

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
SEPTEMBER 9, 2013
NRD-2013-0068
120 E. 5th Street
Congress Avenue and Sixth Street

PROPOSAL

Demolish the existing parking garage and construct a new parking garage in its place.

PROJECT SPECIFICATIONS

The applicant proposes to demolish the existing 5-level parking garage and replace it with an 8-level parking garage with spaces for retail uses on the ground floor. The proposed parking garage will be constructed of concrete, with brick veneer, a new storefront system, and corrugated aluminum spandrels matching those proposed for the redesign of 501 Congress Avenue. Across the 5th Street side of the structure will be a large “moving wall” constructed of small, rectangular, aluminum panels that will be attached to a metal framework and flutter in the breeze.

STANDARDS FOR REVIEW

The building is not contributing to the Congress Avenue Historic District because its construction date is beyond the period of significance for the district. There are no applicable design guidelines that specifically relate to this type of project and building; however, general design guideline principles stress compatibility with the historic character of the district in terms of materials, height, scale, and fenestration patterns.

STAFF RECOMMENDATION

Release the permit after completion of a City of Austin Documentation Package consisting of photographs of existing conditions, for archiving at the Austin History Center. Despite the status of the building as non-contributing to the historic district, it has some interesting mid-century Modern design elements that should be recorded prior to demolition of the building. The applicant’s proposal to incorporate a “moving wall” is exciting, and, with the proposed retail spaces on the ground floor of the garage, should help enliven an otherwise “dead” corner downtown.