

**HISTORIC LANDMARK COMMISSION
SEPTEMBER 23, 2013
DEMOLITION AND RELOCATION PERMITS
HDP-2013-0654
219 W. 4TH STREET**

PROPOSAL

Demolish a portion of a ca. 1937 building and construct upper stories.

ARCHITECTURE

One-story, rectangular-plan, flat-roofed, brick warehouse building with patterned brick in the stepped parapet. The original storefront has been modified and the original windows have been replaced with plate glass.

RESEARCH

The building was constructed by Judge Ireland Graves in 1937 as a duplex commercial building, which had the addresses of 219 and 221 West 4th Street. Trafton Tile and Marble had its store at 219 from the construction of the building in 1937 until around 1941. A refrigeration company was the first tenant of the side bearing the address of 221. A wholesale cigar and candy company occupied the 221 side of the building in the mid-1940s. From the mid-1940s until around 1960. B&N Axle Service took over the entire building from the late 1960s until the 1990s; the building was then Southwest Axle and Transmission until being converted to a nightclub space, first as the original home of 219 West; the building has been sporadically vacant since 219 West moved to new quarters on W. 6th Street in 2011.

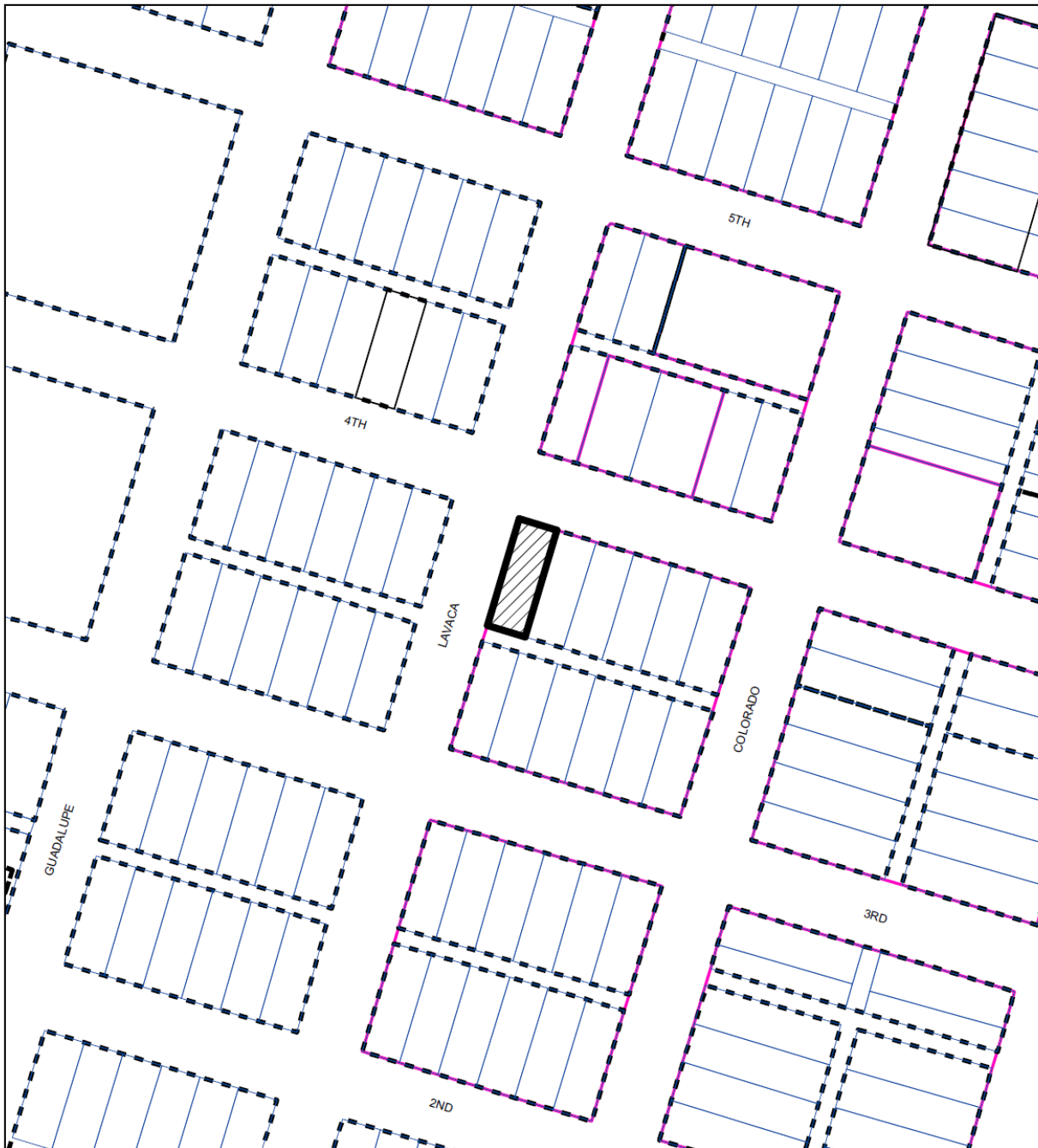
STAFF COMMENTS

The building is listed in the Comprehensive Cultural Resources Survey (1984) but without a priority for research.

STAFF RECOMMENDATION

Recommend that the applicant consider maintaining more of the building and restore the street façade on 4th Street; further recommend that additional stories on the building be set back so that they do not compete with the one-story character of the Warehouse District.

