

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-13
AGENDA DATE: Thu 06/24/2004
PAGE: 1 of 1**

SUBJECT: C14H-04-0008 – Commercial Building. Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 909 Congress Avenue from Central Business District, Capitol View Corridor (CBD-CVC) district to Central Business District, Capitol View Corridor - Historic (CBD-CVC-H) combining district zoning. Historic Landmark Commission Recommendation: To grant Central Business District, Capitol View Corridor - Historic (CBD-CVC-H) combining district zoning. Zoning and Platting Commission Recommendation: Pending. Applicant: Chansa Enterprises, L.L.C. (owner). City Staff: Steve Sadowsky, Historic Preservation Office, Transportation, Planning and Sustainability Department, 974-6454.

REQUESTING Transportation, Planning
DEPARTMENT: and Sustainability

DIRECTOR'S
AUTHORIZATION: Austan Librach

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-04-0008

H.L.C. DATE: April 26, 2004

Z.P.C. DATE: June 15, 2004

AREA: 3,473 square feet (South 23 Feet of Lot 3, Block 111, Original City)

APPLICANT: Chansa Enterprises, L.L.C.

AGENT: NA

HISTORIC NAME: Mitchell-Robertson Building

WATERSHED: Town Lake

ADDRESS OF PROPOSED ZONING CHANGE: 909 Congress Avenue

ZONING FROM: CBD

ZONING TO: CBD-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from central business (CBD) district, to central business - historic (CBD-H) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from central business (CBD) district, to central business - historic (CBD-H) combining district zoning, by consent. Vote: 8-0 (Leary absent; Limbacher recused).

ZONING AND PLATTING COMMISSION ACTION: Recommended the proposed zoning change from central business (CBD) district, to central business - historic (CBD-H) combining district zoning, by consent. Vote: 5-0 (Sullivan and Galindo absent; Spelman resigned). The Zoning and Platting Commission also named the building the Mitchell-Robertson Building.

DEPARTMENT COMMENTS:

The commercial building at 909 Congress Avenue is listed in the Comprehensive Cultural Resources Survey (1984), as a Priority 2 for preservation.

The applicant came before the Commission in February, 2004 for a review of a permit to build a 3-story addition to the building, a new ground-floor façade, and a metal canopy over the sidewalk. The Commission had no negative comments for the applicant on that project. There are no historic photographs of the building which show the original storefront. The canopy on the front of the building obscures the details of the storefront, and the entire storefront was removed when the building was remodeled, probably in the 1950s. The Commission needs to keep in mind in making its recommendation that this building will be developed, and that there is no known documented photograph to guide an accurate restoration of the storefront. Staff has worked with the applicant and has found photographs of similar buildings on Congress Avenue with the storefronts showing. The applicant's proposal to rebuild the storefront is based upon the configuration of storefronts of similar buildings.

CITY COUNCIL DATE: June 24, 2004

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION:
Downtown Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1882 Mitchell-Robertson Building at 909 Congress Avenue has been the home of a series of small businesses, all of which characterized the business development of the city. The first known business in the building was the dry goods concern of James and Gildart. In 1886, Leopold L. Littman sold cigars on the ground floor, and had a cigar factory upstairs. The Texas Cornice Works occupied the ground floor of the building from 1905 to 1910; beginning in 1910, prominent local attorney and judge James H. Robertson had his offices on the second floor. A plumbing company occupied the ground floor from 1910 to 1915; the Steck Company had a stationary store in the building in the 1920s. The Speir Barber and Beauty Shop was located on the ground floor from 1938 to 1945; Vaught's Hardware Store occupied the space until 1955. The building at 909 Congress represents a significant piece of Austin's commercial development history.

Staff evaluated the property for historic landmark designation and determined that the house meets Historic Landmark Designation Criteria 1, 2, 3, 6, and 9.

(1) Character, interest, or value as part of the development, heritage or cultural characteristics of the City of Austin, State of Texas, or the United States.

The ca. 1882 Mitchell-Robertson Building at 909 Congress Avenue represents the late nineteenth century growth of the city. The railroad arrived in Austin in 1871, providing the means for a wave of commercial development. Congress Avenue, which still had a number of buildings remaining from the days of the Republic in the 1870s, quickly transformed into a commercial thoroughfare with brick one- and two-story buildings by the 1880s, such as the building at 909 Congress.

(2) Recognition as a Recorded Texas Historic Landmark, a National Historic Landmark, or entered into the National Register of Historic Places.

The Mitchell-Robertson Building is within the Congress Avenue National Register Historic District.

(3) Embodiment of distinguishing characteristics of an architectural type or specimen.

