

**HISTORIC LANDMARK COMMISSION**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**DECEMBER 13, 2023**  
**C14H-1996-0003; HR-2023-149027; GF-2023-149122**  
**BARTHOLEMEW-ROBINSON BUILDING**  
**1415 LAVACA STREET**

## **PROPOSAL**

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Restore the front half of the building and construct an addition at the rear.

## **PROJECT SPECIFICATIONS**

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- 1) Rehabilitate the existing historic building, removing non-historic elements and additions, including surface parking.
  - a. Remove fiberglass tower replicas and reconstruct with materials matching original.
  - b. Refinish existing masonry at front portion of building.
  - c. Restore original entry location and install new aluminum door system to match original openings.
  - d. Replace non-original windows and doors at front half of building, using divided light glazing and existing openings. Refinish infilled arch at north elevation with stucco.
- 2) Construct a 4-story rear addition in place of the current parking area and reconstructed portion of the building. The proposed addition is composed primarily of glass curtainwalls, with stucco, limestone, and aluminum rainscreen panel accents.
- 3) Construct right-of-way improvements to address site accessibility.

*Note: the proposed project is unrelated to the 2020 application to build a 12-story tower atop the building; the property has been sold and the 2020 application withdrawn.*

## **ARCHITECTURE**

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The 1996 zoning change report describes the building as a one-story limestone office building with three distinctive towers. The towers and cornice were removed between 1900 and 1935, and stuccoed sometime in the mid-twentieth century, with fenestration altered and the rear portion of the building opened to serve as parking after its collapse. The building was first rehabilitated in 1997, with the towers replaced with fiberglass replicas, collapsed portions of the building reconstructed, some stucco removed, and fenestration replaced.<sup>1</sup> New windows at the Lavaca Street elevation were installed in 2010.

## **DESIGN STANDARDS**

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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 non-original and reconstructed portions of the building only. It appears to stabilize and repair building walls that are exposed when non-historic additions or features are removed and to avoid demolition that removes historic structural systems or compromises the structural integrity of a historic building.

#### *3. Roofs*

The proposed new tower roofs match the appearance of the historic tower roofs as seen in photographic documentation from the period of significance. The proposed skylight does not appear visible beyond the parapet.

#### *4. Exterior walls and trim*

The proposed project restores the existing historic-age masonry and minimizes changes to side walls that are visible from streets.

#### *5. Windows, doors, and screens*

The proposed project does not enlarge, move, or enclose any historic window or door openings, and restores the original configuration of the front door from historic photographs. The original openings at the connection to the addition will be retained. Replacement windows and doors mostly match the existing replacements, installed in 1997 and 2010.

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<sup>1</sup> Zoning Change Review Sheet: C14H-1996-0003, Bartholemew-Robinson Building. Historic Preservation Office, 1996.

### *11. Commercial storefronts*

The proposed project does not add canopies or awnings where not historically present.

### Commercial additions

#### *1. Location*

The proposed addition is located at the rear-side of the historic building, in place of a reconstructed addition and parking area. It is set back from the 15<sup>th</sup> Street entrance beyond the existing historic exterior walls and appears to minimize the loss of historic fabric.

#### *2. Scale, massing, and height*

The proposed addition has been amended to respond to Architectural Review Committee feedback. Though it is three stories taller than the historic portion of the building, the design's transparency appears to reduce its visual weight. Visual cues have been added at solid accent walls to respond to the proportions of the historic building to better match floor-to-floor heights. The historic building's overall shape as viewed from the opposite side of the primary street appears relatively unaltered.

#### *3. Design and style*

See 2. The proposed design has been amended to respond to Committee feedback to respond to proportions and patterns present in the historic building and to define the Lavaca Street elevation where the addition connects to the main building.

#### *4. Roofs*

The proposed roofline has been amended to respond to Committee feedback, and now consists of a flat roof that does not compete with the original building's turrets or flat parapet.

