



Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

The Historic Landmark Commission (HLC) reviews proposed exterior and site changes to City Historic Landmarks and properties in Local Historic Districts to assist owners in retaining the character-defining architectural features of important historic sites and districts. An approved Certificate of Appropriateness from the HLC is required in advance of performing all non-routine exterior and site work, including installation of signage. Your building permit will not be released without an approved Certificate of Appropriateness review by the City HPO or the HLC.

A Certificate of Appropriateness is required for all non-routine exterior work, including alterations to historic materials or the visual appearance of a site or building façade. These include additions to existing buildings, construction of new buildings, re-painting of Landmarks with new colors, changes in roof color or materials, major landscape work including pools, and changes in sidewalks and driveways. HLC review is usually not required for ordinary maintenance work such as re-painting with existing colors and performing routine repairs using like materials. Please check with the City HPO if you are uncertain whether a historic review is required.

Submit your building permit application for zoning review first, and provide a copy of the reviewed and stamped application and site plan to the City HPO prior to review by the HLC to ensure that your plans conform to all applicable zoning regulations. **If a modification is required from the Residential Design and Compatibility Commission or Board of Adjustments, that approval must be obtained prior to review by the HLC.** This form does not substitute for other required permit review applications.

The City HPO may approve certain minor projects without a review by the HLC. Minor projects include the construction of one-story rear additions of less than 600 square feet, two-story additions not visible from the street, and pools, decks, fences, back porch enclosures or other minor features

Submittal Requirements:

- ☒ 1. One set of dimensioned building plans, with the scale indicated on each sheet, including elevations, floor plan, site plan or layout, and a roof plan. Plans must indicate all proposed exterior and site changes (additions, alterations, new construction, or demolition). For changes and additions, the plan set must show existing and proposed conditions. Mechanical and electrical plans are not necessary.
 - a. Elevation sheets must specify all exterior building materials and finishes to be used, i.e., siding, roofing, windows, doors, fences, etc.
 - b. For review purposes electronic submittal of plans in PDF format is preferred. If hard copies are submitted original plans should be no larger than 11" x 17" and be of a good, reproducible quality. If you require a full-size set, these will be stamped for approval after review by the City HPO or HLC.
 - c. Material samples, specifications or manufacturer information may be requested by staff.
- ☒ 2. Color photographs of the structure and site. Include overall elevation views and close-ups of all affected areas being modified. Digital images submitted electronically are preferred

Submittal Process:

1. Apply for a city building, demolition, and/or relocation permit and obtain zoning compliance approval from City Zoning Review staff.
2. Complete the application for a Certificate of Appropriateness for a City Landmark or Local Historic District with all required information, plans, and photographs, and review fee, payable by check to the City of Austin.
3. Submit all application materials to the City HPO per the submittal deadline schedule available on the HPO web site or at the HPO office.

Preliminary Review by Certificate of Appropriateness Committee: The Certificate of Appropriateness Committee is made up of three members of the HLC. Applicants may have their projects reviewed by this Committee prior to submitting for final review by the HLC. The Committee provides informal review of projects, may suggest revisions to plans and specifications to meet standards, and makes recommendations to the full HLC regarding applications.

Historic Landmark Commission Meetings: The HLC generally meets on the fourth Monday of every month at 7:00 p.m., unless otherwise announced. Applicants or their agent are advised to attend the meeting to present information to the Commission and to answer any questions the Commission may have regarding the project. Failure to attend a Commission meeting may result in a postponement or denial of your application.

Reviewed plans: Once reviewed by the HLC, the HPO staff will provide stamped copies of the reviewed plans to the applicant within 10 days after the meeting, unless further information is required by the Commission for release of the permit. No permit will be released until the required review by the City HPO or the HLC is complete, and no work may commence until the applicant obtains necessary permit(s).

Fees: All applications for review must be accompanied with the appropriate review fee per the City's permit fee schedule. If the application requires review by the Historic Landmark Commission an additional notification fee must be paid as well.



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GENERAL DESIGN GUIDELINES USED FOR REVIEW OF CERTIFICATES OF APPROPRIATESS FOR CITY LANDMARKS

The following guidelines, based upon the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, are used to review projects in the National Register Historic Districts:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- 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 are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.
- Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

DESIGN STANDARDS USED FOR REVIEW OF CERTIFICATES OF APPROPRIATESS FOR PROPERTIES IN LOCAL HISTORIC DISTRICTS

Applications for Certificates of Appropriateness for properties in Local Historic Districts are reviewed based on the Preservation Plan and Design Standards adopted for each Local Historic District.



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Adopted December 2012

Permit Information

For Office Use Only

BP- _____ PR- _____ C14H/LHD - _____

Property Name or LHD: _____ Contributing/Non-contributing

☐ RELEASE PERMIT ☐ DO NOT RELEASE PERMIT ☐ HLC REVIEW _____ FEE PAID: \$ _____

HISTORIC PRESERVATION OFFICE

DATE: _____

Property Information

Address: 600 Harthan St. _____

Scope of Work

See attached scope of work description and drawings.

Applicant

Name: Paul Clayton _____

Address: 1001 E. 8th St. _____

City/Zip: Austin, TX 78702 _____

Phone: 512.477.1721 _____

Email: paul@claytonandlittle.com _____

Owner

Name: Clark Lyda _____

Address: 600 Harthan St. _____

City/Zip: Austin, TX 78703 _____

Phone: 512.635.0002 _____

Email: clarklyda@gmail.com _____

Architect or Contractor Information

Company: Clayton & Little Architects _____

Address: 1001 E. 8th St. _____

City/Zip: Austin, TX 78702 _____

Phone: 512.477.1727 _____

Owner's Signature

Date

Applicant's Signature

Date

3.30.17

Architects
Clayton&Little
1001 East 8th Street
Austin Texas 78702
512 477 1727

600 Harthan St.
Austin, TX 78703

Historic Landmark Commission - Certificate of Appropriateness Submittal

Scope of Work:

A remodel of three of the four existing structures at 600 Harthan, including Buildings A, B & D, as referenced in the attached submission set. Buildings A & B are two story wood framed structures, and Building D is three story wood framed structure. Building C is an existing two story wood framed garage & apartment that is to be demolished completely and replaced with two motorized parking carousels surrounded by screening. The existing exterior facades are to have minimal alteration, with any additions of fenestration, detailing, or doorways to match the character and proportion of the existing conditions.

Brief Historical Summary

In 1927, Dr. D.A. Lane owned the Victorian home at 1208 W. 6th St (lot 3 of 600 Harthan St. and labelled as Building B in the attached drawings).

The “Mediterranean Villa” on the south side of the property (lot 4 of 600 Harthan St. and labelled as Building D1 in the attached drawings) was the design of the son of Dr. Lane, and was built in the 1930’s. Roy C. Lane, the son, designed the home as his master’s thesis at MIT, and his mother and father were gracious enough to allow him to build it on the lot next door -- a classic beginning for any architect.

A four unit apartment building (Building A in the attached drawings) was built sometime after the “Mediterranean Villa”, later in the 1930’s (estimated).

An addition to the “Mediterranean Villa” (Building D2) was designed by Black Atkinson Vernooy in 1984 and built ca. 1984.

A garage apartment (Building C) was built after 1984.

Architects
Clayton&Little
1001 East 8th Street
Austin Texas 78702
512 477 1727

OWNER AGENT AUTHORIZATION

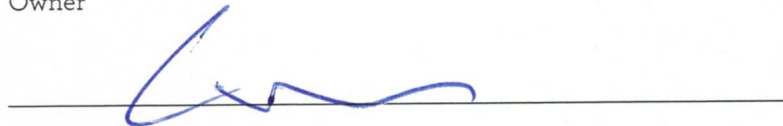
March 30, 2017

To Whom It May Concern,

Please be advised that Clayton&Little Architects is hereby authorized to act as our Owner Agent on all matters in reference to permitting for 600 Harthan Street in Austin, Texas. Please feel free to contact us should you have any additional questions: 512.477.1727 x212.

Sincerely,

Owner



DATE: 3/30/17

600 HARTHAN

600 Harthan St.
Austin, TX 78703

HISTORIC LANDMARK COMMISSION SUBMITTAL

Architects
Clayton&Little

1001 East 8th Street
Austin, Texas 78702
512 477 1727

www.claytonandlittle.com



FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

PROJECT TEAM

OWNER:

CLARK LYDA

ARCHITECT:

CLAYTON & LITTLE ARCHITECTS
1001 EAST 8TH STREET
AUSTIN, TEXAS 78702

CONTACT:

PAUL CLAYTON, Architect
EMAIL: paul@claytonandlittle.com
PHONE: (512) 477.1727 x201
FAX: (512) 477.9876

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HISTORICAL NOTES

1. THIS PROPERTY IS IN A CITY OF AUSTIN LOCAL HISTORIC DISTRICT. **EXTREME.**

WORK AND CONTACT THE ARCHITECT IMMEDIATELY. IT IS THE INTENT OF THE ARCHITECT AND OWNER THAT ALL WORK SHALL CONFORM WITH THE SECRETARY OF THE INTERIORS STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING AND RECONSTRUCTING HISTORIC BUILDINGS. CONTRACTOR SHOULD BE FAMILIAR WITH THESE GUIDELINES.

(THESE CAN BE FOUND AT: www.nps.gov/tps/standards/tour/treatments/standguide/index.htm)

ALL PROPOSED DEMOLITION AND RENOVATION WORK HAS BEEN REVIEWED AND APPROVED BY THE AUSTIN HISTORIC LANDMARK COMMISSION. ALL SPECIFIED INSPECTIONS AND METHODS MUST BE STRICTLY ADHERED TO.

2. ALL EXISTING COMPONENTS TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BY THE GENERAL CONTRACTOR (G.C.). ANY DAMAGED MATERIAL IS TO BE REPAIRED, REPLACED OR REBUILT IN A MANNER ACCEPTABLE TO THE OWNER AND ARCHITECT.

3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION OF THE BUILDING SYSTEMS, AND PATCHING OR REPAIR OF EXISTING BUILDING FINISHES/SITE FEATURES AFFECTED BY NEW CONSTRUCTION.

