



City of Austin Historic Landmark Commission Shipe Pool Redevelopment

City of Austin
Parks and Recreation Department
July 24, 2017

Presenter: Reynaldo Hernandez Jr, PLA



Shipe Park History



1928, Recommendation Parks and Public Playground Commission

- Block 3, Hyde Park Addition, recommended to the City Council as a park site
- Initially called North Austin Park, later Hyde Park Playground

1929, Land Purchased

- Land purchased for \$6,500
- Sod and water lines installed

1930, Implementation

- Budget of \$3,000 approved for Hyde Park Playground Shelter House and fencing

September 1, 2016 – Project Introduction Certificate of Appropriateness Committee

December 5, 2016 – Certificate of Appropriateness Committee Review

December 19, 2016 – Design Commission



Historic Designations



National Register - 1990

Shipe Park, which encompasses an entire block, comprises the largest open space in the District and is classified as a contributing landscape feature. Dedicated in 1928, the park contains two pools and a log clubhouse that predate 1941, as well as playground facilities and a tennis court that postdate the period of significance.

Local Historic District - 2010

8. Public Space Standards

Hyde Park public space consists of streets, sidewalks, bridges, park space, public buildings, and alleys. School buildings are a significant historical feature of Hyde Park.

Preserve and maintain the width, materials, and historic location of contributing civic structures, including sidewalks, retaining walls, and bridges. Maintain the historic facades of public buildings and park structures in compliance with the Secretary of the Interior's Standards.

Historic Designations cont:



Local Historic District - 2010

6. Commercial Property Standards

Commercial development in Hyde Park consists of a mixture of historic, contributing, potentially contributing and noncontributing structures. Historic and contributing commercial structures in Hyde Park share certain architectural patterns: they are one-story rectangular buildings with flat roofs and entryways consisting of double doors. At least one commercial structure, the Avenue B Grocery, has existed and served the neighborhood since 1906 and is recognized as one of the landmarks of Hyde Park.

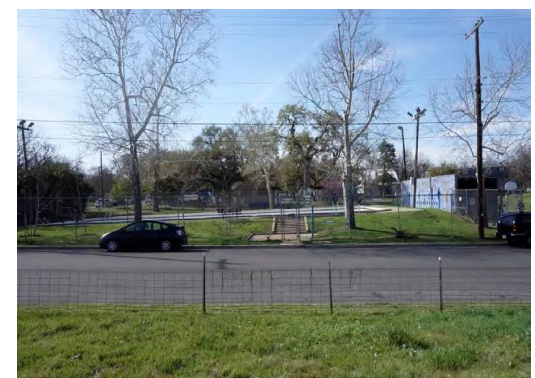
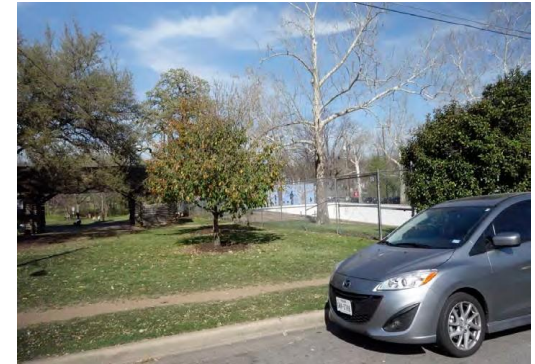
New commercial buildings in Hyde Park shall adhere to the historic patterns of Hyde Park commercial structures. Use rectangular masonry designs with double door entries covered by an awning and appropriate fenestration. Refer to Subchapter E of the Austin Land Development Code for appropriate street frontage design.

