

DRENNER GROUP

June 4, 2021

Elizabeth Brummett
Development Services Manager
City of Austin - Historic Preservation Office

Via Electronic Delivery

Re: 907, 909, and 911 Congress Avenue – Historic Review Applications for three 0.845 acre pieces of property located at 907, 909, and 911 Austin, TX 78724 (the “Properties”)

Dear Ms. Brummett:

As representatives of the owner of the Properties and the buildings thereon (the “Buildings”), we respectfully submit the enclosed historic review application packages (the “Applications”). The Applications reflect our months-long effort to comply with directives from both the City of Austin Building and Standards (“BSC”) Commission and Historic Landmark Commission (“HLC”).

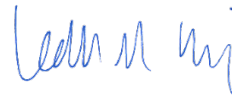
In the Fall of 2020, complaints were made to BSC regarding the condition of the Buildings, which led BSC to issue a secure façade order in February 2021. On February 12 and March 8, 2021, we made presentations to HLC’s Architectural Review Committee requesting that HLC provide direction as to how we could forward with the safe deconstruction of the Buildings, as any demolition permit requires HLC approval.

After the façades were secured, BSC issued follow-up orders on March 24, 2021 requiring that all cited violations be corrected at the Buildings by June 22, 2021 (the “Orders”). The Orders include a requirement that we receive all necessary approvals from HLC. For your convenience, we have attached the Orders hereto as Exhibit A. At the March, April, and May HLC monthly meetings (the February meeting was cancelled due to weather), we presented our findings that we could not safely hold the Building façades in place while complying with the Orders. We have attached two letters from structural engineers stating as much hereto as Exhibits C and D.

It is our restated position that compliance with the Orders while leaving any portion of the façades in place is impracticable. We bring these applications reflecting this position and plan to deconstruct and reconstruct the Buildings in a manner that respects and protects their historic nature as much as is reasonably possible. The applications packet includes a scope of work provided by Architect Donna Carter, which explains the extent of work contemplated to retain as much historic material as possible for all three buildings.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

cc: Donna Carter, Carter Design Associates cda@carterdesign.net

Case No. CL-2021-002304
In the Matter of
907 Congress Avenue
Austin, Texas 78701

OCC RECEIVED AT
APR 1 '21 PM3:13

Before the Building
and Standards Commission
of the City of Austin, Texas

State of Texas
County of Travis

**ORDER OF THE BUILDING AND STANDARDS COMMISSION
OF THE CITY OF AUSTIN, TEXAS**

On March 24, 2021, under the authority of Chapters 54 and 214 of the Texas Local Government Code, the Building and Standards Commission ("Commission") of the City of Austin, Texas, considered 907 Congress Avenue, ("the Property") and took action as described below.

A. ORDER

The Commission orders the following:

1. The Commission **ORDERS** that the Findings of Fact and Conclusions of Law for this property be adopted.
2. The Commission **ORDERS** that the owner of record complete the following within ninety (90) days from the date the Order is mailed to the owner of record:
 - a. obtain and finalize all necessary permits in accordance with the requirements for historic structures, including approval from the Historic Landmark Commission, if necessary;
 - b. correct the cited violations by completing all repairs to the structure;
 - c. request inspection(s) from Austin Code to verify compliance; and
3. The Commission **ORDERS** that on the ninety-first (91st) day, if the repairs as required by this order are not complete, assess a civil penalty of \$1,000 per week that will continue to accrue until the Code Official determines that the repairs required by this order are complete. Interest shall accrue at a rate of 10 percent per year from the date of the assessment until paid in full.

VALIDITY OF ORDER NOT AFFECTED BY TRANSFER: When a Commission order has been filed in the deed records, the Commission order is valid even if the property is sold or otherwise transferred. A person who acquires an interest in the property after a Commission order is recorded is subject to the requirements of the Commission order.

B. FINDINGS OF FACT

The Commission makes the following findings of fact:

I. PROPERTY IDENTIFICATION

The property which is the subject of this proceeding is located at 907 Congress Avenue Austin, Texas. The structure on this property is also known as the Grandberry Building.

The property is legally known as N 23FT LOT 2 BLOCK 111 ORIGINAL CITY.

II. OWNER IDENTIFICATION

By copy of the Travis Central Appraisal District records, H. Dalton Wallace is the title owner.

