

Report created by the residents of Ebony Acres

This is a citizen's testament to protect their historic neighborhood from imminent destruction.

Eligibility and Mapping to Eligibility

Appendix A : Pictures of the houses

Appendix B : Construction and permit details of the 3 houses in Ebony Acres

Documents and materials used

1. **Hardy Heck and Moore Report for City of Austin Historical Zoning**
2. <https://www.nps.gov/nr/publications/bulletins/suburbs/INDEX.htm>
3. http://fortworthtexas.gov/uploadedFiles/Planning_and_Development/Planning_and_Design/Historic_Preservation/HH_Guidelines.pdf
4. **Soil Testing Report from Ebony Acres**
5. **Mark Stanford, Forensic Analysis for Building, Report on Ebony Acres**
6. <http://www.antiquehome.org/House-Plans/1956-National/NR-131.htm>

Acknowledgement – without their help we could not build our case

Kate Singleton with Preservation Austin

Mark Stanford with Stanford Consulting

Capital Geotechnical Services

Jim Wittliff at Landanswers. LLC

Matt Hallon with city of Austin Watershed Protection Department

Jeff Jack Ex Planning Commission Member

Ms. Trinity White Current Planning Commission Member

Christopher Hutchings – Aid to council Member Mrs. Ora Houston

David King – Chairman ANC

All the people in east side who contributed to the Oral History.

Eligibility Evaluation Criteria for Historic Districts

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

Status of Historic Preservation Zoning Request for **Ebony Acres Historic District**

- There are 12 houses and 9 distinct owners which 89% have signed petition requesting for historic zoning (8 out of 9).
- Out of 12 houses 11 houses i.e. 91.6 % of the houses qualify for historic zoning being more than 50 years old and retaining integrity. Details provided below as part of “Architecture”.

Eligibility Evaluation Criteria for Individual Properties

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 (provided by Danny Fowler in a separate Document)

– **Archaeology**

– Community Value

– **Landscape Features**

Demonstrate significance in at least two of the following criteria:

(areas we will focus on is marked in red but since we are 11 houses which are extremely similar)

Historical Associations – **The property has long-standing significant associations with persons, groups, institutions, businesses,** or events of historic importance which contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time. **Provided in a separate report by Danny Fowler**

General Description

Ebony Acres Neighborhood and Historic Zoning District:

Ebony Acres is a unique subdivision with 20 houses which is also a city designated neighborhood. Figure 1 below shows the subdivision area. In Figure 2 we have marked the area requested for “Historic District” designation. The properties have been marked from 1 to 12. There are 5 tables of analysis under Architecture to provide a detailed characteristic of the houses. **Based on this analysis we can prove that 11 of the 12 houses are contributing i.e. 91.6% and 8 out of 9 home owners have signed the petition i.e. 89%**

Ebony acres represent one of the unique pockets which has survived the onslaught of demolition and represents the ultimate simplicity in architecture and building over Taylor clay, which is regularly

flooded. One of the important testament to this is the letter from Mr. Mark Stanford – who has provided a detailed analysis of these type of houses and their life-span and end of life criteria.

These were the ideal small pockets which were mentioned in “Imagine Austin” as the beauty of Austin and should be protected.

LUT P41. Protect historic buildings, sites, places and districts in neighborhoods throughout the City.

LUT P42 Retain the character of National and Local Historic Districts and ensure that developments and redevelopment is compatible with historic resources and character.

