

HISTORIC LANDMARK COMMISSION
AUGUST 22, 2011
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1990-0007
Nelson Davis Warehouse
117 W. 4th Street

PROPOSAL

Façade modifications and the construction of a new rooftop area.

PROJECT SPECIFICATIONS

The applicant proposes the modification of the north (front) façade of the building by:

1. Replace an existing non-historic leaded glass window with a painted 1:1 wood sash window.
2. Replace the existing corrugated metal awning with a new standing-seam metal awning.
3. Convert an existing non-historic window to a new entry, removing non-historic infill.
4. Expand the existing entry but retaining the same opening in the façade.
5. Replace existing fixed-sash windows with painted 1:1 wood sash windows.
6. Reconfigure the existing front ramp.

On the east elevation, the applicant proposes to:

1. Remove the existing walk-in coolers and restore the historic brick façade.
2. Replace an existing set of non-historic leaded glass windows with painted wood-sash windows.

The applicant further proposes to construct a new rooftop deck area with a rooftop addition, shade structure, and guardrails along the east and north elevations. The rooftop addition will have a flat roof, steel casement windows on the north elevation, and four sets of bi-fold steel doors opening under a new shade structure on the east elevation. The sides of the new rooftop addition will be smooth stucco. A new steel guardrail will be constructed around the perimeter of the deck on the east and north sides of the building. The proposed rooftop addition and guardrail will be flush with the existing rooftop structures for SIX Lounge on the west side of the building, or 4'-7.5" from the front wall (3'-10.5" from the back of the parapet wall. In addition, the new stairwell enclosure to the roof will be located on the southeast corner of the rooftop deck area.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.

- Changes which have taken place over time are evidence of the history and development of a building, structure, or site and its environment. Recognize and respect the changes, which may have acquired significance in their own right.
- Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site.
- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.
- Conceal the installation of protective or code-required mechanical systems whenever possible so as not to intrude upon or detract from the aesthetic and historical qualities of the property, except where concealment would result in the alteration or destruction of historically-significant materials or spaces.

COMMITTEE RECOMMENDATIONS

No recommendation.

STAFF RECOMMENDATION

Approve the Certificate of Appropriateness as proposed.

**CITY OF AUSTIN
HISTORIC REVIEW APPLICATION
FOR PERMITS WITHIN NATIONAL REGISTER HISTORIC DISTRICTS**

A complete application form, including all submittal materials, is required for the City Historic Preservation Office to accept your application form.

Address of

Property: 117 WEST 4TH ST. AUSTIN, TX 78701

Proposed

Use:

APPLICANT

Name: LOU GAMBERTOGLIO (DIRECTOR / PROJECT MANAGER)
Mailing Address: 1122 SOUTH CAPITAL OF TX HWY, STE 300 Telephone: (512) 327-8300
City: AUSTIN Zip: 78746 Fax: (512) 322-9238

OWNER

Name: WC 4TH & COLORADO LP
Mailing Address: 1122 SOUTH CAPITAL OF TX HWY, STE 300 Telephone: (512) 327-8300
City: AUSTIN Zip: 78746 Fax: (512) 322-9238

ARCHITECT (if applicable)

Name: MICHAEL HSU
Mailing Address: 3423 GUADALUPE ST, STE 200 Telephone: (512) 706-4303
City: AUSTIN Zip: 78705 Fax: ()

CONTRACTOR (if applicable)

Name: _____
Mailing Address: _____ Telephone: ()
City: _____ Zip: _____ Fax: ()

Brief description of proposed work:

REMODEL OF INTERIOR SPACE

Owner's Signature (Required)

Date

8/17/2011

(DIRECTOR - WC 4TH & COLORADO LP)

Applicant's Signature (Required)

