



City of Austin - Design Commission Project Review Application

The [Design Commission](#) provides advisory recommendations to the City Council to assist in developing public policy and to promote excellence in the design and development of the urban environment. The Design Commission reviews three types of projects:

1. **City projects** (see page ii for process)

The Commission reviews all municipal buildings and associated site plans to ensure they demonstrate compliance with city design and sustainability standards ([Council Resolution No. 20071129-046](#)), including those seeking [Subchapter E Design Standards Alternative Equivalent Compliance \(AEC\)](#) ([Council Resolution No. 20100923-086](#)).

2. **Destiny Bonus projects** (see page iv for process)

The Commission reviews density bonus projects for substantial compliance with the Urban Design Guidelines for Austin in accordance with the Gatekeeper requirements of [LDC 25-2-586](#) for the Downtown Density Bonus Program.

3. **Advisory Recommendations for Private projects** (see page ii for process)

The Commission will consider Project Review Applications from private projects during its regularly scheduled monthly public meetings and may issue an advisory recommendation in the form of a Project Review Letter to the Applicant.

This Project Review Application must be submitted before your project can be presented to the Design Commission for their review. Design Commission requests project be presented in their Conceptual/Schematic Design phase. This application primarily addresses inhabited buildings and structures and their effect on the public realm; please refer to Appendix A for infrastructure type projects.

The Commission's review of projects is based on the planning/design principles in the Urban Design Guidelines for Austin. Ensure that all applicable principles are addressed in the application questions and in your presentation.

https://www.austintexas.gov/sites/default/files/files/Boards_and_Commissions/Design_Commission_urban_design_guidelines_for_austin.pdf

The Design Commission supports the vision and principles of [Imagine Austin Comprehensive Plan](#), especially those that affect the urban environment and fabric. All projects should consider this vision and principles, many of which are similar to the Urban Design Guidelines. Refer to Appendix C for the most pertinent sections of Imagine Austin.

The Design Commission expects the applicant's design team to present their project with those most knowledgeable and encourages the inclusion of sub-consultants at the presentation, when deemed necessary.

EXHIBITS TO PRESENT

- 1) Completed Project Review Application (p.1-6)
- 2) Existing zoning classification, adjacent zoning & uses, future land use map classification, topography
- 3) Vicinity plan, including public transportation and connectivity on-site and within quarter mile
- 4) Site plan and landscape plan
- 5) Ground level, basement plan, and typical floor plan
- 6) Elevations and/or 3d views
- 7) Any letters of support or findings by other commissions
- 8) Staff reports, if any
- 9) Records of public participation

PROJECT REVIEW PROCESS: CITY PROJECTS

The Design Commission reviews all municipal buildings and associated site development projects to ensure they demonstrate compliance with city design and sustainability standards ([Council Resolution No. 20071129-046](#)), including those seeking [Subchapter E Design Standards Alternative Equivalent Compliance \(AEC\)](#) ([Council Resolution No. 20100923-086](#)).

1. Applicants are encouraged to meet with the Office of the City Architect prior to submitting a Project Review Application, especially if seeking Alternative Equivalent Compliance (AEC) under Subchapter E Design Standards. (See Staff Contacts on page iv.)
2. Applicant submits completed Project Review Application, including Exhibits, to Commission Liaisons a minimum of ten (10) days prior to the Design Commission meeting. (See and [Calendar of Regular Meetings](#) and "Exhibits to Present" on page i)
3. Commission Liaisons review Project Review Application for completeness. Once the Application is deemed complete, the project will be added to the agenda. (Agendas are posted online 72 hours prior to the meeting.)
4. Commission Liaisons post backup, including complete Project Review Application and letters/decisions from other Boards and Commissions, the Friday before the meeting. (See [Meeting Documents](#) website.)
5. Design Commission meets and hears a 15 minute presentation by the Owner/Applicant/Architect. The Commission asks questions and makes recommendations. At the end of the project review, the Design Commission may rely on the recommendations recorded in their meeting minutes or submit a Project Review Letter to City Staff in Development Services Department.
6. Design Commission may direct a Working Group to write the Project Review Letter. The Working Group will take comments from the full Design Commission meeting, add their comments, and coordinate with the Design Commission Chair to issue a Letter to applicable Development Services Department Staff. The Working Group shall meet prior to the next regularly-scheduled Design Commission to finalize comments on any project submittal. The goal is for this to happen in a one (1) month time frame.
7. Commission Liaisons will forward approved meeting minutes or Project Review Letters to applicable Development Services Staff.
8. Design Commission may request that an Owner/Applicant or City Staff submit an update report in the future so that the Commission can review progress as a project is further detailed.

PROJECT REVIEW PROCESS: DENSITY BONUS PROJECTS

The Design Commission reviews density bonus projects for substantial compliance with the Urban Design Guidelines for Austin in accordance with the Gatekeeper requirements of LDC 25-2-586 for the Downtown Density Bonus Program.

1. **Six weeks prior to the target Design Commission meeting:** Applicant will contact Density Bonus Liaison with intent to schedule project on the next Design Commission agenda.
 - a. Density Bonus Liaison will provide application and submittal documentation to Applicant and notify Commission Liaisons.
2. **Five weeks prior to the target Design Commission meeting:** Density Bonus Liaison will contact Chair of Working Group to schedule a meeting, copying Commission Liaisons.
3. **By the end of the fourth week (24 calendar days) prior to the target Design Commission meeting:** The Applicant will submit all completed application requirements to Density Bonus Staff Liaison.
4. **By the end of the third week (17 calendar days) prior to the target Design Commission meeting:** Design Commission Working Group will meet to review Project Review Application and evaluate Applicant's presentation detailing substantial compliance with the Urban Design Guidelines for Austin.
 - a. Working Group will provide Applicant comments and suggestions on improving presentation and issue a recommendation to the Design Commission on achieving substantial compliance with the Urban Design Guidelines for Austin.
5. **By the end of the second week (10 calendar days) prior to the target Design Commission meeting:** Chair of the Working Group will send the Density Bonus and Commission Liaisons the Working Group's written recommendation to the Design Commission containing specific feedback given to the Applicant and, if lacking, detailing items to address to achieve substantial compliance with the Urban Design Guidelines for Austin.
6. **One week (7 calendar days) prior to the target Design Commission meeting:** Once the Density Bonus Liaison receives the revised project submittal from the Applicant and the Commission Liaison receive the written recommendation from the Working Group Chair, the Commission Liaison will place project on Design Commission agenda for discussion and possible action.
7. **Design Commission meeting:** At the meeting, Design Commission will review the project for substantial compliance with the Urban Design Guidelines for Austin based on Working Group recommendations and issue a final recommendation detailing to Planning and Zoning Department Staff items needed to be addressed in order to achieve substantial compliance.
8. **Within one week after Design Commission meeting:** The Chair will issue a formal written recommendation based on the action taken by the by the Commission detailing to Planning and Zoning Department Staff items needed to be addressed in order to achieve substantial compliance.

GENERAL CONSIDERATIONS

Incomplete Applications

Should Commission Liaisons determine that the Project Review Application is incomplete, the Application shall be returned to the Applicant and the project will not be posted on the agenda for consideration by the Commission.

Submissions without the required Adobe PDF electronic file shall be deemed incomplete.

Public Notice

Posting of public notices on the proposed project site or giving notice to adjacent property owners is not required by the enabling ordinance of the Design Commission. The posted agenda for the Design Commission meetings serves to inform the public of subjects considered by the Commission. The Applicant shall note that the concomitant regulatory procedures by other boards and commissions have legal public notice requirements. Actions taken by the Austin Design Commission shall be in respect of and in compliance with such local ordinances and project review procedures.

Limits on Resubmissions

Applicants are limited to two (2) resubmissions per design phase (as described herein) and shall notify Commission Staff of the intent and desire to resubmit project(s) for review within seven (7) days of the action vote by the Commission. The Commission shall consider such resubmissions prior to issuing the Project Review Letter.

Rebuttal of Project Review Letter

Since the Commission issues advisory recommendations only, there is no instance for appeals to the Commission.

Rebuttals of such advisory recommendations may be made by the Applicant to the applicable city department, planning commission, or City Council in accordance with applicable standard processes and procedures.

STAFF CONTACTS

By appointment, City Staff is available for consultation on submittal requirements. To schedule a pre-submission conference or for information on any of the above submittal requirements, please contact:

City of Austin, One Texas Center, 505 Barton Springs Rd., Austin, TX 78704

Commission Liaisons: jorge.rousselin@austintexas.gov, (512) 974-2975

Executive Liaison: aaron.jenkins@austintexas.gov, (512) 974-1243

Staff Liaison: Patrick.Colunga@austintexas.gov, (512) 974-2752
Urban Design Division, Planning and Zoning Department, 5th floor

City Architect: Janice.White@austintexas.gov, (512) 974-7997
Office of the City Architect, Public Works Department, 9th floor

Density Bonus jorge.rousselin@austintexas.gov, (512) 974-2975
Program Coordinator: Urban Design Division, Planning and Zoning Department, 5th floor

A. PROJECT INFORMATION

Project Name

Project Type:

Infrastructure

City building & site

Density bonus

Private project

Other

Project Location/Address

Applicant

Property Owner

Applicant Mailing Address

Property Owner Mailing Address

Applicant Telephone Number

Property Owner Telephone Number

Project Start Date

Project Completion Date

Applicant's Architect

Applicant's Engineer

1] Indicate if proposed Project is required by City Ordinance to be reviewed by the Design Commission.

2] Describe the recommendation that you are requesting from the Design Commission.

3] Current Design Phase of Project (Design Commission prefers to see projects right after approved schematic design).

4] Is this Project subject to Site Plan and/or Zoning application approvals? Will it be presented to Planning Commission and/or City Council? If so, when?

5] Does this Project comply with Land Development Code Subchapter E? List specifically any Alternative Equivalent Compliance request if any. Please refer to website for Alternate Equivalent Compliance (AEC) requirements.
https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_EDESTMIUS

B. PROJECT BACKGROUND

6] Provide project background including goals, scope, building/planning type, and schedule. Broadly address each of the “Shared Values for Urban Areas” that are listed on Page 6 of the Urban Design Guidelines. Attach additional pages as needed.

7] Has this project conducted community/stakeholder outreach? If so, please provide documentation to demonstrate community/stakeholder support of this project.

8] Is this project submitting for the Downtown Density Bonus Program? If so, please provide a completed Downtown Density Bonus Application.

9] Has the project been reviewed by COA Department (i.e. DAC) Staff? If so, please describe and cite any relevant comments or feedback that the Commission should be aware of.

10] Are there any limitations to compliance or planning principles due to the specific requirements of this project that the Commission should be aware of?

C. EXISTING CONDITIONS AND CONTEXT

11] Identify connectivity to public transportation including, bicycle and pedestrian routes and/or multi-modal transportation. Does the project comply with ADA requirements? Provide a site context map and attach additional pages as needed.

12] Identify and describe any existing features that are required to be preserved and/or protected such as heritage trees, creeks or streams, endangered species (flora and/or fauna)? Attach additional site diagrams as needed.

13] Is this project within any City of Austin planning district, master plan, neighborhood plan, regulatory district, overlay, etc.? If so, please illustrate how this project conforms to the respective plan. Attach additional pages as needed. (See below for requirements.)

14] List any project program and/or site constraints that should be considered.

D. RELATIONSHIP TO PUBLIC REALM

Public realm is defined as any publically owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities. The quality of our public realm is vital if we are to be successful in creating environments that people want to live and work in.

15] The shared values outlined in the Urban Design Guidelines include Human Character, Density, Sustainability, Diversity, Economic Vitality, Civic Art, A Sense of Time, Unique Character, Authenticity, Safety and Connection to the Outdoors. How is the project addressing these unique community characteristics? Is the project developing any public amenities for urban continuity and vital place making?

16] Does this project encourage street level activity to engage and respond to functional needs such as shade, rest areas, multi-modal transportation storage and paths?

17] How will the project be a good neighbor to adjacent properties? For example, describe the treatment of the transition area between properties, i.e. fence, landscape improvements, etc.

E. ENVIRONMENTAL/SUSTAINABLE ISSUES

The Austin Urban Design Guidelines set a goal that, "All development should take into consideration the need to conserve energy and resources. It should also strive for a small carbon footprint."

18] Please list any significant components of the project that contribute to meeting this goal. If the project has been designed to accommodate future inclusion of such components (for example, by being built "solar ready") please list them.

19] If the project is being designed to meet any sustainability/environmental standards or certifications (for example, LEED Silver), please list them here and attach relevant checklists or similar documents that demonstrate how the standard or certification will be achieved.

20] If the project contains other significant sustainability components not included above that the Commission should note, please list them here.

APPENDIX A

INFRASTRUCTURE PROJECTS

APPENDIX B

DENSITY-BONUS PROJECTS

APPENDIX C

IMAGINE AUSTIN RELATED POLICIES

Land Use and Transportation Building Block

LUT P30: Protect and enhance the unique qualities of Austin's treasured public spaces and places such as parks, plazas, and streetscapes; and, where needed, enrich those areas lacking distinctive visual character or where the character has faded.

LUT 31: Define the community's goals for new public and private development using principles and design guidelines that capture the distinctive local character of Austin.

LUT P35: Infuse public art into Austin's urban fabric in streetscapes along roadways and in such places as parks, plazas, and other public gathering places.

LUT P41: Protect historic buildings, structures, sites, places, and districts in neighborhoods throughout the City.

LUT P43: Continue to protect and enhance important view corridors such as those of the Texas State Capitol District, Lady Bird Lake, and other public waterways

LUT P44: Preserve and protect historic parks and recreation areas.

Economy Building Block

E P6: Support up-to-date infrastructure, flexible policies, and programs, and adaptive reuse of buildings, so that local, small, and creative businesses thrive and innovate.

Conservation and Environment Policies Building Block

CE P3: Expand the City's green infrastructure network to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, and agricultural lands.

CE P11: Integrate development with the natural environment through green building and site planning practices such as tree preservation and reduced impervious cover and regulations. Ensure new development provides necessary and adequate infrastructure improvements.

City Facilities and Services Building Block

CFS P14: Integrate erosion, flood, and water quality control measures into all City of Austin capital improvement projects.

CFS P24: Increase the share of renewable energy sources, such as wind, solar, and biomass, used by Austin Energy to generate electricity, including infrastructure for on-site sources throughout the City.

CFS P29: Increase the use of joint or shared facilities between public safety and other service providers, when possible, to provide residents with efficient services, reduce costs, and maintain public safety infrastructure.

CFS P35: Distribute public buildings where neighborhood services are located and other accessible locations throughout the City.

CFS P36: Improve multimodal public transportation access to the City's public buildings and facilities, including the Austin-Bergstrom International Airport.

CFS P37: Integrate public buildings and facilities into active, walkable, mixed use neighborhoods and complete, healthy communities.

CFS P38: Reduce energy consumption and waste generation in all public buildings to meet the City's greenhouse gas reduction and zero waste goals.

CFS P39: Develop public buildings and facilities that create healthy work environments and educate the public about energy-efficient, sustainable building, and greening best practices.

CFS P44: Feature superior design in parks and recreational facilities and include opportunities for public art and sustainable design solutions.

Society Building Block

S P14: Locate emergency services within close proximity to all neighborhoods and continue to improve community outreach and relationships between police and neighbors

S P25: Increase sidewalks and bicycle lanes in neighborhoods to create safer routes to schools, parks, and transit stops.

Creativity Building Block

C P16: Increase the availability of significant public art to designate districts and/or their entrances and to assist visitors in navigating the area.

C P17: Define Austin's sense of place through high standards for architecture and urban design, public art, public spaces and parks, and arts education.

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

MICHAEL J. WHELLAN
(512) 435-2320
mwhellan@abaustin.com

February 7, 2020

Mr. Jorge E. Rousselin, Division Manager
Urban Design
City of Austin
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

Re: Downtown Density Bonus Application for the .51 acres locally known as 415
Colorado St. (the "Property")

Dear Mr. Rousselin:

Please accept this letter and the attached Downtown Density Bonus Program application package. The Downtown Density Bonus Program is being sought for this Property in order to provide a quality 41-story building featuring more than 465,900 sf of office space above more than 2,300 sf of ground-floor retail/restaurant, known as Tower 5C. Participation in the Downtown Density Bonus Program would allow an increase in floor-to-area ratio ("FAR") from the 8:1 base entitlement to the 22:1 needed to build Tower 5C.

The Property currently has Central Business District ("CBD") zoning and is located in the Core/Waterfront District of the Downtown Austin Plan. It is not located within a Capitol View Corridor. While the Property is not historic, the project has been developed with a ground-floor façade design along Colorado Street that reflects the Property's location in the Warehouse District, with feedback from the Historic Preservation Office and the Historic Landmark Commission. This design incorporates stylistic features from the Warehouse District, with the inclusion of specific façades and of board-formed concrete elements.

Tower 5C will meet the Downtown Density Bonus Program Gatekeeper Requirements, as outlined in Section 25-2-586 of City Code, including substantially complying with the City's Urban Design Guidelines, providing Great Streets improvements, and achieving an Austin Energy Green Building ("AEGB") program rating of at least two stars. There is currently a site plan in review (SP-2019-0463C) that would implement Great Streets improvements along West 5th Street and Colorado Street, with a pedestrian-oriented design featuring wide sidewalks, street trees, benches, trash receptacles, and street lights. Additionally, a signed copy of the Austin Energy Green Building Letter of Intent is attached, outlining the intent to achieve at least a two-star AEGB rating.

