

HISTORIC LANDMARK COMMISSION
AUGUST 22, 2011
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1990-0007
Nelson Davis Warehouse
117 W. 4th Street

PROPOSAL

Façade modifications and the construction of a new rooftop area.

PROJECT SPECIFICATIONS

The applicant proposes the modification of the north (front) façade of the building by:

1. Replace an existing non-historic leaded glass window with a painted 1:1 wood sash window.
2. Replace the existing corrugated metal awning with a new standing-seam metal awning.
3. Convert an existing non-historic window to a new entry, removing non-historic infill.
4. Expand the existing entry but retaining the same opening in the façade.
5. Replace existing fixed-sash windows with painted 1:1 wood sash windows.
6. Reconfigure the existing front ramp.

On the east elevation, the applicant proposes to:

1. Remove the existing walk-in coolers and restore the historic brick façade.
2. Replace an existing set of non-historic leaded glass windows with painted wood-sash windows.

The applicant further proposes to construct a new rooftop deck area with a rooftop addition, shade structure, and guardrails along the east and north elevations. The rooftop addition will have a flat roof, steel casement windows on the north elevation, and four sets of bi-fold steel doors opening under a new shade structure on the east elevation. The sides of the new rooftop addition will be smooth stucco. A new steel guardrail will be constructed around the perimeter of the deck on the east and north sides of the building. The proposed rooftop addition and guardrail will be flush with the existing rooftop structures for SIX Lounge on the west side of the building, or 4'-7.5" from the front wall (3'-10.5" from the back of the parapet wall. In addition, the new stairwell enclosure to the roof will be located on the southeast corner of the rooftop deck area.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.

- Changes which have taken place over time are evidence of the history and development of a building, structure, or site and its environment. Recognize and respect the changes, which may have acquired significance in their own right.
- Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site.
- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.
- Conceal the installation of protective or code-required mechanical systems whenever possible so as not to intrude upon or detract from the aesthetic and historical qualities of the property, except where concealment would result in the alteration or destruction of historically-significant materials or spaces.

COMMITTEE RECOMMENDATIONS

No recommendation.

STAFF RECOMMENDATION

Approve the Certificate of Appropriateness as proposed.

CITY OF AUSTIN
HISTORIC REVIEW APPLICATION
FOR PERMITS WITHIN NATIONAL REGISTER HISTORIC DISTRICTS

A complete application form, including all submittal materials, is required for the City Historic Preservation Office to accept your application form.

Address of

Property: 117 WEST 4TH ST. AUSTIN, TX 78701

Proposed

Use:

APPLICANT

Name: LOU GAMBERTOGLIO (DIRECTOR / PROJECT MANAGER)
Mailing Address: 1122 SOUTH CAPITAL OF TX HWY, STE 300 Telephone: (512) 327-8300
City: AUSTIN Zip: 78746 Fax: (512) 322-9238

OWNER

Name: WC 4TH & COLORADO LP
Mailing Address: 1122 SOUTH CAPITAL OF TX HWY, STE 300 Telephone: (512) 327-8300
City: AUSTIN Zip: 78746 Fax: (512) 322-9238

ARCHITECT (if applicable)

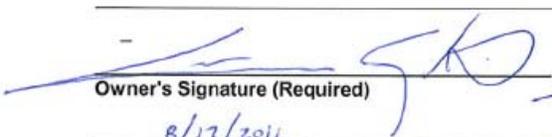
Name: MICHAEL HSU
Mailing Address: 3423 GUADALUPE ST, STE 200 Telephone: (512) 706-4303
City: AUSTIN Zip: 78705 Fax: ()

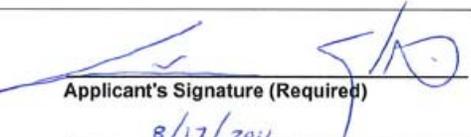
CONTRACTOR (if applicable)

Name: _____
Mailing Address: _____ Telephone: () _____
City: _____ Zip: _____ Fax: () _____

Brief description of proposed work:

REMODEL OF INTERIOR SPACE


Owner's Signature (Required)
Date 8/17/2011
(DIRECTOR - WC 4TH & COLORADO LP)


Applicant's Signature (Required)
Date 8/17/2011



Improvements and Additions to the Nelson Davis Warehouse 4th Street and Colorado Austin, Texas



