

## ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2020-0087

**HLC DATE:** 11/16/2020

**PC DATE:** 11/24/2020

**APPLICANT:** Alamo Draffhouse Cinemas Baker LLC

**HISTORIC NAME:** Baker School

**WATERSHED:** Waller Creek

**Council District:** 9

**ADDRESS OF PROPOSED ZONING CHANGE:** 3908 Avenue B

**ZONING FROM:** GR-HD-NCCP-NP to GR-HD-H-NCCD-NP

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change to designate the former Baker School as a historic landmark with reduced boundaries to include the school building and its frontage to the street with a buffer on the north, south, and west of the building. The applicant has offered a similar proposal for a reduced zoning area that includes more property than staff recommends.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

Historical significance and community value.

**HISTORIC LANDMARK COMMISSION ACTION:** **October 26, 2020:** Postponed to November 16, 2020. **November 16, 2020:** Recommended historic zoning for the entire site. Vote: 10-1-1- (Papavasiliou opposed; Wright recused).

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The former Baker School is contributing to the Hyde Park Local Historic District.

**CITY COUNCIL DATE:** December 10, 2020

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** Hyde Park Neighborhood Association

**BASIS FOR RECOMMENDATION:**

**Architecture:**

While City Code does not allow a contributing building within a local historic district to be designated as a historic landmark for its architectural significance, the former Baker School is worthy of an architectural description as it reflects the work of three of the most prominent architects in Austin in the early- to mid-20<sup>th</sup> century. Built in 1911, the building is a raised two-story institutional building with a raised full basement. The building is constructed of Austin Common buff brick with poured concrete accents. The building has bands of five 2:2

windows with transoms in the principal block (these, while believed to be of historic age, are not original); the raised basement level also features bands of five 2:2 windows, but without transoms. The principal entry faces Avenue B, and has a brick portico that once had Doric columns and arched sides; the portico frames the raised and recessed entry, which features a double set of glazed wood doors. The portico has a small gablet at its center, echoing the gablet on the top of the building which has the inscription “Baker School.” Additional decorative aspects of the building include concrete bracket-like moldings in the at the top of the pilasters defining the bays, and a prominent cornice.

At the north and south ends of the original 1911 building are rectangular-shaped additions matching the height and configuration of the original block. These additions project proud of the main block of the building, and have a pair of 2:2 windows on each floor, all without transoms.

The solid appearance of the building hearkens to the Neo-Classical architecture popular for commercial and institutional buildings in the early 20<sup>th</sup> century. The hallmarks of Neo-classical architecture are a grand scale, use of simple geometric forms, and classical ornamental details, all a reaction to the perceived frivolity of the Queen Anne and other Victorian-era architectural styles. This imposing building constructed of brick and concrete, replacing an older wood building, lends an air of permanency to the mission of education in Austin.

The original school building was designed by prominent local architect Roy Thomas, who also designed a 1958 addition to the rear of the building. Hugo Kuehne, a well-known and prolific local architect, designed the additions to the north and south ends of the original building in 1924. There is also a 1939 addition designed by noted local architects Kreisle and Brooks. There are two associated buildings on the northwest corner of the site: one built before 1940 to house a boiler, and the band room, constructed in 1958.

The current owners are painstakingly restoring and rehabilitating the original interior finishes and materials as part of their preservation and restoration of the historic building.

### **Historical Associations:**

Baker School is one of the oldest school buildings in the city and exemplifies the important role that public schools played in Austin’s history. Located in the Hyde Park neighborhood, developed in 1891 by Monroe Shipe as the city’s first streetcar suburb, and designed to appeal to the upper middle class, Baker School was an essential feature in the new residential district.

Baker School replaced the older Hyde Park School established by Monroe Shipe, which was located on Speedway, when the older school proved inadequate for the rising population in the neighborhood. It was named for DeWitt Clinton Baker (1832-1881), who helped establish Austin’s public school system, serving as the inspector of schools from 1872 to 1877, and as treasurer of the Austin Library Association, organized Austin’s first public library. A businessman and a native of Portland, Maine, Baker also wrote several books on Texas history.

Baker School began as an elementary school for the children of Hyde Park, then became a middle school in 1973, and finally a high school (W.R. Robbins) in 1980. Baker was a neighborhood school for students in Hyde Park, and was renowned for quality education and an outstanding music program. The Austin Independent School District used the building for administrative offices before selling the property in 2019 to the owners of the Alamo Drafthouse, a national chain of movie theaters, which intends to use the building as their corporate offices.

**Community Value:**

Baker School exemplifies neighborhood schools in Austin at the turn of the 20<sup>th</sup> century, and the development of Austin's public school system. As a neighborhood landmark, Baker School has served as a focal point for social, educational, and cultural activities in the community.

Austin, like most Southern cities, lagged behind the rest of the country in developing a public school system in the late 19<sup>th</sup> century. While older communities on the Eastern seaboard had strong traditions of public education by the second half of the 19<sup>th</sup> century, most communities in Texas depended on tutors, subscription (private) schools, and churches to provide educational instruction for children. The Texas Constitution of 1876 provided for the Permanent School Fund, designed to provide revenue to public schools throughout the state. Austin established a school trustees board around the same time, and the first truly public school opened in Austin in 1882. There were other schools in the city already at that time, including some in African-American freedmen's settlements, but none employed public tax funds for their operation. Texas enacted its Compulsory Education Law in 1915, requiring all school-age children to attend school for at least a portion of every year. Baker School predates the Compulsory Education Law of 1915, which was responsible for a flurry of school building, including Mathews Elementary in West Austin, a historic landmark. The importance of public education reflects the transition of Austin from a frontier city to a city of culture with a literate population.

