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June 17, 2019

Brett Rhode  
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512.473.0923

**Re: York Rite Expansion & Rehabilitation  
Existing Façade Support  
311 W 7<sup>th</sup> Street, Austin TX**

Dear: Brett



Attached is a preliminary narrative outlining our planned approach to the structural support of the existing façade for the construction of the new proposed building located at the property listed above.

If you have any questions, please feel free to contact me.

Sincerely,

DCI Engineers

Kristopher R. Swanson, P.E., S.E.  
Principal



## **York Rite Expansion & Rehabilitation**

### **Preliminary Narrative for Support of Existing Facade**

June 17, 2019

#### **Summary**

At the request of Brett Rhode of Rhode Partners, below is a summary of the proposed structural support for the existing façade of the York Rite Building located at 311 West 7<sup>th</sup> Street, Austin, Texas.

This report is intended to provide a preliminary narrative for the temporary support of the existing façade during the construction of the proposed new development. All opinions, assumptions and recommendations in this report are based on limited information provided and visual observations. This report is not intended to be an exhaustive evaluation. Structural analysis, inspections and testing of materials, structural members, and connections were not performed.

#### **Existing Building**

The existing structure is a four-story building including a single-story basement built in the mid to late 1920's. At the time of this narrative only limited existing floor plans have been provided. The structure is understood to be a cast-in-place concrete frame consisting of mild reinforced slabs supported by beams and columns. From the existing drawings provided the columns are located within a regularly spaced grid ranging between 14 to 15 ft on center with columns located along the perimeter of the building. It is assumed all the columns are connected by a series of structural beams. Size of the framing has not been determined at this time. Foundations of the building are also not known at this time.

We understand the existing façade consists of brick masonry which is assumed to be non-load bearing. Based on the visual observation it is assumed the masonry is vertically supported by the basement wall as no horizontal relief joints could be observed however this has not been confirmed. Size and thickness of the existing masonry is not known at this time. Based on experience with similar structures of that age we anticipate the exterior façade to be a cavity wall construction with a secondary non-load bearing layer on the inside face. Based upon the Property Condition Report dated March 15, 2018 by Partner Engineering and Science, Inc. we understand that the exterior walls are in general good to fair condition with some minor areas of deteriorated mortar.

#### **Proposed New Building**

The proposed new structure is anticipated to be a 25 to 30 story structure located within the same footprint. Structure is anticipated to be of cast-in-place concrete. Building structure and foundations are to be designed to fit within the footprint of the existing building and will be designed to provide lateral support of the existing façade that is to remain.

#### **Façade Support**

With the location of the structural frame along the perimeter, as well as providing lateral and potential vertical support of the existing façade we, are proposing that the structural frame along the perimeter be kept intact as much as possible. We feel keeping this frame will provide several advantages in both minimizing potential damage to the façade during demolition and construction as well as provide a structural substrate that can be utilized for both temporary and

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## Recommendations

Architectural floor plan of the first floor of the Old Post Office building. The plan shows a large rectangular main hall with a central corridor. The perimeter is defined by a red dashed line, labeled "EXISTING STRUCTURAL FRAME TO REMAIN". A blue dashed line indicates the "EXISTING FACADE". A green dashed line outlines the "EXISTING STRUCTURAL COLUMN TO REMAIN". A red dashed line indicates the "SECONDARY STRUCTURAL SUPPORT AS NEEDED". The plan includes various rooms such as the "RECEIVING ROOM", "MAIL ROOM", "POST OFFICE", "LADIES TOILET", and "GENTLEMEN TOILET". It also shows structural details like "CEMENT FLOOR", "WOOD BASE", "PICTURE MOUNT", "CHAIR RAIL", and "MARBLE FLOOR". Dimensions are provided for various sections of the building.

## Floor Plan



**View From 7<sup>th</sup> Street**



**View from Lavaca Street**