Tower 5C will also implement the values found in the City's Urban Design Guidelines by providing a quality project that features a mix of office and commercial uses and a pedestrian-oriented ground-floor environment. The project's ground floor would offer an activated patio space, shaded by the building's overhang, with vegetation in planter strips and ample seating. The patio would lead via large glass windows and doors into an indoor lobby area with access to additional seating and retail/restaurant, including a walk-up counter. This publicly accessible lobby and patio space would be integrated with the adjacent public Great Streets sidewalks in a cohesive design that welcomes pedestrians into Tower 5C. More information on Tower 5C's implementation of the City's Urban Design Guidelines can be found in the attached Urban Design Guidelines Matrix.

In addition to meeting these Gatekeeper Requirements, the project will comply with Section 25-2-586(E) of City Code by providing office space, per Figure 3 in Ordinance No. 20130627-105.

We believe that Tower 5C will provide a high-quality project that will contribute to the unique character of Austin's growing downtown for years to come, and we appreciate the opportunity to submit this application. Please contact me if you have any questions. We appreciate your consideration.

Very truly yours,



Michael J. Whellan

cc: Jerry Rusthoven, Acting Lead



DOWNTOWN DENSITY BONUS PROGRAM (DDBP) SUBMITTAL APPLICATION

INSTRUCTIONS

A property owner (**Owner**) or his/her representative (**Applicant**) acting on behalf of the Owner can initiate an administrative request to the Director of Planning (Director) seeking additional Floor-to-Area (FAR) entitlements as outlined in the Downtown Density Bonus Program as approved by [Ordinance No. 20140227-054](#).

In order for the Director to conduct an administrative review, the requirements listed below must be submitted. Once an application is deemed complete, the Director will inform the Applicant of review commencement.

The following submittals are required in a complete PDF package of no more than 10 Mb in size with sheets no larger than 11x17 inches:

1. Completed DDBP Application;
2. Vicinity plan locating the project in its context, and showing a minimum 9 block area around the project;
3. Location and nature of nearby transit facilities;
4. Drawings (submitted drawings should demonstrate compliance with Subchapter E Design Standards, as applicable):
 - Site plan;
 - Floor plans;
 - Exterior elevations (all sides);
 - Three-dimensional views;
5. As part of the gatekeeper requirements,
 - Urban Design Guidelines checklist;
 - Great Streets - ;
 - 2 Star Austin Energy Green Building rating - submit copy of the projects signed Austin Energy Green Building Letter of Intent and Austin Energy Green Building checklist;
6. Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project.
7. Coordination memo acknowledgment from the City of Austin's Neighborhood Housing and Community Development Department (NHCD) detailing affordable housing community benefits. Please contact [Ms. Sandra Harkins](#) at NHCD for more information.



**DOWNTOWN DENSITY BONUS PROGRAM (DDBP)
SUBMITTAL APPLICATION**

1. Project Name:

2. Property Owner

Name:

Address:

Phone:

E-mail:

3. Applicant/Authorized Agent

Name:

Address:

Phone:

E-mail:

4. Anticipated Project Address:

5.Site Information

- a. Lot area *(also include on site plan)*:

- b. Existing zoning (include any zoning suffixes such as "H," "CO," etc. If the property has a conditional overlay (CO), provide explanation of conditions (attach additional pages as necessary):

- c. Existing entitlements:

- I. Current floor to area (FAR) limitation:

- II. Current height limitation (in feet) :

- III. Affected by Capitol View Corridors (CVCs) Yes/No?

☐ Yes

☐ No

If yes, please provide specify height allowed under CVC:

6.Existing Deed Restrictions

Detail existing deed restrictions on the property (if any):

7. Building Information

- a. Total square footage - Only include the square footage that counts towards FAR; see [LDC 25-1-21\(40\), \(44\), and \(45\)](#):

- b. Gross floor area devoted to the different land use categories included in the project (e.g., retail/restaurant, office, apartment, condominium, hotel):

- c. Number or units (if residential development):

- d. Number of rooms (if hotel or similar use):

- e. Number of floors:

- f. Height:

- g. FAR requested:

8. Gatekeeper Requirement (1 of 3): Urban Design Guidelines for Austin

Provide detailed explanation of how the project substantially complies with the [Urban Design Guidelines for Austin \(referencing specific guidelines\)](#) [in order](#) to meet the first *Gatekeeper* requirement of the DDBP as described in LDC § 25-2-586 (C)(1)(a). Attach Urban Design Guidelines checklist and additional page(s) as necessary.

9. Gatekeeper Requirement (2 of 3): Great Streets

Provide an explanation of how this project meets Great Streets standards, the second *Gatekeeper* requirement of the DDBP as described in LDC § 25-2-586 (C)(1)(b). Attach additional page(s) as necessary:

10. Gatekeeper Requirement (3 of 3): 2 Star Austin Energy Green Building

Provide an explanation of how this project achieves a minimum two Star Austin Energy Green Building, in order to meet the third *Gatekeeper* requirement of the DDBP as described in [LDC § 25-2-586 \(C\)\(1\)\(c\)](#). Attach Austin Energy Green Building checklist and additional page(s) as necessary:

11. Density Bonus Calculation

Provide a calculation method of how the additional FAR is sought including site area and amount per square foot according to the Community Benefits calculations described in [LDC § 25-2-586 \(E\)\(1\)-\(12\)](#).

12. Community Benefits: Onsite, Fee in lieu, or Combination

Detail which community benefits from [LDC § 25-2-586 \(E\)](#) will be used and how they will be applied (on site, fee in lieu of, or combination of the two). Attach additional page(s) as necessary:

13. Acknowledgements

- a. Applicant understands that a standard restrictive covenant template will be drafted by the City of Austin to address Gatekeeper requirements in accordance with 25-2-586(C)(1):

☐ Yes

☐ No

- b. Applicant understands that will be required to submit a copy of the project's signed Austin Energy Green Building Letter of Intent:

☐ Yes

☐ No

- c. Applicant has received and reviewed a copy of the [Downtown Density Bonus Ordinance](#):

☐ Yes

☐ No

- d. Applicant has received and reviewed a copy of the [Urban Design Guidelines for Austin](#):

☐ Yes

☐ No

- e. Applicant has scheduled presentation to the Design Commission Working Group and follow-up Design Commission Meeting by coordinating dates with program staff? (aaron.jenkins@austintexas.gov)

☐ Yes

☐ No

- f. If considering in lieu fee or provision of on-site affordable housing as a public benefit, Applicant has scheduled a coordination meeting with the Neighborhood Housing and Community Development Department to detail program requirements and obtained a letter of affordability from NHCD:

☐ Yes

☐ No



Signed: Owner or Applicant

Authorized Agent

Michael J. Whellan

Date Submitted

2/7/2020

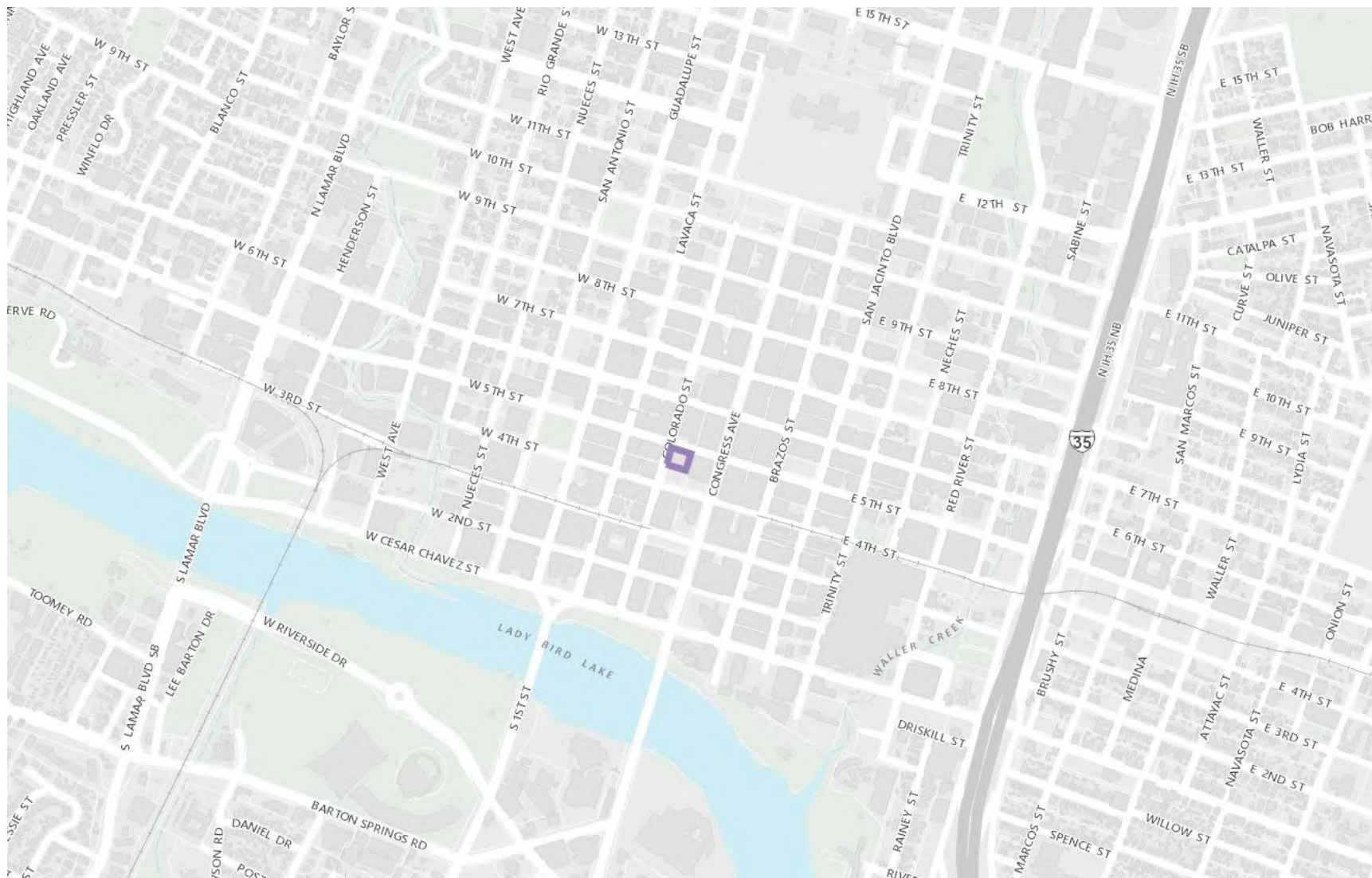


DOWNTOWN DENSITY BONUS PROGRAM (DDBP) APPLICATION SUBMITTAL CHECKLIST

Submitted:

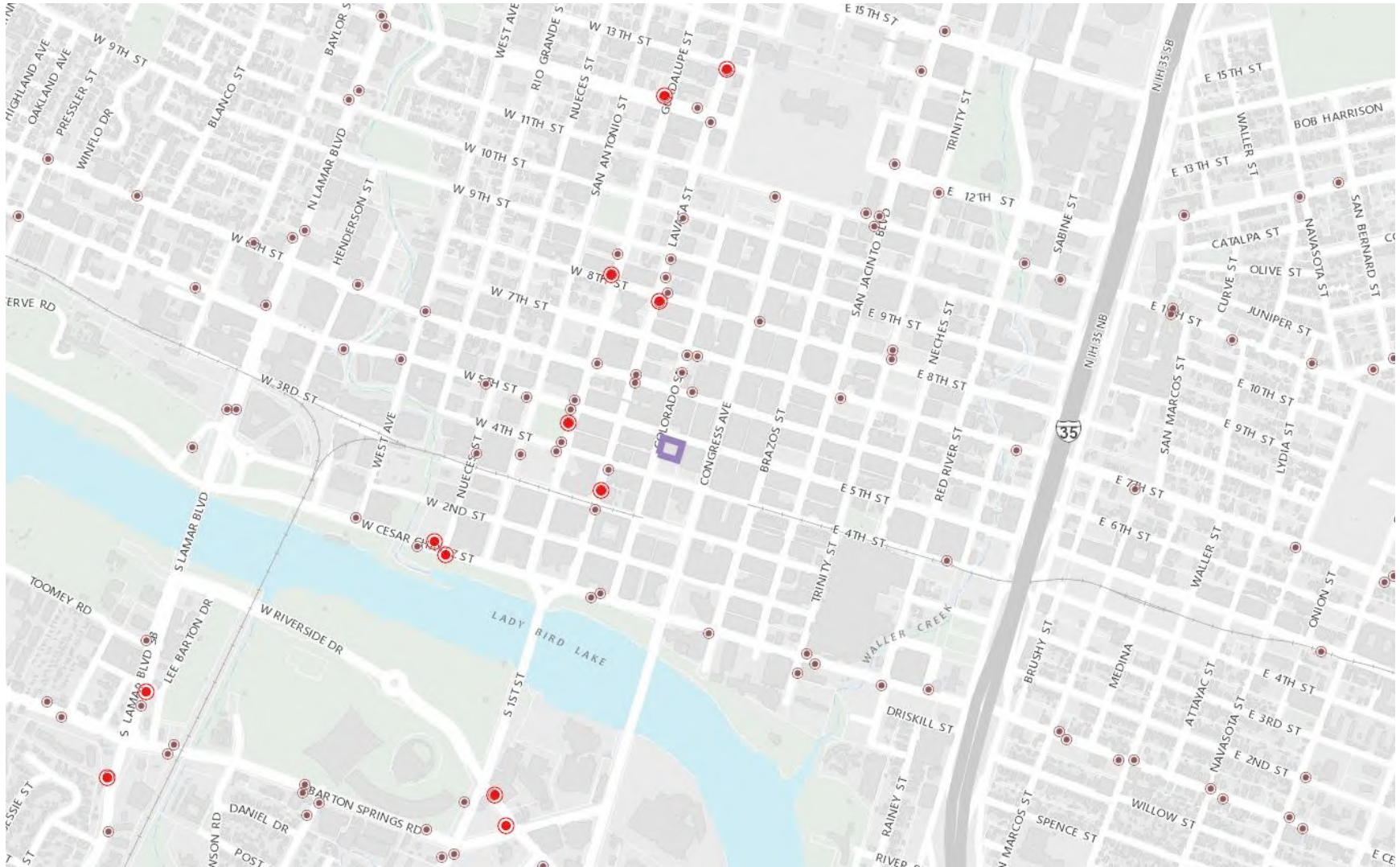
- ☐ Completed DDBP Application;
- ☐ Vicinity plan/aerial locating the project in its context, and showing a minimum 9 block area around the project;
- ☐ Location of nearby transit facilities;
- ☐ Drawings:
 - Site plan;
 - Floor plans;
 - Exterior elevations (all sides);
 - Three-dimensional views;
- ☐ Copy of the projects signed Austin Energy Green Building Letter of Intent;
- ☐ Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project.
- ☐ Letter of affordability and acknowledgment from NHCD for affordable housing community benefit.

AERIAL TOWER 5C LOCATION



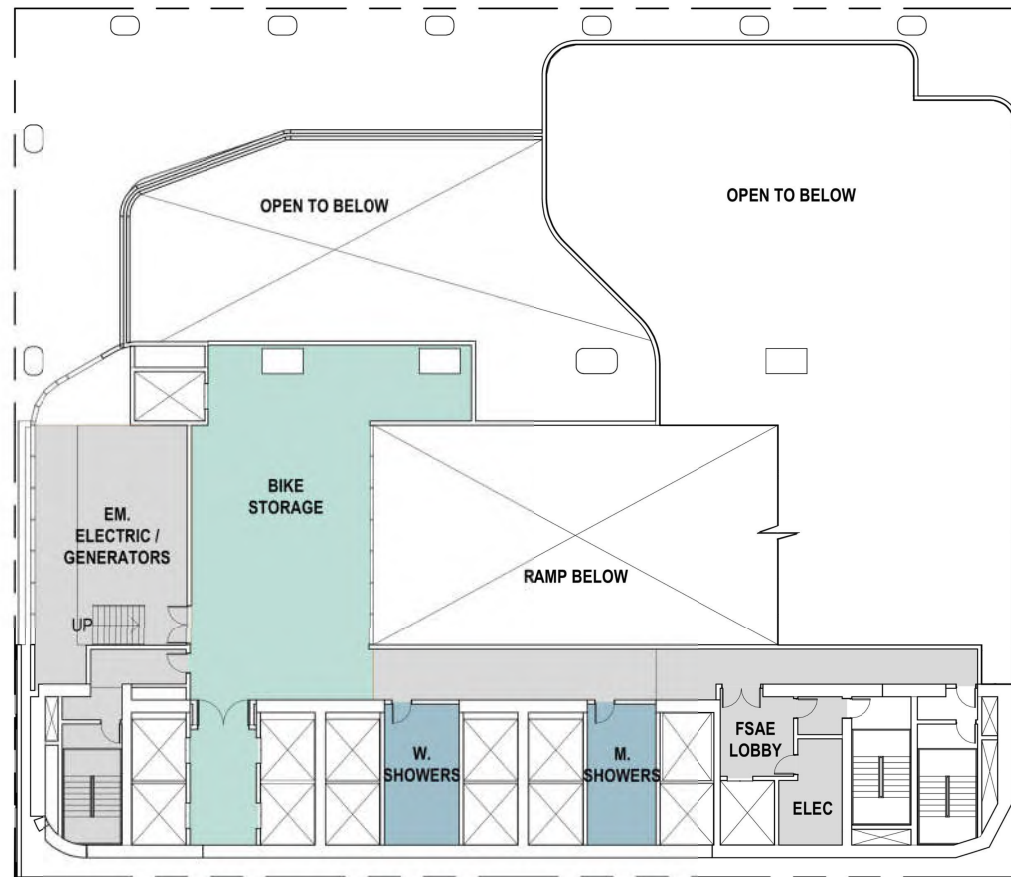
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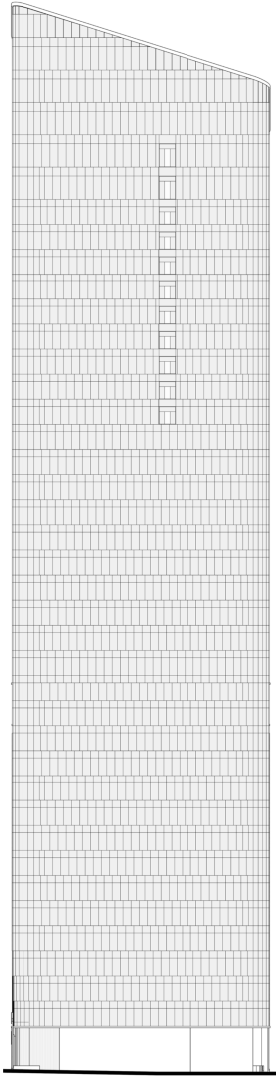
AERIAL TRANSIT STOPS



