

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2009-0059      **HLC DATE:** November 16, 2009  
December 14, 2009  
**PC DATE:**

**APPLICANT:** 911 Congress, L.L.C., owner

**HISTORIC NAME:** 911 Congress Avenue

**WATERSHED:** Town Lake

**ADDRESS OF PROPOSED ZONING CHANGE:** 911 Congress Avenue

**ZONING FROM:** CBD to CBD-H

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from central business district (CBD) district to central business district – Historic Landmark (CBD-H) combining district zoning.

**HISTORIC LANDMARK COMMISSION ACTION:**

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The building is listed in the Comprehensive Cultural Resources Survey (1984) as a priority 2 for research.

**CITY COUNCIL DATE:**

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** Downtown Austin Neighborhood Association

**BASIS FOR RECOMMENDATION:**

The ca. 1881 commercial building was the home to several prominent early Austin attorneys, Gammel's Book Store (one of the first west of the Mississippi River), a Jewish tailor, the Knights of Pythias Hall, a prominent local photography studio, a hardware store, and several restaurants. The applicants intend to restore the historic façade of the building in the future.

**Architecture:**

Two-story rectangular-plan flat-roofed brick commercial building with a concrete slipcover over the second story of the building; the storefront has been modified and boarded over. The building has been vacant for many years.

**Historical Associations:**

The building appears to have been built around 1881; it appears in a ca. 1881 photograph of Congress Avenue with cattle grazing in the middle of the street. The

first known occupants were Carl W. Berryman, who had a dry goods store, and the offices of the White Star Steamship Line. The owner of the property was Duncan Ogden, who passed away in 1859; at some point before 1916, Sol Silverman, a Jewish tailor, who had his shop in this building, purchased the building, which is shown as vacant on the 1894 Sanborn Fire Insurance Company map. Silverman leased space in the building to several prominent early attorneys in Austin, including Charles Stephenson and Henry Faulk (Faulk was the father of John Henry Faulk, who became internationally known as a CBS personality and who was blacklisted during the McCarthy era of the 1950s). Silverman sold the building in 1916, but apparently maintained his tailor shop here until around 1919. Faulk had his offices in the building until around 1915. By 1916, Gammel's Book Store opened in the building while Silverman's tailor shop was still here. Gammel's was one of the first bookstores west of the Mississippi River; Gammel operated out of this building through the early 1920s, when the building also served as the Knights of Pythias Hall. Gammel was a member of the Knights of Pythias as well. The Wall Furniture Company occupied the building in the late 1920s; by 1930, the building was occupied by Ada Cook, a dressmaker, and Walden's Business College. The Cottelle Studio had a photography studio on the second floor of the building from the mid-1930s through the mid-1940s. From around 1946 to 1957, the building housed John B. Vaught's Hardware Store. Manhattan's Restaurant occupied the space from around 1958 to 1968, and the building has been vacant since 1969. Sanborn Fire Insurance Company maps show the building as a millinery shop in 1885 and 1889; the building was shown (like most others in this block of Congress Avenue) as vacant in 1894, as a store in 1900, as a restaurant and photography studio in 1935, and as a restaurant in 1962.

**PARCEL NO.:** 02060310050000

**LEGAL DESCRIPTION:** The North 23 feet of Lot 3, Block 111, Original City.

**ANNUAL TAX ABATEMENT:** \$8,613 (income-producing); city portion: \$1,147.

**APPRAISED VALUE:** \$610,801

**PRESENT USE:** Vacant.

**CONDITION:** Poor

**PRESENT OWNERS:**

911 Congress, L.L.C.  
1516 Parkway  
Austin, Texas 78703

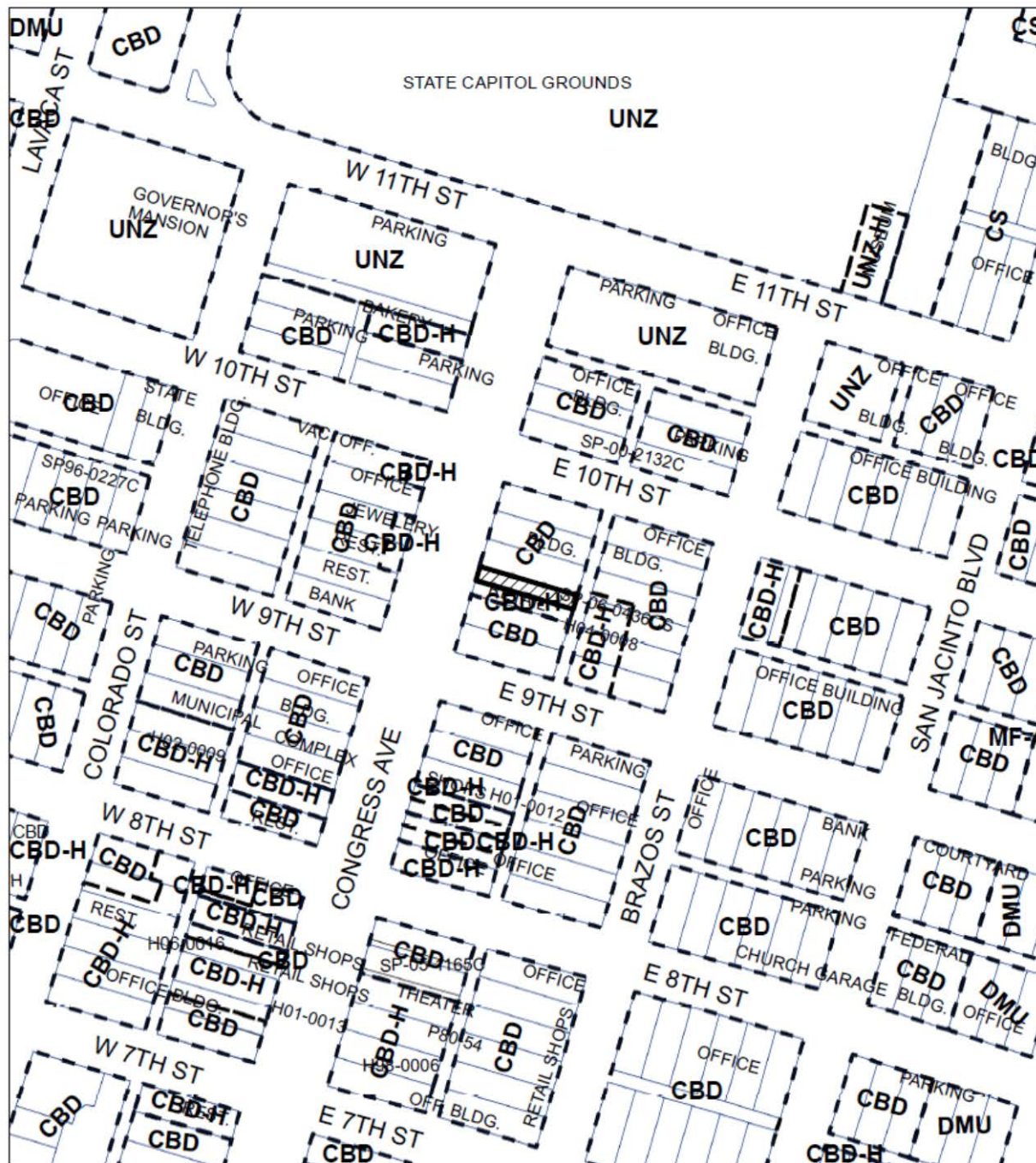
**DATE BUILT:** ca. 1881




**ALTERATIONS/ADDITIONS:** The entire façade has been covered with a concrete slipcover. The applicants intend to restore the original façade of the building based upon historic photographs.

**ORIGINAL OWNER(S):** Duncan Campbell Ogden (1881)

**OTHER HISTORICAL DESIGNATIONS:** None.

## LOCATION MAP

 $1'' = 200'$ 

 **SUBJECT TRACT**  
 **ZONING BOUNDARY**  
 **PENDING CASE**

OPERATOR: S. MEEKS

HISTORIC ZONING  
ZONING CASE#: C14H-2009-0059  
ADDRESS: 911 CONGRESS AVE  
SUBJECT AREA: 0.000 ACRES  
GRID: J22  
MANAGER: S. SADOWSKY



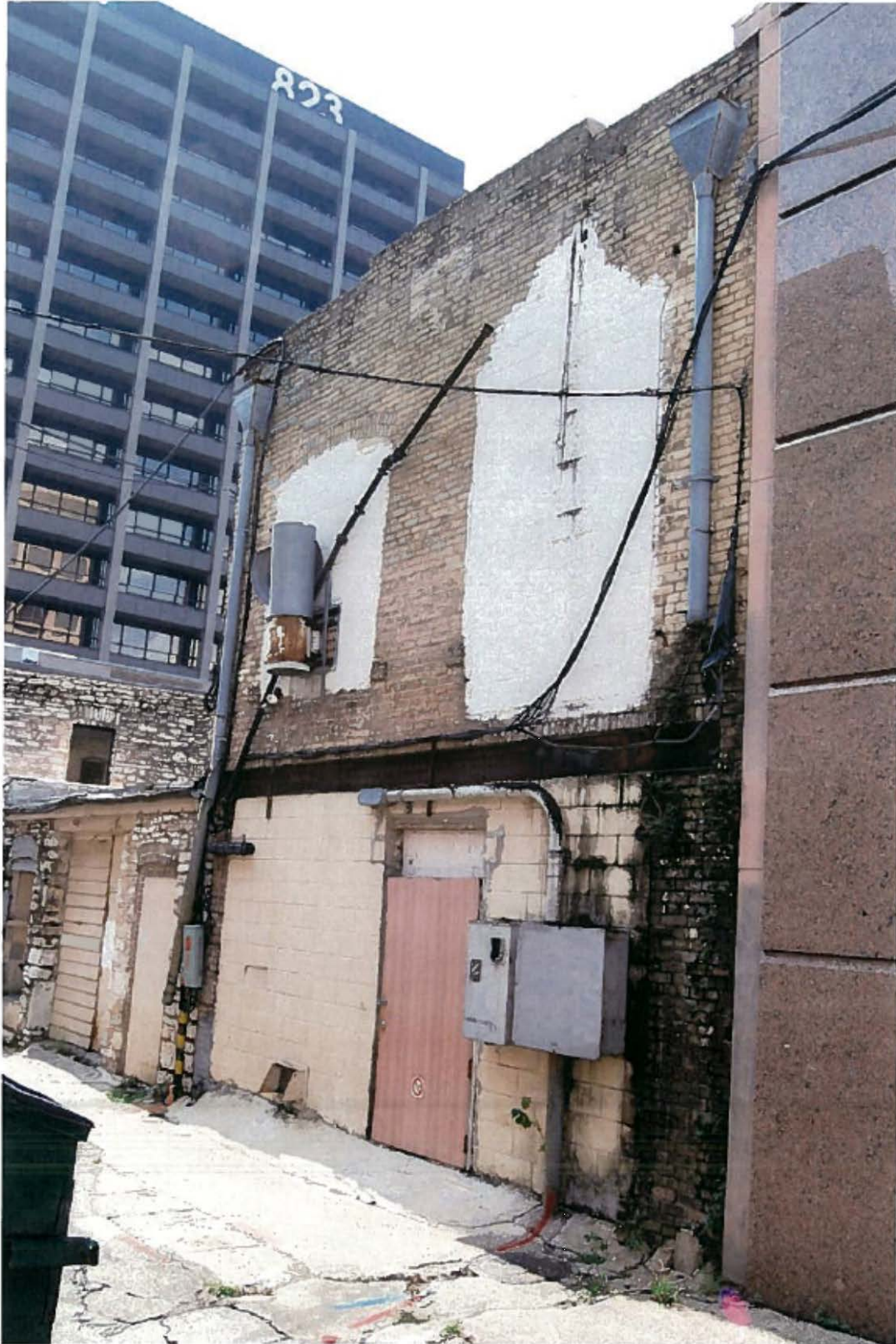
This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



