



HEIERMAN - PRELIMINARY HISTORIC REVIEW

08 August 2022

Building Information

The Heierman Building

115 E. 5th Street
Austin, TX 78701
Travis County

Project Type:

Renovation, Selective Demolition of Non-Historic Elements,
New Construction, and Addition to Existing Structure.

The Heierman Building is a three-story historic landmark building located in downtown Austin, Texas. The project scope consists of an exterior renovation to both the front and rear facades, an interior finish-out to the existing three floors, and new construction of an additional story structure with interior finish-out.

The first floor is to serve as an event space with access to an exterior rear courtyard, a second floor commercial office with a rear exterior balcony, a third floor residential apartment, and a fourth floor residential addition.

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“Built in 1887, apparently as a hotel, for Tom Smith. Contractor was Austin Mayor Joseph Nalle. The “Hotel Provident” operated under various names until the 1920s. In conjunction with the hotel, the lower floor housed numerous businesses, including a newspaper, a law office, the “Texas Invention Co.”, and, 1900-45, various enterprises of J. Frank and John G. Heierman. The façade, with its erroneous date, was altered after 1900.”

Recorded Texas Historic Landmark - 1974

1887

- 1887: Original structure is built in a Victorian-style storefront (despite 1880 marker on the front facade). No architect is cited but it is believed the general contractor was Joseph Nalle, mayor of Austin from 1886-1889
- 1893-94: Texas Invention Company and Austin Evening News occupy the building
- 1895: Hotel Provident opens, and also serves as the headquarters for the Austin Daily Dispatch
- 1900: Frank and John Heierman purchase the building
- 1900-1945: Various business occupy the building including; Heierman-Vance Cotton Tie Co., The Heierman Welding and Machine Shop, and Modern Supply Shop.
- 1905-06: The first cremation in Austin takes place on the property
- 1945: Henry Pruett purchases the building from the Heierman family
- 1945: The first floor becomes a showroom for Benson Motor Company, and the first automobile sale in Austin occurs on the property. Historic interviews cite that Ms. Ina Ray Smith's mother was the first woman to drive a car in Austin and received driving lessons from the staff at Benson Motor Company
- 1948-70: The building was used as an appliance sales store and footwear manufacturer
- Early 1970's: Portions of the building fell into decline and the first floor served as various bars and watering holes.
- 1972-1974: Exterior renovation of the first floor storefront occurs.
- 1974: Application and approval as a Texas Historic Landmark is recorded
- 2000-2003: Two (2) egress stairs and exits at the front and rear facades are constructed in response to the removal of the rear alley to accomodate the construction of Frost Tower

