



City of Austin

Founded by Congress, Republic of Texas, 1839

Historic Preservation Office

Neighborhood Planning and Zoning Department

One Texas Center, 505 Barton Springs Road

P.O. Box 1088, Austin, Texas 78767

July 19, 2005

Joe Powers
1314 Texas Avenue, #401
Houston, Texas 77002

Re: Application for a Certificate of Appropriateness
Franzetti Store, 2402 San Gabriel Street
C14H-77-0015

Dear Mr. Powers:

At their July 18, 2005 meeting, the Historic Landmark Commission approved your application for a Certificate of Appropriateness to reconstruct the front porch in accordance with its ca. 1923 appearance, install new wood shutters, demolish the old ice shed, repair the existing windows in the historic building, construct a new 2 ½ story apartment building to the north of the historic building, and pave the parking area to the rear with Eurocobble stones, all in accordance with the attached plans. Please be sure to bring these plans with you when you apply for your building permit.

We appreciate your commitment to preserving Austin's rich heritage. If you have any questions concerning this letter, please feel free to telephone me at 974-6454 or send me an e-mail at steve.sadowsky@ci.austin.tx.us, or you may contact my administrative assistant, Lei Lonnie La Bonte at 974-2890.

Sincerely,

Steve Sadowsky
Historic Preservation Officer

cc: Josephine F. Powers
2900 Stoneway Drive
Austin, Texas 78757

C14 H-170015

**CITY OF AUSTIN
CERTIFICATE OF APPROPRIATENESS APPLICATION**

City Historic Landmark Commission review and approval is required prior to initiating any non-routine exterior work on the site of a designated City Historic Landmark. A complete application form, including all submittal materials, is required for City staff to forward your application to the Historic Landmark Commission.

Name of historic property: Franzetti Store Building

Address of historic property: 2402 San Gabriel

Brief description of proposed work: Restore existing structure, open front porch, add/replace window shutters; add new apartment building; add parking lot.

For City Use Only:

Application review date: _____

Reviewer: _____

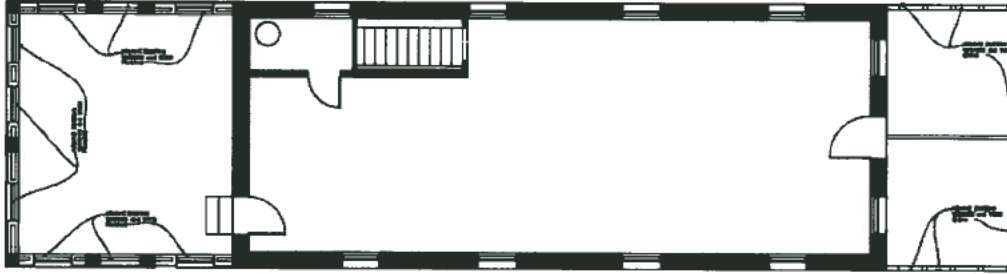
Application Complete: Y/N (If no: Date applicant contacted: _____)

