

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
SEPTEMBER 7, 2022
HR-2022-122453
HEIERMAN BUILDING
115 E. 5TH ST.

PROPOSAL

Alterations, demolition, and new construction of an addition to the existing 3-story commercial structure.

PROJECT SPECIFICATIONS

- 1) Demolish existing storefront assemblies; create a new custom storefront with metal framing and sill with new windows
- 2) Remove front façade sidelites and salvage entry door; create a new recessed entry with salvaged door.
- 3) Remove egress door and demolish brick infill on front façade
- 4) Windows are to be removed and replaced; existing openings are to remain
- 5) New rooftop construction of steel frame construction with curtain wall glazing setback 20' from front facade.
- 6) Partial demolition of rear courtyard walls, all windows, roof enclosure and structure.
- 7) Construct and install new curtain wall windows with divided lites, exterior balcony, exterior blackened metal panel cladding, and enclosed area on level 1 in rear courtyard.

ARCHITECTURE

The Heierman Building was zoned Historic in 1977. It was contracted for construction circa February 1887 by Tom Smith, Sr. with materials from M. Paggi and Joseph Nalle as builder. It is a 3-story brick building believed to have been originally built as a commercial enterprise. Three walls were made of brick and one (west wall) of stone. It opened as the Provident Hotel circa 1890 and continued to operate as a hotel until 1923 (under various names). The family that operated it the longest were the Heiermans during its first 87 years hence the landmark name. Evidence suggests that the Hotel Provident had 10 guest rooms on both the second and third floors each. Rooms were single or suites and supplied with gas and electricity, closets and free bathrooms were supplied on each floor. The rooms likely surrounded a central hall and at least two of the rooms on each floor had a fireplace with coal grate. Research suggests the upper floor may have been converted to support the weight of a machine shop in the 1920's and lower first floor walls were cut through to accommodate an automobile shop and showroom. A restoration was completed in 1974. The original façade was a symmetrical 6 bay Victorian storefront applied in front of a masonry structure. The original roof was metal with raised seams.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate historic landmarks. The following standards apply to the proposed project:

Repair and alterations

1. General standards

The property has undergone many changes over the years but retains its historic shell that most recently had a restoration in 1974. Any changes to the front façade should attempt to restore the property to its 1890 period of significance via historical research and evidence if possible.

4. Exterior walls and trim

There have been many exterior wall alterations over the years, including cutting and infilling portions of the rear wall of the structure. The proposed changes to the rear walls are compatible with the design guidelines. The front façade's storefront portion is not original but rather a restoration that took place in 1974 according to photographic evidence. The property is a Recorded Texas Historic Landmark (RTHL), and the THC should be contacted for design resources and feedback and to ensure notification requirements are met. If there are no further resources that may be used for evidence of the 1890s storefront, then a design and materials that are compatible with the scale and style of the building are appropriate.

5. Windows, doors, and screens

It does not seem likely that the windows are original due to the way the current windows are fitting within the frame, but further research should be done to confirm this. If the windows are from within the period of significance, every effort

should be to retain the windows. If the windows were part of the restoration in 1974, then replacement with similar design and material is compatible with the design standards.

Commercial additions

1. Location

The rooftop addition design may not be compatible with this RTHL.

1.4 Additions are not appropriate for all historic landmarks and will be evaluated on a case-by-case basis.

2. Scale, massing, and height

It is difficult to ascertain the extent the scale, massing and height will be viewable from pedestrians in the ROW below.

3. Design and style

The design of the rooftop addition does not take seem to take cues from the historic building.

3.2 Take cues for design elements and patterns from the historic building.

4. Materials

The addition does not appear to use materials compatible with the historic structure.

5.1 If an addition will be visible from the pedestrian level, including from the opposite side of the primary street, use the exterior wall, window, and door materials that are compatible with those on the historic building in scale, proportion, material, finish, and texture

11. Storefronts

The storefront has been substantially altered over time. Contact the THC and Austin History Center for possible further resources on what the storefront looked like circa 1890. Documentation suggests that the storefront was originally a symmetrical 6-bay Victorian storefront.

Restore an altered storefront to its design during the period of significance where documentation exists.

Reconstruct missing features where documentation exists

Summary

The project does not meet the applicable standards.