2022



c. 1890



c. 1972



c. 1972



c. 1974



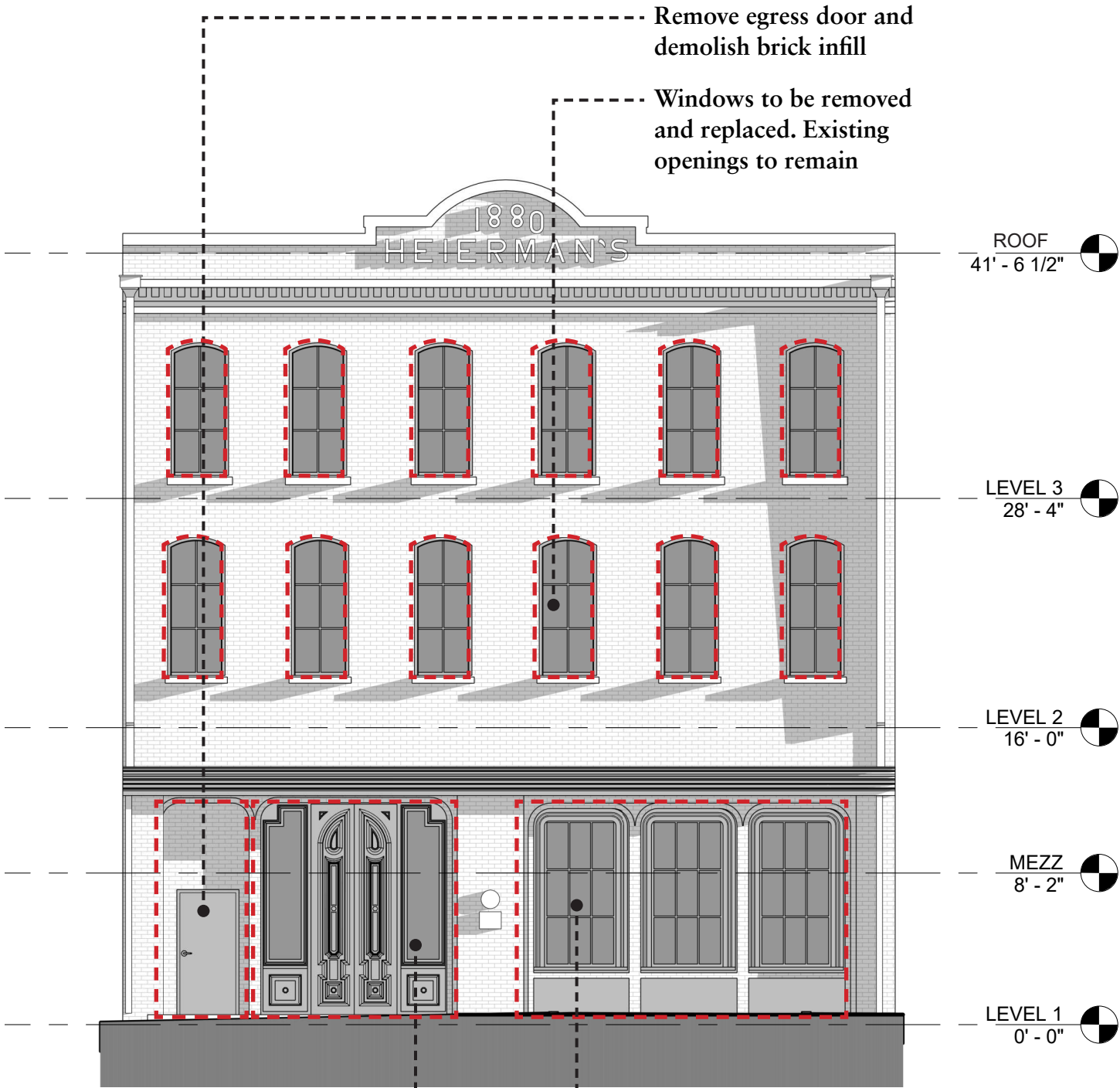
c. 1975



c. 1975

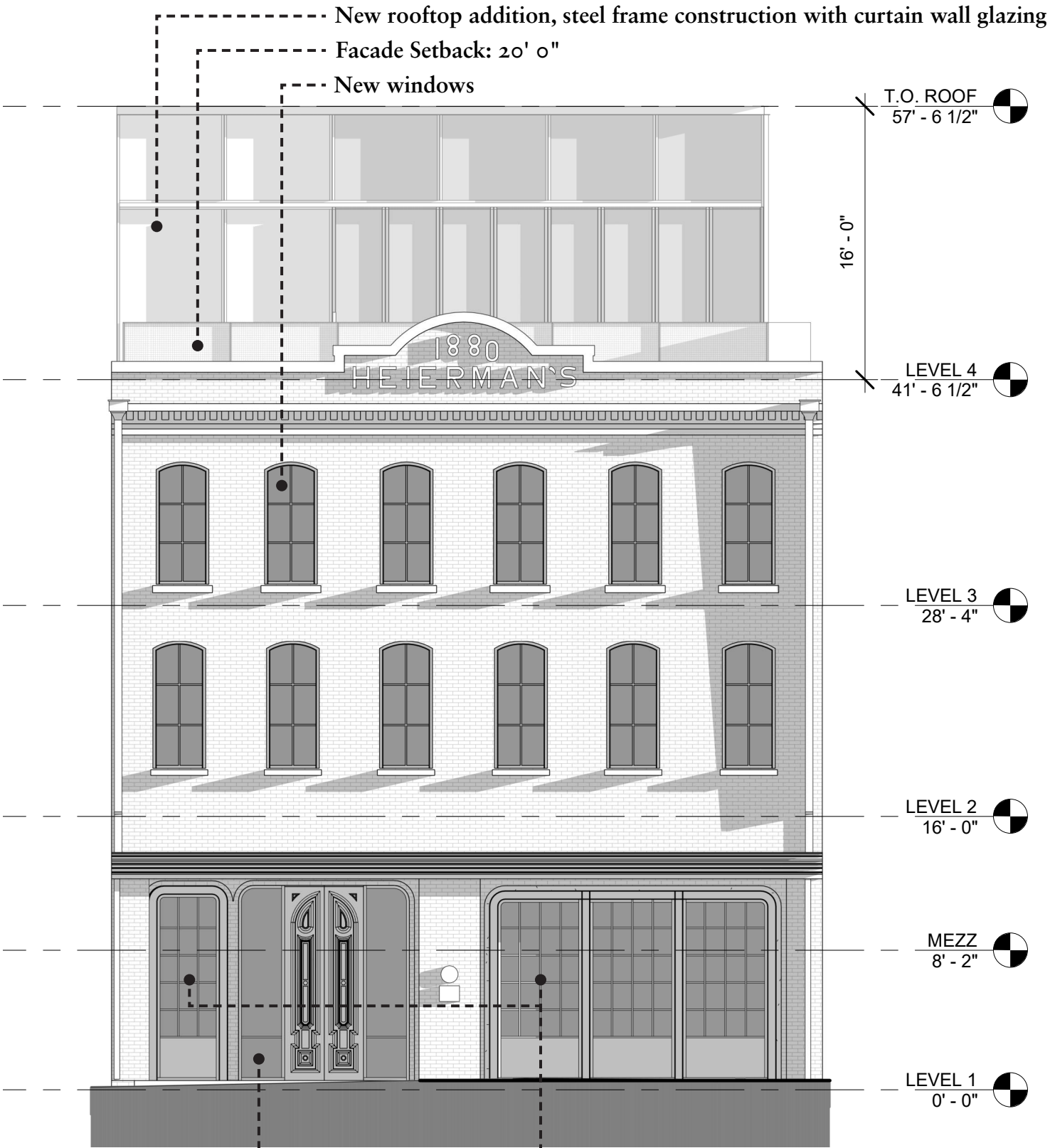
Street Facade

Area of Demolition



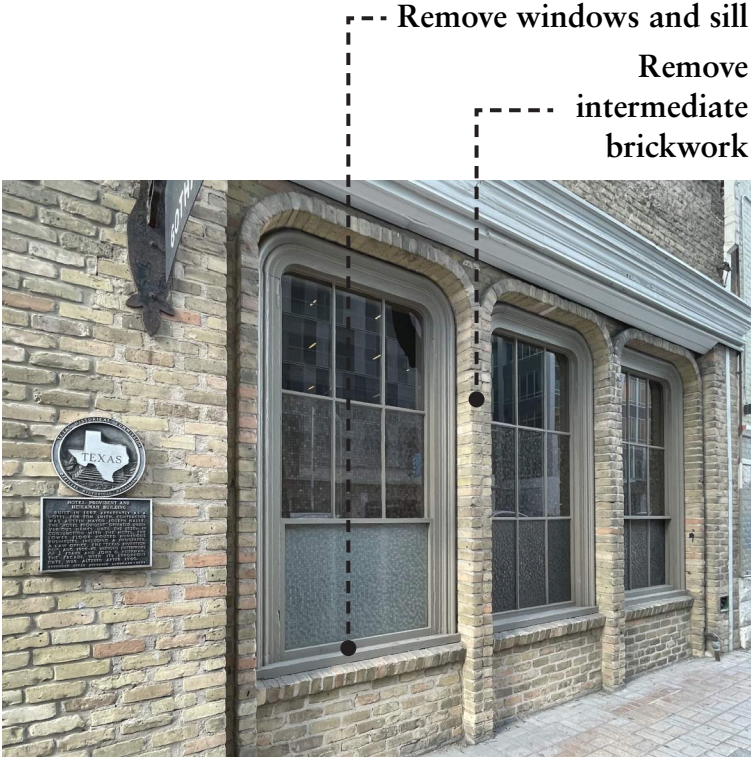
Existing Conditions

Demolish existing storefront assembly
Remove sidelites and salvage entry door



Proposed Design

Custom storefront: metal framing and sill with new windows
New recessed entry with salvaged door



----- Preserve entry door
----- Remove sidelites
----- Demo egress door and infill

----- Custom storefront: blackened steel framing and sill with new windows
----- New recessed entry with salvaged door
----- Blackened plate steel frame
----- Custom blackened steel window with steel sill panel

Rear Facade

Punched Openings from Level 1



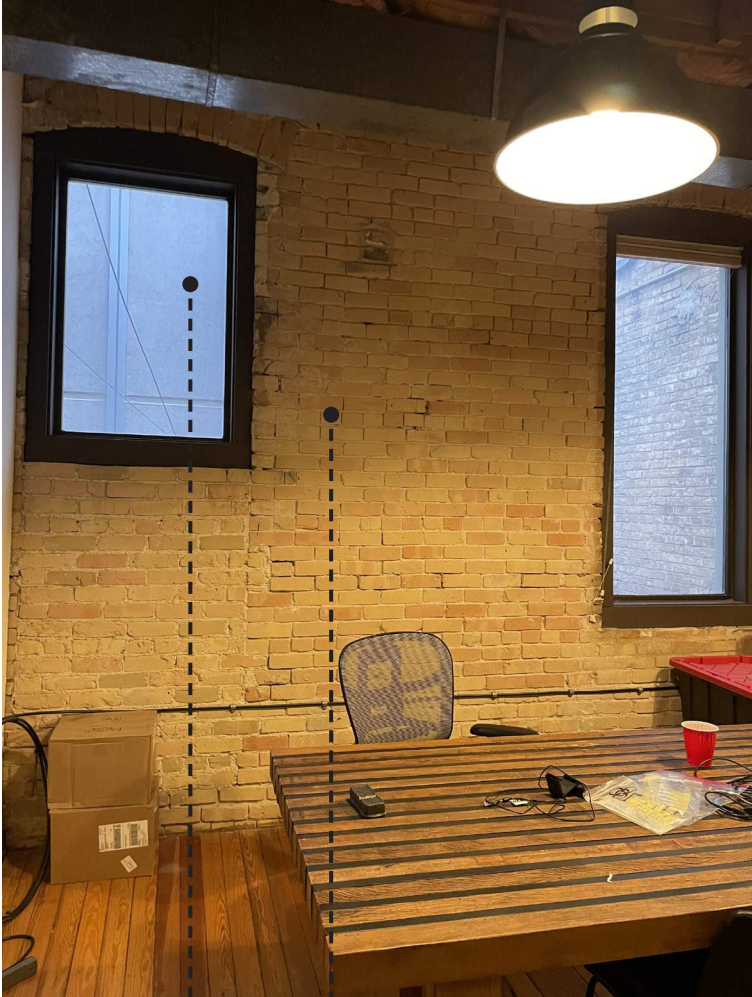
- Remove windows
- Partial demolition of wall
- Rework slab and paving

Exit Access through Courtyard



- Demolish half-walls
- Partial demolition of wall
- Demolish overhead roof and structure