Michael Hsu
Office Of Architecture

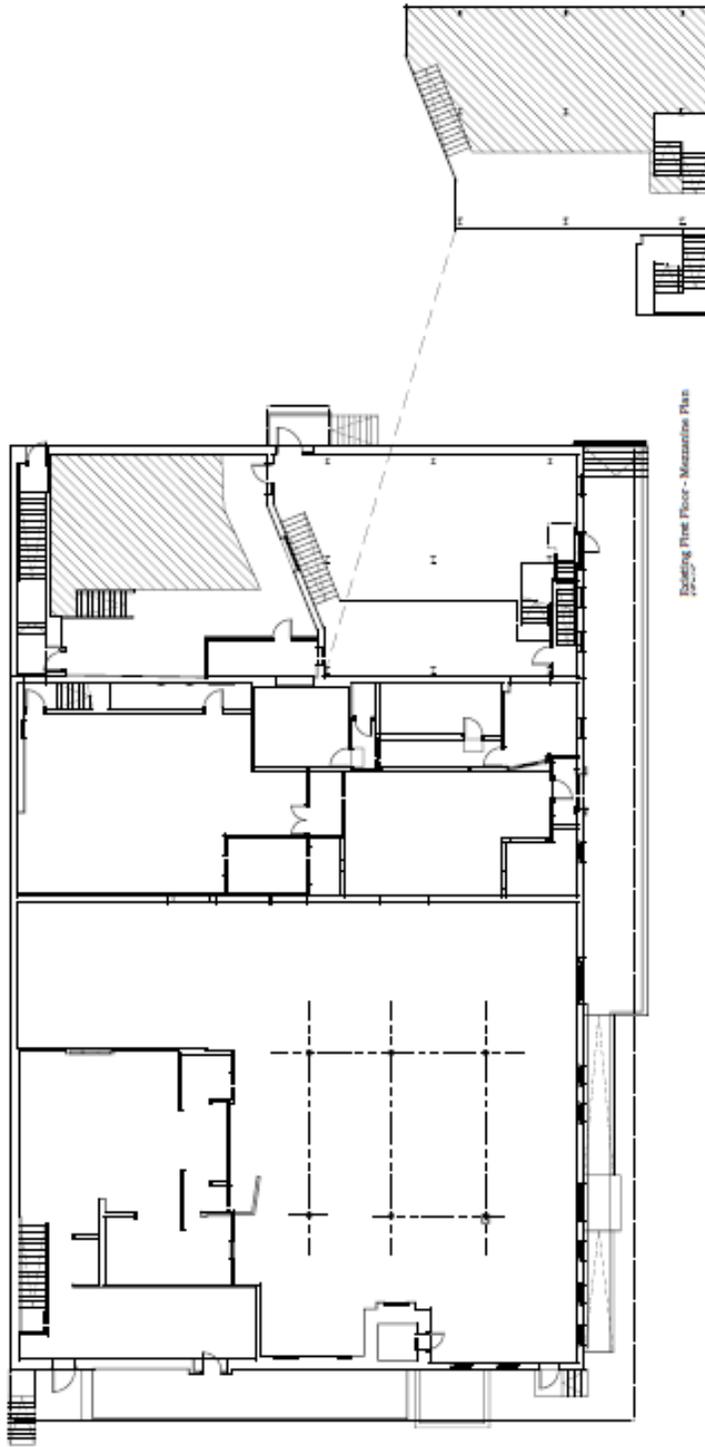
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Austin, Texas 78705
(512) 766-4303

Nelson Davis Warehouse

4th and Colorado
Austin, Texas

22 August, 2023

Cover Page



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 Austin, Texas 78705
 (512) 706-4300

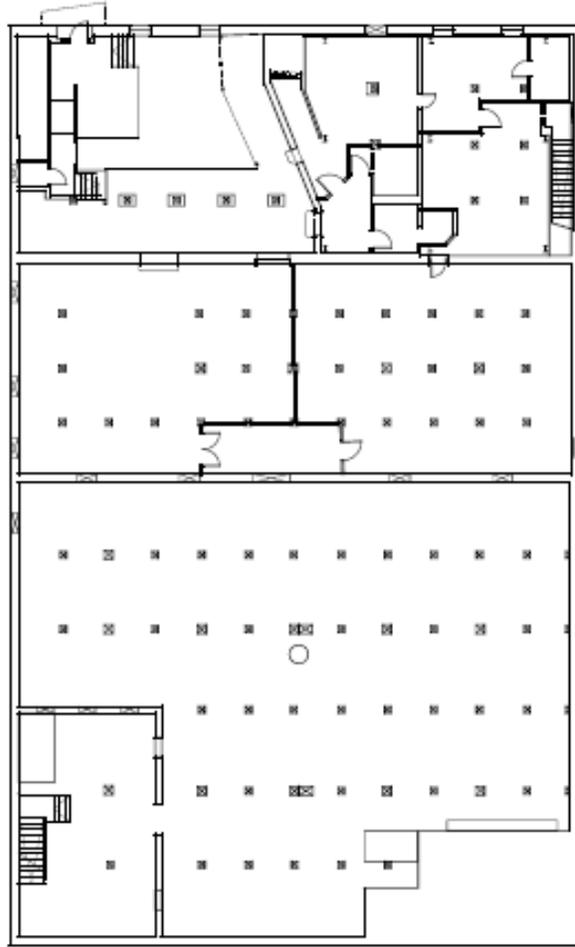
Nelson Davis Warehouse
 4th and Colorado
 Austin, Texas

