

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
OCTOBER 22, 2012
NRD-2012-0093
416 E. 6th Street
Sixth Street

PROPOSAL

Install a new metal guardrail at the parapet to extend the roof deck.

PROJECT SPECIFICATIONS

The building currently has a roof deck; the wooden guard wall is currently approximately 10 feet back from the front parapet. A large air conditioning unit occupies the left front corner of the roof. The applicant proposes to relocate the air conditioning unit toward the back of the roof and install a new metal guardrail at the parapet, which will extend the roof-top deck by approximately 200 square feet.

STANDARDS FOR REVIEW

The Sixth Street Architectural Design Guidelines address roof-top decks and mechanical equipment:

Mechanical equipment:

19. Minimize the visual impact of mechanical equipment. Screen equipment from view.
57. Avoid clutter on roofs that will be visible from the public way. Locate mechanical equipment away from view.

Rooftop decks:

26. Minimize the visual impact of rooftop uses as seen from the street.
27. Set activities back such that they are not visible from the sidewalk below. At a minimum, they should be set back the height of a one-story building.. This includes trees, umbrellas, and tables.
56. Set a new roof terrace back from the building front. This will allow one to continue to perceive the historic character of the cornice line. Roof terrace railings and furniture should be placed well behind the parapet.

STAFF COMMENTS

The applicant is incurring a large cost for relocating the air conditioning unit, which is a significant eyesore on the front of this building to comply with architectural design guidelines regarding mechanical equipment and improve the appearance of the building from the street.

STAFF RECOMMENDATION

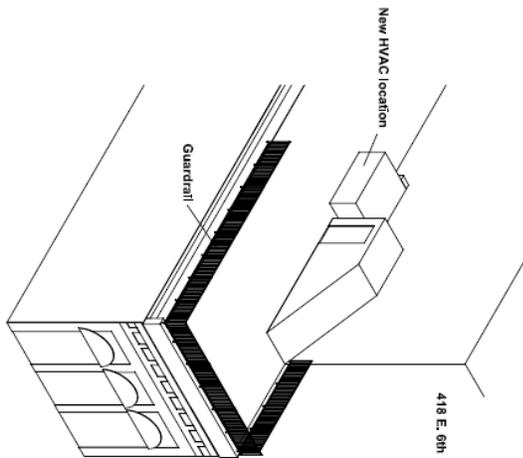
Staff recommends approval of the application, even though the project violates several tenets of the Sixth Street Architectural Design Guidelines. Removal of the rooftop air conditioning unit will go a long way to improve both the historic and general appearance of this building, and the proposed simple metal guardrail at the parapet wall is not an uncommon intrusion on Sixth Street. Future projects will comply with the design standards that arise out of the Downtown Austin Plan, which recommends that all rooftop additions, including roof decks, be set back a minimum of 15 feet from the front wall of the building in the historic district.



Existing
Picture 1 - HVAC on roof

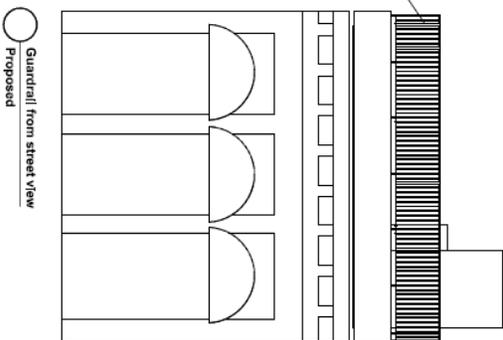


Existing
Picture 2 - HVAC on roof - front view



Proposed
Guardrail and relocated HVAC

NOTE: Additional Guardrail details on structural notes. Guardrail to be fabricated per city historic guidelines.



