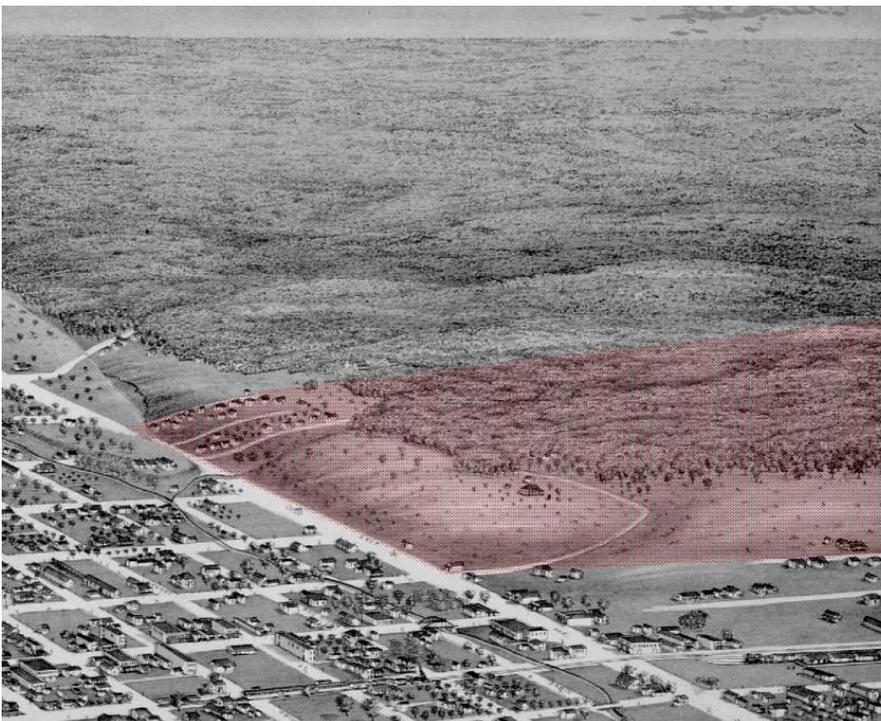


Local Historic District Application
Robertson/Stuart & Mair Historic District
Austin, Texas



Prepared for the
City of Austin
Historic Preservation Office
One Texas Center (5th Floor)
505 Barton Springs Rd.
Austin, Texas 78704

March 26, 2019

Prepared by
HHM & Associates, Inc.

City of Austin Historic District Nomination Form

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1 1. NAME OF DISTRICT

Robertson/Stuart & Mair Historic District

2 2. GEOGRAPHICAL DESCRIPTION

Beginning at San Marcos Street, the northern boundary follows the rear property line of the buildings fronting the north side of E. 9th Street and extends eastward to Waller Street. From there, the northern boundary runs north until it reaches E. 11th Street and then east along the north side of the property at 1101 E. 11th Street and continues south along the east side of that property. The northern boundary then follows the rear property lines of the buildings fronting the north side of E. 10th Street until it meets with Lydia Street. It then continues through Lydia Street along the northern boundary of the 1005 Lydia Street property. The eastern boundary of the district then turns south to the southeastern corner of the property located at 1001 Lydia Street, and then turns west to reunite with Lydia Street. Then the eastern boundary extends to the south along Lydia Street until it reaches E. 9th Street, at which point it cuts east to Navasota Street. From the intersection of Navasota and E. 9th Street, the eastern boundary runs south along Navasota Street for 1.5 blocks. The southern boundary reaches from this point, at the southeast corner of the property at 706 Navasota Street, westward, following the rear property lines of the buildings fronting the south side of E. 8th Street, to Waller Street. The southern boundary turns south, then immediately west and north, following the property boundary of the 1022 East 7th Street property. The southern boundary then continues along the rear property lines of the buildings fronting the south side of E. 8th Street until it reaches the southwest corner of the property located at 802 San Marcos Street. The western boundary extends northward along Embassy Street and then east at E. 9th Street to follow the north property line of 802 San Marcos Street and a quick turn south and then east continuing along the same property line until it meets San Marcos Street. The western boundary runs north along San Marcos Street until it connects with the starting point, at the northwest corner of the 1000 E. 9th Street property.

Acreage: 26.5949**3 3. PROPERTIES WITHIN THE DISTRICT****Total**

Number: 124

Contributing Properties

Number: 86 Percent of Total: 69%

Noncontributing Properties

Number: 38 Percent of Total: 31%

What are the main reasons buildings were determined to be noncontributing to the district?

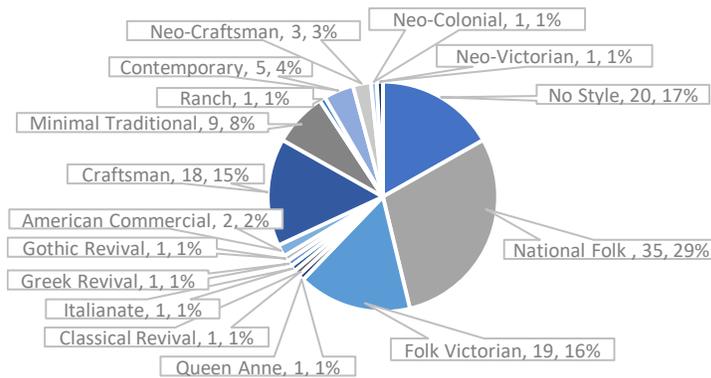
Most noncontributing buildings were not constructed during the period of significance (1840–1965), while others that are historic age have had significant materials and features replaced,

such as exterior wall materials and porch features, or have been altered due to additions and roof modifications.

4. PRINCIPAL ARCHITECTURAL STYLES AND PERIODS OF CONSTRUCTION

The Robertson/Stuart & Mair Historic District contains a wide range of building types and styles that date as far back 1841. Most (86 %) of the contributing buildings in the district, however, are single-family residences built between the 1880s and the 1940s, and most show influences of Folk Victorian, National Folk, Craftsman, or Minimal Traditional residential styles. (See Table 1 below.)

Table 1. Distribution of Architectural Styles



4.1. Victorian and Folk Victorian

About 19 percent of buildings in the district are Victorian and Folk Victorian style houses built between 1870 and 1925. Many of these houses have asymmetric L-plan configurations featuring a prominent front gable on one side of the façade, a common layout for Folk Victorian-style houses. Houses with an L-plan often have a cross-gabled roof form; a variation of this plan with a gable-on-hip roof form is often called a “modified L-plan.” A few other houses in this style have center-passage plans and hall-and-parlor plans. Common historic-age alterations include stone exterior wall materials and low stone walls at the front property boundary.

Character-defining Historic Features

- Gable- and hipped-roof configurations
- Horizontal wood clapboard siding
- Front doors with transom and sidelight windows
- Double-hung wood-sash windows with wood shutters
- Partial-width or full-width porches
- Wood or metal exterior trim, including decorative brackets, railings, porch posts, soffits, fascia boards, bargeboards and accent-wall cladding such as wood shingles

Key Victorian and Folk Victorian Examples:



Figure 1. 1207 East 8th Street (Clappart-Castro House, PIDN 192964); Modified-L Plan with Folk Victorian stylistic influences.



Figure 2. Immediately outside district boundaries, 1006 Waller Street (Bailetti-Walker House, PIDN 194826); Center Passage with Folk Victorian stylistic influences.



Figure 3. 1100 East 8th Street (Lindemann House, PIDN 192919); Center Passage with Folk Victorian stylistic influences.

1 **4.2. National Folk**

2 About 35 percent of buildings in the district are simpler National Folk style houses built between
3 1880 and 1940 (most were built between 1900 and 1920) with a variety of plan types, including L-
4 plan (in houses built between 1880 and 1920), center-passage plan (in houses built between 1900
5 and 1920), square plan (in houses built between 1910 and 1940), and bungalow plan (in houses
6 built between 1915 and 1940). These buildings follow many of the same overall forms, materials,

1 and features present in Folk Victorian examples but lack the high-style decorative trim. Common
2 historic-age alterations include stone exterior wall materials and low stone walls at the front
3 property boundary.

4 Character-defining Historic Features

- 5 • Gable- and hipped-roof configurations
- 6 • Horizontal wood clapboard siding
- 7 • Front doors with transom and sidelight windows
- 8 • Double-hung wood-sash windows with wood shutters
- 9 • Partial-width or full-width porches
- 10 • Simple, square wood or decorative metal porch posts and railings
- 11 • Simple wood soffits, fascia boards, and bargeboards

Key Examples of the National Folk Style:



Figure 5. 1105 East 9th Street (PIDN 192907); Center Passage with National Folk stylistic influences.



Figure 6. 1107 East 9th Street (PIDN 192908); L-Plan with National Folk stylistic influences.

12 **4.3. Craftsman**

13 About 15 percent of buildings in the district are Craftsman style houses built between 1910 and
14 1950 (most were built between 1920 and 1940). Nearly all of these houses have bungalow plans,
15 though a few have square and center-passage plans. These houses are simpler when compared to
16 earlier styles, relying more on natural colors and materials such as brick and stucco. Common

1 historic-age alterations include stone veneers over the exterior wall materials and low stone walls
2 at the front property boundary.

3 Character-defining Historic Features

- 4
- 5 • Simple gable roof forms, often facing towards the front with a secondary overlapping
 - 6 front gable over the porch
 - 7 • Horizontal wood clapboard or stucco siding
 - 8 • Front doors with transom and sidelight windows
 - 9 • Double-hung wood-sash windows with wood shutters
 - 10 • Partial-width porches more common, but full-width porches sometimes present as well
 - 11 • Thick wood box columns supporting the porch, often decoratively tapered with brick
 - 12 pier foundations on high-style examples
 - Wide roof eaves with exposed rafter tails

Key Examples of Craftsman Style Houses:



Figure 7. 1111 East 10th Street (PIDN 192923); Bungalow with Craftsman stylistic influences.



Figure 8. 1109 East 10th Street (PIDN 192922); Bungalow with Craftsman stylistic influences.

13 **4.4. Minimal Traditional**

14 About eight percent of the contributing buildings in the district are Minimal Traditional style
15 houses built between 1940 and 1960. These houses are often smaller and simpler versions of
16 earlier house types. In the district, this style accompanies house types such as square plan,
17 bungalow plan and ranch plan houses. Common historic-age alterations include stone exterior
18 wall materials and low stone walls at the front property boundary.

19 Character-defining Historic Features

- 20
- 21 • Low-pitched gable roof forms, often with shallow roof eaves
 - 22 • Horizontal wood clapboard, stucco, or asbestos board siding
 - 23 • Simple front doors with no transom or sidelight windows
 - 24 • Double-hung wood-sash or aluminum-sash windows, often in various sizes including a larger “picture window” in the living room

- 1 • Partial-width or small stoop porches

Key Examples of Minimal Traditional Houses:



Figure 9. 1111 East 8th Street (PIDN 192892); Bungalow with Minimal Traditional stylistic influences.



Figure 10. 809 San Marcos Street (PIDN 194806); Bungalow with Minimal Traditional stylistic influences.

4.5. American Commercial

2 About 2 percent of the buildings within the district reflect the character-defining features
 3 associated with the American Commercial style. “American Commercial” typically refers to
 4 vernacular buildings with a commercial use built in the late-nineteenth century or early-twentieth
 5 century. These buildings often feature rectangular footprints. Roofs typically are hidden behind
 6 parapets. The buildings often are sited forward on the lot flush with the lot line, as opposed to
 7 residential buildings set further back behind a front yard. Note that the examples present in the
 8 Robertson/Stuart & Mair Historic District accommodated small-scale neighborhood commerce, as
 9 opposed to higher-traffic commerce found in more “Main Street” commercial districts. As such,
 10 the examples in the Robertson/Stuart & Mair Historic District do not exhibit some of the
 11 character-defining features found on American Commercial buildings in Main Street settings, like
 12 party walls adjoining neighboring commercial buildings, broad plate-glass storefronts, or
 13 continuous canopies shielding the sidewalk. Alterations visible on American Commercial Style
 14 buildings in the district typically occurred after the end of the period of significance and include
 15 enclosure of original doors and windows and addition of awnings. These alterations generally are
 16 small in scale and/or reversible, so that the buildings retain their overall integrity.
 17

1 Character-defining Historic Features

- 2
- 3
- 4
- Parapet on front façade extending above roofline
 - Masonry wall materials such as stone, stucco, or brick
 - Sited forward on lot flush with lot line

Key Example of American Commercial Building:

Figure 11. 1203 E. 9th Street (PIDN 192976);
American Commercial building example.

5 **4.6. Other Styles**

6 The remaining buildings in the district showcase a range of less common styles. Each of the
7 following styles is found on only one contributing building within the district (around one
8 percent): Ranch, Gothic Revival, Greek Revival, Italianate, Classical Revival, and Queen Anne.
9 Among non-contributing buildings that are less than 50 years old, styles present in the district
10 include Neo-Craftsman, Neo-Colonial, and Neo-Victorian.

11 **5. PERIOD(S) OF SIGNIFICANCE**

1840 – 1965

12 **6. ARCHITECTURAL COMPOSITION OF THE DISTRICT**

13 The following is a description of the principal architectural features found on contributing
14 buildings in the Robertson/Stuart & Mair Historic District.

