



## Robert Mueller Municipal Airport Plan Implantation Advisory Commission

November 14, 2023



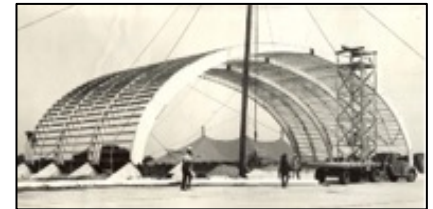
- Browning Hangar History
- MDA Obligations
  - 2005 Structural Engineering Study
  - 2006 Reuse Feasibility Study
- Remediation and Restoration Efforts
- Interim Use
- Redevelopment Process
- Next Steps



# History

M U E L L E R

- 1943**    Browning Hangar built with glue-laminated wood trusses due to wartime steel shortage
- 1983**    Structural renovations to fix sagging roof, termite damage
- 1999**    Browning Hangar is vacated and airport closes
- 2000**    *Redevelopment and Reuse Plan* identified Hangar for community activities and/or publicly oriented commercial uses
- 2002**    City completed environmental soils remediation for Browning Hangar
- 2005**    *Structural Engineering Study, Mueller Hangar Assessment* completed
- 2006**    Construction documents completed, Historic Landmark Commission issued Certificate of Appropriateness, *Hangar Feasibility Report* completed
- 2007**    Hangar stabilization work complete, interim use for events begins
- 2009**    RMMA PIAC explored initiative to allow interim use by small groups and park goers.
- 2011**    *Hangar Interim Guidelines* finalized to allow for temporary nonprofit events and small community gatherings
- 2016**    Update on redevelopment of Hangar to RMMA PIAC by Jim Adams

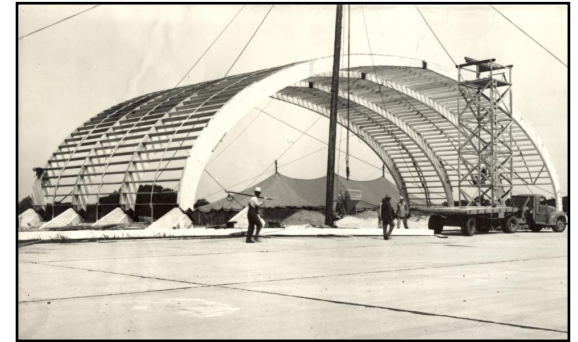




# More About the Browning Hangar

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- Consists of five laminated wooden arches comprised of 1x10-inch yellow pine boards glued together, supported by concrete footings
- The interior arched space measures 130x75 feet or 9,750 sf
- The original building had large rolling doors
- The original structure had two small buildings on one side of the arched space for offices and storage that were too damaged over the years to be preserved

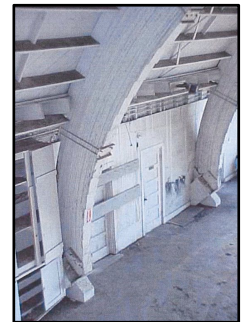


- The Redevelopment Plan anticipated City-owned buildings, including the Browning Hangar, will be sold and developed for commercial use.
- Under the Master Development Agreement (MDA), Catellus has the right and obligation to purchase all of Mueller land parcels from the City to either develop itself or sell to another developer.
- Section 8.9 (a) of the MDA required:
  - A structural study
  - An economic reuse feasibility study
- The MDA allows Catellus the right to utilize the Hangar for marketing activities.
- Even though the Hangar is not designated historic yet, the City and Catellus have treated it as such.



- *Structural Engineering Study, Mueller Hangar Assessment* found the Hangar could be repaired and renovated to be used as a functioning building.
  - Termite damage at the eastern face of hangar.
  - Structural integrity of the north offices had been severely damaged over time due to termites and water damage; ceilings had been caved in; space was deemed unsafe.
  - A timber foundation beam on the west wall had several cracks.
  - Some of the 2x10 joists were sagging along the lower portion of the southern wall.
  - The hangar was re-roofed in 1983 after extensive water damage.
  - Also in 1983, steel rods were added to the arches to resolve structural deficiencies, which created roof ponding that led to leaks through the diagonal decking and forced the western wall to bow outward
  - The primary glued laminated arches were found to be near capacity and at sufficient strength to satisfy building code