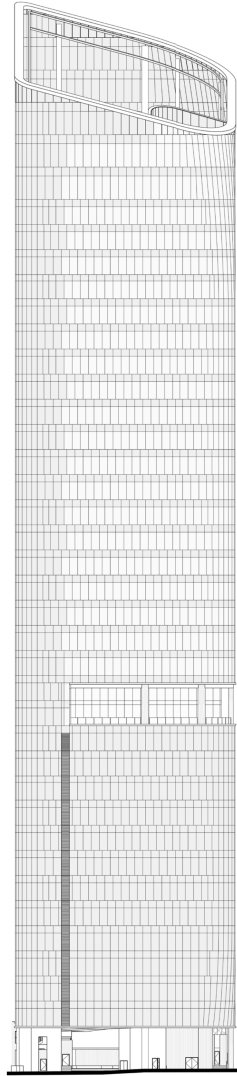


GROUND FLOOR PLAN

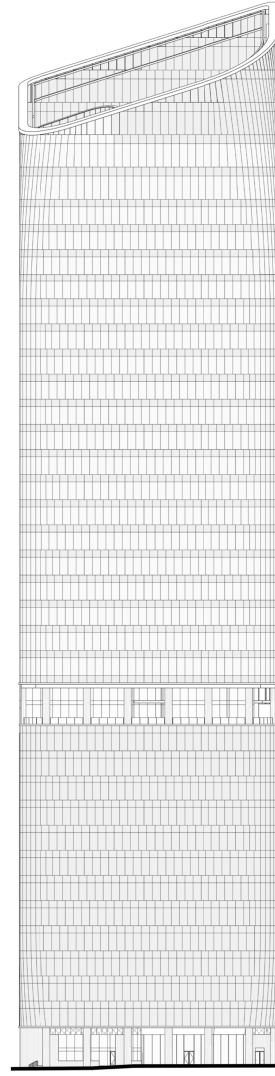




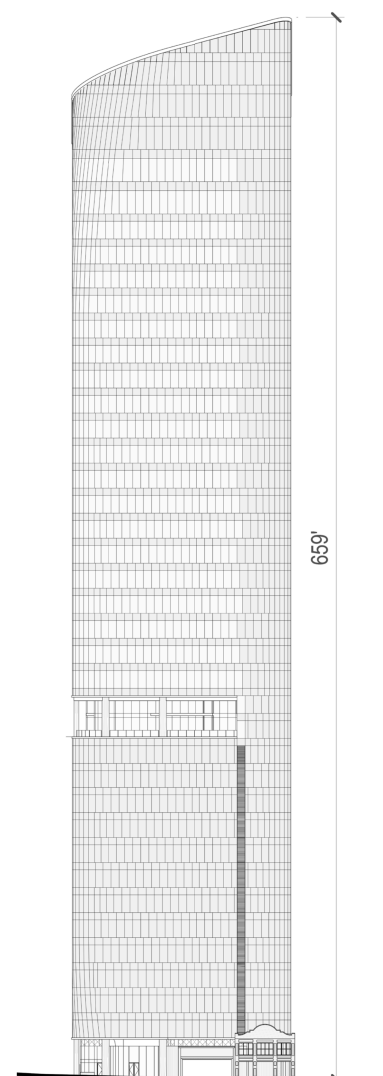
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

BUILDING ELEVATIONS









TOWER 5C

URBAN DESIGN GUIDELINES MATRIX

AREAWIDE URBAN GUIDELINES			
#	DESIGN GUIDELINE	MET	DISCUSSION
AW.1	Create dense development	YES	Tower 5C will provide a dense downtown development with an FAR of 22:1.
AW.2	Create mixed-use development	YES	Tower 5C will provide a mix of office and commercial uses, with professional office space above pedestrian-oriented retail/restaurant to activate the street environment.
AW.3	Limit development which closes downtown streets	YES	The applicant will implement a traffic control plan during construction. No streets will be permanently closed.
AW.4	Buffer neighborhood edges	N/A	Tower 5C is in the downtown core and not adjacent to a neighborhood edge.
AW.5	Incorporate civic art in both public and private development	NO	There is not currently any planned participation in the Art in Public Places program. The owner will install art in the lobby which will, in all likelihood, be visible to the public.
AW.6	Protect important public views	YES	Tower 5C will not impact any protected view corridors.
AW.7	Avoid historical misrepresentations	YES	Tower 5C will implement a ground-floor design developed in collaboration with the Historic Preservation Office and the Historic Landmark Commission that reflects the history of the Warehouse District. Above the ground floor, the building design is contemporary and is compatible with the surrounding building designs.

#	DESIGN GUIDELINE	MET	DISCUSSION
AW.8	Respect adjacent historical buildings	YES	Tower 5C will implement a ground-floor design developed in collaboration with the Historic Preservation Office and the Historic Landmark Commission that reflects the history of the Warehouse District.
AW.9	Acknowledge that rooftops are seen from other buildings and the street	YES	Tower 5C will include an outdoor rooftop deck that is planned to feature vegetation and other green elements that will enhance views from surrounding buildings. Utility equipment will be screened from view.
AW.10	Avoid the development of theme environments	YES	There is no planned “theme” for the building. Tower 5C will implement a ground-floor design developed in collaboration with the Historic Preservation Office and the Historic Landmark Commission that reflects the history of the Warehouse District.
AW.11	Recycle existing building stock	NO	While Tower 5C will not be recycling the existing building stock itself, it will implement a design developed in collaboration with the Historic Preservation Office that incorporates styles and designs that reflect the existing buildings, including board-formed concrete elements.

GUIDELINES FOR THE PUBLIC STREETScape			
#	DESIGN GUIDELINE	MET	DISCUSSION
PS.1	Protect the pedestrian where the building meets the street	YES	Tower 5C will offer street trees along the sidewalk for shade, as well as shaded patio space at the corner of 5th and Colorado underneath the tower overhang.
PS.2	Minimize curb cuts	YES	Tower 5C only proposes one curb cut, which is planned for Colorado Street to allow entry and exit from the parking garage. Loading is proposed for the alley.
PS.3	Create a potential for two-way streets	YES	Tower 5C will offer vehicular access from Colorado Street, a two-way street.

#	DESIGN GUIDELINE	MET	DISCUSSION
PS.4	Reinforce pedestrian activity	YES	Tower 5C will implement Great Streets standards. It will activate pedestrian activity with ground-floor retail/restaurant uses and will reinforce this activity with streetscape improvements, including sidewalks, street trees, benches, and street lights, among other things.
PS.5	Enhance key transit stops	N/A	There are no existing transit stops at the Tower 5C site.
PS.6	Enhance the streetscape	YES	Tower 5C will implement Great Streets standards and provide key streetscape improvements, including benches, street trees, and trash receptacles, among other things.
PS.7	Avoid conflicts between pedestrians and utility equipment	YES	Utility equipment serving Tower 5C will be minimized and located appropriately in areas that avoid conflicts with pedestrians.
PS.8	Install street trees	YES	Tower 5C will be preserving existing street trees and planting additional street trees in order to ensure a pedestrian-friendly streetscape in line with Great Streets standards.
PS.9	Provide pedestrian-scaled lighting	YES	Tower 5C will be providing street lights in order to ensure a pedestrian-friendly streetscape in line with Great Streets standards.
PS.10	Provide protection from cars/promote curbside parking	YES	Tower 5C will provide a buffer of street trees, planter strips, and street furniture along the sidewalk edge in order to promote pedestrian comfort and provide protection.
PS.11	Screen mechanical and utility equipment	YES	Utility and mechanical equipment will be appropriately screened.

#	DESIGN GUIDELINE	MET	DISCUSSION
PS.12	Provide generous street-level windows	YES	Tower 5C will feature outdoor patio space that draws in pedestrian activity from the sidewalk and connects to a lobby with retail/restaurant opportunities, seating, and tables. The length of the lobby along the patio will feature street-level windows. Large unobstructed glass openings will provide views into the building, visually connecting the exterior and building interior.
PS.13	Install pedestrian-friendly materials at street level	YES	Streetscape and patio improvements will be made of quality materials.

GUIDELINES FOR PLAZAS AND OPEN SPACE			
#	DESIGN GUIDELINE	MET	DISCUSSION
PZ.1	Treat the four squares with special consideration	N/A	Tower 5C is not adjacent to any of downtown Austin's four squares. The closest, Republic Square, is two blocks away and is separated by two towers.
PZ.2	Contribute to an open space network	N/A	There are no open spaces immediately adjacent to Tower 5C. However, Tower 5C will provide a quality patio space and lobby oriented toward the corner of 5th and Colorado, providing easy access to a sidewalk network that leads directly to Republic Square two blocks away.
PZ.3	Emphasize connections to parks and greenways	N/A	There are no parks or greenways immediately adjacent to Tower 5C. However, by implementing Great Streets standards, Tower 5C will provide a more pleasant pedestrian environment on 5th Street, which leads to Republic Square two blocks away.
PZ.4	Incorporate open space into residential development	N/A	Tower 5C does not include a residential component. However, it will offer ground-floor patio space outside the main entrance to the building as well as outdoor decks for tenants on Level 19 and on the rooftop.
PZ.5	Develop green roofs	YES	Tower 5C will include an outdoor rooftop deck that is planned to feature vegetation and other green elements. It will also include an outdoor deck with similar vegetation on Level 19.

#	DESIGN GUIDELINE	MET	DISCUSSION
PZ.6	Provide plazas in high use areas	NO	While Tower 5C will not provide a full plaza, it will feature quality patio space at a key location on the corner of 5th and Colorado. This patio will interact with the public realm, invite pedestrian activity, provide seating and shade, and connect with retail/restaurant space.
PZ.7	Determine plaza function, size, and activity	N/A	Tower 5C's patio is designed to interact visually with the sidewalk in a way that invites pedestrian traffic and activity. It will also feature tables, seating, and planter strips with vegetation, encouraging people to sit down and enjoy the space.
PZ.8	Respond to the microclimate in plaza design	N/A	Tower 5C's patio space will be shaded by the overhang of the tower as well as by nearby street trees, and will be cooled by vegetation in several planter strips. This outdoor patio space will also lead into an indoor lobby area with further seating and access to retail/restaurant.
PZ.9	Consider views, circulation, boundaries, and subspaces in plaza design	N/A	Tower 5C will feature a unified paving pattern that visually connects the sidewalk to the patio as one overall space. Pedestrians may move through the patio to the lobby, or sit at patio tables and enjoy the space, with planters that provide some separation from general foot traffic.
PZ.10	Provide an appropriate amount of plaza seating	N/A	Tower 5C's patio space will feature ample seating and will be connected to indoor lobby space with additional seating.
PZ.11	Provide visual and spatial complexity in public spaces	YES	Tower 5C will feature a unique paving pattern that flows from the public sidewalk to the publicly accessible, privately owned patio, visually connecting the two spaces. Various planter strips with vegetation will further add visual complexity to the patio space.
PZ.12	Use plants to enliven urban spaces	YES	Tower 5C's sidewalk and plaza spaces will feature street trees and planter strips with vegetation.
PZ.13	Provide interactive civic art and fountains in plazas	NO	At this time, no fountains or Art in Public Places program installations are planned.

#	DESIGN GUIDELINE	MET	DISCUSSION
PZ.14	Provide food service for plaza participants	N/A	While there will not be food service in the patio space, Tower 5C is currently planned to offer a walk-up café counter in the lobby, as well as seating and tables in the lobby and patio areas.
PZ.15	Increase safety in plazas through wayfinding, lighting, and visibility	N/A	Both the lobby and the patio will feature appropriate lighting and visibility.
PZ.16	Consider plaza operations and maintenance	N/A	The vegetation, seating, tables, and other elements in the patio and lobby areas will be privately maintained.

GUIDELINES FOR BUILDINGS			
#	DESIGN GUIDELINE	MET	DISCUSSION
B.1	Build to the street	YES	Tower 5C will both be built close to the property line and will provide wide sidewalks for a quality pedestrian experience. The corner of 5th and Colorado will feature a patio extending from the sidewalk under a tower overhang that extends close to the property line.
B.2	Provide multi-tenant, pedestrian-oriented development at the street level	YES	Tower 5C will provide a quality, pedestrian-oriented development with an activated patio and lobby that draws in pedestrian traffic and with two retail/restaurant spaces, including a walk-up counter in the lobby.
B.3	Accentuate primary entrances	YES	Tower 5C will provide a quality patio space that connects pedestrians to the lobby area via multiple clear entrances on both the north and east faces of the building.
B.4	Encourage the inclusion of local character	YES	Tower 5C will implement a ground-floor design developed in collaboration with the Historic Preservation Office and the Historic Landmark Commission that reflects the history and character of the Warehouse District.

#	DESIGN GUIDELINE	MET	DISCUSSION
B.5	Control on-site parking	YES	Tower 5C will provide parking above grade in interior spaces that are appropriately screened from view. The vehicular entrance will be designed to reflect the property's history with vehicular uses, designed with feedback from the Historic Preservation Office.
B.6	Create quality construction	YES	Tower 5C will be built using quality materials and construction that will allow a long-term building lifespan.
B.7	Create buildings with human scale	YES	Tower 5C will feature a human-scale pedestrian environment, with a ground floor that is differentiated architecturally by a façade reflecting Austin's Warehouse District and with an inviting patio space that draws in pedestrian activity and offers ample seating and shade.



AUSTIN ENERGY GREEN BUILDING

Letter of Intent

This Letter of Intent demonstrates the intent of the project owner or an authorized representative to complete the necessary requirements to achieve an Austin Energy Green Building (AEGB) minimum TWO Star Rating for a development / project that requires this rating.

Project Name: Tower5C

Project Address: 415 Colorado Street, Austin, TX 78701

This Letter of Intent must be included with the Administrative Site Plan application for all projects requiring an AEGB Rating. Signing this letter demonstrates knowledge of this requirement and the process necessary to achieve an AEGB Rating. For best results, meet with an AEGB representative early in the design process. To achieve an AEGB Rating:

- I. Submit a **Project Application in the AEGB Online Rating System** prior to or within Schematic Design Phase. Sign and upload the Letter of Intent to the Documents tab. Complete "Team" tab.
- II. Submit a completed and signed **AEGB Conditional Approval** with the Building Permit application. AEGB will issue a Conditional Approval upon satisfactory review of the project's construction documents, including plans, specifications, mechanical plans, Manual J calculation (applicable for multifamily and single family projects), and the project's AEGB Rating Worksheet.
- III. Schedule AEGB inspections (separate from City of Austin inspections) of the project with the AEGB representative
 - a) After interior mechanical equipment has been installed and prior to installation of sheetrock.
 - b) At substantial completion of construction.
- IV. Submit a completed and signed **AEGB Final Approval** to receive the Certificate of Occupancy for this project. AEGB will issue a Final Approval upon substantial completion of the project and satisfactory fulfillment of the AEGB Rating.

