

HEIERMAN - HISTORIC LANDMARK COMMISSION REVIEW

07 September 2022

The Heierman Building

115 E. 5th Street
Austin, TX 78701
Travis County

Project Type:

Renovation, Selective Demolition of Non-Historic Elements,
New Construction, and Addition to Existing Structure.

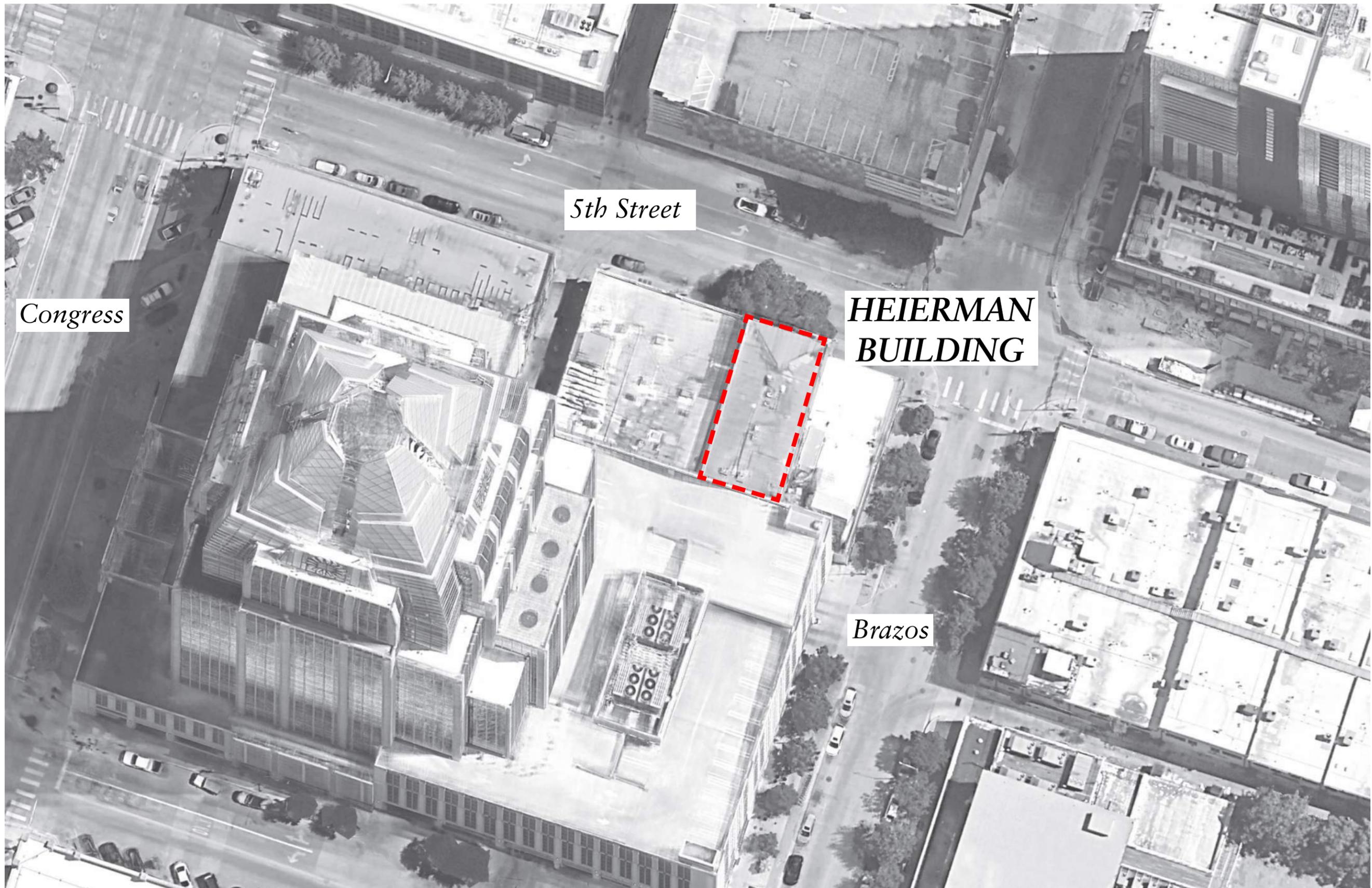
The Heierman Building is a three-story historic landmark building located in downtown Austin, Texas. The project scope consists of an exterior renovation to both the front and rear facades, an interior finish-out to the existing three floors, and new construction of an additional story structure with interior finish-out.

The first floor is to serve as an event space with access to an exterior rear courtyard, a second floor commercial office with a rear exterior balcony, a third floor residential apartment, and a fourth floor residential addition.

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c. 1890

This photo is the only surviving documentation of the original design. In the ARC meeting on August 8th, it was suggested that any changes to the facade would need to reference this original design.

Aside from the structural complications and ROW agreement that would be required to return the upper floor double balcony over the property line, there is not enough documentation of this design to pursue this option in a meaningful way.

- Original 1887 Victorian style design.
- Six-bay arched colonnade at the street level.
- Exterior double wood gallery on the upper levels.



C. 1925

Aside from changes in color and signage, the facade stayed fairly similar to this until the 1970's.

Modifications to the 1887 design:

- Double wood gallery and six-bay arched openings removed.
- Most upper level door openings converted to windows.
- 1920's era storefront added at the ground level with two recessed entries.
- Plaster finish added over masonry at upper levels.
- Metal fire escape added.



C. 1972

Same design as the 1925 photo, with changes in paint color, mechanical equipment additions, and signage removal.



C. 1975

Renovated design representing the state of the Heierman Building when it was recorded as a Texas Historic Landmark in 1974.

Modifications to the 1920's design:

- In 1973, the building was sandblasted inside and out.
- The ground floor 1920's style storefront was replaced with one that mimicked New Orleans style facades.
- All windows on the primary facade were replaced with single pane tinted glass, fixed in wood mullions (previously double-hung).

This is very close the current building design with a few notable exceptions: there is now a door to the egress stair, added sidelites at the entry door, and the entire entry is currently not recessed as shown.



c. Mid 1980's

Ground floor alteration closely represents the current state of the building, other than paint color changes that occurred around 2007.

Modifications to the 1974 design:

- Entry no longer recessed.
- Sidelites added adjacent to entry door.
- Egress door added.
- Brickwork framing added to entry door and egress door to surrounds to mimic existing window brickwork treatment.



Frost Tower Garage Visible Beyond

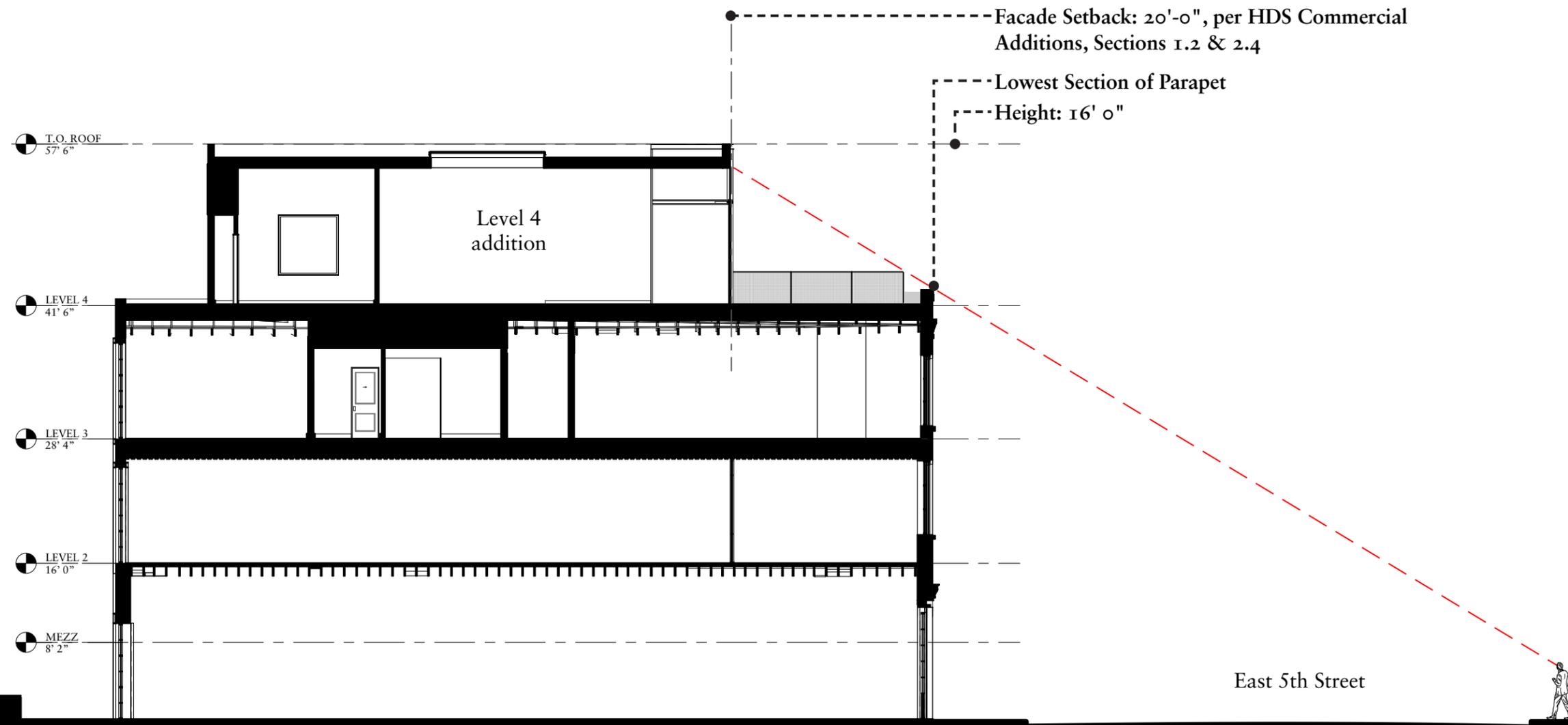
C. 2022

Based on the surviving documentation and historical data available, as well as accounting the existing physical conditions of the building; we are proposing the following:

- Use the 1973-1975 alteration as the reference for the proposed design alterations. This was the period in which the building was recorded as a Texas Historic Landmark.
- Throughout our research efforts, and correspondence with the THC from 1984 seems to confirm, it appears that the only portion of the building remaining that is definitely original is the brick envelope that has been sandblasted inside and out on at least 2 occasions.
- The level 1 facade has been altered at least 4 times to date, two of which were significant design changes. We feel that the alterations we are proposing to this portion of the facade respect the existing design and reference the design at the time the building was made a Landmark.
- Follow the guidelines outlined by Secretary of the Interior's Standards for Rehabilitation.
- Comply with the City of Austin Historic Design Standards, while following all applicable building codes and amendments.

