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Modifications to the north, west, and south facades of the house; construction of a new walk-in cooler on the north side of the house, a wraparound deck on the south and west sides, a new separate restroom building in back of the house, installation of a steel trellis on the back of the house, and replacement of the composition shingle roof with a metal roof.

#### **PROJECT SPECIFICATIONS**

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The applicant proposes modifications to the exterior of the house to accommodate a walk-in cooler on the north side and a wood deck wrapping around the south and west sides, and the construction of a separate building behind the house for restrooms, storage, and an outdoor bar area.

The front of the house will see the fewest modifications: only a deteriorating plaster porch pier and porch railing will be removed. On the north wall, the existing wood windows will be removed to accommodate the addition of the walk-in cooler, which will have wood siding and a flat roof. On the south wall, the existing wood-sided infill with a vinyl window will be removed and be replaced with a door and a steel-framed fixed sash window. On the west (rear) wall, the existing back door and window will be removed, as will the wood-sided infill that wraps around from the south side of the house. The infill section will have the wraparound of the steel-framed fixed sash window from the south side of the building. A new deck will surround the house on the south and west sides, and provide access to a new structure in the back yard, housing restrooms and storage. The existing composition shingle roof on the house will be replaced with a metal roof.

#### **STAFF COMMENTS**

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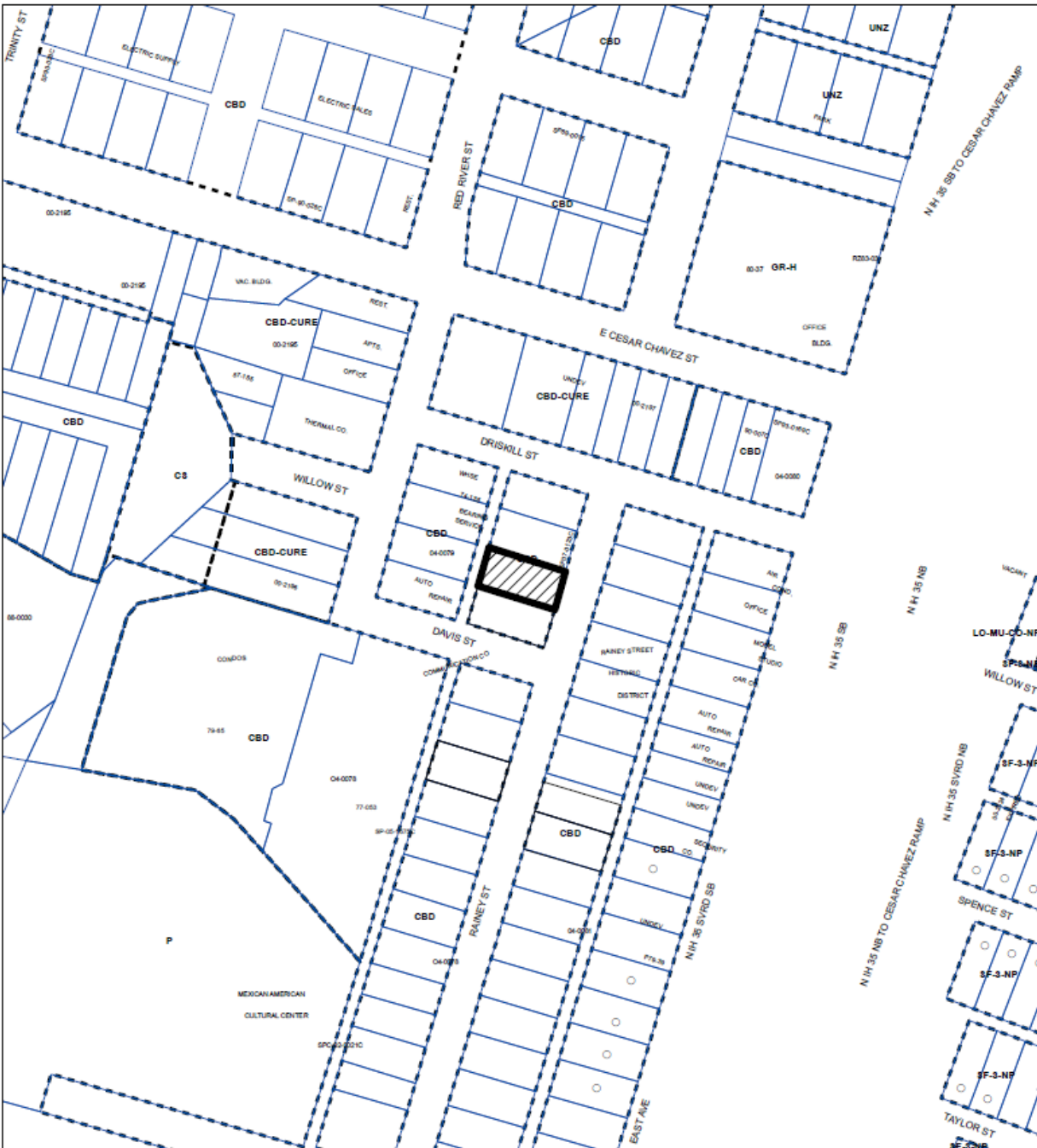
The ca. 1927 bungalow is contributing to the Rainey Street National Register Historic District.

