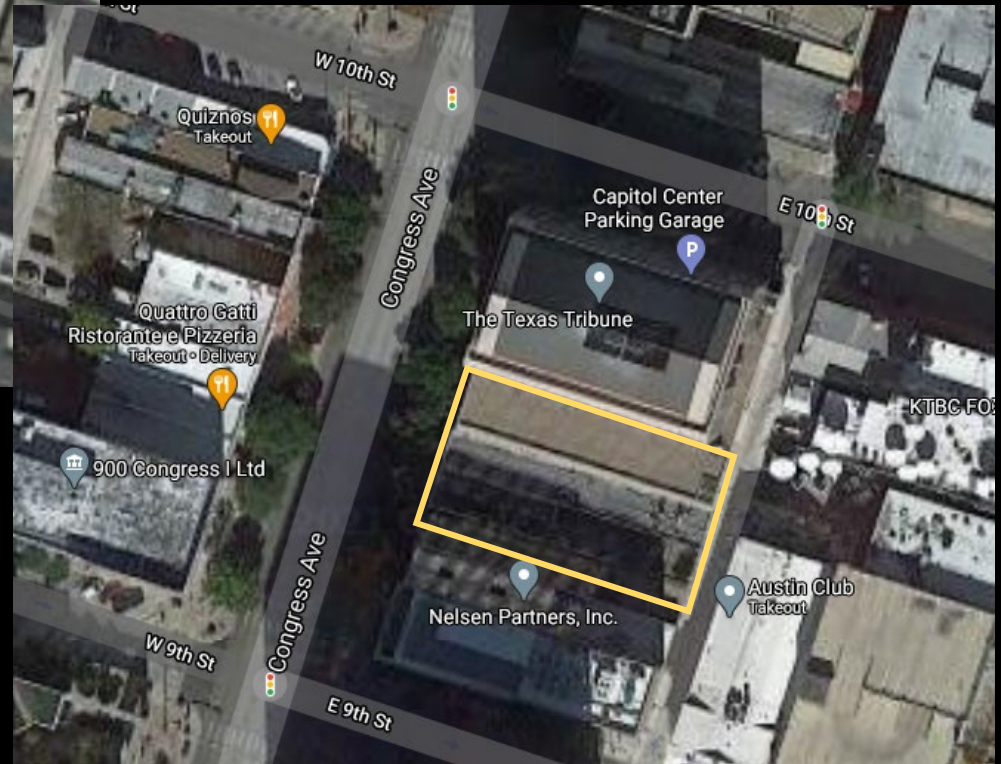
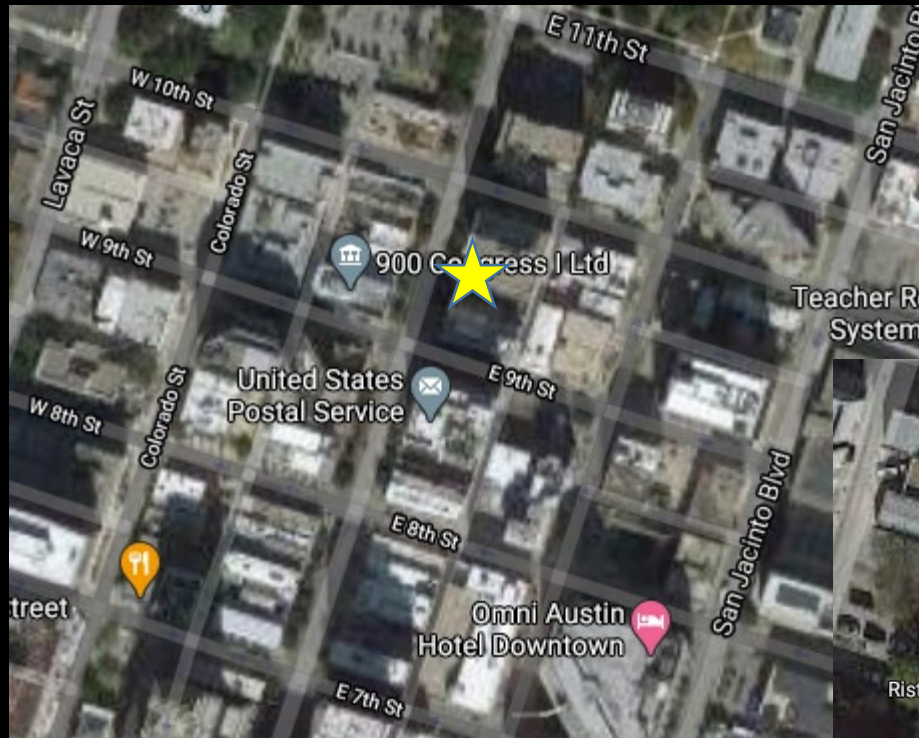


907-09-11 Congress Avenue

Grandberry Building and Mitchell-Robertson Building,
Congress Avenue Historic District

March 22, 2021

907-911 Congress Avenue



1881 Image



1924 Image



Proposal

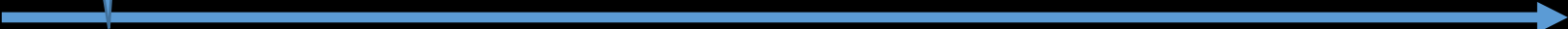
Buildings to be deconstructed and reconstructed with redevelopment of site.

