

HISTORIC LANDMARK COMMISSION
MAY 22, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1982-0001
Larmour Block
916 Congress Avenue

PROPOSAL

Structural protection plan for adjacent landmark buildings.

PROJECT SPECIFICATIONS

The applicant received approval from the Commission in 2015 for the construction of a five-story addition to the building. As this building is a historic landmark, and is adjacent to other historic landmark buildings with common walls, staff had requested that the applicant provide a plan for the structural protection of the adjacent buildings during the necessary demolition, drilling of new piers, and construction. The applicant's plan for bracing the walls, including the front wall of the building, is attached.

STANDARDS FOR REVIEW

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

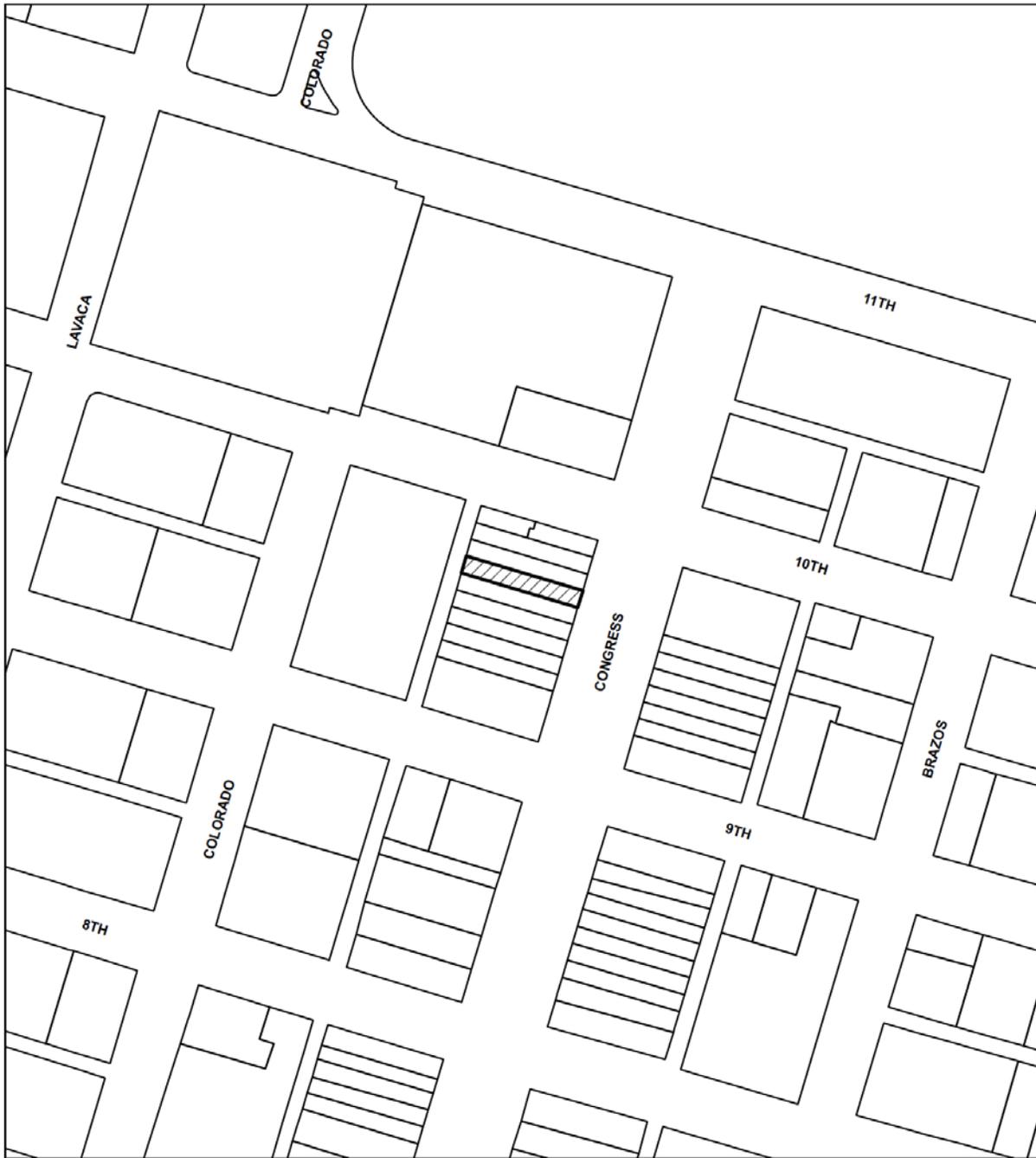
- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.

COMMITTEE RECOMMENDATIONS

None. The Commission reviewed the plans on April 10, 2017, and the signed and sealed plan was presented to staff; staff has posted the updated plans.

STAFF RECOMMENDATION

Approve as proposed. The requirement from when the Commission originally approved the construction of the addition was that the applicant provide a plan to protect the adjacent historic landmark buildings during the course of partial demolition and construction. The applicant has provided a bracing plan signed and sealed by a licensed engineer, and has addressed the concerns of the neighboring property owners. Staff cautions the Commission to review the protection plan and the mitigation plan, as well as the responses by the applicant to the concerns of the structural engineer, but to limit the discussion and/or approval to the Commission's jurisdictional authority.



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C14H-1982-0001
LOCATION: 916 Congress Ave



1" = 167'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

From: Buzz Hughes [<mailto:buzz@burtgroup.com>]
Sent: Tuesday, March 14, 2017 10:07 AM
To: Sadowsky, Steve
Cc: Rice, Andrew
Subject: RE: 914 CONGRESS - Postponement Request

Hi Steve,

Please see my responses below in **RED**: Please let me know if any additional information is needed. As you will see in my responses below I reference the attached mitigation plan. Owner of the 916 property has requested a meeting with property owners at 914 and 918 Congress to personally review this mitigation plan with them before the next Landmark commission meeting as well. Hope to have an update for you before the next Landmark Commission meeting.

