

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received AUG 14 1985

date entered SEP 17 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections1. Name *East Austin MRA*

historic Historic Resources of East Austin

and/or common N/A

2. Location

Area roughly bounded by E. Martin Luther King, Jr., Blvd. (to N), Chicon St. (on E),
street & number Colorado River (on S), and Waller Creek (on W.) N/A not for publication

city, town Austin N/A vicinity of

state Texas code 048 county Travis code 453

3. Classification

Category	Ownership	Status	Present Use
☐ district	☐ public	☒ occupied	☐ agriculture
☐ building(s)	☐ private	☒ unoccupied	☒ commercial
☐ structure	☒ both	☐ work in progress	☒ educational
☐ site	Public Acquisition	Accessible	☐ entertainment
☐ object	☐ in process	☒ yes: restricted	☐ government
☒ multiple resources	☐ being considered	☒ yes: unrestricted	☐ industrial
		☐ no	☐ military
			☐ museum
			☐ park
			☒ private residence
			☐ religious
			☐ scientific
			☐ transportation
			☐ other:

4. Owner of Property

name multiple ownership (see continuation sheets)

street & number

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. County Clerk's Office

street & number Travis County Courthouse

city, town Austin state Texas 78701

6. Representation in Existing Surveys

(1) City of Austin, Historic Sites Inventory (see continuation sheets)
title (2) Historic Sites Inventory has this property been determined eligible? ☐ yes ☒ no(1) 1979
date (2) 1985 ☐ federal (2) state ☐ county (1) localdepository for survey records (1) Austin City Planning Department
(2) Texas Historical Commission

city, town Austin state Texas

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REPRESENTATION IN EXISTING SURVEYS

The East Austin Multiple Resource area is represented in a comprehensive survey which was conducted in 1979-1980 by the firm of Freeman & Doty Associates for the Austin Heritage Society and the Texas Historical Commission.

Eight of East Austin's buildings or structures within the multiple resource area are already listed on the National Register of Historic Places:

<u>Name</u>	<u>Location</u>
French Legation (listed 1969)	802 San Marcos
4 Austin Moonlight Towers (listed 1976)	southeast corner of Chicon & MLK; north-east corner of Leona & Pennsylvania; southeast corner of E. 11th & Lydia; northeast corner of 6th & Medina
Stavely-Kunz-Johnson House (listed 1980)	1402 East 1st Street
Evans Industrial Building (listed 1981)	Huston-Tillotson College Campus
Haynes-DeLashwah House (listed 1983)	1209 Rosewood

The following is a list of designated Recorded Texas Historic Landmarks and Sites within the multiple resource area:

French Legation (listed 1967)	802 San Marcos Street
State Cemetery of Texas (listed 1968)	900 block of Comal Street
Moonlight Towers (listed 1969)	various locations
Oakwood Cemetery (listed 1972)	16th and Navasota streets
Site of Stuart Female Seminary (listed 1973)	1212 East 9th Street
George Washington Carver Branch Library (listed 1976)	1165 Angelina Street
Ebenezer (Third) Baptist Church (listed 1976)	1010 East 10th Street
Thompson Home--Zeta Phi Beta Sorority Home (listed 1978)	1171 San Bernard Street
Wesley United Methodist Church (listed 1982)	1164 San Bernard Street
Simpson United Methodist Church (listed 1982)	1701 East 12th Street

The following is a list of structures within the multiple resource area which have been designated historic by the City of Austin:

French Legation (listed 1974)	802 San Marcos
Lindeman House (listed 1975)	1100 East 8th Street
Carver Branch Library (listed 1976)	1165 Angelina

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<u>Name</u>	<u>Location</u>
Wolf House (listed 1977)	1602 East 1st Street
Thompson House (listed 1977)	1171 San Bernard Street
Limerick-Frazier House (listed 1978)	810 East 13th Street
Southgate-Lewis House (listed 1978)	1501 East 12th Street
Evans Hall (listed 1979)	Huston-Tillotson College Campus
Moonlight Towers (listed 1979)	Medina and East 6th Street
	MLK Boulevard and Chicon Street
German-American Ladies' College (listed 1979)	1604 East 11th Street
Moreland House (listed 1980)	1301 East 1st Street
Rogers-Lyons House (listed 1980)	1001 East 8th Street
Newton House (listed 1980)	1013 East 9th Street
Haynes-DeLashwah House (listed 1980)	1164 San Bernard Street
Haehnel Store Building (listed 1981)	1101-1105 East 11th Street
Arnold Bakery (listed 1981)	1010 East 11th Street
Sparks-Ledesma House (listed 1983)	1306 East 7th Street

7. Description

Condition		Check one	Check one	
☒ excellent	☐ deteriorated	☒ unaltered	☒ original site	see continuation sheets for
☒ good	☐ ruins	☒ altered	☒ moved	individual properties
☒ fair	☐ unexposed		date	

Describe the present and original (if known) physical appearance

The East Austin Multiple Resource Nomination is comprised of 25 individually eligible buildings and cemeteries, as well as three historic districts. The first district, Rainey Street, is comprised of 34 buildings, of which 21 are contributing and 13 noncontributing. A second, the Willow-Spence Streets District, is comprised of 68 buildings, of which 38 are contributing and 30 noncontributing. A third historic district, Swedish Hill, includes 12 buildings, 10 of which are contributing and two of which are noncontributing. The National Register districts vary in size and are scattered throughout the general East Austin area. However, they share a residential quality and a number of general building types--such as the T plan, L plan, Pyramidal, and Bungalow--which are common to each district.

It is difficult to characterize the East Austin area generally. Often perceived of as very uniform architecturally and socially, the area is in fact marked by an unusual degree of heterogeneity. The term "eclectic"--particularly as it pertains to architectural styles, building types, materials, and density--more appropriately describes East Austin. This same eclecticism testifies to a remarkably complex and rich social and cultural history which began in the early 1870s and continues to the present.

