

HISTORIC LANDMARK COMMISSION
DECEMBER 17, 2012
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1974-0046
San Antonian
702 San Antonio Street

PROPOSAL

Construct two additional stories to the existing building.

PROJECT SPECIFICATIONS

The applicant proposes to construct two additional stories to the building. The new construction will have painted stucco exterior walls with wood windows, and a steel balcony for the top story of the proposed addition. The proposed addition will be set back 15' – 8" from the front of the existing building; the proposed balcony will be approximately 8 feet deep.. The applicant further proposes to tuck point and re-paint all the brick on the building. The brick will be painted a medium gray; the new stucco-famed addition will be painted a lighter gray. The doors will be painted a dark forest green; the windows will be painted a light gray.

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.
- 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.

In addition, the Downtown Austin Plan recommends that all roof-top additions be set back at least 15 feet from the front of the building.

COMMITTEE RECOMMENDATIONS

The Committee recommended approval of the design and asked the applicant to revise his drawings to show the light color of the proposed addition with the directive that the addition should be secondary to the building and fade into the background as much as possible. The applicant has revised his plans in accordance with the Committee's recommendations.

STAFF RECOMMENDATION

Approve the application as proposed.