



3RD & BRAZOS | AUSTIN, TX

THE HANOVER COMPANY

LANDMARK HISTORIC COMMISSION | 01-27-2020

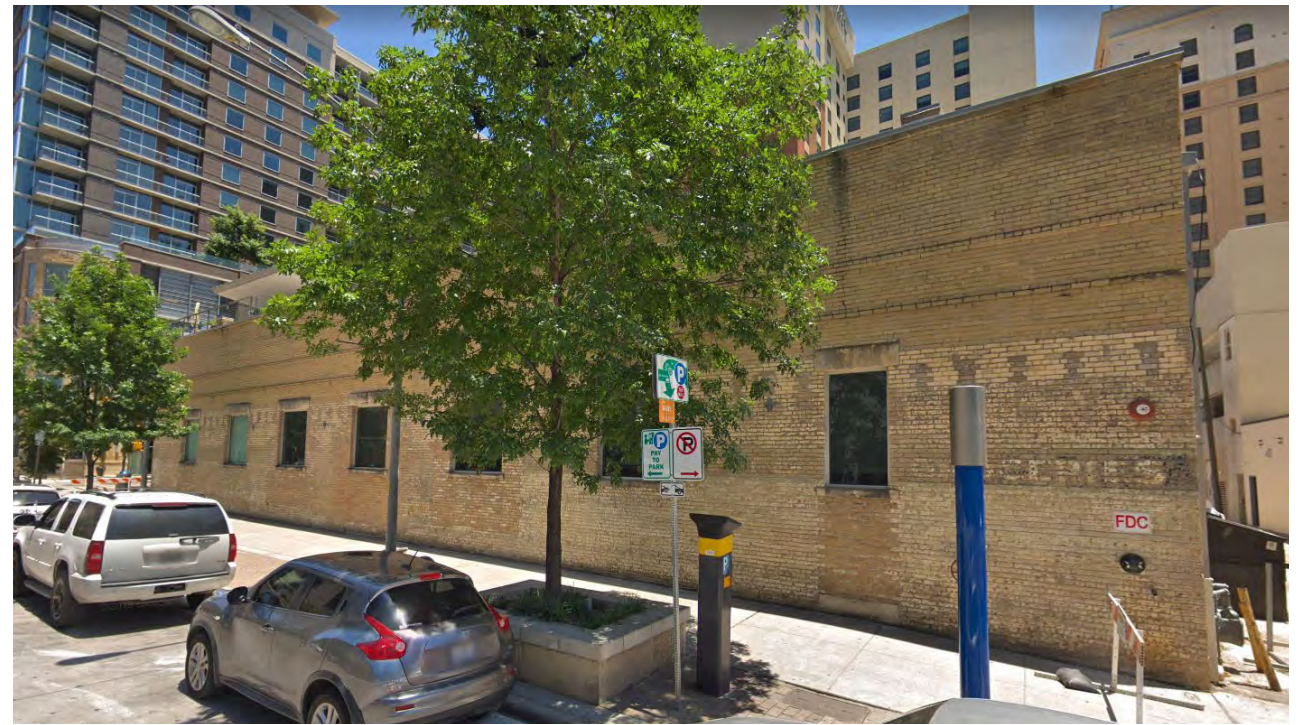






## EXISTING CONDITIONS - 2000

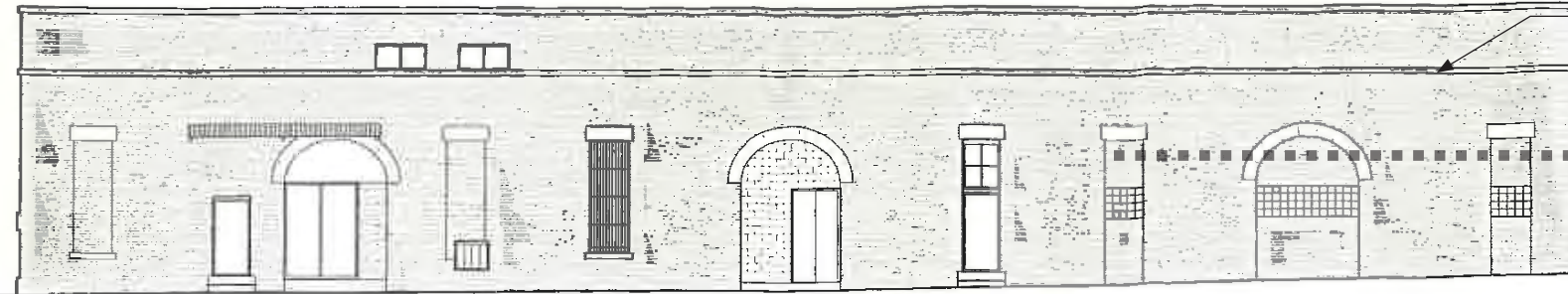




## EXISTING CONDITIONS - 2019



3RD ST ELEVATION



EXISTING MASONRY DETAILS TO BE REBUILT

DEMO & REUSE BRICK V.I.F.  
REBUILD TO MATCH CHARACTER OF OPENINGS

1 NORTH ELEVATION  
A200 1/8"=1'-0"

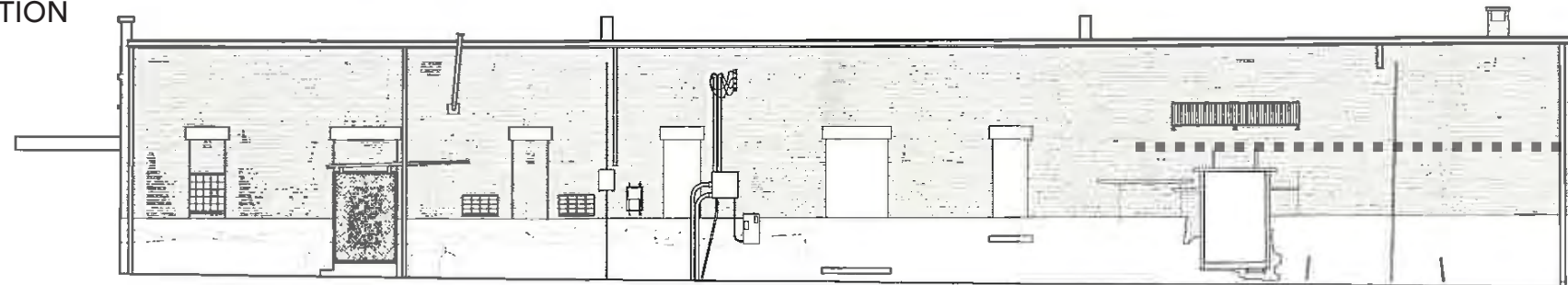
PARTY WALL ELEVATION