Punched Openings from Level 2 Interior



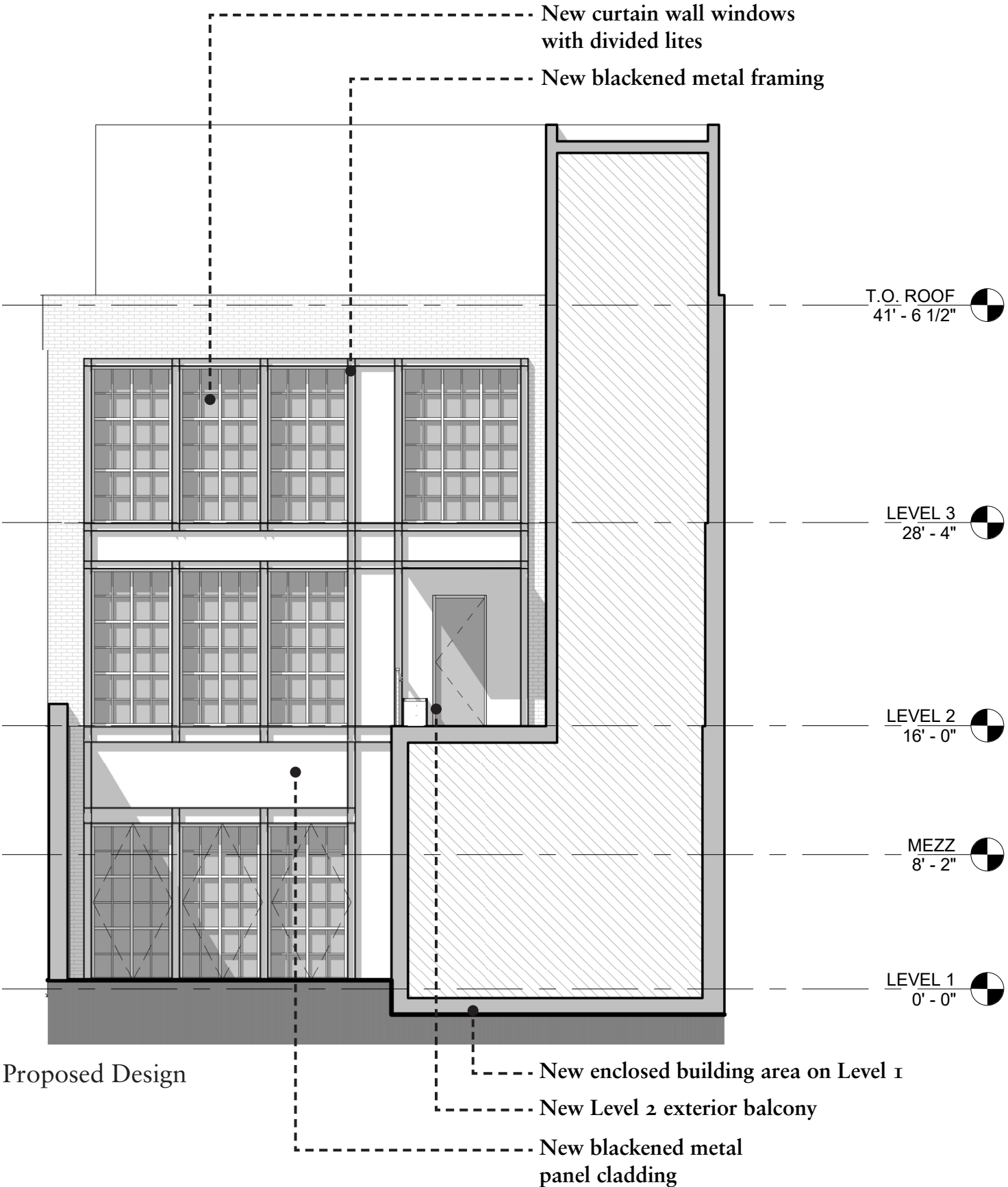
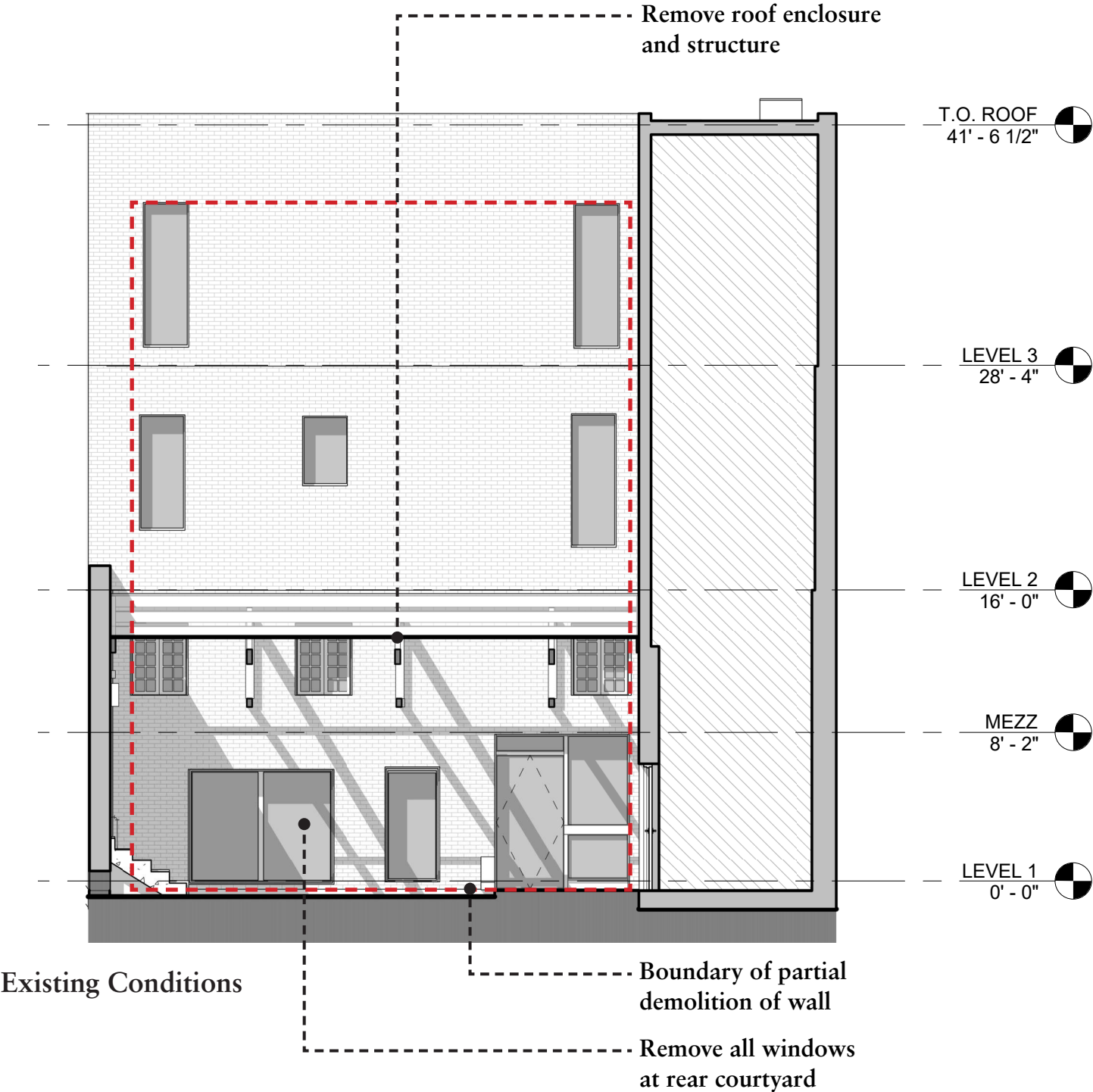
- Partial demolition of wall
- Remove windows