This Letter of Intent is entered into by the parties, acting through their duly authorized representatives, effective as of the later of two signature dates entered below:

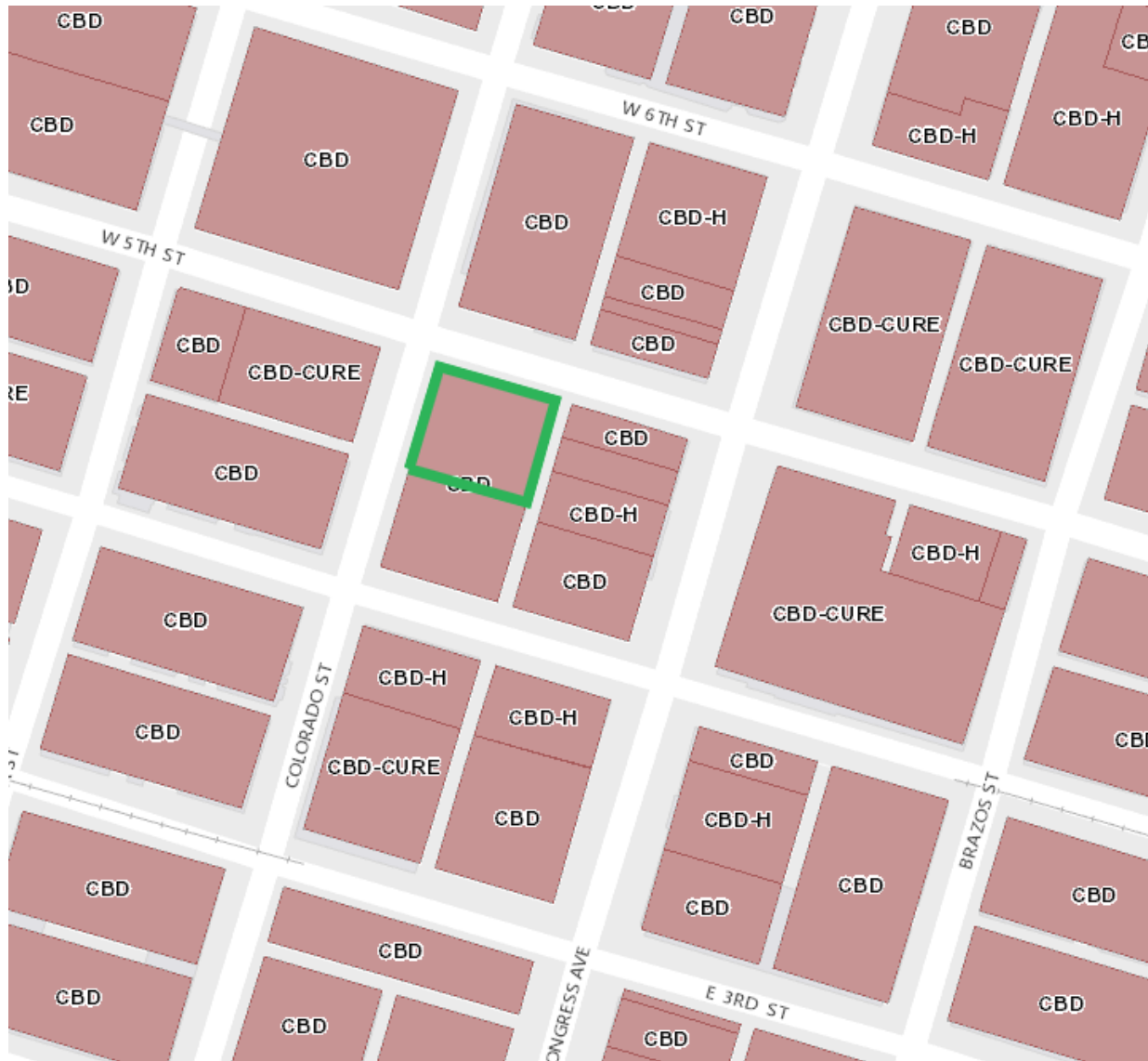
PARTICIPANT:

Name: David Forrester
Signature: [Signature]
Title: Development Manager
Phone Number: 512 493 5900
Date: 2-7-20

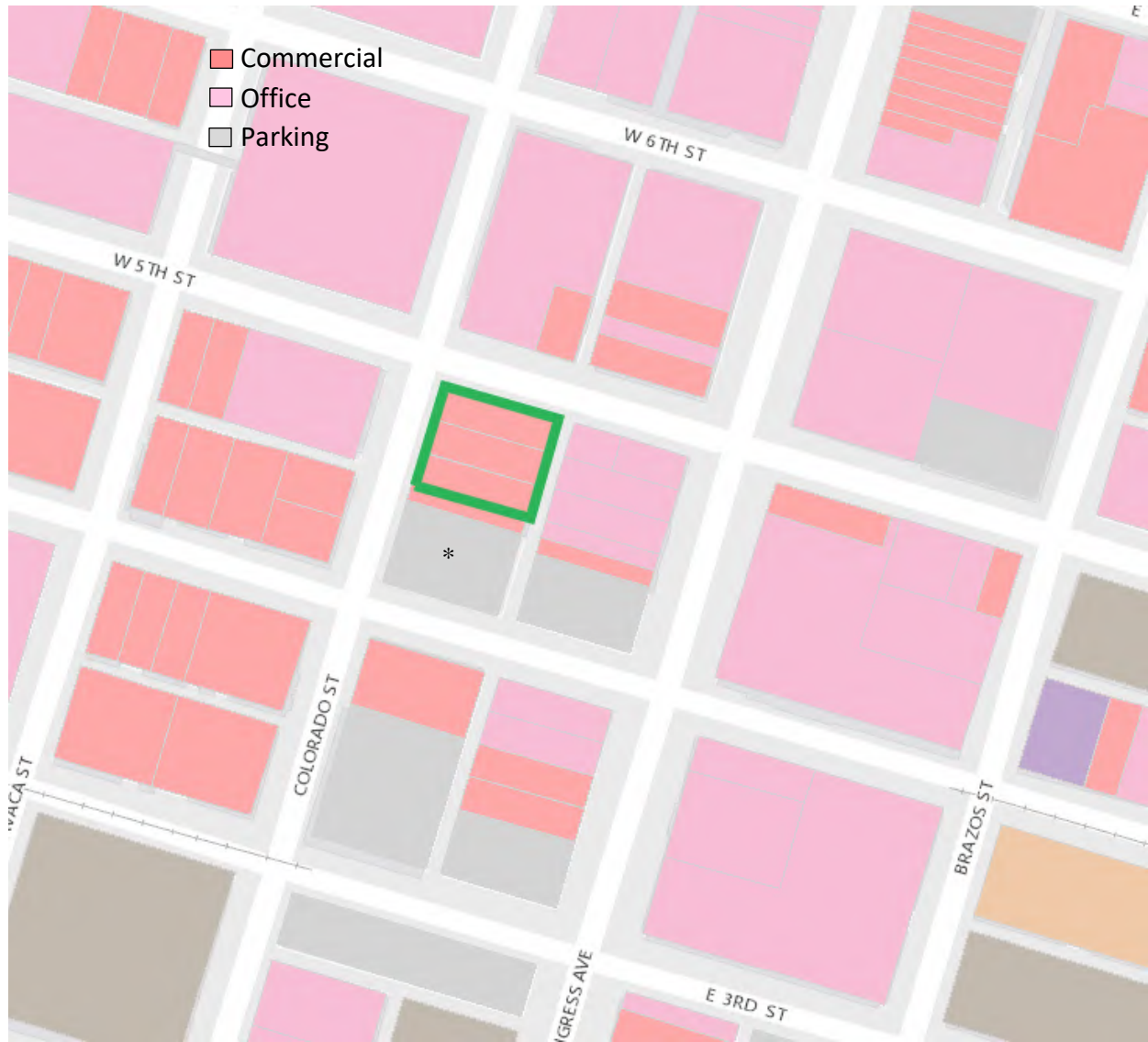
AUSTIN ENERGY GREEN BUILDING:

Name: Jeff Wacker
Signature: [Signature]
Title: AEGB Representative
Phone Number: 512.482.5448
Date: 2/7/20

Exhibit 2A:
Existing Zoning Classification



**Exhibit 2B:
Existing Zoning Classification**

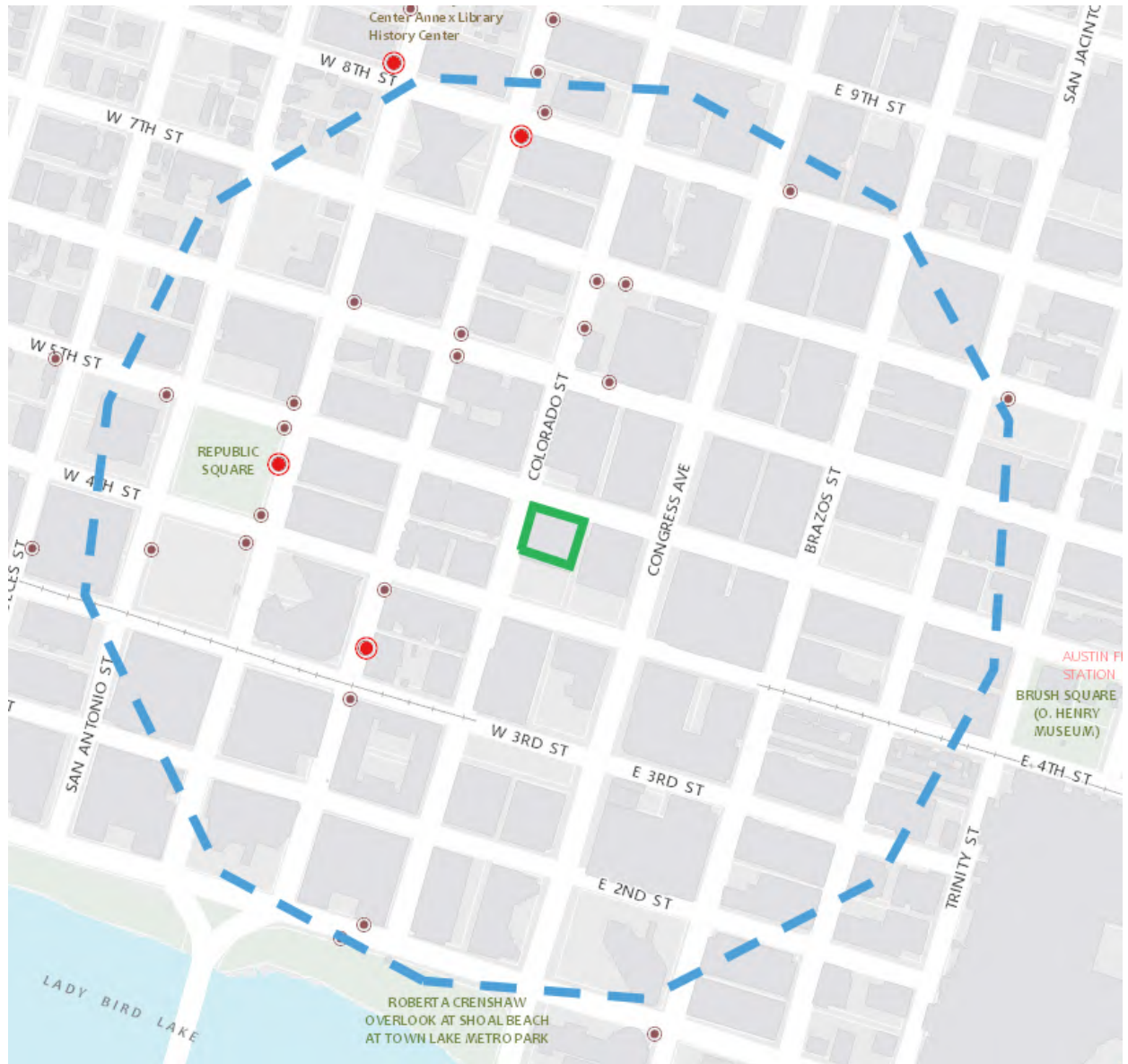


**405 Colorado is listed on the City's Land Use Inventory as its prior Parking use; it is currently being redeveloped as office above ground-floor retail.*

Exhibit 2C:
Aerial



Public Transportation Vicinity Map (Quarter Mile Radius)



HISTORIC LANDMARK COMMISSION
DECEMBER 16, 2019
DEMOLITION AND RELOCATION PERMITS
HDP-2019-0676
419 COLORADO STREET / 107-21 W. 5TH STREET

PROPOSAL

Demolish a ca. 1921 commercial building.

ARCHITECTURE

One-story, rectangular-plan, flat-roofed brick commercial building that has been heavily modified. Although the Colorado Street and 5th Street elevations appear different, the 1962 Sanborn map shows this to be one continuous building that has been divided into various storefronts over the years.

RESEARCH

It is difficult to pinpoint the exact construction date of this building, as the 1962 Sanborn map shows it as a continuous building from Colorado Street to the alley, but there was a filling station and tire company on Colorado Street for many years with a cutaway corner at 5th and Colorado, and another filling station a little to the east along 5th Street. The current configuration of the building likely dates from around 1950, when the use of the spaces changed from auto filling stations, tire shops, and repair shops to offices, and although there is no building permit to verify it, staff believes that the building was built out from Colorado Street to the alley at that time. Two prominent real estate and insurance firms (Payne and Wiley, and Montandon and Pihlgren) had offices mid-block on 5th Street from the 1950s through the 1970s; Payne and Wiley became the T.E. Wiley Company, which also built houses; Montandon and Pihlgren became the sole office of Arthur Pihlgren, who remained prominent in real estate for many years. The Christian Science Reading Room was located in this building the late 1950s and early 1960s, but later tenants of the building appear to have become more associated with loan companies, bail bonds, work uniforms, and other less professional businesses. All the spaces in this building were being used as restaurants in the 1990s, and each restaurant appears to have made major modifications to the façade of the building.

STAFF COMMENTS

The building is not listed in the Comprehensive Cultural Resources Survey (1984).

Staff has evaluated this building for designation as a historic landmark and has determined that it does not meet the criteria for designation because of its extensive modifications.

- a. **Architecture.** The building started off as a tire shop on the corner at 5th and Colorado Streets with a cutaway corner and service bay. That configuration has long since changed, and the building now presents a modified modern streetscape with no apparent relation to its history.
- b. **Historical association.** The building had a number of automobile-related uses in the 1920s until around 1950, when it appears to have been converted to office space; two principal tenants in the 1950s and 1960s were T.E. Wiley and Arthur Pihlgren, both prominent real estate brokers; Wiley was a builder as well.
- c. **Archaeology.** The building was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The building has lost its identity as either an auto-related business or a warehouse, and therefore does not reflect the same context as the

other buildings in the 400 block of Colorado Street. There does not appear to be any basis for determining that this building has community value as defined by the Land Development Code.




- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Release the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center. While the buildings have been heavily modified from their original appearance, documentation of the current appearance of the building will be a useful resource for researchers looking to document the history of the Warehouse District.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: HDP-2019-0676

LOCATION: 107 W 5TH STREET

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.



419 Colorado Street / 119-121 W. 5th Street
ca. 1921



2009 photograph



2009 photograph showing the 5th Street elevation



2019 photograph

OCCUPANCY HISTORY

419 Colorado Street/119-121 W. 5th Street

City Directory Research, Austin History Center
By City Historic Preservation Office
November, 2008

- | | |
|------|---|
| 1992 | <p>419 Colorado Street
The address is not listed in the directory.</p> <p>121 W. 5th Street
Lee Cook, the Wokaholic Restaurant</p> <p>119 W. 5th Street
Wokaholic overflow</p> |
| 1987 | <p>419 Colorado Street
The address is not listed in the directory.</p> <p>121 W. 5th Street
Bagels R Us Bakery and Deli
Joe Villada, proprietor</p> <p>119 W. 5th Street
Bagels R Us Annex</p> |
| 1981 | <p>419 Colorado Street
The address is not listed in the directory</p> <p>121 W. 5th Street
The Sandwich Shop
Jose Huezo, Edgardo Huezo and Thomas Anderson, proprietors</p> <p>119 W. 5th Street
The address is not separately listed.</p> |

- 1977 **419 Colorado Street**
The address is not listed in the directory.
121 W. 5th Street
Sandwich Shop
Valerie Whitmer, James Brison, and Anita deMoria, proprietors
119 W. 5th Street
The address is not separately listed in the directory.
- 1975 **419 Colorado Street**
The address is not listed in the directory.
121 W. 5th Street
Uniform Center
Mildred Rosenfield, manager
119 W. 5th Street
The address is not separately listed.
- 1973 **419 Colorado Street**
The address is not listed in the directory.
121 W. 5th Street
Uniform Center
Mildred Rosenfield and Esther Watson, proprietors
119 W. 5th Street
The address is not separately listed.
- 1969 **419 Colorado Street**
The address is not listed in the directory.
121 W. 5th Street
Uniform Center
Henry I. Rosenfield and Esther Watson, proprietors
119 W. 5th Street
The address is not separately listed.
- 1967 **419 Colorado Street**
The address is not listed in the directory.
121 W. 5th Street
Uniform Center
Henry I. Rosenfield, manager
119 W. 5th Street
Uniform Center
- 1963 **419 Colorado Street**
The address is not listed in the directory.
121 W. 5th Street
Uniform Center
Henry I. Rosenfield, manager
119 W. 5th Street
Bowen's Barber Shop
Louie Bowen, proprietor
- 1957 **419 Colorado Street**
The address is not listed in the directory.
121 W. 5th Street
Yetter's Beauty Box
George G. Yetter, proprietor

- 119 W. 5th Street**
 Doctors' Plan Insurance
 Southern Medical and Hospital Service, hospital insurance
 Robert A. "Bob" Green, district manager
- 1953 **419 Colorado Street**
 The address is not listed in the directory.
119 W. 5th Street
 National Life and Accident Insurance Company
 Estey R. Younglood, district manager
 NOTE: 121 W. 5th Street is not listed in the directory.
- 1949 **419 Colorado Street**
 Blue Pennant Tire Company
 Helen H. Cater, president
- 1947 **419 Colorado Street**
 Blue Pennant Tire Company
 Helen H. Cater, president
119-121 W. 5th Street
 The address is not listed in the directory.
- 1944-45 **419 Colorado Street**
 Blue Pennant Tire Company
 Helen H. Cater, president
119-21 W. 5th Street
 No addresses are listed in the odd side of the 100 block of W. 5th Street higher than 109 W. 5th Street.
- 1941 **419 Colorado Street**
 Blue Pennant Tire Company
 Helen H. Cater, president
119-21 W. 5th Street
 No addresses are listed in the odd side of the 100 block of W. 5th Street that would correspond to this site.
- 1937 **419 Colorado Street**
 Blue Pennant Tire Company
 Helen H. Cater, proprietor
119-21 W. 5th Street
 No addresses are listed in the odd side of the 100 block of W. 5th Street that would correspond to this site.
- 1935 **419 Colorado Street**
 Blue Pennant Tire Company
 Glenn Cater, secretary/treasurer, manager
119-21 W. 5th Street
 No addresses are listed in the odd side of the 100 block of W. 5th Street that would correspond to this site.
- 1932-33 **419 Colorado Street**
 W.H. Badger, Jr.
 Filling station
119-21 W. 5th Street

No addresses are listed in the odd side of the 100 block of W. 5th Street that would correspond to this site.