Description of the Resource Area During the Periods in Which it Achieved Significance

Historic East Austin, an area lying east of downtown and north of the Colorado River, has been typified for well over a century by rich ethnic, social, and cultural traditions. For most of its existence, the East Austin area was much like any other desirable suburb. Topographically attractive and agriculturally rich, in the nineteenth century it became a mecca for families who wanted to live in a somewhat rural setting within easy reach of their businesses, which were located downtown to the west, or along the railroads near East Avenue (now IH-35). In time, East Austin acquired the sophistication and density of other popular suburbs; to this day it has kept many vestiges of its originally strong sense of community and neighborliness. At the height of its popularity, historic East Austin was not only rich in fine architecture, but was also fairly integrated, both in the racial sense and with the rest of Austin.

A study of topographical maps and aerial views immediately reveals some of the reasons why East Austin was among the first of the city's outlying areas to become the focus of speculation and subdivision. Located only a mile to a mile and a half from the city's center of commerce on Congress Avenue, much of the land was ideally suited to building residences, for the area was topographically varied. Flat, level land on the south near the Colorado River gradually rises north of present-day East 5th Street and continues until, broken by occasional drainages, it culminates in a series of hills between present East 6th Street and Martin Luther King Boulevard (East 19th Street). Dense woods once covered much of the land, but views of the city from the hills near East Avenue, where many homes were built facing west, must have been pleasant.

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Subdivision activity began early in East Austin and much of it responded strongly to the area's distinctive topographic features. One of the first subdivisions was platted south of the present-day East 1st Street on land which was easily "buildable." Laid out in 1869 by the Reverend Benjamin A. Rogers, the Canterbury Square development was located on predominantly flat farm land. Sixty lots measured 65 x 128 feet each and were embraced by lot 33 and part of lot 45 in Division 0. Rogers' success in selling lots led him to enlarge the original plan, and in 1874 he added to Canterbury Square and revised the size of lots he had not yet sold so that they became smaller and thus more numerous.

Other subdivisions soon followed Canterbury Square and included portions of almost every area of historic East Austin. Unlike Canterbury Square, which was an unusual distance from major thoroughfares, almost all early subdivisions and house-building efforts were tied to the existence of transportation arteries. It was no accident that most plats adjoined East Avenue, a broad north-south boulevard, the east-west-running H&TC Railroad, or East 6th Street, another important east-west street which linked East Austin to the downtown area. It was also no accident that development increased dramatically after 1870, the date when the East Austin Bridge opened up across Waller Creek to provide a direct link between that area and downtown.

By 1880, East Austin was characterized by approximately a dozen formal subdivisions, most of which were located near major transportation arteries and many of which demonstrated a strong sensitivity to physical setting. Typical of such developments was George L. Robertson's subdivision of a part of Robertson Hill, where lots were laid off in a radiating fashion.

The tentative forays into wooded hills and newly platted subdivisions, which characterized East Austin in the 1870s, changed to full-scale real estate promotion and homebuilding in the last two decades of the nineteenth century. The opening of increased numbers of east-west streets made the area more desirable to families whose businesses were downtown, just as the opening of local companies such as the Nalle Lumber Company and the San Antonio Brewing Association on East 4th Street made housing more attractive and practical. Simultaneously, the existence of railyards between East 4th and 5th streets attracted entrepreneurs such as lumbermen, stonemasons, and millers whose businesses were dependent on rail transportation.

By 1900, Sanborn Fire Insurance Company maps of Austin and an Augustus Koch aerial view showed that East Austin was institutionally, commercially, and residentially well developed. Major churches were located on East 1st Street and Robertson Hill; two Black colleges, Tillotson and Samuel Huston, were located on East 7th Street and East Avenue, respectively; a private school for young black women was established at 1611 Hackberry in 1892; and two large and important burial grounds--the State Cemetery and Oakwood Cemetery--encompassed areas west of Tillotson College and south of East 19th Street (now Martin Luther King Boulevard).

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Businesses were concentrated along East Avenue, both sides of the H&TC and Austin & Northwestern railroad yards, and along Pecan or East 6th Street. On the south side of East 4th Street were the Steussy family's stone building, a number of frame saloons, feed stores, harness shops, general stores, groceries, J. Condon's cotton gins, frame boarding houses, Black tenements, the Austin stock yards, and a generous scattering of private residences. Located near the railroad tracks were Joseph Nalle's Planing Mill and Lumber Yard and a stone-cutting factory. East 6th Street was filled with businesses and residences in almost equal concentrations. While some buildings were described as "Negro tenements," city directories reveal that homes on many streets were fairly evenly distributed among Black and White residents. To the north, along East 11th Street, commercial development kept pace with residential.

Residential development continued to grow, with a majority of subdivisions platted and lots developed by 1900-1915. J. L. Driskill's and Frank Rainey's subdivision, which was located west of East Avenue but which was similar demographically and topographically to areas to the east, was an especially popular neighborhood. Perhaps because it was so close to downtown and to the numerous businesses across East Avenue, the area filled rapidly with late Victorian frame cottages which were similar to those constructed in Canterbury Square, the Welch Subdivision (platted in 1884), and later, the MK&T and Spence additions.

Grand homes owned by successful downtown businessmen were also located in the area. George and Augusta Evans and Ferdinand Dohme lived in substantial and larger-than-average homes on East 1st Street. John Southgate, who owned a printing and bookbinding company, lived in a two-story home on East 12th Street (Site No. 23, Photo No. 27). And Charles W. Barnes' house at 1105 East 12th Street (Site No. 22, Photo No. 26) was an impressive two-story Victorian structure.

Developing simultaneously were homes and commercial structures built and owned by Black residents and individuals of varying ethnic backgrounds. San Bernard Street soon filled with lovely homes owned by Blacks, Anglos, Italians and Germans. The Bailetti, and later Haehnel, Store at 1101 East 11th Street (Site No. 18; Photo No's. 21, 22) was a landmark, as was the Buratti Brother's Building at 1001 East 6th Street (Site No. 8; Photo No. 9), owned by an Austrian-Italian family.

A racially varied population was one of the hallmarks of East Austin until World War I, but after that date, de facto segregation, which intensified in the 1920s, accelerated the migration of White families out of the area and migration of Blacks and Hispanics into it. These segregation patterns were accelerated both by the gradual deterioration of the area's infrastructure--created by the refusal of the City of Austin to upgrade utility and transportation lines--and by the construction in the 1950s of IH-35, a major interstate highway, along the old route of East Avenue. Where once commercial and social traffic flowed freely between East Austin and the downtown, now a physical and visual barrier existed between the two parts of the city.