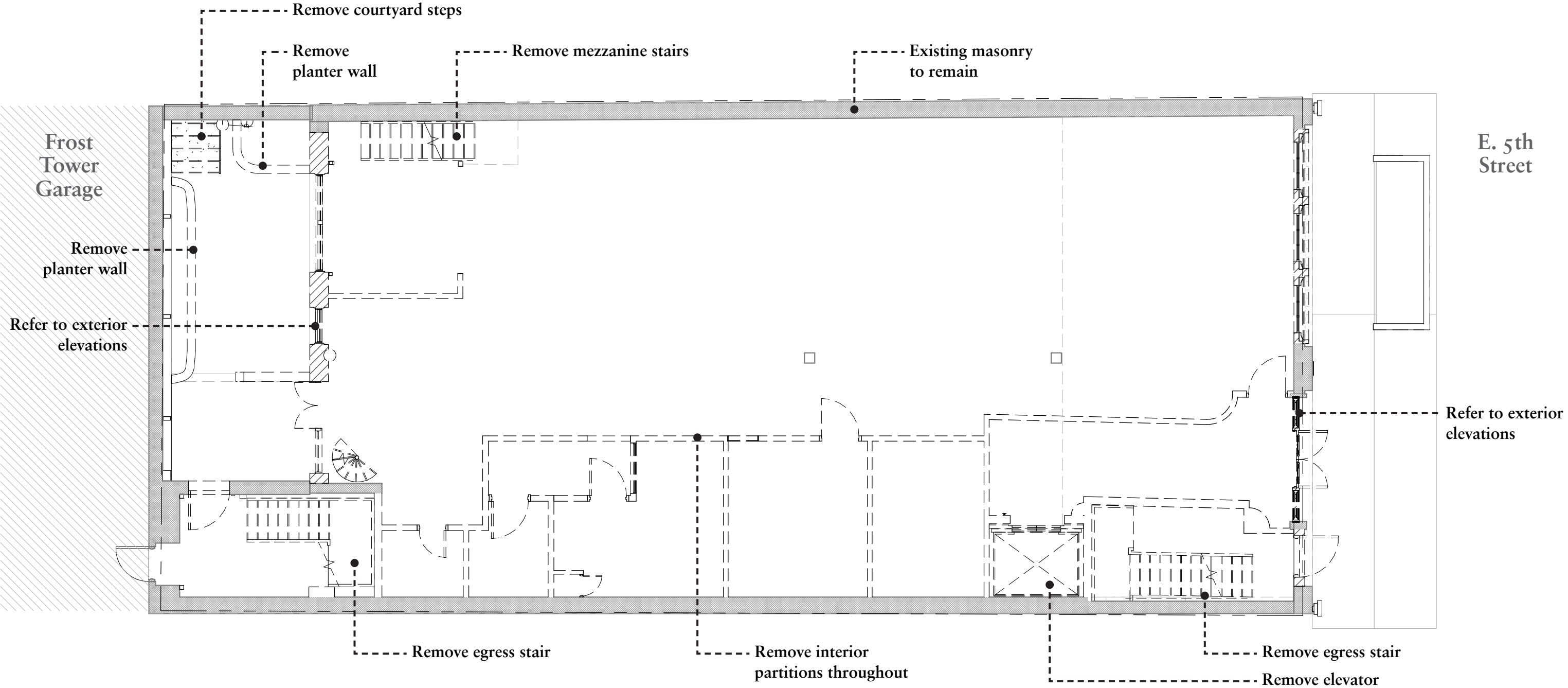
Covered Courtyard from Roof



- Remove HVAC
- Remove roof and structure
- Clean and repair brick as needed

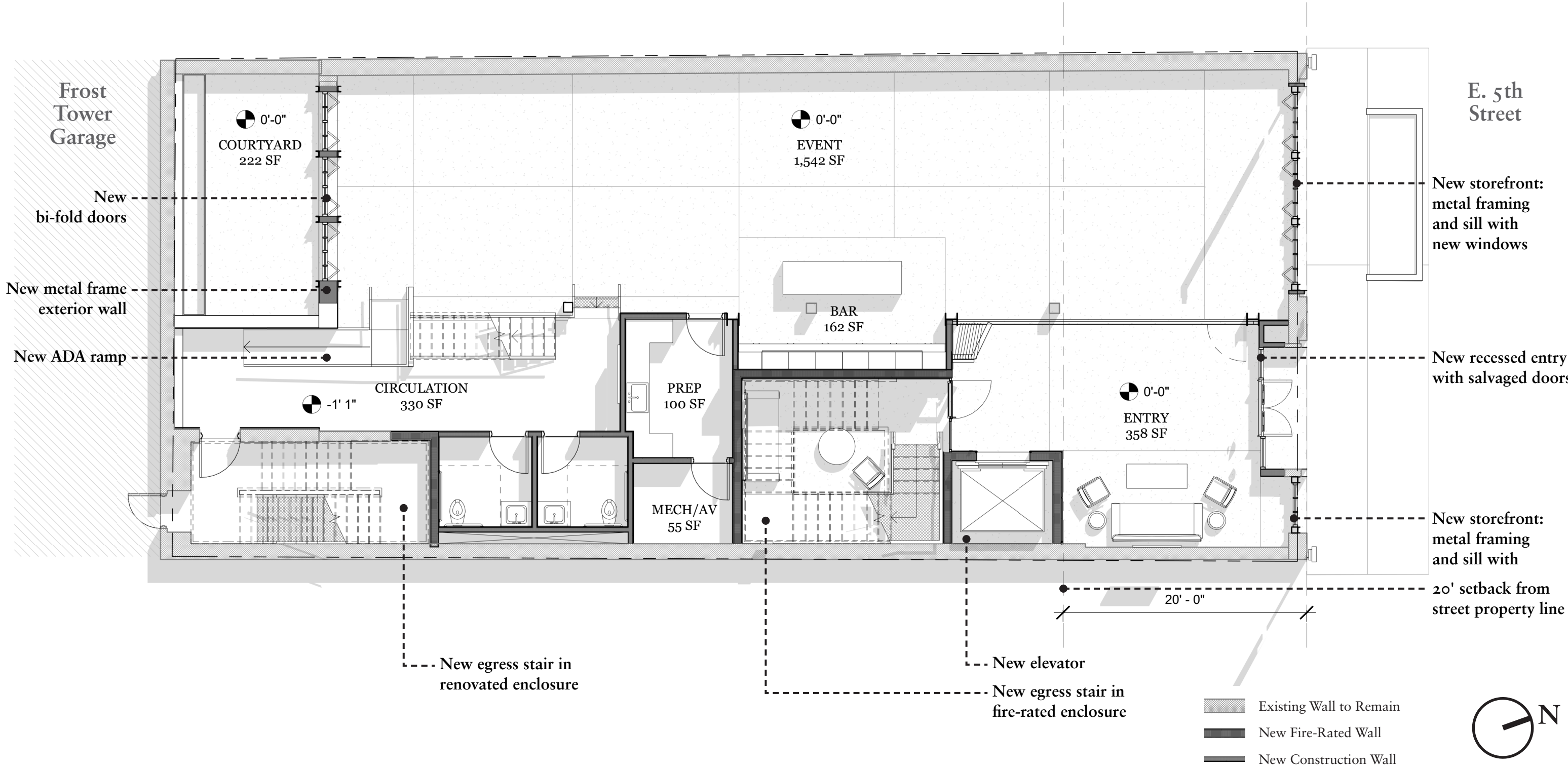