Date

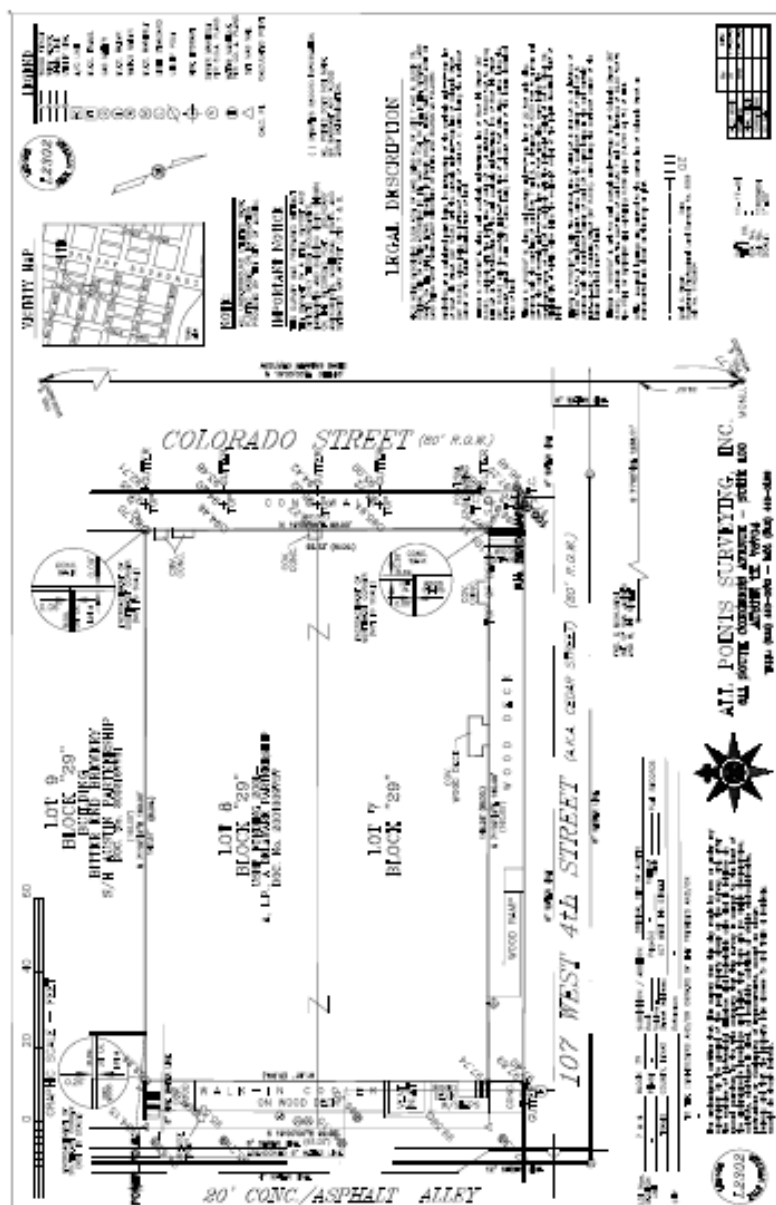
8/17/2011

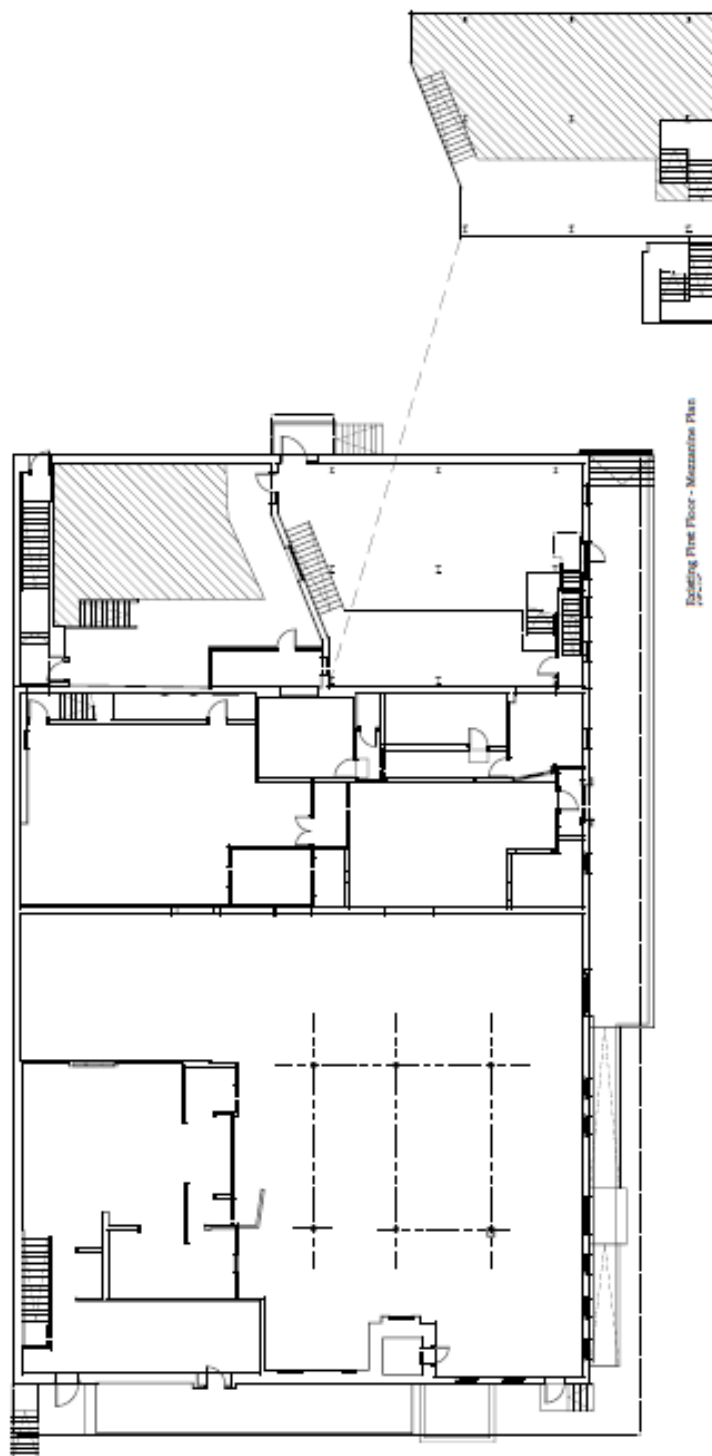


Improvements and Additions to the Nelson Davis Warehouse
4th Street and Colorado
Austin, Texas