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This deterioration of the physical infrastructure together with the segregation of East Austin had a dramatic impact on the development of the area. Large-scale redevelopment which characterized many parts of Austin in the 1960s and 1970s never occurred in East Austin. Simultaneously, the lower income levels typical of much of the population made redevelopment of individual properties a rare event. As a result, the area became typified by monumental, but severely deteriorated, public and private buildings located along major thoroughfares such as East 1st, 6th, 7th, 11th, and 12th streets; and small, intact residential neighborhoods such as those south of East 1st Street, east of the French Legation between East 7th and 9th streets, and on Swedish Hill west of Oakwood Cemetery. Strong commercial development along major east-west streets placed stress on these neighborhoods where ownership nevertheless remained generally stable and architectural changes to residences were largely of a cosmetic nature.

The Architectural Development of East Austin

The architectural development of East Austin closely followed the economic and social development of the area. The combined influences of topography, land speculation, settlement patterns, development of commerce and transportation, and social and cultural values had an impact on the construction and use of buildings in the area. Like the topography, the architecture varied, and the range of architectural types and styles--from humble and inexpensive vernacular buildings to high-style mansions--is typical of the diverse ethnic and economic status of the people who once lived in this area.

A number of public and private buildings remain from the nineteenth-century period of settlement in East Austin, attesting to the range of building materials and styles in vogue at that time. Stone structures include the early 1870s Stuart & Mair House at 1201 Inks Street on Robertson Hill, the 1890s Staveland-Kunz-Johnson House at 1401 East 1st Street (National Register 1980), and the San Antonio Brewing Association Building on East 4th Street. Brick structures are represented by the fine two-story Ferdinand Dohme House at 1112 East 1st Street, the Lindeman (Site No. 13, Photo No. 16) and Rogers-Lyons houses constructed on East 8th Street in the early 1890s, and an industrial structure at 102 Chicon (Site No. 5, Photo No. 5). Frame structures predominated in East Austin, with especially noteworthy examples being situated along East 1st Street (Moreland House, 1301 East 1st Street, 1898, Site No. 4, Photo No. 4; Wolf House, 1602 East 1st Street, ca. 1900); on Robertson Hill along East 8th Street between San Marcos and Waller; at 1013 East 9th Street (the Newton House, 1885); along East 11th Street (Haynes-DeLashwah House, 1209 Rosewood Avenue, 1890s, National Register 1983; the German-American Ladies' College, 1604 East 11th Street, 1876); on Pennsylvania Avenue (the Fiegel-Campbell House, 1610 Pennsylvania Avenue); along East 12th Street (Barnes House, 1105 East 12th Street, 1885, Site No. 22, Photo No. 26; Southgate-Lewis House, 1501 East 12th Street, 1888, Site No. 23, Photo No. 27); and Swedish Hill (Limerick-Frazier House, 810 East 13th Street, ca. 1876; 100 East 14th Street, ca. 1886, Site No. 138, Photo No. 58).

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The first two decades of the twentieth century ushered in a period of intense building during which the numbers of structures increased dramatically but variation in materials remained relatively stable. Brick was a favored material, particularly for commercial buildings such as Joe's Place at 1701½ East 1st Street, the Guerrero Produce Building (1001 East 6th Street, Site No. 8, Photo No. 9), the Sport Bar (1200 East 6th Street), and the Haehnel Store at 1101 East 11th Street (Site No. 18, Photo Nos. 21, 22). Wood, however, was the most commonly used residential material. Finally, the structural use of stone all but disappeared, being replaced during the first two decades of the twentieth century by rusticated cast stone, a building material largely fabricated by the industrial students at Tillotson College and used in the construction of a commercial building at 1618 East 6th Street and Evans Industrial Building on the Tillotson campus (National Register 1981). Polychromatic field stone was commonly used in the area after World War I, usually replacing deteriorated wooden elements such as steps, decks, and columns, or else for decorative effect. Interestingly, the most obvious change that occurred in East Austin after 1900 was the almost complete lack of construction of "grand" buildings. Residences, especially in the subdivisions platted after 1900 (such as the MK&T and Spence additions south of East 1st Street), followed almost without exception the pattern set by the smaller, vernacular structures in earlier subdivisions. Popular house forms after 1910 included the hipped-roof, "pyramidal" pattern with a small corner front porch, and later, modest-sized frame bungalows, some of which represented redevelopments of previously occupied lots (92 Rainey Street, Site No. 57). Clearly, monumental, high-style architecture was still in evidence. However, the most widely distributed building form was the small, vernacular, wood-frame, vaguely late Victorian or Prairie Style cottage with varying degrees of elaborate carpentry decoration. Such buildings not only existed to serve the residential needs of a tightly knit, middle-income community but, in concert with nearby commercial structures, helped to form a cohesive neighborhood.

Notes on Building Types

A number of buildings in the project area recurred over a considerable span of time and were common to every part of East Austin. Classified according to building form, these types were a function of specific construction techniques, available materials, prevailing styles and conventions, and social and cultural influences. Five distinctive building forms were found to be present in quantities large enough to be significant. All are vernacular and all demonstrate a remarkable variety in terms of elaboration on basically simple forms. They are distinct from high-style architecture and express economy and practicality.

T-Plan Houses. One of the most common house forms found in East Austin is the T-plan house, a form which proliferated in urban and rural areas of Texas from the 1880s until the early 1900s. Often called "Carpenter Gothic" because of its distinctive wood detailing, the building form is characterized by a generally I-shaped

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floor plan, intersecting gable roofs,* front and/or rear porches, and by more-or-less elaborate detailing in the form of turned porch columns, balusters, brackets, spindles, and gable elaborations. Commonly used materials were wooden shingle or lock-seam metal roofing. Wood siding was most often drop siding, but sometimes board and batten. Windows were usually two-over-two or four-over-four, and footings were of brick, cut stone, or wood block. The structural system was balloon framing on piers, and the plan was easily expandable, making the T-plan affordable, attractive housing.