4. PATCH, REPAIR, AND PREPARE ALL SURFACES AS REQUIRED TO ACCOMMODATE FINISHES INDICATED.

5. THE CONTRACTOR SHALL TAKE GREAT CARE TO MINIMIZE DAMAGE TO EXISTING PLANTS TO REMAIN. SUSPENDED PLATFORMS AND EQUIPMENT THAT ARE LOWERED TO THE GROUND SHALL BE PLACED ON BLOCKS TO MINIMIZE THE DISTURBED FOOTPRINT AREA.

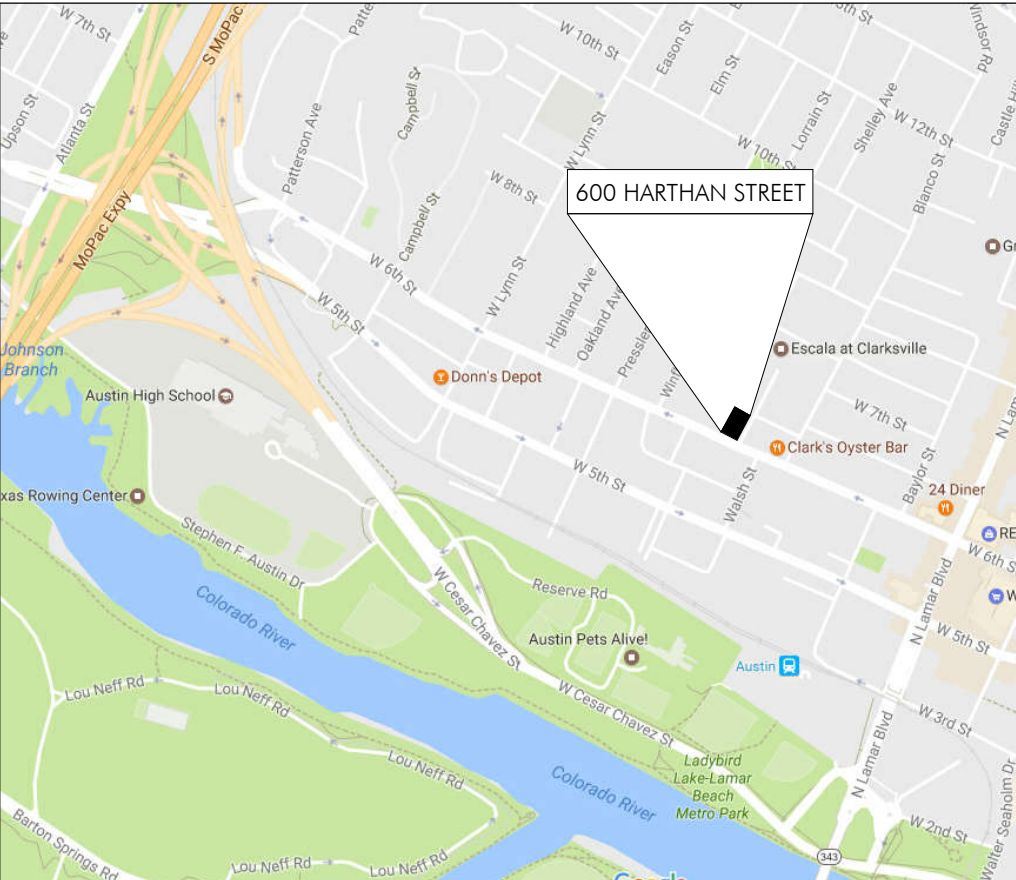
6. FOR MORE INFORMATION REGARDING DEMOLITION, REFER TO SHEETS D1.1, D1.2, & D1.3.

7. APPROXIMATE CONSTRUCTION DATES OF STRUCTURES ON THE PROPERTY:

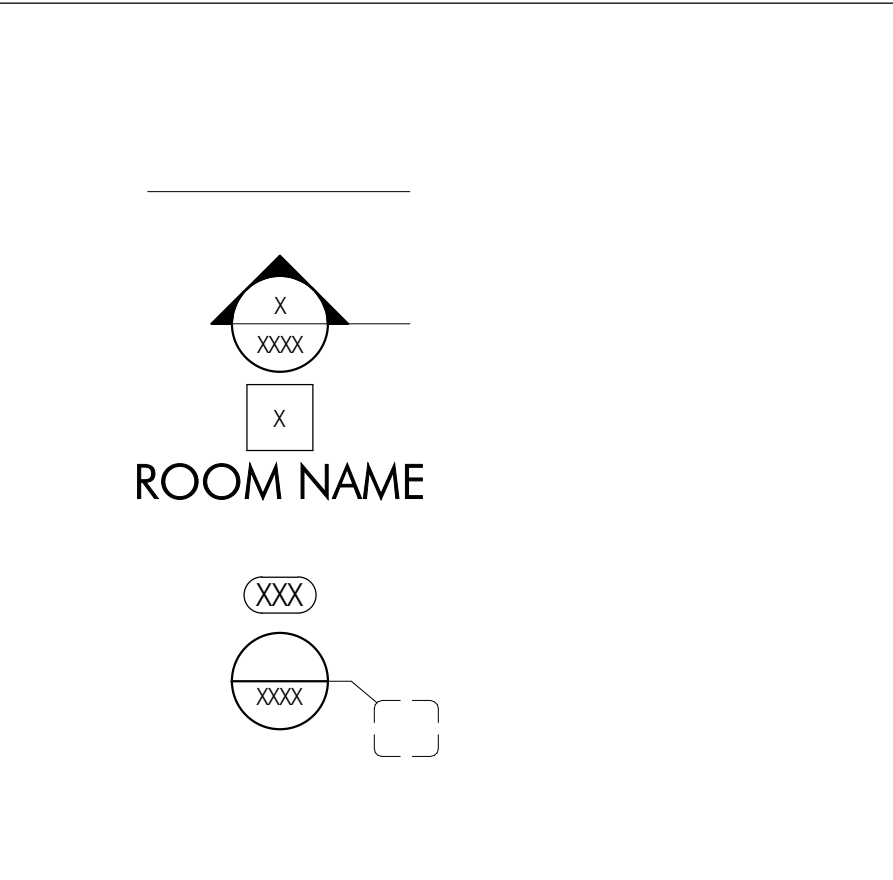
BUILDING A - TWO STORY, 4 UNIT APARTMENT BUILDING - 1930's
BUILDING B - TWO STORY RESIDENCE - 1920
BUILDING C - TWO STORY GARAGE APARTMENT - POST 1984
BUILDING D - TWO STORY BUILDING (D1) - 1930's; THREE STORY BUILDING (D2) - 1984



VICINITY MAP



SYMBOL LEGEND



SITE INFORMATION

SITE INFORMATION TAKEN FROM SURVEY PERFORMED BY ALL POINTS SURVEYING ON 02/01/2017 UNDER THE SUPERVISION OF ROGER L. WAY, RPLS NO. 3910, ALL POINTS SURVEYING, 1714 FORTVIEW ROAD --SUITE 200, AUSTIN TX 78704

LEGAL DESCRIPTION

LOT 3&4 QLT 3 DIV. Z TAYLOR & SMITH SUBD.

BUILDING DESCRIPTION: AN EXISTING HISTORIC WOOD FRAMED MULTI-STORY APARTMENT. AN EXISTING HISTORIC WOOD FRAMED THREE STORY MULTI-FAMILY HOUSE WITH ATTACHED, NON-HISTORIC WOOD FRAMED TWO STORY GARAGE APARTMENT, A NON-HISTORIC MULTI-FLOORED WOOD FRAMED SINGLE FAMILY RESIDENCE WITH POOL.

ZONING INFORMATION

PROPERTY IS ZONED CS-MU-CO-HD-NP

LEGAL JURISDICTION: CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

AREA CALCULATIONS:

LOT SIZE - 12,252 S.F. (per survey)	BLDG A APARTMENT	BLDG B H. HOUSE	BLDG C GARAGE	BLDG A MANUSION	TOTAL
1ST FLOOR CONDITIONED	790 S.F.	1,225 S.F.	0 S.F.	3,350 S.F.	5,365 S.F.
2ND FLOOR CONDITIONED	836 S.F.	1,190 S.F.	686 S.F.	2,213 S.F.	4,925 S.F.
3RD FLOOR CONDITIONED	0 S.F.	0 S.F.	0 S.F.	467 S.F.	467 S.F.
BASEMENT	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
COVERED PARKING	0 S.F.	0 S.F.	790 S.F.	0 S.F.	790 S.F.
COVERED PATIO	143 S.F.	35 S.F.	0 S.F.	112 S.F.	290 S.F.
BALCONY	0 S.F.	0 S.F.	155 S.F.	209 S.F.	654 S.F.
OTHER	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
TOTAL BUILDING COVERAGE	900 S.F.	1,225 S.F.	875 S.F.	3,350 S.F.	6,350 S.F.
% BUILDING COVERAGE (6,350 / 12,252) = 51.8%					
DRIVEWAY	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
SIDEWALKS	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
UNCOVERED PATIO	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
UNCOVERED WOOD DECK	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
AC PADS	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
OTHER	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
TOTAL NON-BUILDING COVERAGE	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
TOTAL SITE COVERAGE (IMPERVIOUS)	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
% IMPERVIOUS COVER (0,000 / 00,000) = 00.0%					

