

May 22, 2017

*Suffle*

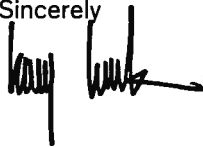
**Attention: City of Austin Historic Landmark Commissioners  
916 Congress Avenue COA – Changes in permitted set**

On behalf of the 914 Congress Avenue property owners, I have compared the COA approval documents for 916 Congress Avenue to the permitted Construction Drawing set. I have also given my opinion of design compliance with the *Secretary of Interior's Standards for the Treatment of Historic Properties* in relation to the permitted project. Below is a summary of the attached graphic presentation

**Changes from COA set and Permitted Construction Documents Set:**

1. Storefront entry: The existing storefront entry is changed from a flat glass storefront entry to an angled inset storefront constructed of contemporary aluminum storefront material.
2. Historic Entry Columns: The two (2) historic cast iron entry columns with decorative capitals and base are now being replaced with contemporary steel straight-shaft pipe columns.
3. East and North Glass: Glass at the lower level of the rooftop addition has changed from flat glass to contemporary a faceted accordion shaped glass wall.
4. Brick Rainscreen: The brick rainscreen material has been changed to fiber cement siding (hardiboard), which is more of a residential material.
5. Vertical Metal Siding: This material has changed from a single color random width standing seam wall panel to regular with multi-colored metal panels.
6. Metal Panels that cap top of addition: The metal panels that capped the building have been changed to spandrel glass.
7. Spandrel Glass: There is twice of many spandrel panels on the permitted set and fewer glass panels.

Sincerely



Larry Irsik, AIA  
Senior Principal

# CITY OF AUSTIN – CODE OF ORDINANCES

## Paragraph 25-11-248 – CHANGES PROHIBITED

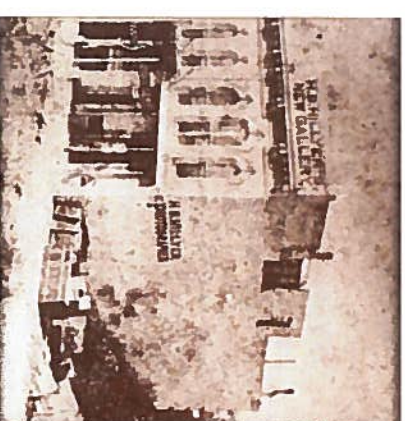
MINIMAL - clean up  
SOS

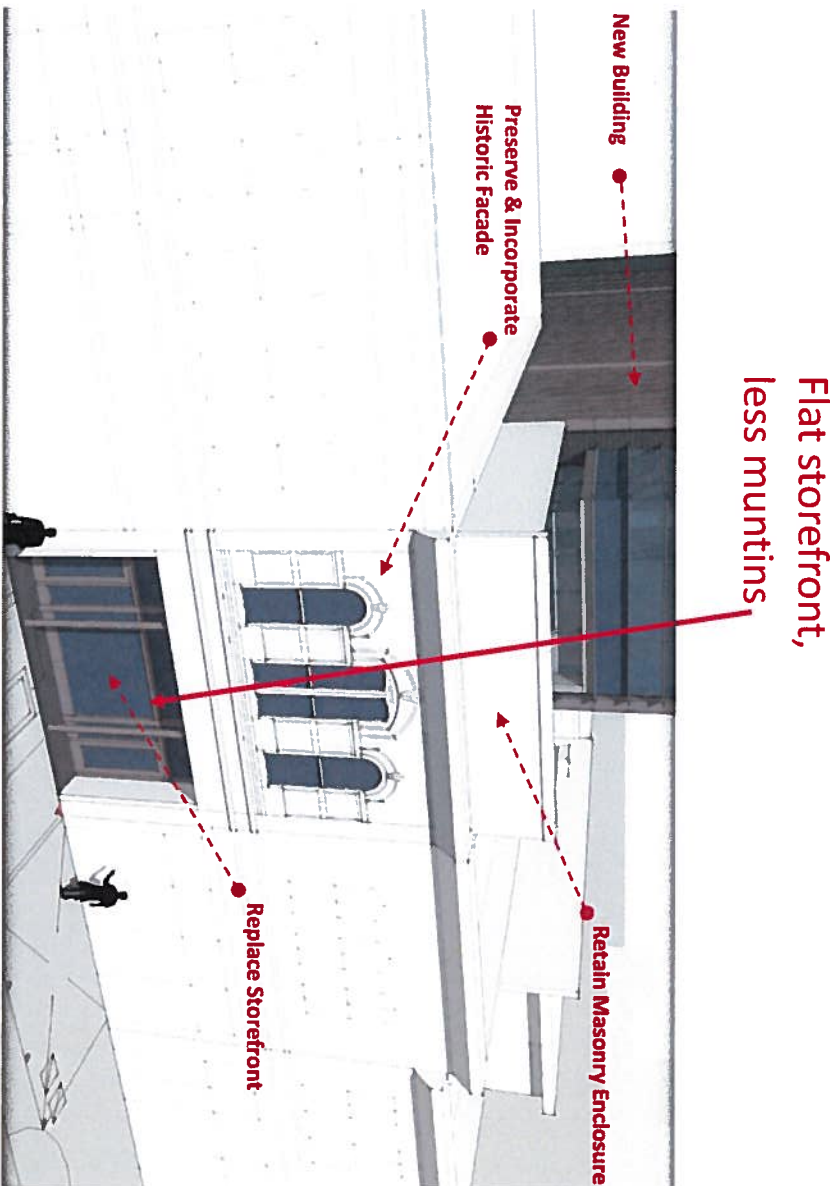
- (A) A change may not be made in the application of a permit or the approved building plans or materials after Commission review of a National Register District permit or after a *certificate of appropriateness* has been issued, unless the change is approved by the Commission and the applicant receives a *certificate of appropriateness* for the change.
- (B) The procedure for obtaining a *certificate of appropriateness* for the change is the same as for initial certificate of appropriateness.