DEMO & REUSE BRICK V.I.F.  
NEW WALL TO BE CMU

2 EAST ELEVATION  
A200 1/8"=1'-0"

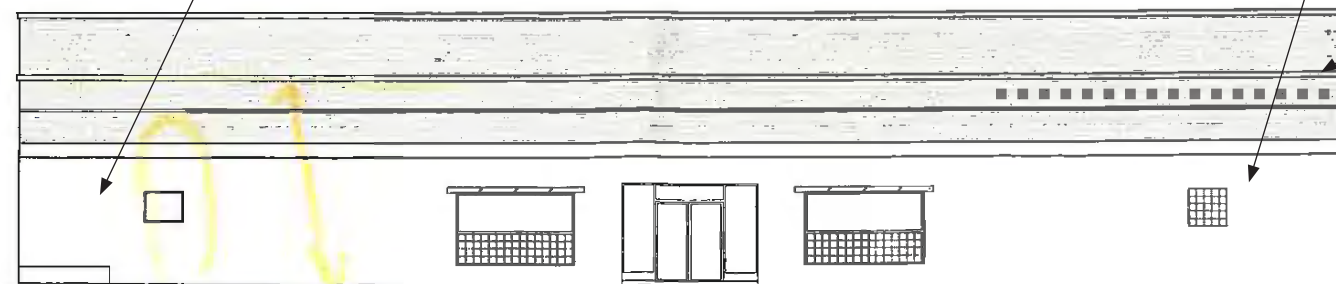
ALLEY ELEVATION



DEMO & REUSE BRICK V.I.F.  
NEW WALL TO BE CMU/STUCCO

3 SOUTH ELEVATION  
A200 1/8"=1'-0"

BRAZOS ELEVATION (SINCE MODIFIED)



EXISTING GROCERY SIGNAGE TO BE REBUILT  
EXISTING MASONRY DETAILS TO BE REBUILT  
DEMO & REUSE BRICK V.I.F.  
REBUILD TO MATCH CHARACTER OF OPENINGS  
NEW OPENINGS TO BE LARGER TO ACCOMDATE  
THE NEW USE  
INCORPORATE PARKING ENTRANCE