Shipe Park Existing Context

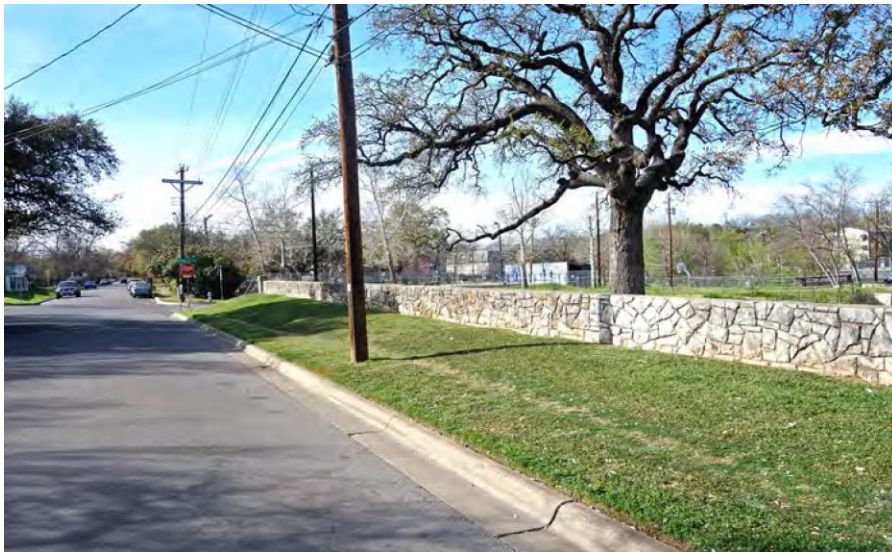


Facing Cabin at 44th St.

Existing Context cont:



Existing Context cont:



Southeast Corner

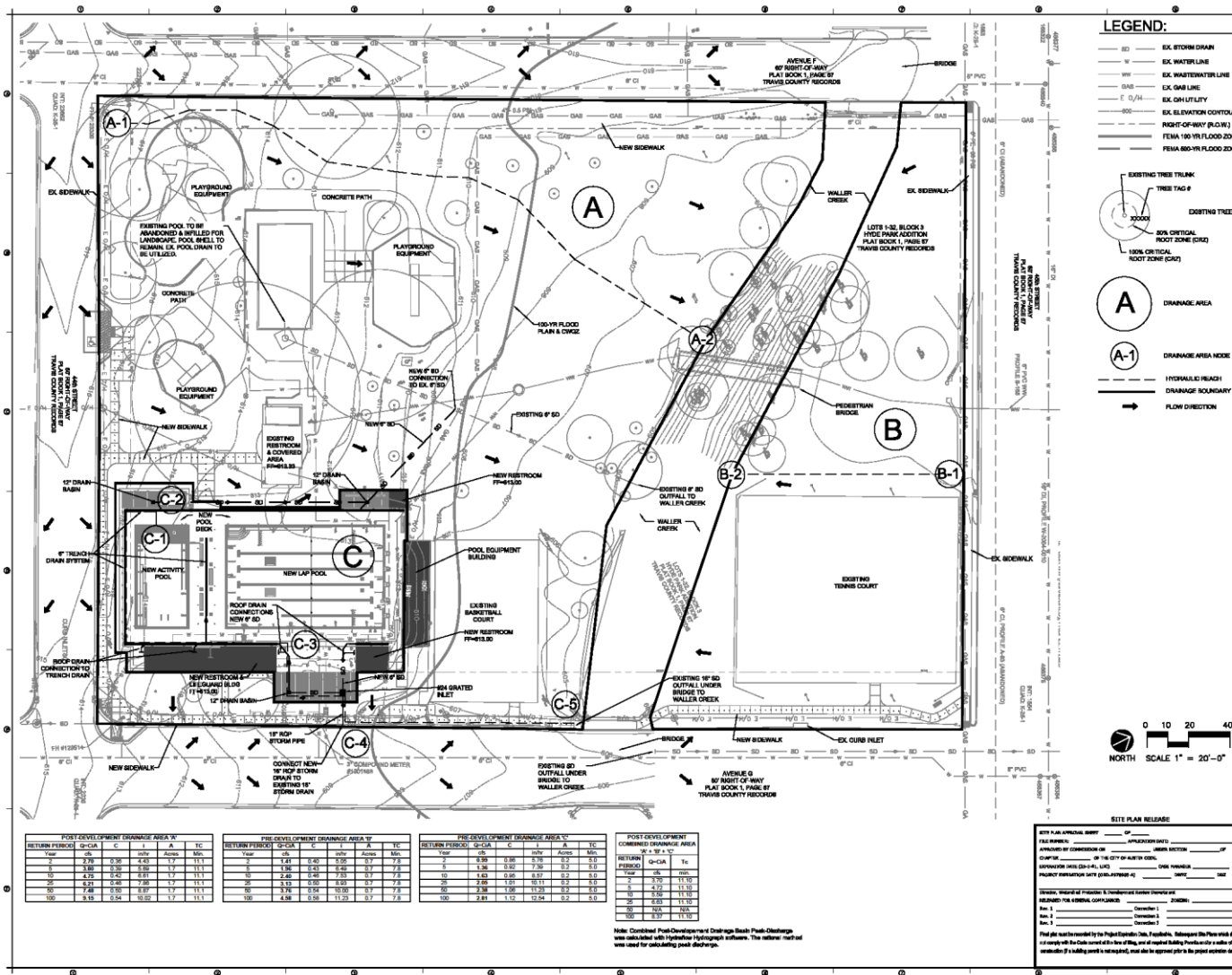
Neighborhood Context



Site Constraints



Shipe Park



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Drawn: JG, PE 12345

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DATE DESCRIPTION