600 Harthan

600 Harthan St. Austin, TX, 78703

DATE ISSUED FOR
03.30.2017 H.L.C. SUBMITTAL

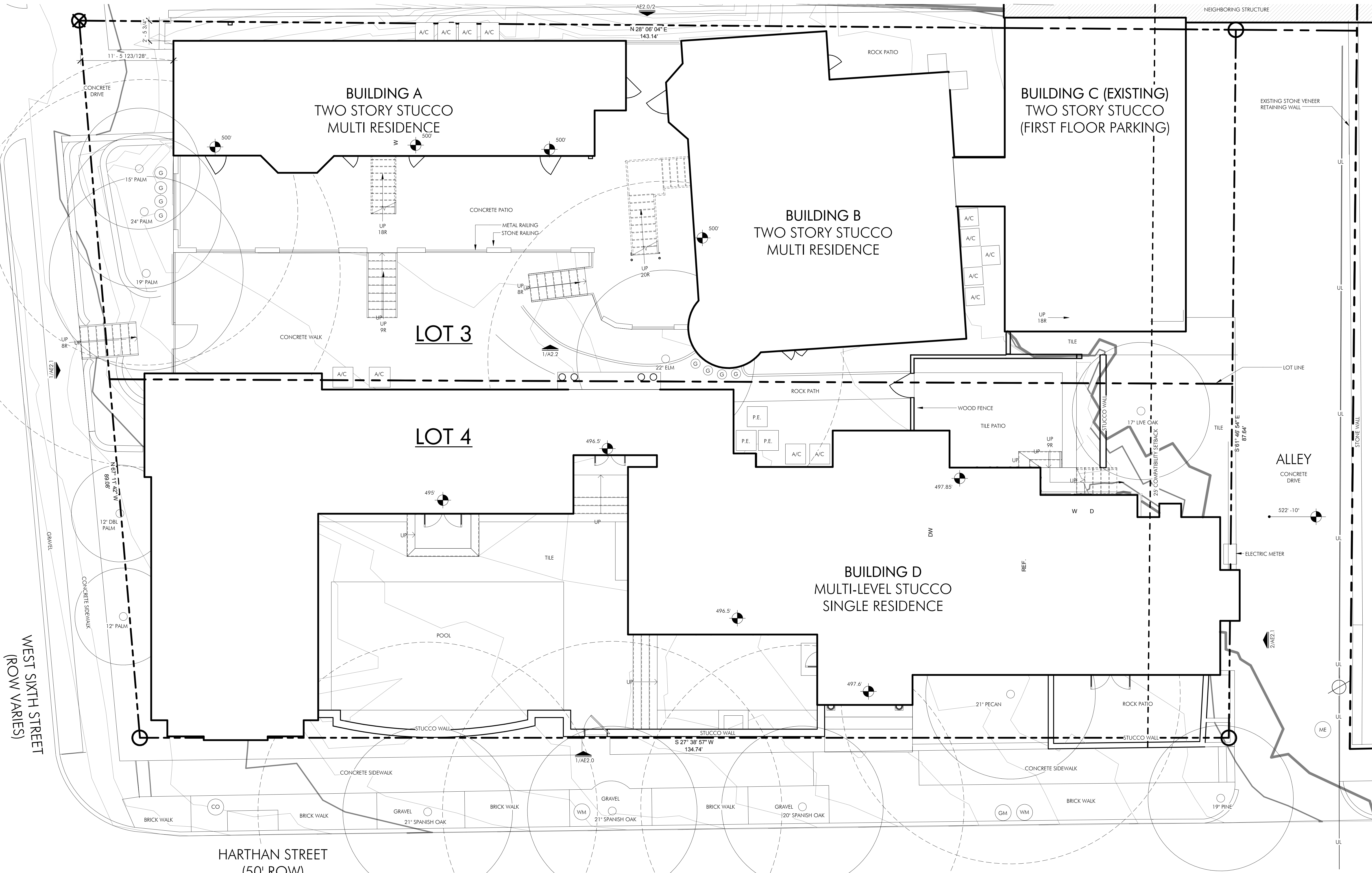
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PROJECT NUMBER: 1704

COVER SHEET

G1.0

3/30/2017 4:11:26 PM



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FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

600 Harthan

800 Harthan St. Austin, TX, 78703

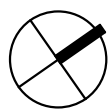
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PROJECT NUMBER: 1704

EXISTING SITE PLAN

SITE INFORMATION NOTES:

SITE INFORMATION TAKEN FROM SURVEY PERFORMED BY ALL POINTS SURVEYING



1 SITE PLAN - EXISTING
3/16" = 1'-0"

AE1.0



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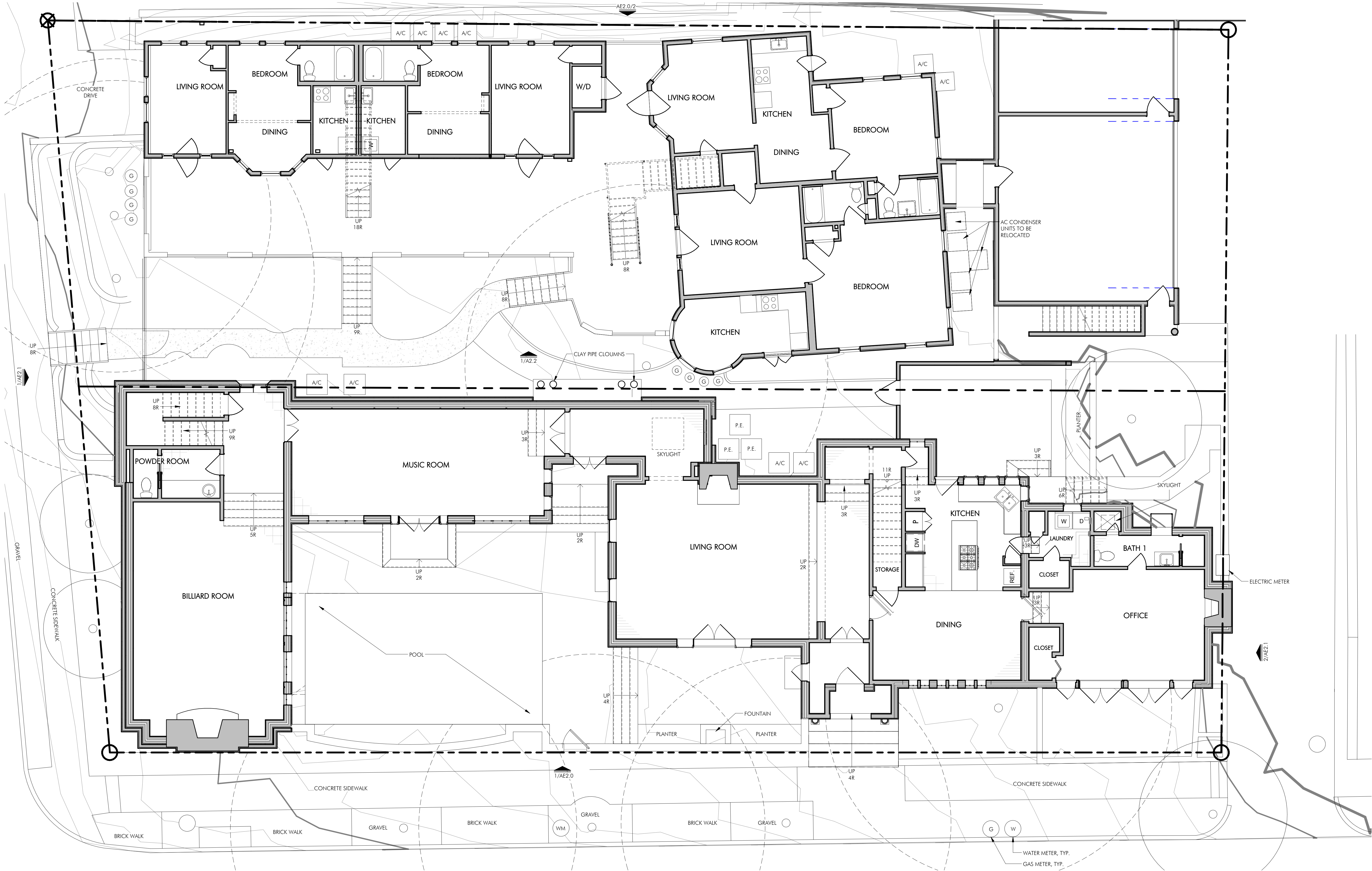
800 Harthan St. Austin, TX, 78703

DATE 03.30.2017 ISSUED FOR H.L.C. SUBMITTAL

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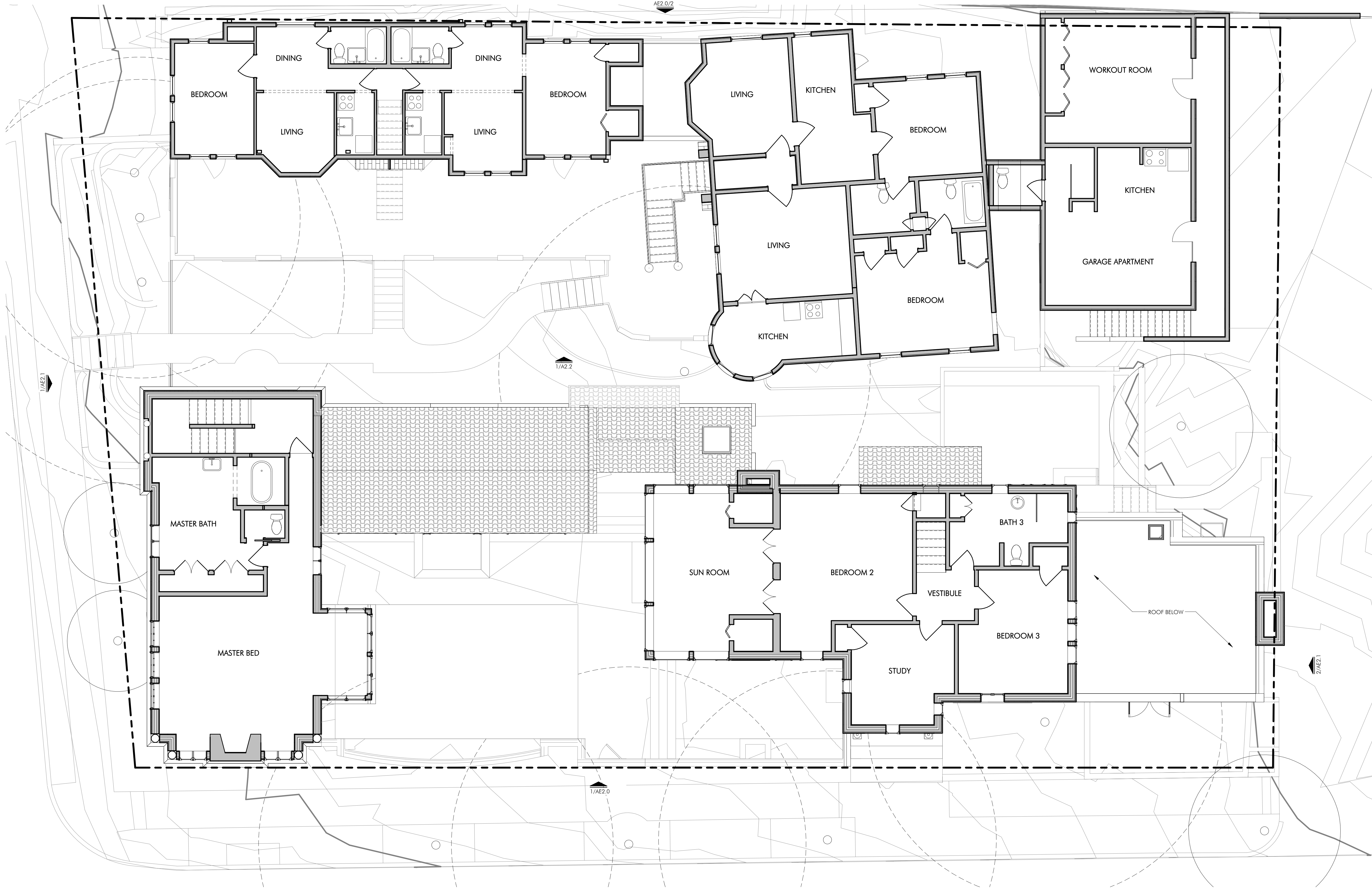
FIRST FLOOR PLAN - EXISTING