#### *5. Materials*

The proposed project has been amended to increase transparency per Committee feedback, using larger expanses of clear glass and reducing opaque materials near the historic building. Materials appear mostly compatible, though a simpler and more transparent rainscreen design at the rear of the building may be more appropriate.

#### *6. Balconies*

The proposed balcony appears mostly appropriate, as it is inset rather than projecting, and helps to break up the building's height. Plantings on the balcony should be limited and/or set back to reduce its visibility.

### Summary

The project mostly meets the applicable standards.

### **COMMITTEE FEEDBACK**

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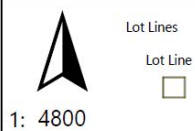
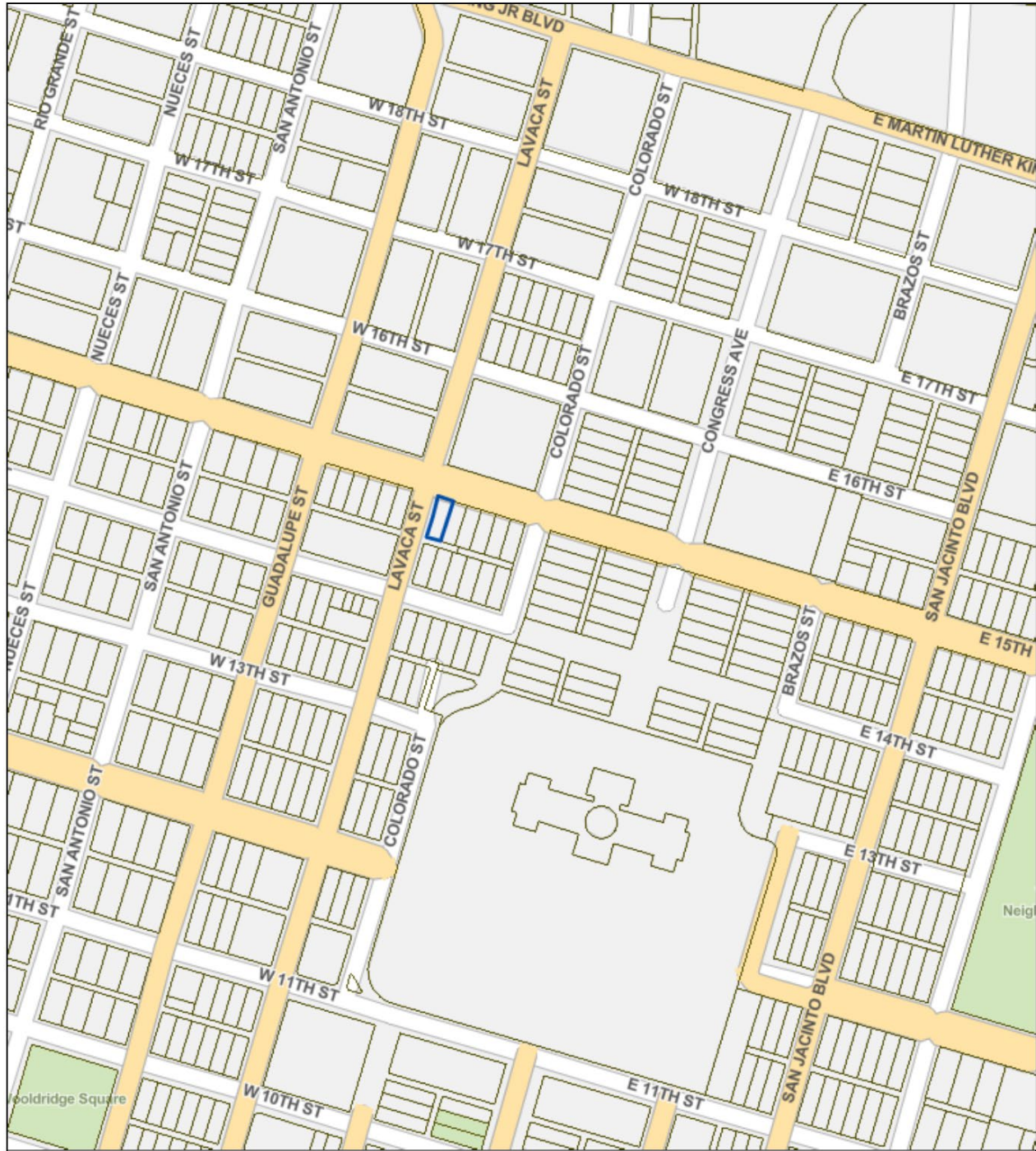
Increase transparency of new structure and reduce its visual complexity. Step new materials back from original building as much as possible.