4 WEST ELEVATION  
A200 1/8"=1'-0"

## MATERIAL PRESERVATION

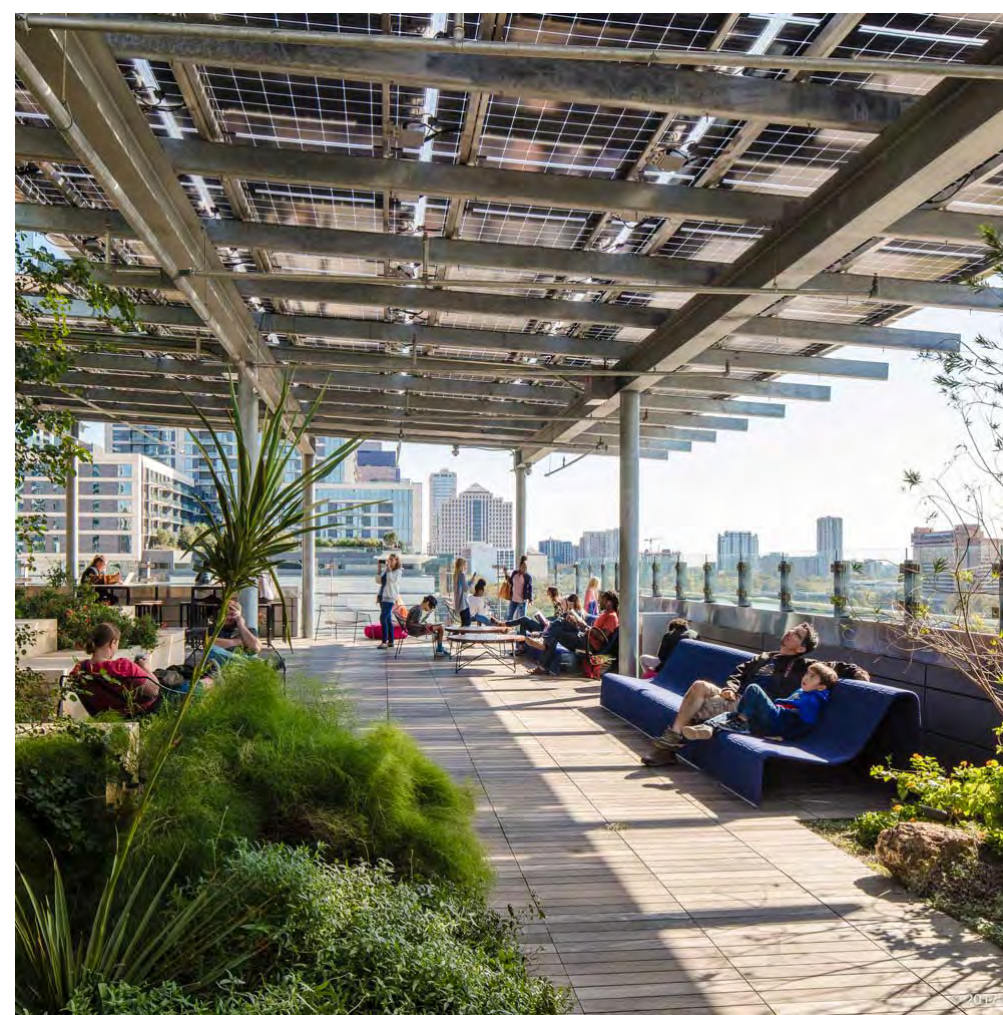




## AUSTIN HISTORY + TEXTURE





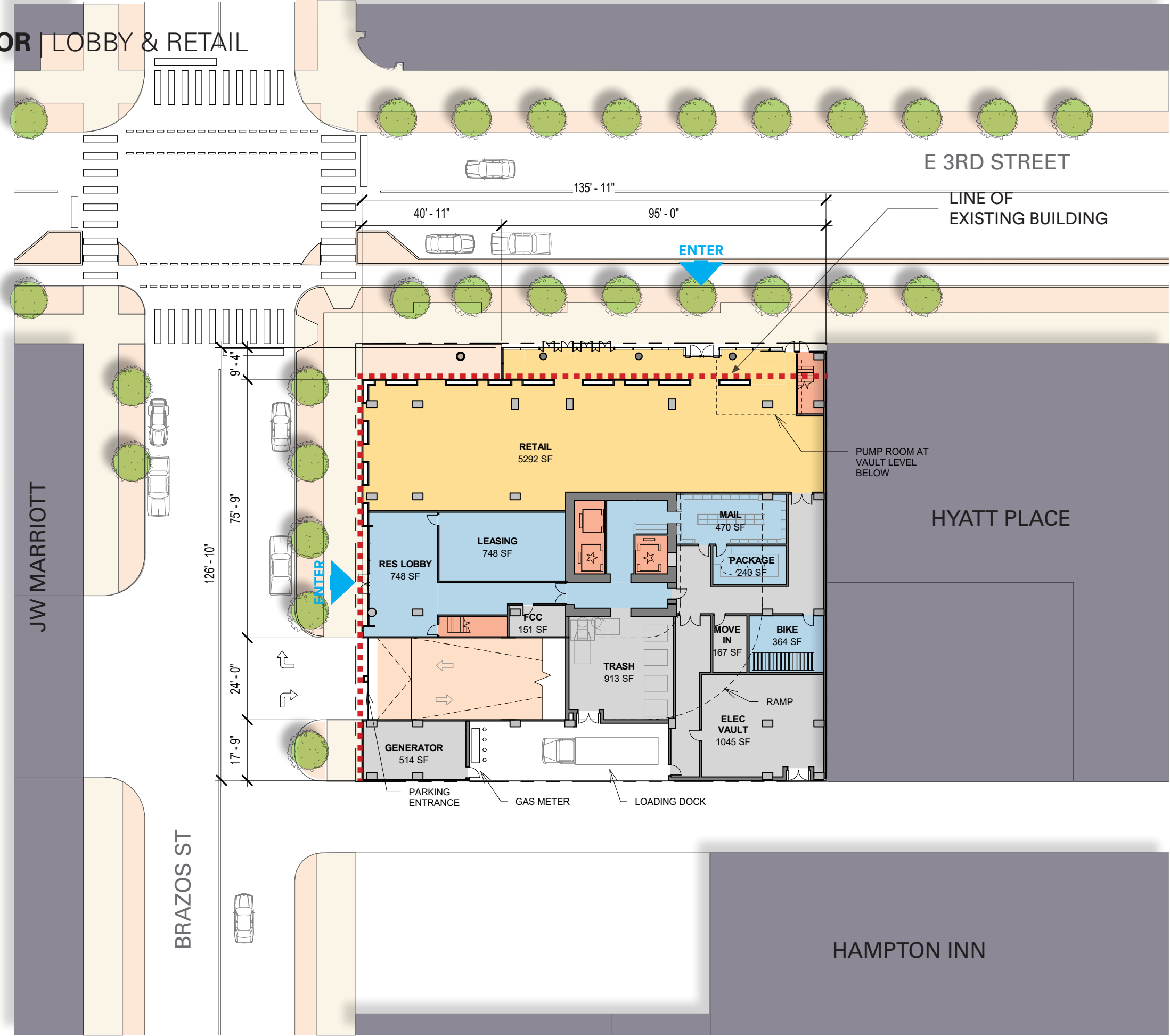


## AUSTIN URBAN TEXTURE





GROUND FLOOR | LOBBY & RETAIL







3rd St

EXISTING



Brazos St