LOCATION MAP



SUBJECT TRACT



ZONING BOUNDARY

CASE#: HDP-2013-0654
LOCATION: 219 West 4th Street



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

219 W. 4th Street
ca. 1937



OCCUPANCY HISTORY

219 W. 4th Street

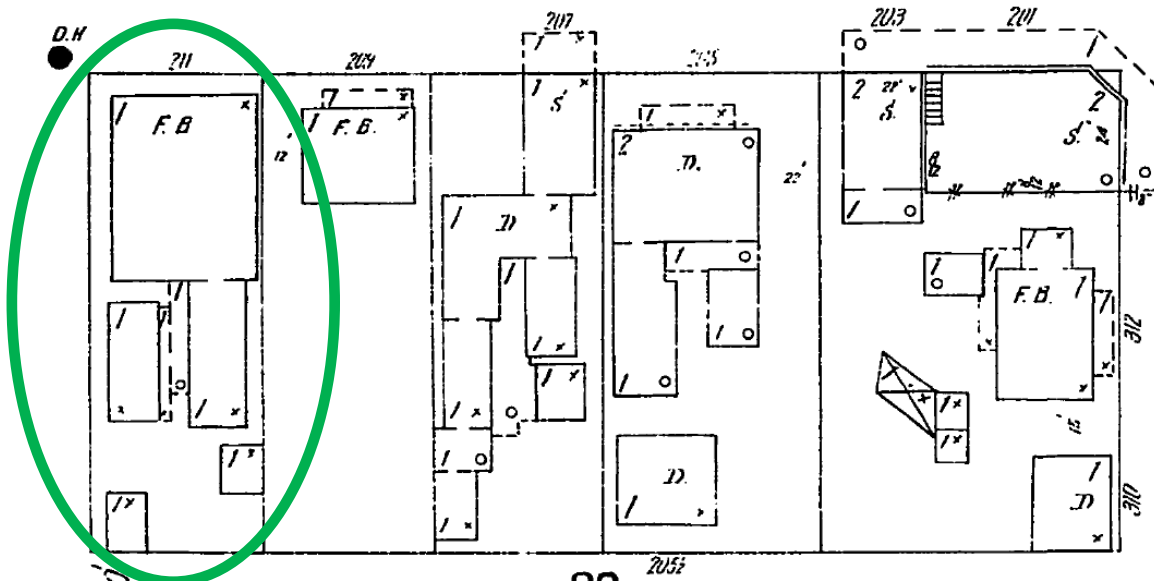
City Directory Research, Austin History Center
By City Historic Preservation Office
November, 2008

1992	B&N Axle Service Auto repair – car and truck wheel alignment and balancing, complete brake service. Tommy Nowotny, president “Over 30 years in Austin”
1987	B&N Axle Service, Inc. Auto repair – car and truck wheel alignment and balancing, complete brake service. Tommy Nowotny, president “Over 30 years in Austin”
1981	B&N Axle Service Car and truck wheel aligning and balancing, complete brake service. C.L. Nowotny, proprietor
1975	B&N Axle Service Car and truck wheel aligning and balancing, complete brake service. C.L. Nowotny, proprietor
1969	B&N Axle Service Axle and frame straightening, car and truck wheel aligning, balancing, complete brake service. C.L. Nowotny, proprietor
1963	Vacant NOTE: The address is listed as 219-221 W. 4 th Street.
1958	Eli Witt Cigar Company of Texas Wholesale distributors of all major brands of cigars, cigarettes, tobacco, and snuff. Glenn W. Kennedy, manager NOTE: The address is listed as 219-221 W. 4 th Street.
1953	Eli Witt Cigar Company of Texas Wholesale tobacco and cigars Glenn Kennedy, manager NOTE: The address is listed as 221 W. 4 th Street.
1949	Eli Witt Cigar Company of Texas Wholesale Lonnie Anderson, manager NOTE: The address is listed as 221 W. 4 th Street.
1947	Eli Witt Cigar Company of Texas Lonnie L. Anderson, manager NOTE: The address is listed as 221 W. 4 th Street