The Mitchell-Robertson Building is a ca. 1882 two-story brick commercial building three bays wide. The building is a typical nineteenth century commercial structure, with a simple design, a minimum of ornamentation, and designed to house a retail use on the ground floor and offices upstairs. The principal ornamental feature is a cornice frieze consisting of raised and recessed bricks in an alternating triangular pattern, set above a dentil course. This pattern for the frieze was once very popular on Congress Avenue; historic photographs as early as 1868 depict identical friezes on several downtown buildings. The building at 909 Congress is one of the last buildings on Congress with the ornamental brick frieze.

(6) Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historical or cultural motif.

See No. 2 above.

(9) Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, state or the United States.

The building at 909 Congress Avenue represents the late nineteenth century commercial development of Congress Avenue. The building housed a series of small businesses, with offices upstairs, a very common arrangement in commercial buildings of the time. The businesses in 909 Congress included a dry goods store, a cigar store and cigar factory, a plumbing concern, a stationary store, and a barber shop. Attorneys and dentists had offices upstairs at various times in the building's history.

PARCEL NO.: 0206031004000 **DEED RECORD:** Docket No. 2002239191 (2002)

ANNUAL TAX ABATEMENT: \$23600 (total – all taxing authorities) – non-owner-occupied rate. City property tax exemption: \$616.

APPRAISED VALUE: \$360,695

PRESENT USE: Vacant

CONSTRUCTION/DESCRIPTION: Two-story rectangular-plan flat-roofed brick commercial building, 3 bays wide, with a cornice frieze consisting of bricks in an alternating triangle pattern with a dentil course below; 1:1 fenestration on the second story, set into segmental-arched window openings.

CONDITION: Fair

PRESENT OWNERS

Chansa Enterprises, L.L.C.
919 Congress Avenue, #620
Austin, Texas 78701

DATE BUILT: ca. 1882

ALTERATIONS/ADDITIONS: Entire first-floor storefront was replaced with a modern storefront, probably in the 1940s or 1950s. Second story windows are likely not original, but appear historic.

ORIGINAL OWNER(S): Mrs. E.H. Mitchell (1881)

OTHER HISTORICAL DESIGNATIONS:

NATIONAL REGISTER: Yes – included in the Congress Avenue National Register Historic District

RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes. The building is listed as a Priority 2 in the Comprehensive Cultural Resources Survey (1984).

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

233900

BASIC PROJECT DATA:

1. OWNER'S NAME: Chansa Enterprises LLC
2. PROJECT NAME: 909 Congress
3. PROJECT STREET ADDRESS (or Range): 909 Congress Ave, Austin, TX 78701
ZIP 78701 COUNTY: Travis
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF

(ROAD NAME PROPERTY FRONTS ONTO), WHICH IS
APPROXIMATELY _____ DISTANCE FROM ITS
INTERSECTION WITH _____ CROSS STREET.

AREA TO BE REZONED:

4. ACRES _____ (OR) SQ.FT. _____

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE?	(YES / NO)	FILE NUMBER:	_____
7. RESTRICTIVE COVENANT?	(YES / NO)	FILE NUMBER:	_____
8. SUBDIVISION?	(YES / NO)	FILE NUMBER:	_____
9. SITE PLAN?	(YES / NO)	FILE NUMBER:	_____

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: _____

Block(s) _____ Lot(s) _____ Outlot(s) _____

Plat Book: _____ Page _____

Number: _____

10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: Document # 2002239191 aka Docket Number PAGE: _____ TAX PARCEL I.D. NO. Travis Account Number 02060310040000

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO

TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) _____

13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? ☒ YES / NO

14. IS A TIA REQUIRED? YES / NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)

TRIPS PER DAY: _____

TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. ☐ SOLE ☐ COMMUNITY PROPERTY ☐ PARTNERSHIP ☒ CORPORATION ☐ TRUST

If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION

SIGNATURE: [Signature] NAME: John Bright

FIRM NAME: Chase Enterprises LLC TELEPHONE NUMBER: 512-499-8001

STREET ADDRESS: 919 Congress Ave Suite 620 FAX: 512-499-8043

CITY: Austin STATE: TX ZIP CODE: 78701

EMAIL ADDRESS: JB@SONDSIPPING.COM

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: _____ NAME: _____

FIRM NAME: SAME AS OWNER TELEPHONE NUMBER: _____

STREET ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

CONTACT PERSON: _____ TELEPHONE NUMBER: _____

EMAIL ADDRESS: _____


DEPARTMENTAL USE ONLY: _____

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.


PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.


Signature _____ Date March 9, 2004
John Bright
Name (Typed or Printed) _____
Charisa Enterprises LLC
Firm (If applicable) _____

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.