### **STAFF RECOMMENDATION**

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Request that the applicant use transparent balcony railings rather than aluminum planters and that the new addition be set back as much as possible from the original building, but approve the application as proposed. The applicant has amended the design to respond to staff and Committee feedback on increasing the addition's compatibility.

# LOCATION MAP



11/27/2023

**GF 23-149122**

1415 LAVACA STREET



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## PROPERTY INFORMATION

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### HISTORY OF THE TEXAS OSTEOPATHIC MEDICAL ASSOCIATION BUILDING

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#### Texas Osteopathic Medical Association

Presently the building is owned by the Texas Osteopathic Medical Association (TOMA) which purchased it in 1995 from J. Tim Brown.<sup>54</sup> The Association has undertaken extensive renovation of the interior, and also plans to renovate the exterior, including the reconstruction of the three towers originally added in 1887. The building was stuccoed at some point, but it is not clear when this occurred. During the renovation for TOMA, the southern portion of the roof structure was removed, and the south wall was opened to allow cars to drive into a parking lot within the space behind the two southern storefronts of the west facade. All of the original storefront framing and glass is missing from the exterior facade. The three arches that were originally between the two towers on the northern portion of the west facade were removed at some point in the past, and were replaced with three large rectangular areas of glass. The decorative brickwork at the top of the wall on the north and west facades remains intact, as does much of the north wall.

The interior of the building has been completely renovated over the last few decades. During the TOMA renovation, most of the historical elements of the E. C. Bartholomew house remaining intact after the 1885-1886 renovations, including the north, east, south, and a small portion of the west exterior limestone walls, have been exposed and incorporated into the present design. One original window in the west wall of the Bartholomew house, along with a small portion of wood trim around original doorways in the south wall have been exposed. Two original fireplaces were uncovered during the current renovations - one in the north wall and one in the south wall of the Bartholomew house. Additionally, portions of pine flooring have also been exposed and are being reused.

The exterior renovation of the building will be completed in 1997. The three towers are to be restored. The tower roofs will be a diamond-pattern slate. The cresting at the top of the roofs and the louvers with the decorative metal surround will be restored.

The stucco will be removed, and the brick will be patched. The surface of the brick has been damaged, and it is very porous, so the brick will be painted.

The opening at the southwest tower and the opening at the west end of the north facade will be restored to give the appearance of the original doors and transoms. The large arch on the north facade will be opened up to its original size. The two original windows on the north facade will be articulated as brick recesses with stone sills to match the original sills. The windows and transoms on the west wall will remain as they are today. However, once the stucco is removed the original brick

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<sup>54</sup>Texas, Travis County, Deed Records, Vol. 12448, Pg. 0799, April 18, 1995.