EXISTING



3rd St

PROPOSAL



Brazos St

PROPOSAL











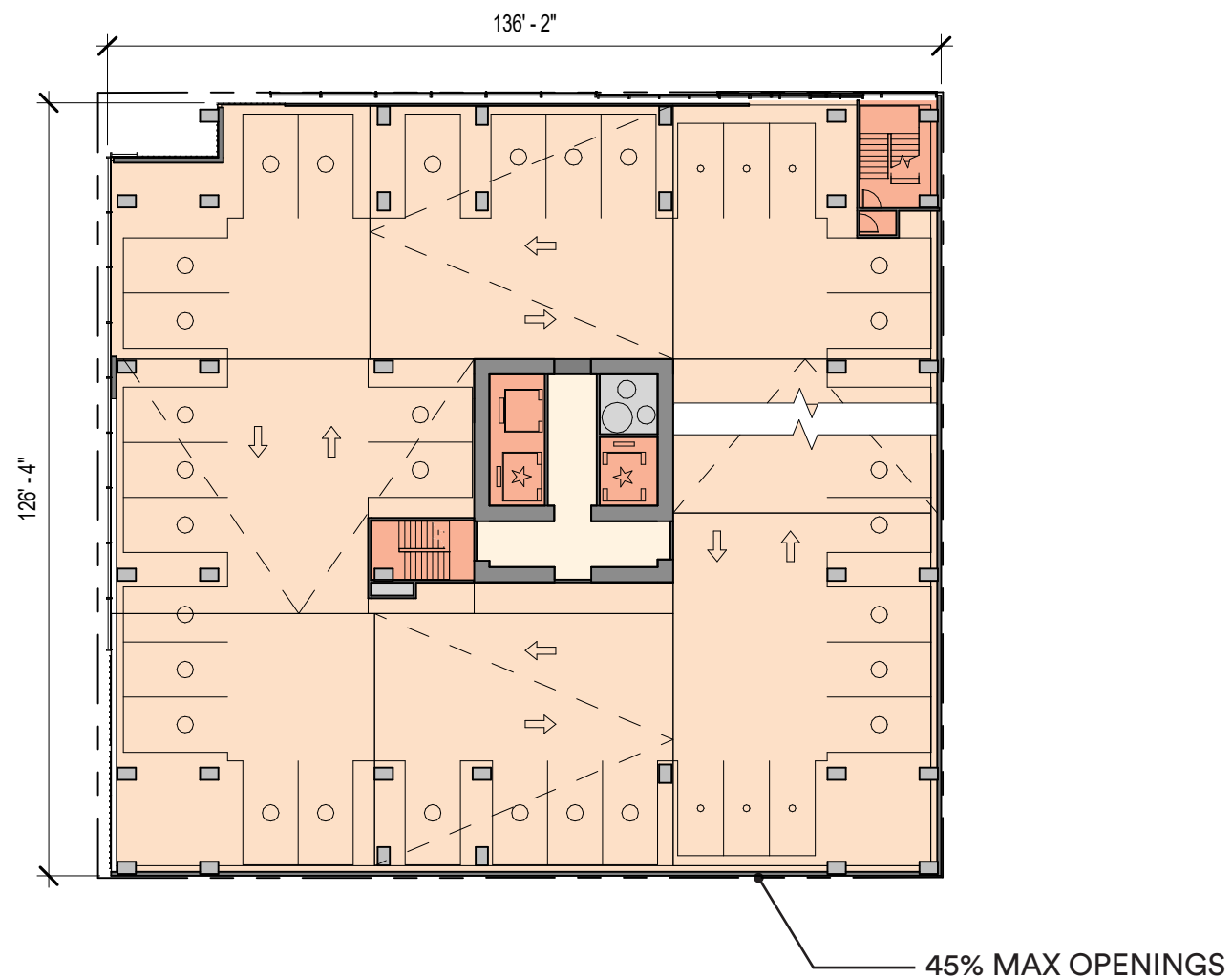




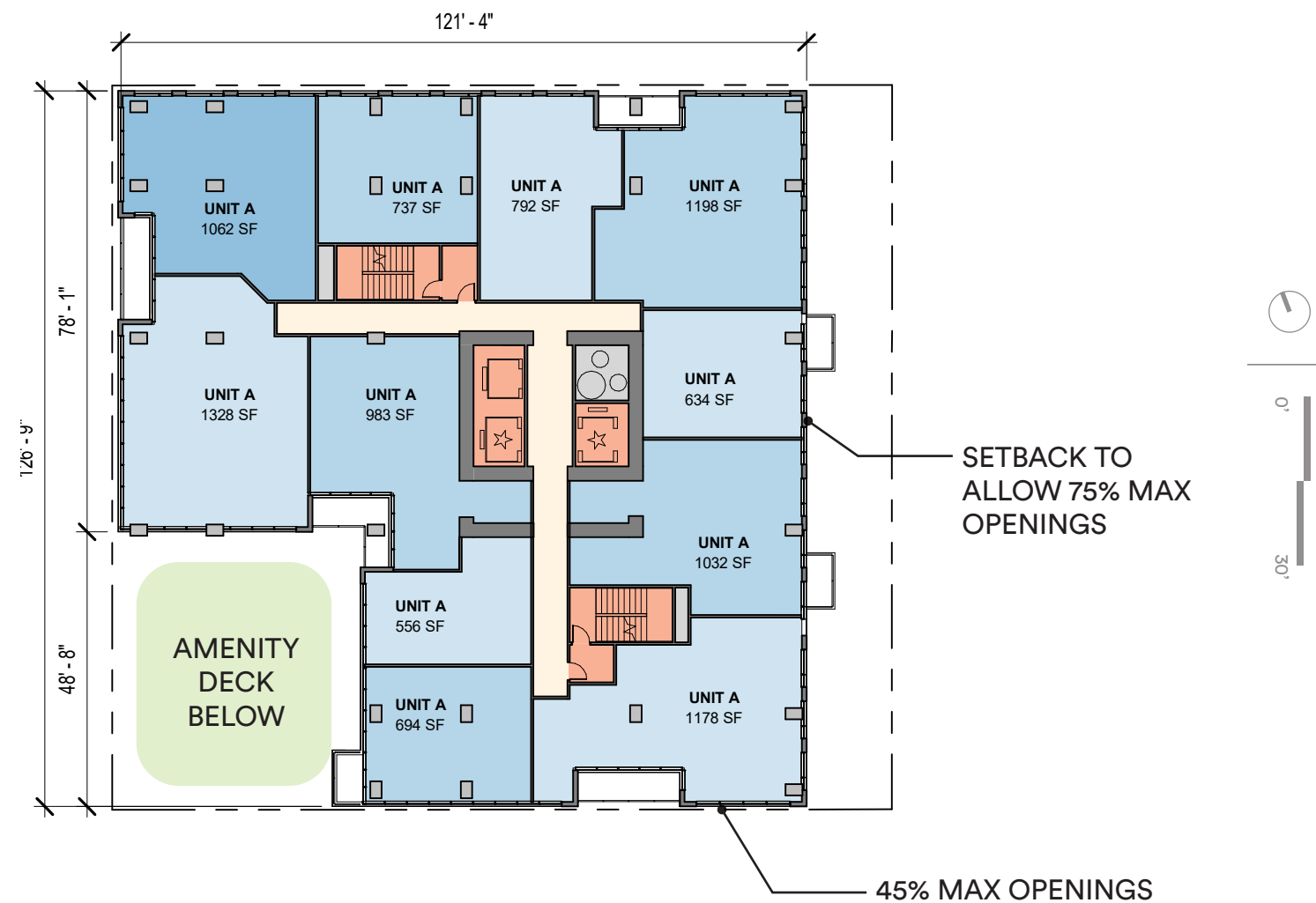


CONCEPT





**PLAN | TYPICAL PARKING**  
 17,176 SF PER FLOOR  
 35 SPACES PER FLOOR  
 315 TOTAL PARKING SPACES



