400 Congress Ave

Historic Review Application

LANOHA KPF House & Robertson

November 06, 2026

The Austin Lineage

A New Chapter in the City's Architectural Story

Set in the heart of downtown Austin, *The Austin Lineage* is a tower born from context, memory, and ambition. Designed from the inside out, the building celebrates Austin's rich architectural heritage, the city's Art Deco past all while pointing confidently toward its future.

Rather than conforming to the generic transparency of the glass box, the tower is conceived as a richly articulated vertical structure. Its modular facade is expressed through a solid, gridded framework that balances daylight and thermal performance with deep architectural character. This framework gives the building a rhythm and presence that resonates with the classic proportions of early 20th-century Austin landmarks, yet reinterpreted with modern precision and purpose.

At the street level, the project reanimates Congress Avenue with a vibrant mix of uses and generous public space. The program is layered vertically and dynamically, offering a collection of indoor and outdoor environments that reflect the informality and openness of Austin culture. Elevated terraces and planted loggias blur the line between building and sky, offering moments of retreat, connection, and discovery.

Crowning the tower is an expressive form which is distinct, yet integrated and signals the building's role as a new icon in the downtown skyline. It marks not only a geographic high point, but a symbolic one: a place where heritage, innovation, and community converge.

The Austin Lineage is not a nostalgia project. It is a bold architectural gesture that reclaims solidity, texture, and civic spirit. It is a building that belongs to Austin, not just as it is, but as it aspires to be.