III. INSPECTION INFORMATION

On September 22, 2020, the premises was inspected by Austin Code Officer Willis Adams for the City of Austin and violations were found. On January 19, 2021, Austin Code Officer Willis Adams performed an inspection at this location and found that the conditions remained the same. On March 10, 2021, Austin Code Officer Willis Adams performed an inspection at this location and found the property remains in violation.

IV. NOTICE OF VIOLATION

The Austin Code Department of the City of Austin provided notice to the following individual/entity:

Dalton H. Wallace (Owner)

Mail sent certified # 7019 1640 0001 2755 6585 on October 8, 2020.

Mail sent regular on October 8, 2020.

Received / signed by DW on December 21, 2020.

V. APPEAL INFORMATION FOR THE NOTICES OF VIOLATION

No appeal was received by the Code Official's designee to the Commission related to the Notices of Violation described in Subsection B. IV. (*Notices of Violation*).

VI. NOTICES OF HEARING

The Austin Code Department of the City of Austin provided the following notification of hearing by posting on the premises on March 11, 2021 and by publication in the Austin American Statesman on March 12, 2021. Additionally, notice of hearing was sent to:

Dalton H. Wallace (Owner)

Mail sent certified # 7019 2280 0001 1062 0544 on March 11, 2021.

Mail sent regular on March 11, 2021.

VII. VIOLATIONS

The following condition(s) of the premises violate the identified subsections of the International Property Maintenance Code, adopted by reference in Sections 25-12-211 through 25-12-213 of the Austin City Code. These noted violations create a public nuisance and are considered unsafe with substandard conditions at the property.

Description of Violation: Foundation Walls (§304.5): The foundation walls shall be not being maintained plumb and free from open cracks and breaks. There are cracks and openings which will not prevent the entry of rodents and other pests.

Remedy: Repair foundation walls.

Description of Violation: Exterior Walls (§304.6): The exterior walls have holes, breaks, and loose or rotting materials; and are not weatherproofed and properly surface coated where required to prevent deterioration.

Remedy: Repair exterior walls.

Description of Violation: Roofs and Drainage (§304.7): The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Remedy: Repair roofing.

Description of Violation: Electrical (§604.2): In accordance with NFPA 70, the building does not have a safe and adequate electrical service. A dwelling unit must be served by an electrical service with a rating of at least 60 amperes.

Remedy: Upgrade electrical service to building.

Description of Violation: Accumulation of Rubbish or Garbage (§308.1): All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Remedy: Remove all trash and debris from property area.

Description of Violation: Window, Skylight and Door Frames (§304.13.1): All glazing materials shall be maintained free from cracks and holes.

Remedy: Repair or replace broken windows.

Description of Violation: Premises Identification (§304.3): Buildings shall have approved address numbers placed in position to be plainly legible and visible from the street or road fronting the property (12.7 mm). Comply with Fire Code and the Fire Criteria Manual. Each character shall be not less than 4 inches high with a minimum stroke width 1/2 inch.

Remedy: Address building properly with visible address numbers.

Description of Violation: Garbage Facilities (§308.3.1): The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit; an approved incinerator unit in the structure available to the occupants in each dwelling unit; or, an approved leakproof, covered, outside garbage container.

Remedy: Supply required garbage facility.

VIII. PERMITS SECURED

No permit has been secured for this property.

C. CONCLUSIONS OF LAW

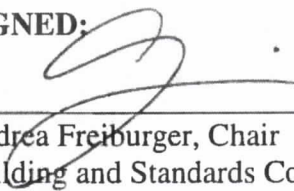
The Commission makes the following conclusions of law:

The Commission concludes that the property described above does not comply with the Austin City Code.

The Commission concludes that the Austin Code Department served notice for the Commission's March 24, 2021 hearing as described above and in accordance with applicable laws and ordinances.

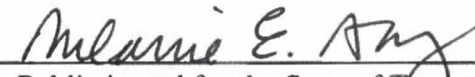
The Commission concludes that because substandard conditions described above exist at the property, that this property is a public nuisance and is considered unsafe with substandard conditions.

SIGNED:

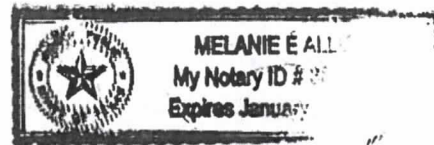
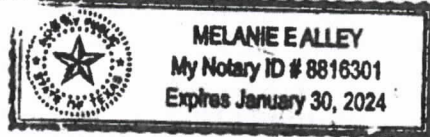

Andrea Freiburger, Chair
Building and Standards Commission

3/30/21
Date

SWORN and SUBSCRIBED before me this
30th day of March, 2021.


