

HISTORIC LANDMARK COMMISSION
JANUARY 23, 2012
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1980-0026
George W. Sampson House
1003 Rio Grande Street

PROPOSAL

Remove a two-story 1930s addition to the house and replace it with a one-story glass-and-steel covered entry; construct a new addition to the cottage; restore the main house and cottage.

PROJECT SPECIFICATIONS

Addition to house:

The applicant proposes to remove a severely deteriorated two-story addition to the north side of the house that has been separating from the house for a number of years. The addition is believed to have been built in the 1930s. In the place of the deteriorated addition, the applicant proposes to construct a one-story hipped-roof steel and glass covered entryway and reception area to the building that will serve as the ADA-accessible entrance with a lift constructed to the side. The proposed addition will have a metal roof. The window on the ground floor of the north elevation near the rear addition will be removed for the construction of the proposed addition; it will be stored for re-use.

New addition to cottage:

The applicant proposes to construct an addition to the cottage on the east side of the property behind the main house. The proposed addition will be to the east side of the cottage and will be one story with stuccoed siding, aluminum-clad 1:1 windows, and a copper roof to match that on the cottage.

Restoration work:

Main House:

Replace damaged limestone at the front door; replace rotten wood window frames and restore half-screens; install new doors on the ground floor to match existing; replicate lattice panels at the crawlspace; remove and replace screens on the porches; reconstruct the porch railing on the southeast corner of the house; restore and re-install wood shutters.

Cottage:

Remove the non-historic lattice panels from the front porch and restore the front porch railings; install a new painted wood porch floor; construct new stairs to match existing, and a ramp; install tube metal handrails; restore all doors and windows, transoms, and screens; install a new copper roof; restore and replicate (where necessary) wood shutters; clean and re-point masonry.

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.

- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Changes which have taken place over time are evidence of the history and development of a building, structure, or site and its environment. Recognize and respect the changes, which may have acquired significance in their own right.
- Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site.
- 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.
- Clean the surface of structures with the gentlest means possible. Do not undertake sandblasting and other cleaning methods that will damage the historic building materials.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- 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.
- Conceal the installation of protective or code-required mechanical systems whenever possible so as not to intrude upon or detract from the aesthetic and historical qualities of the property, except where concealment would result in the alteration or destruction of historically-significant materials or spaces.
- Reconstruct part or all of a property only when it is essential to reproduce a significant missing feature in a historic district or scene, and:
 - a. The reconstruction is essential for understanding the value of a historic district;
 - b. Documentation exists to ensure an accurate reproduction of the original; and
 - c. A contemporary design solution is not acceptable.

COMMITTEE RECOMMENDATIONS

The Committee suggested a connector between the proposed entryway addition and the main house. The Committee voiced no objection to the demolition of the 1930s addition that will be required for the construction of the new addition.

STAFF RECOMMENDATION

Approve the Certificate of Appropriateness.



The addition in the center of the photograph is proposed for removal.



The proposed glass and steel entryway will be to the left of the projecting front tower, set back to the site of the addition proposed for removal.



The cottage – the addition will be to the right; the front porch will be rebuilt.



Proposed colors for Restoration and New Addition
Historic Sampson-Nalle House
 Architects
Clayton & Little

PROTECT ALL EXISTING FLATWORK
DURING CONSTRUCTION. ALL
FLATWORK, PAVERS TO REMAIN, U.N.O.

Architects
Clayton&Little

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discrepancies to the architect.

DASHED LINE INDICATES
EXISTING CONCRETE TO BE
REMOVED

REPLACE MINIMUM AMOUNT OF
CONCRETE APRON REQUIRED
BY CITY OF AUSTIN. CONFIRM
SCOPE W/ ARCHITECT PRIOR
TO DEMOLITION.
RECREATE EXISTING CONTROL
JOINT PATTERN IN NEW WORK.

MAINTAIN ACCESS TO
NEIGHBOR'S PARKING
SPACES THROUGHOUT
CONSTRUCTION

NEW FILL, ASPHALT PAVING
AND CURBS FOR PARKING
LOT SHOWN HATCHED,
TYP.

