

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JULY 30, 2012
NRD-2012-0093
416 E. 6th Street
Sixth Street

PROPOSAL

Install a new metal guardrail at the parapet to extend the roof deck.

PROJECT SPECIFICATIONS

The building currently has a roof deck; the wooden guard wall is currently approximately 10 feet back from the front parapet. A large air conditioning unit occupies the left front corner of the roof. The applicant proposes to help hide the air conditioner by constructing a painted metal guardrail at the parapet line, which will extend the roof-top deck by approximately 200 square feet.

STANDARDS FOR REVIEW

The Sixth Street Architectural Design Guidelines address roof-top decks and mechanical equipment:

Mechanical equipment:

- 19. Minimize the visual impact of mechanical equipment. Screen equipment from view.
- 57. Avoid clutter on roofs that will be visible from the public way. Locate mechanical equipment away from view.

Rooftop decks:

- 26. Minimize the visual impact of rooftop uses as seen from the street.
- 27. Set activities back such that they are not visible from the sidewalk below. At a minimum, they should be set back the height of a one-story building.. This includes trees, umbrellas, and tables.
- 56. Set a new roof terrace back from the building front. This will allow one to continue to perceive the historic character of the cornice line. Roof terrace railings and furniture should be placed well behind the parapet.

STAFF RECOMMENDATION

Staff recommends approval of the concept to improve the appearance of the building by better screening the roof-top air conditioning unit but requests that the applicant consider moving the air conditioning unit to the line of the existing wooden rooftop wall that currently encloses the rooftop deck. It appears that the air conditioning unit is currently too close to the front of the building to allow any sort of meaningful screening, and erecting a new picket-style guardrail in front of the air conditioning unit does not seem like it will solve the problem. The proposal for the new guardrail is also in contravention of the Sixth Street Architectural Design Guidelines, which call for roof-top uses to be set back from the parapet and not visible from the street. Staff appreciates the applicant's efforts to improve the appearance of the building, but cannot recommend approval of this proposal.



National Register Historic District Permit Application

Review for permits within an NRHD

Planning and Development Review Department
Historic Preservation Office

Address of Property: 416 E 10th Street

NRHD: 10th Street

Case No: NRD-2012-0093

APPLICANT

Name: Afshin Mohammadzadeh
Mailing Address: 6706 Bridgehill Lane Telephone: (512) 784-3888
City: Austin Zip: 78746 Email: afshinagha@yahoo.com

OWNER

Name: Joe Carlin
Mailing Address: 8733 Minot Circle Telephone: (512) 913-7775
City: Austin Zip: 78748 Email: JOECARLIN@AOL.COM

ARCHITECT (if applicable)

Name: Steve Simon
Mailing Address: PO Box 684671 Telephone: (512) 481-0181
City: Austin Zip: 78768 Email: ss@facilifyaustin.com

CONTRACTOR (if applicable)

Name: 1
Mailing Address: _____ Telephone: () _____
City: _____ Zip: _____ Email: _____

Brief description of proposed work: Extend Rooftop deck & install guardrail.

Owner's Signature (Required)

Joe Carlin
Date 7-19-2012

Applicant's Signature (Required)

afshin
Date 7-19-2012

For City Use Only:

Application review date: _____

Reviewer: _____

Strofer paid via T/19/2012

HLC 7/30/2012

Application Complete: Y/N (If no: Date applicant contacted: _____)

Submittal requirements complete: Y/N (If no: Date applicant contacted: _____)

Date Application Completed: _____



6-12-12

re: Cheers deck extension

Mr. Sadowski,

The Cheers bar is seeking to extend an existing deck to the front of their building. I have attached 2 plots of the project along with 2 prints of the idea. Also attached is the cover letter I submitted to the building review dept.

The building review dept. has passed the project contingent upon your acceptance (Doug Votra is the reviewer). We appreciate you putting this on the docket for the 30th meeting. The owner of Cheers will be contacting you.

If you need anything else such as .JPG files or any other pictures let me know.

Sincerely,

A handwritten signature in black ink that reads "Steve Simon".

STEVE SIMON, CFM

503 E. 6th. St., Suite B
c/o PO Box 684671
Austin, TX. 78768

512-481-0181
512-481-1059 fax
ss@facilityaustin.com
www.facilityaustin.com



6-11-12

re: Cheers deck extension

Reviewers,

As a designer I was asked to design a small deck extension for the Cheers bar on 6th st. The building as it sits now is ugly from the front. The Downtown Austin Alliance and the Pecan St. Owner's Association have been putting pressure on Cheers to cleanup their look.