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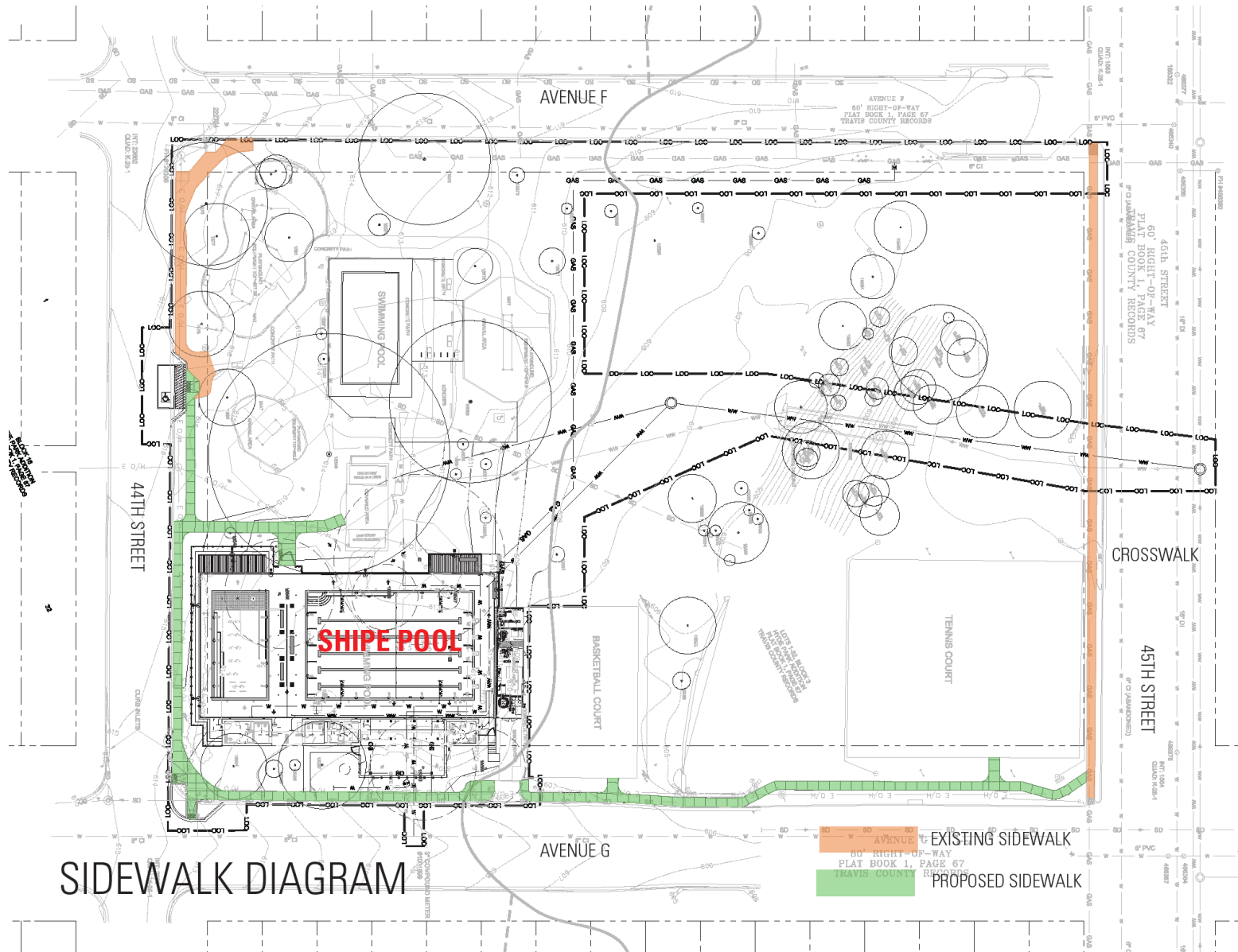
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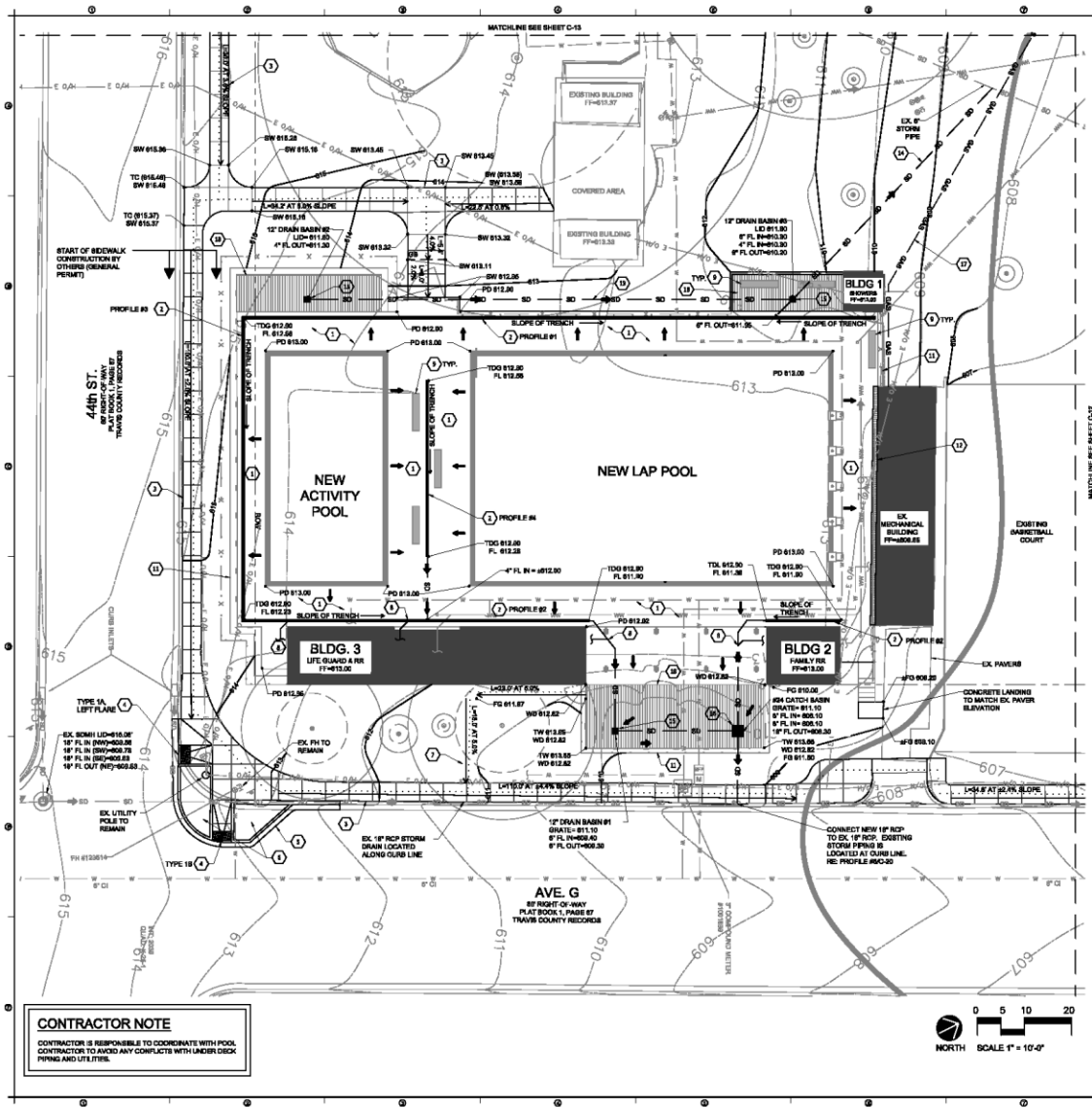
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Shipe Pool Site Plan



