

2016 East Austin Historic Resources Survey

Hardy-Heck-Moore, Inc. | City of Austin Planning
and Zoning Department | City of Austin Historic
Preservation Office

Timeline

- **October 15, 2015**: Council allocated funding for a historic resources survey/context report for the south central portion of East Austin.
- **Spring 2016-Fall 2016**: Hardy-Heck-Moore, Inc. (HHM) selected to complete the survey. Research/documentation of structures and formulation of historic contexts and recommendations concluded. 2 public kickoff meetings at beginning of fieldwork period.
- **September 2016**: HHM released public draft for comments and suggestions from community, stakeholders, Texas Historical Commission, city staff. 3 public workshops held during comment period.
- **September 26, 2016**: Historic Landmark Commission briefed on draft survey
- **October 24, 2016**: Final survey completed

Briefing Schedule

- **November 21, 2016:** Historic Landmark Commission
- **November 29, 2016:** Zoning and Platting Commission and Planning Commission joint meeting
- **December 13, 2016:** City Council work session

National Register Bulletin 24: Why undertake a historic resource survey?

“This is the immediate reason for undertaking a local historic resources survey: to gather the information needed to plan for the wise use of a community's resources..”

Source: <https://www.nps.gov/nr/publications/bulletins/nrb24/intro.htm>

Survey Objectives and Purpose

- Comprehensive “snapshot” of the city’s historic sites
- Allows community to understand which resources exist in an area, helping them to plan for responsible development and preservation
- Promotes awareness of community’s history
- Enhances compliance with national and state preservation standards
- Essential research tool for Landmark Commission/staff case manager. Helps to inform planning decisions with oral histories, fieldwork, and expert research as guides.
- Recommended preservation tool by the U.S. Department of the Interior (<https://www.nps.gov/nr/publications/bulletins/nrb24/>)

Previous Surveys

- Previous surveys of portions of the current survey area took place in 1984 and 2000
- Some areas within the 2016 survey boundaries have never been surveyed

