

**HISTORIC LANDMARK COMMISSION
FEBRUARY 27, 2012
DEMOLITION AND RELOCATION PERMITS
HDP-2012-0043
800 W. CESAR CHAVEZ STREET**

PROPOSAL

Partial demolition at the Seaholm Power Plant in preparation for adaptive-re-use of the site.

ARCHITECTURE

The applicant proposes the demolition of only the following:

1. ca. 1955 oil heating building and underground storage tanks.
2. ca. 1972 and 1987 additions to the west side of the main building.
3. Flue No. 9 (easternmost) and boilers 6, 7, and 8 (central)
4. Sidewalks, paving, curbs, and trenches around the building.

The applicant further proposes the removal of several trees at the southeastern corner of the property.

STAFF COMMENTS

The proposed partial demolitions will remove non-historic additions and an original oil heating building that is detached from the main building at Seaholm.

STAFF RECOMMENDATION

Release the demolition permit with the following conditions:

1. Fully document to HABS Level II standards the oil heating building.
2. Reconsider the removal of the trees at the southeast corner of the property – while these are not integral to the formal design of the property and the proposed project, they are mature trees and provide a shady grove.

Brief Description of Proposed Work:

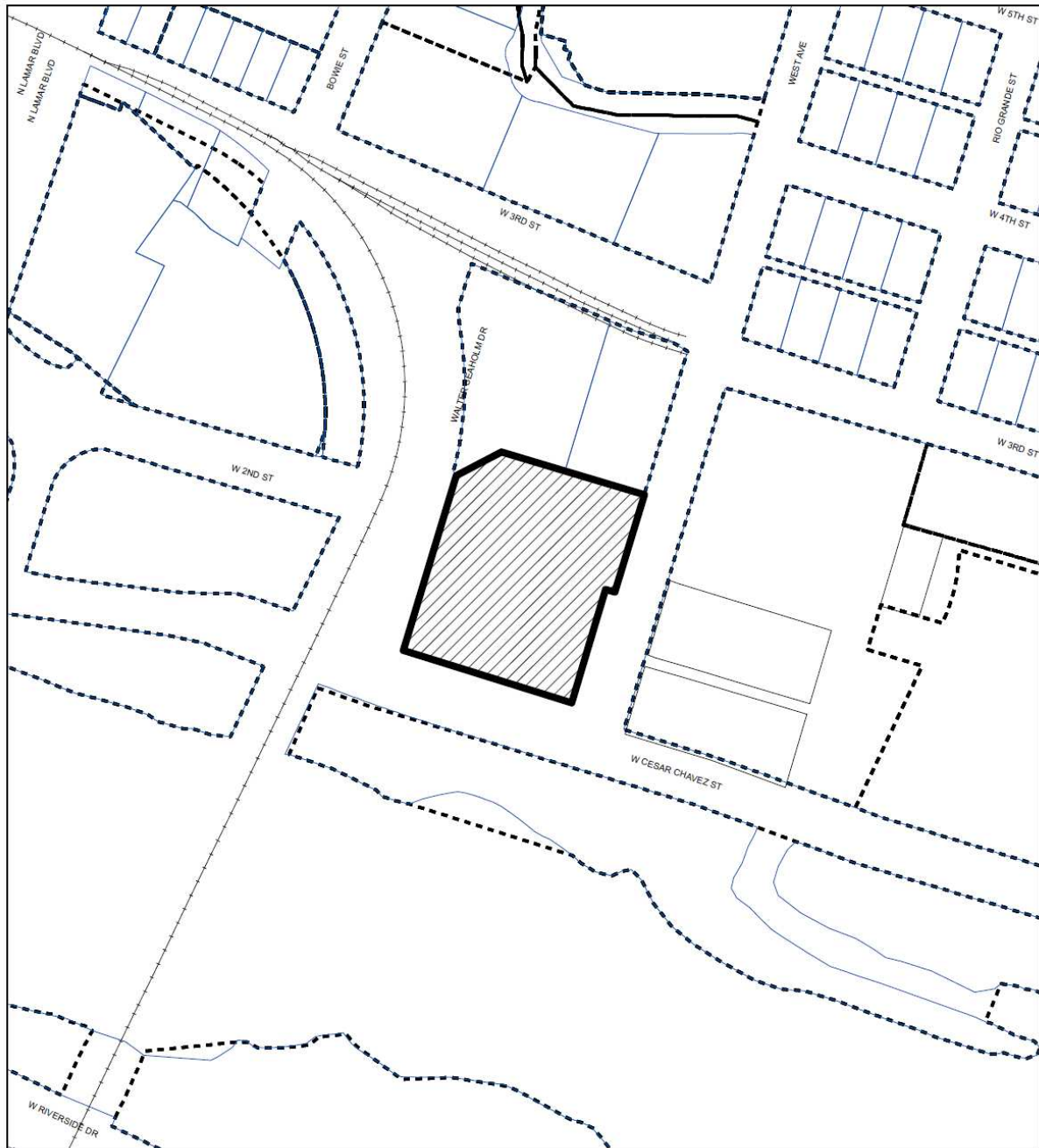
Rehabilitation of Seaholm Power Plant will include restoration of original historic facades at south and east elevations with preservation of iconic south lawn. Extension of Walter Seaholm Drive to the north (at west site boundary) will allow new entry openings to be made in the existing west wall, with canopy over to be made 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.



The rarely seen north elevation will be the point of interaction with the proposed plaza and two new buildings proposed for the site. A two level building will be built at the northwest corner (height limitation due to capitol view corridor), a 26 story high rise is proposed at the northeast corner and an open public plaza over three levels of below grade parking will knit together the new complex. 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.

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. The boiler equipment within the CMU surround at level one will be removed and new openings will be punched in the CMU to allow light into the new tenant space within. The remaining equipment and catwalks above the CMU at boiler #9 will remain as will much of the catwalks and piping running along the north elevation of the building. 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.

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.

LOCATION MAP



 SUBJECT TRACT
 ZONING BOUNDARY

CASE#: HDP-2012-0043
 LOCATION: 800 West Cesar Chavez Street



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