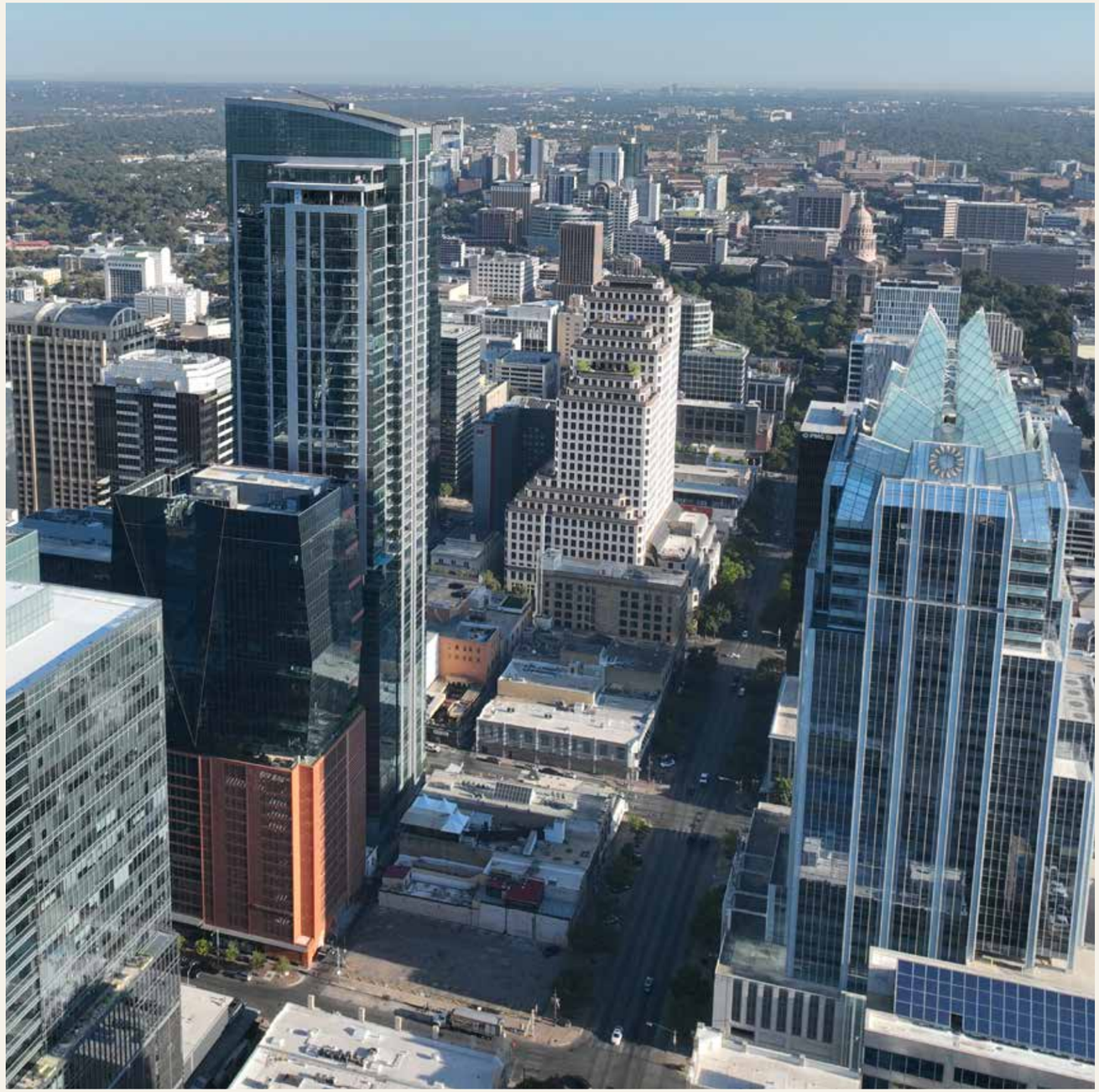



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Project Location

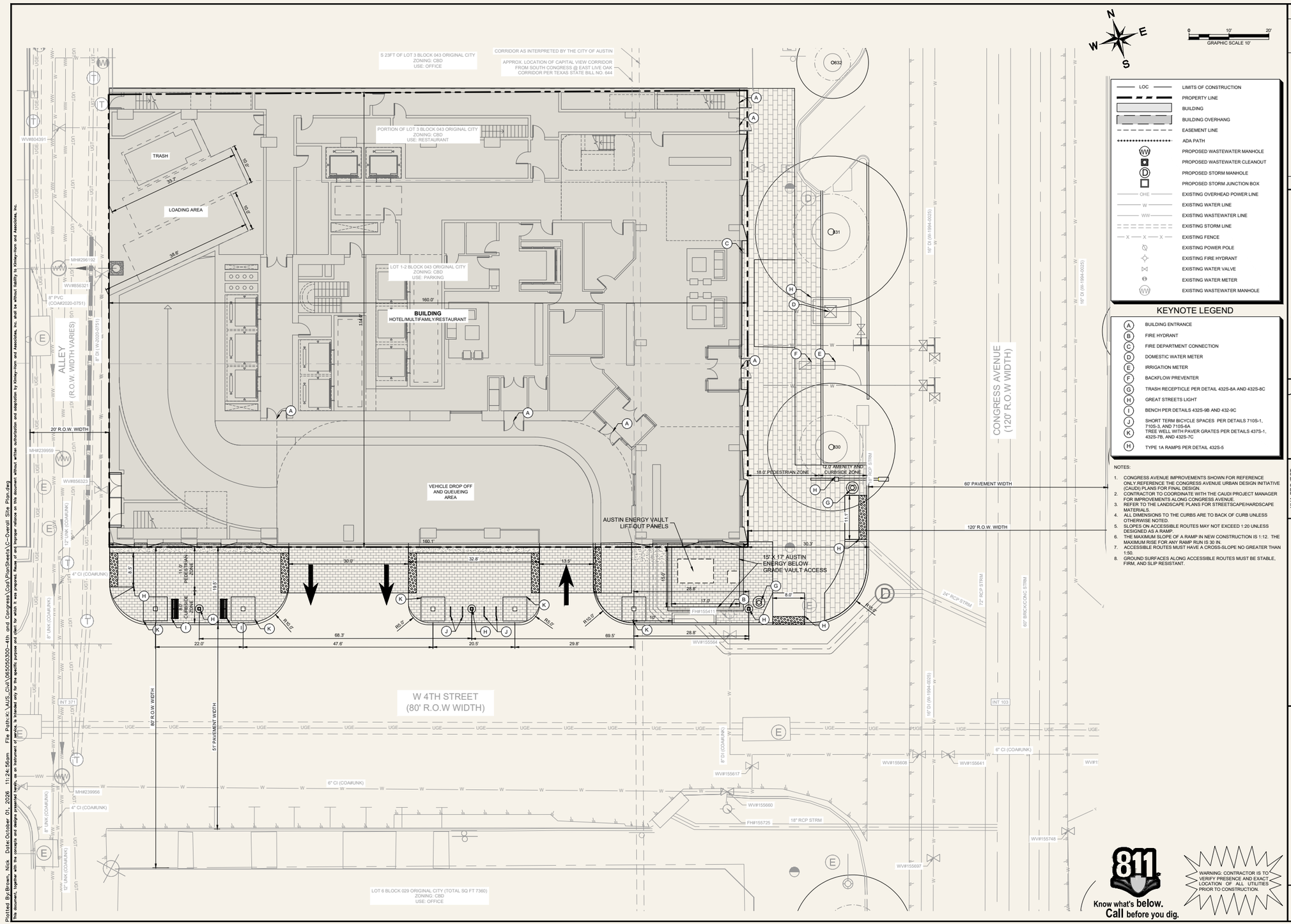


Existing









LOC — LIMITS OF CONSTRUCTION
PROPERTY LINE
BUILDING
BUILDING OVERHANG
EASEMENT LINE
ADA PATH
PROPOSED WASTEWATER MANHOLE
PROPOSED WASTEWATER CLEANOUT
PROPOSED STORM MANHOLE
PROPOSED STORM JUNCTION BOX
OHE — EXISTING OVERHEAD POWER LINE
W — EXISTING WATER LINE
WW — EXISTING WASTEWATER LINE
EXISTING STORM LINE
X — X — X — EXISTING FENCE
EXISTING POWER POLE
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING WATER METER
EXISTING WASTEWATER MANHOLE

KEYNOTE LEGEND

A	BUILDING ENTRANCE
B	FIRE HYDRANT
C	FIRE DEPARTMENT CONNECTION
D	DOMESTIC WATER METER
E	IRRIGATION METER
F	BACKFLOW PREVENTER
G	TRASH RECEPTICLE PER DETAIL 432S-8A AND 432S-8C
H	GREAT STREETS LIGHT
I	BENCH PER DETAILS 432S-9B AND 432-9C
J	SHORT TERM BICYCLE SPACES PER DETAILS 710S-1, 710S-3, AND 710S-6A TREE WELL WITH PAVER GRATES PER DETAILS 437S-1, 432S-7B, AND 432S-7C
K	TYPE 1A RAMPS PER DETAIL 432S-5