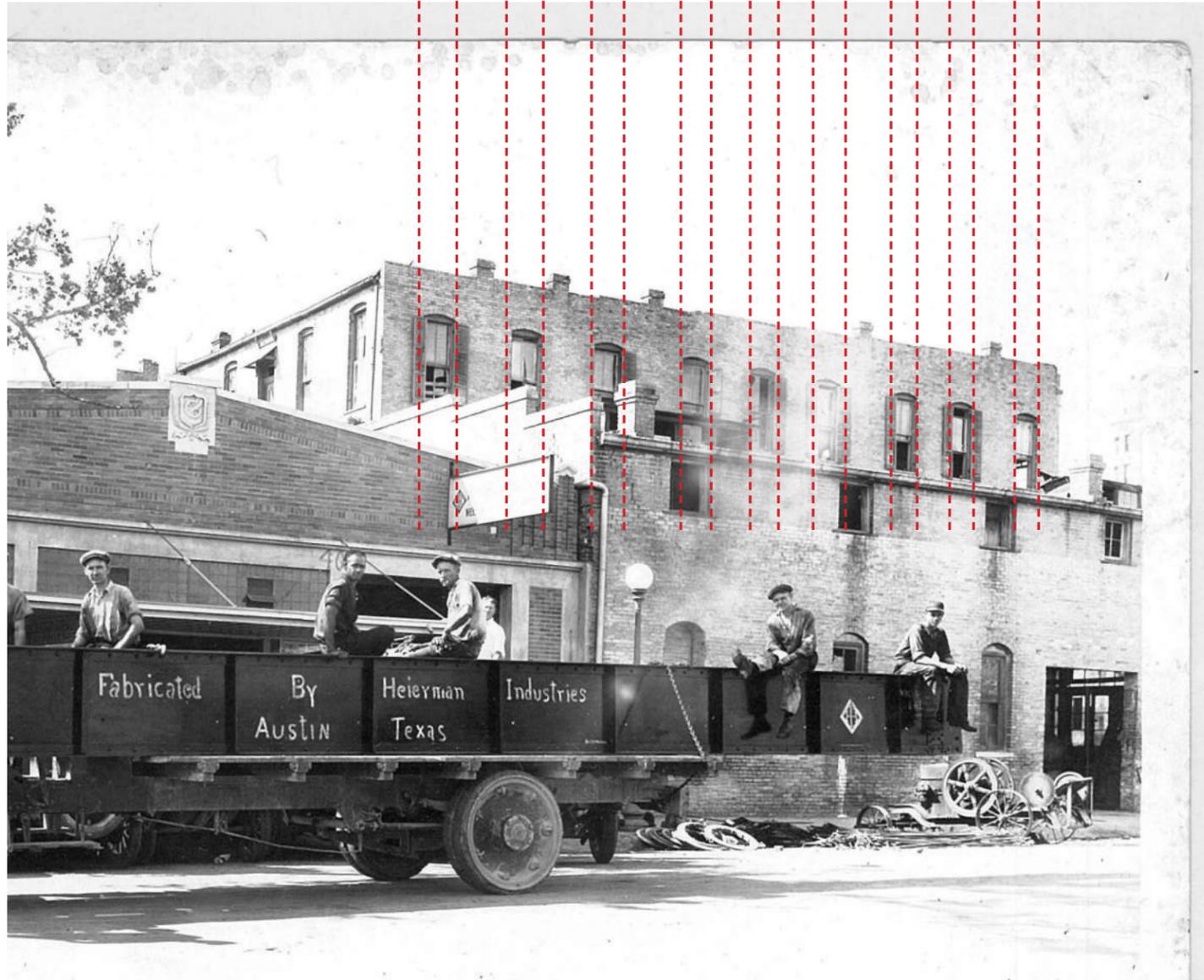


Section Diagram showing limited visibility of the rooftop addition from across the street. Reference image fig. 24 from National Park Service - Preservation Brief 14 - Rooftop Additions.



