



For Sale

Redevelopment Site For Sale

1711 E Oltorf Street | Austin, TX 78741



Property Highlights

Building Size: 6,029 ± sq ft
Land Area: 1.9634 ± acres
Zoning: GR - Community Commercial
Price: \$3,500,000
Maximum Building Coverage: 75%
Maximum Impervious Cover: 90%
Maximum Height: 60 ft
Minimum Setbacks: 10ft

Additional Details: This site is south of Downtown Austin just east of I-35. There are 2 curb cuts and 260 feet of frontage on East Oltorf St and 120 feet of frontage on Greenfield Parkway with one curb cut. The current zoning, Community Commercial, will allow office or commercial that serves the neighborhood and community needs. Multifamily or Mixed Use would require a zoning change. The Seller can vacate upon closing.

Contact Information

John Muzyka

Service Realty, Broker
c: 469 446-5131
johnm@servicerealty.com

Doedi Meyer

Easter and Easter, REALTORS®
c: 512 626-3228
Doedi@AustinHomeAgents.com

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Exhibit B

Terms for Removal of Etched Glass

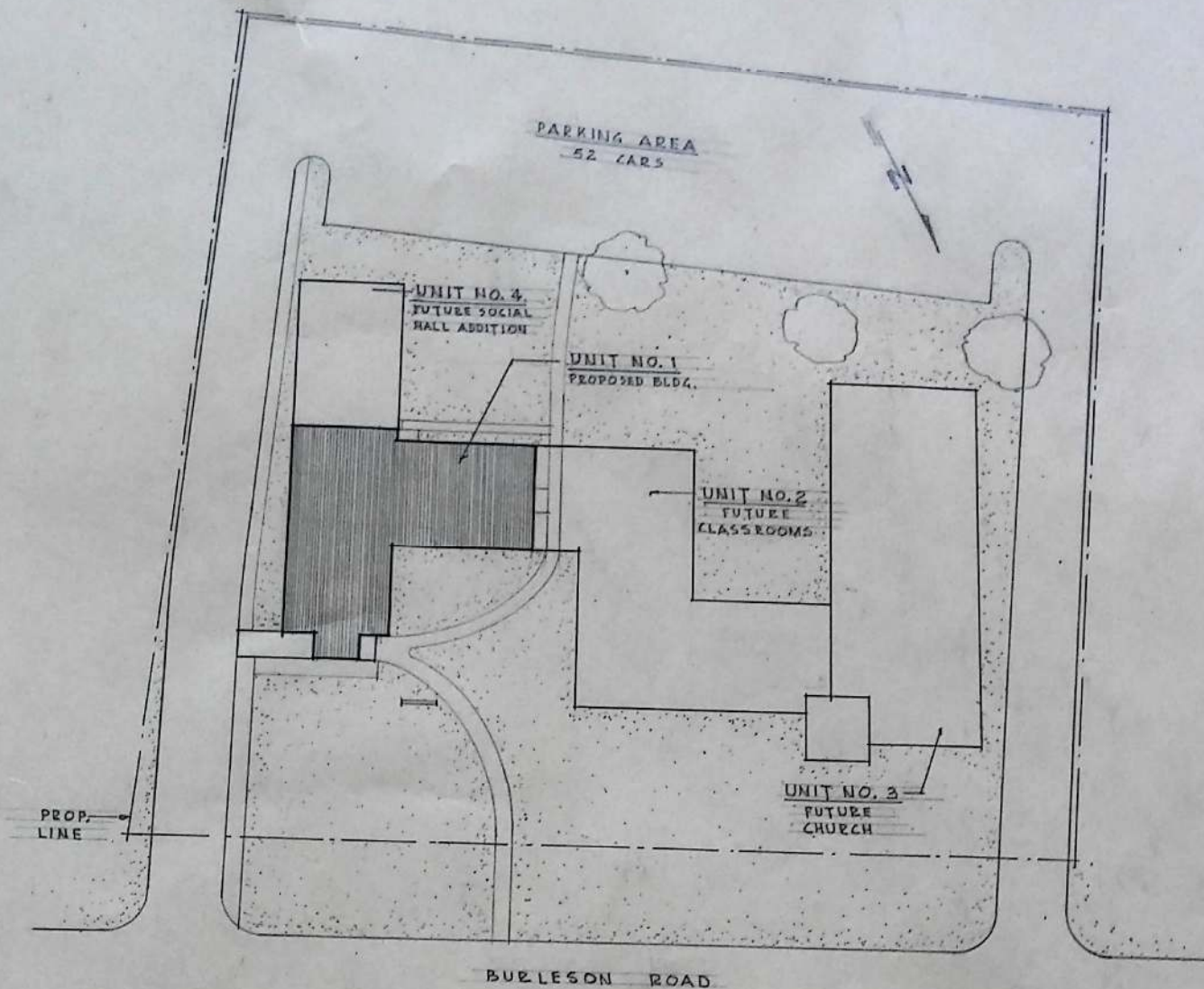
Seller will be allowed to salvage the etched glass windows of the sanctuary, together with the etched glass altar panels in the sanctuary, prior to or up to 60 days following closing. The following will apply:

1. Etched glass windows and altar panels will be removed by a professional glass company which is insured for liability and prepped for shipping.
2. Appropriate window replacement glass will be professionally installed in the openings left by the removal of the etched glass windows.
3. Any damage to the window frames must be repaired prior to the installation of the new window glass.
4. Work site must be cleared of all debris and cleaned as needed during the process, and upon completion.
5. Reassembly of the altar rail and replacement of the altar panels is not required. The parts of the altar rail are considered debris.
6. The Seller has the rights to move the items. If removed after closing, the Seller shall give the Buyer 30 day written notice that the Seller will want access to remove the windows. The Seller shall have 45 days to complete the work as outlined.
7. If the Buyer elects to demolish the building within the first 60 days after closing, the Buyer shall give the seller written notice to remove the windows, with 45 days to complete the work. If the Seller does not begin the work to remove the windows in the required 45 days, then the Buyer shall have the right to demolish the building with the windows in place.

Buyer's Initials:

Seller's Initials:

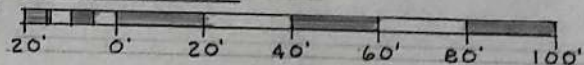
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PROPOSED SITE PLAN

SCALE: 1" = 40'

GRAPHIC SCALE



PROPOSED BUILDING
FOR

PRINCE OF PEACE LUTHERAN CHURCH

REV. DAVID FRANS LARSON, PASTOR

AUSTIN, TEXAS

EUGENE WUKASCH A.I.A., ARCHITECT & ENGINEER

AUSTIN, TEXAS

MAY 27, 1955

EXHIBIT C

1711 E. Oltorf Street

Being all of Lot B and a portion of Lot A of Prince of Peace-Greenbriar Addition, an Addition to the City of Austin, Travis County, Texas, according to the map recorded in Volume 72, Page 42, Plat Records, Travis County, Texas, said being those same tracts of land conveyed to Prince of Peace Evangelical Lutheran Church of Austin by Deed, recorded in Volume 2838, Page 177, Deed Records, Travis County, Texas; Prince of Peace Lutheran Church by Warranty Deed recorded in Volume 5316, Page 1982, Deed Records, Travis County, Texas, and a part of that tract of land conveyed to Prince of Peace Evangelical Lutheran Church of Austin by Warranty Deed, recorded in Volume 1681, Page 487, Deed Records, Travis County, Texas, and together being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the East corner of Tract No. 1 of Miracle Hill Subdivision, an Addition to the City of Austin, Travis County, Texas, according to the map recorded in Volume 39, Page 2, Map Records, Travis County, Texas, said point being on the Southwest right-of-way line of E. Oltorf Street (90 foot right-of-way);

THENCE South 66 degrees 45 minutes 55 seconds East, along said Southwest right-of-way line, a distance of 260.14 feet to a 1/2 inch iron rod found at the North corner of a tract of land conveyed to 720 Lamar Place, Lc, by Deed recorded in Volume 13234, Page 3241, Deed Records, Travis County, Texas;

THENCE South 27 degrees 27 minutes 25 seconds West, along the Northwest line of said 720 Lamar Place tract, a distance of 150.11 feet to a point for corner at the West corner of said 720 Lamar Place tract;

THENCE South 66 degrees 41 minutes 35 seconds East, along the Southwest line of said 720 Lamar Place tract, a distance of 143.99 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the South corner of said 720 Lamar Place tract, said point being on the Northwest right-of-way line of Greenfield Parkway (60 foot right-of-way);

THENCE South 23 degrees 59 minutes 25 seconds West, along said Northwest right-of-way line of Greenfield Parkway, a distance of 120.43 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the East corner of Lot 1, Block B of Greenbriar Section One, an Addition to the City of Austin, Travis County, Texas, according to the map recorded in Volume 20, Page 14, Map Records, Travis County, Texas;

THENCE North 66 degrees 39 minutes 35 seconds West, along the Northeast line of said Block B of Greenbriar Section One, passing at a distance of 151.28 feet, a 1/2 inch iron rod found at the common West corner of said Lot A and the South corner of said Lot B, and continuing for a total distance of 401.06 feet to a 1/2 inch iron rod found at the South corner of aforementioned Tract No. 1, said point being on the Northeast line of Lot 6 of said Block B of Greenbriar Section One;

THENCE traversing along said Tract No. 1 as follows:

North 20 degrees 35 minutes 57 seconds East, a distance of 73.60 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner;

North 27 degrees 00 minutes 57 seconds East, a distance of 196.47 feet to the POINT OF BEGINNING and containing 87,370 square feet or 2.01 acres of land.