NOTES:

1. CONGRESS AVENUE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFERENCE THE CONGRESS AVENUE URBAN DESIGN INITIATIVE (CAUDI) PLANS FOR FINAL DESIGN.
2. CONTRACTOR TO COORDINATE WITH THE CAUDI PROJECT MANAGER FOR IMPROVEMENTS ALONG CONGRESS AVENUE.
3. REFER TO THE LANDSCAPE PLANS FOR STREETSCAPE/HARDSCAPE MATERIALS.
4. ALL DIMENSIONS TO THE CURBS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
6. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
7. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
8. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.

811 Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
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TEXAS REGISTERED ENGINEERING FIRM F-928

NICHOLAS C. BROWN
107175
LICENSED
PROFESSIONAL ENGINEER
10/1/2026

KHA PROJECT 065050300
DATE: MAY 2026
SCALE: AS SHOWN
DESIGNED BY: PNP
DRAWN BY: PNP
CHECKED BY: NCB

OVERALL SITE PLAN

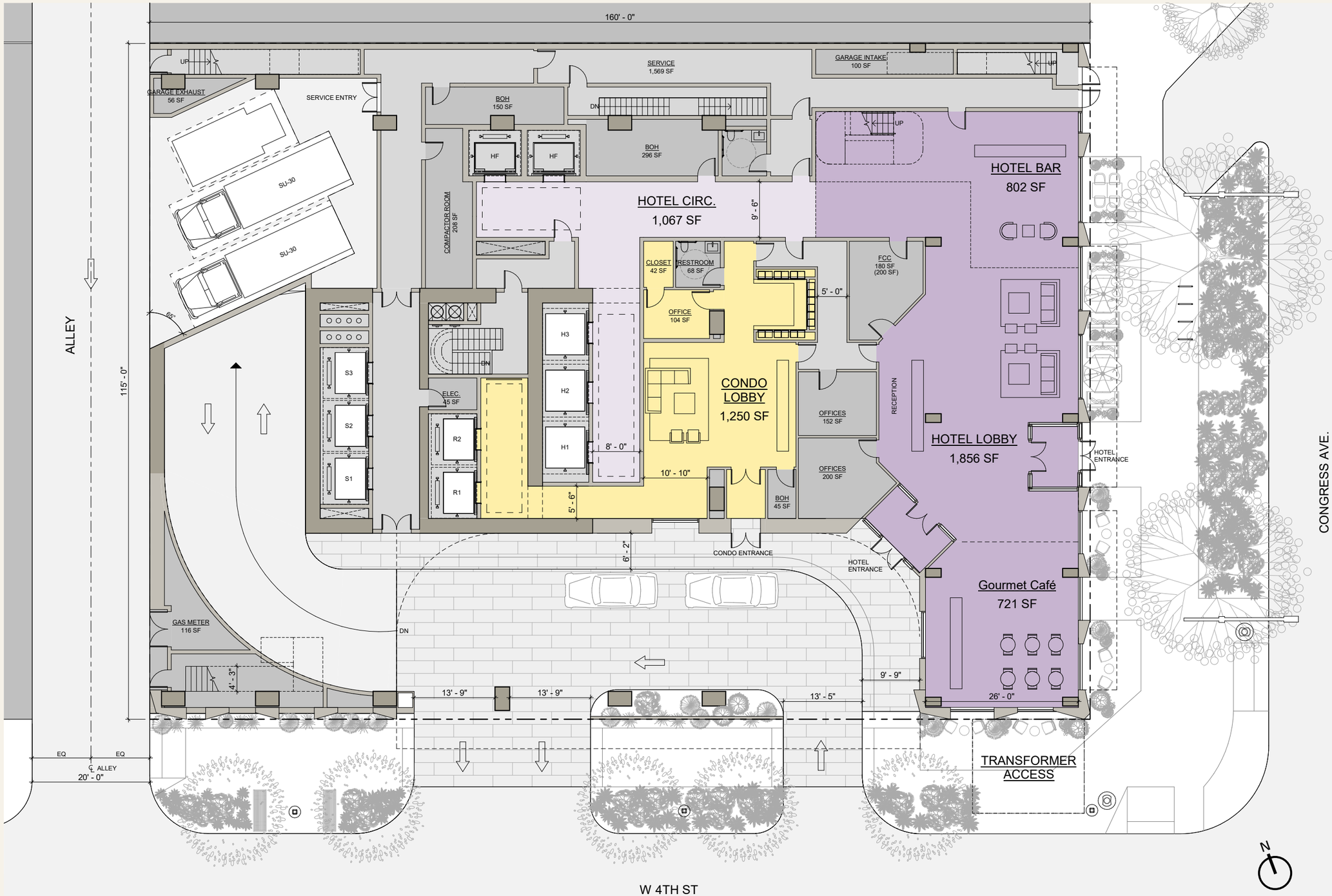
PROJECT BOLO
400 CONGRESS AVENUE
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
9 OF 33