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

Date Application Completed: _____

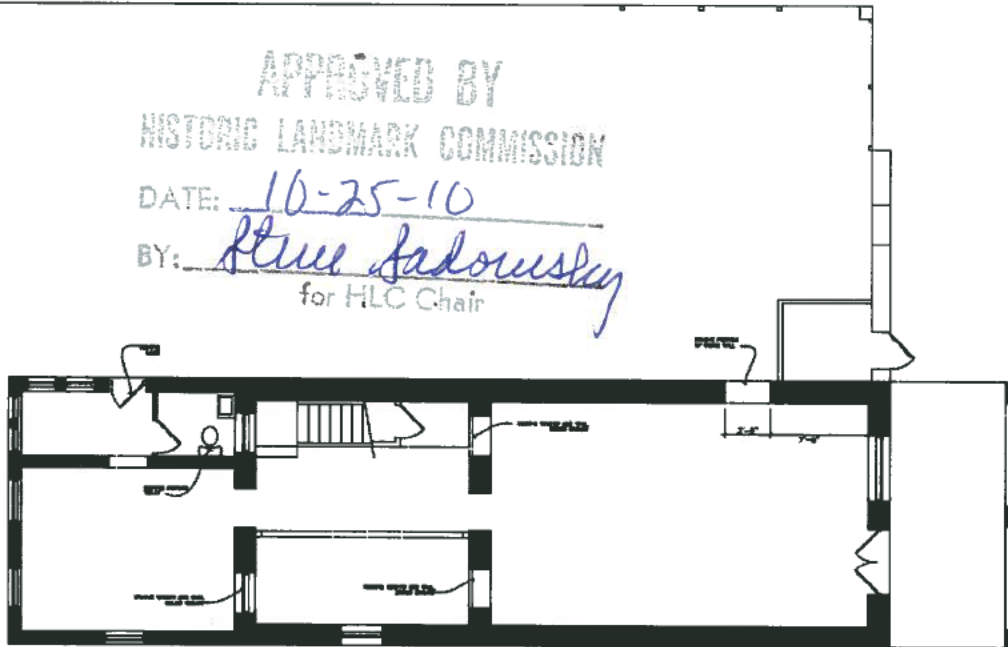
C144 - 1977-005
 Frandetti Store

B.3 - 3



SECOND FLOOR - DEMOLITION PLAN

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



FIRST FLOOR - DEMOLITION PLAN

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

APPROVED BY
 HISTORIC LANDMARK COMMISSION
 DATE: 10-25-10
 BY: Steve Sadovusky
 for HLC Chair

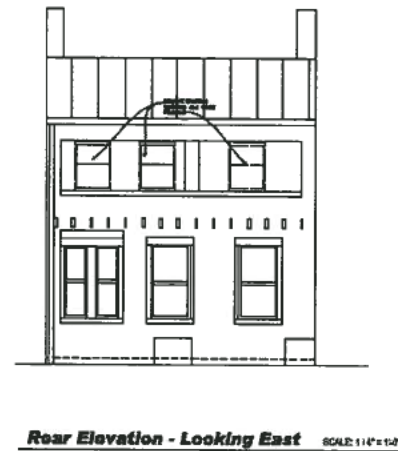
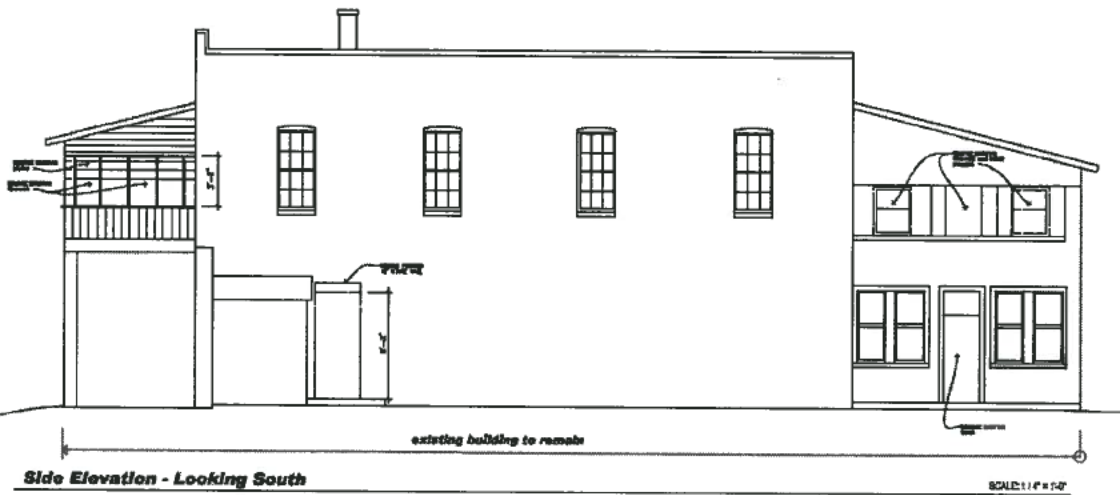
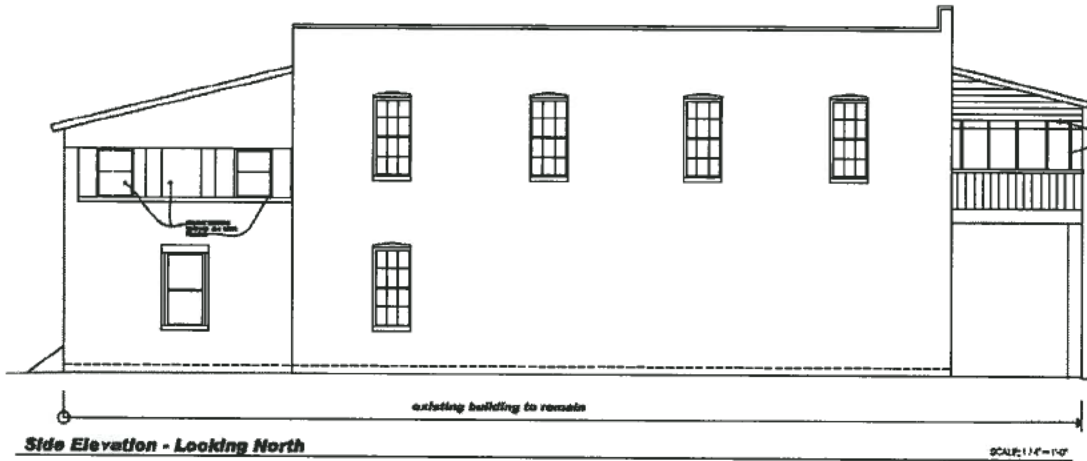
This drawing is intended for a design review of design content only. It is not intended for construction purposes of any kind. Any use of this drawing for construction purposes is strictly prohibited without the written consent of the architect.