Section through 5th Street

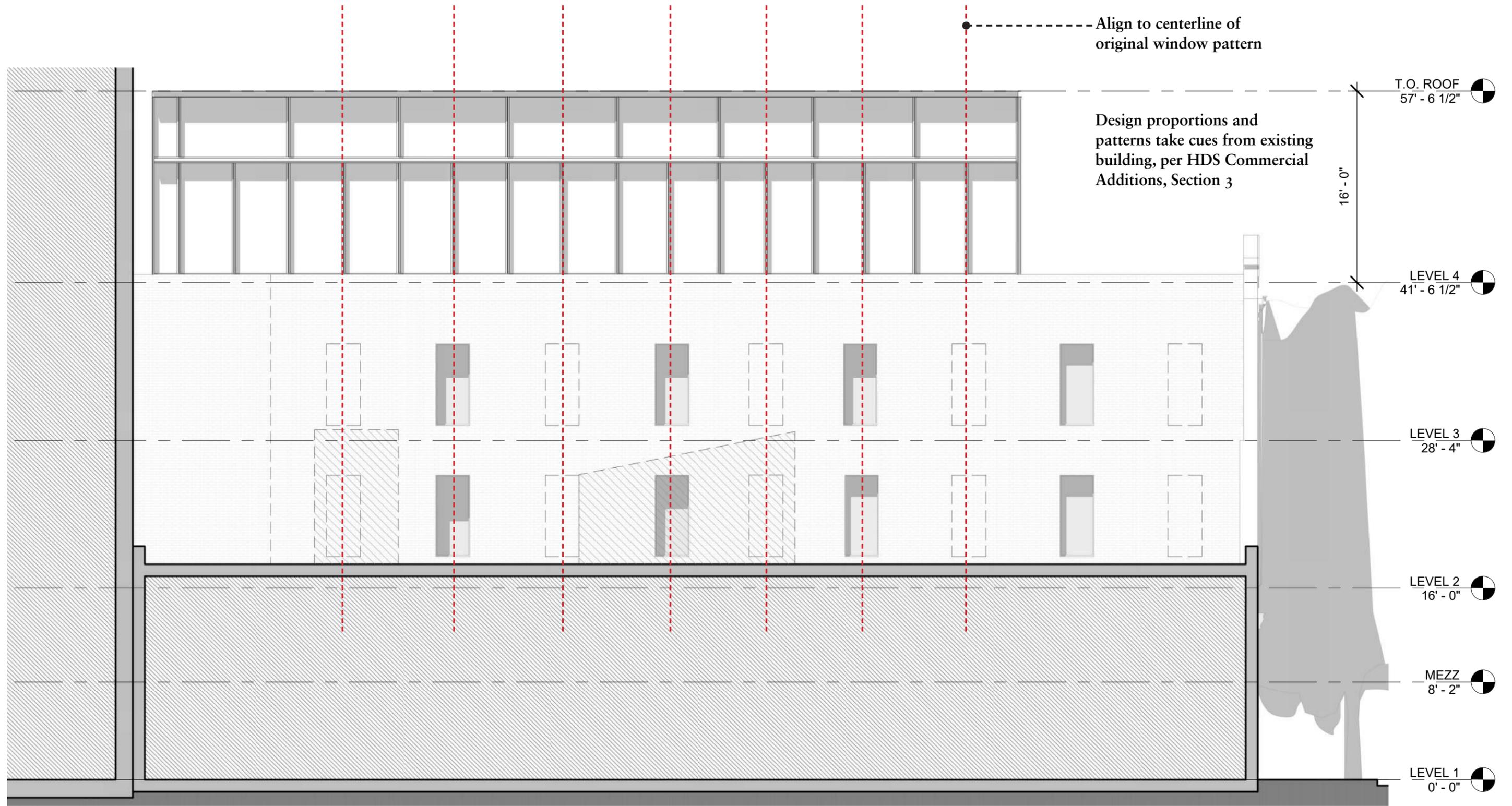
Original Window Pattern - - - - -

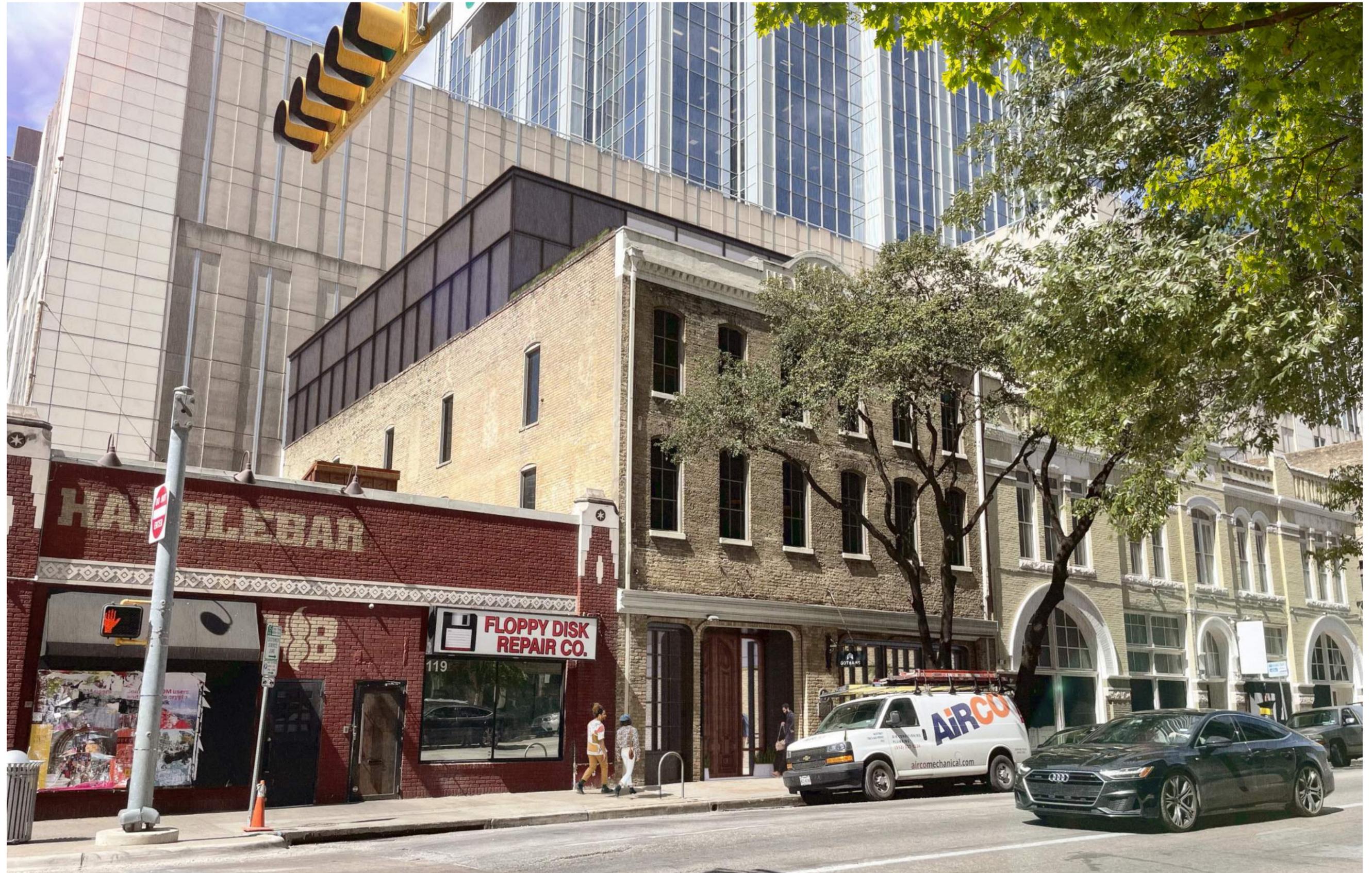


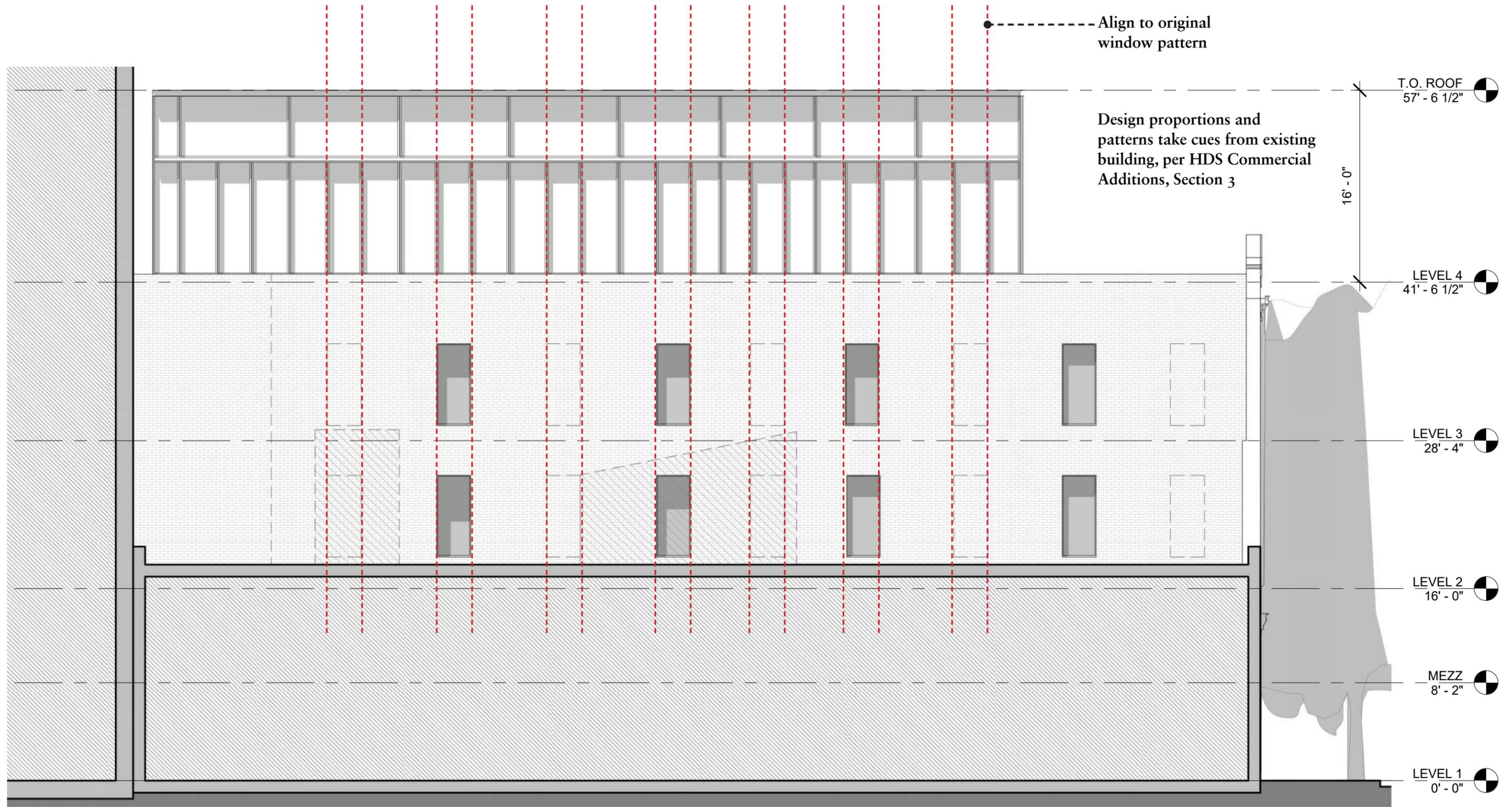
c. 1922



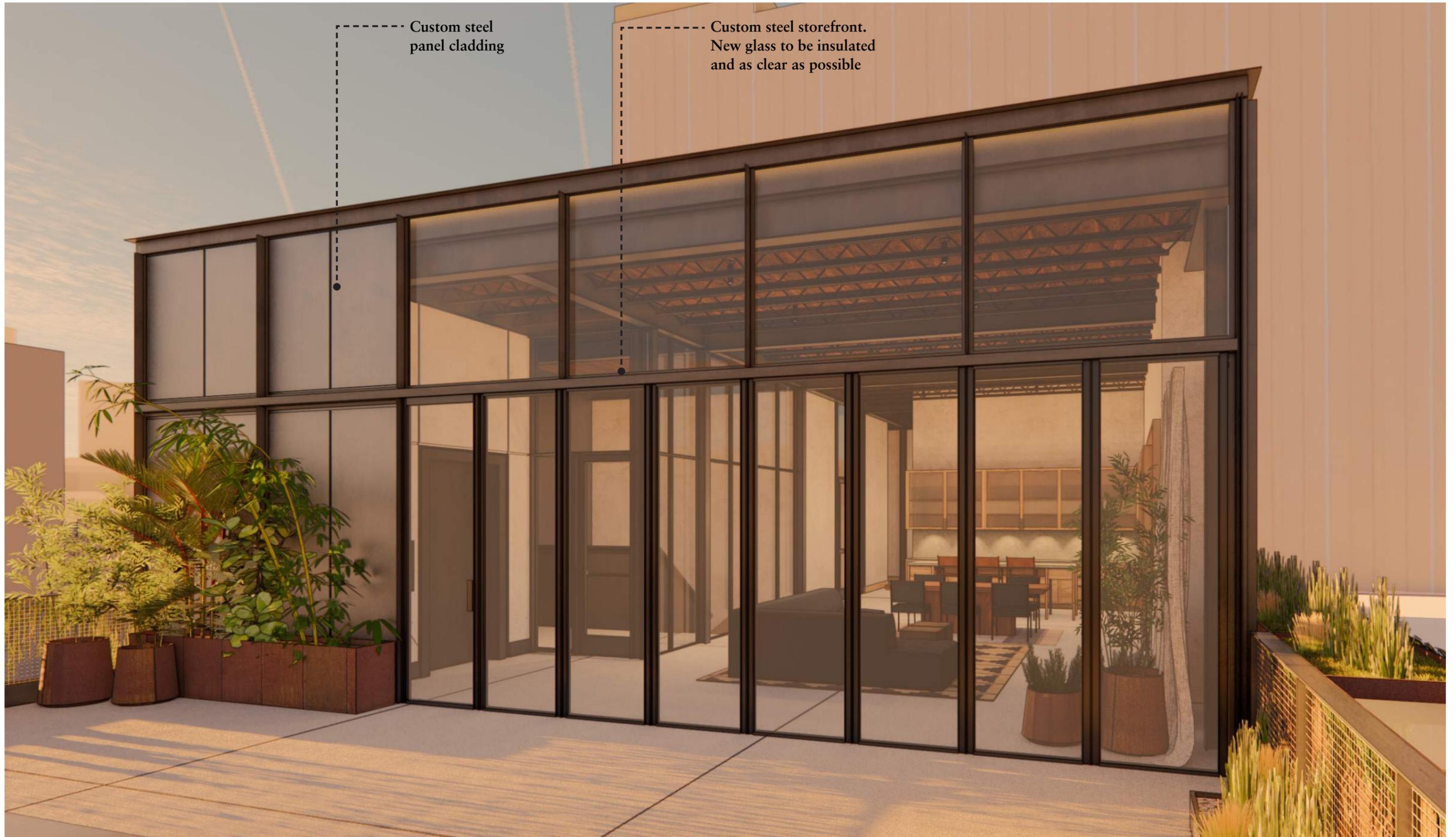
c. 1975











Area of Alteration



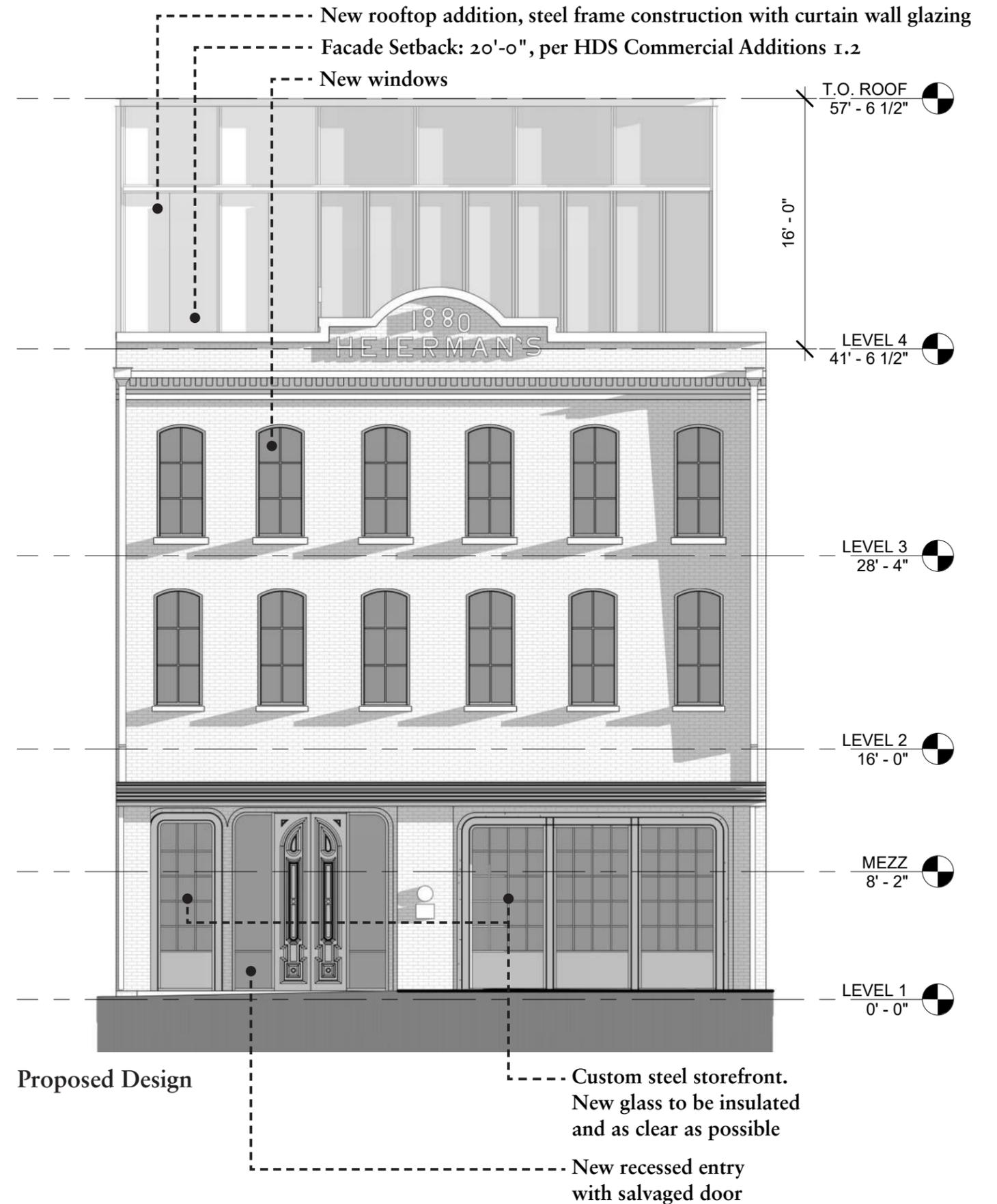
Existing Conditions

Remove egress door and brick infill

Windows to be removed and replaced. Existing openings to remain

Remove existing storefront assembly

Remove sidelites and salvage entry door



Proposed Design

New rooftop addition, steel frame construction with curtain wall glazing

Facade Setback: 20'-0", per HDS Commercial Additions I.2

New windows

Custom steel storefront. New glass to be insulated and as clear as possible

New recessed entry with salvaged door

--- Remove windows and sill
 Remove intermediate brickwork



----- Preserve entry door
 ----- Remove sidelites
 ----- Remove egress door and brick infill