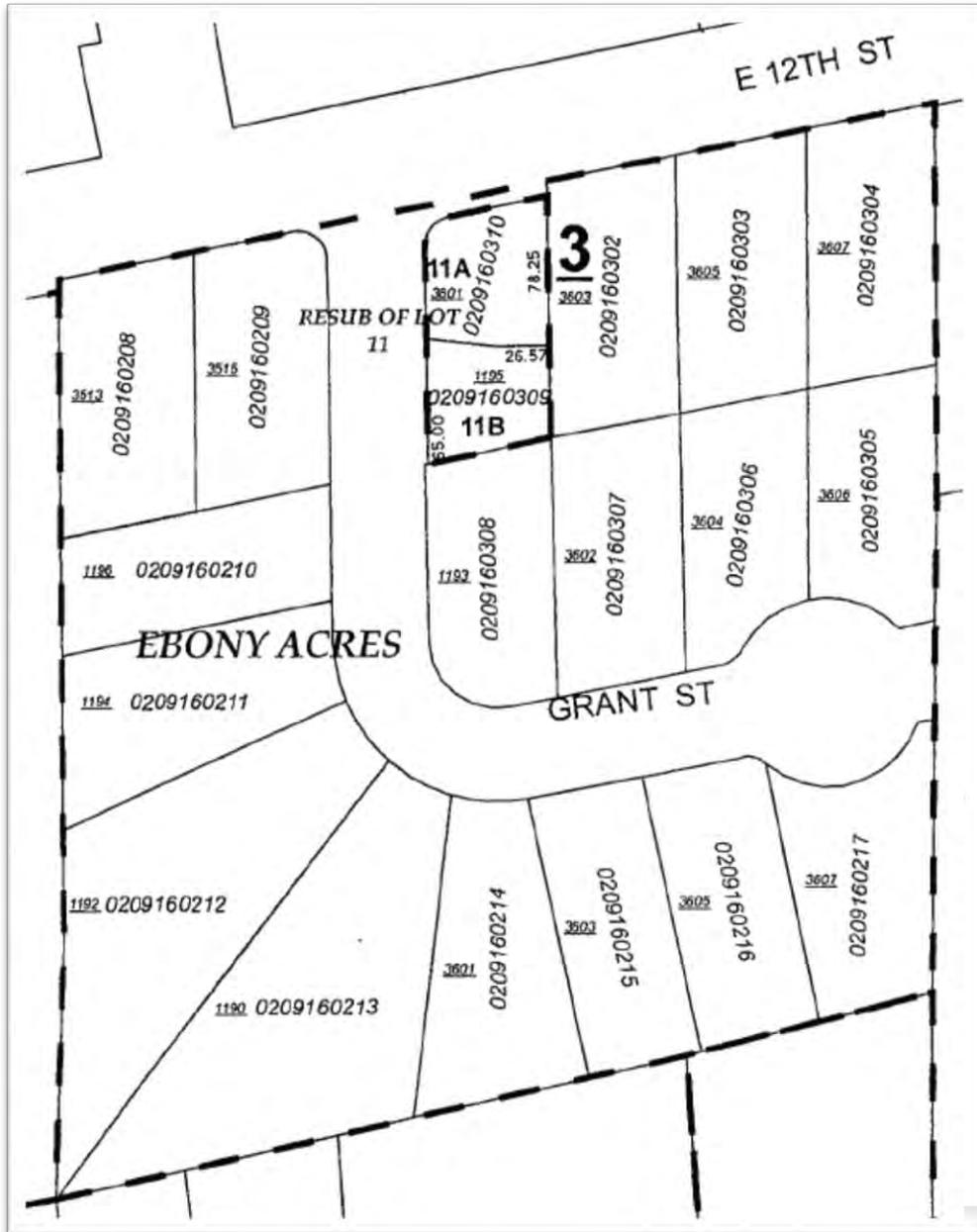


Figure 1 Ebony Acres Subdivision and Neighborhood

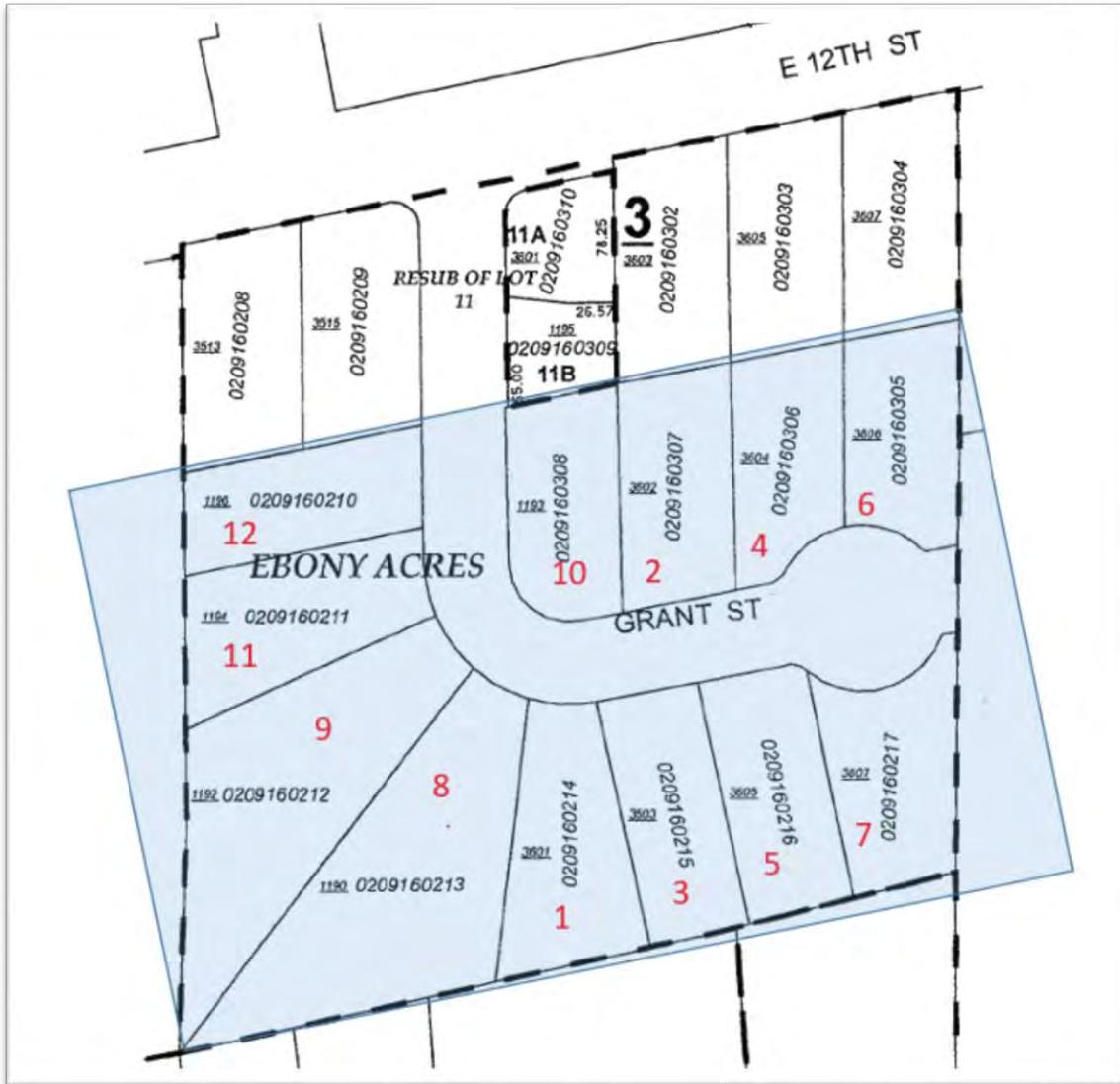


Figure 2 Area marked in Grey has been requested for Historic District

From HHMⁱ Report:

Architecture – The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building. A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance.

History and Style:

The lean economics after the years of depression and WWII dictated a severe simplicity in house design. These houses, especially in the African American community, were mostly purchased using FHA or VA loans. (3 properties in Proposed Ebony Acres Historic District was bought with VA loan). All houses were between 750 and 900 sq. ft. Entire families with 4 to 6 kids grew up in each of these houses and it was community. The houses withstood the test of time even though they were built in the black soil of east Austin without any drainage because they were built on pier and beam. This is a great architecture decision from multiple purposes

1. The foundations could be easily repaired. (These houses survived even sitting on Taylor clay for 60 years whereas most of the houses in Montopolis region, with concrete slab foundations, built in 1970s have completely damaged foundation).
2. Most of the house leveling work was done by the home owners using hand jacks.
3. The houses were raised so there was air circulation below which protected the foundation beams from termite (most of the beams were untreated pine) but still has very little termite damage. (This was also helped by the slope which prevented the accumulation of water)
4. The only road in the neighborhood and subdivision was paved in 1979 and the homeowners had to share the cost.
5. The sewer and water connection also came at the same time -due to the steep slope the sewer and storm had to be very carefully designed.
6. In 1980s most of the houses got gas connection which allowed them to put in wall heaters in some cases.
7. In general, the real challenge was the run-off to the creek and it was mitigated using various methods as shown in Table 3

