

Project Name: Mary Street Local Historic District  
Address: 502 E MARY ST  
File Number: C14H-2018-0015

## NPZ Comprehensive Planning Review - Kathleen Fox 512-974-7877

Wednesday February 21, 2018

Project: Mary Street Local Historic District

The case involves the creation of a local historic district (via a historic overlay), which will be called the '*Mary Street Local Historic District.*' The new local historic district consists of 19 properties situated on 2.848 acres. Seventeen of the nineteen structures are contributing and retain their architectural integrity. The houses were built from 1929 to 1939, and are located in the Greater South River City NP. Below is a description of the site:

### GEOGRAPHIC DESCRIPTION

The district boundaries follow the length of E. Mary St. between Newning Avenue and East Side Drive. The district includes homes on the north and south side of the 500 block of E. Mary Street. The district is bordered by Stacy Park on the west.

### PROPERTIES WITHIN THE DISTRICT

There are 19 properties within the district; 17 structures (89%) are contributing to the historic character of the district and 2 properties (11%) are not contributing. Structures inventoried include principal structures and outbuildings of substantial scale that serve as a residence. In order to be considered contributing, structures must date to the district's period of significance (1929-1939) and maintain integrity (see Section 7). The two structures that are not contributing were still constructed in the period of significance. They have just had modifications that would prevent them from being contributing. The combined legal acreage of properties in the district is 2.848 acres.

### Greater South River City Combined Neighborhood Plan (GSRCCNP)

The GSRCCNP classifies these property as single family. The following historic policies are taken from this Plan.

**Priority 7:** Protect historic resources such as buildings, bridges, and gateways. (pg. 5)

**Goal (A):** Maintain the historic fabric and respect the established neighborhood character and natural assets (p 35.)

**Objective:** Protect historic resources such as buildings, bridges, and gateways.

**Recommendation A3:** Seek local landmark designation for individual resources that are eligible and meet intent of the landmark ordinance.

**Recommendation A4:** Nominate eligible structures and districts to the National Register of Historic Places.

**Recommendation A5:** Conduct an architectural survey of the South River City planning area to determine which portions of the neighborhood are historically significant. Designate those areas as Local Historic districts.

The GSRCCNP policies above appear to support the creation of this local historic district.

### Imagine Austin

Text from Imagine Austin: Regarding Austin's historic assets, these include neighborhoods, buildings, and sites reflecting Austin's cultural, ethnic, social, economic, political, and architectural history, many of which lack formal historic designation. Designated historic resources include National Register properties and districts, Texas Historic Landmarks, Austin's Historic Landmark designation, and Local Historic Districts. In

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addition, Austin has many cultural resources lacking formal historic designation—public art, cultural centers, museums, institutions, buildings, landscapes, and iconic businesses and buildings (p 116).

The following IACP policies are relevant to this case:

- **LUT P38. Preserve and interpret historic resources** (those objects, buildings, structures, sites, places, or districts with historic, cultural, or aesthetic significance) in Austin for residents and visitors.
- **LUT P41. Protect historic buildings, structures, sites, places, and districts in neighborhoods throughout the City.**
- **LUT P42.** Retain the character of National Register **and local Historic Districts** and ensure that development and redevelopment is compatible with historic resources and character.

Based on the GSRCNP policies that support local historic districts in the planning area, and the Imagine Austin policies above, which supports protecting and preserving historic neighborhoods and districts, the proposed local historic district request appears to support Imagine Austin policies.