(C) Source: Section 13-2-760(b)(5), and ©(6); Ord. 9902254-70; Ord. 031211-11; 20090806-068

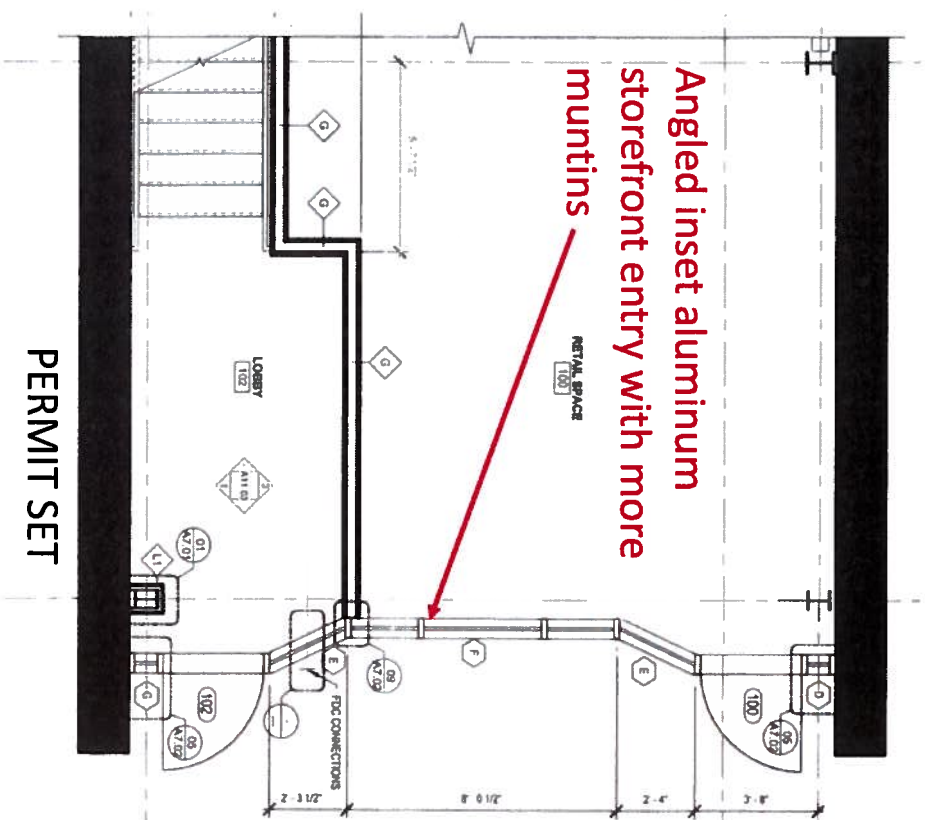
### 916 CONGRESS AVENUE

- City of Austin Historic Landmark
- Contributing building to the National Register District