Few of the houses had large porches (only 2 of the 12 houses in Ebony Acres Proposed Historic District have large porches and they both belonged to the same family. In most cases the houses had entry hood which protected the door from the rain. None of the houses had air conditions before 1990s.

All houses were built onsite contrary to what was asserted in the city hearing on November, 2016 and were built by the same builder – Clarence Flornouy, who was one of the biggest contractors of east side and his name seems to be associated with about 100+ building permits. We have checked the dates with city and all dates provided here have been validated with both city and county records.

Table 1 Home Addresses, Owners and Petition Status

	Street Address	Owner	Petition for Historic District Status
1	3601 Grant Street*	Scott Way	X
2	3602 Grant Street	Jamie Olson	Signed
3	3603 Grant Street	Tim Pribyl	Signed
4	3604 Grant Street	Pinaki Ghosh	Signed
5	3605 Grant Street	Bau Phan	Signed
6	3606 Grant Street	Victoire van der pas	Signed
7	3607 Grant Street*	Scott Way	X
8	1190 EM Franklin Avenue*	Scott Way	X

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9	1192 EM Franklin Avenue	Danny Fowler	Signed
10	1193 EM Franklin Avenue	Annie May Hancock	Signed
11	1194 EM Franklin Avenue	Enid Woodward	Signed
12	1196 EM Franklin Avenue	Marcus Rice	Signed

*Set for Demolition Hearing

Table 2 Build date, Building Status and Foundation

	Street Address	Age >50	Retained Integrity	Structural Condition	Foundation	Front Fence
1	3601 Grant Street*	Yes (1961)	Yes	Good	Pier and Beam	No
2	3602 Grant Street	Yes (1957)	Yes	Good	Pier and Beam	No
3	3603 Grant Street	Yes (1956)	Yes	Good	Pier and Beam	No
4	3604 Grant Street	Mobile Home				
5	3605 Grant Street	Yes (1958)	Yes	Good	Pier and Beam	Yes (built in 2000)
6	3606 Grant Street	Yes (1961)	Yes	Good	Pier and Beam	No
7	3607 Grant Street*	Yes (1961)	Yes	Good	Pier and Beam	No
8	1190 EM Franklin Avenue*	Yes (1954)	Yes	Good	Pier and Beam	No
9	1192 EM Franklin Avenue	Yes (1954)	Yes	Good	Pier and Beam	No
10	1193 EM Franklin Avenue	Yes (1953)	Yes	Good	Pier and Beam	Yes (very old)
11	1194 EM Franklin Avenue	Yes (1955)	Yes	Good	Pier and Beam	No
12	1196 EM Franklin Avenue	Yes (1953)	Yes	Good	Pier and Beam	Yes (built in 2000)