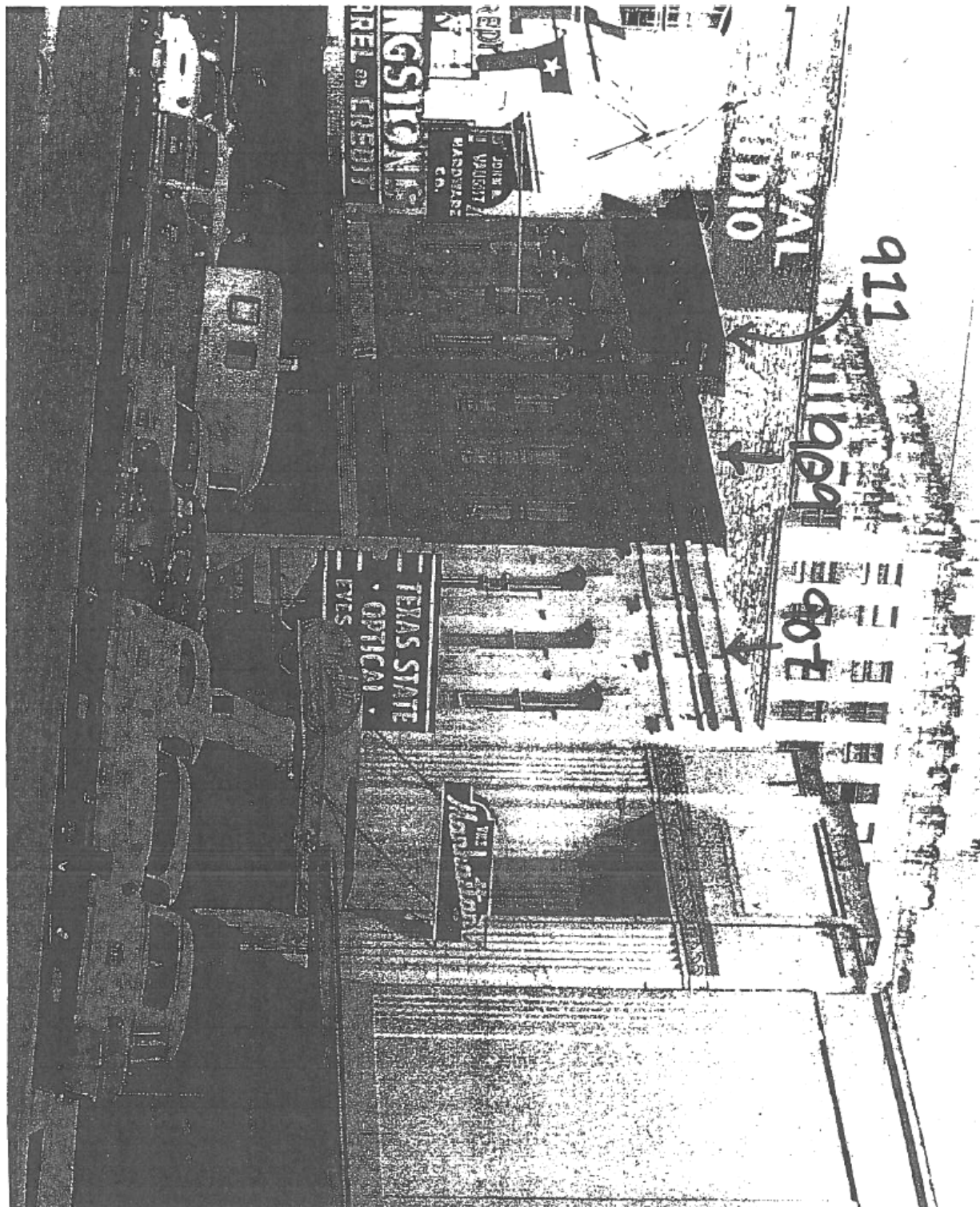


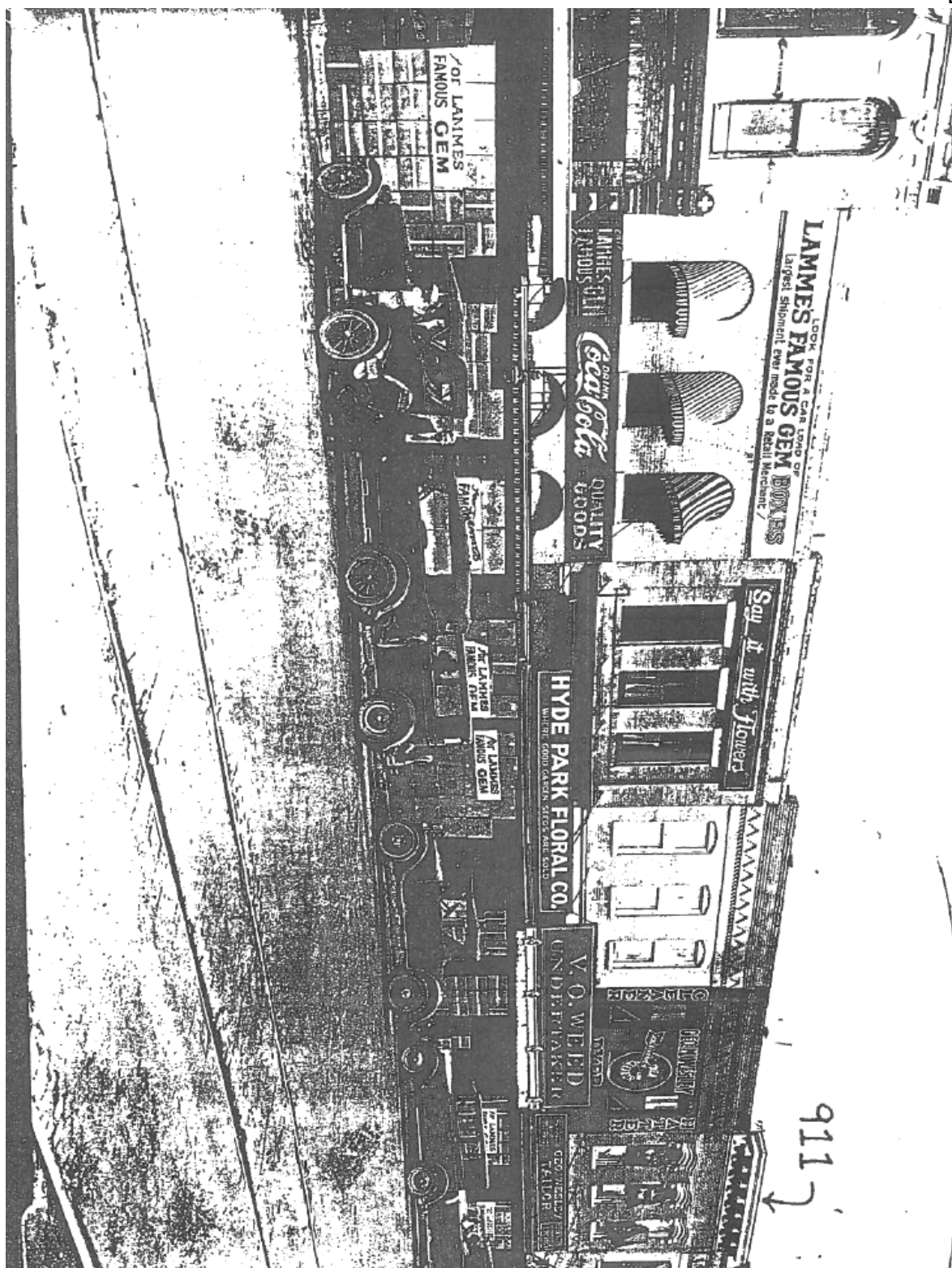
911 Congress Avenue – Existing Front Elevation





911 Congress Avenue – Existing Rear Elevation

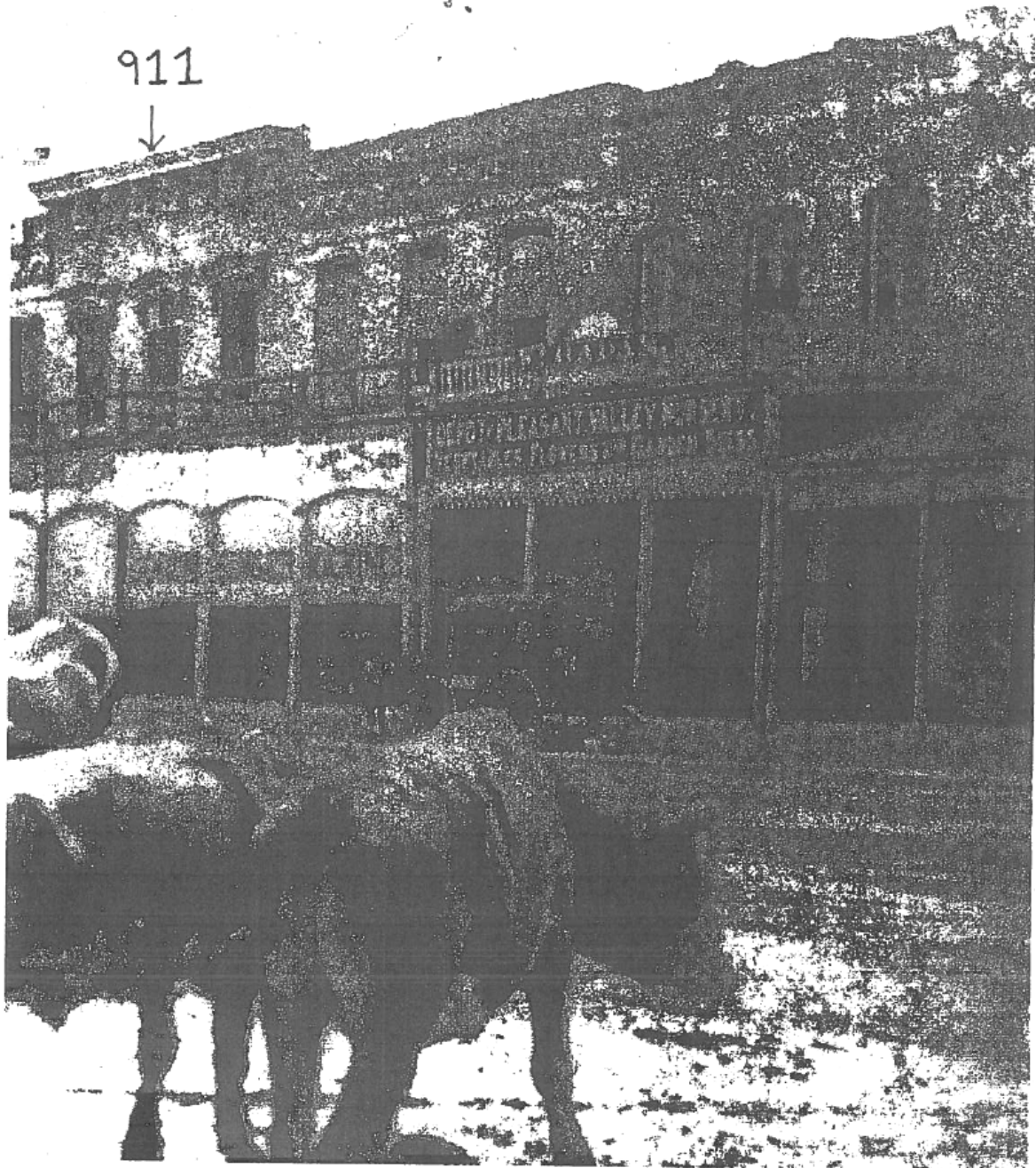






YEAR: 1881

911



## F.1 HISTORICAL DOCUMENTATION - DEED CHRONOLOGY

Chicago Title Insurance Company  
13201 North RR 620, Bldg. V  
Austin, TX 78717  
Phone 512-327-6181 \* Fax 512-327-9077

### DEED SEARCH

---

GF#: CTACS090000035

Time frame covered by this report:  
April 27, 1916 to October 1, 2009

#### Property

Address: 911 Congress

City/State/Zip Code: Austin, Texas

Legal Description: The North 23' of Lot 3, Block 111, of the Original City of Austin, according to the map or plat of said City on file with the General Land Office of the State of Texas, in Book O, Page 1, Plat Records of Travis County, Texas

Metes and Bounds:

---

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Travis County, Texas, and are affecting title to the property above described during the time frame as set out above:

Deed dated March 21, 1851, executed by P.H. Bell, Governor to Duncan Ogden as recorded in Volume H, Page 289, Deed Records of Travis County, Texas.

Deed dated April 27, 1916, executed by S. Silverman to H. B. Granberry as recorded in Volume 285, Page 82-83, Deed Records of Travis County, Texas.

Deed dated August 1957, executed by Frances Seale Granberry to Doris Holchak Granberry et al, as recorded in Volume 1851, Page 417, Deed Records of Travis County, Texas.

Deed dated May 29, 1969, executed by Doris Holchak Granberry widow, Individually as as Trustee for H. B. Granberry, Jr. and Thomas Collier Granberry and H. B. Granberry, Jr. to Photo Processors, Inc. as recorded in Volume 4349, Page 496, Deed Records of Travis County, Texas.

Deed dated July 14, 1992, executed by LBJ Holding Company fka LBJ Co. the sole shareholder of Photo Processors, Inc. a Texas Corporation to LBJ Asset Company, LC, as recorded in Volume 11739, Page 400, Real Property Records, Travis County, Texas.

Deed dated January 31, 1995, executed by LBJ Company, LC fka The LBJ Asset Company, LC to Jim Mattox, Trustee, as recorded in Volume 12370, Page 1172, Real Property Records, Travis County, Texas.



**DEED SEARCH**  
(Continued)

---

Deed dated January 12, 2001, executed by Jim Mattox, Trustee, to 909-911 Congress Associates, LLP, as recorded in Document No. 2001009264, Official Public Records of Travis County, Texas.

Deed dated November 19, 2007, executed by 909-911 Congress Associates, LLP to Reitec USA, LLC, as recorded in Document No. 2007211087, Official Public Records of Travis County, Texas.

Deed dated April 16, 2009, executed by Reitec USA, LLC to 911 Congress LLC, as recorded in Document No. 2009061881, Official Public Records of Travis County, Texas.

---

This report is issued for the use of and shall inure to the benefit of LBL Partners and is issued in consideration of \$300.00 paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

**SPECIAL NOTE AND LIMITATION OF LIABILITY:** This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Chicago Title Insurance Company

By:

Sandra L. Prance



## F.2 Historical Documentation - Occupancy History

### Occupancy Research for; 911 Congress Avenue

Year	Occupant Information	Source
1881	Carl W Beryman - Dry Goods White Star Steamship Line	City Directory
1906	Sol Silverman - tailor Chas Stephenson - attorney Henry Faulk - attorney	City Directory
1910	Sol Silverman - tailor Chris Kofahl - barber Henry Faulk - attorney Chas Stephenson - attorney Gustav Sievers - violin teacher Abner H Cook - promoter	City Directory
1914	Henry Faulk - attorney Rudolf Richter - music teacher John E Rylee - attorney Sol Silverman - tailor	City Directory
1916	Gammell's Book Store Sol Silverman - tailor	City Directory
1918	Gammell's Book Store Sol Silverman - tailor	City Directory
1920	Gammell's Book Store Knights of Pythias Hall	City Directory
1922	Gammell's Book Store A N Munn - dressmaker Knights of Pythias Hall	City Directory
1924	Knights of Pythias Hall	City Directory
1927	Wall Furniture Company	City Directory
1929	Wall Furniture Company	City Directory
1930	Ada Cook - dressmaker Walden's Business College	City Directory

1932	Johnson Leroy Meats Cottelle Studio - photography	City Directory
1935	Pick a Rib Restaurant Cottelle Studio - photography	City Directory
1937	Capitol Sandwich Shop Cottelle Studio - photography Austin Academy of Beauty Culture	City Directory
1940	Capitol Sandwich Shop	City Directory
1941	Gammell's Book Store Smtih Photography Cottelle Studio - photography	City Directory
1942	Gammell's Book Store Smtih Photography Cottelle Studio - photography	City Directory
1944	Tamme's Steak House Nels P Smith - phoography Cottelle Studio - photography	City Directory
1947	John B Vaught Hardware	City Directory
1952	John B Vaught Hardware	City Directory
1954	John B Vaught Hardware	City Directory
1955	John B Vaught Hardware	City Directory
1957	John B Vaught Hardware	City Directory
1958	Manhattan's Restaurant	City Directory
1960	Manhattan's Restaurant	City Directory
1966	Manhattan's Restaurant	City Directory
1968	Manhattan's Restaurant	City Directory
1969 - present	Vacant	City Directory

### F.3 Owners and Occupants of Interest

In chronological order for

911 Congress Avenue

- Owner – Duncan Campbell Ogden owned the entire lot 3 of Block 111 in the original City of Austin, Travis County, Texas starting on March 2, 1851 until 1916. A brief biography is attached.
- Owner – Sol Silverman owned 911 Congress from ---- to 1916. Silverman was a prominent Jewish tailor and operated at tailor shop on the premises from 1906 until 1918.
- Occupant – Hans Gammel occupied the premises sometime prior to 1916 and operated Gammel's Book Store until 1922. Gammel's Book Store was one of the first book stores west of the Mississippi. Gammel rose to notoriety after he salvaged the paper records after the State Capital fire in 1881 and published them as the famous first ten volumes of Gammel's Laws of Texas (1822 -1897) in 1898. These became the standard publications of Texas Law and each volume covered the Texas Legislative sessions up to 1937. Two brief biographies are attached.
- Occupant – Knights of Pythian Hall occupied the premises from 1920 to sometime around 1924. This was one of the first KofP Halls in Texas. Kof P was a fraternal order that was established during the close of the Civil War with the endorsement of Abraham Lincoln and did much to heal the wounds of the conflict. An article on the Knights of Pythian is attached.
- Owner – H B Granberry family owned 911 Congress from 1916 to 1969. H B Granberry was a Brigadier General of the Confederate army as well as Chief Justice of McLennan County. The town of Grandbury was named after him. He changed his name from Granberry to Grandbury later in life.
- Owner – Photo Processors Inc owned 911 Congress from 1969 to 1992 which is owned by the LBJ Co. The exact beginning of LBJ Co involvement in Photo Processors is not known,
- Owner – LBJ Holding Company owned 911 Congress from 1992 to 1995. During a portion of that time period Lady Bird Johnson served as the company's chairperson.
- Owner – Jim Mattox, Trustee owned 911 Congress from 1995 to 2001. A brief biography is attached.



ABOUT  
SEARCH  
BROWSE  
HELP  
CONTRIBUTE  
BOOKSTORE  
TEACHING TOOLS  
FEEDBACK  
CREDITS  
MULTIMEDIA  
NEWS



Ads by Google

Need a Book  
Publisher?  
Get a free guide to  
professional editing &  
publishing options.  
[www.iUniverse.com](http://www.iUniverse.com)

Looking For a  
Publisher?  
Get Published Now.  
Keep Your Rights  
Request our Free  
Publishing Guide.  
[AuthorHouse.com](http://AuthorHouse.com)

Dallas Cowboys  
Links, News, Blogs,  
Podcasts, Webcams  
and More

Home Buying Guide  
Tips, News, Deals  
Mortgage Information,  
Blogs and More

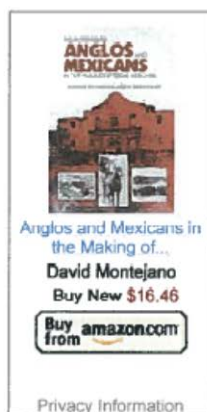
[format this article to print](#)

GAMMEL, KARL HANS PETER MARIUS NEILSEN (1854–1931). H. P. N. Gammel, early Texas bookseller, collector of Texana, and compiler and publisher of Gammel's *Laws of Texas*, was born to Neils (Niels) Hansen and Mittie Marie (Brugger) Gammel at Grenå, Denmark, on September 24, 1854. As a young man he immigrated to America, first to Chicago in 1874, then to "gold fields in the West," before arriving in Galveston, Texas, in 1877 and walking the rest of the way to Austin. There for a time he and his brother Neils sold trinkets; when Neils left town, Hans built a shelf between two chinaberry trees, at Eighth Street and Congress Avenue, where he bought books for five cents and sold them for ten cents, reading and learning from them in the meantime.

