

# HLC ARCHITECTURAL REVIEW COMMITTEE



## MEXIC-ARTE MUSEUM

419 CONGRESS AVENUE

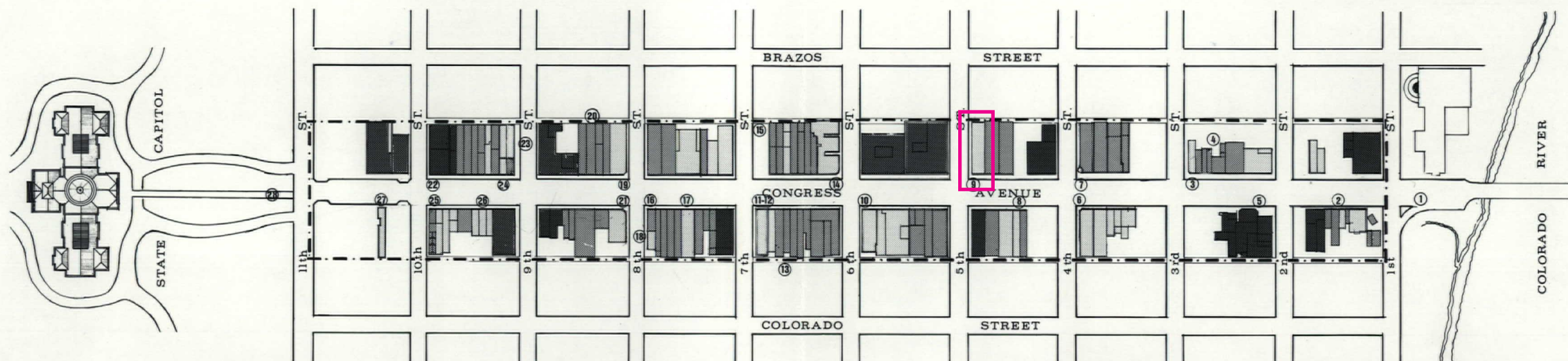
March 13, 2024



AUG 11 1978



CONGRESS AVENUE HISTORIC DISTRICT  
scale: 1 to 200



KEY	
CONTRIBUTING	
COMPATIBLE	
INTRUSION	
DISTRICT BOUNDARY	



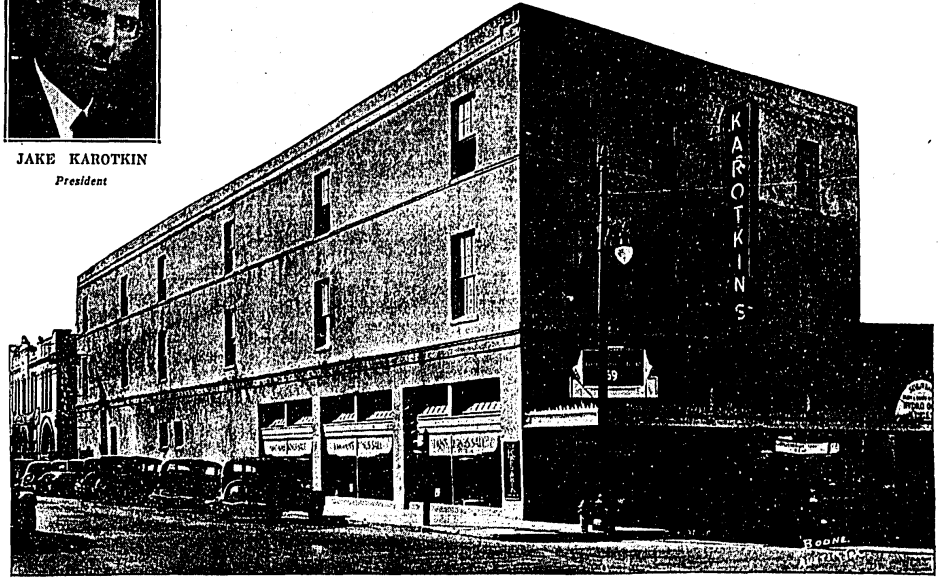
Numbers ①-②⑧ indicate photograph locations



Display Ad 212 -- No Title  
 The Austin American (1914-1973); Jul 19, 1936;  
 ProQuest Historical Newspapers: The Austin American Statesman  
 pg. 13



JAKE KAROTKIN  
 President



## KAROTKIN FURNITURE CO.

*Home Furnishers to Texans Since 1882*

TO BE more than half as old as Texas itself is an achievement of which any firm can well be proud. To have grown with Texas during the past half-century is an even greater achievement. It has required unceasing effort to keep pace with such progress; to meet the needs of a State whose development has amazed the world; to anticipate the wants and comforts necessary to Texas homes . . . to grow from a village shop to a metropolitan store and not lose step.

Fifty-four years ago, the Karotkin Furniture Company was founded in a little shop in San Antonio. Its growth and progress matched that of the customers it served. Year after year its policies of fair-dealing inspired confidence and contributed to an enviable reputation which maintained old friendships and gained new ones.

Years of growth made new and larger stores necessary in San Antonio. The store itself became more and more complete; new departments were added; stocks were increased; the development of electrical conveniences for the home; radio; electric refrigeration all demanded a broader scope of activity until the store served every home furnishing need.

During all this time, Karotkin's were making a host of friends in the Capitol City. Its list of Austin customers grew steadily, until, finally, the need for establishing a store here became imperative. Action was delayed until the Austin store could be made an exact counter-part of the San Antonio store . . . in service, in completeness of stocks, in values and in the offering of convenient credit.

. . . successful years have proved the wisdom of such action. Karotkin's is an Austin institution, stocked and staffed to meet the needs of a growing city, ready and willing to take its full part in civic affairs and responsibilities, helping in every way within its power to make Austin a city of beautiful and happy homes.

