

HISTORIC LANDMARK COMMISSION
AUGUST 24, 2015
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1978-0010
Nalle Building
409-13 E. 6th Street

PROPOSAL

Construct a two-level rooftop deck.

PROJECT SPECIFICATIONS

The applicant proposes to construct a double-level rooftop deck. The proposed deck will be set 15 feet back from the parapet of the building, and will consist of two levels. The top level of the deck will not be visible from the street, and will have a 42" handrail and laminated glass partition as the railings.

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.
- 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.

In addition, the Architectural Design Guidelines for Sixth Street state:

- ◆ Minimize the visual impact of rooftop uses as seen from the street.
- ◆ **Set activities back such that they are not visible from the sidewalk below. At a minimum, they should be set back the height of a one-story building. This includes trees, umbrellas, and tables.**
- ◆ Preserve the historic character of the roof line. Altering an existing historic parapet line is inappropriate.
- ◆ Set a new roof terrace back from the building front. This will allow one to continue to perceive the historic character of the cornice line.
- ◆ Avoid clutter on roofs that will be visible from the public way.

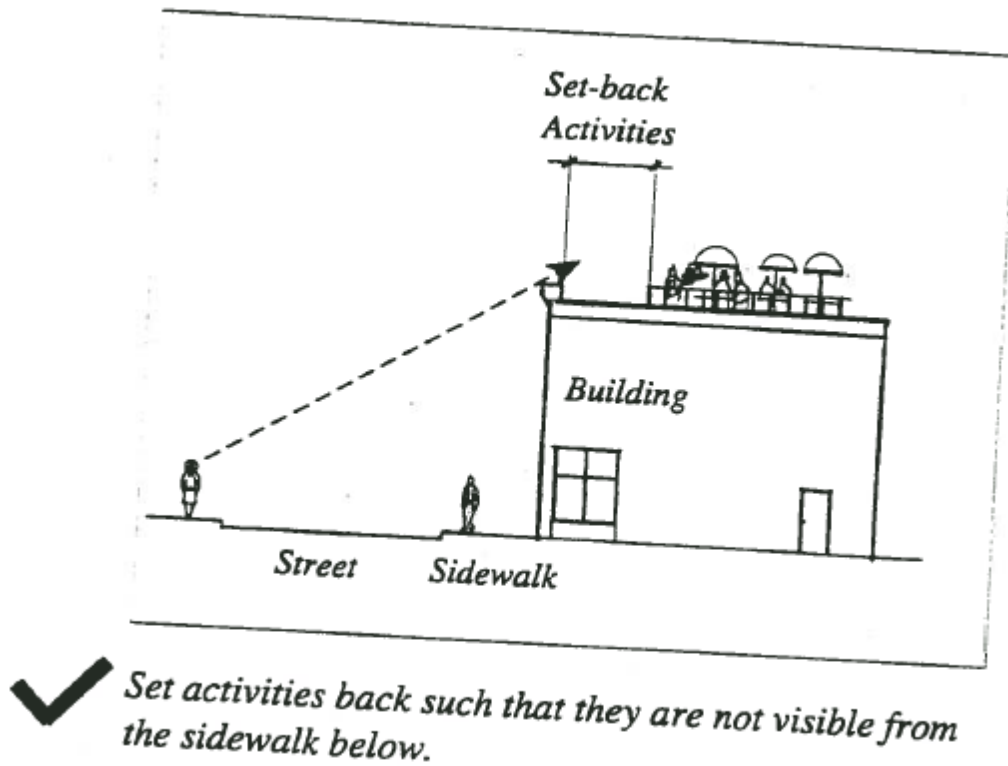
Finally, the Downtown Austin Plan calls for all rooftop uses in the historic districts to be set back at least 15 feet from the front wall of the building.

COMMITTEE RECOMMENDATIONS

The Committee stated that the proposed deck, if built, must comply with all applicable design provisions for historic landmarks on 6th Street.

STAFF RECOMMENDATION

Staff recommends approval. Despite staff's reticence in recommending approval of a two-level rooftop use, the applicant has complied with the recommendations of the Committee in setting the rooftop use back far enough from the front of the building that it will not be visible from the street.



Depiction of an allowable rooftop use from the Architectural Design Guidelines for 6th Street.