#### **STAFF RECOMMENDATION**

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Release the building permit after completion of a City of Austin Documentation Package consisting of photographs of all four elevations and a measured sketch plan to record existing conditions and for archiving at the Austin History Center. Staff requests that the applicant reconsider the installation of the steel-framed glass at the rear of the building in favor of an architectural feature more compatible with the Craftsman detailing of the house. Overall, the appearance of the house from the street will be preserved, and aside from the construction of the cooler on the north side of the house, all of the proposed new construction will be behind the house.

## LOCATION MAP



SUBJECT TRACT



ZONING BOUNDARY

## NATIONAL REGISTER DISTRICT

ZONING CASE#: NRD-2010-0125

LOCATION: 92 RAINEY ST

GRID: J21

MANAGER: STEVE SADOWSKY



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Staff photo

OCT 18 2010  
NPZD/CHPONRD-10-0125  
Rainey St.CITY OF AUSTIN  
HISTORIC REVIEW APPLICATION  
FOR PERMITS WITHIN NATIONAL REGISTER HISTORIC DISTRICTS

A complete application form, including all submittal materials, is required for the City Historic Preservation Office to accept your application form.

Address of Property: 92 Rainey Street, Austin, TX 78702

Proposed Use: bar

## APPLICANT

**Name:** Bercy Chen Studio

**Mailing Address:** 1111 East 11<sup>th</sup> Street # 200

**Telephone:** (512) 481.0092

**City:** Austin, TX

**Zip:** 78702

**Fax:** (512) 476.7664

## OWNER

**Name:** 92 RAINEY GROUP, LLC

**Mailing Address:** 815 A Brazos St. #391

**Telephone:** (512) 413.2156

**City:** Austin, TX

**Zip:** 78701

**Fax:** (218) 271.8131

## ARCHITECT (if applicable)

**Name:** Bercy Chen Studio, LP

**Mailing Address:** 1111 East 11<sup>th</sup> St. #200

**Telephone:** (512) 481.0092

**City:** Austin

**Zip:** 78702

**Fax:** (512) 476.7664

## CONTRACTOR (if applicable)

**Name:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Telephone:** ( ) \_\_\_\_\_

**City:** \_\_\_\_\_

**Zip:** \_\_\_\_\_

**Fax:** ( ) \_\_\_\_\_

**Brief description of proposed work:** Renovation of existing house, new paint, new outdoor decks, new awning, new stairs.

*MEMBER 92 RAINEY GROUP, LLC*

**Owner's Signature (Required)**

*10/18/2010*

**Date**

**Applicant's Signature (Required)**

*10/18/2010*

**Date**

## For City Use Only:

Application review date: \_\_\_\_\_

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

Reviewer: \_\_\_\_\_

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

Date Application Completed: \_\_\_\_\_









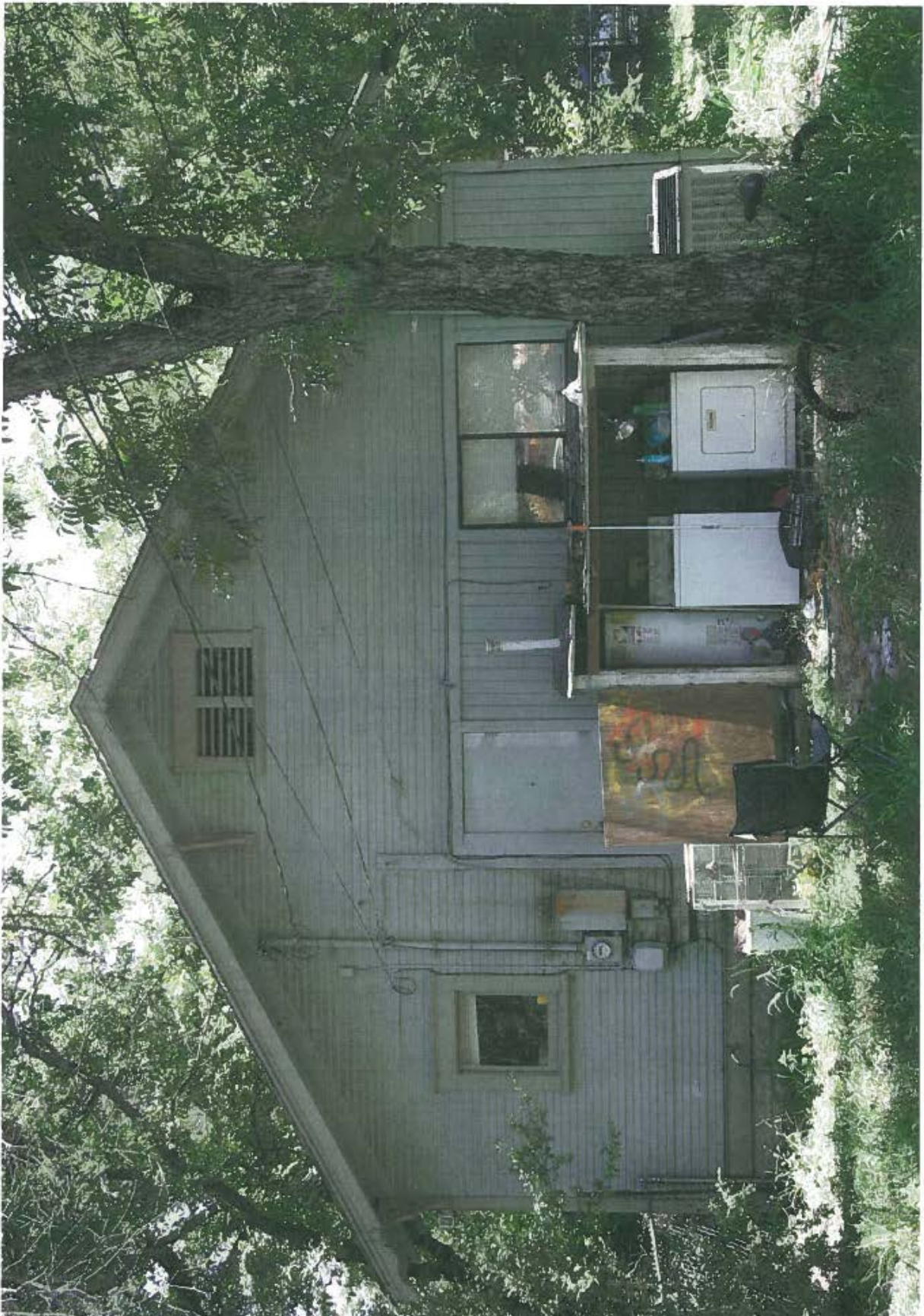
North side of the house – these windows will be removed.





