

SUMMARY OF PROPOSED EXTERIOR WORK

Humanities Texas completed a full restoration of the Byrne-Reed House in 2010. Over the past year, we observed changes at the northeast and southeast corners of the first floor porch, indicating loss of structural continuity—water retention, uneven surfaces, and displaced tiles. Humanities Texas engaged a structural engineer and historic preservation contractor to inspect the areas and assess underlying issues. The proposed exterior work described here will **repair** and **stabilize** the first floor porch at both corners and **mitigate** any future movement. Humanities Texas received a City of Austin Heritage Grant to undertake these repairs and has engaged James Nolan Construction as general contractor.

NORTHEAST CORNER OF FIRST FLOOR PORCH

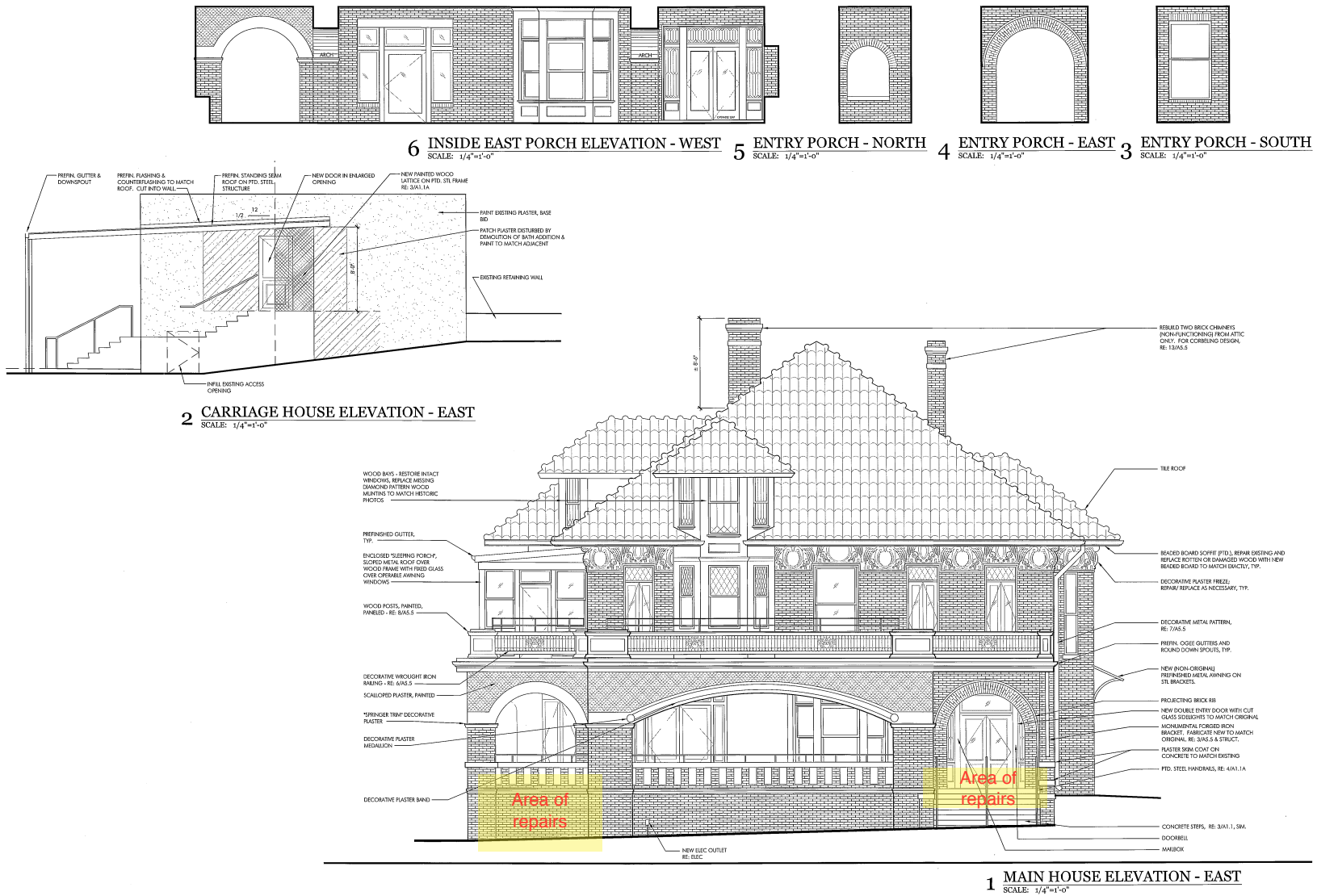
Visual inspection confirmed that the northeast corner of the porch was originally constructed by pouring a lime-based slab over rock, sand, and dirt. The dirt and gravel base has destabilized over time due to the constant percussive ground disturbances from nearby traffic. To repair this issue, the contractor will remove the original lime-based slab and compact existing soil. Historic encaustic tiles will be carefully removed and cleaned, preserving as many as possible. New steel anchors will be installed into the adjacent porch slabs and concrete steps, and a new slab will be poured. Encaustic tiles will then be reinstalled. Tiles that are missing or broken will be replaced with new tiles custom made to match the original in fit, finish, and form.