## KAROTKIN FURNITURE COMPANY

*Congress Avenue at Fifth Street*



Photo by Jensen Studio  
 LEONARD KAROTKIN  
 Manager

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# Mexic-Arte Museum

- Founded in 1984 by Austin artists Sylvia Orozco, Sam Coronado, and Pio Pulido, the museum is dedicated to the presentation and promotion of Mexican, Latino, and Latin American art and culture.
- Designated by the 78th legislature as the Official Mexican and Mexican American Fine Art Museum of Texas, Mexic-Arte began its exhibition schedule with the Day of the Dead Festival in 1984.
- The museum moved to its current location on Congress Avenue in 1988. Since then, it has built upon a diverse series of programs and presentations to introduce the best of the emerging artists of the U.S., Mexico, and Latin America to the art scene in Austin.
- The museum maintains a permanent collection and archive of collected works for use in changing exhibits. Over 75,000 visitors come to the museum each year. Educational programming for school children is provided at the site.
- Mission Statement  
The Mexic-Arte Museum is dedicated to enriching the community through education programs, exhibitions, and the collection, preservation, and interpretation of Mexican, Latino, and Latin American art and culture for visitors of all ages.



# City of Austin

- 1993 - The upper levels of the museum were closed to public access, related to existing conditions of egress and structural load capacity for assembly use.
- 2001 - General Fund expenditure for purchase of the 419 Congress building as a permanent home for the Mexic-Arte Museum.
- 2010 - Voter approved bond funds from the 2006 bond authorized for rehabilitation of the facility.
- 2018 - Additional voter approved bond funds from the 2018 bond allocated for rehabilitation of the facility.
- 2020 - City Council authorized use of Construction Manager-at-Risk alternate delivery project method.
- 2021 - Architect selected for the project.
- 2022 - Construction Manager-at-Risk selected for the project.
- COA Economic Development Department and Capital Delivery Services serve as project managers.
- Construction budget of \$12,000,000 established.



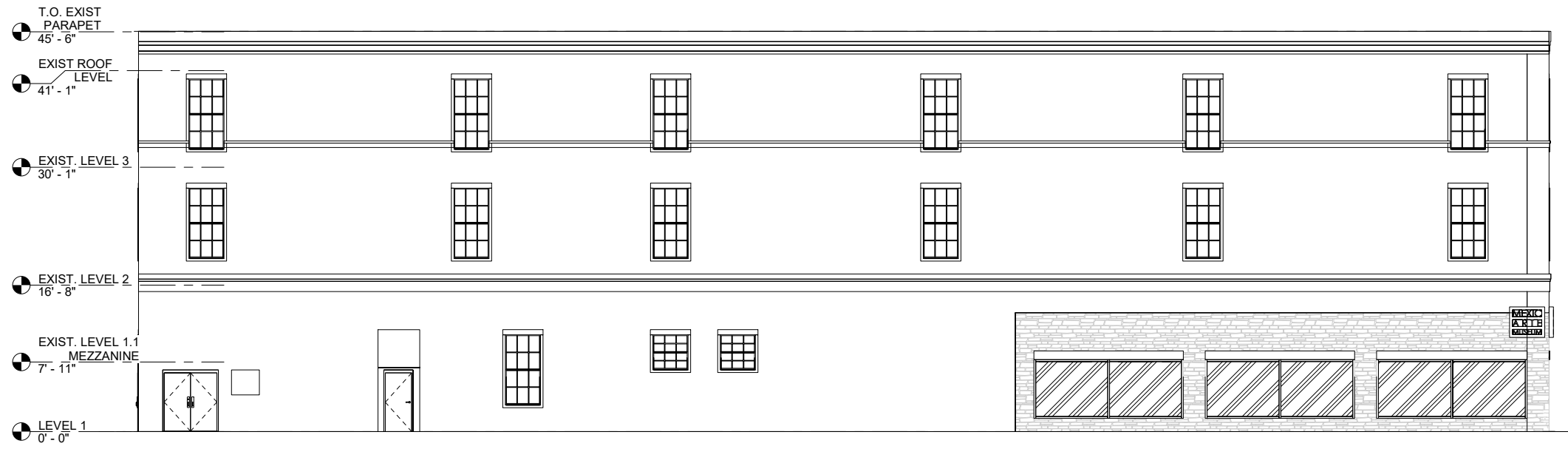
# Scope Summary

- *Rehabilitation of the Mexic-Arte Museum*
- *Fully functional multi-story facility*

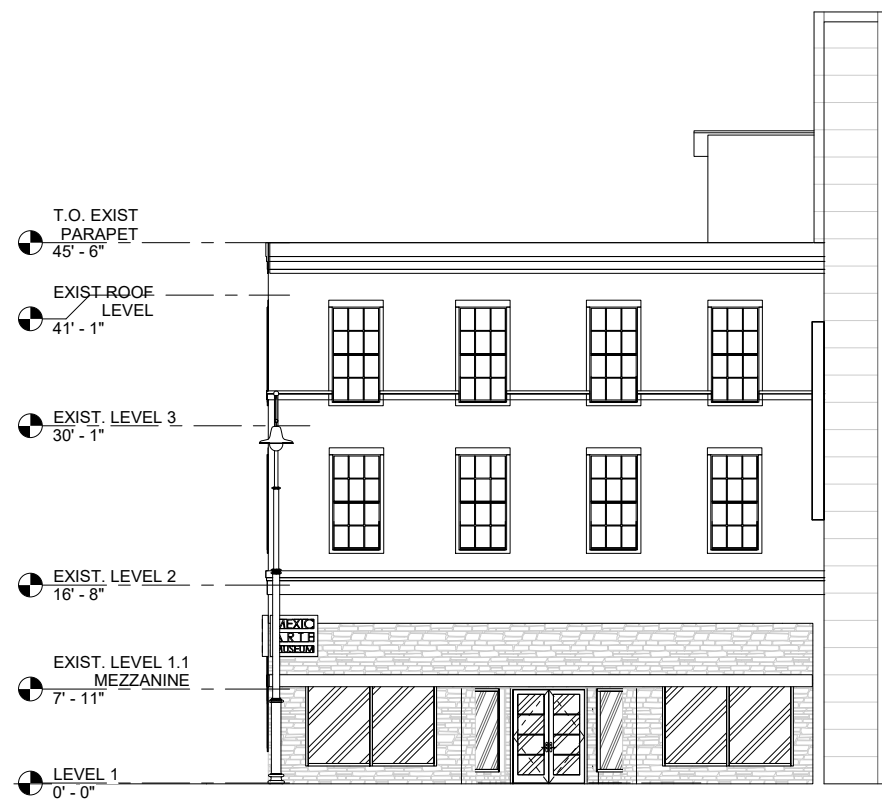
*Permanent and temporary exhibit spaces, first level museum store, event preparation space, load in/out area, ADA/TAS accessibility, storage, offices, a library, wood shop, circulation space, reception area, accessible roof top area usable for events, collection storage, outdoor public art component in collaboration with AIPP, expanded sidewalks, fire detection and suppression micro-climate controls for varied spaces, public meeting rooms, exhibit appropriate lighting and ability for full assembly occupancy during events.*