NEW LIFT, STAIR AND LANDING
FOR ACCESSIBLE ENTRANCE

EXISTING DRIVE AND SIDEWALK
TO REMAIN -
PROTECT DURING
CONSTRUCTION

REMOVE AND RELEVEL WALKWAY

PROTECT ALL TREES DURING
CONSTRUCTION TO COA
STANDARDS

REPAIR & RESTORE CONCRETE URNS

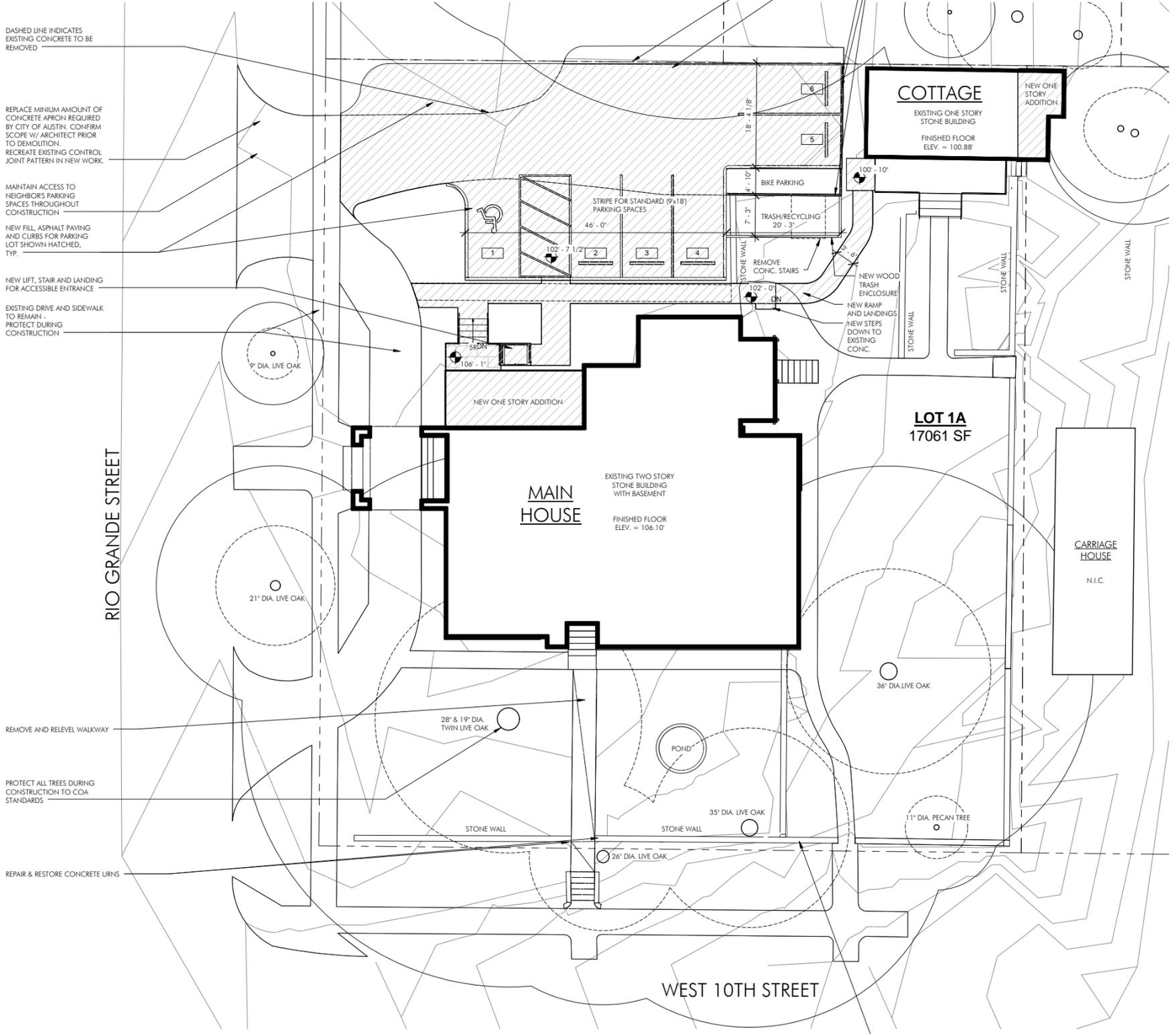
RIO GRANDE STREET

REMOVE AND RELEVEL WALKWAY

PROTECT ALL TREES DURING
CONSTRUCTION TO COA
STANDARDS

REPAIR & RESTORE CONCRETE URNS

WEST 10TH STREET



1 SITE PLAN
1" = 10'-0"

Sampson - Nalle House

1008 Rio Grande Street, Austin, Texas 78702

DATE	ISSUED FOR
11.02.11	DD #1 Review
11.30.11	DD Cost Estimate Set
01.23.11	COA HLC Submittal