In East Austin, the earliest T-plan houses which still stand were located in the Driskill & Rainey Subdivision and on Robertson Hill. Examples of such structures built prior to 1890 include the Robert Irvin House (1008 East 9th Street, 1885, Site No. 15, Photo No. 18) constructed by a carpenter-contractor; 90 Rainey Street; ca. 1885 (Site No. 55, Photo No. 37), 88 Rainey Street; ca. 1889 (Site No. 51), and 97 Rainey Street; ca. 1889 (Site No. 62, Photo No. 38).

Interestingly, T-plan cottages appear to have become more elaborate after 1890, with the proliferation of fancy carpentry detailing. Examples of such houses dating from the period 1890-1910 include, but are not restricted to, 83 Rainey Street (1909, Site No. 47); 89 Rainey Street (1904, Site No. 52, Photo No. 36); 905, 907, and 909 East 2nd Street; 905, 1007, and 1112 East 3rd Street; 1204 East 6th Street; 902 East 7th Street; 1022 East 7th Street (1905-1906, Site No. 9, Photo No. 10); 1012 East 8th Street (ca. 1904, Site No. 12, Photo No. 15); 1109 East 9th Street; 1201 Canterbury (1909, Site No. 125); 1400 Canterbury (1897, Site No. 3, Photo No. 3); 1504 Canterbury; 1178 San Bernard and 1302, 1603, 1607, and 1612 Willow.**

As ~~are~~ all wooden buildings, T-plan cottages in East Austin were at the mercy of the ravages of weather and the relative ability of owners to maintain or replace wooden surfaces or structural elements. Very few buildings remain in pristine condition. Common changes include the replacement of wooden steps or wrought iron; and replacement of wood shingle or metal roofs with asbestos. Sometimes entire buildings are sheathed in polychromatic field stone; more commonly, asbestos siding is applied for a maintenance-free exterior surface.

L-Plan Houses. A second common form found in East Austin is the L-plan house, a form which is similar to the T-plan in chronology and distribution. The building is characterized by a more-or-less generous L-shaped floor plan, intersecting gable roofs, front porch, and detailing in the form of elaborated porch columns, balusters, brackets, spindles, and gable decoration. Commonly used materials are similar to those appearing in T-plan houses, and the structural system is balloon framing on piers. Interestingly, the L plan appears in two different forms; in the first, the L is formed by an open porch on the front facade; in the second, the front facade is

*Some T-plan houses in East Austin have combined gable and hipped roofs.

**The one known, brick, T-plan structure is the Polhemus House at 912 East 2nd Street (ca. 1901, Site No. 6, Photo No. 7)

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a single plane and the L is situated at the rear of the house.

Fine examples of L-plan houses occur at 84 Rainey Street (1891, Site No. 48, Photo No. 35), 1115 East 3rd Street (1884, Site No. 7, Photo No. 8), 1403 East 6th Street, 909 East 12th Street, and 1604 New York Avenue. However, like the T-plan houses, few of the L-plan structures remain in pristine condition, their original floor plans being obscured by the numerous additions which were necessary to accommodate families of more than a few individuals.

Shotgun Houses. The Shotgun house, an early to mid-nineteenth century building form which some scholars maintain originated in Africa and the Caribbean, is a building type which once was widely distributed throughout East Austin. Used by Black, White, and Hispanic residents alike, the long, narrow house form was characterized by a single-room width and two- or three-room depth. The Shotgun was usually only twelve to fourteen feet wide and was built of simple, inexpensive materials. With few exceptions, there was little decoration save porch trim and door and window detailing, both of which were usually reserved for the front of the house. In almost all cases, the gable end of the building was oriented to the street. Common exterior materials were wooden siding or board and batten. Corrugated metal was the most frequently used roofing material, and box and simple stud framing was the most common structural system.

Sanborn Fire Insurance Company maps after 1900 show Shotgun houses distributed throughout East Austin. By 1984 most of these buildings had disappeared, probably because they were so easily relocated and because they seem to have been particularly vulnerable to structural deterioration. Good examples in nearly original condition are rare and include those at 1206 Canterbury Street (ca. 1903-1904, Site No. 2, Photo No. 2) and 1203-1205 Bob Harrison (Site No. 27, Photo No. 28).

Pyramidal Cottages. A fourth type of frame house which is commonly found in East Austin is the Pyramidal cottage. This type, which provided economical housing, was popular from ca. 1910 until the late 1920s. It was characterized by a more-or-less square floor plan, inset front porch, and generous hipped roof with overhangs. Detailing was usually extremely simple: porch columns, railing, and balusters were plain and there was a total absence of ornate trim. Examples of this building type occur throughout East Austin. Typical structures include, but are not limited to, 73 Rainey Street (ca. 1913, Site No. 35, Photo No. 32), 75½ Rainey Street (1915-1916, Site No. 38), 900 Willow Street (1913, Site No. 63), 908 Willow Street (ca. 1923, Site No. 69), 1013 Willow Street (1910, Site No. 85), 1111 Willow Street (1912, Site No. 94), 808 Spence Street (ca. 1930, Site No. 98), 900 Spence Street (ca. 1917-1918, Site No. 99, Photo No. 48), 902 Spence Street (ca. 1925-1926, Site No. 101), 903 Spence Street (ca. 1915, Site No. 102, Photo No. 49), 905 Spence Street (ca. 1915, Site No. 104), 1008 Spence Street (1916, Site No. 108), 1020 Spence Street (ca. 1915, Site No. 114, Photo No. 51), and 903 East 15th Street (ca. 1915, Site No. 139).

Bungalows. A fifth type of residence which is common to East Austin is the bungalow, a house form characterized by one to one-and-a-half stories, a projecting

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and bracketed front gable, and prominent front pillars which were constructed of brick or plastered wood. In East Austin, the style was especially popular after World War I and probably represented the upper economic end of residential construction, especially in neighborhoods on Robertson Hill and New York Avenue. Particularly noteworthy in this area are structures at 1504 New York and 1608 New York, the latter building being one of the most elegant and finely detailed of such structures in Austin; and 1160, 1171½, 1194, 1196, 1196½, and 1198 San Bernard Street.