 Area of Demolition

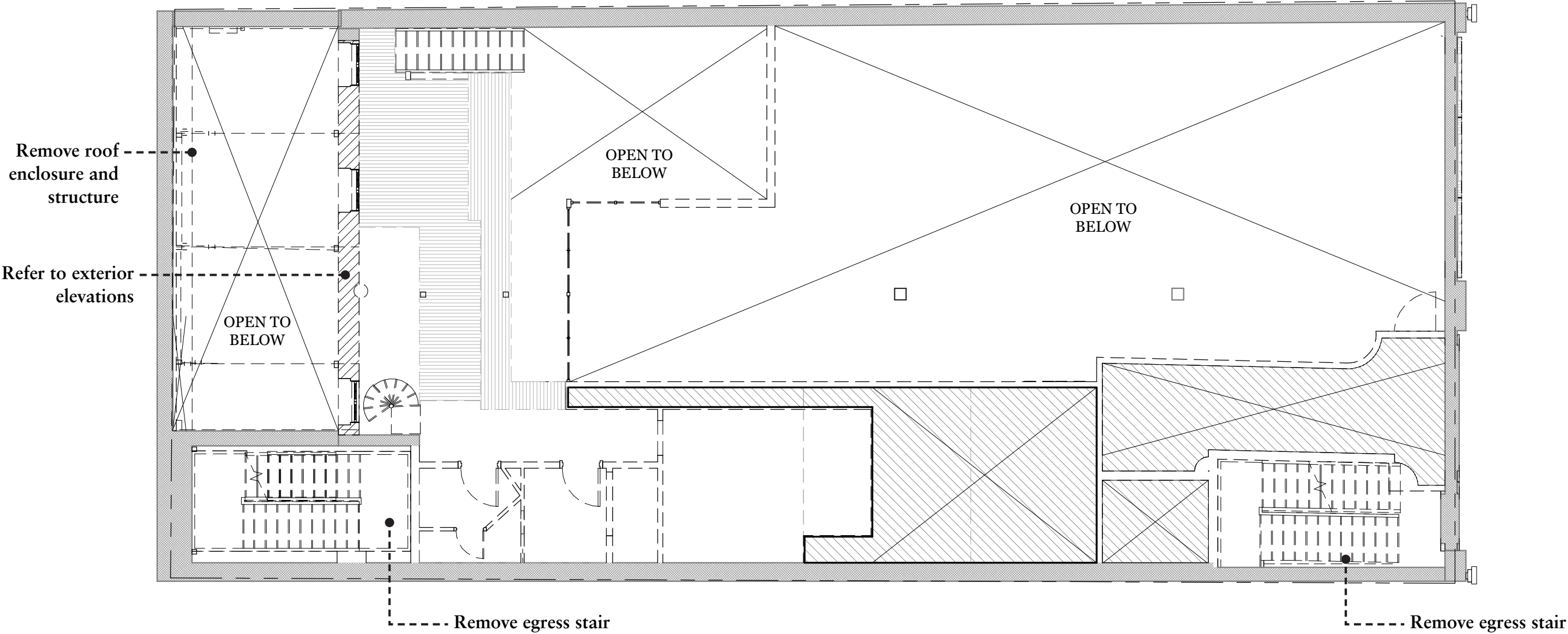




- Existing Wall to Remain
- Historic Wall Demolition
- Modern Wall Demolition

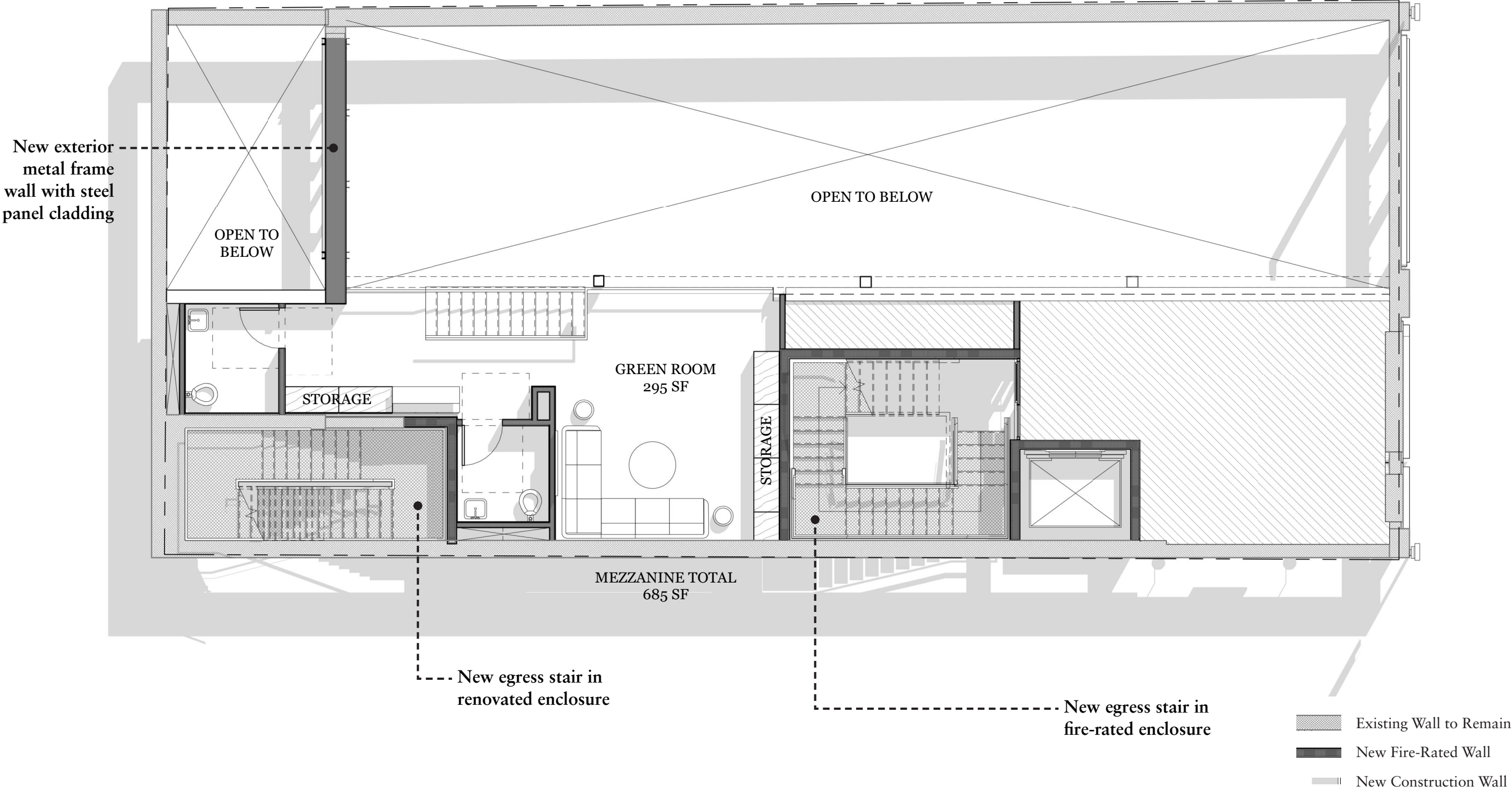