- *Building must meet standards and comply with guidelines of American Alliance of Museums*
- *Building must help achieve the characteristic of excellence for US Museums from the AAM*
- *The main facade of the building must be preserved/restored*

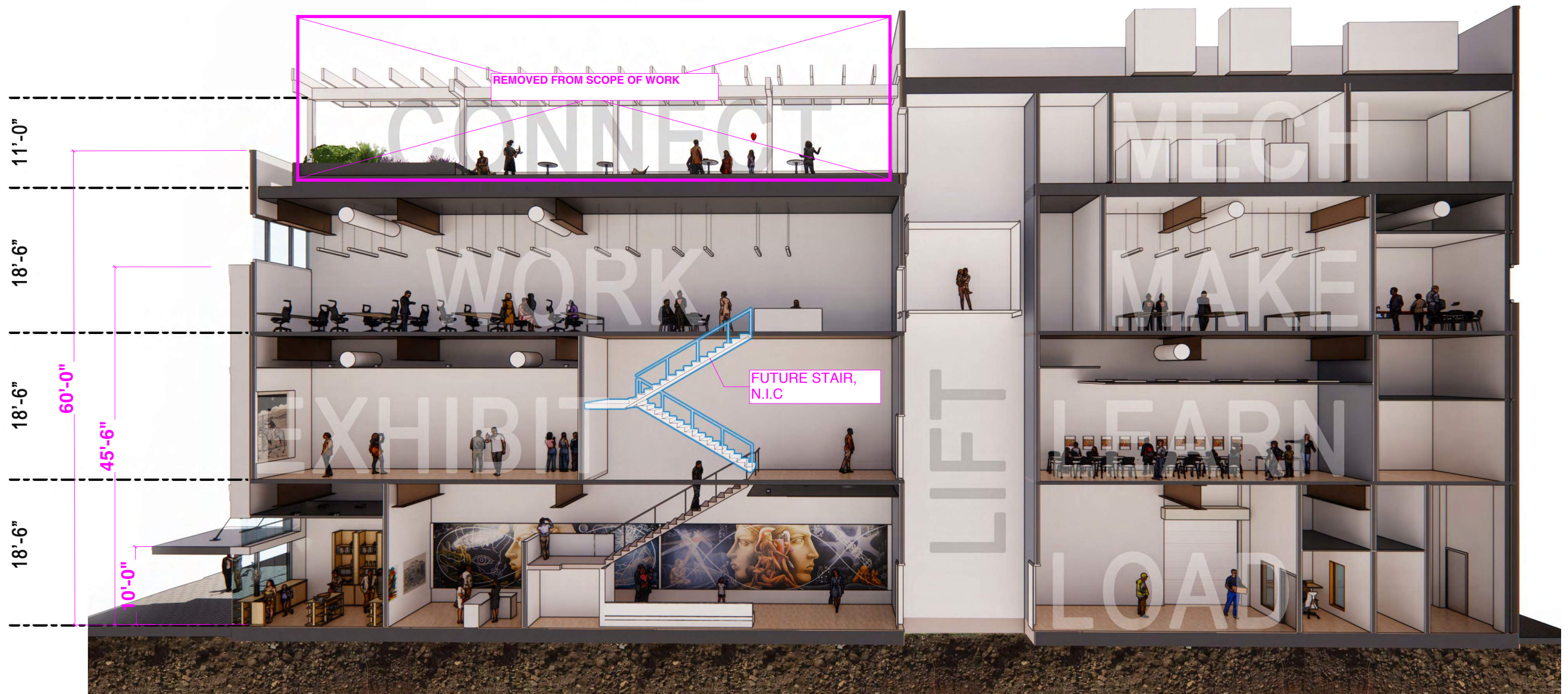




C1 Existing North Elevation 5th St.  
1/8" = 1'-0"



A1 Existing West Elevation Congress Ave.  
1/8" = 1'-0"