22 August, 2021

Existing Ground Floor - Mezzanine Plan

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Building Basement Plan
2000

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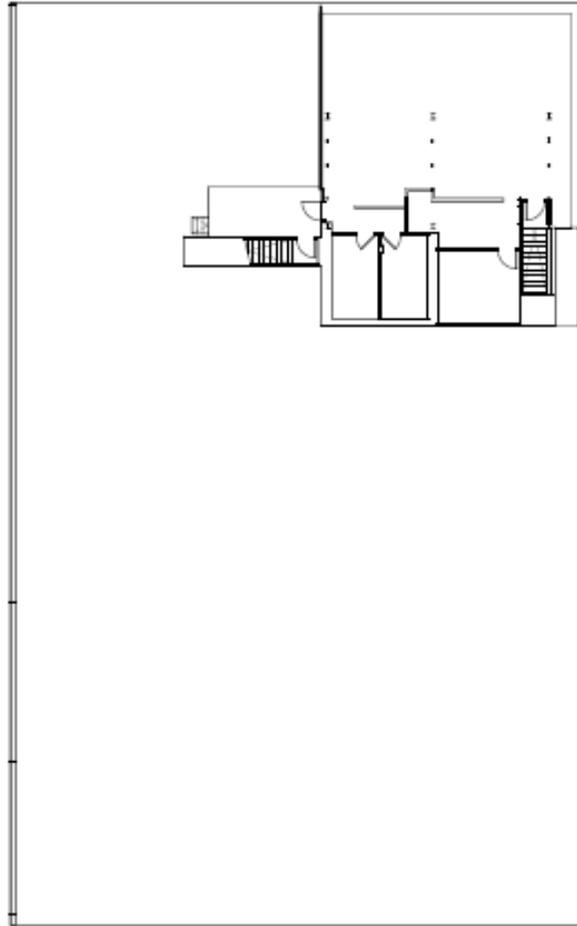
Wilson Davis Warehouse

4th and Colorado
Austin, Texas

22 August, 2003

Building Basement Floor Plan
2000

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Building Roof Deck Plan

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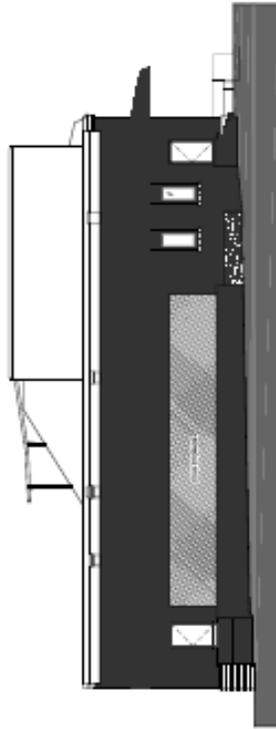
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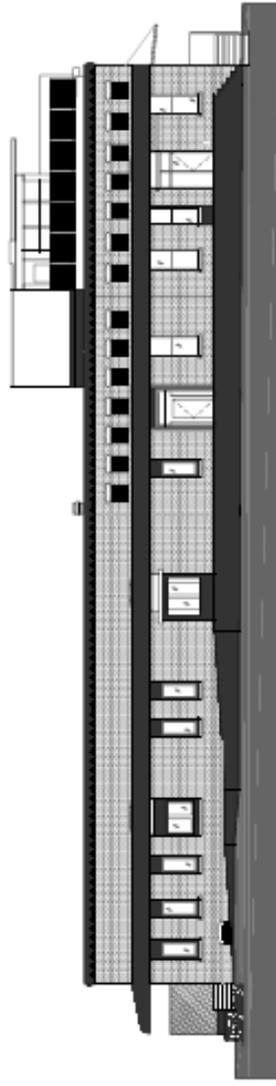
22 August, 2013

