

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
APRIL 5, 2023
HR-2022-178783; C14H-1983-0007
TOWNSEND-THOMPSON BUILDING
718 CONGRESS AVENUE

PROPOSAL

Repair windows and doors, replace glazing, and construct a skylight atop a ca. 1875 landmarked building.

PROJECT SPECIFICATIONS

- 1) Repair existing windows and doors, replacing existing glazing with insulated glazing, adding privacy film to rear glazing only, and painting all to match. Replace existing non-historic door hardware with new bronze hardware.
- 2) Rebuild existing skylight. Steel structure, paint exterior white gloss, with clear anodized aluminum glazing frames and 1" insulated low-E glazing.
- 3) Replace TPO roof in-kind.

ARCHITECTURE

The 1983 application for historic designation describes the building as follows:

718 Congress Avenue is early Victorian in architecture, with three stone arches in the second story front. These arches are surmounted by carved rosettes, and in early photographs of the buildings the cast-iron cornice can be seen with a globe atop its center arch.¹

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 projects at historic landmarks. The following standards apply to the proposed project:

Repair and alterations

1. General Standards

The proposed project removes and replaces only window glazing, repairing historic-age sashes and molding where extant and possible.

3. Roofs

The proposed project replaces roof material in-kind with TPO, which will not be visible beyond the parapet.

5. Windows, Doors, and Screens

See 1. The proposed project applies solar film to alley-facing windows, which will be replaced in-kind. The proposed project does not modify window or door openings.

Commercial Additions

1. Location

The proposed skylight addition appears to be located at the center of the building, set back from the front wall and utilizing the existing opening.

2. Scale, Massing, and Height

See 1.

4. Roofs

See 1.

Summary

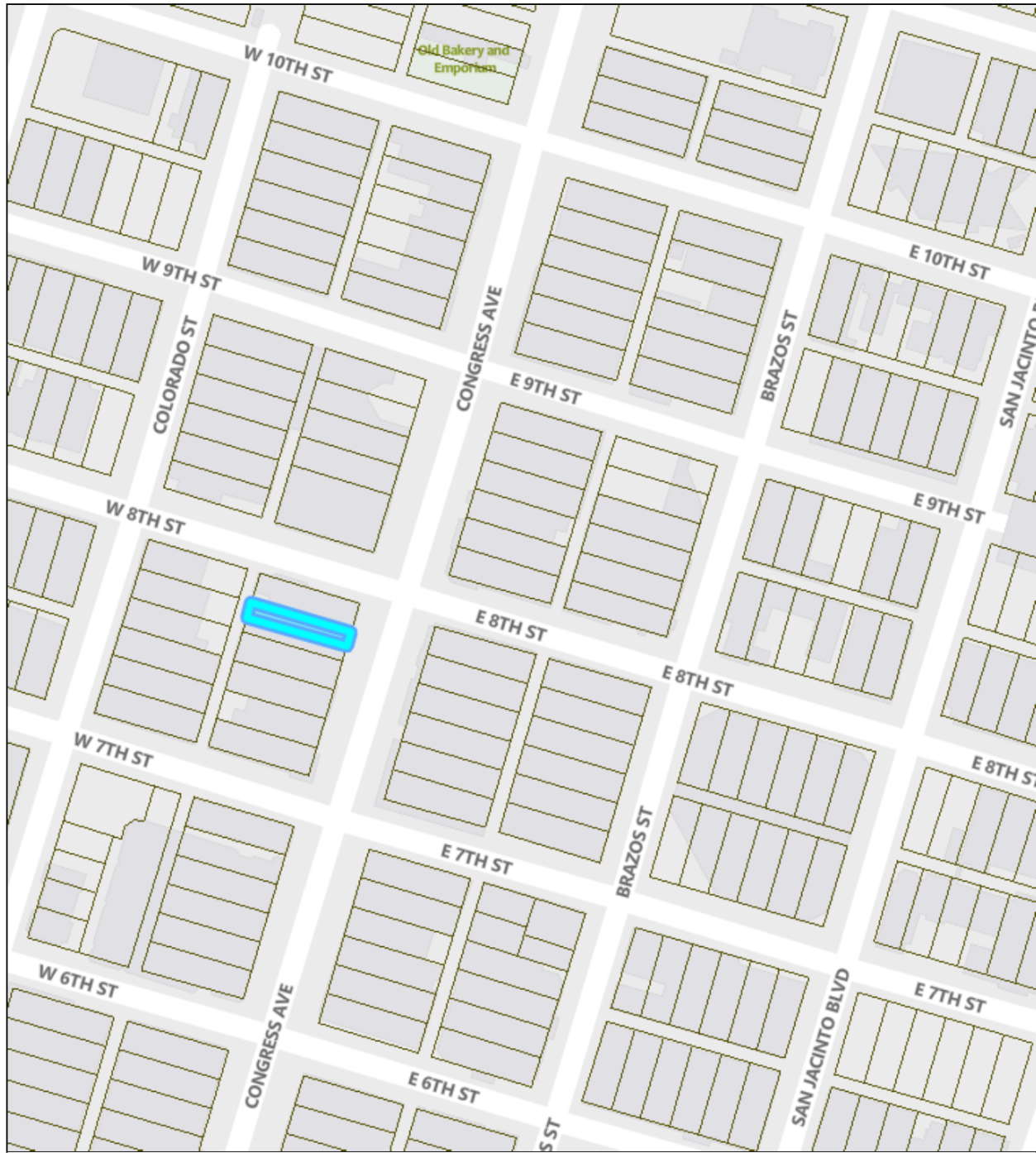
The project meets most of the applicable standards. Staff concurs with Commissioners' assessment of second-floor windows as replacements possibly dating to the era of restoration and historic zoning.