Plotted By:Brown, Nick Date:October 01, 2026 11:24:56am File Path:K:\AUS_Civil\065050300-4th and Congress\Cad\PlanSheets\C-Overall Site Plan.dwg
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L01 Plan

Ground Level



- Residential
- Residential Amenity
- Hotel
- Hotel Event
- BOH/ Mech

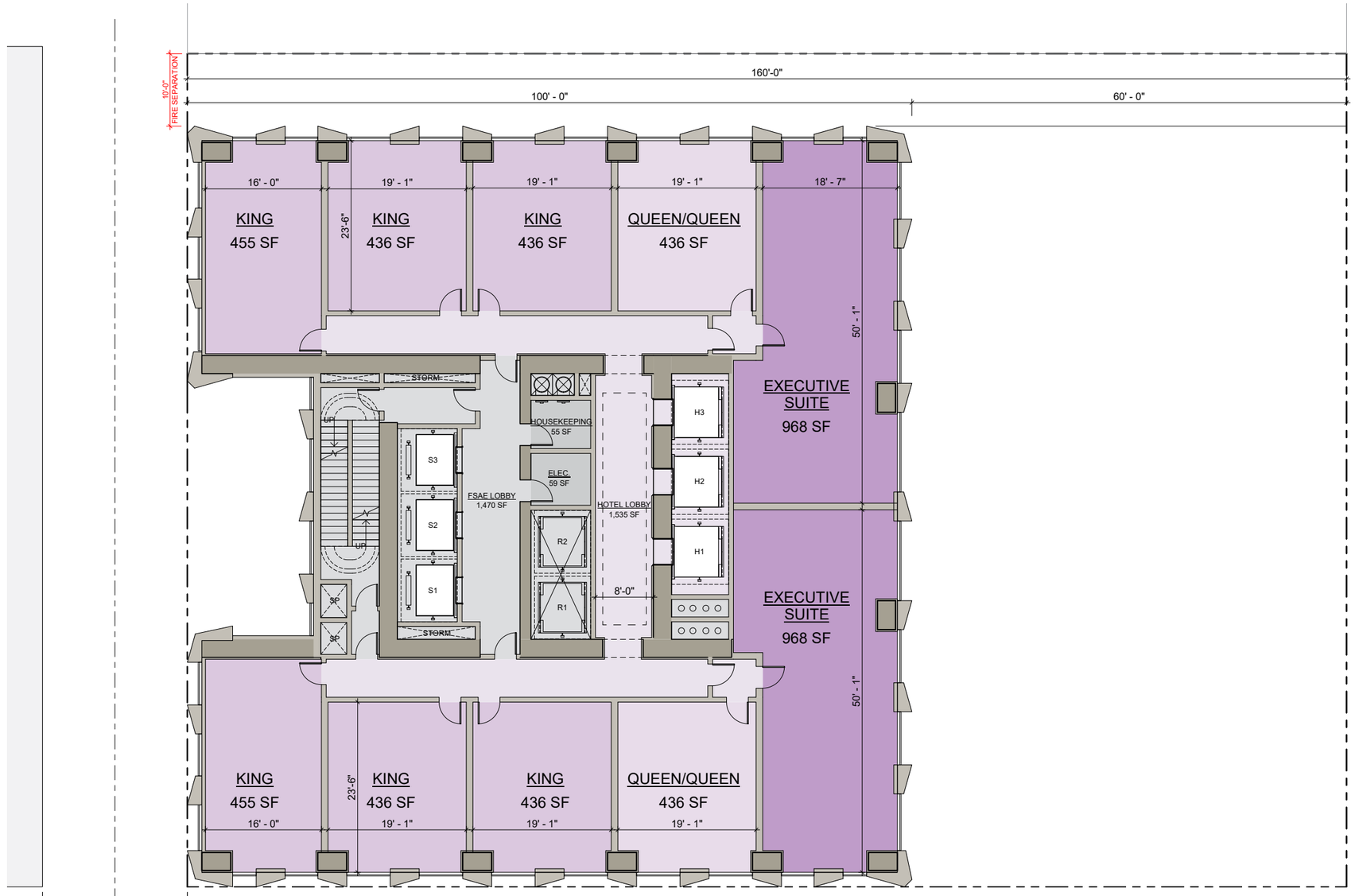
L01 Plan

Landscape Plan



L08-L23 Plan

Hotel - Zone 1



- Residential
- Residential Amenity
- Hotel
- Hotel Event
- BOH/ Mech

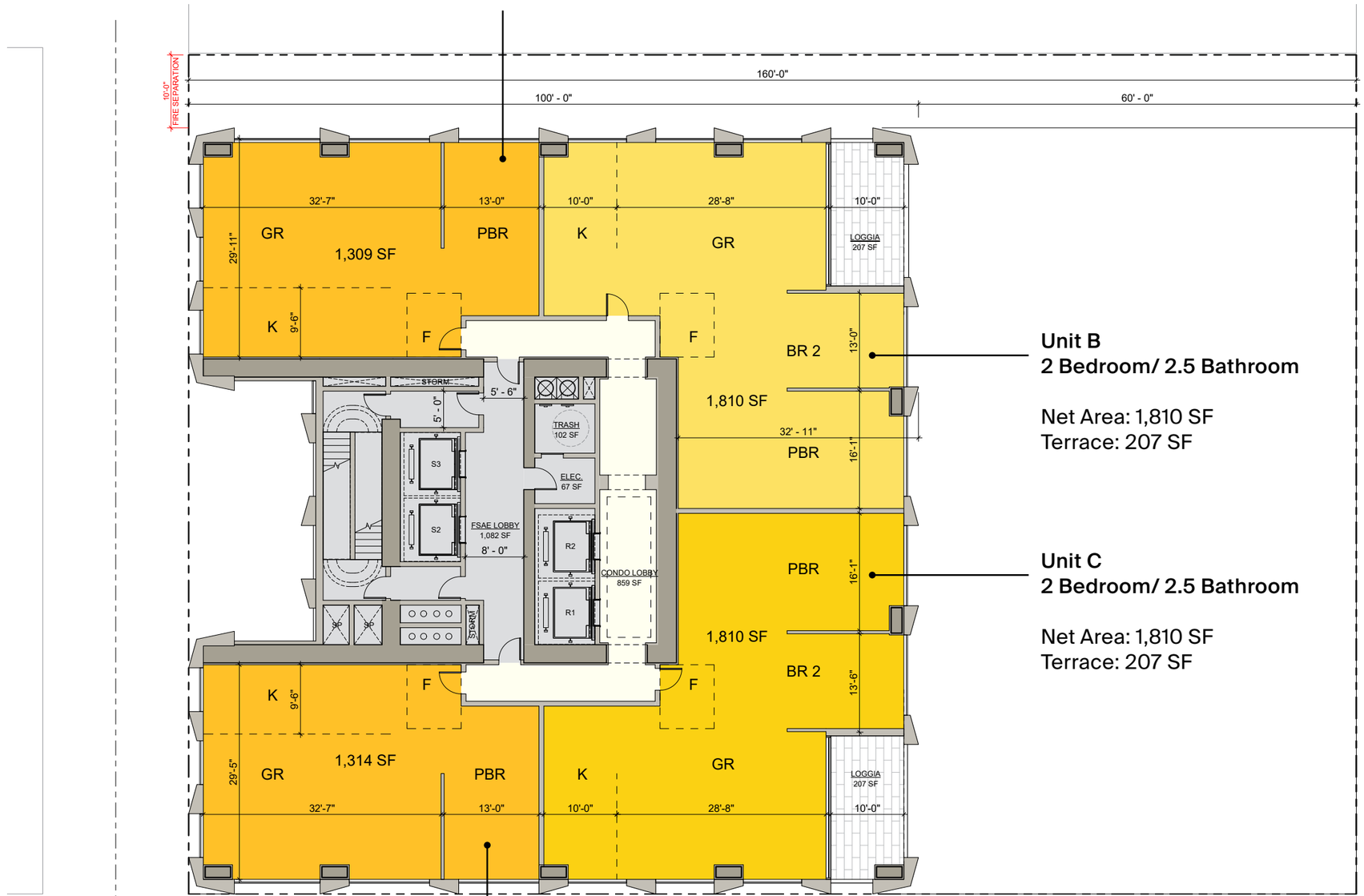
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L35-L42 Plan

Residential - Zone 1

Unit A
1 Bedroom/ 1.5 Bathroom

Net Area: 1,309 SF



Unit B
2 Bedroom/ 2.5 Bathroom

Net Area: 1,810 SF
Terrace: 207 SF

Unit C
2 Bedroom/ 2.5 Bathroom

Net Area: 1,810 SF
Terrace: 207 SF

Unit D
1 Bedroom/ 1.5 Bathroom

Net Area: 1,314 SF

- Residential
- Residential Amenity
- Hotel
- Hotel Event
- BOH/ Mech

Architecture That Keeps Austin Weird...









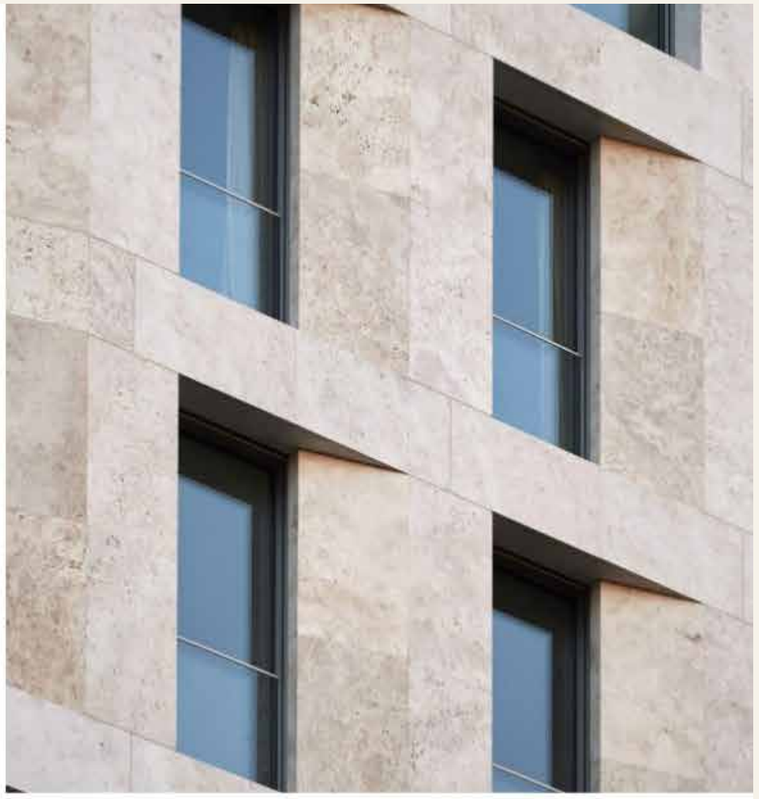


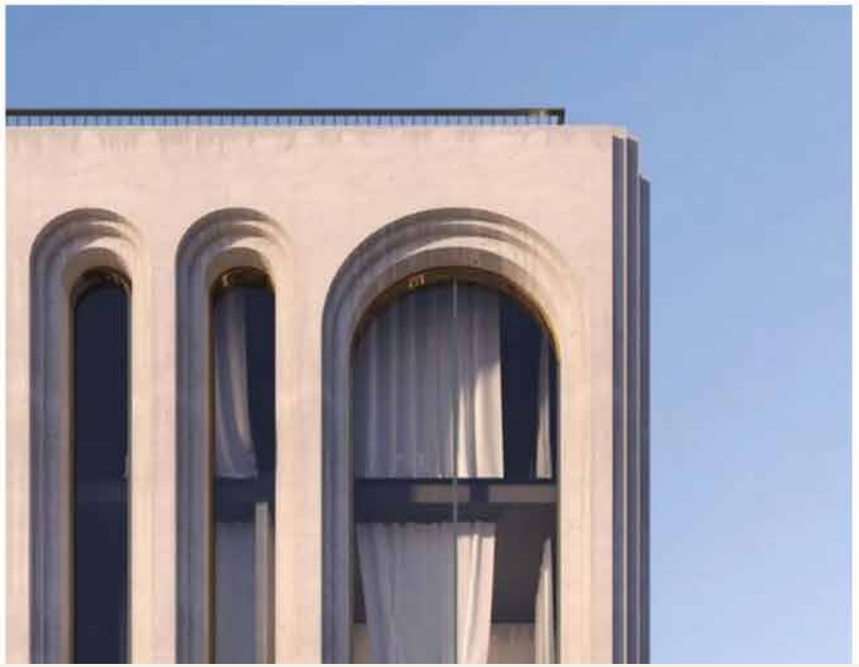


Architecture That Elevates a Luxurious Aesthetic...