The appeal and success of Hyde Park as an upper middle class residential district depended upon the establishment of social, cultural, religious, and educational institutions for residents. The founders of Hyde Park recognized this, constructing the wood-frame Hyde Park School soon after the establishment of the neighborhood. Baker School reflects the continuing growth of Hyde Park and the need for a larger educational institution for the residents of the neighborhood. As one of the oldest school buildings remaining in Austin, it is remarkably intact and satisfies the Community Value criterion for its place in the overall image of Austin and for the Hyde Park neighborhood in particular.

**PARCEL NO.:** 0219050303

**LEGAL DESCRIPTION:** Lot 78, Hyde Park Addition No. 2

**ESTIMATED ANNUAL TAX ABATEMENT:** \$62,290. Total estimated tax liability before abatement: \$268,291

**APPRAISED VALUE:** \$11,841,067

**PRESENT USE:** Under renovation

**CONDITION:** Excellent

**PRESENT OWNERS:**

Alamo Drafthouse Cinemas Baker, LLC  
3908 Avenue B  
Austin, Texas 78751

**DATE BUILT:** ca. 1911

**ALTERATIONS/ADDITIONS:** Additions in 1924, 1939, and 1958 as described above.

**ORIGINAL OWNER(S):** Austin Independent School District

**OTHER HISTORICAL DESIGNATIONS:** Contributing to the Hyde Park Historic District



Photo from KUT post on the sale of the school.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

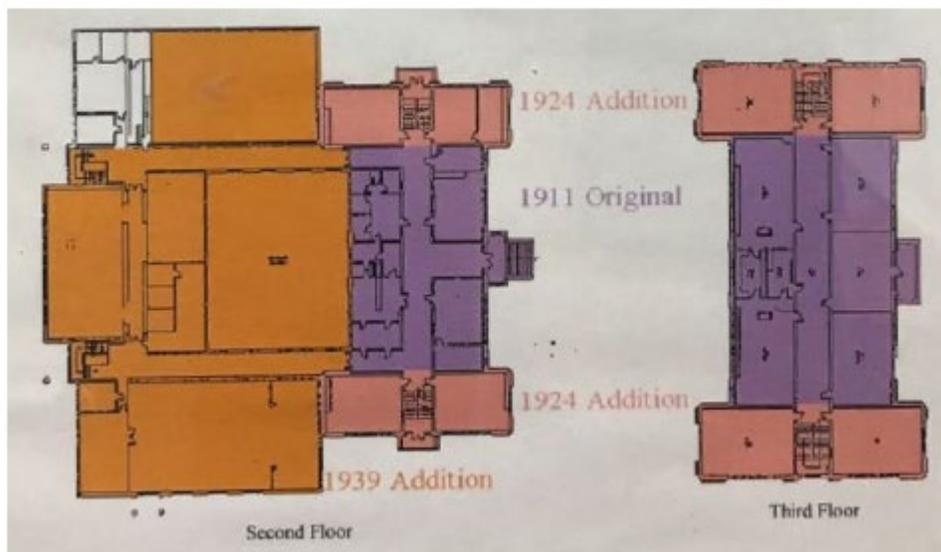
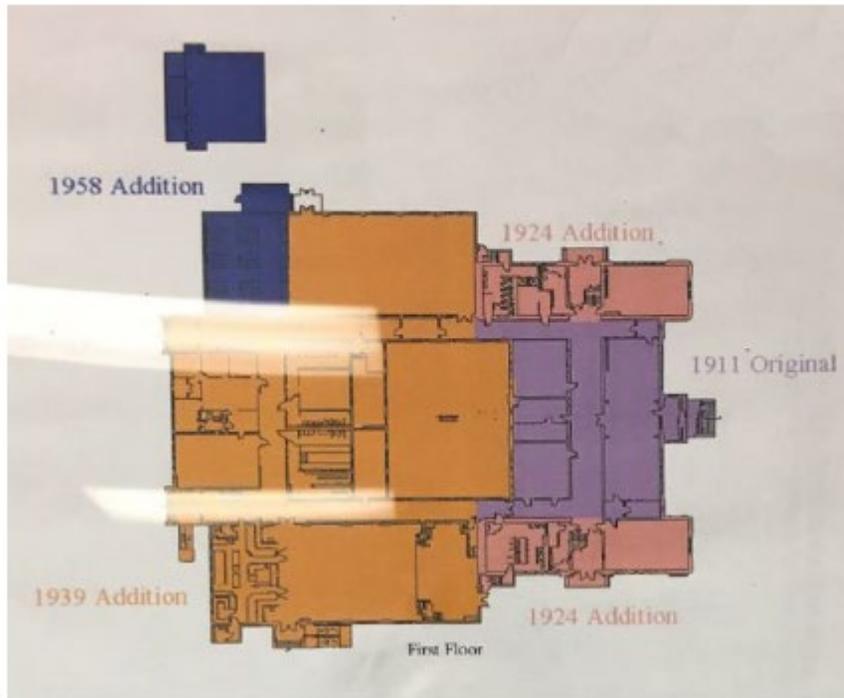
CASE#: C14H-2020-0087  
LOCATION: 3908 AVENUE B



1" = 333'

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.