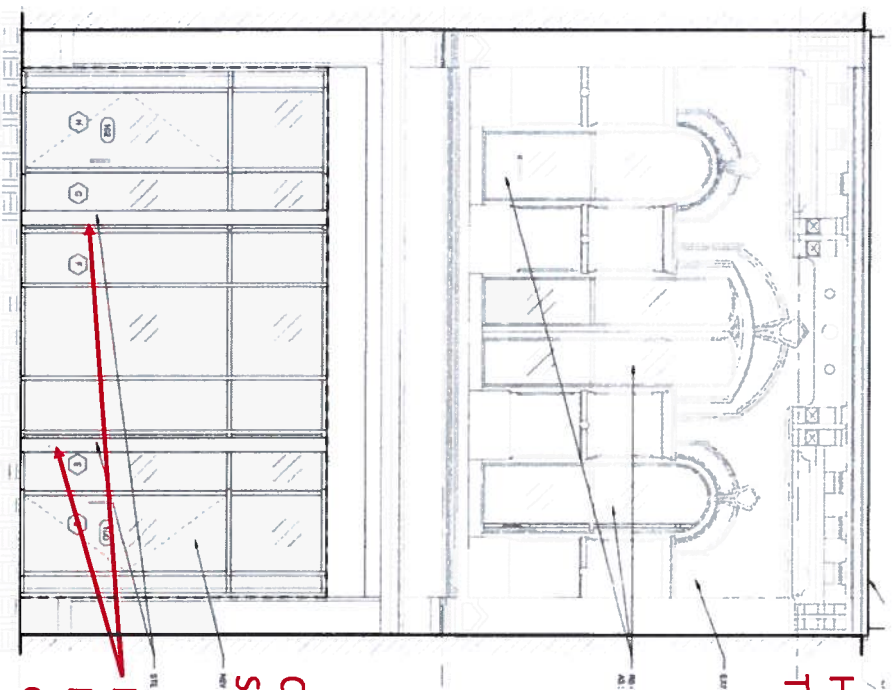




COA APPROVED



PERMIT SET



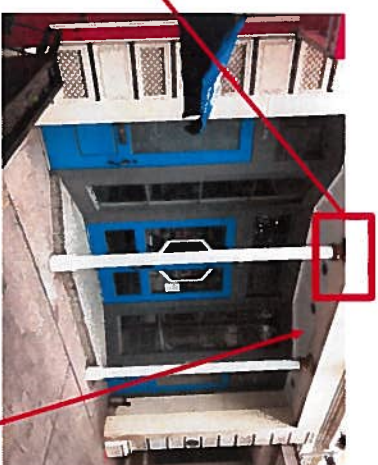
Historic columns  
To be removed

Contemporary Aluminum  
Storefront

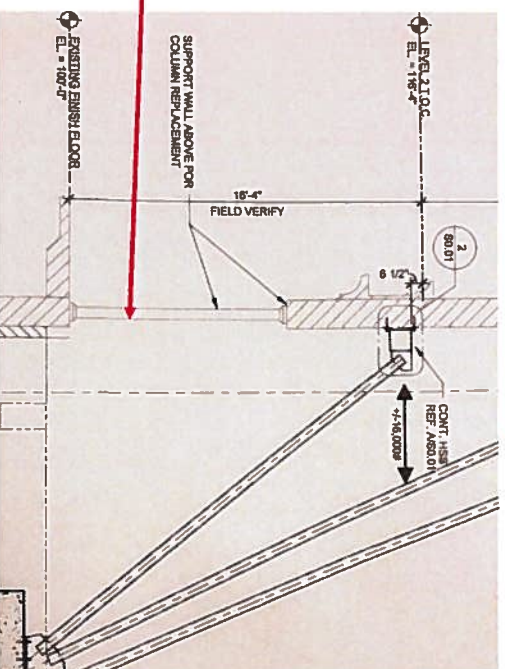
Historic columns to be  
Replaced with steel pipe  
columns



Wood beaded board soffit  
to be replaced with stucco

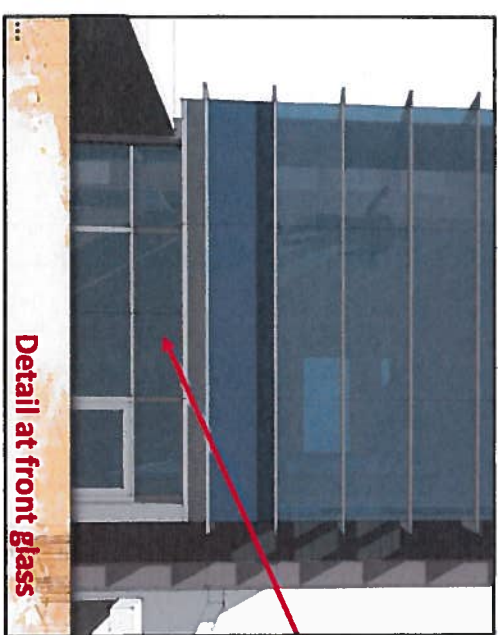
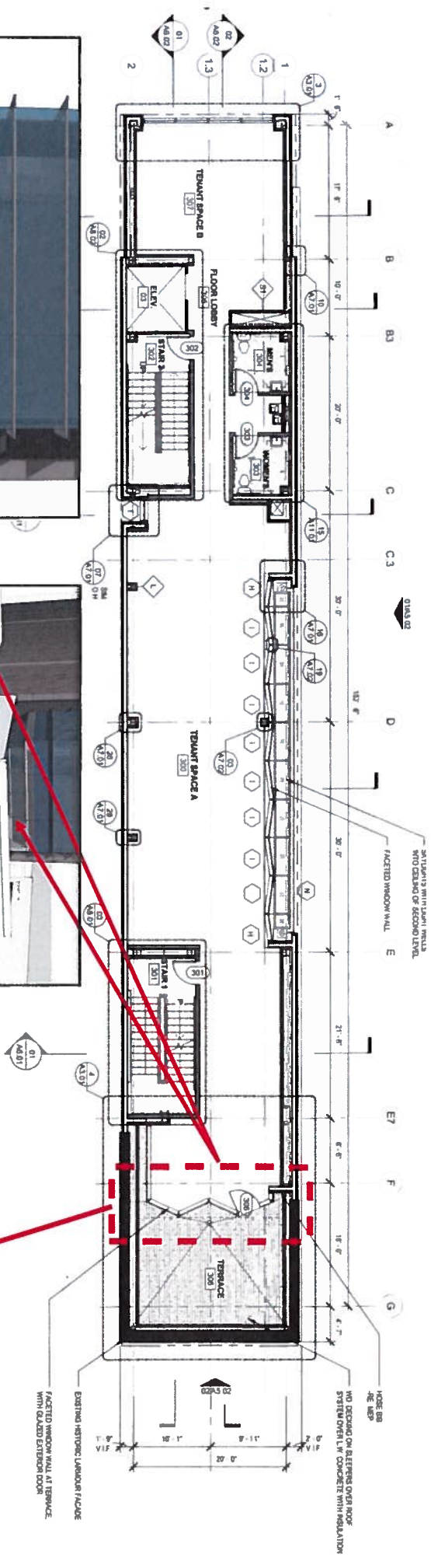


