A U S T I N C I T Y C O U N C I L

AGENDA

Thursday, June 8, 2006

Back

Zone Hearings/App Ordinances/Restrictive Covenants
RECOMMENDATION FOR COUNCIL ACTION

ITEM 118 PH

Subject: C14H-99-0000 – Austin Athletic Club - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1301 Shoal Creek Boulevard (Shoal Creek Watershed) from public (P)district zoning to public–historic (P-H) combining district zoning. Planning Commission Recommendation: Forward to Council without a recommendation. Applicant: Historic Landmark Commission. City Staff: Steve Sadowsky, 974-6454.

Additional Backup Material
(click to open)
Staff Report

For More Information: Steve Sadowsky, 974-6454.

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-99-0000 HLC DATE: March 13, 2006
April 24, 2006
PC DATE: May 23, 2006

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Austin Athletic Club

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1301 Shoal Creek Boulevard

ZONING FROM: P TO: P-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from public (P) district to public-Historic (P-H) combining district zoning on the merits of the historical significance of the building, but recognizes that the building is in a severely deteriorated condition due to flood damage 25 years ago.

HISTORIC LANDMARK COMMISSION ACTION: March 13, 2006: Postponed the public hearing to April 24, 2006 due to a notification error. April 24, 2006: Recommended a zoning change from public (P) district to public – Historic (P-H) combining district zoning. Vote: 5-0-1 (Bunton and Cuppett ill; Leary absent; Limbacher abstaining).

PLANNING COMMISSION ACTION: Forwarded without a recommendation. Vote: 4-4 (Riley, Galindo, Moore, and Jackson opposed; Stegeman absent).

DEPARTMENT COMMENTS: The Austin Athletic Club is listed as a Priority 2 in the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE: June 8, 2006 ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Downtown Austin Neighborhood Association

BASIS FOR RECOMMENDATION:
An application for listing in the National Register of Historic Places was prepared in 2000, but never submitted. The Historic Landmark Commission initiated a historic zoning case on the building in 1999. The building was Austin's first public gymnasium and recreation center, and meets the landmark designation criteria relating to architecture, historical

associations, and community value. While there is no question that the building meets the criteria for landmark designation, it is so deteriorated that rehabilitation of the structure in an adaptive re-use scenario is prohibitively expensive. The City commissioned a study in 2005 to examine the possibilities and costs to:

A) Abate, restore, renovate, and re-use the building in its current location ($2.3 to $2.8 million);
B) Abate and relocate to another site by a third party (($518,000 to $978,000);
C) Abate and demolish the building ($340,000).

Adaptive re-use of the building will require that large portions of the building will have to be reconfigured and much of the historic building fabric may have to be replaced due to deterioration. Re-use of the building would result in only a portion of the historic building being preserved, while all other materials necessary for the rehabilitation would be new. Additionally, rehabilitation of the building will require a large capital investment, which has not been budgeted, meaning that the building may pose a further danger due to deterioration and vandalism until such time as there is funding for its rehabilitation.

Architecture:
Two-and-a-half story side-gabled frame institutional building with a composition shingle roof, triple 6:1 windows, and shed-roofed dormers. The building is a very large example of wood-frame construction in the city.

Historical Associations:
The Austin Athletic Club was built in 1924 by W.T. Caswell, Sr. as a private gymnasium and tennis facility. Caswell headed up the city's first Recreation Department Board, and sold the building in 1931 to the City of Austin for use by the public. The City of Austin used the building as a recreation center until 1986. It has been vacant since.

PARCEL NO.: 01000307180000 DEED RECORD: Docket No. 2005091106TR

LEGAL DESCRIPTION: Lot 17, Block F, Capital Heights Addition.

ANNUAL TAX ABATEMENT: Tax exempt

APPRAISED VALUE: N/A

PRESENT USE: Vacant

CONDITION: Very poor

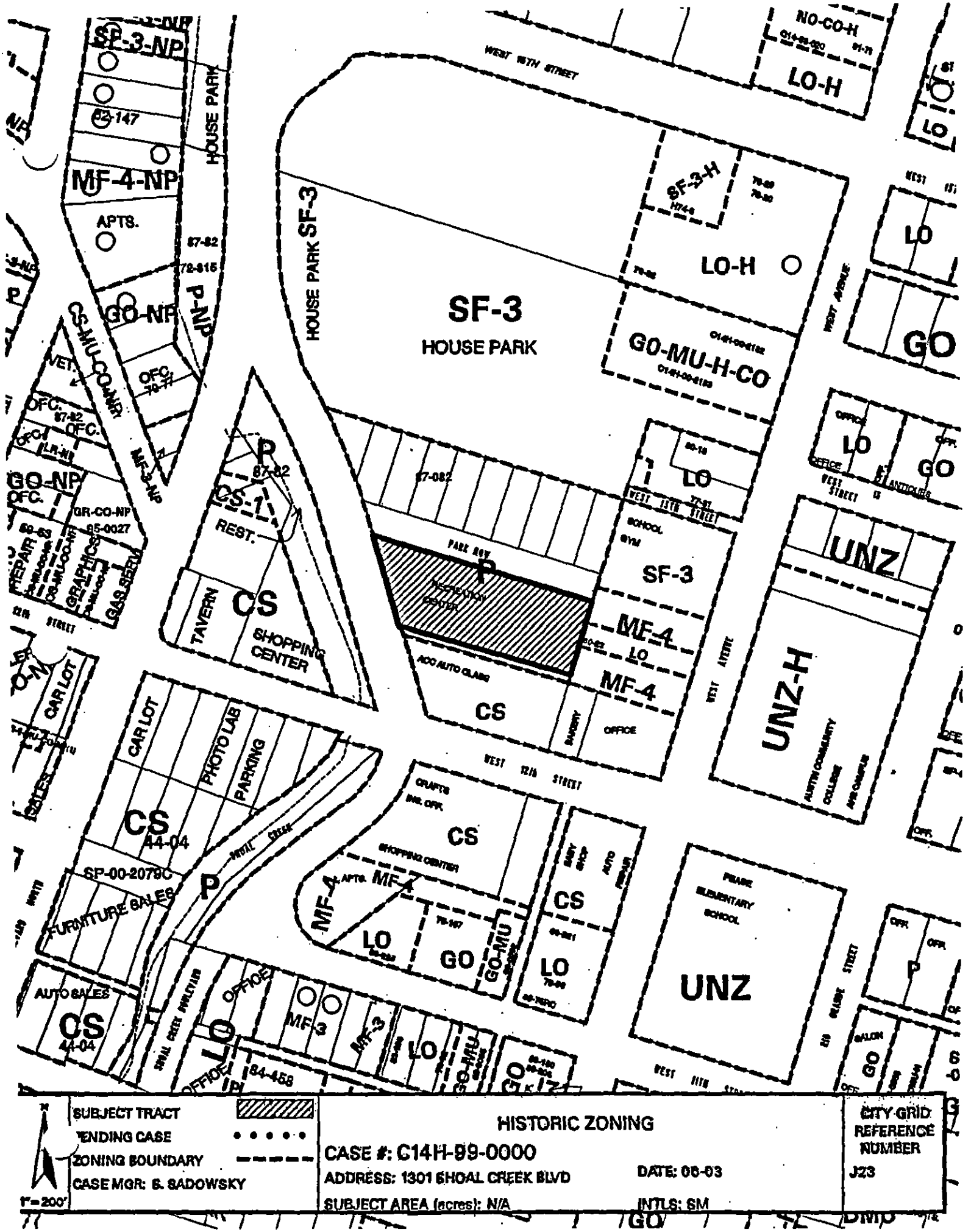
PRESENT OWNER
City of Austin Parks and Recreation Department
P.O. Box 1088
Austin, Texas 78767

DATE BUILT: ca. 1924

ALTERATIONS/ADDITIONS: The building was severely damaged by flooding in 1981.

ORIGINAL OWNER(S): William T. Caswell, Sr. (1924)

OTHER HISTORICAL DESIGNATIONS: None


SF-3-NP
MF-4-NP
APTS.
GO-NP
CS-MU-CO-NP
GR-CO-NP
85-0027
CS-1
REST.
CS
TAVERN
SHOPPING CENTER
SF-3
HOUSE PARK
HOUSE PARK
SF-3
LO-H
GO-MU-H-CO
NO-CO-H
LO-H
LO
GO
SF-3
SF-3
MF-4
LO
MF-4
CS
UNZ
UNZ-H
AUSTIN COMMUNITY COLLEGE
CAR LOT
PHOTO LAB
PARKING
CS
44-04
SP-00-2079C
FURNITURE SALES
AUTO SALES
CS
44-04
OFFICE
LO
MF-3
MF-3
LO
GO-MU
GO
84-458
MF-4
MF-4
LO
GO
GO-MU
CS
LO
CS
SHOPPING CENTER
UNZ
PRAIRIE ELEMENTARY SCHOOL
WEST 12TH STREET
WEST 11TH STREET
WEST AVENUE
HOUSE PARK
SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: S. SADOWSKY
1" = 200'
HISTORIC ZONING
CASE #: C14H-99-0000
ADDRESS: 1301 SHOAL CREEK BLVD
DATE: 06-03
SUBJECT AREA (acres): N/A
INTLS: SM
CITY GRID REFERENCE NUMBER
J23

Austin Athletic Club
1213 Shoal Creek Boulevard

CITY OF AUSTIN HISTORIC RESOURCE SURVEY

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev. 6-82)

1. County Travis | TRA / AU
City/Rural Austin
2. Name
Address 12-- Shoal Creek Blvd.
3. Owner
Address
4. Block/Lot
5. USGS Quad No. 3097- Site No.
UTM Sector
6. Date: Factual Est. 1925
7. Architect/Builder
Contractor
8. Style/Type
9. Original Use
Present Use
10. Description 2½ story frame institutional
11. Present Condition
12. Significance
13. Relation to Site: Moved Date or Original Site (describe)
14. Bibliography
15. Informant
16. Recorder HHM Date Jan-Mar 84

DESIGNATIONS

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

PHOTO DATA

B&W 4x5s Slides
35mm Negs.

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		29	23	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)

Cert. of App.

CITY OF AUSTIN
NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT
One Texas Center, 505 Barton Springs Road

1H2-99-0000 COMMERCIAL DEMOLITION PERMIT APPLICATION

I, Stuart Strong hereby apply for a permit to DEMOLISH the structure currently located at:

1801 Shoal Creek Austin, TX 78701

Will the proposed work require use of City right-of-way: YES ___ NO X

If "Yes" a Right of Way Management (Rowman) Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8th floor at One Texas Center 974-7180, or at http://www.ci.austin.tx.us/rowman/index.cfm.

Will the proposed work require the removal of a protected size tree or impact the critical root zone as defined within the City of Austin tree protection ordinance? YES ___ NO X

If "YES" a Tree Ordinance Review Application must be approved by the City Arborist prior to any such activity. Applications may be obtained in the Development Assistance Center, One Texas Center, 974-6370. Any demolition or relocation work, which results in damage or destruction of a protected tree without authorization is a City ordinance violation. Additional information may be obtained from the City Arborist, 974-1876, or at http://www.ci.austin.tx.us/trees/.

PERMIT SUBMITTAL REQUIREMENTS:

1. **Site plan or survey** that shows the street address, location of the structure on the lot, length, and width dimensions of the structure, **and shows the structure or portion of the structure to be demolished** on paper no larger than 8 ½ x 14.
2. **Certified tax certificate** from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 854-9473). Copies are NOT accepted.
3. **Proof of ownership** of the property or proof of permission from the owner of the property to secure a demolition permit on behalf of the owner.
4. **An Approved red-stamped site plan or a completed Site Development Determination/Exemption form.**
5. **Completed TDH Notification form (Asbestos Survey).**
6. **Photograph**, clearly showing the structure or portion of the structure proposed for demolition. A digital photograph is acceptable.
7. **$25 review fee** for each application.

PLEASE NOTE: Be sure to check with the Watershed Protection and Development Review Department (Development Assistance Center) prior to filing this application to make sure that a new structure can be built on this property. Once the application is approved your permit must be obtained in the Permit Center and additional fees will be assessed.

I, the undersigned, hereby swear or affirm that the information provided above is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the above structure and/or property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid.

I understand that no work may begin prior to issuance of this permit.

I understand that this permit cannot be issued until the City Historic Preservation Office reviews and approves the application. The City Historic Preservation Office reviews all permit applications within three (3) business days. I also understand that if a building or structure is determined to be potentially historic as defined by §25-11-214 of the City of Austin Land Development Code, additional review by the Historic Landmark Commission may be required.

Name of Owner/Agent: Stuart Strong

Address of Owner/Agent: 200 S. Lamar
Austin, TX 78704

Telephone Number: 974-6766

FAX Number: 974-6756

E-mail: stuart.strong@ci.austin.tx.us

Signature of Owner/Agent

Sworn and subscribed before me this 1st day of February, 2006

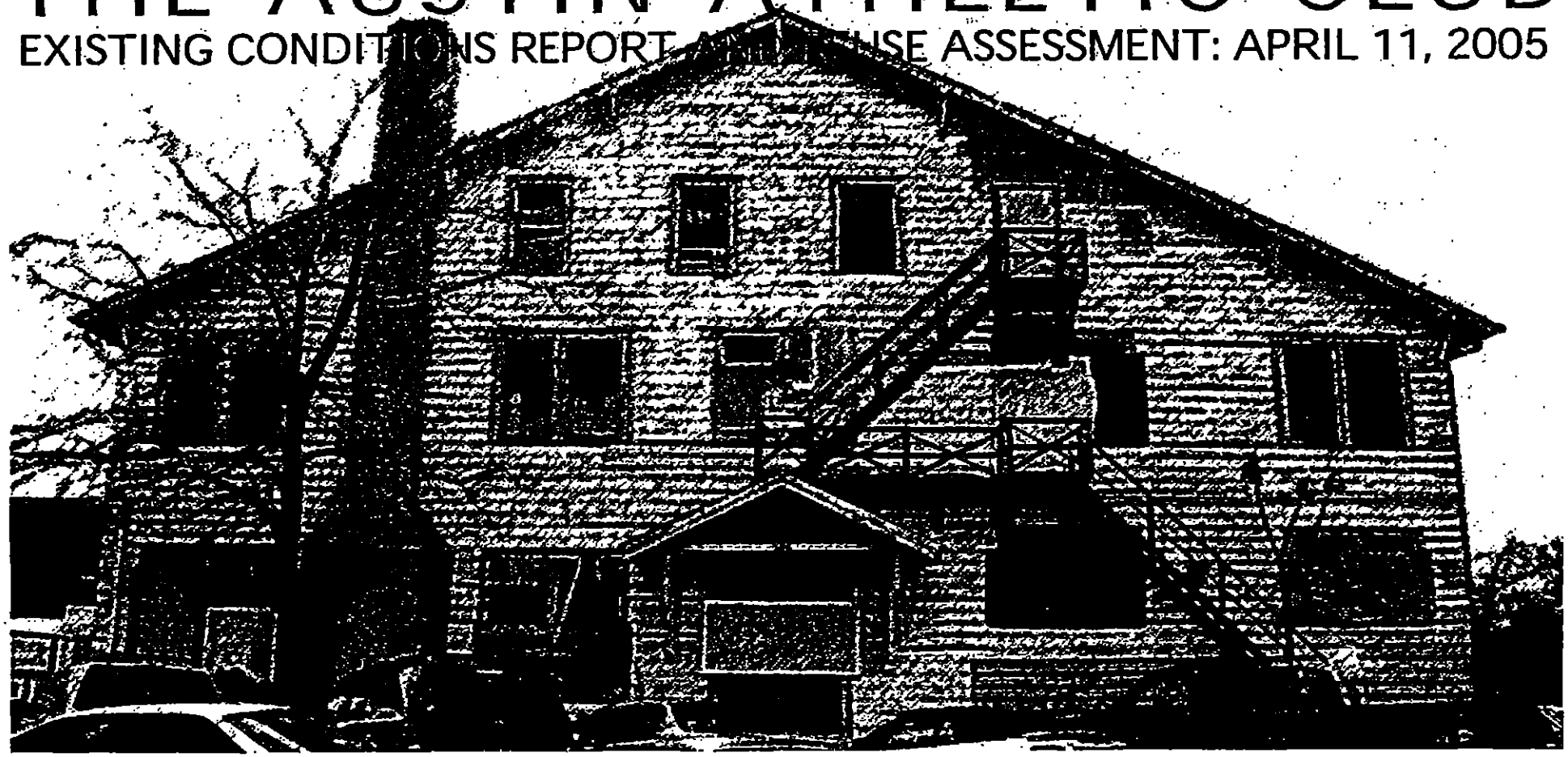
Donna Gayle Bohls
Notary Public in and for the State of Texas

My commission expires: 9-9-08

DONNA GAYLE BOHLS NOTARY PUBLIC STATE OF TEXAS EXPIRES SEPT. 9, 2008

THE AUSTIN ATHLETIC CLUB

EXISTING CONDITIONS REPORT AND REUSE ASSESSMENT: APRIL 11, 2005



THE LAWRENCE GROUP

City of Austin

Department of Public Works
Project Management Division

Sponsoring Department:
Austin Parks & Recreation Department
Warren W. Struss, Director

