



MEMORANDUM

TO: Planning Commission members

FROM: Cara Bertron, Deputy Historic Preservation Officer
Planning and Zoning Department

DATE: August 10, 2020

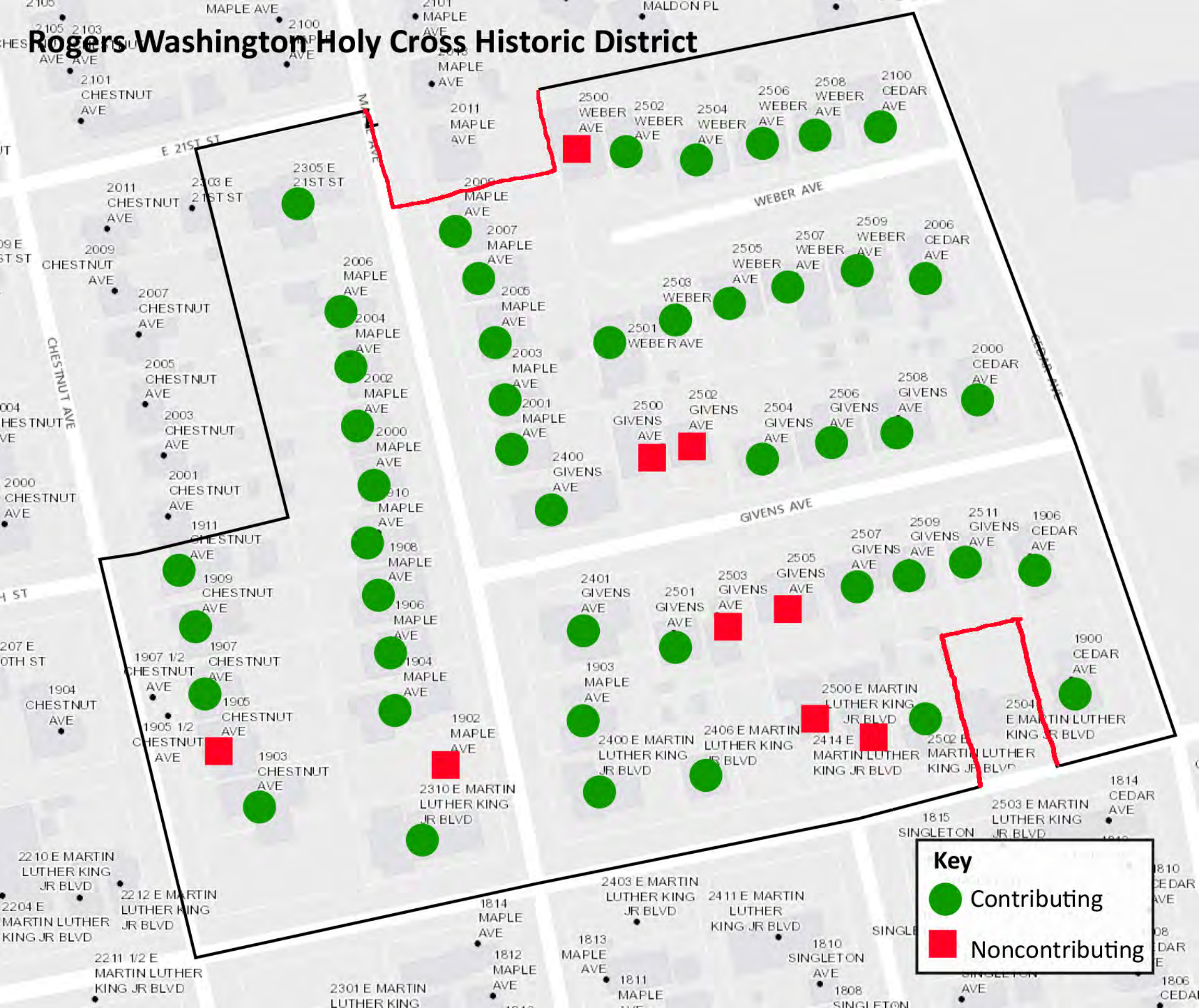
SUBJECT: Rogers Washington Holy Cross Historic District
C14H-2020-0069