In order to add this deck and extend it to the front of the building we are adding a net square footage gain of less than 200 sf. We have added a 3rd exit stairwell that is a 2 hour rated corridor that takes the people right to the front door exit. And the tenant is not asking for an occupancy increase. We know from experience the inspecting fire marshalls can write the load card for whatever they want. As long as they understand we are not seeking an occupancy increase we need to extend this deck.

Sincerely,

Steve Simon

WE NEED TO MOVE THIS WALL AND DECK FORWARD TO HIDE THE HVAC UNIT AND CREATE A MORE UNIFORM LOOK FOR 6TH ST.



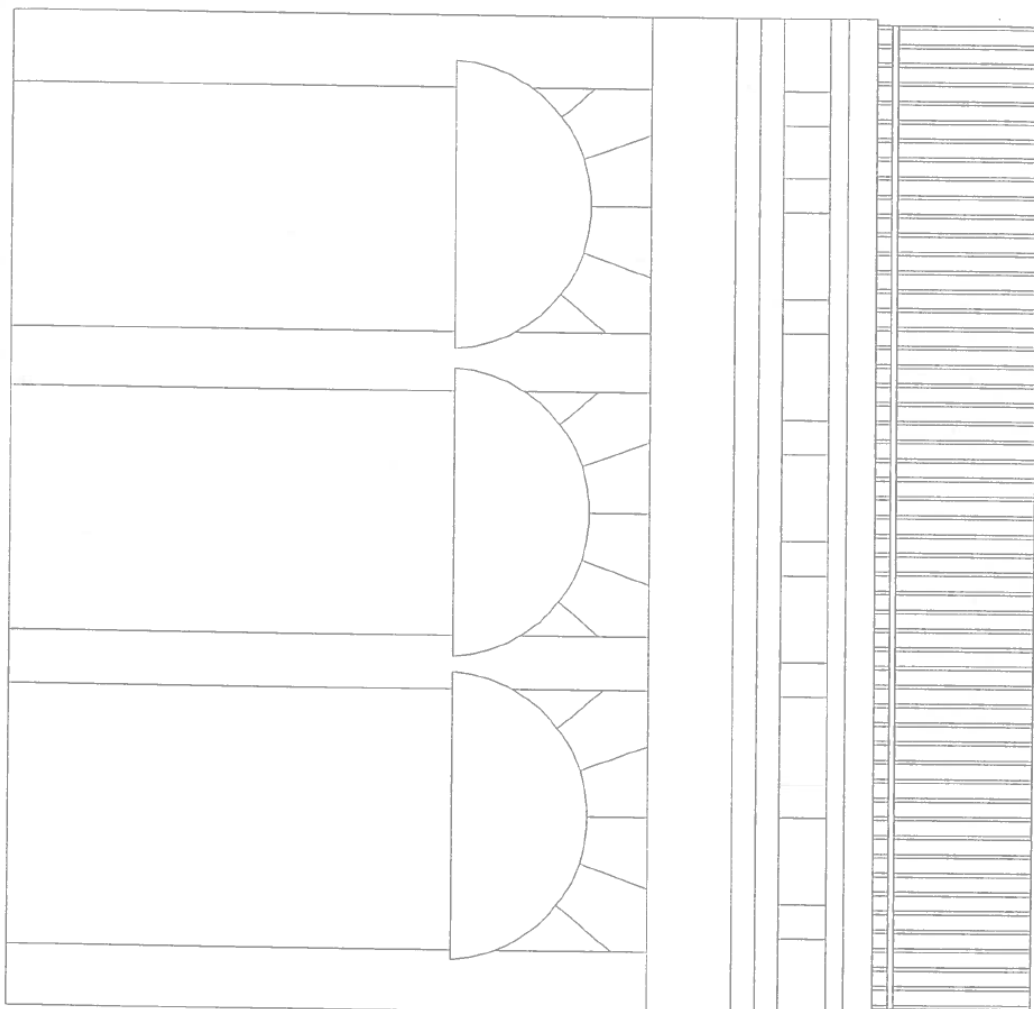
STEVE SIMON, CFM

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CHEERS



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