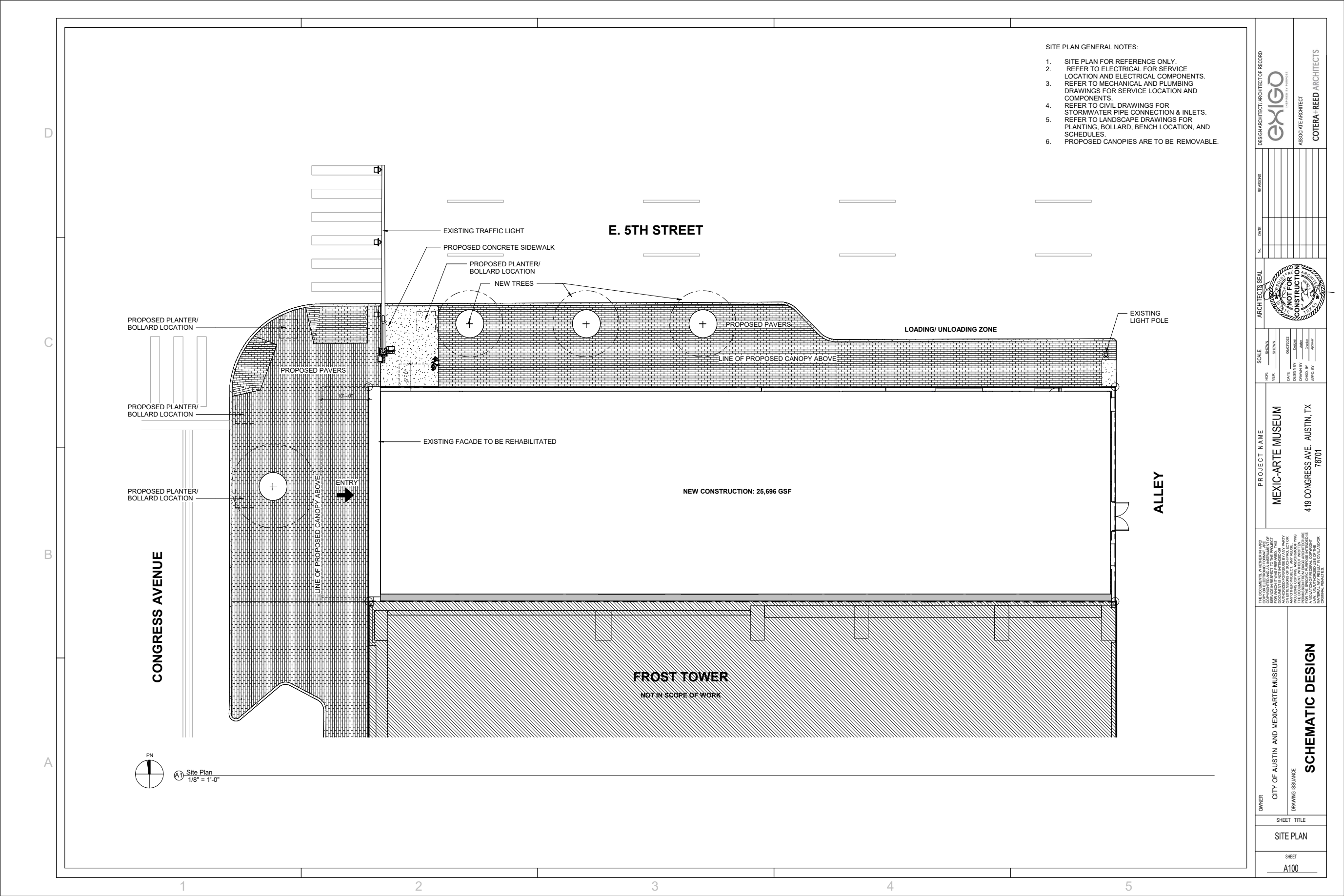




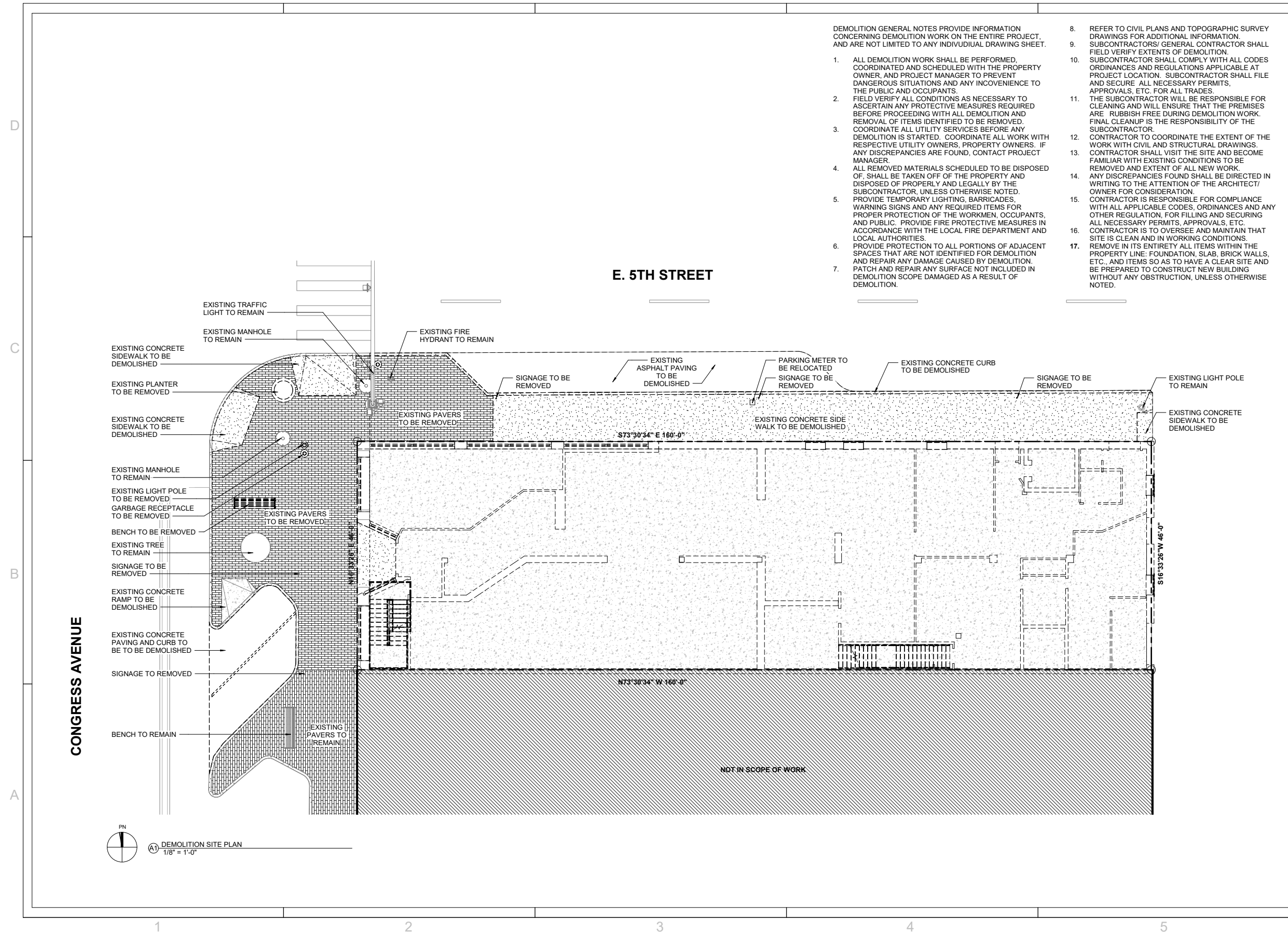








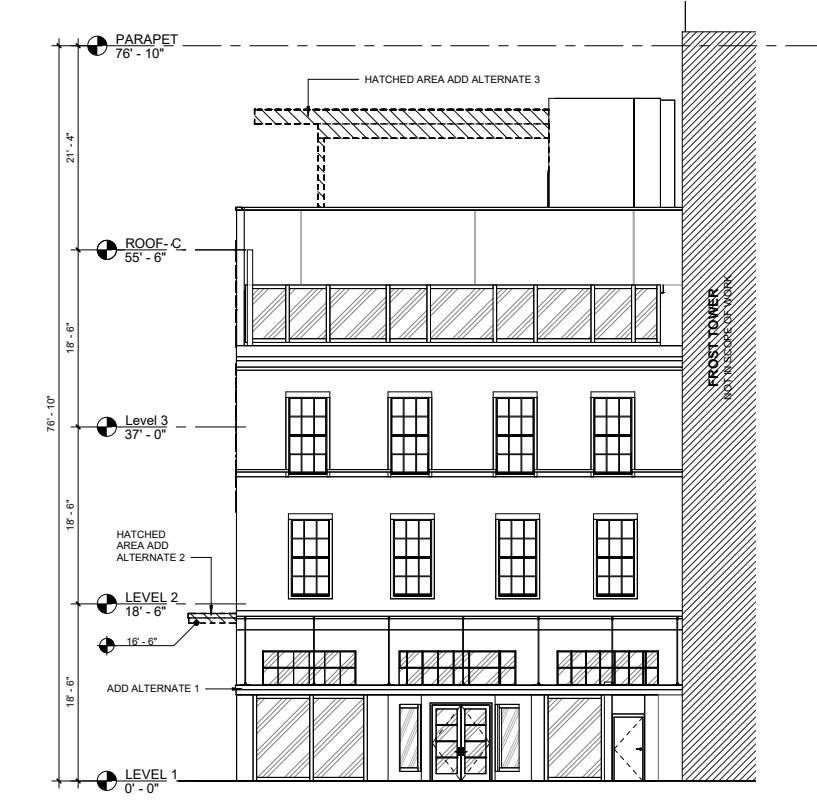
OWNER	PROJECT NAME		ARCHITECT'S SEAL	No.	DATE	REVISIONS
	CITY OF AUSTIN AND MEXIC-ARTE MUSEUM	MEXIC-ARTE MUSEUM				
DRAWING ISSUANCE	419 CONGRESS AVE. AUSTIN, TX 78701		SCALE HORIZ. 1/8" = 1'-0" VERT. 1/8" = 1'-0" DATE: 08/07/2022 DESIGN BY: JLD CHECKED BY: JLD APPROVED BY: JLD			
SHEET TITLE	SCHEMATIC DESIGN		ASSOCIATE ARCHITECT COTERA-REED ARCHITECTS			
SHEET	A100					