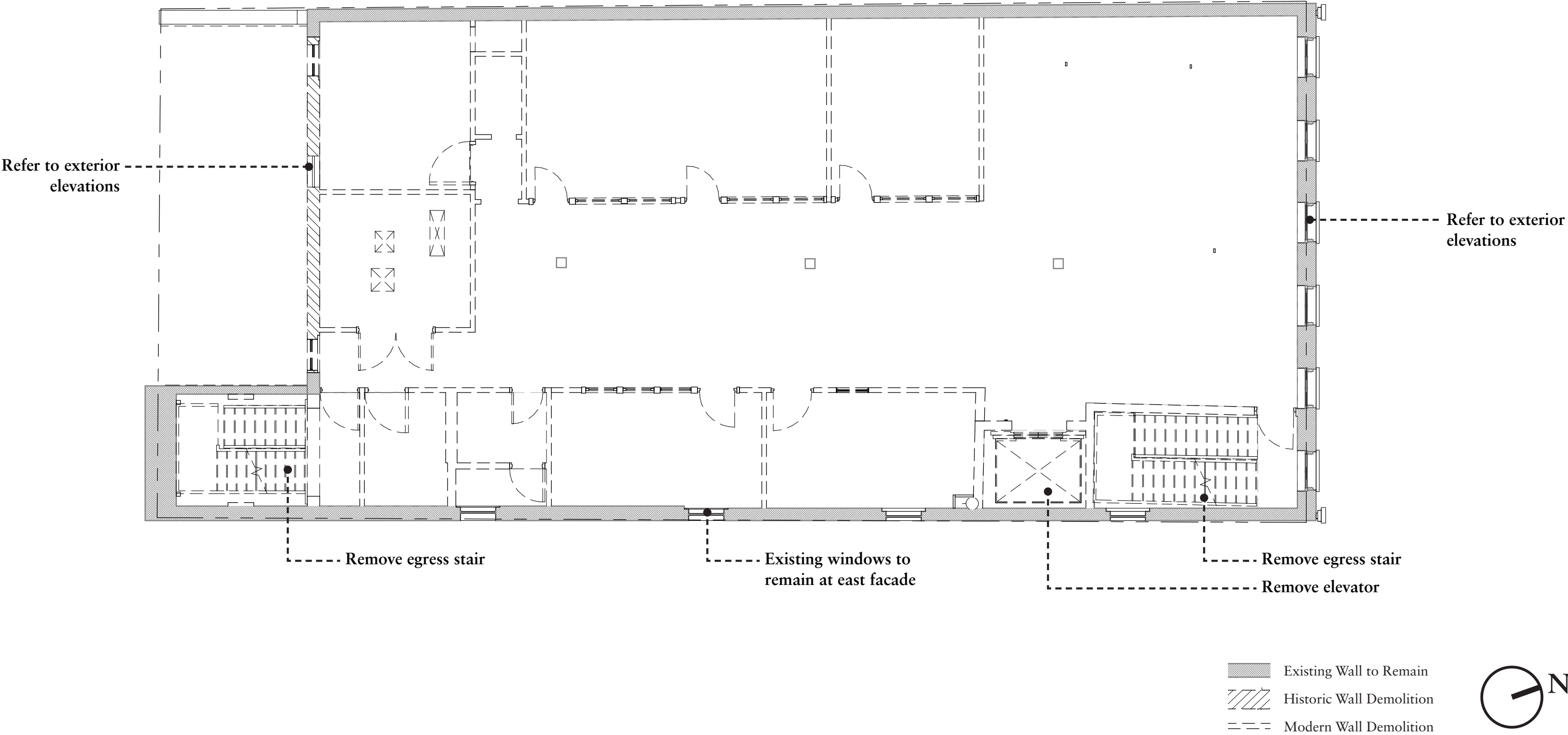


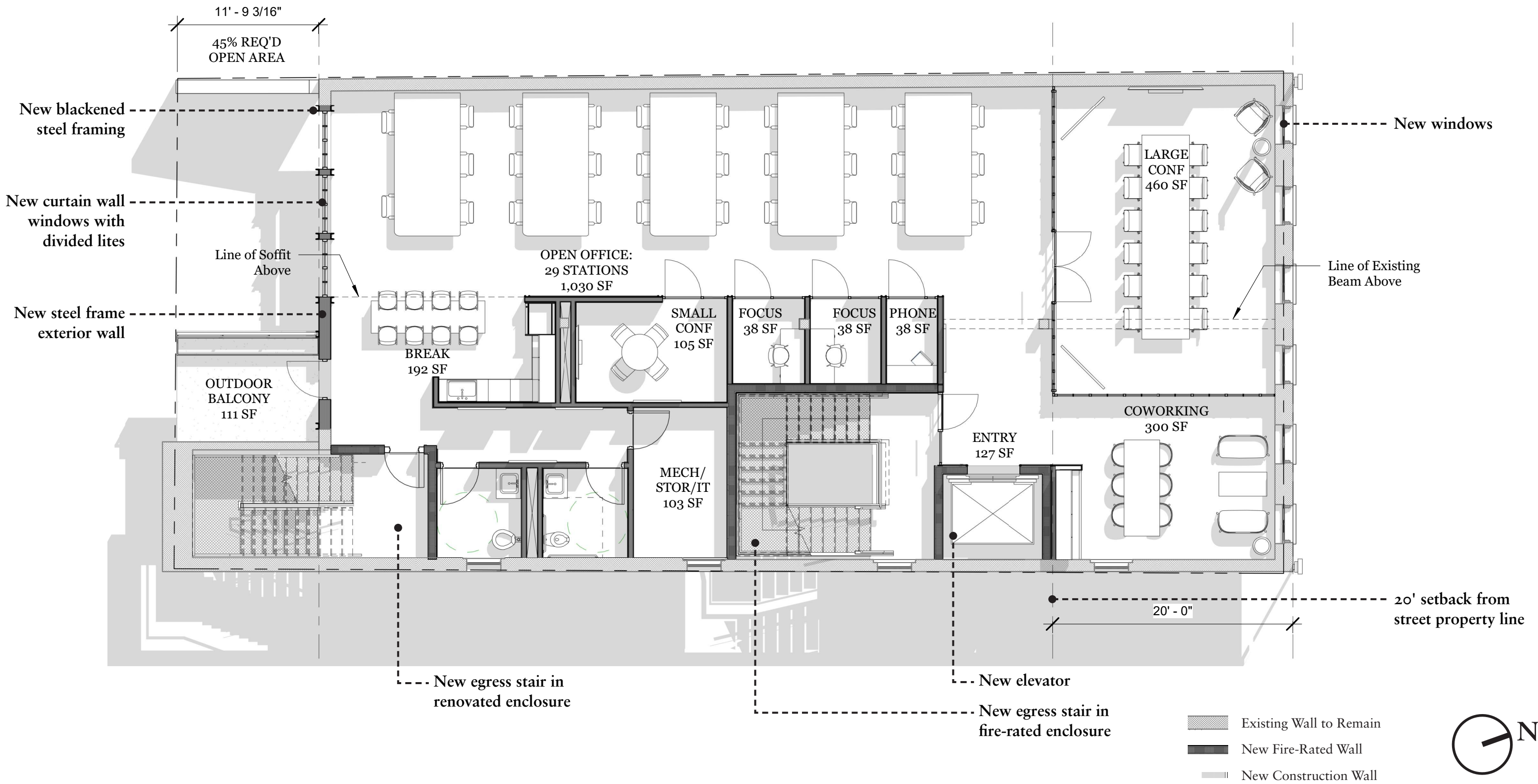
- Existing Wall to Remain
- Historic Wall Demolition
- Modern Wall Demolition