**PLAN | TYPICAL RESIDENTIAL**  
 13,404 GSF PER FLOOR  
 10,929 NRSF PER FLOOR (84.5% EFFICIENCY)



PROGRAM SUMMARY

PARKING

9	FLOORS ABOVE GRADE
36	SPACES/FLOOR
315	TOTAL SPACES (1.03 SP/UNIT)

RESIDENTIAL

32	FLOORS
420,789	GSF
306	UNITS
1,110	NRSF/UNIT AVG.
339,603	NRSF (81.9% EFFICIENCY)
353,985	GRSF

AMENITY

10,470	GSF INDOOR AMENITY (LOBBY & AMENITY)
8,190	GSF OUTDOOR AMENITY

RETAIL

4,600	GSF
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MECHANICAL / BOH

14,540	GSF
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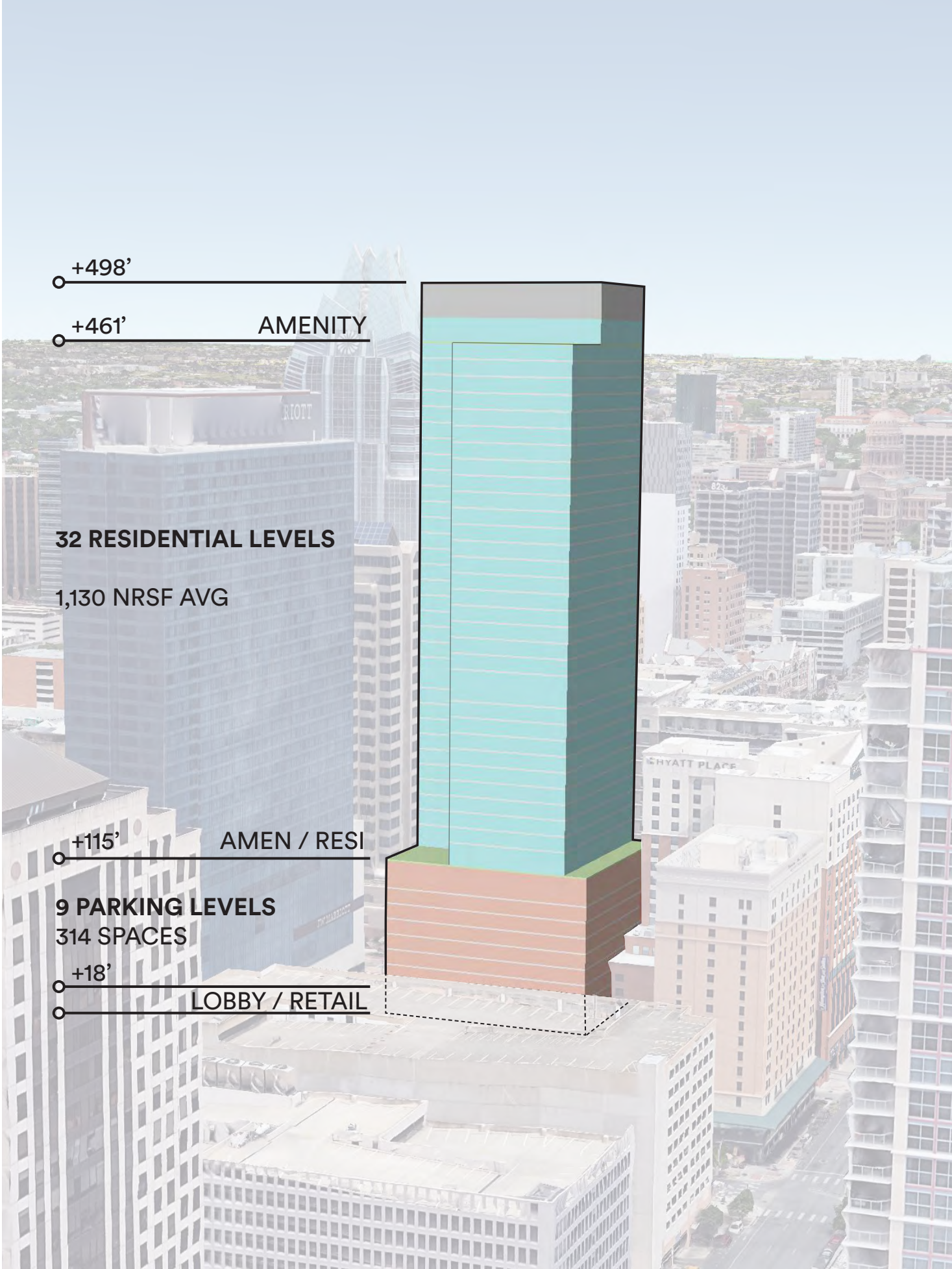