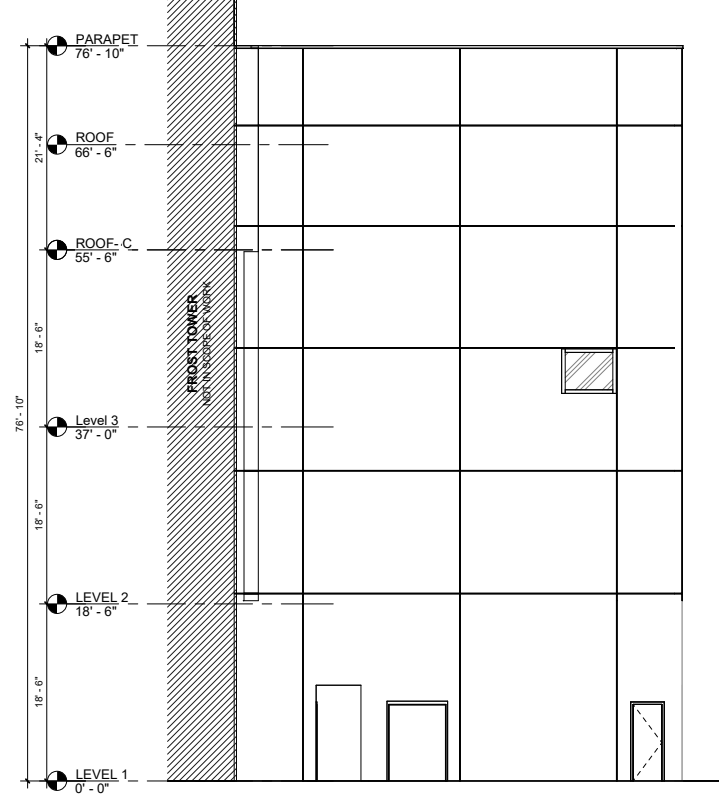
- DEMOLITION GENERAL NOTES PROVIDE INFORMATION CONCERNING DEMOLITION WORK ON THE ENTIRE PROJECT, AND ARE NOT LIMITED TO ANY INDIVIDUAL DRAWING SHEET.
1. ALL DEMOLITION WORK SHALL BE PERFORMED, COORDINATED AND SCHEDULED WITH THE PROPERTY OWNER, AND PROJECT MANAGER TO PREVENT DANGEROUS SITUATIONS AND ANY INCONVENIENCE TO THE PUBLIC AND OCCUPANTS.
  2. FIELD VERIFY ALL CONDITIONS AS NECESSARY TO ASCERTAIN ANY PROTECTIVE MEASURES REQUIRED BEFORE PROCEEDING WITH ALL DEMOLITION AND REMOVAL OF ITEMS IDENTIFIED TO BE REMOVED.
  3. COORDINATE ALL UTILITY SERVICES BEFORE ANY DEMOLITION IS STARTED. COORDINATE ALL WORK WITH RESPECTIVE UTILITY OWNERS, PROPERTY OWNERS. IF ANY DISCREPANCIES ARE FOUND, CONTACT PROJECT MANAGER.
  4. ALL REMOVED MATERIALS SCHEDULED TO BE DISPOSED OF, SHALL BE TAKEN OFF OF THE PROPERTY AND DISPOSED OF PROPERLY AND LEGALLY BY THE SUBCONTRACTOR, UNLESS OTHERWISE NOTED.
  5. PROVIDE TEMPORARY LIGHTING, BARRICADES, WARNING SIGNS AND ANY REQUIRED ITEMS FOR PROPER PROTECTION OF THE WORKMEN, OCCUPANTS, AND PUBLIC. PROVIDE FIRE PROTECTIVE MEASURES IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT AND LOCAL AUTHORITIES.
  6. PROVIDE PROTECTION TO ALL PORTIONS OF ADJACENT SPACES THAT ARE NOT IDENTIFIED FOR DEMOLITION AND REPAIR ANY DAMAGE CAUSED BY DEMOLITION. PATCH AND REPAIR ANY SURFACE NOT INCLUDED IN DEMOLITION SCOPE DAMAGED AS A RESULT OF DEMOLITION.
  - 7.
  8. REFER TO CIVIL PLANS AND TOPOGRAPHIC SURVEY DRAWINGS FOR ADDITIONAL INFORMATION.
  9. SUBCONTRACTORS/ GENERAL CONTRACTOR SHALL FIELD VERIFY EXTENTS OF DEMOLITION.
  10. SUBCONTRACTOR SHALL COMPLY WITH ALL CODES ORDINANCES AND REGULATIONS APPLICABLE AT PROJECT LOCATION. SUBCONTRACTOR SHALL FILE AND SECURE ALL NECESSARY PERMITS, APPROVALS, ETC. FOR ALL TRADES.
  11. THE SUBCONTRACTOR WILL BE RESPONSIBLE FOR CLEANING AND WILL ENSURE THAT THE PREMISES ARE RUBBISH FREE DURING DEMOLITION WORK. FINAL CLEANUP IS THE RESPONSIBILITY OF THE SUBCONTRACTOR.
  12. CONTRACTOR TO COORDINATE THE EXTENT OF THE WORK WITH CIVIL AND STRUCTURAL DRAWINGS. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS TO BE REMOVED AND EXTENT OF ALL NEW WORK.
  13. ANY DISCREPANCIES FOUND SHALL BE DIRECTED IN WRITING TO THE ATTENTION OF THE ARCHITECT/ OWNER FOR CONSIDERATION.
  14. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND ANY OTHER REGULATION, FOR FILLING AND SECURING ALL NECESSARY PERMITS, APPROVALS, ETC.
  15. CONTRACTOR IS TO OVERSEE AND MAINTAIN THAT SITE IS CLEAN AND IN WORKING CONDITIONS.
  16. REMOVE IN ITS ENTIRETY ALL ITEMS WITHIN THE PROPERTY LINE: FOUNDATION, SLAB, BRICK WALLS, ETC., AND ITEMS SO AS TO HAVE A CLEAR SITE AND BE PREPARED TO CONSTRUCT NEW BUILDING WITHOUT ANY OBSTRUCTION, UNLESS OTHERWISE NOTED.
  - 17.

DESIGN/ARCHITECT/ARCHITECT OF RECORD		exigo		ASSOCIATE ARCHITECT		COTERA-REED ARCHITECTS	
REVISIONS		DATE		NO.			
ARCHITECT'S SEAL		NOT FOR CONSTRUCTION		SCALE			
PROJECT NAME		MEXIC-ARTE MUSEUM		419 CONGRESS AVE. AUSTIN, TX 78701			
OWNER		CITY OF AUSTIN AND MEXIC-ARTE MUSEUM		DRAWING ISSUANCE		SCHEMATIC DESIGN	
SHEET TITLE		DEMOLITION SITE PLAN		SHEET		AD000	