A large number of bungalows are also located on East 1st Street at 1009, 1305, 1609, 1611, and 1805; on Comal Street (608, 610, and 612); and in the vicinity of Oakwood Cemetery (903 East 14th Street, ca. 1920s, Site No. 133, Photo No. 56; 907 East 15th Street, ca. 1938, Site No. 141; 1007 and 1010 East 15th Street; and 807 East 16th Street). Finally a number of bungalows are interspersed in neighborhoods where most residences are ten to thirty years older: 76 Rainey Street (ca. 1917, Site No. 39, Photo No. 33), 78 Rainey Street (Site No. 41), 79 Rainey Street (ca. 1934, Site No. 42, Photo No. 34), 92 Rainey Street (ca. 1935-1938, Site No. 57), and 1606 Willow Street.

Miscellaneous Building Types. While most of the residential, commercial, and public buildings in East Austin were not only easily classified by style and period, but were also all-pervasive in distribution, a number of other buildings fell outside conventional boundaries, either because there was a limited number of each type or because they were unique. One of the miscellaneous types was comprised of residential structures, many of them built between 1895 and 1915, which were located on corners or at other prominent sites. Such structures usually were typified by a complex hipped and gabled roof and responded to their corner locations with generous wrap-around porch and at least two front entrances. Examples of such buildings occur at, but are not limited to, 910 Willow Street (1910-1911, Site No. 71, Photo No. 41), 1004 Spence Street (ca. 1911, Site No. 107, Photo No. 50), 1601 Willow Street, 1001 East 13th Street, 1007 East 16th Street, 1113 East 9th Street (ca. 1900, Site No. 16, Photo No. 19), 1170 San Bernard Street (ca. 1905, Site No. 20, Photo No. 24), and 1406 Waller (ca. 1912, Site No. 142, Photo No. 60).

Another type of building which occurs only rarely in East Austin is the Cumberland Plan, a style typified by two equally spaced entrances on the front facade and one or two stories. Examples of this plan are a one-story structure at 904 East 14th Street (Site No. 134), and a two-story residence at 1000 East 14th Street (ca. 1886, Site No. 138, Photo No. 58).

Finally a type of building occurs in East Austin which can only be described as "architectural curiosity." The single best example of such structures is the Briones House at 1204 East 7th Street (1947-1953, Site No. 11, Photo Nos. 11, 12, 13), the salient feature of which is exuberant, polychromatic plaster surfaces which have been treated to look like organic objects. Other examples of this plaster treatment occur in East Austin--most notably on East 12th Street commercial structures--but none of these examples matches the craftsmanship so apparent in the Briones House.

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Archeological Component

No comprehensive archeological surveys or site-specific excavations of prehistoric sites have occurred in the project area to date. As a result, almost nothing is known of the prehistory of the East Austin Multiple Resource District. Similarly, there have been no assessment of the historic archeological resources. Some nineteenth-century structures are assumed to have significant archeological components (Site No. 5, the Industrial Structure at 102 Chicon; the French Legation, National Register 1967); and important sites such as the former location of the Governor Davis mansion adjacent to, and west of, the Rainey Street District may merit assessment in the future.

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400-1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500-1599	☐ agriculture	☐ economics	☐ literature	☒ sculpture
☐ 1600-1699	☒ architecture	☒ education	☐ military	☒ social/
☐ 1700-1799	☒ art	☐ engineering	☐ music	humanitarian
☒ 1800-1899	☒ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☒ 1900-	☐ communications	☐ industry	☒ politics/government	☐ transportation
		☒ invention		☐ other (specify)

Specific dates see site continuation sheets Builder/Architect see site continuation sheets

Statement of Significance (in one paragraph)

The East Austin multiple resource area is comprised of a number of intact residential, commercial, educational, and institutional properties. Vernacular versions of popular late nineteenth- and twentieth-century architectural styles which distinguish the residences and commercial buildings document the community's main developmental stages; this documentation is amplified and given depth by the presence of a number of institutional structures and sites which have a significance extending beyond the East Austin community. The properties reflect the area's residential, commercial, and educational development; they also provide three-dimensional evidence of the multiethnic character which has distinguished the district throughout its history. Additional areas of significance evident in the multiple resource area are art, commerce, education, invention, politics/government, sculpture, and social/humanitarian.

General Historical Background

The City of Austin was established in 1839 as the new capital of the Republic of Texas, and was laid out by Edwin Waller under the direction of President Mirabeau B. Lamar. Waller's plan, based on the eighteenth-century plan for Philadelphia, consisted of a grid with a central square at which major crossing axes terminated; smaller, secondary squares were located within the plan. The grid was part of a larger government tract which encompassed what would later become East Austin. However, during the first decades of the new city's life, the eastern parts of the government tract remained undeveloped save for the occasional use of the City Cemetery (Site No. 28, Photo Nos. 29, 30), State Cemetery (Site No. 11, Photo No. 14), and the construction of the French Legation (National Register 1969), a lone outpost on Robertson Hill in 1841.

Building was slow in Austin until about 1850, when the city was assured of its position as the state capital. After that point, many new and substantial buildings were constructed by a small but active population. Commercial, religious, and governmental structures proliferated, and along with them the demand for housing. As a result, residential construction began to spread throughout the city's original grid and to push on the boundaries of those parts of the government tract which were undeveloped.

The city experienced a brief building slowdown during the Civil War and Reconstruction periods, but the arrival of the railroads in 1871 and 1876 brought tremendous growth in population and commerce. Predictably, parts of East Austin which were located in areas contiguous to the railroad on East 4th and 5th streets experienced immediate and dramatic growth, and the remainder of the original government tract was surveyed as large parcels with a few roads.

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Because of the pressure for housing which occurred throughout Austin after the Civil War, subdivision activities in the district were in full swing by the mid-1870s. For, instance, Benjamin A. Rogers was a rector of St. David's Episcopal Church who subdivided his farm in 1869 and called the resulting development Canterbury Square. R. H. Peck, both singly and with J. D. McGary, platted two subdivisions south of Pine or 5th Street in 1870. North of Pine, J. H. Conner subdivided ten acres in 1871 and immediately sold six lots to Stuart & Mair whose own subdivision was to be located to the north of Robertson Hill. Also in 1871, directly to the east, Dr. M. A. Taylor, well-known Austin physician, subdivided Outlot 2. C. J. Johns--land developer, educator, politician, and promoter--subdivided a part of Division C bounded by East Avenue on the northwest; and Stuart & Mair, Austin capitalists and entrepreneurs, divided Outlot 4, Division B, on Robertson Hill--land which they had bought from Robertson in 1872.