AE1.1



1 FIRST FLOOR PLAN - EXISTING
3/16" = 1'-0"

3/30/2017 4:11:31 PM



1 SECOND FLOOR PLAN - EXISTING
3/16" = 1'-0"

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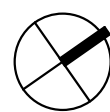
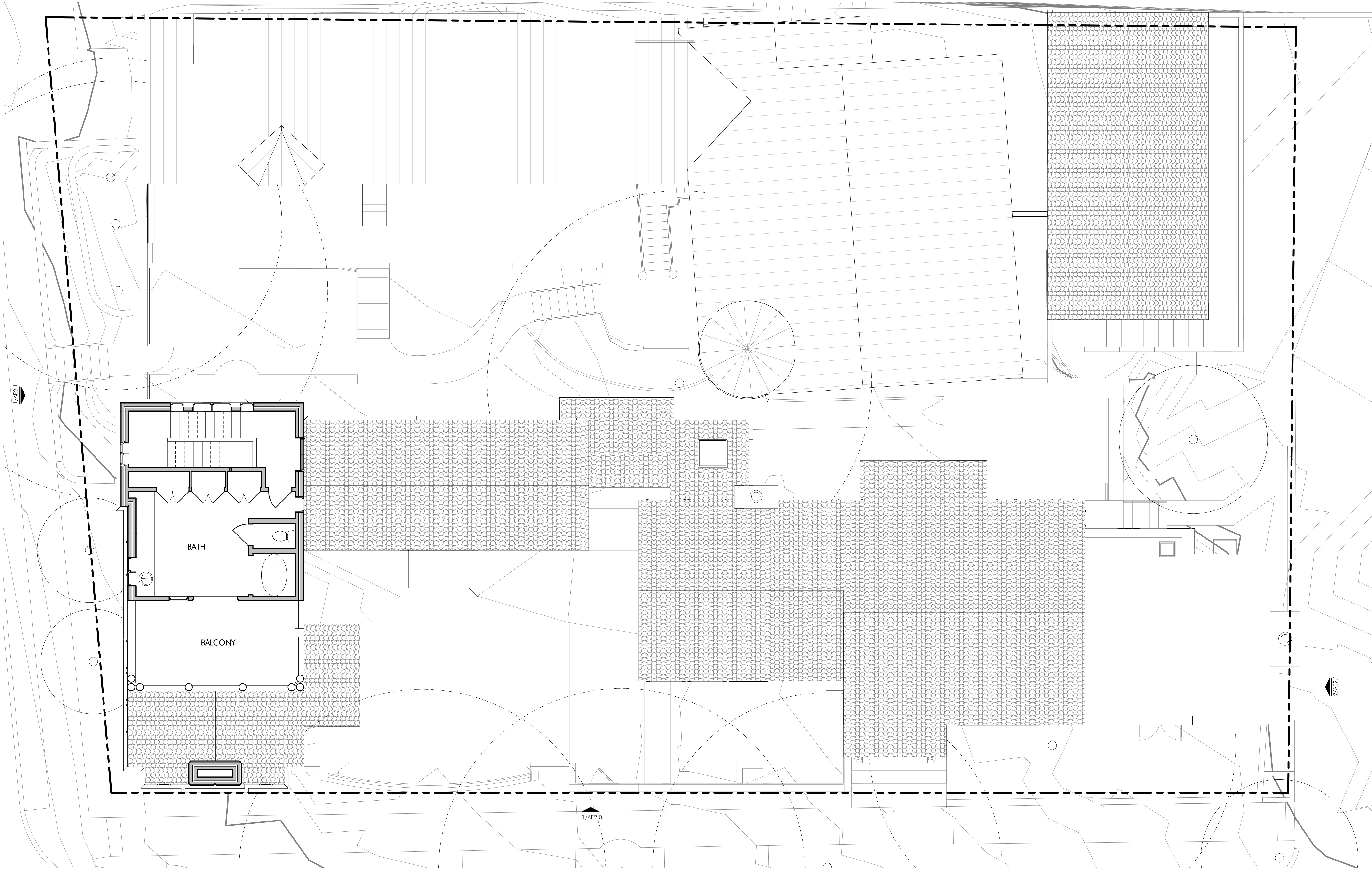
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SECOND FLOOR PLAN -
EXISTING

AE1.2

3/30/2017 4:11:34 PM



1 THIRD FLOOR PLAN - EXISITNG
3/16" = 1'-0"

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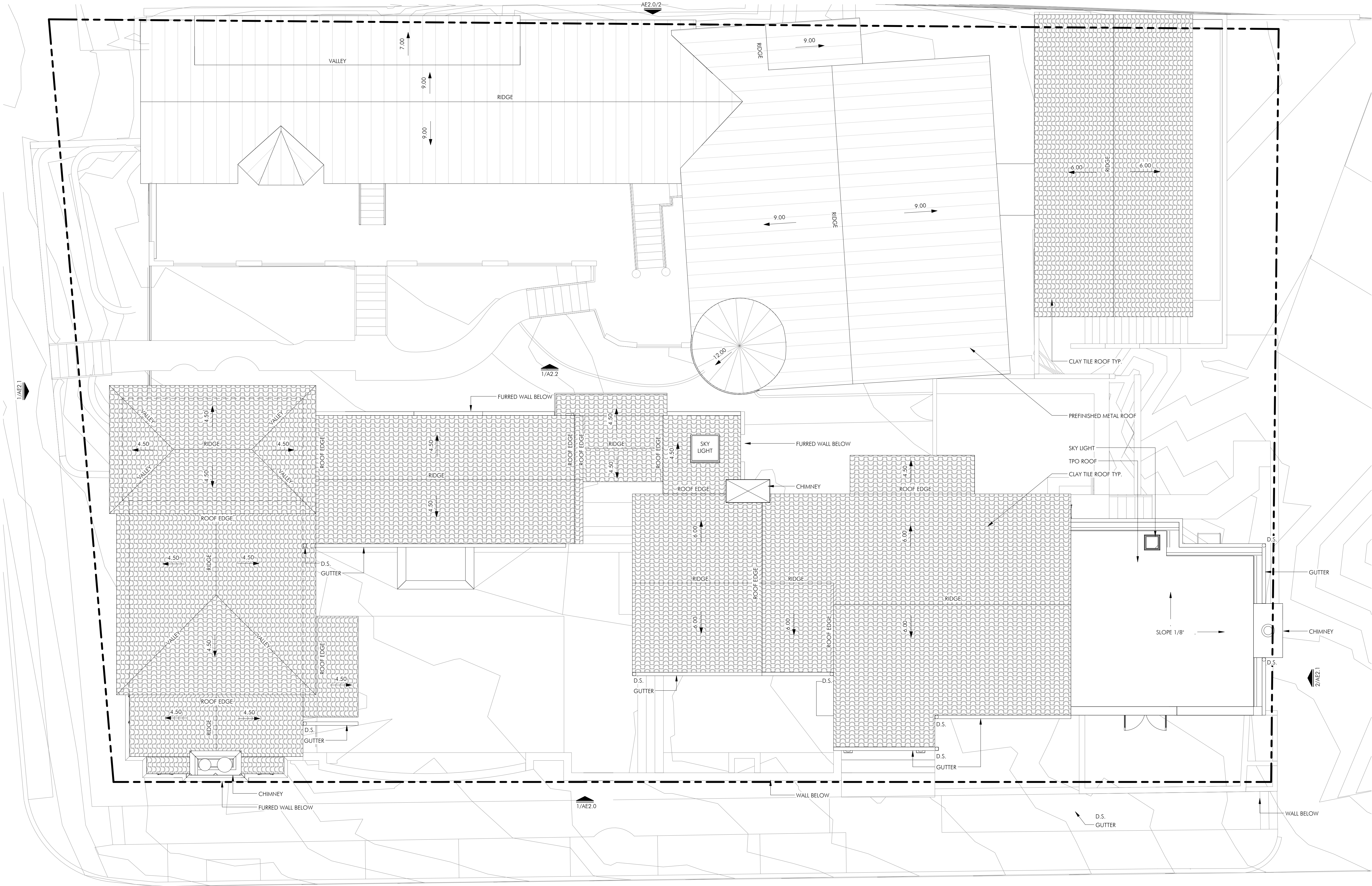
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THIRD FLOOR PLAN - EXISTING

AE1.3

3/30/2017 4:36:55 PM



 1 ROOF PLAN - EXISTING
3/16" = 1'-0"

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PROJECT NUMBER: 1704

ROOF PLAN - EXISTING

AE1.4

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2 EXISTING BLDGS A&B - WEST ELEVATION
3/16" = 1'-0"