- Property owner to submit detailed deconstruction and reconstruction plan for these sites for historic approval of partial demolition permit.
- Property owner to submit and receive site development permit for new structure, to include reconstructed facades per plan.
- Property owner to reconstruct facades along with redevelopment of site.

Timeline of Events

Initial HLC
Approval for
907, 909
Congress

10/10/2006



The diagram shows a horizontal timeline represented by a blue arrow pointing to the right. At the left end of the arrow, there is a blue callout box with a pointer directed at the timeline. Below the arrow, the date '10/10/2006' is written.



City of Austin

Founded by Congress, Republic of Texas, 1839

Historic Preservation Office

Neighborhood Planning and Zoning Department

One Texas Center, 505 Barton Springs Road

P.O. Box 1088, Austin, Texas 78767

October 3, 2006

OCT 10 2006

Tom Hatch
Hatch Partnership Architects
702 San Antonio Street
Austin, Texas 78701

Re: Application for a Certificate of Appropriateness
Grandberry Building, 907 Congress Avenue
C14H-86-0015

Mitchell-Robertson Building, 909 Congress Avenue
C14H-04-0008

Dear Mr. Hatch:

At their September 25, 2006 meeting, the Historic Landmark Commission approved your application for a Certificate of Appropriateness to dismantle and reconstruct the existing front façades and for modifications to the design of the upper level additions, with the recommendation that you consider a greater set-back to further distinguish the addition from the historic façades of the buildings.

We appreciate your commitment to preserving Austin's rich heritage. If you have any questions concerning this letter, please feel free to telephone me at 974-6454 or by e-mail at steve.sadowsky@ci.austin.tx.us, or you may contact my administrative assistant, Lei Lonnie La Bonte at 974-2890.

Sincerely,

Steve Sadowsky
Historic Preservation Officer

cc: Don Wallace
Morris-Wallace Corporation
9505 Johnny Morris Road
Austin, Texas 78724

John D. Bright
Chansa Enterprises, LLC
919 Congress Avenue, Suite 620
Austin, Texas 78701

909 & 907
CONGRESS AVE

CONGRESS AVENUE
AUSTIN, TEXAS

FACADE
RECONSTRUCTION

HATCH PARTNERSHIP LLP

ARCHITECTS

A. I. A.

ARCHITECTS

INTERIORS
PROJECT MANAGEMENT
PLANNING

703 SAN ANTONIO
AUSTIN, TEXAS 78704

TEL

512.453.8848

FAX

512.453.8848

REVISIONS:

PROJECT NO. CLS

DRAWN BY: CLS

CHECKED BY:

DATE: SEPTEMBER 8, 2006

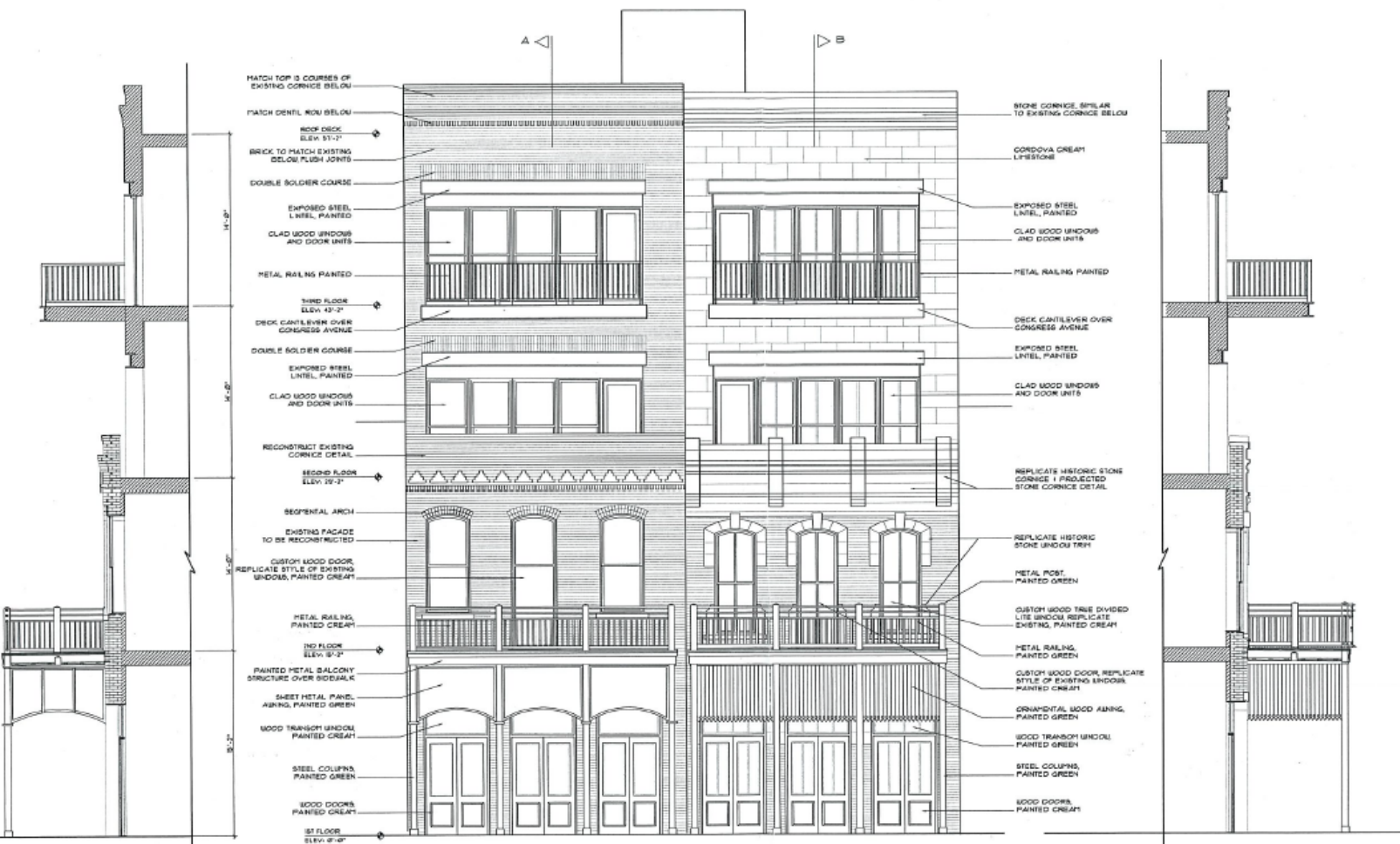
909 & 907 CONGRESS
NEW PROPOSED
FACADE ELEVATION

SHEET:

A3.1

001

1:0000 for all other drawings. Hatch Partnership LLP is not responsible for the accuracy of the information provided by the client.