## PERMIT SET – EAST ELEVATION



## PERMIT SET – STRUCTURAL SECTION

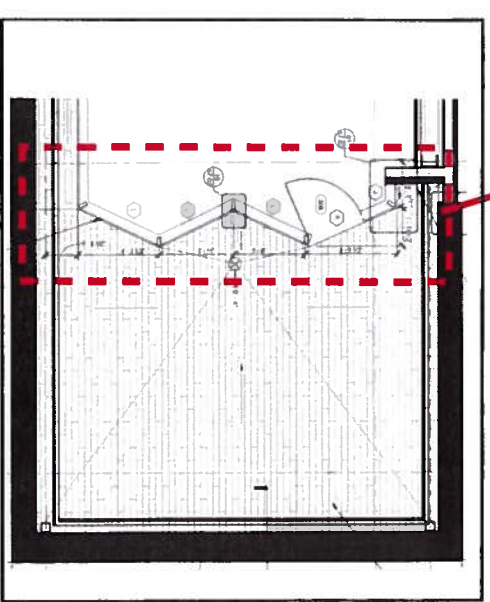




COA APPROVED – FLAT GLASS



COA APPROVED – FLAT GLASS



PERMIT SET – FACETED GLASS

PERMIT SET - FACIATED GLASS

GLASS

BENTPOINTS WITH LIGHT WALLS INTO CEILING OF SECOND LEVEL

FACIATED WINDOW WALL

TENANT SPACE A

TENANT SPACE B

FLOOR LOBBY

STAIR 1

STAIR 2

TERRACE

EXISTING HISTORIC LANDMARK PALACE