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SITE PLAN

A1.0

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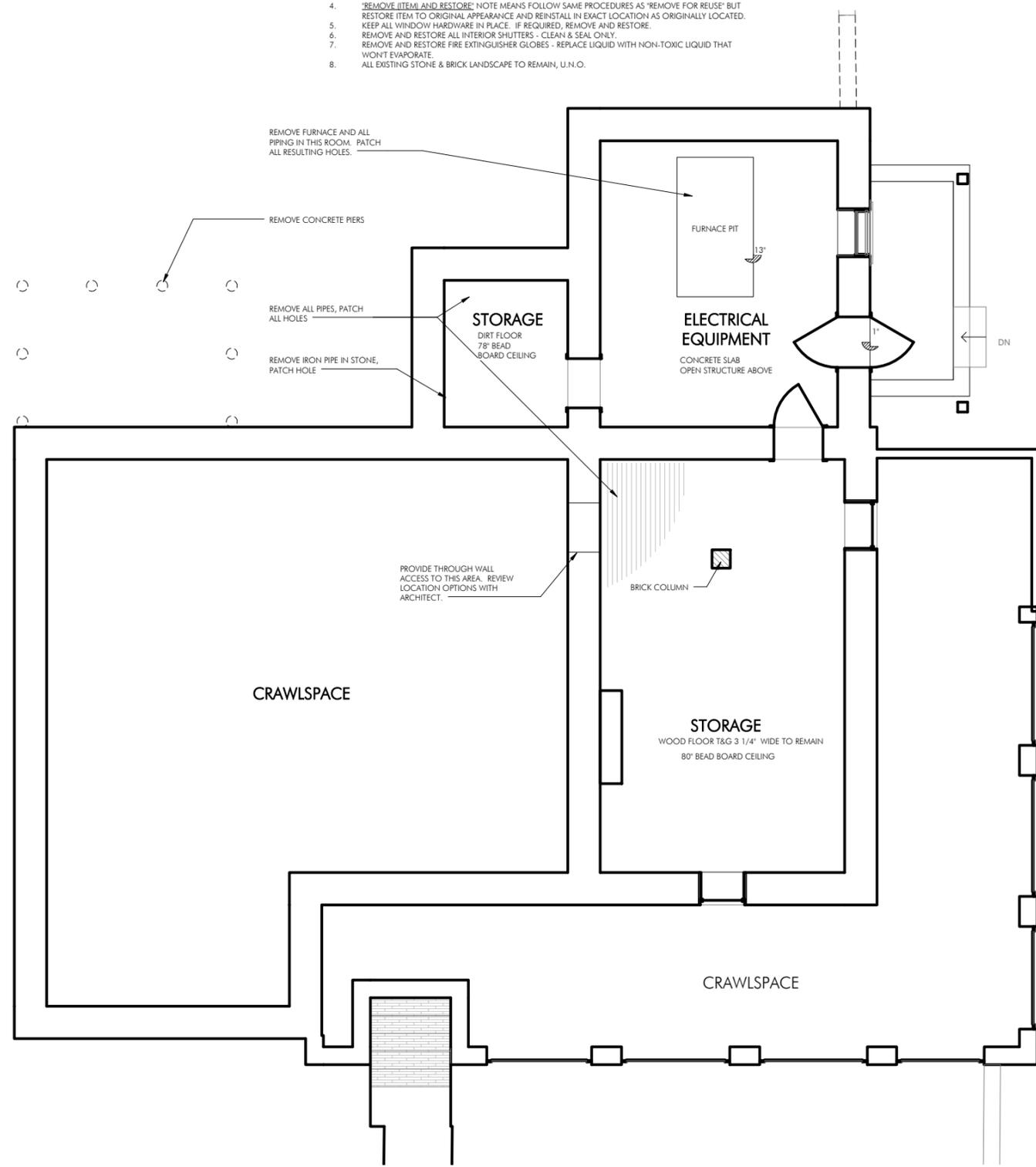
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BASEMENT DEMO PLAN

D1.1

NOTES:

1. ALL PLASTER TO BE ABATED. LEAVE WOOD LATH AND ALL TRIM IN PLACE. INSTALL SPRAY FOAM INSULATION BEHIND WOOD LATH ON EXTERIOR WALLS. INSTALL NEW DRYWALL ON FURRING STRIPS ON EXISTING LATH TO RETURN TO THE PLANE OF THE PREVIOUS PLASTER. DRYWALL TEXTURE TO MATCH MOST COMMON TEXTURE ON EXISTING PLASTER. CONFIRM WITH ARCHITECT. SALVAGE 2x2 SECTION FOR REFERENCE. APPROVED BY ARCHITECT.
2. CLEAN AND PREP ALL TRIM FOR NEW PAINT IN PLACE. IF TRIM MUST BE REMOVED, NOTIFY ARCHITECT PRIOR TO REMOVAL THEN REMOVE TRIM FOR REUSE.
3. "REMOVE ITEM FOR REUSE" NOTE MEANS PHOTOGRAPH ELEMENT IN PLACE AT VARIOUS ANGLES. CAREFULLY REMOVE ELEMENT WITHOUT DAMAGE. MARK ELEMENT'S LOCATION ON FLOOR PLAN AND ELEVATIONS, CATALOG AND TAG ELEMENT WITH UNIQUE IDENTIFYING NAME AND STORE IN PROTECTED LOCATION UNTIL READY FOR REINSTALLATION. ITEM TO BE REFURBISHED AND REINSTALLED WHERE DIRECTED.
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8. ALL EXISTING STONE & BRICK LANDSCAPE TO REMAIN, U.N.O.



