

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
SEPTEMBER 27, 2021
C14H-1974-0006; HR-2021-100814
PAGGI HOUSE
200 LEE BARTON DR.

PROPOSAL

Replace existing butterfly roof and construct stucco and glass walls between the buildings to fully enclose the courtyard.

PROJECT SPECIFICATIONS

- 1) Replace an existing butterfly roof over the courtyard and create a conditioned, weather-tight space. The new low-slope shed roof will extend southward to fully envelope the milk house, which is only partially covered by the existing roof. Walls with storefront windows will line the boundary between the courtyard and perimeter historic buildings, with minimal connections around door openings. The new walls will be smooth EIFS (exterior insulation finishing system) with an integral gray coloration, and the windows will have bronze aluminum frames. Roofing will be prefinished bronze standing-seam metal. Concrete flooring will infill gaps in the existing slabs at the courtyard.
- 2) Remove a non-historic building adjacent to the milk house. Renovate and construct a small addition to the existing restroom building at the west end of the courtyard. The building will be reclad with integral color EIFS.

ARCHITECTURE

The historic Paggi House includes four separate historic structures: the painted brick house and kitchen, the limestone milk house, and the plaster and limestone cistern, which remain in good condition from prior restorations. Additional freestanding accessory structures were built around the historic courtyard in 2010, including an expansive butterfly roof that partially covers the historic structures.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects at historic landmarks. The following standards apply to the proposed project:

Commercial additions

1. Location

Per Standard 1.1, the proposed enclosure is tucked within the historic courtyard, where it will be relatively inconspicuous. Standard 1.3 advises minimizing loss of historic fabric by connecting to an existing building through the most noninvasive location and methods. The new courtyard enclosure will connect to the historic buildings at limited locations around door openings, under the eaves of the historic roofs.

2. Scale, massing, and height

The proposed project modifies an existing roof over the courtyard. As reconfigured, it remains subordinate in scale to the historic buildings and is minimally visible from its surroundings in keeping with Standards 2.1–2.3.

3. Design and style

The addition will be executed in a modern style with restrained details that will not detract from the historic structures, per Standards 3.3 and 3.4.

4. Roofs

Given its location within the complex, the roof form is appropriately differentiated from the historic buildings, with a low slope to minimize visibility per Standard 4.3.

5. Materials

The simple materials and design minimize the visual impact of the new enclosure. Storefront window systems maintain visual relationships between the historic structures, and the glass is transparent per Standards 5.1 and 5.2.

Summary

The project meets the applicable standards.

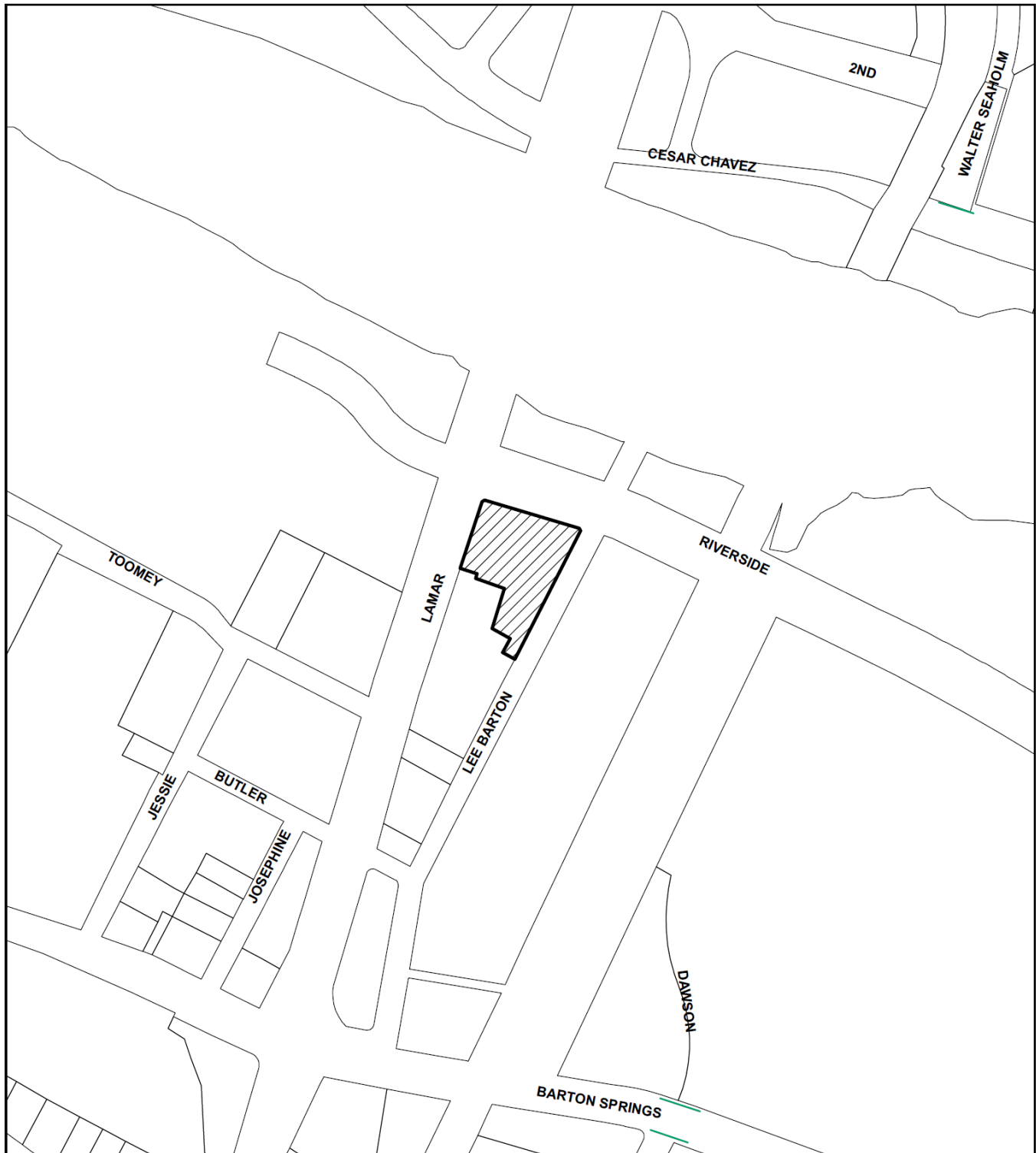
COMMITTEE FEEDBACK




On July 12, 2021, the Architectural Review Committee reviewed an earlier iteration of the design, where the butterfly roof structure was retained and reclad, and the enclosure was formed by glass curtain walls. Committee members found the design sensitive but advised caution in working around the historic buildings, with attention to how conditioned air would affect historic masonry.

STAFF RECOMMENDATION

Approve the application.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 292'

NOTIFICATIONS

CASE#: C14H-1974-0006

LOCATION: 200 LEE BARTON DRIVE

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