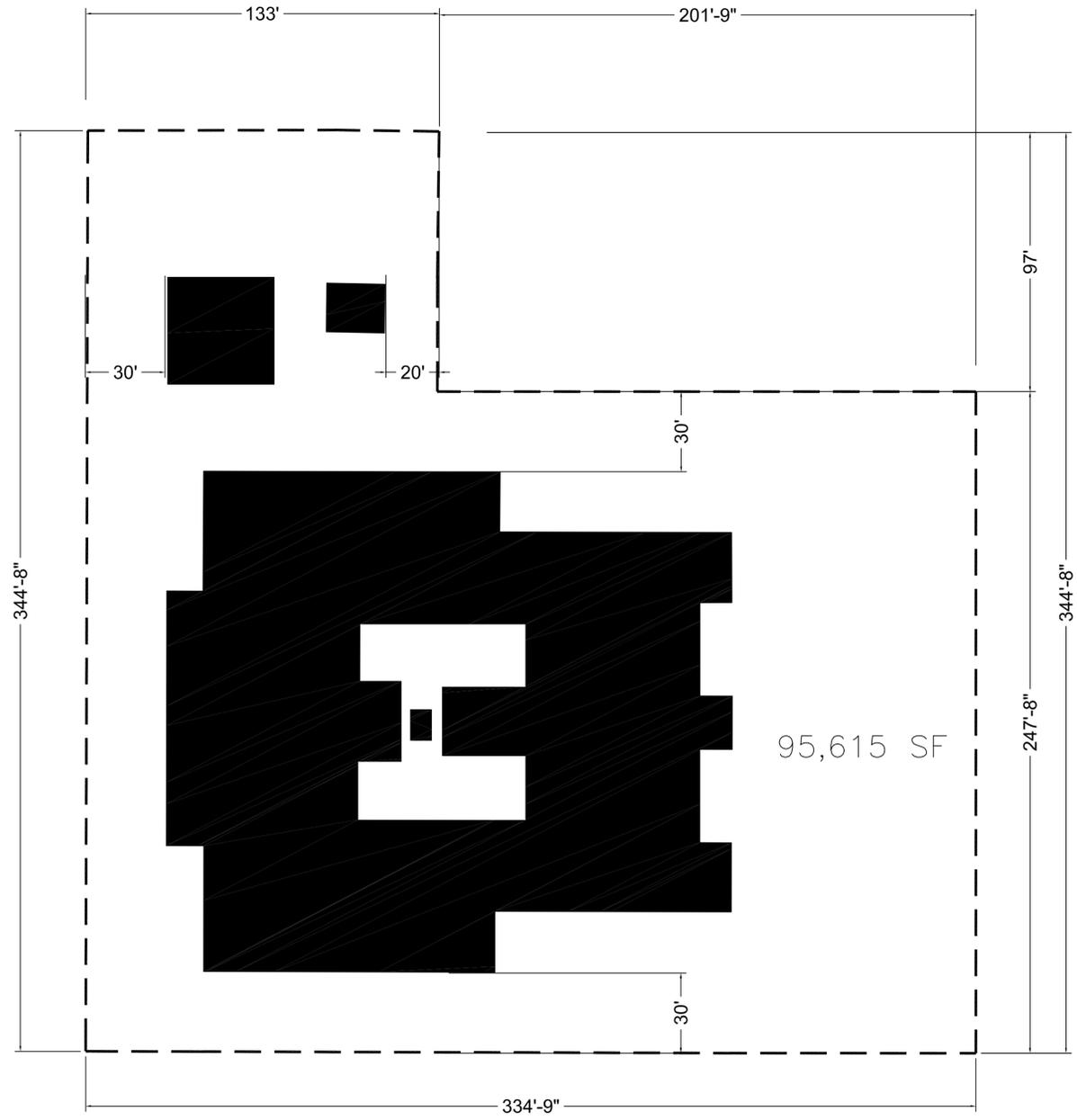


ORIGINAL BAKER SCHOOL COMPLETED 1911 (SOUTHEAST ELEVATION)

Note: the entry shown in this photograph has been modified, but this photo shows the original design intent of Neo-Classical architecture with the columned and arcaded front portico. Also of note are the multi-light windows that have since been replaced.