15 **6.1. Contributing Single-Family Residential Buildings**16 **6.1.1. STORIES**

17 Most contributing residential buildings in the district are one-story. A minority of
18 contributing buildings have one-and-a-half or two stories.

19 **6.1.2. MATERIALS**20 **6.1.2.1. Walls**

21 The most common exterior wall material on contributing residential buildings in
22 the district is horizontal wood siding. A small number of contributing buildings
23 also have stone, brick, board-and-batten, and cement-board siding. Common

1 historic-age alterations include stone veneers over the original exterior wall
2 materials.

3 **6.1.2.2. Roofs**

4 The principal roof material on contributing residential buildings in the district is
5 asphalt composition shingle. A smaller number of contributing buildings have
6 metal roofs and wood-shingle roofs.

7 **6.1.2.3. Windows**

8 The principal window type on contributing residential buildings in the district is
9 the wood-sash double-hung window. (See Figures 1-10 above). A small number
10 of contributing buildings have metal-frame windows in casement
11 configurations. (See Figure 12 below).

Example of Metal Casement Windows:



*Figure 12. 1011 E. 9th Street (PIDN 194797);
example featuring metal-frame casement
windows.*

12 **6.1.3. ROOF TYPES**

13 The principal roof types on contributing residential buildings in the district are hipped,
14 front gable, side gable and cross gable. (See discussion of secondary porch roofs below.)

15 **6.1.4. ADDITIONS**

16 The most common addition type on contributing residential buildings in the district is a
17 rear one-story addition with exterior wall materials that match the original house.

18 **6.1.5. PORCHES**

19 The most common porch types on contributing residential buildings in the district are
20 partial-width and full-width porches with wood or metal porch posts and railings.
21 Secondary roofs overhanging porches may have front-gabled or shed forms, or the
22 porch may be recessed under the principal roof form (described above under Section
23 6.1.3). A small number of contributing buildings have stoop porches with small shed
24 awnings.

25 **6.1.6. CHIMNEYS**

26 The most common chimney types on contributing residential buildings in the district are
27 interior side or central brick chimneys.

1 **6.1.7. GARAGE APARTMENTS/BACK HOUSES**
2 Only a few contributing garage apartments and/or back houses exist in the district,
3 dating from 1920 through 1948. They are in the rear of the property along the alleyway
4 and feature a variety of exterior wall materials and roof types.

5 **6.1.8. WALLS/FENCES/LANDSCAPE FEATURES**
6 The principal landscape features on contributing residential buildings in the district are
7 six-inch concrete curbs; concrete, stone and brick retaining walls; and metal fences. The
8 walls and fences do not extend more than five feet high. These features are typically
9 located at front property boundaries.

10 **6.2. Contributing Commercial Buildings**

11 **6.2.2. STORIES**
12 Both of the two contributing commercial buildings in the district are one story. One
13 contributing commercial building is two stories.

14 **6.2.3. MATERIALS**

15 **6.2.3.1. Walls**

16 The principal exterior wall materials on contributing commercial buildings in the
17 district are stone, stucco, and brick.

18 **6.2.3.2. Roof**

19 The principal roof material on contributing commercial buildings in the district is
20 built-up membrane on a flat roof.

21 **6.2.3.3. Windows**

22 The principal window types on contributing commercial buildings in the district
23 are fixed wood-frame and aluminum-frame storefront windows.

24 **6.2.4. ROOF TYPES**

25 The principal roof type on contributing commercial buildings in the district is a flat roof.

26 **6.2.5. ADDITIONS**

27 Additions are not present on either of the two contributing commercial buildings in the
28 district.

29 **6.2.6. SIGNS**

30 There is no typical signage style for contributing commercial buildings in the district.
31 Existing signage ranges from painted signs to projecting signs to hanging signs.

32 **6.3. Contributing Parks/Public Landscapes**

33 The only contributing public open space in the district is the site of the French Legation, designed
34 in the mid-1950s. Located on the west side of the district, this site feature a large open lawn sited
35 on a rolling hill, and landscaped gravel paths leading from the buildings down to the stone
36 perimeter wall along San Marcos Street. Today, the property is owned and operated by the Texas
37 Historical Commission. The open landscape provides picturesque views to the old home and
38 allows for large-scale events on the property.

1 **7. ASSESSMENT OF INTEGRITY**

2 **7.1. Contributing Buildings**

3 The Robertson/Stuart & Mair Historic District includes 86 contributing resources (69% of the 124
4 total resources). (Refer to the Glossary in Appendix D for a definition of “Contributing.”)
5 Properties in this category include historic buildings and structures that add to the district’s overall
6 historic character. To be included in this category, a historic resource must date to the district’s
7 period of significance (1841 to 1965) and retain sufficient historic character to be recognizable to
8 that time. The property should possess scale, materials, and siting similar to or compatible with
9 other historic resources, thereby adding to the district’s overall historic character. Contributing
10 properties should retain their historic feeling and associative qualities.

11 For the most part, contributing resources in the district are in excellent condition with minor
12 alterations at most. However, properties need not be completely unaltered to qualify as
13 contributing. While many were altered during the period of significance, most have also been
14 modified after 1965. The greater the impact of the alterations, the less likely a historic property
15 will be classified as a contributing element to the historic district. Among the most common
16 modifications are replacement of doors, external wall materials, roofing materials, and low stone
17 walls at the front property boundary. Although alterations often detract from the original
18 character of a building, the property can still be classified contributing if its basic form remains
19 intact and it adds, if only to a small degree, to the district’s overall integrity.

20 About one in every six contributing buildings have altered exterior wall materials, and one in five
21 have altered windows. The stone veneers on front facades, added during the period of
22 significance (before 1965), are now historic age. About a quarter of contributing properties have a
23 compatible addition, typically in the rear, and nearly one in six has a full detached rear-alley
24 residence behind the main house.

25 Some of the minimal workers’ cottages—especially along E. 9th Street and Inks Avenue—have
26 experienced more significant alterations yet retain their overall roof form and massing to a
27 sufficient degree to communicate their original character as workers’ cottages. These small,
28 simple houses originally were built with single-wall construction and no insulation. As described in
29 the historic context, in the 1980s the City of Austin and the Guadalupe Neighborhood
30 Development Corporation began assisting homeowners with energy-efficiency improvements
31 including replacement of siding to add insulation, as well as replacement of windows and doors.
32 While these alterations did not follow the design standards that we recognize today, they allowed
33 the homes to remain livable, preventing their demolition. Because the homes retain their original
34 roof form and massing, they are considered contributing within the context of this particular
35 historic district.

36 **7.2. Noncontributing Buildings**

37 The Robertson/Stuart & Mair Historic District includes 38 noncontributing resources (31% of the
38 124 total resources). (Refer to the Glossary in Appendix D for a definition of “Noncontributing.”)
39 Properties in this category are those that detract from the district’s historic character and include
40 two subtypes: (1) severely altered historic properties, and (2) properties constructed after the
41 district’s period of significance (after 1965). The latter subtype includes buildings that typically
42 exhibit none of the characteristics that distinguish the district. Other buildings, constructed during

1 the district's period of significance, have been so drastically altered from their original appearance
2 that little, if any, of their historic fabric is recognizable.

3 Noncontributing buildings are scattered throughout the district. Most noncontributing buildings
4 are not of historic age, while others that are historic age have had significant amounts of materials
5 and features replaced (typically exterior wall materials and porch features) or have been altered
6 due to additions and roof modifications. For a noncontributing building dating from the district's
7 period of significance (1840–1965), the Historic Preservation Office (HPO) may change the status
8 to contributing if non-historic alterations are removed and/or historic features are
9 restored. Noncontributing buildings built after 1965 are typically single-family and duplex houses
10 compatible with the district. A few new commercial buildings have also been constructed in the
11 district after the period of significance.

12 **7.2.1. REHABILITATION/RESTORATION OF NONCONTRIBUTING BUILDINGS**

13 Noncontributing buildings that are historic-age (built by 1965) could become
14 contributing if sensitive restoration efforts are completed. The *Secretary of the Interior's*
15 *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* should
16 be carefully reviewed before undertaking any restoration work. The GAIN Design Review
17 Committee, City of Austin Historic Preservation Office, and Texas Historical Commission
18 are available to provide design assistance free of charge for restoration projects (within
19 the *District Preservation Plan* in Appendix D, refer to *Section 2, Resources for Property*
20 *Owners*, for more information about rehabilitation and restoration).

21 **8. BUILDING LOCATIONS AND LANDSCAPE FEATURES**

22 The topography of the Robertson/Stuart & Mair Historic District generally slopes south and west
23 towards Waller Creek; a majority of the district west of Lydia Street lays within the Waller Creek
24 watershed, which ultimately feeds into Lady Bird Lake to the south. The area's topography drops
25 most dramatically between the district's western boundary and IH-35. This edge forms a bluff
26 overlooking downtown Austin, though the buildings on the bluff are not included in the historic
27 district. A smaller bluff drops off southward beyond East 8th Street, defining the south end of the
28 district.

29 Within the district, the greatest change in topography occurs on East 8th Street between Lydia
30 and Waller Streets. Here, the front yards of many of the houses are raised off the street by 8 to 12
31 steps and are enclosed by retaining walls of various design – some concrete, some stone, and
32 some are simply sloped berms with heavy vegetation. These retaining walls contribute to the
33 overall sense of setting and place within the historic district.

34 Most residences are set back from the right-of-way, and the edges of these front yards
35 occasionally are defined with boundary markers, ranging from simple concrete curbs to metal
36 fences, many of which are character-defining historic features of the property. Front yards
37 generally run between 10 and 20 feet deep. Because of the varied topography, current and past
38 residents have designed their front yards in a variety of eclectic ways, from simple grass lawns on
39 flat lots to elaborately vegetated gardens on steeper properties. Most residences, however,
40 feature simple decorative plantings bordering the foundation, as well as a few larger trees and a
41 grass lawn. Alleyway landscapes, on the other hand, are very modestly designed (if at all)
42 compared to front lawns.

1 Trees of various species and sizes are common throughout the district in front and back yards, as
2 well as along the streets in the public right-of-way. The design of these public right-of-way buffer
3 spaces varies greatly throughout the district from simple grass areas to lush vegetation. Sidewalks
4 are mostly present within the district, though there are several streets where the sidewalk only
5 exists on one side of the road. Some sidewalks are set back from the street curb with a vegetative
6 buffer if there is room, but sidewalks also sometimes are immediately adjacent to the street with
7 no buffer. In many instances, residences also have walkways of brick, stone, or concrete leading
8 from the house out to this public space, ending at the sidewalk or street curb, often flanked with
9 flowers and small shrubs.

10 Most buildings lay on the east-to-west numbered streets and face either north or south, though
11 the buildings on the east side of Lydia Street face west. Most buildings within the district face flat
12 to the street. However, because the north-to-south streets are diagonally skewed slightly out of
13 perpendicular with the east-to-west streets, the buildings are not parallel with the angle of the
14 side property boundaries. The skewed property boundaries have made irregular side-yard
15 setbacks throughout the district. In some cases, buildings essentially touch side-yard property
16 boundaries. Mid-block alley houses and garages commonly face onto the alleys but sometimes
17 face away when there is access provided from the front or when they directly serve the front
18 building. Alley buildings have little to no setback, and lots without outbuildings typically have tall
19 privacy fences at the property line.

20 Garages on contributing properties are always in the rear of the parcel and accessed by the alley
21 or a narrow side driveway.

22 **9. HISTORIC CONTEXT OF THE DISTRICT**

23 **9.1. Introduction**

24 The Robertson/Stuart & Mair Historic District has its origins in the pre-Civil War development of
25 the Austin Outlots.¹ The district is an excellent representation of the various historical trends in
26 the Outlots that eventually developed into East Austin since the city's founding in 1840, including
27 the shift in Reconstruction-era demographics, late nineteenth-century land subdivision, and
28 effects of the 1928 Koch and Fowler Plan on residential and demographic patterns in East Austin.
29 The Robertson/Stuart & Mair Historic District's history reflects the influences of ethnically and
30 culturally diverse settlers, including European immigrants, African Americans, Mexican
31 Americans/Latinos, and Lebanese immigrants. The neighborhood is associated with numerous
32 important Austin residents and architects.

33 **9.2. Founding and Pre-Civil War Development, 1840–1865**

34 Prior to its settlement by European Americans, the area comprising the historic district was
35 occupied continuously for approximately 11,000 years by Native Americans.² In 1839, the Texas
36 Congress took a large tract of Republic-owned land outside Austin's boundaries and divided it into

² The district may have potential archeological significance, but additional research is needed. An archeological monitoring report completed between 2005 and 2006 during work on the Robertson Hill Apartments (now AMLI Eastside Apartments, immediately northwest of the district's boundaries) identified 183 prehistoric artifacts on the hill where the apartments now stand between East 9th and East 11th Streets, San Marcos Street, and IH 35. Per Mark Rogers, Secretary, Guadalupe Association for an Improved Neighborhood, November 3, 2017.