## HISTORY OF THE TEXAS OSTEOPATHIC MEDICAL ASSOCIATION BUILDING

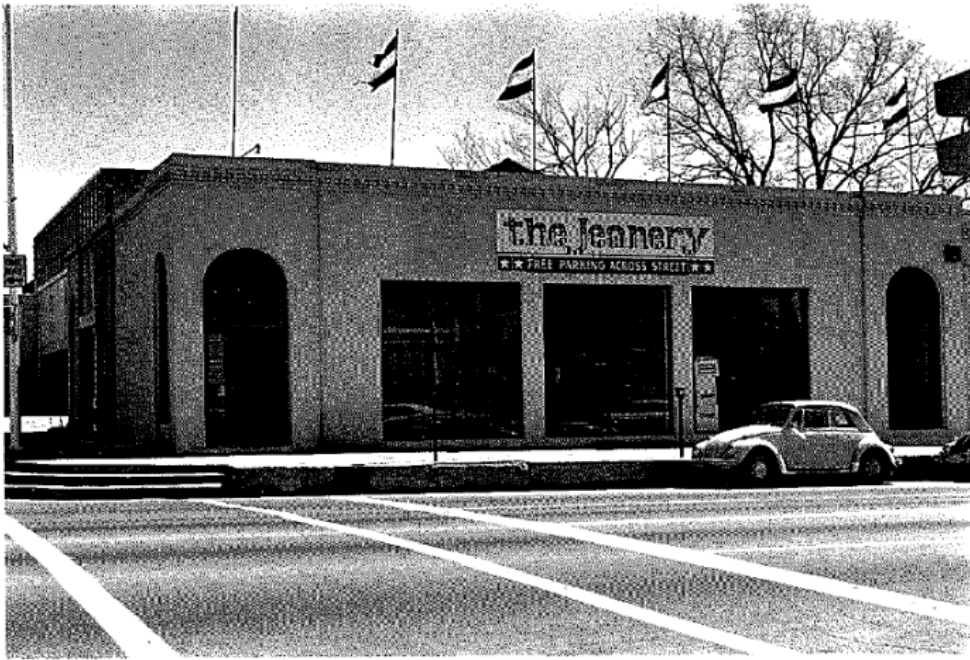
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arches should be visible. New wood framing and steel rebar will be installed to match the configuration of the transoms that were located in the northwest tower.

The roof of the southern portion of the building, has already been demolished and is currently being used as parking for the TOMA employees. The exterior walls will remain. Since all of the original arches in the center portion of the west facade have been removed, it was decided to leave this portion of the facade as it is currently configured, and infill the openings with aluminum framing and security mesh. The southern portion of the west facade will have new doors to infill the openings that match the original doors. The new doors will be fixed except for one, which will function as an exit. A new rolling grill will be installed in the opening to the alley to provide a secure parking area for the employees. A new handicap ramp will be installed in the parking area.<sup>55</sup>

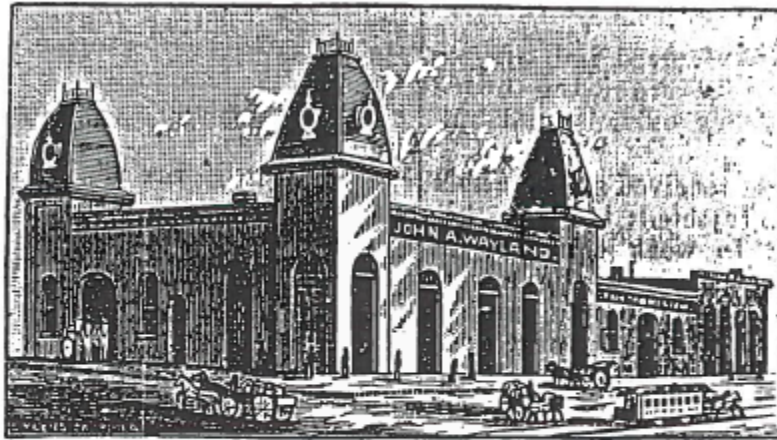
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<sup>55</sup>Clovis Heimsath Architects, Construction Drawings for Texas Osteopathic Medical Association, October 2, 1996.



KALLGREN BUILDING  
1413-19 LAVACA

COURTESY- HERITAGE SOCIETY OF AUSTIN



CA. 1887

AUSTIN DAILY STATESMAN

*Zoning Change Review Sheet: C14H-1996-0003, Bartholemew-Robinson Building. Historic Preservation Office, 1996.*