Signature _____ Date March 9, 2004
John Bright
Name (Typed or Printed) _____
Charisa Enterprises LLC
Firm (If applicable) _____

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, John Bright have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

909 Congress Ave
(Address or Legal Description)
Austin, TX 78701

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

[Signature]
(Applicant's signature)

March 9, 2004
(Date)

F. 1: Historical Documentation – Deed Chronology

Deed Research for: 909 Congress Avenue

PROPERTY SEARCHED: The South ½ of Lot 3, Block 111, of the Original City of Austin, Travis County, Texas, according to the map or plat on file in the General Land Office of the State of Texas.

This is to certify that a thorough and diligent search of the records of the County Clerk of Travis County, Texas, including Real Property Records, State and Federal Liens and Abstract of Judgments discloses no recorded instruments except as follows:

- 1) Patent dated 3-21-1851, executed by the State of Texas, Grantor to Duncan C. Ogden, Grantee recorded in Volume H, Page 289, Deed Records of Travis County, Texas.

Information gap

- 2) Deed dated 3-2-1881, executed by W.C. Allen, Grantor to Mrs. E.H. Mitchell, Grantee, recorded in Volume 48, Page 463, Deed Records of Travis County, Texas.

Items numbered 3, 4, and 5 below are the heirs to Mrs. E. H. Mitchell.

- 3) Deed dated 12-14-1899, executed by Nannie H.D. Wood and husband, Campbell Wood, Grantors to James H. Robertson, Grantee, recorded in Volume 152, Page 258, Deed Records of Travis County, Texas.
- 4) Deed dated 12-18-1899, executed by E.W. Riley, Elizabeth Augusta Wood and Josephine Wood, Grantors to James H. Robertson, Grantee, recorded in Volume 159, Page 511, Deed Records of Travis County, Texas.
- 5) Deed dated 1-11-1900, executed by A. Duggan, Guardian of the Estate of Annie Laura Wood, Campbell Ella Wood, Ellube Wood, Mary Lula Wood, and Campbell Wood, Jr., all minors, Grantors to James H. Robertson, Grantee, recorded in Volume 159, Page 513, Deed Records of Travis County, Texas.
- 6) Deed dated 01-14-1935, executed by Sue Robertson and Zeno C. Ross, Grantor, to Margaret Robertson, Grantee, recorded in Volume 515, Page 302, Deed Records of Travis County, Texas.
- 7) Deed dated 02-17-1953, executed by Margaret Robertson, and Warren T. Robertson, Grantors, to Sue Ross Pope, wife of Alex Pope, Jr., Diana Ross Cook, wife of Felix Cook, Jr., James Robertson Ross, and Zeno C. Ross Jr., Grantee, recorded in Volume 1319, Page 538, Deed Records of Travis County, Texas.
- 8) Deed dated 12-21-1962, executed by Zeno C. Ross, Jr., James R. Ross, Sue Ross Pope (wife of Alex Pope, Jr.) Diana Ross Cook (wife of Felix Cook, Jr.), Grantors, to Diana Ross Cook, Grantee, recorded in Volume 2564, Page 305, Deed Records of Travis County, Texas.

F. 1: Historical Documentation – Deed Chronology

Deed Research for: 909 Congress Avenue

- 9) Deed dated 04-11-1967, executed by Diana Ross Cook, and husband Felix Cook, Jr. Grantors, to Photo Processors Inc., Grantee, recorded in Volume 3274, Page 1989, Deed Records of Travis County, Texas.
- 10) Deed dated March 1, 1992, executed by The LBJ Co., the sole shareholder of Photo Processors, Inc., Grantor, to The LBJ Asset Company, L.C., Grantee, recorded in Volume 11739, Page 0400, Real Property Records of Travis County, Texas.
- 11) Deed dated 01-31-1995, executed by The LBJ Asset Company, LC. Grantor to Jim Mattox, Trustee, Grantee, recorded in Volume 12370, Page 1172, Real Property Records of Travis County, Texas.
- 12) Deed dated 01-12-2001, executed by Jim Mattox, Trustee, Grantor to 909-911 Congress Associates, L.L.P., recorded in Document # 2001009264, Official Public Records of Travis County, Texas.
- 13) Deed dated 12-02-2002, executed by 909-911 Congress Associates, LLP., Grantor to Chansa Enterprises, L.L.C., Grantee, recorded in Document # 2002239191, Official Public Records of Travis County, Texas.