SOUTHWEST CORNER OF FIRST FLOOR PORCH

Lack of venting under the southwest corner of the porch caused moisture trapped in the cavity below to decay the wooden floor joists installed during the 2010 restoration. These joists have collapsed into the cavity below, leaving this section of porch supported only by the surface tension of the historic concrete slab and encaustic tiles. These compromised joists will be removed and replaced with a steel and pressure-treated wood support system. In order to access the cavity under this section of porch, some historic brick will need to be removed. The bricks that must be removed from the skirting area will be carefully cleaned and reinstalled. New cast iron foundation vents will be added to allow for cross ventilation, which will discourage moisture accumulation and prevent any further compromise to wooden structural members. These cast iron vents will match in-kind with other cast iron vents on the house. The contractor will also add a bronze floor drain with a scupper to allow for proper drainage from the surface of the patio above. Any historic encaustic tiles that are missing or broken will be replaced with new tiles custom made to match the original in fit, finish, and form.

STANDARDS AND GUIDELINES

Adhering to the Secretary of Interior Standards for Preservation and the City of Austin Design Standards and Guidelines for Historic Properties, this project will **repair**, **stabilize**, and **protect** the northeast and southeast corners of the exterior first floor porch while maintaining the existing form, integrity, and character of the Byrne-Reed House. Intact and repairable historic materials—such as Elgin Butler yellow brick—will not be replaced. Deterioration of encaustic tiles will require limited replacement. New tiles will match the composition, design, and color of the original. All work will be identifiable upon close inspection and properly documented. This project does not include any additions, construction of new buildings, window or door replacement, replacement of roof materials, or site changes.



Architects
ClaytonLevyLittle

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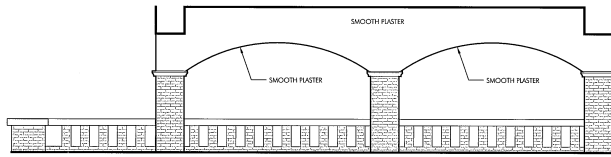
FIELD INSPECTION REQUIRED
Prior to performing any bidding, new construction, and/or repairs general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

HUMANITIES TEXAS
1410 Rio Grande Street, Austin, Texas 78701
Historic Byrne-Reed House

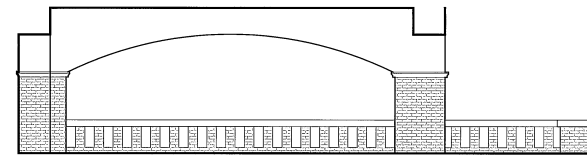
DATE	ISSUED FOR
08.13.10	Record Drawings