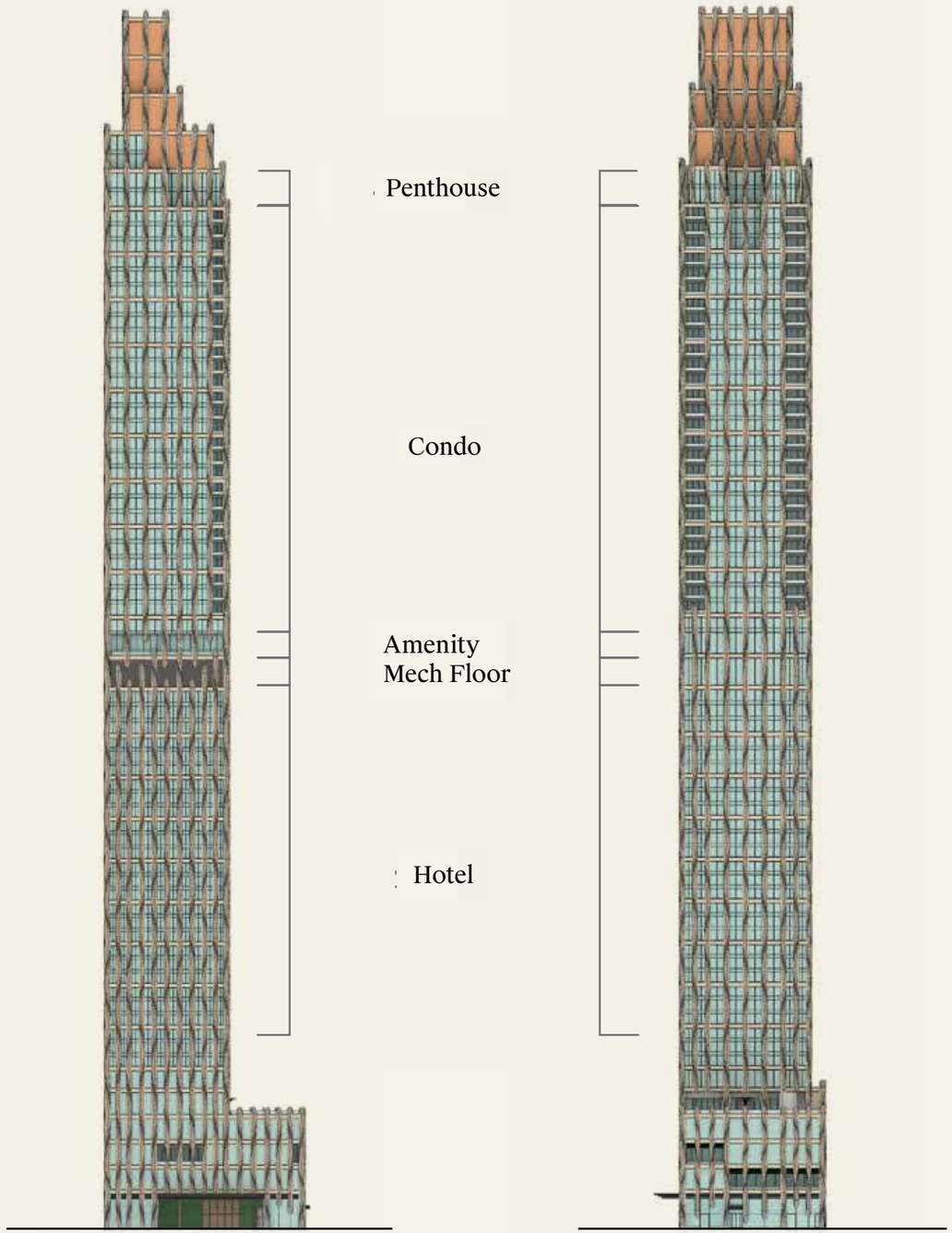







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Elevation

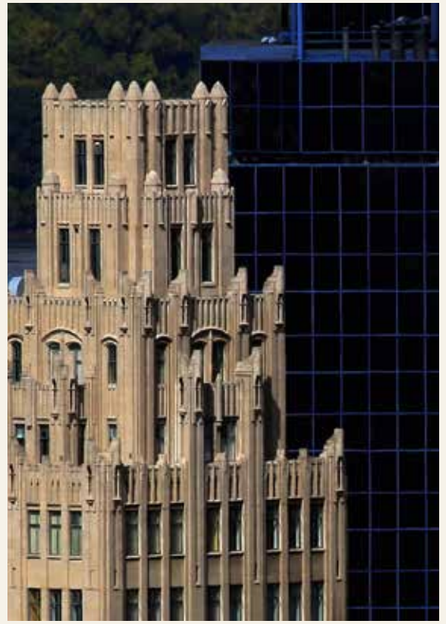


South Elevation

East Elevation

Make a Memorable Crown










Facade

Crown



Facade

