

**HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
DECEMBER 16, 2019
C14H-1979-0013
GREEN PASTURES
811 W. LIVE OAK STREET**

PROPOSAL

Construct a new hotel building at the south end of the lot.

PROJECT SPECIFICATIONS

The applicant proposes to construct a new hotel building on the site, to the south and east of the historic Green Pastures house. The proposed new hotel will be 3 stories tall and will have brick, painted wood lap siding, wood-framed windows, wood louvers, and vertical grain cedar as the primary exterior materials. The proposed new construction will have stone site walls that will complement the stone site walls on the property and a porch ceiling that complements porch ceilings on a recent addition to the building. The section of the proposed new hotel closest to the historic house is a one-story section with brick veneer, wood-framed windows, and a porch on steel posts and beams, set off with a stone wall. The taller section of the hotel extends to the south, and does not rise above the level of the roof of the historic house. The principal architectural feature of the hotel is the use of wood louvers at intervals along each floor. The proposed hotel building will have a flat roof and will partially encircle an outdoor pool. The stucco siding formerly proposed for the building has been replaced with brick. The design of the building is contemporary, and uses muted dark colors, which the applicants propose will help make the building fade into the landscape, but also to highlight the prominence of the white historic landmark building on the property. The front wall of the proposed new building will be roughly parallel with the rear wall of the current event center addition to the historic building, and will be set behind trees to the north and west. Access to the new building and parking areas will be located along a drive to the west of the historic house and aligning with S. 4th Street at the south end of the property.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects on historic landmarks. The following standards apply to the proposed project:

- 1) *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Evaluation: The proposal is for a new hotel building on the site. Green Pastures was a private residence of a prominent Austin family, then became a restaurant and event center, mostly hosting weddings. The concept of the new hotel structure is not an anomaly to the current use of the site.

- 2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Evaluation: The Certificate of Appropriateness Review Committee had strong reservations about the design of the new hotel building, particularly with reference to the historic landmark building on the site. The hotel building will be articulated separately from the historic landmark, in an area that has ample tree cover, which will help screen it from the historic building, but the principal objection to the proposed design is that it does not reference the historic building or the site in any

way, and appears to be very commercial in nature whereas the context of Green Pastures is residential.

- 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.*

Evaluation: The applicants have stated that their design with its muted dark colors is purposeful to reduce the visual impact of it with relation to the historic landmark, which will be the centerpiece of the property. The Committee did not agree with this assessment.

- 10) *New additions and adjacent or related 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.*

Evaluation: The building represents new construction that will not affect the essential form and integrity of the property and its environment if it were to be removed in the future.