Nasso Architecture
 11111 N. Loop West, Suite 1000, Houston, Texas 77040-1111

2402 San Gabriel
 2402 San Gabriel Street
 AUSTIN, TEXAS 78705

A
 1.0



2402 San Gabriel
2402 San Gabriel Street
AUSTIN, TEXAS 78705

Nasso Architecture
1000 West 10th Street, Suite 1000, Austin, TX 78703

APPROVED BY
HISTORIC LANDMARK COMMISSION

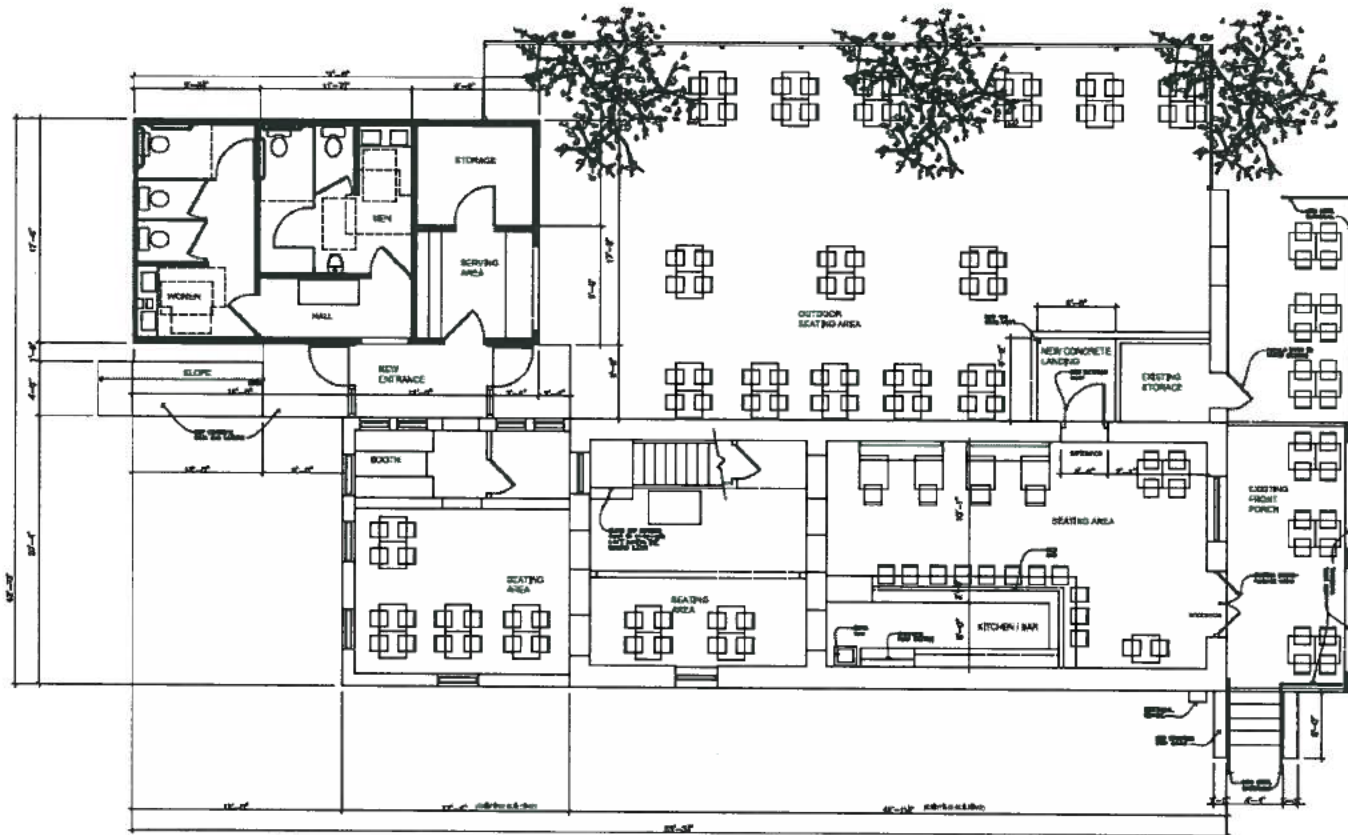
DATE: 10-25-10

BY: Steve Sadounsky
for HLC Chair

