

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MAY 19, 2014
NRD-2014-0039
800 Congress Avenue
Congress Avenue

PROPOSAL

Demolish the existing ca. 1982 building and construct a new building in its place.

PROJECT SPECIFICATIONS

The existing ca. 1982 building is not contributing to the Congress Avenue Historic District due to its age. The applicant proposes the demolition of the existing building and the construction of a new two-story building in its place. The proposed building will have a 1½-story glass curtain wall for the south three-quarters of the Congress Avenue frontage, and a blackened steel plate from the north quarter of the Congress Avenue frontage. The second story will be an open, covered deck with painted steel beams and columns, and Douglas fir purlins, beams, and decking. On the 8th Street side, the building will have a steel-framed glass curtain wall on the ground floor with a concrete footing, and metal-framed operable windows on the second floor, with an overhang of the same Douglas fir beams and purlins as the roof of the front deck.

STANDARDS FOR REVIEW

The existing building is not contributing to the Congress Avenue Historic District. The Congress Avenue Historic District has no specific design guidelines for new construction, but general design principles for new construction in historic districts encourage compatibility with the character of the contributing buildings within the district in terms of size, scale, massing, and materials. Contemporary design for new construction is permissible, if the design is compatible as outlined above.

STAFF RECOMMENDATION

Release the permit as proposed. The proposed design is very contemporary, but uses a great deal of glass which is common for the Avenue in retail storefronts, and is compatible with the size and scale of surrounding buildings on the street. The building being replaced, outside of having a charming front courtyard, added no architectural interest to the district; the proposed building will generate a great deal of attention to this corner.



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2014-0039

LOCATION: 800 Congress Avenue

1" = 153'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