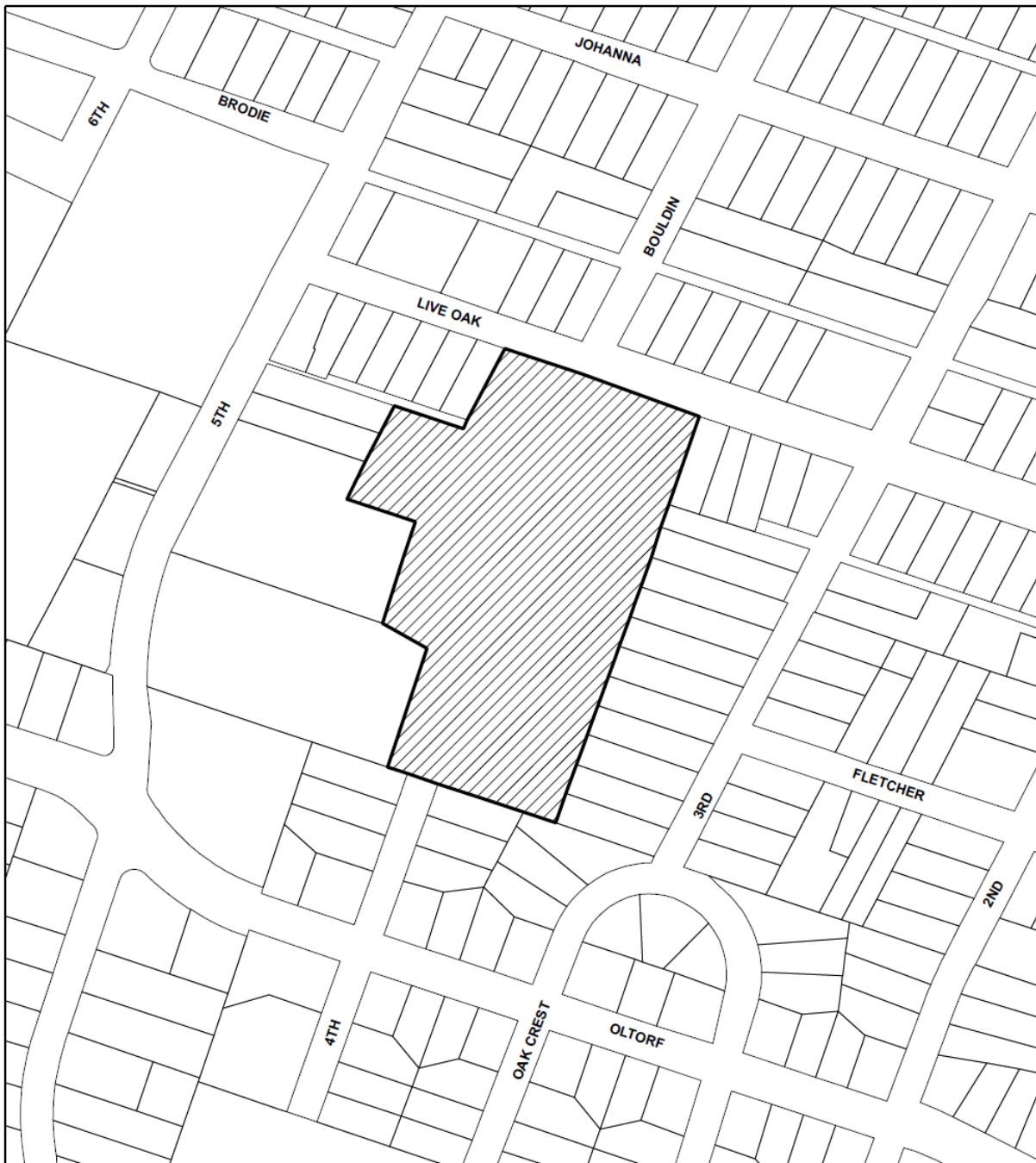
The project does not meet the applicable standards that apply to the context and character of the site.




COMMITTEE RECOMMENDATIONS

The Committee members had strong objections to the design of the proposed hotel structure, and recommended that the applicants look again at the previously-approved design for a hotel building on this site. Principally, the committee members felt that the current proposal does not reference the historic building or the site, and presents too much of a commercial appearance on a site that is defined by its residential character. They expressed a desire for a transition zone or more traditional building between the old and the new.

STAFF RECOMMENDATION

Staff can recommend approval of the current design, as the modifications made by the applicant soften the commercial aspect of this building. However, staff believes the new building can reflect the residential character of the site even more, and recommends consideration of further modifications to enhance the residential character of the building on the site, and relate it more to the historic house. Staff appreciates that the muted colors of the proposed hotel will help the historic landmark building retain its prominence on the site, as well as the change from stucco to brick as a more organic material for this site; however, staff also agrees with the committee recommendations that the design and character of the new hotel is still more commercial than residential, and would encourage the applicant to continue thinking of ways to make the presence of the new hotel more compatible with the residential character of the property, particularly in terms of massing and fenestration patterns.



-  SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

1" = 198'

NOTIFICATIONS

CASE#: C14H-1979-0013
 LOCATION: 811 W Live Oak Street



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