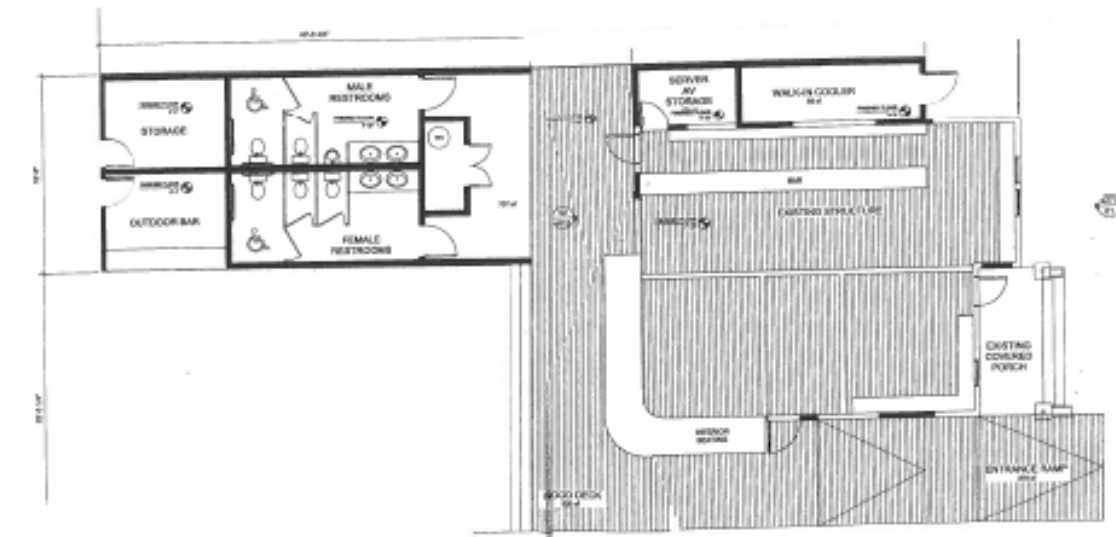
South side of the house – the deck will front onto this side of the house; the modern infill at the rear of the house will be removed.





Rear of the house – the window and door at left will be removed; the infill and vinyl window at right will be removed. The deck on the south side of the house will wrap around the back and provide a connector to the separate restroom and storage building in the back yard.





