

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
DECEMBER 16, 2019
C14H-1994-0012
J.M. CRAWFORD BUILDING
1412 SOUTH CONGRESS AVENUE

PROPOSAL

This application is pursuant to a heritage grant, and consists of repairing and restoring the stuccoed west elevation of the building, and installing a shutter and a pair of loading dock doors.

PROJECT SPECIFICATIONS

The applicant proposes to install a fixed hinged shutter and fixed loading dock doors out of western red cedar on the north wall of the building to cover areas that have been boarded up, and to repair the stuccoed west wall of the building.

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) *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 proposed project will not remove any historic materials, but will cover over deteriorated and boarded-over sections of the west and north walls.

- 2) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Evaluation: The building was originally a feed store; the garage opening on the north wall was originally part of the building and had doors on it, but there does not appear to be any photographic record of what they looked like. Those doors have been lost over time and the opening has been boarded over. The proposed solution is a new fixed door constructed out of western red cedar. It is not known what the original door looked like, so this proposal is a modern solution to an unsightly opening on the building that is not trying to recreate a historic appearance.

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

Evaluation: The stucco was applied to the building at an unknown date; the applicant proposes to repair failing stucco but to leave exposed brick exposed.

- 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 proposal will repair deteriorated stucco but will not replace any historic materials.

- 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 shutter and new garage door will not damage any historic materials and will have a simple design that will not be confused with historic materials.

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 proposed additions to the building can be easily removed without harm to the building if so desired in the future.

The project meets the applicable standards.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Approve as proposed.



Historic Review Application

For Office Use Only

Date of Submission: _____

Plan Review #: _____

Property Address: 1412 S. Congress Ave Austin, TX 78704

Historic Landmark ☒Historic District (Local) ☐National Register Historic District ☐

Historic Landmark or

Historic District Name: JM Crawford Building

Applicant Name: Robert Lippincott

Phone #: 512-851-1090

Email: theguerosoffice@gmail.com

Applicant Address: 1412 S. Congress Ave

City: Austin

State: TX

Zip: 78704

Please describe all proposed exterior work with location and materials. If you need more space, attach an additional sheet.

PROPOSED WORK	LOCATION OF PROPOSED WORK	PROPOSED MATERIAL(S)
1) Repair and restore building façade on west side of building	1412 S. Congress Ave., on west side of building	Stucco - tbd as advised by Historic preservation
2) Design and install shutters and loading dock door to replace what was part of the original structure	1412 S. Congress Ave., on west side of building	Western red cedar
3)		

Submittal Requirements

1. One set of dimensioned building plans. Plans must: a) specify materials and finishes to be used, and b) show existing and proposed conditions for alterations and additions.

Site Plan ☐Elevations ☐Floor Plan ☐Roof Plan ☐

2. Color photographs of building and site:

Elevation(s) proposed to be modified ☐Detailed view of each area proposed to be modified ☐

Any changes to these plans must be reviewed and approved by the Historic Preservation Office and/or Historic Landmark Commission.

Applicant Signature:

Date: 11/18/19



