

CLARKSVILLAGE
A Vertical Mixed Use Development in Austin

Historic Preservation Package
July 8, 2022

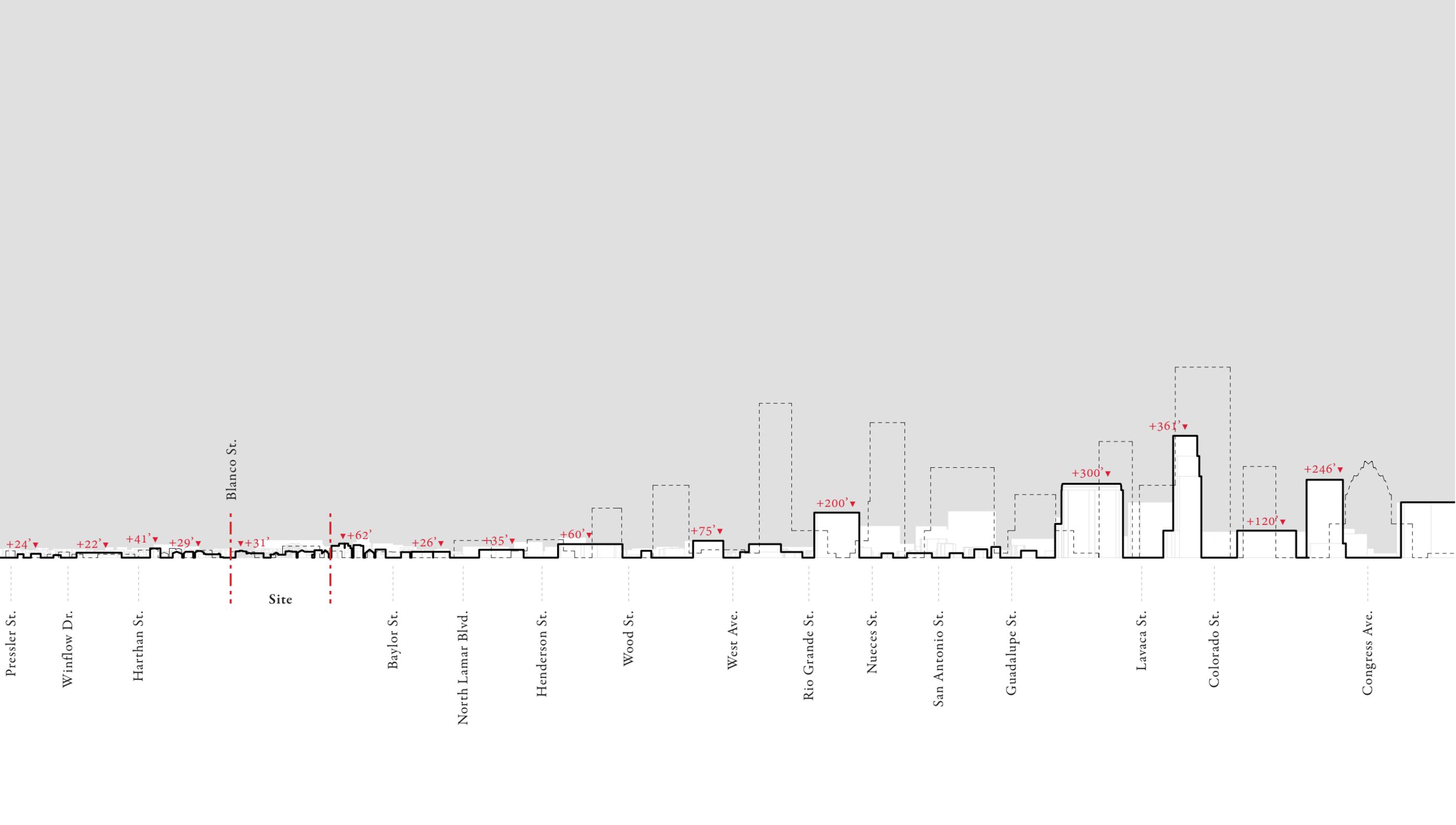
SITE



6TH STREET LOOKING EAST - EXISTING



HEIGHT TRANSITION



6TH STREET (NORTH ELEVATION)

HORIZONTALLY STACKED PROGRAM

BLANCO STREET



1124

RESIDENTIAL

HOTEL

OFFICE

RETAIL

1116

RESIDENTIAL

HOTEL

OFFICE

RETAIL

WEST 6TH STREET

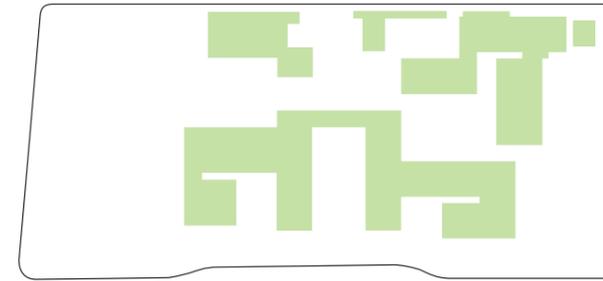
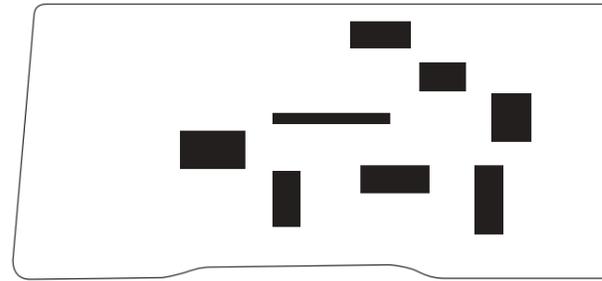


VERTICALLY DECREASING DENSITY

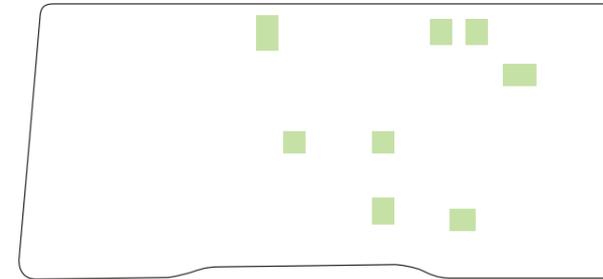
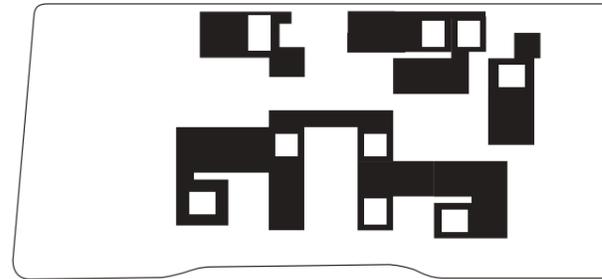
Building Mass

Landscaped Areas

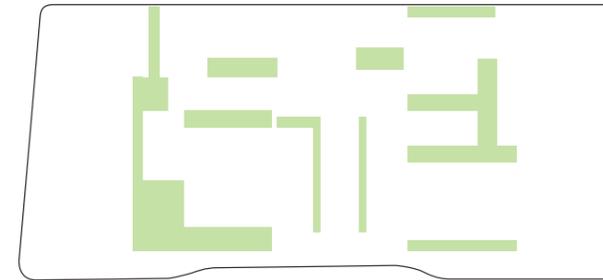
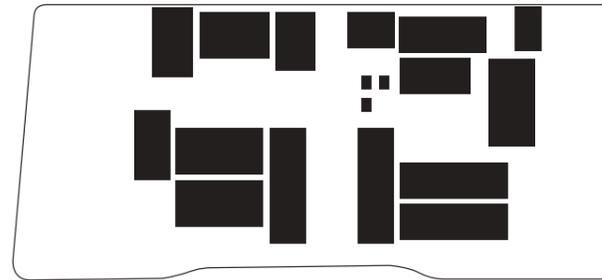
L5 - Residential



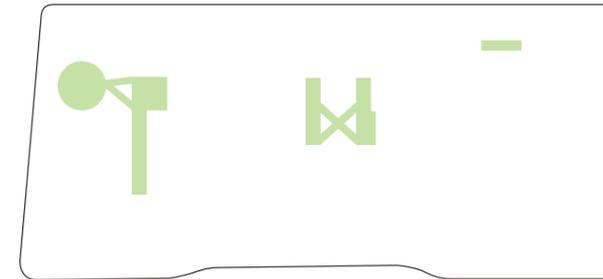
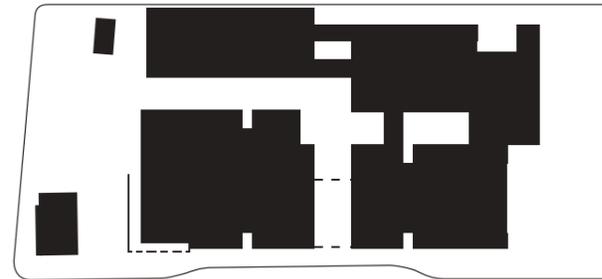
L4 - Residential



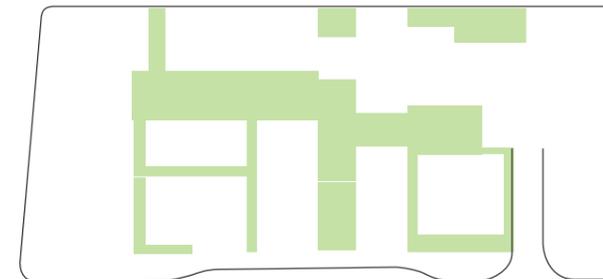
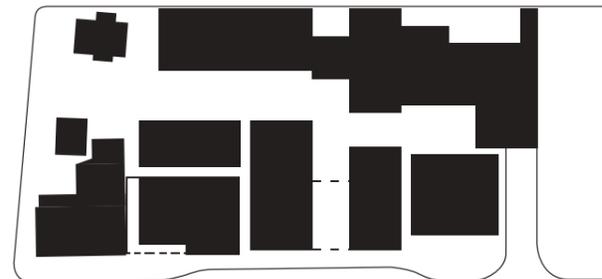
L3 - Hotel