Survey Boundaries

North: Manor Road

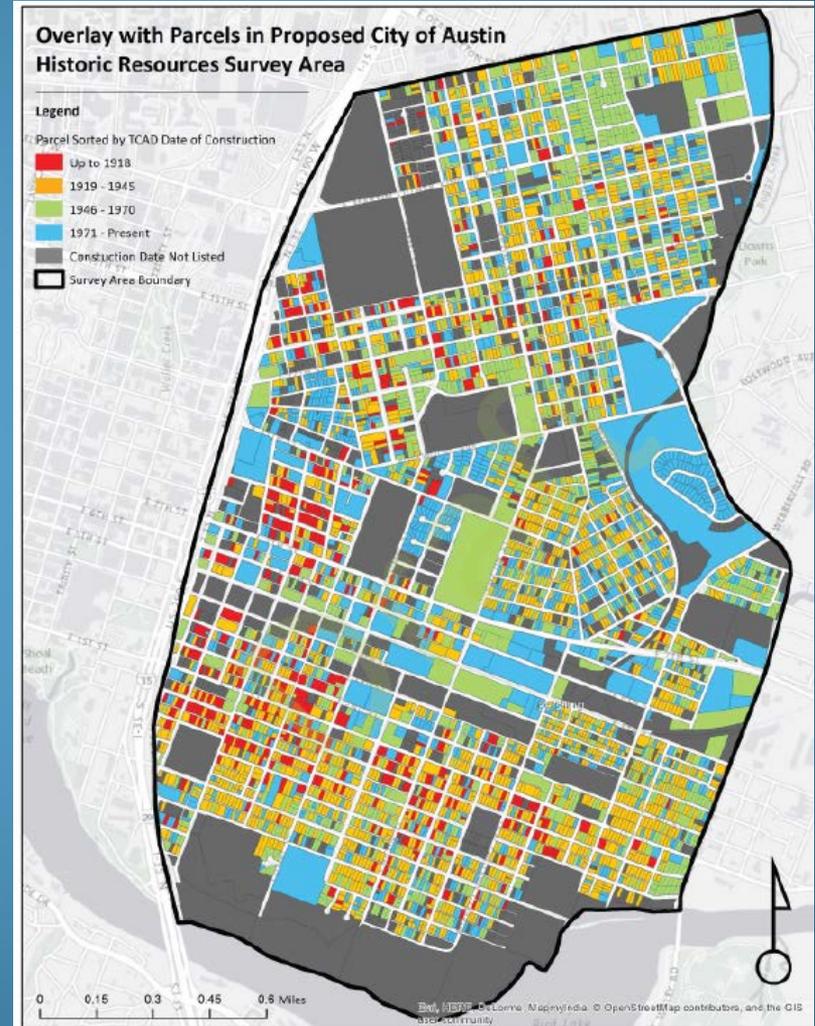
West: IH-35

South: Ladybird Lake

East: Pleasant Valley Road/Capital Metro Rail line

The Historic Preservation Officer determined boundaries based on:

- Known areas of high concentrations of historic resources
- Areas that had never been surveyed/ had not been surveyed in recent past
- Largest area encompassing these resources that could be surveyed within approved budget



Executive Summary

- Locate, identify, and photograph potentially eligible structures and potential historic districts within the survey area.
- Research and produce a historical context report for neighborhoods and subdivisions throughout Austin

East Austin and Citywide Historic Context Reports

- Narrative covers 1839-1970
- Framework for understanding **events, trends,** and **associations** that shaped East Austin and how its history affects the city as a whole
- **Illustrates connections** between themes of the past and existing historic resources.
- Basis for possible future **eligibility recommendations**

Historic Context Research Methods

- Historic maps and photos
- Previous surveys from the Texas Historical Commission/Historic Preservation Office
- Resident interviews
- Written sources (books, dissertations, directories, etc.)



Source: Hardy-Heck-Moore, Inc. (2016). *City of Austin Historic Resources Survey* (Vol.2, Fig. ii-8)

Community Input

- Residents, local historians, preservation interest groups, and the Texas Historical Commission offered comments during public comment period
- Recommendations and comments included:
 - Corrections on information for individual structures, e.g. build date
 - Requests to add/remove individual eligibility recommendations or expand/contract/eliminate district eligibility recommendations
 - Corrections/inclusions to historic context research
 - Concerns that the survey would change zoning without owner input

Eligibility Recommendations for Individual Properties

- A recommendation for eligibility by HHM does not change zoning or initiate the rezoning process
- All applications for historic zoning will be subject to further research and review by the Historic Preservation Office and Historic Landmark Commission.

Eligibility Evaluation Criteria for Individual Properties

National Register of Historic Places

Must be 50 years old, retain integrity, and demonstrate significance in one of the following criteria:

- A: Association with significant events/trends
- B: Association with important individuals
- C: Physical Attributes/Design (architecture)
- D: Research potential (usually archaeological)