F. 2: Historical Documentation – Occupancy History

Occupancy Research for: 909 Congress Avenue

Year(s)		Occupant Information	Source
1881 - 1882	909	Dry Goods and Notions James & Gildart (Edmund G. James, Richard Gildart)	City Directories
Information Gap			
1885 - 1886	909 909 ½	Cigars Cigar Factory upstairs Leopold L. Littman	City Directories
1887-1890	909 909 ½	Dressmaker Furnished Rooms Mrs. S. Annie West (wid George)	City Directories
Information Gap			
1894		Vacant	City Directories
Information Gap			
1905 - 1907	909	Texas Cornice Works Conrad Steiner, Frank Kalkoff, Gib Gay	City Directories
1909 - 1910	909 909 ½	Texas Cornice Works Gay and Warrick proprs Attorneys: Howard E. Prowse James H. Robertson John B. Robertson	City Directories
1910 - 1911	909 909 ½	Bacon and Hancock, plumbers Robert F. Bacon and Allen E. Hancock Attorneys: Howard E. Prowse James H. Robertson John B. Robertson	City Directories
1912 - 1913	909 909 ½	Bacon and Hancock, plumbers Robert F. Bacon and Allen E. Hancock Vacant	City Directories
1914	909 909 ½	Bacon and Hancock, plumbers Robert F. Bacon and Allen E. Hancock Austin Press Club	City Directories
1916	909 909 ½	Old Book Store The Gillespie Bent Austin Press Club	City Directories
1918	909 909 ½	American Laundry Co. Austin Press Club	City Directories

F. 2: Historical Documentation – Occupancy History

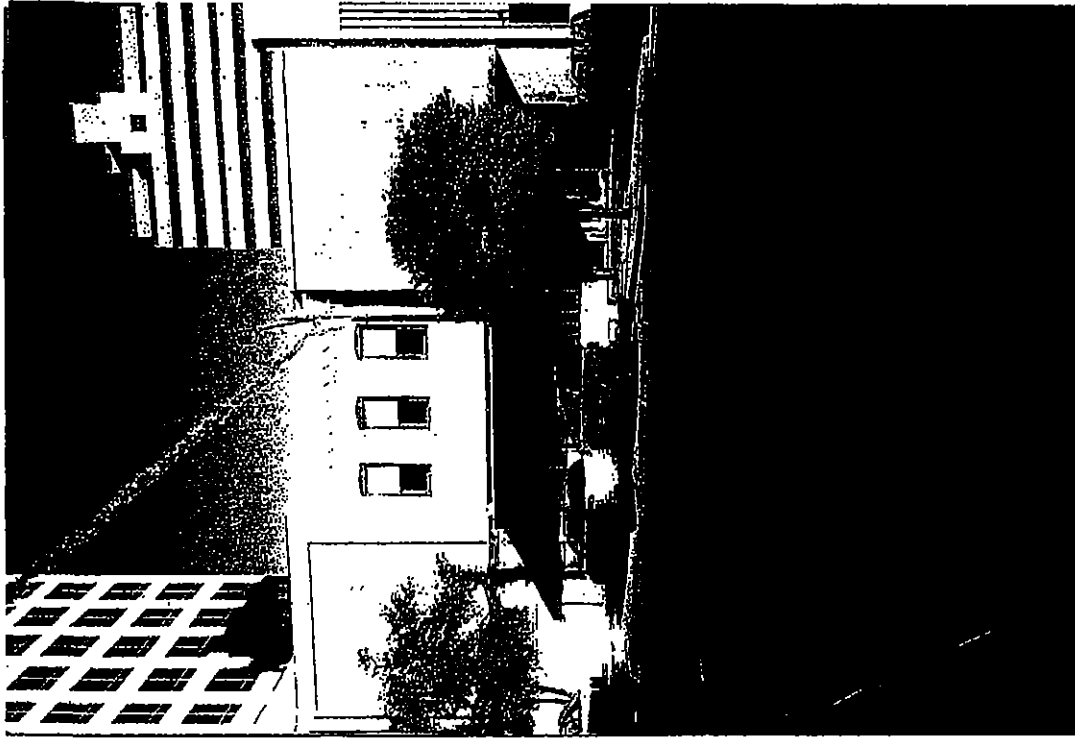
Occupancy Research for: 909 Congress Avenue

Year(s)		Occupant Information	Source
1920	909	The Battery Service Co. W. L. Eyres, Mgr.	City Directories
	909 ½	Vacant	
1922	909	Steck E. L. Co. Printer	City Directories
	909 ½	Miller J. D. Blue Print Co. John Miller (Engineering Office Supplies)	
1924 - 1927	909	Steck E. L. Co. Printer	City Directories
	909 ½	Vacant	
1929	909	Vacant	City Directories
	909 ½	Mayo Bros Dentists Jesse E. Mayo	
1930 - 1933	909	Woodman's Flower Shop	City Directories
	909 ½	Mayo Bros Dentists	
1935	909	Woodman's Flower Shop	City Directories
	909 ½	Price's Studio (Thos M.) Mayo Bros Dentists	
1937	909	Nu-Enamel Austin Co. Paints, Varnishes, Enamels and Stains	City Directories
	909 ½	Price's Studio (Thos M.) Mayo Bros Dentists	
1939	909	Speir Barber and Beauty Shop Mrs Ressie Petty mnr (Husband Albert J. Petty)	City Directories
	909 ½	Price's Studio (Thos M.) Mc Leroy Dentist (John B.)	
1940	909	Speir Barber and Beauty Shop Mrs Ressie Petty mnr (Husband Albert J. Petty)	City Directories
	909 ½	Mc Leroy Dentist (John B.)	
1941	909	Speir Barber and Beauty Shop Mrs Ressie Petty mnr (Husband Albert J. Petty)	City Directories
	909 ½	Dentists: Ollie K. Mayo Roy D. Hudson Evan H. Mayo - techn.	
1942	909	Speir Barber and Beauty Shop Mrs Ressie Petty mnr (Husband Albert J. Petty)	City Directories
	909 ½	Price's Studio Dentist - Roy D. Hudson	

