

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**MARCH 24, 2014**  
**NRD-2014-0023**  
**619 Congress Avenue**  
**Congress Avenue**

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**PROPOSAL**

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Construct a new high-rise hotel and Great Street improvements at 7<sup>th</sup> and Congress.

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**PROJECT SPECIFICATIONS**

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The applicant proposes the construction of a new high-rise hotel to take the place of an existing two-story building and a parking lot. The proposed new building will be a high-rise, but will complement the streetscape at the first three levels, with a two-story section at the corner of 7<sup>th</sup> and Congress set off from the rest of the mass of the building by a different exterior material and balconies that correspond to the height of adjacent buildings, including the Stephen F. Austin Hotel across 7<sup>th</sup> Street.. The applicant has met with the Commission's Certificate of Appropriateness Review Committee and has received a preliminary approval for the proposed design because of its compatibility.

The street-level presence of the building will consist of 3 stories, with the first 2 stories clad in terra cotta, which set them off from the remainder of the building. The terra cotta section of the building will be 29 feet tall, matching the existing two-story height levels of other historic buildings on the street and the cornice level of adjacent buildings. A balcony level on the second story will correspond in height to the balcony of the adjacent Stephen F. Austin Hotel. The applicants have taken care to evaluate and propose a size, scale, rhythm, proportion, and material selection that complement the existing streetscape in the block, and the two-story section of the building has a rhythm of openings that matches the 19<sup>th</sup> century storefronts and bay openings on the block. The high-rise section of the hotel will be located on the back of the lot, so that the rhythm and scale of Congress Avenue will not be overwhelmed by the bulk of the new building.

The applicant further proposes Great Streets improvements for 7<sup>th</sup> Street to accommodate sidewalk dining and meeting places at the hotel and bringing an added layer of vitality to the corner.

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**STANDARDS FOR REVIEW**

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The Congress Avenue Historic District has no specific design guidelines; the area is governed by the Congress Avenue overlay, which specifies setbacks and height levels, but not design guidelines for new construction. The Certificate of Appropriateness Review Committee gave preliminary approval to go ahead with the design of the building, noting the applicants' attention to compatibility at the street level.

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**STAFF RECOMMENDATION**

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Release the permit as proposed, with the recommendation that the applicant submit complete material lists for the construction of the building, as well as more detailed plans for the Great Streets improvements for final approval, and that the applicant obtain approval from the Historic Preservation Office or the Commission for any signage proposed for the building.



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

**NOTIFICATIONS**

CASE#:NRD-2014-0023

LOCATION: 619 Congress Avenue

1" = 103'

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