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A
1.1



FIRST FLOOR PLAN

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

APPROVED BY
HISTORIC LANDMARK COMMISSION

DATE: 10-25-10
BY: Steve Sadowsky
for HLC Chair

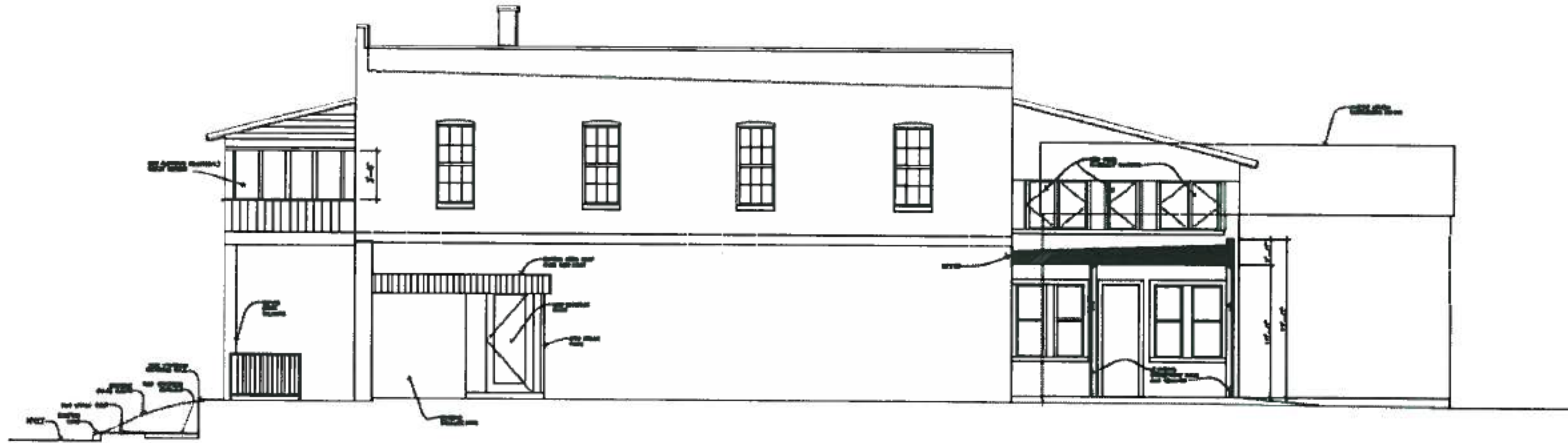
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Nasso Architecture
4112 Spring Street, Austin, Texas 78721 Tel: 512.452.1111 Fax: 512.452.1112