1 three large tracts or “divisions” that were further divided into parcels or “Outlots” (Figure 13). The
2 original owners of the parcels were Jean Pierre Isidore Alphonse Dubois (Outlot 1B), Jean Elisee
3 Barbezat (Outlots 2B and 3B), and Francis Dieterich. (Outlot 4B). Like most of the East Austin
4 Outlots, these lands remained largely undeveloped until the mid-1800s, with one exception: the
5 French Legation.

6 On September 15, 1840, Jean Pierre Isidore Alphonse Dubois, the French *charge d'affaires* to the
7 Republic of Texas, purchased the 21 acres comprising Outlot 1B (bound by present day IH 35
8 frontage road and San Marcos, East 7th and East 11th Streets). On his self-described “beautiful
9 piece of property” located on a hill and offering west- and south-facing views over the city of
10 Austin and the Colorado River, Dubois commissioned a one-and-a-half-story, hipped roof home.³
11 The house, influenced by a collaboration between Dubois and architect Thomas William Ward,
12 featured a blend of Anglo and French architectural features. The result was a Creole vernacular
13 building not common in Austin. Before the house was even finished, Dubois sold the property to
14 Catholic priest Jean Marie Odin on December 29, 1840; however, Dubois resided in the Legation
15 until April 1, 1842.⁴ After Father Odin took possession, the house remained vacant for several
16 years since Austin was losing population following the government’s move to Washington-in-the-
17 Brazos (Washington County).⁵ In 1847, Father Odin sold the property to Mosely Baker, who quickly
18 sold it to prominent Austin physician and former Austin mayor Joseph W. Robertson on May 16,
19 1848. Dr. Robertson moved into the former Legation with his family and nine slaves. He resided in
20 the home until his death in 1870. His last surviving child, daughter Lydia, owned and lived in the
21 home until her death in 1949. The French Legation property, including the Dubois-Robertson
22 home and several outbuildings, is listed as a historic district in the National Register of Historic
23 Places.⁶ Dr. Robertson also owned Outlots 55 and 56 in Division B, north and east of the Dubois
24 and Barbezat parcels (Figure 13). Robertson paid the back taxes to acquire Jean Elisee Barbezat’s
25 adjacent Outlots 2 and 3 in Division B sometime between 1841 and 1869; he later deeded them to
26 his children.⁷

³ Nancy N. Barker, *The French Legation in Texas*, 2 volumes (Austin: Texas State Historical Association, 1971), 170.

⁴ Hardy-Heck-Moore, Inc. (HHM), *City of Austin Historic Resources Survey*, October 2016, I-10-11, II-13, 29; Kenneth Hafertepe; Barker, *The French Legation in Texas*; Hannah Nebb Meyer, “Preserving Texas: Historic Preservation, Nationalism, and the Daughters of the Republic of Texas,” master’s thesis, The University of Texas at Austin, May 2011, 29.

⁵ Kenneth Hafertepe, “French Legation,” *The Handbook of Texas Online*, <https://tshaonline.org/handbook/online/articles/ccf03>, accessed June 8, 2017, uploaded on June 12, 2010, modified on July 27, 2016, published by the Texas Dtate Historical Association.

⁶ Wayne Bell and Larry Kennedy, “French Legation,” National Register of Historic Places nomination form, October 1969.

⁷ Don B. Boitnott and George Villalva, “History of Ownership,” 1100 East 8th Street City of Austin Landmark application.

9.3. Post-Civil War Development, 1866–1874

The area saw significant development in the decade after the Civil War due to its location near downtown, farms in the eastern part of the county, and new railroad lines. Austin provided many employment opportunities, especially with the completion of the Houston & Texas Central Railroad in 1871. After Emancipation, many formerly enslaved African Americans settled on the north edge of the Robertson homestead (between present-day East 10th and East 11th Streets). Like freedmen’s communities nationwide, Pleasant Hill was located on the periphery of the city but within reach of employment and amenities that the city centered offered. The community became known as Pleasant Hill because of its location on a hill overlooking the core of the city to the west. Freedmen lived in small wood-frame houses, often with small outbuildings and hand-dug wells. They enjoyed a thriving community with such entertainments as acrobatic performances, like the performance reported in the August 17, 1871 publication of the *Austin Statesman* (a precursor to today’s *Austin-American Statesman* newspaper):

Two or three Mexican acrobats have been entertaining the Negroes in the vicinity of Pleasant Hill for several nights, with feats of tumbling, rope-walking, and other performances peculiar to the ‘maromas’ [acrobats].¹⁰

Swante Swenson left Austin in 1863 due to his Unionist leanings. Four years later, he sold Outlot 4B to Robert R. Robertson.¹¹ In turn, Robertson sold the land to R. C. Stuart and A. S. Mair. Stuart and Mair created the first subdivision of the neighborhood from Outlot 4B in 1872 (Figure 14). The 1873 *Bird’s Eye View of Austin* shows that this part of Austin was undeveloped and still very rural in character (Figure 15). East of downtown, the Robertson home, a cluster of dwellings forming Pleasant Hill, and a few homes dotting the major thoroughfares of East Avenue (now IH-35) and East 7th Street stand out against the wooded hillside that comprised most of the area. Residential development began the next year. The Robertson family began subdividing and selling off lots from their property to African Americans residents. While private market purchases, such as those from the Robertsons, enabled African Americans to become property owners in the late 1800s, it was not a widespread practice as racial discrimination, public policy, legal restrictions, and refusal of white property owners to sell to blacks were more common.¹² The Robertsons also sold property to other ethnic groups as well as to local businessmen, including former Austin mayor James M. Long, who constructed an Italianate house at 1013 East 9th Street in 1874 (listed in the National Register of Historic Places).¹³ It is one of the few surviving Reconstruction-era houses in the neighborhood.¹⁴

¹⁰ Michelle Mears, *And Grace Will Lead Me Home: African American Freedmen Communities of Austin, Texas, 1864-1928* (Lubbock: Texas Tech University Press, 2009), 29.

¹¹ Any relationship to Joseph W. Robertson is unknown.

¹² Roy W. Copeland, “In the Beginnings: Origins of African American Real Property Ownership in the United States,” *Journal of Black Studies*, vol. 44, no. 6 (September 2013): 649.

¹³ Long served as mayor of Austin from 1843-1845.

¹⁴ Martha Doty Freeman and Kenneth Breisch, *Historic Resources of East Austin Multiple Property Nomination*, 1984.

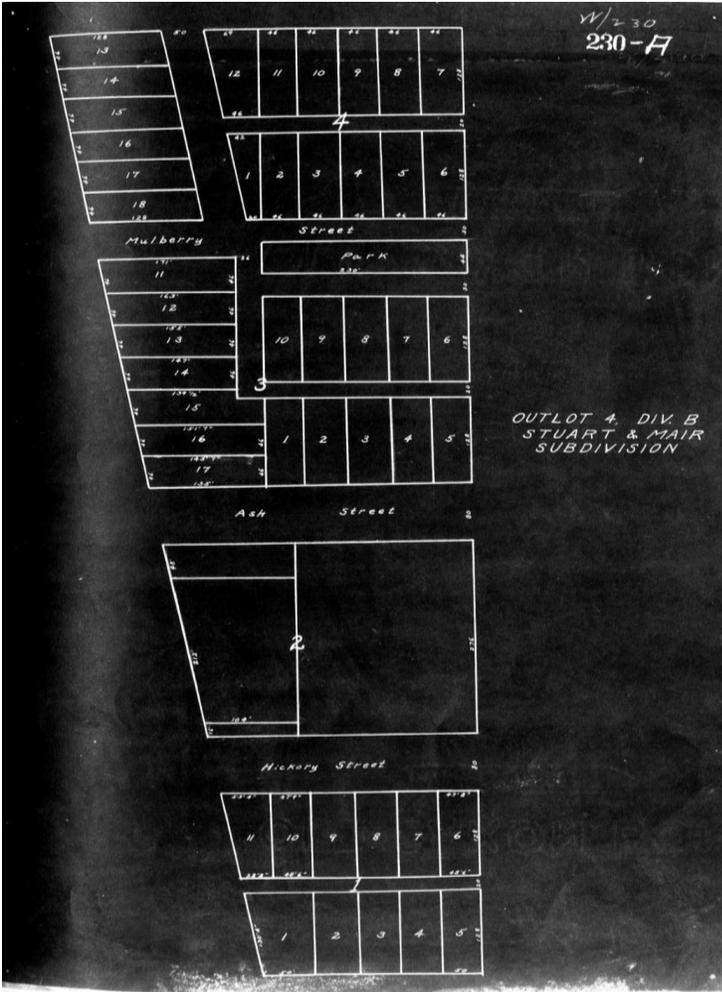


Figure 14. Stuart & Mair Subdivision of Outlot 4B into four blocks with lots of various sizes, 1872. Source: Travis County Clerk.



Figure 15. Detail of the 1873 Bird's Eye View of the City of Austin, highlighting the approximate location of the Robertson/Stuart & Mair Historic District. Source: Perry-Castañeda Library Map Collection, The University of Texas at Austin, Austin, Texas, crediting the Amon Carter Museum.

9.4. Late Nineteenth-Century Development, 1875–1900

In the last quarter of the nineteenth century, property within the current district was increasingly being partitioned and sold. Some new buildings reflected the vernacular traditions of early Texas settlers and European immigrants, while others were designed in popular styles of the Victorian era.

9.4.1 ROBERTSON SUBDIVISIONS

In 1876, George Robertson, son of the late Dr. Joseph Robertson, created the George L. Robertson Subdivision out of the family property at the western edge of Outlot 1 along East Avenue (Figure 16). The following year, he created the George L. Robertson Subdivision of Outlots 2 and 3 (Figure 17). The north–south streets were named after the family: Robertson (present-day San Marcos Street), Julia (present-day Waller Street), and Lydia. German, Irish, English, and Italian Americans purchased lots in the central and eastern portion of Robertson-owned property (Outlots 2, 3, and 4), while African Americans purchased lots in the northern part of Outlot 1 and northwestern portion of Outlot 2. The new predominantly African American community absorbed Pleasant Hill and became known as Robertson Hill.

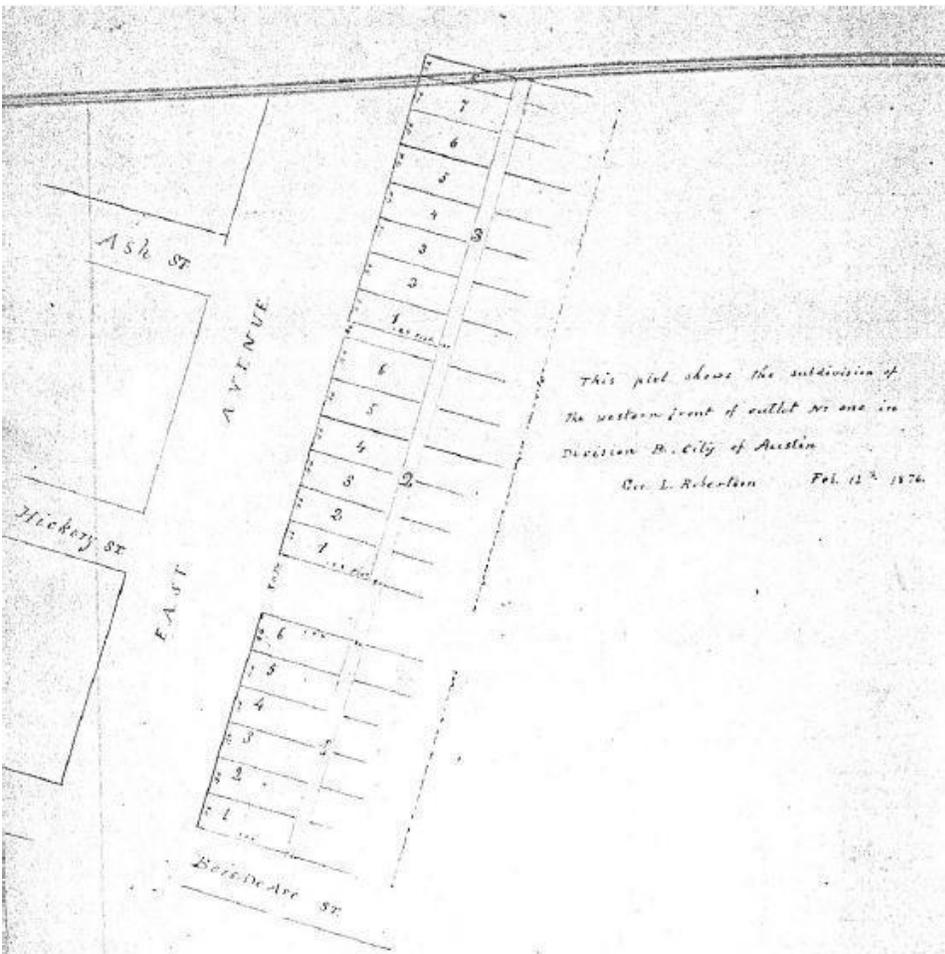


Figure 16. George L. Robertson Subdivision of 1876. Source: Travis County Clerk.



Figure 17. George L. Robertson Subdivision of 1877. Source: Travis County Clerk.