1 FACADE ELEVATIONS
SCALE: 1/4" = 1'-0"

APPROVED BY

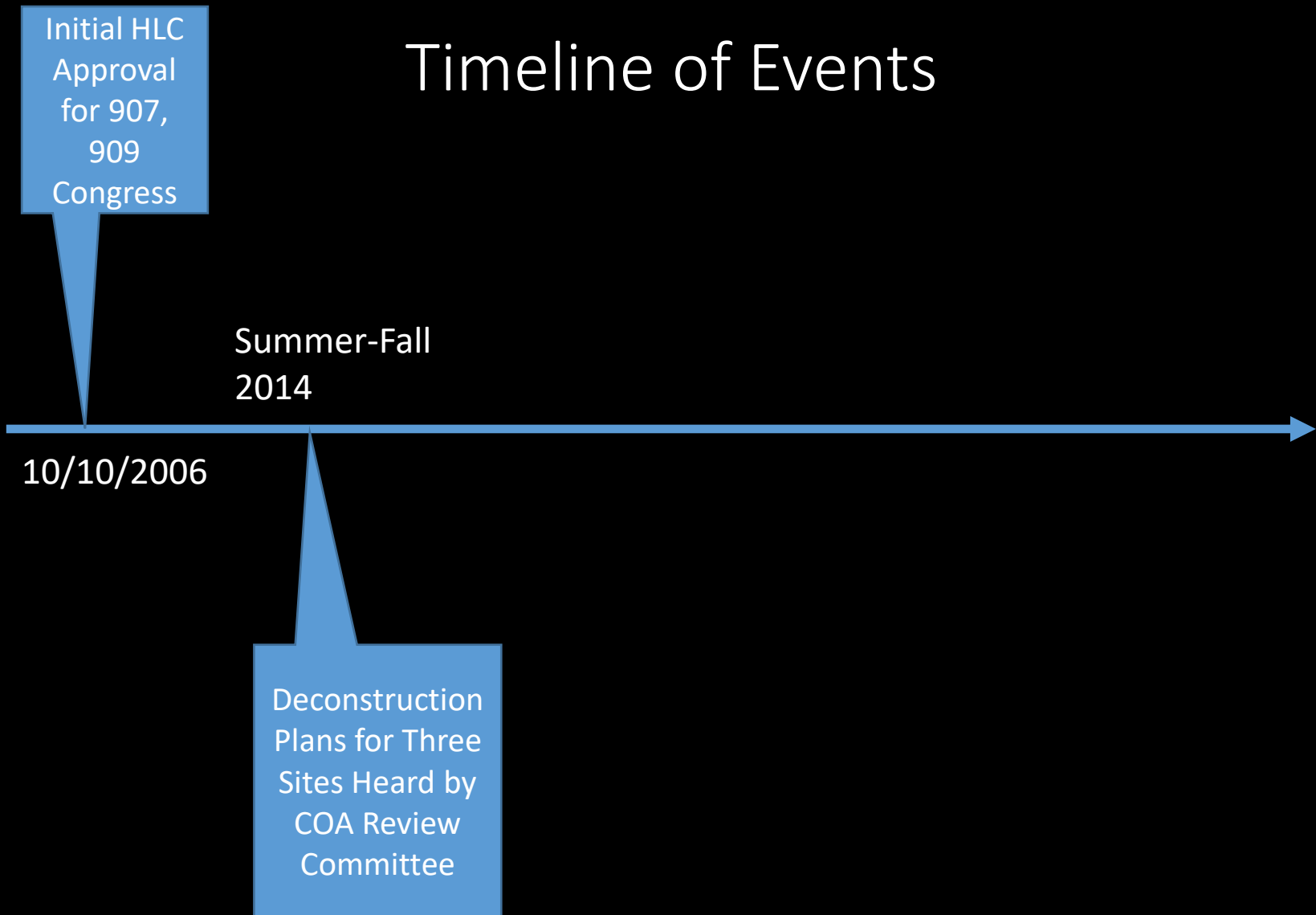
HISTORIC LANDMARK COMMISSION

DATE: 9-26-06

BY: Steve Sadorowsky
for HLC Chair

B WALL SECTION
SCALE: 1/4" = 1'-0"

Timeline of Events





June 6, 2014

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

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

Dear Mr. McCrory:

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

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

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

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

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

Sincerely,

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


Robert E. Hill, P.E.
President

REH/rr

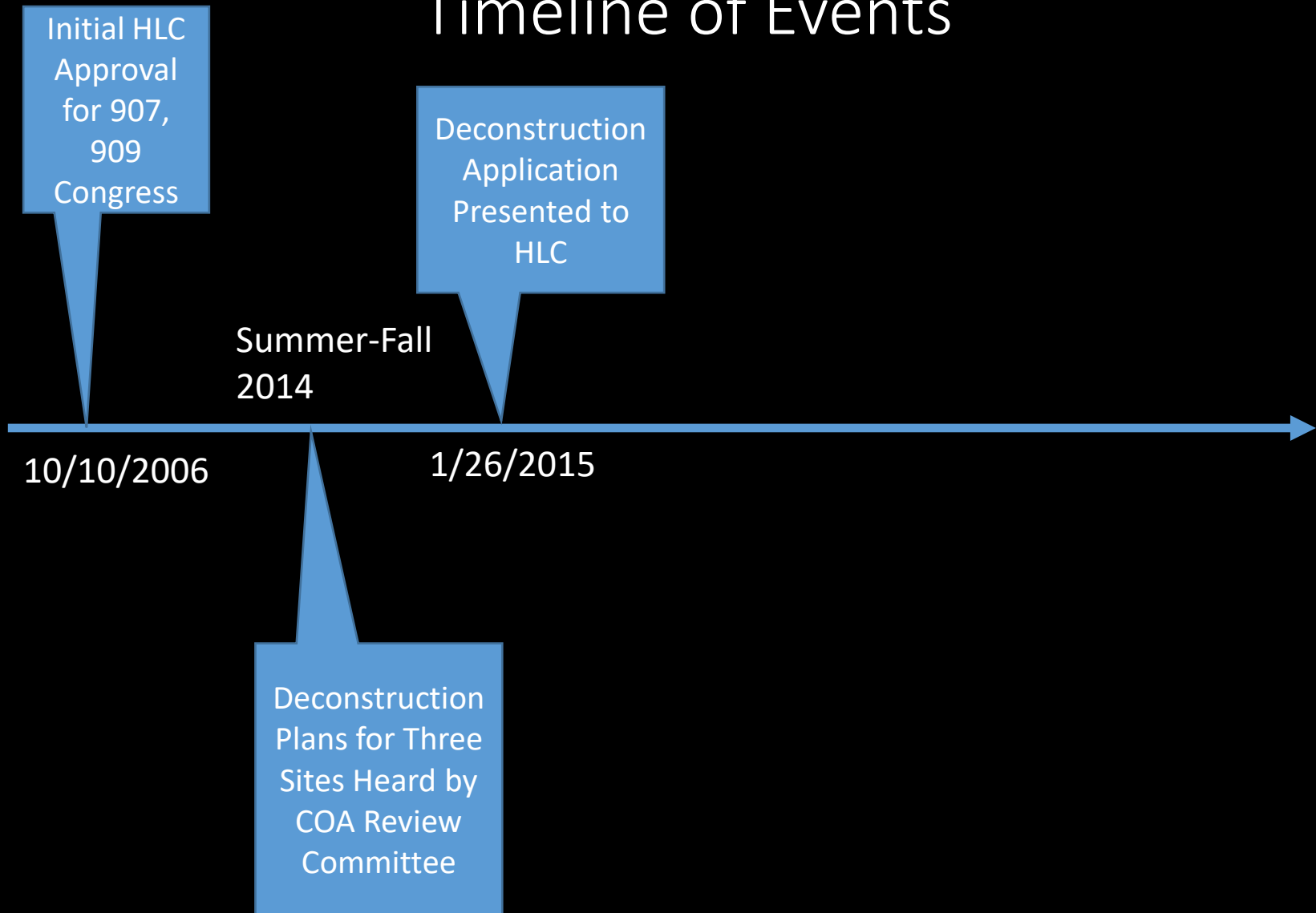
enclosures: Photographs

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



06.06.2014

Timeline of Events



HISTORIC LANDMARK COMMISSION
JANUARY 26, 2015
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1986,0015, C14H-2004-0008, NRD-2014-0035, and DBN-2014-0001
Grandberry Building and Mitchell-Robertson Building
907, 909, and 911 Congress Avenue

PROPOSAL

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

PROJECT SPECIFICATIONS

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

STANDARDS FOR REVIEW

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

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

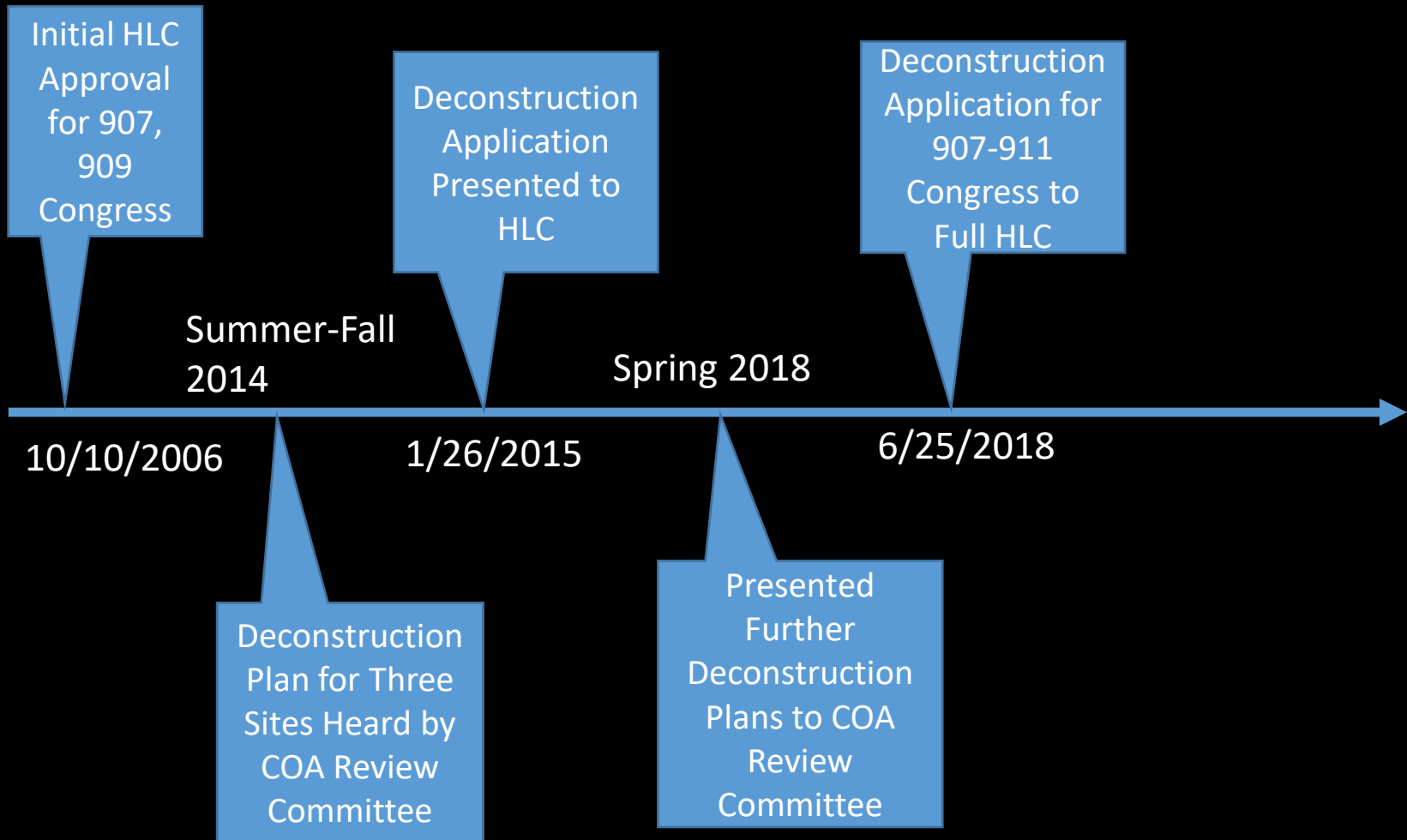
COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

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

Timeline of Events



HISTORIC LANDMARK COMMISSION
JUNE 25, 2018
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1986-0015; C14H-2004-0008
Grandberry and Mitchell-Robertson Buildings
907, 909, and 911 Congress Avenue

PROPOSAL

Deconstruct the facades of three historic buildings on Congress Avenue, warehousing materials, and reconstruction of the facades after completion of the construction of a new high-rise on the site.