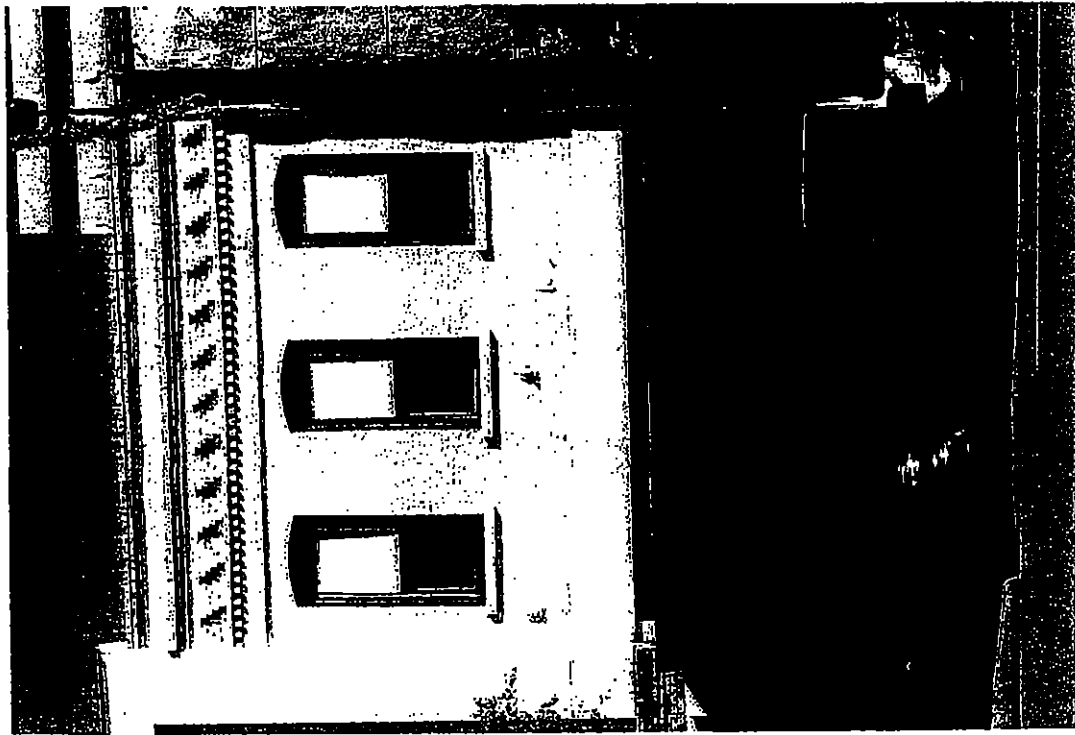
F. 2: Historical Documentation – Occupancy History