Proposed
Guardrail from street view

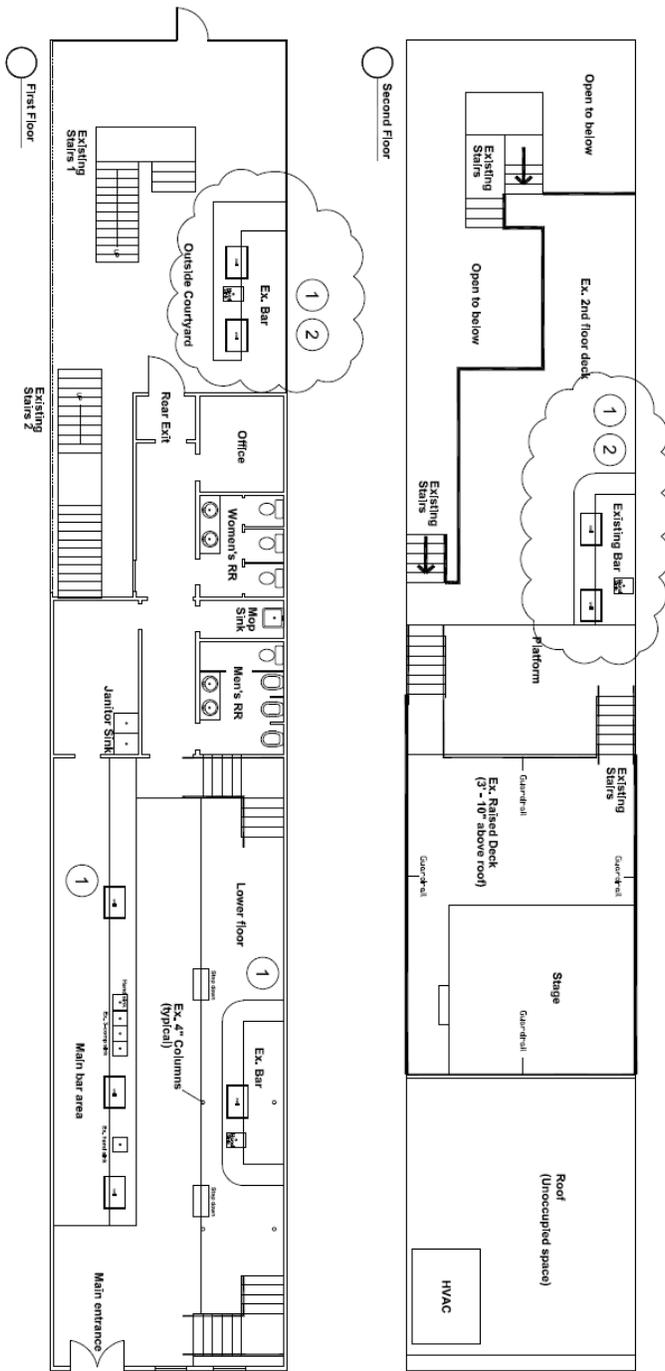


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Cheers deck extension

SECTION - 1
DECK - SS
DATE - 8/2/13
SHEET - A4
Elevations



NOTE: Additional Health notes sheet N1
Cleanable ceiling required per health codes

All floors, walls, ceilings, and fixtures shall be constructed from materials that are smooth, durable, easily cleanable, and non-absorbent.

- ① Ceilings over open food, ice, waterwash areas, and restrooms must meet health criteria. Over food or bar areas there shall be no open rafters, trusses, duct work, utility lines, or artwork.

Additional
 Bars to be lined on the inside walls with FRP or equal. Ceilings over bars to be painted masonite or equal (as existing)

Drain lines from calkery sinks, ice machines, ice storage bins and ware washing sinks must be provided with at least a one inch air gap, and be drained to an approved wastewater disposal system.

② Ice walls the outside bars to have a covering over them at night with a slotted lid. Similar to "Supreme metal", Model 112121, with a stainless steel removable hinged cover.

All soda cans to be covered at night with a protective covering. Covering to be a sealed tight cover such as a soft dibo cover. Vetro covers are acceptable. Otherwise a box will be built to enclose the soda can.



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Cheers deck extension

REVISION -
 DRAW - SS
 DATE - 9/2/12
 SHEET - A3
 Health