L2 - Office



GF - Retail





A COMPOSITION OF BUILDINGS AT THE SCALE OF THE NEIGHBORHOOD

BLANCO
STREET



1124

1116

WEST 6TH STREET

PROPOSED 6TH STREET MASSING FORMS AT RIGHT-OF-WAY

6TH STREET LOOKING EAST - PROPOSED



BLANCO STREET



1124

1116

WEST 6TH STREET

PROPOSED LANDSCAPE EXPERIENCE FROM 6TH STREET



TYPICAL SECTION AT 6TH STREET - PROPOSED



6TH STREET LOOKING EAST - PROPOSED



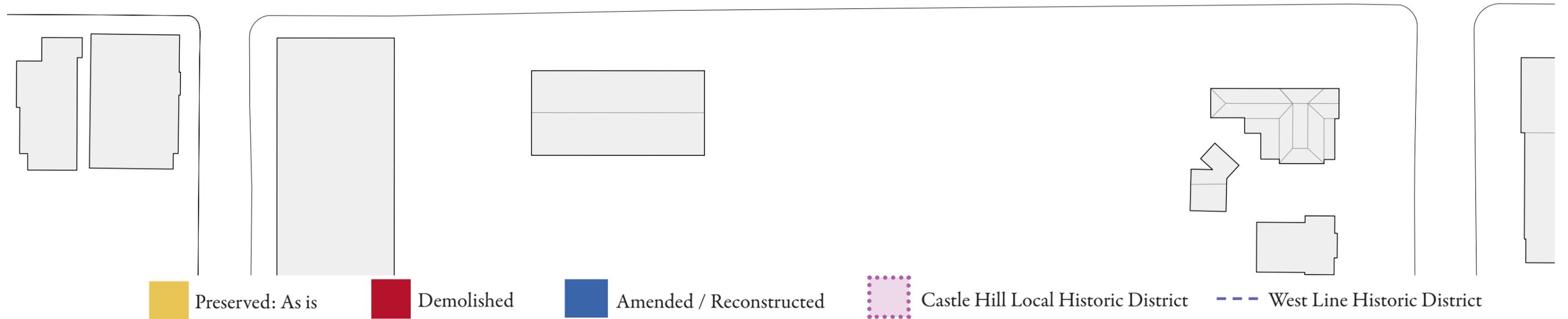
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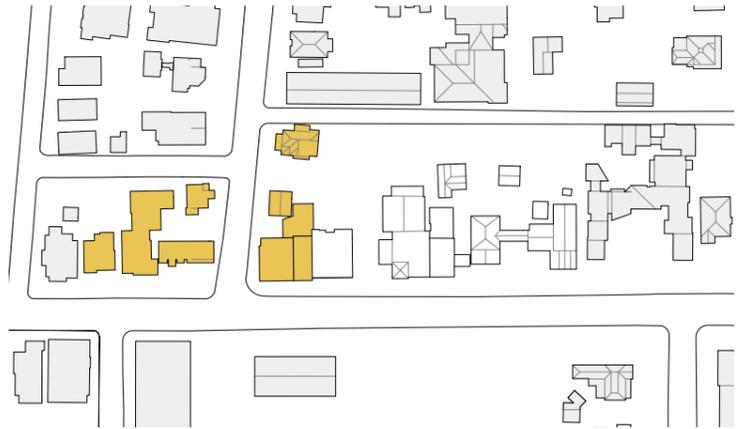


SITE



SITE

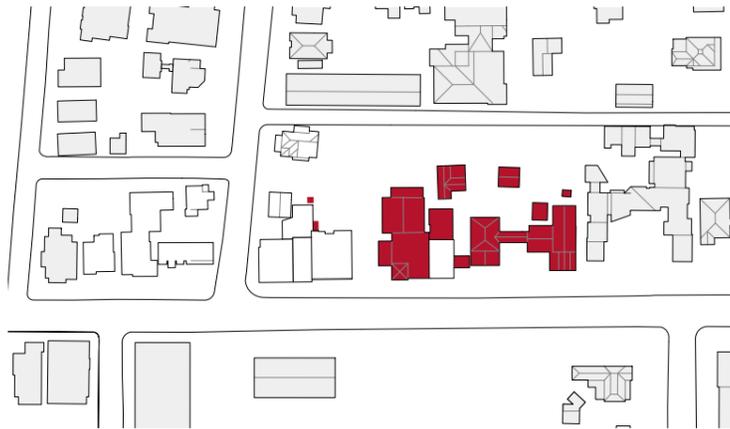




**Preserved:
As is**

- 607 Blanco St*
- 606 Blanco St*
- 605 Blanco St*
- 1204 W 6th St*
- 1202 W 6th St*
- 1200 W 6th St*
- 1128 W 6th St*
- 1126 W 6th St*