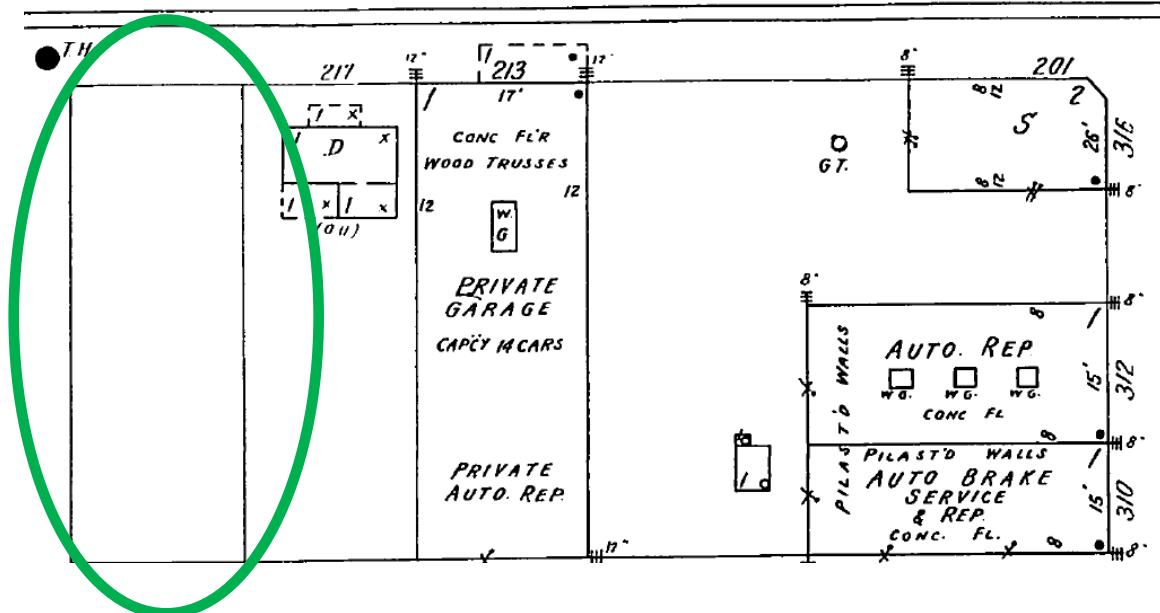
- 1944-45 **219 W. 4th Street**
 Hyman Manufacturing Company
 Novelty curtains
 Fred Miller, manager
- 221 W. 4th Street**
 Hausler-Kilian Cigar and Candy Company
 Wholesale
 Lonnie L. Anderson, manager
- 1942 **219 W. 4th Street**
 The address is not listed in the directory.
- 221 W. 4th Street**
 Hausler-Kilian Cigar and Candy Company
 Wholesale
 Ray P. Sorden, manager
- 1940 **219 W. 4th Street**
 Trafton Tile and Marble Company
 "The House of Tile"
 Eagle Rock Wool Insulation – Year-Round Comfort in Your Home
 Forrest Trafton, manager
- 221 W. 4th Street**
 Vacant
- 1939 **219 W. 4th Street**
 Trafton Tile and Marble Company
 "The House of Tile"
 Eagle Rock Wool Insulation – Year-Round Comfort in Your Home
 Forrest Trafton, manager
- 221 W. 4th Street**
 Cole-Hagood
 Refrigeration equipment
 Maurice W. Cole and James W. Hagood, proprietors
- 1937 The addresses are not listed in the directory.

NOTE: City building permit records indicate that Judge Ireland Graves obtained a permit to construct a masonry store building at 219-21 W. 4th Street in May, 1937.