----- Custom steel storefront. New glass to be insulated and as clear as possible



Referencing the 1974 era design in tone and style, and are proposing a change in material to steel.

----- New recessed entry with salvaged door
 ----- Blackened plate steel frame
 ----- Custom steel storefront. New glass to be insulated and as clear as possible

Punched Openings from Level 1



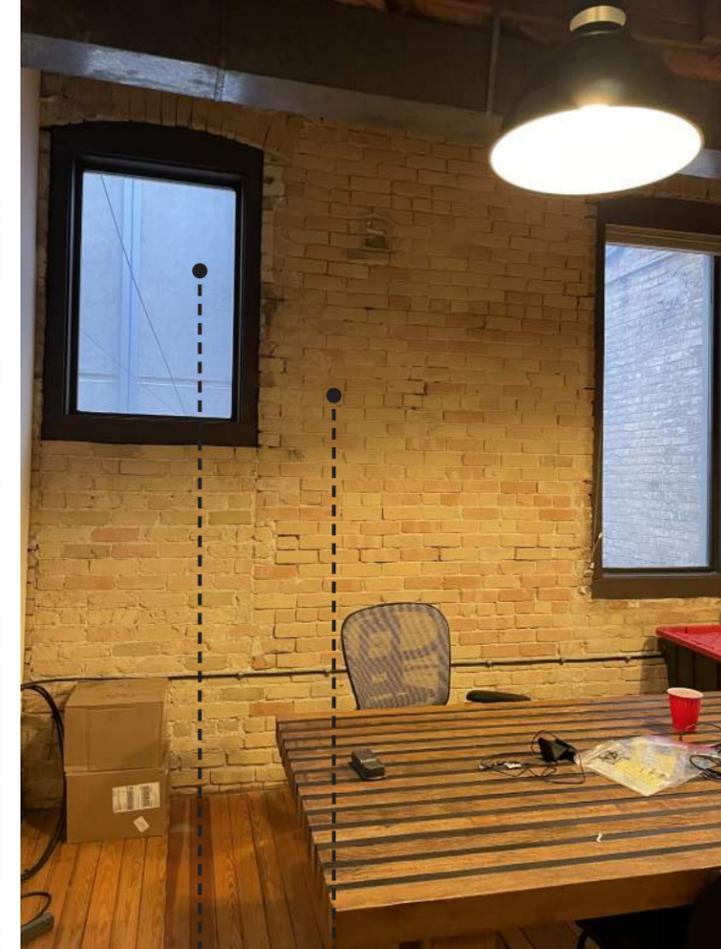
- Remove windows
- Partial demolition of wall
- Rework slab and paving

Exit Access through Courtyard



- Demolish half-walls
- Partial demolition of wall
- Remove overhead roof and structure

Punched Openings from Level 2 Interior



- Partial demolition of wall
- Remove windows

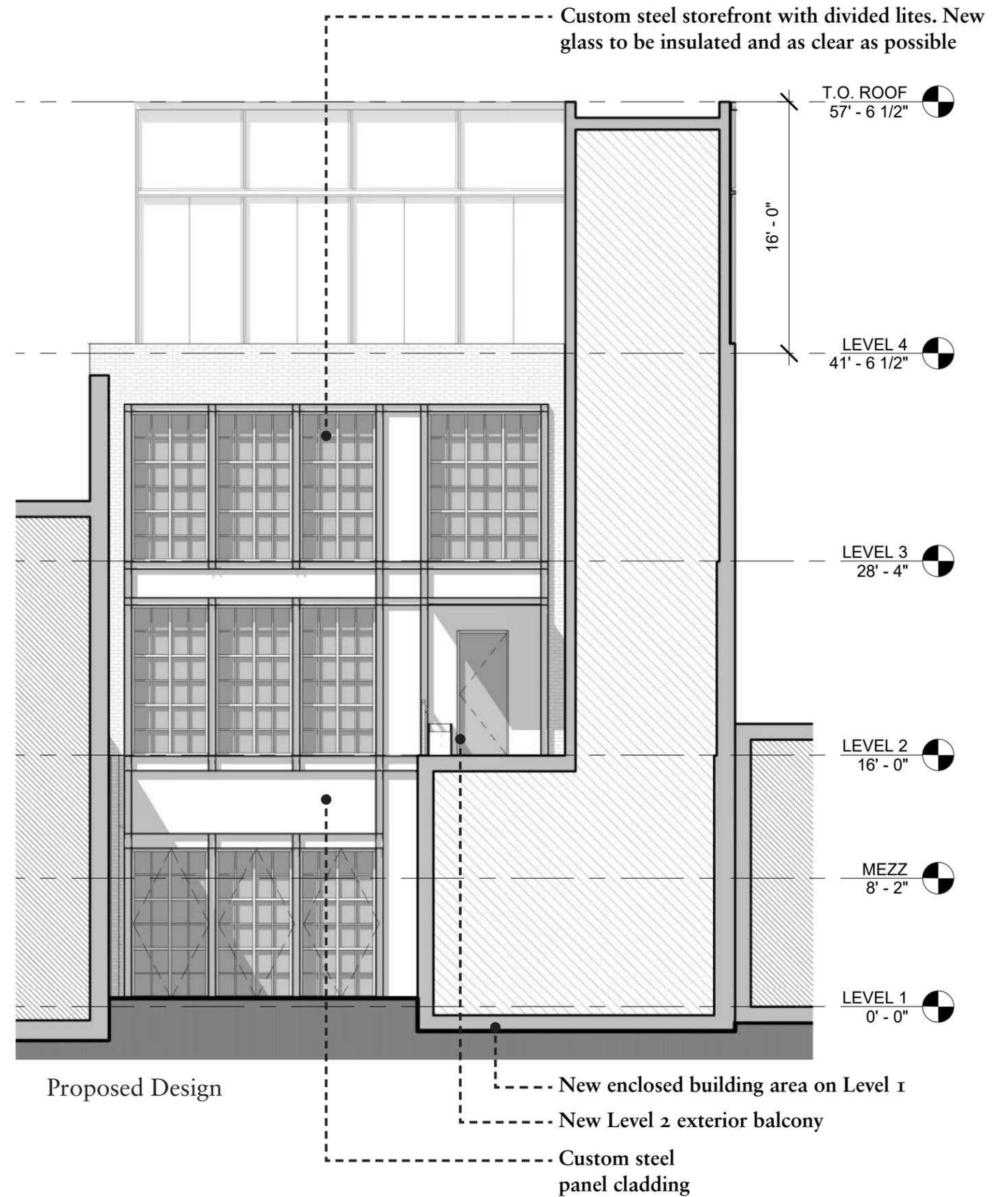
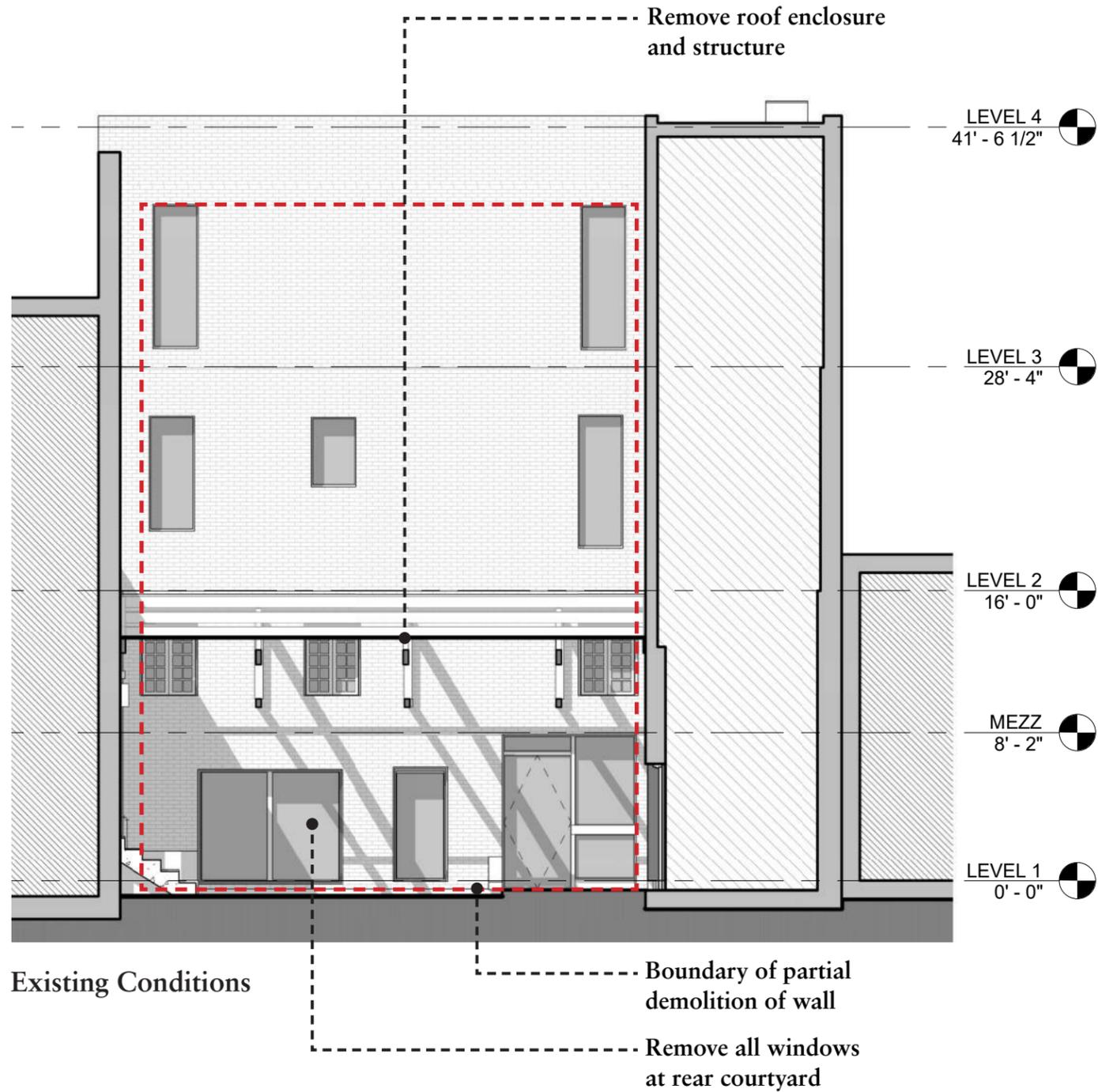
Covered Courtyard from Roof