1 BASEMENT PLAN - DEMO
1/4" = 1'-0"

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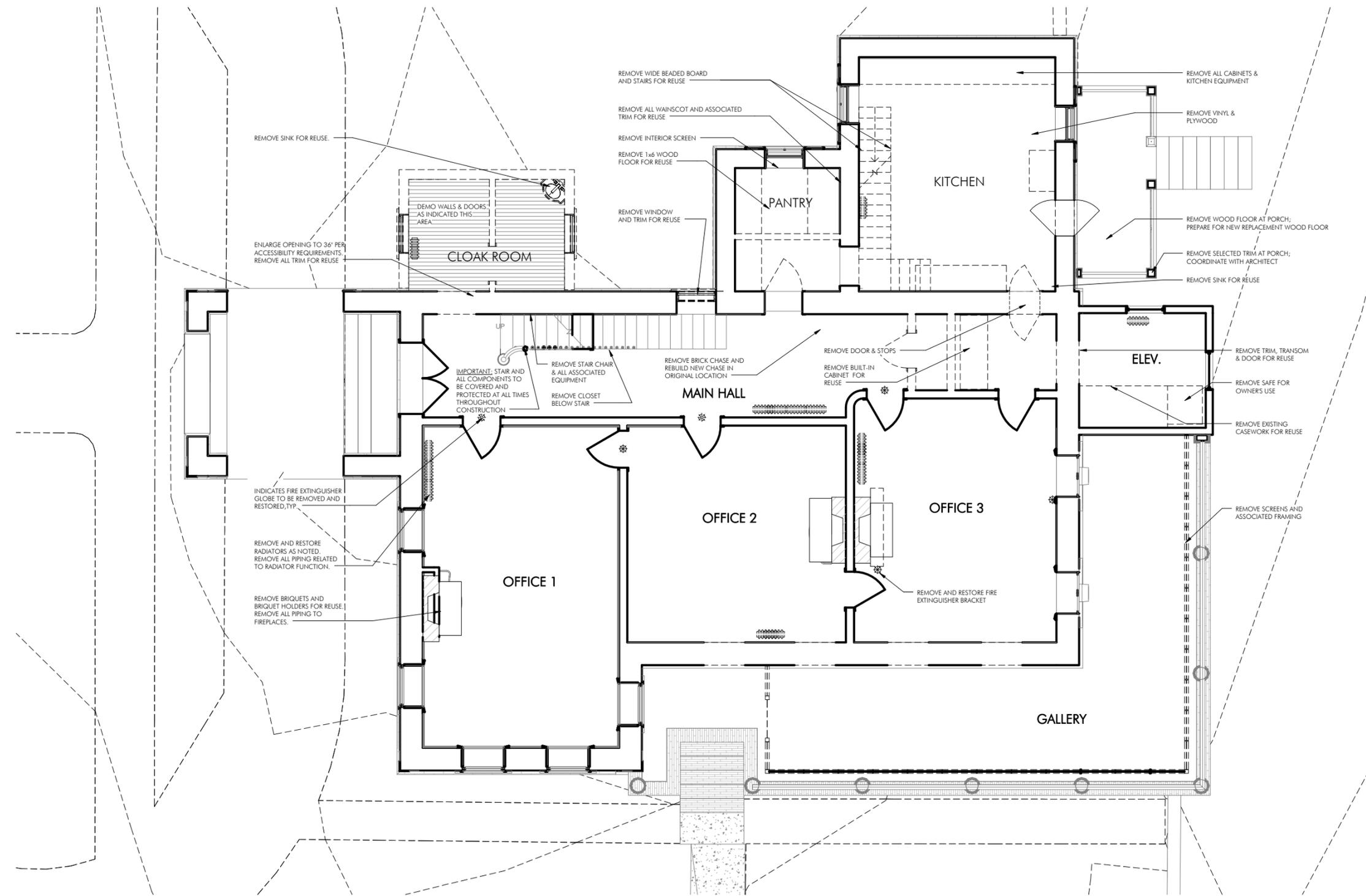
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FIRST FLOOR PLAN - DEMO

D1.2

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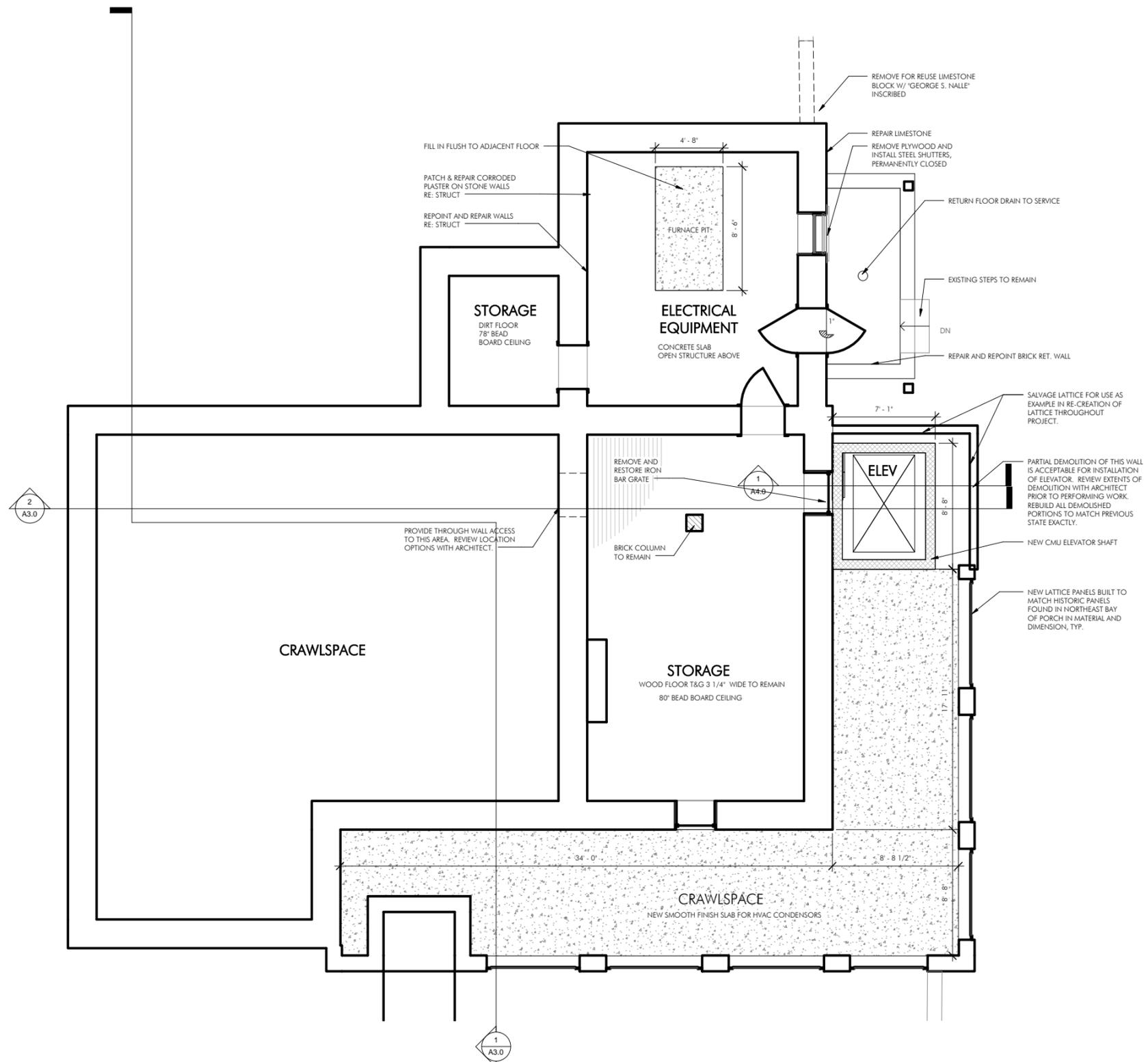
1 FIRST FLOOR PLAN - DEMO
1/4" = 1'-0"

