

**HISTORIC LANDMARK COMMISSION  
APRIL 25, 2016  
DEMOLITION AND RELOCATION PERMITS  
HDP-2016-0230  
1105 S. LAMAR BOULEVARD**

**PROPOSAL**

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Construct a one-story rear addition, relocate an exterior window from the back of the house to the side of the front porch, construct decks on the front of the house, and update accessibility ramps to meet current standards.

**PROPOSAL**

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The applicant seeks to convert this stone house from a title loan office to a coffee shop by constructing a 150-square foot addition to the back of the house for a walk-in cooler and storage. The proposed addition will have horizontal wood siding to match wood siding on the house. Two wood decks will be constructed in the front yard under the trees. The existing windows will be rehabilitated, and the existing wood ramp will be updated to meet current standards. The existing metal roof will be patched and repaired. At the rear of the house, an existing door and staircase in a non-historic rear frame addition will be removed, and one exterior window from the rear of the house will be relocated to the location of a probably non-historic door on the porch. The location of the window to be removed will be enlarged into a doorway for access to the proposed addition, and the stone from that location will be placed under the relocated window on the porch.

**STAFF COMMENTS**

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The Dawson Stone House is a Recorded Texas Historic Landmark (RTHL) but not a City of Austin Historic Landmark. The plans for this proposal will also need to be forwarded to the Texas Historical Commission for review.

**STAFF RECOMMENDATION**

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Approve as proposed. The applicant's proposal is very sensitive to the historic character of the house and its historic fabric. The door proposed for removal on the back of the house is in a frame addition, not the stone house, and the window proposed for relocation will be placed on the side of the front porch where it appears there was once a window rather than the current door.

## LOCATION MAP