Building Roof Deck Floor Plan
12-11-13

02/21/17
RHP-2017



Building East Elevation
RHP-2017



Building North Elevation
RHP-2017

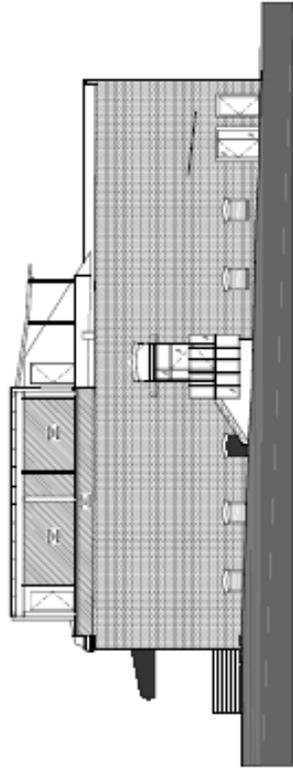
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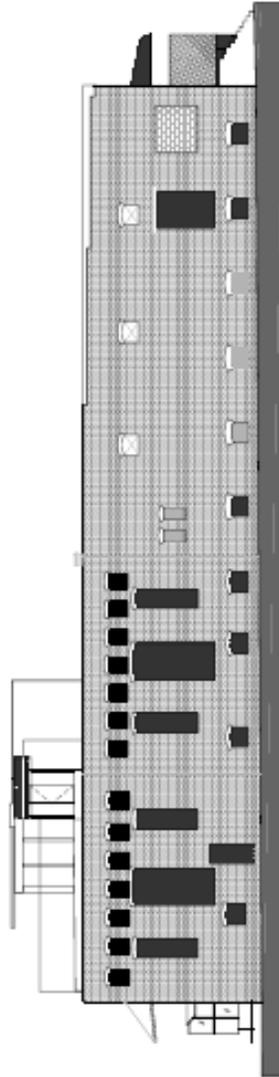
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Building Elevations
RHP-2017



Existing West Elevation



Existing South Elevation

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Existing Elevations
02-21-21



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Historic Photograph circa 1943



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Historic Photograph circa 1979

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North Facade



North West Corner



West Facade

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Existing Photos

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South Facade



North East Corner

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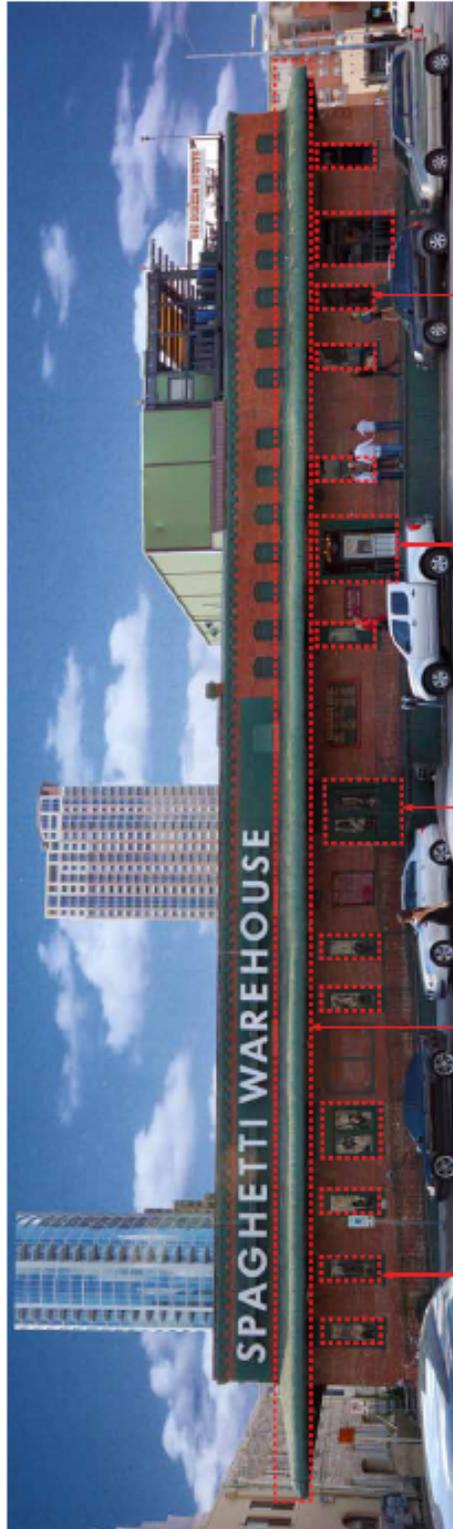
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Existing Photos



Existing cut glass windows to be replaced with painted wood oak window

Existing storefront window material to be replaced.

Existing window to be converted to an entry vestibule.

Existing entry vestibule to be expanded. Entry will remain same size on facade.