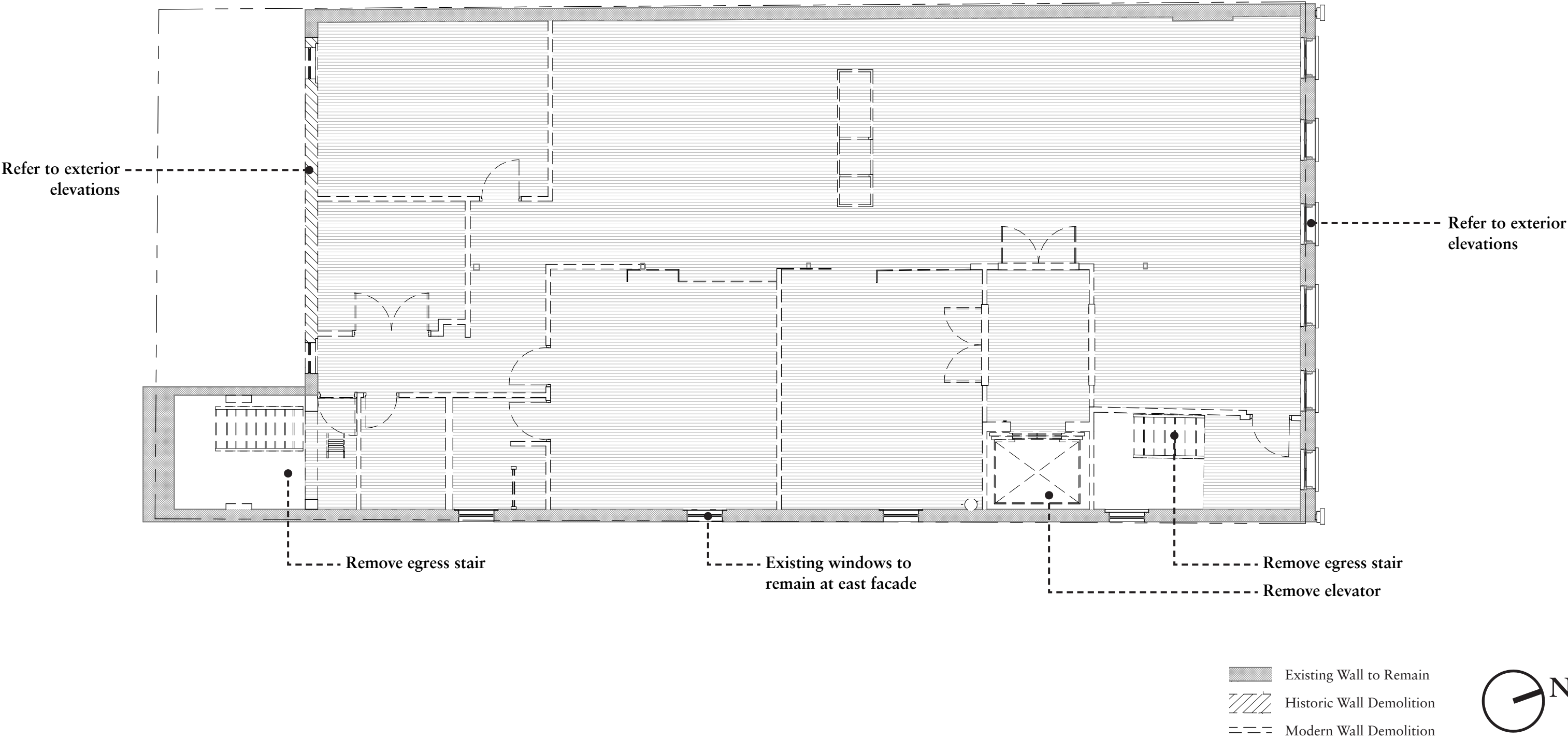


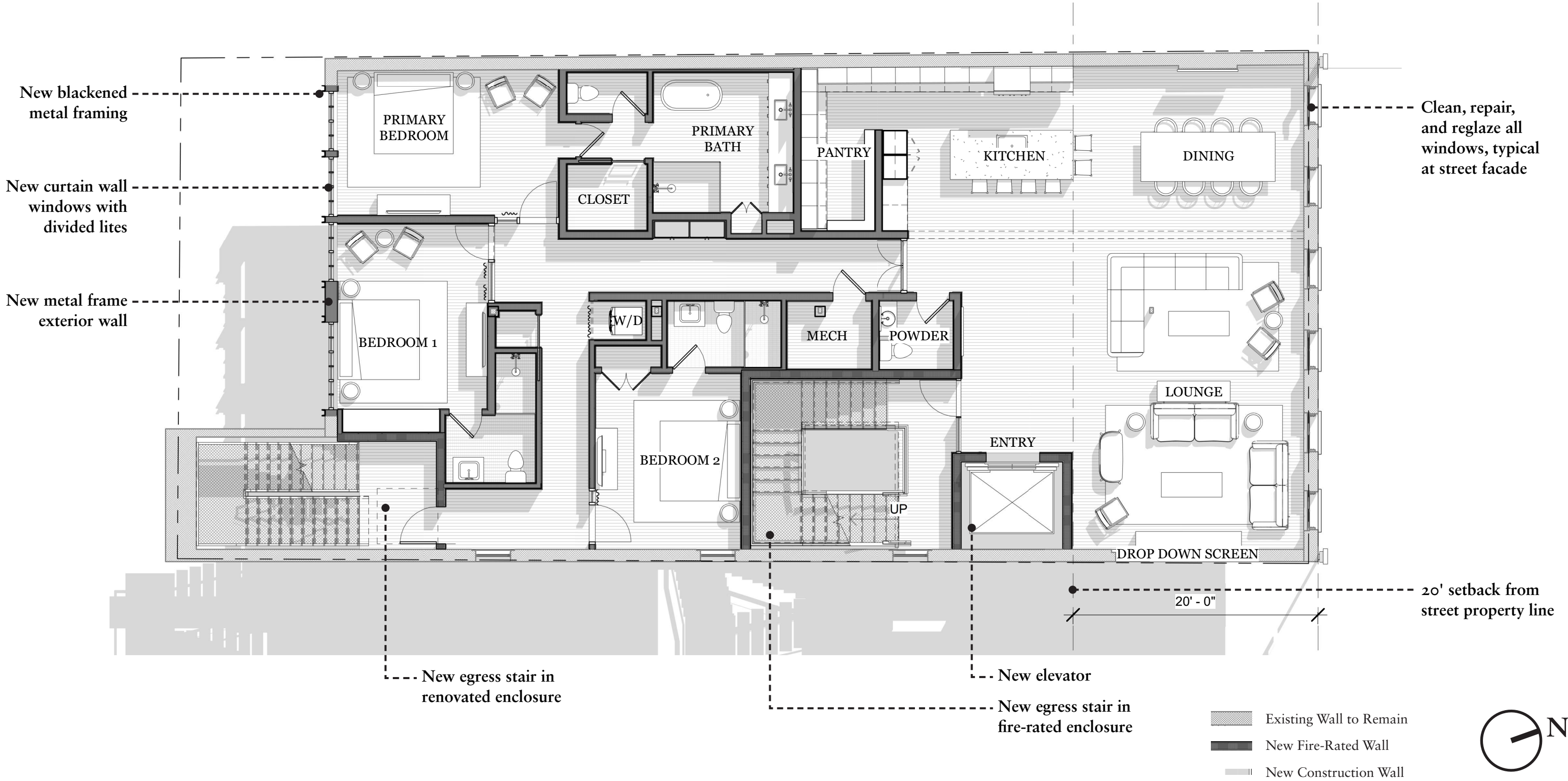
Level 2 - Office





Level 3 - Residential





Level 4 - Rooftop Amenity

Parapet



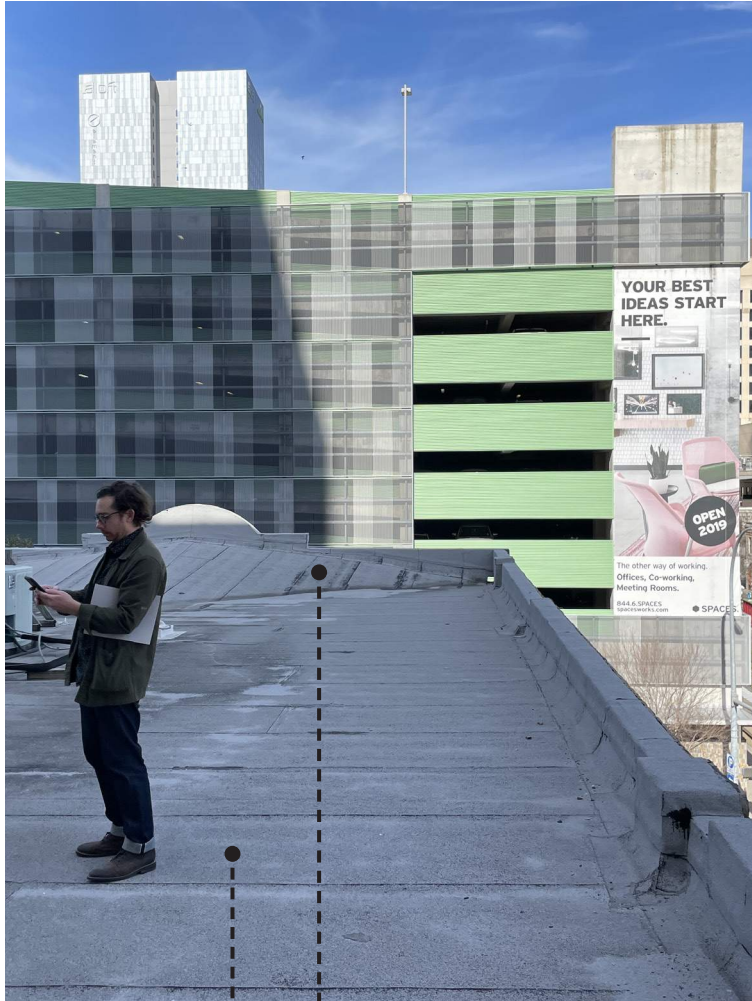
Remove and replace waterproofing at parapet