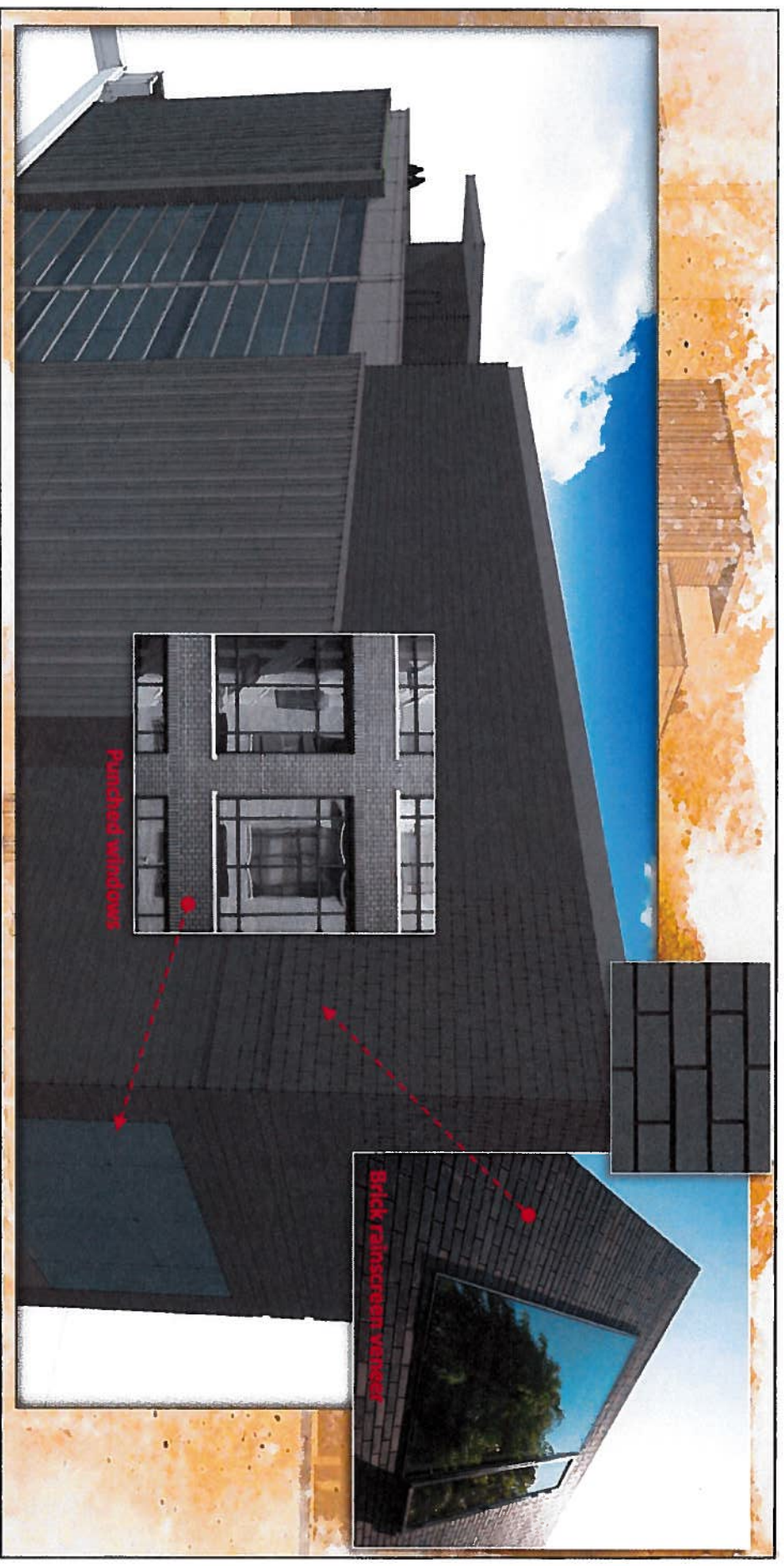
FACIATED WINDOW WALL AT TERRACE WITH GLAZED EXTERIOR DOOR

NOE BBS  
-4E MBP

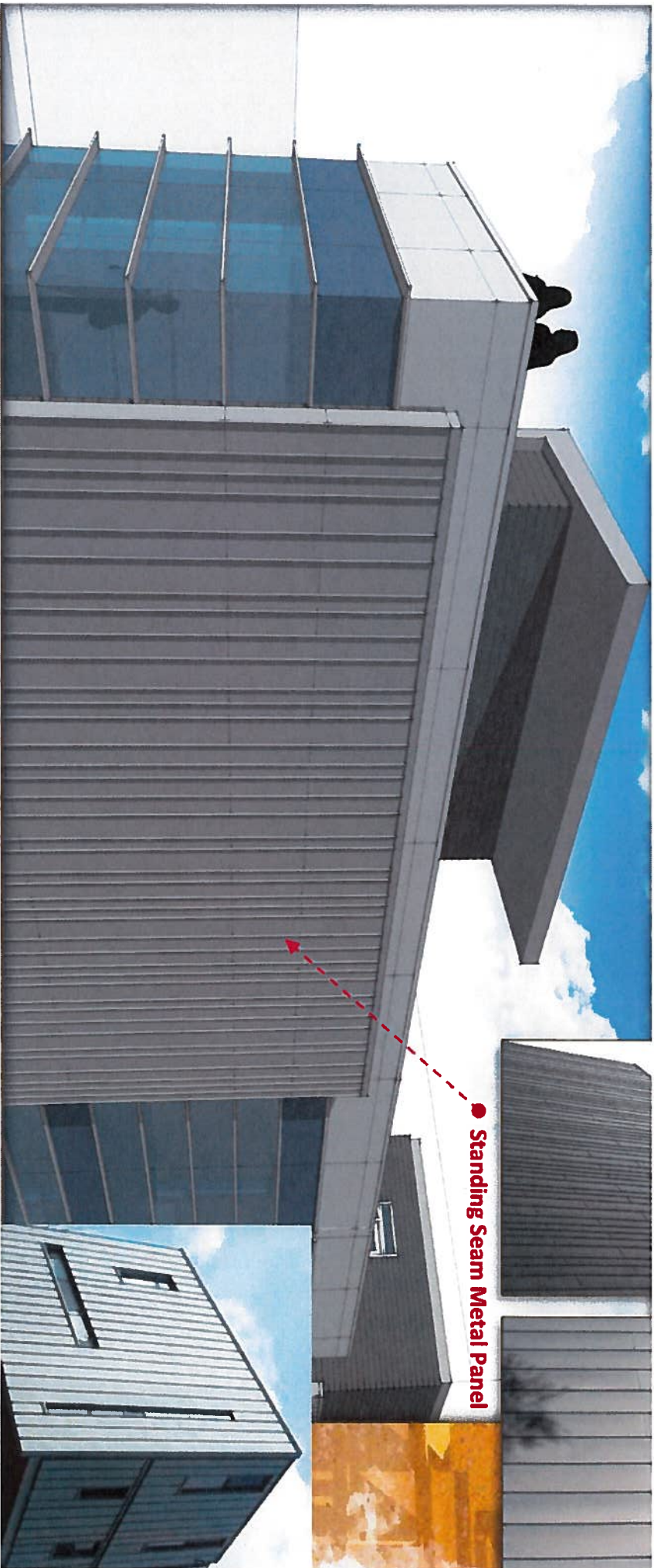
W/ 2' DECK ON HERRERS OVER ROOF SYSTEM OVER L.W. CONCRETE WITH INSULATION

A photograph of a tall, modern building with a dark, textured facade and a large glass window. A red arrow points to a small, dark object on the roofline. The sky is blue with white clouds.