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9.4.2 GROWTH OF THE AFRICAN AMERICAN COMMUNITY AND RESIDENTIAL DEVELOPMENT

With the significant growth of the African American population from 989 people in 1860 to 3,587 in 1880, residents founded various institutions near the historic district to serve community members.¹⁵ In 1884, the City of Austin established the Robertson Hill School for African American elementary school children at the southeast corner of East 11th and San Marcos Streets (just beyond the district’s boundaries); a high school was added on the site five years later. In 1885, the Third Baptist Church congregation (organized in the home of Eliza Hawkins at the rear of 205 West 9th Street in downtown Austin in 1875) acquired property at the northeast corner of East 10th and San Marcos Streets, immediately northwest of the district’s boundaries.¹⁶ They erected a brick Gothic Revival

¹⁵ HHM, Inc., I-16.

¹⁶ Austin, Texas, City Directory, 1909, 144, Ancestry.com, U.S. City Directories, 1822-1995 [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2011, accessed August 29, 2017. Church history compiled by Algerene Craig (see “History of Ebenezer Third Baptist Church,” unpublished manuscript, 1976, 1, “Churches – Baptist – Ebenezer” Subject file, AF-C3450(14), Austin History Center, Austin Public Library, Austin, Texas). This history and the church website incorrectly list the church’s founding location as 1104 East 10th Street. Mrs. Hawkins moved from 9th Street to 1004 East 10th Street between 1910 and 1912, according to Austin city directories.

1 Style sanctuary at the new site and changed the name of the church to Ebenezer Third
2 Baptist Church (Figure 18).¹⁷

3 More residential development in the neighborhood occurred during the last two
4 decades of the nineteenth century. Many new homes were built on East 8th, East 9th
5 and East 10th streets—around the former Robertson plantation—in the 1880s and
6 1890s. Most of these belonged to white residents.¹⁸ One home was that of Robert Irvin,
7 a carpenter, contractor, and builder who built his own T-plan Victorian home in 1885 at
8 1008 East 9th Street, now listed in the National Register of Historic Places.¹⁹ By this
9 time, most new residents were European immigrants and their descendants. One
10 example was the Italian-immigrant Bailetti family, who constructed a home just outside
11 the district’s boundaries at 1006 Waller Street in 1886 (now listed in the National
12 Register and designated as a City of Austin Landmark; Figure 2 above). Salvatore Bailetti
13 also operated a store and saloon nearby at 1101 East 11th Street (on the site of the
14 Haenel Store). Several members of the Heierman family, who were of German descent,
15 also lived throughout the district. Their residences were excellent examples of
16 vernacular homes with European detailing built during this time (Figure 19). The
17 neighborhood displayed *de facto* segregation even then, with African Americans
18 residents remaining in the former Pleasant Hill area west of San Marcos Street along
19 East 10th Street and in the vicinity of the French Legation. It is unlikely, therefore, that
20 white residents considered that they were moving into an area already settled by
21 African Americans.²⁰

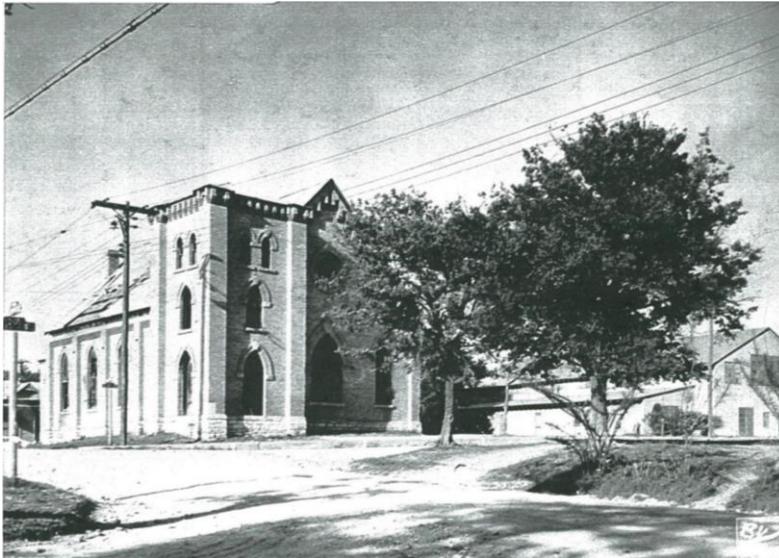


Figure 18. Erected in 1884, the first permanent building to house the Ebenezer Baptist Church was located at the corner of East 10th and San Marcos Streets (just outside the district’s boundaries). The congregation’s tabernacle, constructed in 1915, adjoins the church building on the right. Source: Austin History Center, PICA 04045.

¹⁷ Craig, 3; “New Colored Church,” *Austin Daily Statesman*, August 26, 1884: n. p., “Churches – Baptist – Ebenezer” Subject file, AF-C3450(14), Austin History Center, Austin Public Library, Austin, Texas (referred to hereafter as “Ebenezer Baptist Subject file”).

¹⁸ Hardy-Heck-Moore, Inc., *Historic Resources Survey of East Austin*, revised December 2000.

¹⁹ Freeman and Breisch.

²⁰ Rogers, November 3, 2017.



Figure 19. The John G. Heierman family in front of their home at 805 Lydia Street, ca. 1906. Heierman built this house around 1887. He was the owner of a cotton seed culling machinery factory and lived in the home until 1917.²¹ The family had come to Texas via Nebraska and established St. Paul's Lutheran Church in their house. Source: Austin History Center, PICA 03796.

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The 1887 *Bird's Eye View of Austin* shows substantial growth in the neighborhood (Figure 20), with the present-day street names in place. Older areas such as the French Legation, Robertson plantation site, and the former Pleasant Hill community—absorbed into Robertson Hill by this time--were still intact. The Robertson subdivision along East Avenue was fully developed with one-story wood-frame houses. Houses of various sizes and styles were clustered in the other subdivided areas. While the 1894 Sanborn Fire Insurance Company map does not include the Robertson/Stuart & Mair Historic District in detail, the index sheet does label Outlot 1 as “Robertson Hill.”

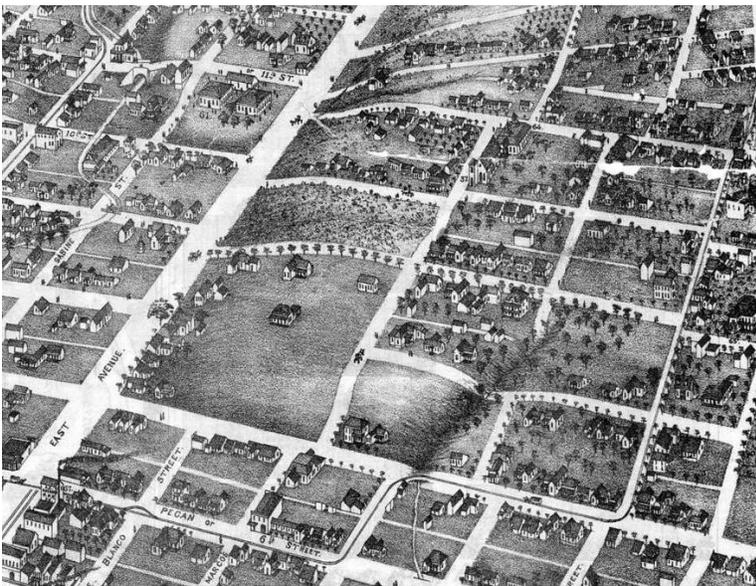


Figure 20. Detail of the 1887 *Bird's Eye View of the City of Austin*. Source: Perry-Castañeda Library Map Collection, The University of Texas at Austin, Austin, Texas, crediting the Amon Carter Museum.

²¹ City of Austin, Zoning Change Review Sheet, C14H-2013-0006, November 12, 2013, <http://www.austintexas.gov/edims/document.cfm?id=202613>.

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The neighborhood continued to appeal to homebuyers with infrastructure such as the city streetcar line on Waller Street in 1891. In 1894, the Robertson family offered additional property for development just outside the district boundaries, along East 7th Street between East Avenue and San Marcos Street (Figure 21). New residents—homeowners and renters-- included European immigrants, businessmen, and railroad workers. The house at 1001 East 8th Street was built in 1891 for Martin E. Rogers, the bridge foreman for the Austin and Northwestern Railroad between Austin and Burnet, which opened in 1882.²² Rogers rose in the ranks of the rail company to Assistant Roadmaster and Superintendent of Buildings and Bridges by the time he died in 1942.²³ Brothers-in-law Emile Clappart and Ernest P. Bannerman both worked for the Houston & Texas Central Railroad – Clappart as a fireman and later foreman in the shops, and Bannerman as an engineer in the Austin branch of the railroad.²⁴ The Bannermans lived at 1109 East 8th Street from roughly 1877 to 1899 in a house that is no longer extant. Around 1897, Clappart built a Queen Anne-style home next door at 1207 East 8th Street. Clappart, and later his widowed sister Leonie Clappart Bannerman, lived in the house until 1915.

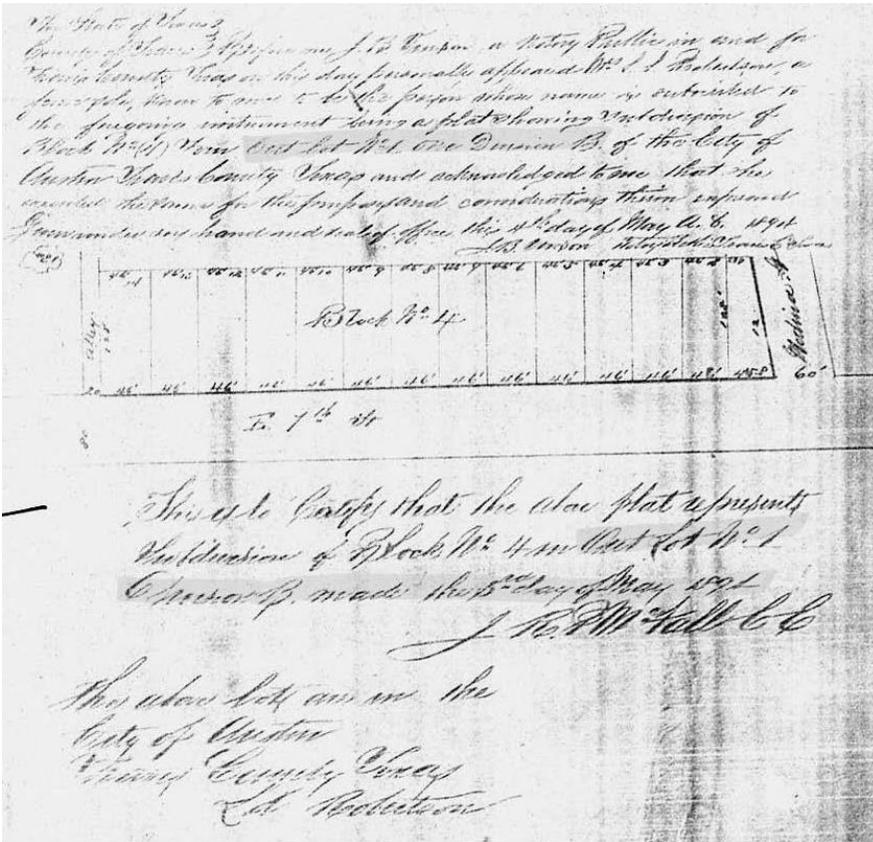


Figure 21. Robertson Subdivision of 1894. Source: Travis County Clerk.

²² The house is listed in the National Register of Historic Places.
²³ Freeman and Bresich.
²⁴ City of Austin, Zoning Change Review sheet, C14H-2014-0009, July 28, 2014, <http://www.austintexas.gov/edims/document.cfm?id=213630>.

1 The 1890s saw continued development in the neighborhood, with little demolition and
 2 new construction. The adjacent commercial corridor along East 11th Street (just outside
 3 the district's boundaries) continued to thrive, making the district's location attractive to
 4 residents. In the mid-1890s, Austin merchant Carl Haehnel opened a new grocery in the
 5 building at 1101 East 11th Street (formerly operated by the Bailetti family), moving his
 6 home into the same building.²⁵ In 1897, the Ebenezer Baptist Church congregation
 7 planned for upcoming growth with the purchase of two lots from E. C. Bartholomew
 8 east of the church.²⁶

9 9.5. The Early Twentieth Century, 1900–1925

10 9.5.1. LAND-USE PATTERNS

11 The 1900 Sanborn Fire Insurance map includes parts of the city east of East Avenue for
 12 the first time (Figure 22). The neighborhood was mostly developed by that time, except
 13 for the property that the Robertson family still owned west of its homestead and the
 14 lots between East 9th and 10th Streets that it had sold to Phineas Burchard the previous
 15 year.²⁷ Although the suburban community began as a racially, ethnically, and
 16 economically mixed population, East Austin became divided along color lines. While East
 17 Austin businesses and institutions served an increasing number of African American and
 18 Hispanic residents after about 1900, many Anglos and Europeans remained in the area
 19 at this time. European Americans occupied much of East 8th and East 9th Streets west
 20 of Waller Street, as well as all of East 10th Street east of Waller Street.