- 1930-31 **419 Colorado Street**
 Badger-Mason Tire Company
 All kinds of auto accessories
 W.H. Badger, Jr. and G.H. Mason, proprietors
119-21 W. 5th Street
 No addresses are listed in the odd side of the 100 block of W. 5th Street that would correspond to this site.
- 1929 **419 Colorado Street**
 Badger Auto Supply and Kelly-Springfield Tires
 Walter H. Badger, Jr., proprietor
119-21 W. 5th Street
 No addresses are listed in the odd side of the 100 block of W. 5th Street that would correspond to this site.
- 1927 **419 Colorado Street**
 Badger Auto Supply Company
 All kinds of auto accessories, Kelly-Springfield Tires
 Walter H. Badger, Jr.
119-21 W. 5th Street
 No addresses are listed in the odd side of the 100 block of W. 5th Street that would correspond to this site.
- 1924 **419 Colorado Street**
 Auto Salvage Company
 Emil Traunecker, proprietor
119-21 W. 5th Street
 No addresses are listed in the odd side of the 100 block of W. 5th Street that would correspond to this site.
- 1922 **419 Colorado Street**
 Auto Salvage Company
 Used parts for all cars, auto repairs
 Emil Traunecker, proprietor
119-21 W. 5th Street
 No addresses are listed in the odd side of the 100 block of W. 5th Street that would correspond to this site.
- 1920 Neither 419 Colorado nor any address in the 100 block of W. 5th Street corresponding to this site is listed in the directory.
- 1918 Neither 419 Colorado nor any address in the 100 block of W. 5th Street corresponding to this site is listed in the directory.



Advertisement for the Blue Pennant Tire Company, which had their business here from the mid-1930s to around 1950.

Austin American, December 28, 1936

**Blue Pennant
Has Tire Sale**

**Good Allowance For
Old Ones Made**

The Blue Pennant Tire company, located at Fifth and Colorado streets, is now offering high prices for used tires when traded in on new Federal tires. Glenn Cater, one of the owners, announced.

Demand for used tires have exceeded the supply, he said, and now is the time for the motorist to trade in old tires to the Blue Pennant firm and receive the largest allowance ever offered in Austin.

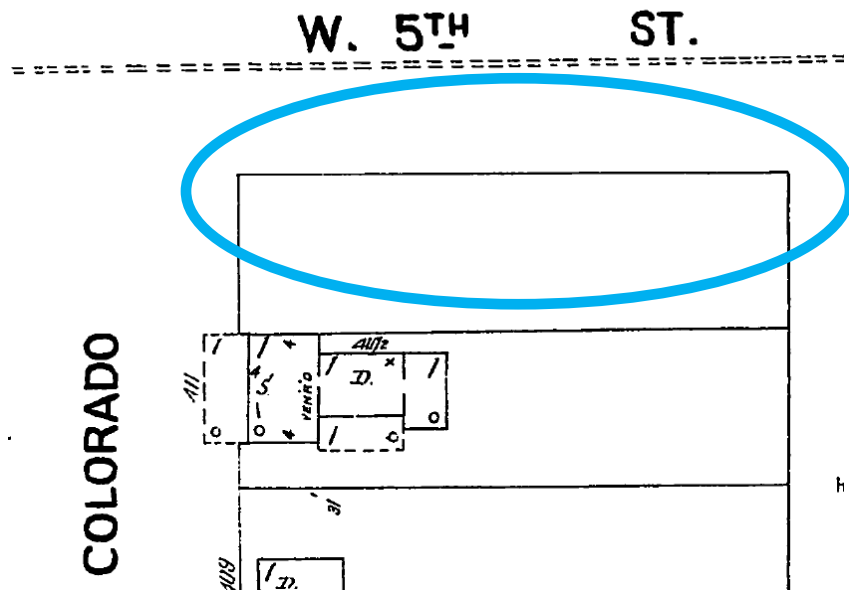
The Blue Pennant Tire company has been handling Federal tires in Austin for the last 15 years and its owners know that the quality of these tires is unequalled. The Federal tire is being constantly improved to meet motoring demands and excel in mileage performance, Mr. Cater said.

The Blue Pennant Tire company has recently improved its lubrication equipment by adding new units and is prepared to render the most efficient service. Patrons may also obtain road service by telephoning 3330.

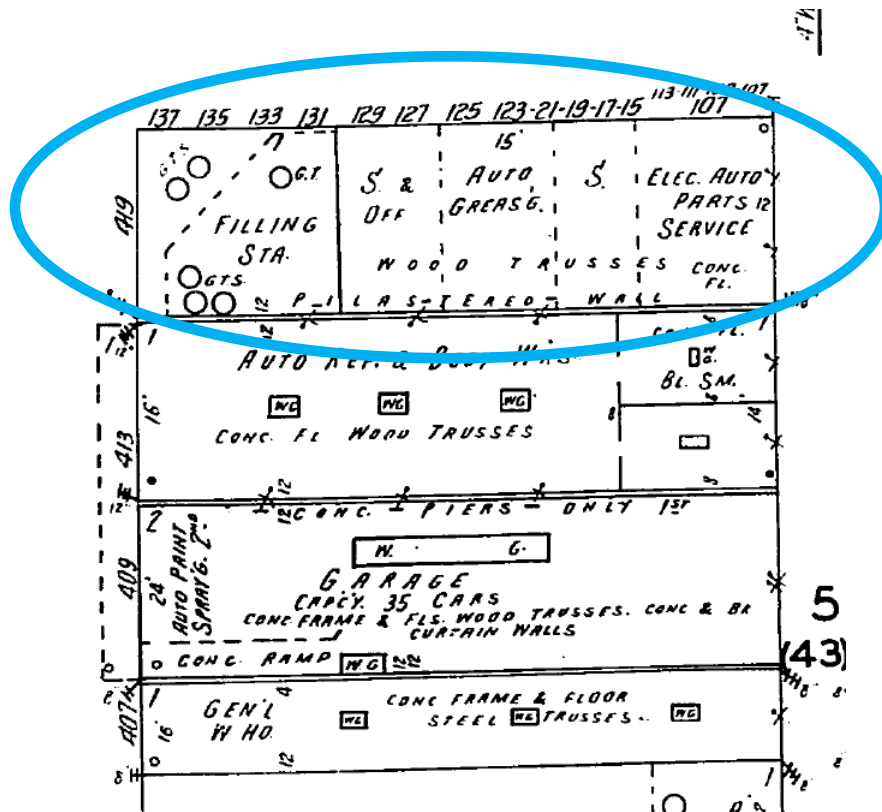
Owners of radio receivers may also be interested to know that a radio service is being operated in connection with the Blue Pennant firm. This division is in charge of J. F. Hunt, a radio technician with many years of experience, and one who is familiar with every type of radio receiver.

The Blue Pennant Tire company is an independent Austin owned concern. Besides Mr. Cater, owners of the firm are Walter Badger and Roy Austin, all of whom have had years of experience in tire, battery and lubrication service and are well known in automotive circles in Austin.

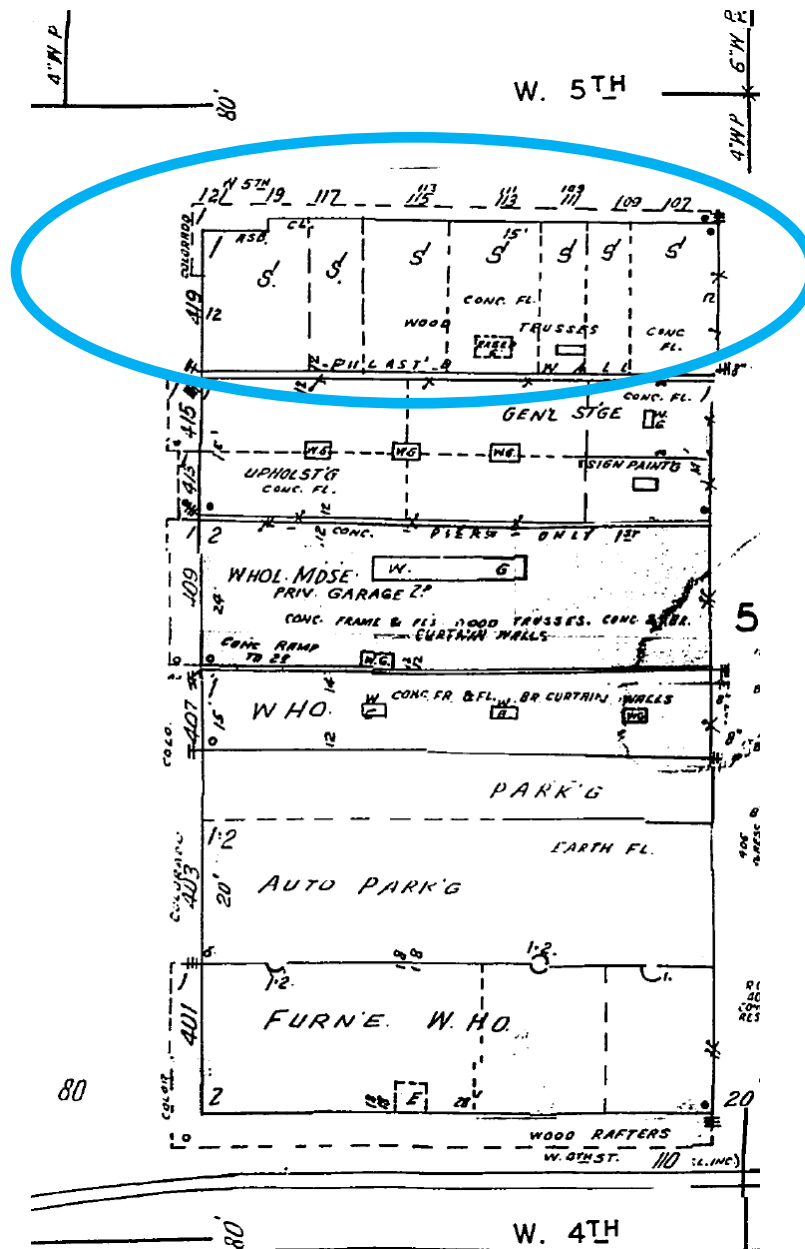
News story on the Blue Pennant Tire Store
Austin American, April 12, 1937



The 1900 Sanborn map shows the site of the current building as vacant.



The 1935 Sanborn map shows a filling station at the corner of 5th and Colorado, the site of the current building. The filling station had a cutaway corner and a canopy for service. The building is believed to date from ca. 1921; it was an auto repair and used auto parts shop until around 1925, became Walter H. Badger, Jr.'s auto supply and tire shop from around 1925 to 1934, then the Blue Pennant Tire Company operated here from around 1934 to around 1950. The building underwent a remodeling project in 1950 which apparently removed the awning and gave the building a square front on Colorado Street, although the location of the cutaway awning is still visible on the 5th Street façade of the building.



The 1961 Sanborn map shows the building in its current configuration after the 1950 remodeling. The building was extensively remodeled again in the late 1980s and then in 2000 for Kenichi Restaurant, the current tenant. The location of the former cutaway corner on the building is shown by the indentation on the 5th Street elevation. The renovation occurred with the conversion of the building from automobile-related activities to an office use.

107-117 W. 5th Street
ca. 1950



OCCUPANCY HISTORY
107-17 W. 5th Street

City Directory Research, Austin History Center
By City Historic Preservation Office
December, 2019

1992	107:	Delaware Sub Shop, sandwich shop
	109:	Dittlinger Realty
	111:	Austin Bail Bonds
	115:	Schlotzky's, sandwich shop
	117:	Vacant
1985-86	107:	Delaware Sub Shop, sandwich shop
	109:	Arthur Pihlgren, realtor
	111-15:	Schlotzky's, sandwich shop
	117-21:	Chimichanga Mexiteria, restaurant
1981	107:	Vacant
	109:	Arthur Pihlgren, realtor
	111-15:	Schlotzky's, sandwich shop
	117:	The address is not listed in the directory.
1977	107:	T.E. Wiley Company, real estate
	109:	Arthur Pihlgren, realtors
	111:	Vacant
	115:	State Bar of Texas
	117:	The address is not listed in the directory.

1973	107:	T.E. Wiley Company, real estate
	109:	Arthur Pihlgren, realtors
	111:	Vacant
	115:	Community Finance Corporation
1968	107:	T.E. Wiley Company, real estate
	109:	Arthur Pihlgren, realtors
	111:	Vacant
	115:	Community Finance Corporation
1965	107:	T.E. Wiley Company, real estate
	109:	Montandon and Pihlgren, realtors
	111:	Uniform Center
	115:	Community Finance Corporation
	117:	Vacant
1961	107:	T.E. Wiley Company, real estate
	109-11:	Montandon and Pihlgren, real estate
	113:	Christian Science Reading Room
	115:	Community Finance and Thrift Corporation
	117:	Vacant
1957	107:	Payne and Wiley Company, real estate and insurance
	109:	Montandon and Pihlgren, real estate and insurance
	111:	Toy Palace, doll shop
	113:	Christian Science Reading Room
	115:	Community Finance and Thrift Corporation
	117:	Investors Stock Exchange
1954	107:	Payne and Wiley, real estate and insurance
	109:	Montandon and Pihlgren, real estate and insurance
	111:	Hilda Marie's Dolls and Toys
	113:	Christian Science Reading Room
	115:	Community Finance and Thrift Corporation
	117:	American Cancer Society
1952	107:	Payne and Wiley, real estate and insurance
	109:	Montandon and Pihlgren, real estate and insurance
	111:	Hilda Marie's Dolls and Toys
	113:	Christian Science Reading Room
	115:	Community Finance and Thrift Corporation
	117:	Swindell Insurance Agency
		Sanders Company, real estate

NOTE: Staff believes the current building and configuration was constructed around 1950 when the older part of the building was renovated into offices. Before 1950, only a few addresses now associated with the current building were listed in city directories, and the businesses were auto repair garages, a gunsmith, an early rubber tire business, and a radio service.

1949	107:	Austin Magneto Service, auto accessories
	109:	John F. Kreuz, gunsmith
	NOTE: Payne and Wiley was located at 612 Colorado Street; Arthur Pihlgren was a salesman for Buratti & Montandon, real estate and insurance, 719 Colorado Street.	

HISTORIC LANDMARK COMMISSION
DECEMBER 16, 2019
DEMOLITION AND RELOCATION PERMITS
HDP-2019-0678
415 COLORADO STREET

PROPOSAL

Demolish a ca. 1919 commercial building.

ARCHITECTURE

One-story, rectangular-plan, flat-roofed brick-veneered commercial building originally divided into duplex spaces; the storefront has been replaced with modern materials, but the line of fixed-sash clerestory windows above the duplex storefronts appears to be original.

RESEARCH

Like the building next door at 409 Colorado, also slated for demolition, this building originally had automobile-related uses. Pinckney W. Powell had an auto painting business in this building from the time of its construction until the mid-1930s; Joseph C. Dill had an auto top and auto trimming business here as well for the same duration. From the mid-1930s until around 1950, the Insurance Forms Department of Texas occupied this entire building for their operations. From the early 1950s through the late 1960s, Scarbrough's a local department store at 6th Street and Congress Avenue, had their drapery workshop and delivery and parcel post department. The south half of the building became a surplus office equipment warehouse in the 1970s. In the 1990s, the building was renovated as a restaurant and cocktail lounge; successor cocktail lounges occupied this space until early 2019.

STAFF COMMENTS

The building was not listed in the Comprehensive Cultural Resources Survey (1984).

Staff has evaluated this building for designation as a historic landmark and has determined that while the building may not rise to the level of an individual landmark, it is an integral part of the context of the Warehouse District, a branded destination in downtown Austin.

