



June 6, 2014

Mr. Owen McCrory, AIA
HKS
350 North St. Paul, Suite 100
Dallas, Texas 75201

Re: Condition Survey of Existing Masonry Walls
at 907 Congress, 909 Congress, and 911 Congress

Dear Mr. McCrory:

On Monday, May 12, 2014, I, along with Mr. Chris Boothe, viewed the condition of masonry walls for 907, 909, and 911 Congress. Present during our site observation was Mr. Donald Wallace, owner of the buildings.

It is the desire of the City of Austin to brace the existing façades during any future construction to maintain the historic nature of the façade at the street level. This is possible only if the existing masonry is structurally able to be stabilized by bracing. The existing masonry must be able to span between horizontal and vertical braces. Our firm was the Engineer of Record for the bracing of the Goodwill Building on Lamar.

Based upon our structural review of the masonry walls at the 907, 909, and 911 Congress Buildings, it is our structural engineering opinion that these exterior walls cannot be safely braced. There are cases of masonry failure in shear on each façade. On 911 Congress, the façade has failed and rotated at the base (reference enclosed photograph). On the 907 Congress Building, there are numerous cases where the exterior brick has been compromised. On the 909 Congress façade the exterior face has been tied back.

In conclusion, it is our structural engineering opinion that the exterior masonry walls should be taken down, cataloged, and rebuilt to current code for the safety of workers and pedestrians.

Should you have any further questions, do not hesitate to contact our office.

Sincerely,

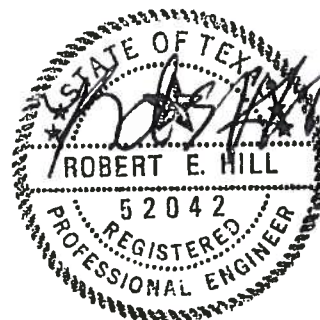
BROCKETTE/DAVIS/DRAKE, INC.
Texas Registered Engineering Firm F-841