Though he had little knowledge of English when he sailed to America, Gammel's ten-cent business became the basis for one of the first bookstores west of the Mississippi to carry a large assortment of miscellaneous literature, law books, and Texana. At its peak, its collection was one of the largest of this type in the state. When Gammel became a publisher, his first title was John C. Duval's<sup>qv</sup> *Early Times in Texas* (1892). Other notable titles were C. W. Raines's<sup>qv</sup> *Bibliography of Texas* (1896), Noah Smithwick's<sup>qv</sup> *Evolution of a State* (1900), and a reprint in 1906 of *Journal of the Continental Convention of the State of Texas* (1875).

Gammel's most important accomplishment and the chief basis for his widespread recognition was the result of an early experience. He was still a newcomer to Texas when, in 1881, the old Capitol in Austin burned. From the debris scattered on the Capitol grounds, young Gammel gathered wet papers and charred documents, loaded them in a wagon, and took them to his home. He and his wife gradually dried the pages on clotheslines and stored them with their belongings. Years later he sorted and edited the crinkled papers, then published them beginning in 1898 as the famous first ten volumes of Gammel's *Laws of Texas, 1822–1897*. This work won immediate acclaim, and with the addition of other volumes in later years the set came to be a basic item in law libraries across the state.

Gammel was a Mason, a Knight of Pythias, and a Woodman of the World; he was a Lutheran when he arrived in America, but he and his second wife attended the Presbyterian church. As a young man in Denmark Gammel was married to Anna Marie Andersen, and one daughter was born to them there. After



Anna's death from typhoid in late 1888, Hans married Swedish-born Josephine Matilda Ledel, who bore him eight children. His youngest, Dorothea, remained with him at their home until his death, and in his late years she assisted him in cataloging the extensive private library of Texana for which he had been widely recognized. Gammel died on February 11, 1931, in Austin.

**BIBLIOGRAPHY:** Dorothy Gammel Bohlender and Frances Tarlton McCallum, *H. P. N. Gammel, Texas Bookman* (Waco: Texian Press, 1985). John L. Davis, *The Danish Texans* (San Antonio: University of Texas Institute of Texan Cultures, 1979).

*Dorothy Gammel Bohlender*



# The Pythian Story

## History of the Order

The Order of Knights of Pythias is a great international fraternity which was founded in Washington, DC, February 19, 1864, by [Justus H. Rathbone](#), and embraces more than two thousand subordinate lodges in the United States and Canada, with occasional lodges having been formed elsewhere. The primary object of fraternal organizations is to promote friendship among men and to relieve suffering. Each organization adopts some outstanding principle as its objective. The individuality of an order is determined by its ideal sentiment. The distinguishing principles of the Order of Knights of Pythias are "FRIENDSHIP, CHARITY and BENEVOLENCE".

It bases its lessons and builds its ritual largely on the familiar story of the friendship of Damon and Pythias, who were historical characters living about four hundred or more years before the beginning of the Christian era. They were members of a school, founded by Pythagoras, who was known as the father of Greek philosophy.



*Damon and Pythias*

To become a member of the Pythagorean Brotherhood, certain very rigorous tests were demanded and applied, some of which are very similar to the ritualistic work of our order today. The object of the organization was the moral uplifting and purification of society. Strict morality, absolute truthfulness, honor and integrity were thoroughly inculcated in the minds of its membership. It was a maxim of Pythagoras that the two most excellent things for man were "to speak the truth and to render benefits to each other". The outstanding feature of the society, however, was the marvelous friendship and loyalty which bound the brotherhood together with hoops of steel, which was so remarkably demonstrated in the incident which forms the historic basis of our order.

Damon had opposed the pretensions of the king of Syracuse, who had gained the throne by fraud, and as a result he was condemned to death. Pythias became a hostage for Damon, while the latter was permitted his liberty to bid his wife and child goodbye. Each was willing to die to save the other's life. Their loyalty to each other, the adventures that beset them, and the outcome of this noble friendship, form the basis for one of the most beautiful stories of history as exemplified in our ritual.

## The Drama - *Damon and Pythias*

John Banim, Irish poet and dramatist, wrote a play based on this friendship, which was first produced in London in



1821, and has since been staged many hundreds of times.

Familiarity with the Banim play encouraged Justus H. Rathbone to organize a fraternal order on the basis of such friendship. Its first small group of members took the vows of the new order with their hands placed upon a pocket Bible that had been given Mr. Rathbone by his mother. This Bible is still cherished as a treasured relic of the Order, and many thousands of others have been privileged to become members in what is known as "Rathbone Bible Classes" the original Bible being used to obligate them.

#### **Abraham Lincoln and Our Ritual**

The Order began, of course, during the Civil War, and its founder believed that it might do much to heal the wounds and allay the hatred of civil conflict. President Abraham Lincoln, being advised of the contents of the ritual and its teaching, said: "The purposes of your organization are most wonderful. If we could but bring its spirit to all our citizenry, what a wonderful thing it would be. It breathes the spirit of Friendship, Charity and Benevolence. It is one of the best agencies conceived for the upholding of government, honoring the flag, for the reuniting of our brethren of the North and of the South, for teaching the people to love one another, and portraying the sanctity of the home and loved ones. I would suggest that these great principles be perpetuated and that you go to the Congress of the United States and ask for a charter, and so organize on a great scale throughout this nation, and disseminate this wonderful work that you have so nobly started. I will do all in my power to assist you in this application and with your work."

The suggestion made by the President was adopted. An application was made to Congress for a charter, and the Order of Knights of Pythias was the first American Order ever chartered by an Act of the Congress of the United States.

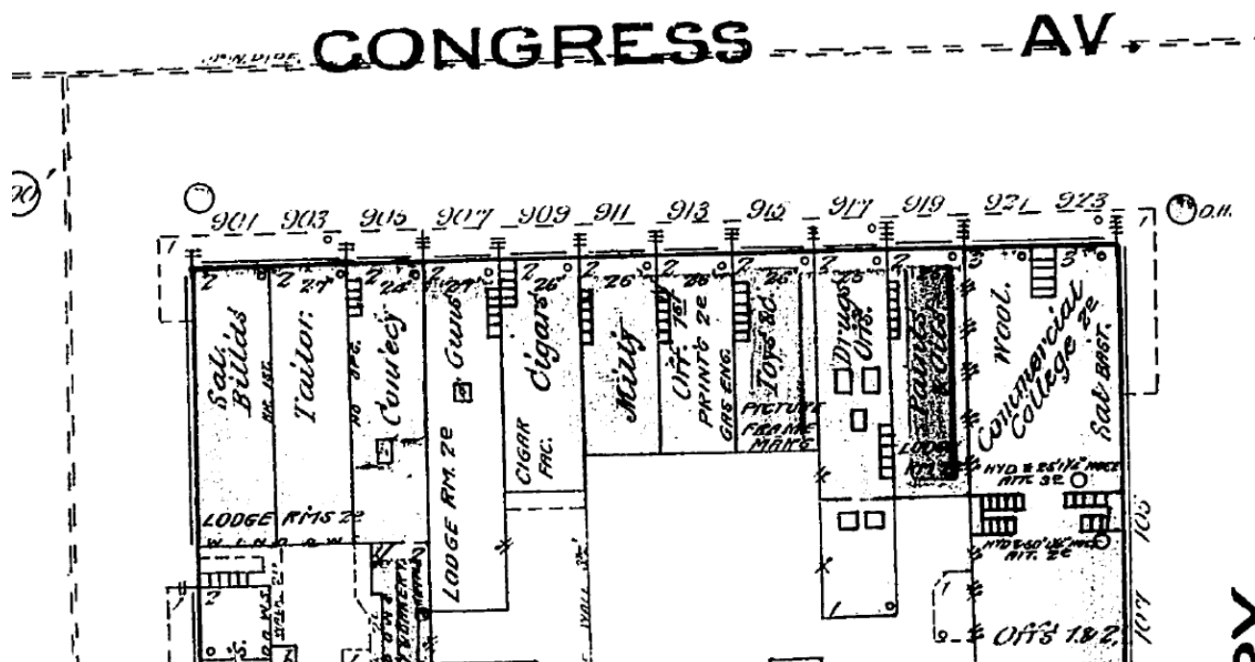
In the Order's ritualistic work, every sentence has a meaning and every paragraph a beautiful and inspiring lesson. The flag of the country has an honored place at every meeting and the Holy Bible is the supreme Book of Law. The Order does not seek to shape any man's creed, but Pythianism is the practical application of religious and charitable principles to every day life. We have a heritage of which we are proud and our precepts and teachings lead men to higher ideals of life. We invite like minded men of good character to join us in making these ideals the dominant factor in modern living.

#### **Peace Through Understanding**

The Knights of Pythias is dedicated to the cause of universal peace and is pledged to the promotion of understanding among men of good will as the surest means of attaining it.

We believe that any two men, believers in a Supreme Being, meeting in a spirit of good will in an honest effort to understand each other, can live together in peace and harmony.

We seek those who agree with this belief to apply for membership in the Knights of Pythias and join us in an effort to reach "[Peace Through Understanding](#)."

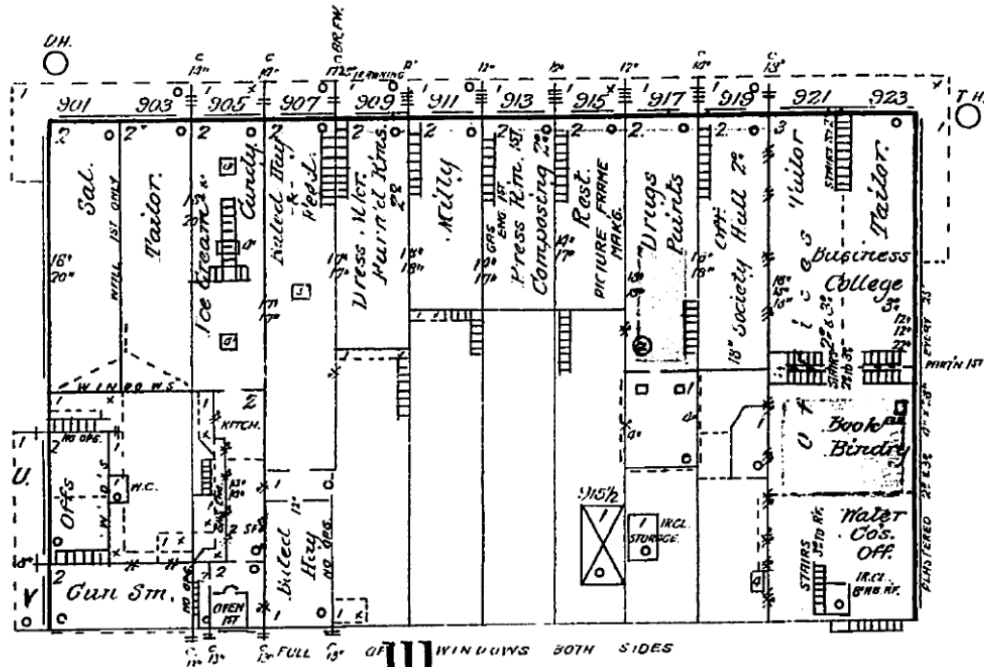


The 1885 Sanborn map shows a millinery shop at 911 Congress Avenue

CONGRESS

AV.

E. 9TH (E. ASH)

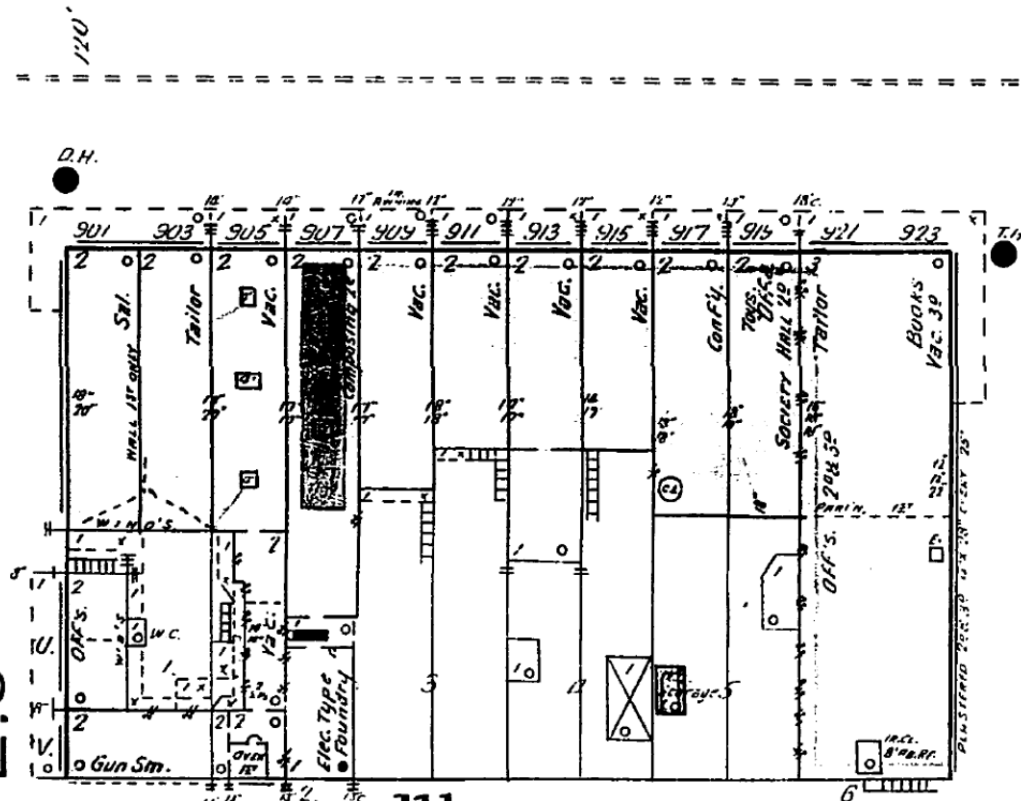


E. 10TH (E. MULBERRY)

The 1889 Sanborn map shows a millinery business at 911 Congress Avenue.

