

HISTORIC LANDMARK COMMISSION
AUGUST 27, 2012
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1974-0033
Neill-Cochran House
2310 San Gabriel Street

PROPOSAL

Repair existing limestone walks, and install new diagonal walks in the front yard.

PROJECT SPECIFICATIONS

The proposed diagonal walks will be constructed of sawn limestone pavers with a 12 x 12 split limestone block curb. The proposed limestone pavers will match the existing limestone walks at the house. The existing limestone pavers at the house will be numbered and removed, so that a new base can be laid, then replaced.

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.
- 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.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

COMMITTEE RECOMMENDATIONS

The Committee recommended reducing the size and angularity of the proposed limestone curbs.

STAFF RECOMMENDATION

Approve the application with the Committee's recommendation.

DATE of SUBMISSION: 8/27/2013



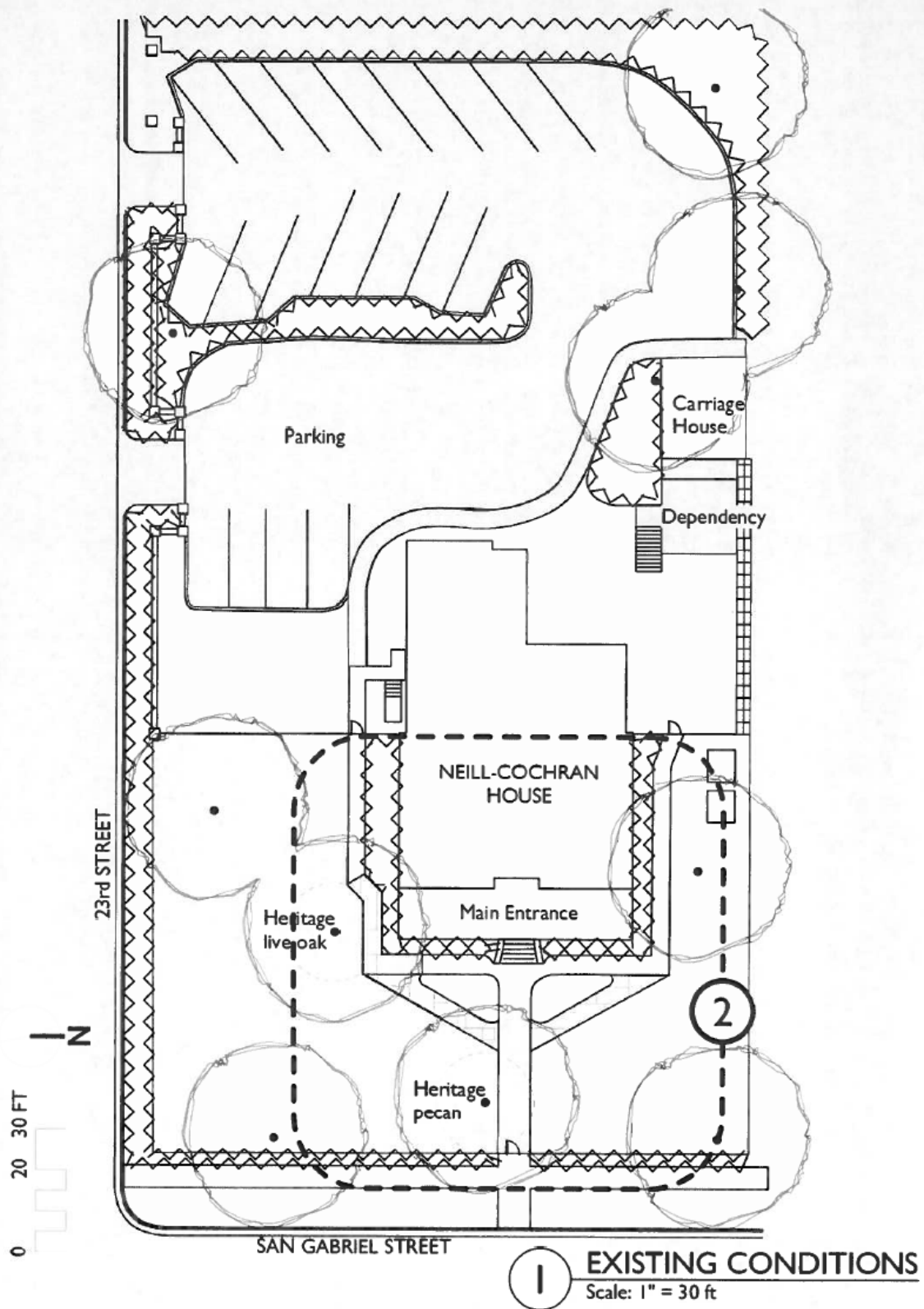
Application for Certificate of Appropriateness for a City Landmark or Local Historic District

