

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
JUNE 24, 2019
C14H-2000-0002
ROYAL ARCH MASONIC LODGE
311 W. 7TH STREET

PROPOSAL

Construct a multi-story addition to the building.

PROJECT SPECIFICATIONS

The applicant proposes to construct a 30+ story tower to the existing historic building. The proposed tower addition will be almost square in shape and will be set back approximately 3 feet from the street-side parapets of the existing building. The tower will be sheathed in a glass curtain wall that will be lightly tinted and lightly reflective, and will have as its base a 3-story structure referred to as the atrium; the atrium is approximately 32 feet tall and will be narrower than the tower, and will be set back approximately 13 feet from the north wall of the building and approximately 20 feet from the Lavaca Street (east) wall of the building.

To construct the tower addition, the applicant proposes to remove the roof and elevator penthouse of the existing building. The applicant has proposed bracing the existing walls during construction with an independent engineered structural system. Following completion of the tower addition, the existing building walls will be laterally supported by the new structure. A new opening on the south end of the east wall (facing 7th Street) is proposed for vehicular access to the building. The proposed new opening will be trimmed in sawn limestone similar to the existing trim on the building, but in a simpler pattern.

The applicant further proposes repairs and restoration of the existing building, including cleaning and repointing all masonry, repairing damaged masonry, cleaning and repairing stone trim and decorative elements on the building, restoration of the original metal awning on the north elevation, and the restoration of existing windows and exterior doors. Interior elements of the building will be salvaged for re-use in the structure, and a new accessible route will be constructed.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects on historic landmarks. The following standards apply to the proposed project:

1) *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Evaluation: The existing building will continue to be used as a masonic lodge.

2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Evaluation: The applicant proposes repairs and the restoration of damaged masonry elements on the building. The proposed new tower addition is set back from the existing walls; the spatial relationships will be retained to a high degree.

5) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Evaluation: The applicant proposes the restoration of damaged architectural elements.

- 6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Evaluation: The applicant proposes restoration and repair rather than replacement.

- 9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Evaluation: The new addition is certainly differentiated from the existing historic structure, and will not destroy the historic materials. The applicant has submitted a plan for bracing the historic masonry walls during the course of construction of the addition.

- 10) *New additions and adjacent or related construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Evaluation: The essential form of the historic building will be retained.

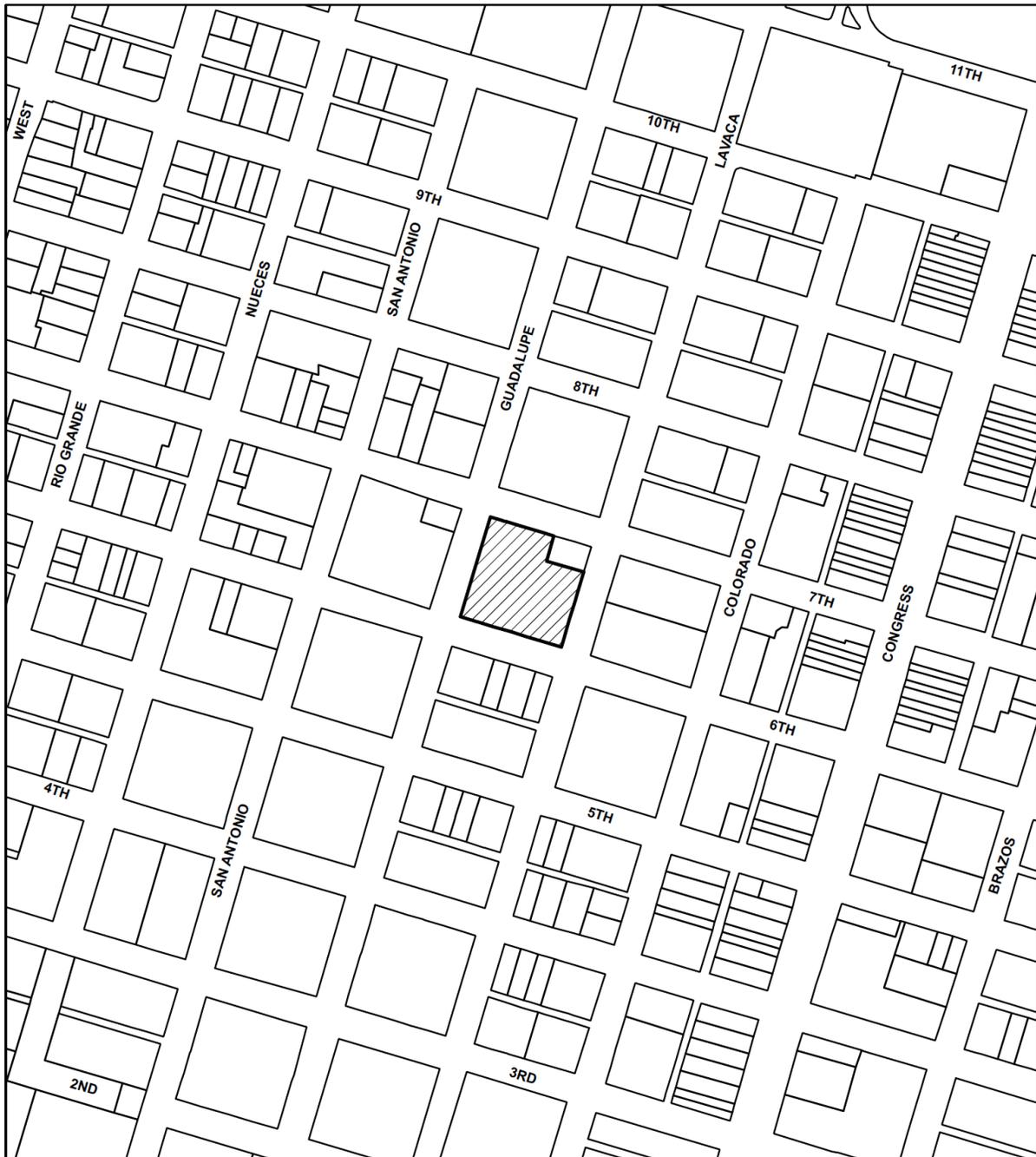
The project meets the applicable standards.

COMMITTEE RECOMMENDATIONS

The Committee recommended that the applicant lighten the tower as much as possible with a more pronounced break between the existing building and the tower addition. The Committee also recommended that the applicant provide a detailed structural stability plan for bracing the historic masonry walls during the course of construction and when complete. The applicant has provided the bracing plan as well as modifications to the design of the tower addition as recommended by the Committee.

STAFF RECOMMENDATION

Approve as proposed. The proposed addition is very large, but the applicant has taken great care and sensitivity to design the tower so as not to destroy the integrity of the building and has provided a comprehensive plan for protecting the historic building during construction of the tower addition.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C14H-2000-0002
LOCATION: 311 W 7TH STREET



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1" = 333'

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