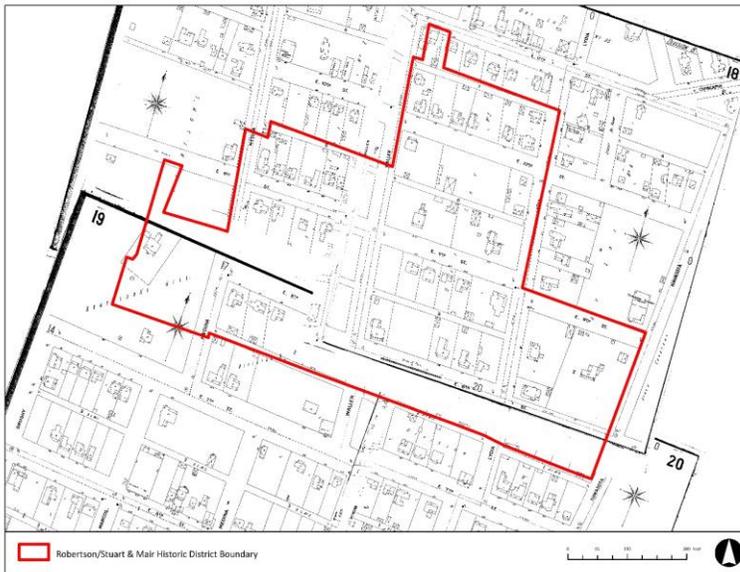


Figure 22. Composite of Sanborn Fire Insurance Map sheets depicting the Robertson/Stuart & Mair Historic District, 1900. The boundary of the Robertson/Stuart & Mair Historic District is outlined in red. Source: Perry-Castañeda Library Map Collection, The University of Texas at Austin, Austin, Texas.

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²⁵ Freeman and Breisch.

²⁶ Craig, 3.

²⁷ In 1899, the Robertsons sold another portion of Outlot 1 (between present-day East 9th and East 10th Streets) to Phineas Burchard who platted his own subdivision that same year. Travis County Deed Records, Volume 2, page 134.

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In 1912, Sarah and Lydia Robertson subdivided the only remaining undeveloped part of the neighborhood, located between the family homestead and their brother’s 1870s subdivision fronting East Avenue, just southeast of the district’s boundaries (Figure 23). In the first quarter of the twentieth century, the southern portion of Outlot 1 became home to another immigrant community – Lebanese immigrants fleeing the rule of the Ottoman Empire. Many of the families started arriving in Austin the late 1800s, but do not appear to have lived in the neighborhood prior to 1910.²⁸ By 1920, a handful of additional Lebanese families lived just beyond the boundaries of the district, primarily on East Avenue or on East 7th Street.

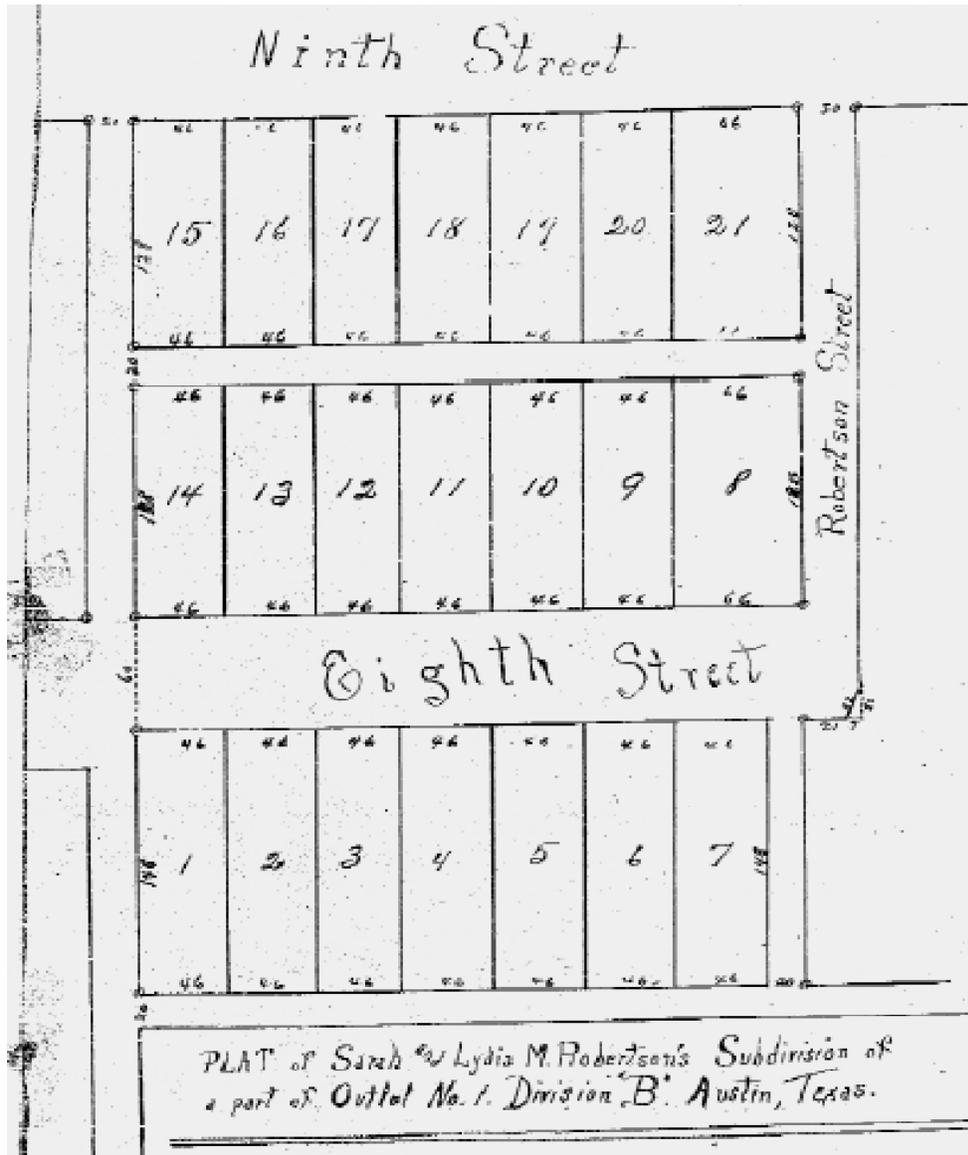


Figure 23. Sarah and Lydia M. Robertson Subdivision, part of Outlot 1, 1912. Source: Travis County Clerk.

²⁸ "Finding Refuge in Austin, 1848 – 1980," Exhibit, Austin History Center, Austin Public Library, Austin, Texas.

9.5.2. RESIDENTIAL DEVELOPMENT

Many homes built in the neighborhood from 1900-1920 are extant and remain excellent examples of various contemporary architectural styles and forms. These include the residences of prominent local businessmen and new residents such as the growing Lebanese population. The Jobe House at 1113 East 9th Street built in 1900 is a typical affluent home. The Petersons, who also had a business nearby, resided at 1012 East 8th Street, built in 1904. D. Herman Heierman, the nephew of J. G. Heierman, moved to 810 San Marcos Street in 1904, where he built a unique irregular-plan one-story house that was demolished in 2017.²⁹

9.5.3. INSTITUTIONAL DEVELOPMENT

During this period, various community institutions continued to thrive adjacent to the district. In 1923, the Metropolitan African Methodist Episcopal Church (organized in the home of Tempie Washington on West Avenue in 1876) moved from its downtown location to 1105 East 10th Street.³⁰

9.6. Demographic Shifts, 1925–1945**9.6.1. TRENDS IN AUSTIN AND EAST AUSTIN**

As in other parts of the city, the years between World War I and World War II saw a significant demographic shift in the Robertson/Stuart & Mair Historic District. This change was the result of strengthened segregation and Jim Crow laws. While the number of African American families declined, the number of working-class Hispanic families increased. Some Anglo and European families still resided or owned property in the area. For example, brothers Angelo and Joseph Franzetti owned all of the houses on the west side of the 800 block of San Marcos Street at one time.³¹ The houses were usually rented by African American and Hispanic residents.³²

In 1927, the City of Austin hired the Dallas engineering firm Koch and Fowler to prepare a city plan. Published in 1928, the document presented recommendations for effectively controlling the city's growth and improving the lives of its citizens via housing and public amenities.

9.6.2. CHANGING RESIDENTIAL PATTERNS

In the 1920s and 1930s, many homes previously owned by Anglo or European Austinites were rented to new residents of Mexican, Lebanese, and African American backgrounds. The former Clappart House was a rental from the mid-1920s to 1935, when the Castro family purchased the property. City directories show that the J. G. Heierman House at 805 Lydia Street became an apartment around 1930; through the 1940s, the occupants were Hispanic. In 1940, the Franzetti brothers converted the old D. H. Heierman home

²⁹ City of Austin, Demolition and Relocation Permit, 810 San Marcos Street, HDP-2013-0408-A, July 22, 2013, <http://www.austintexas.gov/edims/document.cfm?id=193365>.

³⁰ Clyde McQueen, *Black Churches in Texas* (College Station: Texas A&M Press, 2000), 65; Metropolitan African Methodist Episcopal Church, "About Our History," <https://www.metroame.org/our-history> (accessed November 8, 2017). According to the 1880 U.S. Census, the Washington family lived at 177 West Avenue. The Metropolitan A.M.E. congregation met and had churches at different locations before moving into East Austin in 1923.

³¹ City of Austin, Demolition and Relocation Permit, 810 San Marcos Street.

³² Rogers, November 3, 2017.

1 at 810 San Marcos Street into a duplex to capitalize on the influx of new residents.³³ The
2 1935 Sanborn map shows the Robertson/Stuart & Mair Historic District with a dense
3 building stock of single- and multi-family homes and community institutions such as
4 churches. The grouping of shotgun houses on Inks Avenue and large number of alley-
5 facing dwellings and auto garages are particularly indicative of demographic changes
6 and residential development patterns.

7 **9.6.3. INCREASE IN MEXICAN AMERICAN POPULATION**

8 While the Koch and Fowler plan did not specifically mention Mexican residents,
9 segregation still affected the neighborhood's Mexican American population. At the
10 beginning of the twentieth century, most Austinites of Mexican descent lived around
11 Shoal Creek between the Colorado River and West 5th Street.³⁴ Nearby institutions such
12 as Our Lady of Guadalupe Church on Guadalupe Street and the Austex Chili Factory at
13 West 4th and San Antonio streets (both outside the district's boundaries) provided
14 economic, social, and cultural support for the community there. Austin's Mexican
15 American population began to grow in the 1910s when many fled the violence and
16 unrest of the Mexican Revolution. Increasing racial tension and flooding in the Shoal
17 Creek area spurred many to move to East Austin at this time. Mexicans and Mexican
18 Americans in this area began to establish religious institutions. With the permission of
19 the Texas-Mexican Presbytery, Reverend Elias Treviño established the Iglesia
20 Presbiteriana Mexicana at East 6th and Navasota Streets in 1910, where it remained for
21 eight years.³⁵

22 The eastward migration and larger numbers of Mexicans were noted by Reverend Angus
23 J. MacDonald, a priest at St. Mary's Cathedral, then part of the Catholic Diocese of
24 Galveston:

25 The Catholic lay people of Austin are becoming interested in the work of
26 uplifting the present condition of the Mexican people of this city. And are willing
27 to be advised as to the best and most effective means of accomplishing their
28 desires in this respect... Personally, I suggested that a chapel be located on the
29 east side of this city. I have been advised that the Mexicans are more numerous
30 on the east side of the city.³⁶

31 Plans were made to relocate the church parish to East Austin. In 1925, the church began
32 constructing a rectory near the southwest corner of East 9th and Lydia Streets.³⁷ The
33 following year, the Diocese purchased the property and building of the old Stuart
34 Female Seminary at the northwest corner of East 9th and Navasota Streets, just east of
35 the district's boundaries. The old church and rectory at West 5th and Guadalupe streets
36 were disassembled and the materials were reused to build a new wood-frame church in
37 East Austin named Our Lady of Guadalupe (just outside of the district's boundaries,

³³ 810 San Marcos Street demolition permit file.

³⁴ HHM, *City of Austin Historic Resources Survey*, II-73.

³⁵ *The Tejano Walking Trail*, 2010, 20, available from
https://www.preservationaustin.org/uploads/Tejano_Trail_revised2013.pdf (accessed May 25, 2017).

³⁶ Letter from Angus J. MacDonald, C.S.C. to Reverend Christopher E. Byrne, February 25, 1923, "Churches – Catholic – Our Lady of Guadalupe" Subject file, AF-C3550(13), Austin History Center, Austin Public Library, Austin, Texas (referred to hereafter as "Our Lady of Guadalupe Subject file").

³⁷ "Basilica Ground Breaking Set at Guadalupe Church Tonight," *American Statesman*, May 31, 1953, Our Lady of Guadalupe Subject file.

1 Figure 24).³⁸ The church school was installed in the old Stuart Seminary building, and a
 2 3,500-pound bell formerly used as a fire alarm in the tower behind Austin's city hall was
 3 purchased and installed for the church's use.³⁹ The *Iglesia Presbiteriana Mexicana* also
 4 returned to the neighborhood after briefly relocating downtown. It was rebuilt at the
 5 corner of East 8th and Navasota Streets in 1932 (Figure 25).



Figures 24. Two photos showing the evolution of Our Lady of Guadalupe Catholic Church (outside district boundaries).