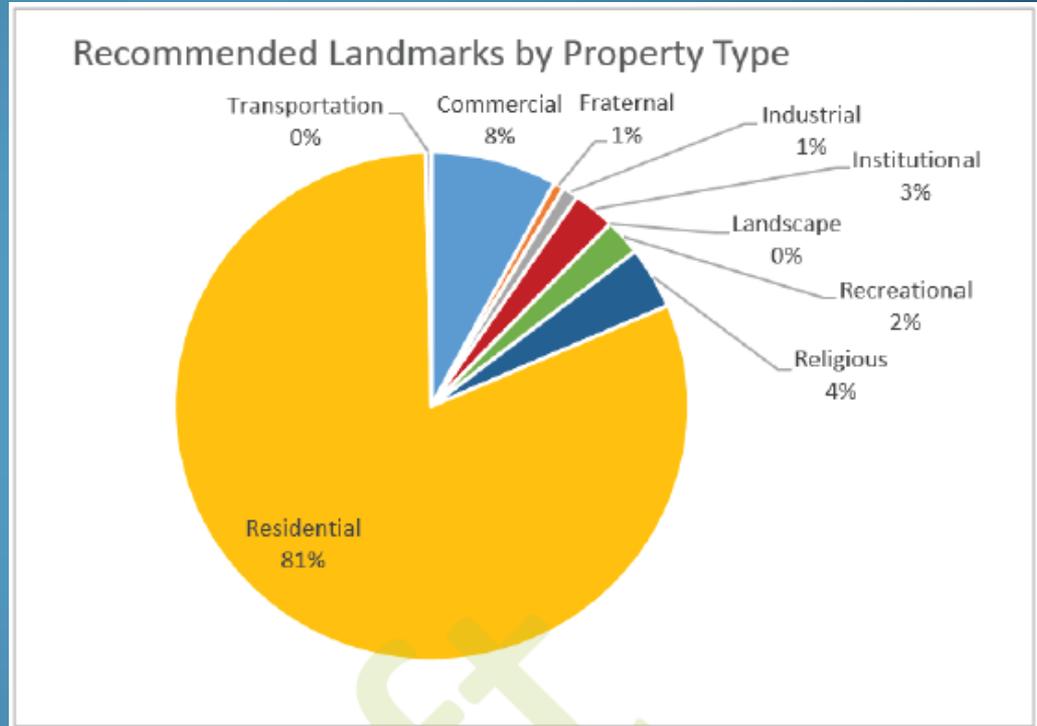
Local Designation

Must be 50 years old, retain integrity, and have a previous designation OR demonstrate significance in two of the following :

- Architecture
- Association with significant people/groups/events
- Archaeology
- Community Value
- Landscape Features

Property Types: Individually Eligible Structures

Figure I-113. Breakdown of recommended landmarks by property type. The overwhelming number of recommended landmarks are residential, followed by commercial, religious, institutional, recreational, fraternal, and industrial properties.



Source: Hardy-Heck-Moore, Inc. (2016). Draft: *City of Austin Historic Resources Survey* (Vol.1, Fig. I-113, pp I-161).

Eligibility Evaluation Criteria for Historic Districts

The National Register and City code both define a historic district as a “*geographically-defined area possessing a significant concentration of buildings united by their history and/or architecture.*”

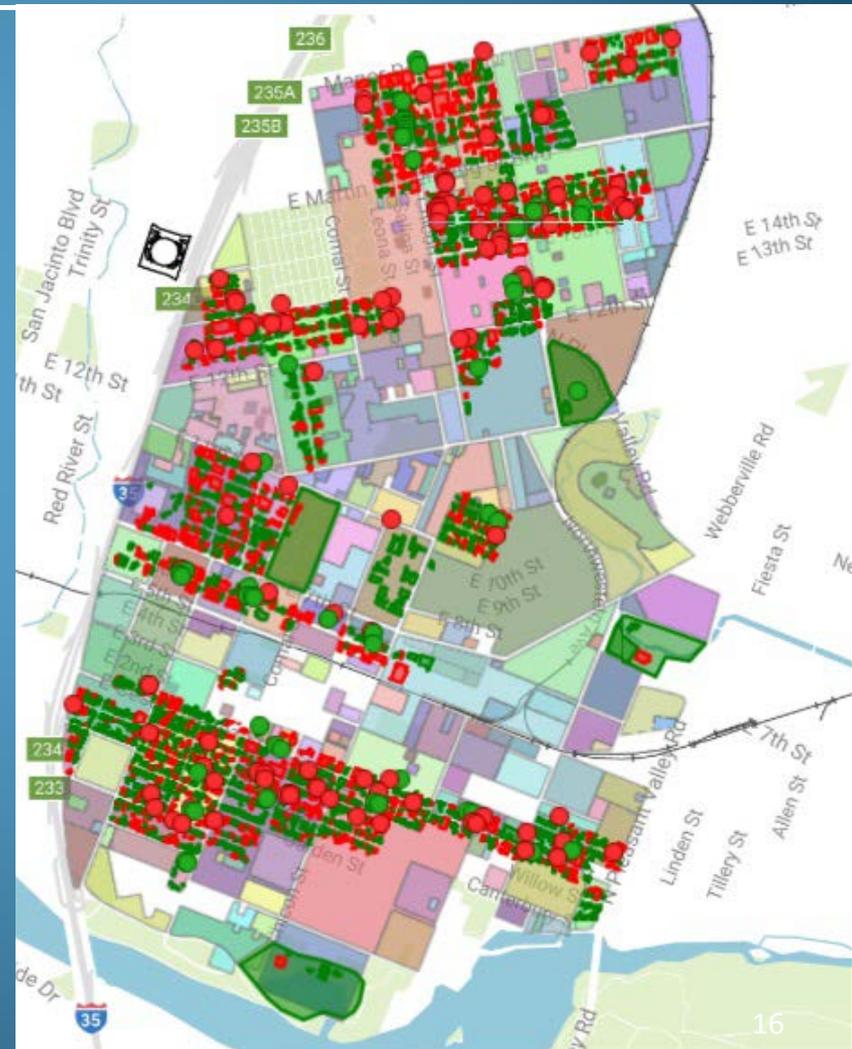
National Register Districts must possess significance under one of the National Register Criteria (A-D) and retain sufficient integrity to convey that significance.