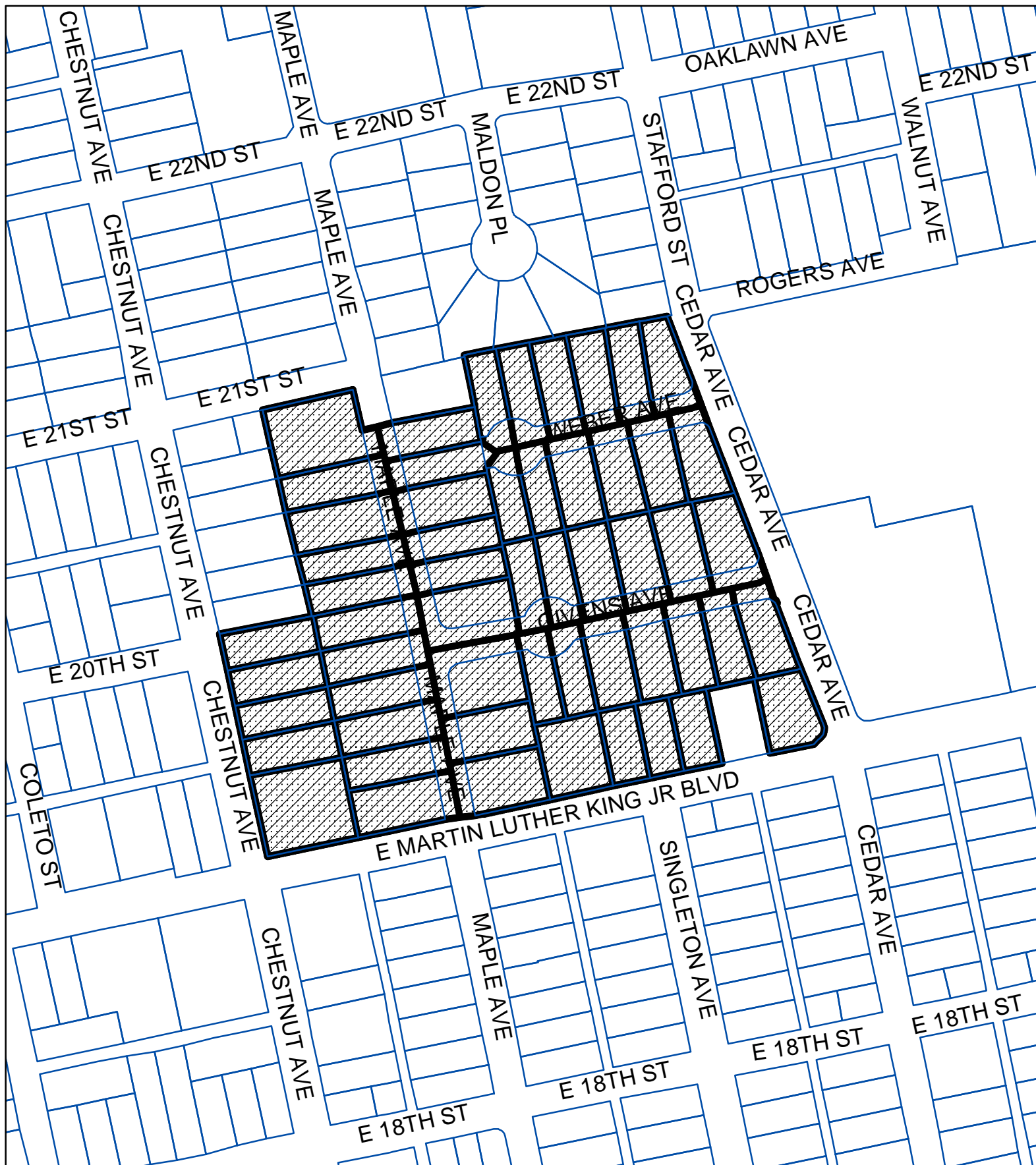
The Applicant has submitted a revised boundary map for the proposed Rogers Washington Holy Cross Historic District, after extensive discussions with neighbors. Staff believes that the integrity of the district will not be substantially compromised and does not object to the change.