Notary Public in and for the State of Texas

Return to: City of Austin
Austin Code Department
P.O. Box 1088, Austin, Texas 78767 - 1088
ATTN: Melanie Alley, BSC Coordinator



Case No. CL-2021-002321
In the Matter of
909 Congress Avenue
Austin, Texas 78701

OCC RECEIVED AT
APR 1 '21 PM 3:13
Before the Building
and Standards Commission
of the City of Austin, Texas

State of Texas
County of Travis

**ORDER OF THE BUILDING AND STANDARDS COMMISSION
OF THE CITY OF AUSTIN, TEXAS**

On March 24, 2021, under the authority of Chapters 54 and 214 of the Texas Local Government Code, the Building and Standards Commission ("Commission") of the City of Austin, Texas, considered 909 Congress Avenue, ("the Property") and took action as described below.

A. ORDER

The Commission orders the following:

1. The Commission **ORDERS** that the Findings of Fact and Conclusions of Law for this property be adopted.
2. The Commission **ORDERS** that the owner of record complete the following within ninety (90) days from the date the Order is mailed to the owner of record:
 - a. obtain and finalize all necessary permits in accordance with the requirements for historic structures, including approval from the Historic Landmark Commission, if necessary;
 - b. correct the cited violations by completing all repairs to the structure;
 - c. request inspection(s) from Austin Code to verify compliance; and
3. The Commission **ORDERS** that on the ninety-first (91st) day, if the repairs as required by this order are not complete, assess a civil penalty of \$1,000 per week that will continue to accrue until the Code Official determines that the repairs required by this order are complete. Interest shall accrue at a rate of 10 percent per year from the date of the assessment until paid in full.

VALIDITY OF ORDER NOT AFFECTED BY TRANSFER: When a Commission order has been filed in the deed records, the Commission order is valid even if the property is sold or otherwise transferred. A person who acquires an interest in the property after a Commission order is recorded is subject to the requirements of the Commission order.

B. FINDINGS OF FACT

The Commission makes the following findings of fact:

I. PROPERTY IDENTIFICATION

The property which is the subject of this proceeding is located at 909 Congress Avenue Austin, Texas. The structure on this property is also known as the Mitchell-Robertson Building.

The property is legally known as S 23 FT OF LOT 3 BLOCK 111 ORIGINAL CITY.

II. OWNER IDENTIFICATION

By copy of the Travis Central Appraisal District records, H. Dalton Wallace is the title owner.

III. INSPECTION INFORMATION

On November 2, 2020, the premises was inspected by Austin Code Officer Willis Adams for the City of Austin and violations were found. On January 19, 2021, Austin Code Officer Willis Adams performed an inspection at this location and found that the conditions remained the same. On March 10, 2021, Austin Code Officer Willis Adams performed an inspection at this location and found the property remains in violation.

IV. NOTICES OF VIOLATION

The Austin Code Department of the City of Austin provided notice to the following individual/entity:

Dalton H. Wallace (Owner)

Mail sent certified # 7016 0910 0000 5958 5235 on November 9, 2020.

Mail sent regular on November 9, 2020.

Posted on property on December 20, 2020.

V. APPEAL INFORMATION FOR THE NOTICES OF VIOLATION

No appeal was received by the Code Official's designee to the Commission related to the Notices of Violation described in Subsection B. IV. (*Notices of Violation*).

VI. NOTICES OF HEARING

The Austin Code Department of the City of Austin provided the following notification of hearing by posting on the premises on March 11, 2021 and by publication in the Austin American Statesman on March 12, 2021. Additionally, notice of hearing was sent to:

Dalton H. Wallace (Owner)

Mail sent certified # 7019 2280 0001 1062 0537 on March 11, 2021.

Mail sent regular on March 11, 2021.

VII. VIOLATIONS

The following condition(s) of the premises violate the identified subsections of the International Property Maintenance Code, adopted by reference in Sections 25-12-211 through 25-12-213 of the Austin City Code. These noted violations create a public nuisance and the premises is considered unsafe with substandard conditions.

Description of Violation: Unsafe Conditions (§304.1.1): The following exterior condition(s) are unsafe: (front exterior wall has loose bricks)

Remedy: Repair exterior wall.

Description of Violation: Protective Treatment (§304.2): Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, have not been maintained in good condition.