Michael Hsu Office Of Architecture	3425 Guadalupe Street, Suite 200 Austin, Texas 78705 (512) 706.4303	Nelson Davis Warehouse	4th and Colorado Austin, Texas	22 August, 2013	Cover Page
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Existing First Floor - Mezzanine Plan

1/2"

1/2"

1/2"

1/2"

1/2"

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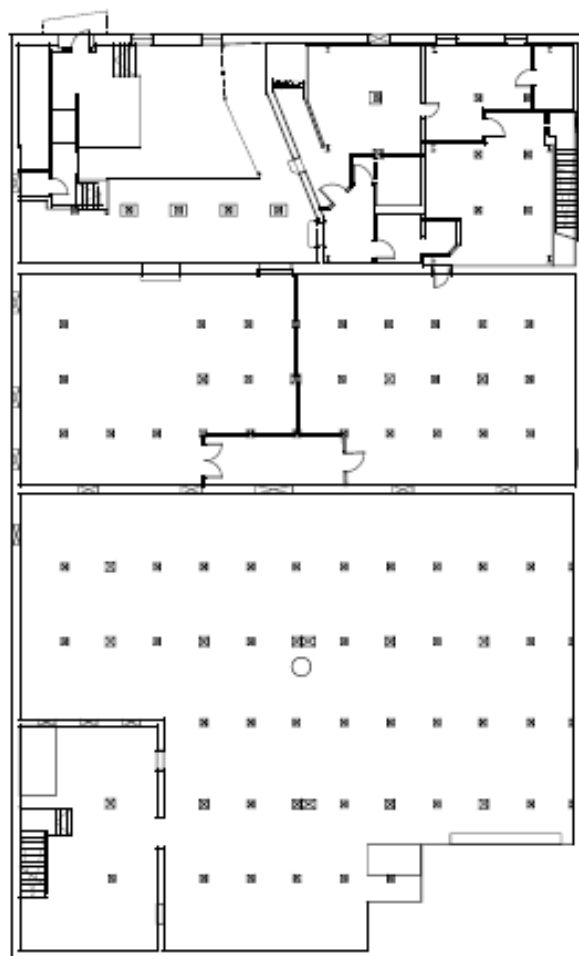
3403 Guadalupe Street, Suite 200
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(512) 755-4393

Nelson Davis Warehouse

4th and Colorado
Austin, Texas

22 August, 2011

Existing Ground Floor - Mezzanine Plan



Building Basement Plan
12-12-07

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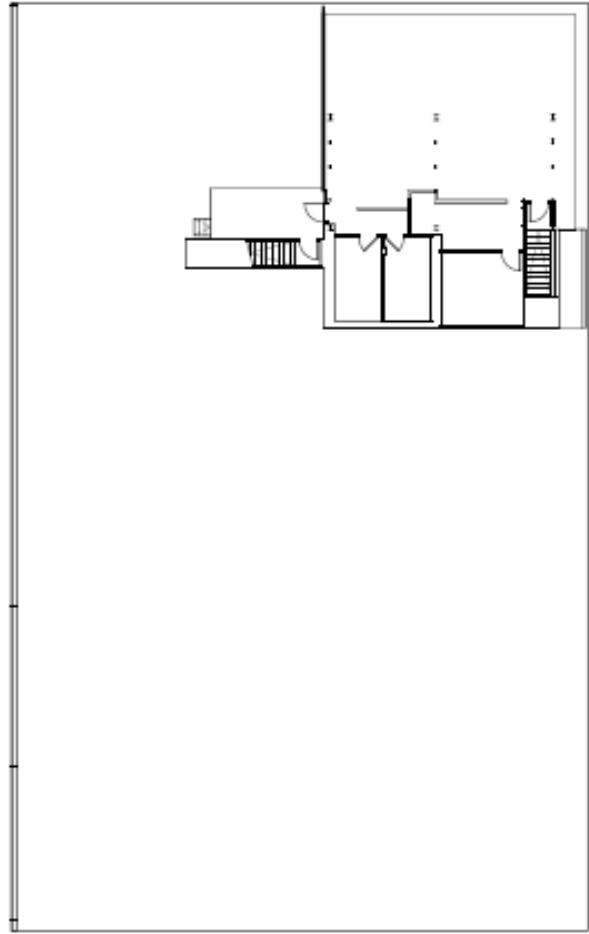
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4th and Colorado
Austin, Texas

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Building Basement Floor Plan
12-12-07

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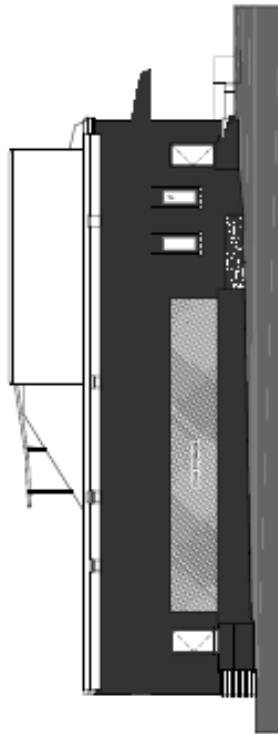