*Set for Demolition Hearing

Table 3 Flooding Situation and Mitigation

	Street Address	Owner	Flood Situation	Mitigation Effort from Owners
1	3601 Grant Street*	Scott Way	Not Prone to Flooding (hilltop)	
2	3602 Grant Street	Jamie Olson	Prone to Flooding	Hedges, gutters, water retention pond, Water collection system
3	3603 Grant Street	Tim Pribyl	Very Prone to Flooding	Creek Cleaning, French Drain
4	3604 Grant Street	Pinaki Ghosh	Very Prone to Flooding	Mulch bed, French drain
5	3605 Grant Street	Bau Phan	Very Prone to Flooding	Trees and Pervious cover
6	3606 Grant Street	Victoire van der pas	Very Prone to Flooding	Mulch bed, French drains, Large water passages in driveway, underground run-off system
7	3607 Grant Street*	Scott Way	Prone to Flooding	Trees and Pervious cover
8	1190 EM Franklin Avenue*	Scott Way	Not Prone to Flooding (hilltop)	Hill top property so does not need any mitigation
9	1192 EM Franklin Avenue	Danny Fowler	Prone to Flooding	Creek Cleaning, French Drain, Flower beds, water collection system
10	1193 EM Franklin Avenue	Annie May Hancock	Prone to Flooding	Mulch bed, French drains, Large water passages in

				driveway, underground run-off system
11	1194 EM Franklin Avenue	Enid Woodward	Prone to Flooding	Very large Creeks, Trees and Pervious cover
12	1196 EM Franklin Avenue	Marcus Rice	Prone to Flooding	Very large Creeks, Trees and Pervious cover

*Set for Demolition Hearing

From HHM Report:

Archeology – The property has, or is expected to yield significant data concerning the human history or prehistory of the region.

From human history standpoint, the question we should be asking is “why did all these African people moved here” around the same time. (Other than the fact that they were not allowed to buy property in most part of the town). Most of them moved because their homes were torn down in east side as a part of Urban Renewal Projects. They had very few options and very little financial support.

Human History Slum Clearance and Urban Renewal from HHM report

As part of a series of policies intended to increase the supply of safe and affordable housing to remedy postwar housing shortages, Congress passed the Federal Housing Act of 1949. The Act provided funds for the construction of lowrent public housing and research regarding efficient home building, and authorized the expenditure of \$1 billion nationwide to assist local governments with “slum clearance and urban redevelopment.”¹⁶ The federal aid was to be distributed to local governments to allow the m to purchase and demolish properties deemed substandard, and to build public facilities such as schools on the cleared sites. In 1950, the Austin City Council resolved to request \$538,250 in slum clearance funds from the FHA,¹⁷ but provisions in Texas’s legislation regarding condemnation prevented the federal dollars from reaching Texas. In 1956, the city again requested \$532,250, but this time stipulated that, “No attempt would be made to condemn land for private development. But, land in a selected area for redevelopment could be condemned for such public purposes as relocation of streets, for drainage ways, or parks.”¹⁸ In 1960, the City of Austin finally received \$395,750 in federal funds for slum clearance.¹⁹ (The urban renewal projects that resulted from these funds later in the 1960s are discussed later in Section 2.8.)

Because of the difficulty of obtaining federal funding and the legal obstacles to outright condemnation of land for slum clearance, the city devised a sideways strategy, where it increased the density allowed by zoning, and then raised property taxes to price residents out of areas desired for slum clearance. As described by a 1956 article in the Austin American Statesman, “A man could continue living in the area if he chose, but his property would be ‘nonconforming’ from the zoning standpoint, and his taxes probably would be prohibitive – too high to justify continued residential use of the land.”²⁰ The overwhelming majority of the private contractors who benefitted from the public funds for slum clearance were owned by white men.²¹ The desire to increase zoning in “slums” motivated the city to revise and update its 1928 plan by Koch and Fowler.²² The resulting revisions were formally adopted in 1958 in a new plan known as The Austin Plan, prepared by consultants from Pacific Planning and Research, based in Palo Alto, California.²³ The policy conclusions of the plan explicitly list slum clearance as a priority, stating that:

- There are a number of areas that have been rendered less desirable because of inadequate services, streets and community facilities or the encroachment of traffic or undesirable uses. Every effort should be made to carry out a renewal or conservation program, preferably with financial assistance from the Federal Government.
- An urban redevelopment agency should work and plan to replace the many substandard houses in Austin with standard houses and, where appropriate, remove the extensive amount of substandard housing found in East Austin and other areas of the city.

No mention was made of the fact that the “inadequate services, streets and community facilities” were due to city officials’ willful allocation of tax dollars away from East Austin (as will be discussed in further detail in Section 2.7.3.1). Furthermore, one factor in the determination of what constituted “substandard” housing was housing size, which was constrained by discriminatory lending practices.