Managing Department:
Department of Public Works
Sondra Creighton, Director

Architect / Project Manager
Norman Mattson

AUSTIN ATHLETIC CLUB
1213 Shoal Creek Blvd.
Austin, Texas, 78701

Consultant Team

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(512) 480-8811 fax
raymondc@rchanassociates.com
blayne@stansberryengineering.com

Cost Consultant:
ASD Consultants
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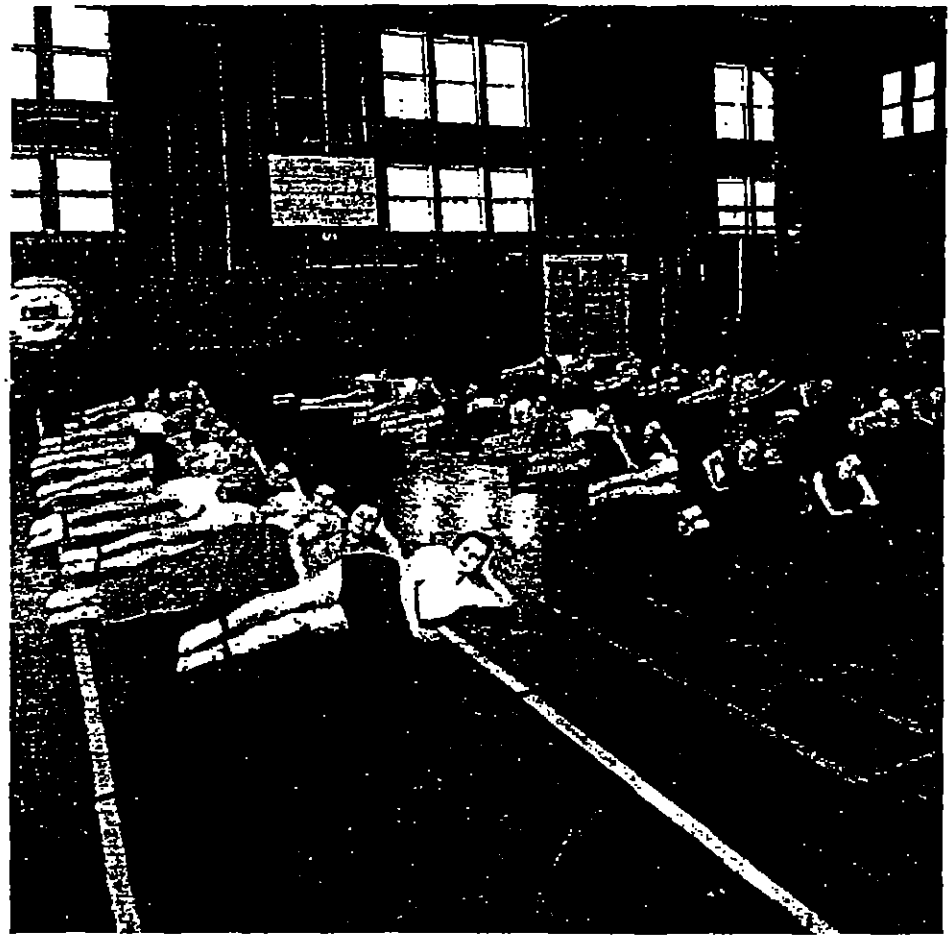
Austin, Texas 78758
(512) 836-3329
(512) 836-3802 fax
elisem@asdconsultantsinc.com
curtis2aia@aol.com



Interior of Gymnasium
PICA 25190, Austin History Center, Austin Public Library.

Introduction

West Elvation: Yesterday and Today
PICA 23863, Austin History Center, Austin Public Library (Upper)

Premise of Report

The Lawrence Group Architects has been retained by the City of Austin Department of Public Works Managing Department, and Austin Parks & Recreation Sponsoring Department, for the purposes of producing an *Existing Conditions Report & Reuse Assessment* for the Austin Athletic Club. In order to perform this task, The Lawrence Group has retained the consulting services of Waugh Engineering (Structural Engineering Consulting), Raymond Chan & Associates (Civil Engineering Consultant) and ASD Consultants (Cost Estimating Consultant). Additionally, various subcontractor and product vendors have been consulted in order to assist the team in establishing accurate conceptual costs for various reuse/relocation/ demolition options.

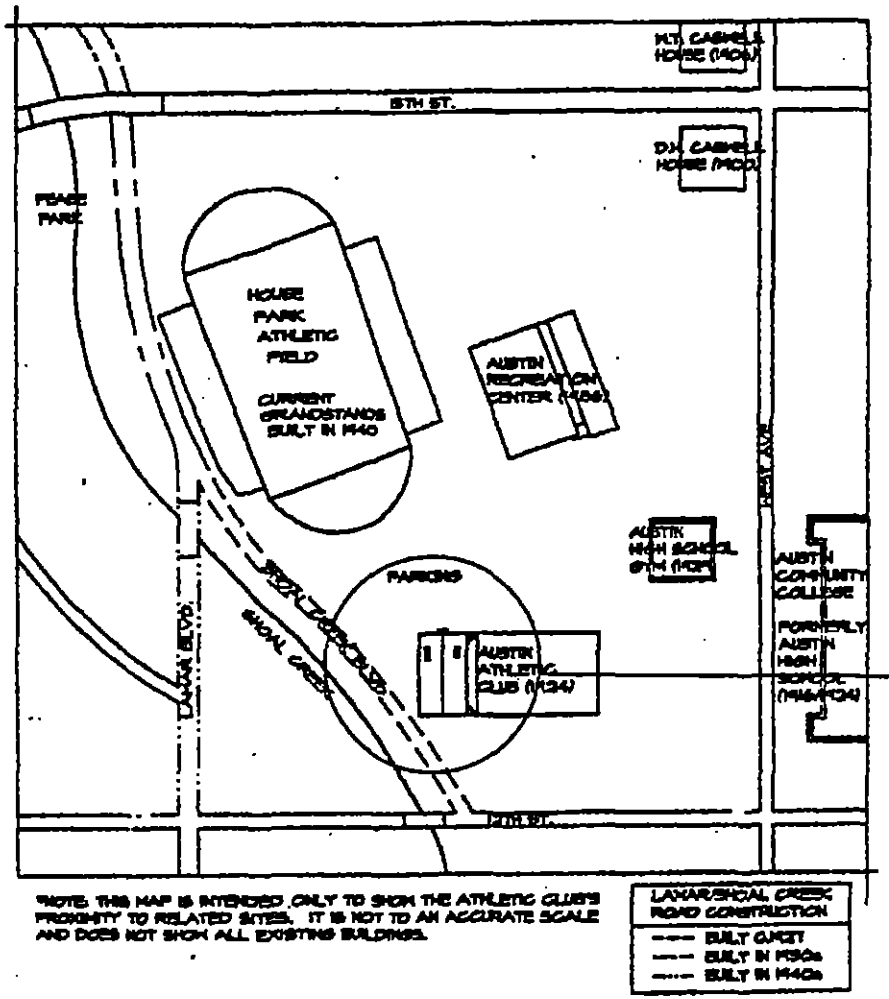
The primary charge of the report is to address the following:

- **Establish and estimate the repairs necessary to bring the structure into compliance with building codes, including hazardous waste abatements, zoning ordinances including flood plain issues, and other agencies having jurisdiction.**
- **Identification of historical fabric and elements that can be retained and those elements that are too damaged to rehabilitate or restore.**
- **Structural Assessment**
- **Economic Reuse Options**
- **Relocation Feasibility**

In order to address all of the issues above, the Report is divided into three options or scenarios:

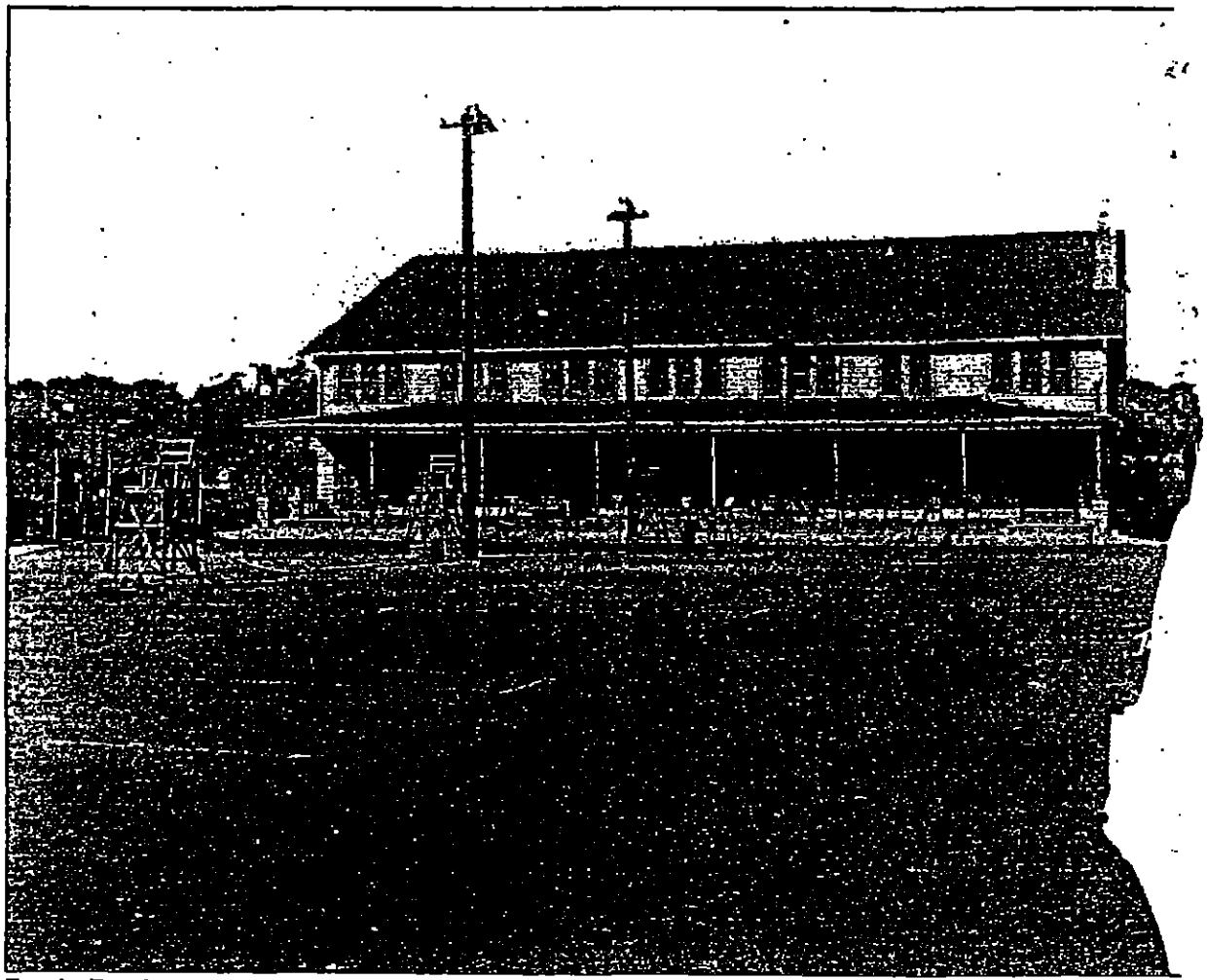
- **Scenario 1:**
  Abate, Restore, Renovate & Reuse in Current Location
- **Scenario 2:**
  Abate. Prepare for Relocation to another Location by Others
- **Scenario 3:**
  Abate & Demolish

On January 1, 2005, all members of the Consultant Team visited the Austin Athletic Club and with the assistance of representatives of the Austin Fire Department, toured all areas of the existing building. The existing building has been boarded up for several years, and the general condition is one of disrepair, including areas of structural floor and roof failure. It was for this reason that the Austin Fire Department conducted the tour. Once Parks and Recreation removed boarded up entry at the northeast corner of the First Floor, the A/E Team spent about an hour and a half inside the building, and toured all three levels. The current interior photographs contained within this report were all taken at this time.



*NOTE: THIS MAP IS INTENDED ONLY TO SHOW THE ATHLETIC CLUB'S PROXIMITY TO RELATED SITES. IT IS NOT TO AN ACCURATE SCALE AND DOES NOT SHOW ALL EXISTING BUILDINGS.

Site Plan
(not to scale)



Exterior East Facade
PICA 07141, Austin History Center, Austin Public Library.

Austin Athletic Club Yesterday

The following building history and description, as indicated in arial type face, has been excerpted from a National Register of Historic Places Registration Form, completed May 2000, by Peter Ketter, Graduate Student, University of Texas at Austin.

William Thomas (W.T.) Caswell Sr., built the Austin Athletic Center in 1924 to provide Austin's residents with recreation facilities, including a gymnasium and tennis courts. Austin was growing rapidly in the mid-20s, and the economic prosperity of the time, along with the new freedom of movement that the automobile allowed, had generated an increased interest in leisure activities. Caswell was himself an avid sportsman and, throughout his life, was committed to promoting athletics in the community. The prosperity of the 1920s also brought an increased demand for public infrastructure and services. As part of this national trend, Austin initiated a planning effort in 1928 for making physical improvements to the city. This plan included the development of a parks system and the creation of a city Recreation Department and Board, of which W.T. Caswell was the first Chairman. Caswell was instrumental in the initial development of Austin's parks and recreation system, and, in 1931, he sold the Austin Athletic Club to the City of Austin for use as the city's first public recreation center.

Caswell's choice of the Athletic Club's site was hardly accidental. The area bordered by Shoal Creek, West Avenue, and 12th Streets was developing into a concentrated site for the community's athletic facilities. A substantial lot just north of the Athletic Club's had been donated to the city by Col. M.E. House sometime prior to 1904. This lot became known as "House Park". In 1914, the superintendent of Austin's public schools recognized a lack of school playground facilities and convinced the mayor to give House Park to the schools for recreational use. In its proposal, the school board indicated that it intended "to ultimately prepare this park suitable for all school athletics." (Austin School Board 1914) It was a logical place to put school athletic facilities. The area just east of House

Exterior Tennis Courts
PICA 23868, Austin History Center, Austin Public Library.

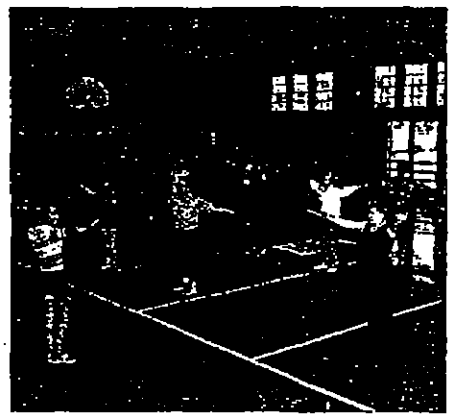
Park, at 12th and Rio Grande Streets, had been set aside for public schools in Edwin Waller's 1839 plan of the city. A grade school was built on the south side of 12th Street in 1881, and the junior high was built on the north side in 1916. The latter was added to in 1925 to accommodate the high school as well.

By 1923, the school board apparently realized that they needed more space at House Park, and they began to buy a number of lots to the immediate south and east of the existing House Park. In July 1923, they also began planning for a road to run from 12th Street to House Park, the road that is now Shoal Creek Boulevard.