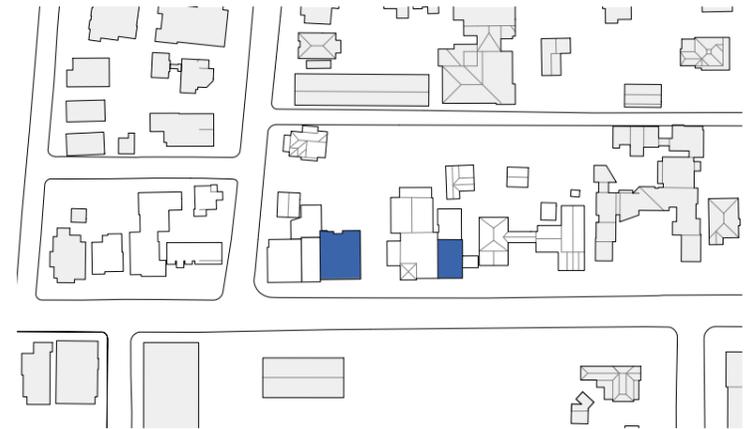
48.1%



Demolished

- 1118-20 W 6th St*
- 1114 W 6th St*
- 1112 W 6th St*
- 1110 W 6th St*

39.2%



Amended / reconstructed

- 1124 W 6th St*
- 1116 W 6th St*

12.7%

**footprint %*

SITE

Preserved: As is



1204 W 6th St



1202 W 6th St



1200 W 6th St



1128 W 6th St



1126 W 6th St



607 Blanco St



607 Blanco St



Site Map



606 Blanco St

SITE

Demolished



1118-20 W 6th St



Side addition to 1116 W 6th St



1112 W 6th St



1110 W 6th St



Outbuilding at 1112 W 6th St



Rear addition to 1116 W 6th St



1114 W 6th St

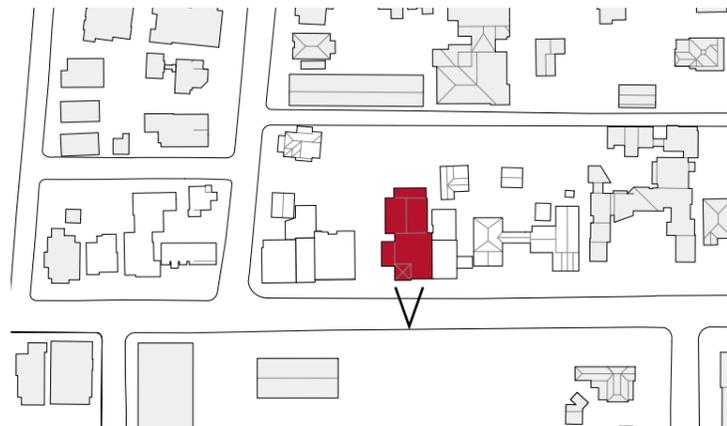


Site Map

SITE
Demolished



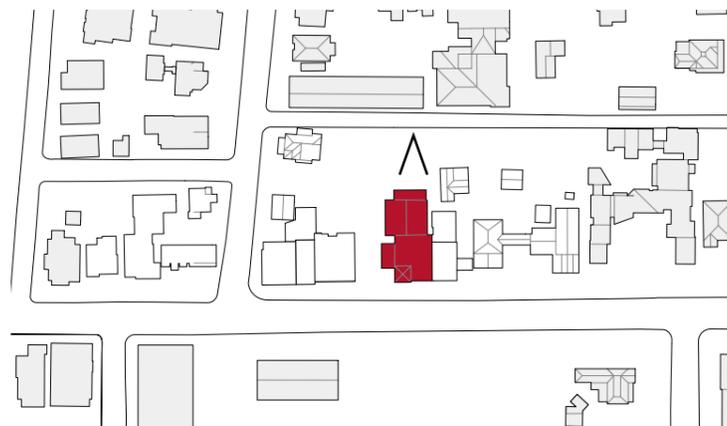
1118-20 W 6th St
Swedish Hill Bakery



SITE
Demolished



1118-20 W 6th St
Swedish Hill Bakery

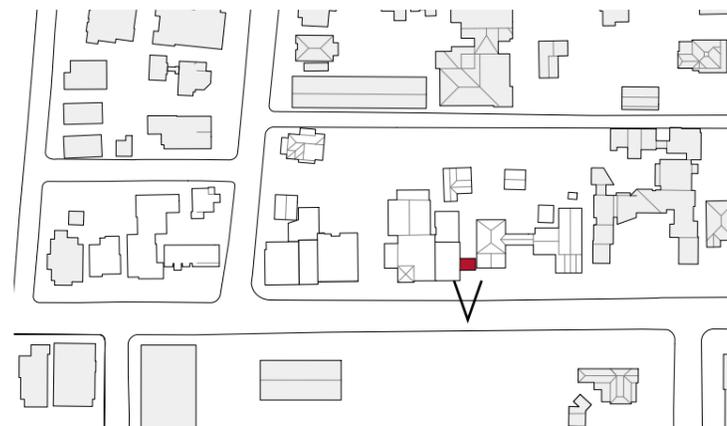


SITE

Demolished



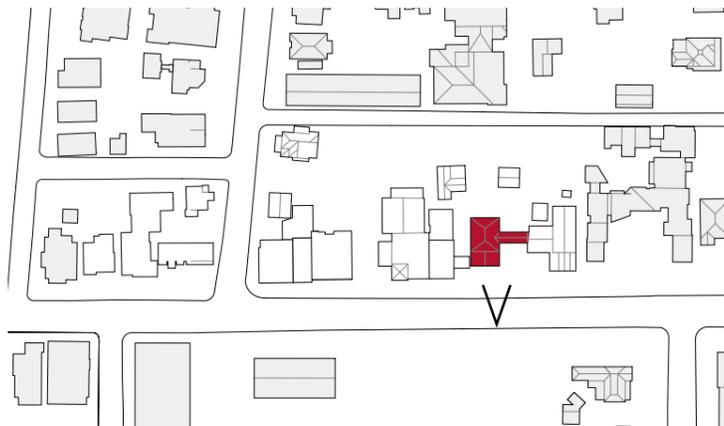
Side addition to 1116 W 6th St



SITE
Demolished



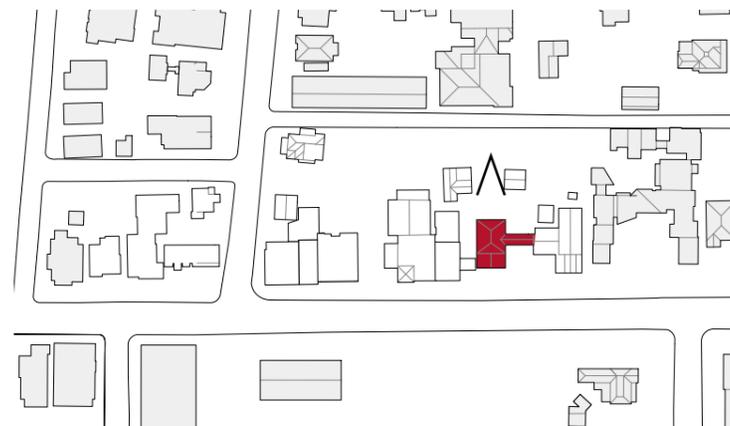
*1112 W 6th St
Z Tejas*



SITE
Demolished



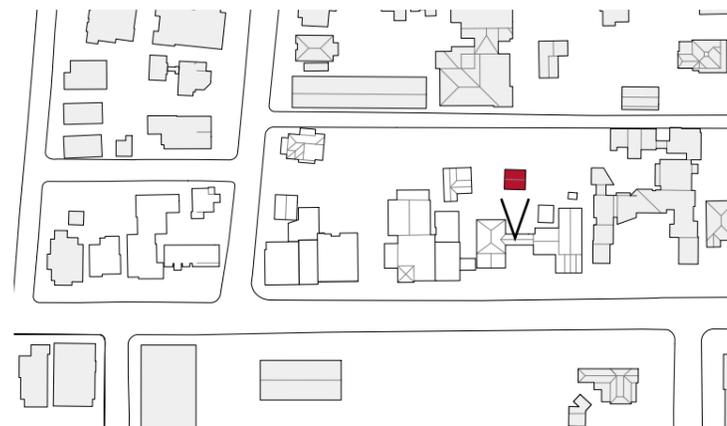
*1112 W 6th St
Z Tejas*



SITE
Demolished



Outbuilding at 1112 W 6th St

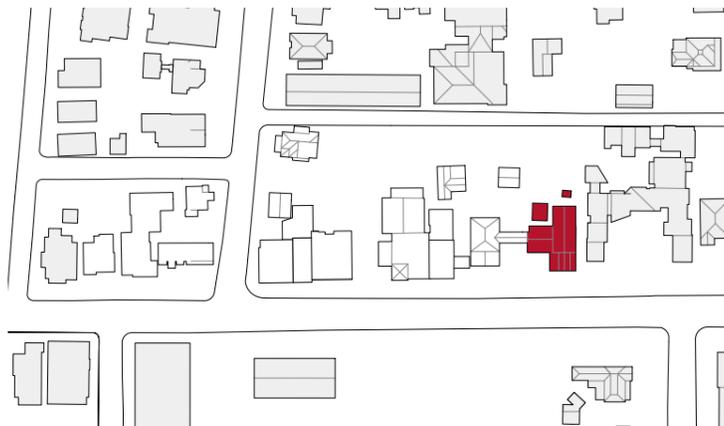


SITE

Demolished



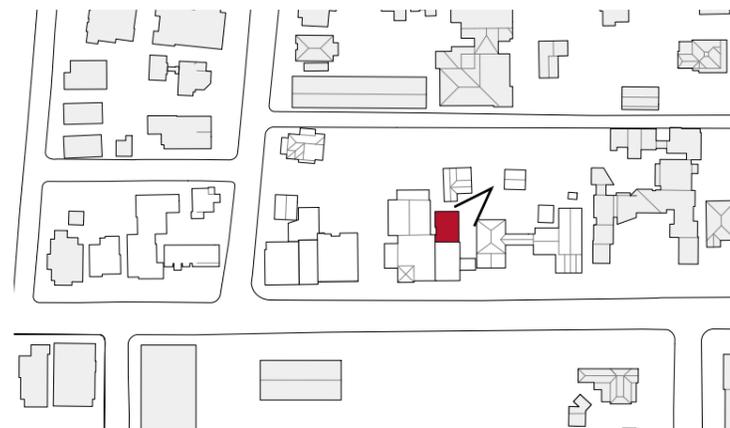
*1110 W 6th St
Z Tejas + Woo Woo Burger*