Chronological Order of Building Dates:

1955 Original Building Foot Print	2,804 Sq. Ft.
1961 Addition Building Foot Print	2,338 Sq. Ft.
1985 Addition Building Foot Print	807 Sq. Ft.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to R. Moore Family Partners, Lp; Christopher M. Callan d/b/a Callan Investments; Austin Title Company and Fidelity National title Insurance Company, in connection with the transaction described in G.F. AUT-13-667-AUT18002850SG that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 22nd day of May, 2018.

Bryan Connally

Bryan Connally
Registered Professional Land Surveyor No. 5513



NOTE: According to the F.I.R.M. in Map No. 48453C0605J, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____

NOTES:
BEARINGS BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, NAD83 (2011).

EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

BENCHMARK REFERENCE:
CITY OF AUSTIN BRASS DISC STAMPED EUD342
ELEVATION: 672.53

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY.
VOL. 5370, PG. 586; VOL. 7765, PG. 163

DATE	BY	NOTES
12/06/18	MC	COMMENTS
03/15/19	MC	COMMENTS

LEGEND		
CM CONTROLLING MONUMENT	PE POOL EQUIPMENT	CHAIN LINK FENCE
1/2" IRON ROD FOUND	BRICK COLUMN	WOOD FENCE
1" IRON PIPE FOUND	AC AIR CONDITIONING	0.5" WIDE TYPICAL BARBED WIRE
POINT FOR CORNER	FIRE HYDRANT	IRON FENCE
"X" FOUND / SET	COVERED PORCH/DECK OR CARPORT	PIPE FENCE
UNDERGROUND ELECTRIC	OES OES	OVERHEAD ELECTRIC SERVICE
OVERHEAD ELECTRIC	DWP DWP	OVERHEAD POWER LINE
POWER POLE	ASPHALT PAVING	CONCRETE PAVING
	GRAVEL/ROCK ROAD OR DRIVE	

C.B.G. Surveying, Inc.				
12025 Shiloh Rd. Suite 230				
Dallas, Texas 75228				
P 214-349-9485 F 214-349-2216				
Firm No. 10168800				
www.cbgnk.com				
SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=20'	05/22/18	1808142	SEE CERT	MC

CLIENT REQUIRMENT SURVEY	
PART OF LOT A, ALL OF LOT B, PRINCE OF PEACE-GREENBRIAR ADDITION	
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS	
1711 E. OLTORF STREET	

October 15, 1934: Glued Laminated Timber Comes to America

By Eben Lehman on October 15, 2018

On October 15, 1934, workers broke ground for a new school gymnasium in Peshtigo, Wisconsin. To this day, this small city in the far northeast corner of Wisconsin remains best known for being totally consumed by a massive forest fire in 1871. The groundbreaking, while seemingly an unremarkable event, is another turning point in forest history. It signaled a new age of American wood construction. The new Peshtigo school gym was the first building in the United States to use structural glued laminated timber.

Glued laminated timber, later referred to as simply “glulam,” was a type of structural engineered wood product comprised of a number of layers of wood boards bonded together with durable adhesives. The boards formed a single structure without using nails or bolts, with the finished structures capable of producing massive beams or curved arches. The origins of glued laminated timber technology dated back only a few decades before, to Europe. Otto Karl Freidrich Hetzer, a German carpenter and inventor, obtained a patent in 1901 for a straight beam composed of several laminations bounded with adhesive. Hetzer further refined his work, and five years later was given a patent for curved glued laminated timber construction. In the early decades of the twentieth century, the use of glued laminated timber spread gradually throughout Europe.

Max Hanisch, a German architect and engineer, emigrated to the United States in 1923 with the expressed intent of promoting Hetzer’s glued laminated construction technology in America. This proved a tough sell. His initial efforts were unsuccessful and Hanisch temporarily abandoned the idea, instead working on more traditional projects for various engineering firms over the next decade, ultimately settling in Wisconsin. In 1934 he earned a contract to build a school and community gymnasium in Peshtigo and was finally able to successfully incorporate a Hetzer-style glued laminated arch design.