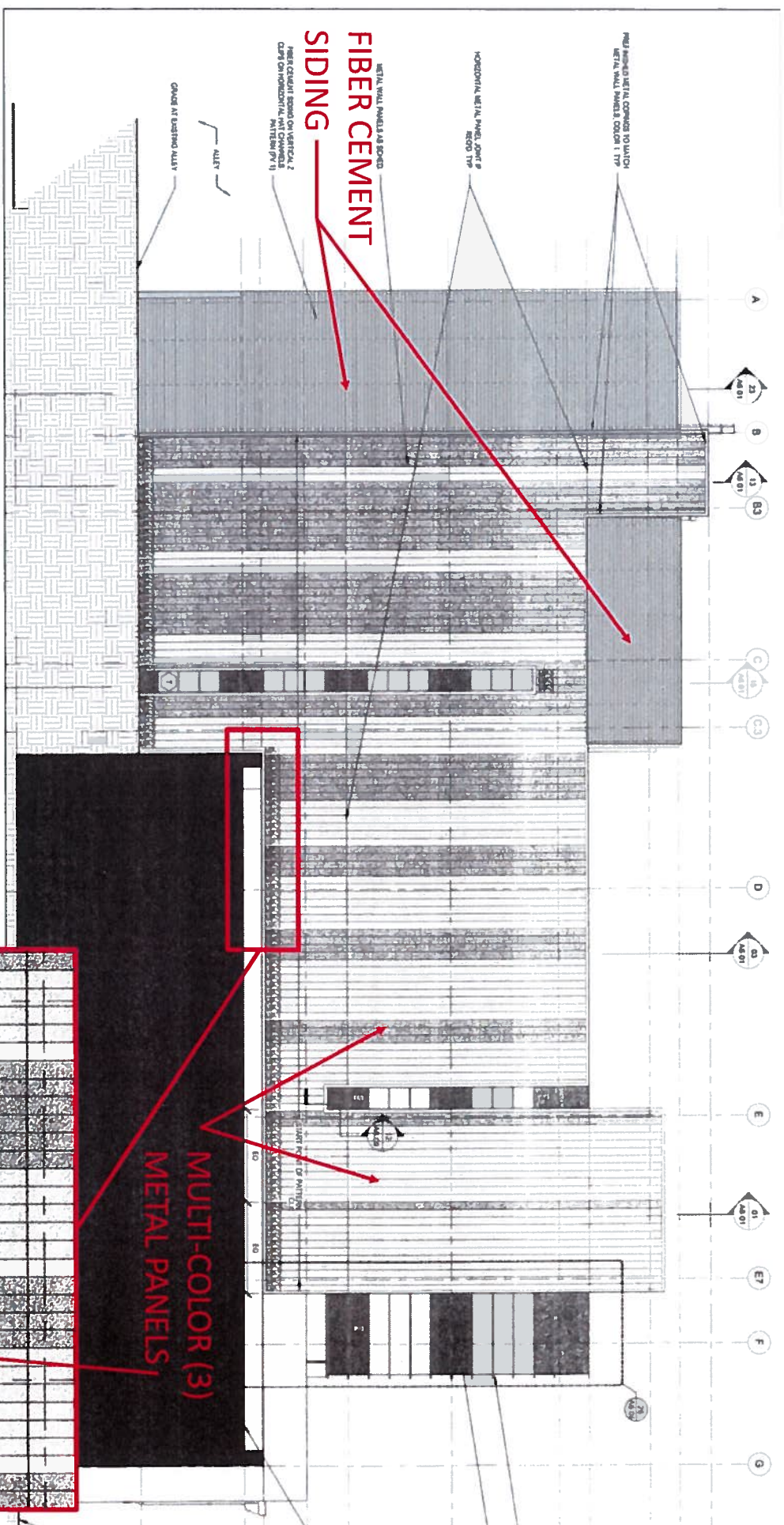
COA APPROVED – BRICK  
RAINSCREEN VENEER

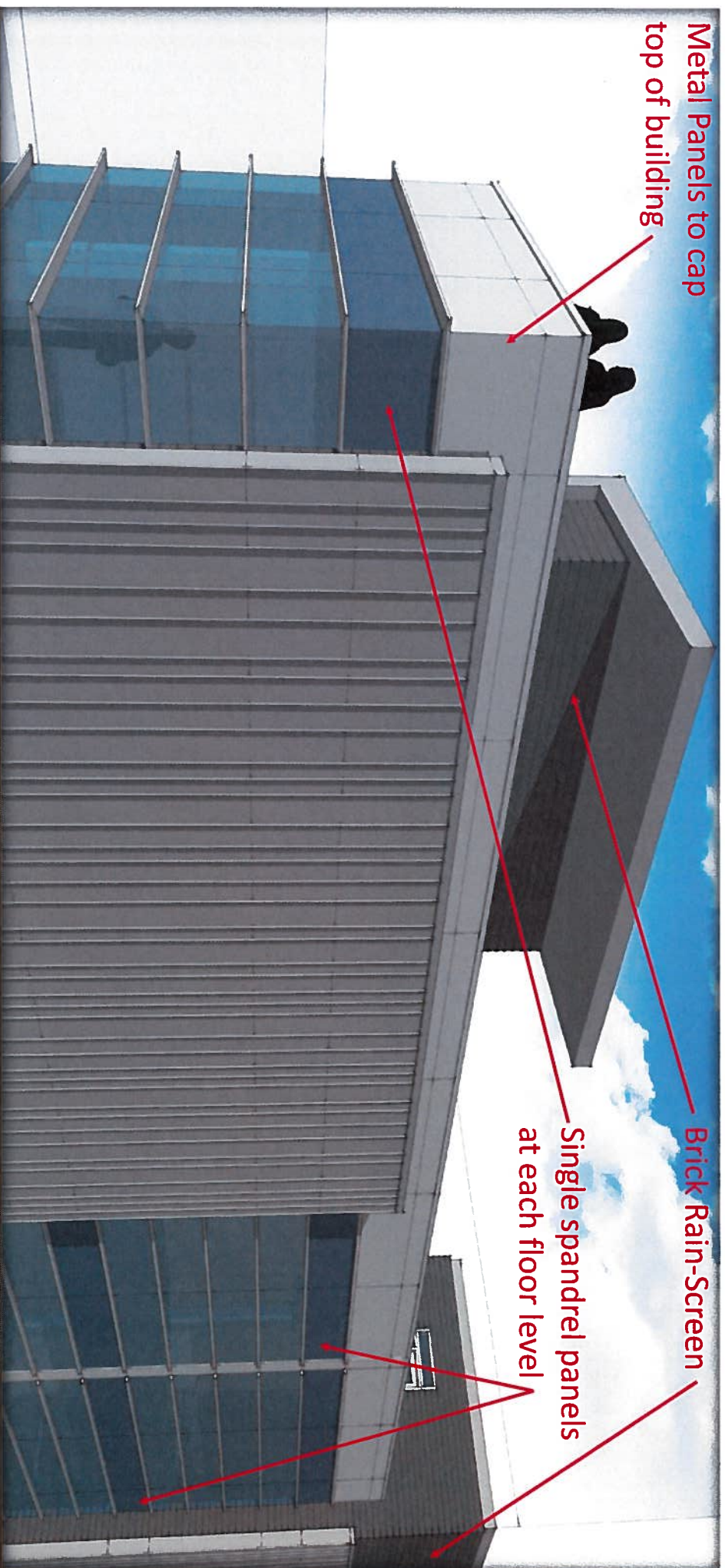


COA APPROVED – RANDOM WIDTH /  
SINGLE COLOR STANDING SEAM METAL PANELS



CREATE + CONSERVE

[illegible]