PROJECT SPECIFICATIONS

The applicant has submitted plans for the deconstruction, warehousing, and reconstruction of the facades as requested by the Certificate of Appropriateness Review Committee, along with a timeline for the reconstruction of the facades. The applicant is seeking approval for this approach to the buildings to safeguard them from damage during construction of a new high rise behind the facades.

STANDARDS FOR REVIEW

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

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

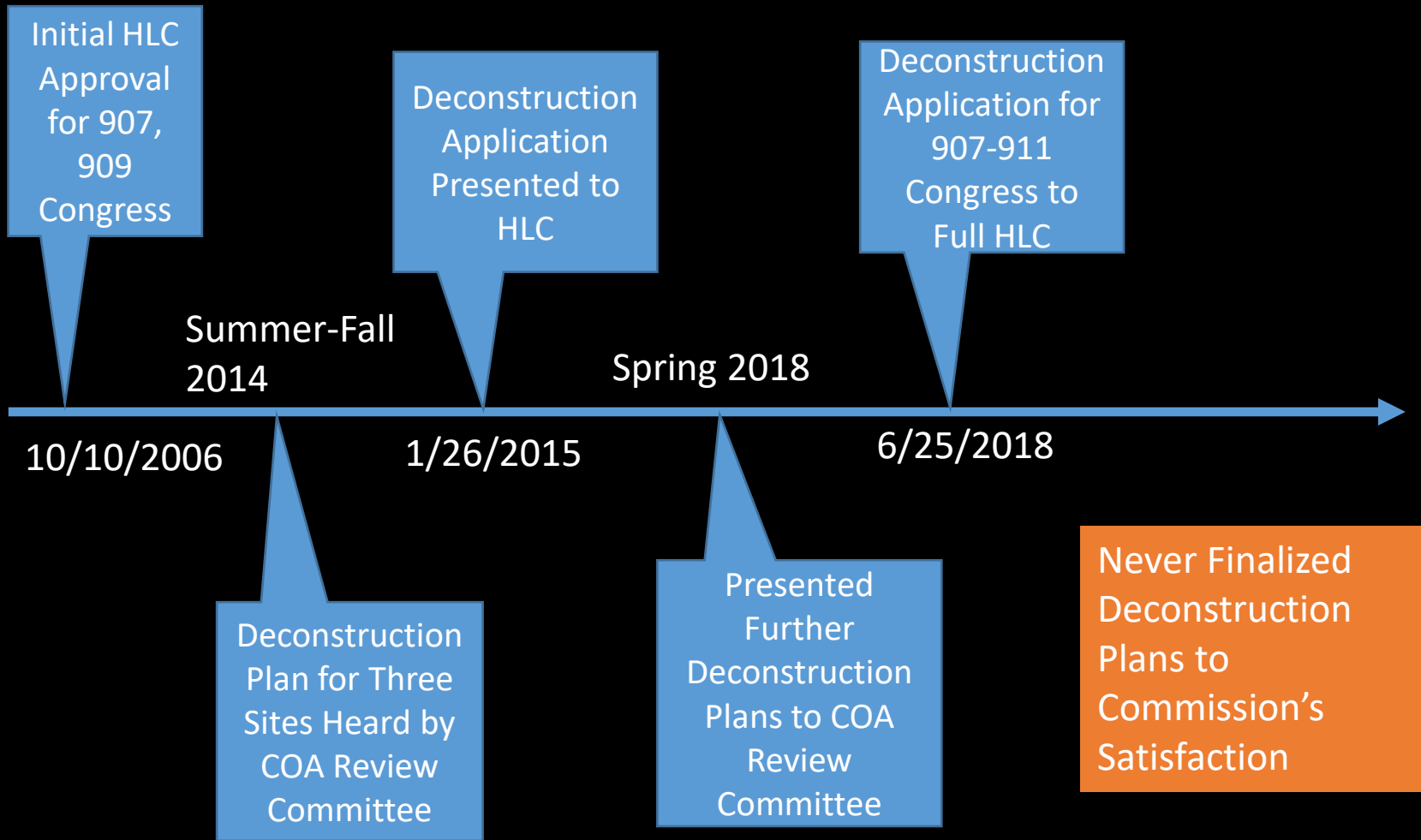
COMMITTEE RECOMMENDATIONS

The Committee asked for additional materials from the applicant, which he provides with this application.

STAFF RECOMMENDATION

Staff recommends that if the Commission is comfortable with the information provided by the applicant, then to provide approval for this treatment of the facades.