Top: This newspaper clipping from 1936 shows the new church building constructed on East 9th Street (just east of the district's boundaries) with materials from the old church and rectory on Guadalupe Street. Source: Austin History Center.

Bottom: The church building was modified by the time this photograph was taken in 1941. Source: The Portal to Texas History, University of North Texas Libraries, crediting, Austin History Center.



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 7 As the demographic of Mexican Americans shifted from other parts of the city to East
 8 Austin, commercial resources for Mexican Americans also relocated from downtown

³⁸ Ibid.

³⁹ "Fire Bell," n. p.: August 20, 1926, Our Lady of Guadalupe Subject file.

1 during this time period. One important businessman reflective of this trend was Antonio
2 Villasana who immigrated to Austin in 1912 with his family and established a restaurant
3 near the present-day site of Austin City Hall. In 1922, he moved established Tony's
4 Tortilla Factory—which included the factory, a retail store, and a corn silo—just outside
5 the district's boundaries at 1300 East 7th Street (see Figure 26).⁴⁰ Tony's Tortilla Factory
6 became a staple of the Mexican American community in the Robertson/Stuart & Mair
7 Historic District and in East Austin. As more Mexican American families settled around
8 relocated community institutions in East Austin, new domestic resources
9 accommodated them. Working class families who moved within the district constructed
10 cottages in the vicinity of Our Lady of Guadalupe Church during the 1930s (just outside
11 of the district's boundaries).

12



Figure 25. (Left) The Austin Mexican Presbyterian Church on Navasota Street in May 1941. Source: Texas Cultures Online Collection. The Portal to Texas History, University of North Texas Libraries, crediting Austin Presbyterian Theological Seminary.

Figure 26. (Below) Tony Villasana in 1948. Source: Courtesy of the Vasquez Valera Family.

<https://www.austinchronicle.com/daily/food/2013-08-02/silo-on-seventh-finally-in-the-home-stretch/>.



⁴⁰ Virginia B. Wood, "Silo on Seventh Finally in the Home Stretch," *Austin Chronicle*, August 2, 2013, <https://www.austinchronicle.com/daily/food/2013-08-02/silo-on-seventh-finally-in-the-home-stretch/> (accessed May 25, 2017).

9.6.4. PERSISTENCE OF THE AFRICAN AMERICAN POPULATION

According to a map of the “Present Use of Property” in 1927, most of the residents of the Robertson/Stuart & Mair Historic District were white. Black families (or those the plan described as “miscellaneous”) lived north of the alley between East 9th and East 10th streets and south of East 11th Street, along East Avenue, and at the location of the original Pleasant Hill freedmen’s community. Despite the 1928 plan’s insistence that the Robertson/Stuart & Mair neighborhood was within a proposed ‘Negro District,’ it did not offer any new services or amenities for African Americans therein effectively mandating government-sanctioned segregation of the community’s African American population.⁴¹ Instead, services and amenities for African Americans were proposed farther east and north. The neighborhood’s African American population increased between 1910 and 1940 due in large part to existing institutions and businesses in the surrounding area that were not available to African Americans in other parts of Austin.

From the 1920s through the 1930s, the Robertson Hill area remained attractive to African Americans moving from other parts of the city, because, as an established “negro district” in the Koch & Fowler plan, residents received city utilities, while amenities such as school, business, churches, and other community organizations were located in adjacent neighborhoods in East Austin.⁴² As Richard Moya noted, however, much of that settlement was located north of East 11th Street on the first Robertson subdivision of 1875. Still, the area was more diverse than other parts of Austin with black families residing south of East 11th Street intermingled with white families and newly arrived Mexican families. Density in the area increased, necessitating construction of narrow shotgun houses (between existing houses and all in row by themselves), such as the 1936 structure at 1215 Inks Avenue. Small detached back houses were also built in the neighborhood to create additional housing.⁴³ The neighborhood was evenly split between owners and renters of all economic backgrounds but saw an increase in renting among working- and middle-class African American families, such as DeWitt and Leona Morris, an African American couple who rented the old Heierman house at 810 San Marcos Street in the early 1930s.⁴⁴

9.6.5. CONTINUED ESTABLISHMENT OF THE LEBANESE POPULATION

By the 1930s and '40s, more Lebanese and Lebanese American families had settled around the intersection of East Avenue and East 8th Street. This was erroneously dubbed “Jewish Hill” or “Syrian Hill,” because of its proximity to their growing downtown businesses.⁴⁵

The end of this pivotal era in the neighborhood history was marked by the deaths of Dr. Joseph Robertson’s last two surviving children – Lillie Robertson in 1939 and Sarah Robertson in 1940. In 1934, the sisters had opened up their home, the “Old French Embassy,” to the public for tours. With the deaths of the Misses Robertson, the family’s 99-year presence in and influence on the development of the neighborhood ended.⁴⁶

⁴¹ Ibid.

⁴² HHM, *City of Austin Historic Resources Survey*, I-66.

⁴³ Ibid.

⁴⁴ City of Austin, Demolition and Relocation Permit, 810 San Marcos Street.

⁴⁵ “Finding Refuge in Austin, 1848 – 1980.”

⁴⁶ Hafertepe, 32; Meyer, 33.

9.7. Post-World War II Development, 1945–1955**9.7.1. TRENDS IN AUSTIN AND EAST AUSTIN**

The Daughters of the Republic of Texas raised funds and obtained political support for the State of Texas to purchase the French Legation in 1948. The organization embarked upon a restoration of the house and removed additions made by the Robertson family to return it to its appearance during Dubois' brief occupancy, with the intention of operating the site as a museum. The Violet Crown Garden Club designed and implemented a landscape plan that called for an expansive grass-covered lawn flanked by groves of trees, a terraced garden with formal flower beds, and a series of gravel paths.⁴⁷ In 1953, Austin landscape architect Charles Coatsworth Pinkney completed a new design for the landscape at the French Legation. He softened French-inspired formal gardens that had been incorporated into the property the previous year and otherwise refined the design by removing the groves of trees in order to maintain the historic openness of the hillside.⁴⁸ He also added a stone wall to enclose the property.⁴⁹ After years of preparing the site, the Daughters of the Republic of Texas opened the French Legation to the public in 1956.⁵⁰ While a long-standing historic resource was being preserved, there was a downturn in the neighborhood over the course of the 1950s, as the population moved to newer suburbs.⁵¹ Examination of occupancy in the 1955 city directory shows that the majority of homes on the south side of East 10th Street was vacant; five years later in 1960, only half of the addresses that had been occupied at the beginning of the decade remained occupied.⁵²

9.7.2. EXPANSION OF HISPANIC POPULATION

Increasingly, families of Mexican descent occupied the homes that had once been owned by African American, Anglo, and European settlers. In 1948, Eloy and Soledad Guajardo demolished and built a house in place of the old D. H. Heierman house at 805 Lydia Street.⁵³ The family owned and operated Guajardo's Cash Grocery next door at 809 Lydia Street, which was important to the social and economic life of the community because the store served as a gathering place and was one of a few offering traditional Mexican foods and a meat market. The Guajardos' daughter Guadalupe married Sonny Falcon, the manager of the meat department, who "became known as the Fajita King, popularizing fajita meats throughout Central Texas and beyond" according to research conducted for the store's City of Austin landmark designation application.⁵⁴ Another important business that catered to the Mexican American community was La Casa Loma restaurant at the corner of East 8th and Lydia streets, which was owned and operated

⁴⁷ The Cultural Landscape Foundation, "French Legation Museum: Landscape Information," <https://tclf.org/landscapes/french-legation-museum> (accessed June 2, 2017).

⁴⁸ Meyer, 34; The Cultural Landscape Foundation.

⁴⁹ The Cultural Landscape Foundation.

⁵⁰ Listed to the National Register of Historic Places in 1969.

⁵¹ Read more about suburban growth at the time in Austin's *Citywide Historic Context*, available online at <http://www.austintexas.gov/page/east-austin-historic-survey>.

⁵² Devin Greaney, "Bygone Buildings," *Austin Chronicle*, January 26, 2001, <https://www.austinchronicle.com/features/2001-01-26/80328/> (accessed May 31, 2017).

⁵³ The foundation and some walls of the D. H. Heierman house may have been retained. City of Austin, Zoning Change and Review Sheet, C14H-2013-006, November 12, 2013.

⁵⁴ City of Austin, Zoning Change Review Sheet, C14H-2013-0006, November 12, 2013; John H. Slate, *Lost Austin* (Charleston: Arcadia Publishing, 2012), 115.

1 by the Galindo family. Given the store's prominence in the community, "The name 'La
2 Loma' is sometimes applied to the nearby neighborhood northeast and north of East
3 Seventh Street."⁵⁵

4 Our Lady of Guadalupe's campus expansion just outside of the district's boundaries also
5 reflected the Mexican American community's influence in the neighborhood at this
6 time. From 1953 to 1954, a new Romanesque Revival-style church building was built
7 (Figure 27).⁵⁶ In 1959, the congregation commissioned a new convent and added office
8 space to the 1920s rectory. The Mexican Presbyterian Church on Navasota Street
9 expanded as well, changing its name to El Buen Pastor Presbyterian Church in 1951. The
10 congregation grew so much that it purchased another property outside the
11 neighborhood and moved in 1959. The old church building on Navasota Street still
12 serves as a church for a Full Gospel church.⁵⁷

13 Mexican American residents also brought visible new architectural trends to the
14 neighborhood. These trends likely were influenced by construction of the nearby
15 Briones House (just outside the district boundaries), now listed in the National Register.
16 In 1947, Genaro and Carolina Briones purchased the wood-frame house they had been
17 renting at 1204 East 7th Street (just outside the district's boundaries). Mr. Briones, a
18 master bricklayer and plasterer, demolished the old house began constructing a new
19 concrete block house. Throughout the 1970s, he embellished the exterior with "ornate
20 sculpted and tinted stucco decoration" created by molding and tinting plaster to create
21 stone patterns, tree limbs, flowers, and other organic decoration (Figure 28).⁵⁸ Masonry
22 landscape elements and exterior veneers were added to many properties around the
23 same time, reflecting the cultural heritage of the Mexican American residents of the
24 district.

⁵⁵ Michael Barnes, "Galindo and Winters families enhance long Austin heritage," September 14, 2014, <http://www.mystatesman.com/entertainment/galindo-and-winters-families-enhance-long-austin-heritage/LF326CSllroKWfsCcXSIXM/> (accessed May 23, 2017).

⁵⁶ "Basilica Ground Breaking;" "Guadalupe to Celebrate 80th Anniversary," n. p.: April 1987, Our Lady of Guadalupe Subject file.

⁵⁷ *The Tejano Trail*, 20.

⁵⁸ Gregory Smith, "Briones House," National Register of Historic Places nomination form, September 24, 1997; City of Austin, Zoning Review Change Sheet, C14H-01-0007, September 11, 2001, <http://austintexas.gov/edims/document.cfm?id=73289>.



Figure 27. The new Our Lady of Guadalupe Church constructed in 1955, just outside the district boundaries at the northeast corner of East 9th and Lydia Streets. Source: Austin History Center.

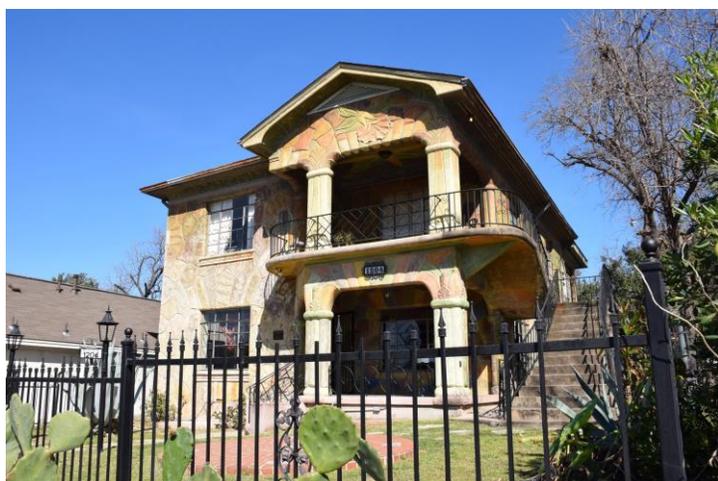


Figure 28. The Briones House, just outside the district boundaries. Photo by HHM, 2017.

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9.7.3. PERSISTENCE OF HISTORIC AND ARCHITECTURAL TRENDS

While the African American community was larger in other parts of East Austin, it still contributed to the culture of the neighborhood. The Duncan Washington House at 1214 East 7th Street (just outside the district’s boundaries) became a tourist home for African Americans traveling through Austin. This type of resource was an important amenity for African American travelers who otherwise might not find lodging in segregated US cities. African American professionals continued to live in and contribute to community life in the neighborhood. One example was prominent black entrepreneur Lewis D. Lyons who purchased the house at 1001 East 8th Street in 1943 where he resided until 1984.⁵⁹ Just outside the district boundaries, Doc Young, Austin’s first African American pharmacist, moved his business to 1209 East 11th Street in the early 1950s.