1 EXISTING BUILDING D ELEVATION - EAST
3/16" = 1'-0"

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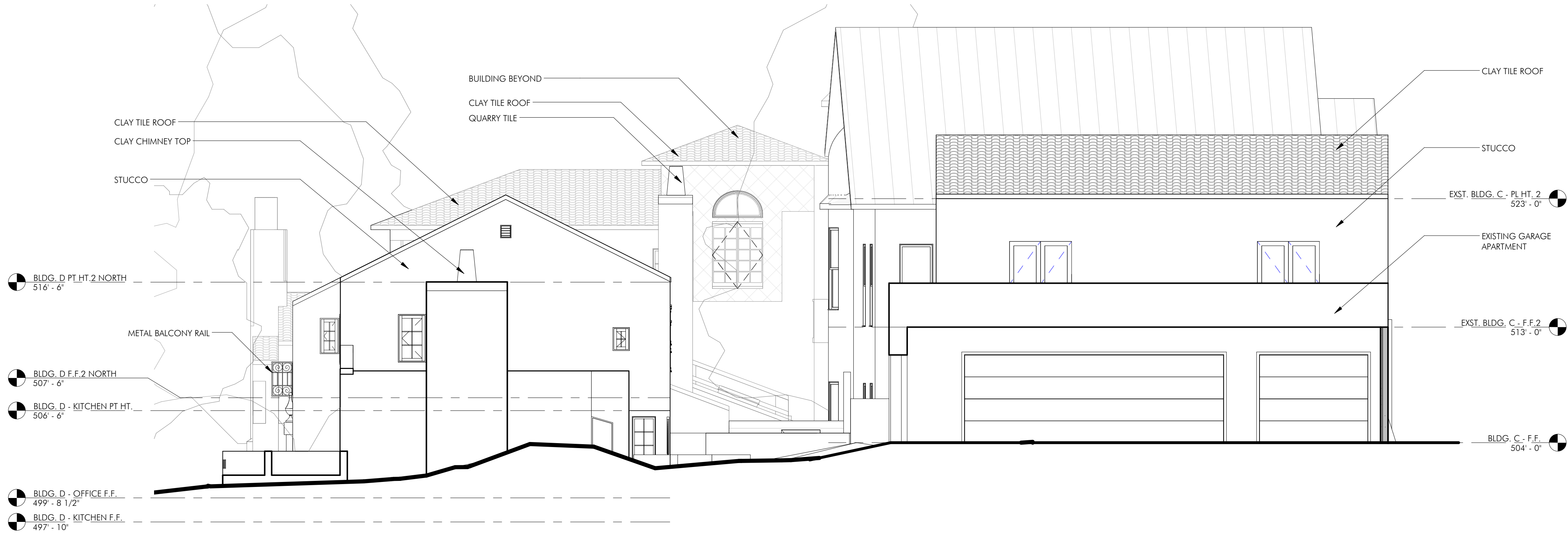
EXISTING EXTERIOR
ELEVATIONS

AE2.0



FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



2 EXISTING BLDGS. C&D ELEVATION - NORTH
3/16" = 1'-0"



1 EXISTING BLDGS. A AND D ELEVATION - SOUTH
3/16" = 1'-0"

600 Harthan

600 Harthan St., Austin, TX, 78703

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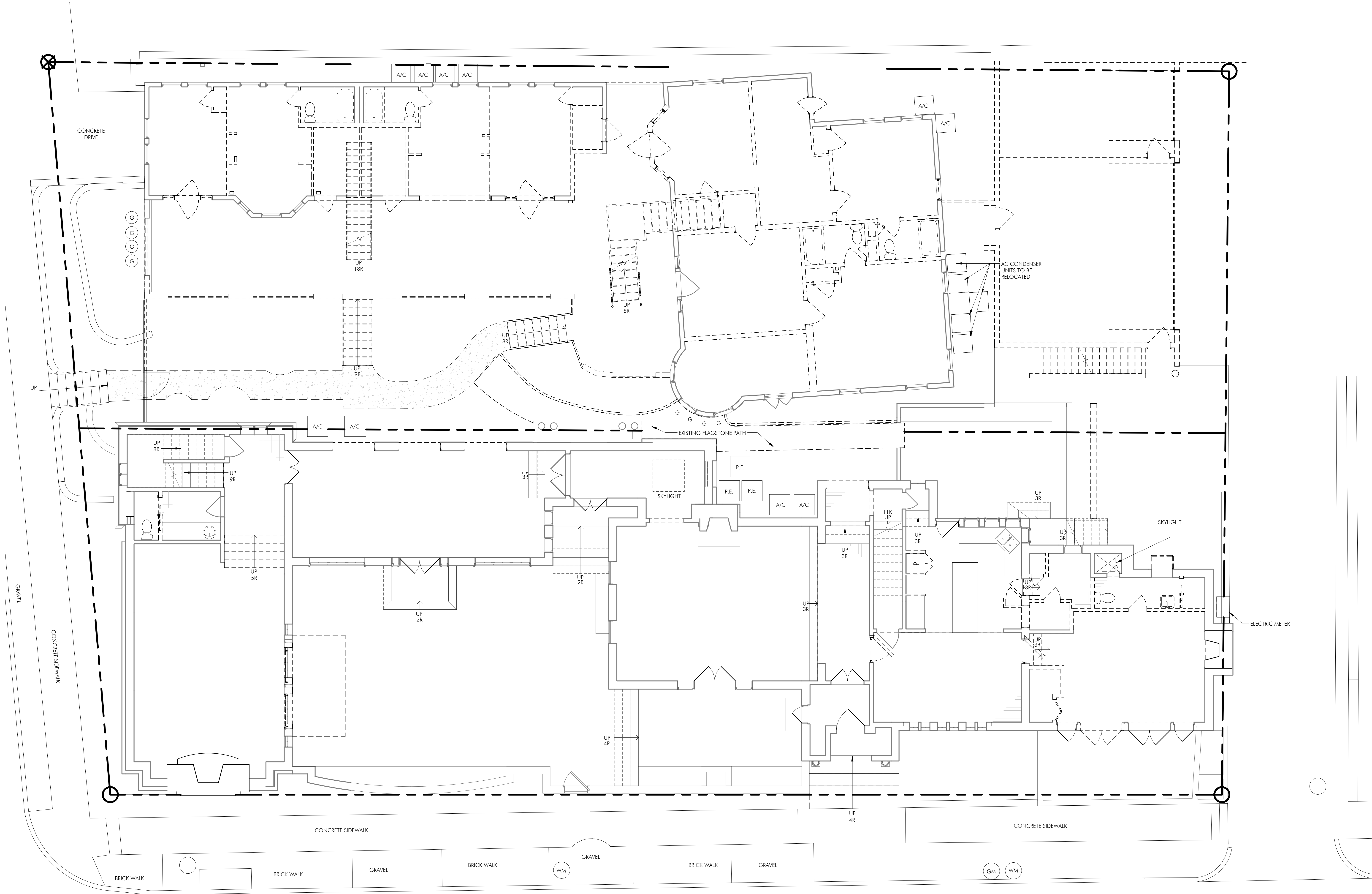
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PROJECT NUMBER: 1704

EXISTING EXTERIOR
ELEVATIONS

AE2.1

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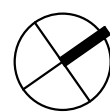
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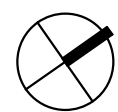
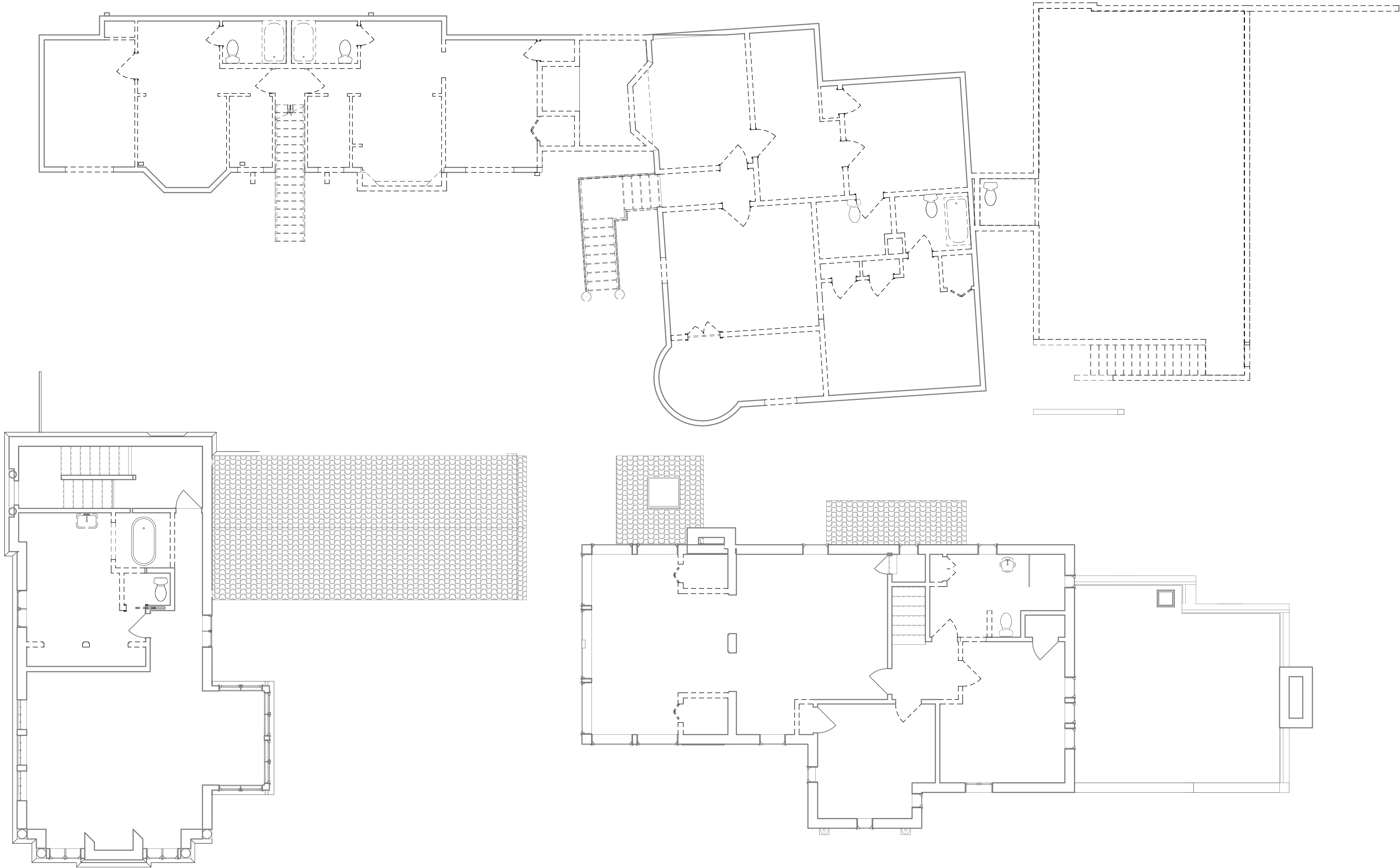
FIRST FLOOR DEMO PLAN