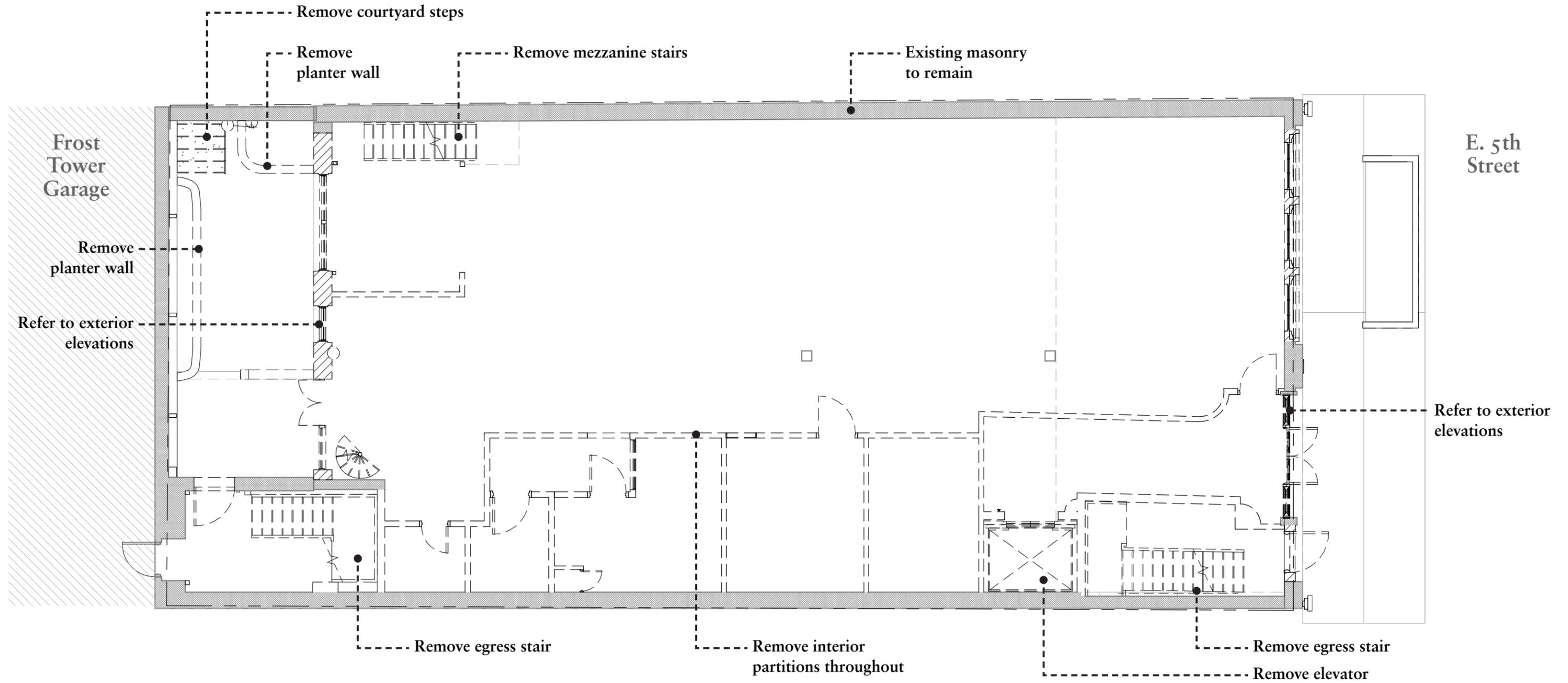


- Remove HVAC
- Remove roof and structure
- Clean and repair brick as needed

Note: Rear facade is not visible from any public area.

