

HISTORIC LANDMARK COMMISSION
JANUARY 26, 2016
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1979-0013
Green Pastures
811 W. Live Oak Street

PROPOSAL

Construct new hotel buildings and a parking structure.

PROJECT SPECIFICATIONS

The applicant proposes the construction of 2 new hotel buildings on the site as well as a parking structure. The new construction on the site will be behind the historic house and are designed to have a minimal visual impact on the historic character of the house and site.

The two proposed hotel buildings will be 3 stories, and 38 feet tall at their highest point. Each building will have a combination of smooth stucco, painted a muted white, and weathered clear cedar as their primary wall materials. The roofs are gabled, with a standing-seam metal roof with a paint-grip finish. Windows on the stuccoed section of the buildings will have canvas awnings and metal balconies. The windows for the rooms will be aluminum-clad wood with either a bronze or black finish. The windows in the lobby area of each building will be steel-framed. A metal trellis on the ground floor will provide room for plantings and help shade the ground floor of the buildings.

The proposed parking structure will be approximately 39 feet tall and will be constructed of concrete with a metal mesh applied to the exterior. The structure will have a metal roof. The applicant plans to mask the appearance of the building with vegetation growing up the metal mesh. The parking structure is not within the historically-zoned parcel, but like the hotel buildings, is designed to blend in with the natural landscape and historic character of the site to the greatest extent possible.

The proposed laundry room/offices will be a 2-story stucco building with a standing-seam gabled roof. The building is approximately 25 x 44 feet and approximately 21 feet tall.

The proposed greenhouse is one-story with a gabled roof. It will be constructed of steel posts on a stone base. The steel posts will be painted white. The building is approximately 15 x 40 feet, and will be approximately 12 feet tall.

The applicant proposes to relocate a historic smokehouse building on the property; in accordance with the directive of the Texas Historical Commission, the move is appropriate so long as the building has the same orientation as it currently has. The entry drives will remain the same.

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.

COMMITTEE RECOMMENDATIONS

The Committee recommends approval as proposed.

STAFF RECOMMENDATION

Approve as proposed.