1 FIRST FLOOR DEMOLITION PLAN
3/16" = 1'-0"

D1.1

3/30/2017 4:11:52 PM



1 SECOND FLOOR DEMOLITION PLAN
3/16" = 1'-0"

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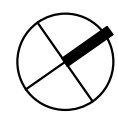
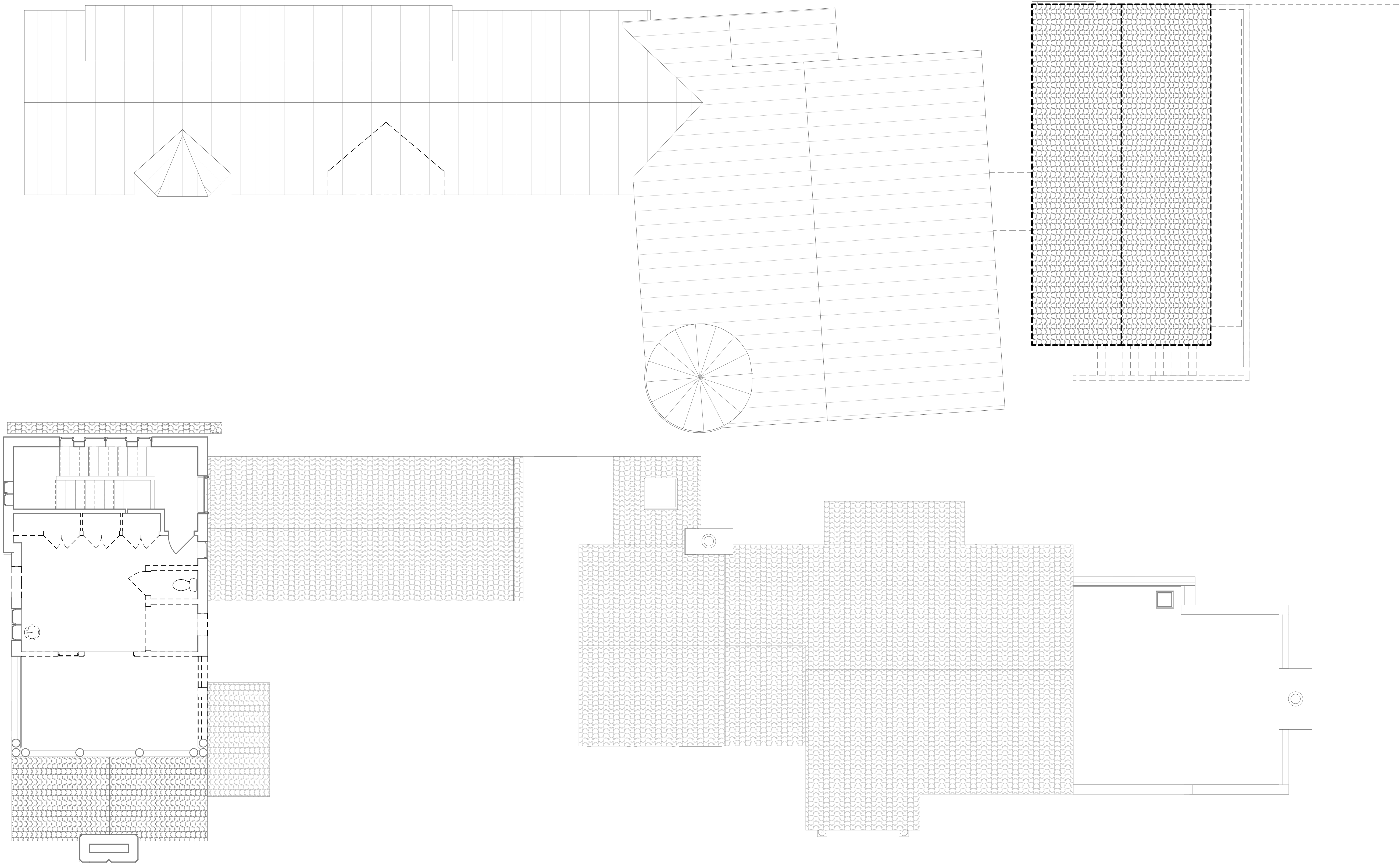
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SECOND FLOOR DEMO PLAN

D1.2

3/30/2017 4:11:53 PM



1 THIRD FLOOR DEMOLITION PLAN
3/16" = 1'-0"

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FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

600 Harthan

800 Harthan St. Austin, TX, 78703

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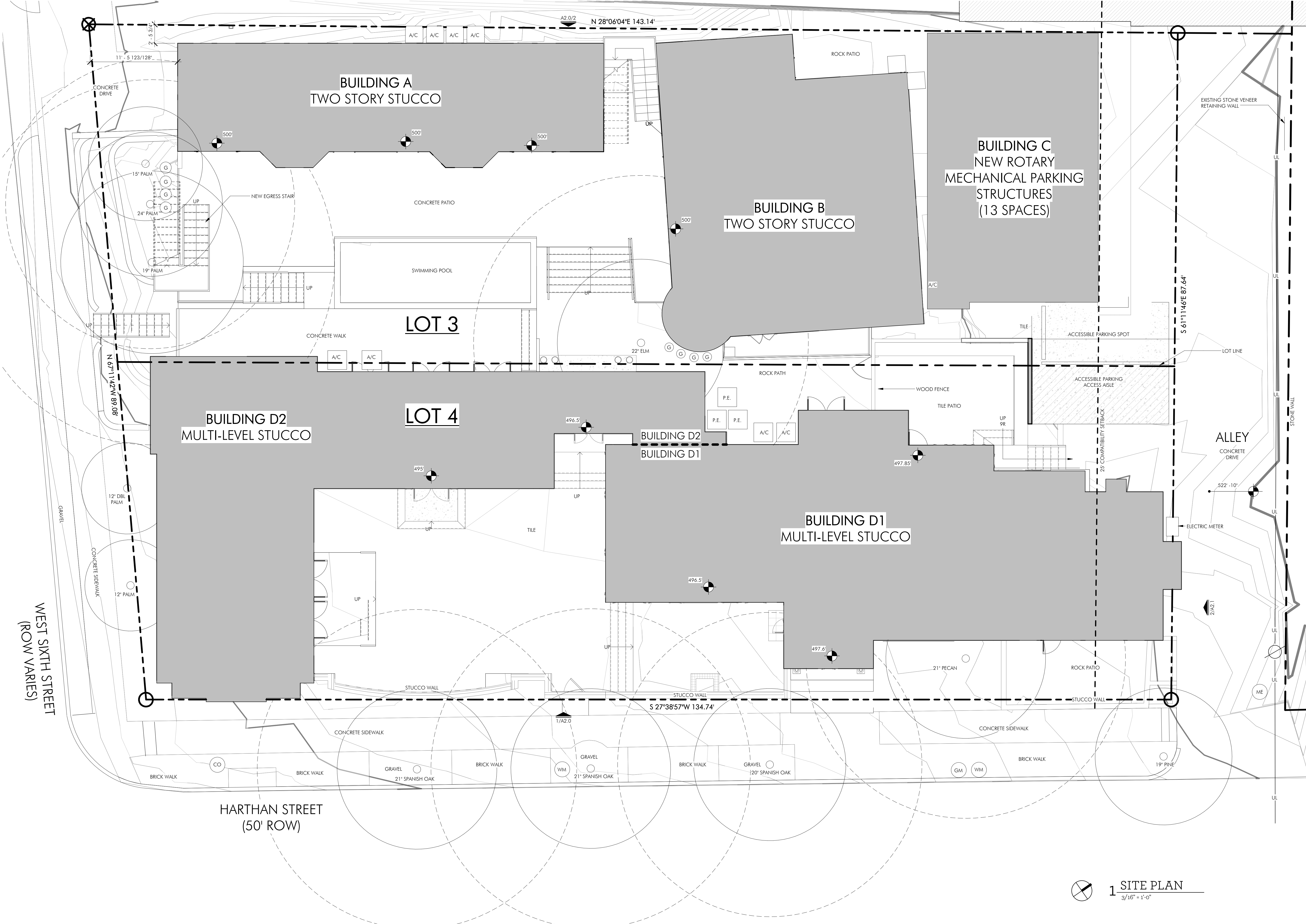
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THIRD FLOOR DEMOLITION
PLAN