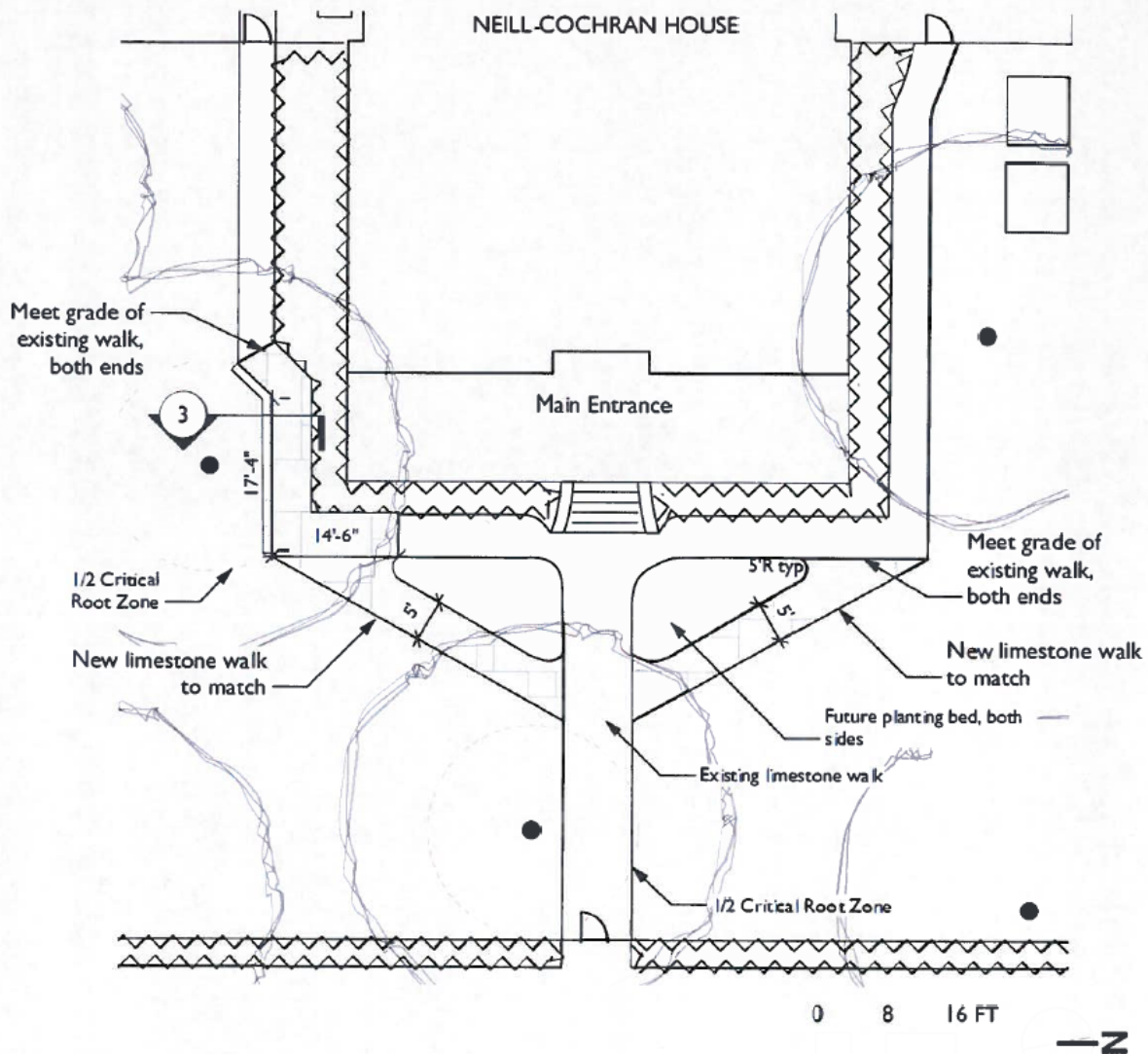
Adopted December 2012

 RECEIVED
AUG 26 2013
CITY OF AUSTIN

Permit Information	
For Office Use Only	BP- _____ PR- _____ C14H/LHD - _____
	Property Name or LHD: _____ Contributing/Non-contributing _____
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW _____ FEE PAID: \$ <u>Waived</u>
	HISTORIC PRESERVATION OFFICE _____ DATE: _____
Property Information	
Address: 2310 San Gabriel Street, Austin, Texas 78705	
Scope of Work	
Over the years the limestone walks leading to the front and back of the house have become uneven and unsafe. The plan is to remove the existing and historical limestone, number and save the stones. A sound foundation will be prepared and then the saved stones will be replaced in the order in which they were originally laid.	
Applicant	
Name: The National Society of The Colonial Dames of America in the State of Texas	
Address: 2310 San Gabriel Street	
City/Zip: Austin, TX 78705	
Phone: Contact: Victoria Bradshaw, President of the Society at 214-384-1180 or Shella Brenner, Chm. Grants Commit	
Email: vpirwin@sbcglobal.net or brennercom@att.net	
Owner	
Name: The National Society of The Colonial Dames of America in the State of Texas	
Address: 2310 San Gabriel Street	
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Phone: Contact: Victoria Bradshaw, President of the Society at 214-384-1180 or Shella Brenner, Chm. Grants Commit	
Email: vpirwin@sbcglobal.net or brennercom@att.net	
Architect or Contractor Information	
Company: Carolyn Kelley, ASLA	
Address: 2905 Oak Crest Avenue	
City/Zip: Austin, TX 78704	
Phone: 512-445-0431	

Victoria Bradshaw 8/22/13 Victoria Bradshaw 8/22/13
 Owner's Signature (Mrs. Maura E.) Date Applicant's Signature (Mrs. Maura E.) Date





