

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**JANUARY 23, 2017**  
**C14H-1976-0016 (Mis-numbered)**

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**PROPOSAL**

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Remove the existing non-historic storefront veneer and replace it with a brick veneer; enclose the existing rooftop structure.

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**PROJECT SPECIFICATIONS**

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The applicant proposes to remove the existing non-historic, stone tile façade and storefront and install a new red brick veneer façade in a running bond pattern with a central tablet of lighter-colored brick laid in a herringbone pattern. There will be limestone bases to the brick piers framing the dark bronze aluminum and plate glass storefront, containing a double-leaf entry. A new black metal canopy will be installed over the storefront. On the second story, where there is currently a pergola and rooftop structures, the applicant proposes to construct an enclosure that will have a metal roof towards the rear of the building and a retractable metal canopy at the front. The rooftop uses will come to the front and sides of the building.

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**STANDARDS FOR REVIEW**

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The Architectural Design Guidelines for downtown historic districts recommend minimizing the visual impact of rooftop uses as seen from the street; at a minimum, they should be set back the height of a one-story building. The Commission has generally approved rooftop uses that are set back at least 15 feet from the front wall of the building in accordance with the provisions of the Downtown Austin Plan.

The building is not contributing to the Congress Avenue Historic District due to the non-historic modifications to the façade.

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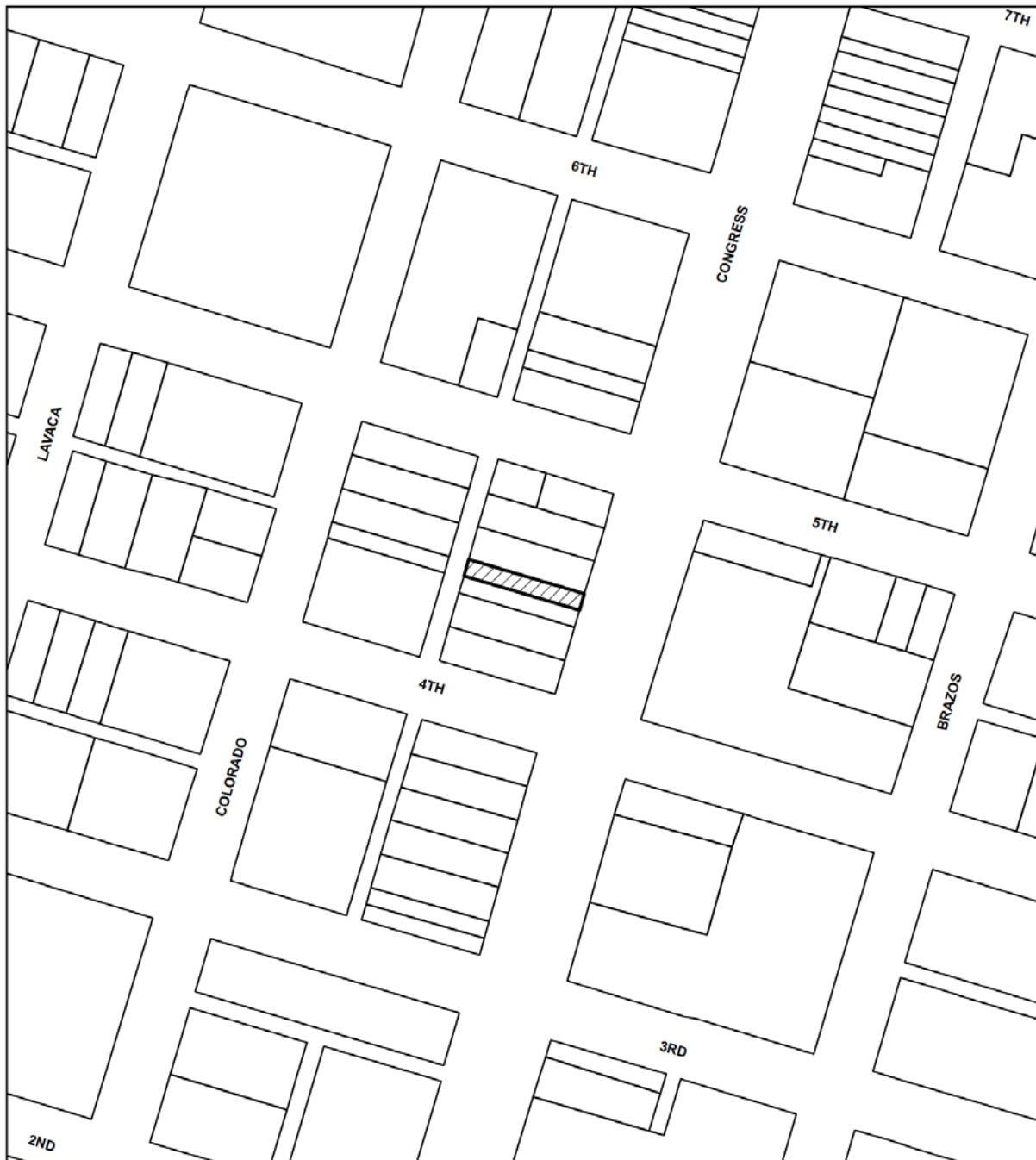
**STAFF RECOMMENDATION**




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Staff applauds the applicant for removing the non-historic stone tile from the façade and considering a red brick veneer with accent brick in accordance with traditional building styles, especially on Sixth Street. Staff recommends that the applicant evaluate the existing brick façade of the building once the stone tile has been removed and to use that, if feasible, rather than applying a new brick veneer over the existing brick. Staff further recommends setting the rooftop structure and uses back by at least 15 feet from the front wall of the building in accordance with the Downtown Austin Plan and the Architectural Design Guidelines for downtown historic districts.



## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 167'

## NOTIFICATIONS

CASE#: C14H-1976-0016  
LOCATION: 408 Congress Avenue



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