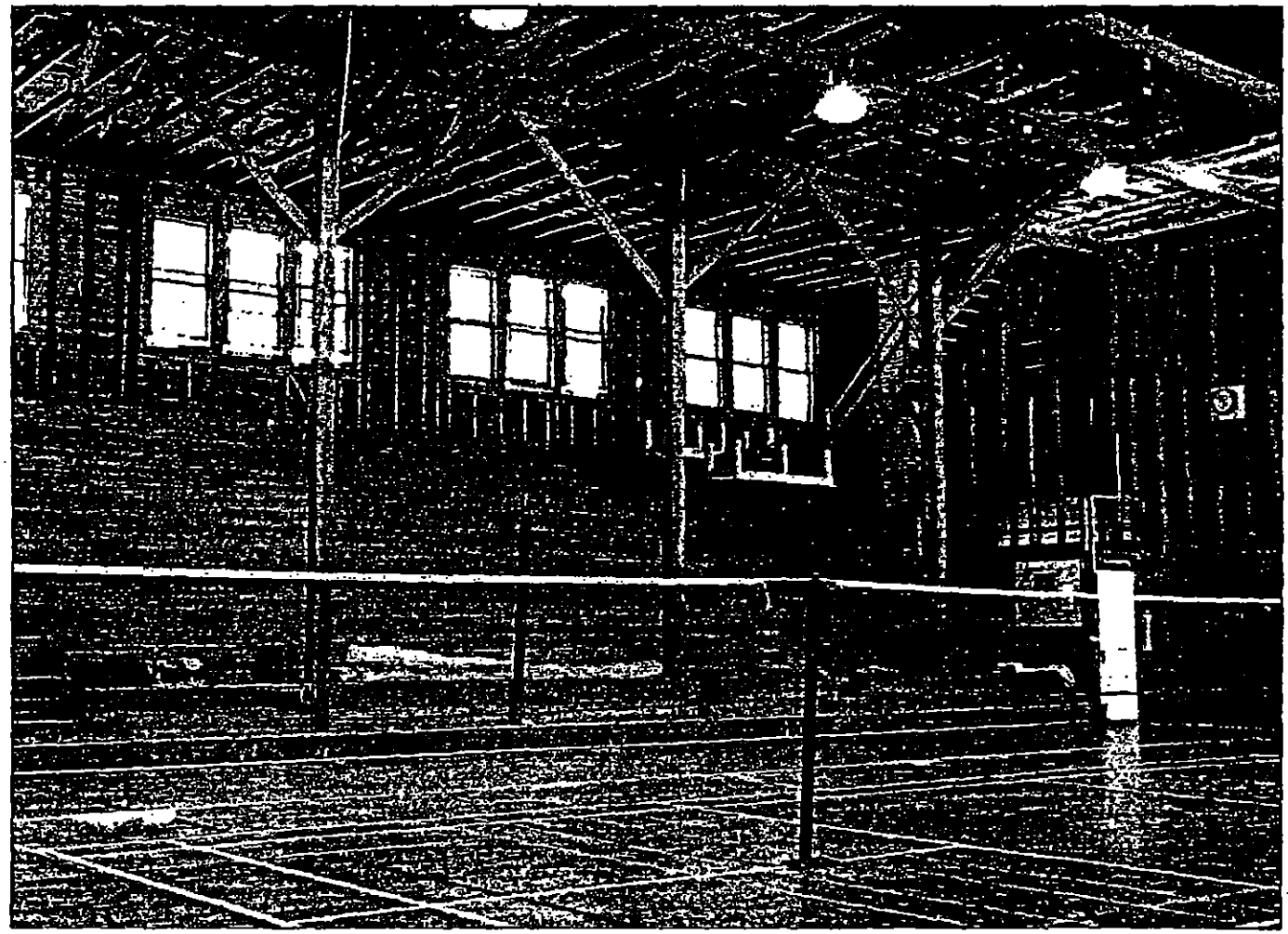
Caswell, then, was responding to existing trends when he purchased the site for the Athletic Club in December 1923. The area was already established as a locus of athletic activities, and its role was clearly expanding. Caswell had apparently been interested in starting a city athletic club for some time. According to an Austin American Statesman Article from August 4, 1924, Caswell felt the club was needed to complement the Austin Country Club, which focused primarily on golf and did not interest young people. So, he built the Austin Athletic Club, complete with tennis courts and equipment "for every conceivable form of exercise and recreation." (Austin American Statesman 1924b) The Club, which was finished in June 1924, cost $38,000 to build and equip.

The early 1900s, and especially the 1920s, witnessed a significant rise if popular sports, which had previously been, for the most part, an upper-class endeavor. Some if the first sports "heros" such as Babe Ruth, Jack Dempsey and Red Grange were publicized and idealized throughout the country, leading to a fascination among the American public with sports in general. Therefore, people everywhere wanted to play sports, and they needed buildings for sports-related activities.

The Austin High School Gymnasium was built on West Avenue 1929. In 1938, a set of steps was built next to the gym from West Avenue down to the fields and Athletic Club below, establishing a physical connection to the facilities. The House Park football field still exists, and is now flanked by concrete grandstands, built in 1940. The area included a baseball field for many decades, but it has since been covered by a large parking lot immediately north of the Athletic Club. Not surprisingly, when the Parks and Recreation Department decided to build a replacement for the Austin Athletic Club in 1986, they built on the same site, just east of the football stadium. So, the area around House park and the Austin Athletic Club has continuously been a center of Austin's athletic and recreation life.

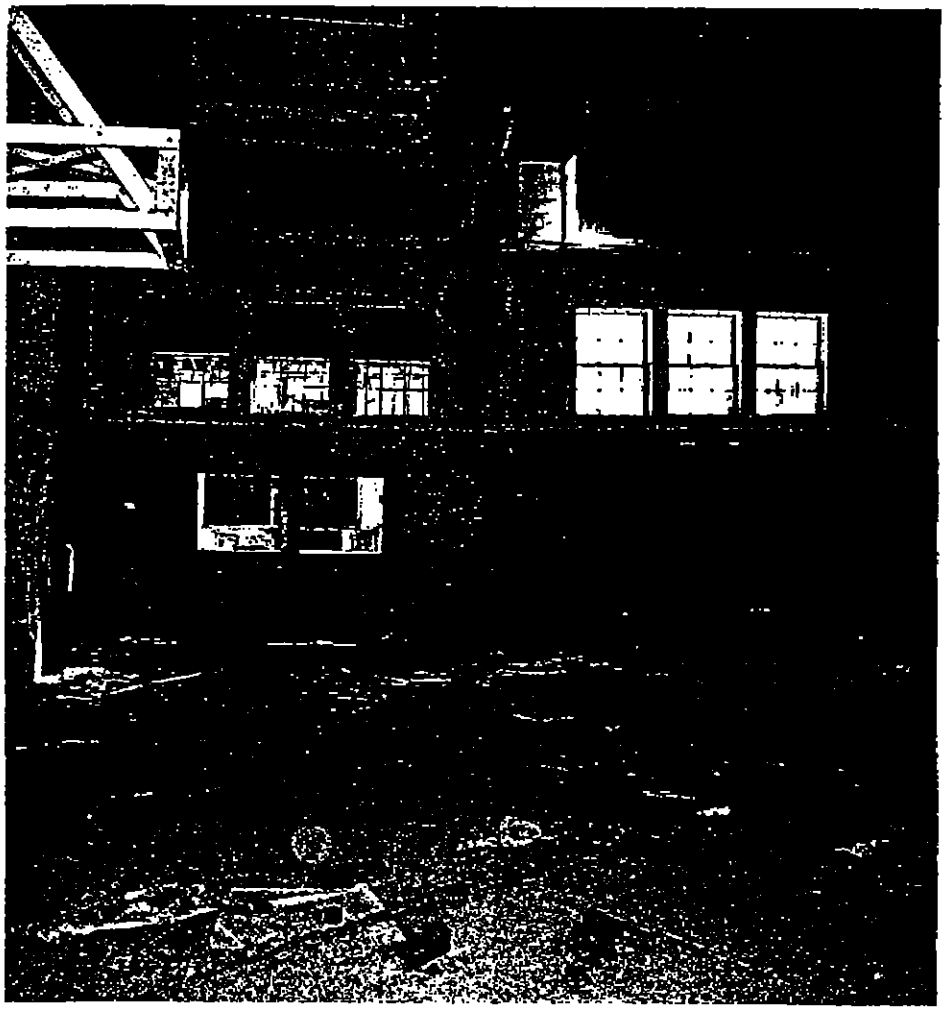


Interior of Gymnasium
PICA 01049, Austin History Center, Austin Public Library.



Interior of Gymnasium
PICA 23567, Austin History Center, Austin Public Library.

Existing Conditions



Interior of Present Gymnasium

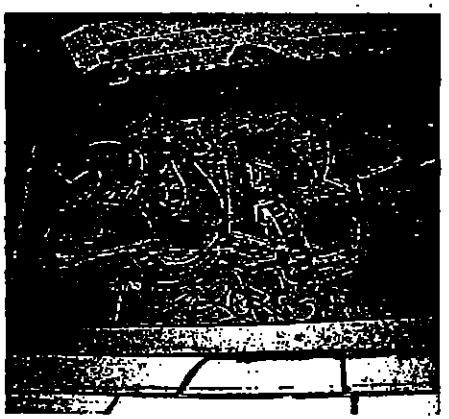
Austin Athletic Club Today

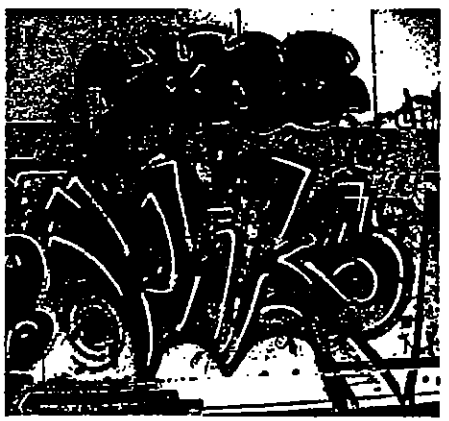
The following building history and description, as indicated in arial type face, has been excerpted from a National Register of Historic Places Registration Form, completed May 2000, by Peter Ketter, Graduate Student, University of Texas at Austin.

Building Description. The 1924 Austin Athletic Club is a functionally designed 2 ½ story rectangular building covered by a prominent end-gabled roof that is further articulated by brackets under its rakes. It currently lies vacant and neglected on the east side of Shoal Creek Boulevard, a small road on the east bank of Shoal Creek, amidst the low-lying urban development that surrounds Austin's central business district. The building's immediate surroundings are relatively flat and mostly paved, but trees along the creek bed and in the flanking hills nearby help soften the site's surrounding landscape. All of the Athletic Club's exterior walls are sheathed with lapped, beveled wood siding, except for the partially exposed concrete walls of the basement. The elevations are dominant by their large gables as well as the porch extending from the east side of the building, which disrupts the symmetry and regularity of its form. The Athletic Club is currently also characterized by boarded and broken windows and doors, peeling paint, and visible deterioration. However, the building still retains much of its integrity of materials, workmanship and association.

Although the Austin Athletic Club is near the city's center, its location is somewhat isolated by both the natural barrier of the creek and the large paved lots that border the site. Shoal Creek Boulevard lies just off Lamar Boulevard, one of Austin's principal thoroughfares. However, the small section of Shoal Creek Blvd. between 12th St. and Lamar is primarily used for access to the area's existing athletic facilities. The new Austin Recreation Center, which replaced the Athletic Club in 1986, and the House Park athletic stadium, constructed in 1940, are just north of the Athletic Club across a substantial parking lot.

The Athletic Club is also near the original





Austin High School (now Austin Community College), built in phases in 1916 and 1924. The High School's gymnasium, built in 1929, is up the hill to the east and faces West Avenue, but it is connected to the Athletic Clubs' parking lot by a long set of steps.

The Athletic Club's legal lot has remained in the same configuration since the area was first subdivided in 1910. The site is in the Shoal Creek flood plain and is relatively flat, but its gentle slope toward the creek is visible in the increasingly exposed basement walls. The building's diagonal relationship to Shoal Creek Boulevard creates a small triangular lawn on the west side of the building, and a few trees grow along the rear portion of that wall. The south end if the building is also lined with a few isolated bushes and trees planted in the narrow space between the building and the sidewalk that runs around the perimeter.

The rectangle that gives the Austin Athletic Club its principal plan form exhibits a straight forward wood frame construction technique. The walls of the full height basement are poured in place concrete. Each of those walls is capped with a 2x8 wood plate set in mortar. The joists that frame the first floor, which are notched to rest on the wood plate, span the basement walls at about 18" on center. The floor itself is formed by 1 x 8 wood planks, joined with tongue-and-groove joints, that run diagonally across the joists. The 2 x 6 studs that frame the walls use the same sole plate and rest between the joists, also at about 18" on center. The walls are sheathed on the interior with wood planks running horizontally and nailed directly to the studs. The exterior wood siding us attached to nailers placed intermittently up the length of each stud.

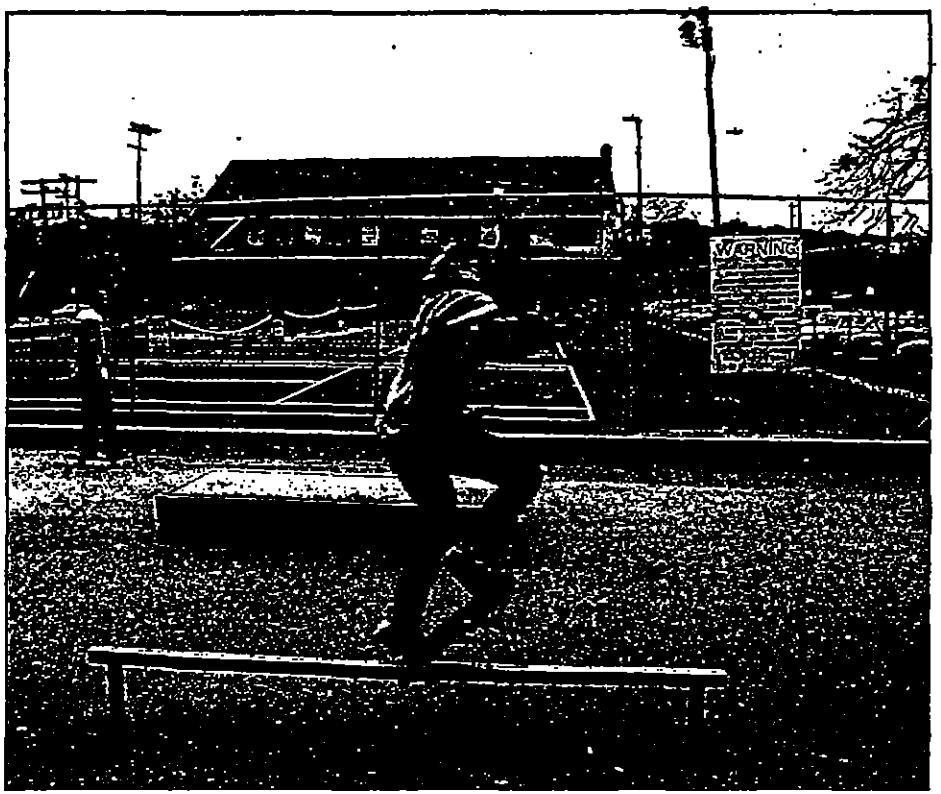
Roof. The gabled roof is also framed in wood, and the tails of its rafters were left exposed in the overhangs. The soffits also reveal the wood planks that sheath the roof, which is now covered with composition shingles. The building's original shingles appear to have had a fish scale pattern, and areas of darker colored shingles created three open diamond patterns across the side of the roof. Simple wood brackets accent the roof's rake, and the single flat dormer, added after the Club's construction, pierces each side of the gable. The roof is also broken by two exterior chimneys. A straight brick stack on the west elevation and a larger concrete chimney on the north. The hipped shed roof that covers the porch is framed with exposed rafters that rest in wood beams supported by a row of steel tube columns. It intersects the building's east wall just below the second story windows.

North Facade. The Austin Athletic Club's north facade seems intended to be the building's principle entry. Parts of the basement walls are visible along the base of the building, and two steps are required to reach the central double doors. Typical of the building, each door has six lights in its top half and a single 7 over 7 transom spans the two. A small gable supported by brackets extends out just above the transom to cover the entry. The façade's arrangement is nearly symmetrical. On the first story, two double windows, surrounded and separated by simple wood trim, flank each side of the central doors. These wood-frame 6-over-6 double hung windows are also typical of the building. A wide concrete chimney separates the two pairs on the left and then narrows, continuing up the façade. The two pairs of windows to the right of the doors are noticeably smaller and higher in the facade than those to the left. The second story windows, which are all the same size and at the same height, are arranged directly above the first, with a fifth pair added above the entry. One of the windows has been converted into a door for access to the metal fire escape that now cuts across the right half of the façade. Originally, four single windows in the attic were arranged above the three central pairs of second story windows. However, the window on the far right has also been converted into an exit door for the escape.

elevation's paint is peeling, the remnants of the painted words "Austin Athletic Club" are clearly visible above the second story windows. Farther up the wall, there are two square louvered vents near the roof's peak.

East Facade. The focus of the east elevation is the building's porch, whose concrete floor is raised slightly. Eight steel columns rise from the floor to support the roof, which conceals much of the lower portion of the elevation in shadow. At the north and south ends of the porch, a light pole that resembles a street light replaces the steel column. The pole is mounted on a stone base and protrudes through the roof with a small light at its top, which was once covered with a round fixture. A small, first story addition, which is the only interior space outside the building's principle rectangle, juts forward under the roof and distinguishes itself from the flat plane of the porch and the side of the main gable. Seven sets of three windows fill the narrow space between the roof and the porch and the side of the main gable.

South Facade



Skatepark, West Facade in Background

The top of the north façade's concrete stack is visible as it continues through the roof's rake and above. A *flat dormer with* four square windows extends from the right side if the principal roof, just less than halfway up the slope. Deterioration has caused it to sag slightly from left to right. An early, undated photo of the Athletic Club reveals that the dormer was added after the building's original construction, but the dormer does appear in a 1942 photo of the façade.