SITE
Demolished



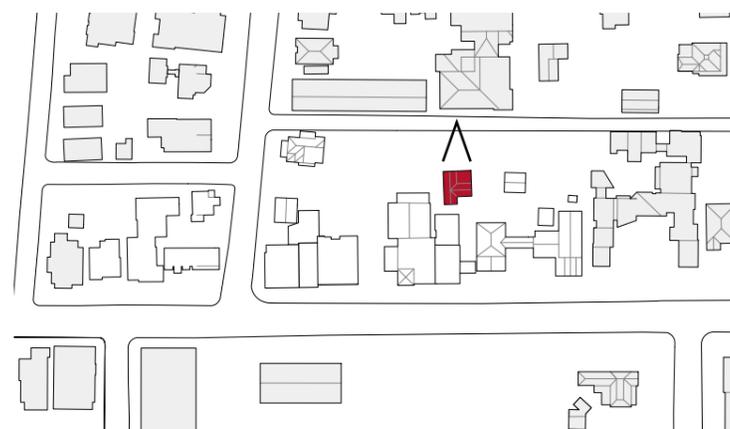
1116 W 6th St
Rear Addition



SITE
Demolished



1114 W 6th St



SITE



 Amended / Reconstructed

 Castle Hill Local Historic District

 West Line Historic District

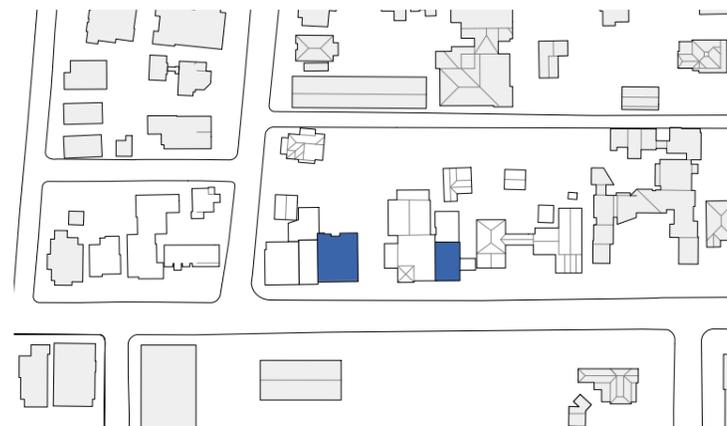
SITE
Amended / Reconstructed



1124 W 6th St



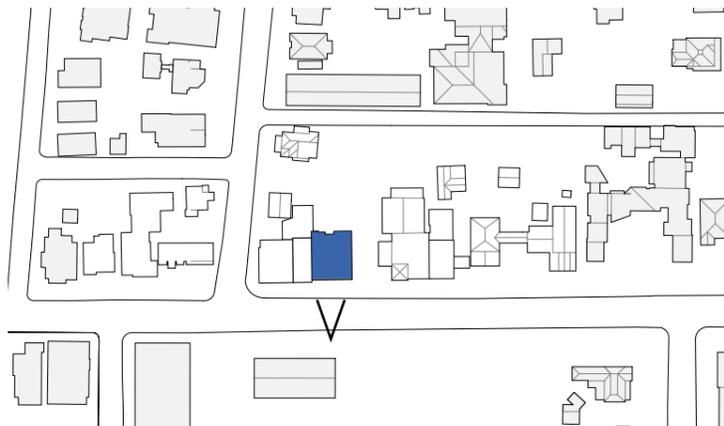
1116 W 6th St



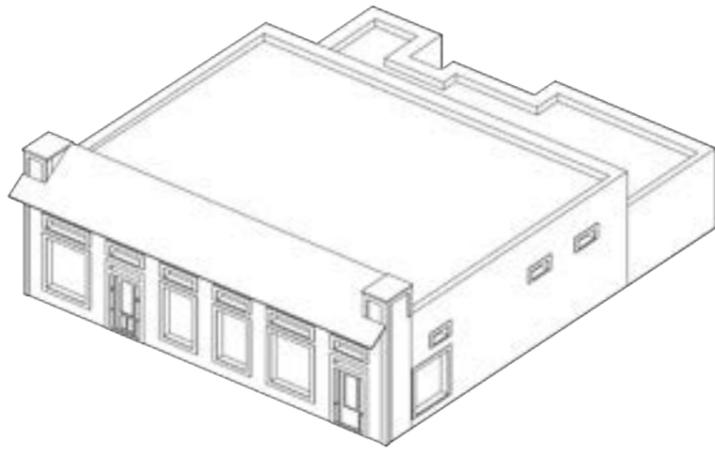
SITE
Amended / Reconstructed



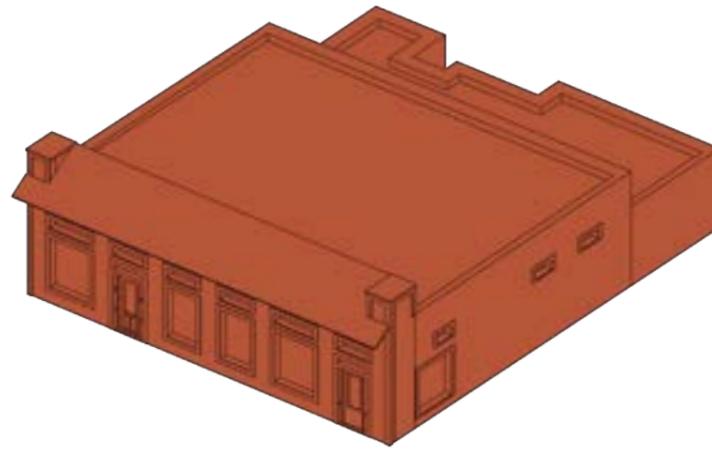
1124 W 6th St



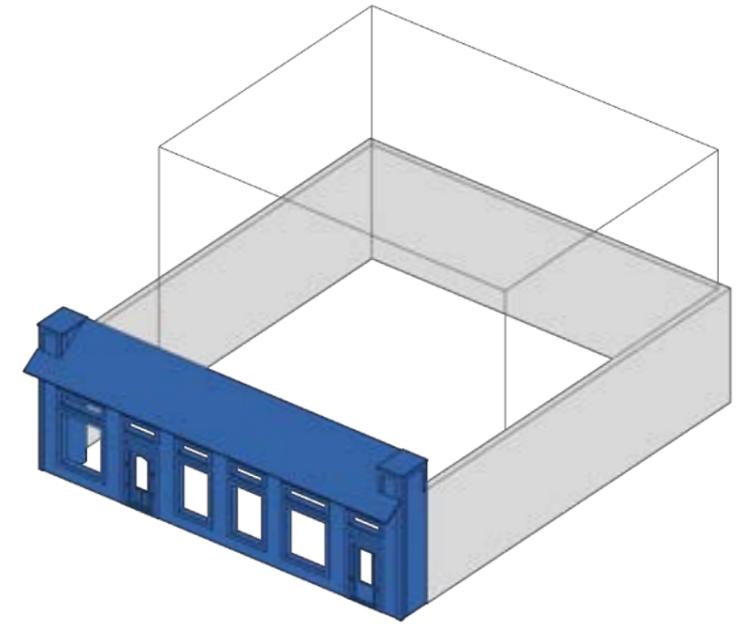
1122 - 1124 West 6th Street



1.
Existing structure



2.
Disassembly



3.
Reconstruction

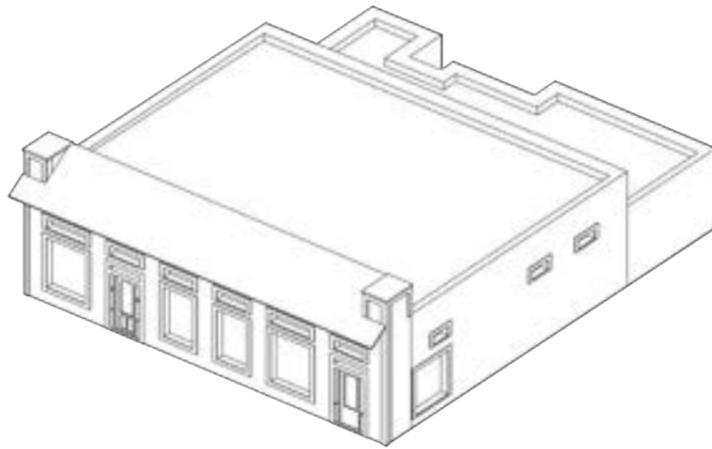
The design team intends to preserve the composition of the front facade: including the size, proportion and rhythm of openings, as well as the awnings.

 Deconstructed

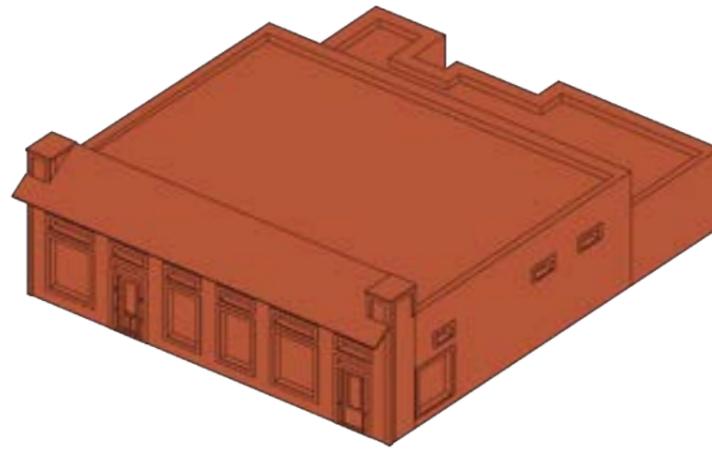
 Reconstruction
23% of original

 Infill

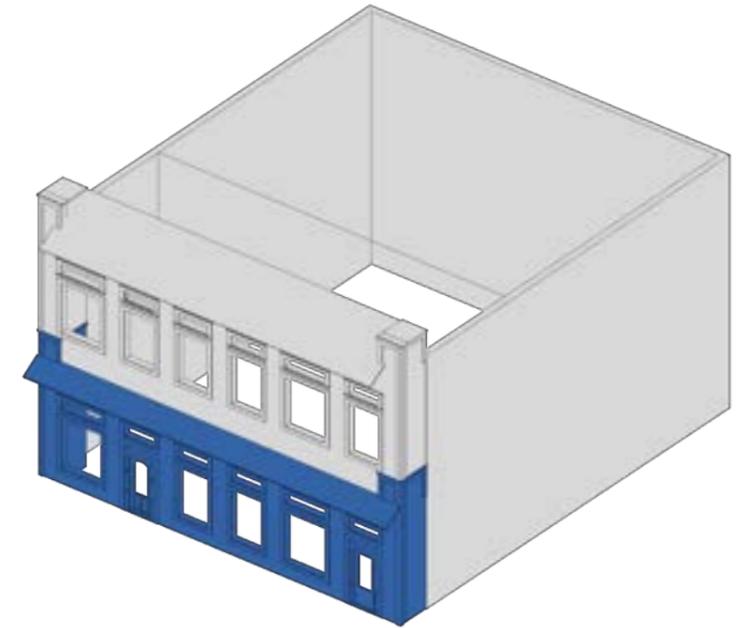
1122 - 1124 West 6th Street



1.
Existing structure



2.
Disassembly



3.
Reconstruction

The design team is further interested in duplicating the ground level facade by introducing a second level. This move should enhance the composition of the entire street front elevation.

 Deconstructed

 Reconstruction
23% of original

 Infill



6TH STREET LOOKING EAST - PROPOSED

Elements for Reintegration



1. TERRA COTTA TILES

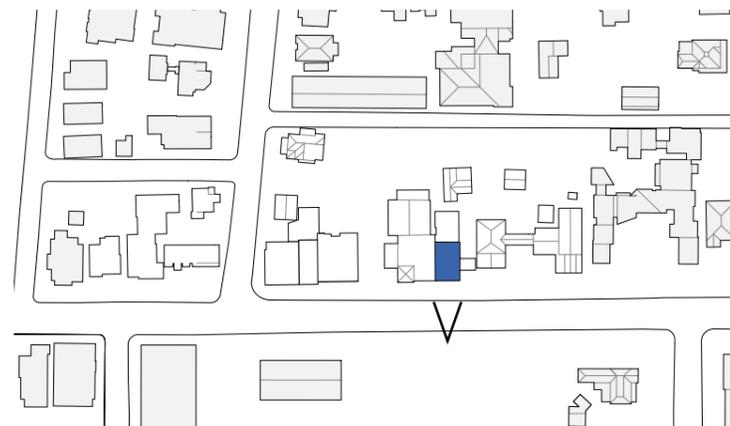
2. SIGN SUPPORT

3. FACADE OPENING
PROPORTIONS

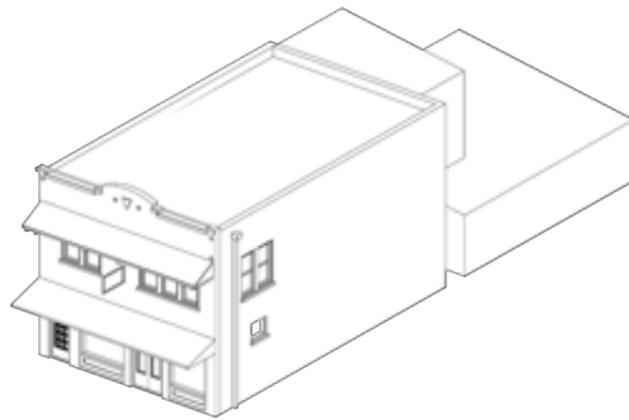
SITE
Amended / Reconstructed



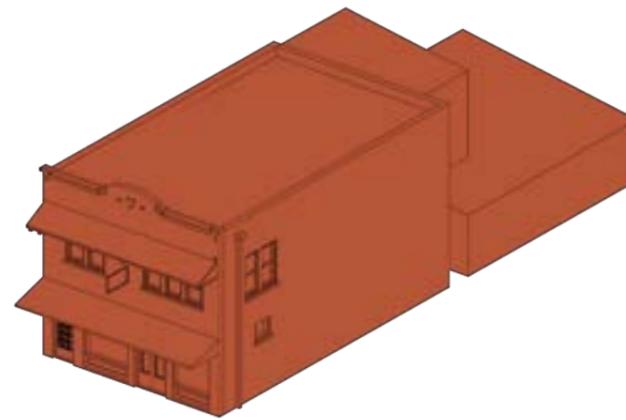
1124 W 6th St



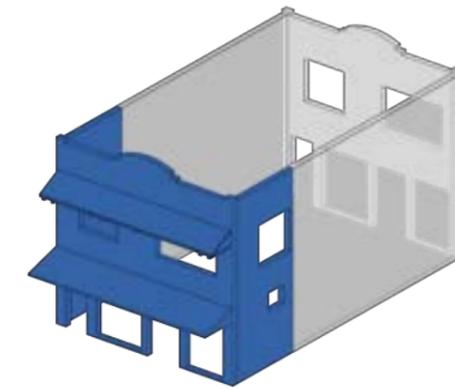
1116 West 6th Street



1.
Existing structure



2.
Disassembly



3.
Reconstruction

The design team intends to preserve the composition of the front facade: including the size, proportion and rhythm of openings, as well as the awnings.