2402 San Gabriel
2402 San Gabriel Street
AUSTIN, TEXAS 78706

A 2.0



Side Elevation - Looking South

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

2402 San Gabriel
2402 San Gabriel Street
AUSTIN, TEXAS 78705

APPROVED BY
HISTORIC LANDMARK COMMISSION

DATE: 10-25-10

BY: Steve Sedowesky
for HLC Chair



Front Elevation - Looking West

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

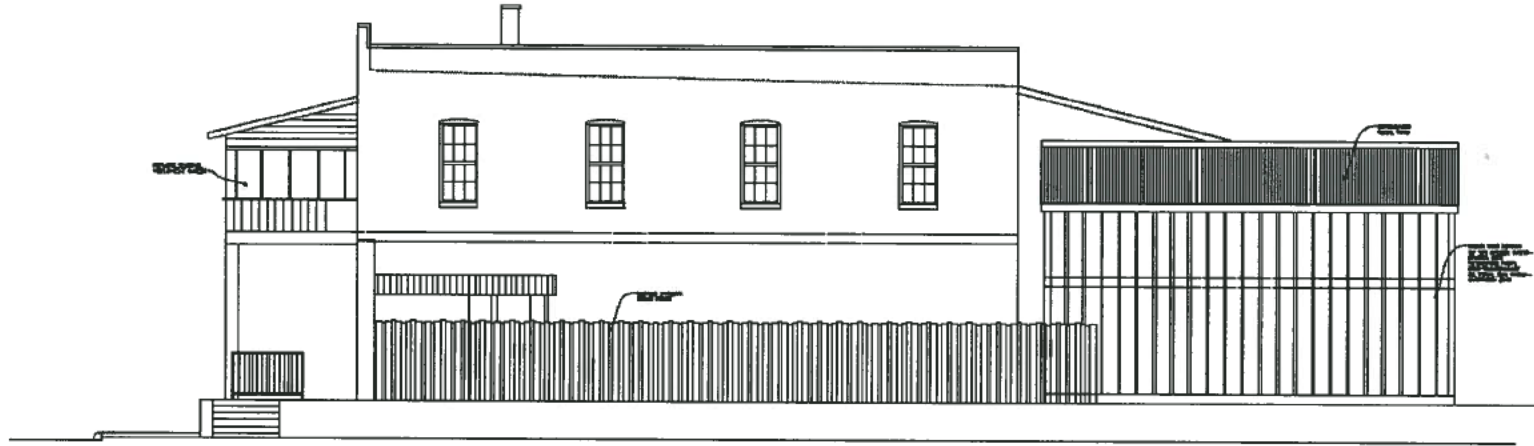
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N.A.C. = Not For Construction purposes