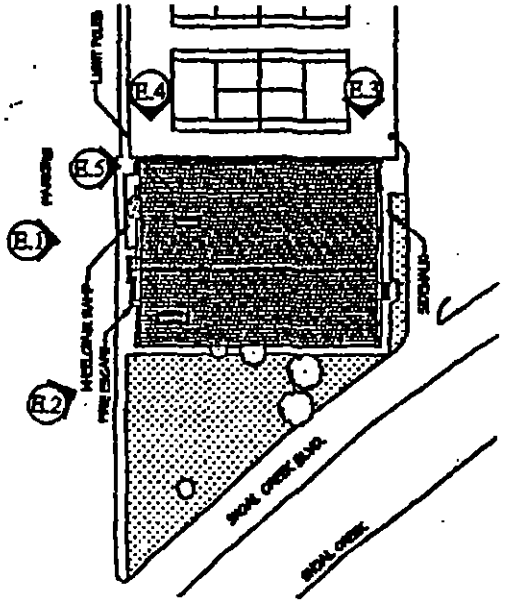
West Facade. The Athletic Club's west elevation, which faces Shoal Creek Boulevard, was clearly considered secondary, and all the mechanical and electrical equipment was placed along its walls. It is also the most severely damaged side of the building, and large holes are visible in the wood frame walls where they meet the concrete. Oddly placed, erratic openings have been cut along the portion of the first story that lies south of the square brick stack. The *smaller part of the building to the north of* the stack has two pairs of windows in the

first floor with two matching pairs directly above. Several of the panes are stained black at the top, which is just higher than the peak of the main roof. The dormer on the west slope of the gable is slightly larger than that on the east, and its roof sags noticeably in the middle. Although no known photographic evidence exists, the symmetry of the building's design would indicate that the dormer was added after the building's original construction.

Interior. Although access to the building is currently prohibited due to safety considerations, Robert Sopronyi, who worked at the Athletic Club from 1974-1982, has described the configuration of the building's interior spaces, adding to what is visible through openings. During Sopronyi's tenure at the Athletic Club, some changes were made to the building's interior. The basement, which had previously been used for storage, was converted into a weight room. The existing bathrooms in the basement were also reconfigured. The gymnasium occupies much of the first and second floor plans. Historic photos provide some indication of the gym's arrangement, with bleachers placed along the west wall and basketball hoops on the north and south ends. The gym still looks much like it did in the historic photos, but the once open attic is now concealed behind ceiling tiles. On the first floor, a relatively large, open room lies in the plan's northeast corner. The fireplace who's concrete chimney is visible on the building's north façade is centered in the north wall of this room. The addition to the east side of the building extends from the east wall of this room. A cased opening in the west wall leads into the gym, through another smaller opening. A set of double French doors lead to the entry, where the stairs ascend just west of the front doors. The entry space was significantly altered in the late 1970s, and a first floor office was removed for additional classroom space. The second floor included a small apartment, as well as more multi-use activity space and an office. The third floor, in the dormers, is a relatively open space that was most recently used as a dance studio.

The smaller east addition and the two dormers have compromised the Athletic Club's integrity of design somewhat by altering its simple geometric form. The interior changes also detract from the building's integrity of design. The building does, however retain a high degree of integrity of materials and workmanship. The majority of materials appear to be original, and the evidence of the workmanship is clear. The Athletic Club is not an example of excellence in design or construction, but, rather, an authentic historical reflection of the period's typical, vernacular methods. It is a clear expression of a functional response to the period's practical need of a new building type.

Exterior Photos:



Key Plan
(not to scale) N

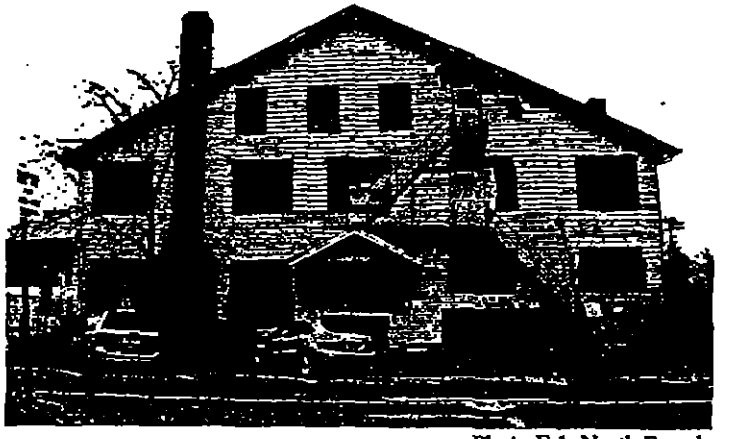


Photo E.1, North Facade

Photo E.3, Rear East Elevation-South End

Photo E.2, Northwest Corner

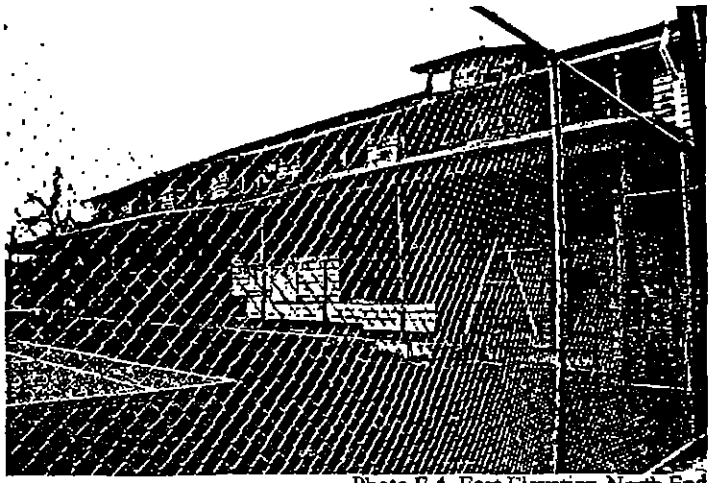
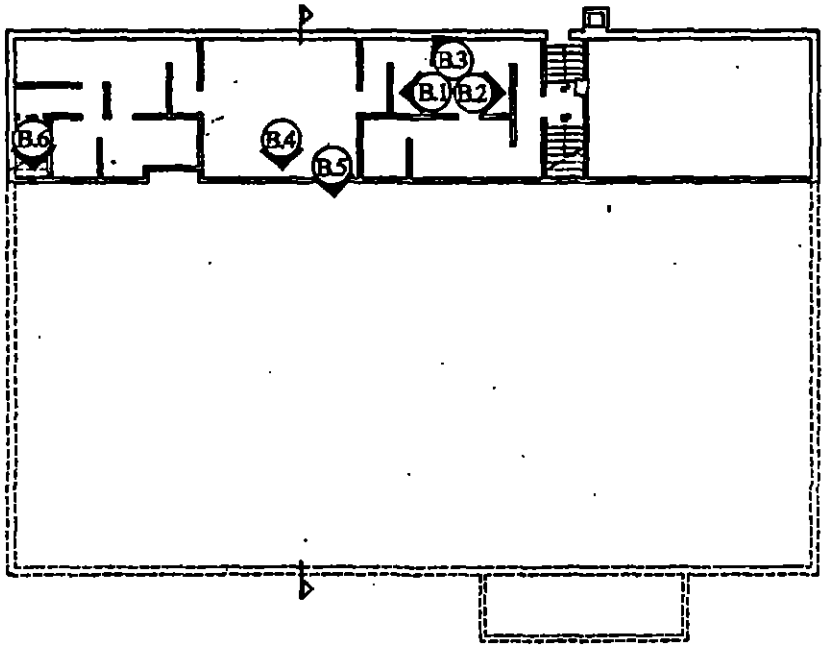


Photo E.4, East Elevation-North End

Photo E.5, Porch

Existing Building Plans:
Basement



Basement Floor
1" = 16'-0

N

Photo B.1, Basement

Photo B.4, Underside of Bleacher

Photo B.2, Basement

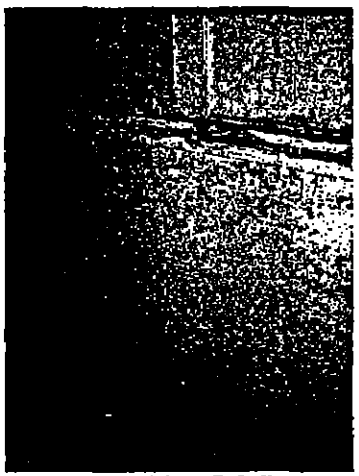


Photo B.3, Basement
(foundation wall crack)

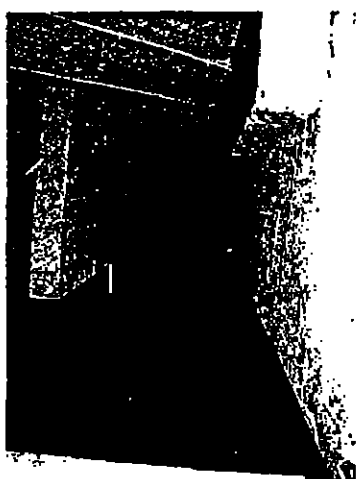


Photo B.5, Flooring Beneath Gymnasium

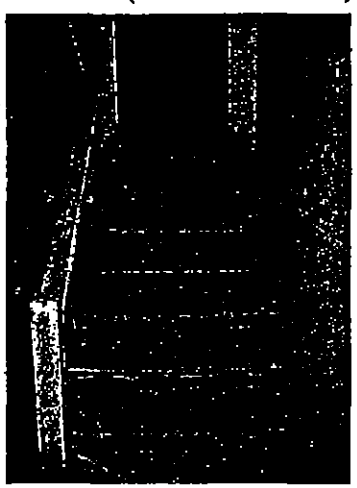
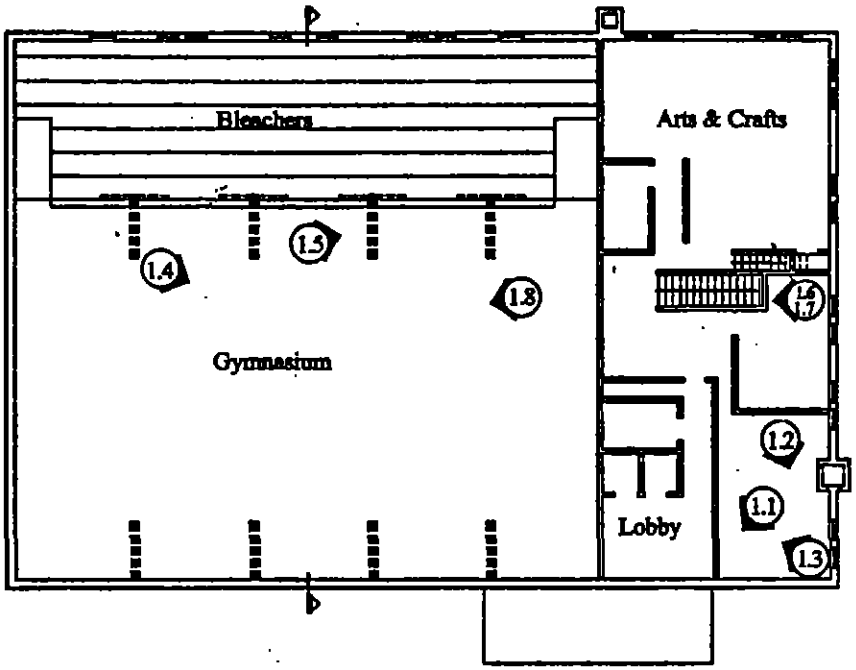


Photo B.6, Basement Stairs

Existing Building Plans: First Floor



First Floor
1" = 16'-0 N

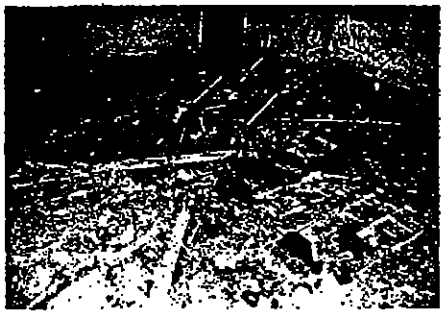


Photo 1.1, Lobby (Floor Damage)

Photo 1.2, Lobby Fireplace

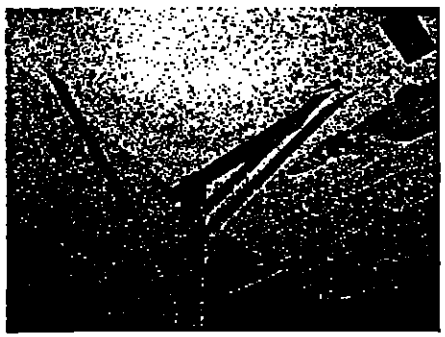
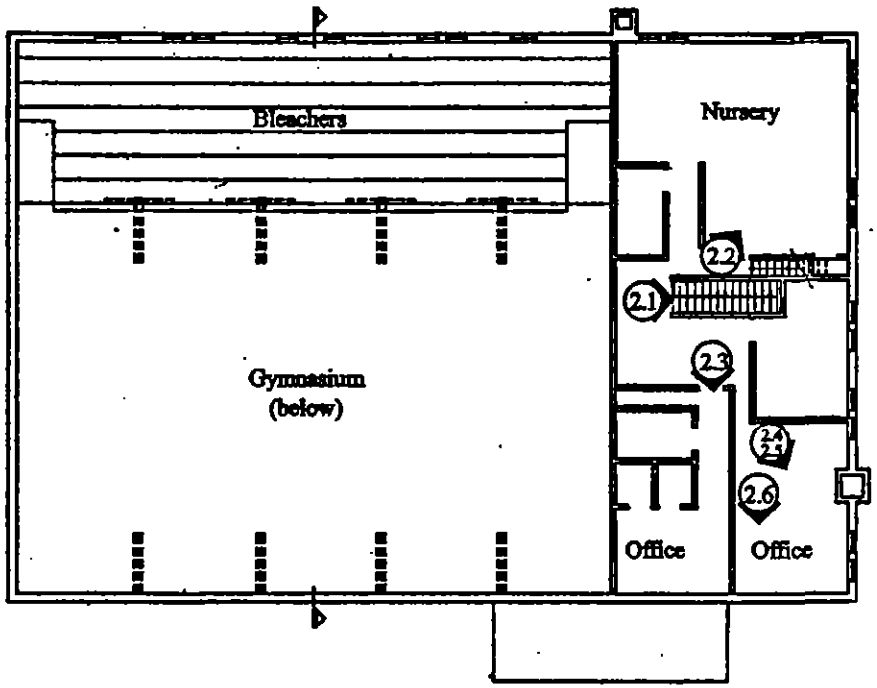