Occupancy Research for: 909 Congress Avenue

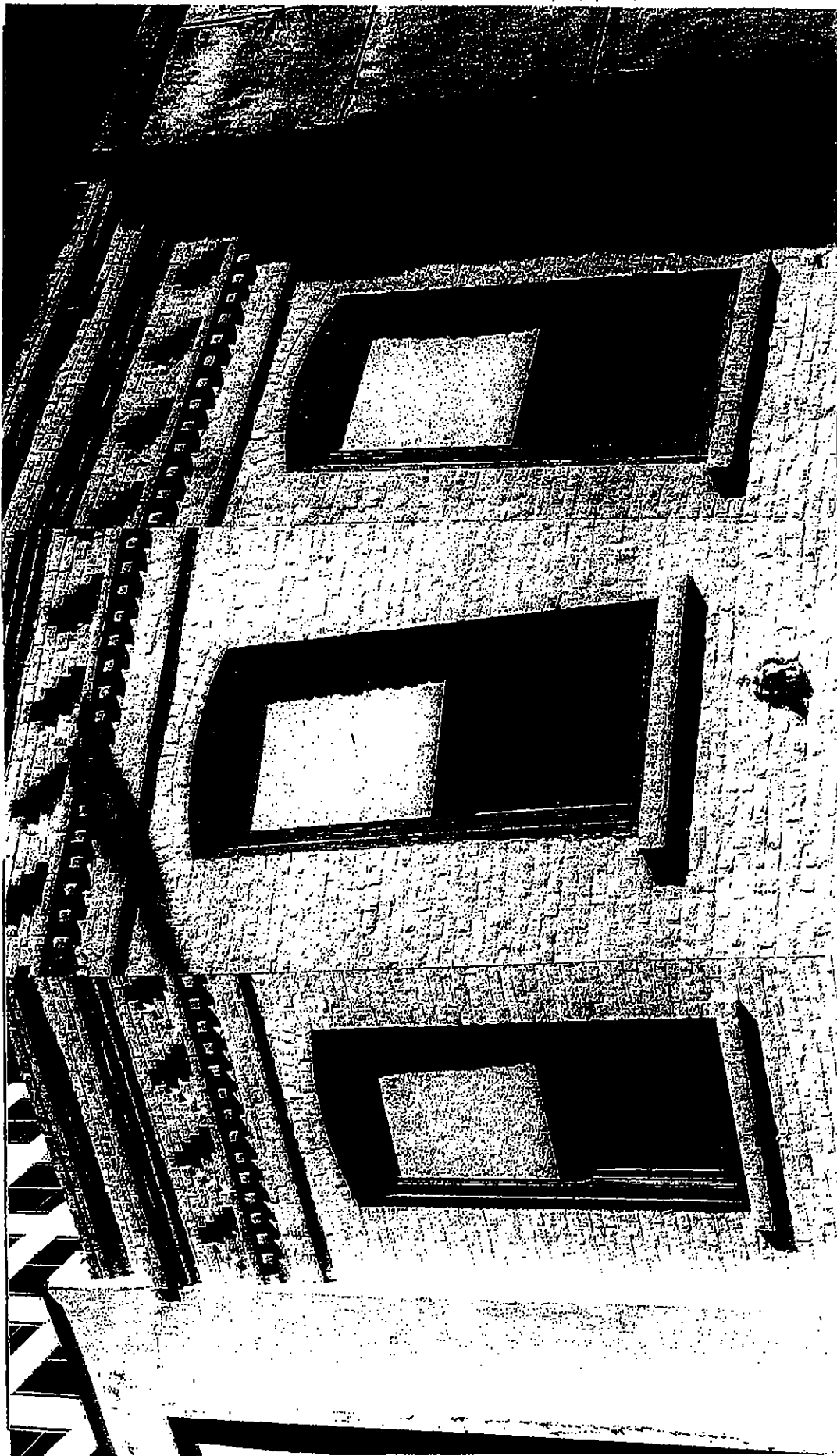
Year(s)		Occupant Information	Source
1944 - 1945	909	Speir Barber and Beauty Shop	City Directories
	909 ½	Mrs Ressie Petty mnr (Husband Albert J. Petty) Dentist - Roy D. Hudson	
1947	909	Pacific Finance Loans Corp.	City Directories
	909 ½	Price's Studio Dentist - Roy D. Hudson	
1949	909	John B. Vaught Hardware Co.	City Directories
	909 ½	Dentist - Roy D. Hudson	
1952	909	John B. Vaught Hardware Co.	City Directories
	909 ½	Dentist - Roy D. Hudson Jesse Manchaca - Dental laby	
1953 - 1955	909	John B. Vaught Hardware Co.	City Directories
	909 ½	Vacant	
1957 - 1961	909	Arthur Murray Studio - dance instruction	City Directories
	909 ½	Vacant	
1962 - 1968	909	Vacant	City Directories
	909 ½	Vacant	
1969 - 1983	909	Photo Processors Inc.	City Directories
	909 ½	Vacant	
1984 - 1986	909	Pounds Photographic Labys Inc.	City Directories
	909 ½	Cine Tex Filmlabs Inc.	
1987 - 1994	909	Cine Tex Filmlabs Inc. Motion Picture Videotape Service	City and Cole Directories
	909 ½	Vacant	
1994 - 2004	909	Vacant	Cole Directories
	909 ½	Vacant	