Existing store front windows to be replaced with painted wood oak window

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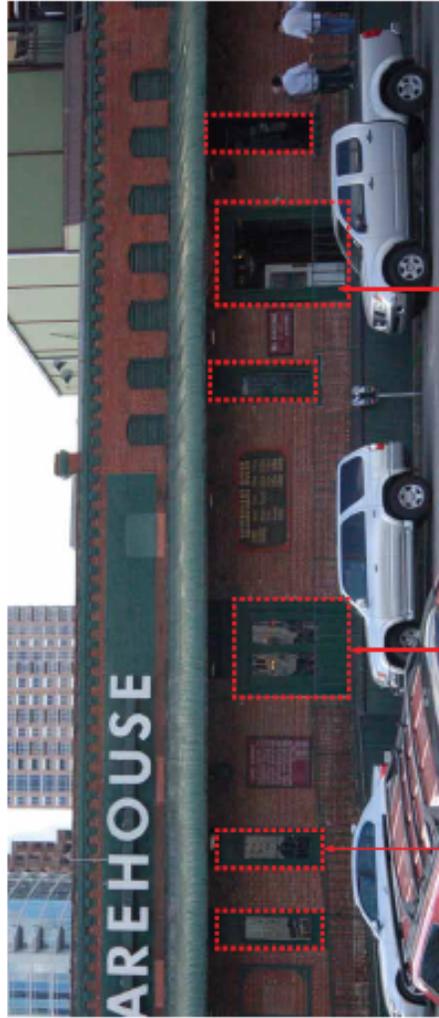
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Nelson Davis Warehouse

4th and Colorado
Austin, Texas

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Building Photos - Proposed facade modifications



Existing cut glass windows to be replaced with painted wood sash window

Existing window to be converted to an entry vestibule

Existing entry vestibule to be expanded. Entry will remain same size as before.

Existing window to be converted to an entry vestibule.



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Michael Davis Warehouse

4th and Colorado
Austin, Texas

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Existing Photos - Proposed facade modifications



Existing brick awning material to be replaced.

Existing ramp to be re-configured to accommodate greater accessibility.

Existing cut glass windows to be replaced with painted wood sash window

Existing walk in cooler to be removed and brick facade restored.

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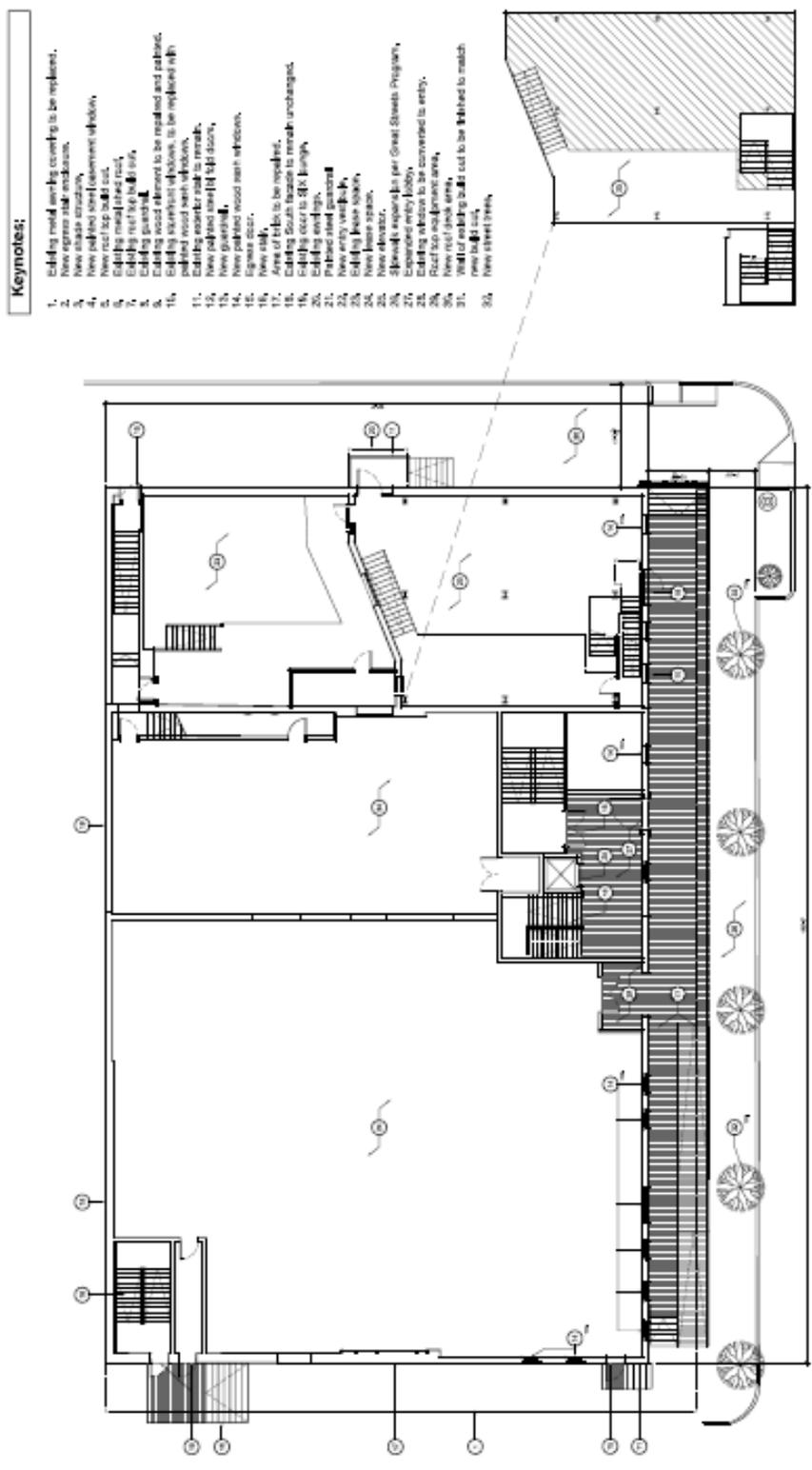
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Nelson Davis Warehouse