Nasso Architecture
2402 San Gabriel Street, Austin, Texas 78705

A 3.0



Side Elevation - Looking South

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

APPROVED BY
HISTORIC LANDMARK COMMISSION

DATE: 10-25-10

BY: Steve Ladousky
for HLC Chair



Rear Elevation - Looking East

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

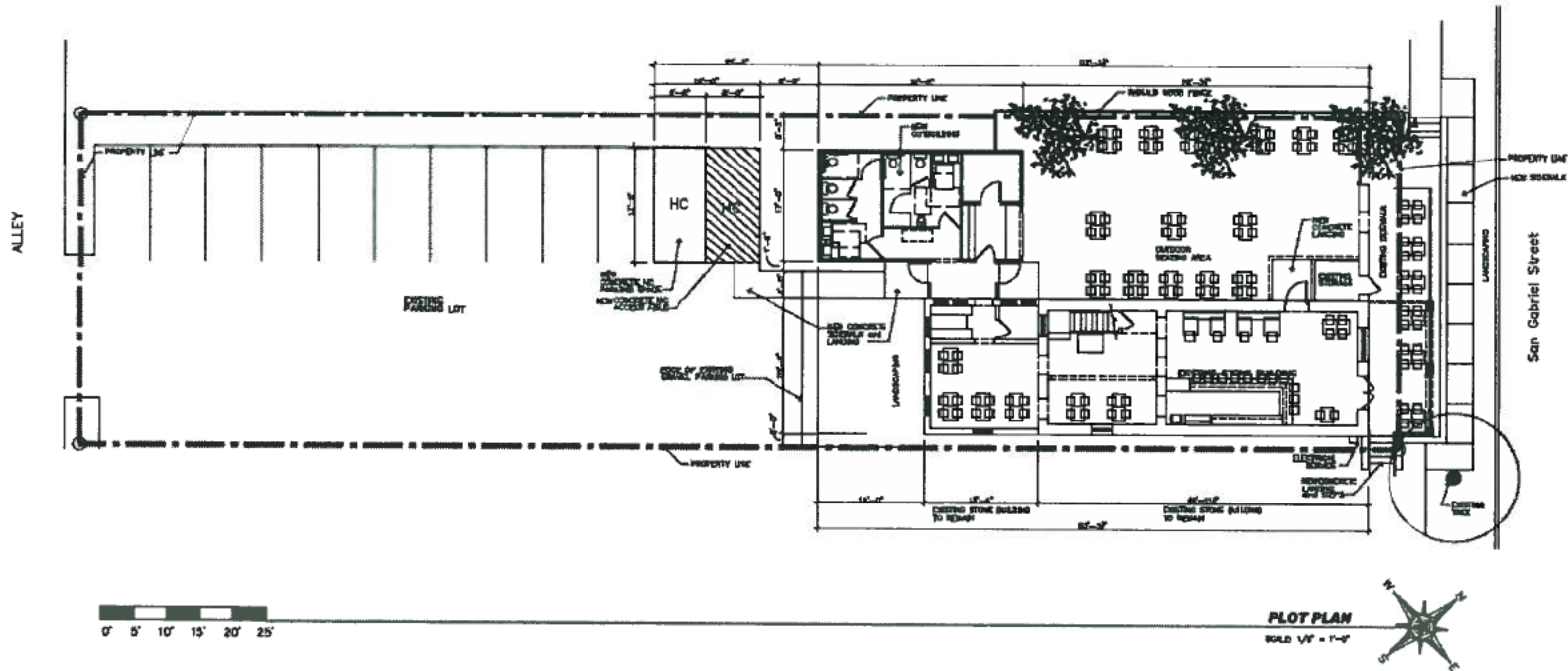
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NOT FOR CONSTRUCTION PURPOSES




2402 San Gabriel
2402 San Gabriel Street
AUSTIN, TEXAS 78705

Nasso Architecture
10000 N. Loop West, Suite 1000, Dallas, Texas 75243

A
3.1



2402 San Gabriel
2402 San Gabriel Street
AUSTIN, TEXAS 78705

Contact Information		Location Map	Permit information	Index of Drawings														
<u>Architect</u> Nasso Architecture 65-12 Rainey Street Austin, Texas 78701 Contact: Craig Nasso cell: 626-8411 email: ronnaso@nasso.net	<u>Structural Engineer</u> Structures 101 West 11th Street Suite 100 Austin, Texas 78703 Contact: Dante		Project Description: Remodel / Addition Remodel - new interior kitchen bar, new mechanical system, upgrade electrical service and wiring, window replacement, restore 2nd floor screen porch Addition - new restroom and rear addition Zoning: CS Land Use: Restaurant Parking: No standard parking spaces required. Two new HC spaces provided.	<table><thead><tr><th>Sheet No.</th><th>Sheet Name</th></tr></thead><tbody><tr><td>SP1</td><td>Site Plan</td></tr><tr><td>A1.0</td><td>Demo Floor Plans</td></tr><tr><td>A1.1</td><td>Demo Elevations</td></tr><tr><td>A2.0</td><td>Floor Plans</td></tr><tr><td>A3.0</td><td>Elevations</td></tr><tr><td>A3.1</td><td>Elevations</td></tr></tbody></table>	Sheet No.	Sheet Name	SP1	Site Plan	A1.0	Demo Floor Plans	A1.1	Demo Elevations	A2.0	Floor Plans	A3.0	Elevations	A3.1	Elevations
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 for HLC Chair

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Nasso Architecture
1012 Rainey Street, Austin, Texas 78701-1400, 512.444.1111, www.nassoarch.com