While most nineteenth-century developers of East Austin were German or Anglo-Saxon, other ethnic groups were represented as well. Masontown, a Black community which developed before the railroad was built, and which continued to exist after 1872, was bounded by East 6th Street on the north, East 3rd Street on the south, Waller on the west, and Chicon on the east. It was named for two brothers who were stone, cement, and brick contractors and it remained an identifiable neighborhood long after the general vicinity became a popular location for Anglo-American home-builders. To the north, Swedes settled on the north side of Robertson Hill, while sufficient Germans had moved to the same vicinity by the 1870s to warrant the opening of a German-American school by Jacob Bickler.

The multiethnic quality of East Austin persisted well into the twentieth century, and different racial groups, even if they did not always live in close proximity to each other, were represented in various important public institutions which were geographically close. For Example, Bickler's school was not so many blocks from the Black Ebenezer Third Baptist Church; while the Moreaus' German-American Ladies' College on the north side of the State Cemetery (Site No. 11, Photo No. 14), was only a few blocks from the Black college (Site No. 14, Photo No. 17) founded by George Jeffrey Tillotson. Stuart Female Seminary (White) and Robertson Hill School (Black) both were located near the French Legation.

By 1900, intense population pressures stimulated by the commercial development of downtown Austin worked with the availability of building materials provided by firms such as the Nalle Lumber Company, located in East Austin along the 4th Street railroad tracks, to create neighborhoods and individual architectural monuments which are largely intact today. Carpenters, salesmen, butchers, teamsters, railroad engineers, tailors, and grocers lived in the Rainey Street District or on Swedish Hill and worked downtown, in businesses along East 6th Street, or closer to home at locations such as the Austin Soap Factory, a company whose proprietor Arthur Leser, lived at 93 Rainey Street (Site No. 58). Such individuals were

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moderately well-to-do and their homes on Rainey Street and East 14th, such as saloon proprietor Herman Schuller's Victorian cottage at 75 Rainey Street (Site No. 37) or carpenter John Johnson's Victorian cottage at 910 East 14th Street, (Site No. 137), were predictably modest. Other typical homes and representative residents of the period included those of Robert Irvin at 1008 East 9th Street, who was a carpenter and lived in a modest but elegantly fashioned T-plan house (Site No. 15, Photo No. 18); John W. Maddox, driver with the Texas Express Company, whose home at 1115 East 3rd Street was a pleasing, Victorian, L-plan building (Site No. 7, Photo No. 8); and grocer Salvatore Bailetti at 1006 Waller Street (Site No. 18, Photo No. 21), whose business was located across Waller Street at 1101 East 11th Street. Indeed, the grander homes which were interspersed along streets such as East 1st were the exception in East Austin, and few residential structures could rival the exuberance of Charles Moreland's 1898, Victorian, two-story residence at 1301 East 1st (Site No. 4, Photo No. 4), or of the Wolf House at 1602 East 1st Street.

Social housing patterns remained relatively constant in East Austin until about 1910, and demographic change occurred so gradually after that date that at least two subdivisions, the Spence and MK&T additions, include examples of architecture which seem surprisingly Victorian for the dates of construction. Indeed, in most respects, the Willow-Spence Streets District seems to have been an extension of the Rainey Street District which had developed approximately twenty years earlier, with typical homes including those of Walter G. Haberlin, railroad engineer, who built a one-and-a-half-story residence with generous porches at 909 Willow Street (Site No. 70, Photo No. 40), Andreas Anderson, carpenter, who built a one-and-a-half-story, late Victorian house at 910 Willow (Site No. 71, Photo No. 41), and Walter E. Simms and Olin T. Moore, railroad employees, who built nearly identical houses at 1007 Willow (Site No. 79) and 1009 Willow (Site No. 81, Photo No. 43) in 1910. On the other hand, demographic changes north of East 1st Street, including the gradual concentration of Black residents into identifiable communities such as Gregorytown northeast of the State Cemetery and north of the Tillotson College campus, were portents of patterns which persist to this day. Whites continued to live in most areas of East Austin until 1920, but after that date, the balance between Blacks and Whites began to change. De facto segregation accelerated the demographic changes, and by the 1930s present-day settlement patterns were clearly established in East Austin. Large communities of Hispanics had settled in the Canterbury Square area and north to East 8th Street, and Black families appeared to prefer the areas around present-day Huston-Tillotson College and the streets between Robertson Hill and East 19th Street.

The movement of significant numbers of Black and Mexican families into East Austin since the 1920s has also had an interesting impact on the architecture of the area. By and large, perhaps because so much of the property is owner-occupied, older structures have remained intact and there has been a remarkably small loss of buildings dating from the 1880-1935 period. On the other hand, each group has had its own impact on the architectural base or resource, and the marks of ethnicity

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are interesting and all-pervasive. The results of such "overlaying" are seen in properties which consist of a Victorian frame cottage facing a swept yard filled with religious grottos and plaster figurines, a late Victorian residence which has been sided with polychromatic fieldstone such as that used to construct the Guajardo Grocery at 809 Lydia; or a World War I-era frame bungalow which has received an application of polychromatic, scored plaster.

In recent years, interest in East Austin has been sufficiently strong to leap the barrier created by IH-35, and developers and young families interested in acquiring some of the only monetarily depressed real estate remaining in the county have begun to take a new look at East Austin. Simultaneously, long-time Hispanic, Black, and White residents, drawn together by strong neighborhood associations, are viewing their older homes with renewed appreciation, as well as certain feelings of apprehension about the long-term impacts of outside investment monies. No economic incentives or investments have been sufficiently strong to reverse the slow deterioration on the area, but East Austin appears to be on the verge of participation in large-scale social and economic events which may have significant impacts on the historic resources located there.