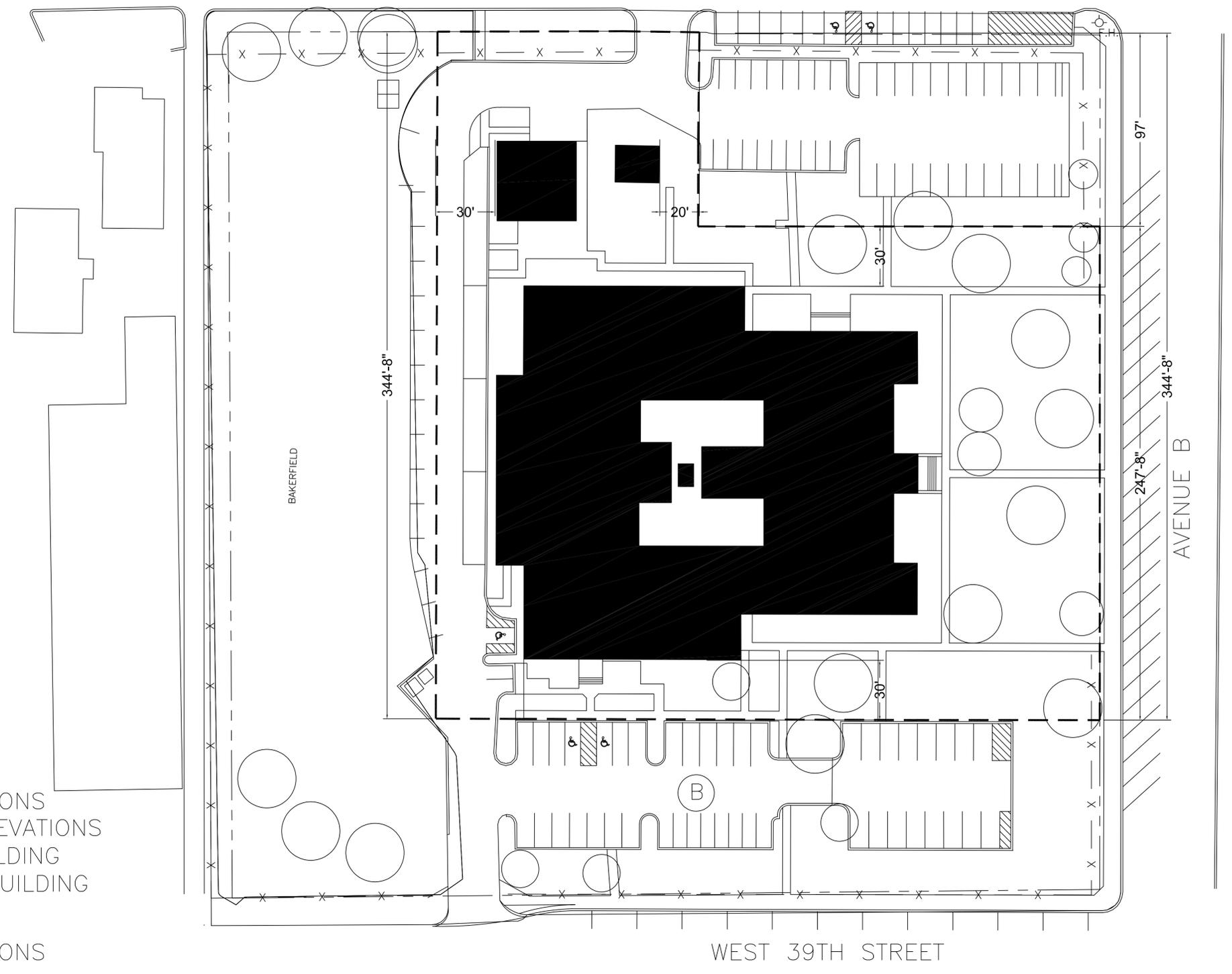


ORIGINAL CLASSROOM SHOWING CHALKBOARDS, TRIM, DOORS AND TRANSOM



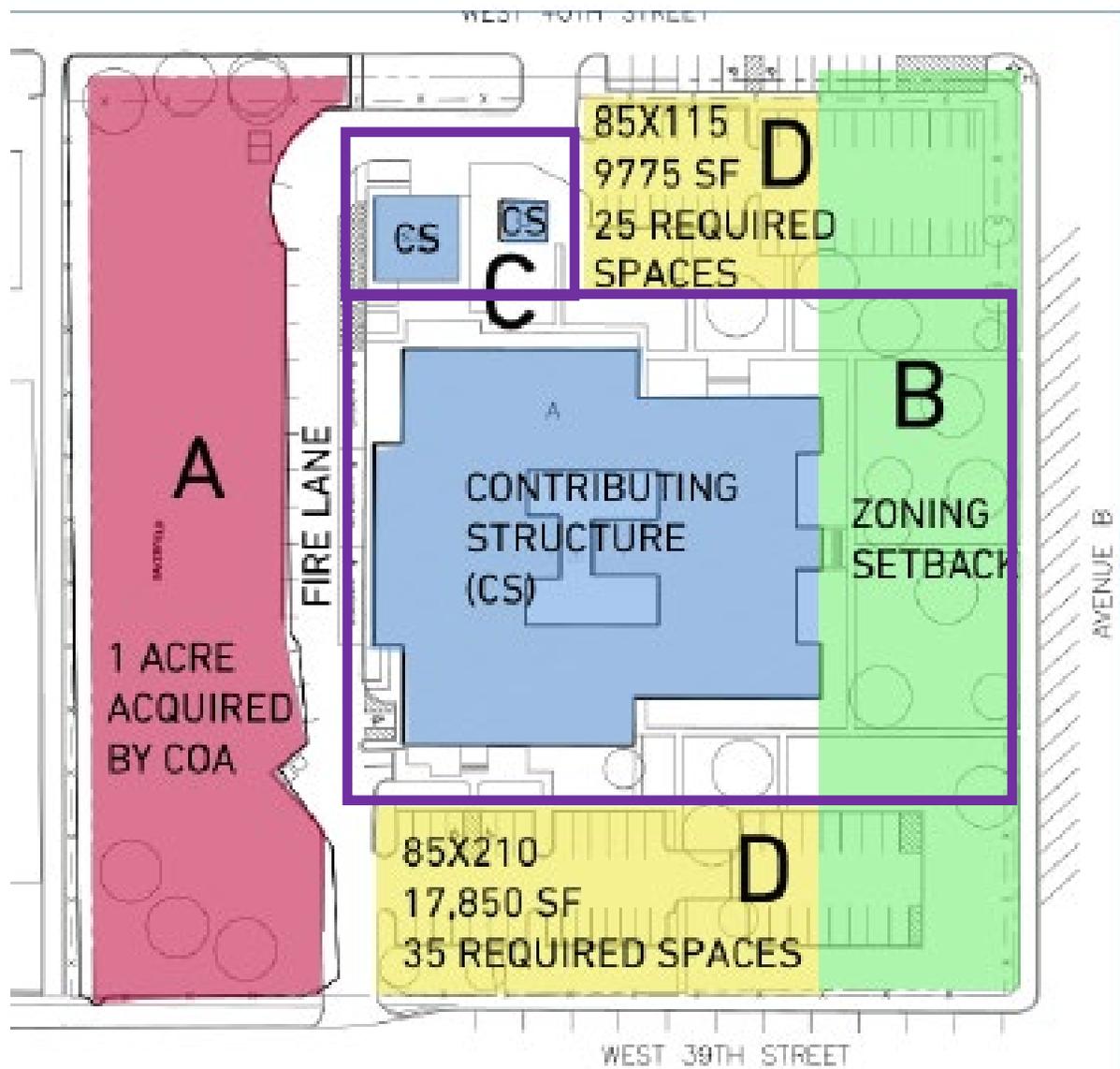
BAKER SCHOOL HISTORIC ZONING SETBACK DIMENSIONS  
 SETBACK FROM BUILDING TO STREET ON FRONT ELEVATIONS  
 30' SIDE AND REAR SETBACKS FROM FACE OF BUILDING  
 20' REAR SETBACK FROM REAR FACE OF BOILER BUILDING

BAKER SCHOOL HISTORIC ZONING SETBACK DIMENSIONS



### Staff proposal for historic zoning of the Baker School, 3908 Avenue B

The proposal includes the two areas outlined in purple, which encompass all contributing buildings as well as an adequate buffer zone around the building to protect the context of the building and its setting. The entire site is contributing to the Hyde Park Local Historic District, which means that any changes anywhere on the site will require a Certificate of Appropriateness from the Historic Landmark Commission for any proposal that does not fall within the Historic Preservation Office's administrative