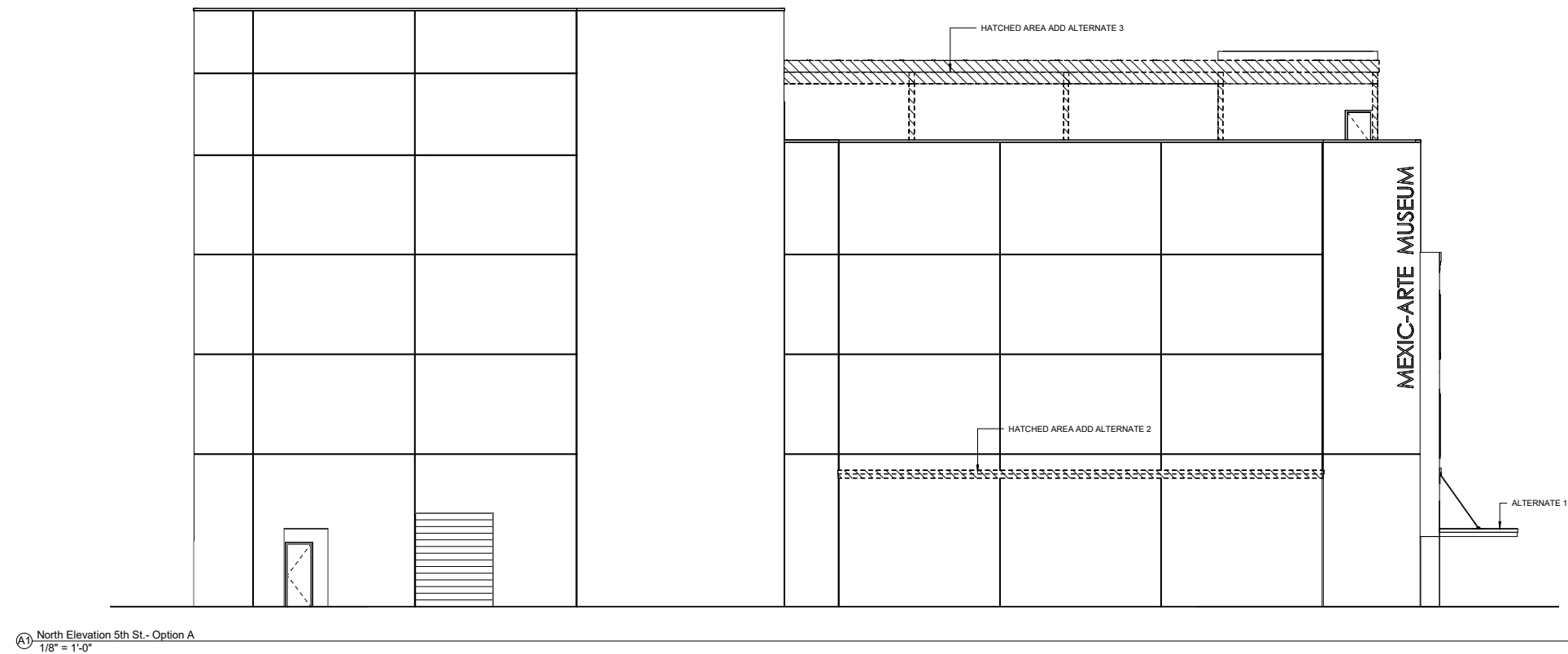
D  
C  
B  
A



C1 West Elevation Congress Ave.- Option A  
1/8" = 1'-0"



C2 East Elevation Alley- Option A  
1/8" = 1'-0"

