation. The original existing wood teardrop siding will be exposed, restored/repared and repainted. Only (5) of the original (12) windows remain. The other (7) have been removed or replaced. The original wood windows, front doorway, wood fascia and wood corner trim on the front façade (West) will be replicated/repared back to the configuration of the last known drawing of the building from approximately 1975 (figure 1). We believe the 1975 drawing substantially illustrates the original 1915 appearance of the building.

75 1/2 Rainey Street, Austin TX

PROJECT PROPOSAL AND SPECIFICATIONS

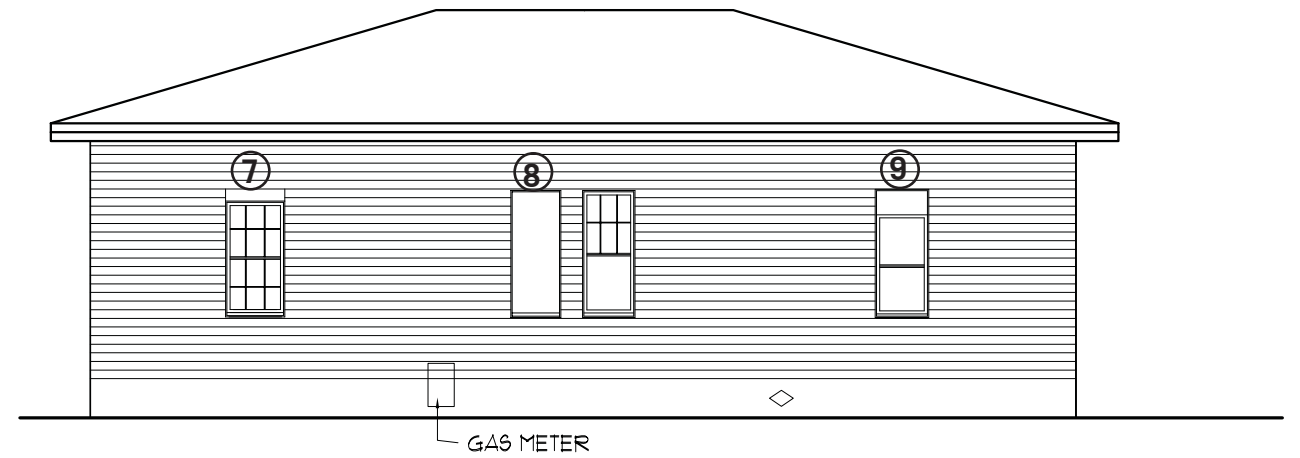
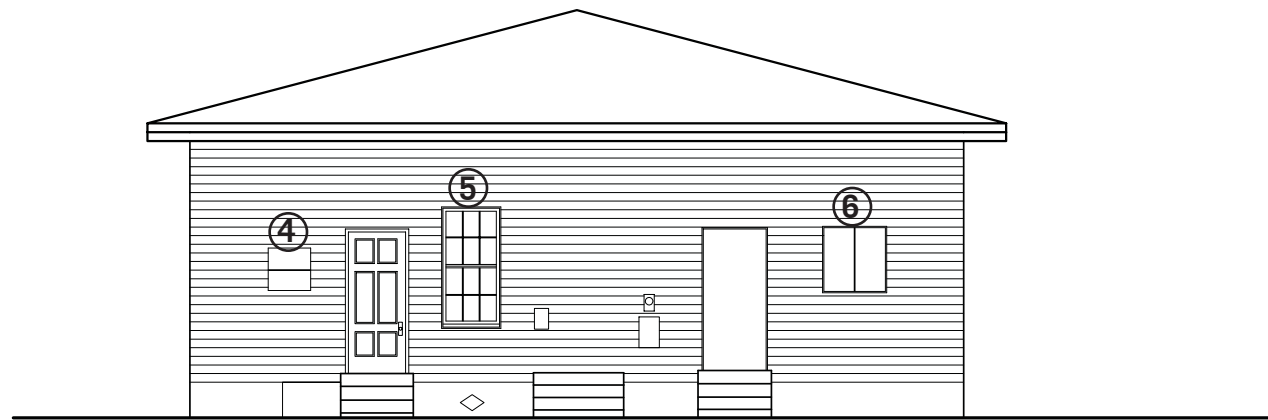
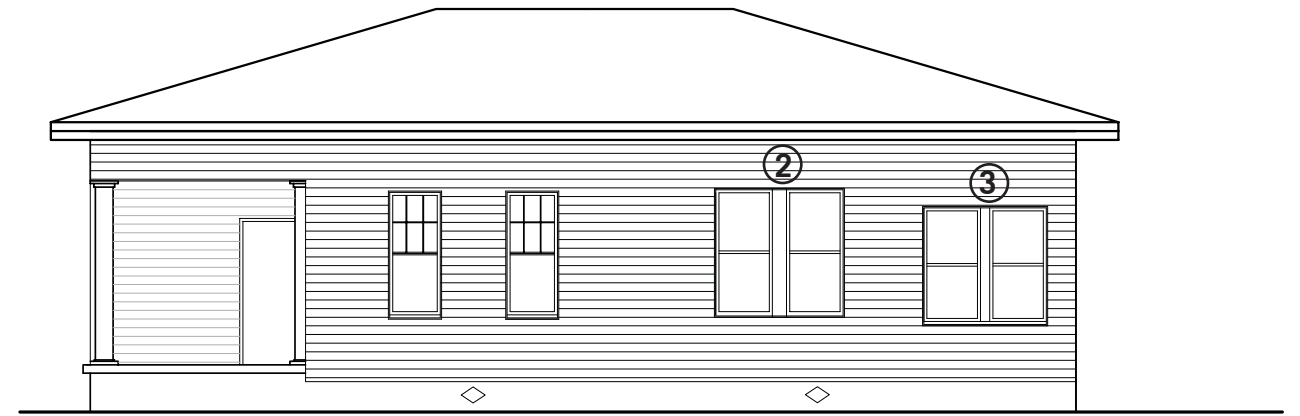
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Replacement window, see elevation window #1



Replacement window, see elevation window #2,#3



Replacement windows, see elevation window #4,#5,#6



Replacement windows, see elevation window #7,#8,#9

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EXISTING WINDOW CONDITIONS

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