Existing Roof Deck Plan
10'-0"

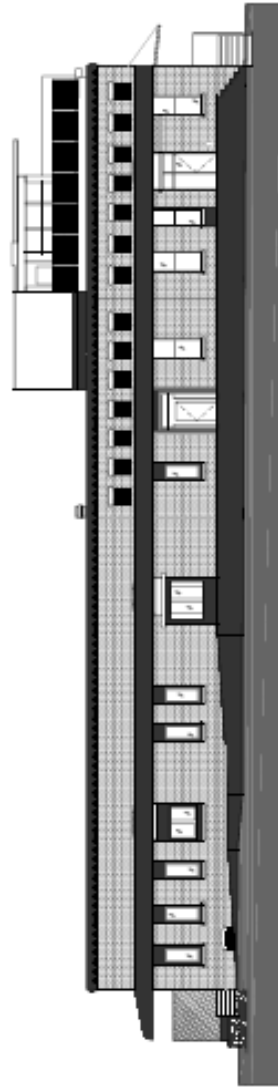
10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
3425 Guadalupe Street, Suite 200 Austin, Texas 78705 (512) 706.4303	Michael Davis Warehouse	4th and Colorado Austin, Texas	22 August, 2013	Existing Roof Deck Floor Plan 10'-0"	

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4/26/2017
04:00 PM
B6P-03111



Building East Elevation
B6P-03111



Building North Elevation
B6P-03111

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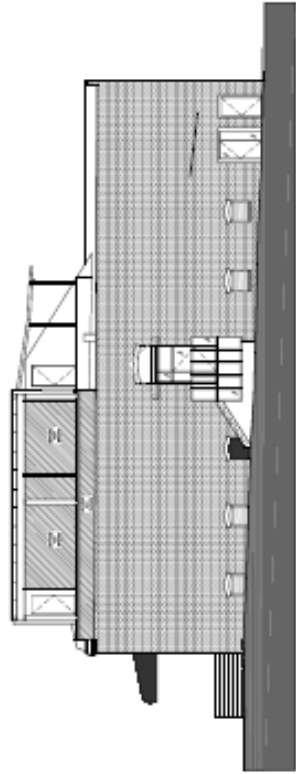
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Nelson Davis Warehouse

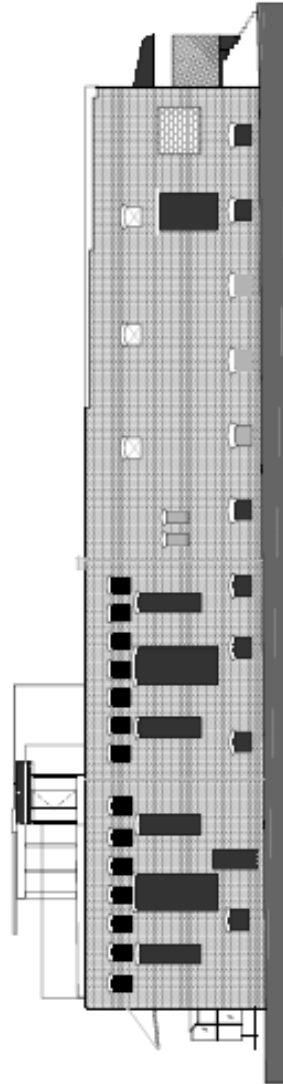
4th and Colorado
Austin, Texas

22 August, 2013

Building Elevations
B6P-03111



Existing West Elevation



Existing South Elevation

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Existing Elevations
18-222



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4th and Colorado
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Historic Photograph circa 1943

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Historic Photograph circa 1979

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EXISTING



North Facade



North West Corner



West Facade

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Existing Photos

EXISTING



South Facade



North East Corner

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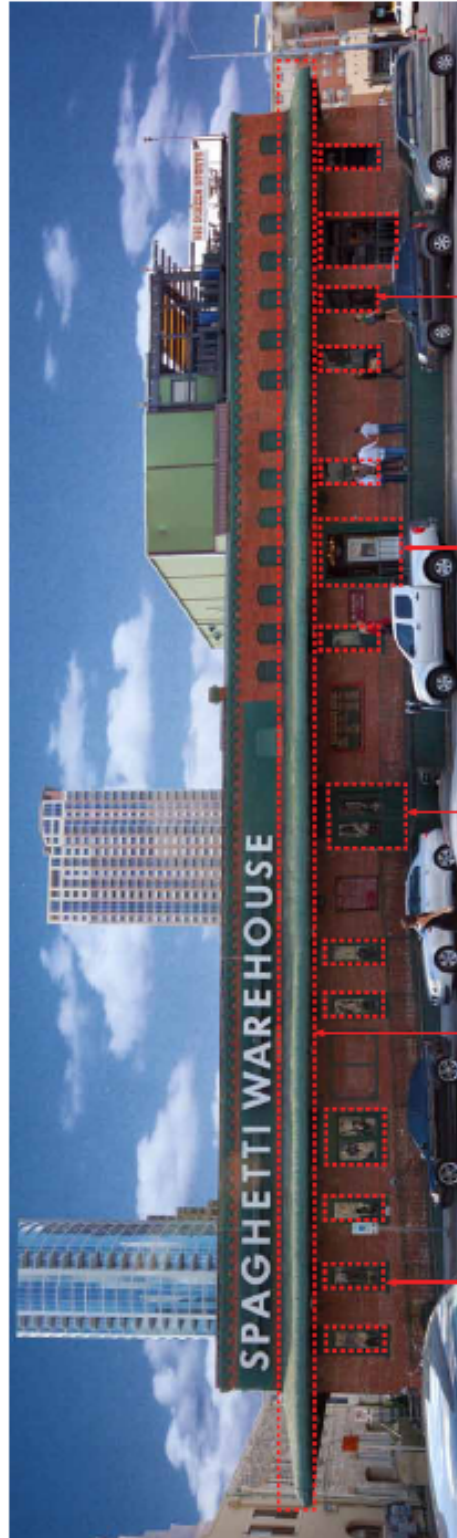
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Existing Photos