Local Historic Districts in Austin are community-initiated only.

- At least 51% of the principal buildings within district boundaries must be contributing.
- At least 51% of the owners of the land area inside district boundaries, or at least 51% of the total number of property owners, must agree to initiate historic zoning.

Recommended Eligible Historic Districts

Figure I-116. Geographic distribution and size of recommended historic districts. **Red** represents non-contributing resources and **green** represents contributing resources.



Source: Hardy-Heck-Moore, Inc. (2016). *City of Austin Historic Resources Survey* (Vol.1, pp I-163).

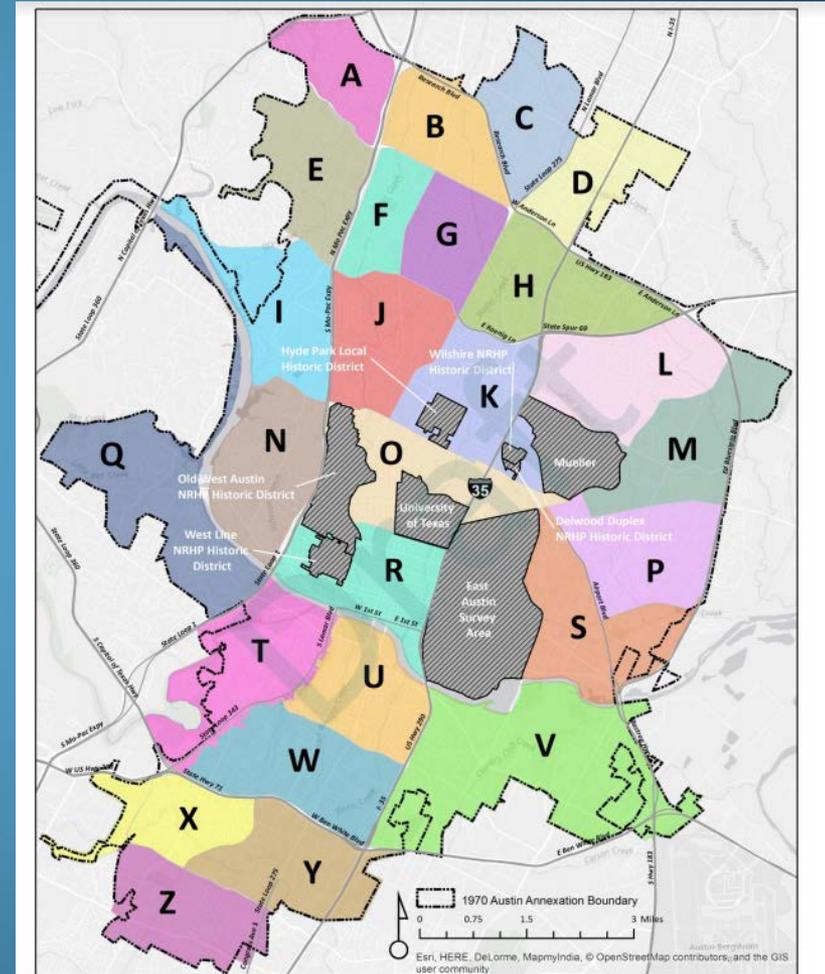
How will the survey be used?