Robert E. Hill, P.E.
President

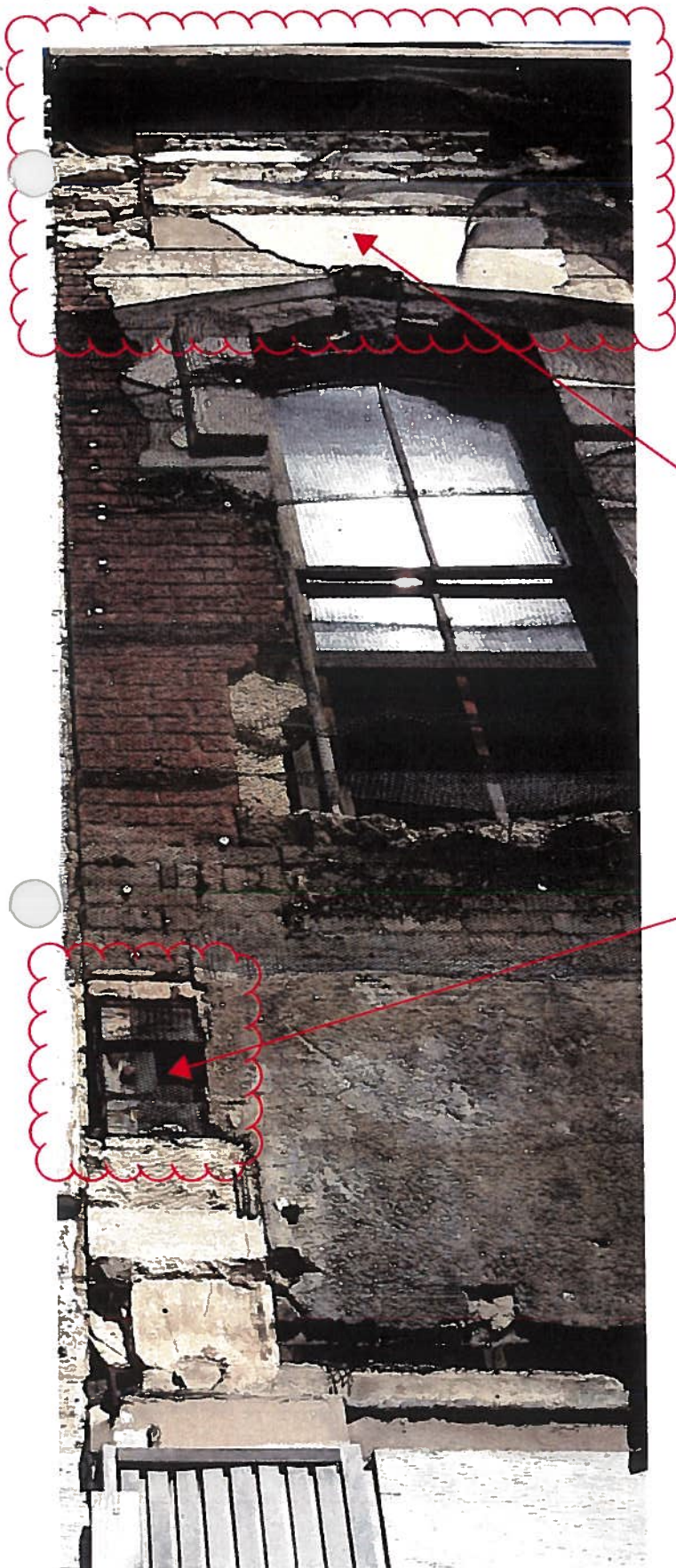
REH/rr

enclosures: Photographs

cc: Mr. Chris Boothe, P.E. – BDD
Mr. Donald Wallace (via email)

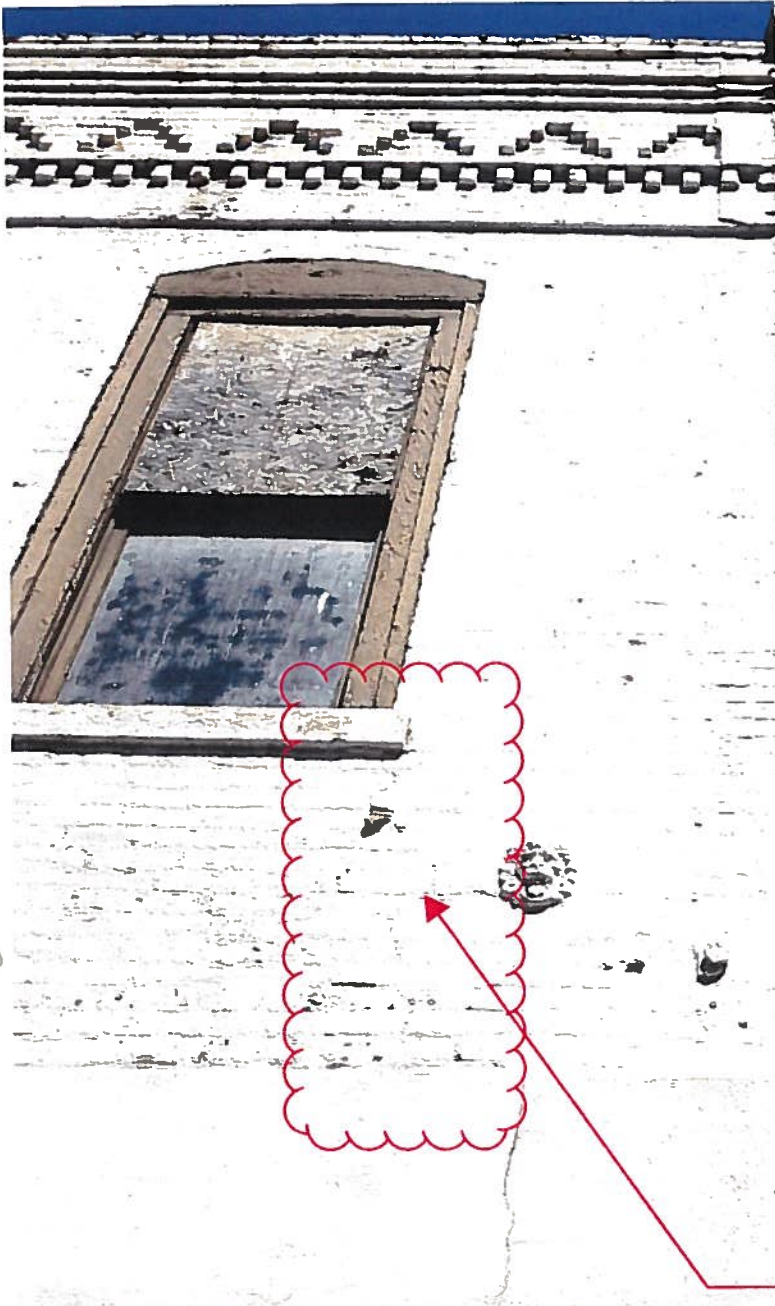


06.06.2014



Failed Masonry
At Roof

Failed Masonry



Shear Crack
Through Masonry



Failed Masonry



Failed Masonry
On Lower Level