SPAGHETTI
WAREHOUSE



Existing cut glass windows to be replaced with painted wood sash window

Existing direct awning material to be replaced.

Existing window to be converted to an entry vestibule.

Existing entry vestibule to be expanded. Entry will remain same size on facade.

Existing store front windows to be replaced with painted wood sash window

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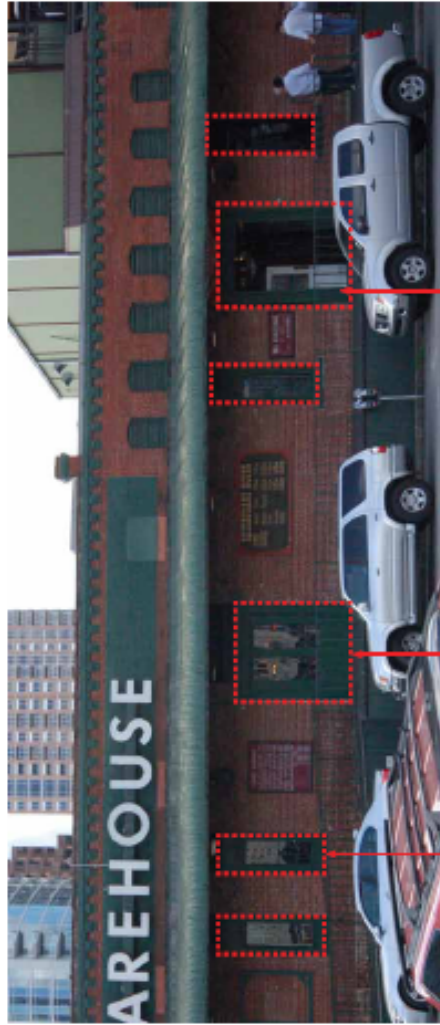
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Austin, Texas

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Building Photos - Proposed facade modifications



Existing cut glass windows to be replaced with painted wood sash window

Existing window to be converted to an entry vestibule

Existing entry vestibule to be expanded. Entry will remain same size on facade.

Existing window to be converted to an entry vestibule.

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Nelson Davis Warehouse

4th and Colorado
Austin, Texas

122 August, 2011

Existing Photos - Proposed facade modifications



Existing deficient awning material to be replaced.

Existing ramp to be re-configured to accommodate greater accessibility.

Existing cut glass windows to be replaced with painted wood sash window

Existing walk in coolers to be removed and brick facade restored.