Although located outside the boundaries of the district, the congregation of Ebenezer Baptist Church continued to serve as a cornerstone for the district’s African American community. The nearby church’s complex expanded in 1950, as the congregation added a parsonage and began construction on a new education building and sanctuary, which

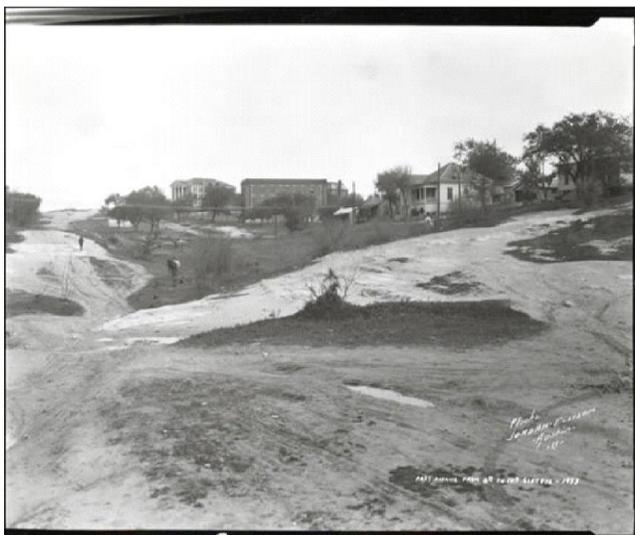
⁵⁹ Freeman and Breisch.

1 were completed in 1953 and 1955, respectively (Figure 29). The new brick and
 2 limestone church contained the bell from the 1885 church building in one of its
 3 towers.⁶⁰ Austin architect Roy L. Thomas, who designed a building for the congregation
 4 in the 1930s that was never constructed, designed the 1950s parsonage and sanctuary.



Figure 29. Ebenezer Baptist Church with the 1955 Sanctuary (left) and 1953 Education Building (right), located just outside the district’s boundaries at the northeast corner of East 9th and San Marcos Streets (just outside the district’s boundaries). Source: Austin History Center, PICA 26406.

Figure 30. Views of East Avenue before (below left) and after (below right) paving in 1933. The photo below at left shows the view looking north from 10th Street (toward homes that were beyond the district’s boundary to the north, no longer extant). The bottom photo features a distant view of the neighborhood south of 11th Street, which appears on the right side of the photo. Photos by Jordan-Ellison. Source: Austin History Center, PICA 02319 (top) and PICA 02070 (bottom).



5

6 **9.8. Interstate Highway 35 and the Creation of East Austin, 1956–1965**

7 **9.8.1. THE INTERREGIONAL HIGHWAY**

8 Located to the west of the Robertson/Stuart & Mair Historic District, East Avenue had
 9 long been a prominent feature of the neighborhood, providing not only a connection

⁶⁰ Ibid., 5.

1 between the East Austin Outlots, but also serving as a public gathering space. The
2 development of an interregional highway through Austin along East Avenue had been in
3 the planning stages since the 1930s when East Avenue was paved (Figure 30), but
4 construction on the highway did not proceed until the late 1940s.⁶¹ When the work was
5 complete, many of the east–west crossings between downtown Austin and the
6 neighborhood had been eliminated. This created a physical barrier, and *de facto*
7 western boundary for the historic district.

8 **9.8.2. INTERSTATE HIGHWAY 35**

9 With the passage of the Federal Aid Highway Act of 1956, the interregional highway
10 through downtown Austin was slated to become part of Interstate Highway 35.
11 Adjacent to the Robertson/Stuart & Mair Historic District, this section of the new
12 interstate was widened with an elevated section (Figure 31). This resulted in the
13 acquisition and demolition of properties in Robertson Hill along East Avenue in
14 preparation for the expansion of IH-35. These included:

- 15 • George L. Robertson Subdivision (1876) – all lots
- 16 • Robertson Subdivision (1894) – northwest corner of Lot 14
- 17 • Sarah and Lydia M. Robertson Subdivision (1912) – Lots 1, 14, 15, and
18 western half of Lot 16

19 The 1962 Sanborn Fire Insurance Map clearly shows vacant parcels along the proposed
20 IH-35 corridor that had once been part of the earliest Robertson subdivisions and were
21 later occupied by Lebanese families. The map also shows new auto-related resources in
22 the neighborhood such as “Cherry Courts” built along the alley behind Ebenezer Baptist
23 Church (outside the district boundaries). Later, a gas station was constructed at the
24 corner of East Avenue and East 7th Street (also outside the district boundaries).

25 The Mexican American community remained integral to the neighborhood's character
26 and social fabric, despite the irrevocable changes wrought by IH-35's completion.
27 Among numerous community leaders were Louis and Rose Amezquite, who lived in the
28 Jobe House at 1113 East 9th Street, where they operated Rosita's Tamale Factory in the
29 1960s. New single-family dwellings, such as the 1960 Minimal Traditional Style house at
30 1210 East 10th Street, have been introduced into the neighborhood, while some older
31 buildings made way for more modern structures.

⁶¹ HHM, *City of Austin Historic Resources Survey*, II-94-95.



Figure 31. Construction of IH-35. The top view shows construction from East 12th Street looking south. Note the vacant lots on the left side, which once contained single-family homes in George L. Robertson's 1876 subdivision. The view on the next page shows construction of the elevated portion of IH-35 over East 6th and 7th Streets in the summer of 1960. Robertson Hill is visible in the background on the right. Source: Texas Department of Transportation.



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2 **9.9. Recent Resource Development and Preservation Challenges (1966-)**

3 Since the end of the district's period of significance in 1965, a number of developments have
 4 brought the community together and created the impetus to designate a local historic district. The
 5 neighborhood continues to face issues rising from urban renewal and gentrification that stem
 6 from the environment created by the 1928 Koch and Fowler plan and the construction of IH-35.
 7 The 1928 plan did not recommend any public parks in the neighborhood, and the gathering space
 8 provided by the East Avenue median was destroyed. In the late 1970s, the city of Austin proposed
 9 to bulldoze about 16 homes in the original Robertson Hill area around the French Legation for a
 10 city park. The Guadalupe Neighborhood Area Association (GNAA) was formed to fight French

1 Legation Park, and neighborhood efforts defeated the plan.⁶² GNAA also fought to prevent the
2 development of a shopping mall on vacant lots on the IH 35 frontage road.⁶³ Neighborhood
3 residents then worked with GNAA, the Legal Aid Society of Central Texas, and graduate students
4 from the University of Texas at Austin for a year to develop the “Guadalupe Community
5 Development Project” plan. This plan proposed using the federal funds set aside for the French
6 Legation Park to begin rebuilding homes within the neighborhood after decades of declining
7 population and the loss of about one-third of the housing stock. The plan was submitted to the
8 Austin City Manager in April 1981 and was accepted by the City. That same month, GNAA
9 established the Guadalupe Neighborhood Development Corporation as a Texas nonprofit
10 corporation. Using the earmarked federal funds, the Guadalupe Neighborhood Development
11 Corporation completed its first revitalization projects in 1984, selling seven remodeled homes on
12 Inks Avenue and East 9th Street to long-time renters and building 12 new rental units throughout
13 the neighborhood on vacant land. Urban renewal plans and programs such as these in the 1980s
14 allowed for the replacement of historic architectural elements such as siding, windows, and doors.
15 Between 1984 and 2004, nearly all of the newly constructed homes in the neighborhood were
16 built by the Guadalupe Neighborhood Development Corporation. The Guadalupe Neighborhood
17 Development Corporation also did most of the remodeling of existing homes during that time. In
18 1990, Guadalupe Neighborhood Development Corporation restored the historic Jobe House at
19 1113 East 9th Street.⁶⁴

20 The neighborhood struggles were far from over with the defeat of the French Legation Park. A
21 proposal to develop the same property with a Holiday Inn soon followed, but subsequently the
22 hotel chain selected a site further south, on the west side of IH 35 on the Colorado River. In 1991,
23 Bennett Properties out of San Ramon, California, secured options on much of the property.
24 Bennett gathered neighborhood property owners, led by Reverend Marvin Griffin of Ebenezer
25 Baptist Church and Reverend Freddie Dixon of Wesley United Methodist Church, and pushed
26 through unique Neighborhood Conservation Combining District zoning that allowed for a 1.3-
27 million square-foot shopping mall called the Capitol Town Center. A newly formed neighborhood
28 association, the Guadalupe Association for an Improved Neighborhood took the lead in the battle
29 against the development. In the end, despite City efforts to repeal the zoning, the Neighborhood
30 Conservation Combining District zoning remained intact.

31 Although many efforts have been made to retain the historic character of the Robertson/Stuart &
32 Mair Historic District, the neighborhood still faces development challenges. The ca. 1904 house
33 that was built for D. Herman Heierman—occupied by family members until 1917, and later owned
34 by the Franzetti brothers—was demolished in September 2017.⁶⁵ The other Franzetti properties in
35 the 800 block of San Marcos Street are slated for demolition.

⁶² Bill Valdez, “Preserving a neighborhood,” *Austin American-Statesman*, May 27, 1982, “Urban Renewal Projects – Guadalupe Association for an Improved Neighborhood” Subject file, AF-U5000 (13), Austin History Center, Austin Public Library, Austin, Texas; Rogers, November 3, 2017.

⁶³ Kevin Fullerton, “Back on Tract,” *Austin Chronicle*, September 1, 2000, “Urban Renewal Projects – Guadalupe Association for an Improved Neighborhood” Subject file, AF-U5000 (13), Austin History Center, Austin Public Library, Austin, Texas.

⁶⁴ Guadalupe Neighborhood Development Corporation was led by long-time residents, Narciso Gil, president from 1981 to 2001, Sister Amalia Rios, Candelario Hernandez, Bobbie Sparrow, Mary Helen Lopez, and many other dedicated volunteers. Per Rogers, November 3, 2017.

⁶⁵ 810 San Marcos Street demolition permit.

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8 [avenue/8bBadmiO07PKcvPjiQG6zN/](http://www.mystatesman.com/entertainment/recalling-austin-ample-east-avenue/8bBadmiO07PKcvPjiQG6zN/) (accessed May 3, 2017).9 Bell Wayne, and Larry J. Kennedy. French Legation National Register of Historic Places nomination form.
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20 802 San Marcos

21 1000 East 8th Street

22 1013 East 9th Street

23 1100 East 8th Street

24 1101 East 11th Street

25 1306 East 7th Street

26 _____ . Landmark Nominations. Available from City of Austin, Office of the City Clerk.

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1 **10. ARCHITECTS AND BUILDERS**

2 All known architects and builders associated with the construction of buildings within the
3 Robertson/Stuart & Mair Historic District, and the buildings associated with each architect or
4 builder:

5 **10.1. Thomas William Ward**

6 French Legation (1841) – 805 San Marcos Street

7 **10.2. Loomis and Christian**

8 Newton House (1874) – 1013 East 9th Street

9 **10.3. Robert Irvin**

10 Irvin House (1885) – 1008 East 9th Street

11 **10.4. John T. Depew**

12 1104 East 10th Street (1886)

13 **10.5. Charles Coatsworth Pinkney**

14 Landscape architecture redesign for the French Legation (1953) – 805 San Marcos Street

15 **11. NOMINATION PREPARED BY**

Name: Josh Conrad, Architectural Historian/Tara Dudley, Ph.D., Architectural Historian/
Emily Payne, Architectural Historian

Company: HHM & Associates, Inc.