The design team also intends to mimic the composition of the front facade openings on the rear facade, creating a more complete object rather than a singular face towards 6th street.

The building is to become a garden and entry into the project drawing the public off of 6th street.

 Deconstructed

 Reconstruction
35% of original

 Infill



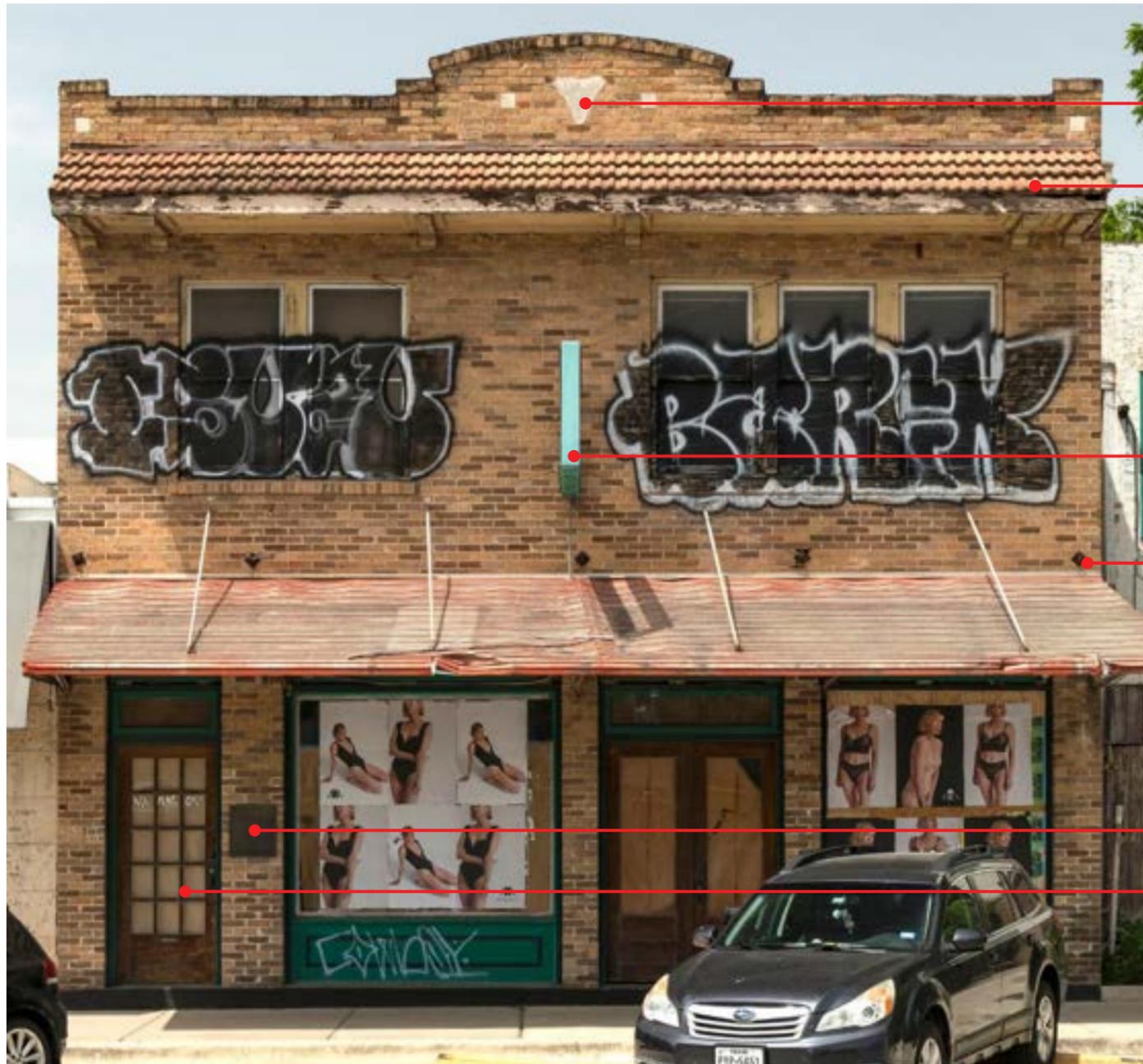
1116 WEST 6TH STREET GARDEN
VIEW FROM INSIDE LOOKING TOWARDS HOTEL LOBBY



Reconstructing the Shell of the existing building and turning it into a lush Garden as an entry node into the Project.



Elements for Reintegration



1. KEYSTONE

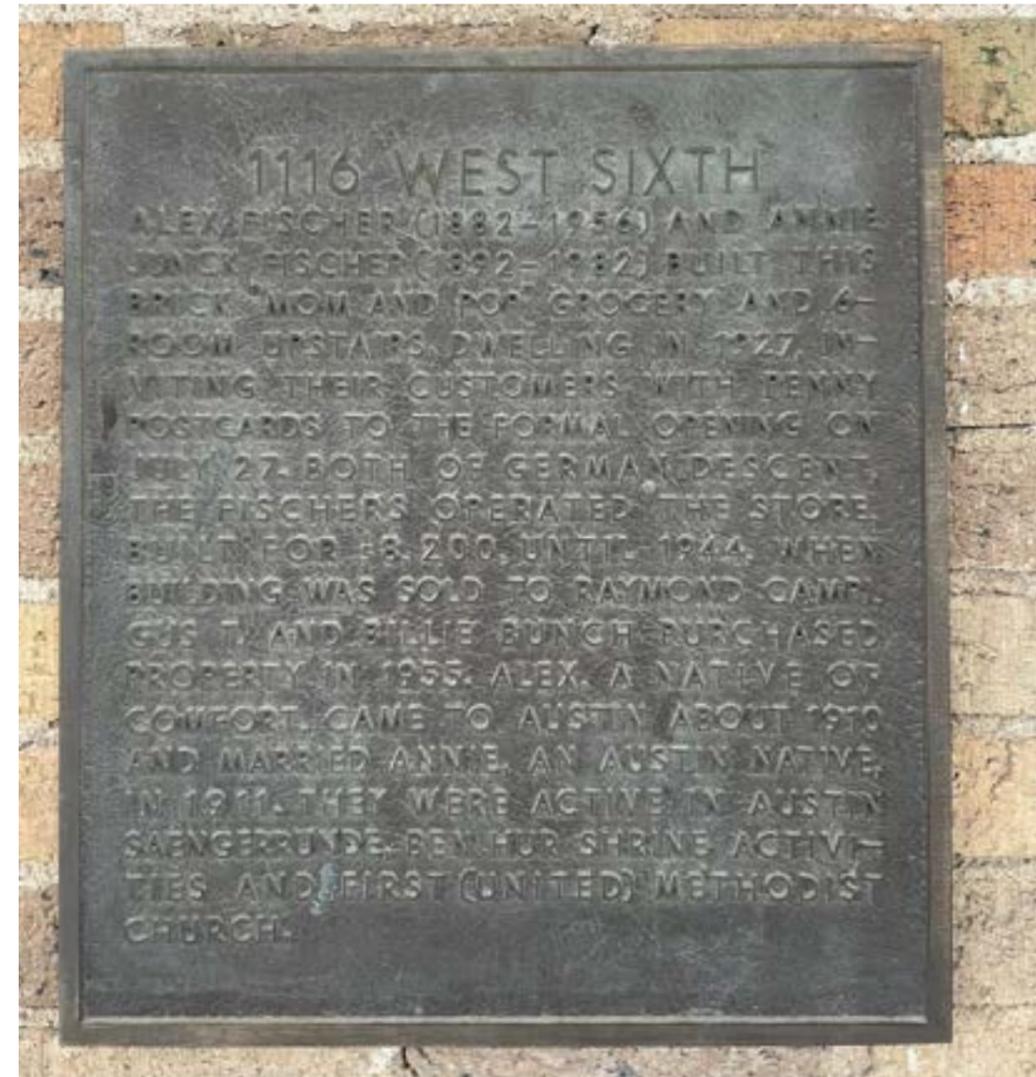
2. TERRA COTTA TILES

3. RETAIL SIGN

4. BRICK TIES

5. HISTORIC PLAQUE

6. DOOR FRAME



1116 West 6th Street
Brick



153_KUPPERSMUHLE
Herzog & de Meuron, 1999



White Brick / Stone



Concrete



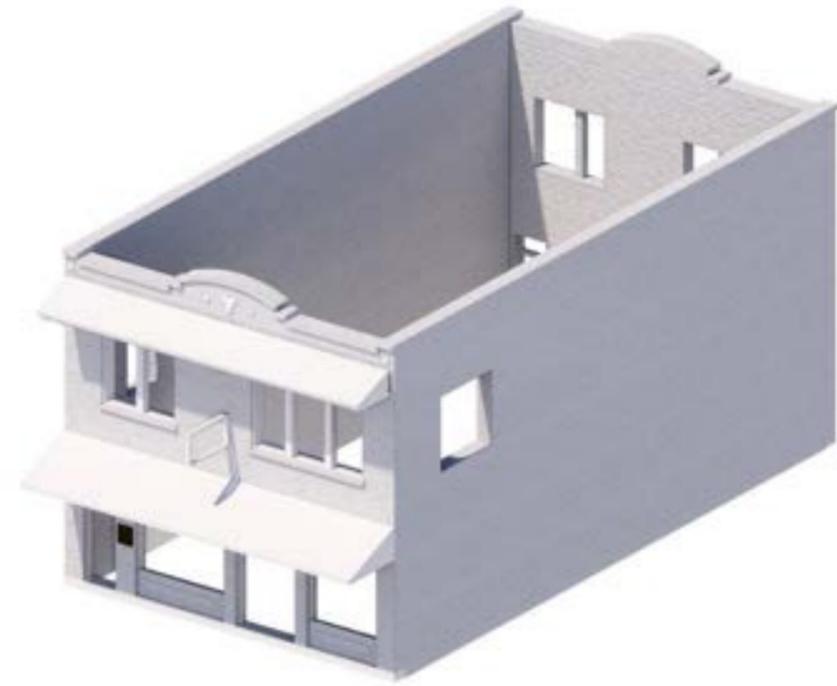
Wood (treated)
White painted or other



Charred Wood

Maintaining the existing facade proportions (openings, awnings, elements, etc), the design team intends to further study potential material options for the reconstruction. The various material solutions are meant to offer contemporary interpretations of the existing structure, while allowing the building to better integrate into the development as a whole.