Timeline of Events



Timeline of Recent Events



City of Austin
Austin Code Department
Summary of Complaint CC-2020-166644

COMPLAINT INFORMATION

Case Status: Active
Address: 909 CONGRESS AVE AUSTIN TX 78701
Legal Description: S 23 FT OF LOT 3 BLOCK 111 ORIGINAL CITY
Property Owner(s): DALTON H WALLACE - Owner
DALTON H WALLACE
Complaint Date: October 30, 2020
Complaint: Building has structural issues

INSPECTION INFORMATION

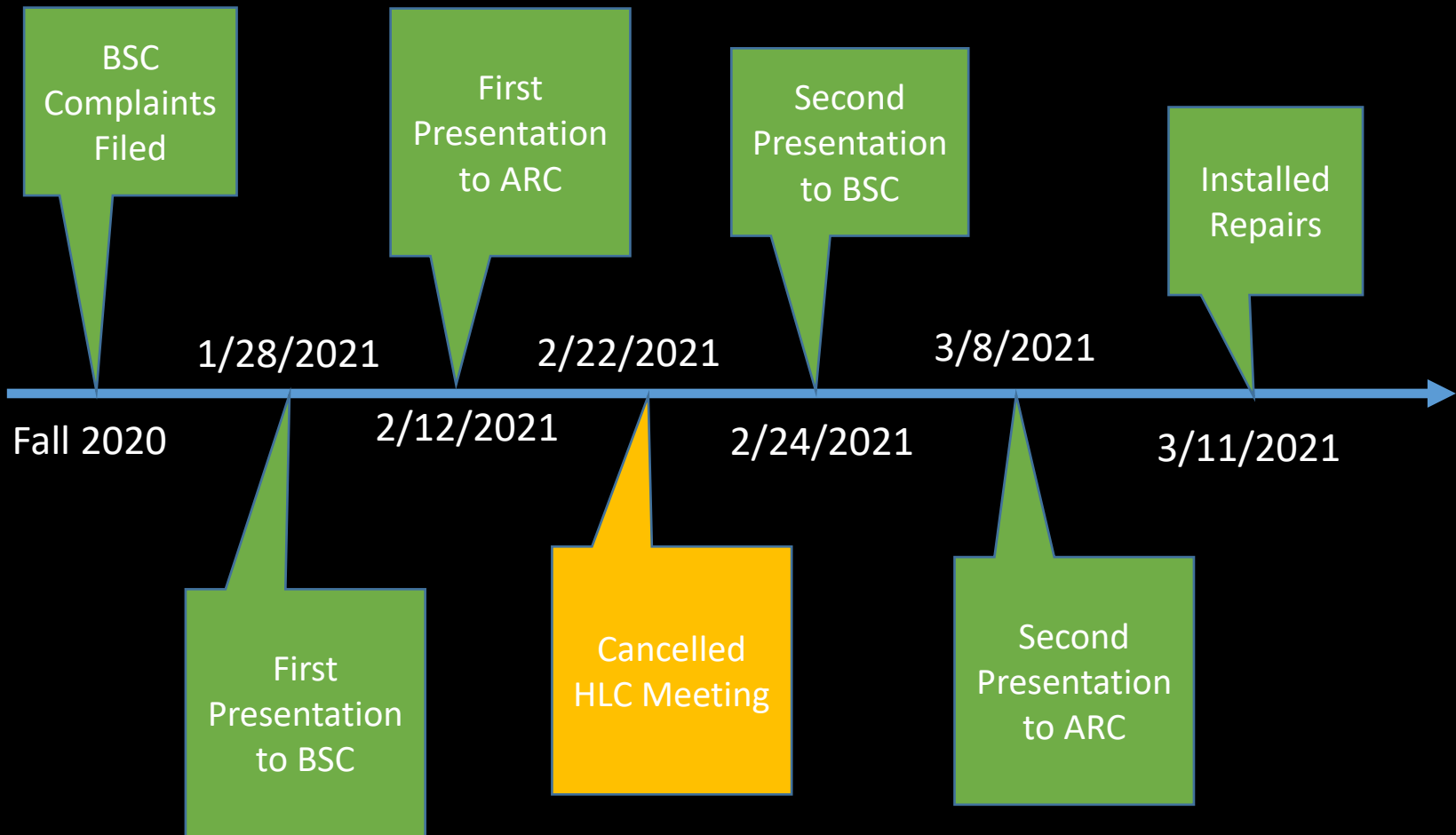
Investigator Assignment(s)			
Willis Adams assigned on			
Case Log			
ATTEMPT DATE	STAFF NAME	SYSTEM	ACTION TAKEN
ATTEMPT COMMENT		INSERT DATE	
11/02/2020	Willis Adams	11/02/2020	CV Violation(s) Found/Inspection Performed
<p><P>On 11/2/20, I conducted a site inspection at a commercial historical property. I observed the front exterior walls and the windows are damaged.

The building is not occupied and no electrical service exist at this time. The three second floor windows are boarded on the top window sash and the lower sash has glass exposed. The exterior walls are damaged with some openings.

The rear of the building has exterior wall damage and looking through a window at the adjacent property there is an interior window, which is open to the property.