STAFF RECOMMENDATION

Approve the application. The applicant has amended the proposal per Commission request to include repair rather than replacement.

¹ Zoning Change Summary Sheet: Townsend-Thompson Building, C14-83-07. 1983.

LOCATION MAP



Lot Lines

Lot Line



1: 2400

12/20/2022

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718 CONGRESS AVENUE



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PROPERTY INFORMATION*Photos*



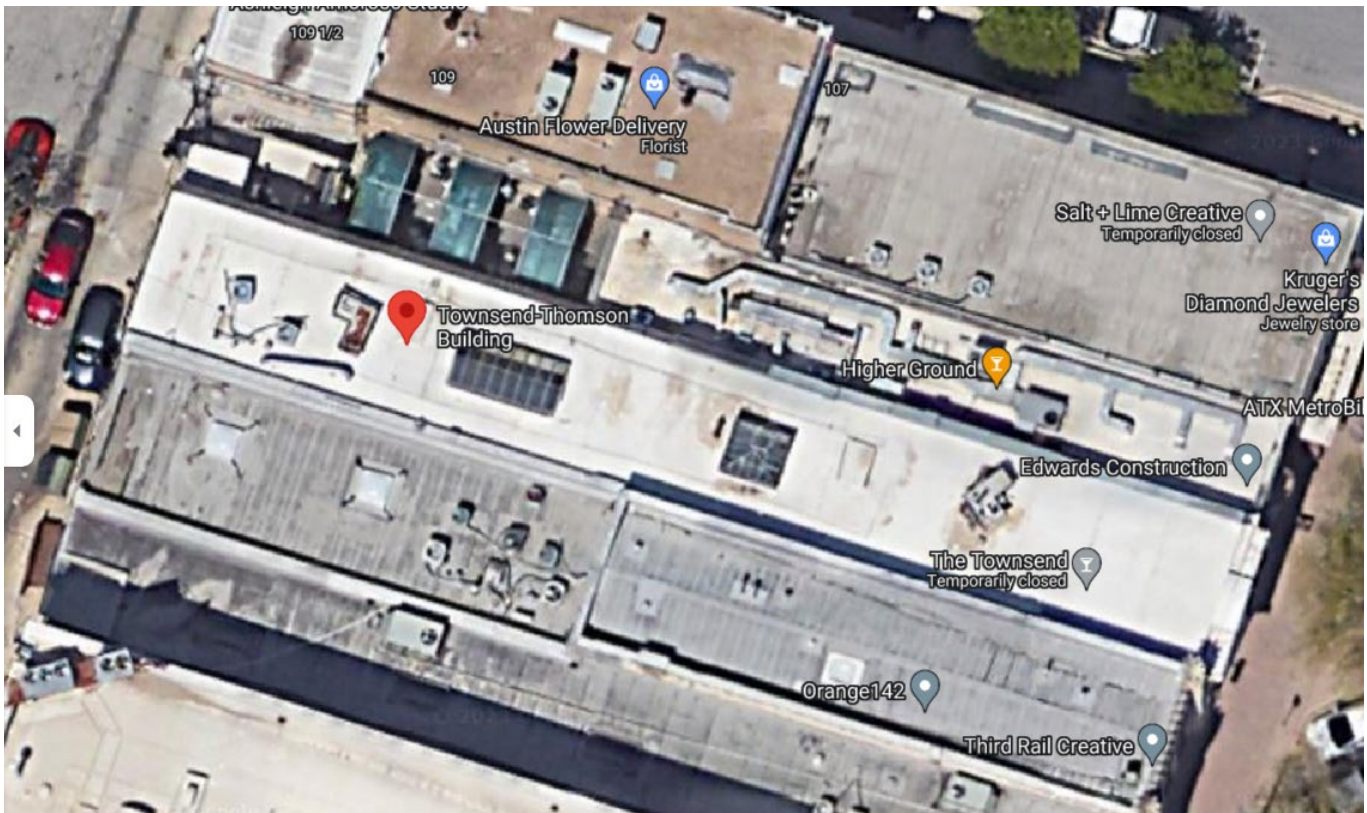


Showcase.com via <https://thewhitfieldco.com/718-congress> , 2022



Hardy, Daniel. [Congress Avenue Historic District, (Northeast oblique)], photograph, February 1978; (<https://texashistory.unt.edu/ark:/67531/metaph677473/>), University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>; crediting Texas Historical Commission.

718 Congress was restored in 1983 to remove the postwar stucco slipcover and incompatible storefront in this 1978 photo.ⁱ



Roof, Google Maps, 2022

ⁱ Texas Historical Foundation. Heritage, Volume 3, Number 4, Spring 1986, periodical, March 1, 1986; Austin, Texas. (<https://texashistory.unt.edu/ark:/67531/metaph45441/>; accessed January 24, 2023), University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>; crediting Texas Historical Foundation.