EXISTING FRONT ELEVATION VIEW
SHOWING NEIGHBORING BUILDINGS



EXISTING FRONT ELEVATION VIEW
CLOSE UP



CLOSE UP OF SECOND FLOOR
SOUTH WINDOW & MASONRY

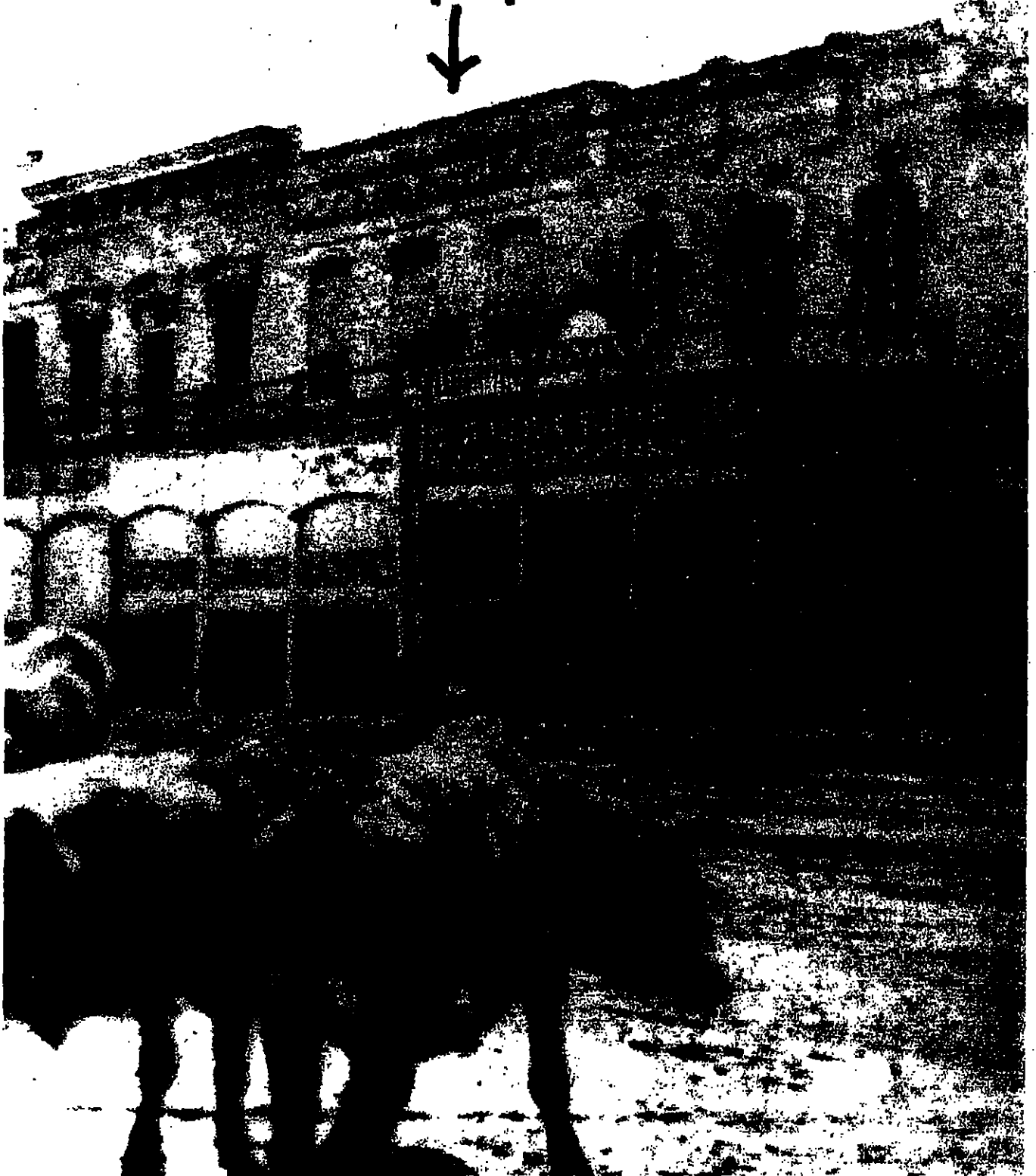
CLOSE UP OF SECOND FLOOR
CENTER WINDOW & MASONRY

CLOSE UP OF SECOND FLOOR
NORTH WINDOW & MASONRY

YEAR: 1881

TENANT: PLEASANT VALLEY NURSERY

909
↓



HB - CONG 'S 500 block, east side
C00542.

Austin History Center - Austin Public Library



8981

CITY OF AUSTIN HISTORIC RESOURCE SURVEY

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev. 8-82)

1. County Travis TRA
AU 5. USGS Quad No. 3097- 242 Site No. J-22-127
 City/Rural Austin UTM Sector _____
 2. Name _____ 6. Date: Factual _____ Est. 1890
 Address 909 Congress 7. Architect/Builder _____ Contractor _____
 3. Owner _____ 8. Style/Type _____
 Address _____ 9. Original Use _____
 4. Block/Lot _____ Present Use _____
 10. Description 2 story brick commercial

11. Present Condition _____
 12. Significance _____

13. Relation to Site: Moved Date _____ or Original Site (describe) _____

14. Bibliography _____ 15. Informant _____
 16. Recorder BHM Date Jan-Mar 84

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) TEX _____
 NR: ☐ Individual ☒ Historic District
☐ Thematic ☐ Multiple-Resource
 NR File Name _____
 Other AHS, ATCC