### Proposed floorplan



**EAST ELEVATION (FRONT)**

SCALE: 1/4" = 1'-0"



**01 EAST ELEVATION (FRONT)**

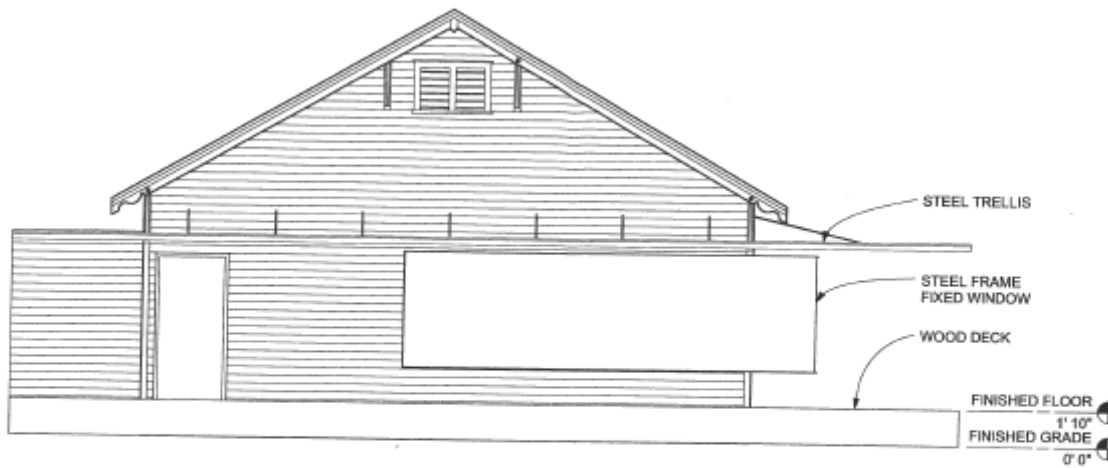
SCALE: 1/4" = 1'-0"





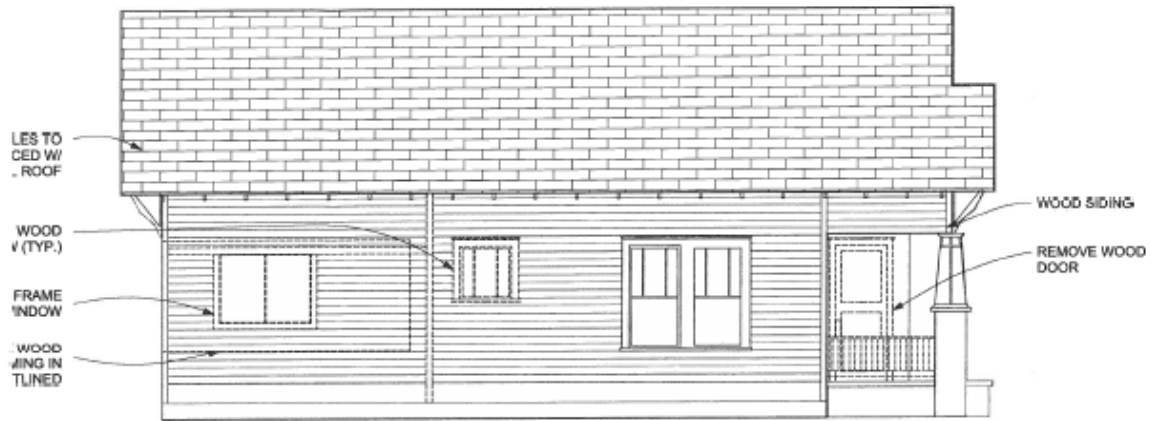
**WEST ELEVATION (REAR)**

SCALE: 1/4" = 1'-0"



**02 WEST ELEVATION (REAR)**

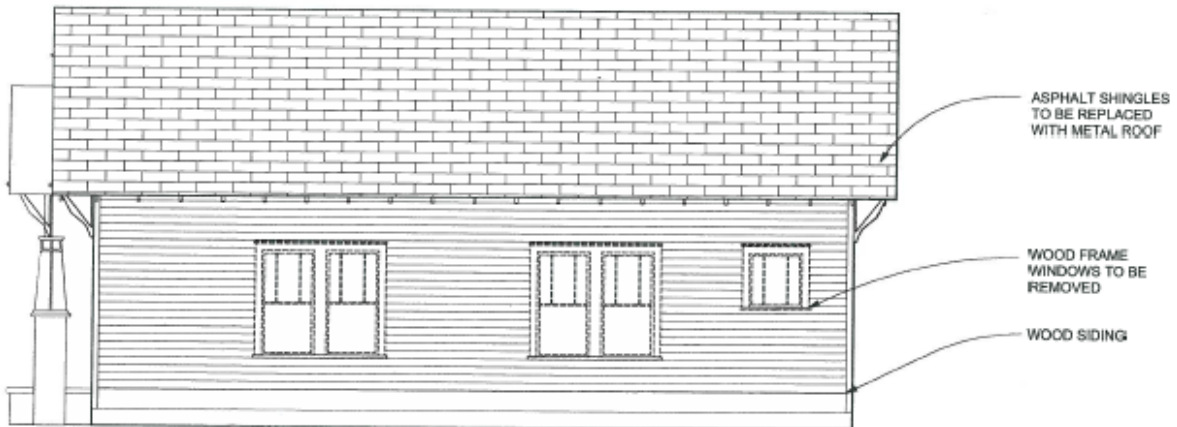
SCALE: 1/4" = 1'-0"