General Discussion of Areas of Significance

Architecture. East Austin's general social and cultural development is reflected in the heterogeneous nature of its architecture. A full range of architectural types and styles is represented in the area, including vernacular T-plan, L-plan, Shotgun, Pyramidal, and Bungalow structures; various large-scale, richly detailed, late Victorian residences, early twentieth-century commercial and public buildings; and two cemeteries which date from the earliest period of Austin's settlement and contain numerous examples of notable funerary art. The architecture of the area is unusually intact, and changes which have occurred to buildings often reflect changes in the ethnic composition of East Austin during the early to middle twentieth century.

Art/Sculpture. While examples of art and sculpture are not widespread in East Austin, those present are so outstanding that their significance extends beyond the district's boundaries. In particular, the statuary located in the State Cemetery (Site No. 11, Photo No. 14) and executed by the renowned Texas sculptors Elisabet Ney and Pompeo Coppini, is considered among the best examples of their work in the state.

Commerce. East Austin has long played a major role in the commercial development of Austin as a whole, while retaining its own distinctive commercial flavor. Some of the city's best examples of late nineteenth- and early twentieth-century commercial buildings stand in East Austin (Site No. 8, Photo No. 9; Site No. 18, Photo Nos. 21, 22); and for years, local produce businesses have provided food goods on a city-wide basis. Districts such as Rainey Street and Willow-Spence Streets traditionally have been typical working-class neighborhoods--small communities which provided the workforce for the commercial development of Austin.

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Education. Since the late nineteenth century, education institutions have played an important role in the history of East Austin, not only providing facilities for teaching and learning, but also serving as focal points for community self-identification. One of Austin's oldest White schools--the German-American Ladies' College--still stands, although it has been greatly altered; and buildings at the area's earliest Black college--Huston-Tillotson--have remained largely intact, including the 1914 Administration Building (Site No. 14, Photo No. 15).

Invention. While no inventors of note were located during the course of an historic structures' survey of East Austin, numerous examples of inventiveness were recorded. Such skill was evident on a vernacular level, and pertained specifically to the building industry in structures such as the Administration Building at Huston-Tillotson College (Site No. 14, Photo No. 15) which was fabricated with blocks manufactured by the college's industrial students, and in the Briones House (Site No. 10, Photo Nos. 11, 12, 13), an extremely fine example of scored- and tinted-plaster work with accompanying sculpted furniture.

Politics/Government. A geographically significant part of East Austin has served for more than 125 years as the State Cemetery, resting place for honored dead of the Texas Revolution and Civil War. Representatives of every department of state government are interred at the Cemetery, which is also associated with some of the state's most famous public figures.

Social/Humanitarian. Public institutions have long played important roles in East Austin, and some of the best known are those associated with social and humanitarian causes. Churches such as Wesley United Methodist (Site No. 19, Photo No. 23), schools, and clubs such as the Community Club (Site No. 21, Photo No. 25) are most often thought of as being agencies for social betterment in the community.

Choice of Multiple Resource Area, Historic District, and Individual Properties

The designation of the multiple resource area was determined by the contractors who had made the 1979-1980 inventory of historic sites, working in concert with the Texas Historical Commission's National Register and Survey staffs. Individual properties not included within the historic districts were selected for nomination on the basis of National Register criteria (for individual properties), following a careful architectural evaluation and using historical research compiled by the Commission during the 1979-1980 survey and by the City Planning staff. Three historic districts, all of which were residential, were selected for inclusion in the nomination on the basis of consistent historical and architectural development, also considering the degree to which each individual district retained its community identity and architectural integrity.

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Many individual buildings and neighborhoods were deleted from the nomination because their historic fabric had been covered by siding or removed, or because individual building plans had been significantly altered. However, a large number of these properties could qualify for designation in the future if certifiable restoration work is performed.

Preservation-Restoration Activities Within the Multiple Resource Area

Activities in East Austin encompassing preservation, restoration, and adaptive reuse have been uneven in quality, generally without direction, and sporadic. Running the gamut from destructive to text-book in quality, these activities have been funded by individual property owners and a wide range of organizations, including the City of Austin, Huston-Tillotson College, the Austin Heritage Society, and the Texas Historical Commission (which provided a matching grant for a preservation plan and analysis of Evans Industrial Hall on the Huston-Tillotson campus in 1981).

Most work in East Austin has been performed by individuals who have attempted to restore buildings for use as residences or offices. Some of these projects, such as the Wolf House restoration at 1602 East 1st Street, have been monumental in scope and beyond the resources of most private investors. Other projects, including the renovation of the Moreland House (1301 East 1st Street, Site No. 4, Photo No. 4), the Haynes-DeLashwah House (1209 Rosewood), the Southgate-Lewis House (1501 East 12th Street, Site No. 26, Photo No. 27), the Newton House (1013 East 9th Street), the Lindeman House (1100 East 8th Street, Site No. 13, Photo No. 16), and the Sparks-Ledesma House (1306 East 7th Street), have been executed successfully in financial terms but vary widely in quality from certifiable to noncertifiable work. The Zeta Phi Beta Sorority has adaptively reused the Thompson House at 1711 San Bernard Street for that organization's headquarters, and the French Legation at 802 San Marcos Street has been the location of a number of renovation projects during the past twenty years.

The City of Austin has recently become involved in renovation work on a number of East Austin properties which uses Federal funds. Much of the work may have a direct effect on structures which are potentially eligible for nomination to the National Register; it is hoped that adherence to Federal regulations concerning the appropriateness of the work will result in the enhancement of the historic qualities of several East Austin neighborhoods.

