

HISTORIC LANDMARK COMMISSION

JANUARY 26, 2015

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

C14H-1986,0015, C14H-2004-0008, NRD-2014-0035, and DBN-2014-0001

Grandberry Building and Mitchell-Robertson Building

907, 909, and 911 Congress Avenue

PROPOSAL

Deconstruct and rebuild the front walls of three buildings on Congress Avenue.

PROJECT SPECIFICATIONS

The applicant proposes to deconstruct the front walls of the three buildings on Congress Avenue, flip the bricks around so that the undamaged sides face outwards, and reconstruct the walls to restore the historic appearance of the buildings. The applicant has attached a specifications manual detailing the process for deconstruction and reconstruction.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Approve as proposed so long as the process follows the Specification Manual originally drafted for this project several years ago. These buildings have been waiting a long time for restoration and preservation.

A & R Demolition

DEMOLITION WORK PLAN

907, 909, and 911 Congress Ave, Austin, Texas

Using the information collected during our site survey of the structure to be demolished, a work-plan has been formulated. A & R Demolition believes we have devised a good safe and time saving plan for the demolition. Demolition will begin with the removal, separation and storage of all non-structural "Soft Demolition" items from the building for haul off. Then starting in ally "the one story area" demolition work will then proceed in a south westerly direction toward the two story area separating and sorting construction debris. Work on the building façade on Congress Ave will include dismantling by hand each brick and numbering them, salvage of 3 windows and frames from building at 907 Congress Ave, salvage 3 lion's heads and 3 stone window sills at 909 Congress Ave. All bricks will be placed in pallets for reuse in new construction. At the end of each day the building demolition will halted at column lines or other obvious safe locations. As much as possible all debris will be haul-off and recycled.

State of Structure and its Design

- The building is in disrepair condition as determined by recent site visit.

Structural hazards

- A & R Demolition will do an Engineering survey to determine any hazards
- Areas of existing superstructures, which appear damaged, will cause a halt to any interior and exterior demolition, evaluation will occur and phased demolition will consider any such event.
- A & R will have a competent person on site coordinating and reviewing all demolition.

Hazardous Substances/Material to be removed before demolition

- Prior to any demolition activities all known hazardous will be removed if any suspect materials are found during demolition all work will cease until the materials are tested and if found to be hazardous they will be removed prior to the continuation of demolition work.

Make Safe of Building Done by Others: Water, communication, electric and gas will be disconnected prior to demolition. This service is to be performed by the utility service provider.

The following Utility services will be identified, cut and capped:

- Water
- Waste Water
- Storm Sewer
- Electrical

- Gas
- Communication

General condition of adjoining structures or construction to remain

Our on site investigation determine that our demolition process is not likely to affect other properties or adjoining structures to remain.

Suitability of ground at site

The ground at the demolition site has been visually inspected. These ground conditions are considered able to support the needs of our demolition activities. The following was considered:

- The proximity to power lines, underground structures and retaining structures
- The ground conditions: terrain type and soil type
- Suitability of access to and egress from the demolition site
- The type of equipment that may be used is: trucks, loaders, skid steers, man lifts and excavators

Equipment to be utilized in demolition activities:

- 290 Excavator w/pulverizer
- 180 Excavator w/hammer and thumb attachment
- 250 Skid Loader
- Tractor Trailer End Dumps (20 yd)
- Man Lifts used for saw cutting after demolition if clean up is needed.
- Cutting torches.
- Concrete saws.
- Hand Tools: sledge hammers, hammers, saws, and grinders.

Public Protection

Site protection, safe systems of work and adequate supervision will be required. Protecting the public from demolition activities will include a number of strategies. All persons working on site will have a thorough understanding of public protection requirements to include the following:

- Sidewalk barricades and pedestrian walkway will be installed on Congress Ave
- Prevent unauthorized or accidental entry into the construction site
- Electricity and gas supplies will be disconnected/isolated

Disposal of Material

Removal will be carried out by competent persons. Demolition debris will be controlled and be removed on a daily basis. Materials will be recycled. Safe working procedures will not be compromised to obtain recyclable materials.

Details of the demolition personnel and supervisor for the project

Supervision

Demolition workers require close supervision by persons experienced in the methods to be used and the hazards associated with this work. Supervisors will have considerable knowledge of building construction and demolition methods.

Other personnel

Demolition workers are trained and experienced in this type of work. Those new to the job will be very close supervised, by someone skilled in this type of work as follows:

- Operators
- Spotters
- General laborers
- Truck Drivers

Persons skilled in these areas have construction industry experience as well demolition techniques. They are regarded as qualified to exercise that skill on a demolition project.

Our planning process has identified the types of skills required by personnel for the completion of the project. The actual persons required and time frames will be finalized as we approach the starting of demolition.

Project supervision will be present at a pre-demolition meeting and have a clear understanding of the work plan for the demolition phase.