PROJECT NUMBER: 0007
PROPOSED EAST ELEVATION

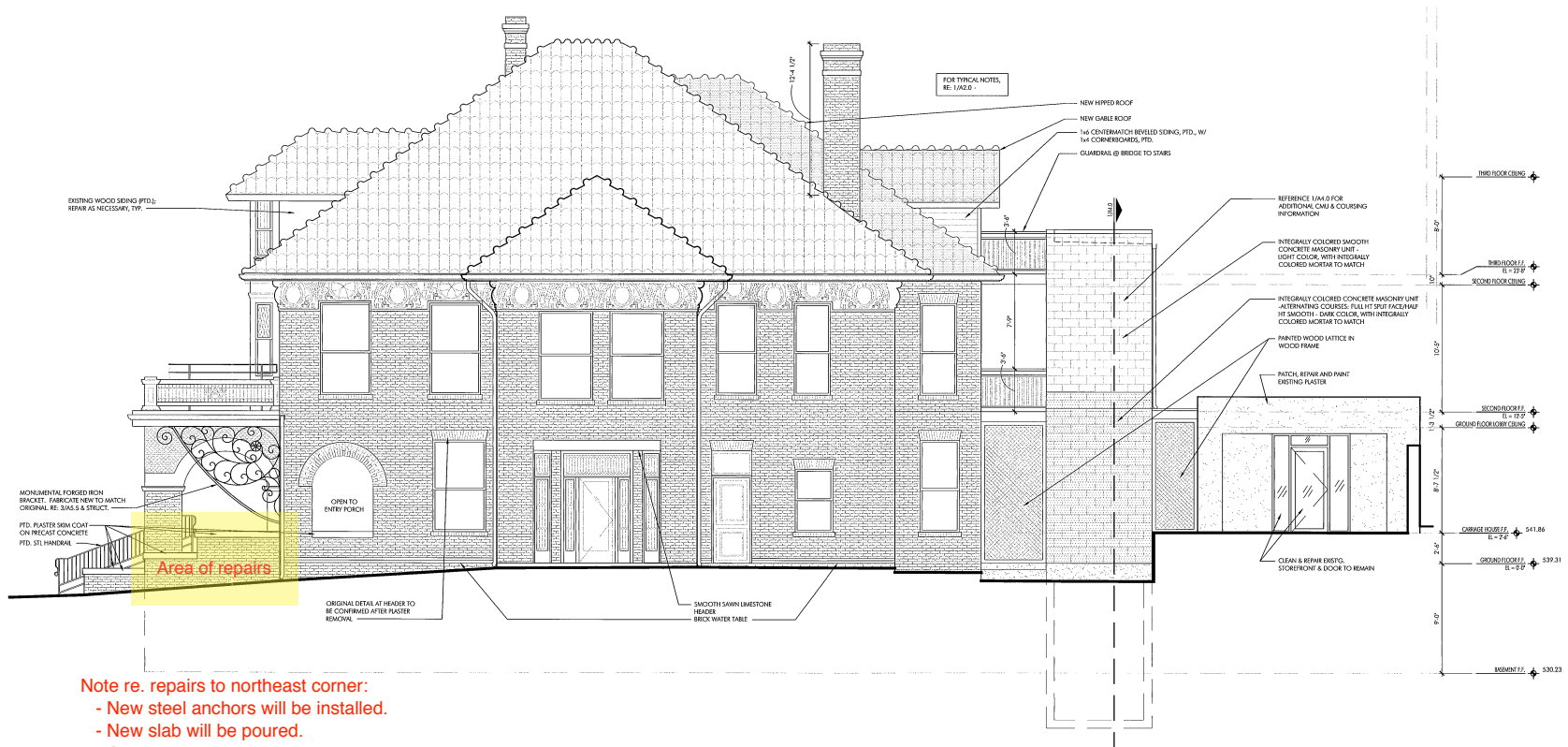
A2.0



3 INSIDE SOUTH PORCH - SOUTH
SCALE: 1/4"=1'-0"



2 INSIDE EAST PORCH - EAST
SCALE: 1/4"=1'-0"



Note re. repairs to northeast corner:

- New steel anchors will be installed.
- New slab will be poured.
- Original encaustic tile will be reinstalled.
- Missing or broken tile will be replaced with new tile custom made to match original.

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HUMANITIES TEXAS
1410 Rio Grande Street, Austin, Texas 78701
Historic Byrnes-Reed House