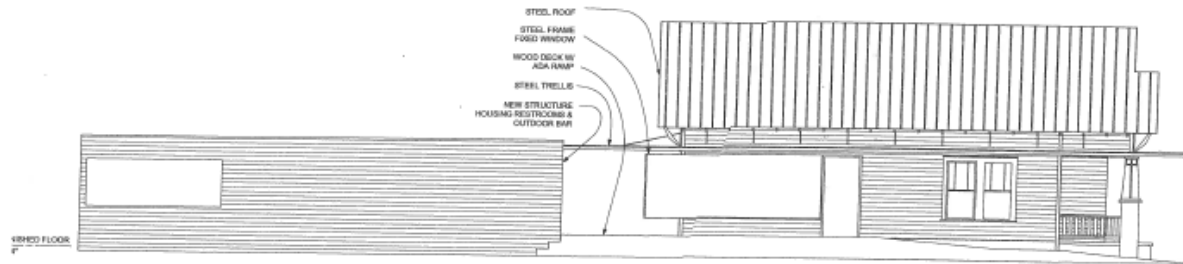
**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

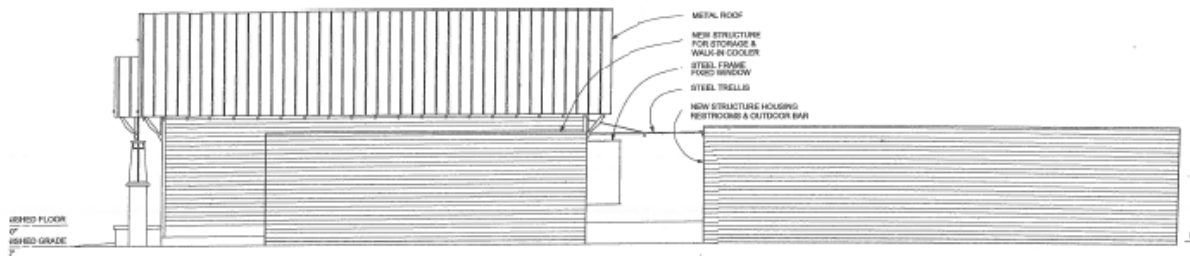
**NORTH ELEVATION**



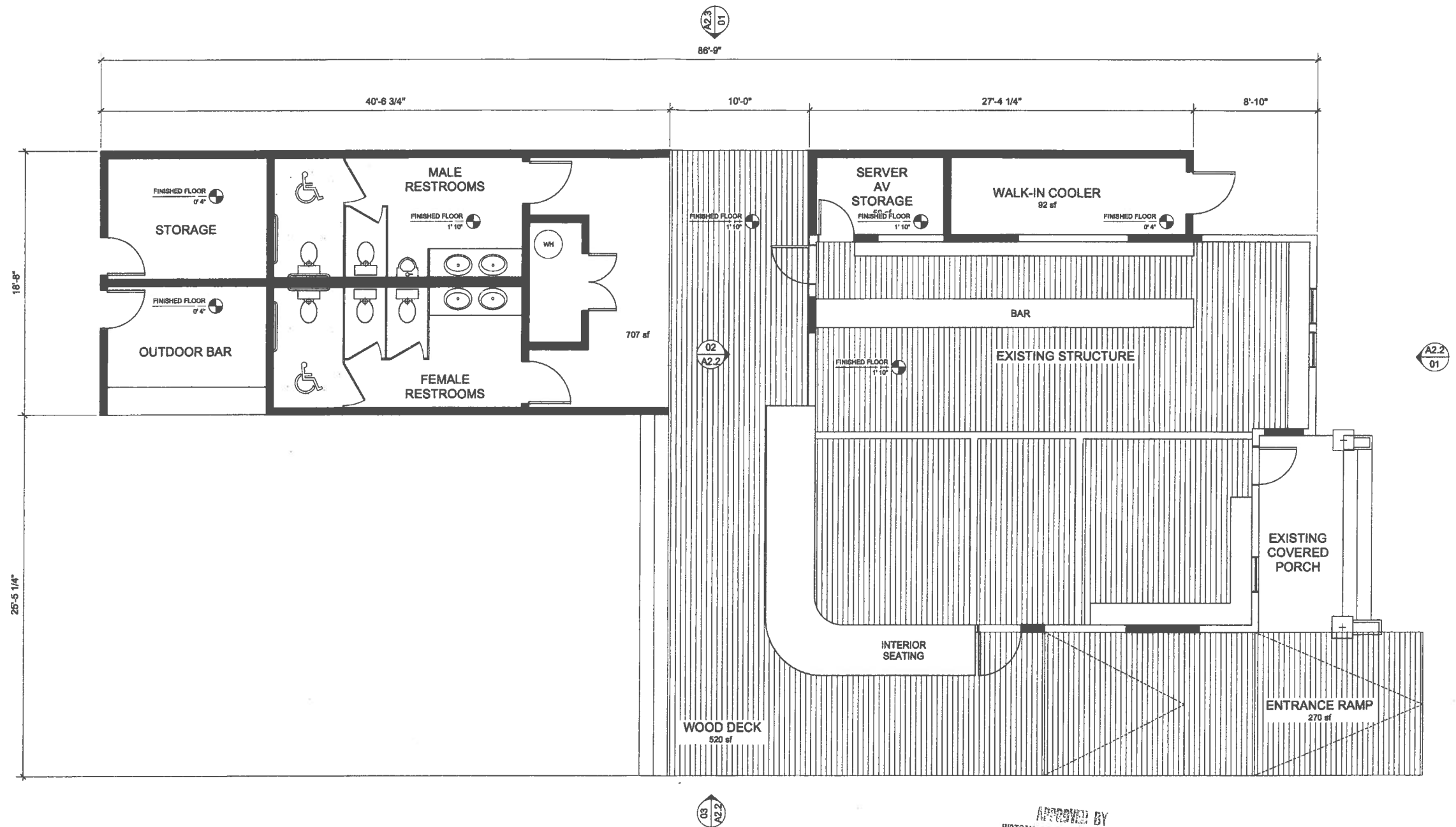




03 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