4th and Colorado
Austin, Texas

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Existing Photos - Proposed facade modifications



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Melvin Davis Warehouse

4th and Colorado
Austin, Texas

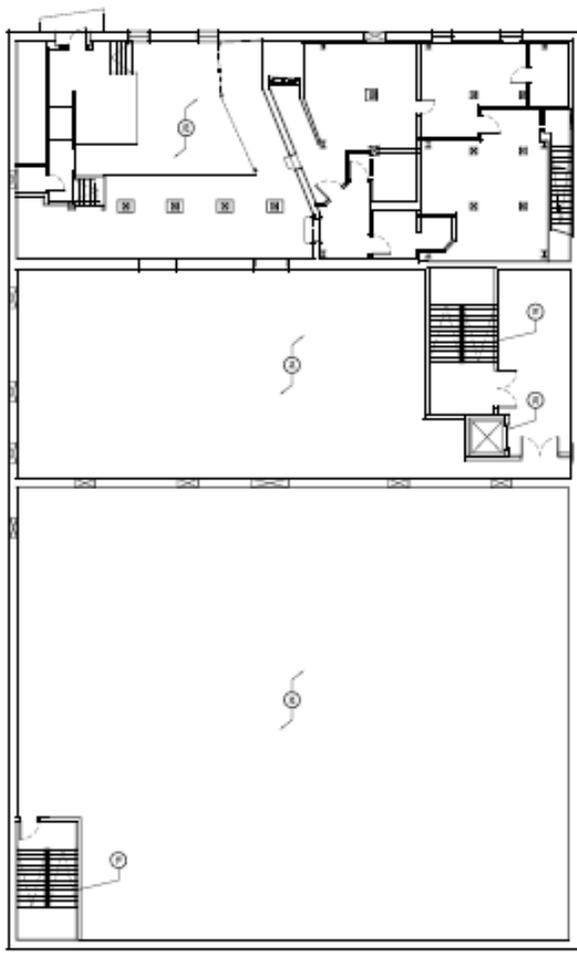
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Proposed First Floor - Mainframe Plan



Keynotes:

1. Existing metal decking covering to be replaced.
2. New steel roof deck.
3. New crane structure.
4. New painted steel cement of below.
5. New roof top ball out.
6. Existing metal sheet rock.
7. Existing roof top ball out.
8. Existing guardrail.
9. Existing steel deck to be replaced and replaced.
10. Existing steel deck to be replaced with.
11. Existing steel deck to be replaced with.
12. New painted steel ball deck.
13. New guardrail.
14. New painted steel ball deck.
15. Existing door.
16. Area of deck to be replaced.
17. Existing door to be replaced.
18. Existing door to be replaced.
19. Existing door to be replaced.
20. Existing door to be replaced.
21. Existing door to be replaced.
22. Existing door to be replaced.
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32. Existing door to be replaced.