DATE ISSUED FOR
08.13.10 Record Drawings

PROJECT NUMBER: 9007

PROPOSED NORTH ELEVATION

A2.1

Architects
ClaytonLevyLittle

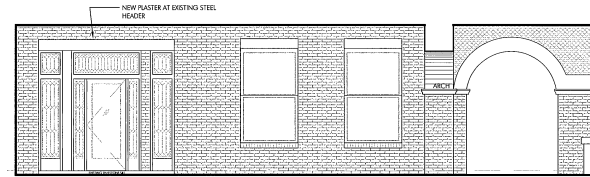
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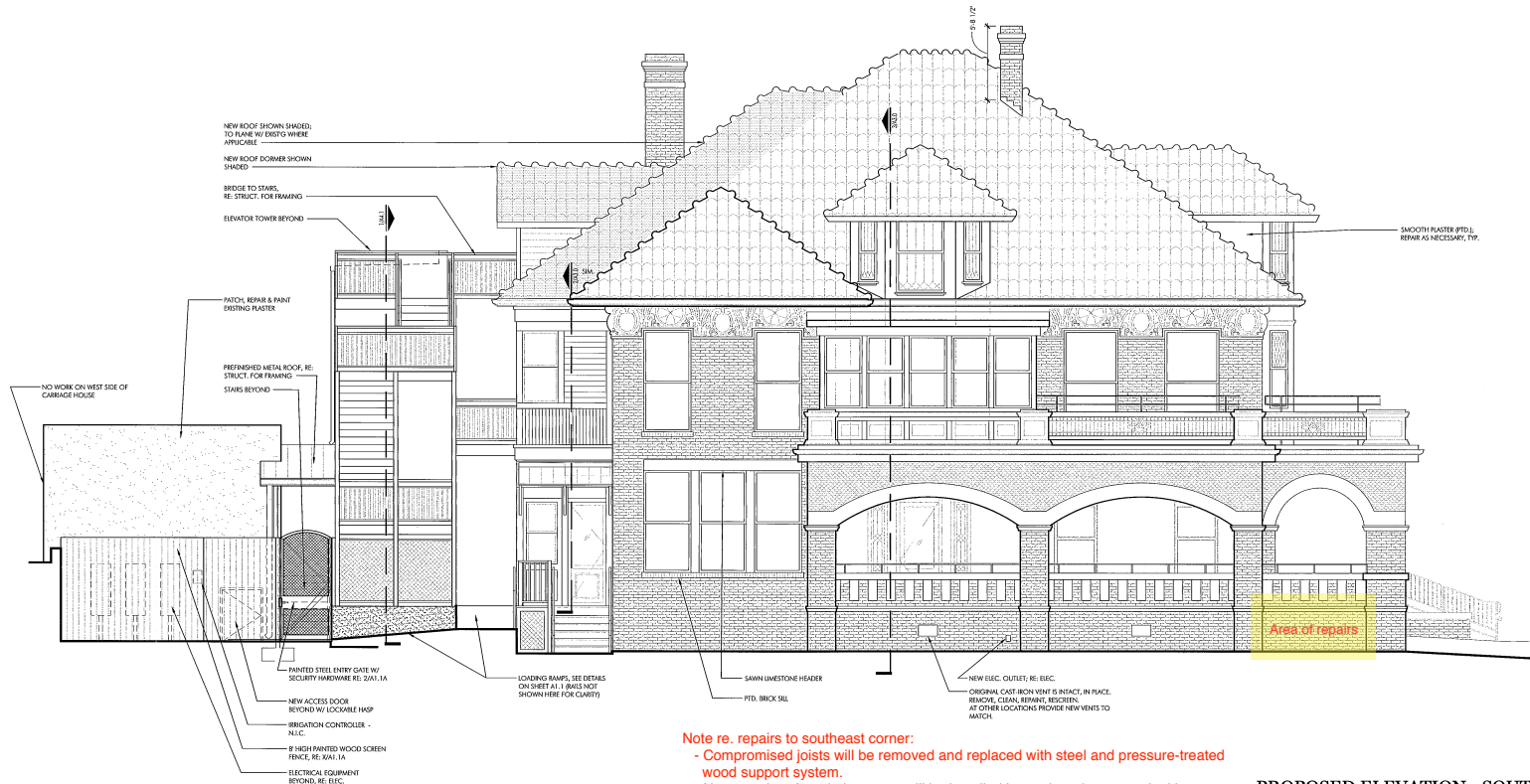


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2 SOUTH PORCH ELEVATION - NORTH
SCALE: 1/4"=1'-0"



Note re. repairs to southeast corner:

- Compromised joists will be removed and replaced with steel and pressure-treated wood support system.
- New cast iron foundation vents will be installed in south and east porch skirts (will match existing vents in-kind).
- New bronze floor drain with scupper will be installed.
- Historic brick will be cleaned and reinstalled.
- Any missing or broken tiles will be replaced with new tile custom made to match original.