01 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

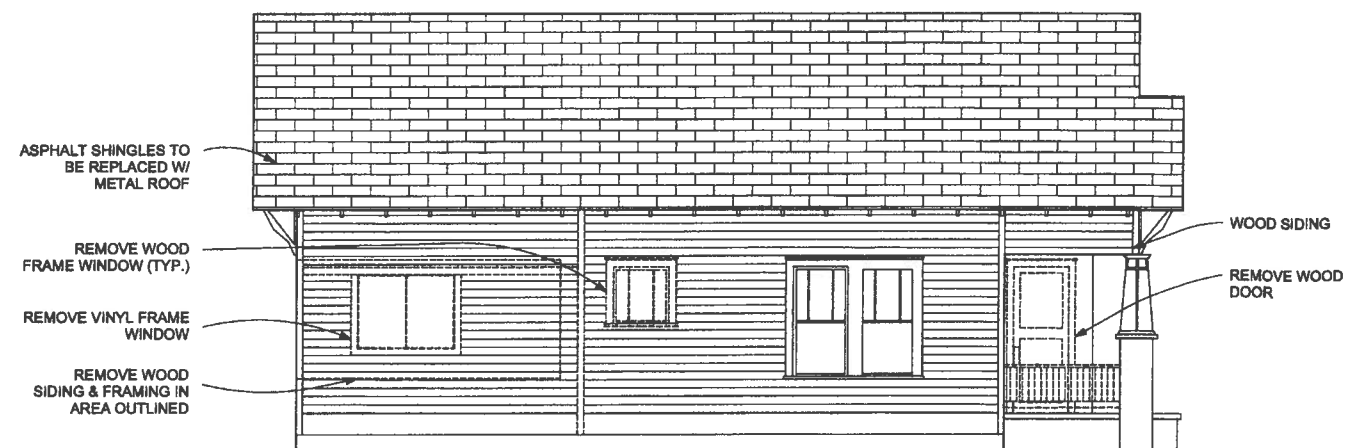


**GROUND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

APPROVED BY  
HISTORIC LANDMARK COMMISSION  
DATE: 12-13-10  
for HLC Chair

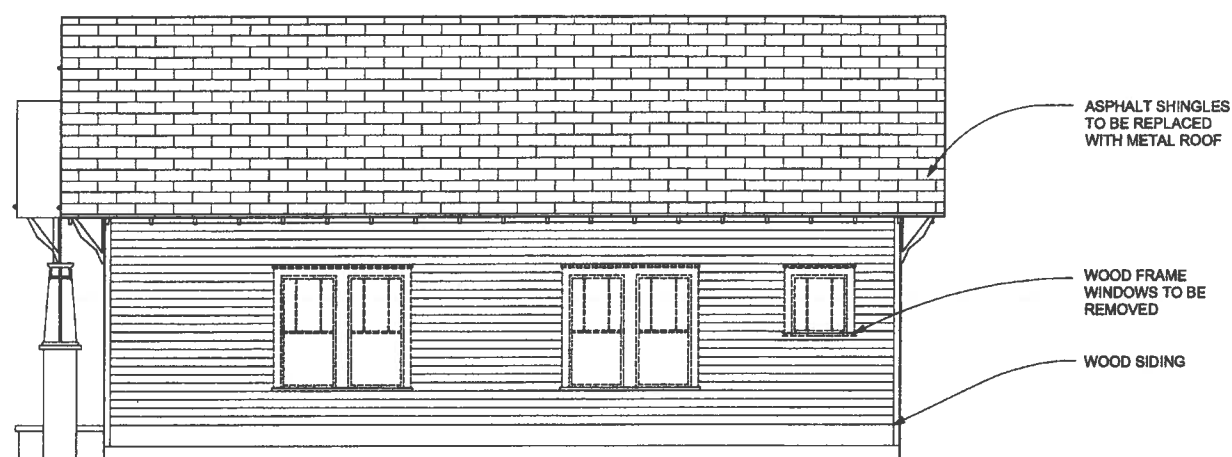