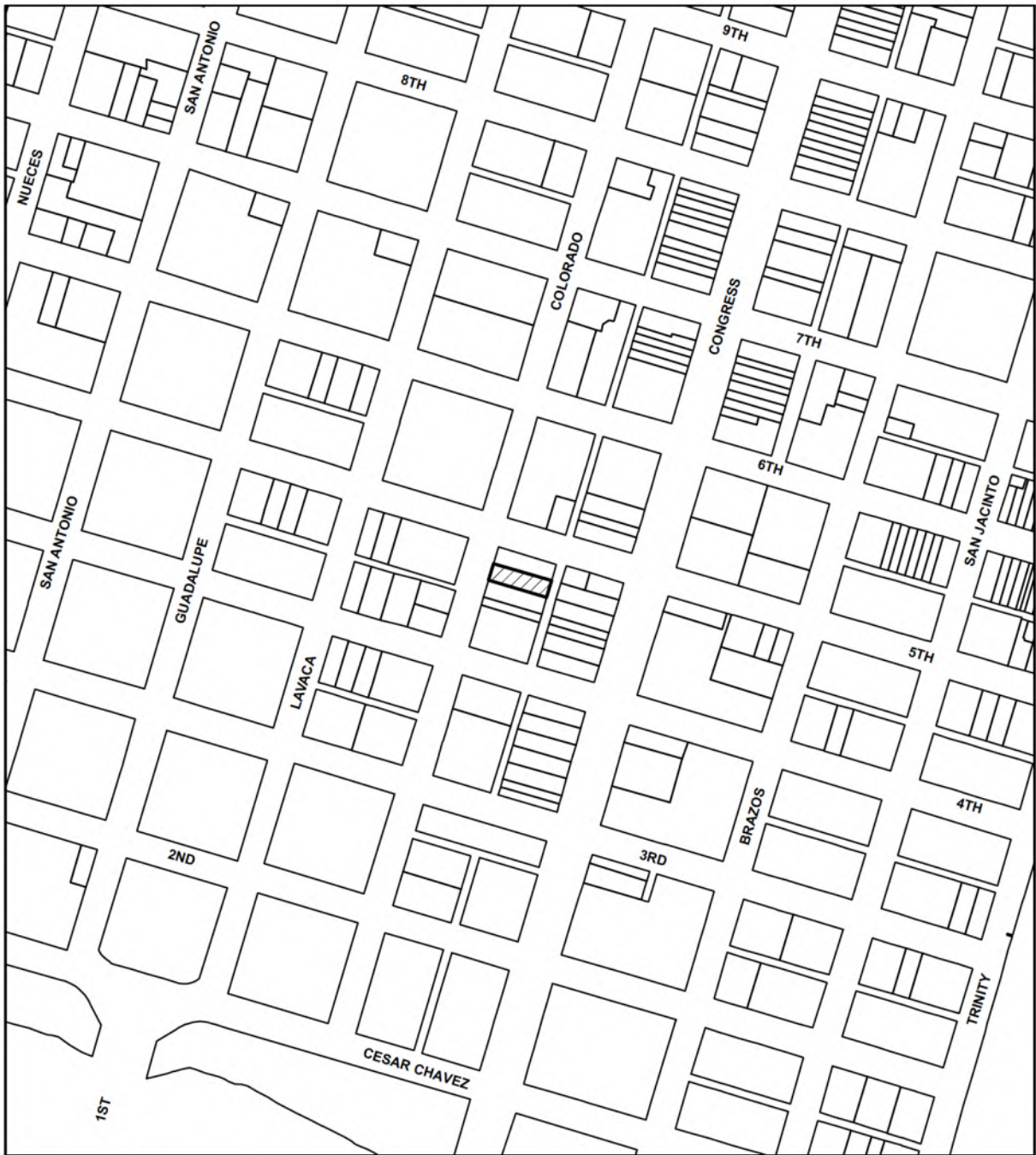
- a. **Architecture.** The building is a one-story duplex commercial building with a brick veneer and a line of clerestory windows above what would have been the original ground-floor openings. The storefronts have been replaced over the years, but the form and details of the building are otherwise intact.
- b. **Historical association.** The building was constructed for automobile uses – the first tenants of the building were an auto body shop and an auto top shop, which remained here until around 1936. The building then became a state department warehouse until the early 1950s, when Scarbrough's a local department store, moved into this space for its parcel post department and drapery workhouse. Since the 1990s, the building has been home to various cocktail lounges and restaurants.
- c. **Archaeology.** The building was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.




- d. **Community value.** The building is important to the context of the greater Warehouse District, but probably does not have community value in and of itself.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use, including adaptation/incorporation of the façade into any new building proposed for the site. If the commission votes to release the demolition permit for this building, then staff recommends the completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center and consideration of erecting a plaque detailing the history of the building and the Warehouse District on the site.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: HDP-2019-0678

LOCATION: 415 COLORADO STREET

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.



413-415 Colorado Street
ca. 1919



2009 photograph



2019 photograph

OCCUPANCY HISTORY 413-15 Colorado Street

City Directory Research, Austin History Center
By City Historic Preservation Office
November, 2008

1992	Neither 413 nor 415 Colorado Street is listed in the directory.
1987	413: The address is not listed in the directory. 415: Office Surplus Equipment warehouse No proprietor listed
1981	413: The address is not listed in the directory. 415: Vacant
1977	413: The address is not listed in the directory. 415: Office Surplus Equipment warehouse No proprietor listed
1975	413: The address is not listed in the directory. 415: Office Surplus Equipment Gary Bergvall, manager
1969	Neither 413 nor 415 Colorado Street is listed in the directory.
1967	413: Scarbrough's Drapery Workshop 415: Scarbrough's City Delivery and Parcel Post Department
1963	413: E.M. Scarbrough & Sons Drapery Workshop 415: E.M. Scarbrough & Sons City Delivery and Parcel Post Department
1957	413: E.M. Scarbrough & Sons Drapery Workshop 415: The address is not listed separately in the directory.
1953	413-5 E.M. Scarbrough & Sons Drapery Workshop
1949	413-5 Insurance Forms Department of Texas Printers
1947	413-5 Insurance Forms Department of Texas Printers
1944-45	413-5 Insurance Forms Department of Texas Printers
1941	413-5 Insurance Forms Department of Texas

Printers

- 1937 413-5 Insurance Forms Department of Texas
Printers
- 1935 413-5 Powell Auto Body Works
Expert body and fender repair, painting and trimming, springs,
windshield and door glass, motor repairs, and auto blacksmithing.
Pinckney W. Powell, proprietor
- Dill Auto Top Company
Joseph C. Dill, proprietor
NOTE: Around 1936, Joseph C. Dill moved his business to 404
Colorado Street.
- 1932-33 413-5 Powell Auto Body Works
Expert body and fender repair, painting and trimming, springs,
windshield and door glass, motor repairs, and auto blacksmithing.
Pinckney W. Powell, proprietor
- Dill Auto Top Company
Joseph C. Dill, proprietor
- 1930-31 413-5 Powell Auto Body Works
Expert body and fender repair, painting and trimming, springs,
windshield and door glass, motor repairs, and auto blacksmithing.
Pinckney W. Powell, proprietor
- 1930-31 (cont.) Dill Auto Top Company
Joseph C. Dill, proprietor
- 1929 413-5 Powell Garage and Body Works
Expert body and fender repair, painting and trimming, springs,
windshield and door glass, motor repairs, and auto blacksmithing.
Pinckney W. Powell, proprietor
- Dill Auto Top Company
Joseph C. Dill, proprietor
- 1927 413-5 Powell Garage and Body Works
Pinckney W. Powell, proprietor
- Dill Auto Top Company
Joseph C. Dill, proprietor
- 1924 413-5 Pinckney W. Powell
Auto painting
- Dill Auto Top Company
Automobile and carriage trimmers
Joseph C. Dill, proprietor

- 1922 413-5 Pinckney W. Powell
Auto painting and also acting yard manager, International and Great Northern Railroad
- William J. Dill
Auto and carriage trimmer
- 1920 Pinckney W. Powell
Auto painting; builder of automobile and truck bodies, painting and trimming, specialists in spring work and axle welding.
- William J. Dill
Auto and carriage trimmer
NOTE: The address is listed as 411 Colorado Street.
NOTE: 413 Colorado Street is listed as vacant.
- 1918 The address is not listed in the directory.
NOTE: The only building listed on the odd side of the street north of the alley is the Southwestern Telegraph and Telephone Company warehouse at 407 Colorado Street.

NOTE: The 1914 city directory shows 411 Colorado Street as vacant, and 415 Colorado Street as the machine shop of Oscar E. Hallen and Joy C. Messer, which was still in existence at the time of the publication of the 1916 city directory. The 1912-13 city directory shows the barber shop and residence of Ysidro Montalvo at 411 Colorado Street and the Studebaker dealership of Charles E. Anderson, Jr., Walter S. Benson, and Madison H. Benson at 415 Colorado Street.



Advertisement for Powell Garage and Body Works. Pinckney W. Powell had an auto painting and body shop here from around 1919 to 1936.

Austin American, July 7, 1923



WRECKER SERVICE
PHONE 6705

When you go into the
Ditch, and our wrecker
will come to you!

Competent crew who know how "to get there" in a hurry. In our shop
experienced mechanics will make the necessary repairs and put your car in good
running order.

Remember — Phone 6705 Day — 6939 Night

Powell Garage & Body Works
413 Colorado St.

Advertisement for Powell Garage and Body Works
Austin American, August 19, 1923

Storage
Washing

WELDING

Polishing
Greasing

"WE TREAT YOUR CAR LIKE A FRIEND"

POWELL GARAGE & BODY WORKS
413-15 COLORADO STREET

WRECKING SERVICE, DAY AND NIGHT
PHONE: DAY 6705; NIGHT 6939

Advertisement for Powell Garage and Body Works
Austin Statesman, February 12, 1924

Powell Garage and Body Works advertisement (believed to be ca. 1928), Austin History Center Vertical Files, Automobile garages

Advertisement for Dill's Auto Top Company in Powell's Garage
Austin American-Statesman, April 4, 1926

Congratulations Chevrolet!
What a Whale of a Difference
New Slip Covers Make!

Tailored slip covers that fit perfectly and make your car look brand-new inside—you'll find the best assortment of colors and patterns right here at DILL'S. When you drive by, ask to see the cars we're working on, and note the careful and thorough work. See what a WHALE of a difference the new covers make.

Never too busy to go over your car and give you the lowest prices on any of the following:

**SEAT COVERS—SLIP COVERS—BLACK TOPS—
 SPORT TOPS—CLOSED CAR TOPS—UPHOLSTERING**

DILL AUTO TOP COMPANY

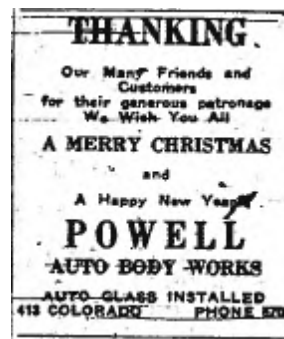
413 Colorado Phone 6705

Congratulations to the expanded Chevrolet dealership in the 200 block of E. 5th Street from the Dill Auto Top Company

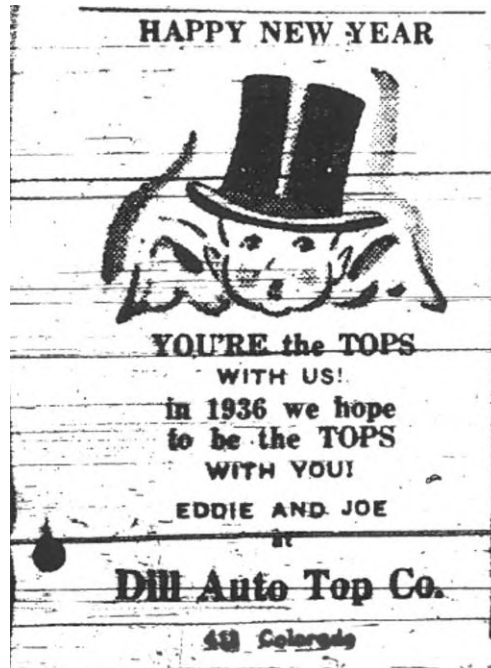
Austin American-Statesman, July 24, 1927



Christmas greetings from Dill Auto Top Company, located in Powell's Garage
 Austin American, December 25, 1935



Christmas thanks and greetings from Powell Auto Body Works
 Austin American, December 25, 1935



New Year's greetings from Dill Auto Top Shop at this location
Austin Statesman, January 1, 1936
Joe Dill moved his business across the street to 404 Colorado Street later that year.

P. W. Powell, 83, City Official For 10 Years, Taken

Funeral Will Be Held Monday Morning For Ex-Alderman

P. W. Powell, one of the last of Austin's city aldermen and one of the first city councilmen, died Saturday afternoon at St. David's hospital. He was 83.

Powell served as alderman and city councilman for approximately 10 years under Mayor A. P. Wooldridge.

He was born in Louisiana Aug. 16, 1853, and had lived in Austin since 1883. He operated a buggy repair shop here and later an automobile repair shop.

He was a life member of the Austin Masonic lodge No. 12 and was a member of the Scottish Rite, York Rite and Shrine orders. He was a member of the First Baptist church.

Survivors include his widow, three sons, Joe C. and Roger of Austin and Fay E. of the Canal Zone; and two daughters, Mrs. J. C. Dill of Austin and Mrs. R. E. Wilson of San Antonio.

Funeral services will be held from the Thurlow Weed Funeral home at 10 a. m. Monday with the Rev. S. G. Posey officiating. The funeral, directed by the Masonic order, will be held at Oakwood cemetery.

Obituary of Pinckney W. Powell, who operated the Powell Garage and Body Works here from around 1919 until 1936. His son, Roger, took over the Day and Night Garage next door at 409 Colorado Street as well as the Powell Auto Body Works at that address from the mid-1930s through the early 1940s.

Austin American, July 9, 1939

Pioneer Resident Dies Here Friday

Will J. Dill Services To Be Held Sunday

Will J. Dill, 64, life-time resident of Austin, died Friday at 11 a. m. at his home, 811 West Sixth street.

Funeral services will be held at the Cook funeral home Sunday at 4 p. m. by the Rev. W. R. Minter, pastor of the First Southern Presbyterian church. Burial will be made in Oakwood cemetery.

Mr. Dill has, during the past 10 years, operated the Dill Auto Top company at 413-15 Colorado street, in which he has been associated with his son, Joe. He had been somewhat inactive during the past year due to feeble health, friends said.

During the Wooldridge administration Mr. Dill was active in city affairs, and particularly in development work in East Austin. He was one of the leaders of the movement to pave East Sixth street, and was for a number of years a member of the East Austin fire department. He was chief of the volunteer fire department here during 1899 and 1900, and devoted a great deal of time to the carrying on of the present department.

Survivors are his widow, one daughter, Miss Annie Mae Dill of Austin; two sons, Joe C. and Willie K., of Austin; two sisters, Mrs. Emma Burns and Mrs. Augusta Amie, and one brother, Charlie Dill, of Rochester, New York.

Obituary of Will J. Dill, who ran an automobile and carriage trimming shop here in the 1920s. His son, Joe C. Dill, continued the business, and expanded it to include automobile tops and seat covers.

Austin American, February 2, 1929

Shade Manufacturer Dies at Home Here

**Joe C. Hill Taken by Death;
Funeral to Be Wednesday**

Joe C. Dill, 45, operator of Dills Inc., local shade factory, died at the family residence, 811 West Sixth street, Monday at 4 p. m.

Surviving are his widow, Mrs. Bessie Powell Dill; one daughter, Miss Mary Dill, junior in the University of Texas; one sister, Mrs. Annie Mae Oglesby; one brother, W. K. Dill, and his mother, Mrs. Will J. Dill, all of Austin.

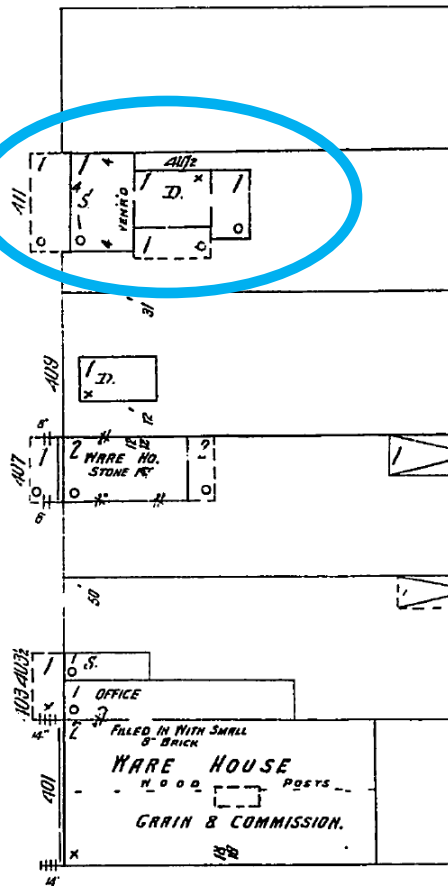
Mr. Dill was born in Austin and had lived here all of his life.

Funeral services will be held Wednesday afternoon at the Thurlow B. Weed Funeral home with burial in Oakwood.

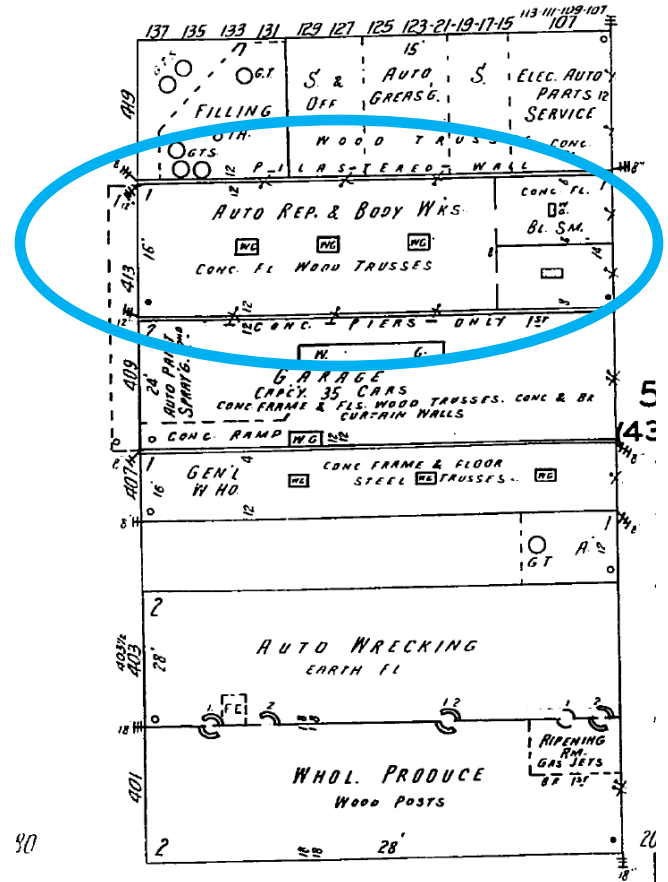
Obituary of Joseph C. Dill, who operated an auto top business here from the mid-1920s until around 1936, when he moved his operations to 404 Colorado Street. Joseph C. Dill was the son of William J. Dill, who had had an automobile and carriage trimming business here in the early 1920s. Joe Dill married Bessie Powell, the daughter of Pinckney W. Powell, who had an auto painting business here from 1920 until around 1936. His brother-in-law, Roger Powell, continued the Powell Auto Body Shop here until 1936, when he moved to 409 Colorado and Dill moved to 404 Colorado.