Mechanical Rooftop Units



Remove all mechanical rooftop units

Roof Surface Assembly with Crickets

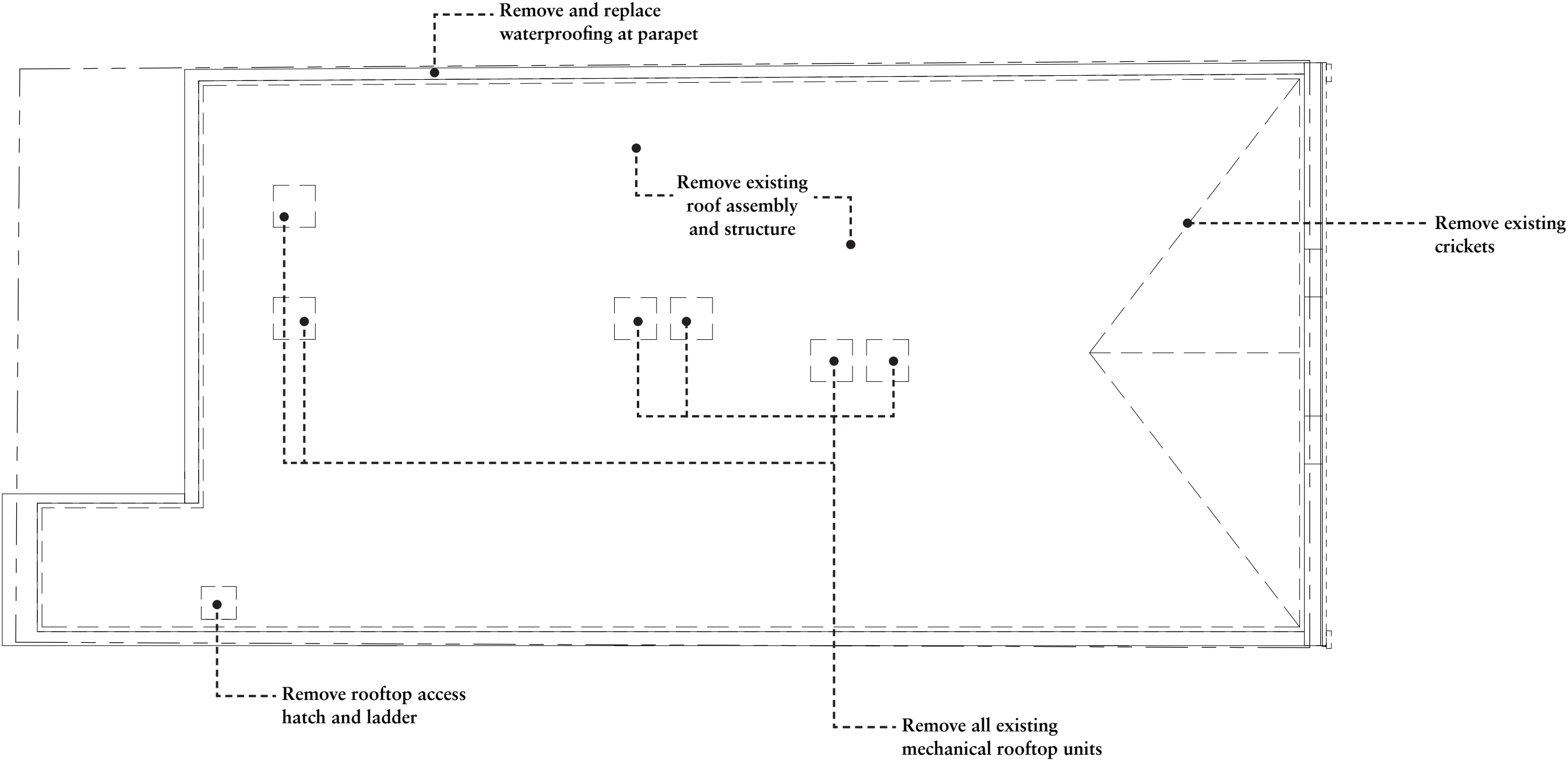


Demolish existing crickets
Remove existing roof assembly and structure

Scuppers

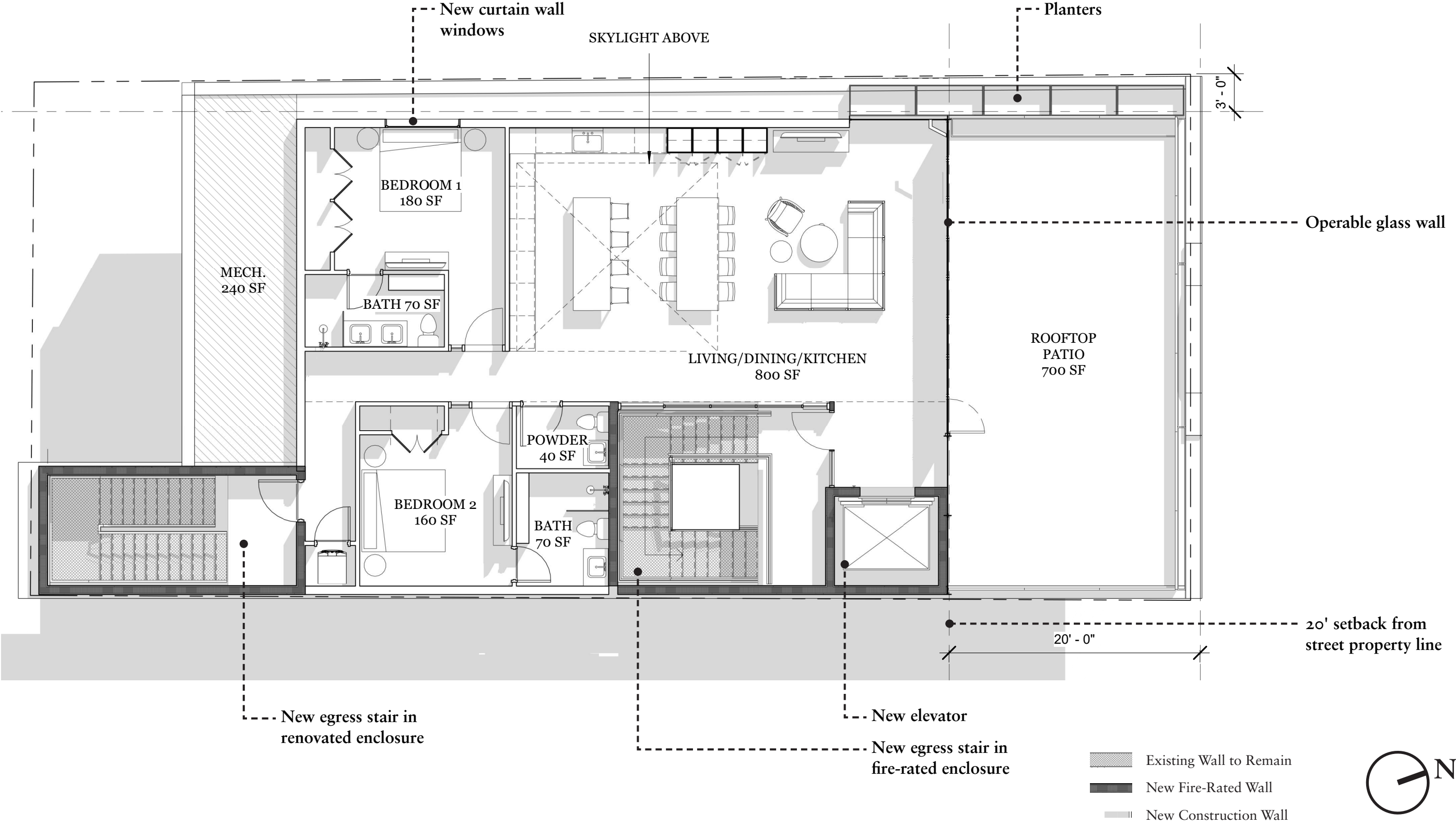


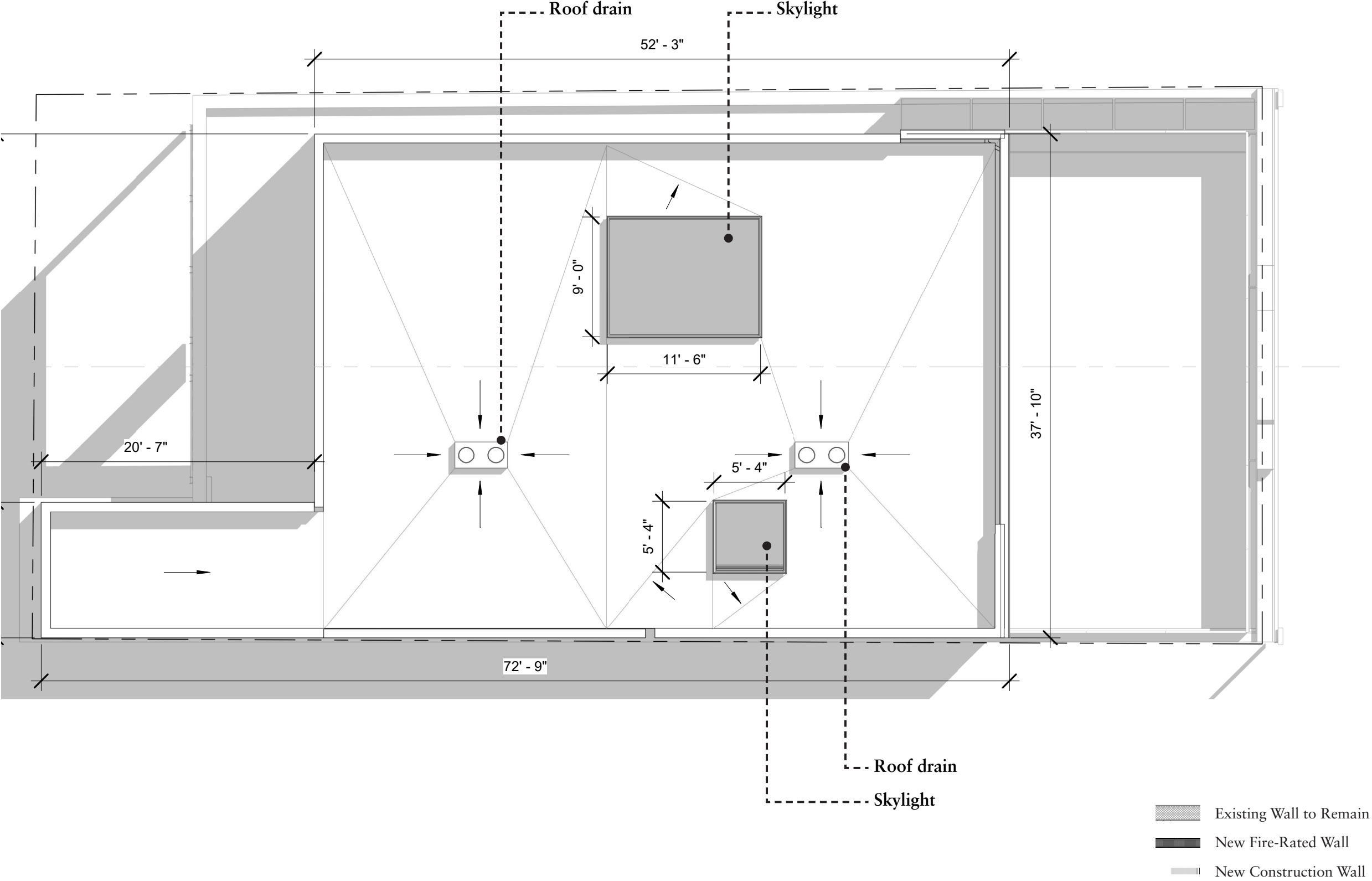
Rework scuppers and roof drainage



- Existing Wall to Remain
- Historic Wall Demolition
- Modern Wall Demolition









THANK YOU