We also need to be aware of the fact that all the residents were made to pay for all the infrastructure work like paving, sewer, water etc. (Figure 3).

<u>Parcel #4</u>			
Unit Number:	79-08(d)		
Property Owner:	L. D. Davis		
Property Location:	3601 Grant Street		
Assessment:	Paving	- 41.26' x \$ 7.10	= \$ 292.95
	Curb and Gutter	- 41.26' x \$ 2.45	= <u>\$ 101.09</u>
	Total		\$ 394.04
	Less credit per City Council action - 10/11/79		<u>(\$ 23.04)</u>
	Owner-occupied/front lot		\$ 371.00

Figure 3 Pavement payment by residents

Prehistory of the Region and Soil Conditions:

To understand the region further we did a complete subsurface exploration and geotechnical evaluation. This is one of the most important aspect to understand why the houses survived even with such bad drainage conditions and so little maintenance. It is almost a miracle that none of the houses have been condemned and all are still being used for living. (Figure 4, Figure 5)

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**Subsurface Exploration and
Geotechnical Evaluation**
Custom Home at 3604 Grant Street
Austin, Texas

Prepared for:

Pinaki Ghosh
3606 Grant Street
Austin, Texas 78721

Prepared by:

Capital Geotechnical Services PLLC
Cedar Park, Texas
Texas Engineering Firm Registration # 9458

Capital Geotechnical Services Project # 14-0132

July 29, 2014

Figure 4 Soil report by Capital Geotechnical Services

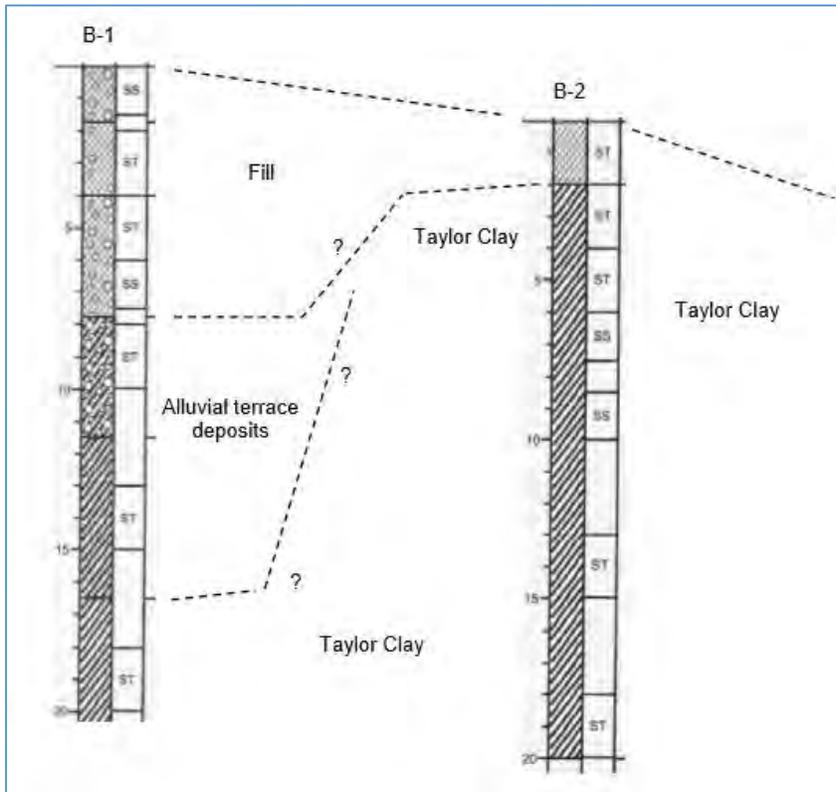


Figure 5 Soil profile with Taylor Clay

The entire soil test report can be provided if need be.

From HHM Report:

Community Value – The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.

All the properties were built by the same builder Clarence Flournoy and they have the same (almost identical building features) – they were all 1950's minimalist cottage built on landfill and Taylor clay. Due to the land contour, almost all the foundations got flooded yet all the properties have survived for more than 60 years without any major problem. None of the properties have any major structural damage which forces the houses to be condemned (Marc Stanford's Report). This is a place where the African American Community got refuge, when their houses were torn down in east side, and that is why is called Ebony Acres.

The houses individually may not be architectural wonders but based on the fact they were built on a terrain with 45-degree slope and on the top of a dump together they created a pocket of efficiency where city did not have to do any CIP projects in 60 years. It also created a single identify of the neighborhood. Most the neighborhood was occupied by 2 families and this picture below will show that when new neighbors moved it they came in to help. There was sense of community.