- Used as a resource by:
 - City staff: *Imagine Austin team, Historic Preservation Office*
 - Municipal decision-makers: *land use commissions, City Council*
 - The community: *neighborhood groups, homeowners, business owners*
 - Other stakeholders: *land developers, historians, anyone interested in Austin's economic/ sociocultural development*
- Survey efforts allow a city to **understand and evaluate** existing resources, allowing it to better **plan for responsible development and preservation** of areas with high concentrations of historic resources.

Future Survey Recommendations

- HHM, Inc. has identified and prioritized recommended future survey areas based on resource concentration and demo rate.

Rank of Future Survey Areas by Score								
Area ID	Pre-1925	1926-1940	1941-1955	1956-1970	1971-2005	2006-2016	No Date	Total Points
U	1.9808862	5.5140458	1.8882131	0.3793802	0	2.5340284	0	12.296554
O	2.9564741	4.4839858	2.652395	0.3586094	0	1.1305776	0	11.554886
K	1.3553501	3.4927345	4.3540291	0.3804491	0	1.322325	0	10.904888
J	0.2185224	2.2788762	4.971384	0.4617586	0	1.7663892	0	9.6969303
N	0.3439952	2.2148461	3.2649366	0.5703078	0	3.2845504	0	9.6786361
S	0.5411845	2.0558203	3.2641253	0.6279782	0	3.0854323	0	9.5745405
R	5.2411576	1.8113612	0.6538049	0.4233655	0	1.2004287	0	9.3301179
G	0.031881	0.0903294	5.2816153	1.0268332	0	2.4827311	0	8.91339
T	0.1400467	1.6205402	2.3507836	1.3404468	0	1.6572191	0	7.1090363
P	0.1155213	1.5343602	1.4899289	1.6646919	0	1.6898697	0	6.494372
W	0.1869436	0.5994065	1.3827893	1.8709199	0	2.1083086	0	6.148368
F	0	0	2.491175	2.9525971	0	0.6354009	0	6.079173
L	0.0319217	0.1234305	1.8323047	3.1527985	0	0.4841456	0	5.624601
H	0.0631801	0.7792208	2.2183222	1.8234468	0	0.6388206	0	5.5229905
I	0.0210379	0	2.8120617	1.1395512	0	1.5462833	0	5.5189341
M	0.0122499	0.1143324	0.3307472	2.0559412	0	2.7868518	0	5.3001225
X	0.0110335	0.0294226	1.4600956	2.7491725	0	0.5020228	0	4.751747
V	0.0778008	0.4875519	1.034751	1.156639	0	1.5521266	0	4.3088693
Q	0.0265487	0.0353982	0.3982301	0.9159292	0	2.7411504	0	4.1172566
B	0	0.0252525	0.2483165	3.4532828	0	0.1325758	0	3.8594276
Y	0.0549451	0.2930403	0.5238095	1.7161172	0	1.0769231	0	3.6648352
D	0.0782269	0.208605	0.686658	1.7427206	0	0.1825293	0	2.8987397
E	0	0	0.0066401	1.7878486	0	0.4531873	0	2.247676
C	0	0.006502	0.006502	1.5978544	0	0.0682705	0	1.6791287
A	0	0	0	1.170357	0	0.4902847	0	1.6606417
Z	0.0301129	0.0250941	0.1279799	1.076537	0	0.0966123	0	1.3563363



Sources : Hardy-Heck-Moore, Inc. (2016). *City of Austin Historic Resources Survey* (Vol.V, Appendix F, pp.1) and Hardy-Heck-Moore, Inc. (2016). *City of Austin Historic Resources Survey* (Vol. V, Appendix G, pp.4)

Future Austin Survey Area Overview Map showing boundaries of areas evaluated for potential future survey. Source: Map by HHM using Esri base map, 2016.