PRELIMINARY
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FIELD INSPECTION REQUIRED

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BASEMENT PLAN

RESTORATION BASEMENT PLAN
1/4" = 1'-0"

A1.1

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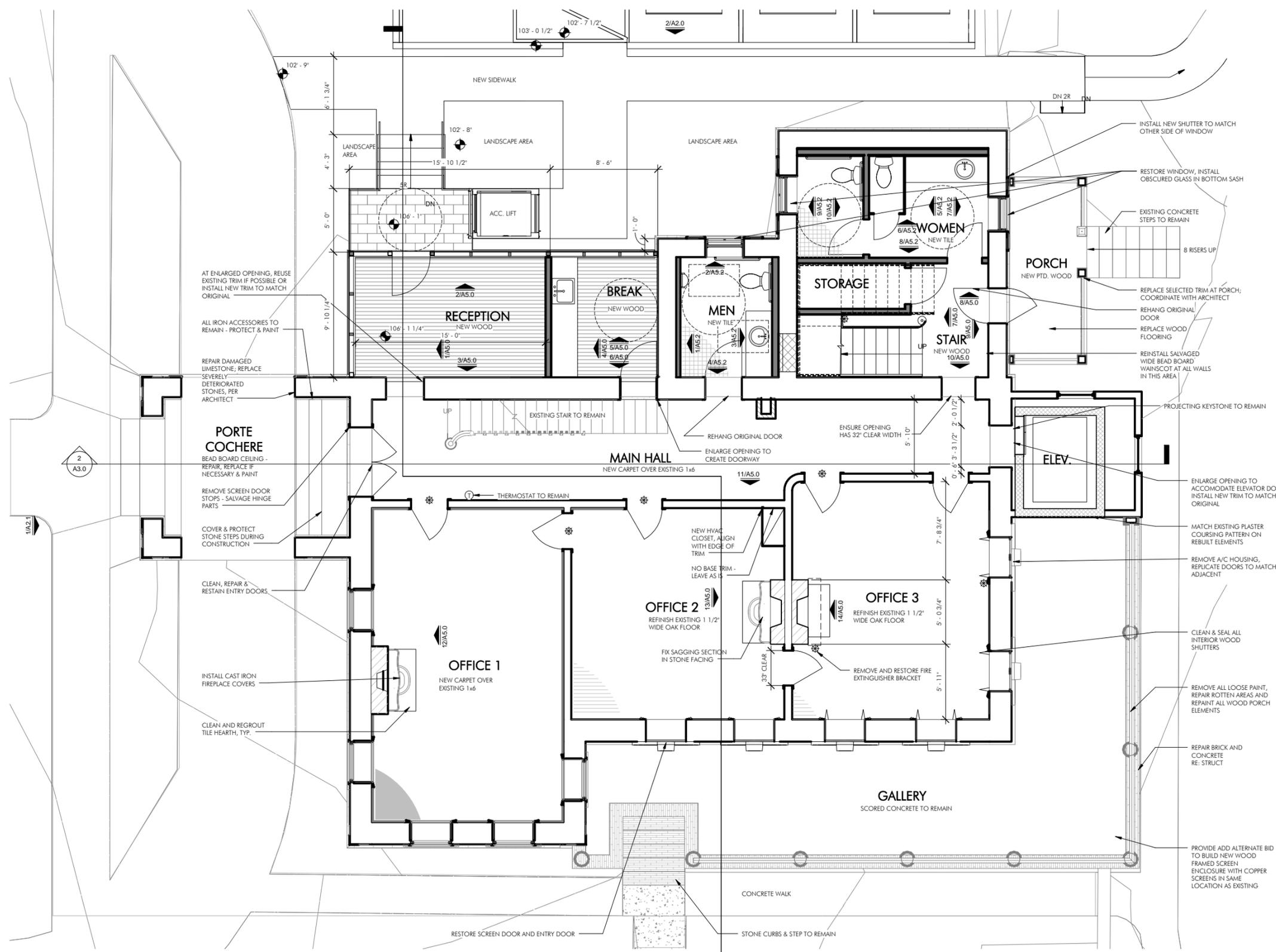
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FIRST FLOOR PLAN