Figure 6 Mrs. Hancock still lives here and welcomes everybody

(If you consider this to the current projects in South Lamar etc. and focus on the amount of CIP projects that city must do then Ebony Acres was model of efficiency)

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Table 4 Specific Architecture Details

	Street Address	Architecture	Style
1	3601 Grant Street*	Single Story, Pier and Bean foundation with Stone Facade, Front door facing street, single gable shingle roof, single driveway with open parking (driveway paved in 1980s)	1950s Stone Cottage
2	3602 Grant Street	Single Story, Pier and Bean foundation with Wood Facade, Front door facing street, single gable shingle roof, single non-paved driveway with open parking	1950s Minimalist Cottage
3	3603 Grant Street	Single Story, Pier and Bean foundation with Stone Facade, Front door facing street, single gable shingle roof. single non-paved driveway with open parking	1950s Minimalist Cottage
4	3604 Grant Street		
5	3605 Grant Street	Single Story, Pier and Bean foundation with Wood Facade, Front door facing street, single gable shingle roof, single non-paved driveway with open parking	1950s Minimalist Cottage
6	3606 Grant Street	Single Story, Pier and Bean foundation with Wood Facade, Front door facing street, single gable shingle roof, Front porch, no driveway since city took the land to create cul-de-sac	1950s Minimalist Cottage
7	3607 Grant Street*	Single Story, Pier and Bean foundation with Stone Facade, Front door facing street, single gable shingle roof, no driveway since city took the land to create cul-de-sac	1950s Stone Cottage
8	1190 EM Franklin Avenue*	Single Story, Pier and Bean foundation with Tile Facade, Front door facing street, single gable shingle roof, single driveway with open parking (driveway paved in 1980s)	1950s Minimalist Cottage
9	1192 EM Franklin Avenue	Single Story, Pier and Bean foundation with Wood Facade, Front door facing street, single gable shingle roof, Front porch, single driveway with open parking (driveway paved in 1980s)	1950s Minimalist Cottage
10	1193 EM Franklin Avenue	Single Story, Pier and Bean foundation with Stone Facade, Front door facing street, single gable shingle roof, non-paved driveway next to the house	1950s Stone Cottage
11	1194 EM Franklin Avenue	Single Story, Pier and Bean foundation with Wood Facade, Front door facing street, single gable shingle roof, Front porch	1950s Minimalist Cottage
12	1196 EM Franklin Avenue	Single Story, Pier and Bean foundation with Wood Facade, Front door facing street, single gable shingle roof, Front porch	1950s Minimalist Cottage

*Set for Demolition Hearing

From HHM Report:

Landscape Feature – The property is a **significant natural or designed landscape** or landscape feature with artistic, aesthetic, cultural, or historical value to the city.

Ebony acres provides one of the most dramatic land features which include the following

1. A pre-existing dump served as the foundation with Taylor clay as base – so sink holes are very normal occurrences – the last one was 15 ft. wide and 4 ft. deep.
2. An elevation difference of 70 ft. within a distance of 300 ft. which effectively makes an angle of 45-degree in the street. (Figure 7, Figure 8)