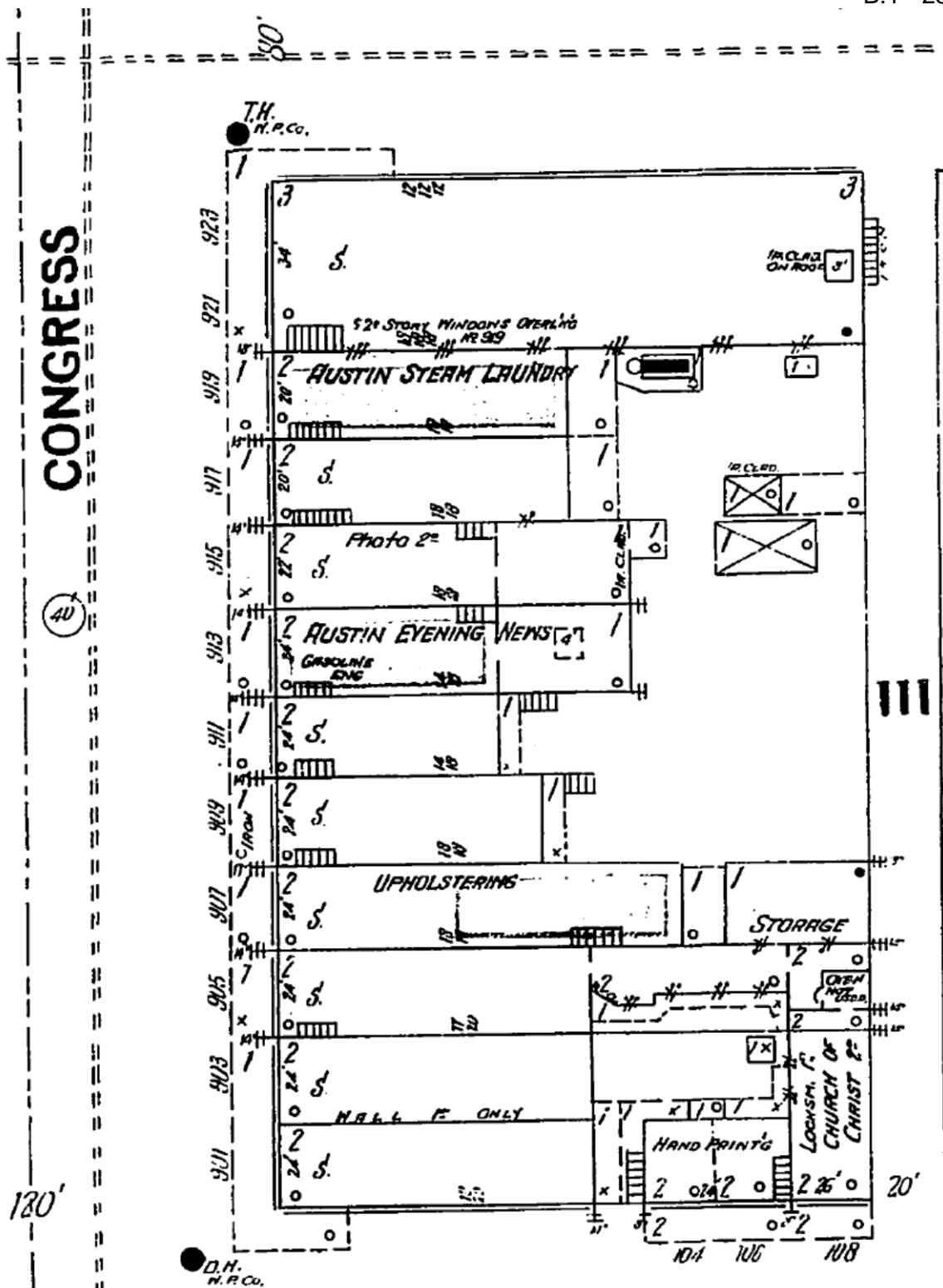
570'

E. 9TH ST. (E. ASH)

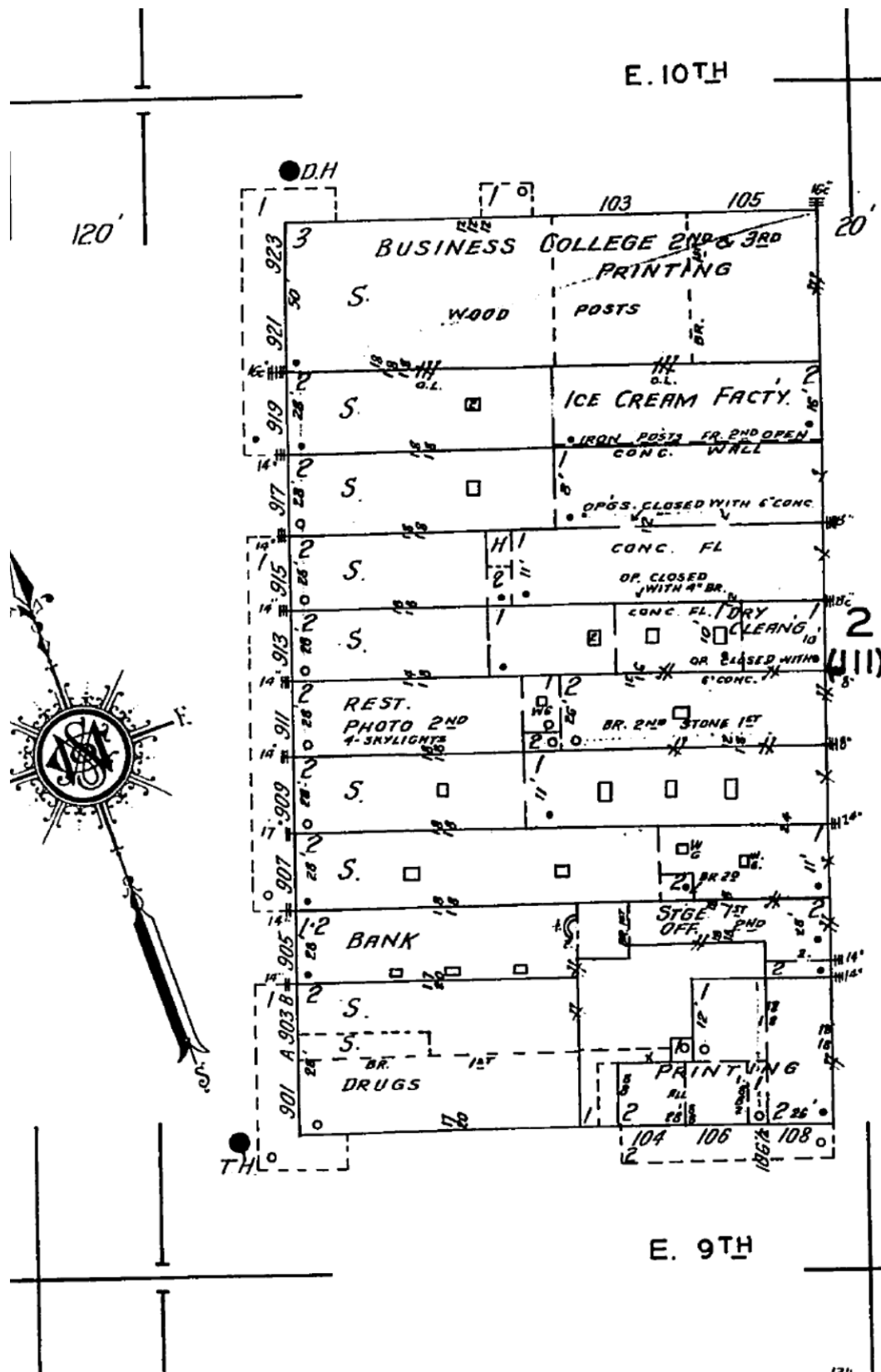


E. 10TH ST. (E. MULBERRY)

The 1894 Sanborn map shows the building at 911 Congress Avenue as vacant.

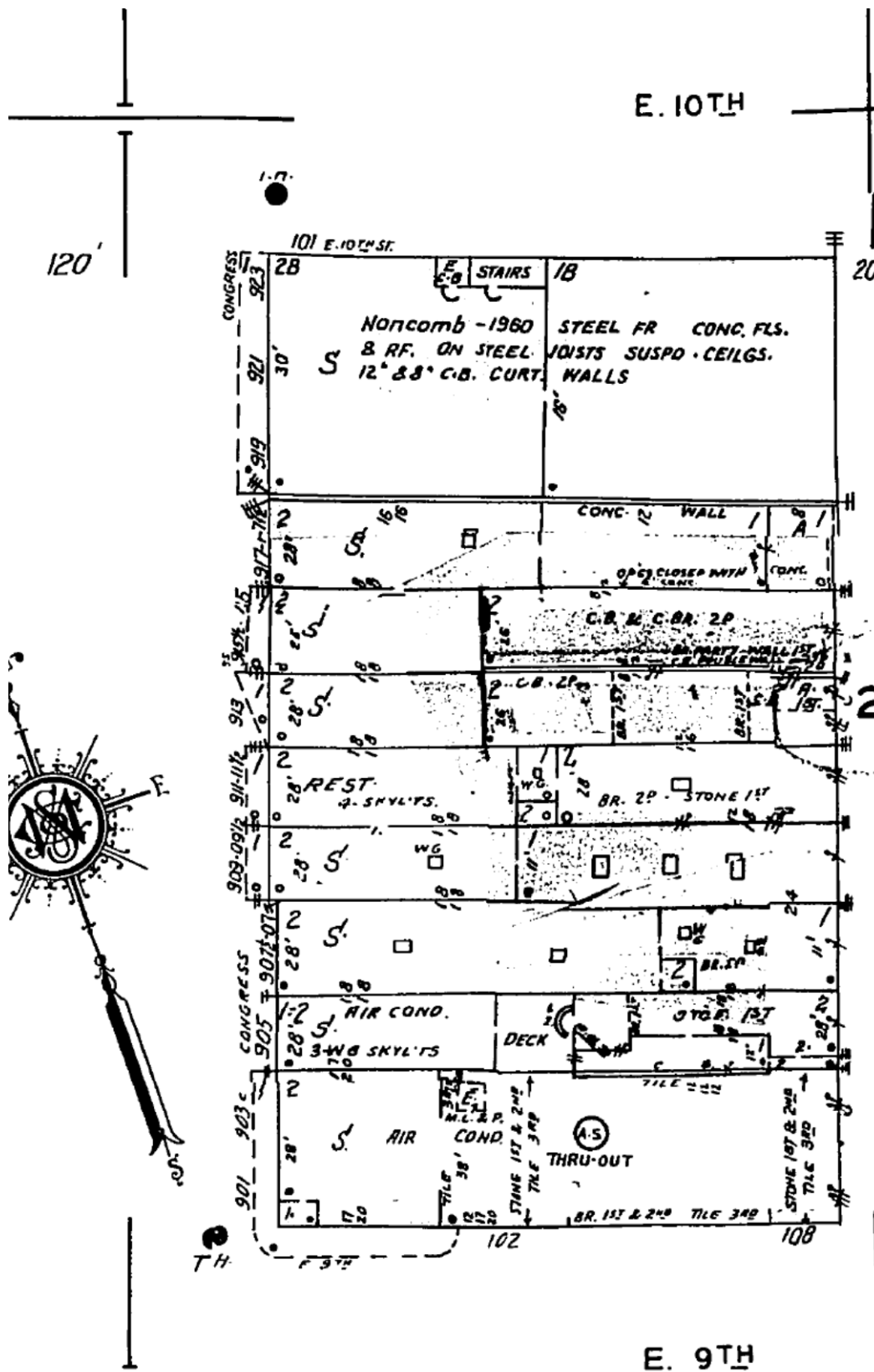


The 1900 Sanborn map shows a store at 911 Congress Avenue.

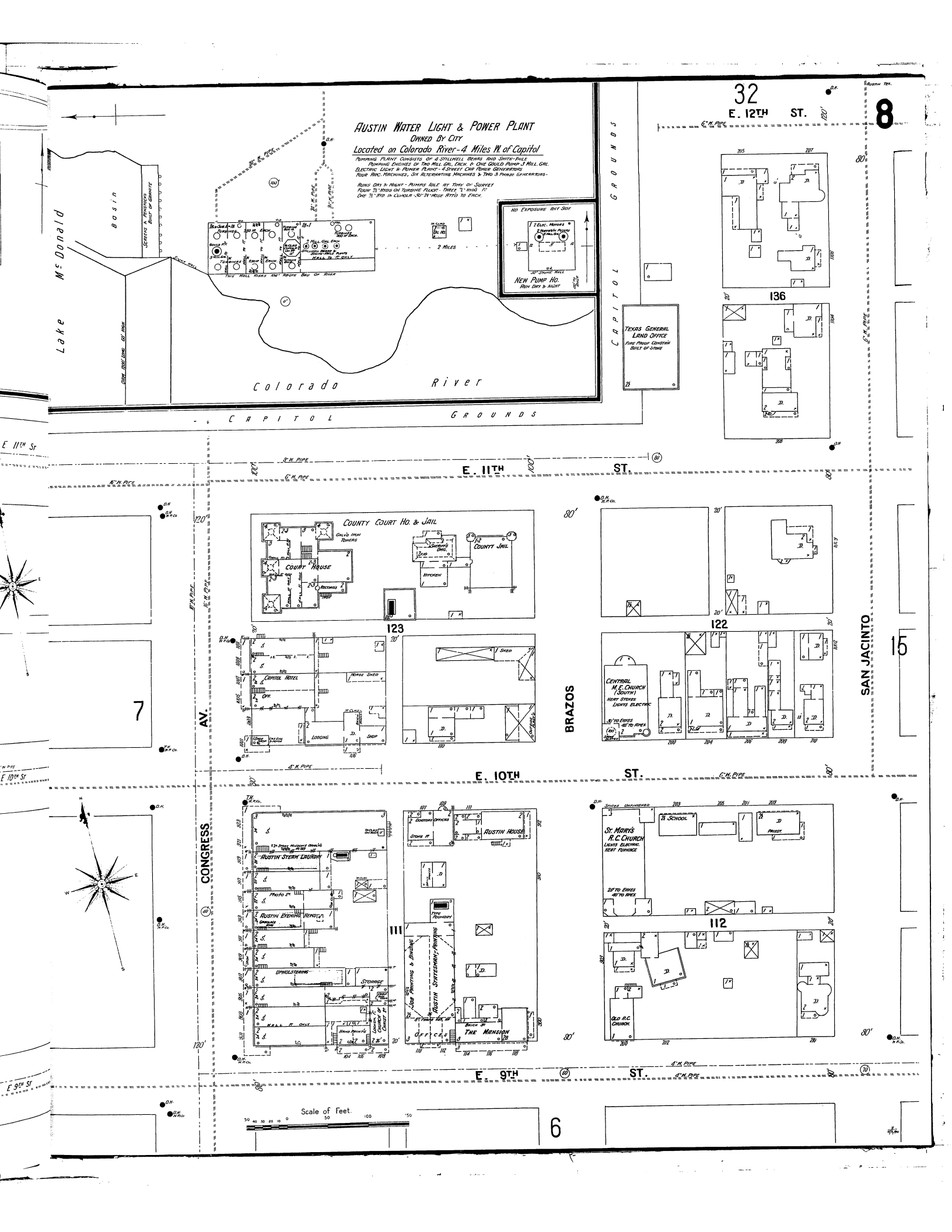


The 1935 Sanborn map shows a restaurant on the ground floor of the building and a photography studio upstairs. This map corresponds with the city directory listings which show the Pick a Rib Restaurant and the Cottelle Studio in 1935 and the Capitol Sandwich Shop and Cottelle Studio in 1937.





The 1962 Sanborn map shows the building housing a restaurant; it was Manhattan's Restaurant from 1958 to 1968.