Crown



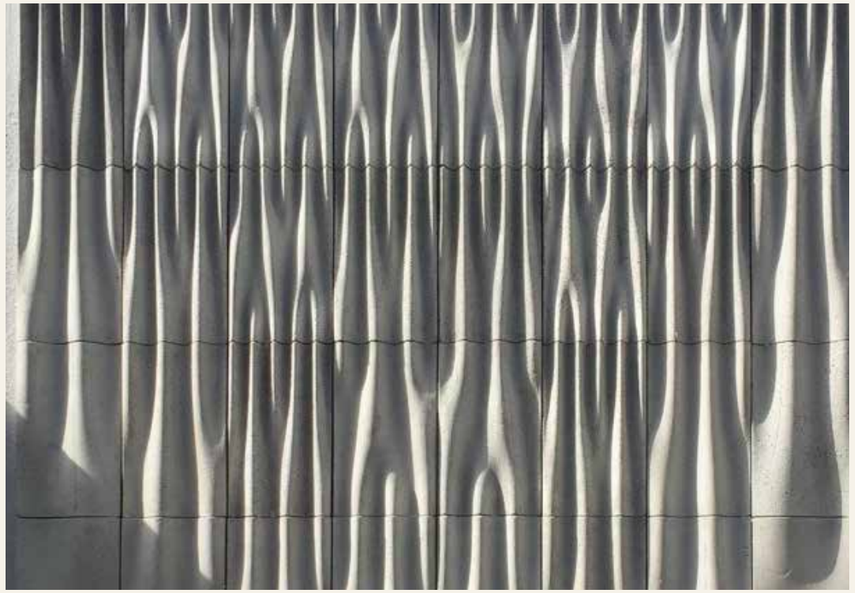
Facade

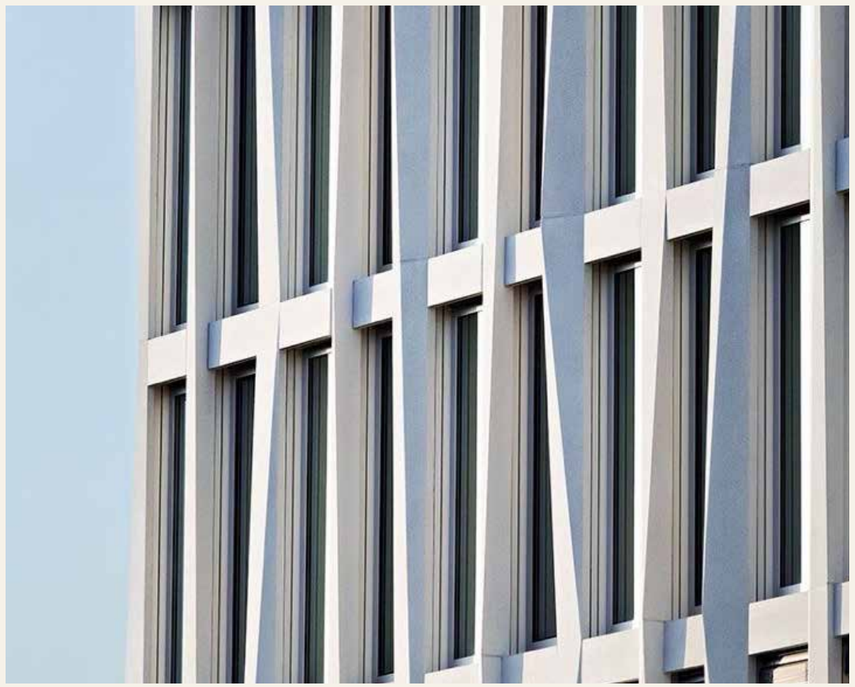
Material - GRC











Facade

Material - Stone



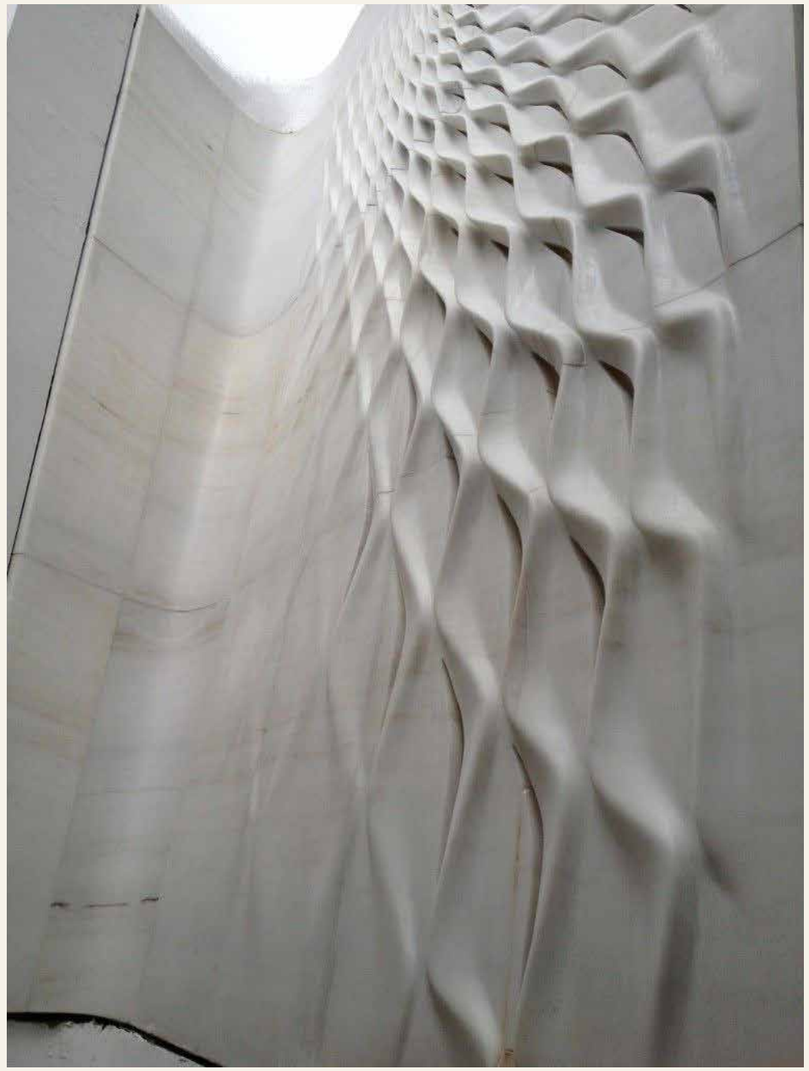


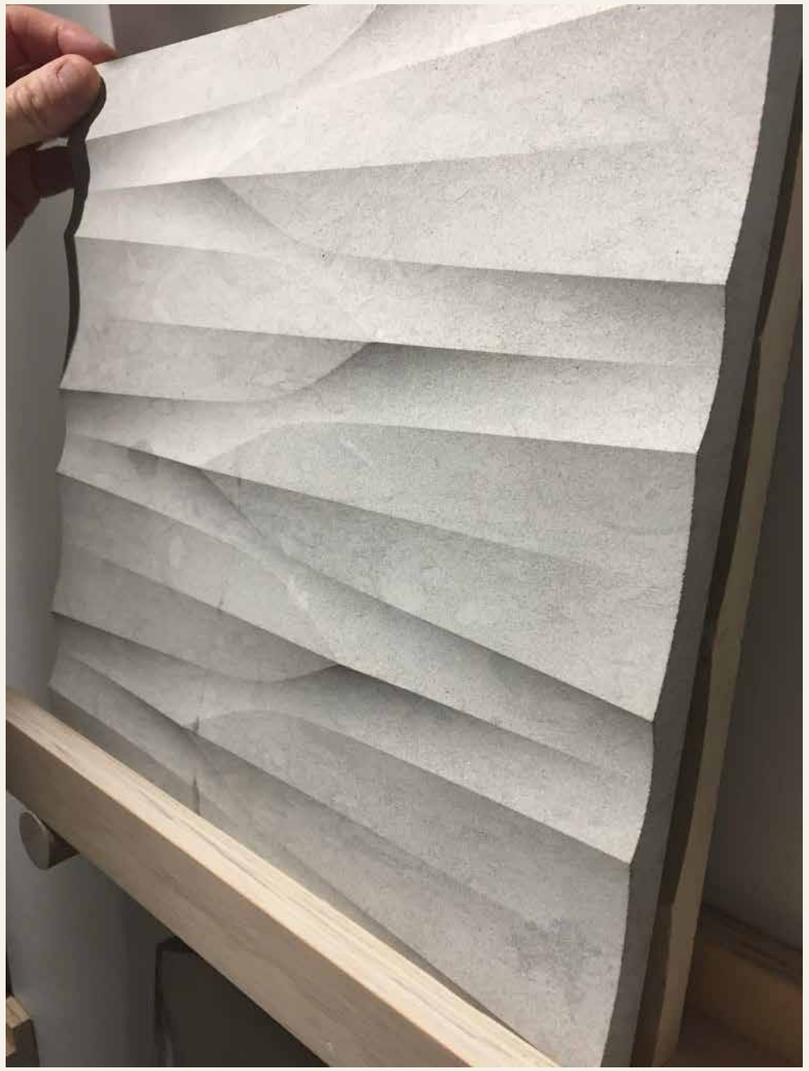