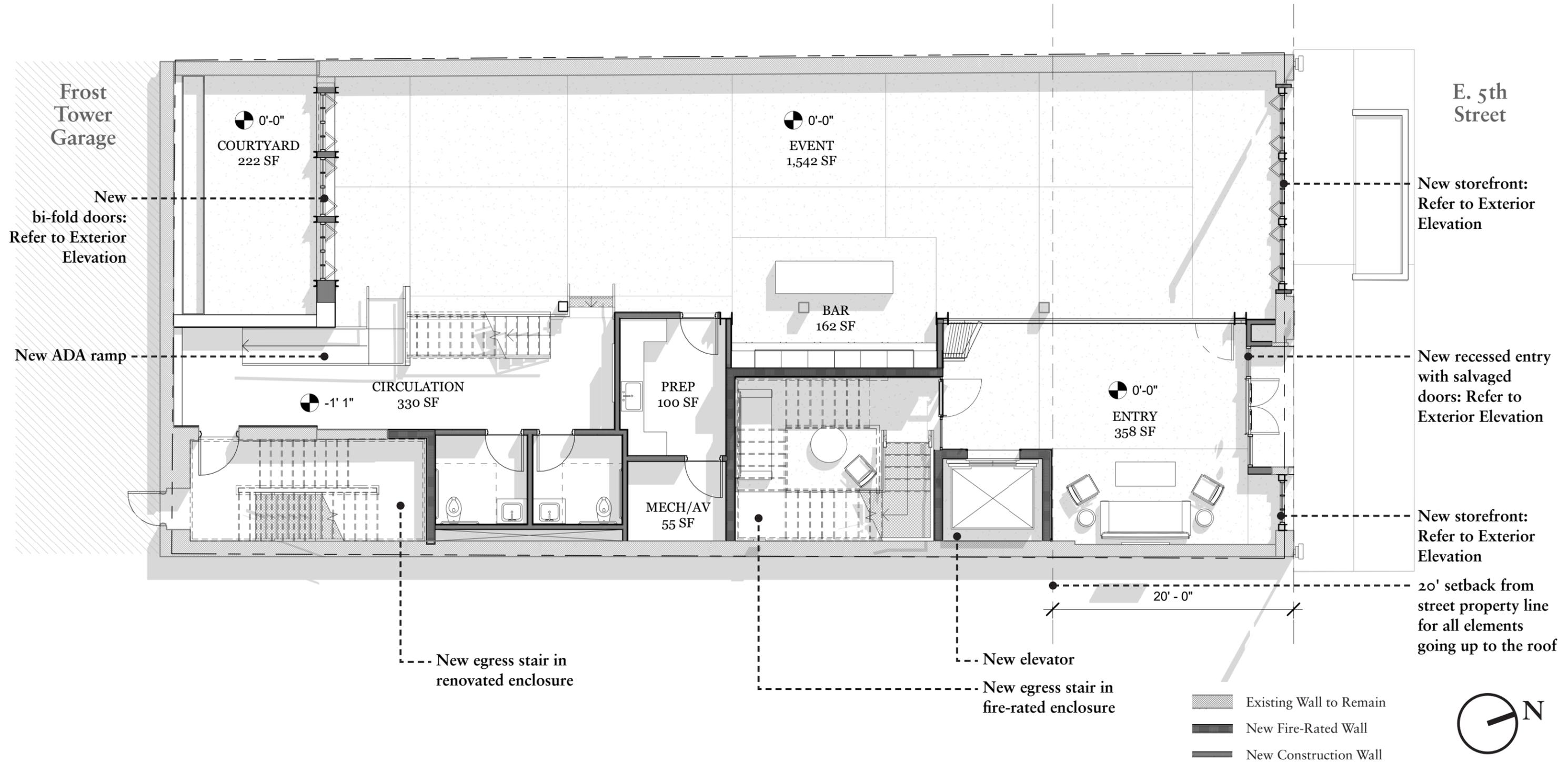
 Area of Alteration

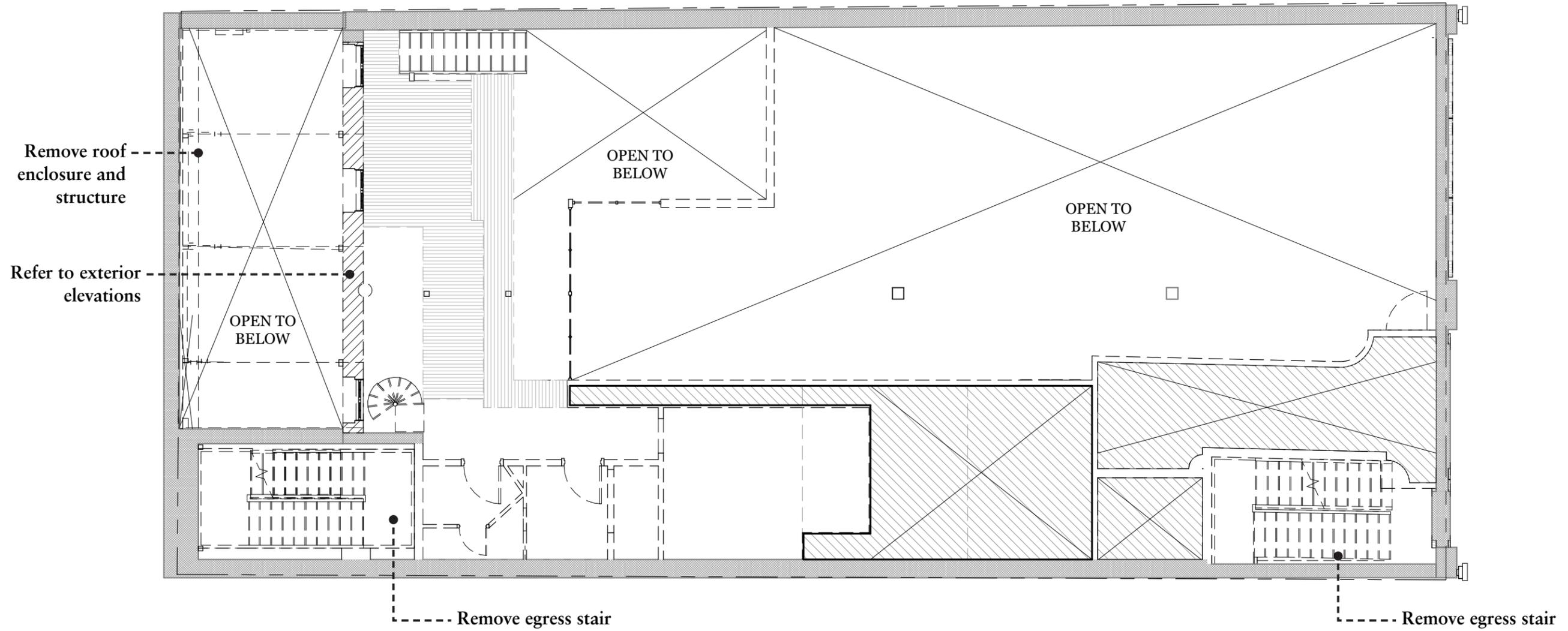




- Existing Wall to Remain
- Historic Wall Demolition
- Modern Wall Demolition

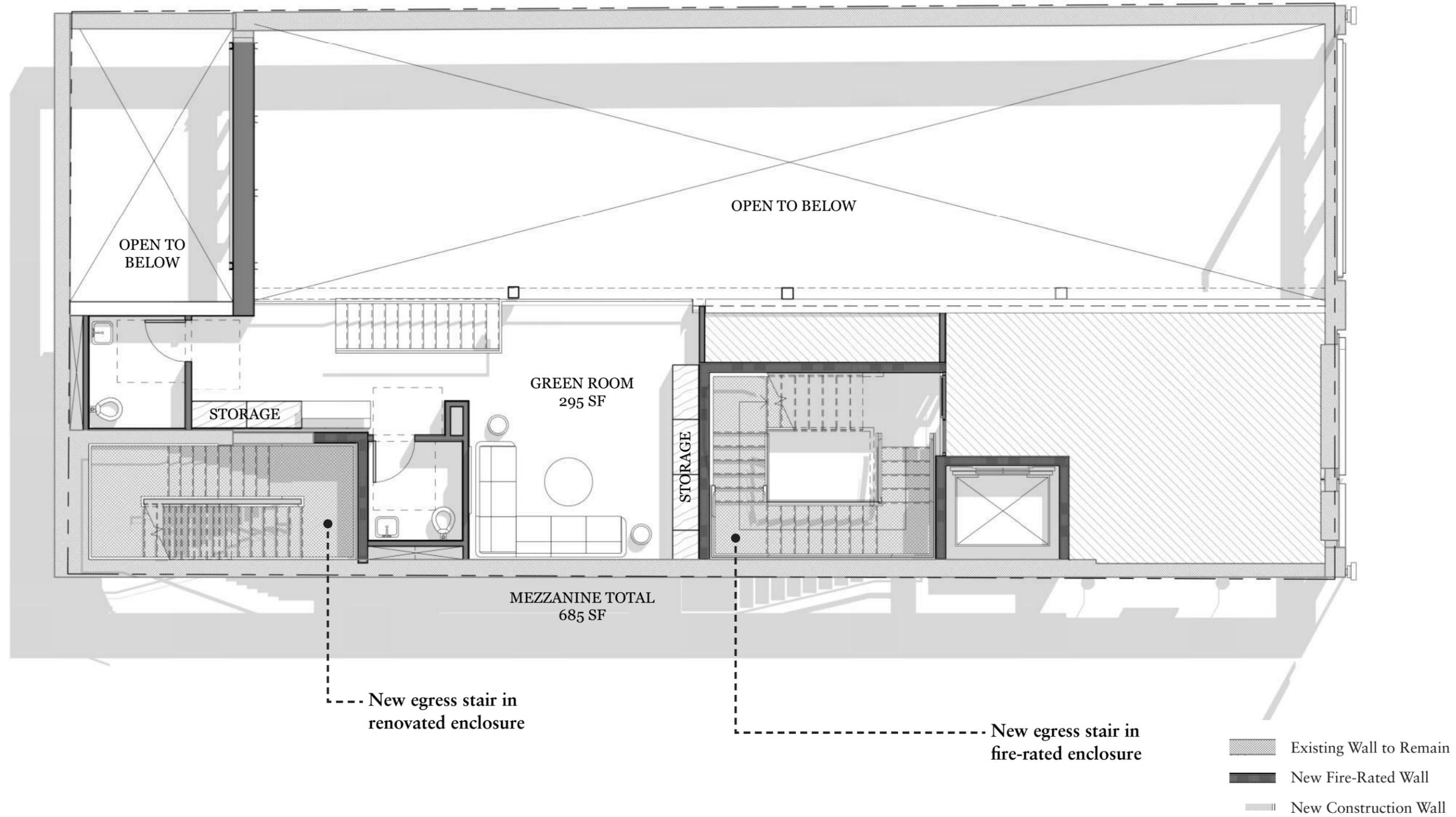


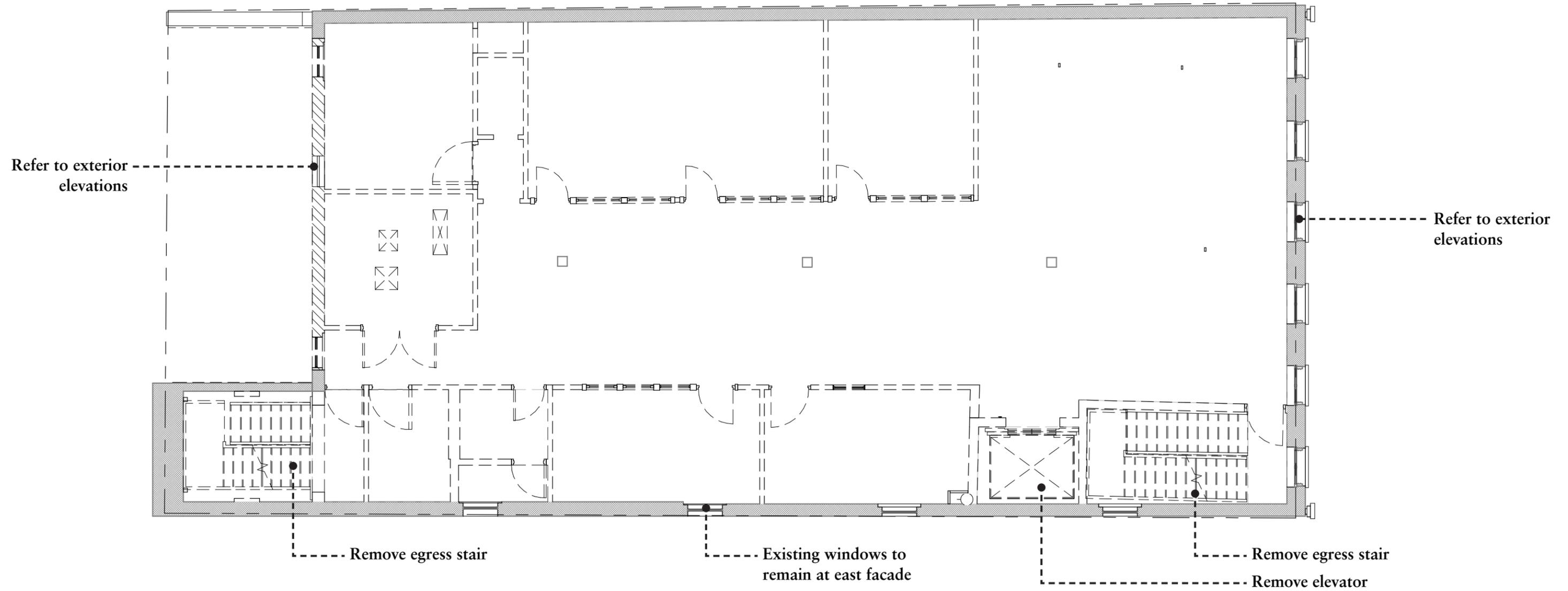




- Existing Wall to Remain
- Historic Wall Demolition
- Modern Wall Demolition

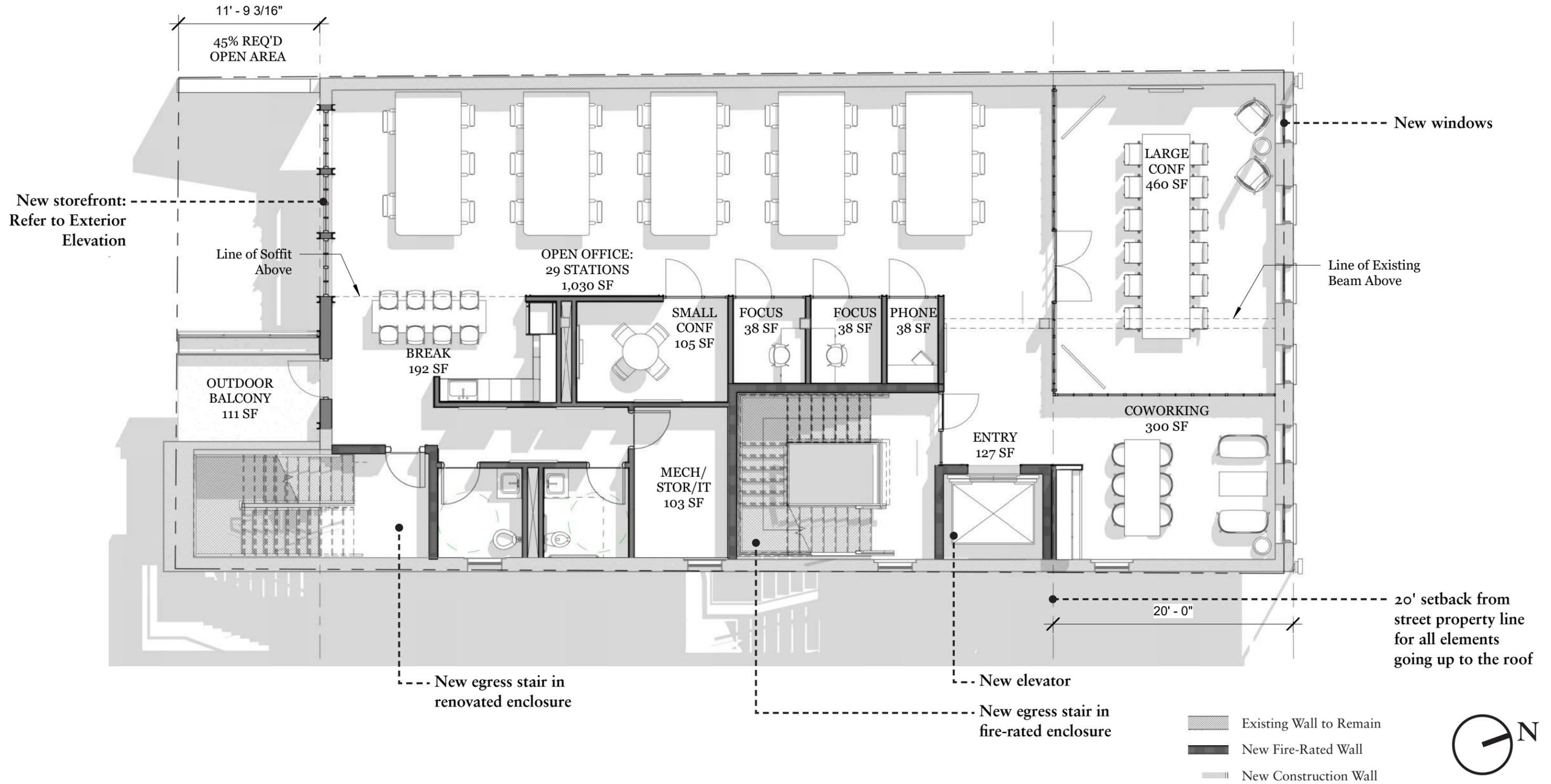


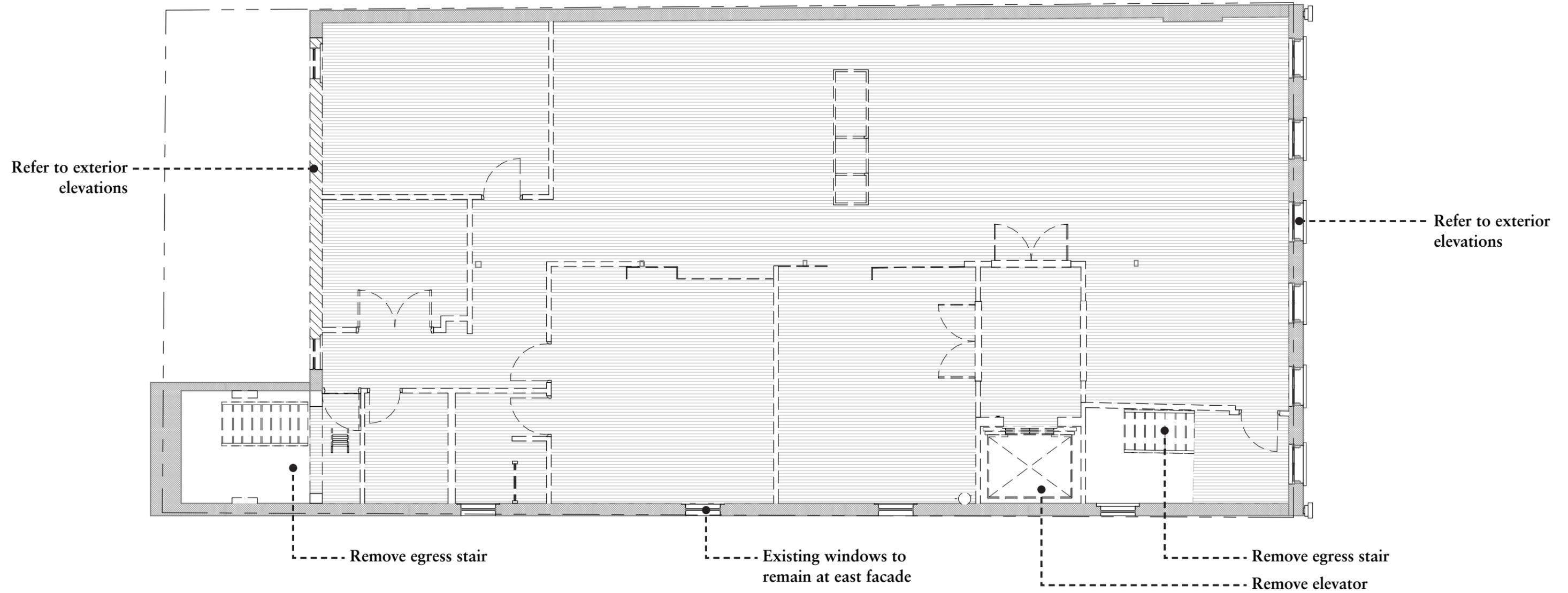




- Existing Wall to Remain
- Historic Wall Demolition
- Modern Wall Demolition

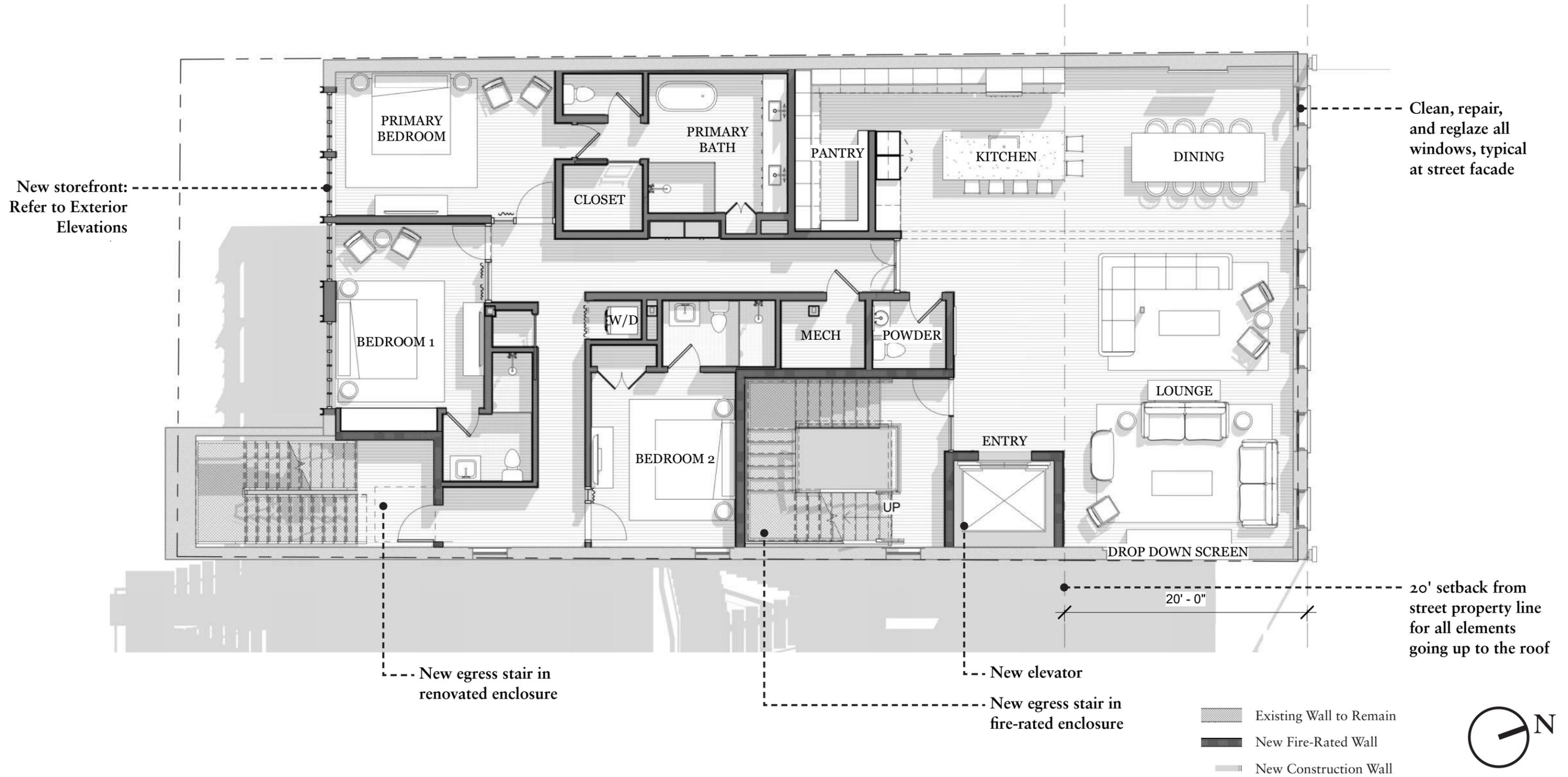


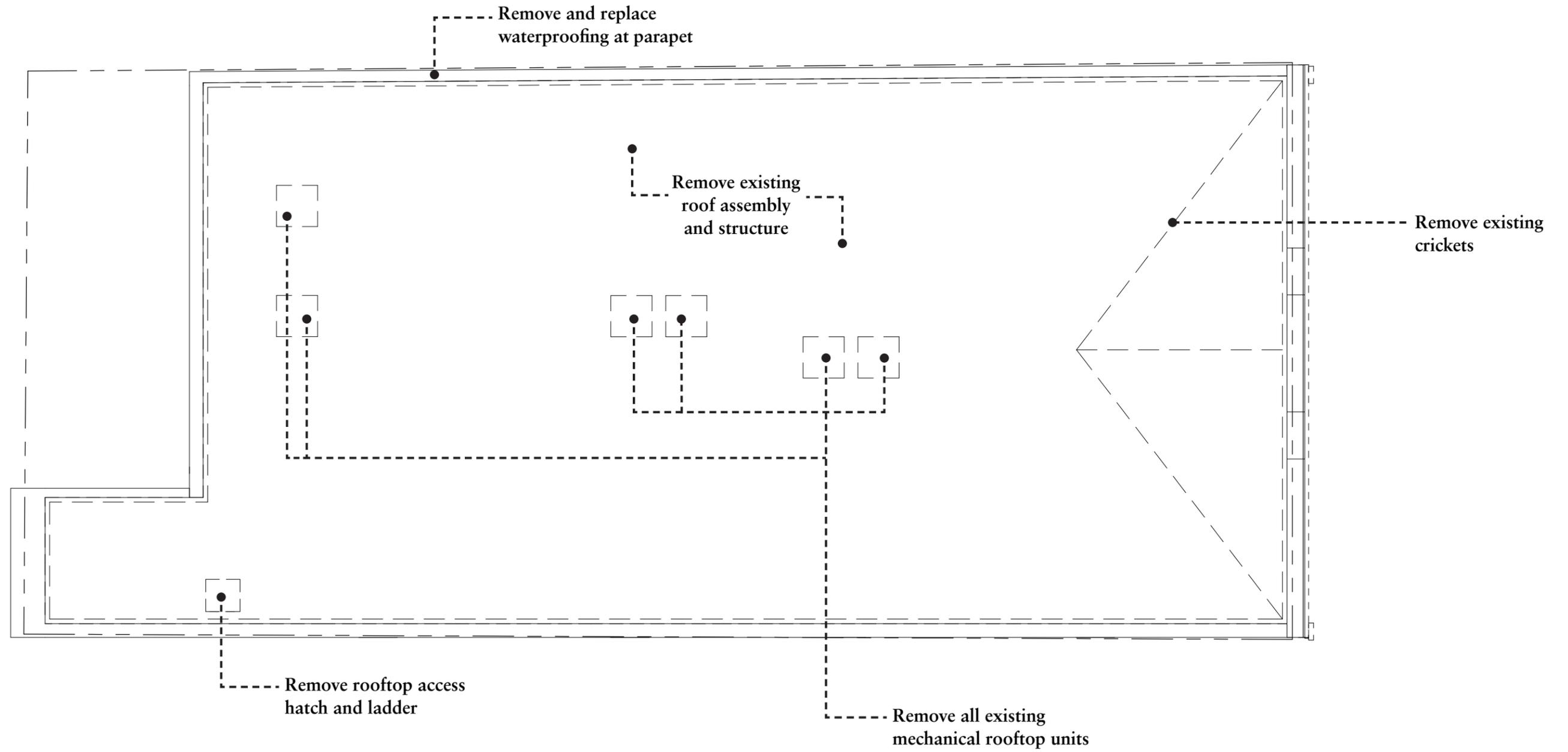




- Existing Wall to Remain
- Historic Wall Demolition
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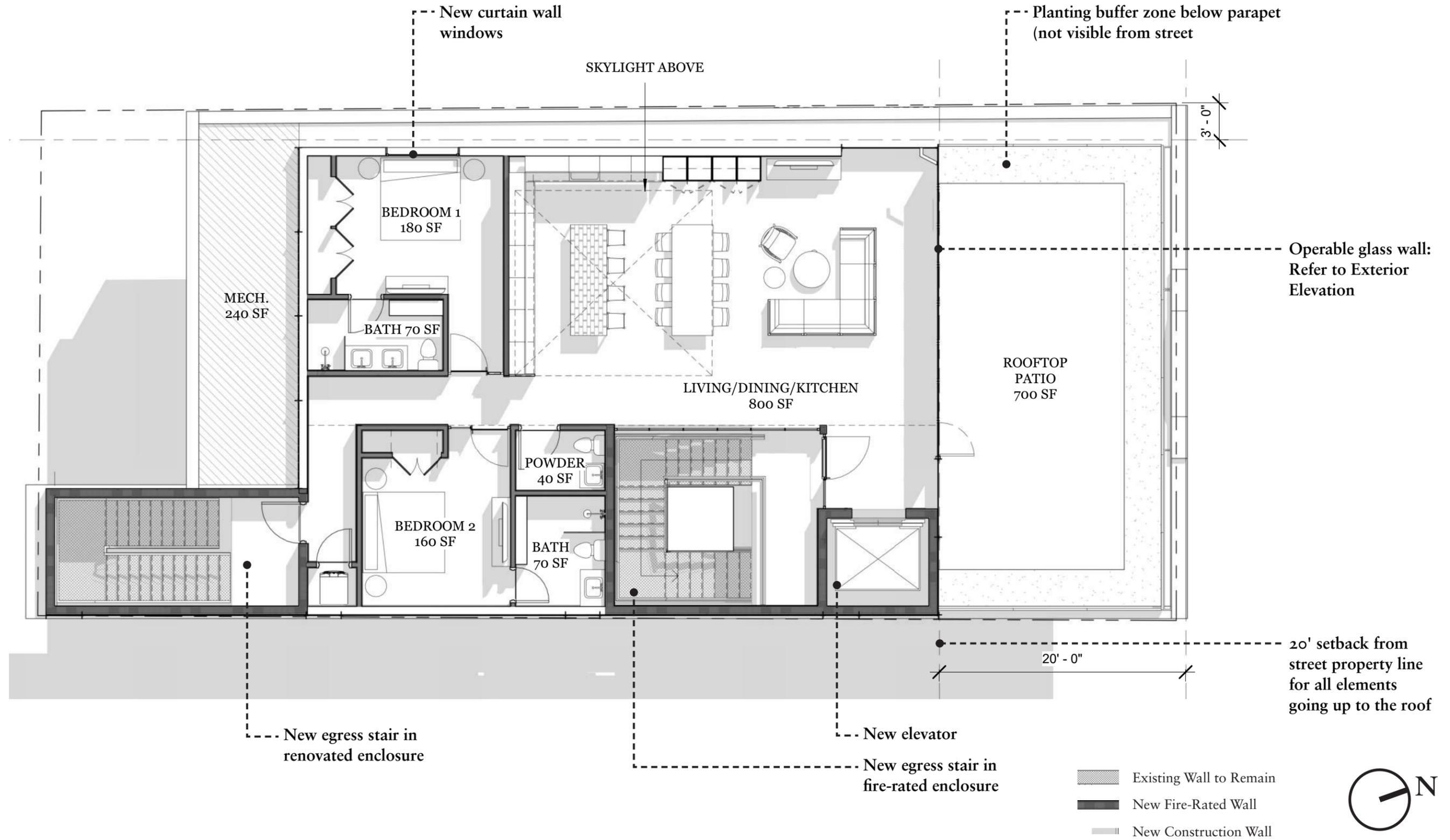


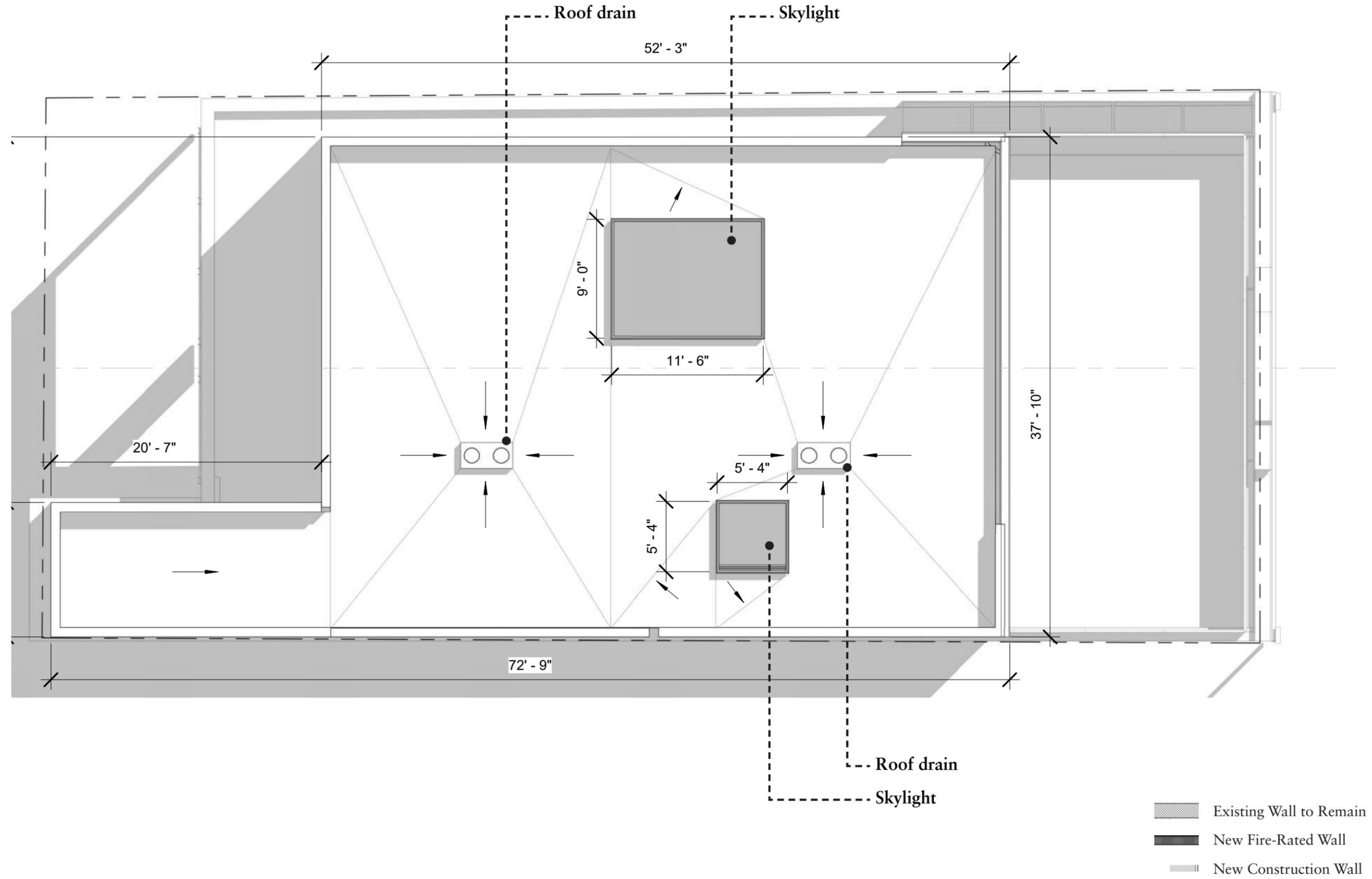




- Existing Wall to Remain
- Historic Wall Demolition
- Modern Wall Demolition







CoA Historic Design Standards

Repair and Alterations

(1.4) Do not attempt to re-create an architectural detail or element without proof that it existed on the building historically. Documentation can be physical (traces on the building) written (such as building plans), or photographic.

(1.5) When demolishing additions or features that were built after the building's period of significance, minimize damage to the building.

- Stabilize and repair building walls that are exposed when non-historic additions or features are removed.
- Avoid demolition that removes historic structural systems or compromises the structural integrity of a historic building.