approval authority. The limited area for historic zoning focuses the attention of the historic zoning application on the historic school building and associated contributing structures and avoids the situation of zoning parking lots and other site features as part of the historic zoning application. If the Commission agrees with either the applicant's offer or the staff's recommendation, field notes will be required before drafting the ordinance granting the zoning change.



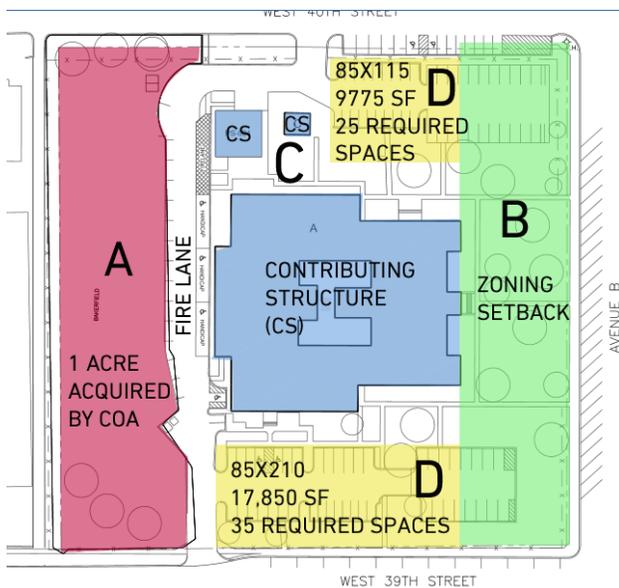
Permit Number: 2020-116861 ZC Baker School postponement for discussion on Oct 26

November 10, 2020

Preservation Office and Historic Landmark Commission Response Letter:

At the HLC meeting on October 26, the Baker school Historic Zoning case was tabled for discussion, in order to explore opportunities for limiting the zoning area and explore opportunities for onsite affordable housing. I would like to provide some backup to aid in moving forward with Historic Zoning.