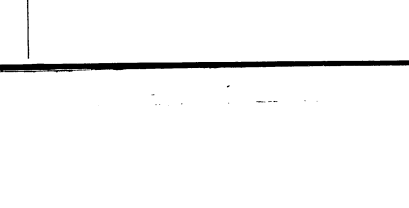
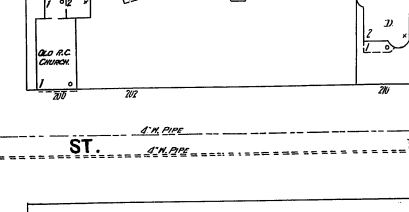
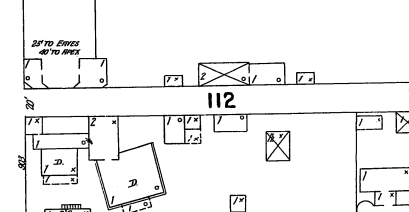
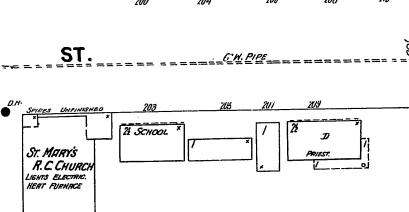
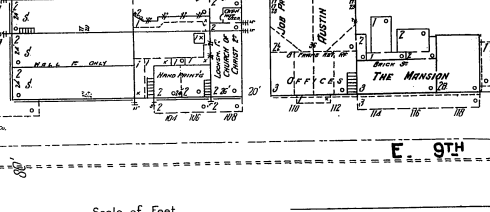
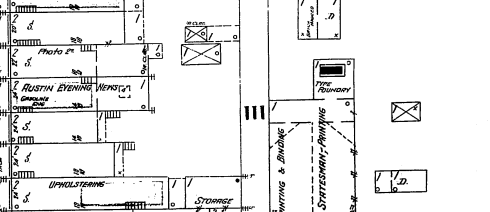
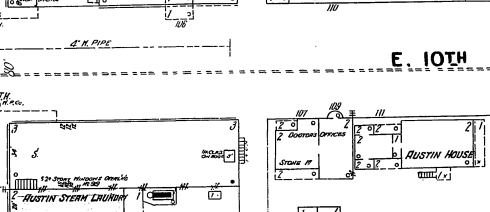
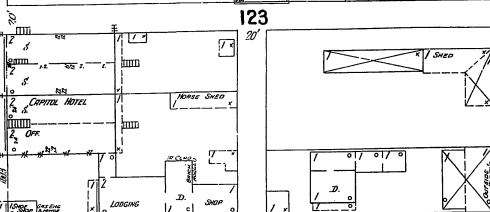
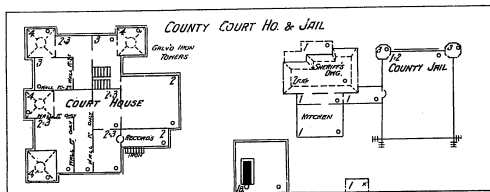
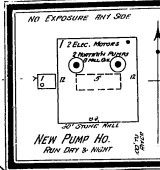


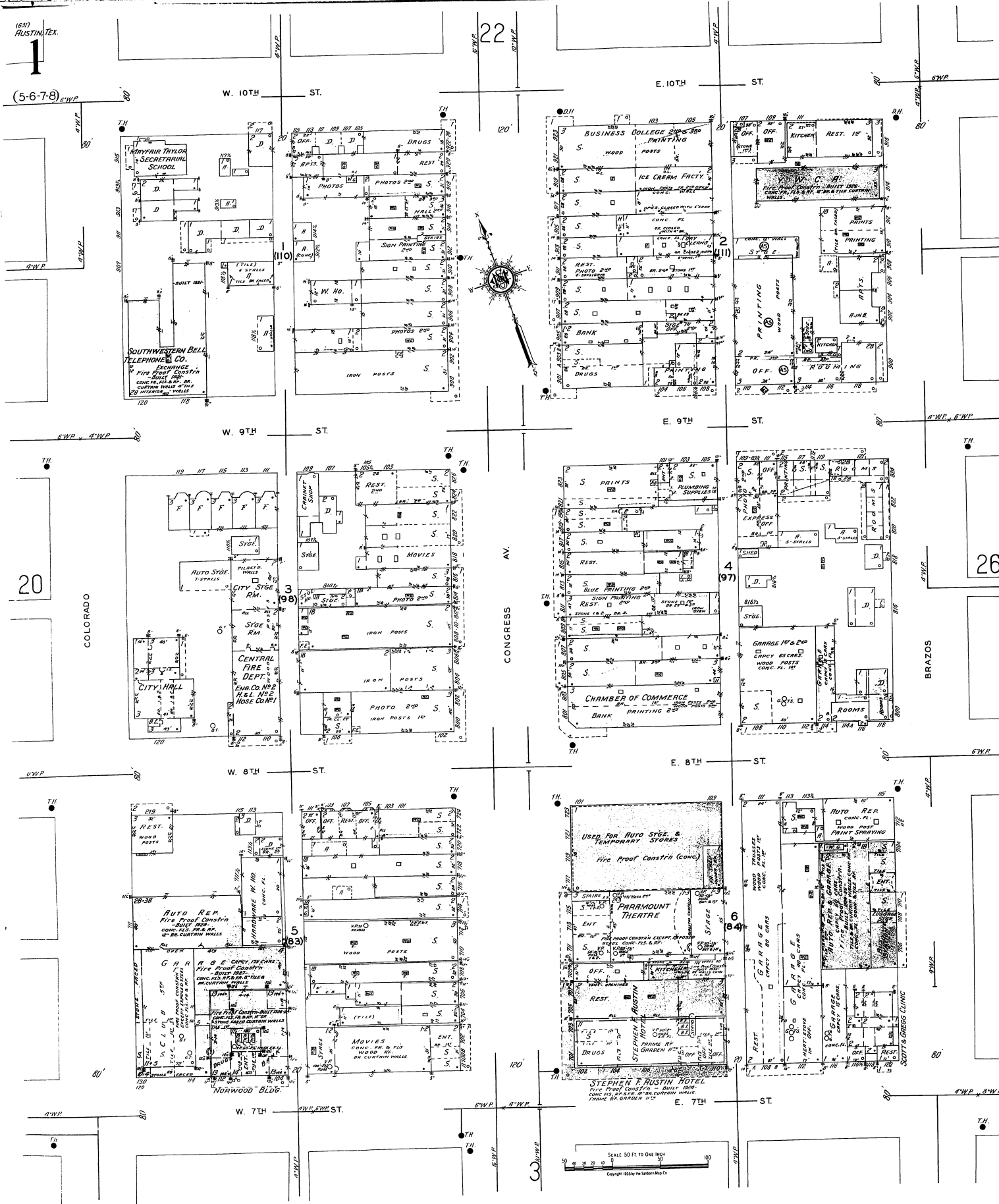
**AUSTIN WATER LIGHT & POWER PLANT**  
OWNED BY CITY

Located on Colorado River - 4 Miles N. of Capital

PUMPING PLANT CONSISTS OF 4 STEAM-POWERED PUMPS AND 3 MILL OIL  
PUMPING ENGINES OF TWO MILL OIL ENGINES AND ONE MILL OIL ENGINES  
ELECTRIC LIGHT & POWER PLANT - 4 STREET CAR POWER GENERATORS  
PUMP ENGINES, PUMPS, AND GENERATING ENGINES & TWO 3 POWER GENERATORS.

RUNS DAY & NIGHT - PUMPS ARE AT TIME OF SURVEY  
PLANT IS IN GOOD CONDITION - THREE 12" DIAM. 12"  
ONE 12" AND IN CONSTRUCTION OF THESE PUMPS TO ENCH.

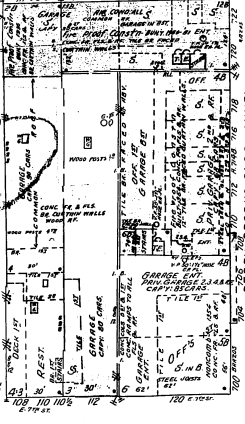
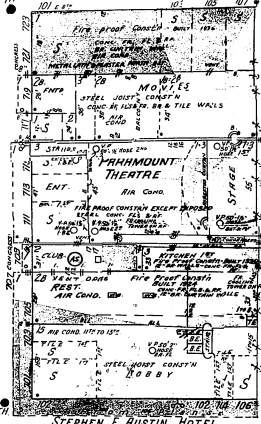
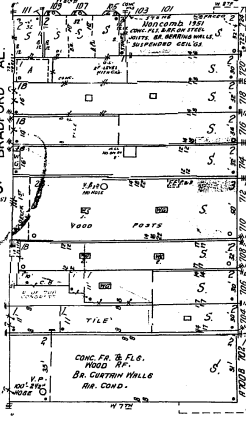
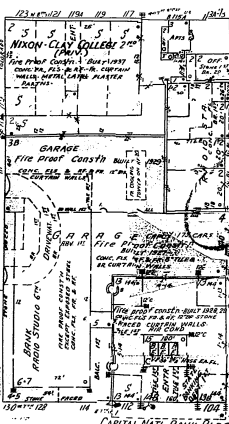
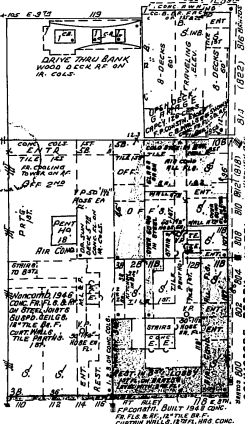
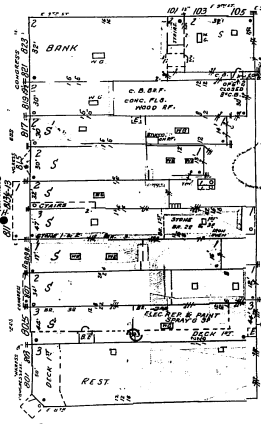
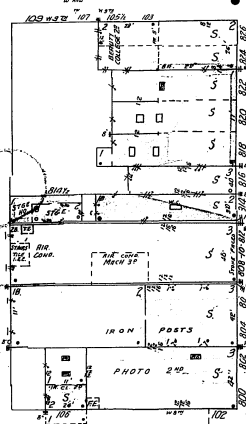
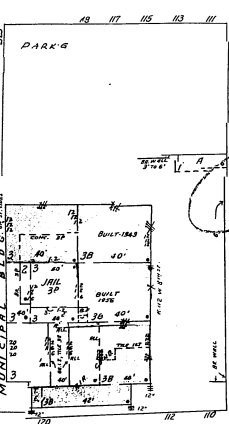
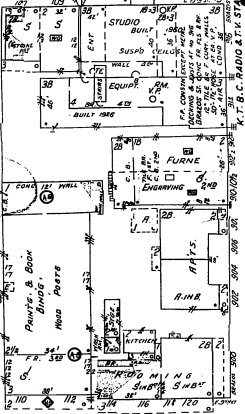
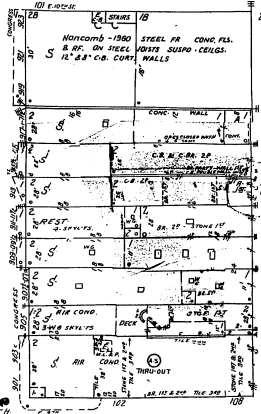
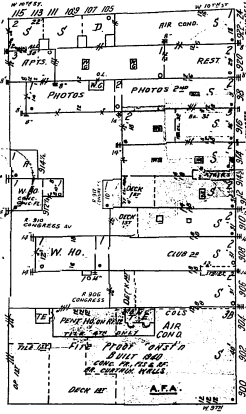
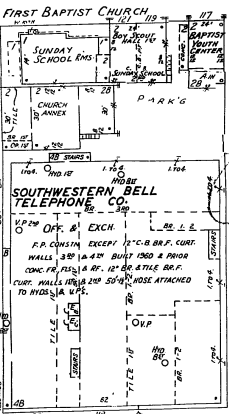




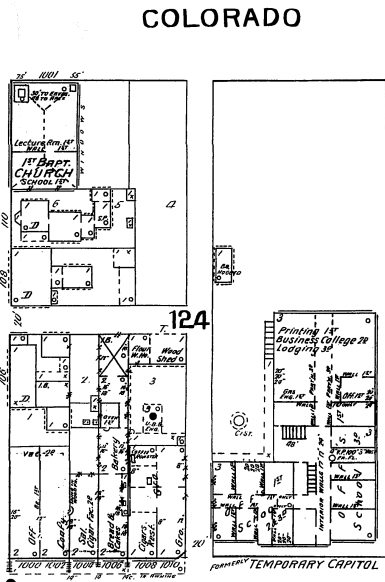
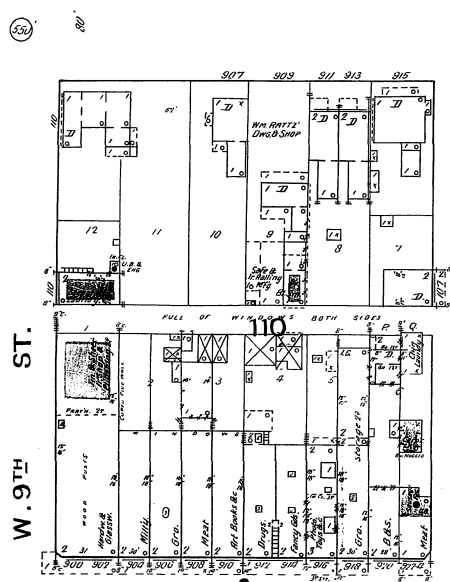
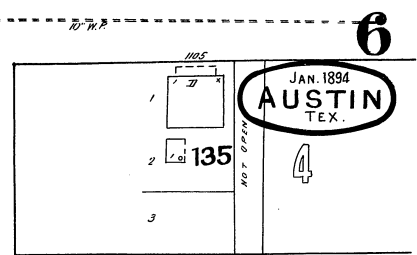
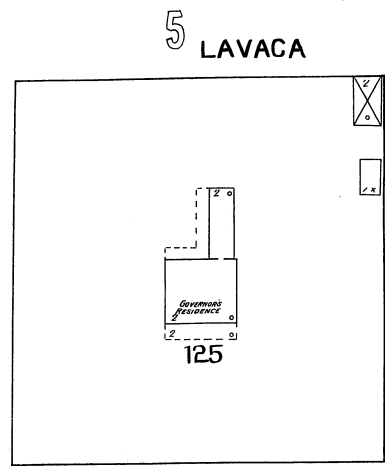
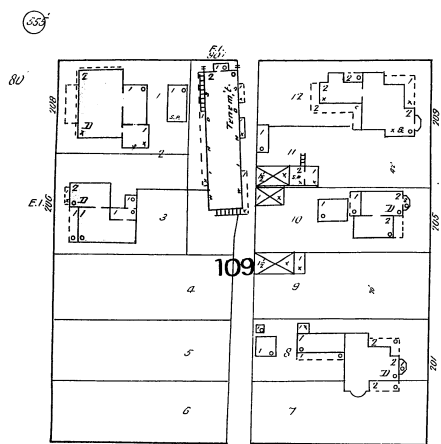
1830  
AUSTIN, TEX.

1

(5-6-7-8)



Scale 50 Feet to One Inch  
Copyright 1935 by the Southern Map Co.





**№ 10.**

Detached 1st Frame Drwg (this side).

