

BRIEF OUTLINE OF PROPOSED RENOVATION AT SEAHOLM POWER PLANT

Seaholm Power Plant is a Registered Texas Historic Landmark and all proposed modifications and methods have been reviewed and approved by the Texas Historical Commission. Renovation work will be monitored by THC throughout construction.

SITE: The original Seaholm tract has been subdivided into three tracts, the southern portion devoted entirely to the Seaholm Power Plant. The northeast lot will house a 28-story tall apartment tower and the northwest lot will contain a two-story mixed use retail/office building.

- The iconic south lawn will be retained. Cesar Chavez will be widened for a greenway/bikeway as part of the Great Streets initiative, and a retaining wall will be required at the south edge of the site. The lawn will remain with two 50'x70' level areas at the east and west end near the building for tented events.
- On the east side, West Avenue will be extended south to connect to Cesar Chavez and on the west side, Walter Seaholm Drive will be extended north to intersect with West 3rd Street.
- Underground parking (three below-grade levels) will be built between the two new structures to the north of Seaholm and a pedestrian plaza at ground level will become an activity space uniting the three elements of the Seaholm development.

SEAHOLM POWER PLANT RENOVATION:

- Restoration of original historic facades at south and east elevations.
- West elevation will be modified to meet the new extension of Walter Seaholm Drive and new entry openings will be made with canopy over at Turbine Hall as well as new street level below. Access steps and ramps will be built to create a connection between the new street level and main Turbine Hall level above.
- North elevation, a façade rarely seen by the general public, will be the point of interaction with the proposed plaza and two new buildings proposed for the site.
- It is necessary to remove the small Oil Heating Building located 110 feet to the north of the Turbine Generator Building and its associated underground pump room and four fuel storage tanks. Decorative paving will mark the original location of the Oil Heating Building in the plaza and interpretive panels will display historic photographs with narration and diagrams explaining the function of the building. Removal of the Oil Heating Building and associated elements was part of the Selective Demolition Package approved by the Landmark Commission on March 26, 2012.
- The five iconic smokestacks along the north elevation will remain.
- Five large boilers exist along the north elevation of the power plant. The east boiler (#5) will remain intact and will serve as the focal point of the interpretive center for the Seaholm Power Plant project. The westernmost boiler #9 and its associated steel superstructure will remain largely intact. Internal equipment will be removed to create usable space and new opening will be created in the cmu surround at level one.
- A significant portion of existing catwalks and piping running along the north elevation of the building will remain. The three remaining boilers located between the end boilers will be removed and glass infill added to the existing openings at the north façade to allow natural light into the building, and a visual connection to the pedestrian plaza. Removal of these elements was part of the Selective Demolition Package approved by the Landmark Commission on March 26, 2012.
- Exterior concrete will be cleaned with a mild-pressure wash with mild cleaning agents. Testing methods were conducted with the Texas Historical Commission review and approval, and THC will also monitor the cleaning process as it progresses. Cracks and spalls in the face of the concrete will be repaired as needed. The most significant damage and decay occurs at the precast concrete parapet coping, where repairs will be made when possible and matching, replacement elements installed when necessary.
- The original, single glaze mill-finish aluminum windows will remain in place and be cleaned, with hardware to remain. A removable, clear plexiglass insulating panel will be installed on the interior face of the existing windows.

The public views of Seaholm Power Plant have become iconic favorites of Austinites and these will be preserved by this rehabilitation project. The view of the east (soon to be seen from the new library), the south elevation and lawn visible from Cesar Chavez and the backlit, Art Moderne signage on the upper west façade will all remain true to the original, historic design.

A more comprehensive description of the existing conditions and proposed work is attached.