With the revised boundaries, the proposed district contains 55 properties, 46 of which are contributing (83.6%). The district maintains a high level of support among property owners: the owners of 55% of the land area within the district cast ballots in favor of historic district zoning, while 3.4% were opposed. The application will be amended prior to the City Council hearing to remove the excluded properties from the survey forms and property inventory.

If you have any questions about this item, please contact me at cara.bertron@austintexas.gov or (512) 974-1446. I will also be available to answer questions at the August 11, 2020 meeting.

Rogers Washington Holy Cross Historic District





PETITION

Case#: C14H-2020-0069



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PETITION

Rogers Washington Holy Cross HD

Date: 8/10/2020

Total Square Footage of Buffer: 528674.1086

Percentage of Square Footage Owned by Petitioners Within Buffer: 55.04%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0212101306	2006 CEDAR AVE	ADAMS JOHN MICHAEL & REGINA CELESTE	yes	9256.27	1.75%
0212101505	2004 MAPLE AVE 78722	ALARK SONDR		12068.03	
0212101314	2005 MAPLE AVE 78722	ALLAN NICHOLAS & NEVIN ALLAN & APOLLO ENTERPRISE TRUST	yes	10417.30	1.97%
0212101313	2003 MAPLE AVE AUSTIN 78722	ARELLANO ALEXANDER		7555.39	
0212101414	2406 E M L KING JR BLVD 78702	ARMSTRONG FLORENCE		12246.46	
0212101416	1903 MAPLE AVE 78722	BAKER VINCENT LANIER & TERESA MICHELLE BAKER	yes	10396.13	1.97%
0212101523	1907 CHESTNUT AVE 78702	BAXTER LOU NELL CARTER & EDDIE T DOTSON & ERICKA DOTSON		8130.32	
0212101522	1905 CHESTNUT AVE 78702	BAXTER LUNECIA N APT 441		8705.85	
0212101230	2500 WEBER AVE 78722	BERLIN JOSHUA AARON		7910.11	
0212101226	2508 WEBER AVE 78722	BESS MARY A	yes	8402.39	1.59%
0212101310	2504 GIVENS AVE 78722	BLACKHURST MICHAEL F & ELIZABETH KAY HURLEY		10126.42	
0212101417	2401 GIVENS AVE 78722	CALHOUN PATRICIA C TRUST	yes	15393.37	2.91%
0212101407	1906 CEDAR AVE 78722	CUEVAS TERESA JACKQUELINE &	yes	9606.25	1.82%
0212101406	2511 GIVENS AVE 78722	DOTSON BLANCHE MARIE JEFFERSON		8331.42	
0212101524	1909 CHESTNUT AVE 78722	DOUGLAS MARVIN H & MORENE T	yes	8551.11	1.62%
0212101404	2507 GIVENS AVE 78722	EDSON RICHARD		9488.57	
0212101303	2505 WEBER AVE 78722	E-135 PROPERTIES LLC		9979.18	
0212101405	2509 GIVENS AVE 78722	E-135 PROPERTIES LLC		8593.58	
0212101525	1911 CHESTNUT AVE 78722	HALE JENNIFER L		8672.79	
0212101504	2006 MAPLE AVE 78722	HAMMOND KATHERYN		9798.72	
0212101514	1910 MAPLE AVE 78722	HARRIS TIFFANY MARIE		9452.64	
0212101232	2009 MAPLE AVE 78722	HICKS ESTELLA	yes	8857.80	1.68%
0212101518	1902 MAPLE AVE 78722	HOUSTON ORA ANN	yes	9023.24	1.71%