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

HUMANITIES TEXAS
 1440 Rio Grande Street, Austin, Texas 78701
 Historic Byrne-Reed House

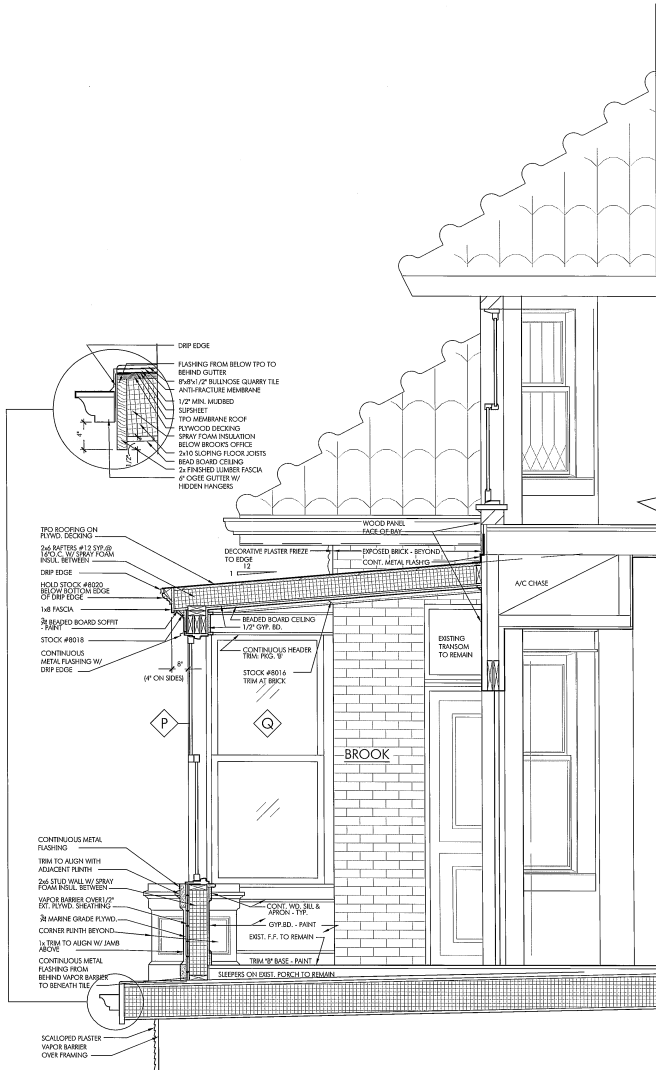
DATE ISSUED FOR

08.13.10 Record Drawing

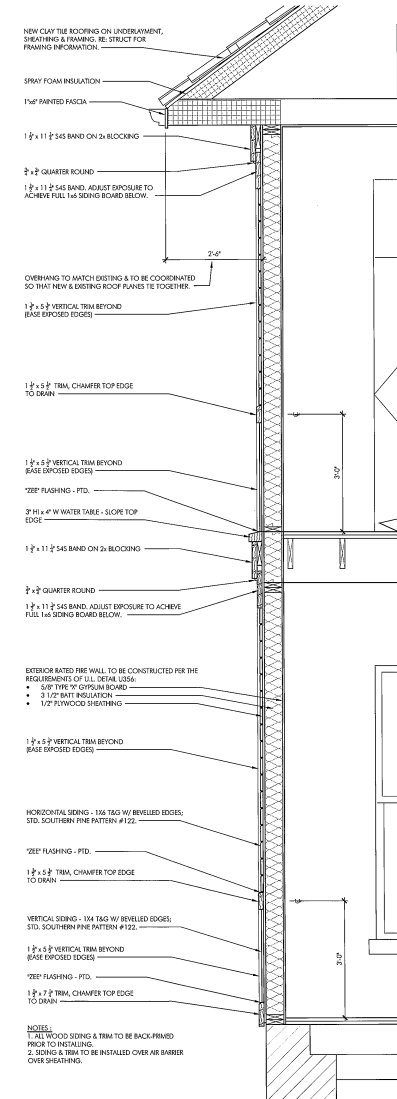
PROJECT NUMBER: 0007

PROPOSED SOUTH ELEVATION

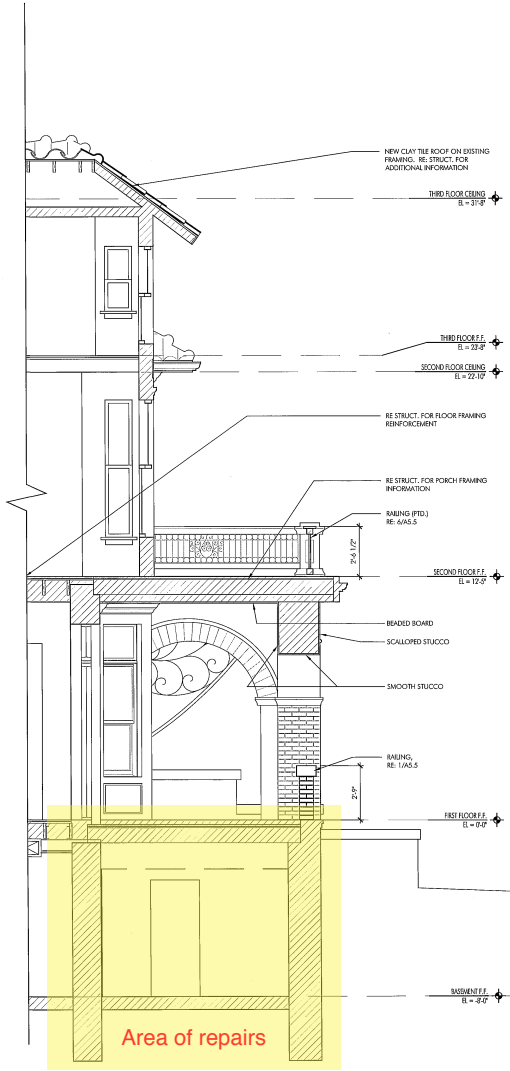
A2.3



3 WALL SECTION - BROOK
SCALE: 3/4"=1'-0"



2 WALL SECTION - WEST WALL
SCALE: 3/4"=1'-0"



1 WALL SECTION - EAST PORCH
SCALE: 3/8"=1'-0"

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HUMUNITIES TEXAS
1410 Rio Grande Street, Austin, Texas 78701
Historic Dyne-Reed House

DATE: 10.15.10
ISSUED FOR: Record Drawings

PROJECT NUMBER: 1007

WALL SECTIONS

A3.0



Northeast corner of the restored Byrne-Reed House, 2010. Photograph by Casey Dunn.



First floor porch along east façade of the Byrne-Reed House, November 2020.



Stairs leading up to the northeast corner of the first floor porch, November 2020.



Original encaustic tiles and evidence of displacement at the northeast corner of the first floor porch, November 2020.



Original encaustic tiles and evidence of displacement at the northeast corner of the first floor porch, November 2020.



Photo of dirt and gravel base directly below historic porch slab at the northeast corner of the first floor porch, July 2020.