TOTAL BUILDING

598,270	GSF
442,220	GSF FAR ATTRIBUTABLE AREA

ZONING SUMMARY

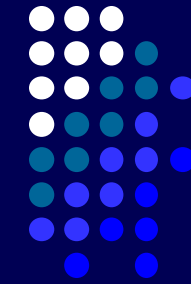
SITE SF:	17,707 SF
MAXIMUM FAR:	25 : 1

TOTAL GSF FAR ALLOWABLE:	442,675 GSF
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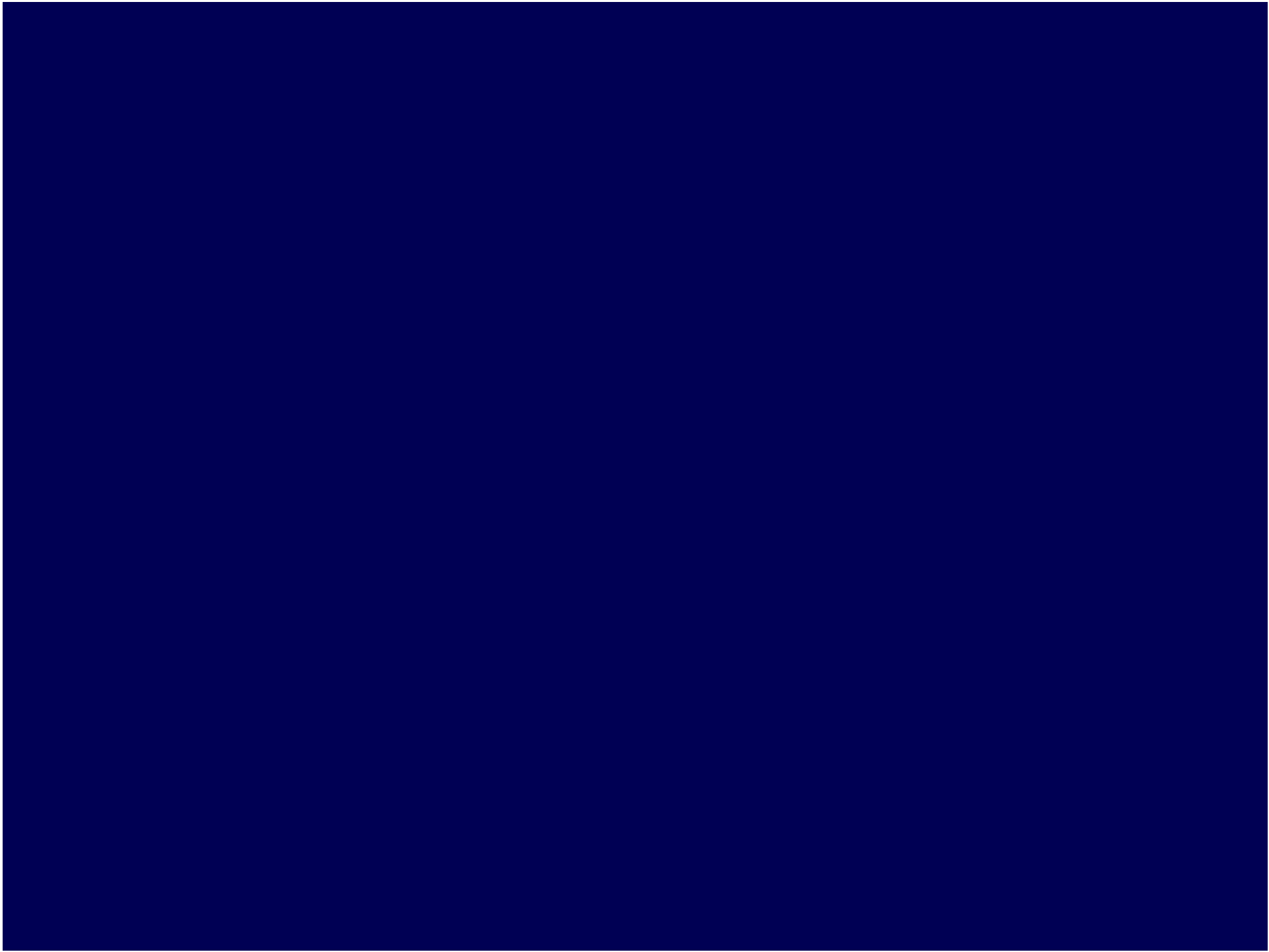


