

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
APRIL 23, 2018
NRD-2018-0033
Perry Estate Historic District
710 E. 41st Street

PROPOSAL

Construct a new hotel and restaurant; renovations to the existing chapel and carriage house.

PROJECT SPECIFICATIONS

Hotel: The applicant proposes the construction of a new 3-story hotel in a Mediterranean Revival style, and will have 49 units; however, from most angles, the hotel will appear as a two-story building as the basement level will be visible only where the grade of the land permits. The hotel will have an interior courtyard; the entry will face southwest towards the back of the mansion. The proposed hotel will have a concrete plaster finish with cast stone accents and clay roof tiles. Second story rooms will have metal balconies.

Restaurant: The proposed 3,300-square foot restaurant will be located on the Red River Street side of the property, between the sunken garden and the proposed hotel, and just to the east of the chapel. The proposed restaurant will be one story, and will be finished in stucco. It will have a flat roof with a wire mesh enclosure for mechanical equipment. Fenestration will be continuous steel window systems on the east and south elevations of the building. A canvas canopy will shade the south elevation of the building.

Carriage house: The existing carriage house will be re-purposed to house a property-wide electrical distribution bank in the basement, and create offices on the ground floor and second story. The existing exterior stucco walls will be cleaned and repaired, and new steel guardrails will be installed at second-story balconies. A new stucco wall cap will be installed to match the existing finishes, and the chimney will be rebuilt and finished with stucco to match existing conditions. The attached greenhouse will be rehabilitated to working condition. The greenhouse frame will be removed and reinstalled on new concrete stemwalls with a stucco finish. New tempered glass will be installed throughout.

Chapel: The south side of the chapel will be re-worked, extending the windows to the floor, creating double-leaf doors in the existing window openings, and constructing a stone patio on the south side of the building. A steel handrail will be installed on the south side of the building, and a retractable canvas awning will shade the south windows and doors above the proposed new patio. The proposed restroom addition will be constructed on the west side of the building, and will be one-story and finished in stucco to match the rest of the building. The wood windows in the building will be repaired, and any operable windows in the building will be sealed shut.

STANDARDS FOR REVIEW

The Perry Estate Historic District has no design standards for new construction or for the renovation of existing historic-age contributing buildings. General historic district design principles call for the preservation of historic fabric on existing contributing buildings, and for new construction to be compatible with existing contributing buildings in terms of size, scale, massing, materials, and fenestration patterns.

The Secretary of the Interior's Standards for Preservation (applicable to the carriage house and chapel) include:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a

treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

The Secretary of the Interior's Standards for Rehabilitation (applicable to the hotel and restaurant) include:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATION

Release the permits with the recommendation that the applicant complete a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for the chapel. Staff appreciates the integration of the new buildings into the existing terrain and environment so that they do not dominate the property.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: NRD-2018-0033
LOCATION: 710 E 41ST ST

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.

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