The loft apartment on the rear of the building was added in 1999. The building was remodeled as the 219 West nightclub in 2003.



The 1900 Sanborn map shows a house with the notation "F.B", indicating "Female Boarding", a euphemism for a house of prostitution, on this site. The city directory of 1912-13 indicates that this was the home of Miss Blanche Dumont, who had a telephone, but no occupation listed in the directory. The next house east of this was also a house of prostitution, as was the house around the corner at 312 Colorado Street.



The 1935 Sanborn map shows the site (furthest left lot) as vacant. The permit for the construction of this building was issued to Judge Ireland Graves in May, 1937 (below)

Ireland Graves

219-21 West 4th St

11

28

12

Masonry store building

192 - May 29, 1957

4

Building permit to Judge Ireland Graves for the construction of a masonry store building at 219-21 W. 4th Street (1937)

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE

AUSTIN, TEXAS No. 5534

M. Fredrick Thomas Address 219 W 4th

Plumber Andrewartha Size of Tap 1 1/2" Date 6-9-37

Date of Connection 6-9-37

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped ✓

From Front Prop. Line to Curb Cock 29' 6"

From " Prop. Line to Curb Cock 8' 4"

Location of Meter CURB LINE

Type of Box L.C.K.

Depth of Main in St. ✓

Depth of Service Line ✓

From Curb Cock to Tap on Main ✓

Checked by Engr. Dept. (S) 6-11-37

INDEXED

Foreman's Report

No. Fittings	Curb Cock	Elbow	St. Elbow	Bushing	Reducer	Pipe	Lead Conf.	Nipples	Tee	Stop	Bar	Lid	Valves	Reg. No.

1 - 1 1/2" main galv
17 ft 6 in

Foreman's Signature DOUGLAS

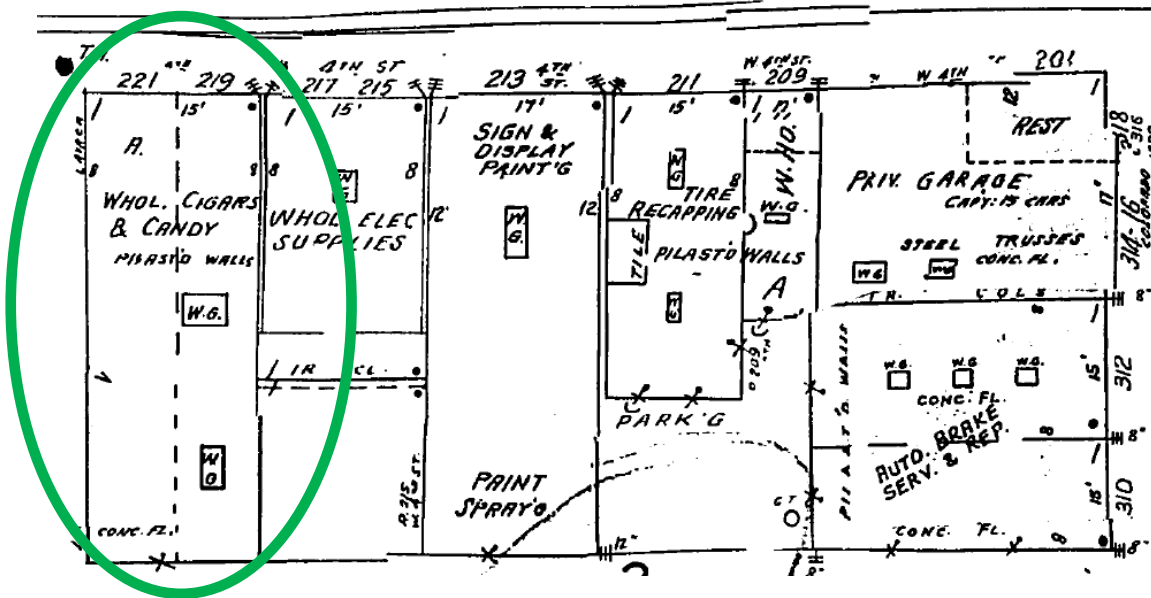
b1g 537 pvc 180

15' 6" x 15' 6"

5' 6"

S. S. V.

Water service permit to Judge Ireland Graves for the building now known as 219 W. 4th Street (1937)



The 1961 Sanborn map shows the building divided into a duplex use, with the notation that the building was being used for wholesale cigars and candy, and had an address of 219-21 W. 4th Street. The city directories for the time confirm that the building was the home of the Eli Witt Cigar Company of Texas, a wholesale tobacco and cigar warehouse. The partition wall between the two sections of the store was removed in 1964.