Photo 1.5, Truss Detail, Gymnasium Ceiling

Photo 1.6, Stairs

Existing Building Plans: Second Floor



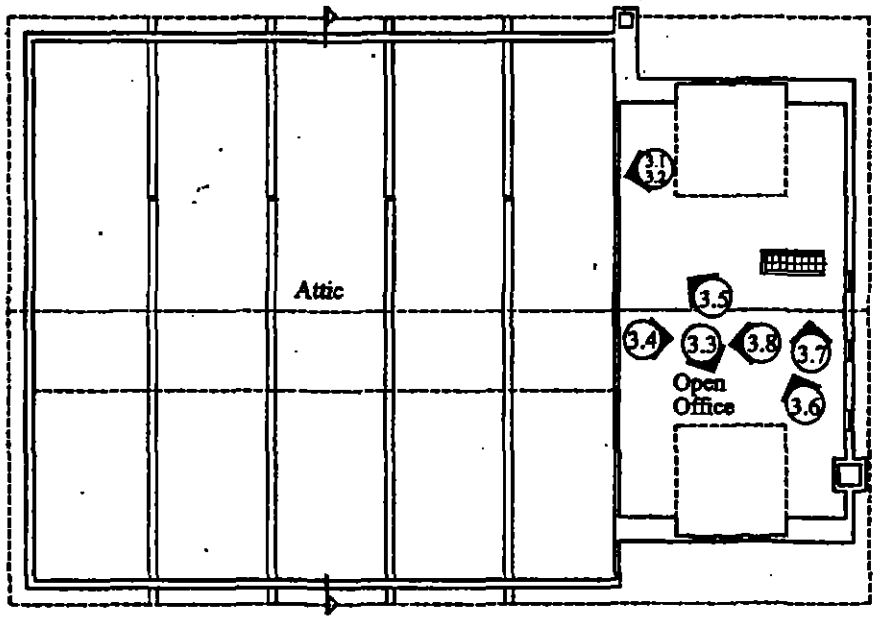
Second Floor
1" = 16'-0

N

Photo 2.1, Stairs

Photo 2,4, Office

Existing Building Plans: Third Floor



Third Floor
1" = 16'-0

N

Photo 3.1, Roof Trusses

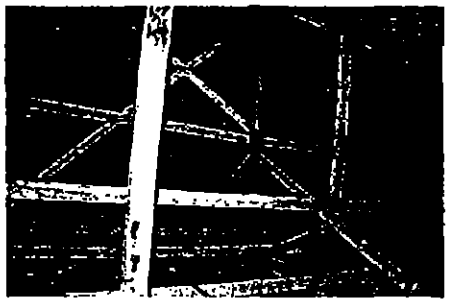


Photo 3.2, Roof Trusses

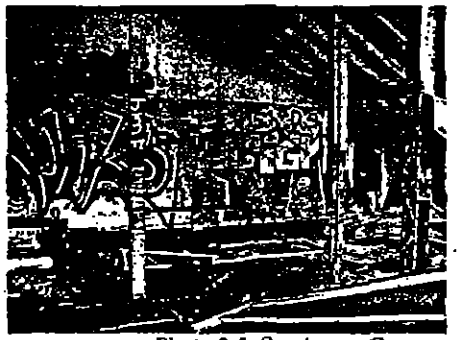


Photo 3.5, Southwest Corner

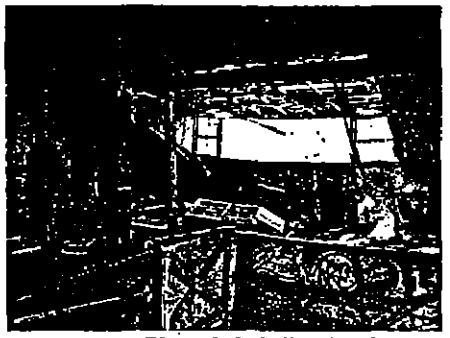
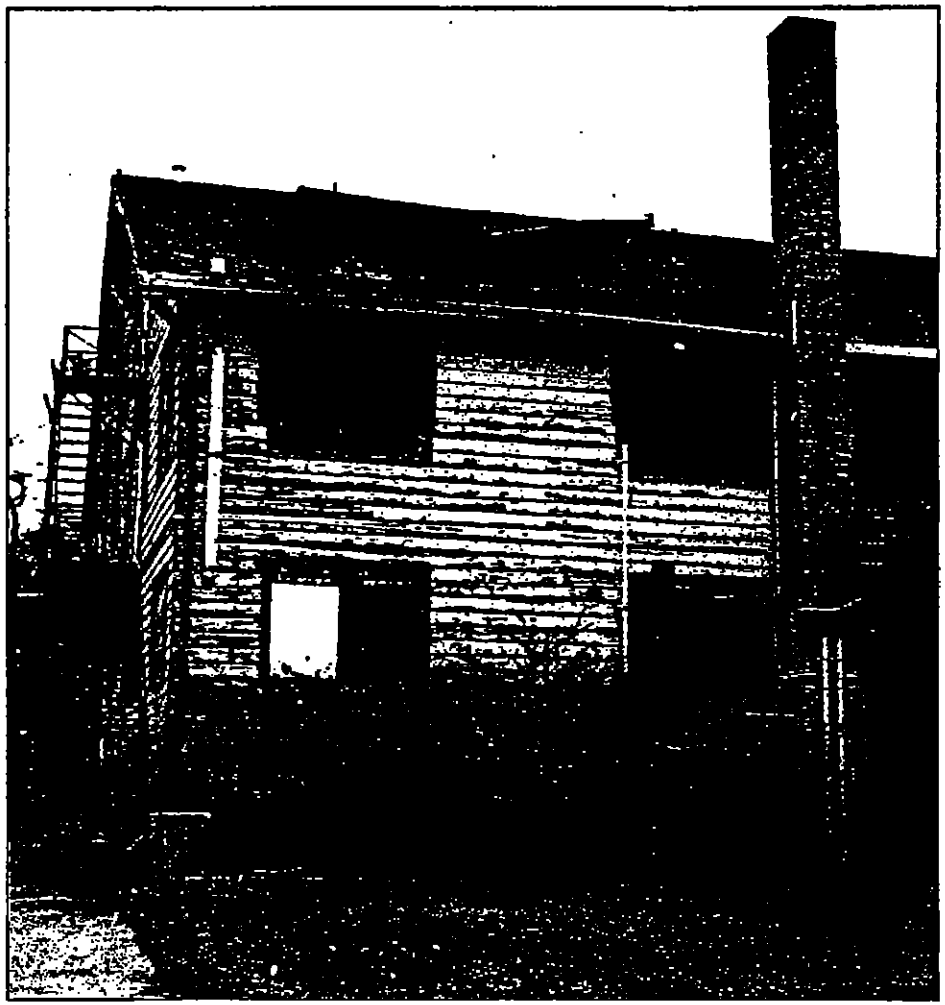


Photo 3.6, Collapsing Dormer

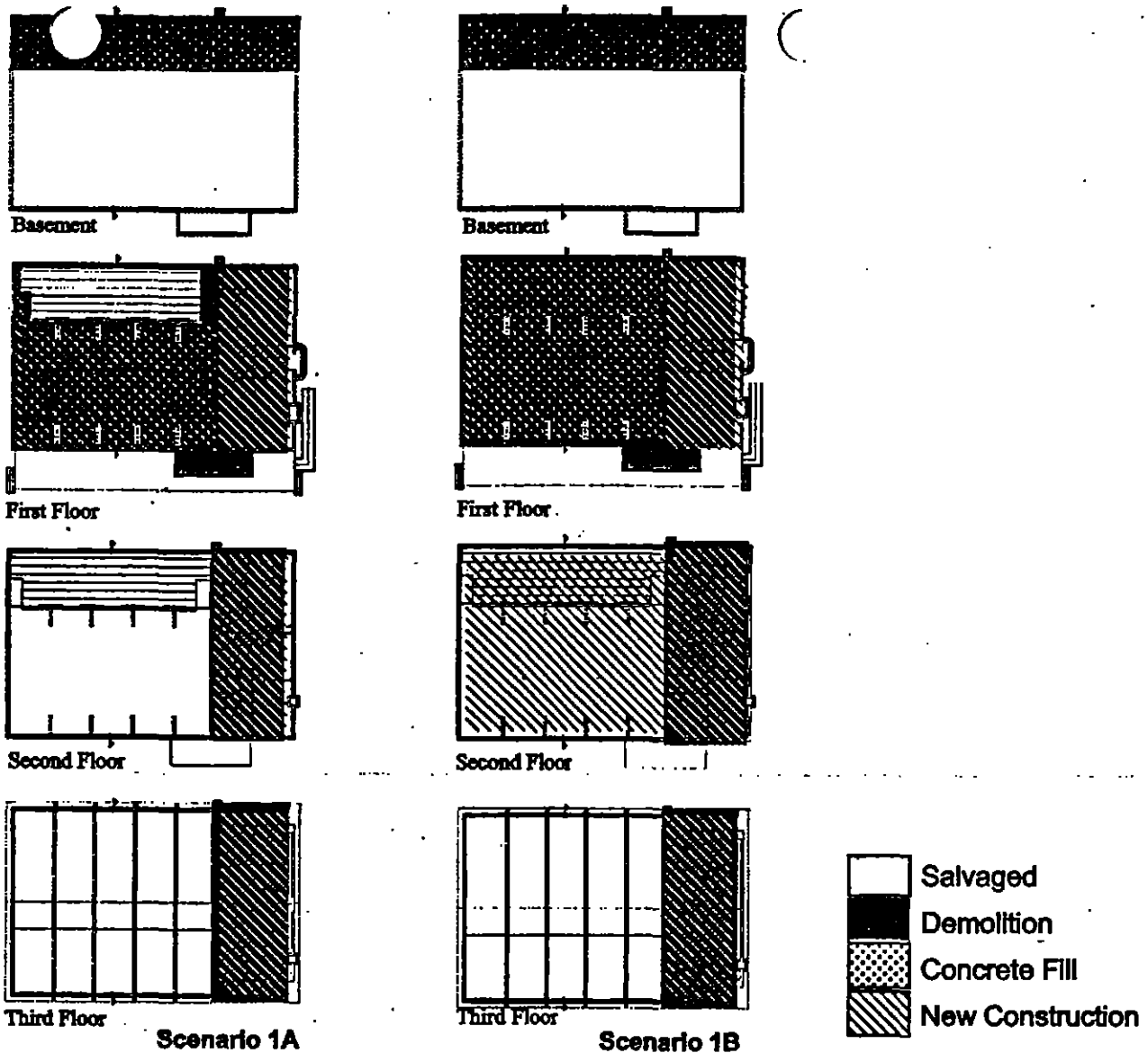
Reuse Assessment



Scenario 1: Abate, Restore, Renovate & Reuse in Current Location

Scenario 2: Abate & Prepare for Relocation to Another Location

Scenario 3: Abate & Demolish



Scenario 1A

Scenario 1B

Scenario 1A & 1B: Abate, Restore, Renovate & Reuse in Current Location

Executive Summary:

The intent of scenario 1 is to envision a viable adaptive / reuse strategy for the Austin Athletic Club; one that will:

- Develop an economically realistic and functionally relevant re-use for the building, while simultaneously preserving the building's historic memory within the context of the community.
- Identify and address the current non-complying 1st Level uses within the Shoal Creek Flood Plain.
- Identify and address non-compliant code issues.
- Identify and address structural deficiencies.
- Identify and address environmental hazards including lead paint and asbestos containing materials.
- Identify and address building decay caused by years of deferred maintenance.

Scenario 1 envisions two re-use strategies or options. It is important to note that neither option is a total historic restoration of the existing structure. Both options propose re-use strategies that will give the original building new life, new functions and new value to the community. As explained in greater detail in this section of the report, it is not feasible to execute a "board-for-board" restoration on this site due to flood plain issues that prohibit occupied spaces on the ground floor. *See Civil Issues and Recommendations, Floodplain-Building Renovation.*

The ultimate product of Scenario 1A is the elimination of the flood plain issue by converting the enclosed 1st Level to an open air, covered pavilion with materials durable to withstand potential flood exposure. By maintaining select significant historic components of the building while removing other historically less significant components, in non-compliance with flood plain issues, the final result will be one that is respectful of the original building memory but new at the same time.

In Scenario 1A, the southern side of the building at 5550 SF, previously used as a gymnasium, will remain and be converted into an open air covered activity space. The northern 3-story component, previously used as offices, will be rebuilt and Levels 3 and 4, at 2,100 SF each, will be returned to their original office functions for P.A.R.D. support space for the open air pavilion and tennis courts to remain.

Scenario 1A will cost approximately $ 2,304,761.

Scenario 1B follows the same strategies as 1A for the elimination of flood plain issues and the reconstruction of the northern component of the building, but instead of converting the gymnasium space into an open air pavilion, it proposes the construction of a 2nd Level floor structure within the Gymnasium envelope. This 5500 SF of new floor space is being proposed for office space. All new parking requirements will be handled under the new 2nd Level.

Scenario 1B will cost approximately $ 2,871,751.

Architectural Issues & Recommendations

Proposed Solution. After a thorough building analysis, including structural, site and code analysis, the reuse strategy being proposed by the Lawrence Group Architects envisions maintaining selected iconographic forms of the building, and therefore its historic memory within the community, without restoring it "board for board" to its original form, condition, material and function.

Scenario 1 proposes a rebirth of the building, with the removal of certain non-significant elements and the addition of others to support new found functions more applicable to supporting current needs and site context. Simultaneously, structural, site and code issues will also be addressed. Since the building is remembered more for its historical nostalgia and sense of place and time, than for its architectural significance, The Lawrence Group Architects feels that a non "board-for-board" makeover of the building can be fully justified.

Our team wondered if a viable reuse strategy could be established that would satisfy a senior generation of Austinites who remember the Austin Athletic Club when it was in its prime, as well as a new generation of Austinites that have no memory of the building and see it only as an underutilization of prime real estate or a public safety hazard. If both goals can be accomplished, is it worth the expense to do this. Judgement of or editorilization on this issue is not the charge of this study.

The Scope of Work involved in Scenario 1 is fully itemized following this introduction, but in summary, it involves the following:

Scenario 1A:

- *Infill of the below flood plain Basement* space.
- Preservation of the overall footprint of the facility.
- Conversion of all First Level Spaces to outdoor, open air spaces for public use in order to satisfy flood plain issues.
- Restoration of the north facade, and exterior wall areas above the First Level flood plain.
- Restoration and renovation of the Gymnasium structural columns and roof trusses into an open-air outdoor covered pavilion. A multitude of functions can be envisioned for this covered outdoor space including multilevel skate board park, flea market, community gathering space, basketball, volleyball, radio controlled car races, Youth Group (Boys Scouts etc.) Meeting Space, etc.
- Reconstruction of the Northern Three-Story Component (due to poor structural condition) between the existing Gymnasium structure and the northern facade to remain, including a 3-stop elevator and an enclosed stair leading down to the open air space below. This space would be support offices and or storage for the Parks Department.
- Removal of non-original building components (roof dormers, storage room under the eastern porch canopy, and fire escape at north facade).

Scenario 1B:
Same as 1A except for the following:

- In lieu of renovating the Gymnasium into an open air pavilion, construct a 2nd Level floor structure within the Gymnasium envelope to create 5500 SF of new floor space for offices.
- Construction of parking spaces beneath the 2nd Level offices.

Both Scenarios 1A and 1B solve flood plain issues by removing all enclosed and conditioned space at the flood plain level, all while utilizing the existing structural frame of the building, and removing flood water obstacles from the First Level. All First Level spaces proposed will be converted into materials that will withstand flood plain exposure and the rugged needs of an outdoor and public open-air pavilion. In Scenario 1A, the installation of a new fire area separation wall between the newly constructed Type 2-N constructed Three-Story Compbnent and the restored Gym structure, will allow the occupiable spaces in the Northern Three-Story Component to be built fully code complaint and code isolated as a separate building from the wooden Gymnasium open-air structure to be restored. In Scenario 1B, the floor structure over the parking will need to be built with a 1-hour fire rating. If the Building Department requires this below building parking area to be considered a separate and distinct building (per UBC 1994, 311.2.2.1) then 3-hour floor construction will be required.

Scope of Work

1.1 Environmental Abatement

a. Asbestos
- see Appendix C

b. Lead
- see Appendix D
- see Items 1.2 and 1.3 for itemized components to be 1) stripped and refinished, or 2) demolished and prepared for landfill

1.2 Building Components to be Salvaged and Restored due to Historical Significance, Salvageable Condition or Applicability to Proposed Building Re-Use

a. North Facade
- Shore and protect for salvage and restoration
- Strip lead paint, restore siding and refinish
- Protect and restore existing brick fireplace and chimney
- See 1.3 for scope of work on walls from First Floor to bottom of Second Floor

b. South Facade
- Strip lead paint & restore the portion of siding within the roof gable and containing the painted Austin Athletic Club signage / restore the painted signage "Austin Athletic Club"
- See 1.3 for scope of work on walls from First Floor to bottom of Second Floor

c. East Facade
- Strip lead paint & restore the portion of siding from Top of porch roof at Second Floor to underside of roof eave. Northern 3-Story Component to be demolished / See Item 1.3
- See 1.3 for scope of work on walls from First Floor to bottom of Second Floor.

d. West Façade
- Strip lead paint & restore the portion of siding from Top of bleachers at Second Floor to underside of roof eave. Northern 3-Story Component to be demolished / See Item 1.3
- See 1.3 for scope of work on walls from First Floor to bottom of Second Floor.

e. Roof
- Expose and salvage existing roof trusses.

f. Basement
- Not Applicable

g. Gymnasium
- Restore Bleachers
- Restore columns & truss system
- Expose wood wall framing members at the exterior wall to match original building photos

h. Northern, Three-Story Northern Component
- See north facade

i. Site Tennis courts to remain

1.3 Building Components To Be Demolished

Structurally Unsound Components

a. North Facade
- Demolish fire escape

b. South Facade
- Not Applicable

c. East Facade
- Northern 3-Story Component to be demolished / north facade to be restored

d. West Facade
- Northern 3-Story Component to be demolished / north facade to be restored

e. Roof
- Demolish roofing shingles and decking at main roof and porch
- Demolish non-original gables

f. Basement
- Not Applicable

g. Gymnasium
- Not Applicable

h. Northern, Three-Story Component
- Demolish entire Three-Story

Component

i. Site
   - Not Applicable

Non-Original Components That Detract From Building's *Historic Memory*

a. North Facade
   - Demolish non-original fire escape / See New Construction category for replacement stair

b. *South* Facade
   - Not Applicable

c. East Facade
   - Demolish non-original storage rooms at north side of porch at east facade and outside the rectangular footprint of the original *building*

d. West Facade
   - Not Applicable

e. Roof
   - Demolish non-original gables

f. Basement
   - Not Applicable

g. Gymnasium
   - Demolish the non-original flat ceiling, fully expose the *original* roof truss system and interior finishes from wood wall framing to *match* original building photos.

h. Northern, Three-Story Component
   - Demolish non-original ADA ramp / See new Construction *category for replacement* ramp

i. Site
   - Not Applicable

Non-Complying Elements Within The Flood Plain

a. North Facade
   - Remove the exterior siding and interior finish from top of First Floor to underside of Second Floor. Salvage existing wood wall *framing* to remain. Prepare lead containing waste stream and dispose of as non-lead containing material.

b. South Facade
   - Remove the exterior siding and interior finish materials from First floor to bottom of gable. Salvage existing wood stud wall framing to remain to match exposed framing condition of original building. Prepare lead containing waste stream for disposal as non-lead containing material.