1116 West 6th Street
White Brick / Stone



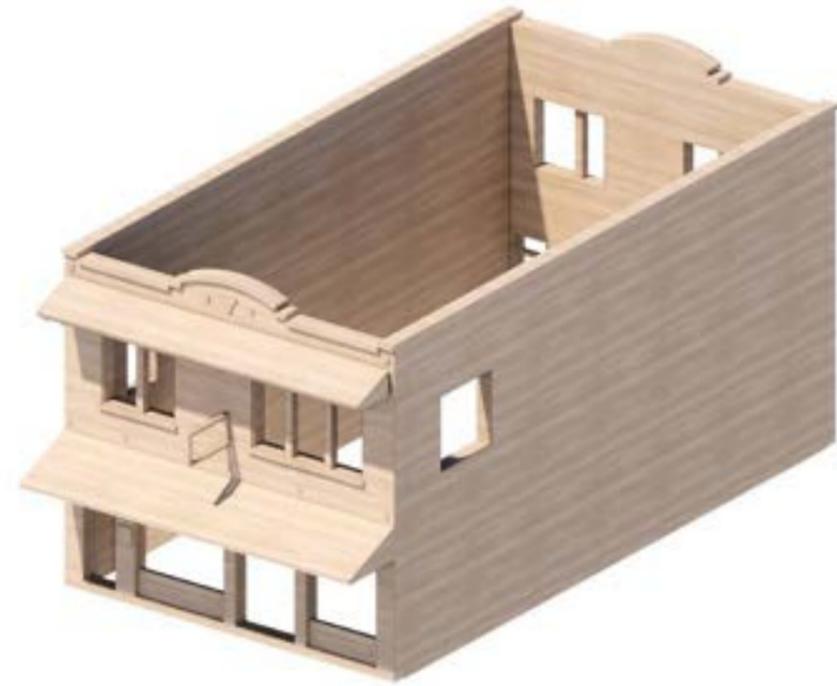
FLATO AND TALIAFERRO HOUSE
Lake Flato, 1984

1116 West 6th Street
Concrete



RACHEL WHITEREAD
House, 1993

1116 West 6th Street
Wood: Treated / White (tbd)



402_STADTCASINO
Herzog & de Meuron, 2020

1116 West 6th Street
Charred Wood



LONDON CROSS PAVILION
OLI Architecture, 2019



**REFERENCES OF HERZOG & DE MEURON'S WORK WITH
BUILDINGS OF HISTORIC SIGNIFICANCE**

Extension of the Stadt Casino Musiksaal

Basel, Switzerland

The current restoration of the concert hall has been carried out in close collaboration with the Cantonal Department of Cultural Heritage. The aim of restoring the building to its original state at the time it was first renovated in 1905 went hand-in-hand with the top priority of preserving the hall's acoustic properties. We opened up the skylight and the windows again, re-created the original seating, reduced the incline of the balcony, laid a duplicate of the original parquet flooring, and restored the color scheme of 1905.



Existing







Caixa Forum

Madrid, Spain

This new address for the arts is located in an area occupied until now by unspectacular urban structures, the Central Eléctrica Power Station, and a gas station. The only material of the old power station that we could use was the classified brick shell. In order to conceive and insert the new architectural components of the CaixaForum, we began with a surgical operation, separating and removing the base and the parts of the building no longer needed. The removal of the base of the building left a covered plaza under the brick shell, which now appears to float above the street level. This sheltered space under the CaixaForum offers shade to visitors who want to spend time or meet outside, and at the same time, it is the entrance to the Forum itself.



Existing







Kuppersmühle

Duisburg, Germany

The Küppersmühle is an imposing brickwork building erected by Joseph Weiss and the Kiefer Brothers between 1908 and 1916. Even in today's changed urban landscape, the building in the north of Duisburg still functions as a striking metropolitan landmark. The conversion of the industrial building into a museum for the Grothe Collection was of special interest to us because the planning was running parallel to the Tate Modern project in London, which was also accommodated in an imposing brickwork building, a former power plant. The existing windows in the area of the exhibition spaces were walled up with bricks of the same quality as the original brickwork. This heightens the monolithic effect of the building even more.



Existing





Kuppersmühle Extension

Duisburg, Germany

A grain mill was erected in 1860 on the site of the present Museum Küppersmühle by industrialist Wilhelm Vedder, one of the founding fathers of Duisburg's Inner Harbour. We propose to erect a building whose dimensions and materials accord with the sequence of historic brick structures lining the dockside. The new structure thus completes the existing museum complex in a visually appropriate way and forms a suitable conclusion to the row of buildings along the dock. In terms of mass, height and materials they take their cue from the existing buildings, continuing them and rounding them off to form a harmonious whole.





Museum der Kulturen

Basel, Switzerland

The Museum der Kulturen Basel goes back to the middle of the nineteenth century. Extending the building horizontally would have meant decreasing the size of the courtyard, the Schürhof. Instead, the Vischer building of 1917 has been given a new roof. Consisting of irregular folds clad in blackish green ceramic tiles, the roof resonates with the medieval roovescape in which it is embedded, while functioning at the same time as a clear sign of renewal in the heart of the neighborhood. The hexagonal tiles, some of them three-dimensional, refract the light even when the skies are overcast, creating an effect much like that of the finely structured brick tiles on the roofs of the old town.