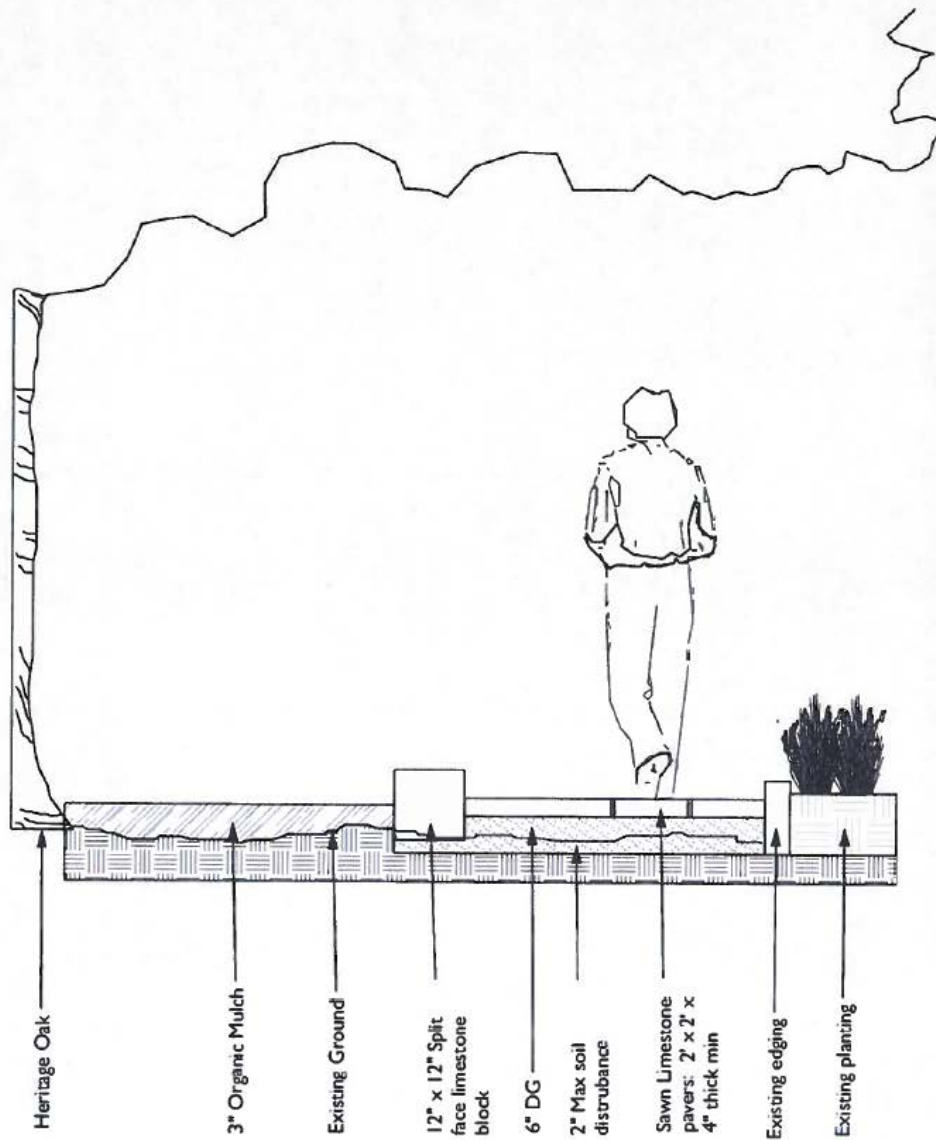
7-28-2013

Carolyn Kelley, ASLA
Landscape Architect

512.445.0431
512.857.1342 fax
carolyn@ckla.net



2 LANDSCAPE PLAN
Scale: 1/16" = 1'-0"



7-28-2013

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Landscape Architect

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WALK DETAIL

Scale: 1/2" = 1'-0"

DESCRIPTION OF PROJECT
NATIONAL SOCIETY OF THE COLONIAL DAMES OF AMERICA IN THE STATE OF TEXAS
NEILL-COCHRAN HOUSE/SIDEWALK RESTORATION AND IMPROVEMENTS

In 2010, the Neill-Cochran House began an extensive renovation to the interior and exterior of the home to stabilize the home and increase the use of the home for rentals, seminars and educational programs. Beginning with a foundation excavation and stabilization, lintel replacements, exterior stone and interior structure preservation, the property is now significantly increasing its rentals for events and now needs to address installing a safer, increased compliant stone walkway/sidewalk around the side and front of the structure. This has now become a priority. The original sidewalk is now over 100 years old and in need of replacement, not only from a liability standpoint, but also to enhance the property's ease of access to visitors. Although the house is currently compliant with Texas Accessibility Standards by having the required "Accessible Route," to a building entry (the parking lot path to a wheelchair lift at the building addition entrance, the front walks will require the removal and re-set of stone so that no vertical rise shall exceed $\frac{1}{4}$ ".

As much of the original stone as possible will try to be salvaged but a great deal of new stone will be required to ensure the safety of the surface level for those walking around the property. Since the property is a designated landmark with heritage trees on the property, much care will be taken to ensure the integrity of the trees while installing pathways to resemble the original. Carolyn Kelly, an Austin landscape architect, has agreed to donate her time to design the walkway in keeping with the original style, while also incorporating the pathways into a master plan to create a Victorian garden much like the one that existed in the late 1800s and early 1900s. The first phase of the project is the stone sidewalk.

In keeping with the requirements of the Austin Convention & Visitors Bureau Heritage Grant program, we have included the addition of an etched or inlaid metal stone at the joining of the pathways to commemorate the contribution by the ACVB should the this grant request be accepted.

As this home is an Abner Cook in its truest form, it is important to protect this home while also making it more accessible for the general public and continue to increase event revenue potential.