A1.2

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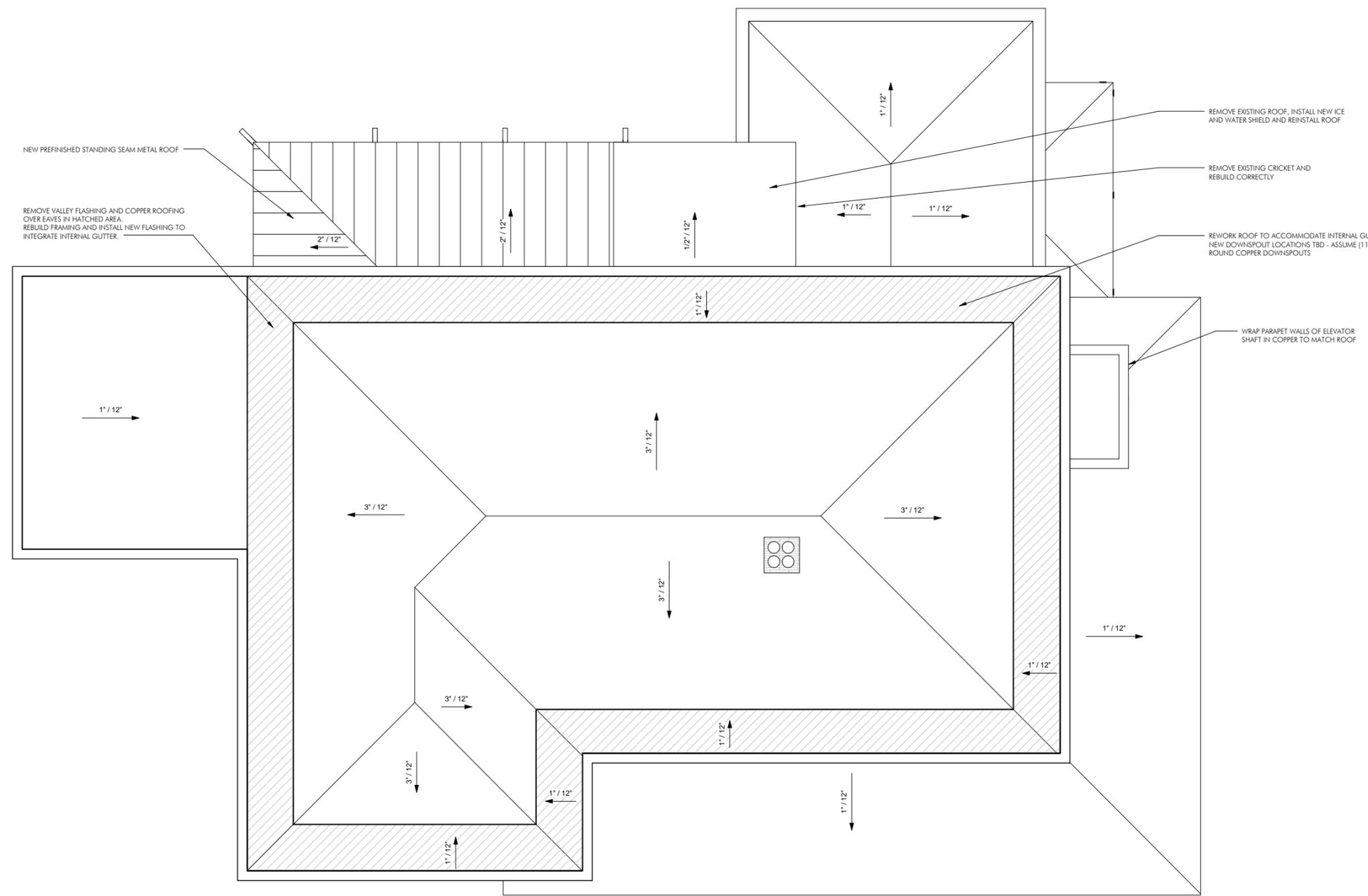
1 RESTORATION FIRST FLOOR PLAN
1/4" = 1'-0"