Metal Panels to cap  
top of building

Brick Rain-Screen

Single spandrel panels  
at each floor level

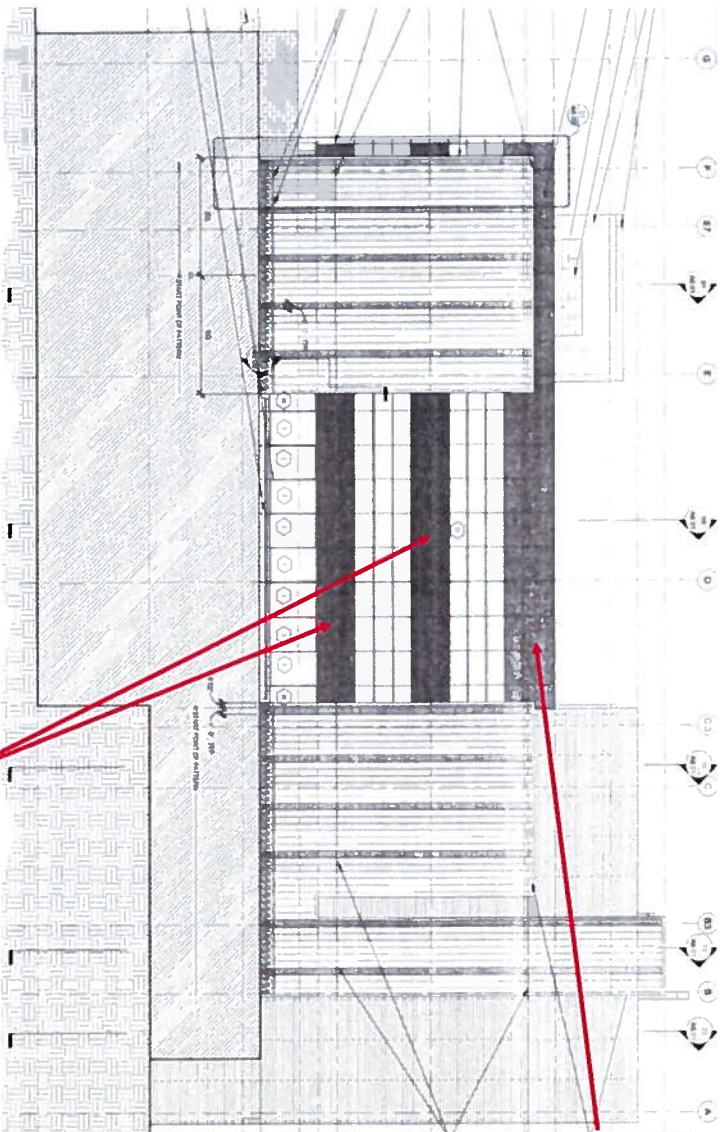
### COA APPROVED – NORTH ELEVATION

- Metal Panel at top of building
- single spandrel panels at each floor level

Architcexas

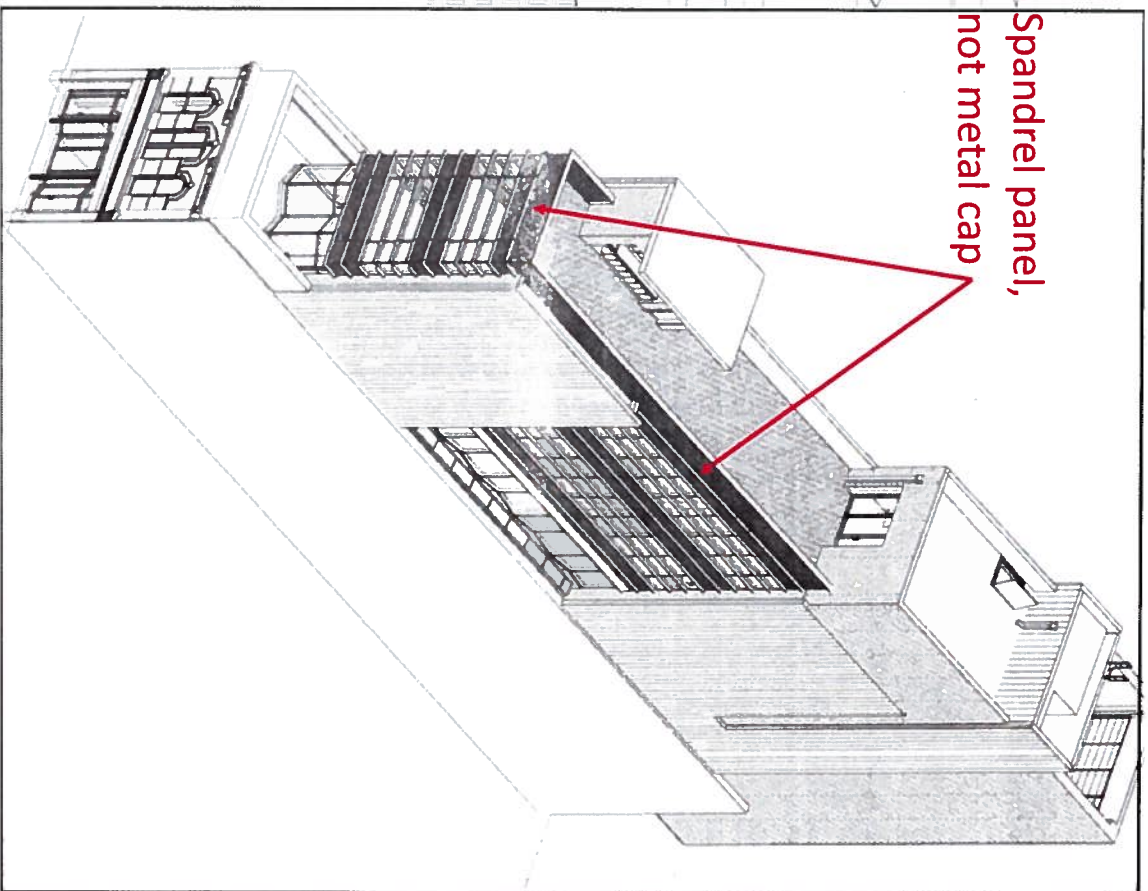
CREATE + CONSERVE





# PERMIT SET – NORTH ELEVATION

Wider multiple  
spandrel panel  
bays







**Historic Landmark Commission  
MINUTES**

**REGULAR MEETING  
Monday, July 22, 2013**

**4. C14H-1982-0001-F**

**Larmour Block, 916 Congress Avenue**

**Proposal:** Construct a three-story addition to the building with a roof-top deck.

**Applicant:** Thomas Boes, Sixth River Architects

**City Staff:** Steve Sadowsky, Historic Preservation Office, 974-6454

**Committee Recommendation:** Approve as proposed with the recommendation that the applicant employ the rhythm of the historic building in the addition. Staff Recommendation: Approve, but recommend exploration of means to preserve more of the historic building rather than preserving only the façade and demolishing the rest of the building.

Thomas Boes signed in support but did not speak. No speakers in opposition. The public hearing was closed on Commissioner Myers' motion and second by Commissioner Roberts on a 4-0 vote.

## GENERAL DESIGN GUIDELINES USED FOR REVIEW OF CERTIFICATES OF APPROPRIATENESS 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:

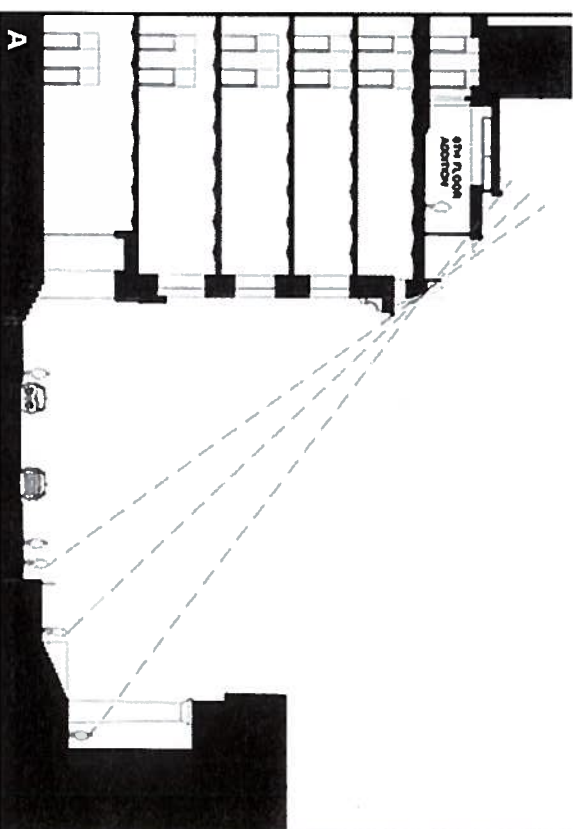
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- **SIZE:** Increased from 4,657 sq. ft. to 16,071 sq. ft.
- **SCALE:** Addition much larger than historic building
- **COLOR:** No compatible colors
- **MATERIAL:** No compatible materials
- **CHARACTER:** No compatible character, rhythm, forms, or features
- **NEIGHBORHOOD OR ENVIRONMENT:** Not compatible





## National Park Service– Preservation Brief 14

### - EXAMPLES OF APPROPRIATE ADDITIONS







## PRESERVATION BRIEFS

### 14

## New Exterior Additions to Historic Buildings:

### Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior's Standards for Rehabilitation*:

- A new addition should be **simple and unobtrusive in design**, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition **should not be highly visible from the public right of way**; a rear or other secondary elevation is usually the best location for a new addition.
- The construction **materials and the color of the new addition should be harmonious with the historic building materials**.
- The new addition should be smaller than the historic building—it should be **subordinate in both size and design** to the historic building.

The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is **generally not appropriate for a one, two or three-story building**—and often is not appropriate for taller buildings.
- A rooftop addition should be **minimally visible**.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a **rooftop addition should not be more than one story in height**.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.