(5.8) If a historic window or door is missing, replace it with a new unit based on the documentation of the historic feature. If no documentation exists, use a new design compatible with the historic opening and the historic character of the building.

(5.14) New door or window openings must be limited, appropriate for the building, and compatible with the architectural character.

(5.15) Do not replace historic windows; repair them except in cases of extreme damage or deterioration. Replace in-kind if necessary.

(11.3) When working on a storefront that has been substantially altered or removed, use a design and materials that are compatible with the scale and style of the building.

Commercial Additions

(1.1) Locate additions at the rear and sides of historic buildings to minimize visual impact.

(2.4) Additions are subject to a 20'-0" setback. They may be cantilevered 5' towards the front wall, but may not extend closer than 15' behind the front wall. The cantilevered portion must begin above the historic building's roof.

(2.5) Match floor-to-floor heights as closely as possible with an adjacent historic building, if extant.

(3.3) Do not replicate the design or details of the existing building to a degree that the addition might be mistaken for the historic.

(3.4) No particular architectural style is required for the additional design. Designs in both traditional and contemporary styles can successfully achieve compatibility and differentiation with historic buildings.

(5.1) If an addition will be visible from the pedestrian level, including from the opposite side of the primary street, use exterior wall, window, and door materials that are compatible with those on the historic building in scale, proportion, material, finish, and texture.

Secretary of the Interior's Standards for Rehabilitation

Building Features and Systems

Windows

- Replacing incompatible, non-historic windows with new windows that are compatible with the historic character of the building; or reinstating windows in openings that have been filled in.

Entrances and Porches

- Designing and installing a new entrance or porch when the historic feature is completely missing or has previously been replaced by one that is incompatible. It may be an accurate restoration based on documentary and physical evidence, but only when the historic entrance or porch to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.

Storefronts

- Retaining later, non-original features that have acquired significance over time.
- Designing and installing a new storefront when the historic storefront is completely missing or has previously been replaced by one that is incompatible. It may be an accurate restoration based on documentary and physical evidence, but only when the historic storefront to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.

New Exterior Additions to Historic Buildings and Related New Construction

New Additions

- Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.

Rooftop Additions

- Designing a compatible rooftop addition for a multi-story building, when required for a new use, that is set back at least one full bay from the primary and other highly-visible elevations and that is inconspicuous when viewed from surrounding streets.
- Limiting a rooftop addition to one story in height to minimize its visibility and its impact on the historic character of the building

THANK YOU