D1.3

3/30/2017 4:10:59 PM



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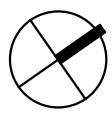
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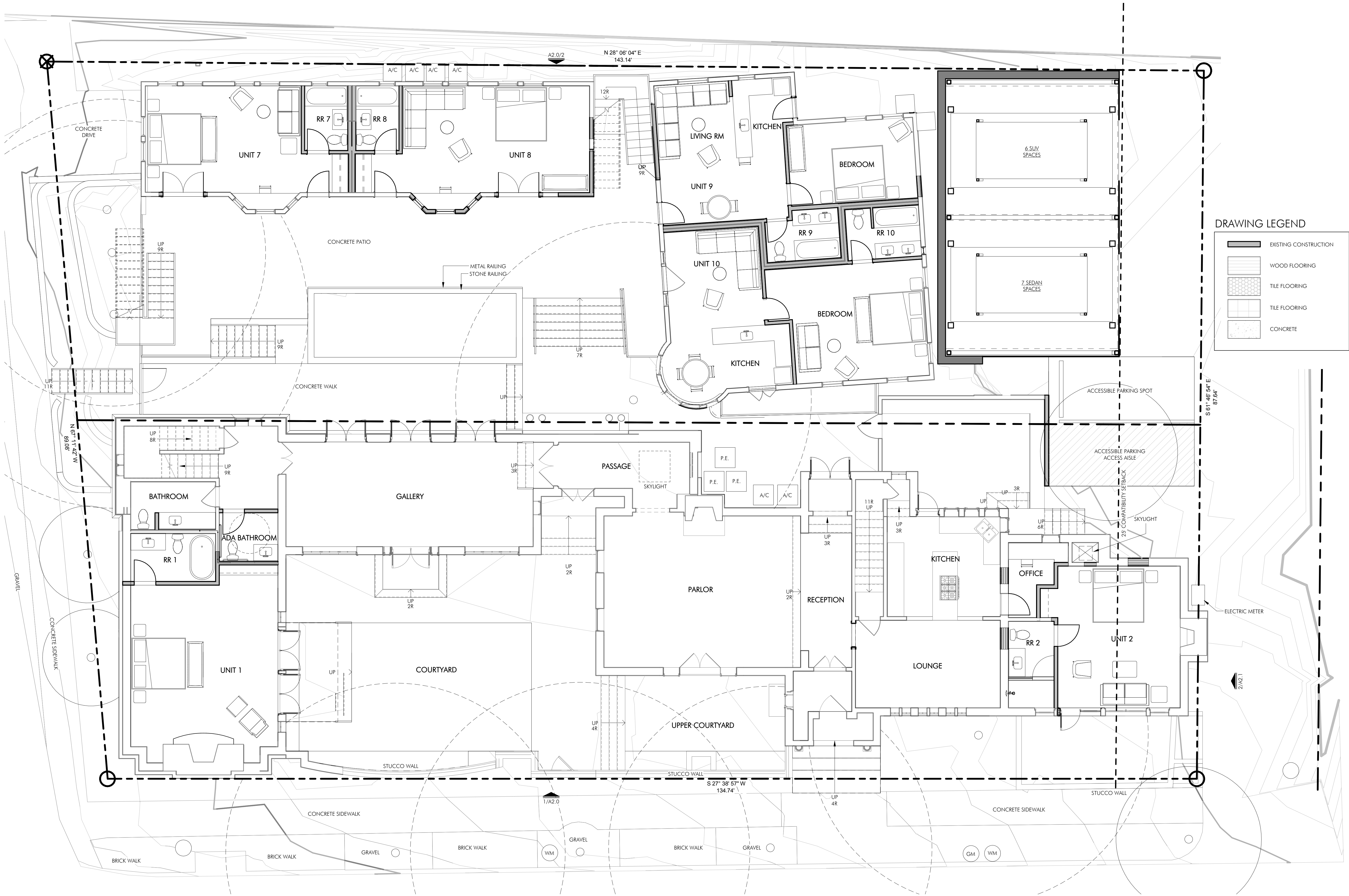
SITE PLAN



1 SITE PLAN
3/16" = 1'-0"

A1.0

3/30/2017 4:11:03 PM



1 FIRST FLOOR PLAN
3/16" = 1'-0"

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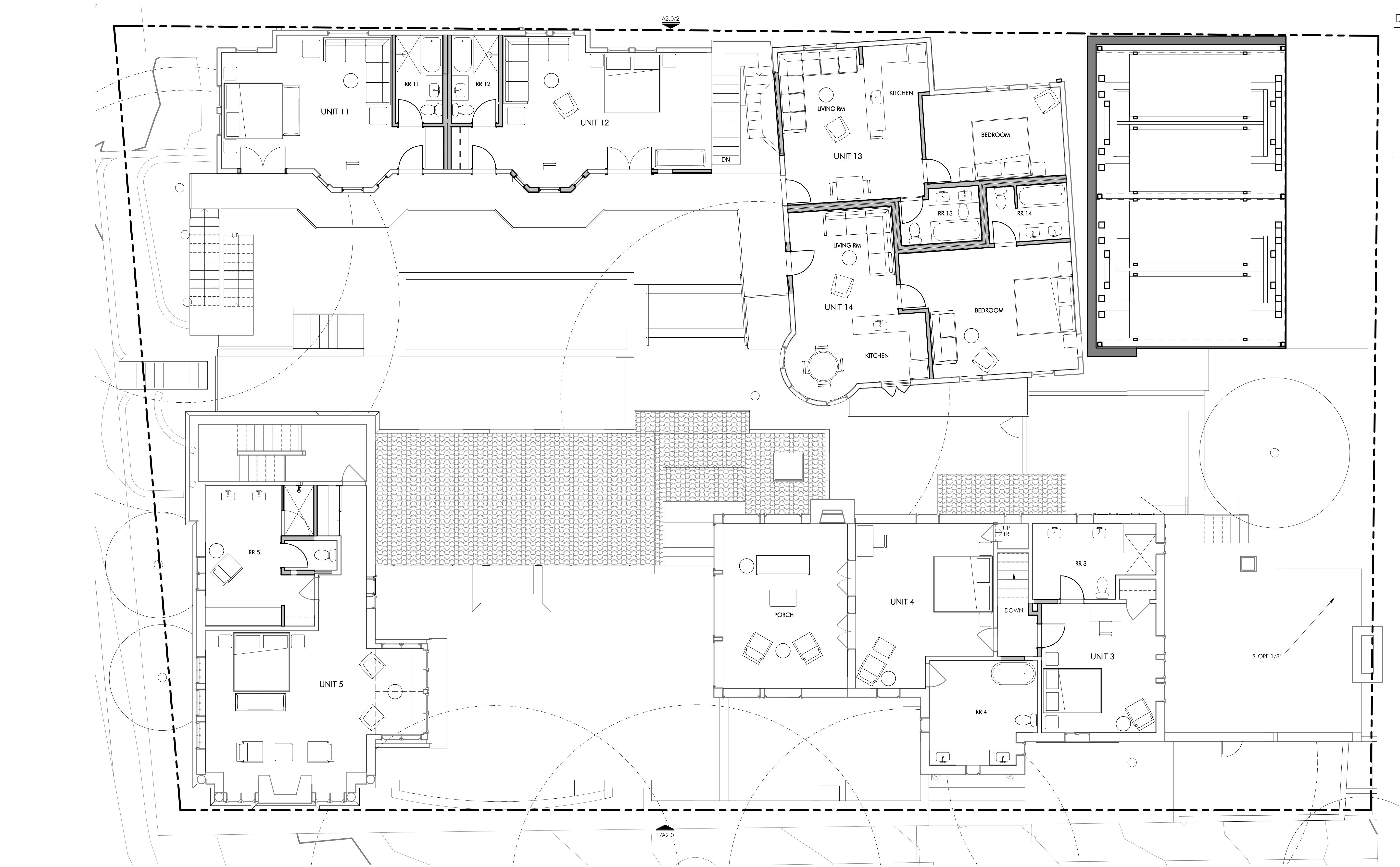
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GROUND FLOOR PLAN

A1.1

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DRAWING LEGEND

	EXISTING CONSTRUCTION
	WOOD FLOORING
	TILE FLOORING
	TILE FLOORING
	CONCRETE

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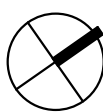
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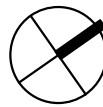
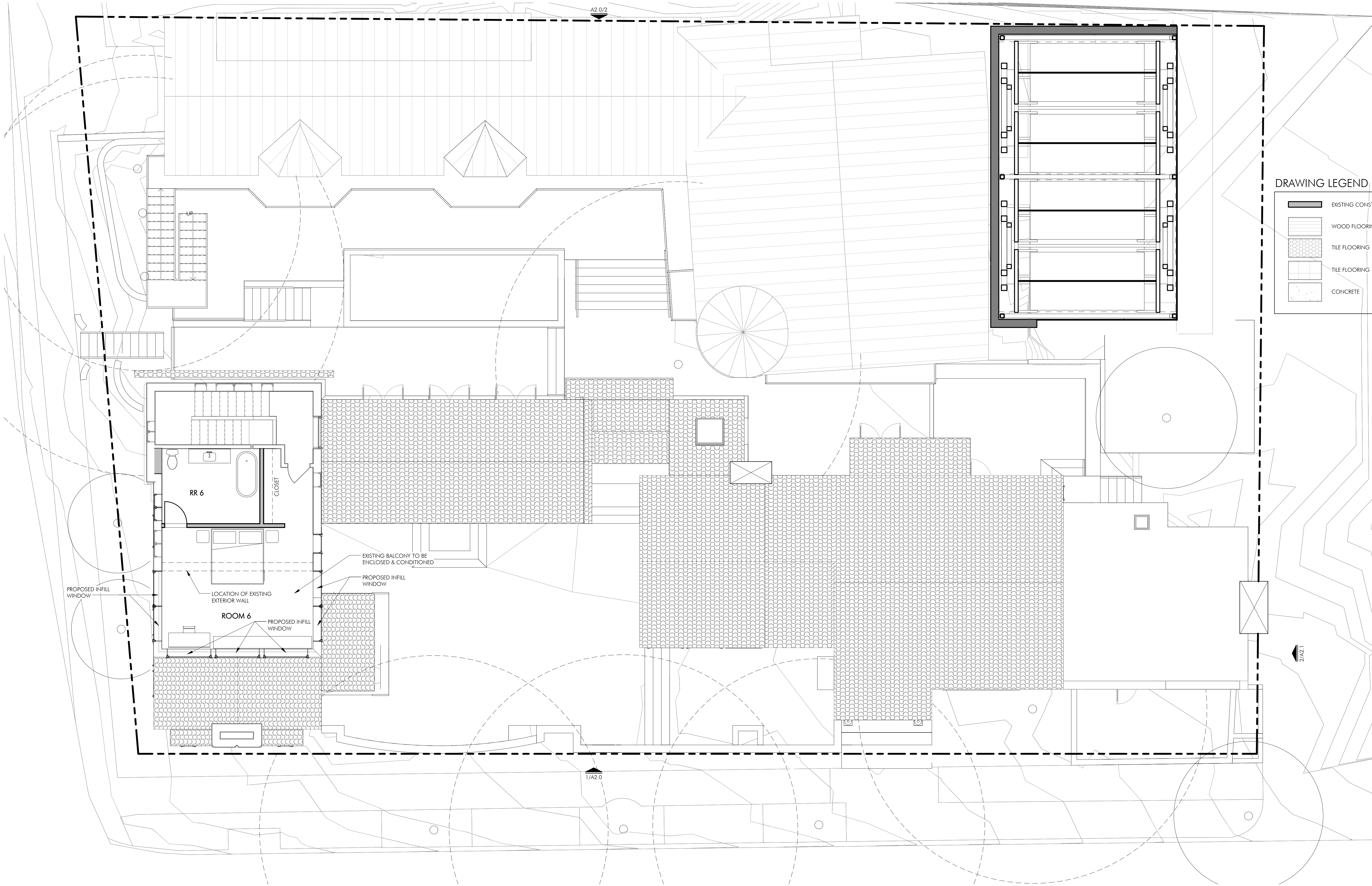
SECOND FLOOR PLAN