# COLORADO

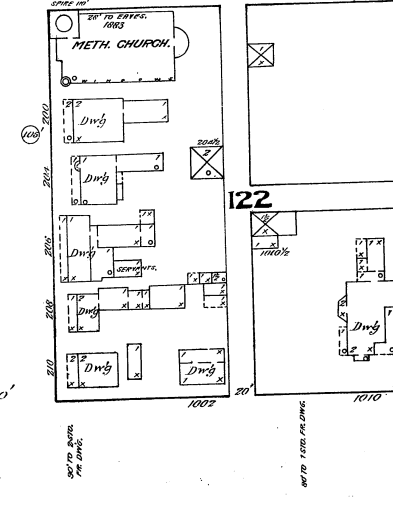
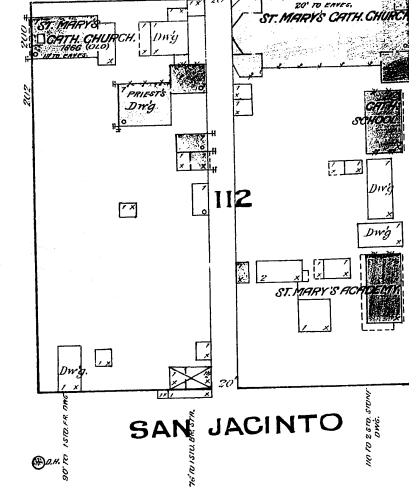
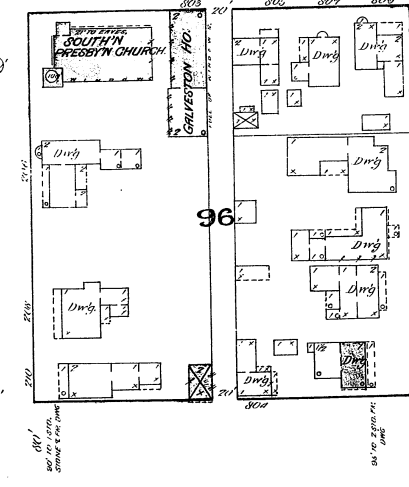
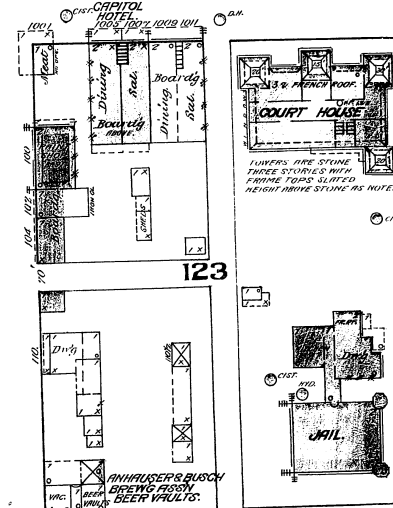
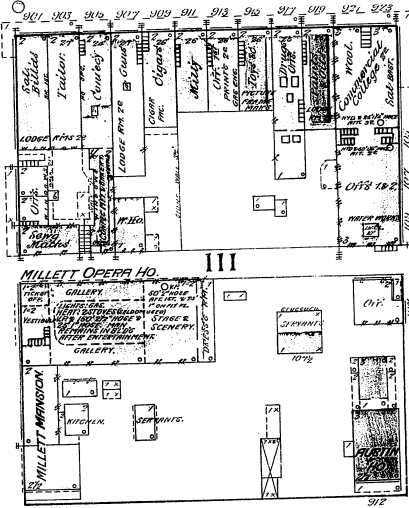
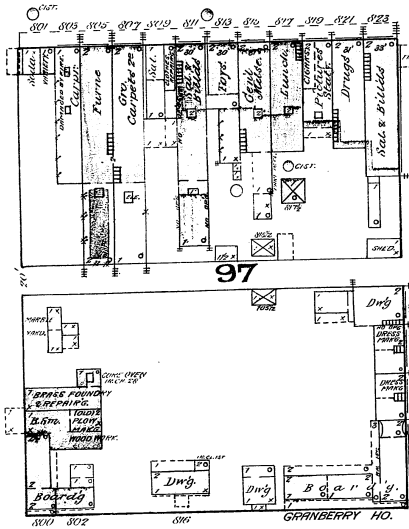
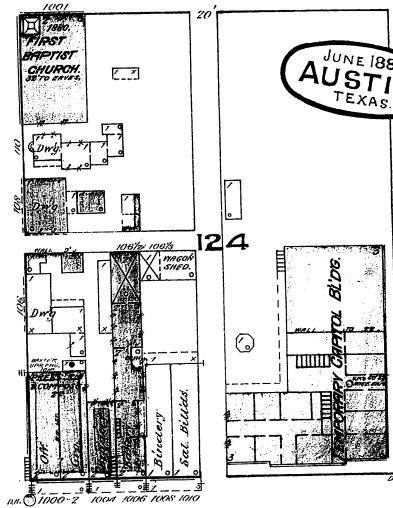
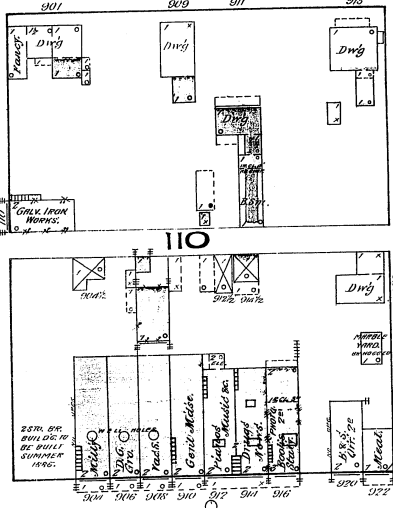
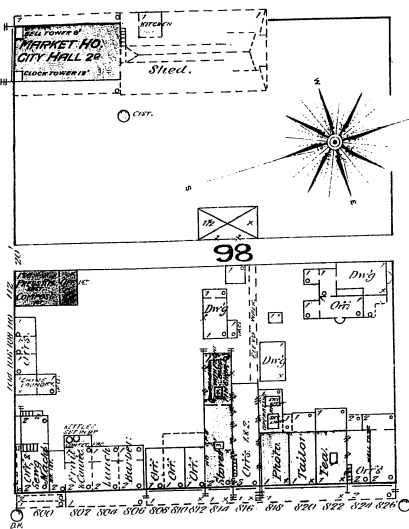
# CONGRESS AV.

# MULBERRY

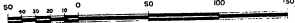
# MESQUITE

# BRAZOS

# SAN JACINTO



Scale of Feet.



NO. 4.

SHEET

HICKORY

SEE

NO. 2.

SHEET

SEE



## MEMORANDUM

\*\*\*\*\*

TO: Laurie Limbacher, Chairperson  
Historic Landmark Commission Members

FROM: Clark Patterson, AICP  
Planning and Development Review

DATE: July 21st, 2010

RE: C14-2010-0090 909 Congress

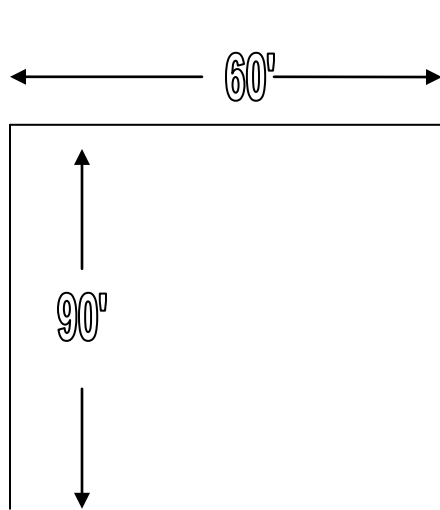
\*\*\*\*\*

The applicant is requesting a modification to Section 25-2-643, the Congress Avenue Overlay . The Congress Avenue Overlay requires that all new construction on Congress Avenue be a minimum of thirty feet (30') high and a maximum of ninety feet (90') high for the first sixty feet (60') back from Congress Avenue. After the required sixty foot (60') setback, the structure may go up as high as the Floor-to-Area-Ratio (FAR) will allow for the property.

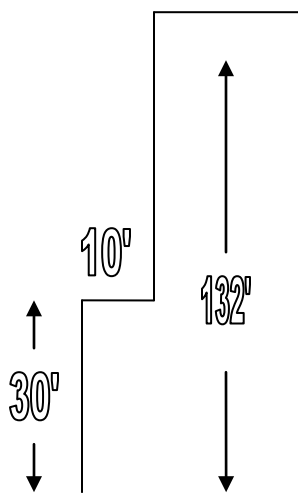
The applicant is requesting to modify the Congress Avenue Overlay by reducing the setback from the required sixty feet (60') to thirty four feet (34') and to increase the height from the maximum of ninety feet (90') to one hundred thirty two feet (132'). This request would be reducing the setback from Congress Avenue by twenty six feet (26') and increase the maximum height by forty two feet (42').

The staff recommendation is to allow the Congress Avenue Overlay to be modified by reducing the setback from the required sixty feet (60') to forty feet (40') and to maintain the maximum height of ninety feet (90'). The staff recommendation would be in keeping with past requests to modify the Congress Avenue Overlay by other property owners.

# Congress Avenue Overlay



## Applicants request





**§ 25-2-165 CONGRESS AVENUE (CA) OVERLAY DISTRICT PURPOSE AND BOUNDARIES.**

(A) The purpose of the Congress Avenue (CA) overlay district is to protect the historic character and symbolic significance of Congress Avenue and to enhance the pedestrian environment of the area.

(B) The CA overlay district applies to all property zoned CBD or DMU that is between the alleys on each side of and parallel to Congress Avenue from First Street to Eleventh Street.

*Source: Section 13-2-172; Ord. 990225-70; Ord. 031211-11.*

**§ 25-2-643 CONGRESS AVENUE (CA), EAST SIXTH / PECAN STREET (PS), DOWNTOWN PARKS (DP), AND DOWNTOWN CREEKS (DC) COMBINING DISTRICT REGULATIONS.**

(A) In the Congress Avenue (CA), East Sixth / Pecan Street (PS), downtown parks (DP), and downtown creeks (DC) combining districts:

(1) glass used on the first floor of a structure must have a visible transmittance rating of 0.6 or higher;

(2) reflective surface building materials must not produce glare; and

(3) within 60 feet of Congress Avenue:

(a) the minimum structure height is 30 feet; and

(b) the maximum structure height is 90 feet.

(B) This subsection applies to new development on Congress Avenue or East 6th Street, on streets adjacent to a downtown park or Town Lake, and along a downtown creek.

(1) Surface parking lots, curb cuts, and unscreened garage openings are prohibited.

(2) The Land Use Commission may waive the prohibition of this subsection after determining that:

(a) compliance with the prohibition is impractical;

(b) the proposed project will not unreasonably impair pedestrian or vehicular movement; and

(c) adequate precautions have been made for public safety, convenience, and the aesthetic values of the combining district.

(C) This section applies to the PS overlay district.

(1) Except as otherwise provided in this subsection, a structure may not exceed a height of 45 feet.

(2) A structure located west of Brazos Street is subject to the height limit of the base zoning district.

(3) An exterior sign must comply with the standards adopted by the Landmark Commission for the Sixth Street Historic District.

(D) In the DP combining district:

(1) a structure may not exceed a height of 120 feet; and

(2) at least one entrance to a new development must face the park unless the new development is located diagonally across an intersection from the park.

(E) In the DC combining district:

(1) a structure may not exceed a height of 60 feet; and

(2) storage, trash collection, loading, and associated facilities must be screened from view from a creek.

*Source: Section 13-2-717; Ord. 990225-70; Ord. 010607-8; Ord. 030612-93; Ord. 031211-11; Ord. 20080618-097.*

Specifications for  
Historic Façade Related Work for  
911 Congress Avenue



Hatch Partnership Architects  
June 03, 2010

**The Restoration of the Facades of  
911 Congress Avenue**

**SPECIFICATIONS – TABLE OF CONTENTS**

**DIVISION 1 – GENERAL REQUIREMENTS**

01010	SUMMARY OF THE WORK
01015	ENVIRONMENTAL PROTECTION GUIDELINES

**DIVISION 4 – MASONRY**

04220	MASONRY
-------	---------

**DIVISION 6 – WOOD AND PLASTICS**

06100	ROUGH CARPENTRY
-------	-----------------

**DIVISION 8 – DOORS AND WINDOWS**

08210	WOOD DOORS
08610	WOOD WINDOWS
08700	HARDWARE

**END OF TABLE OF CONTENTS**



911 CONGRESS AVENUE

JUNE 3, 2010

**SECTION 01010 - SUMMARY OF THE WORK****PART 1 - GENERAL****1.01 Summary**

The restorations of and additions to the façades of 911 Congress Avenue will fall into three phases.

**Phase One** – Includes the careful deconstruction of the facades of 911 Congress. The Austin Common Brick materials will be reused according to the specifications and all excess Brick will be cleaned and stored for future use. All window and door systems will be carefully removed to be used as reference for construction of new windows and doors.

**Phase Two** – Includes the careful reconstruction of the facades of 911 Congress Avenue per architect's drawings and specifications.

**Phase Three** – Will include the construction of the remainder of the project which includes the third and fourth floor facades.

The General Conditions of the Contract, Supplementary Conditions, and General Requirements as listed in Division 1 apply to all Specification sections and the Contractor shall consult them in detail for instructions pertaining to the various portions of the Work.

**1.02 Work Covered by Contract Documents**

General:

The Work under this Contract shall include all labor, materials, equipment, and services required to complete construction of the facilities in accordance with the drawings and specifications, and in compliance with all applicable codes, regulations and City of Austin Landmark Commission approvals. All work will also be in compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Contractor's duties:

Unless specifically noted otherwise, the Contractor shall provide and pay for the following:

- Labor, materials, and equipment
- Tools, construction equipment, and machinery
- Other facilities and services necessary for proper execution and completion of the Work
- Notify Architect of any unique construction elements discovered during demolition

Permits, Fees, and Notices:

Contractor shall secure and pay for, as necessary for proper execution and completion of the Work, all permits, government fees, and licenses as described in Division 0. Contractor shall also give all required notices.

**1.05 Work by Others**

Any work performed by other contractors shall be coordinated by the General Contractor to assure smooth performance of the work and timely completion of the various components. Work by other contractors shall be coordinated and supervised by General Contractor for quality control.

SUMMARY OF WORK

01010 - 1

911 CONGRESS AVENUE

JUNE 3, 2010

**SECTION 04220 – MASONRY****PART 1 – GENERAL****1.1 DESCRIPTION**

Provide all labor, materials, equipment and services necessary for and incidental to the installation of limestone masonry, complete with reinforcement and anchorages, as shown or called for on the drawings.

**1.2 QUALITY ASSURANCE**

- A. Perform masonry work in accordance with requirements of ANSI A 41.4 unless indicated otherwise herein.
- B. When requested by Architect, provide evidence and test data confirming that masonry units conform to standards stated herein.

**1.3 SUBMITTALS**

- A. The masonry sub-contractor shall submit shop drawings that illustrate the construction of fireplaces and chimneys where applicable.
- B. Provide samples of each type of limestone masonry and each accessory item required including inserts, anchors reinforcement and grout. Provide certification of pull-out strength for all masonry ties and anchors.
- C. Erect a sample panel approximately 4 feet long by 6 feet high of each type of masonry showing stone pattern, colors, textures, bond, mortar, corner treatment and quality of work. Coordinate mortar colors with Architect prior to construction of sample panels.
- D. Submit complete shop drawings showing overall coursing, special shapes, anchorage, details and layout of expansion joints as required for all veneer treatments.

**1.4 REFERENCE STANDARDS**

- A. ASTM C 150 – Portland Cement
- B. ANSI A 41.1 – Building Code Requirements of Masonry

**PART 2 - PRODUCTS****2.1 MATERIALS****A. Masonry Units:**

Provide arched coursing, as shown on Drawings over three openings at 911 Congress Avenue and flush Austin Common Segmental Arches over main entry doors and three windows at 909 Congress Avenue. Mortar joints to range from 3/8" to 5/8". Depth of joints to be coordinated in field with construction of mock-up. Intent is to have mortar joints match original joints.

MASONRY

04220 - 1

911 CONGRESS AVENUE

JUNE 3, 2010

## B. Reinforcement and Anchorages:

1. Horizontal galvanized ladder reinforcing.

## C. Mortar:

1. Perform work in accordance with requirements of ASTM C 476.
2. Reference Standards:

ASTM C 150 – White non-staining Portland Cement  
 ASTM C 207 - Hydrated Lime for Masonry Purposes.  
 ASTM Type K Mix – 1-3.10

Mortar Materials: Portland Cement: ASTM C 150, normal Type I.

## D. Aggregates:

Standard masonry type, ASTM A 144, clean dry and protected against dampness, freezing and foreign matter.

## E. Hydrated Lime:

Conforming to requirements of ASTM C 207, Type S.

## F. Water:

Clean and free from injurious amounts of oil, alkali, organic matter or other deleterious material.

## G. Mixing Mortar:

1. Thoroughly mix mortar ingredients in quantities needed for immediate use.
2. Do not use anti-freeze compounds to lower the freezing point of mortar.
3. Use mortar within two hours of mixing at temperatures over 80 degrees F, and two and one-half hours at temperatures under 50 degrees F.
4. If necessary, re-temper mortar within two hours of mixing to replace water lost by evaporation. Do not re-temper mortar after two hours of mixing.
5. No admixtures to mortar.