Shipe Pool Enlargement Plan



- LEGEND:**
- SD EXISTING STORM DRAIN
 - SD PROPOSED STORM DRAIN
 - WD EXISTING WATERLINE
 - WD PROPOSED WATERLINE
 - QAS EXISTING GAS LINE
 - QAS NEW GAS LINE
 - SIGHT OF WAY (S.O.W.)
 - FLOW DIRECTION
 - FEMA 100-YR FLOOD ZONE
 - FEMA 500-YR FLOOD ZONE
 - EXISTING CONTOUR ELEVATION
 - PROPOSED CONTOUR ELEVATION
 - PROPOSED ACCESSIBLE ROUTE (ELEV.)
 - EXISTING ELEVATION
 - PROPOSED ELEVATION

GRADING & STORM KEYED NOTES:

1. NEW POOL BACK TO SLOPE 1:1. TO TRENCH DRAIN. SEE STRUCTURAL DRAWINGS FOR SECOND DETAIL.
2. NEW 12" TRENCH DRAIN (C.S.) WITH ADA COMPLIANT PLASTIC LD AND UN INHIBITOR. COLOR SAMPLES TO BE SUBMITTED AND APPROVED BY ARCHITECT.
3. NEW SIDEWALK, RE. 4300-1C-18. ACCESSIBLE ROUTES SHALL MEET ALL TEXAS ACCESSIBILITY STANDARDS. THE PLANNING DEPT. SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE SHALL NOT BE STEEPER THAN 1:48.
4. NEW CURB RAMP WITH DETECTABLE WARNING PAVEMENT. RE. 4300-1C-18. SEE PLAN FOR RAMP TYPE.
5. CONSTRUCT 480 L.F. OF NEW REINFORCED CURB AND GUTTER. RE. DETAIL 4300-18.
6. PLANTING SURFACE. RE. LANDSCAPE DRAWINGS.
7. STRUCTURAL GRASS PAVING. RE. LANDSCAPE DRAWINGS.
8. 6" ROOF DRAIN CONNECTION.
9. BENCH, TYPICAL. RE. LANDSCAPE DRAWINGS.
10. REMOVE & REPLACE EXISTING DRIVEWAY TO COA STANDARDS. RE. 4300-9D-17.
11. NEW RETAINING WALL. RE. LANDSCAPE DRAWINGS.
12. GRATED MURAL REVEAL. RE. LANDSCAPE DRAWINGS.
13. 102 L.F. OF 4" CORRUGATED HDPE PIPE, SLOPE 1.0% MIN.
14. 44 L.F. OF 8" CORRUGATED HDPE PIPE, SLOPE 1.0% MIN. CONNECT 8" CORRUGATED HDPE TO EXISTING 8" CSM PPPE WITH WYE CONNECTION. CONTRACTOR TO FIELD VERIFY CONNECTION ELEVATION PRIOR TO CONSTRUCTION. REPORT DISCREPANCIES TO DESIGNER.
15. 12" NOS SQUARE CATCH BASIN. RE. DETAIL 4300-30.
16. PORTAFLEX-CAST 654 CATCH BASIN. RE. DETAIL 4300-30.
17. 2300 L.F. OF NEW GAS LINE. RE. MECH. DRAWINGS FOR PIPE SIZE & MATERIAL. TYPE, AND NETS LOCATION.
18. WOOD PATIO DECK. RE. LANDSCAPE DRAWINGS.

ABBREVIATIONS:

- FG FINISHED GRADE
- EX EXISTING GRADE
- FF FINISHED FLOOR
- GB GRADE BREAK
- PO POOL DECK GRADE
- FL FLOW LINE
- SD STORM DRAIN
- SW SIDEWALK ELEVATION
- RD ROOF DRAIN
- EX EXISTING
- QAS ON APPROXIMATE EQUAL TO TOP OF CURB
- TD TRENCH DRAIN GRATE
- WD WOOD DECK ELEVATION

SITE PLAN RELEASE

THIS PLAN APPROVES SHEET _____ OF _____

FILE NUMBER _____ APPROVED DATE _____

APPROVED BY COMMISSIONER OR _____ LEGAL COUNSEL _____

CITY CLERK _____ BY THE CITY OF AUSTIN _____

CONTRACTOR (NAME & ADDRESS) _____ DATE _____

PROJECT INFORMATION (DATE WHEN APPROVED) _____ DATE _____

Version: Internal or Public: _____

APPROVED FOR THE COMMISSIONER: _____

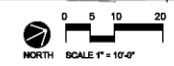
Rev. 1 _____ Rev. 2 _____ Rev. 3 _____

Rev. 4 _____ Rev. 5 _____ Rev. 6 _____

Final plan must be sealed by the Project Engineer, Date, Location, Signature. The Plan shall be in compliance with the Code enacted in force at the time of the plan, and of any other laws or rules of the City of Austin. If a building permit is required, the plan shall be approved prior to the permit application date.