Austin American, February 15, 1938

COLORADO

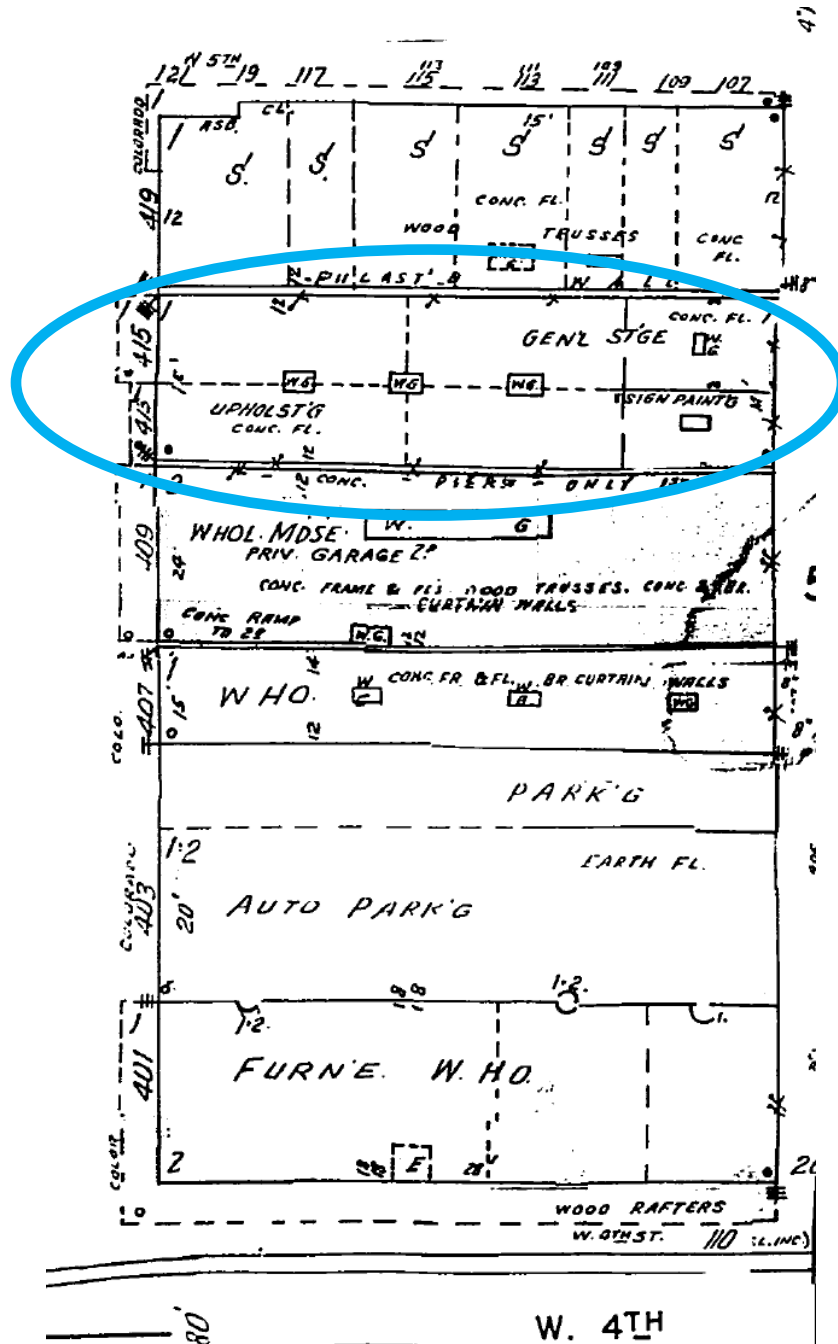


The 1900 Sanborn map shows a one-story store with a canopy with a one-story dwelling behind it at 411 Colorado Street.



The 1935 Sanborn map shows the current building at 413-5 Colorado Street as a one-story building labeled "Auto Repair and Body Works" with a concrete floor and wood trusses and a canopy or awning across the front. The 1935 city directory listing shows the building occupied by Powell Auto Body Works and the Dill Auto Top Company.

HISTORIC LANDMARK COMMISSION
DECEMBER 16, 2019
DEMOLITION AND RELOCATION PERMITS
HDP-2019-0678
415 COLORADO STREET



The 1961 Sanborn map shows the building at 413-15 Colorado Street as split into two halves, the southern half (413) being devoted to upholstery, and the northern half (415) denoted as general storage. There is a canopy or awning over each section of the building, but they differ in depth, according to the map. City directories show that E.M. Scarbrough & Sons had their drapery workshop here from the early 1950s to the late 1960s.

The building was remodeled as a restaurant and bar in 1995 for Miguel's La Bodega; it has also housed Ringer's Sports Bar, and now Maria Maria, with remodeling between each incarnation.

HISTORIC LANDMARK COMMISSION
DECEMBER 16, 2019
DEMOLITION AND RELOCATION PERMITS
HDP-2019-0677
409 COLORADO STREET

PROPOSAL

Demolish a ca. 1923 former auto repair garage.

ARCHITECTURE

Two-story, rectangular-plan, board-formed concrete building with a shaped parapet; the storefront and second-story windows are modern.

RESEARCH

The building was constructed in 1923 as an automobile dealership and the Day and Night Garage, which operated here from around 1923 until the mid-1940s. Alongside the Day and Night Garage in the late 1930s was the Powell Auto Body Works. After the Day and Night Garage closed in the early 1940s, the space was used as an auto storage garage for a short period of time, and then after World War II, as the home of the Ponca Wholesale Mercantile Company, a tobacco business, which stayed in business here along with the Standard Cigarette Service, a cigarette vending company, until the late 1960s. The building was vacant in the mid-1970s and then was the warehouse for the State Board of Insurance Liquidation Division through the 1990s. The Alamo Draft House, the first movie theater in Austin to serve food and show art movies, had its original location in this building in the late 1990s. The building has since been used as a cocktail lounge.

STAFF COMMENTS

The building was listed as a Priority 2 for research in the Comprehensive Cultural Resources Survey (1984).

Staff has evaluated this building for designation as a historic landmark and has determined that while the building may not rise to the level of an individual landmark, it is an integral part of the context of the Warehouse District, a branded destination in downtown Austin.

- a. **Architecture.** The building is composed of board-formed concrete that has been partially stuccoed and painted over; the storefront has been changed from the original probable garage openings to a modern metal-framed storefront, and the upstairs windows do not appear to be original to the building. However, the building is distinctive for its shaped parapet that is reminiscent of Spanish Colonial Revival architecture, and was once a prominent business building form in downtown Austin. Staff believes that despite the changes to the building, the building has architectural significance.
- b. **Historical association.** The building was constructed as an auto garage and repair facility, and shared space with other auto-related industries in the early years of its existence. It was not until the 1940s that this building actually became a warehouse for the Ponca Wholesale Mercantile Company, a use that continued at least through the mid-1990s. The building was also the first home of the Alamo Draft House,

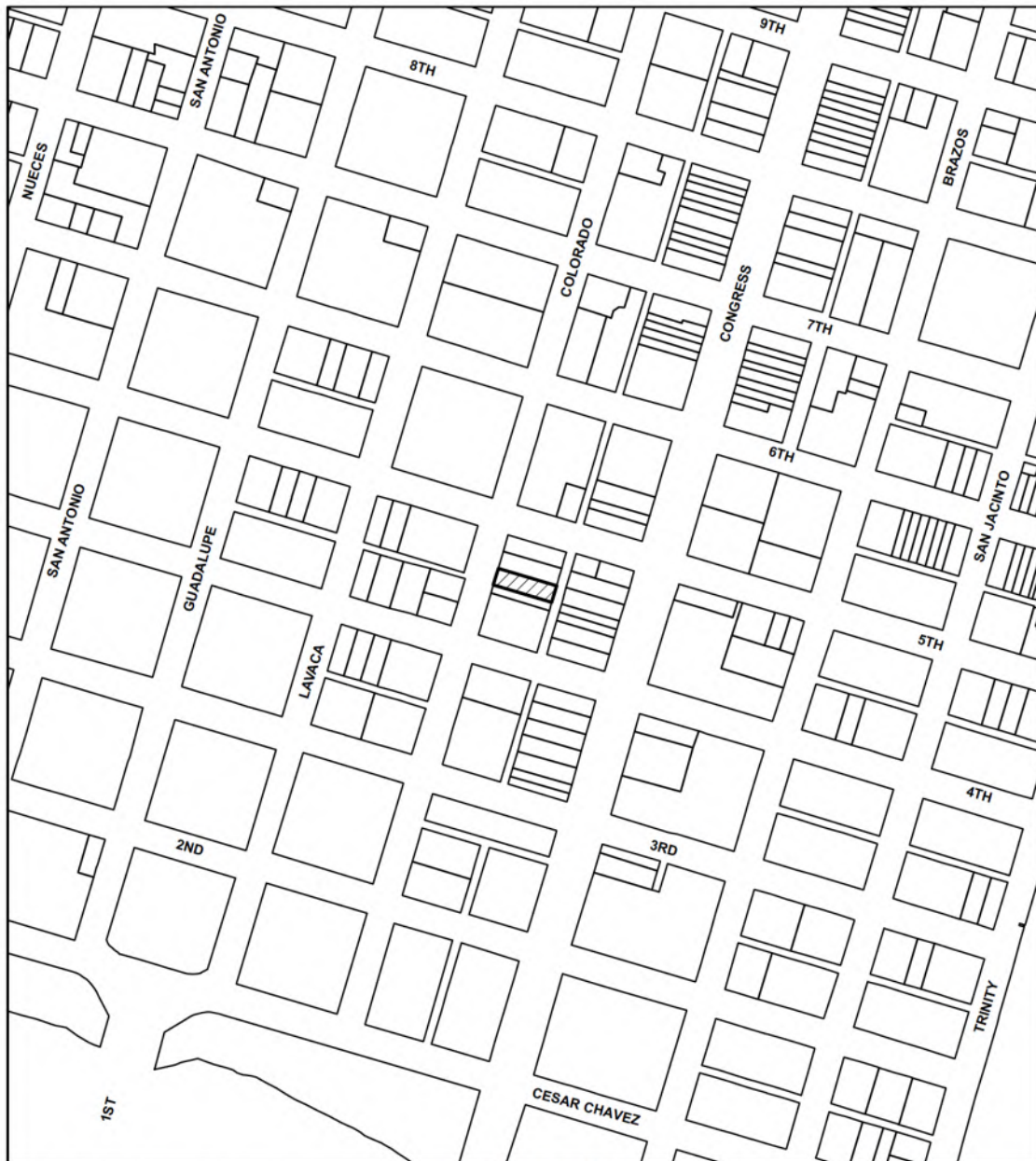
a very successful Austin-based venture that revolutionized the movie-going experience for patrons. While none of the businesses that used this building qualify as individually significant, the use of the building as a garage and later warehouse indicates its significance to the business district in downtown Austin.




- c. **Archaeology.** The building was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The building is important to the context of the greater Warehouse District, but probably does not have community value in and of its own merit.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use, including adaptation/incorporation of the façade into any new building proposed for the site. If the Commission votes to release the demolition permit for this building, then staff recommends the completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center, and consideration of erecting a plaque detailing the history of the building and the Warehouse District on the site.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: HDP-2019-0677

LOCATION: 409 COLORADO ST

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409 Colorado Street
ca. 1923



2008 photograph



2019 photograph



2019 photograph of the storefront and upper windows

OCCUPANCY HISTORY 409 Colorado Street

City Directory Research, Austin History Center
By City Historic Preservation Office
December, 2008

1992	State Board of Insurance warehouse
1987	State Board of Insurance Liquidation Division warehouse
1981	State Board of Insurance Liquidation Division warehouse
1977	State Board of Insurance Liquidation Division warehouse
1975	Vacant
1969	Ponca Wholesale Mercantile Company Tobacco Ervin J. Safarik, manager
1969 (cont.)	Standard Cigarette Service

- Music and games, cigarette and candy vending machines "in business since 1937"
Hollis W. Ponder, proprietor
- 1967 Ponca Wholesale Mercantile Company
Tobacco
Ervin J. Safarik, manager
- Standard Cigarette Service
Cigarette vending machines
Hollis W. Ponder, superintendent
NOTE: The listing in the city directory indicates that Standard Cigarette Service has been in business since 1937.
- 1963 Standard Cigarette Service
Vending machines
Thurman V. Miller, superintendent
- Ponca Wholesale Mercantile Company
Wholesale tobacco – tobacco and cigarette wholesalers, candies, and fountain supplies, vending machines.
Ervin J. Safarik, manager
- 1957 Standard Cigarette Service
Vending machines
Thurman V. Miller, manager
- Ponca Wholesale Mercantile Company
Wholesale tobacco
Ervin J. Safarik, manager
- Ervin J. Safarik
Wholesale tobacco
- 1953 Standard Cigarette Service
Vending machines
Thurman V. Miller, manager
- Ponca Wholesale Mercantile Company
Wholesale tobacco
Ervin J. Safarik, manager
- 1949 Standard Cigarette Service
Wholesale tobacco
Howard Forrester, division manager
- Ponca Wholesale Mercantile Company
Thurman V. Miller, manager
NOTE: Thurman and Ava B. Miller also lived on the premises.

- 1947 Standard Cigarette Service
 Hobert Durrett, manager
- Ponca Wholesale Mercantile Company
 Thurman V. Miller, manager
 NOTE: Thurman V. Miller also lived on the premises.
- 1944-45 Lytton's Auto Storage
 E. Roy Lytton, proprietor
- 1941 Powell Auto Body Works
 Roger M. Powell, proprietor
- Day and Night Storage Garage
 Roger M. Powell, proprietor
- 1937 Powell Auto Body Works
 Expert body and fender repair, painting and trimming, springs, windshield
 and door glass, motor repairs, and auto blacksmithing
 Roger M Powell, proprietor
- Day and Night Storage Garage
 Roger M. Powell, proprietor
- 1935 Day and Night Garage
 Roger M. Powell, manager
- 1932-33 Day and Night Garage
 William H. Rumsey and Joseph W. Bailey, proprietors
- 1930-31 Day and Night Garage
 Peter Stapper, proprietor
- 1929 Day and Night Garage
 Automobile garage, repairing and service station; agency, Stewart Motor
 Trucks
 Peter Stapper, proprietor
- 1927 Day and Night Garage
 Peter Stapper and William H. Rumsey, proprietors
- 409½: Auto Paint Shop
 Ernest R. Cole, proprietor
- 1924 Day and Night Garage
 Peter Stapper and William H. Rumsey, proprietors
- Riley-Simmons Motor Company
 Automobiles
 John B. Riley and Joseph P. Simmons, proprietors
 NOTE: Joseph P. Simmons was also the principal of Austin High School.

1922 The address is not listed in the directory.

1920 The address is not listed in the directory.



Advertisement for Ernest R. Cole's Auto Paint Shop. Cole had an automobile paint shop here in the mid-1920s.

Austin American-Statesman,
March 7, 1926



Advertisement for a car for sale at the Day and Night Garage, run by Peter Stapper and William Rumsey in the 1920s.

Austin American-Statesman, March 7, 1926



Advertisement for the Day and Night Garage, run by Peter Stapper in the late 1920s.

Austin History Center vertical file, automobile repair shops
ca. 1928

PETE STAPPER

Pete Stapper, 79, of 313 East 43rd Street, died in a local hospital Friday. He was a retired auto parts man, a member of St. Paul's Lutheran Church and had been a resident of Austin 50 years.

Survivors include one son, Joe W. Stapper of Austin; one daughter, Mrs. Charles A. Bruckner of Austin; one brother, Edwin Stander of Smithson Valley, Texas; two sisters, Mrs. Arnold Richter of Berheim, Texas and Mrs. Charles Erban of New Braunfels; two grandchildren and one great-grandchild.

Funeral services will be held at 2 p.m. Monday at Hyatt-Monor Funeral Home with the Rev. Albert F. Jesse officiating. Burial will be in Capital Memorial Gardens.

Obituary of Peter Stapper, who, with William Henry Rumsey, opened the Day and Night Garage here in the 1920s and 1930s.

Austin American-Statesman

January 14, 1968

WILLIAM HENRY RUMSEY

William Henry Rumsey, 44, resident of Austin 25 years, died at his home, 706 East 15 street, Saturday night following a long illness. He is survived by his widow, Mrs. Anna Louise Rumsey, four daughters, Mrs. A. R. Tracy of Dallas, Betty Jo Rumsey, Anna Louise Rumsey, and Tommie Elizabeth Rumsey of Austin; three sons, W. H. Rumsey, Jr., Jimmie Lee Rumsey, and John Norris Rumsey, all of Austin; two sisters, Mrs. Fern Giese of Dallas, and Mrs. Peter Staffer of Austin; one brother, Joe Rumsey of Dallas.

Funeral services will be held from the Cook Funeral home Monday at 3 p. m. with the Rev. K. G. Manz officiating. Burial will be in Oakwood cemetery. Pallbearers will be Herman Roemer, Rudolph Swausch, N. L. Gault, H. F. Ritter, T. A. Wabb and Otto Knippa.

Obituary of William Henry Rumsey, who started the Day and Night Garage here with his brother-in-law, Peter Stapper, in the 1920s. Stapper and Rumsey operated the Day and Night until the mid-1930s, when Roger M Powell took over the business.