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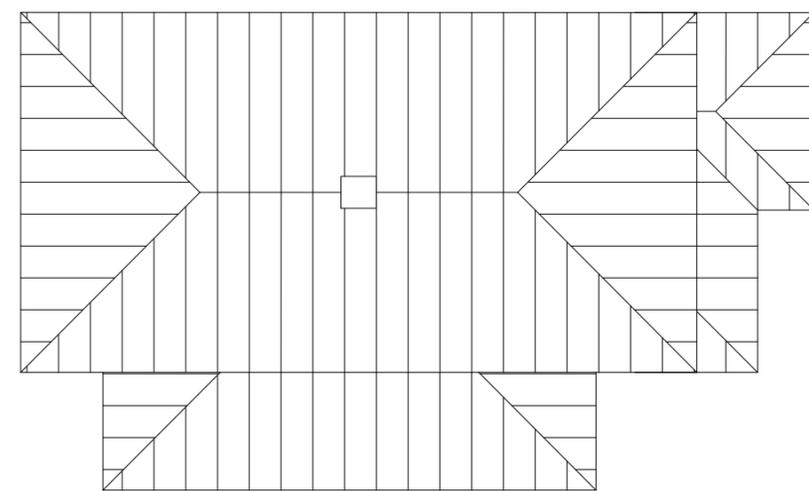
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ROOF PLAN

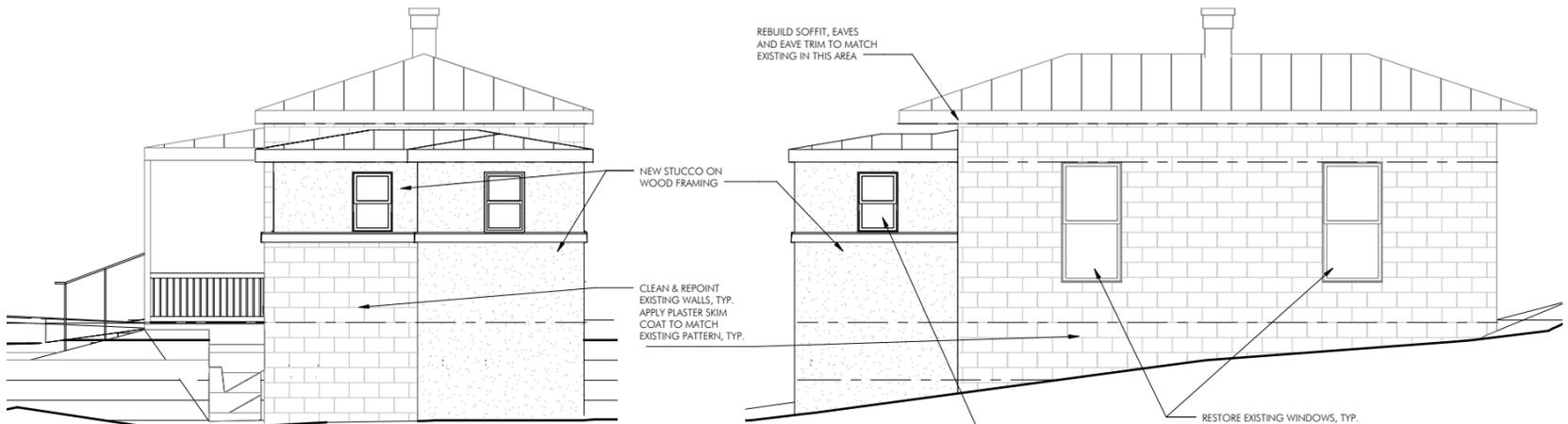
1 ROOF PLAN
1/4" = 1'-0"

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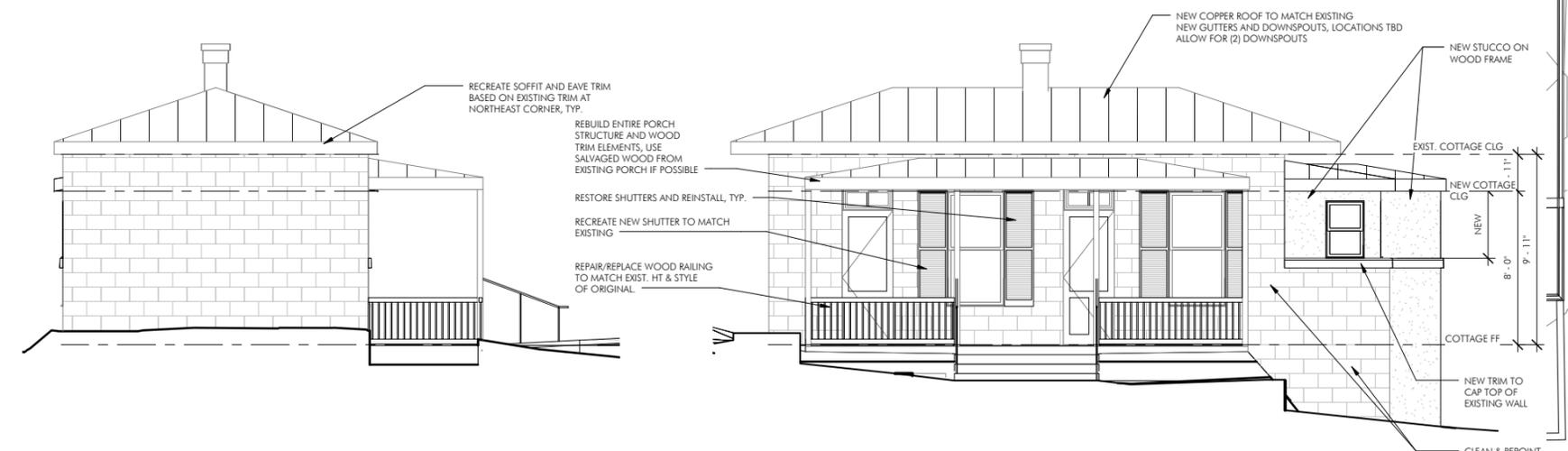