## H. Through-wall flashing:

1. AFCO Aluminum Fabric Flashing, .004" or .005" or approved equal.
2. For flashing chimneys into tile roofs provide 16 ounce copper sheet flashing.

## PART 3 - EXECUTION

MASONRY

04220 - 2

911 CONGRESS AVENUE

JUNE 3, 2010

3.1 WORKMANSHIP AND INSTALLATION

Lay no masonry unless temperature is 40 degrees and rising or higher.

Do not shift or tap masonry units after mortar has taken initial set. Where adjustment must be made, remove mortar and replace.

Lay stones in full bed of mortar, properly jointed with other work.

Protect sills, ledges and offsets from mortar droppings or other damage during construction. Remove misplaced mortar or grout immediately.

Maintain clear cavity between stone and backing material as shown on drawings. Remove excess mortar and projections.

Form recessed mortar joints.

3.2 POINTING AND CLEANING

Pointing: At final completion of work, cut out any defective joints or holes in exposed masonry and re-joint with mortar, tooling to match adjacent joints.

Cleaning: Dry brush masonry surface after mortar has set at the end of each day and after final pointing. Clean exposed, unglazed masonry with stiff brush and clean water. Cleaning agents may be used only with written approval of the Architect. Cleaning agents must be tested on sample wall area of 20 sq. ft. Protect adjacent materials from damage due to cleaning.

3.3 JOB COMPLETION

Any masonry left over at the completion of masonry work should be offered to the Owner for future repair or construction work. Masonry that the Owner does not accept for future repair or construction work become the property of Contractor and should be removed from the site.

END OF SECTION 04220

907 Congress Avenue and flush Austin Common Segmental Arches over main entry doors and three windows at 909 Congress Avenue. Mortar joints to range from 3/8" to 5/8". Depth of joints to be coordinated in field with construction of mock-up. Intent is to have mortar joints match original joints.



B. Reinforcement and Anchorages:

1. Horizontal galvanized ladder reinforcing.

C. Mortar:

- 1 Perform work in accordance with requirements of ASTM C 476.
- 2 Reference Standards:

ASTM C 150 – White non-staining Portland Cement  
ASTM C 207 - Hydrated Lime for Masonry Purposes. ASTM Type K Mix – 1-3.10

Mortar Materials: Portland Cement: ASTM C 150, normal Type I.

D. Aggregates:

Standard masonry type, ASTM A 144, clean dry and protected against dampness, freezing and foreign matter.

- E. Hydrated Lime: Conforming to requirements of ASTM C 207, Type S.

F. Water:

Clean and free from injurious amounts of oil, alkali, organic matter or other deleterious material.

G. Mixing Mortar:

- 1 Thoroughly mix mortar ingredients in quantities needed for immediate use.
- 2 Do not use anti-freeze compounds to lower the freezing point of mortar.
- 3 Use mortar within two hours of mixing at temperatures over 80 degrees F, and two and one-half hours at temperatures under 50 degrees F.
- 4 If necessary, re-temper mortar within two hours of mixing to replace water lost by evaporation. Do not re-temper mortar after two hours of mixing.
- 5 No admixtures to mortar.

H. Through-wall flashing:



- 1 AFCO Aluminum Fabric Flashing, .004" or .005" or approved equal.
- 2 For flashing chimneys into tile roofs provide 16 ounce copper sheet flashing.

-----

## **PART I -GENERAL**

### **1.01 Summary**

Description: Extent and location of each type of wood door is indicated on Drawings and in Schedules. Provide single doors, double doors, doors with glass lites, wood veneer finished doors, wood panel doors and custom-fabricated exterior wood doors.

Doors to be finished as specified in Section 09900 and as indicated on the Drawings.

Related Sections:

Finish Carpentry, Section 06200; Metal Doors and Frames: Section 08100 Glazing: Section 08800 Hardware: Section 08700 Painting: Section 09900

### **1.02 Submittals**

#### **A. Product Data:**

Submit door manufacturer's technical data for each type and quality of door required, including details of construction relative to materials, dimensions of individual components, profiles, and finishes.

#### **B. Shop Drawings:**

Submit shop drawings indicating location and size of each door, elevation of each kind of door, details of construction, location and extent of hardware blocking, dimensions and locations of cutouts for locksets and other cutouts adjacent to light and louver openings, fire ratings, requirements for factory finishing, and other pertinent data.

#### **C. Samples: Submit three corner samples, 1'-0" square or as**

indicated, for the following:

Door faces with solid wood edging representing typical range of color and grain of wood for solid lumber required.

### **1.03 Quality Assurance**

Comply with the following standards: NWDA Quality Standard:

I.S.1 "Industry Standard for Wood Flush Doors," of National Wood Window and Door Association (NWWDA).

Provide wood doors which are identical in materials and construction to units tested in door and frame assemblies per ASTM E 152 and which are labeled and listed for ratings indicated by UL. Manufacturer: Doors in original structures to be custom fabricated as shown on drawings. Obtain each type of door from single manufacturer, except as otherwise approved by Architect.

#### **1.04 Product Delivery, Storage, and Handling**

Protect doors during transit, storage, and handling to prevent damage, soiling, and deterioration. Comply with requirements of referenced standards and recommendations of NWWDA pamphlet "How to Store, Handle, Finish, Install, and Maintain Wood Doors," as well as with manufacturer's instructions.

Identify each door with individual opening numbers which correlate with designation system used on shop drawings for door, frames, and hardware, using temporary, removable, or concealed markings.

#### **1.05 Project Conditions**

Do not deliver or install doors until conditions for temperature and relative humidity have been stabilized and will be maintained in storage and installation areas during remainder of construction period to comply with requirements of the following quality standard applicable to project's geographical location:

"Architectural Woodwork Quality Standards" including Section 100-S-3 "Moisture Content" of Architectural Woodwork Institute (AWI).

#### **1.06 Warranty**

General:

Warranties shall be in addition to, and not a limitation of, other rights the Owner may have under the Contract Documents.

Door Manufacturer's Warranty:

Submit written agreement on door manufacturer's standard form signed by Manufacturer, Installer and Contractor, agreeing to repair or replace defective doors which have warped, bowed, cupped or twisted or that show telegraphing of core construction in face veneers, do not conform to tolerance limitations of

referenced quality standards, or show any other defects not caused by abuse.

Warranty shall also include reinstallation which may be required due to repair or replacement of defective doors where defect was not apparent at time of hanging.

Contractor's Responsibilities include, though are in no way limited to replacing or refinishing doors where Contractor's work contributed to rejection or to voiding of manufacturer's warranty.

## **PART 2 - PRODUCTS**

### **1.01 Doors**

Custom-fabricated Exterior doors:

All doors for the original structure are to be custom fabricated per details as shown on the Drawings. Hinges and anchoring for hinges to be included with doors and installed by door fabricator. Species to be Long Leaf Yellow Pine.

### **2.03 Fabrication**

Fabricate wood doors to produce doors complying with following requirements in sizes indicated for job-site

fitting. Factory-pre-fit and pre-machine doors to fit frame opening sizes indicated with the following uniform clearances and bevels:

Comply with tolerance requirements of AWI for pre-fitting.

Comply with final hardware schedules and door frame shop drawings and with hardware templates.

Coordinate measurements of hardware mortises in metal frames to verify dimensions and alignment before proceeding with factory pre-machining. Cut and trim openings through doors to comply with applicable requirements of referenced standards for

kind(s) of doors required. Trim light openings with moldings of material and profile indicated.

## **PART 3 - INSTALLATION**

### **3.01 Installation**

Install wood doors to comply with manufacturer's instruction, reference AWI standards, and as indicated. Fitting Clearances for Doors: Provide 1/8" at jambs and heads; 1/16" per leaf at meeting stiles for pairs of doors; and 1/8" from

bottom of door to top of decorative floor finish or covering. Where threshold is shown or scheduled, provide 1/4" clearance from bottom of door to top of threshold. Bevel non-rated doors 1/8" in 2" in lock edge; trim stiles and rails only to extent permitted by labeling

agency. Pre-fit Doors: Fit to frames for uniform clearance at each edge.

### **3.02 Finishing**

Finish doors in compliance with products and procedures specified in Section 09900. Tops and bottoms of mineral core doors to be sealed prior to installation.



## 2.1 Manufacturers

- A. Custom fabricated windows

## 2.2 Materials

- A. General: Comply with requirements of NWWDA I.S. 2.
- B. Window types:

Shall be double hung as shown on drawings. Center upstairs unit of each building shall have identical profile as windows but will operate as doors.

Long Leaf Yellow Pine

- C. Wood: Clear ponderosa pine, long leaf yellow pine or other suitable fine-grain lumber, kiln dried to a moisture content of 6 to 12 percent at time of fabrication and free of visible finger joints, blue stain, knots, pitch pockets, and surface checks larger than 1/32 inch wide by 2 inches long. Lumber shall be water-repellent preservative treated after machining per NWWDA I.S. 4.
- D. Jamb Extensions:  
  
Provide matching wood jamb extensions for all window units in framed walls exceeding 4" nominal thickness.
- E. Anchors, Clips, and Accessories: Fabricate anchors, clips, and window accessories of aluminum, nonmagnetic stainless steel, or hot-dip zinc-coated steel or iron complying with requirements of ASTM B 633 for SC 3 (severe) service condition; provide sufficient strength to withstand design pressure indicated.
- F. Fasteners: Comply with NWWDA I.S. 2 for fabrication and with manufacturer's recommendations and standard industry practices for type and size of installation fasteners.
  - 1 Use zinc-coated or nonferrous nails and screws for window fabrication and installation.
  - 2 Use brass screws for hardware and accessory installation.
- G. Compression-Type Weatherstripping: Provide compressible weatherstripping designed for permanently resilient sealing under bumper or wiper action, and completely concealed when sash is closed.
  - 1. Weatherstripping Material: Nonferrous spring metal.

### 2.3 Hardware

- A. General: Provide manufacturer's standard hardware, necessary to operate, tightly close, and securely lock windows. Do not use aluminum in frictional contact with other metals.
  - 1. Provide "Bronze" finish metal hardware with a special coating finish and plated steel or brass/bronze operating bars and rods.
- D. Limit Device: Manufacturer's standard, concealed friction adjuster, adjustable stay bar, limit device designed to restrict ventilator opening.
- E. Limit Device: Manufacturer's standard, concealed support arms with an adjustable, limited, hold-open limit device designed to restrict ventilator opening.
- F. Counterbalancing Mechanism: Traditional rope and pulley system.

### 2.8 Fabrication

- A. General: Fabricate wood window units to comply with indicated standards. Include a complete system for assembly of components and anchorage of window units.
  - 1. Comply with requirements of NWWDA I.S. 2 for moisture content of lumber at time of fabrication.
- B. Fabricate windows to produce units that are reglazable without dismantling sash framing. Provide openings and mortises precut, where possible, to receive hardware and other items.
  - 1. Provide weatherstripping at perimeter of each operating sash.
    - a. Groove Glazing: Factory-glazed units without removable stops or other provision permitting convenient field disassembly to facilitate replacement of broken glass will not be accepted.
- C. Complete fabrication, assembly, finishing, hardware application, and other work before shipment to the Project site, to the maximum extent possible. Disassemble components only as necessary for shipment and installation. Where necessary for fitting at site, provide ample allowance for scribing, trimming, and fitting.

### 2.9 Finishes

- A. Wood Finish: Provide the following finish on exposed interior wood in units:

Locations for clear-sealed, exposed wood surfaces on interior side of window units are noted on the Drawings. The exposed wood on the interior of these window units should be of such a quality and character that it need not be painted. Exterior wood surfaces to be factory primed for painting in field.

## **PART 3 - EXECUTION**

### **3.1 Examination**

- A. Examine openings before installation. Verify that opening is correct and sill plate is level. Do not proceed with installation until unsatisfactory conditions have been corrected.

- Wood frame walls shall be dry, clean, sound, well-nailed, free of voids, and without offsets at joints. Ensure that nail heads are driven flush with surfaces in opening and within 3 inches of corner.
- Coordinate window installation with wall flashings and other built-in components.

### **— 3.2 Installation**

WOOD WINDOWS

- A. Comply with manufacturer's instructions and recommendations for installing window units, hardware, operators, accessories, and other components of the Work.
- B. Set window units plumb, level, true to line, without warp or rack of frames or sash. Provide proper support and anchor securely in place.
- C. Set sill members in a bed of sealant or with joint fillers or gaskets, as indicated, to provide weathertight construction.

### **3.3 Adjusting**

- A. Adjust operating sash and hardware to provide a tight fit at contact points and weatherstripping for smooth operation and a weathertight closure. Lubricate hardware and moving parts.

### **3.4 Cleaning**

- A. Clean interior and exterior surfaces immediately after installation. Exercise care to avoid damage to protective coatings and finishes. Remove excess glazing and sealants, dirt, and other substances.
- B. Clean glass of factory-glazed units immediately after installing windows. Wash and polish glass on both faces before Substantial Completion. Comply with manufacturer's recommendations for final cleaning and maintenance. Remove nonpermanent labels from glass surfaces.
- C. Remove and replace glass that has been broken, chipped, cracked, abraded, or damaged during the construction period.

### **3.5 Protection**

- A. Protect window units from damage or deterioration until the time of Substantial Completion.



## **SECTION 08700 -HARDWARE**

### **PART 1 -GENERAL**

#### **1.01 Summary**

##### **Description:**

The finish hardware contractor shall carefully examine the drawings, scale details, and general specifications, and shall furnish and deliver to the job site the proper quantities, types, sizes, shapes, and functions of all items of finish hardware and weather-stripping required to complete the building, except such items specifically excluded or noted to be furnished by others. Any items of finish hardware not specifically shown or mentioned, but required for proper completion of the building and fulfillment of the finish hardware specifications, shall be supplied in the same finish and quality as adjacent hardware. Hardware for original and 1903 addition to be custom fabricated to replicate in design and material the existing hardware for doors, windows and shutters.

##### **Related sections:**

Rough Carpentry, Section 06100; Finish Carpentry, Section 06200; Metal Doors and Frames, Section 08100; Wood Doors, Section 08210; Aluminum Entrances and Storefronts, Section 08700.

#### **1.02 Quality assurance**

Whenever any item of finish hardware is mentioned herein by symbols, numbers, description, or manufacturer, it is understood to establish a standard of quality which shall be strictly maintained.

Acceptable lock manufacturers for exterior and interior doors are: Sargent, Schlage, Best, Russwin, and Falcon. Other items as specified are Hager Hinge Co., Glynn Johnson Co., LCN, Dorma, H.B. Ives Co., Von Duprin, Pemko, Trimco Colonial Bronze Co., Knappe and Vogt Mfg., Quality Hardware, and May Weatherstrip. Panic hardware shall be by Von Duprin, Inc., or Sargent.

Hardware by other manufacturers will be acceptable if equal in all respects, and requested samples are approved by the Architect at least ten (10) days prior to bidding. Substitution of accepted manufacturers for those listed in this specification shall not relieve the Contractor of responsibility for meeting quality standards, or for proper coordination with the materials and systems of other trades.

**1.03 Submittals**

The finish hardware contractor shall submit six (6) copies of the finish hardware schedule to the Architect for approval. The schedule shall be complete in every detail, listing all items of hardware to be furnished and the locations/applications for which they are proposed. Provide manufacturer's cut sheets of each item. Each item of hardware shall be correlated with the drawings by group headings and/or item number.

**1.04 Guarantee**

All items furnished under this contract shall be guaranteed against defects in manufacture, materials, and workmanship, and shall be capable of performing the required functions for which it is designed for a period of one year from date of final acceptance and two years for door closers. Any item or material failing to comply with this guarantee shall be removed and replaced with satisfactory item or material at no cost to the owner, including necessary labor for removal and replacement.