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Nelson Davis Warehouse

4th and Colorado
Austin, Texas

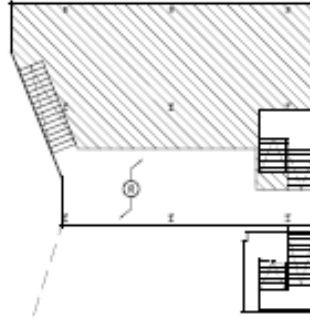
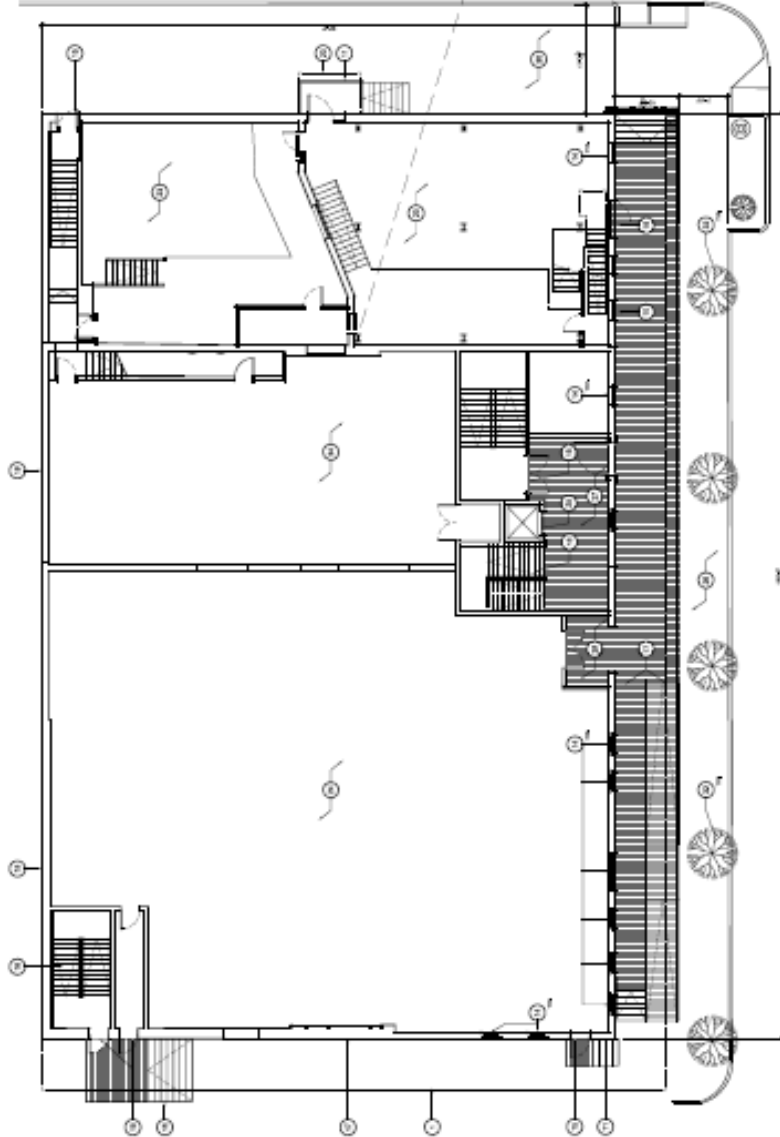
22 August 2011

Existing Photos - Proposed facade modifications



Keynotes:

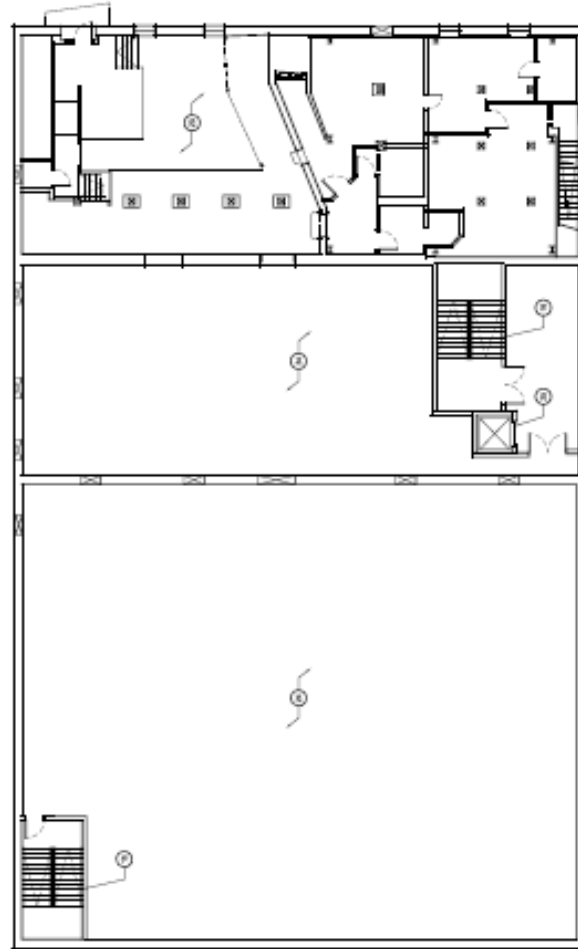
1. Existing metal awning covering to be replaced.
2. New express stair enclosure.
3. New shade structure.
4. New painted steel (aluminum) window.
5. New roof top build out.
6. Existing metal stair roof.
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100. Existing window.





Keynotes:

1. Existing metal parking structure to be replaced.
2. New garage and parking structure.
3. New storage structure.
4. New parking structure.
5. New roof top in fill cut.
6. Existing metal shed roof.
7. Existing roof top in fill cut.
8. Existing parking structure.
9. Existing parking structure to be replaced and replaced.
10. Existing parking structure to be replaced with parking structure.
11. Existing parking structure to be replaced with parking structure.
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Nelson Davis Warehouse