Hanisch had a contract for the work but now needed to find a way to manufacture the arches, as this type of construction had never been done in America. Looking for a local option, Hanisch linked up with the brothers Peter and Christ Thompson, owners of the Thompson Brothers Boat Company in Peshtigo. The Thompsons had the necessary factory space and wood building expertise to manufacture the needed glued laminated arches, and were willing partners in the venture. Hanisch, his two sons, and the Thompson brothers formed Unit Structures as a new glued laminated timber construction firm, and incorporated the company in Peshtigo in 1934. For the Peshtigo gym, Unit manufactured four spans of three-hinged arches with a clear span of 64 feet, designed to rise to 24 feet at the crown.

Glulam construction being brand new to U.S., the Wisconsin Industrial Commission initially rejected the Peshtigo gym design, assuming it would not be sound. Unit Structures consulted with the Forest Products Laboratory (FPL) in Madison for assistance, and a compromise was reached with the commission—the arches would be reinforced with bolts and metal strapping. These reinforcements ultimately proved entirely unnecessary from an engineering standpoint and such additional measures were never used again in American glued laminated timber construction.

The exchange of ideas and testing assistance from the FPL proved advantageous, though. The lab was impressed by the technology and had Unit build a new storage building on the FPL campus. This would be the second building in the country to use glued laminated timber. Additional positive structural test results from the FPL in the ensuing years led to widespread acceptance of glulam in the building community. Testing showcased the immense strength of glulam beams, as well as proving how the wood was more fire-resistant than steel (not to mention oftentimes being the less costly option when compared directly with steel arches).

With FPL reports backing their product, Unit expanded their work, fabricating arches for construction projects throughout the country. This included schools, churches, commercial buildings, sports stadiums, bridges, and much more. The company added additional production facilities in Magnolia, Arkansas, and Morrisville, North Carolina.

In 1952, the American Institute of Timber Construction (AITC) was formed as a trade association to further advocate for glued laminated timber manufacturers in the United States. The AITC developed industry standards and a certification program. Glulam projects became widespread throughout the country, bolstered by the ongoing post–World War II building boom.

Unit Structures merged with the Wood Preserving Division of Koppers Company in 1962. The production headquarters eventually moved to Pittsburgh a few years after the merger. The Peshtigo plant would not be abandoned, though. Maurice J. Rhude, a former vice president of Unit, established Sentinel Structures as a new glulam timber producer, operating out of the same Peshtigo facility that previously housed Unit Structures, Inc. Rhude passed away in 2016, but Sentinel Structures remains a player in the glulam business to this day.

The original 1934 glulam timbers from the Peshtigo gym continue to live on as well. During a remodeling and expansion project in the 1980s, the historic arches were preserved as the gym was converted to a library. The original building stands as an overlooked yet important site of forest products history, as well as an enduring testament to the strength and permanence of glulam timber construction.

Note: Much of the historical information in this post was drawn from the 1995 paper by Andreas Jordahl Rhude for the History Department of the University of Minnesota: Structural Glued Laminated Timber: History of its Origins and Development.



EXHIBIT F



EXHIBIT G

Sacred Space, Holy Place

Mid Century Modern Art Glass Needs Help

Written by [Ben Heimsath](#) | March 02, 2016

Prince of Peace Lutheran Church in Southeast Austin was recently vandalized. The perpetrators didn't get inside or run off with anything, but what they damaged took a heavy toll. The beloved art glass that was designed with the original building had been hit by what looked like bullets from a pellet gun. One panel is shattered, another is cracked beyond repair. We've been helping the congregation for several years with various building issue. So when Pastor Krebs mentioned a glass repair shop was sending a proposal, I offered to assist.

The original architect, **Eugene Wukasch**, must have collaborated closely with the glass artist in the late 1950's as he worked on the church design. Three etched glass panels form a large scene in the narthex with additional scenes in glass door panels. Small glass pieces in the altar rail repeat and expand on some of the same symbols. The architect also developed a beautiful composition of glass and wood in the end gable above the narthex.

Replacing the art glass will take time and artistry, but it looks like good craftspeople can do the job. Our conversation on the site this morning dealt with the bigger issue of how best to protect the glass so this won't happen again. That also will take time. And it means the church need additional funds to make sure these art pieces are protected and preserved.

Prince of Peace Lutheran Church, 1711 East Oltorf Street, Austin, Texas
78741

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EXHIBIT 1-1



EXHIBIT 1-2



EXHIBIT 13