0212101228	2504 WEBER AVE 78722	HURST MARY J	yes	9097.63	1.72%
0212101304	2507 WEBER AVE 78722	JACKSON DOROTHY [BALLOT CAST BY PREVIOUS OWNERS: MILLS JUSTIN R & KATHERINE]	yes	9406.90	1.78%
0212101408	1900 CEDAR AVE 78722	JOHNSON MAXINE CRAWFORD [BALLOT CAST BY PREVIOUS OWNER: MCBRIDE BERRI T]	yes	10129.81	1.92%
0212101410	2502 E M L KING JR BLVD 78702	JRMV PROPERTY INVESTMENTS LLC		7327.71	
0212101225	2100 CEDAR AVE AUSTIN 78722	KEELING CHARLES L	no	9183.64	
0212101316	2400 GIVENS AVE 78722	KING STUART H & ESTATE OF JOHN Q KING	yes	13431.18	2.54%
0212101515	1908 MAPLE AVE 78722	KIRK RONALD & V SAUNDRA KIRK	yes	9325.44	1.76%
0212101402	2503 GIVENS AVE 78722	KRITZMAN MONICA T	yes	7466.68	1.41%
0212101503	2305 E 21 ST 78722	LEVINE PHILIPPA JUDITH	yes	17357.19	3.28%
0212101229	2502 WEBER AVE 78722	MALIK BRENDA MIMS	yes	8633.95	1.63%
0212101308	2508 GIVENS AVE 78722	MARSHALL MARIAN LAVON & GENERAL GARWOOD MARSHALL	yes	10178.91	1.93%
0212101233	2007 MAPLE AVE 78722	MAYS LESTER & JOYCE		8041.45	
0212101519	2310 E M L KING JR BLVD 78702	MOORE JAMES W & PENNY JO PEHL	yes	12229.63	2.31%
0212101312	2001 MAPLE AVE 78722	OLIVET BAPTIST CHURCH		7437.63	
0212101506	2002 MAPLE AVE 78722	PATTERSON ROY L		8089.69	
0212101507	2000 MAPLE AVE 78722	PATTON GERTRUDE	no	8604.58	
0212101302	2503 WEBER AVE 78722	PETITT IVORY		7063.61	
0212101415	2400 E M L KING JR BLVD 78702	POOLE IRA LEE	yes	12615.94	2.39%
0212101227	2506 WEBER AVE 78722	REYES JOEL		9199.09	
0212101521	1903 CHESTNUT AVE 78722	RICHARDS GLORIA H	yes	19190.59	3.63%
0212101305	2509 WEBER AVE 78722	SCALES NORMAN JR	yes	9475.32	1.79%
0212101307	2000 CEDAR AVE 78722	SIMMS MELVIN	yes	11525.57	2.18%
0212101309	2506 GIVENS AVE 78722	SNELL JIMMY & JOANNA		10310.58	
0212101311	2502 GIVENS AVE 78722	SWIDER ERIN & JOEL PEABODY		7553.58	
0212101301	2501 WEBER AVE 78722	TERRY KAREN RENE & JACQUELINE MONIQUE TEALER	yes	7089.76	1.34%
0212101516	1906 MAPLE AVE 78722	THOMPSON IDA DAWNE	yes	9237.91	1.75%
0212101517	1904 MAPLE AVE AUSTIN 78722	WASHINGTON BETTYE J	yes	9889.45	1.87%
0212101401	2501 GIVENS AVE 78722	WICKS LILLIAN E [BALLOT CAST BY PREVIOUS OWNER: MCARTHUR ROBBIE J ETAL]	yes	7376.37	1.40%
0212101317	2500 GIVENS AVE 78722	YOUNG KORRINE SALAS & WILLIAM JONATHAN YOUNG	yes	7427.35	1.40%
0212102001	2414 E M L KING JR BLVD			7173.79	
0212101801	2505 GIVENS AVE 78722			10157.71	
0212102101	2500 E M L KING JR BLVD			6482.00	
Total				528674.01	55.04%

Dear Planning Commission

I am writing to follow up on the written testimony I provided to the Historic Landmark Commission expressing my reservations about the historic district application for the Roger Washington Holy Cross neighborhood.