4th and Colorado
Austin, Texas

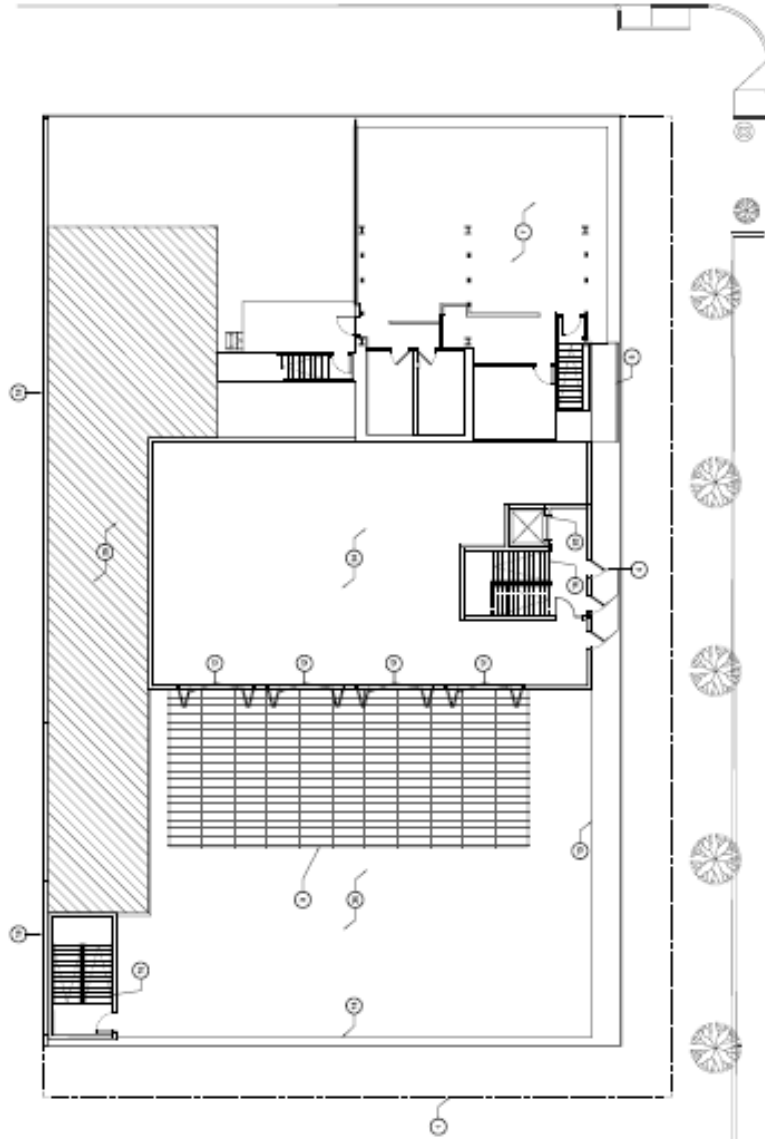
22 August, 2011

Proposed Basement Floor



Keynotes:

1. Existing metal awning covering to be replaced.
2. New square steel columns.
3. New shade structure.
4. New painted steel cement columns.
5. New roof top built out.
6. Existing metal columns cut.
7. Existing metal columns cut.
8. Existing metal columns cut.
9. Existing metal columns cut.
10. Existing metal columns cut.
11. Existing wood element to be replaced and adjusted.
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35. Existing wood element to be replaced and adjusted.



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Nelson Davis Warehouse

4th and Colorado
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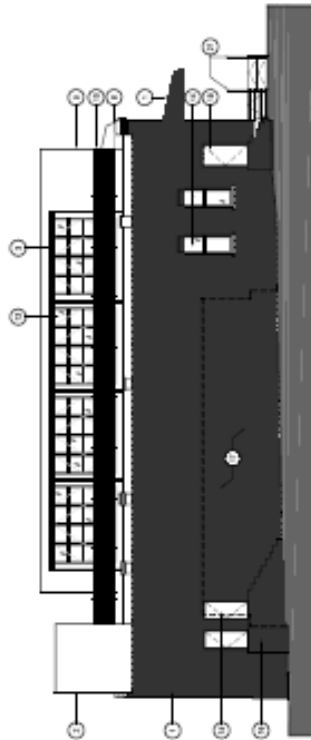
22 August, 2011

Proposed Roof Deck Plan

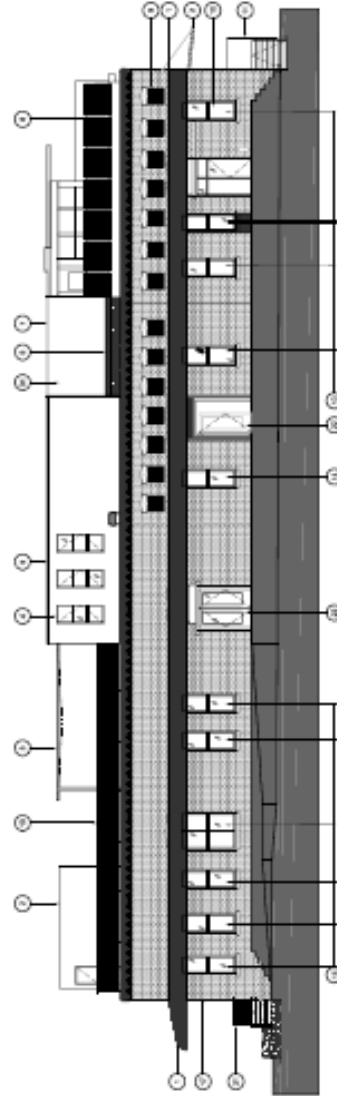


Keynotes:

1. Existing metal awning canopy to be replaced.
2. New ingress ramp enclosure.
3. New shade structure.
4. New painted steel casement window.
5. New roof top light cut.
6. Existing metal steel roof.
7. Existing roof top walk cut.
8. Existing metal roof to be replaced and replaced.
9. Existing metal roof to be replaced and replaced.
10. Existing metal roof to be replaced and replaced.
11. Existing metal roof to be replaced and replaced.
12. Existing metal roof to be replaced and replaced.
13. New painted steel casement window.
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32. New painted steel casement window.