Austin American, October 10, 1938

POWELL, Roger Mills, 93, of Waco died Thursday. Services 2:30 p.m. Monday at Oakwood Cemetery in Waco. (Wilkinson-Hatch, Waco)

Death notice for Roger M. Powell, who took over the Day and Night Garage from William H. Rumsey and Peter Stapper in the mid-1930s; Powell opened his own auto body repair shop here around 1936 and ran it until the early 1940s. He was the son of Pinckney W. Powell, who had opened the Powell Auto Body Works next door at 413-15 Colorado Street in 1920.

Austin American-Statesman,

January 31, 1988

MILLER, Thurman V., 74,

1704 Rabb Road, died

Saturday. Services 4 p.m.

Monday at Wilke-Clay Funeral

Home. Survivors, son, Dr.

Dale V. Miller of Austin;

sister, Mrs. Lee Frazier of

Larned, Kan., brothers,

Eugene Miller of San Luis

Obispo, Calif., Jack Miller of

San Antonio; three

grandchildren; and several

nieces and nephews.

Obituary of Thurman V. Miller, who operated the Ponca Wholesale Mercantile Company, a wholesale tobacco outfit, here in the 1940s, and Standard Cigarette Service, which handled cigarette machines, here through the early 1960s. The business was taken over by Ervin Safarik in the 1960s.

Austin American-Statesman

May 26, 1975

Ervin J. Safarik

Ervin J. Safarik, 69, of Taylor died

on Thursday at a Taylor hospital.

Born August 6, 1921, in Rices Crossing, Texas, to John Safarik and Carrie Mikus Safarik. He married Vera Becker on December 9, 1943; and had retired from Ponca Wholesale, as manager and supervisor in January 1982, after 35 years of service.

Mr. Safarik was a veteran of the Army Air Corps; had been a member of both Taylor and Thornadale Volunteer Fire Departments; and St. Mary's Catholic Church.

Survivors include his wife, Vera Safarik; sister, Dorothy Werchan and her husband, Lewis, of Taylor; brothers, Leroy Safarik and his wife, Dorothy, of Taylor, and Johnny Ray Safarik and his wife, Margaret, of Austin; and numerous nieces and newphews.

He was preceded in death by his parents; and infant daughter; and brothers, Jessie and Arnold Safarik.

Rosary will be recited in the chapel of Condra Funeral Home in Taylor at 8:00 PM, Saturday. Funeral Mass will be at 2:00 PM, Sunday at St. Mary's Catholic Church in Taylor, with Father Lonnie Urban officiating. Burial will follow at St. Mary's Cemetery.

Pallbearers include: Jerry Biar, Victor Janosec, Dr. Marvin Leshikar, Bobby Passeman, John Bigon, and Richard Ivicic.

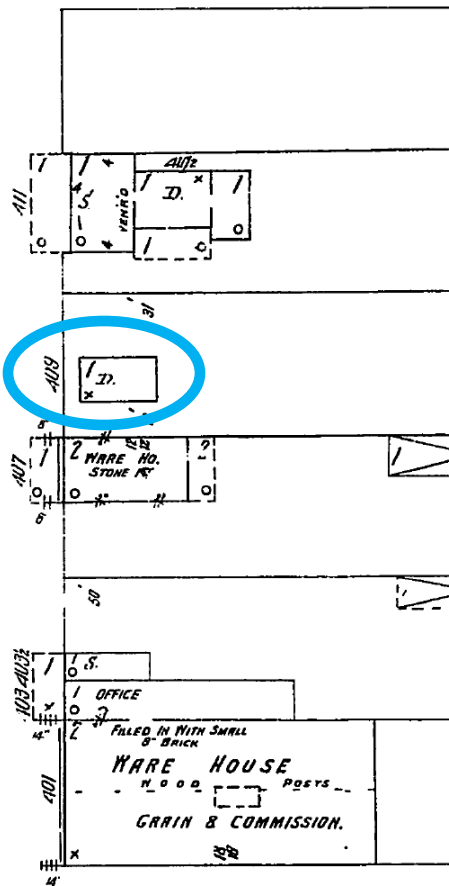
For those desiring, memorials may be made to the American Heart Association.

Arrangements by Condra Funeral Home, Taylor.

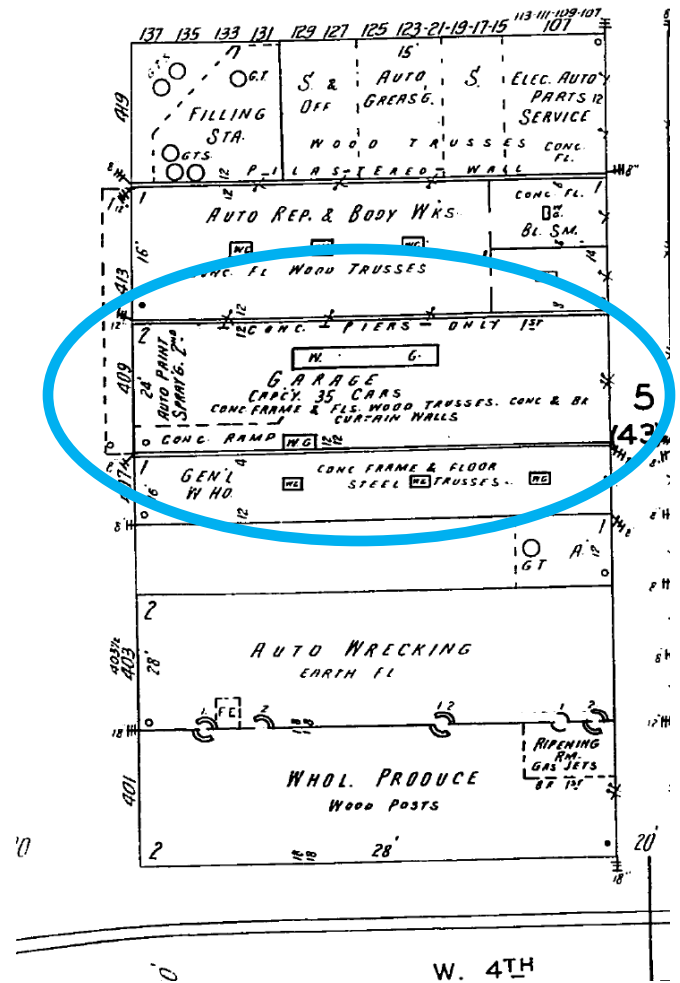
Obituary of Ervin Safarik, who ran a wholesale tobacco business here from the early 1950s through the late 1960s.

Austin American-Statesman
December 22, 1990

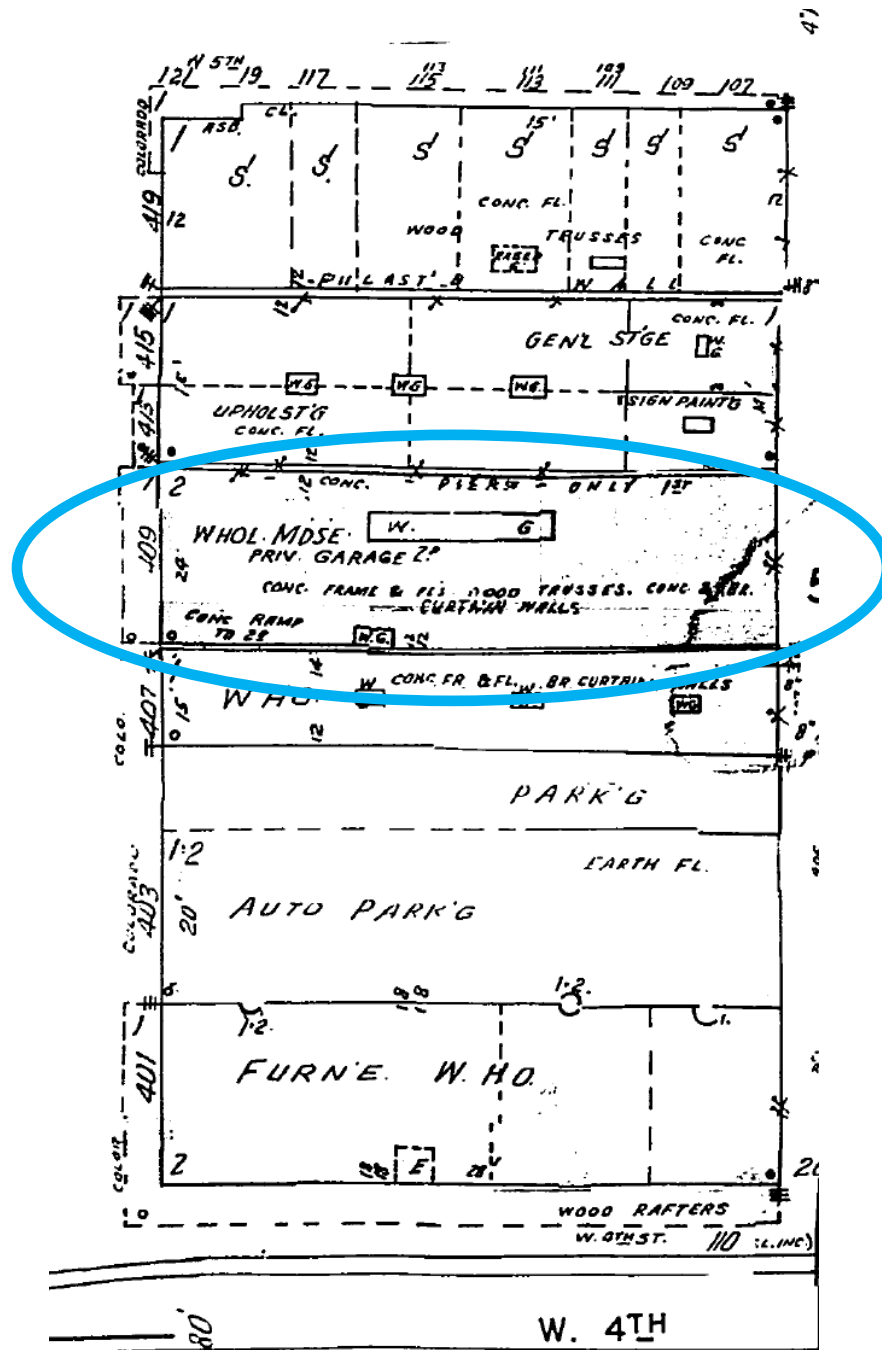
COLORADO



The 1900 Sanborn map shows a dwelling on the site of the current building at 409 Colorado Street.



The 1935 Sanborn map shows the current building at 409 Colorado as a two-story building with auto spray painting on the second floor of the building and the garage occupying the ground floor. The 1935 city directory shows the Day and Night Garage occupying the building; the 1937 city directory shows Powell Auto Body Works and the Day and Night Storage Garage at this address. The building also featured a concrete ramp on the south side and an awning or canopy across the front.



The 1961 Sanborn map shows the building at 409 Colorado Street as a wholesale merchandise warehouse with a private garage on the second floor. Ponca Wholesale Mercantile Company, a wholesale tobacco business, operated here in the 1950s and 1960s. The canopy shown on the 1935 map above is shown on this map as well.



MEMORANDUM

Date: March 4, 2020
To: City of Austin Design Commission
From: Planning & Urban Design Working Group

Re: Density Bonus Working Group review of Tower 5C at 415 Colorado Street for substantial compliance with the Urban Design Guidelines

Meeting date: February 27, 2020/12:00 pm
Applicant: Michael Whellan- Armbrust & Brown

The project location is 415 Colorado Street.

The project includes mixed uses of retail, 2,332 sf, and office, 465,900 sf, totaling 468, 232 sf.

The applicant is seeking a density bonus to raise the FAR from 8:1 to 22:1 (maximum allowance). The site area is 22,080 sf, and the total project area is 468,232 sf.

The total building height is 655'-11" (41 floors). The maximum height achievable under the density bonus program in this portion of Downtown is not applicable.

The additional square footage made available by the FAR & height density bonus is 291,592 sf. The current 8:1 FAR yields 176,640 sf.

Per ordinance, the applicant is required to provide streetscape improvements along all public street frontages consistent with the Great Streets Standards, and the applicant shall commit to a minimum of 2 star green building rating. The Mayor and Council and the Planning & Development Review Director is to determine appropriate bonus area and in light of community benefits to be provided.

Positive attributes of the project include a more contemporary Great Streets design that utilizes elements that trigger a strong connection of the building to the streetscape unlike many of the more traditional designs. These elements include dynamic paving patterns and a variety of planting materials. The architecture of the building provides a unique

sculptural form in the skyline against a majority of rectilinear structures. Refer to checklist for additional comments.

Concerns primarily center on possible traffic impact of already congested thoroughfares due to large amount of tenant parking spaces, even though substantial on-site bicycle parking is provided. The historical element of the Colorado Street side garnered a lot of discussion. And although the enhanced paving pattern and other atypical streetscape elements were well received, there is some concern that it might interrupt the uniformity of the traditional Great Streets program which is most prevalent Downtown. Refer to checklist for additional comments.

We recommend that this project, as presented, is in substantial compliance with the Urban Design Guidelines.

URBAN DESIGN GUIDELINES CHECKLIST

AREA WIDE GUIDELINES

1. Create dense development - ☒ incorporated, ☐ need input, ☐ n/a
2. Create mixed-use development - ☒ incorporated, ☐ need input, ☐ n/a
The Working Group (WG) would like to see a nice mixture of retail that supports the area and not just a large restaurant that might not serve a diverse range of customers. Also, the WG encourages public use of the Lobby which was proposed to be a “We Work” type space and not limit its use for office hours only. More mixed use would be nice but the ground floor was limited due to the large area required for elevators and stairs.
3. Limit development which closes downtown streets - ☒ incorporated, ☐ need input, ☐ n/a
4. Buffer neighborhood edges - ☐ incorporated, ☐ need input, ☒ n/a
5. Incorporate civic art in both public and private development - ☐ incorporated,
6. ☒ need input, ☐ n/a
7. Protect important public views - ☒ incorporated, ☐ need input, ☐ n/a
8. Avoid historical misrepresentations - ☐ incorporated, ☒ need input, ☐ n/a
Although the historical homage to the existing Warehouse District on the Colorado Street side is mandated by other entities, the WG would like the structure to be either a mural that is sensitively placed on the face of the new building, or have it deep enough to provide some type of function. Also, the brick structure at the parking garage entrance is puzzling if you are not aware that it has historical significance. As presented, the historical homage elements seem to be a distraction (instead of attraction) as it interrupts the uniformity of the streetscape provided by this project.
9. Respect adjacent historic buildings - ☐ incorporated, ☒ need input, ☐ n/a
See Item 8 above.
10. Acknowledge that rooftops are seen from other buildings and the street – ☒ incorporated, ☐ need input, ☐ n/a`
11. Avoid the development of theme environments - ☐ incorporated, ☒ need input, ☐ n/a
See Item 8 above.
12. Recycle existing building stock - ☐ incorporated, ☐ need input, ☒ n/a

GUIDELINES FOR THE PUBLIC STREETSCAPE

1. Protect the pedestrian where the building meets the street- [X] incorporated, [] need input, [] n/a
The paving material at the parking garage entrance should differ from the other streetscape paving to alert pedestrians of this automobile crossing.
2. Minimize curb cuts - [X] incorporated, [] need input, [] n/a
3. Create a potential for two-way streets - [] incorporated, [] need input, [X] n/a
4. Reinforce pedestrian activity - [X] incorporated, [] need input, [] n/a
5. Enhance key transit stops - [] incorporated, [X] need input, [] n/a
Was not discussed.
6. Enhance the streetscape- [X] incorporated, [] need input, [] n/a
7. Avoid conflicts between pedestrians and utility equipment - [X] incorporated, [] need input, [] n/a
8. Install street trees- [X] incorporated, [] need input, [] n/a
9. Provide pedestrian-scaled lighting-[] incorporated, [X] need input, [] n/a
Was not discussed.
10. Provide protection from cars/promote curbside parking - [X] incorporated, [] need input, [] n/a
11. Screen mechanical and utility equipment- [X] incorporated, [] need input, [] n/a
12. Provide generous street-level windows- [X] incorporated, [] need input, [] n/a
13. Install pedestrian-friendly materials at street level - [X] incorporated, [] need input, [] n/a

GUIDELINES FOR BUILDINGS

1. Build to the street- [X] incorporated, [] need input, [] n/a
2. Provide multi-tenant, pedestrian-oriented development at the street level- [X] incorporated, [] need input, [] n/a
The Working Group (WG) would like to see a nice mixture of retail that supports the area and not just a large restaurant that might not serve a diverse range of customers. Also, the WG encourages public use of the Lobby which was proposed to be a “We Work” type space and not limit its use to office hours only.
3. Accentuate primary entrances - [X] incorporated, [] need input, [] n/a
4. Encourage the inclusion of local character - [X] incorporated, [] need input, [] n/a
5. Control on-site parking - [X] incorporated, [] need input, [] n/a
The Working Group (WG) would like to see less on-site parking which could encourage the use of public transportation as our focus is to reinforce safe and vibrant pedestrian activity and not more automobiles Downtown.
6. Create quality construction - [X] incorporated, [] need input, [] n/a
7. Create buildings with human scale - [X] incorporated, [] need input, [] n/a

GUIDELINES FOR OPEN SPACE (not applicable)

The Working Group appreciates the opportunity to preliminarily review and comment on this project and we look forward to a continued collaborative process while moving this project forward.

Respectfully,

A handwritten signature in black ink that reads "Evan K Taniguchi". The signature is written in a cursive, flowing style with a small dot above the 'i' in Taniguchi.

Evan K. Taniguchi

Planning & Urban Design Working Group of the Design Commission