1 SECOND FLOOR PLAN
3/16" = 1'-0"

A1.2

3/30/2017 4:36:29 PM



1 THIRD FLOOR PLAN
3/16" = 1'-0"

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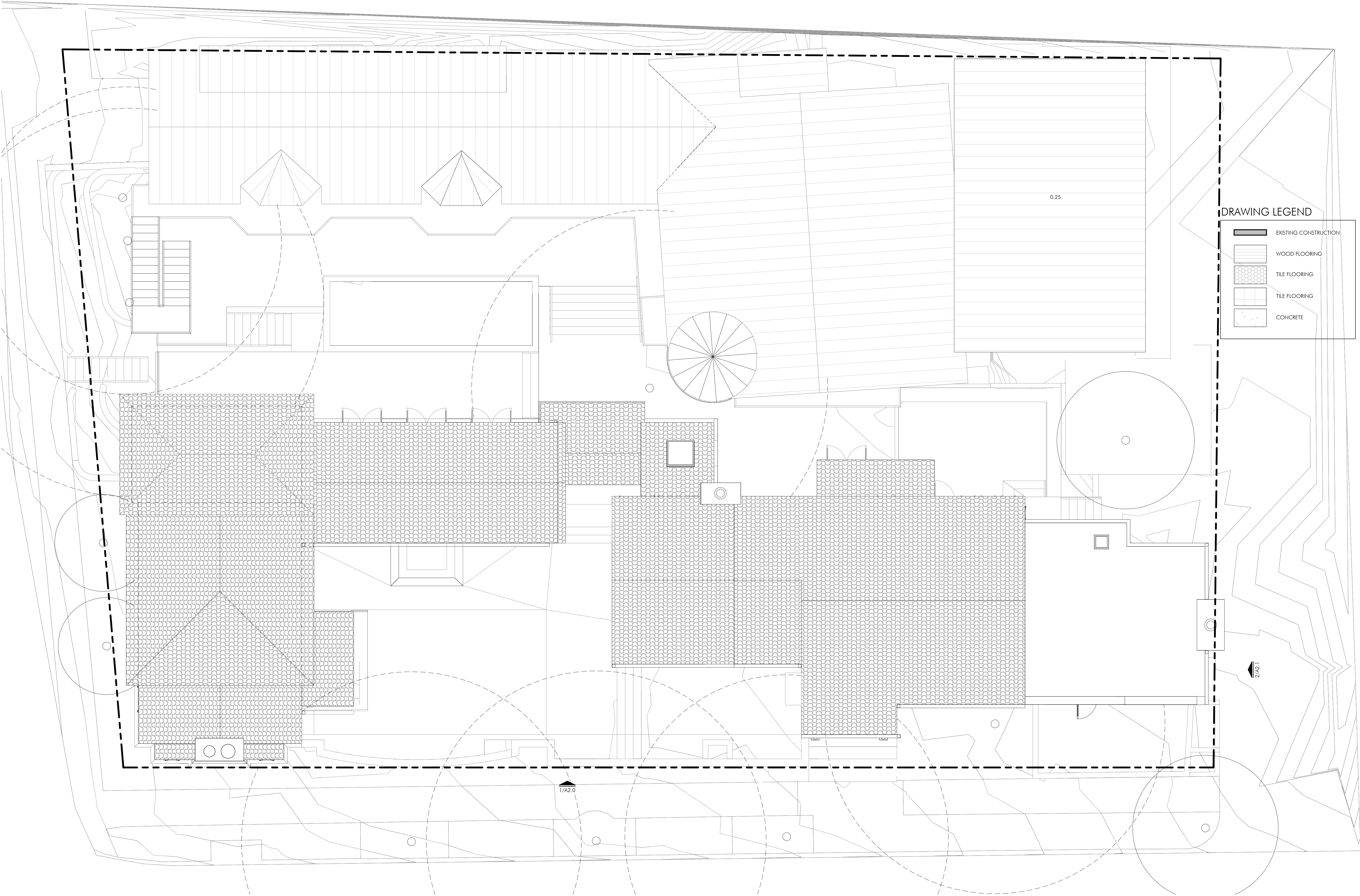
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THIRD FLOOR PLAN

A1.3

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1 ROOF PLAN
3/16" = 1'-0"

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DRAWING LEGEND

- EXISTING CONSTRUCTION
- WOOD FLOORING
- TILE FLOORING
- TILE FLOORING
- CONCRETE

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ROOF PLAN

A1.4

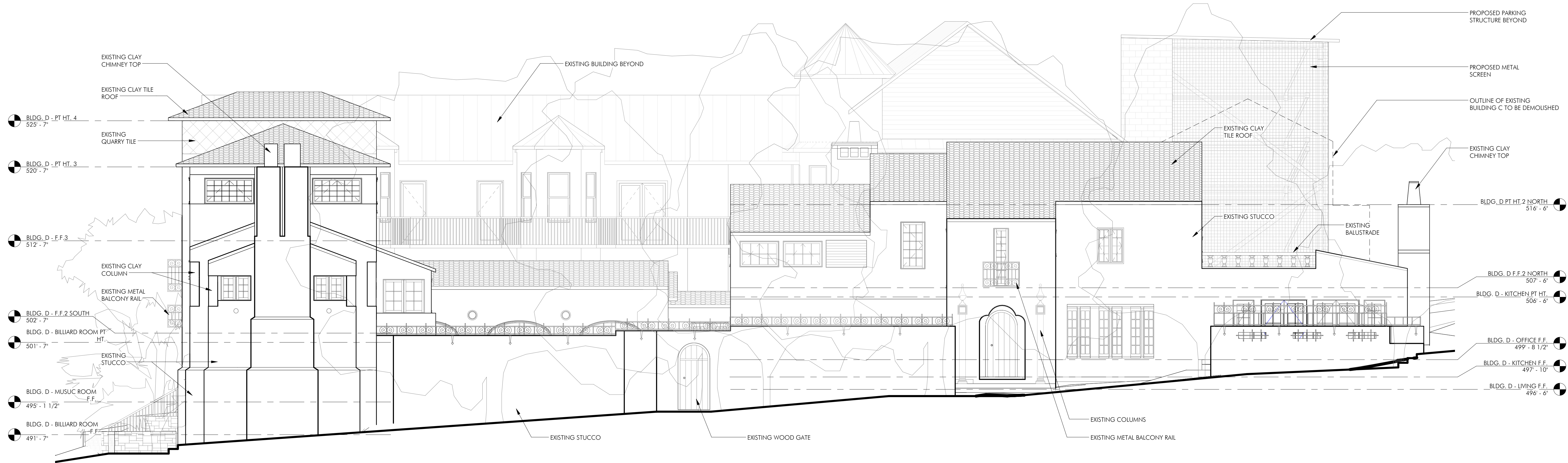
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ALL WINDOWS ARE EXISTING
UNLESS OTHERWISE NOTED

2 BLDGS A&B - WEST ELEVATION

3/16" = 1'-0"



ALL WINDOWS ARE EXISTING
UNLESS OTHERWISE NOTED

1 BLDG. D ELEVATION - EAST

3/16" = 1'-0"

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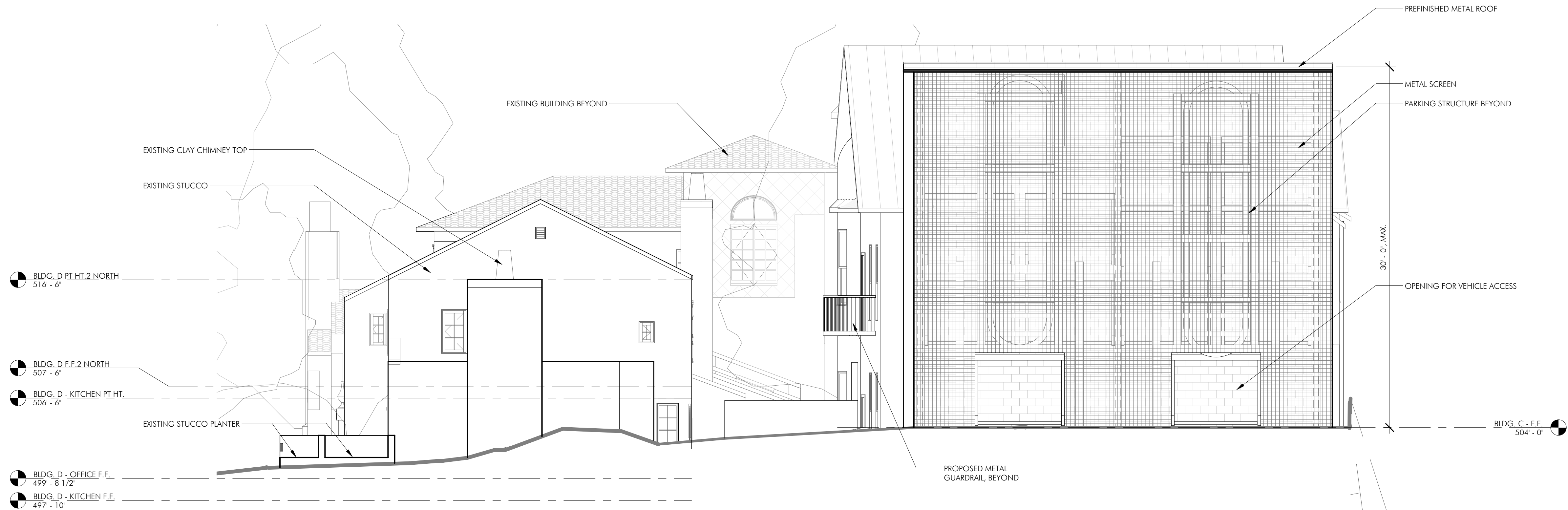
EXTERIOR ELEVATIONS

A2.0



FIELD INSPECTION REQUIRED

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ALL WINDOWS ARE EXISTING
UNLESS OTHERWISE NOTED

2 BLDGS. C&D ELEVATION - NORTH
3/16" = 1'-0"



ALL WINDOWS ARE EXISTING
UNLESS OTHERWISE NOTED

1 BLDGS. A&D ELEVATION - SOUTH
3/16" = 1'-0"

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EXTERIOR ELEVATIONS

A2.1