This application aside, I still have broad concerns about the process for designing historical district standards and how Preservation Office staff will make judgements when considering applications for historic review. As expressed in more detail in my written testimony provided to the Historical Landmark Commission, my concerns about process relate to our observation that the City allows historic district applicants to exclude contributing property owners from developing design standards. With respect to applications for historical review, we are concerned that staff will place undo weight on preservation at the expense of other aspects of property ownership.

These city-wide concerns notwithstanding, I fully support this particular application submitted by the Rogers Washington Holy Cross neighborhood. I appreciated the opportunity to hear **verbally** from residents at the Historical Landmark Commission meeting, which gave social meaning to the proposed standards. I was ignorant of the history of black residents in the Rogers Washington neighborhood and moved by their stories. Our experience emphasizes the importance of ensuring more personal and widespread inclusion in the development of historic district standards.

I also appreciate that the design committee accommodated much of my written concerns about the design standards, which I ultimately feel strengthened the design standards.

I hope that our experience can strengthen the historic district process for other neighborhoods.

Sincerely,

Michael Blackhurst

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2020-0069

Contact: Cara Bertron, 512-974-1446

Public Hearings: August 11, 2020, Planning Commission
September 3, 2020, City Council

Marilyn Poole

Your Name (please print)

2400 E. MLK JR BLVD
AUSTIN, TX 78702

Your address(es) affected by this application

Marilyn Poole

Signature

☒ I am in favor
☐ I object

8/8/2020
Date

Daytime Telephone Number: (713) 628-2228

Comments: Approval is well-deserved

If you use this form to comment, it may be returned to:
City of Austin, Planning & Zoning Department
Attn: Cara Bertron
P. O. Box 1088, Austin, TX 78767

Or email to:
cara.bertron@austintexas.gov

Subject: Approval for Item B.10 (Local Historic District Designation for Rogers Washington Holy Cross) based on Revised Zoning Boundary

Date: Monday, August 10, 2020 at 11:11:32 AM Central Daylight Time

From: McDowell, Taylor

To: Rivera, Andrew

CC: Bertron, Cara, Taylor McDowell, Merlion Capital, Pamela Lim

Attachments: image001.jpg, Revised RWHC HD Map August 8 2020.pdf

*** External Email - Exercise Caution ***

Andrew,

My name is Taylor McDowell, and my wife (Pamela Lim) and I are the new owners of 2011 Maple Avenue, Austin, Texas 78722 (we own the home through our Texas limited liability company, Merlion Capital, LLC). I have previously written and spoken to the City of Austin to express my objection to the contemplated local historic district for the sole reason that 2011 Maple Avenue was included in the zoning boundary. However, after a series of collegial and productive conversations with the Rogers Washington Holy Cross neighborhood association, it is my understanding that the proposed, contiguous zoning boundaries for the Rogers Washington Holy Cross local historic district have been revised to exclude the 2011 Maple Avenue property, as is permissible under [Section 25-2-243](#) of the Austin Land Development Code and which is confirmed by the interpretive guidance currently published by the City of Austin in the "Boundaries" section (pdf page 2) of the [Historic Districts in Austin: Application Guide](#). For ease of reference, I have attached to this correspondence a copy of the revising zoning boundary map that was submitted to the City of Austin in connection with this matter.

Because of the revisions to the zoning boundaries for the Rogers Washington Holy Cross local historic district, I am now formally writing to (a) **withdraw** my previous opposition to the local historic district and (b) **express my support** for the local historic district (as it is currently being proposed with the revised zoning boundaries). Although I am no longer located within the zoning boundaries of the proposed local historic district, I believe I still have legal standing to express my support for the local historic district and to register to speak in support of the local historic district at the August 11, 2020 meeting of the Planning Commission because my external property is located within 500 feet of the exterior boundary of the proposed zoning boundary. Accordingly, I would also like to register as a speaker **in support** of Agenda Item B.10 (with the revised zoning boundaries) at the August 11, 2020 meeting of the Planning Commission.