OWNER	B & N Axle Service	ADDRESS	219 & 221 West 4th
PLAT	7	LOT	12
		BLK	28
SUBDIVISION	Original City		
OCCUPANCY	Remodel Comm Bldg.		
BLD PERMIT #	91229	DATE	3-13-64
		OWNERS	ESTIMATE 2000.00
CONTRACTOR	Owner	NO. OF FIXTURES	2
WATER TAP REC #	SEWER TAP REC #		
	Garage		
Removing partation and replacing with steel beams; exca-			
ate floor, cut four			

Building permit to B&N Axle Service to remove the partitions shown on the 1961 Sanborn map (1964)

Hello Steve. I wanted to confirm that this demolition case I am helping the property owner with is going to be on the 9/23 agenda. Will staff's report be issued soon?

We had talked about this building and discussed a middle portion of the Lavaca side being the only intact original portion of the building. Though the windows had been replaced. There is an opportunity to integrate this portion of the side wall into the new building design, but basement excavation will make working around an existing portion of wall difficult. Perhaps that portion of wall could be reconstructed.

What is most historically significant on the front of the building is gone. The front entrance, windows, and facade elements adjacent to original front openings are gone. With the most distinctive parts and a majority of the original building modified, I believe the best move on this site is to create a coherent building that responds to the scale of the proposed Warehouse District.

This building was never one of the most architecturally interesting in the area... More interesting buildings are the ones on the north side of the street and the original Gingerman that has been granted full demolition. 219 W 4th was shown as unprioritized in the 1984 Cultural Resources Survey.

The proposed building will incorporate reduced massing and setbacks at 4th Street, and will incorporate window mullions similar to warehouse steel windows to create a more human scale.

Thank you for your consideration.

--

Bart Whatley, AIA NCARB
Architect- TX 17672, SC 8717, LA 7820
512-522-3511 w, [512-470-4318](tel:512-470-4318) m
Delineate Studio, PO Box 1432, Austin TX 78767



Demolition Application

Adopted December 2012

Application type: **Commercial** ☒ **Residential** ☐

Fee paid: \$ 147.00 + 32.40 ^{6/14}

DATE of SUBMISSION:

RECEIVED

AUG 29 2013

NPZD/CHPO

Permit Information	
FOR OFFICE USE ONLY	BP- _____ PR- <u>13-091172</u> LHD_NRD_HDP- <u>13-0654</u> Ca. _____
	REFERRED BY: <u>NICHOLAS HADJICORGE</u> NRHD/LHD: _____
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW- _____
	HISTORIC PRESERVATION OFFICE _____ DATE _____
Property Information	
Address: <u>219 West 4th Street</u>	
City/Zip: <u>Austin, Texas 78701</u>	
Current use: <u>mixed, office/bar</u>	
Demolition Type	
<input checked="" type="checkbox"/> Total	
<input type="checkbox"/> Partial—identify the exterior wall(s), roof or portion of wall(s) and roof to be demolished.	
Applicant	
Name: <u>Bart Whitley</u>	
Address: <u>916 Springdale Road</u> <u>Unit 205</u>	
City/Zip: <u>Austin, Texas 78702</u>	
Phone: <u>512-470-4318</u>	
Email: <u>bart@delineatestudio.com</u>	
Owner	
Name: <u>Thomas C. Calhoon</u>	
Address: <u>3405 Clearview Dr.</u>	
City/Zip: <u>Austin, Texas 78703</u>	
Phone: <u>512-784-6400</u>	
Email: <u>tcalhoon@comcast.net</u>	
Demolition Contractor Information	
Company: <u>Structura, Inc.</u>	
Address: <u>9233 Waterford Centre Blvd., Suite 100</u>	
City/Zip: <u>Austin, TX 78758</u>	
Phone: <u>512.495.9702</u>	
Structural Information	
Square Feet: <u>5,888</u>	
Building Materials: <u>Brick/wood</u>	
Foundation Type: <u>Concrete slab</u>	
Estimated cost of demolition: <u>\$20,000</u>	

IMPORTANT:

Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after 180 days from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

DO NOT LET YOUR PERMIT EXPIRE!!!!

HISTORIC LANDMARKS AND DISTRICTS: If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office.