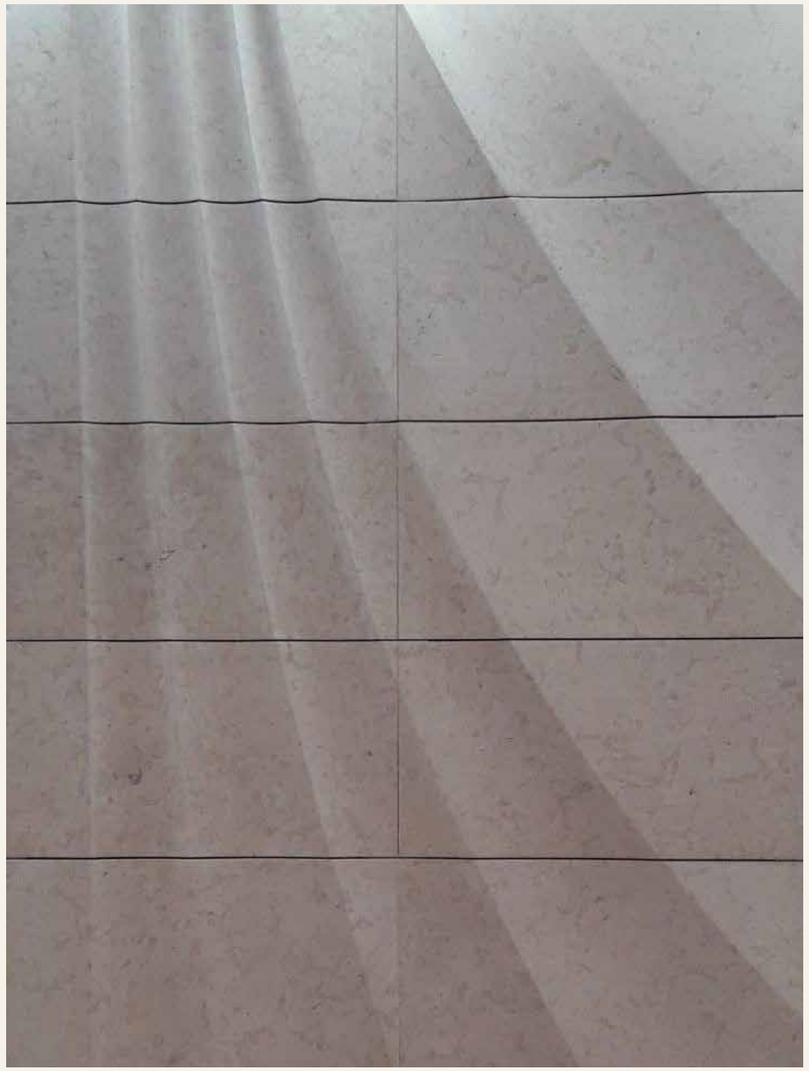




Material - Milled Stone







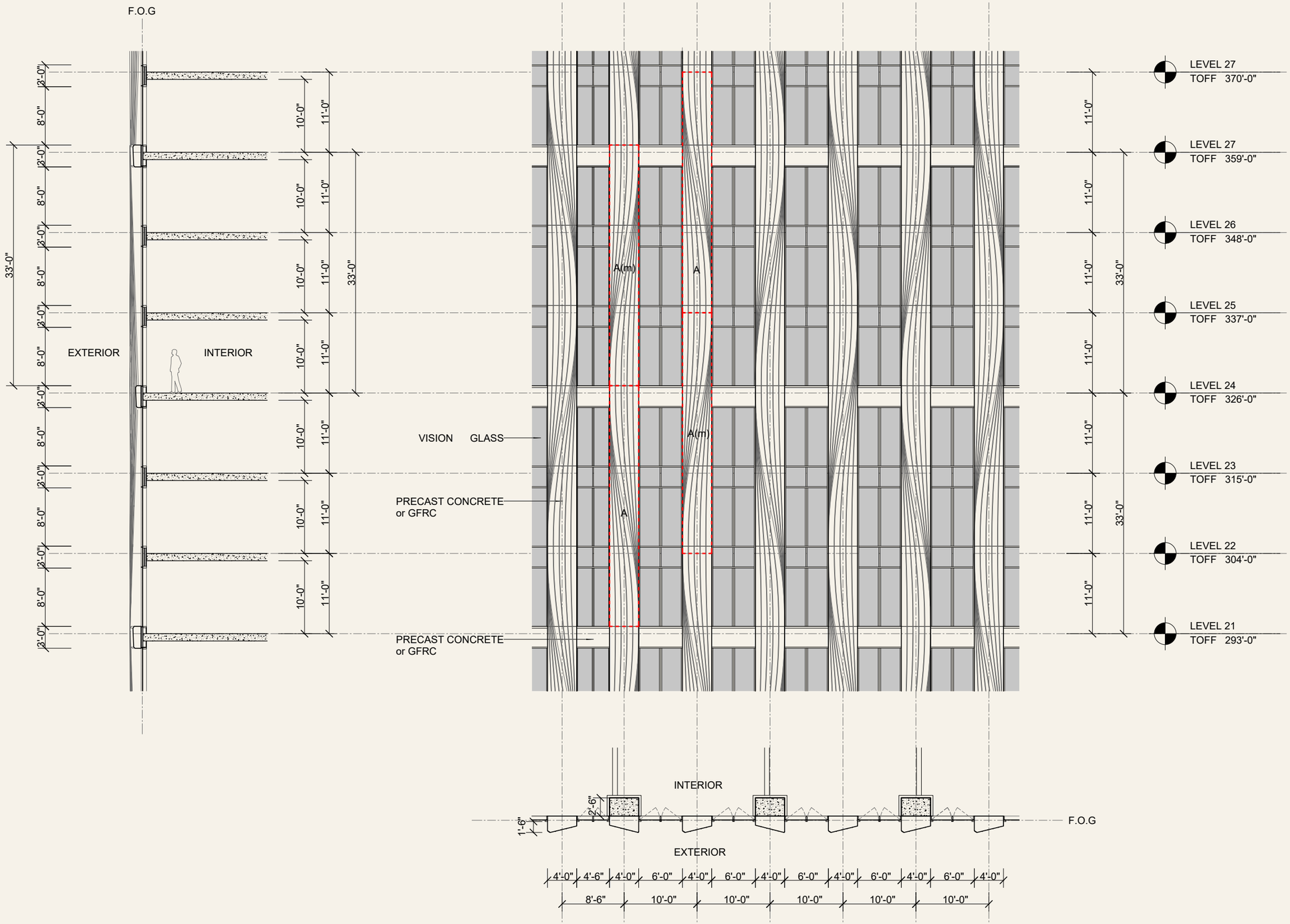
Facade

Walltype



Facade

Walltype



Facade

Congress Ave



Facade

Pool Deck



Architecture That Keeps Austin Weird...