PHOTO DATA

B&W 4x5s _____ Slides _____
 35mm Negs. _____

YEAR	DRWR	ROLL	FRAME		ROLL	FRAME
		24	29	to		
				to		
				to		

Tax Parcel # _____
 Original Owner _____

ARCHITECTURAL SIGNIFICANCE:

Outstanding _____ Excellent _____
 Significant _____ Contributory _____

PHYSICAL CONDITION:

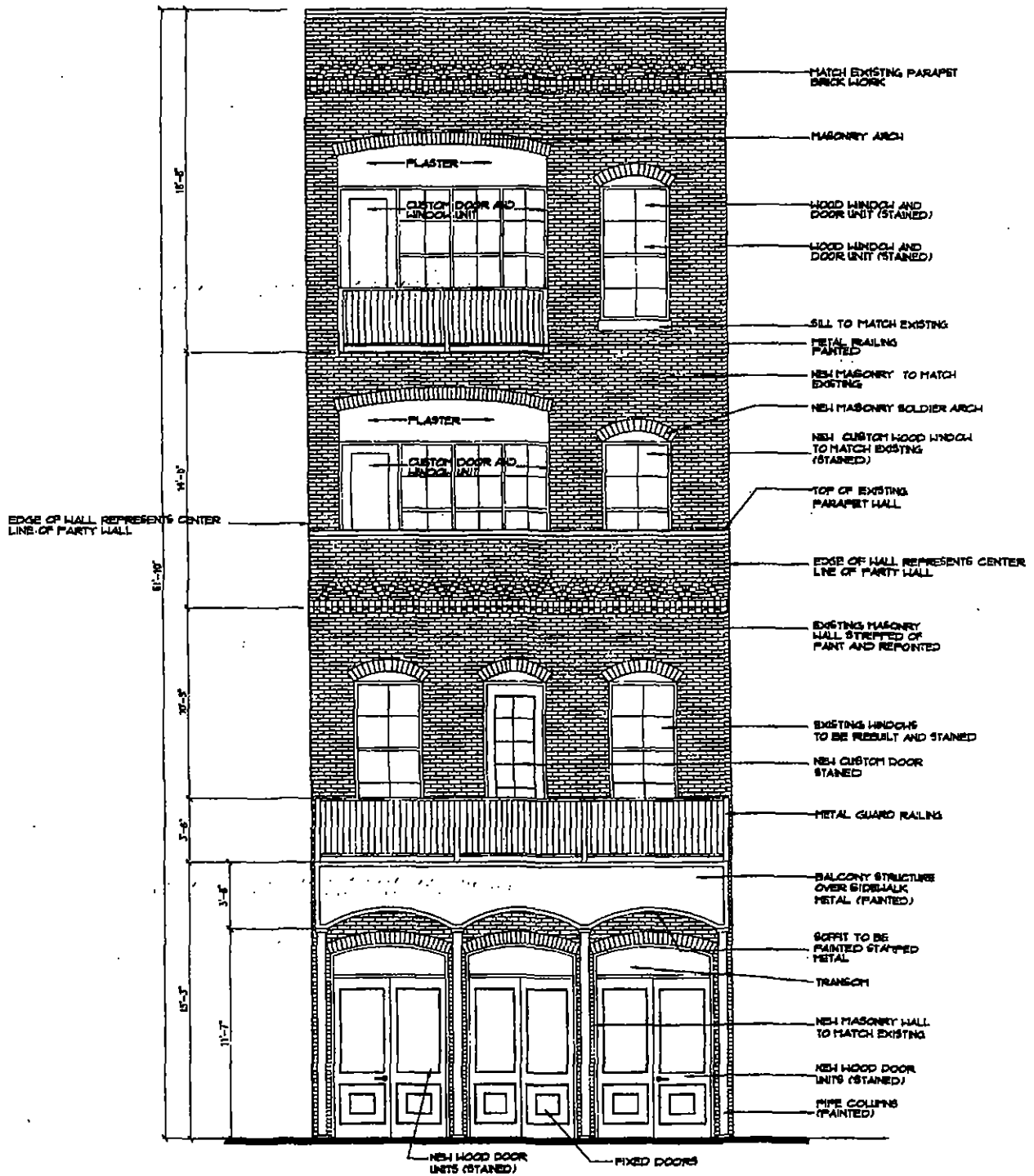
	Good	Fair	Poor
Structure	_____	_____	_____
Grounds	_____	_____	_____
Neighborhood	_____	_____	_____

PRESERVATION INDEX:

_____ City Zoning
2 Priority Research

COMMENTS:

(Photo)



5 909 CONGRESS
FRONT ELEVATION
1/4"=1'-0"