2 COTTAGE ROOF PLAN
1/4" = 1'-0"



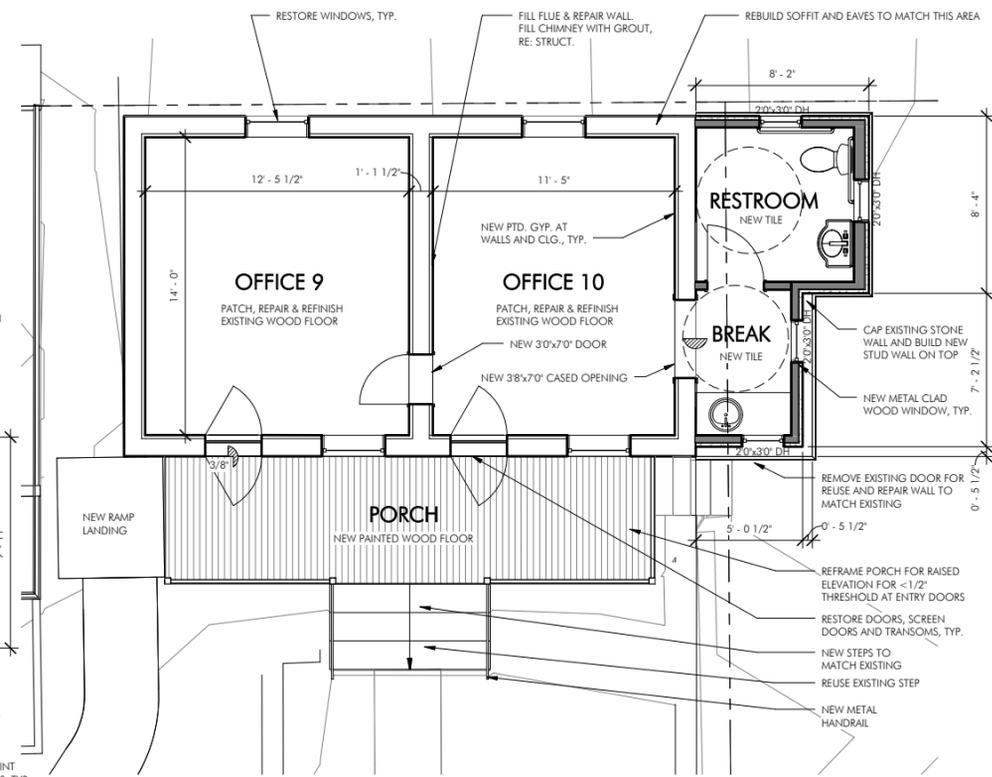
6 COTTAGE - EAST
1/4" = 1'-0"

5 COTTAGE - NORTH
1/4" = 1'-0"



4 COTTAGE - WEST
1/4" = 1'-0"

3 COTTAGE - SOUTH
1/4" = 1'-0"



1 COTTAGE FLOOR PLAN
1/4" = 1'-0"

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COTTAGE

A1.5



2 RESTORATION NORTH ELEVATION
1/4" = 1'-0"



1 RESTORATION EAST ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

A2.0

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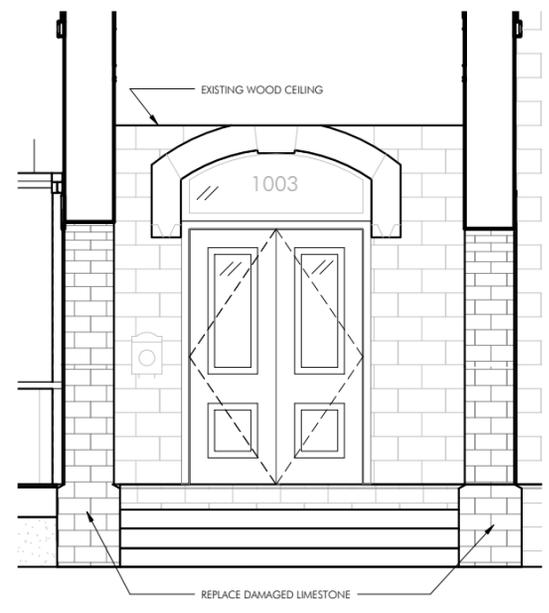
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2 RESTORATION SOUTH ELEVATION
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3 FRONT DOOR ELEVATION
3/8" = 1'-0"



1 RESTORATION WEST ELEVATION
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EXTERIOR ELEVATIONS