Remedy: Repair exterior window and door frames.

Description of Violation: Roofs and Drainage (§304.7): The roof and flashing is

unsound and has defects that admit rain. Roof drainage is not adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof has trash, debris and is not being maintained in good repair and free from obstructions.

Remedy: Repair damaged roof and bring structure up to City Code standards.

Description of Violation: Foundation Walls (§304.5): Foundation walls must be free from open cracks and breaks and have holes and cracks in such condition so as to not prevent the entry of rodents and other pests.

Remedy: Repair foundation walls.

Description of Violation: Exterior Walls (§304.6): All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Remedy: Repair exterior walls.

VIII. PERMITS SECURED

No permit has been secured for this property.

C. CONCLUSIONS OF LAW

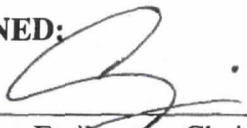
The Commission makes the following conclusions of law:

The Commission concludes that the property described above does not comply with the Austin City Code.

The Commission concludes that the Austin Code Department served notice for the Commission's March 24, 2021 hearing as described above and in accordance with applicable laws and ordinances.

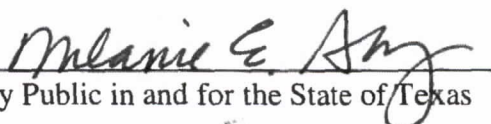
The Commission concludes that because substandard conditions described above exist at the property, that this property is a public nuisance and dangerous with substandard conditions. The Commission concludes that because substandard conditions described above exist at the property, these noted violations create a public nuisance and the premises is considered unsafe with substandard conditions.

SIGNED:

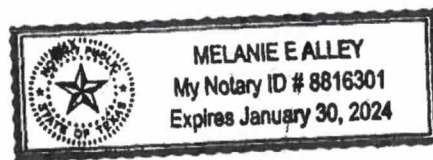

Andrea Freiburger, Chair
Building and Standards Commission

3/30/21
Date

SWORN and SUBSCRIBED before me this
30th day of March, 2021.


Notary Public in and for the State of Texas

Return to: City of Austin
Austin Code Department
P.O. Box 1088, Austin, Texas 78767 - 1088
ATTN: Melanie Alley, BSC Coordinator



Case No. CL-2021-002327
In the Matter of
911 Congress Avenue
Austin, Texas 78701

Before the Building
and Standards Commission
of the City of Austin, Texas

State of Texas
County of Travis

**ORDER OF THE BUILDING AND STANDARDS COMMISSION
OF THE CITY OF AUSTIN, TEXAS**

On March 24, 2021, under the authority of Chapters 54 and 214 of the Texas Local Government Code, the Building and Standards Commission ("Commission") of the City of Austin, Texas, considered 911 Congress Avenue, ("the Property") and took action as described below.

A. ORDER

The Commission orders the following:

1. The Commission **ORDERS** that the Findings of Fact and Conclusions of Law for this property be adopted.
2. The Commission **ORDERS** that the owner of record complete the following within ninety (90) days from the date the Order is mailed to the owner of record:
 - a. obtain and finalize all necessary permits in accordance with the requirements for historic structures, including approval from the Historic Landmark Commission, if necessary;
 - b. correct the cited violations by completing all repairs to the structure;
 - c. request inspection(s) from Austin Code to verify compliance; and
3. The Commission **ORDERS** that on the ninety-first (91st) day, if the repairs as required by this order are not complete, assess a civil penalty of \$1,000 per week that will continue to accrue until the Code Official determines that the repairs required by this order are complete. Interest shall accrue at a rate of 10 percent per year from the date of the assessment until paid in full.

VALIDITY OF ORDER NOT AFFECTED BY TRANSFER: When a Commission order has been filed in the deed records, the Commission order is valid even if the property is sold or otherwise transferred. A person who acquires an interest in the property after a Commission order is recorded is subject to the requirements of the Commission order.

B. FINDINGS OF FACT

The Commission makes the following findings of fact:

I. PROPERTY IDENTIFICATION

The property which is the subject of this proceeding is located at 911 Congress Avenue Austin, Texas.

The property is legally known as N 23FT OF LOT 3 BLOCK 111 ORIGINAL CITY.

II. OWNER IDENTIFICATION

By copy of the Travis Central Appraisal District records, 911 CONGRESS LLC c/o DALTON WALLACE is the title owner.