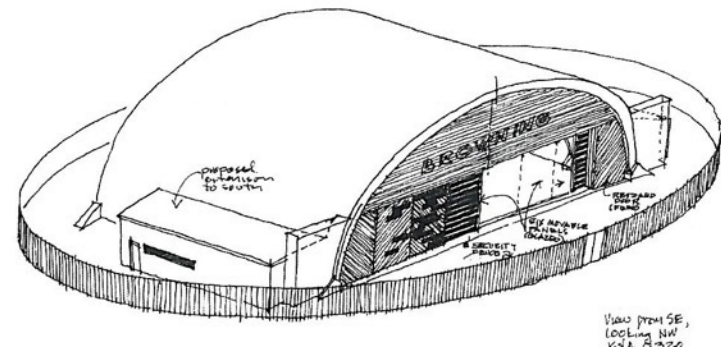
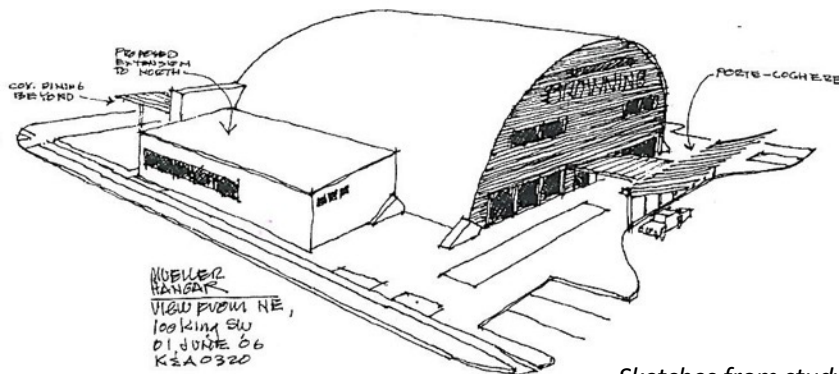
*All of these items and more were addressed as part of the 2006 restoration effort.*



# 2006 Reuse Feasibility Study

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- *Feasibility Report: Adaptive Reuse of the Historic Hangar at Mueller* found the Hangar could be adaptively restored for a variety of uses
- Recommendations:
  - Preserve and emphasize original elliptical vaulted ceiling
  - Restore original materials where feasible
  - Restore laminated trusses and diagonal wood roof deck
  - To extent possible, leaving volume inside open
  - Restore and expose concrete footings and their connection to arches
  - When adding accessory structures, respect lines, rhythms, proportions and configurations of existing structure



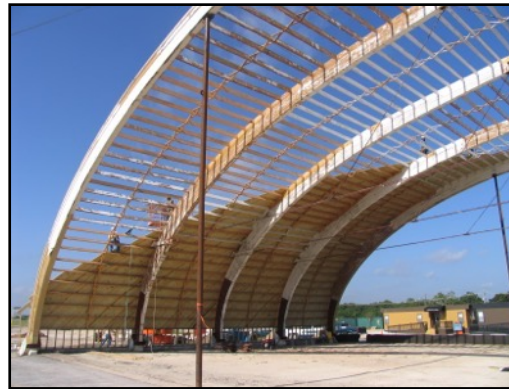
Sketches from study illustrating possible adapted reuse as a restaurant.



# Remediation and Restoration Efforts

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- Presented to Historic Landmark Commission
  - Secured permission to conduct stabilization efforts
  - Promised to come back when developer had plans for consideration
- Previous Work Performed
  - Environmental remediation
  - Complete roof replacement
  - Sides and doors facing Airport Blvd., Mueller Lake removed
  - Ancillary side building removed
  - Decomposed granite was added to the floor and surroundings
  - Removable black rail fence added around perimeter





## Formal Temporary Uses

- Scheduled large events
  - Generally, over 50 attendees
  - Requires formal approval process
  - Insurance and security deposit
- Fundraising location for nonprofit organizations
- Texas Farmers' Market (2007 – 2021)



## Informal Temporary Uses

- Incidental users
  - Generally, under 25 attendees
  - Follows *Hangar Interim Use Guidelines*
- Community and recreation groups
- Food truck customers
- Birthday, anniversary parties



- Redevelopment to complement Mueller Plan and Goals:
  - Generate revenue for the ongoing and long-term upkeep of the building;
  - Preserve the historic integrity of the building and pursue historic zoning so structure may be preserved;
  - Continue to be accessible and welcoming to the community at large; and
  - Complement the setting of Lake Park.
- Property will have deed restrictions imposed to ensure the Hangar is properly maintained
- Plan for roof replacement and needed structural improvements

*Signage outside the Hangar until the sign was destroyed by event suppliers circa 2012.*



# Next Steps

M U E L L E R

- Held initial meetings with community interest groups
- Future news release to announce plans, including redevelopment partner
- Present proposed plans to Architectural Review Committee of the Historic Landmark Commission (HLC)
- Present proposed plans to RMMA PIAC
- Host community meeting with stakeholders and surrounding neighborhoods to share more about proposed development
- Historic Zoning reviewed by HLC and City Council for approval





# Questions

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