c. East Facade
   - Remove the entire exterior wall from top of First Floor to underside porch roof. Prepare lead containing waste stream and dispose of as non-lead containing material.
   - Remove the interior finish materials from 2nd floor to bottom of roof. Salvage existing wood stud wall framing to remain to match exposed framing condition of *original* building. Prepare lead containing waste stream and dispose of as non-lead containing material.

d. West Facade
   - Remove the entire exterior wall from top of First Floor to underside of bleachers, exposing the bottom of the bleachers. Prepare lead containing waste stream and dispose of as non-lead *containing* material.
   - Remove the interior finish materials from 2nd floor to bottom of roof. Salvage existing wood stud wall *framing* to remain to match exposed framing condition of original building. Prepare lead containing waste stream and dispose of as non-lead containing material.

e. Roof
   - Not Applicable

f. Basement
   - Demolish all interior partitioning / Prepare lead containing waste stream and dispose of as non-lead containing material.
   - Fill in basement excavation

with fill material and concrete slab per Structural Analysis in this section.

g. Gymnasium
- Demolish the existing pier and beam / wood framed floor and replace with structural slab to withstand flood plain exposure and proposed outdoor use.
- Remove walls from First Floor to bottom of Second Floor to allow for flood waters to flow freely through the structure.
  See Item 1.2 for additional information.

h. Northern, Three-Story Component
- This portion of the building is being demolished for structural instability, and therefore, all construction in the First Floor Flood Plain will be removed.

i. Site Not Applicable

1.4 New Construction

g. North Facade
- Where existing exterior walls have been removed from top of First Floor to underside of Second Floor, to allow for flood waters to flow freely, install horizontal wood slat / sun screening materials to simulate the spacing of the original siding materials.
- All windows to be replaced
- Rebuild ADA ramp

b. South Facade
- Where existing exterior walls have been removed from top of First Floor to underside of Second Floor, to allow for flood waters to flow freely, install horizontal wood slat / sun screening materials to simulate the spacing of the original siding materials.
- Construct 2-Level ADA Ramp / Exit System and Viewing Platform along southern sun screen wall as an alternate to the hydraulic elevator.
  Scenario 1B: Exit system to be built for second exit from 2nd Level Offices.

c. East Facade
- East facade shall remain open from First Floor to bottom of porch roof to allow for air circulation through new outdoor use.
- The windows to the enclosed Three-Story Component shall be replaced. The windows to the Gymnasium shall be left as openings to preserve original building massing.
  Scenario 1B: Windows in Gymnasium to be replaced for the offices.
- A Second Floor balcony / catwalk along the entire east facade, leading to an exterior exit stair at the south facade, is proposed to facilitate a second means of egress from the Northern Three-Story Component and to provide viewing of activites within the Gymnasium space.
  Scenario 1B: No catwalk will be required as the entire second level will be filled in with floor construction for offices. A second means of egress will still be required.

d. West Facade
- West facade shall remain open from First Floor to bottom of bleachers to allow for air circulation through new outdoor use.
- The windows to the enclosed Three-Story Component shall be replaced. The windows to the Gymnasium shall be left as openings to preserve original building massing.
  Scenario 1B: Windows in Gymnasium to be replaced for the offices.

e. Roof

- Install new roof decking and oversized asphalt shingles with diamond patterning to match original building.

f. Basement
- Fill in to grade and construct First Floor concrete floor slab to withstand flood plain exposure and new proposed outdoor use.

g. Gymnasium
- Wood Columns: Install new footings, reinforce vertical height with steel angles and wrap base with waterproofing membrane and 12" diameter concrete surround to a height of 8', for flood plain exposure and for new proposed outdoor use.
  Scenario 1B: Wood columns to be encased in concrete for their entire first floor height.
- Construct First Floor concrete floor slab to withstand flood plain exposure and for new proposed outdoor use.
  Scenario 1B: First Floor concrete slab to be used for parking.
- New Fire Wall: construct new 2 hour rated fire area separation wall between Gym and re-built Northern Three-Story Component
  Scenario 1B: No fire wall required as indicated above, however, a fire rated 2nd Level floor will be required to separate the 1st Level parking from the 2nd level offices.
- Leave truss system fully exposed / repaint
  Scenario 1B: Investigate whether or not these trusses can be left exposed and if they can qualify as 1 hour rated, heavy timber construction. If not, they will have to be wrapped in gypsum wall board.

h. Northern, Three-Story Component
- Reconstruct entire Three-Story Component in Type 2-Non-Combustible construction including steel frame, concrete on metal deck floor systems, 18 gauge steel cold rolled steel framed roof trusses, 1 ½" metal deck, 4" rigid insulation and asphalt shingles, no fireproofing required.
- Construct First Floor concrete floor slab to withstand flood plain exposure and for new proposed outdoor use. Entire first floor to be open to the outdoors, to comply with flood plain issues.
- Construct Women's and Men's Toilet Rooms, 2 WC plus lavatory at Women's and 1 WC, 1 Urinal and 1 lavatory at Men's at First and Second Floors.
- Construct new enclosed exit stair element, three levels.
- Construct new 3 stop hydraulic elevator for ADA access to upper levels or as an alternate, install a ramp system; See South facade below.

i. Site
- Parking: Construct 12 new parking spaces in the green space between the west facade and Shoal Creek. (4200 SF Office Space @ 275 SF per space with a 20% reduction for urban core = 15 spaces) See Civil Narrative.
- Scenario 1B: Construct 19 new parking spaces in the footprint of the Gymnasium. (9,700 SF Office Space @ 275 SF per space with a 20% urban core reduction = 28 spaces) See Civil Narrative.
- Planting: Add minimal landscaping to satisfy City of Austin Landscape Ordinance.
- Site Utilities: Add as required to support new toilet rooms.

C.1, Aerial Photograph of Austin Athletic Club Site

Civil Issues & Recommendations

Project Site Description. The Old Austin Recreation Center site is located at 1213 Shoal Creek Boulevard, northeast of the Shoal Creek and 12th Street intersection. It is within the City of Austin's full purpose jurisdiction and the urban core as defined by the City of Austin Land Development Code (LDC) §25-6-591. The project is not within the Central Business District. The 1.3-acre site is owned by the City of Austin and is currently developed with an indoor recreation center near Shoal Creek Blvd. and outdoor tennis courts to the east of the building. The existing impervious cover of the tract is approximately 96 percent.

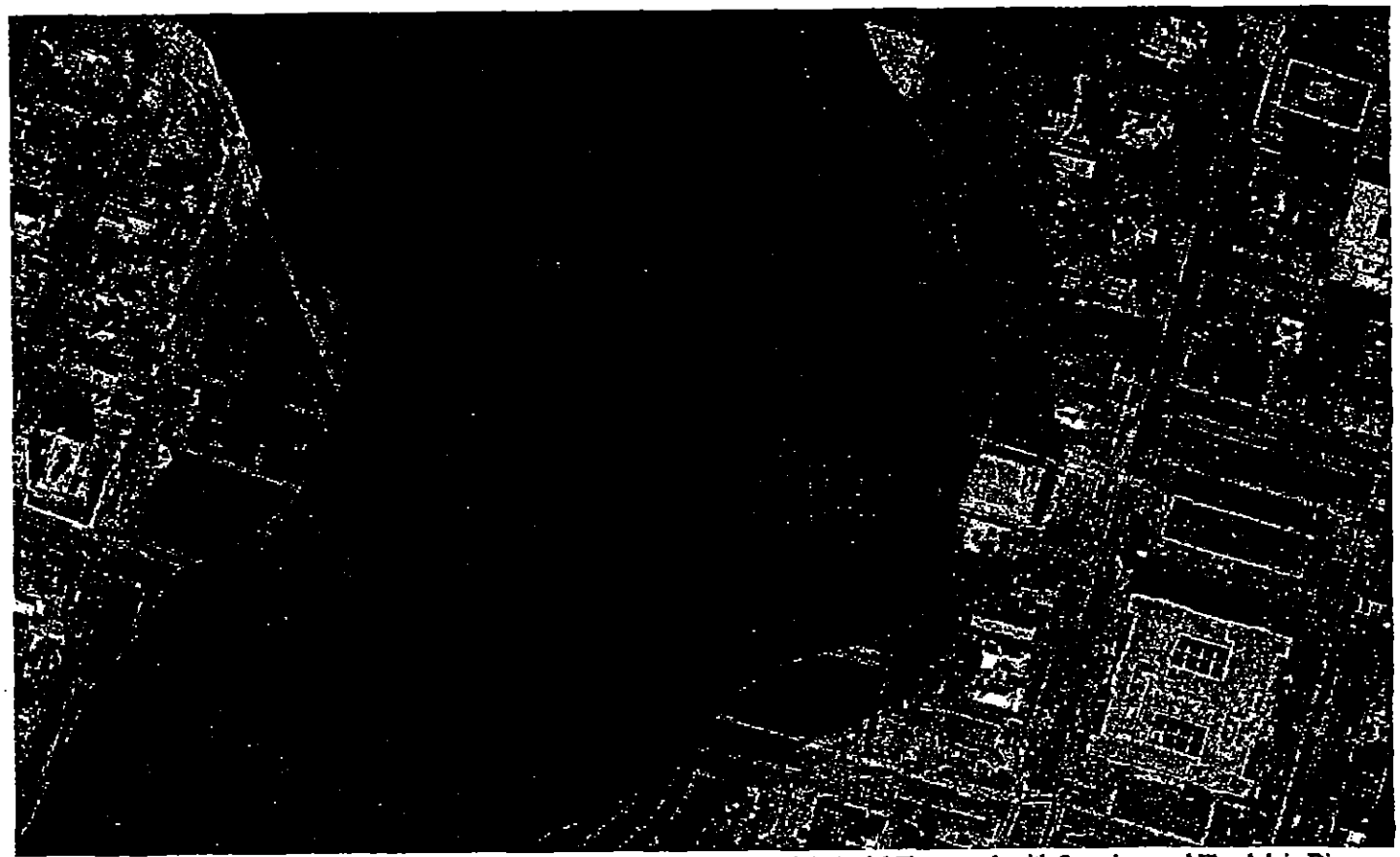
Scenario 1 includes removing the external walls at grade level to allow equalization of hydrostatic pressures during flooding conditions. The basement will also be filled in with compacted soil to grade level.

Zoning. The current zoning of the tract is Public (P), which designates a governmental, civic, public service, or public institution use. This zoning does not designate a historic structure

nor does it effect a renovation of the existing building.

Floodplain – Building Renovation. The site is located within the Shoal Creek watershed and almost entirely within the 100-year floodplain as per Federal Emergency Management Agency Flood Insurance Rate Map 48453C0165E. The existing floodplain water surface elevation is 477.66 feet above mean sea level for the 25-year storm and 478 feet for the 100-year storm event. The water surface elevations are based on the 2004 hydrologic study by Espey Consultants, Inc. and obtained for this report from the City of Austin by a Floodplain Development Information Request on February 23, 2005.

Remodeling an existing building in the floodplain is regulated by the LDC §25-12-3, *Article 1, Chapter 58* (Appendix F), *Flood Damage Prevention,* and Chapter 59, *Floodplain Regulations* which are attached to this report as Appendix F. This section of the LDC states if the cost of the renovation exceeds 50 percent of the current building value, the renovation is considered a



C.2, Aerial Photograph with Superimposed Floodplain Diagram

"substantial improvement". However, costs to bring the building into Code compliance are excluded from the substantial improvement cost calculation. A "substantial improvement" renovation is required to meet the applicable regulations of Chapters 58 and 59 to minimize flood damage including, but not limited to, locating finished floor above the flood water surface elevation and providing flood proofing. Refer to Article 9 of Chapter 58, *Flood Damage Prevention*, located in Appendix F of this report.

Furthermore, the term "substantial improvement" does not apply to rehabilitation of a historic structure as defined in LDC §25-12-3 Chapter 58. *Flood Damage Prevention.* Article 8, Part C, *Permit Procedures,* states a variance may be issued for many of the requirements in Chapter 58 for flood hazard reduction. On the contrary, Chapter 59, *Floodplain Regulations*, does not state variances to Chapter 59 are allowed for historic structures and specifically requires compliance for many nonconforming uses. Refer to Chapter 59, Section 5903. Furthermore, construction in a floodplain affects public health, safety and welfare issue and it is recommended the building renovation account for flooding hazards by complying with the floodplain regulations of Chapter 59.

Permitting. Building permits for the renovation of the existing building will be required. The building's location within the floodplain will require submittal of a new site development permit or site plan exemption with the City of Austin. The renovation will be reviewed by the City of Austin Historical Preservation Office. The renovation will be reviewed by the City of Austin Historical Preservation Office. At this time, the Historic Landmark Commission (HLC) may initiate historic designation for the building.

Parking. It is our understanding from P.A.R.D. that no portion of the existing parking lot adjacent to the Old Austin Recreation Center is allocated for current use. The parking spaces were reallocated between the newer recreation center to the north, House Park stadium and the Austin Community College.

The renovated building would require additional parking calculated per the requirements of LDC §25-6, Appendix A, "Tables of Off-Street Parking and Loading Requirements" with the 20 percent reduction allowed in the urban core by LDC §25-6-478. In addition, handicap accessible parking is required in accordance with the Americans with Disabilities Act.

Due to the limited amount of remaining land to construct additional parking, the proposed renovation may consist of a majority of proposed parking at grade level, below the building, with, for example, office use on a second and/or third level of the building. The parking requirement for office use is one space per 275 square feet of building area, with a 20 percent urban core reduction.

Scenario 1A includes 4,200 square feet of office space divided on two levels which would require 12 parking spaces. Approximately one handicap plus six standard spaces could be constructed underneath where the existing bleachers are located. Eight new spaces could be constructed on the west side

of the building in the triangular shaped grassy area between the bleachers and Shoal Creek Blvd. providing 15 total new spaces for Scenario 1A.

Scenario 1B includes an additional 5,500 square feet of new office space above the gymnasium for a total of 9,700 square feet of office space. The total additional parking space requirement for this scenario is 28 spaces. In addition to the 15 spaces in Scenario 1A, additional parking could be provided at grade below the building. Eight new spaces on the east side of the bleachers and 5 spaces between the columns at the east façade could be constructed for a total of 28 new spaces.

Existing tennis courts occupy the majority of the Old Austin Recreation Center site which may be an option for additional parking, if needed. However, based on preliminary estimates scenarios 1A and 1B do not require any of the tennis courts to be converted into parking.

Detention/Water Quality. An on-site detention pond is not required for renovation of the existing building. Water quality is not required if the renovated building occupies the same footprint as the existing. However, increased height of the renovated building over the existing may be subject to a fee as per the fee-in-lieu of water quality guidelines defined in LDC §25-8-214.

Utilities. There is an existing 2-inch diameter polyethylene water line in Shoal Creek Blvd. However, this small diameter line will not adequately serve both the domestic and fire flow water needs of the renovated building. A service extension of a proposed 8-inch diameter pipe from the existing 6-inch diameter cast iron water main in 12th Street would be required. Installation of two fire hydrants would also be required to meet the Austin Fire Department criteria. The existing 6-inch water line in 12th Street may not have adequate capacity to provide enough flow to the fire hydrants during a fire. Analysis of the fire flow requirements by an Engineer should be completed during the preliminary design of the renovation to determine the scope of utility requirements. The proposed service extension may be required to tap existing water lines in Lamar Boulevard to obtain adequate fire flow.

An existing 6-inch diameter concrete wastewater line for the sewer service is available in Shoal Creek Blvd.

Erosion Controls. Temporary erosion controls such as silt fence in accordance with the Environmental Criteria Manual will be required during the renovation of the building.

Structural Issues & Recommendations

Under this Scenario1, we recommend that the building to be abated, restored, and renovated to meet the current code requirements. The structurally sound portions of the building that meet the current codes and City of Austin Development Codes are kept in tact. The portions of the structure that are beyond repair are identified for replacement.

Code and Load Requirements. The structural strength of the existing building was gauged based on the following design criteria and checking *some of the representative components* of the structure. The code used to review the requirements was "Uniform Building Code (UBC), 1997." Due to unavailability of any of the existing structural drawings of the current building, the findings are based on field observations and measurements only. Load Requirements:

Design Loads:

1. Assembly Area and Exit Facilities: 100 psf
2. Office Space: 50 psf
3. Wind Load varies with height and is based on 80 mph wind.

Basement. The portion of the basement walls below grade are made of cast-in-place concrete. The segments of the walls above grade are made of wood studs. The floor of the basement is cast from concrete (refer to Photos B.1-3, pages 20 & 21). The building is located in a 100-year flood plain. As a result, there is accumulation of water in the mechanical room from site runoff and possibly from ground seepage. Cracks have developed in the concrete basement walls, most likely due to ground movement during the drying and wetting cycles.

Because of potential flooding, we recommend filling the basement with a "flowable fill" (a mixture of sand, fly ash, a small amount of cement, and water) rather than repairing and renovating it. The cost of renovation of the basement would be substantial in trying to make it watertight and to bring it up to the current code requirements. Additionally, it would not be advisable to reuse the existing mechanical room to store mechanical and electrical equipment.