Demolition Application

Page 2 of PR- _____

Submittal Requirements

- ☐ 1. Owner authorization/signature, **NOTARIZED** at the bottom of this page
OR a NOTARIZED letter of authorization from the owner giving the applicant permission to apply.
- ☐ 2. Dimensioned Site Plan or Survey that shows all existing structures and what is being demolished
- ☐ 3. Certified tax certificate(s) from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 854-9473).
- ☐ 4. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street.
- ☐ 5. Review Fee (see fee schedule for applicable fees)

Additional requirements for Commercial Demolitions:

- ☐ 6. Approved/Red-stamped site plan OR an approved Site Development Exemption Form
- ☐ 7. Completed Texas Department of Health Asbestos Notification Form; must be filled out by a licensed inspector or contractor

Consent, Authorizations and Signatures

I understand and will adhere to the following rules or regulations:

1. **No work may begin prior to issuance of this permit**
2. It is important to verify with the Development Assistance Center (DAC) that new construction will be permitted on the property at this location PRIOR to filing this application.
3. If the structure to be demolished is currently tied into water and/or sewer services provided by the City of Austin, you must contact Austin Water Utility at 512-494-9400 to obtain specific water and sewer service information.
4. If the proposed work will require the removal of any tree protected by ordinance or impact the critical root zone as defined within the Environmental Criteria Manual (3.5.2.A), a Tree Ordinance Review Application is required prior to any such activity. **Note, root zone protection measures (e.g. fencing, boards attached to the trunk, mulch) are required prior to work commencing.** Information can be found at <http://www.austintexas.gov/department/city-arborist>. Contact the City Arborist Program at (512) 974-1876 or cityarborist@austintexas.gov.
5. If the proposed work will require use of City right-of-way, a Right of Way Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8th floor at One Texas Center. For additional information, call 974-7180 or go to <http://www.austintexas.gov/department/right-way-management>
6. **The Historic Preservation Office will review this application to determine if the structure that is subject of this application is potentially historic as defined by §25-11-214 of the City of Austin Land Development Code. Additional review by the Historic Landmark Commission may be required and additional fees may be assessed.**
7. Once this review is complete and approved, the permit may be obtained from the Permit Center and additional fees will be assessed at that time.

I, the undersigned, hereby swear or affirm that the information provided in this application is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the above structure and/or property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid.

☐ As owner(s) of the property described in this application, I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Signature of Applicant: _____

(if different from owner)

Date: _____

Signature of Owner: _____

Date: 8.9.13

Sworn and subscribed before me this 9th day of August, 20 13

Signature of Public Notary _____





NOTE: PROVIDE PERMANENT CAPPING/
PLUGGING OF WATER & WASTEWATER
PER PLUMBING CODE NEAR
PROPERTY LINE AND WITHIN 5 FEET
OF PROP. LINE ON PRIVATE PROPERTY.

1 DEMOLITION PLAN

SCALE: 1" = 30'