Proposed East Elevation



Proposed North Elevation

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4th and Colorado
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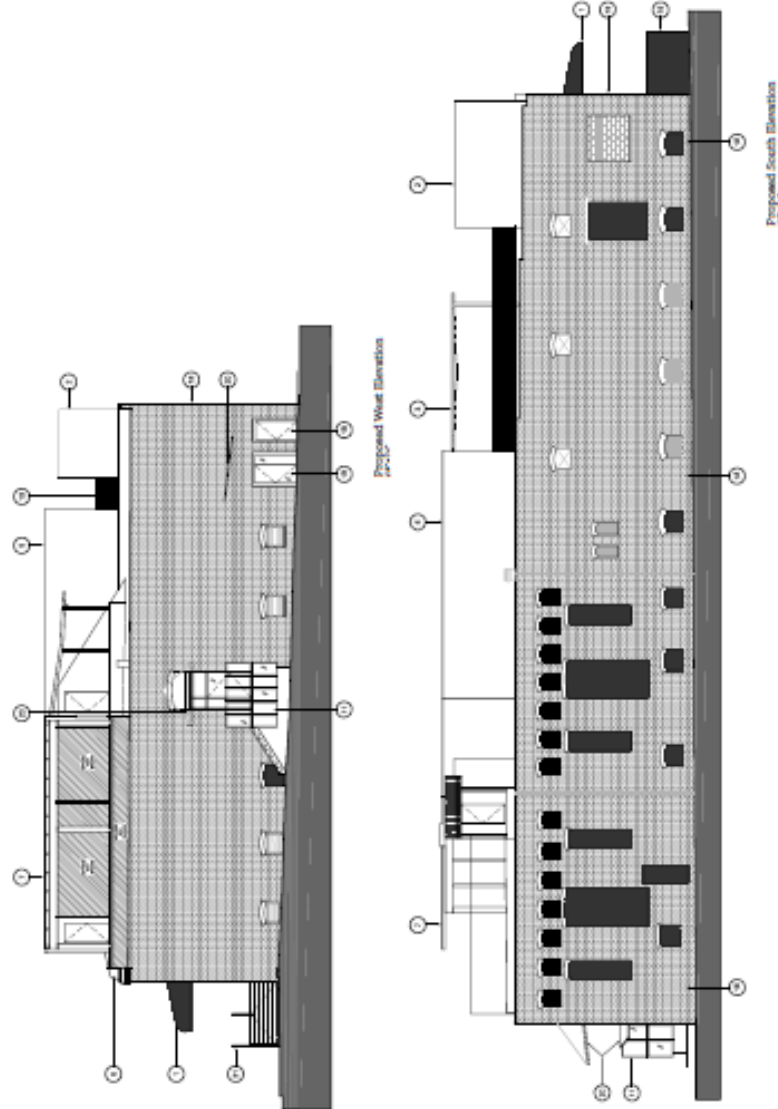
22 August, 2013

Proposed Elevations



Keynotes:

1. Existing metal awning covering to be replaced.
2. New egress wall enclosure.
3. New shade structure.
4. New patio steel cantament addition.
5. New roof top built out.
6. Existing metal shed roof.
7. Existing roof top built out.
8. Existing garage.
9. Existing wood deck to be replaced and polished.
10. Existing storefront windows, to be replaced with polished wood sash windows.
11. Existing exterior wall to remain.
12. New garage.
13. New patio steel silt add room.
14. New patio steel cantament addition.
15. Existing wood deck.
16. New roof.
17. Area of deck to be replaced.
18. Existing South facade to remain unchanged.
19. Existing door to deck lounge.
20. Existing awning.
21. Existing wood garage.
22. Existing wood deck.
23. Existing frame space.
24. New frame space.
25. New elevation.
26. New elevation per David Streets Program.
27. Expanded entry lobby.
28. Existing window to be converted to entry.
29. Roof top requirement area.
30. New roof top.
31. Wall of existing building to be replaced to match new building.
32. New street level.



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Nolan Davis Warehouse

4th and Colorado
Austin, Texas

22 August, 2013

Proposed Elevations
2/2/13



Examples of proposed painted wood sash windows



Proposed warehouse light fixtures

Name	Plot	Location	Date	Image
Michael Hsu Office Of Architecture	3423 Guadalupe Street, Suite 200 Austin, Texas 78705 (512) 706.4393	Nelson Davis Warehouse 4th and Colorado Austin, Texas	22 August, 2011	Wood Sash Warehouse Windows and Light Fixtures



Name	Plot	Location	Date	Image
Michael Hsu Office Of Architecture	3423 Guadalupe Street, Suite 200 Austin, Texas 78705 (512) 706.4393	Nelson Davis Warehouse 4th and Colorado Austin, Texas	22 August, 2011	Exterior Render Looking South West