Gymnasium. The floor of the gymnasium is made of wood planks, joists, beams, and posts with a shallow crawl space (Photo B.5). It is not clear if the posts rest on concrete footings. The roof is made of wood roof trusses, beams, rafters, and planks, supported on large timber columns. "Knee-braces" provide lateral stiffness for the interior columns. The exterior wood stud walls and planks provide lateral bracing for the building.

Rotting and floor unevenness is evident at the northeast corner of the gymnasium floor. Because the building has been flooded in the past, and because it could flood again in the future, we recommend replacing the wood floor system with concrete. The exterior walls can be repaired and reused. The roof trusses are in good condition and provide a very interesting structural element for the building, if they were exposed. The trusses are rather massive, spanning approximately fifty feet, and are spaced at 15' on center. Steel rods have been utilized in the tension members. The top and bottom chords, and the compression members, are made of various size timbers, ranging from 6x6 to three 2x8 members. These members are bolted together. The member sizes meet the current code requirements. The connections will need to be revised and strengthened to meet the current load requirements. With the removal of the exterior walls, lateral bracing must be provided for the columns to compensate for the walls.

Most of the roof rafters can be left in place; however, there are some rotted rafters that need to be replaced. Many of the planks also need to be replaced. The columns supporting the roof trusses are in good condition and meet today's building code requirements; however, it is not evident how the columns bear on soil. Concrete footings will most likely need to be added (if upon removal of the floor joists it is found that the columns do not bear on concrete footings). Additionally, the columns will need to be wrapped with waterproofing and incased in concrete for the portion below floor level.

In summary, we recommend replacing the wood floor with a concrete slab, reusing the

roof structure and the walls with the replacement of rotted rafters, studs, planks, and siding. Removing the ceiling and exposing the trusses would reveal the design and construction methods of the 1920's. This would embrace a very attractive feature of the building (refer to Photos 1.5 & 3.1-2).

Lobby/Office Area. The roof, attic, second, and first floors of this portion of the building are made of wood joists/rafters, beams, and posts on all levels. Concentrated loads from the roof and floors above have been transferred to the foundation via steel beams and timber columns.

There is major damage to the east and west sides of the lobby/office area. Large holes in the roof have allowed water to penetrate the building over the years and drip down through the floors to the foundation. The extensive rotting of this section has made the majority of this area *structurally unsound and unstable* and therefore beyond repair. The roof over and around the dormer area has caved in and has created a large hole open to weather. The floor joists have rotted and collapsed. (Refer to Lobby/Office Photos, pages 22-27). Only the mid-section of this area is in tact. The interior stairs are structurally sound and may be reused. They are an attractive element of the building and therefore worthy of preserving (Refer to Photos 1.6-7 & 2.1). Because the unsound area is large, we believe that it is most economical to rebuild the lobby/office area entirely, and to replicate the original design to the extent possible.

Exterior Fire Escape. The exterior fire escape does not meet the life-safety requirements of the current codes for both the dimensional requirement and the load-carrying capacity. We recommend rebuilding the fire escape to meet the new standards, or adding a second code-compliant stair. Refer to Architectural narrative.

Exterior Porch. The exterior porch, located on the east side of the building, is a hip-shed roof with exposed rafters. Wood beams and round steel columns support the rafters. There is extensive rotting present in the rafters of the porch roof. We recommend replacing all roof rafters and the planks. The steel columns can be reused, and the wood beams may be replaced or reused (Refer to Photo E.5).

Summary. We recommend for the basement to be filled, the gymnasium structure to be restored and reused, the exterior fire escape to be replaced, the interior stairs to be preserved, and the lobby/office area to be demolished and rebuilt to replicate the existing structure to the extent possible. Although there are structural members in the lobby/office area which may qualify structurally, the components that need to be replaced to meet the code requirements far exceed those that can remain in place. Therefore, we believe from an economical point of view, it would be most practical to replace the entire lobby/office section.

Scenario 1B: Office Space over Parking in Gymnasium

As an alternate, the gymnasium space may be utilized for parking with office space over

parking area. The wood structure of the ground floor will need to be removed and substituted with a concrete slab-on-grade. The high ceiling and the uniquely-designed roof trusses of the gymnasium provide an opportunity to create an attractive second floor office space.

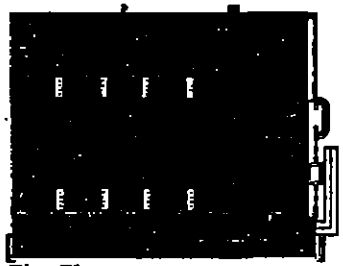
The best material to construct a second floor in this area for the purpose of office space will be structural steel and steel form deck filled with concrete. The second floor will be constructed fully independent of the existing system for gravity loads; i.e., steel columns will be added adjacent to the existing columns in a non-obtrusive way. To resist lateral loads, the new construction will be tied to the exiting structure.

Cost Estimate

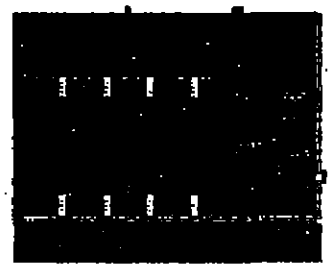
		Scenario 1A	Scenario 1B
Labor		$321,953	$385,335
Material		$734,356	$936,078
Equipment		$79,262	$86,419
Subcontract		$1,200	$1,200
Other		$256,522	$345,022
		$1,393,293	$1,736,054
General Conditions	15%	$208,994	$260,408
Contingency	15%	$240,343	$299,469
Overhead & Profit	18%	$331,673	$413,268
Bonds and Insurance	6%	$130,458	$162,552
		$911,468	$1,135,697
GRAND TOTALS		* $2,304,761.00	* $2,871,751.00

* Note: Includes asbestos abatement: $15,000
Includes lead abatement: $755,298

Basement



First Floor



Second Floor

Third Floor

Scenario 2: Abate & Prepare for Relocation to Another Location

Executive Summary

The intent of this scenario is to envision the viability of a third party, not the City of Austin, moving the building to another site. The final product of this scenario is to leave the tennis courts and return the footprint of the existing building to an open grass area. This scenario will . . . .

- identify and address environmental hazards including lead paint and asbestos containing materials
- establish those portions of the building that can realistically be considered for moving to another site
- itemize the scope of work required to prepare the building for such a move
- establish the costs of demolition and haul-of, as all or parts of this cost will be negotiated as part of the purchase price of the building.
- establish the costs of preparing the building for the move.

  Note: The cost of moving the building is not a requirement of this scenario, as the move will be coordinated and paid for by a 3rd party.

Scenario 2 envisions two move strategies or options. In both options, the salvageable and historically significant portions of the building will be dismantled and moved to another site. The City of Austin will abate all asbestos and lead containing materials and then negotiate with a 3rd party to purchase the building, dismantle it and move it to another site. The city will need to negotiate the purchase price, (for the purposes of this study, a purchase price of $1.00 is being used), and then the amount of demolition and haul-off for which the 3rd party will be responsible.

In Scenario 2A, the City of Austin will be responsible for demolition and hauling off of 2/3rds of the building materials, representing that portion of the building that is deemed non-salvageable. The 3rd party will be responsible for demolition and haul-off of the remaining 1/3rd of material that is deemed salvageable.

The subdivision of scope of work in Scenario 2A is as follows:

City of Austin Costs
- Lead & Asbestos Abatement
- Demolition and haul-off of 2/3rds of the material
  (represents the non-salvageable parts and materials)
- Fill in Basement & install sod and planting

3rd Party Costs
- Purchase building for $1.00.
- Demolition and haul-off of 1/3rd of the material
  (represents ONLY the salvageable parts and material)

Scenario 2A will cost approximately $ 978,027.

Scenario 2B is similar to Scenario 2A except for the fact that the 3rd party will be responsible for all demolition and haul-off of all materials, whether the materials are salvageable or not.

The subdivision of scope of work in Scenario 2B is as follows:

City of Austin Cost
- Lead & Asbestos Abatement
- Fill in Basement & install sod and planting

3rd Party Cost
- Purchase building for $1.00.
- Demolition and haul-off all material, both salvageable and non-salvageable

Scenario 2B will cost approximately $ 518,337.

Architectural Issues & Recommendations

Northern Three-Story Component. Due to the poor condition of this section of the building, including structural failures at all floor levels as well as the structural failure of the roof gables, it is not structurally or economically feasible to consider moving it. There is not enough sound and cohesive structure to unify this section for transport and the cost to brace it and move it would probably not be justified.

However, there may be some historical value and validity to justify the disassembly of the north facade and the reassembly at another site. As the main entry façade for the building, this elevation, along with the east elevation, seems to have the most architectural and historical significance. This is also supported by the opinion stated in the National Register of Historic Places Registration Form completed by Peter Ketter.

Gymnasium. This portion of the building is in relatively good condition, however, the nature of large volume structures, with their tall columns and long span trusses, do not lend themselves to moving as a single unit or a series of sub-units. With this stated, the trusses could easily be disassembled as single units and moved along with their disassembled columns, to another location for reassembly and attachment to a reconstructed three-story component and northern facade. The truss and column/bracket elements are distinctive and unique in nature. They could easily be reused in a replication of the original structure. Also, it seems that the bleacher structure could be moved to another site after lead paint abatement takes place.

Like the northern facade, the southern facade could selectively be disassembled and reassembled onto a new wood framed structure at a new site. The portion of the southern wall that seems most likely to justify this cost would be the gable end at the south facade which contains the Austin Athletic Club signage. All other wall areas, and the east and west facades would be easier and less costly to rebuild from new materials to match the existing.

Scope of Work:

1.1 Environmental Abatement

a. Asbestos
- see Appendix C

b. Lead
- See Appendix D for Pretox Products that can be used for the following.
  1. Stripping lead paint
  2. Encapsuating and applying finish over lead paint
  3. Spray treating waste stream to allow landfill disposal as non-hazardous waste.
- see Items 1.2 and 1.3 for itemized components to be 1) stripped and refinished, or 2) demolished and prepared for landfill

1.2 Building Components Of Historical Significance To Be Salvaged, Restored and Moved To Another Site By Others

a. North Facade
- Strip lead paint, prepare for disassembly and relocation to another site.

b. South Facade
- Strip lead paint & restore the portion of siding within the roof gable and containing the painted Austin Athletic Club signage / restore the painted signage "Austin Athletic Club"

c. East Facade
- Not Applicable

d. West Facade
- Not Applicable

e. Roof
- Expose and salvage existing roof trusses at Gymnasium.

f. Basement
- Not Applicable

g. Gymnasium
- Bleachers: Strip lead paint, prepare for disassembly and relocation to another site.
- Columns & truss system: Strip lead paint, prepare for disassembly and relocation to another site.

h. Northern, Three-Story Northern Component
- See North Facade

i. Site
- Not Applicable

1.3 Building Components To Be Demolished

a. North Facade
   - Demolish non-original fire escape
   - Demolish brick fireplace and chimney
   - Demolish non-original ADA ramp

b. South Facade
   - Remove the exterior siding and interior finish materials from First Floor to bottom of gable. Prepare lead containing waste stream for disposal as non-lead containing material.

c. East Facade
   - Remove the entire exterior wall including porch structure. Prepare lead containing waste stream and dispose of as non-lead containing material.

d. West Facade
   - Remove the entire exterior wall. Prepare lead containing waste stream and dispose of as non-lead containing material.

e. Roof
   - Demolish roofing shingles and decking at main roof and porch
   - Demolish non-original gables

f. Basement
   - Demolish all interior partitioning / Prepare lead containing waste stream and dispose of as non-lead containing material
   - Fill in basement excavation with fill material and concrete slab per Structural Analysis in this section

g. Gymnasium
   - Demolish the non-original flat ceiling
   - Demolish the existing pier and beam / wood framed floor

h. Northern, Three-Story Component
   - Demolish entire Three-Story Component except for the north façade

i. Site
   - Not Applicable

1.4 New Construction

a. Site
   - Fill in basement excavation with fill material and concrete slab per Structural Analysis in this section.
   - Plant sod over entire building footprint.

Civil Issues & Recommendations

Project Site Description.
Removal of the building requires the remaining basement to be filled with earth and compacted in lifts to avoid future settling. The existing water and wastewater services will be abandoned. A grass vegetative cover shall be established.

After the existing Old Austin Recreation Center building is removed, new construction will be required to comply with the City of Austin development regulations in effect at the time of the future development. Removal of the existing building would void any "grandfathering" the site currently has for existing impervious cover, detention, and construction in the floodplain.

Although, redeveloping this site after the building removal is not apart of this study, the following also includes site related issues that will be encountered with a new development after the existing building has been removed.

Zoning. The current zoning of the tract is Public (P), which designates a governmental, civic, public service, or public institution use. Development guidelines, such as setbacks and impervious cover limits, for new construction on a site with P zoning are typically determined during the site plan stage and similar to the requirements of the adjacent land uses and zoning. The development guidelines are subject to approval by the City of Austin.

The zoning surrounding the Old Austin Recreation Center tract consists of commercial (CS), multi-family (MF) and single family (SF). However, the adjacent single family zoned tracts do not serve a residential use but, serve public recreation uses. The immediately surrounding tracts have high impervious cover of approximately 90 percent.

Public (P) District Uses. In a Public (P) district, the following are permitted uses as described in LDC §25-2-624: governmental, civic, public service, and public institutional uses; uses associated with educational, military, medical, or similar public uses; commercial or industrial uses that are accessory to or in support of a principal public use on the same site; agricultural uses; and temporary uses.

Compatibility Requirements. Compatibility standards are additional development requirements for sites adjacent to tracts with SF zoning. The standards are defined in LDC §25-2-1063 through 1068. The requirements consist of building height limitations, shielded lighting requirements, 25-foot setbacks, and visual screening requirements. However, the tracts zoned SF are not actually single family residences. Therefore, the developer should request a variance to the compatibility requirements.

Floodplain–New Construction. New construction within a floodplain is typically prohibited by the City of Austin Land Development Code. Any proposed construction requires approval of a variance and must meet the criteria outlined in LDC §25-7-92, *Encroachment on Floodplain Prohibited*, §25-12-3, Article 1, Appendix Chapter 58, *Flood Damage Prevention*, and Chapter 59, *Floodplain Regulations*. The applicant must provide justification from a Texas registered engineer that the development does not have an adverse impact on flooding of other property.

Permitting
Appropriate City of Austin moving permits for the existing building are required prior to relocation. Building relocation will be reviewed by the City of Austin Historical Preservation Office. At this time, the Historic Landmark Commission (HLC) may initiate historic designation for the building. Removal of the existing building would void any "grandfathering" the site currently has for existing impervious cover, detention, and construction in the floodplain.

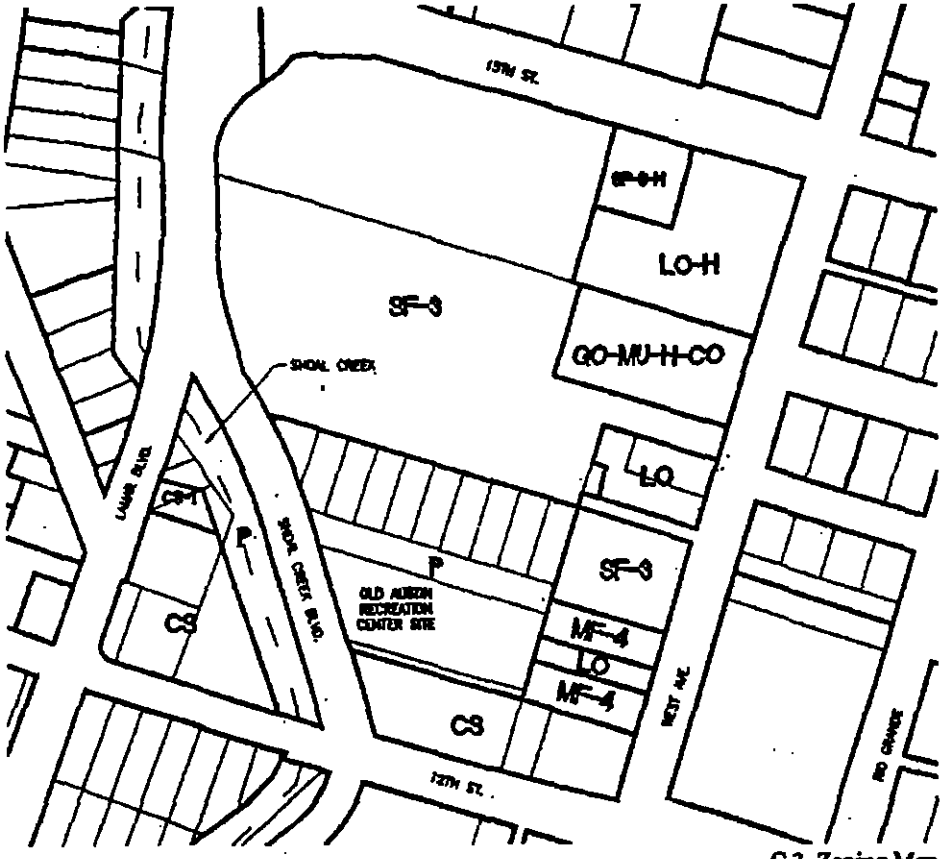
A site development application for a new development on the tract, following the relocation of the existing building, will be required to be approved by the City of Austin Watershed Protection and Development Review Department (WPDRD) prior to new construction. The application will be for a conditional use permit as per LDC §25-5-145 due to the zoning and shall include a variance

request for construction within the floodplain. The application process for site development typically takes six months for approval. An Environmental Assessment is also required for projects within the floodplain as per LDC §25-8-121.