After removing a small section of tile and cutting through the 6" concrete slab, visual inspection confirmed that the northeast corner of the porch was originally constructed by pouring a lime-based slab over rock, sand, and dirt. The dirt and gravel base has destabilized over time due to the constant percussive ground disturbances from nearby traffic.



Southeast corner of the restored Byrne-Reed House, 2010. Photograph by Casey Dunn.



First floor porch along south façade of the Byrne-Reed House, November 2020.



South side of the southeast corner of the first floor porch, November 2020.



East side of the southeast corner of the first floor porch, November 2020.



Southeast corner of the first floor porch, November 2020.

This corner of the porch spans an unventilated, 8' high crawlspace.



Detail at east side of the southeast corner of first floor porch showing original encaustic tiles and evidence of displacement, November 2020.



Detail at south side of the southeast corner of first floor porch showing original encaustic tiles and evidence of displacement, November 2020.



Photo of collapsed floor joists in the cavity below the southeast corner of the first floor porch, July 2020.

Lack of venting caused moisture trapped in the cavity below the southeast corner of the porch to decay the wooden floor joists installed during the 2010 restoration. These joists have collapsed into the cavity below, leaving this section of porch supported only by the surface tension of the historic concrete slab and encaustic tiles.



Historic slab at the southeast corner of the first floor porch photographed from below, July 2020.