Mail for my attention may be directed to the below address:

Jackson Walker, L.L.P.
Attention: Taylor McDowell
100 Congress Avenue, Suite 1100
Austin, Texas 78701

I will be using this phone number to call into the August 11, 2020 meeting of the Planning Commission:



In addition to the above procedural comments, I did also want to formally express my appreciation for the efforts made by Cara Bertron (in the City of Austin Planning and Zoning Department) and also by Brenda Malik, Jennifer Margulies, and many others in the Rogers Washington Holy Cross neighborhood association to be inclusive and responsive to the perspectives of all members of the community and for having empathy and understanding for the various preferences of residents in the neighborhood. Their professionalism and diligence is to be commended, and I would like the Planning Commission to be aware of their hard work and

efforts in putting together the local historic district application.

Thank you,
Taylor McDowell

Taylor McDowell

100 Congress Avenue Suite 1100 | Austin, TX | 78701

V: (512) 236-2225 | tmcdowell@jw.com



CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.



TRAVIS COUNTY HISTORICAL COMMISSION

Austin, Texas

August 7, 2020

To: Austin Planning Commission

Re: The Rogers-Washington-Holy Cross Historic District

Greetings,

The Travis County Historical Commission is pleased to support the creation of the Rogers-Washington-Holy Cross Historic District. This neighborhood represents a unique collection of architecturally significant homes built by African-American, for African-Americans, in the post World War Two era. Several of the homes were designed by John Chase, the first African-American architect to be licensed in the state of Texas and the first African-American to attend graduate school at the University of Texas. The historic roll call of the neighborhood boasts an impressive list of prominent African-American community leaders and professionals. Developed in an atmosphere of racial prejudice and barriers to ownership, this area was a beacon of hope and strength to the surrounding community.

Although small in scale, this residential neighborhood is large in artistic and cultural significance and deserves the protection and recognition that an historic district provides. This district remains a vibrant neighborhood with strong community bonds and award winning architectural designs. The Travis County Historical Commission strongly supports the Rogers-Washington-Holy Cross Historic District in applying for and obtaining this well deserved distinction.

We look forward to seeing the results of this decision and if we can be of further help, please contact our commission.

Respectfully,

James Robert "Bob" Ward
Chair
Travis County Historical Commission

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2020-0069

Contact: Cara Bertron, 512-974-1446

**Public Hearings: August 11, 2020, Planning Commission
September 3, 2020, City Council**

Patricia Dotson

Your Name (please print)

2101 Chestnut Ave

Your address(es) affected by this application

Patricia Dotson

Signature

Date

Daytime Telephone Number: 512 928 2812

Comments: Cara Bertron

Case: C14H-2020-0069

August 11, 2020

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

If you use this form to comment, it may be returned to:

City of Austin, Planning & Zoning Department

Attn: Cara Bertron

P. O. Box 1088, Austin, TX 78767

Or email to:

cara.bertron@austintexas.gov

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Email or call the staff contact no later than noon the day before the meeting for information on how to participate in the public hearings online. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, please visit our website: www.austintexas.gov/abc

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, the Case Number and the contact person listed on the notice.

**Case Number: C14H-2020-0069 – Rogers Washington Holy Cross
Historic District**
Contact: Cara Bertron, (512) 974-1446
Public Hearing: Historic Landmark Commission, July 27, 2020

☒ I am in favor
☐ I object

Your Name (*please print*)

Your address(es) affected by this application

Signature

Date

Comments:

Maybe some of East Austin will
remain before everything is gentrified.

If you use this form to comment, it may be returned to:
City of Austin Planning and Zoning Department
Historic Preservation Office, ATTN: Cara Bertron
P.O. Box 1088
Austin, TX 78767-8810
E-mail: cara.bertron@austintexas.gov