DELINEATE
studio
Bar Whalley, Reg #17672
bar@delineatstudio.com
512 522 3511

The Riley Building
315 Lavaca Street, Austin TX 78701

JOB: 1317
DATE: 9-2-2013
SHEET
D1



NON-ORIGINAL

2 SOUTH ELEVATION PHOTO



NON-ORIGINAL

ORIGINAL FACADE
REMOVED BELOW HEADER

1 NORTH ELEVATION PHOTO

NOT TO SCALE

DELINEATE
studio

Bart Whitley, Reg #17672
bart@delinestudio.com
512 522 3511

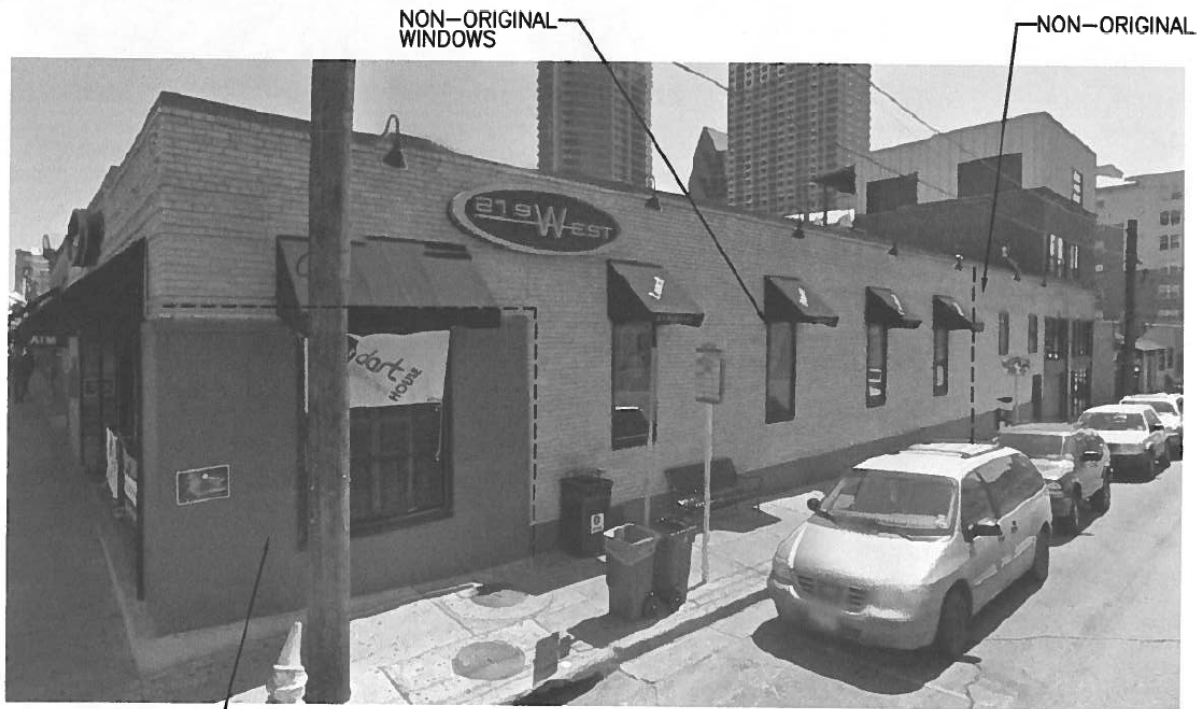
The Riley Building

315 Lavaca Street, Austin TX 78701

Preliminary. Not for regulatory approval, permitting, or construction.

JOB: 1317
DATE: 8-22-2013
SHEET

A2



NON-ORIGINAL

1 WEST ELEVATION PHOTO

NOT TO SCALE

DELINEATE
studio

Bart Whatley, Reg #17672
bart@delineatestudio.com
512 522 3511

The Riley Building

315 Lavaca Street, Austin TX 78701

Preliminary. Not for regulatory approval, permitting, or construction.

JOB: 1317
DATE: 8-22-2013
SHEET

A3

Delineate Studio - Bart Whatley, Architect

August 27, 2013

Austin Historic Preservation Office
Mr. Steve Sadowsky
505 Barton Springs Rd., Floor 5
Austin, TX 78704
512-974-6454

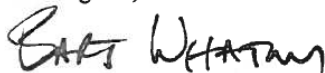
Dear Mr. Sadowsky:

Please see the attached application for a building demolition at 219 West 4th Street. The building owner would like to construct a new building on this property.

The existing building, built in 1937 has housed a tile company, warehouse operations, automotive repair, and a restaurant/bar. Automotive repair uses caused the original façade to be cut out for overhead doors. Some of these areas have been filled in. The majority and main portion of the original front façade on West 4th Street has been lost. The Lavaca street façade has also been modified. There are no original doors and windows in this building. The rear portion of the building has been modified to be a residential loft.

Due to the multiple, significant compromises imposed on the original structure and due to the simple, utilitarian nature of the original structure, we feel that it is appropriate to remove the existing building to make way for a new, cohesive structure that can be a respectful addition to the area context.

Best Regards,

A handwritten signature in black ink, appearing to read "Bart Whatley".

Bart Whatley, AIA NCARB





A. The Riley – New Development In Downtown Austin’s Warehouse District

Tom Calhoon, owner of the building at the southeast corner of 4th and Lavaca (Warehouse District), is redeveloping his property into an event-venue space called **The Riley**.

You might recognize the building, as it used to be home to **219 West**, and recently the Red Room. The latter operator was not there long and notable for accusations of LGBT [discrimination](#).

Details are sparse, but it’s very interesting to see downtown development that’s *not* a high rise!

Also, this is the second major development on this intersection... caddy corner, **Gables** and **Hotel ZaZa** [are expected](#) to break ground soon on a 25 story tower.