

HISTORIC LANDMARK COMMISSION
JANUARY 29, 2018
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1974-0009
Red-Purcell House
210 Academy Drive

PROPOSAL

Restore existing house; construct two-story glass and aluminum addition to the rear.

PROJECT SPECIFICATIONS

The applicant proposes to restore deteriorated historic features on the existing house, and install a new cedar shingle roof, and to construct a two-story rectangular addition to the rear and side of the house. Construction of the addition will require the removal of an existing addition which has been modified. The proposed addition is a two-story glass box with a flat roof, plate glass panels separated by aluminum frames, all on a limestone-faced foundation with board-formed concrete outer walls. The applicant proposes a glass railing to a rooftop area above the addition as well as to an extension of the window's walk on the existing house.

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.
- Repair, rather than replace deteriorated architectural features wherever 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. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 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 asked for a drawing of the junction of the proposed addition and the existing house, and recommended that the widow's walk be pulled at least 15 feet from the front façade. The Committee further recommended a different material than the painted metal first proposed for the base of the addition. The applicant has revised the plans to show the 15-foot setback for the widow's walk, and changed the painted metal for the base of the addition to limestone. The applicant will provide the requested drawing at or before the meeting.

STAFF RECOMMENDATION

Approve as proposed, upon completion of a City of Austin Documentation Package of the existing site and conditions, consisting of photographs of all elevations.

January 24, 2018

Ms. Mary Jo Galindo and Historic Landmark Commissioners
City of Austin
PO Box 1088
Austin, TX 78767-8865

RE: Red-Purcell House, 210 Academy

Dear Chair Galindo and Commissioners:

I am writing in support of the plans for rehabilitation of, and rear addition to, 210 Academy Avenue known as the Red-Purcell House. Nearly two years ago I was approached by the current owner, Colin Corgan, to represent him as his real estate agent in the purchase of 210 Academy, which had been on and off the market since 2013. After more than a year of negotiations he was successful in closing on the property and became the new steward of the property.

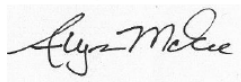
While working in the City's Historic Preservation Program from 2011-2014, I spoke to the previous owner a number of times about possible uses for the property, as well as a number of developers interested in purchasing it for development of condos or multiple single-family homes on the large parcel. None of those plans for redevelopment were ultimately feasible, and all would have significantly impacted the overall property, even if the house itself was rehabilitated in the process.

The difference between Mr. Corgan's vision and those of those others is he wanted to purchase the home for his primary residence. From the beginning of his efforts he understood the significance of the property, and the benefits and responsibilities of it being a City of Austin Landmark. He sought the advice of Ken Johnson, an experienced preservation architect, regarding the restoration needs, and to design a sensitive addition. He has also consulted with arborists to ensure the long-term health of the many large live oaks, delved deeply into the history of the property and surrounding neighborhood, and met with the Historic Preservation Committee of the South River City Citizens (SRCC) Neighborhood Association to garner support from the neighborhood for his plans.

After standing vacant and untended for several years, the property will now see a new life under Mr. Corgan's stewardship, which will result in the rehabilitation of the house with a sensitively designed addition, as well as proper care of the grounds.




I respectfully request the Historical Landmark Commission approve the Certificate of Appropriateness as presented.

Sincerely,



Alyson McGee
JBG Goodwin REALTORS®



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: C14H-1974-0009
LOCATION: 210 ACADEMY STREET

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