- A. When the property was purchased in 2019, the 1 acre rear portion of the lot, known as the Baker Field, was rezoned to allow for 50' in height and up to 5 stories of residential development, including a 25% affordability rate. However, in March of this year, **the city purchased the Baker Field in order to build a regional detention pond**. While AISD required a public good to be included in the uses on site, affordable housing was replaced with drainage for the public good. We would support any efforts to have the city build affordable housing in conjunction with their regional detention pond on the land that they acquired.
- B. In our negotiations with the neighborhood and the city in 2018, it was agreed that the zoning include a front setback that aligns with the front of the Baker school. Therefore, the zoning already specifies that there can be no development from the frontage at Avenue B to the face of the existing Baker School building. This was intended to maintain the Historic character of the site.
- C. There are 3 contributing structures that were included in the renovation of the Baker School, but nothing prevents affordable housing from being built inside the building in the future. If office proves not to be a viable use in the future, the interior of these buildings could be converted in to residences, 25% of which would be affordable through restrictive covenant.
- D. There are 2 side parking lots that house required parking for the building. The zoning ordinance allows the Baker school to use adjacent off street parking toward its parking calculations, but if you include on street and adjacent off street parking, the current parking calculation is met exactly. If the existing onsite parking lots were to be developed, there would be more uses (requiring additional parking) and the current required parking would be removed. Even if parking requirements were eliminated, the owners entered in to a good faith agreement with the neighbors not to park in the neighborhood and this agreement could not be met if additional development occurred and the current onsite parking was eliminated.



In addition to the information above, this project is working in partnership with the Texas Historic Commission and the National Parks Service on tax credits to supplement the over \$5 million dollar renovation of the 3 contributing buildings, and it is unlikely that either entity will approve of additional development on site that directly impacts the character of their investment.

In the spirit of compromise and (hopefully) expedient resolution, we would be willing to remove the areas labeled D (the two side parking lots west of the front setback) from the Historic zoning overlay. However, we would strongly encourage the HLC to **zone this entire site Historic** (not including section A, which is now owned by the city) in order to celebrate and preserve the remaining fabric of the first AISD campus in the city of Austin.

Thank you for your consideration,

Richard Weiss, AIA  
 3355 Bee Caves Road, Suite 303  
 (512) 924-0433 mobile

**Weiss Architecture, Inc.**  
 Austin, Texas 78746  
[richard@weissarc.com](mailto:richard@weissarc.com)

**From:** [Karen McGraw](#)  
**To:** [Shaw, Todd - BC](#); [Leighton-Burwell, Don - BC](#); [Shieh, James - BC](#); [Llanes, Carmen - BC](#); [Howard, Patrick - BC](#); [Hempel, Claire - BC](#); [Shaw, Todd - BC](#); [Thompson, Jeffrey - BC](#); [Azhar, Awais - BC](#); [Seeger, Patricia - BC](#); [Anderson, Greg - BC](#); [Schneider, Robert - BC](#); [bc-joaopaulo.connolly@austintexas.gov](mailto:bc-joaopaulo.connolly@austintexas.gov); [Flores, Yvette - BC](#); [Teich, Ann - BC](#)  
**Cc:** [Rivera, Andrew](#)  
**Subject:** Baker School Landmark  
**Date:** Wednesday, November 18, 2020 4:19:56 PM  
**Attachments:** [Baker School zoning 2018.pdf](#)

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\*\*\* External Email - Exercise Caution \*\*\*

Commissioners,

I am attaching the zoning that was forwarded by the Planning Commission and approved by City Council signed June 14, 2018 when Alamo Draft House purchased the 1911 Baker School in Hyde Park from AISD. This zoning was negotiated between Alamo, neighbors and Hyde Park NA with the understanding that Alamo would seek individual "H" zoning. After completing an extensive interior restoration of the school that maintains the classroom plan and features, Alamo is completing its agreement via this application for "H" zoning

While the adopted ordinance preserves a 70' front building setback from Avenue B, to preserve the historic site and view of the building, on Monday night, Preservation staff presented a different proposal to list only the front yard of the building itself, eliminating most of the front setback area from the historic designation. As someone who has been involved in the preservation field for many years, I consider this to be a surprisingly unprofessional recommendation from staff which is in conflict with the adopted zoning and could prevent the preservation of the view of the school building. Such a designation could result in only a "canyon" type of view to the front of the historic structure (as noted by HLC Chairman Terri Myers). For 109 years the school has stood alone on the site and the oblique view has been unimpeded. For an Austin Historic Landmark, the view from the street is essential, and must be protected. This important site deserves appropriate historic designation and stewardship going forward. Fortunately, the Historic Landmark Commissioners have a clear understanding of preservation standards and voted to recommend "H" zoning for the entire historic site.

**Please recommend, per the HLC recommendation, that the entire site be listed appropriately as an Austin Historic Landmark.**

Thank you,

Karen McGraw  
Karen McGraw Architect PLLC  
4315 Avenue C  
Austin, Texas 78751  
512-917-1761

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**ORDINANCE NO. 20180614-095**

**AN ORDINANCE CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3908 AVENUE B IN THE HYDE PARK NEIGHBORHOOD PLAN AREA FROM UNZONED (UNZ) DISTRICT TO COMMUNITY COMMERCIAL-HISTORIC AREA-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (GR-HD-NCCD-NP) COMBINING DISTRICT AND AMENDING ORDINANCE NO. 20020131-20 TO MODIFY THE BOUNDARIES OF THE HYDE PARK NEIGHBORHOOD CONSERVATION (NCCD) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Ordinance No. 20020131-20 is amended to include the property identified in this Part in the area commonly known as Hyde Park neighborhood conservation (NCCD) combining district. The zoning map established by Section 25-2-191 of the City Code is amended to zone the property from unzoned (UNZ) district to community commercial-historic area-neighborhood conservation-neighborhood plan (GR-HD-NCCD-NP) combining district on the property described in Zoning Case No. C14-01-0046.02, on file at the Planning and Zoning Department, as follows:

4.361 acres of land designated as a portion of Austin Rapid Transit Co. Park by Hyde Park Addition No. 2, a subdivision of record in Volume 1, Page 75, of the Plat Records of Travis County, Texas, and being comprised of Two Tracts: Tract 1 being a parcel of land 262 feet by 425 feet conveyed to the Board of Trustees of the Public Free Schools of the City of Austin by instrument of record in Volume 246, Page 154, of the Deed Records of Travis County, Texas; and Tract 2 being a parcel of land 185 feet by 425 feet conveyed to the Board of Trustees of the Public Free Schools of the City of Austin by instrument of record in Volume 586, Page 96, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 3908 Avenue B in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** The Hyde Park NCCD-NP was approved on January 31, 2002, under Ordinance No. 20020131-20 and amended under Ordinance No. 20120112-086.

**PART 3.** Ordinance No. 20020131-20 is amended to add a new part to be known as Part 15. Except as otherwise specifically provided in Part 15, the property at 3908 Avenue B is

subject to the applicable terms and provisions of Ordinance No. 20020131-20. If Part 15 and Ordinance No. 20020131-20 conflict, Part 15 applies.

**PART 15.** The following applies to the property at 3908 Avenue B:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The permitted and conditional uses allowed in the Hyde Park NCCD under Part 6 (1) of Ordinance No. 20020131-20 apply to the Property. In addition, the following uses are permitted uses on the Property:
- |  |  |
|--|--|
| Art galleries  | Condominium residential                        |
| Financial services   | Food sales (5,000 square foot limit)           |
| General retail sales-convenience (5,000 square foot limit) | Indoor entertainment (5,000 square foot limit) |
| Multifamily residential                                    | Restaurant (limited)                           |
| Restaurant (general)                                       | Software development                           |
| Theater (5,000 square foot limit)                          |  |
- C. Drive-thru services is a prohibited use on the Property.
- D. Residential uses are the only permitted use above the first floor of any new building or structure on the Property.
- E. A 70-foot wide building setback shall be established and maintained along the eastern property line where the Property abuts the front of the existing school building.
- F. Restaurant (general) and Restaurant (limited) uses on the Property are limited to a combined maximum of 5,000 square feet overall.
- G. The following site development standards apply to the Property:
1. The maximum height of a building or structure on the Property is 50 feet on the western 100 feet of the Property as measured from the western property line, and 30 feet for the remainder of the Property.

2. The maximum floor-to-area ratio (FAR) is 1.50:1.

**PART 4.** The Property is subject to Ordinance No. 20000413-063 that established zoning for the Hyde Park Neighborhood Plan.

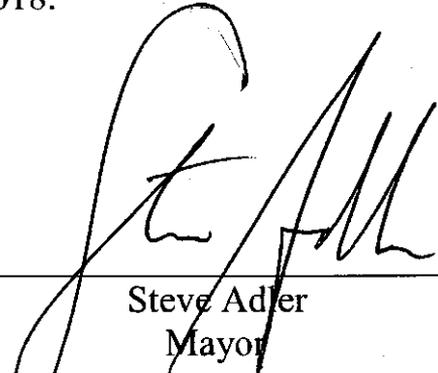
**PART 5.** Except as otherwise provided in this ordinance, the terms and conditions of Ordinance No. 20020131-20, as amended, remain in effect.

**PART 6.** This ordinance takes effect on June 25, 2018.

**PASSED AND APPROVED**

June 14, 2018

§  
§  
§



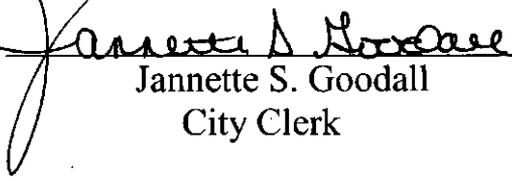
Steve Adler  
Mayor



**APPROVED:**

Anne L. Morgan  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk



*Land Surveyors, Inc.*  
 8333 Cross Park Drive  
 Austin, Texas 78754  
 Office: 512.374.9722  
 Fax: 512.873-9743

Page 1 of 2

#### METES AND BOUNDS DESCRIPTION

BEING 4.361 ACRES OF LAND DESIGNATED AS A PORTION OF AUSTIN RAPID TRANSIT CO. PARK BY HYDE PARK ADDITION NO. 2, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 75, OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, AND BEING COMPRISED OF TWO TRACTS: TRACT 1 BEING A PARCEL OF LAND 262 FEET BY 425 FEET CONVEYED TO THE BOARD OF TRUSTEES OF THE PUBLIC FREE SCHOOLS OF THE CITY OF AUSTIN BY INSTRUMENT OF RECORD IN VOLUME 246, PAGE 154, OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS; AND TRACT TWO BEING A PARCEL OF LAND 185 FEET BY 425 FEET CONVEYED TO THE BOARD OF TRUSTEES OF THE PUBLIC FREE SCHOOLS OF THE CITY OF AUSTIN BY INSTRUMENT OF RECORD IN VOLUME 586, PAGE 96, OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in a concrete sidewalk for the southeast corner of said "Tract 1" and being the point of intersection of the north right-of-way line of West 39<sup>th</sup> Street (60' R.O.W.) and the west right-of-way line of Avenue B (80' R.O.W.), from which an iron pipe found in asphalt for the northwest corner of a tract of land conveyed to Artesia 305 W. 39<sup>th</sup>, LLC by instrument of record in Doc. No. 2014112130 of the Official Public Records of Travis County, Texas, and being the point of intersection of the south right-of-way line of said West 39<sup>th</sup> Street and the east right-of-way line of said Avenue B bears South 19°44'29" East a distance of 88.79 feet;