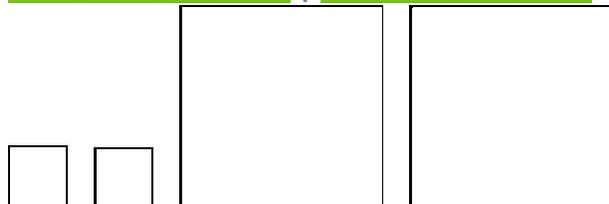
Is the next meeting for the landmark commission 7PM on the 27th? Want to make sure I have it on my calendar.

BH

Buzz Hughes | Project Manager



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From: Sadowsky, Steve [<mailto:Steve.Sadowsky@austintexas.gov>]
Sent: Monday, March 13, 2017 10:58 AM
To: Buzz Hughes
Cc: Rice, Andrew
Subject: FW: 914 CONGRESS - Postponement Request

Buzz:

Here are the issues presented by Gary Jaster for 916 Congress Avenue. Although he was asked to look at these drawings by the neighbor, Gary is also the person I would have asked to look at them on behalf of the City. Would you please address these issues, and we can present the information to the Landmark Commission on the 27th. Thanks!

*Steve Sadowsky
Historic Preservation Officer
City of Austin, Texas
974-6454*

From: Gary Jaster [<mailto:gjaster@jqeng.com>]
Sent: Monday, March 13, 2017 10:36 AM
To: Sadowsky, Steve; info@nixgrouparchitects.com

Cc: 'Bob Daemmrch'

Subject: RE: 914 CONGRESS - Postponement Request

Mr. Sadowsky:

JQ+Tsen,LLC has received COA permitted drawings for the proposed project at 916 Congress Avenue. To date, we are not aware as to whether the following has been addressed:

1. The permitted drawings require the Contractor to document pre-construction condition of both sides of existing masonry common walls; we do not know whether this has been accomplished. If pre-construction distress is found within existing masonry common walls, will there be a plan to install gauges or crack monitors to document future movement? **MVA 916 Congress (property owner) suggested to neighbors that a video survey be completed of both 914 & 918 congress interior walls and exterior. The video would be shared between all parties prior to construction to establish a baseline. Since the 2/27 meeting of the Historic Landmark Commission the Burt Group has prepared a mitigation plan for city and neighbor review that addresses this and other concerns noted below, see attached. The Burt Group does not think crack monitors are necessary as our understanding with the neighbors is that any damage to their interior walls will be apparent compared to the video baseline and will be addressed at no cost to the project neighbors.**
2. The permitted drawings refer the Contractor to architectural drawings for “water resistant protection”; we do not know whether this has been addressed. **This seems to be a general note, water intrusion is addressed in the attached mitigation plan.**
3. In terms of the detailed plan to shore the masonry common walls during demo and construction, the Contractor appears to be relying on structural sheet S0.01 to address this item. Sheet S0.01 requires the Contractor to submit bracing shop drawings and calculations for bracing members, connections, and assembly prepared and sealed by a registered engineer for the Engineer of Record to review prior to fabrication and installation. We do not know the status of this requirement. **This process is underway with the project Engineer of record, Cardno. Sheet S0.01 is stamped by the engineer of record and contains a complete design for the shoring system to be used at the project. This structural set of drawings was reviewed and approved in the building permit approval process and represents a complete and sufficient design for the shoring system.**
4. In terms of installing piers into the limestone strata, is there a plan to monitor the vibration and/or movement during the drilling process relative to the masonry common walls? Has there been a determination made by the geotechnical engineer as to whether the drilling of piers into the limestone strata will or will not cause vibration concerns? **Vibration is unavoidable during the pier drilling process. Vibration is addressed in the attached mitigation plan for the project.**
5. In terms of overall construction, is there a plan to monitor the vibration and/or movement relative to the masonry common wall as well as the roof, floor and foundation of 914 Congress? **See mitigation plan. Substantial movement of 914 Congress building is not expected.**
6. In terms of accessing a drill rig to install lower level piers, is there a plan to accommodate the drill rig with bracing plan as noted on the permitted drawings? How will bracing be affected by movement of drill rig across the length of the proposed building? It appears a substantial portion of lateral bracing extending between masonry common walls will need to be removed to accommodate the drill rig; will required movement of the drill rig and effect on temporary bracing be addressed in item 3 above? **When the building is demolished The Burt Group expects a 14' clearance between lower grade and the bottom of the lower level of steel shoring. This space will be sufficient to safely operate a low-clearance drilling rig. No shoring removal is expected to drill**

piers. The Burt Group will construct a ramp between the two grades of the project to safely drive drill rig between grades.

JQ+Tsen, LLC engineers will be in a better position to advise our client relative to their concerns regarding 914 Congress once information is received relative to the above noted items.

Please call with any questions.

Gary Jaster
Partner
JQ+Tsen, LLC
1608 West 6th Street
Suite 200
Austin, TX 78703
512.474.4001

From: Sadowsky, Steve [<mailto:Steve.Sadowsky@austintexas.gov>]
Sent: Thursday, March 9, 2017 3:35 PM
To: info@nixgrouparchitects.com
Cc: 'Bob Daemmrch' <bdaemmrch@gmail.com>; Gary Jaster <gjaster@jqeng.com>
Subject: RE: 914 CONGRESS - Postponement Request

Gary:
Have you had a chance to review the plans for bracing the walls for this project? Do you have any recommendations?

*Steve Sadowsky
Historic Preservation Officer
City of Austin, Texas
974-6454*