# Historical Designation Criteria



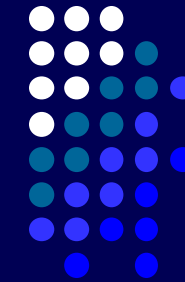
- ✓ At least 50 years old
- Retains high degree of integrity
  - ✗ Significantly Modified
- Meets two of the following five criteria:
  - ✗ Architecture
  - ✓ Historical association
  - ✗ Archeology
  - ✗ Community value
  - ✗ Landscape feature







## § 25-2-352 HISTORIC DESIGNATION CRITERIA



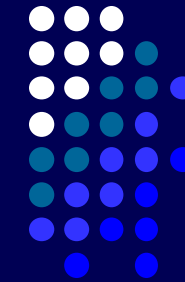
(A) The council may designate a structure or site as a historic landmark (H) combining district if:

(b) demonstrates significance in at least two of the following categories:

(i) **Architecture.** The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building. A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance.



## § 25-2-352 HISTORIC DESIGNATION CRITERIA

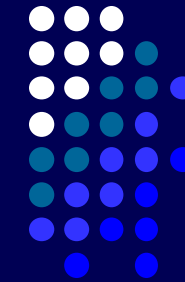


(A) The council may designate a structure or site as a historic landmark (H) combining district if:

(ii) Historical Associations. The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historical time.



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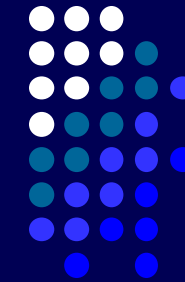


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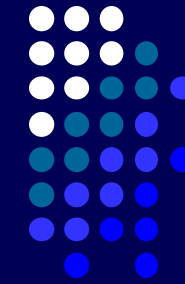
(A) The council may designate a structure or site as a historic landmark (H) combining district if:

(iii) Archeology. The property has, or is expected to yield, significant data concerning the human history or prehistory of the region.



## § 25-2-352

### HISTORIC DESIGNATION CRITERIA

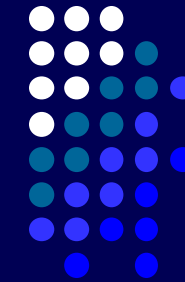


(A) The council may designate a structure or site as a historic landmark (H) combining district if:

(iv) Community Value. The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.



## § 25-2-352 HISTORIC DESIGNATION CRITERIA



(A) The council may designate a structure or site as a historic landmark (H) combining district if:

(v) **Landscape Feature.** The property is a significant natural or designed landscape or landscape feature with artistic, aesthetic, cultural, or historical value to the city.