Facade

Arrival - Day time

Facade

Entry



Facade

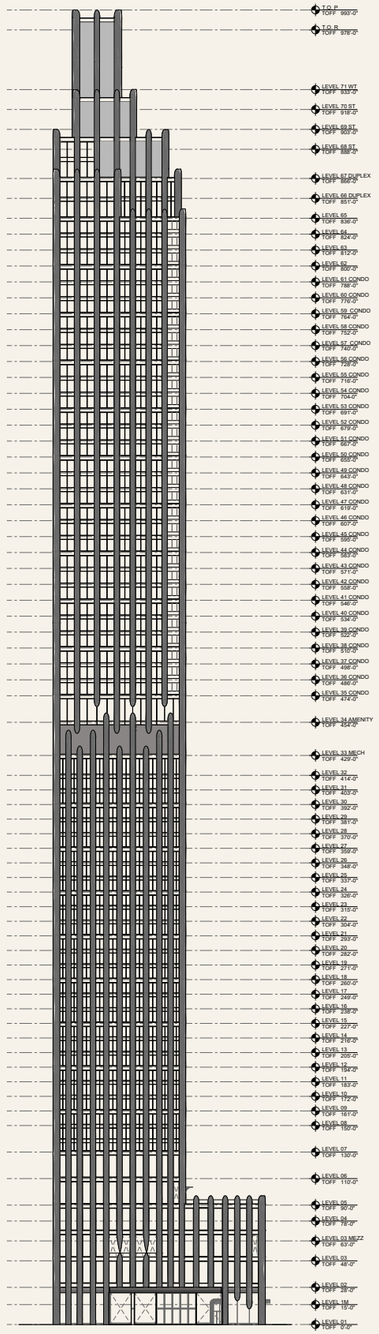
Drop-off



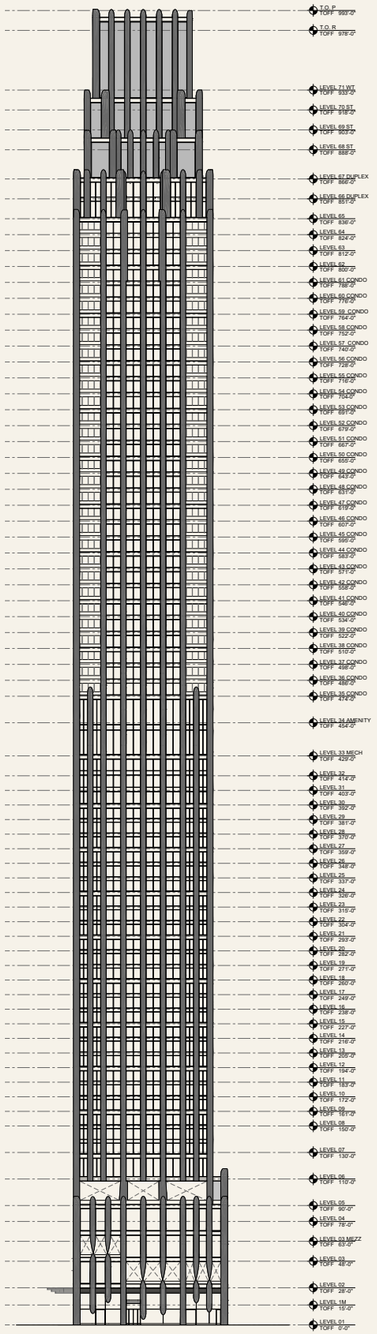
Facade

Overall View

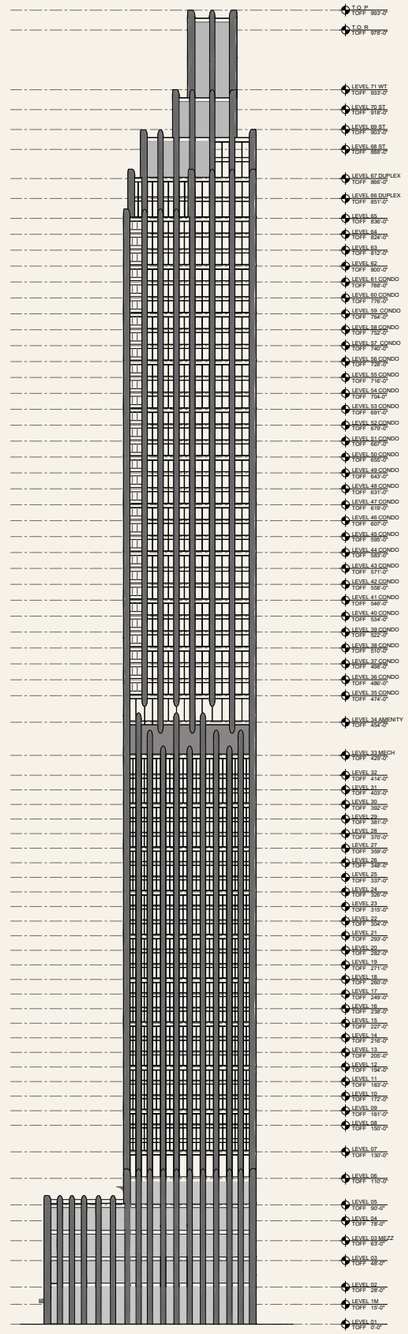
Elevation



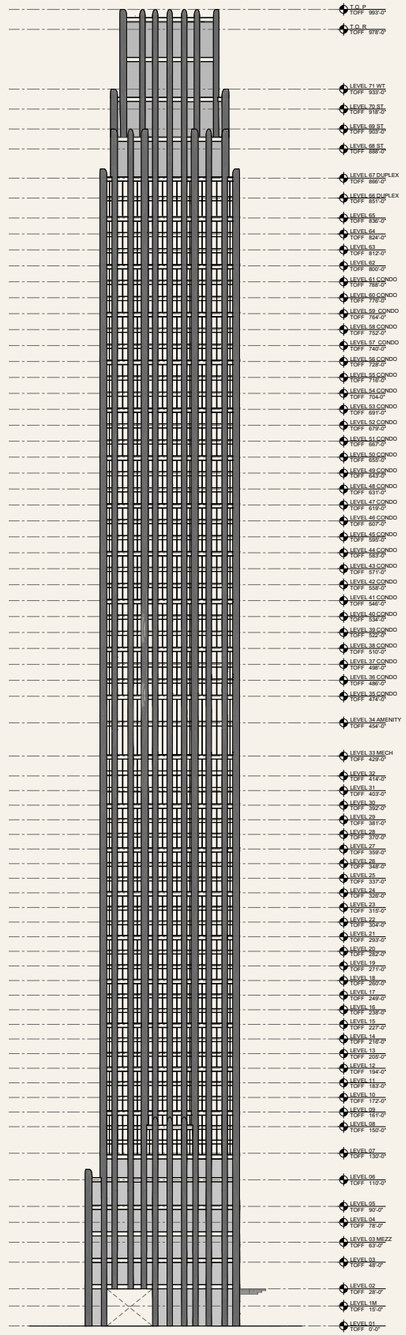
South Elevation



East Elevation



North Elevation



West Elevation