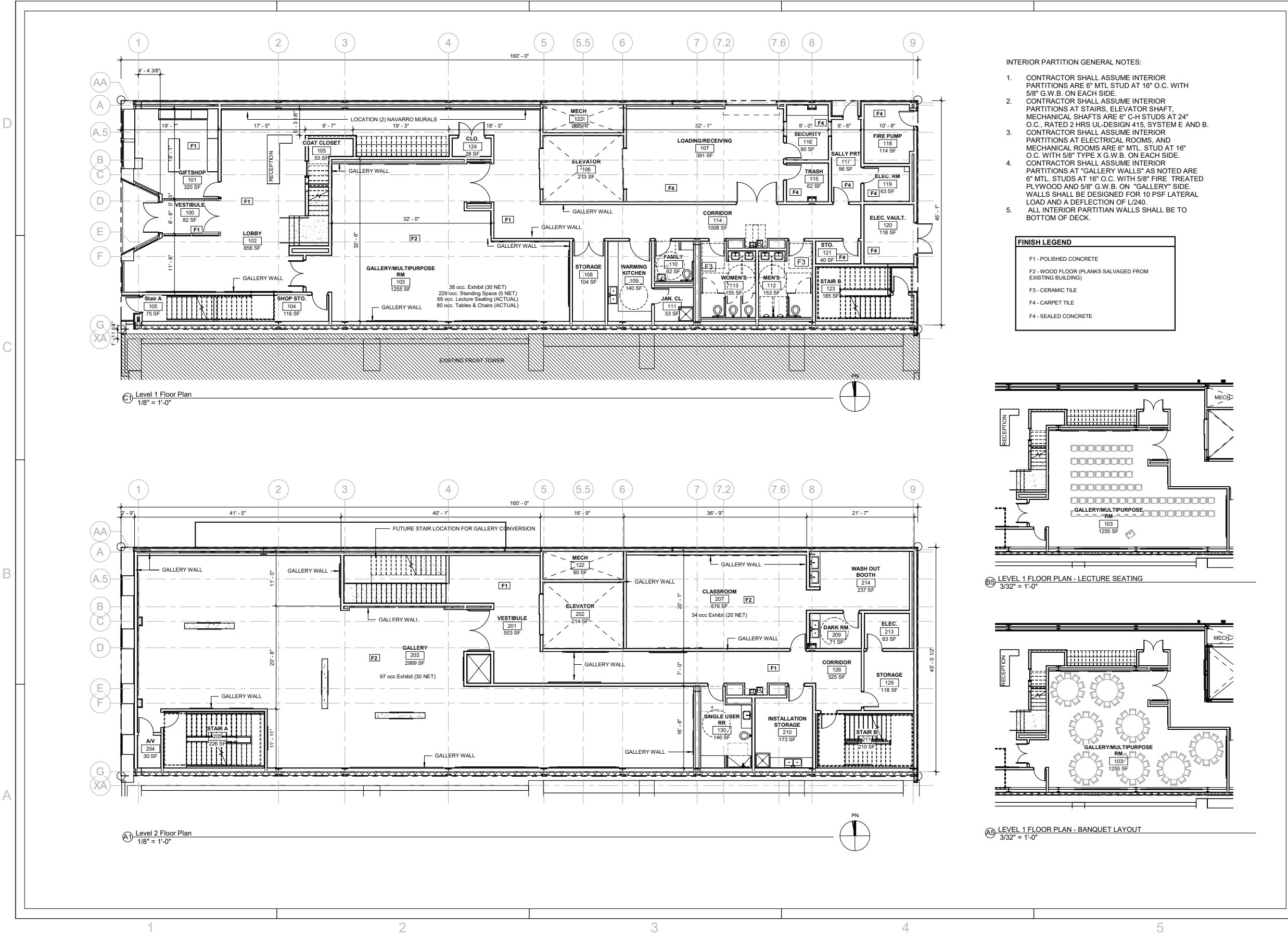


A1 North Elevation 5th St.- Option A  
1/8" = 1'-0"

- EXTERIOR ELEVATIONS GENERAL NOTES:
1. EXISTING WEST ELEVATION BRICK WALL TO REMAIN. REMOVE EXISTING BRICK VENEER BASE AND TOP PLASTER FINISH IN PREPARATION FOR NEW MOISTURE/VAPOR BARRIER MEMBRANE AND 1" 3-COAT STUCCO FINISH.
  2. REPAIR AND REHABILITATE EXISTING WOOD WINDOWS ON THE WEST FACADE AS NEEDED TO MAINTAIN ORIGINAL BUILDING CHARACTER.
  3. RESTORE TRANSOM WINDOWS ON THE WEST FACADE TO MATCH ORIGINAL BUILDING FACADE.
  4. RESTORE CANOPY AND HANGERS ON THE WEST FACADE TO MATCH ORIGINAL BUILDING.
  5. CONTRACTOR SHALL ASSUME NEW METAL CANOPIES ARE TO BE REMOVABLE.
  6. CONTRACTOR SHALL ASSUME ALL NEW STOREFRONTS ARE TO BE ALUMINUM WITH TEMPERED GLASS.
  7. CONTRACTOR SHALL ASSUME EXTERIOR WALLS ARE 6" MTL. STUD AT 16" O.C. WITH 5/8" G.W.B. ON THE INTERIOR SIDE, R-19 BATT. INSULATION IN CAVITY, 1/2" EXTERIOR F.R. GRADE SHEATHING, 1-1/2" RIGID INSULATION AND 1" 3-COAT STUCCO FINISH.
  8. CONTRACTOR SHALL ASSUME ALL SERVICE AND EGRESS DOORS ARE TO BE STEEL AND FIRE RATED.
  9. CONTRACTOR SHALL ASSUME ALL MISCELLANEOUS METAL, INCLUDING: COPING, REVEALS, FLASHING, ETC., TO BE PAINTED.
  10. THE ADD ALTERNATE INCLUDES THE METAL TRELLIS AT THE LEVEL 4- ROOFTOP AND THE METAL CANOPY ON 5TH STREET.

DESIGN ARCHITECT ARCHITECT OF RECORD <b>exigo</b> THOMAS P. FARRIS ASSOCIATE ARCHITECT COTERA-REED ARCHITECTS	REVISIONS DATE NO.	ARCHITECT'S SEAL 	SCALE HORIZ. 1/8"=1'-0" VERT. 1/8"=1'-0" DATE DRAWN BY CHECKED BY APPROVED BY	PROJECT NAME <b>MEXIC-ARTE MUSEUM</b> 419 CONGRESS AVE. AUSTIN, TX 78701	THE DOCUMENTS, WHEN THEY ARE REVISED, SHALL BE REPRODUCED AND AN INSTRUMENT OF SERVICE SHALL BE PROVIDED TO THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE DOCUMENTS. THE DOCUMENTS, WHEN THEY ARE REVISED, SHALL BE REPRODUCED AND AN INSTRUMENT OF SERVICE SHALL BE PROVIDED TO THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE DOCUMENTS.	OWNER CITY OF AUSTIN AND MEXIC-ARTE MUSEUM DRAWING ISSUANCE <b>SCHEMATIC DESIGN</b>	SHEET TITLE <b>OPTION A- EXTERIOR ELEVATIONS</b>	SHEET <b>A200</b>
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OWNER CITY OF AUSTIN AND MEXIC-ARTE MUSEUM	DESIGN ARCHITECT/ARCHITECT OF RECORD <b>exigo</b> ARCHITECTS P.C. 10000 N. MOPAC EXPRESSWAY, SUITE 100 AUSTIN, TEXAS 78751	ASSOCIATE ARCHITECT COTERA-REED ARCHITECTS	
	REVISIONS	DATE	NO.
	ARCHITECT'S SEAL	NOT FOR CONSTRUCTION	
	SCALE	SHEET NO.	DATE
PROJECT NAME MEXIC-ARTE MUSEUM 419 CONGRESS AVE. AUSTIN, TX 78701	DATE	DATE	DATE
	DATE	DATE	DATE
	DATE	DATE	DATE
	DATE	DATE	DATE
SCHEMATIC DESIGN	THE DOCUMENTS, WHEN GIVEN IN HAND, ARE THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED AND AN INSTRUMENT OF SERVICE. THEY ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SUBJECT TO THE ORIGINAL PENALTY.		
	SHEET TITLE OPTION A-LEVEL 1 & 2 PLAN		
	SHEET A101		



## CHPO CONCEPT DISCUSSION



# THANK YOU