Proposed Basement Floor

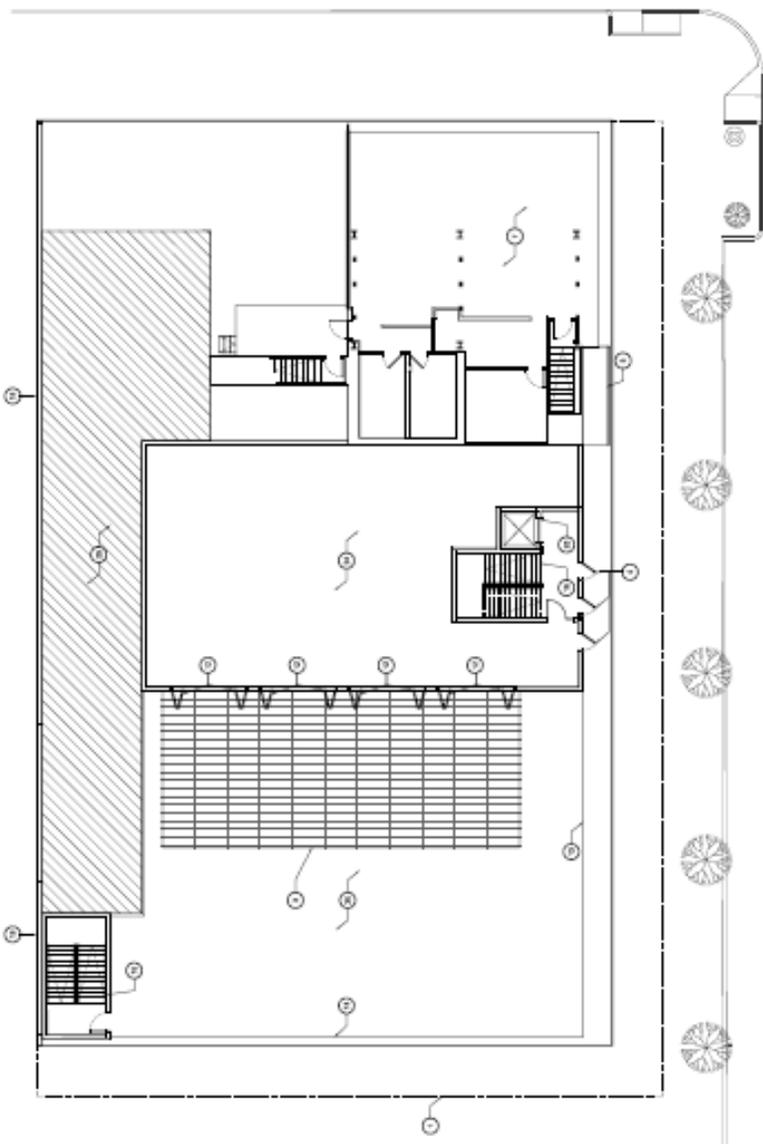
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Keynotes:

1. Existing metal ceiling covering to be replaced.
2. New square steel endbracket.
3. New shade structure.
4. New perforated steel cement asbestos.
5. New roof top ball out.
6. Existing metal mesh roof.
7. Existing metal mesh roof.
8. Existing metal mesh roof.
9. Existing metal mesh roof.
10. Existing metal mesh roof.
11. Existing metal mesh roof.
12. Existing metal mesh roof.
13. Existing metal mesh roof.
14. Existing metal mesh roof.
15. Existing metal mesh roof.
16. Existing metal mesh roof.
17. Area of table to be replaced.
18. Existing South facade to remain unchanged.
19. Existing floor to S/P lounge.
20. Existing wall/ceiling.
21. Existing metal guardrail.
22. Existing metal guardrail.
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Melton Davis Warehouse

4th and Colorado
Austin, Texas

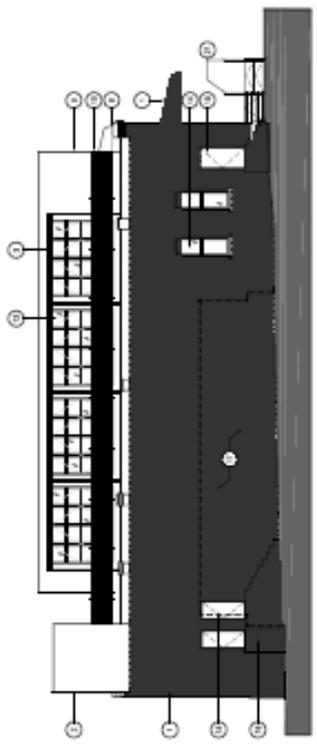
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Proposed Roof Deck Plan

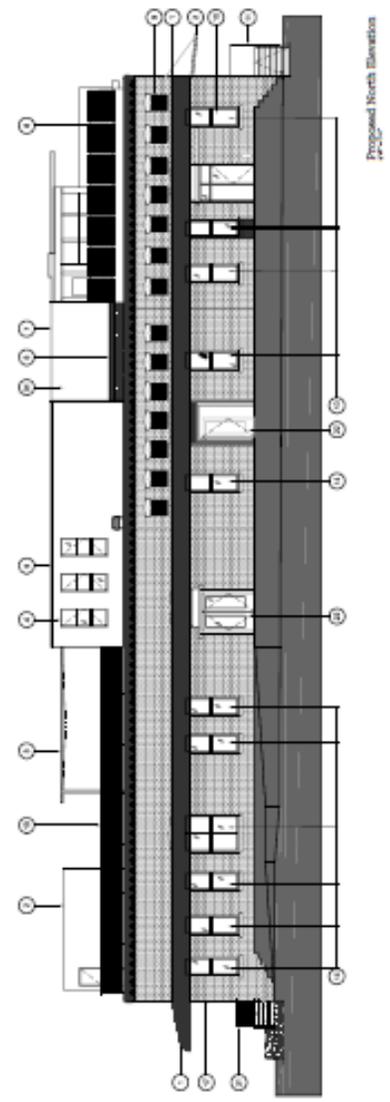


Keynotes:

1. Existing metal awning canopy to be replaced, new express steel endwalls.
2. New window shutters.
3. New painted steel casement window.
4. New roof top built out.
5. Existing metal steel roof.
6. Existing roof top built out.
7. Existing metal steel roof.
8. Existing metal steel roof.
9. Existing metal steel roof to be replaced and subject to existing structural conditions, to be replaced with painted wood north windows.
10. Existing metal steel roof to be replaced with painted wood north windows.
11. Existing metal steel roof to be replaced with painted wood north windows.
12. New painted wood north windows.
13. New painted wood north windows.
14. New painted wood north windows.
15. New painted wood north windows.
16. Area of top to be replaced.
17. Existing South facade to remain unchanged.
18. Existing door to 215 lounge.
19. Existing awning.
20. Existing awning.
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Proposed East Elevation
12-20



Proposed North Elevation
12-20

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Nelson Davis Warehouse

4th and Colorado
Austin, Texas

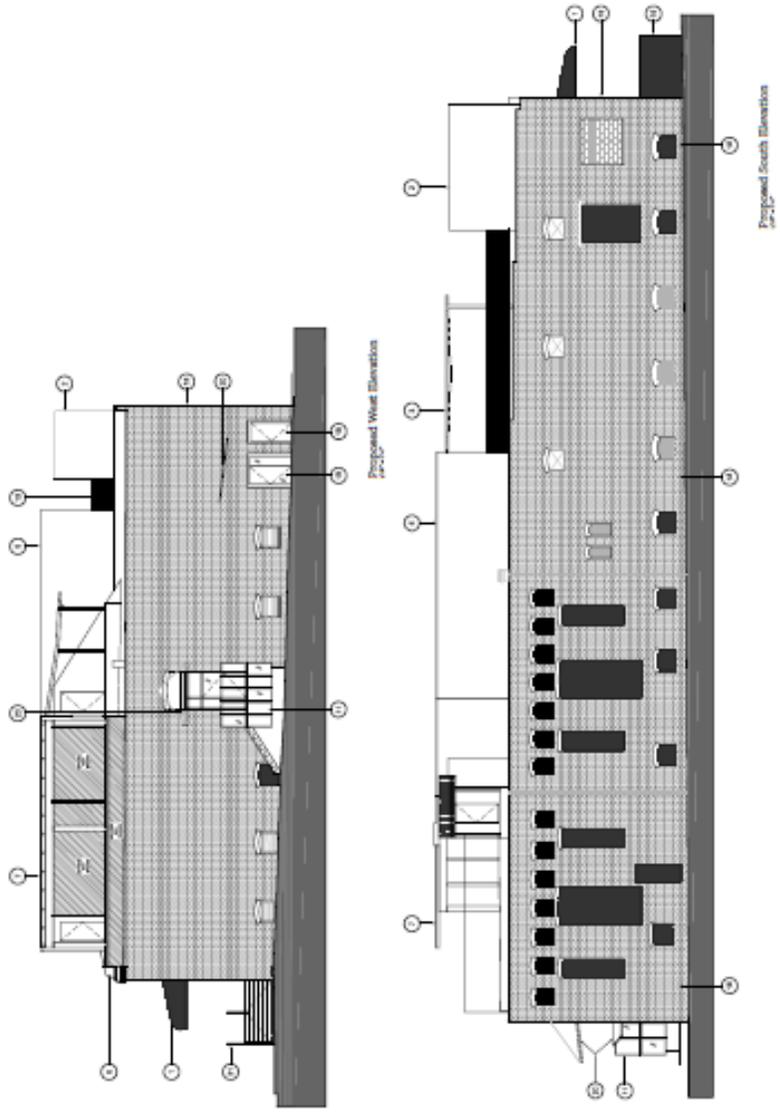
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Proposed Elevations
12-20



Keynotes:

1. Existing metal ceiling covering to be replaced.
2. New ingress only enclosure.
3. New shade structure.
4. New shade structure.
5. New roof top to be put out.
6. Existing metal structure.
7. Existing metal structure.
8. Existing metal structure.
9. Existing metal structure.
10. Existing metal structure to be replaced and replaced with galvanized steel.
11. Existing metal structure to be replaced with galvanized steel.
12. New galvanized steel roof.
13. New galvanized steel roof.
14. New galvanized steel roof.
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16. New galvanized steel roof.
17. Area of deck to be replaced.
18. Existing South facade to remain unchanged.
19. Existing door to be replaced.
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100. Existing door to be replaced.



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Nikem Davis Warehouse

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Proposed Elevations



Examples of proposed painted wood sash windows



Proposed warehouse light fixtures

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Wood Dash Warehouse Windows
and Light Fixtures



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Exterior Fender Locking South West