**SOUTH ELEVATION**

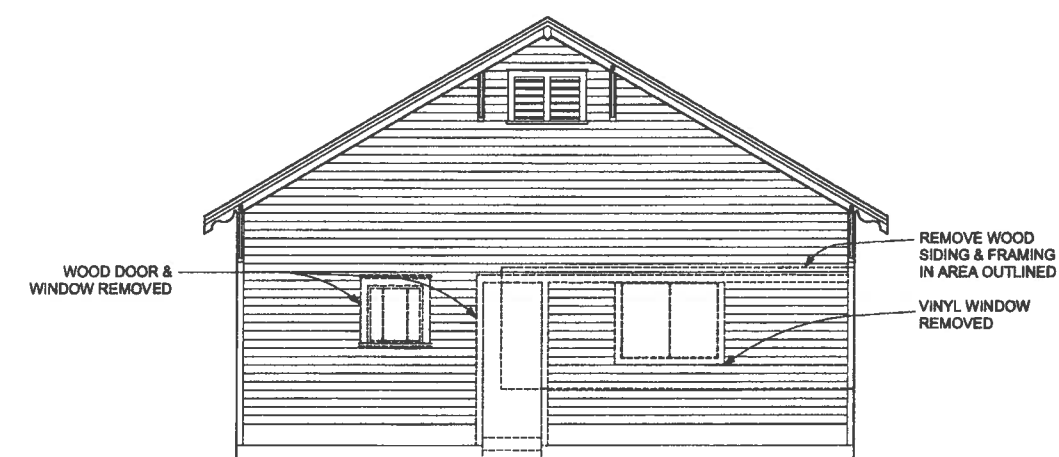
SCALE: 1/4" = 1'-0"

**EAST ELEVATION (FRONT)**

SCALE: 1/4" = 1'-0"

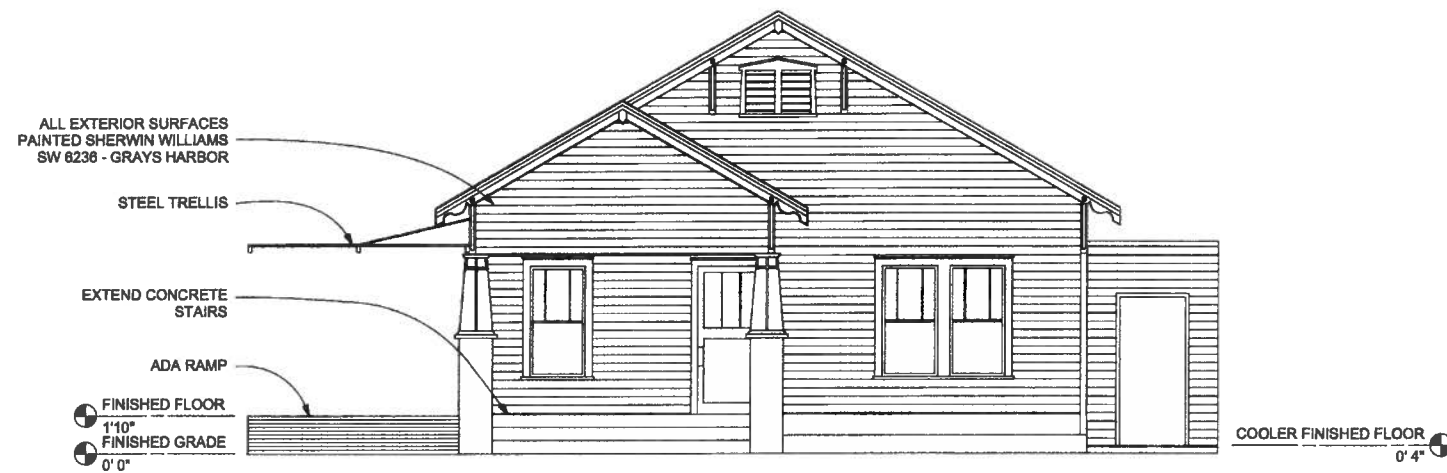
**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"

**WEST ELEVATION (REAR)**

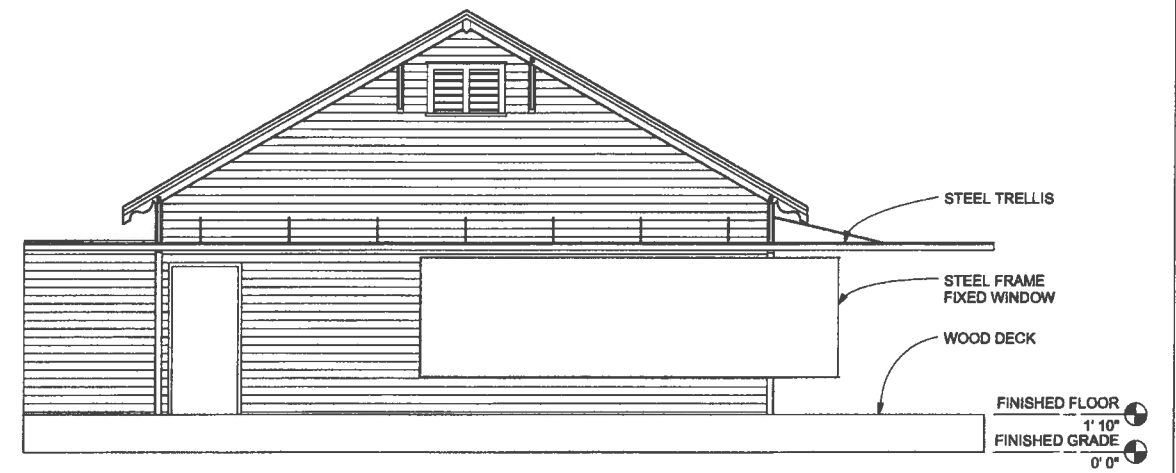
SCALE: 1/4" = 1'-0"