III. INSPECTION INFORMATION

On November 18, 2020, the premises was inspected by Austin Code Officer Willis Adams for the City of Austin and violations were found. On December 18, 2020, Austin Code Officer Willis Adams performed an inspection at this location and found that the conditions remained the same. On March 10, 2021, Austin Code Officer Willis Adams performed an inspection at this location and found the property remains in violation.

IV. NOTICE OF VIOLATION

The Austin Code Department of the City of Austin provided notice to the following individuals/entities:

911 Congress Avenue LLC c/o Dalton Wallace (Owner)

Mail sent certified 7016 0910 0000 5958 6522 on November 19, 2020.

Mail sent regular on November 19, 2020.

Received /signed by Nicke S. on December 21, 2020.

V. APPEAL INFORMATION FOR THE NOTICES OF VIOLATION

No appeal was received by the Code Official's designee to the Commission related to the Notices of Violation described in Subsection B. IV. (*Notices of Violation*).

VI. NOTICES OF HEARING

The Austin Code Department of the City of Austin provided the following notification of hearing by posting on the premises on March 11, 2021 and by publication in the Austin American Statesman on March 12, 2021. Additionally, notice of hearing was sent to:

911 Congress Avenue LLC c/o Dalton Wallace (Owner)

Mail sent certified 7019 2280 0001 1062 0681 on March 11, 2021.

Mail sent regular on March 11, 2021.

911 Congress Avenue LLC c/o Dalton Wallace (Registered Agent)

Mail sent certified 7019 2280 0001 1062 0674 on March 11, 2021.

Mail sent regular on March 11, 2021.

VII. VIOLATIONS

The following condition(s) of the premises violate the identified subsections of the International Property Maintenance Code, adopted by reference in Sections 25-12-211 through 25-12-213 of the Austin City Code. These noted violations create a public nuisance and the premises is considered unsafe with substandard conditions.

Description of Violation: Unsafe Conditions (§304.1.1): The following exterior condition(s) are unsafe: exterior walls and windows.

Remedy: Repair exterior walls, windows and bring building up to City Code.

Description of Violation: Protective Treatment (§304.2): All exterior surfaces, including but not limited to, doors, door and window frames, cornices and trim, have not been maintained in good condition.

Remedy: Repair exterior surfaces and bring structure up to Code.

Description of Violation: Windows, Skylights and Doorframes (§304.13): Windows, skylights, doors and frames have not been kept in sound condition, good repair and weather tight.

Remedy: Repair all windows and window frames.

Description of Violation: Windows, Skylights and Doorframes (§304.13.1): Window glazing materials have not been maintained free from cracks and holes. Structure has damaged and/or broken windows.

Remedy: Repair all windows and window frames.

Description of Violation: Overhang Extensions (§304.9): Overhanging extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts have not been maintained in good repair or properly anchored. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

Remedy: Repair all overhanging extensions and wall surfaces.

Description of Violation: Doors (§304.15): Exterior doors, door assemblies, operator systems if provided, and hardware, have not been maintained in good condition. Locks on means of egress doors shall be in accordance with Section 702.3

Remedy: Repair exterior doors and hardware and, maintain property.

Description of Violation: Foundation Walls (§304.5): Foundation walls are not being maintained plumb and/or free from open cracks and breaks, allowing entry of rodents and other pests.

condition(s) are unsafe: exterior walls and windows.

Remedy: Repair surface walls and bring property up to Code.

Description of Violation: Exterior Walls (§304.6): Exterior walls have holes, breaks, and loose or rotting materials; and, are not maintained, weatherproofed or properly surface coated to prevent deterioration.

Remedy: Repair exterior walls.

Description of Violation: Building Security (§304.18): Doors, windows or hatchways for dwelling units and/or rooming units have not been maintained to provide security for property within.

Remedy: Repair all windows and doors; and, secure property.

Description of Violation: Windows (§304.18.2): Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.

Remedy: Repair all windows.

Description of Violation: Doors (§304.18.1): Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a

deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

Remedy: Repair all doors.

VIII. PERMITS SECURED

No permit has been secured for this property.

C. CONCLUSIONS OF LAW

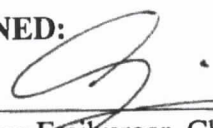
The Commission makes the following conclusions of law:

The Commission concludes that the property described above does not comply with the Austin City Code.

The Commission concludes that the Austin Code Department served notice for the Commission's March 24, 2021 hearing as described above and in accordance with applicable laws and ordinances.