Address: 3500 Jefferson Street, Suite 300, Austin, Texas, 78731

Telephone: 512-478-8014

Fax: 512-478-8884

Email: info@hhminc.com

16 **12. NEIGHBORHOOD ASSOCIATION REPRESENTATIVE**

Neighborhood Association: Guadalupe Association for an Improved Neighborhood

Name: Mark Rogers, Secretary

Address: 1104 East 10th Street, Austin, Texas, 78702

Telephone: 512-479-6275, ext. 3

Fax: N/A

Email: gndc@sbcglobal.net

17

APPENDIX B

Survey Sheets and Photographs

Robertson/Stuart & Mair Local Historic District

1100 E 10TH ST



Date recorded: May 2017

Coordinates: 30.2684659, -97.729352

IDENTIFICATION

Building name None
 Historic name None
 Identification notes None

INTEGRITY

Alterations None visible
 Additions None visible
 Relocations None known
 Integrity notes None

CLASSIFICATION

Current use Residential
 Original use Residential
 Year built 2003
 Source for year built TCAD
 Type Single-Family House
 Form Irregular plan
 Stylistic influences No style

PRIOR DOCUMENTATION

Prior designations None
 Prior survey notes None

LOCAL RECOMMENDATIONS

Recommended local designations Noncontributing
 Justification for local recommendation Not historic age
 Local recommendation notes None

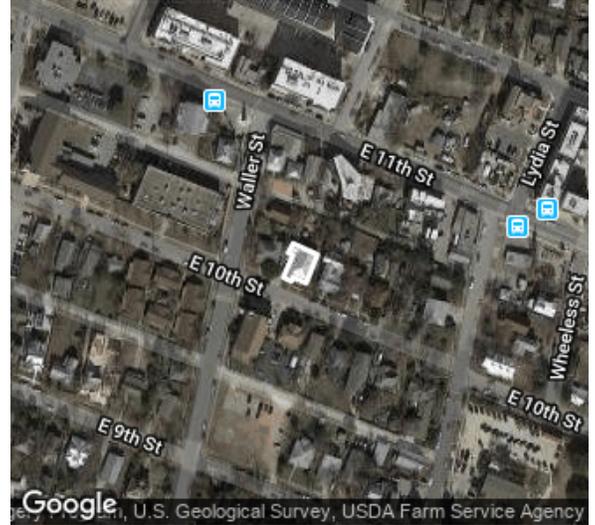
DESCRIPTION

Exterior wall materials Horizontal wood board

HISTORY

History notes None

1102 E 10TH ST



Date recorded: May 2017

Coordinates: 30.2684166, -97.7291507

IDENTIFICATION

Building name None
 Historic name None
 Identification notes None

CLASSIFICATION

Current use Residential
 Original use Residential
 Year built 1912
 Source for year built TCAD
 Type Single-Family House
 Form Modified L-Plan
 Stylistic influences National Folk

DESCRIPTION

Exterior wall materials Horizontal wood board

HISTORY

History notes None

INTEGRITY

Alterations Doors replaced, Roof material replaced, windows modified
 Additions Side addition
 Relocations None known
 Integrity notes None

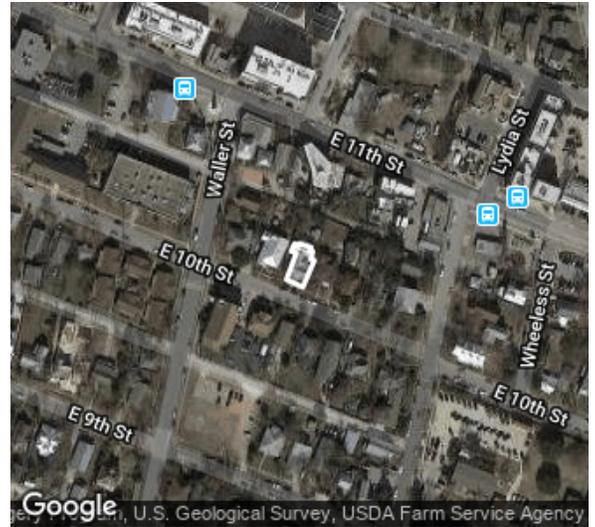
PRIOR DOCUMENTATION

Prior designations None
 Prior survey notes None

LOCAL RECOMMENDATIONS

Recommended local designations Contributing
 Justification for local recommendation Retains integrity
 Local recommendation notes None

1104 E 10TH ST



Date recorded: May 2017

Coordinates: 30.2683554, -97.7289588

IDENTIFICATION

Building name None
 Historic name None
 Identification notes None

CLASSIFICATION

Current use Residential
 Original use Residential
 Year built 1900
 Source for year built TCAD
 Type Single-Family House
 Form Center Passage
 Stylistic influences Folk Victorian

DESCRIPTION

Exterior wall materials Horizontal wood board

HISTORY

History notes Lucile Frazier:
<http://www.lib.utexas.edu/taro/aushc/00238/a-hc-00238.html>

INTEGRITY

Alterations Re-roofed in 1943 per permit, Remodeled in 1951 per permit, Interior remodel and front porch expansion in 2011 per permit
 Additions Box addition in 1951 per permit, Relocated residential attached to existing residence in 1997 per permit, Laundry room added in 2011 per permit
 Relocations Relocated residence per 1997 permit
 Integrity notes None

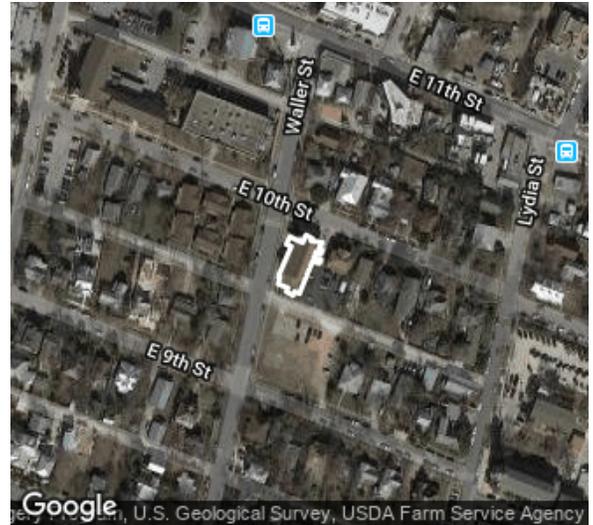
PRIOR DOCUMENTATION

Prior designations None
 Prior survey notes None

LOCAL RECOMMENDATIONS

Recommended local designations Contributing
 Justification for local recommendation Retains integrity
 Local recommendation notes None

1105 E 10TH ST



Date recorded: May 2017

Coordinates: 30.2680259, -97.7294613

IDENTIFICATION

Building name Metropolitan A.M.E. Church
 Historic name Metropolitan AME Church
 Identification notes None

INTEGRITY

Alterations Doors replaced
 Additions None visible
 Relocations None known
 Integrity notes None

CLASSIFICATION

Current use Religious
 Original use Religious
 Year built 1923
 Source for year built Local landmark nomination
 Type Church
 Form N/A
 Stylistic influences Gothic Revival

PRIOR DOCUMENTATION

Prior designations Previously listed as a local landmark
 Prior survey notes Metropolitan AME Church

DESCRIPTION

Exterior wall materials Brick

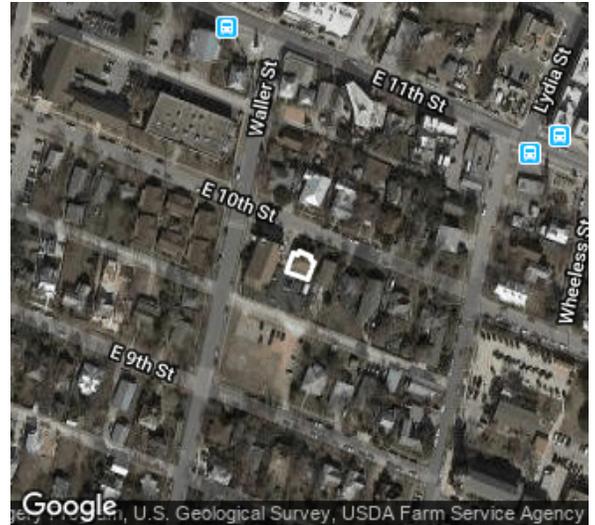
LOCAL RECOMMENDATIONS

Recommended local designations Contributing
 Justification for local recommendation Retains integrity
 Local recommendation notes None

HISTORY

History notes None

1105 E 10TH ST



Date recorded: May 2017

Coordinates: 30.268019, -97.7292167

IDENTIFICATION

Building name	None
Historic name	None
Identification notes	None

CLASSIFICATION

Current use	Religious
Original use	Religious
Year built	1923
Source for year built	TCAD, Local landmark nomination
Type	Single-Family House
Form	Center Passage
Stylistic influences	Craftsman

DESCRIPTION

Exterior wall materials	Horizontal wood board
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HISTORY

History notes	None
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INTEGRITY

Alterations	Doors replaced, Exterior wall materials replaced, Repaired front porch in 1942 per permit, Re-roofed and remodeled interior in 1958 per permit
Additions	None visible
Relocations	None known
Integrity notes	None

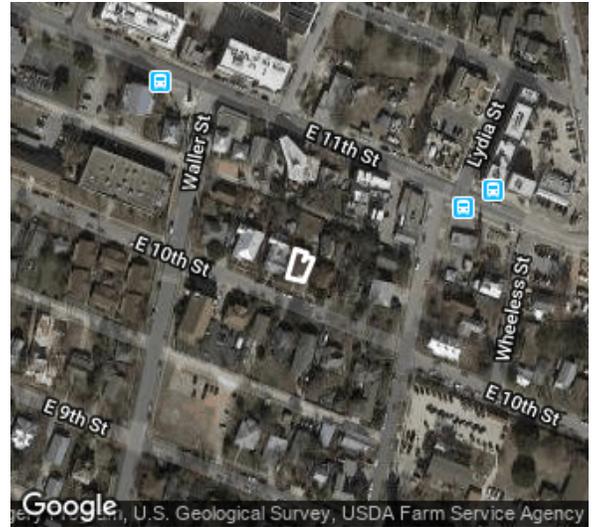
PRIOR DOCUMENTATION

Prior designations	None
Prior survey notes	None

LOCAL RECOMMENDATIONS

Recommended local designations	Contributing
Justification for local recommendation	Retains integrity
Local recommendation notes	None

1106 E 10TH ST



Date recorded: May 2017

Coordinates: 30.2683033, -97.7288186

IDENTIFICATION

Building name None
 Historic name None
 Identification notes None

CLASSIFICATION

Current use Residential
 Original use Residential
 Year built 1910
 Source for year built TCAD
 Type Single-Family House
 Form L-Plan
 Stylistic influences National Folk

DESCRIPTION

Exterior wall materials Horizontal wood board

HISTORY

History notes None

INTEGRITY

Alterations Replaced windows/doors/siding in 2013 per permit
 Additions Wheelchair ramp in 2017 per permit, rear addition.
 Relocations None known
 Integrity notes None

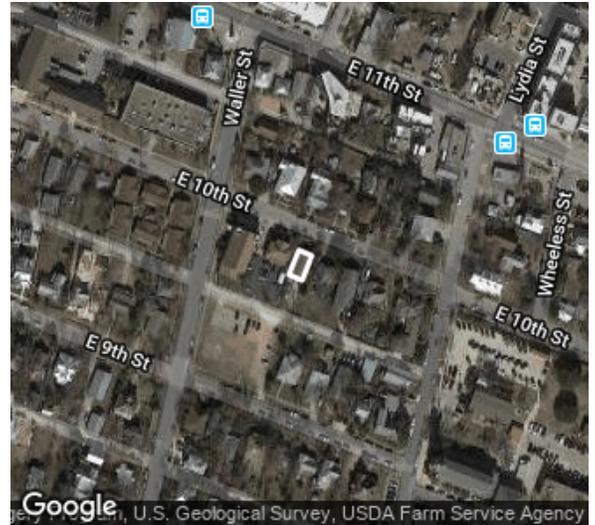
PRIOR DOCUMENTATION

Prior designations None
 Prior survey notes None

LOCAL RECOMMENDATIONS

Recommended local designations Contributing
 Justification for local recommendation Retains integrity
 Local recommendation notes None

1107 E 10TH ST



Date recorded: May 2017

Coordinates: 30.2679624, -97.7290764

IDENTIFICATION

Building name None
 Historic name None
 Identification notes None

CLASSIFICATION

Current use Residential
 Original use Residential
 Year built 1927
 Source for year built TCAD
 Type Single-Family House
 Form Bungalow
 Stylistic influences Minimal Traditional

DESCRIPTION

Exterior wall materials Horizontal wood board

HISTORY

History notes None

INTEGRITY

Alterations Doors replaced, Windows replaced, Exterior wall materials replaced, Window openings altered, Door opening altered.
 Additions Rear addition
 Relocations None known
 Integrity notes None

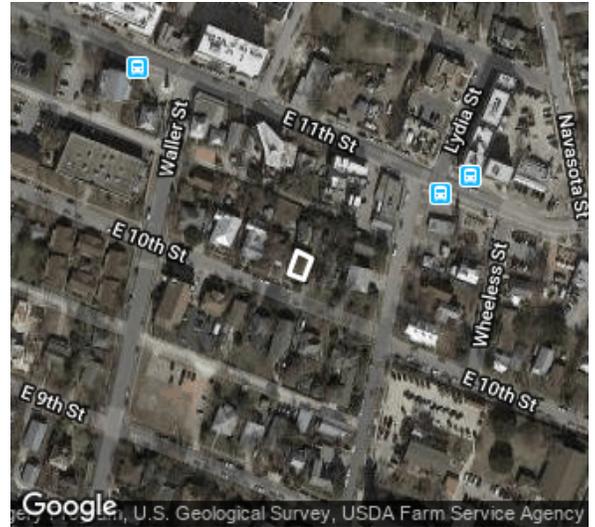
PRIOR DOCUMENTATION

Prior designations None
 Prior survey notes None

LOCAL RECOMMENDATIONS

Recommended local designations Contributing
 Justification for local recommendation Retains integrity
 Local recommendation notes None

1108 E 10TH ST



Date recorded: May 2017

Coordinates: 30.2682363, -97.728674

IDENTIFICATION

Building name	None
Historic name	None
Identification notes	None

CLASSIFICATION

Current use	Residential
Original use	Residential
Year built	ca. 1920
Source for year built	City directories; 1925 per TCAD
Type	Single-Family House
Form	Hipped-Roof Square-Plan
Stylistic influences	Classical Revival

DESCRIPTION

Exterior wall materials	Horizontal wood board
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HISTORY

History notes	None
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INTEGRITY

Alterations	Re-roofed in 1997 per permit, Dormer added
Additions	None visible
Relocations	None known
Integrity notes	None

PRIOR DOCUMENTATION

Prior designations	None
Prior survey notes	None

LOCAL RECOMMENDATIONS

Recommended local designations	Contributing
Justification for local recommendation	Retains integrity
Local recommendation notes	None