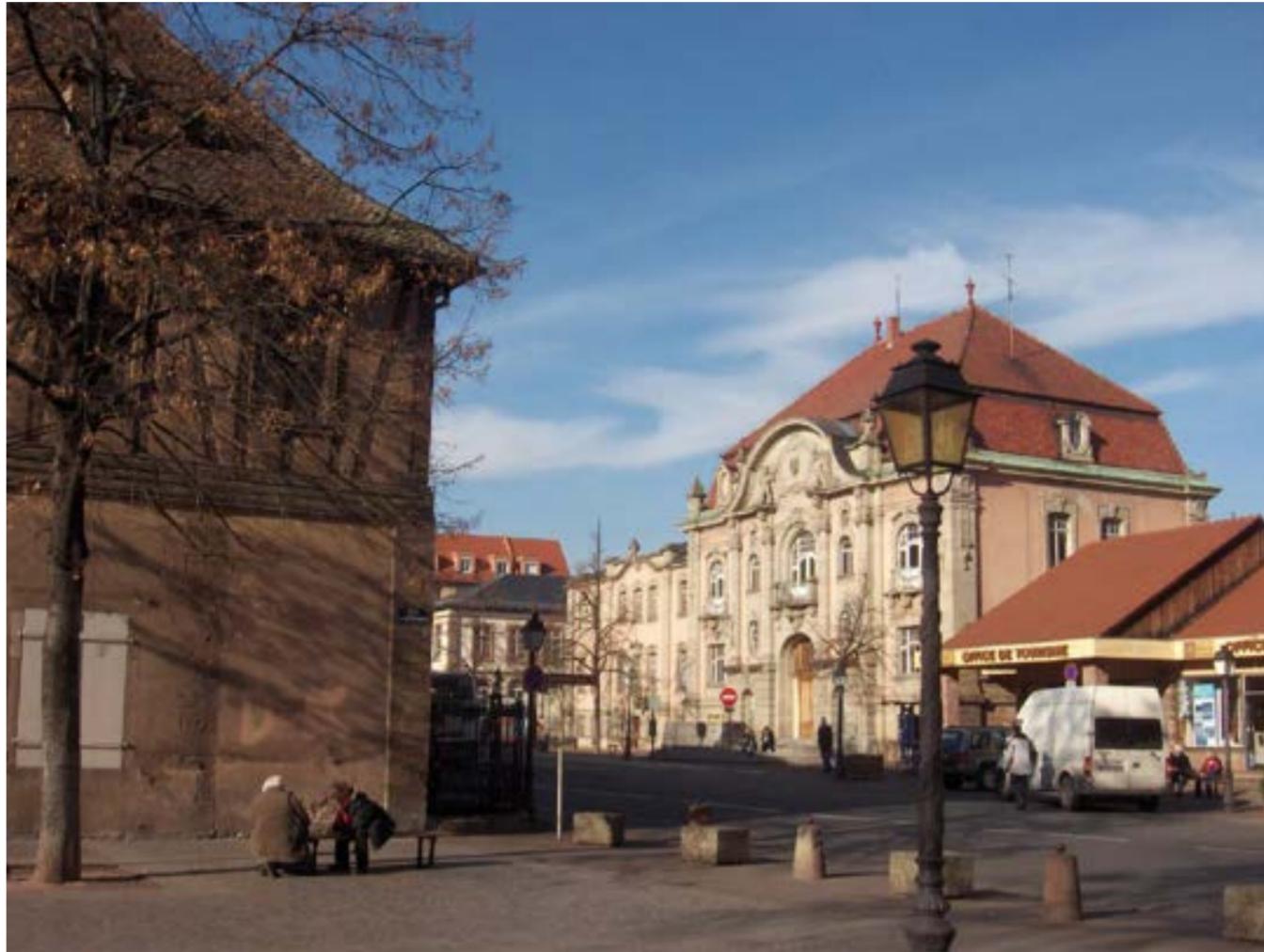
Existing



Musee Unterlinden

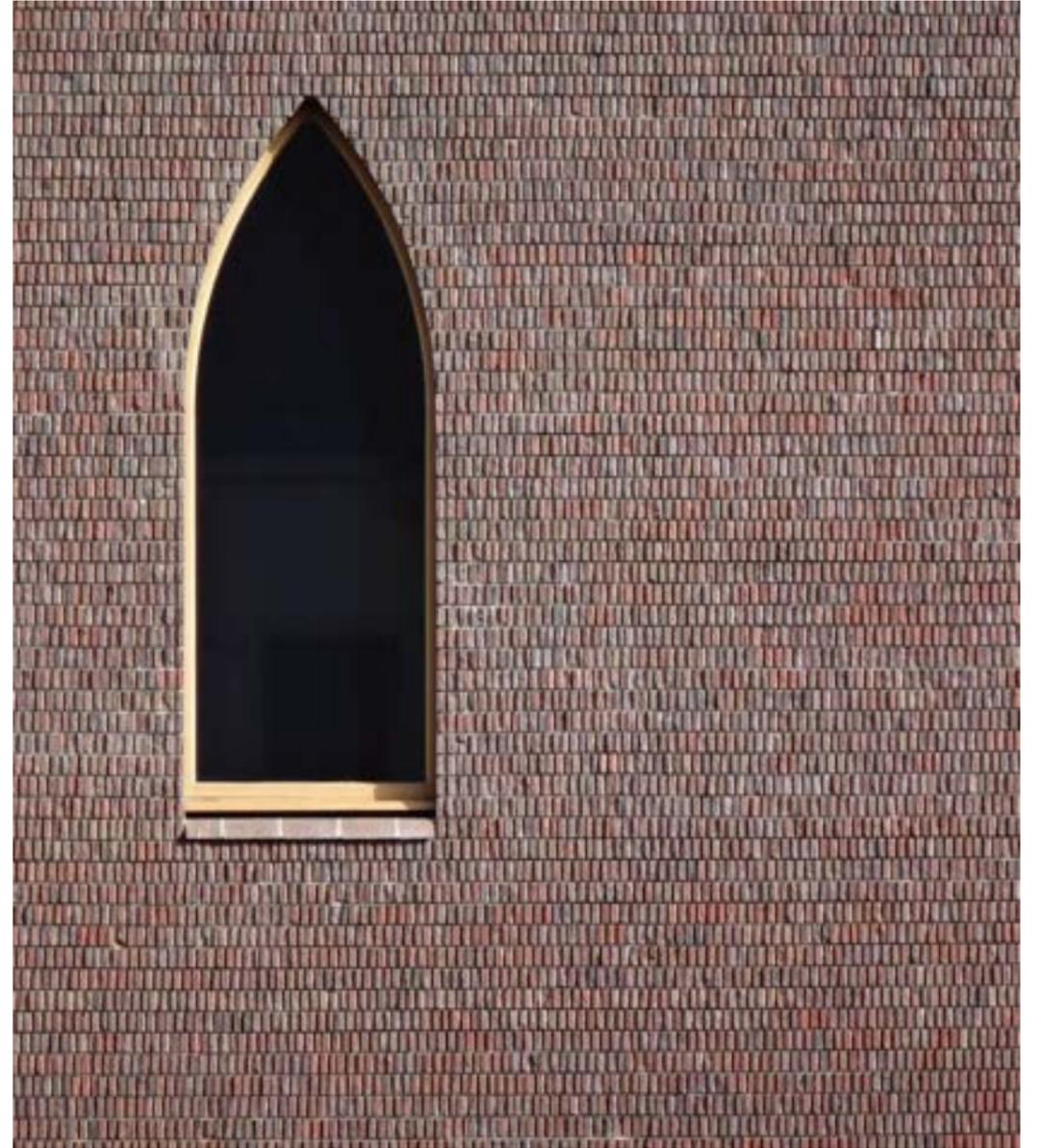
Colmar, France

The medieval convent consisting of a church, a cloister, a fountain and a garden stand to one side. On the other side of the square, the new museum building mirrors the church's volume and, together with the former municipal baths constitutes a second, enclosed court. Between the two museum complexes, the Unterlinden Square has recovered its historical significance, recalling the times when stables and farm buildings formed across from the convent, an ensemble called "Ackerhof". What was before the museum's renovation a bus stop and a parking lot, has become a new public and urban space.



Existing



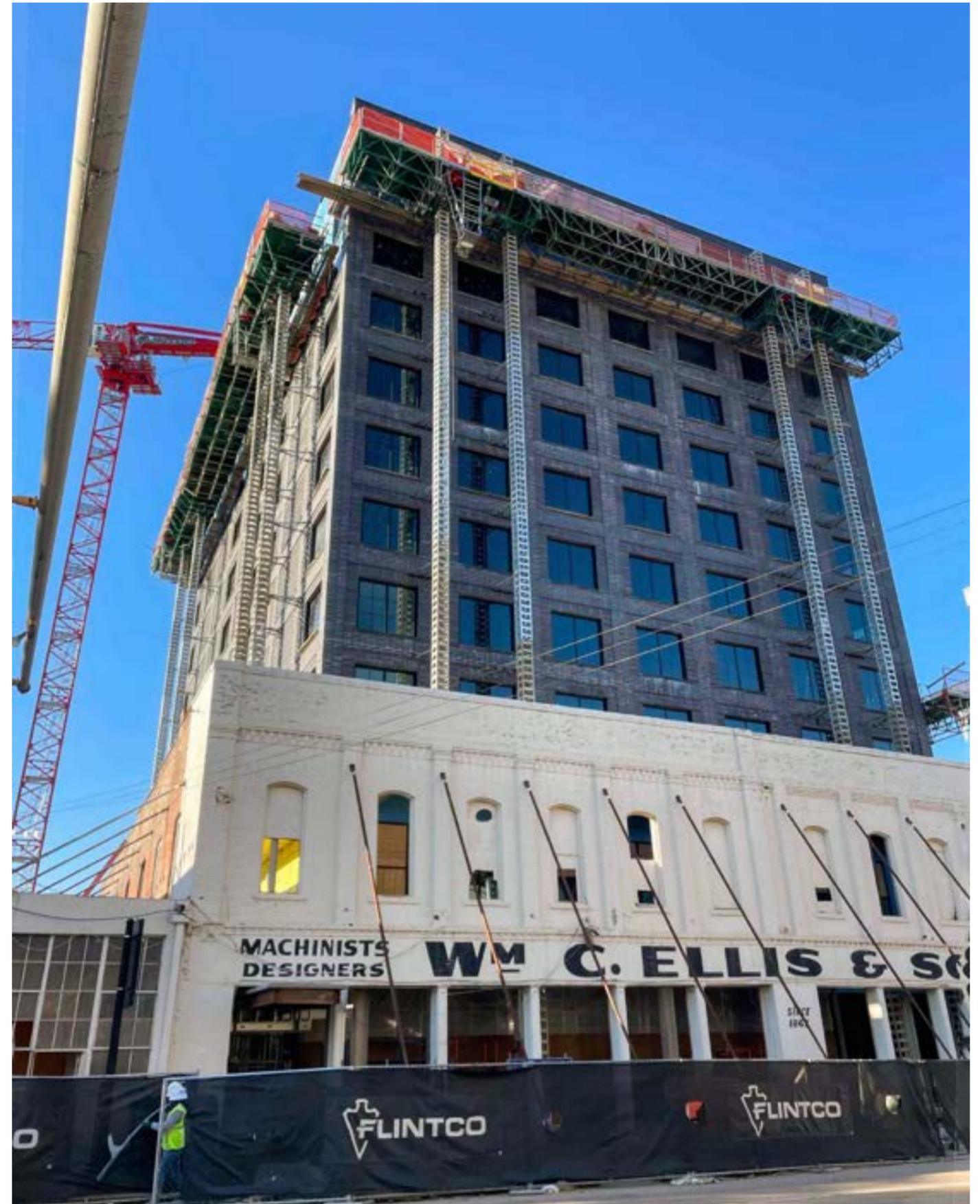
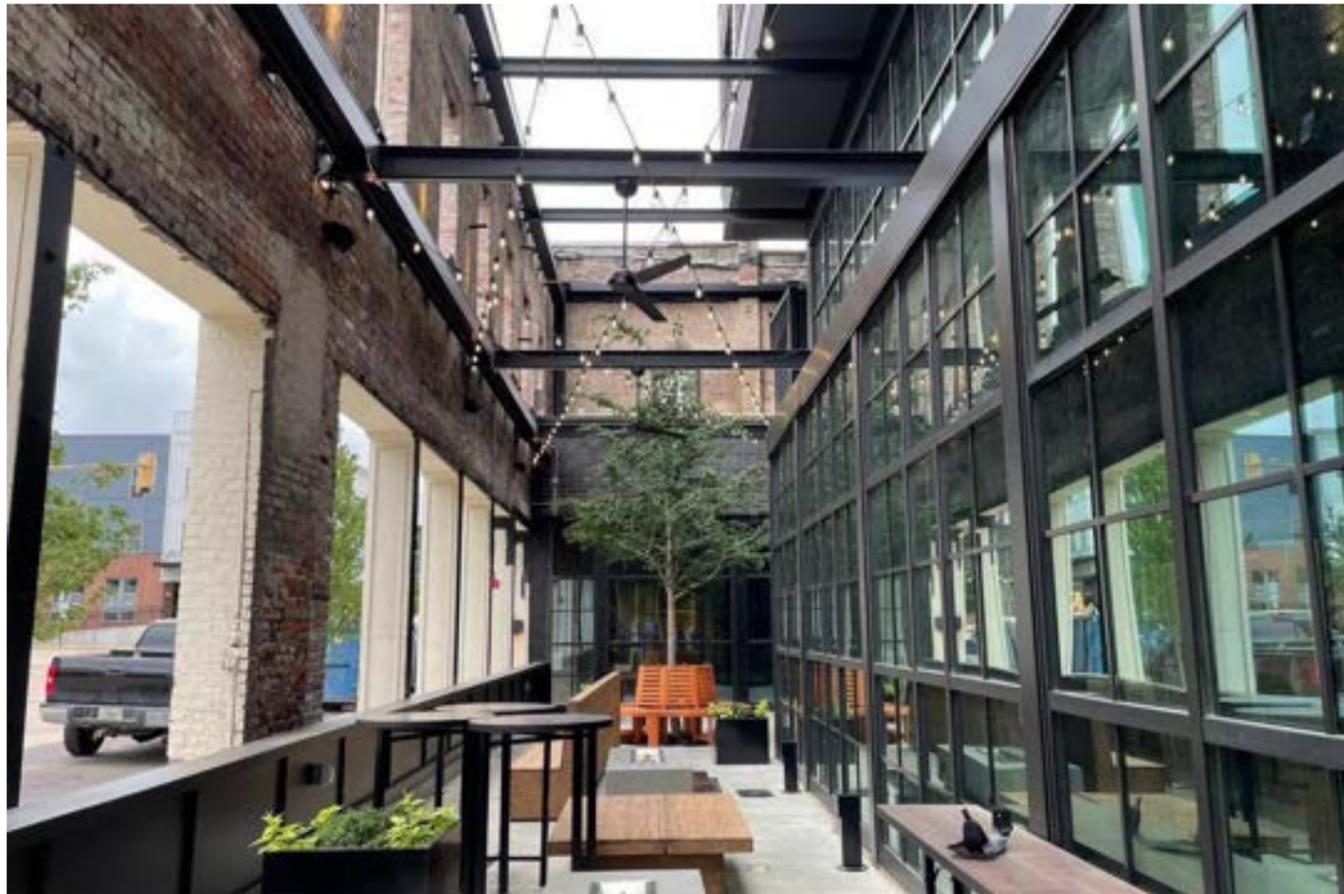