CONTRACTOR NOTE

CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH POOL CONTRACTOR TO AVOID ANY CONFLICTS WITH UNDER DECK PIPING AND LIFT TYS.



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90% Construction Documents

Grading and Storm Sewer Plan

PROJECT NUMBER: 9485

PROJECT NAME: _____

PROJECT LOCATION: _____

PROJECT DATE: _____

PROJECT NUMBER: _____

C-11

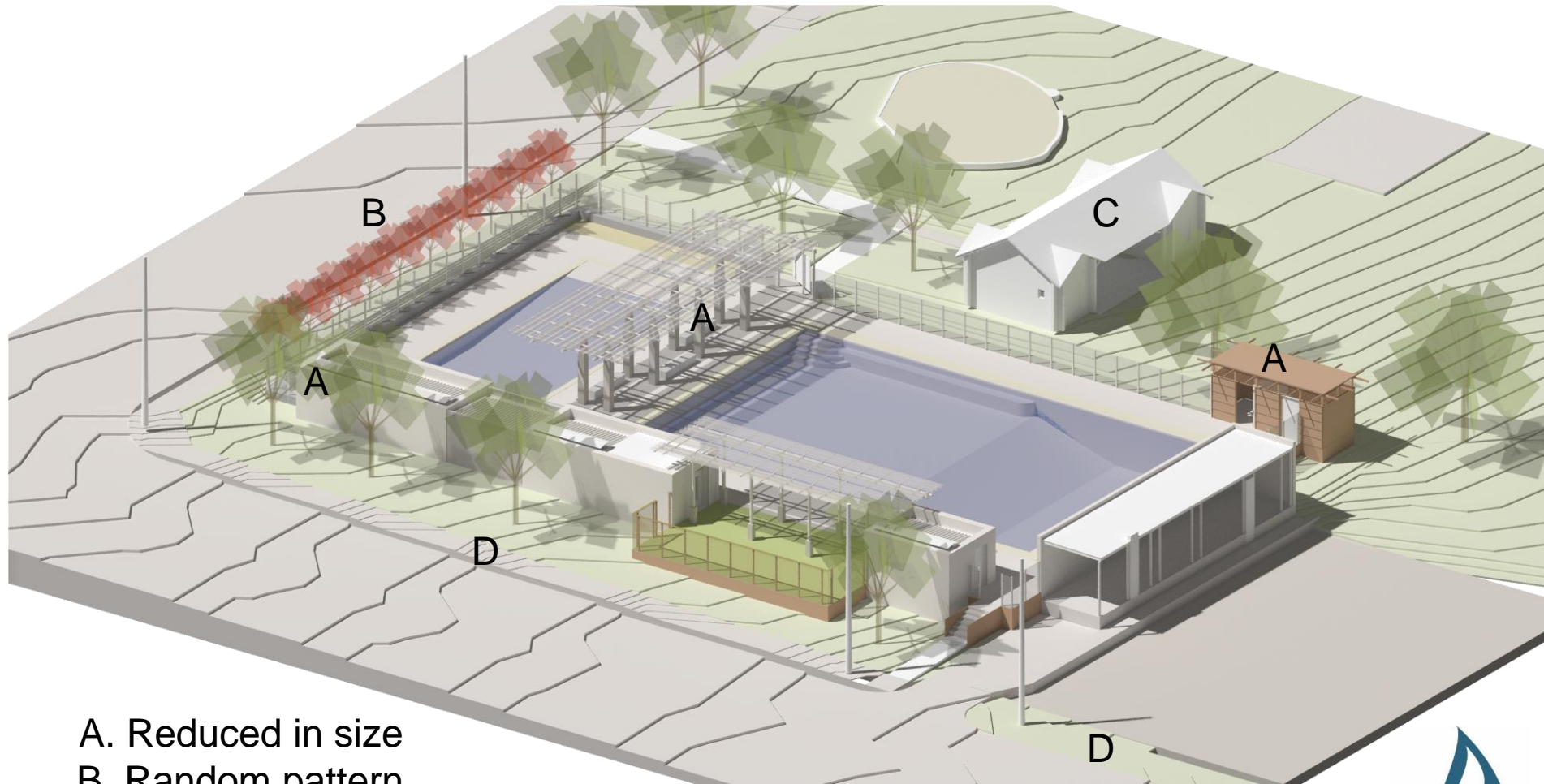


Site View



- A. Reduced in size
- B. Random pattern
- C. Clear view to the cabin

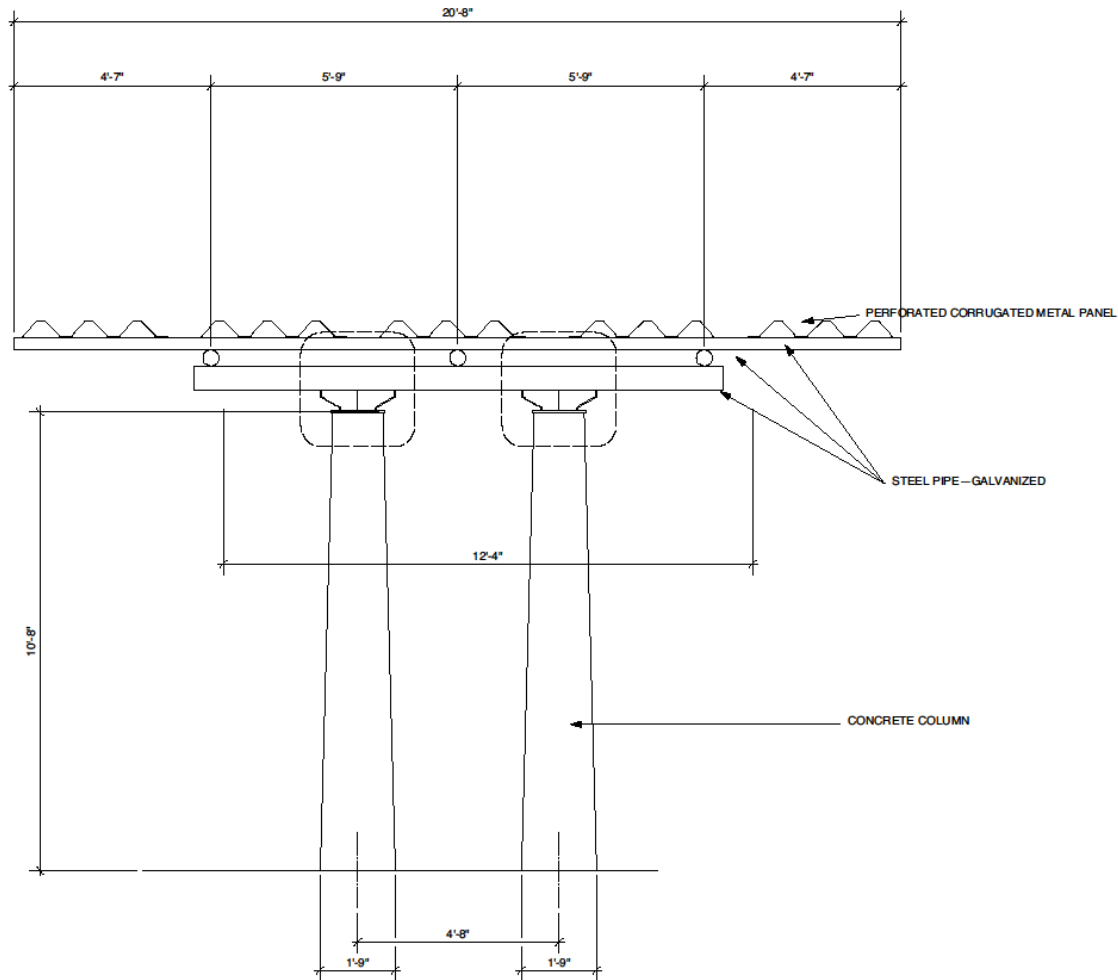
Site View



- A. Reduced in size
- B. Random pattern
- C. Fixture count allowable
- D. New pedestrian access



Shade Structure



1 SHADE STRUCTURE 1 SECTION
1/2" = 1'-0"