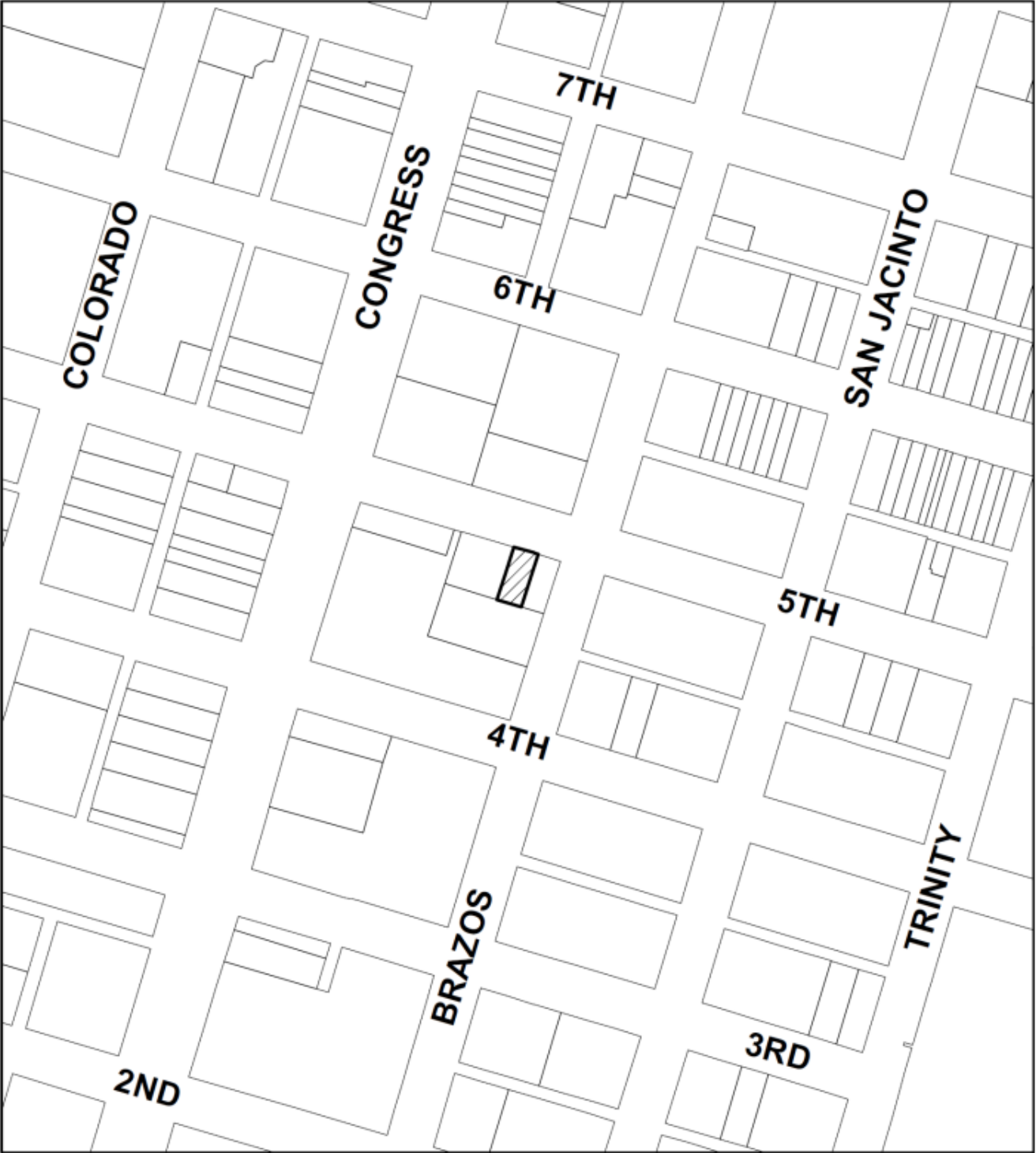
COMMITTEE FEEDBACK




The ARC recommended that the applicant consult the Texas Historical Commission prior to the HLC as it is a Recorded Texas Historical Landmark (RTHL). The Committee had concerns about the rooftop addition being of appropriate height and of compatible materials and suggested a 3D rendering to present how the addition would appear from street level. Further details on the upper-level facade windows and whether they were of historic age and therefore should be retained were requested. The ARC advised further research into the original appearance so that any restoration be done to the 1890 period of significance. The ARC advised against replacing something incongruous and non-historic with something incongruous and non-historic (again).

STAFF RECOMMENDATION

Staff recommends that the Commission postpone and extend an additional invitation to the Architectural Review Committee for October providing time for the applicant to contact the Texas Historical Commission Division of Architecture since this is a Recorded Texas Historic Landmark (RTHL), the Austin History Center for further research on the 1890 appearance, and to prepare a 3D rendering of any rooftop addition as viewable from street level.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 208'

NOTIFICATIONS

CASE#: HR 22-122453
LOCATION: 115 E 5TH STREET



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PROPERTY INFORMATION

Photos*Google Maps, 2022*