Submittal of a land status application for the tract may be required and is recommended to be submitted at the beginning of the project to determine if the subdivision requirement is necessary. A new site plan permit can only be issued to subdivided tracts or tracts with an approved land status determination.

Parking. The existing tennis courts on the east side of the tract limit the land area available for new parking if a new building were to be constructed in place of the Old Austin Recreation Center. Most likely, parking would be underneath a proposed multi-story building. The parking layout would be designed in accordance with the City of Austin Transportation Criteria Manual and have adequate drives, aisles and turning and maneuvering areas. The parking space requirements are described in Appendix A of LDC §25-6, "Tables of Off-Street Parking and Loading Requirements". A 20 percent parking reduction is allowed for projects within the urban core as per LDC §25-6-478. Removal of the existing building would void any use of existing allocated parking spaces adjacent to the site unless parking calculations completed for the entire surrounding uses showed excess spaces.

Detention/Water Quality. The waiver for construction within the floodplain would eliminate the requirement for on-site detention of the 10, 25 and 100-year storm events for new construction after the relocation of the existing building if calculations performed by an Engineer showed there was no adverse impact on the water surface elevation. However, the 2-year storm is excluded because of the erosive conveyance typical of this event. The Environmental Criteria Manual Part 1.6.8 B states, *"On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flowrates can be considered equal if the*



C.3, Zoning Map

developed rate is no more than one-half (0.5) cubic feet per second (cfs) greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site."

Drainage calculations for a new building with an approximate 7,000 square foot footprint may show an increased runoff rate for the 2-year storm of greater than 0.5 cfs which would require on-site detention for the increased flows of the 2-year storm event.

Water quality is not required in the urban watershed as per Environmental Criteria Manual Part 1.9.2.A when the cumulative total of both new and redeveloped impervious cover does not exceed 5,000 square feet.

However, if the impervious cover for new site development exceeds 5,000 square feet, the developer may select to pay a fee to the City of Austin in lieu of construction of an on-site water quality pond. The City reviews the fee-in-lieu application request at the time of site development submittal and makes a determination for approval or denial at that time. Approval of the fee-in-lieu request is depended on the availability of land downstream of the site for a regional water quality pond and the City's plan to construct a pond. Otherwise, an on-site water quality pond would be required. Typically, an on-site water quality pond also serves to detain the 2-year storm event.

Utilities. The existing utilities serving the building are required to be abandoned as part of the building relocation. The existing water service will be removed to the corporation stop at the main line and the wastewater connection capped at the Right of Way line.

There is an existing 2-inch diameter polyethylene water line in Shoal Creek Blvd. However, this small diameter line will not adequately serve both the domestic and fire flow water needs of new a new building after the existing building has been relocated. A service extension of a proposed 8-inch diameter pipe from the existing 6-inch diameter cast iron water main in 12th Street would be required. Installation of two fire hydrants would also be required to meet the Austin Fire Department criteria. The existing 6-inch water line in 12th Street may not have adequate capacity to provide enough flow to the fire hydrants during a fire. Analysis of the fire flow requirements by an Engineer should be completed during the preliminary design of the renovation to determine the scope of utility requirements. The proposed service extension may be required to tap existing water lines in Lamar Boulevard to obtain adequate fire flow.

An existing 6-inch diameter concrete wastewater line for the sewer service is available in Shoal Creek Blvd.

Erosion Control. Temporary erosion controls such as silt fence in accordance with the Environmental Criteria Manual will be required during the relocation of the building. After the building is removed, the basement level will be filled with compacted soil and revegetated by placing sod or spreading seed and mulch. The vegetative cover may be required to have temporary irrigation until grass growth is established. Existing trees will be protected with protected fencing.

A new site development permit for future development will also be required to show temporary erosion controls. In addition, a landscape plan will be required as part of the site development permit application which will address any required tree replacement and landscape buffering for the parking and proposed ponds.

Structural Issues & Recommendations

Under this scenario, recommendations are made to abate and prepare the structurally sound portions of the building for relocation for use by others, to another location. The portions of the structure that are beyond repair are identified for demolition.

Code and Load Requirements. The structural strength of the existing building was gauged based on the following design criteria and checking *some of the representative components* of the structure. The code used to review the requirements was "Uniform Building Code (UBC), 1997." Due to unavailability of any of the existing structural drawings of the current building, the findings are based on field observations and measurements only. Load Requirements:

Design Loads:

1. Assembly Area and Exit Facilities 100 psf
2. Office Space 50 psf
3. Wind Load varies with height and is based on 80 mph wind.

Basement. The portion of the basement walls below grade are made of cast-in-place concrete. The segments of the walls above grade are made of wood studs. The floor of the basement is cast from concrete (refer to Photos B.1-3, pages 20 & 21). The building is located in a 100-year flood plain. As a result, there is accumulation of water in the mechanical room from site runoff and possibly from ground seepage. Cracks have developed in the concrete basement walls, most likely due to ground movement during the drying and wetting cycles.

In this scenario, the basement will be filled with either compacted select fill or "flowable fill" (a mixture of sand, fly ash, a small amount of cement, and water), whichever is less costly at the time of bidding. "Flowable fill" has the advantage of not requiring any compaction. Top soil will be added for landscaping. The thickness of the top soil will be dependant on the vegetation that will be planned for this area. The concrete wall may remain in place.

Gymnasium. The floor of the gymnasium is made of wood joists, beams, and posts. It is not clear if the posts rest on concrete footings. The roof is made of wood roof trusses, beams, rafters, and planks, supported on large timber columns. "Knee-braces" provide lateral stiffness for the interior columns. The exterior wood stud walls and planks provide lateral bracing for the building.

Rotting and floor unevenness is evident at the northeast corner of the gymnasium floor. However, most of the wood in the gymnasium floor seems to be reusable. With close examination of each piece, the members that have not rotted may be transferred to and reused for an area above grade and not in the flood plain.

The roof trusses are in good condition and are structurally quite interesting and unique for this era. The trusses are rather massive, spanning for an approximately fifty feet, and are spaced at 15' on center. Steel rods have been utilized in the tension members. The top and bottom chords, and the compression members, are made of various size timbers, ranging from 6x6 to three 2x8 members. These members are bolted together (refer to

Photos 1.5 & 3.1-2). These trusses may be relocated and reused. Most of the roof rafters can be relocated; however, there are some rotted rafters that need to be replaced. Much of the exterior and interior walls are structurally sound and can be reused after abatement.

Lobby/Office Area. The roof, attic, second, and first floors of this portion of the building are made of wood joists/rafters, beams, and posts on all levels. Concentrated loads from the roof and floors above have been transferred to the foundation via steel beams and timber columns.

There is major damage to the east and west sides of the lobby/office area. Large holes in the roof have allowed water to penetrate the building over the years and drip down through the floors to the foundation. The extensive rotting of this section has made the majority of this area *structurally unsound and unstable* and therefore beyond repair. Because the unsound area is large, we believe that it is most economical to demolish this section in its entirety.

Exterior Fire Escape. The exterior fire escape does not meet the life-safety requirements of the current codes for both the dimensional requirement and the load-carrying capacity. We recommend demolishing and not reusing or relocating the fire escape.

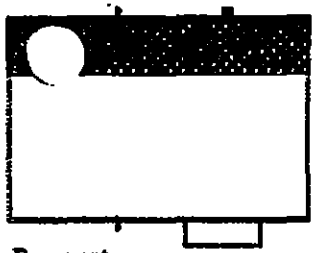
Exterior Porch. The exterior porch, located on the east side of the building, is a hip-shed roof with exposed wood rafters. Wood beams and round steel columns support the rafters. There is extensive rotting present in the rafters of the porch roof and therefore makes them not suitable for relocation. The steel columns may be relocated and reused (Refer to Photo E.5).

Summary. Because most of the north side of the building has rotted beyond repair, it would not be safe to move this part of the building *as a whole* or in part to another location without performing extensive repair first. We believe it would be most economical to demolish the lobby/office area, and to dismantle the gymnasium structure in preparation for moving to another site. The roof trusses, posts, beams, and the roof rafter and floor joists that are not damaged may be transported to another location for reuse after abatement. The truss connections will need to be strengthened to be brought up to the load carrying capacity of the current codes prior to reusing. The dismantling efforts must be carried out with care, and with a plan, before commencing the work. The building will need to be stabilized, with due consideration, that during demolition, parts of the building will not be in place to contribute to the stability of the structure. The process will need to be laid out beforehand, and stabilizing plans will need to be carried out prior to removing any portion of the building.

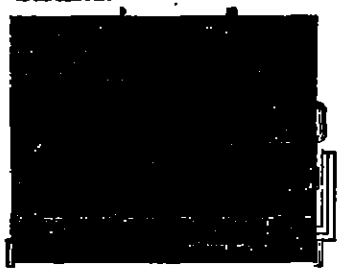
Cost Estimate

		Scenario 2A	Scenario 2B
Labor		$149,206	$90,048
Material		$330,313	$144,617
Subcontract		$1,200	$1,200
Equipment		$36,242	$39,730
Other		$74,283	$37,754
		$591,244	$313,349
General Conditions	15%	$88,687	$47,002
Contingency	15%	$101,990	$54,053
Overhead & Profit	18%	$140,746	$74,593
Bonds and Insurance	6%	$55,360	$29,340
		$386,783	$204,988
GRAND TOTALS		* $978,027.00	* $518,337.00

* Note: Includes asbestos abatement: $15,000
Includes lead abatement: $755,298



Basement



First Floor

Second Floor

Third Floor

Scenario 3: Abate & Demolish

Executive Summary

The intent of this scenario is to establish the cost of removing the asbestos containing material within the building, demolishing the building in its entirety, preparing the waste stream for disposal as non-hazardous waste, and then disposing of the waste. The final product of this scenario is to leave the tennis courts and return the footprint of the existing building to an open grass area.

Scenario 3 will cost approximately $ 340,616.

Architectural Issues & Recommendations

1.1 Environmental Abatement

a. Asbestos
   - See Appendix C

b. Lead
   - See Appendix D for Pretox Products that can be used for the following.
     1. Stripping lead paint
     2. Encapsuating and applying finish over lead paint
     3. Spray treating waste stream to allow landfill disposal as non-hazardous waste.
   - See Item 1.2 for itemized components to be
     1) stripped and refinished, or
     2) demolished and prepared for landfill

1.2 Building Components To Be Demolished

The building is to be demolished in its entirety, the Basement filled in and the footprint of the building is to be returned to sod.

Civil Issues & Recommendations

Permitting. A demolition permit from the City of Austin will be required under this scenario and the demolition request will be reviewed by the City of Austin Historical Preservation Office. At this time, the Historic Landmark Commission (HLC) may initiate historic zoning for the building thus preventing its demolition. Demolition of the existing building would void any "grandfathering" the site currently has for existing impervious cover, detention, and construction in the floodplain.

The other requirements of this scenario are identical to Scenario 2.

Structural Issues & Recommendations

In this scenario, the building is prepared for abatement, and the entire building is demolished using standard industry demolition practices.

[redacted]

Cost Estimate

Labor	(108.504 hrs.)	$1,829.00
Material		$95,400.00
Subcontract		$1,200.00
Equipment	(1,333.831 hrs.)	$4,730.00
Other		$102,753.00
		$205,912.00

General Conditions	15%	$30,887.00
Contingency	15%	$35,520.00
Overhead & Profit	18%	$49,017.00
Bonds & Insurance	6%	$19,280.00
		$134,704.00

GRAND TOTAL	* $340,616.00

* Note: Includes asbestos abatement: $15,000
Includes lead abatement: $124,068

[redacted]

CITY PLANNING COMMISSION

May 23, 2006
City Hall – Council Chambers
301 W. 2nd Street
1st Floor
Annotations & Zoning Summaries

CALL TO ORDER – 6:00 P.M.

COMMENCED: 6:15 p.m
_____Perla Cavazos
_____Mandy Dealey – Parliamentarian
_____Cid Galindo
_____Keith L. Jackson
_____Mathew Moore

ADJOURNED: 1:10 A.M.
_____Jay Reddy – Assistant Secretary
_____Chris Riley - Chair
__*A*__Gary Stegeman
_____Dave Sullivan – Vice Chair

CONDUCT OF PUBLIC HEARINGS

1. Chair announces request.
2. Staff presents a summary of the case.
3. Chair calls on those FAVORING the request.
4. Applicant's presentation (5 minutes).
5. Others favoring the request (3 minutes).
6. Chair calls on those OPPOSING the request.
7. Primary presentation (5 minutes).
8. Others opposing the request (3 minutes).
9. Applicant is given opportunity to answer objections stated. (3 minutes)
10. Staff summation and questions from the Commission.
11. The public hearing on a zoning case may be closed and no further testimony is taken from the public.
12. If the public hearing is closed, the Commission shall make a recommendation to the City Council within 14 days or the case will be forwarded to the City Council without a recommendation. (Section 25-2-282).

All of the following items may be acted upon by one motion. The Commission does not consider items earlier than the time stated on the agenda; "Other Business" items can be taken at any time. After the posted time, the Commission Chairperson may announce the item and, if there is no opposition, the item may be taken "by consent" for approval without discussion.

CITIZENS WISHING TO SPEAK BEFORE THE COMMISSION OR CITIZENS THAT ARE UNABLE TO SPEAK BUT WOULD LIKE TO MAKE THE COMMISSION AWARE OF THEIR POSITION ARE REQUESTED to REGISTER BY SIGNING A CARD AT THE ENTRANCE.

Any interested party aggrieved by a decision of the Planning Commission on a Hill Country Site Plan, Conditional Use Permit, Replacement Site Plan, or a Preliminary Subdivision Plan with an environmental variance may only appeal the Commission's decision to the City Council. The notice of appeal must be submitted in writing on a form provided by the Director of Neighborhood Planning & Zoning Department within fourteen (14) days following the decision of the Planning Commission.

The Commission may recommend additional future land use designations that have not been requested or future land use designations that are more or less intensive than the requested future land use. The

7.	**Rezoning:**	**C14H-06-0015 - Herblin-Shoe House**
	Location:	712 W. 16th Street, Town Lake Watershed, Downtown NPA
	Owner/Applicant:	Clif Mitchell
	Request:	SF-3 to SF-3-H
	Staff Rec.:	**Recommended**
	Staff:	Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us Neighborhood Planning and Zoning

APPROVED STAFF'S RECOMMENDATION FOR SF-3-H-NP ZONING; BY CONSENT. [J.REDDY; K.JACKSON 2ND] (8-0) G.STEGEMAN – ABSENT

8.	**Rezoning:**	**C14H-99-0000 - Austin Athletic Club**
	Location:	1301 Shoal Creek Boulevard, Shoal Creek Watershed, Downtown NPA
	Owner/Applicant:	City of Austin - owner; HISTORIC LANDMARK COMMISSION - applicant
	Agent:	Stuart Strong, PARD
	Request:	P to P-H
	Staff Rec.:	**Recommended**
	Staff:	Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us Neighborhood Planning and Zoning

MOTION MADE TO APPROVE STAFF'S RECOMMENDATION FOR P-H-NP ZONING. [M.DEALEY, D.SULLIVAN 2ND] (4-4) C.RILEY, C.GALINDO, M.MOORE, K.JACKSON – NAY; G.STEGEMAN – ABSENT {MOTION FAILED; FORWARDED TO COUNCIL WITH NO RECOMMENDATION}

**** COMMISSIONER SULLIVAN MADE A REQUEST TO REFLECT IN THE MINUTES THAT THE IDEA CAME UP THAT THE SOURCE OF MONEY COULD COME FROM THE ACC PARKING GARAGE OR THE SALES OF PARKING PERMITS; TO BE USED TOWARDS REFURBISHING THE BUILING OR MOVING THE BUILDING TO ANOTHER LOCATION; OR TO PURCHASE A HISTORIC MARKER TO PUT THERE, IF THE BUILDING IS DEMOLISHED.***

**** REQUEST WAS MADE BY THE COMMISSION THAT THE CITY OF AUSTIN HAVE AN INVENTORY OF OLDER BUILDINGS TO LOOK INTO HISTORIC ZONING NOW; NOT LATER WHEN IT'S TOO LATE TO SAVE THE STRUCTURE.***

Facilitator: Wendy Walsh
City Attorney: Gordon Bowen, 974-2356