9. Major Bibliographical References

(See continuation sheets)

10. Geographical Data

Acreage of nominated property ca. 85 acres

Quadrangle name Austin East, Texas

Quadrangle scale 1:24,000

UTM References (See continuation sheets for UTM coordinates of individual properties and historic districts)

A

Zone	Easting			Northing					

B

Zone	Easting			Northing					

C

--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--

E

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F

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G

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H

--	--	--	--	--	--	--	--	--	--

Verbal boundary description and justification

See U.S.G.S. maps and attached district map

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code

11. Form Prepared By

name/title Martha Doty Freeman (with Kenneth Breisch, THC)

organization Walker, Doty & Freeman

date August 8, 1984

street & number 506½ West 7th Street

telephone (512) 478-1316

city or town Austin

state Texas 78701

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Curtis J. Tunnell

title State Historic Preservation Officer

date 18 July, 1985

For NPS use only

I hereby certify that this property is included in the National Register

See Continuation sheet for listings
Keeper of the National Register

date

Attest:

date

Chief of Registration

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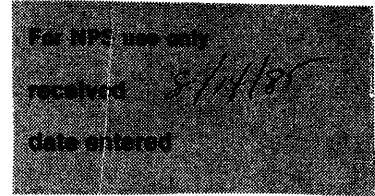
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Thematic Group

dnr-11

Name East Austin Multiple Resource Area
State TEXAS

Nomination/Type of Review

Date/Signature

- | | | | | |
|-----|--|-------------------------------------|------------|---|
| 1. | Briones, G.P., House | Substantive Review | Keeper | <u>Rejection (letter to be written)</u> |
| | | | Attest | |
| 2. | Swedish Hill Historic District | Substantive Review | Keeper | <u>Linda McClelland 5/12/86</u> |
| | | | Attest | |
| 3. | Willow-Spence Streets
Historic District | Entered in the
National Register | for Keeper | <u>Delores Byrum 9/17/85</u> |
| | | | Attest | |
| 4. | Southgate-Lewis House | Entered in the
National Register | for Keeper | <u>Delores Byrum 9/17/85</u> |
| | | | Attest | |
| 5. | Barnes, Charles W., House | Entered in the
National Register | for Keeper | <u>Delores Byrum 9/17/85</u> |
| | | | Attest | |
| 6. | Community Center | Entered in the
National Register | for Keeper | <u>Delores Byrum 9/17/85</u> |
| | | | Attest | |
| 7. | State Cemetery of Texas | Substantive Review | Keeper | <u>Linda McClelland 5/12/86</u> |
| | | | Attest | |
| 8. | Bailetti House | Entered in the
National Register | for Keeper | <u>Delores Byrum 9/17/85</u> |
| | | | Attest | |
| 9. | House at 1170 San
Bernard Street | Entered in the
National Register | for Keeper | <u>Delores Byrum 9/17/85</u> |
| | | | Attest | |
| 10. | Irvin, Robert, House | Entered in the
National Register | for Keeper | <u>Delores Byrum 9/17/85</u> |
| | | | Attest | |

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Thematic Group

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State TEXAS

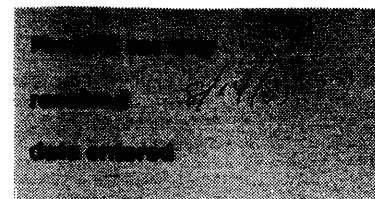
Nomination/Type of Review

Date/Signature

- | | | | |
|---|---|------------|---------------------------------|
| 11. Peterson, George A., House | Entered in the
National Register | for Keeper | <u>Melvin Byrum</u> 9/17/85 |
| | | Attest | _____ |
| 12. House at 1400 Canterbury Street | Entered in the
Substantive Review | for Keeper | <u>Linda McClelland</u> 9/17/85 |
| | | Attest | _____ |
| 13. Moreland, Charles B., House | Entered in the
National Register | for Keeper | <u>Melvin Byrum</u> 9/17/85 |
| | | Attest | _____ |
| 14. Jobe, Phillip W., House | Entered in the
National Register | for Keeper | <u>Melvin Byrum</u> 9/17/85 |
| | | Attest | _____ |
| 15. Wesley United Methodist Church | Entered in the
National Register | for Keeper | <u>Melvin Byrum</u> 9/17/85 |
| | | Attest | _____ |
| 16. Johnson, C.E., House | Entered in the
National Register | for Keeper | <u>Melvin Byrum</u> 9/17/85 |
| | | Attest | _____ |
| 17. Shotguns at 1203--1205 Bob Harrison | Entered in the
Substantive Review | for Keeper | <u>Linda McClelland</u> 9/17/85 |
| | | Attest | _____ |
| 18. Shotguns at 1206 Canterbury Street | Entered in the
National Register | for Keeper | <u>Melvin Byrum</u> 9/17/85 |
| | | Attest | _____ |
| 19. McGown, Floyd, House | Entered in the
National Register | for Keeper | <u>Melvin Byrum</u> 9/17/85 |
| | | Attest | _____ |
| 20. Maddox, John W., House | Entered in the
National Register | for Keeper | <u>Melvin Byrum</u> 9/17/85 |
| | | Attest | _____ |

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Thematic Group

Name East Austin Multiple Resource Area
State TEXAS

Nomination/Type of Review

Date/Signature

21. Haehnel Building

Entered in the
National Register

for Keeper

Attest

Melona Byers 9/17/85

22. City Cemetery

~~Substantive Review~~

for Keeper

Attest

Linda McClelland 9/17/85

23. Polhemus, Joseph O.,
House

Entered in the
National Register

for Keeper

Attest

Melona Byers 9/17/85

24. Rainey Street Historic
District

~~Entered in the
National Register~~

for Keeper

Attest

Melona Byers 9/17/85

25. Administration Building

Substantive Review

Determined Eligible
Keeper

Attest

Linda McClelland 5/12/86

DOE/OWNER OBJECTION

26. Buratti Brothers

Substantive Review

Determined Eligible
Keeper

Attest

Linda McClelland 9/17/85

DOE/OWNER OBJECTION

27. Industrial Structure
& Schulze House

~~Substantive Review~~

Determined Eligible
Keeper

Attest

Linda McClelland 9/17/85

DOE/OWNER OBJECTION

28. Lindeman House

~~Substantive Review~~

Determined Eligible
Keeper

Attest

Linda McClelland 9/17/85

DOE/OWNER OBJECTION

29. Schulze, Walter, House and
Industrial Structure

Entered in the
National Register

for Keeper

Attest

Melona Byers 4/25/86
owner objection withdrawn

30. Newton House

~~Entered in the
National Register~~

for Keeper

Attest

Melona Byers 4/25/87

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Multiple Resource Area
Thematic Group

Name East Austin MRA
State Travis County, TEXAS

Nomination/Type of Review

Date/Signature

31.	Rogers--Bell House	Substantive Review	Keeper	<u>Patrick Andrews 6/24/88</u>
			Attest	_____
32.			Keeper	_____
			Attest	_____
33.			Keeper	_____
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34.			Keeper	_____
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40.			Keeper	_____
			Attest	_____