Ebony Acres Historic District Request Support Document

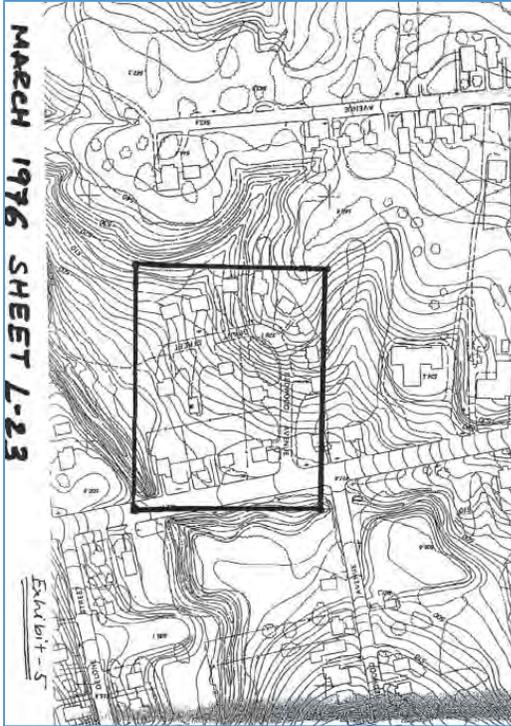


Figure 7 The dramatic contour

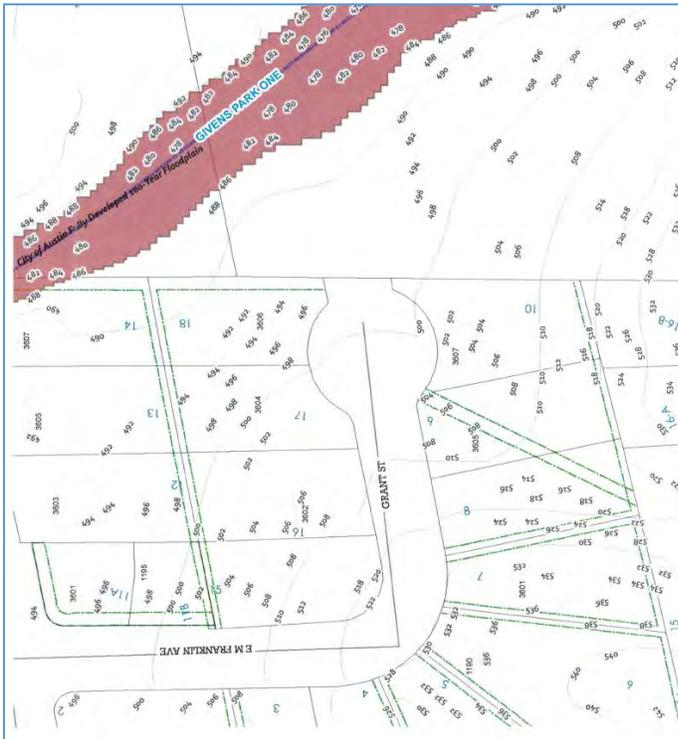


Figure 8 The easements and road design to support land contour

It is important to realize that these road design, future extension plan, easements were **not** random – rather it was a design effort and well executed to provide correction location for the houses. This

design has ensured that the houses have not been washed away and considered the soil conditions and the lack of storm water drainage. It is also important to note that later when citizens bought these properties they were depending on this plat map to make their decision. (We can provide all the design documents if need be) (Figure 11, Figure 12)

THE STATE OF TEXAS,
COUNTY OF TRAVIS } KNOW ALL MEN BY THESE PRESENTS:
That I, Gloria Haston, a feme sole, sole owner of the heretofore
described 5 acre tract of land being a portion of Outlet 17, Division B of the
Government Outlets adjoining the original city of Austin, Travis County, Texas,
and being the same property described in Volume 1288, Page 383 of the
Deed Records of Travis County, Texas, do hereby adopt this map or plat
as my subdivision to be known as EBONY ACRES and I do hereby
dedicate to the public for street purposes all my interest in and to the
streets shown hereon, save and except that in the event that at any
future date that Grant Street is extended easterly over
adjacent property then Grant Street shall be considered to have
a width of fifty (50) feet only and these cul-de-sac portions of
Grant Street as shown by this map, not required for a
uniform width street, shall become the property of the
adjacent lot owner.
IN WITNESS WHEREOF I have hereunto set my
hand this 1st day of December A.D. 1952.
Gloria Haston
Gloria Haston

Figure 9 Road dedication in the plat map

EASEMENTS:
An easement of five (5) feet at the rear of all lots, the west five
(5) feet at the north five (5) feet of Lots 3 & 5, the south five (5) feet of
Lot 4, the east five (5) feet of Lots 5, 6 & 7 and the west five (5) feet of
Lots 6, 7 & 8 are reserved for Public Utilities.
ACCEPTED AND AUTHORIZED FOR RECORD BY
THE CITY COUNCIL, CITY OF AUSTIN, TEXAS.
THIS THE 11 DAY OF December A.D. 1952.
ATTEST:
E. Lee A. Hooley W. J. Drake
1952

Figure 10 Easement dedication in the plat map.



Figure 11 A Street with 45-degree slope



Figure 12 A blind corner at the top of the hill which makes turning very difficult

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The neighborhood has learned to live with its problems and used ingenuity to resolve the flooding issues – we have converted creek beds into flower beds channeled water away from the houses. (Figure 13, Figure 14, Figure 15, Figure 16)



Figure 13 Almost every house has flooding issues but they resolved it with ingenuity with CIPs



Figure 14 The sides and backs of our houses can be streams but still the houses have stood the test of time



Figure 15 We have learned to preserve the creek beds and stop erosion



Figure 16 A dry creek bed

Now the neighborhood is a sanctuary for birds, snakes, racoons, butterflies and bees. Even during summer days there are subterranean flows which drain in the creek – this attracts birds, marsupials, snakes and butterflies. It's a small ecosystem of its own and should be protected. (Figure 17)



Figure 17 Our little pocket is a sanctuary for birds and other creatures

Status of Ebony Acres:

Ebony Acres is a small pocket which has survived the run-offs, neighborhood destructions – it is a story of survival and resurrection. The neighborhood had sustained to be the refuge of eclectic people various origin (Caucasians, African Americans, Hispanics, Asians). One of the first residents of the neighborhood Mrs. Annie Mae Hancock (Figure 6) still resides in the neighborhood. **It is an asset to be preserved and not destroyed.**

Conclusion:

In Hardy Hack and Moore Report – our area “S” is #6 as future candidates in overall score. Considering our small area inside Ebony acres is a pristine with 90% contributing properties, which has survived all the social injustices and today demonstrates the social harmony that can exist with diversity, should be included as Historic District without much delay – we will do all the necessary work with the city. We should not only allow this neighborhood to survive as historic neighborhood

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but revitalize the green belt as a unique visiting spot where people visiting Austin can get a glimpse of its past.