APPROVED BY  
HISTORIC COMMISSION  
DATE: 12-13-10  
BY: Steve Ladousky  
for P.L.C. Check



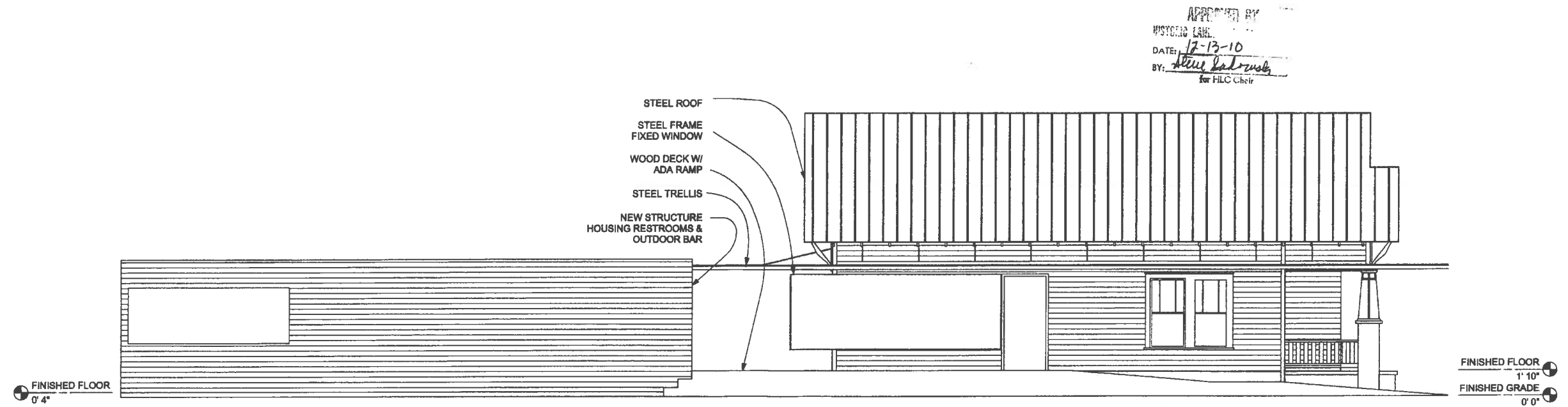
01 EAST ELEVATION (FRONT)

SCALE: 1/4" = 1'-0"



02 WEST ELEVATION (REAR)

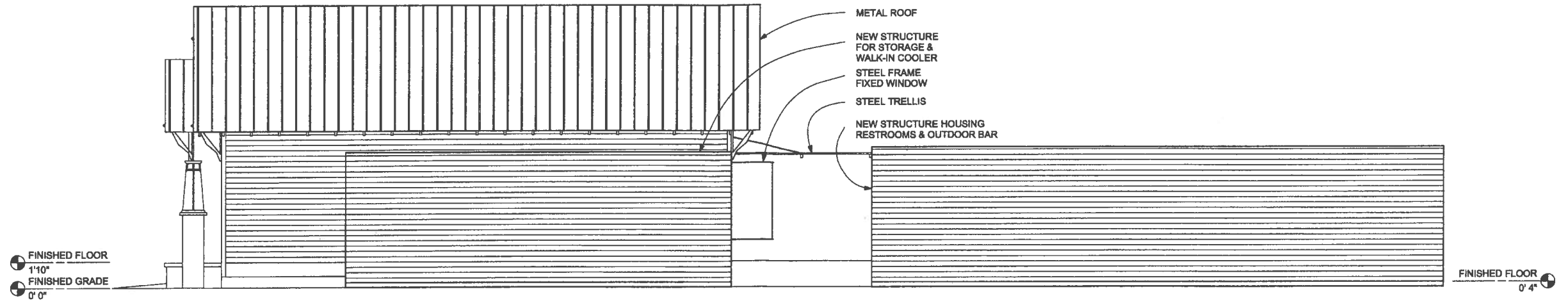
SCALE: 1/4" = 1'-0"



03 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

01	10.18.10



01 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

APPROVED BY  
HISTORIC DISTRICT COMMISSION  
DATE: 12-13-10  
BY: *Chris Sedorask*  
for LLC Chair