The Commission concludes that because substandard conditions described above exist at the property, these noted violations create a public nuisance and the premises is considered unsafe with substandard conditions.

SIGNED:

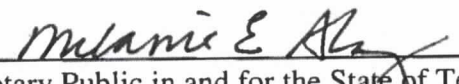


Andrea Freiburger, Chair
Building and Standards Commission

Date

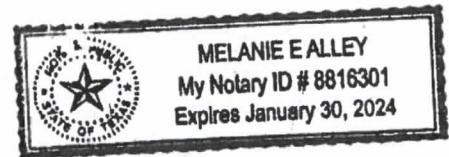
3/30/21

SWORN and SUBSCRIBED before me this
30th day of March, 2021.



Notary Public in and for the State of Texas

Return to: City of Austin
Austin Code Department
P.O. Box 1088, Austin, Texas 78767 - 1088
ATTN: Melanie Alley, BSC Coordinator





April 23, 2021

Ms. Donna Carter
Carter Design Associates
817 W. Eleventh Street
Austin, Texas 78701

RE: 907, 909 and 911 Congress Avenue - Historic Façades

Dear Ms. Carter:

At your request I visited the above-mentioned locations to observe and to provide a rendered opinion regarding an approach toward salvaging the historic fabric of the existing buildings facing Congress Avenue.

The three masonry and wood framed structures were constructed in the early 20th century and have experienced a myriad of uses and modifications throughout their history. For the purposes of this report, we will be limiting our attention to the front elevations.

It is my understanding that a significant development is planned for these sites, but the historic nature of the façades will need to be maintained. I have been charged to render an opinion for the historic rehabilitation based on the current structural integrity and the options associated with achieving the intended goal.

Existing Condition

The three structures have been vacant and have not been maintained for many years. As such the buildings have become dilapidated and have been exposed to the elements for quite some time. The existing wooden framed roof and upper floor systems are damaged extensively and have created a life/safety concern. The original masonry walls that divide the buildings are for the most part in acceptable condition. The existing main level slabs appear to be performing adequately.

The existing façades are quite damaged and in need of extensive repair. Supporting steel beams are very old and compromised and are exhibiting signs of excessive deflection. Exposure has also contributed to their loss of structural integrity.

Options

It is my understanding that two options are being weighed for the rehabilitation of the building fronts.

1. Repair the elevations in-place.
2. Remove the existing materials and replace them in a historically appropriate fashion during or after the completion of the development.

Based on the significance of the proposed development and the extensive effort required to protect an already compromised elevation, it is the opinion of this office that the existing materials should be removed and replaced at a more appropriate time in the development's schedule.

If option 2 is indeed executed, a very comprehensive cataloguing of the in-place assemblies will be required. Scaffolding will be required at the interior and exterior of the building to properly support scanning equipment, workers and the loads associated with the dismantling of the façades.

Scaffolding

Exterior scaffolding will be required to support the mentioned loads as well as to offer safe pedestrian traffic below. A scaffolding company familiar with this type of work will need to be commissioned. All scaffolding must be free standing and not depend on the existing structure for bracing.

Interior scaffolding will be required to support the described loads. Although the foundation is adequate to support the anticipated loads, the upper levels are not. All scaffolding will need to be free standing and "threaded" through the existing second level and roof. All scaffolding will need to be continuous to the top of the structure. Please be aware that the floor and roof cannot be removed in its entirety as it currently provides bracing for the front elevation. The amount of bracing required for the front facade and the layout of the proposed scaffolding will require coordination to properly maintain structural integrity.

Requirements for scanning, weight limits and allowable deflections in the scaffolding must be coordinated with all affected parties.

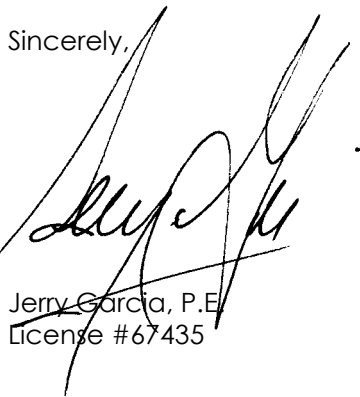
Scaffolding may be removed upon completion of the dismantling of the front elevations.

Replacement

Prior to the replacement of the materials, appropriate structural steel framing must be provided to provide sufficient strength and stiffness.

I am happy to expound on any aspect of this summary. Please let me know if you have any questions.

Sincerely,



Jerry Garcia, P.E.
License #67435





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