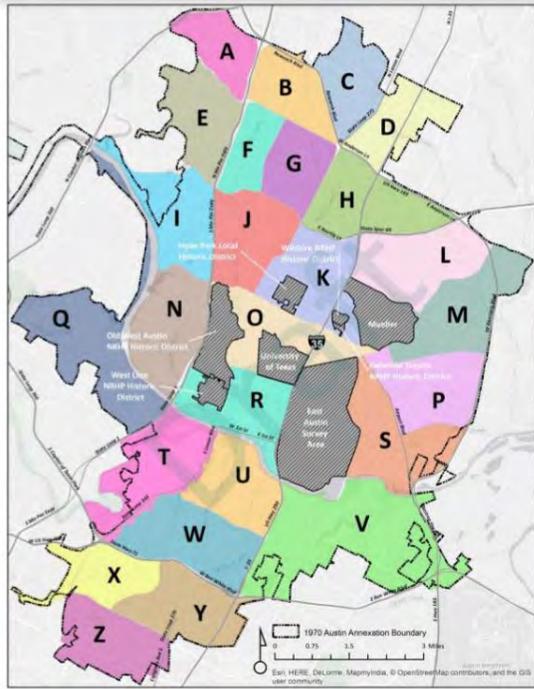


Figure 18 HHM Report showing various areas of the city

Rank of Future Survey Areas by Score								
Area ID	Pre-1925	1926-1940	1941-1955	1956-1970	1971-2005	2006-2016	No Data	Total Points
U	1.9808862	5.5140458	1.8882131	0.3793802	0	2.5340284	0	12.296554
O	2.9564741	4.4839858	2.6252395	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	0.01881	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

Figure 19 Scoring by HHM Report

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The owner of the 3 properties at Ebony Acres , Mr Scott Way, has again put the properties in the market along with propeties in Pennsylvania Avenue (Figure 20) . This is diosconcerning since on onside MX3 is claiming that they are almost 70% done with the plans but in the otherhand the owner is trying to sell the properties again. This is a hedging process where if the houses can be demolished and neighborhood can be destroyed then it becomes easy to buy the rest of the propeties as it has happened in so many East Ausitn neighborhoods like E M Franklin Avenue.



1 / 3

ML#: 2554530	Area: 5	Status: A/LOT
Address: 3413-3417 E 12th ST		List Price: \$6,500,000
City: Austin, TX, 78721		County: Travis
PID: 02091602030000		Map: 190 E7
Subdiv: Huston Sam Heights		
Legal: LOT 10 OLT 16 DIV B HUSTON SAM HEIGHTS		
ISD: Austin ISD		
Elem A: Sims	Elem B: Sims	
Mid/Int: Kealing	Jr HS: N/A	
9/HS: N/A	Sr HS: Reagan	
Type: Multiple Lots (Adjacent)	ETJ: See Agent	
Acres: 8.250	Lnd SQ:	Lot Size:
\$/Acre: \$787,878.79		FEMA: Unknown
Lot Desc:		

Topog:		General Information	
Soil:		Creek:	Mineral: See Agent
Hm Allow: Site Built		Endngrd: Unknown	Easements:
Bldr Rstrct: No	Zoned: Unknown	View: See Agent	
Arch Apprv: No	Comm: No	Barns:	Garages:
Lystck: No	Gated:	Corrals:	Sheds:
Horses:	Srfc Wtr: No	Blk Shttl:	Blk Mtr/LR:
Wtrfrnt: No		Str Srfc: See Agent	
		Wtr Accss:	
		Additional Information	
Buildings:		P Restrict: No	
S Restrict: None		Fore/REO: No	
Reqd Doc: See Agent			
Doc Avail: See Agent			
		Utility Information	
Water: See Agent		Sewer: See Agent	
Utilities: See Agent			
		Financial Information	
Est Tax: \$1,904	Act Tax: \$1,904	Tax Year: 2014	Tax Rate: 2.3798
Possess: See Agent		Pref Title:	
Directions: East on E. 12th Street 2 blocks past Airport Blvd.			
Remarks: 8.25 acres. Single family development opportunity in Central East Austin. Several large parcels in same block ready for transformation. Great upside potential.			

Figure 20 The properties are active in the market for sell

Appendix 1

Ebony Acres Historic District Request Support Document

Appendix: Pictures of the 11 contributing houses

House # 1: 3601 Grant Street



House #2: 3602 Grant Street



Ebony Acres Historic District Request Support Document

House #3: 3603 Grant Street



House #5: 3605 Grant Street



Ebony Acres Historic District Request Support Document

House #6: 3606 Gran Street



House #6: 3606 Grant Street Addition



Ebony Acres Historic District Request Support Document

House #7: 3607 Grant Street



House #8: 1190 E M Franklin



Ebony Acres Historic District Request Support Document

House #9: 1192 E M franklin



House #10: 1193 E M Franklin



Ebony Acres Historic District Request Support Document

House #11: 1194 E M Franklin



House #12: 1196 E M Franklin



¹ HHM Hardy Heck and Moore

Clarence Flounoy 3607 Grant St.

337 10

Ebony Acres

Frame Residence-No Carport-No Garage.

79630

5-1-61

3500.00

owner

5

W.E. 28275

S.35663

RESIDENCE

Clarence Plourney

3601 Grant St.

337 7

Ebony Acres

Frame Residence, no carport, no garage.

79324

4-3-61

3500.00

owner

5

W.B.28041

S.35554

RESIDENCE