**REFERENCES OF FLINTCO'S WORK WITH BUILDINGS OF
HISTORIC SIGNIFICANCE**

Caption by Hyatt

Memphis, Tennessee

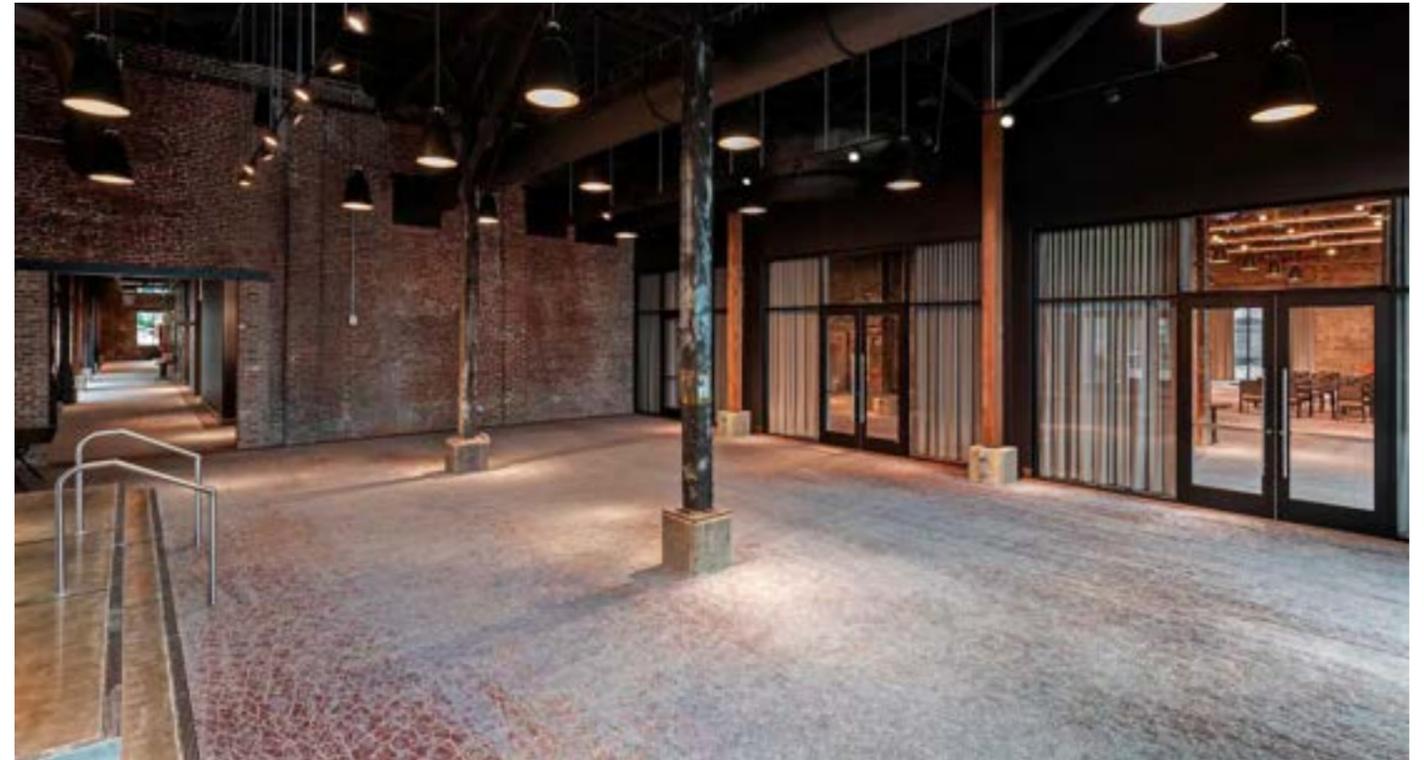
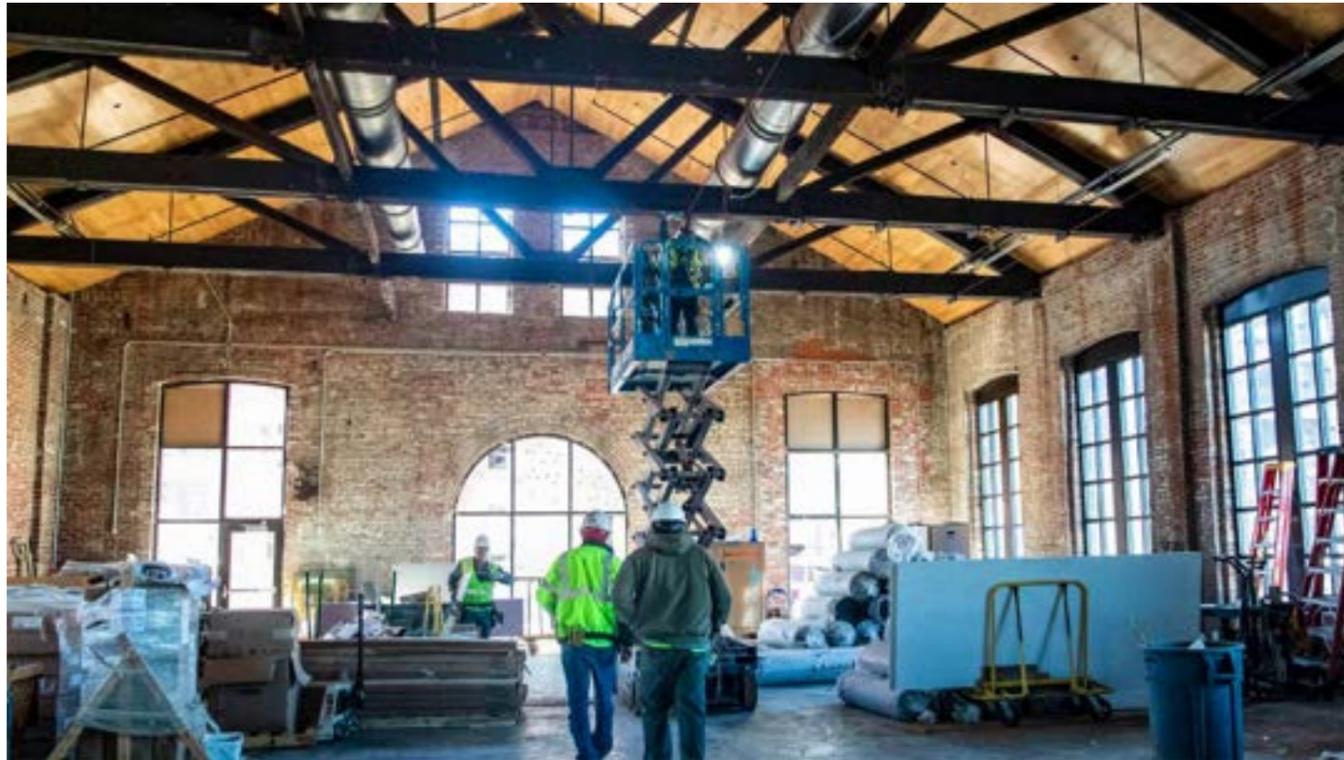
- The Caption is connected to the Hyatt centric, including an underground service tunnel, and integrated into the historic architectural remains of the William C. Ellis & Sons Ironworks and Machine Shop.
- The integration of the historic Ellis facade into the Caption is a distinguishing feature of the design, and will help preserve an important part of Memphis history.,
- The historic Ellis building, which houses the Caption's ground and second floors, was adapted to hold a beer garden courtyard and lounge space. The double-height space is enveloped by the historic building's original heavy timber framing, decorative brick walls, archways and clerestory windows. The long-vacant Ellis Shop also houses a new ballroom and new meeting rooms.
- Prior to any demolition behind the existing facade, the two-story brick façade was stabilized from the outside by using two rows of pipe braces with plates and through wall anchors.



Hyatt Centric

Memphis, Tennessee

- New construction of Hyatt Centric Beale Street Memphis includes the adjacent renovation of the historic 1878 W.C. Ellis Building and Machine Shops, which captured 15,000 SF of meeting and event space for the new hotel.
- The Flintco project team worked with the local historical preservationists in the planning of the hotel design's connection to and preservation of the adjacent historic Ellis Building structures.
- With its original stenciled building signage intact, the Ellis Building was repurposed for the Centric hotel's event, conference, and meeting space, and beer garden.
- Designers were able to salvage much of the original structure and integrate many of these industrial details into the new Centric hotel design.
- Built in 1878, this former blacksmith shop was one of the earliest, longest-running businesses in Memphis, making wrought-iron straps for carriages and shoes for horses and mules and was later used as an agricultural machinery repair shop.



Texas Capital Dome Restoration

Austin, Texas

- Repair and painting area included approximately 1,200 gallons of an exterior paint to cover approximately 75,000 square feet from the lower roof up through and including the Goddess of Liberty statue.
- The outer rotunda level required abatement with new decking installed afterward.
- Interior dome work included approximately 15,000 square feet of lead paint removal and repainting.
- 17,000 square feet of the ceiling surface of the House of Representatives Chamber was repainted and repaired.