HARDWARE 08700 -1



### 1.05 Coordination

The Contractor shall be responsible for arranging his schedule and securing delivery of all hardware so that the work progress without delay or interruption.

No extra cost will be allowed because of changes or corrections necessary to facilitate the proper installation of any hardware item. The Contractor shall be responsible for the proper fabrication of all work or material to receive hardware.

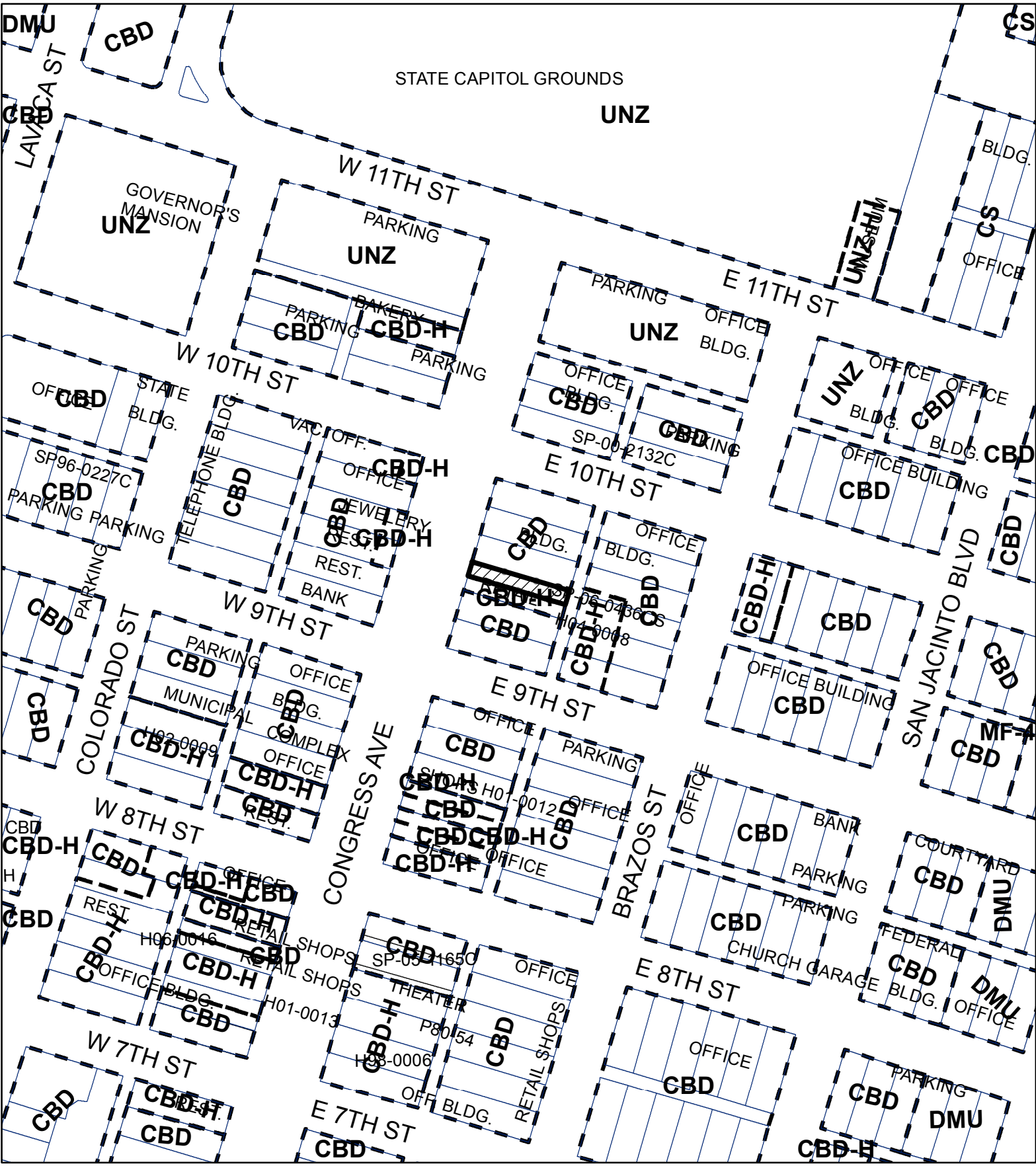
## PART 2-PRODUCTS




### 2.01 Materials

Finishes: Finish on new hardware shall be oil rubbed bronze. Knob locks and latches: All locks and latches shall be mortise type of weight, design, function, and material as scheduled. Door stops: As indicated on drawings, or as required by threshold, finish floor material, or other condition. Use either wall or floor type stops. Butts: Shall be of class as indicated by manufacturer's number in hardware sets. All butts shall have width to allow, sufficient throw to clear the door trim, plinth, or cove base, but shall have no more

throw than is necessary to open the door 180 degrees. Butts shall be sized as scheduled. Furnish two pair for all doors over 7'-2" in height. All butts for out-opening exterior doors shall have provision making it impossible to remove pins except while door is open. Butts shall be narrow, line design, with oilite bearings flush with knuckles. Butts shall have oilite or ball bearings on all doors with closers and on other doors if specifically noted.

Fasteners: All hardware shall be furnished with proper fasteners as required for anchoring to wood, metal, etc. Where noted in schedule, closers and holders shall be furnished with thru-bolts and grommet nuts. Lock trim: Knobs and trim for locks and latches shall be wrought, cast, or extruded as specified herein.



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

**HISTORIC ZONING**

ZONING CASE#: **C14H-2009-0059**  
 ADDRESS: **911 CONGRESS AVE**  
 SUBJECT AREA: **0.000 ACRES**  
 GRID: **J22**  
 MANAGER: **S. SADOWSKY**



1" = 200'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



## MEMORANDUM

\*\*\*\*\*

TO: Laurie Limbacher, Chairperson  
Historic Landmark Commission Members

FROM: Clark Patterson, AICP  
Planning and Development Review

DATE: July 21st, 2010

RE: C14-2010-0090 909 Congress

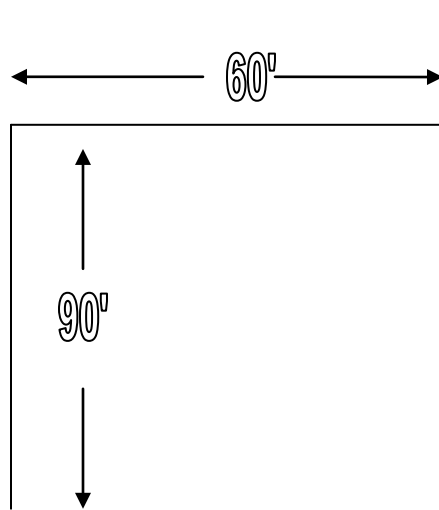
\*\*\*\*\*

The applicant is requesting a modification to Section 25-2-643, the Congress Avenue Overlay . The Congress Avenue Overlay requires that all new construction on Congress Avenue be a minimum of thirty feet (30') high and a maximum of ninety feet (90') high for the first sixty feet (60') back from Congress Avenue. After the required sixty foot (60') setback, the structure may go up as high as the Floor-to-Area-Ratio (FAR) will allow for the property.

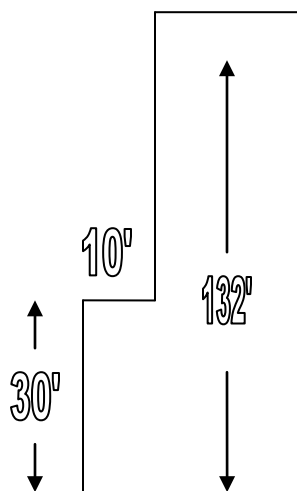
The applicant is requesting to modify the Congress Avenue Overlay by reducing the setback from the required sixty feet (60') to ten feet (10') and to increase the height from the maximum of ninety feet (90') to one hundred thirty two feet (132'). This request would be reducing the setback from Congress Avenue by fifty feet (50') and increase the maximum height by forty two feet (42').

The staff recommendation is to allow the Congress Avenue Overlay to be modified by reducing the setback from the required sixty feet (60') to forty feet (40') and to maintain the maximum height of ninety feet (90'). The staff recommendation would be in keeping with past requests to modify the Congress Avenue Overlay by other property owners.

# Congress Avenue Overlay



## Applicants request



**§ 25-2-165 CONGRESS AVENUE (CA) OVERLAY DISTRICT PURPOSE AND BOUNDARIES.**

(A) The purpose of the Congress Avenue (CA) overlay district is to protect the historic character and symbolic significance of Congress Avenue and to enhance the pedestrian environment of the area.

(B) The CA overlay district applies to all property zoned CBD or DMU that is between the alleys on each side of and parallel to Congress Avenue from First Street to Eleventh Street.

*Source: Section 13-2-172; Ord. 990225-70; Ord. 031211-11.*

**§ 25-2-643 CONGRESS AVENUE (CA), EAST SIXTH / PECAN STREET (PS), DOWNTOWN PARKS (DP), AND DOWNTOWN CREEKS (DC) COMBINING DISTRICT REGULATIONS.**

(A) In the Congress Avenue (CA), East Sixth / Pecan Street (PS), downtown parks (DP), and downtown creeks (DC) combining districts:

(1) glass used on the first floor of a structure must have a visible transmittance rating of 0.6 or higher;

(2) reflective surface building materials must not produce glare; and

(3) within 60 feet of Congress Avenue:

(a) the minimum structure height is 30 feet; and

(b) the maximum structure height is 90 feet.

(B) This subsection applies to new development on Congress Avenue or East 6th Street, on streets adjacent to a downtown park or Town Lake, and along a downtown creek.

(1) Surface parking lots, curb cuts, and unscreened garage openings are prohibited.

(2) The Land Use Commission may waive the prohibition of this subsection after determining that:

(a) compliance with the prohibition is impractical;

(b) the proposed project will not unreasonably impair pedestrian or vehicular movement; and

(c) adequate precautions have been made for public safety, convenience, and the aesthetic values of the combining district.

(C) This section applies to the PS overlay district.

(1) Except as otherwise provided in this subsection, a structure may not exceed a height of 45 feet.

(2) A structure located west of Brazos Street is subject to the height limit of the base zoning district.

(3) An exterior sign must comply with the standards adopted by the Landmark Commission for the Sixth Street Historic District.

(D) In the DP combining district:

(1) a structure may not exceed a height of 120 feet; and

(2) at least one entrance to a new development must face the park unless the new development is located diagonally across an intersection from the park.

(E) In the DC combining district:

(1) a structure may not exceed a height of 60 feet; and

(2) storage, trash collection, loading, and associated facilities must be screened from view from a creek.

*Source: Section 13-2-717; Ord. 990225-70; Ord. 010607-8; Ord. 030612-93; Ord. 031211-11; Ord. 20080618-097.*





## MEMORANDUM

\*\*\*\*\*

TO: Laurie Limbacher, Chairperson  
Historic Landmark Commission Members

FROM: Clark Patterson, AICP  
Planning and Development Review

DATE: July 21st, 2010

RE: C14-2010-0090 909 Congress

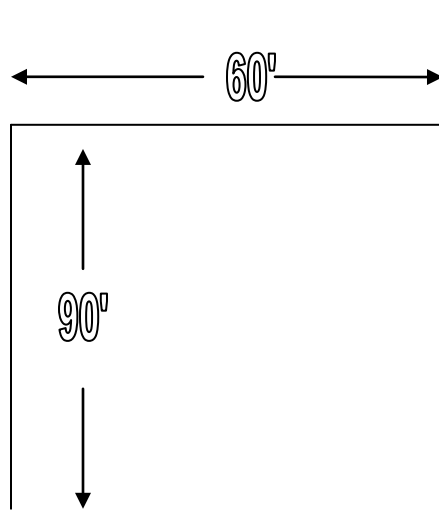
\*\*\*\*\*

The applicant is requesting a modification to Section 25-2-643, the Congress Avenue Overlay . The Congress Avenue Overlay requires that all new construction on Congress Avenue be a minimum of thirty feet (30') high and a maximum of ninety feet (90') high for the first sixty feet (60') back from Congress Avenue. After the required sixty foot (60') setback, the structure may go up as high as the Floor-to-Area-Ratio (FAR) will allow for the property.

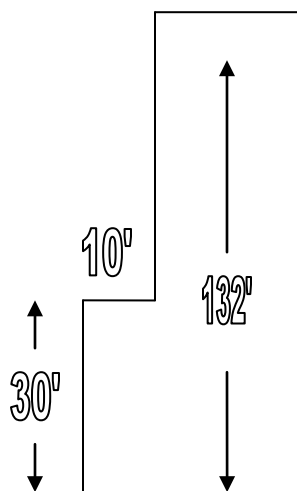
The applicant is requesting to modify the Congress Avenue Overlay by reducing the setback from the required sixty feet (60') to thirty four feet (34') and to increase the height from the maximum of ninety feet (90') to one hundred thirty two feet (132'). This request would be reducing the setback from Congress Avenue by twenty six feet (26') and increase the maximum height by forty two feet (42').

The staff recommendation is to allow the Congress Avenue Overlay to be modified by reducing the setback from the required sixty feet (60') to forty feet (40') and to maintain the maximum height of ninety feet (90'). The staff recommendation would be in keeping with past requests to modify the Congress Avenue Overlay by other property owners.

# Congress Avenue Overlay



## Applicants request



**§ 25-2-165 CONGRESS AVENUE (CA) OVERLAY DISTRICT PURPOSE AND BOUNDARIES.**

(A) The purpose of the Congress Avenue (CA) overlay district is to protect the historic character and symbolic significance of Congress Avenue and to enhance the pedestrian environment of the area.

(B) The CA overlay district applies to all property zoned CBD or DMU that is between the alleys on each side of and parallel to Congress Avenue from First Street to Eleventh Street.

*Source: Section 13-2-172; Ord. 990225-70; Ord. 031211-11.*

**§ 25-2-643 CONGRESS AVENUE (CA), EAST SIXTH / PECAN STREET (PS), DOWNTOWN PARKS (DP), AND DOWNTOWN CREEKS (DC) COMBINING DISTRICT REGULATIONS.**

(A) In the Congress Avenue (CA), East Sixth / Pecan Street (PS), downtown parks (DP), and downtown creeks (DC) combining districts:

(1) glass used on the first floor of a structure must have a visible transmittance rating of 0.6 or higher;

(2) reflective surface building materials must not produce glare; and

(3) within 60 feet of Congress Avenue:

(a) the minimum structure height is 30 feet; and

(b) the maximum structure height is 90 feet.

(B) This subsection applies to new development on Congress Avenue or East 6th Street, on streets adjacent to a downtown park or Town Lake, and along a downtown creek.

(1) Surface parking lots, curb cuts, and unscreened garage openings are prohibited.

(2) The Land Use Commission may waive the prohibition of this subsection after determining that:

(a) compliance with the prohibition is impractical;

(b) the proposed project will not unreasonably impair pedestrian or vehicular movement; and

(c) adequate precautions have been made for public safety, convenience, and the aesthetic values of the combining district.

(C) This section applies to the PS overlay district.

(1) Except as otherwise provided in this subsection, a structure may not exceed a height of 45 feet.

(2) A structure located west of Brazos Street is subject to the height limit of the base zoning district.

(3) An exterior sign must comply with the standards adopted by the Landmark Commission for the Sixth Street Historic District.

(D) In the DP combining district:

(1) a structure may not exceed a height of 120 feet; and

(2) at least one entrance to a new development must face the park unless the new development is located diagonally across an intersection from the park.

(E) In the DC combining district:

(1) a structure may not exceed a height of 60 feet; and

(2) storage, trash collection, loading, and associated facilities must be screened from view from a creek.

*Source: Section 13-2-717; Ord. 990225-70; Ord. 010607-8; Ord. 030612-93; Ord. 031211-11; Ord. 20080618-097.*