Photos attached.</P></p>			
11/06/2020	Willis Adams	11/06/2020	Send CV Notice
12/02/2020	Willis Adams	12/02/2020	Follow-up Inspection
<p>On 12/2/20, I conducted a follow-up inspection at the unoccupied historical building. I observed that the owner has not resolved the violations outlined in the notice of violation he received for the vacant structure.</p> <p>I will prepare case for a Building and Standards hearing.</p> <p>Photos attached.</p>			
12/15/2020	Willis Adams	12/15/2020	Follow-up Inspection
<p>On 12/15/20, I conducted a follow-up inspection. I observed the property conditions have not changed from previous inspections.</p>			

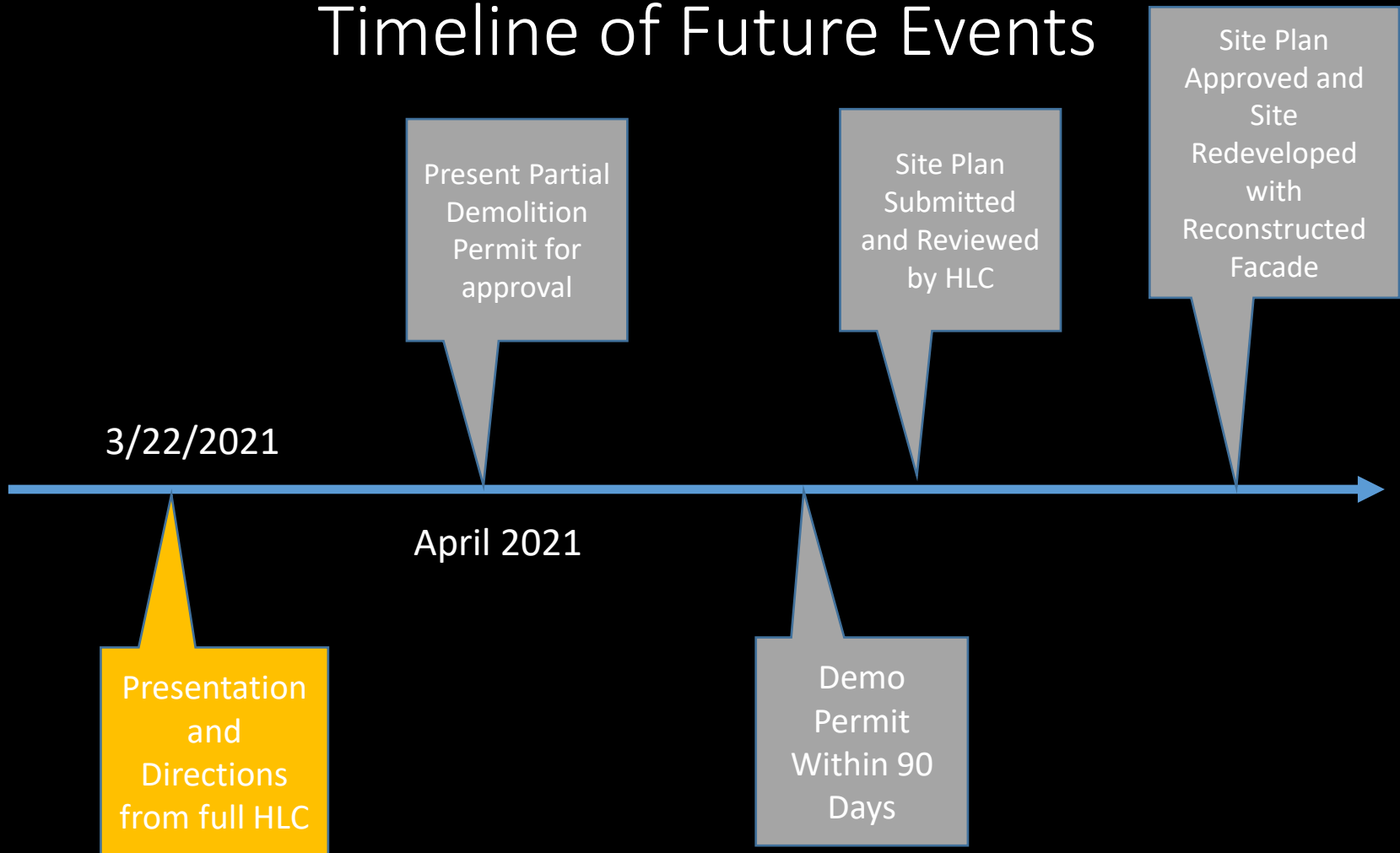
Timeline of Recent Events



Façade Protection



Timeline of Future Events



Summary

- Buildings are in significant risk of further decay, and BSC would like to see action ASAP.
- Property owner working to satisfy both HLC and BSC, ensuring that the façades are protected for future use.
- Property owner committed to develop site and reinstall façades in a reasonable timeframe.

Request

We respectfully request :

- Specific direction with respect to methods of deconstruction and preservation of façade materials, and
- Allowance for administrative approval of partial demolition permit, per compliance with the above direction.