SP1

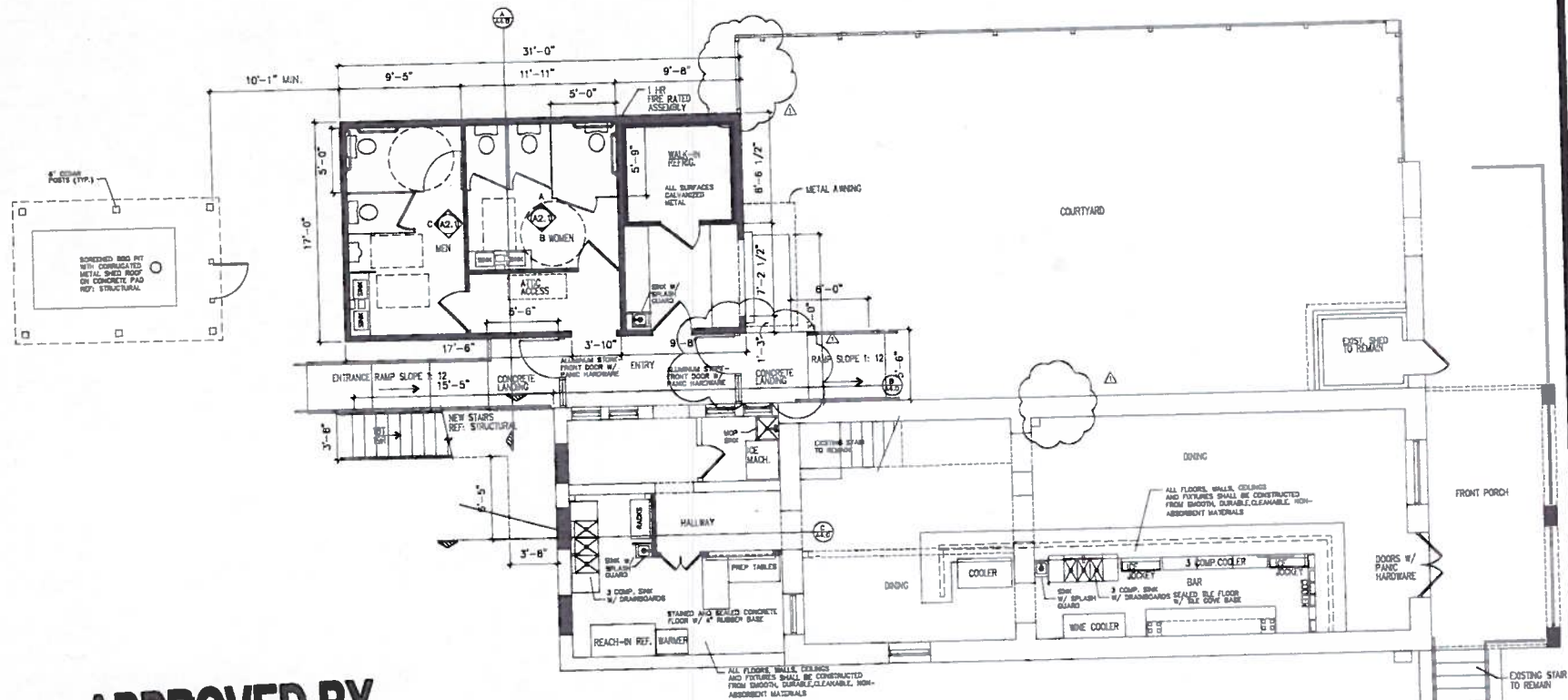


ISSUED
2/10/12
REVISION
6/6/12

A3.0

DATE: 6-6-12
BY: Steve Sadomsky
for HLC Chair





APPROVED BY
HISTORIC LANDMARK COMMISSION
 DATE: 6-6-12
 BY: Steve Sadowsky
 for HLC Chair

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

THREE CHAIRS
DESIGN
 6001 PINTO PATH
 AUSTIN, TX 78736
 512.577.2284
 threechairs@gmail.com

FREEDMAN'S
 2402 SAN GABRIEL
 AUSTIN, TEXAS

SHEET TITLE
FLOOR PLAN
 ISSUED
 2/10/12
 REVISION
 6/6/12

A2.0