THENCE North 62°21'59" West (record – "Westerly"), along the south line of "Tract 1" and said "Tract 2", and the north right-of-way line of West 39<sup>th</sup> Street, a distance of 447.00 feet (record – 447 feet) to a calculated point for the southwest corner of "Tract 2" and the southeast corner of a 12 foot wide alley dedicated by instrument of record in Volume 242, Page 116 of the Deed Records of Travis County, Texas, from which an "X" cut in concrete for the southwest corner of said 12 foot wide alley, the southeast corner of a 125 foot by 212.50 foot parcel of land out of said Austin Rapid Transit Co. Park dedicated by said Hyde Park Addition No. 2, conveyed to Chalet Properties Austin, LLC by instrument of record in Doc. No. 2008166351 of the Official Public Records of Travis County, Texas, and being in the north right-of-way line of West 39<sup>th</sup> Street, bears North 62°17'22" West (record – "Westerly") a distance of 11.97 feet (record – 12 feet), and from said "X" cut in concrete a 1/2" rebar found for the northeast corner of said 125 foot by 212.50 foot parcel conveyed to Chalet Properties Austin, LLC, the southeast corner of a 125 foot by 212.50 foot parcel of land out of Austin Rapid Transit Co. Park dedicated by Hyde Park Addition No. 2, conveyed to Sigmor Number 80, Inc. by instrument of record in Doc. No. 2010020896 of the Official Public Records of Travis County, Texas, and being in the west line of the 12 foot wide alley, bears North 27°38'01" East a distance of 212.55 feet (record - North 28°32'54" East a distance of 212.50 feet);

THENCE North 27°38'01" East (record – "Northerly"), along the west line "Tract 2" and the east line of the 12 foot wide alley, a distance of 425.00' (record – 425 feet) to a 1/2" rebar

Exhibit A

found for the northwest corner of "Tract 2", the northeast corner of the 12 foot wide alley, and being in the south right-of-way line of West 40<sup>th</sup> Street (80' R.O.W.), from which a 1/2" iron pipe found for the northwest corner of the 12 foot wide alley, the northeast corner of said 125 foot by 212.50 foot parcel conveyed to Sigmor Number 80, Inc., and being in the south right-of-way line of said West 40<sup>th</sup> Street, bears North 61°31'09" West (record - "Westerly") a distance of 11.97 feet (record - 12 feet), and from said 1/2" iron pipe found said 1/2" rebar found for the southeast corner of the 125 foot by 212.50 foot parcel conveyed to Sigmor Number 80, Inc., the northeast corner of the 125 foot by 212.50 foot parcel conveyed to Chalet Properties Austin, LLC, and being in the west line of the 12 foot wide alley, bears South 27°38'01" West a distance of 212.61 feet (record - South 28°32'54" West a distance of 212.50 feet);

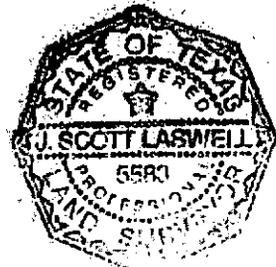
THENCE South 62°21'59" East (record - "Easterly"), along the north line of "Tract 2" and "Tract 1", and the south right-of-way line of West 40<sup>th</sup> Street, a distance of 447.00 feet (record - 447 feet) to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for the northeast corner of "Tract 1" and being the point of intersection of the south right-of-way line of West 40<sup>th</sup> Street and the west right-of-way line of Avenue B, from which a 1/2" rebar found for the southeast corner of a tract of land conveyed to Hong Tao Lee and Jenny C. Lee by instrument of record in Volume 10796, Page 334 of the Real Property Records of Travis County, Texas, and being the point of intersection of the north right-of-way line of West 40<sup>th</sup> Street and the west right-of-way line of Avenue B, bears North 27°30'13" East a distance of 80.27 feet (record - 80 feet), and also from which a 1/2" rebar found for the southwest corner of a tract of land conveyed to Leopold P. Wolf by an unrecorded will, and being the point of intersection of the north right-of-way line of West 40<sup>th</sup> Street and the east right-of-way line of Avenue B, bears North 72°31'58" East a distance of 112.60 feet;

THENCE South 27°38'01" West (record - "Southerly"), along the east line "Tract 1" and the west right-of-way line of Avenue B, a distance of 425.00 feet (record - 425 feet) to the POINT OF BEGINNING.

This parcel contains 4.361 acres of land, more or less, designated as a portion of Austin Rapid Transit Co. Park by Hyde Park Addition No. 2, a subdivision of record in Volume 1, Page 75, of the Plat Records of Travis County, Texas.

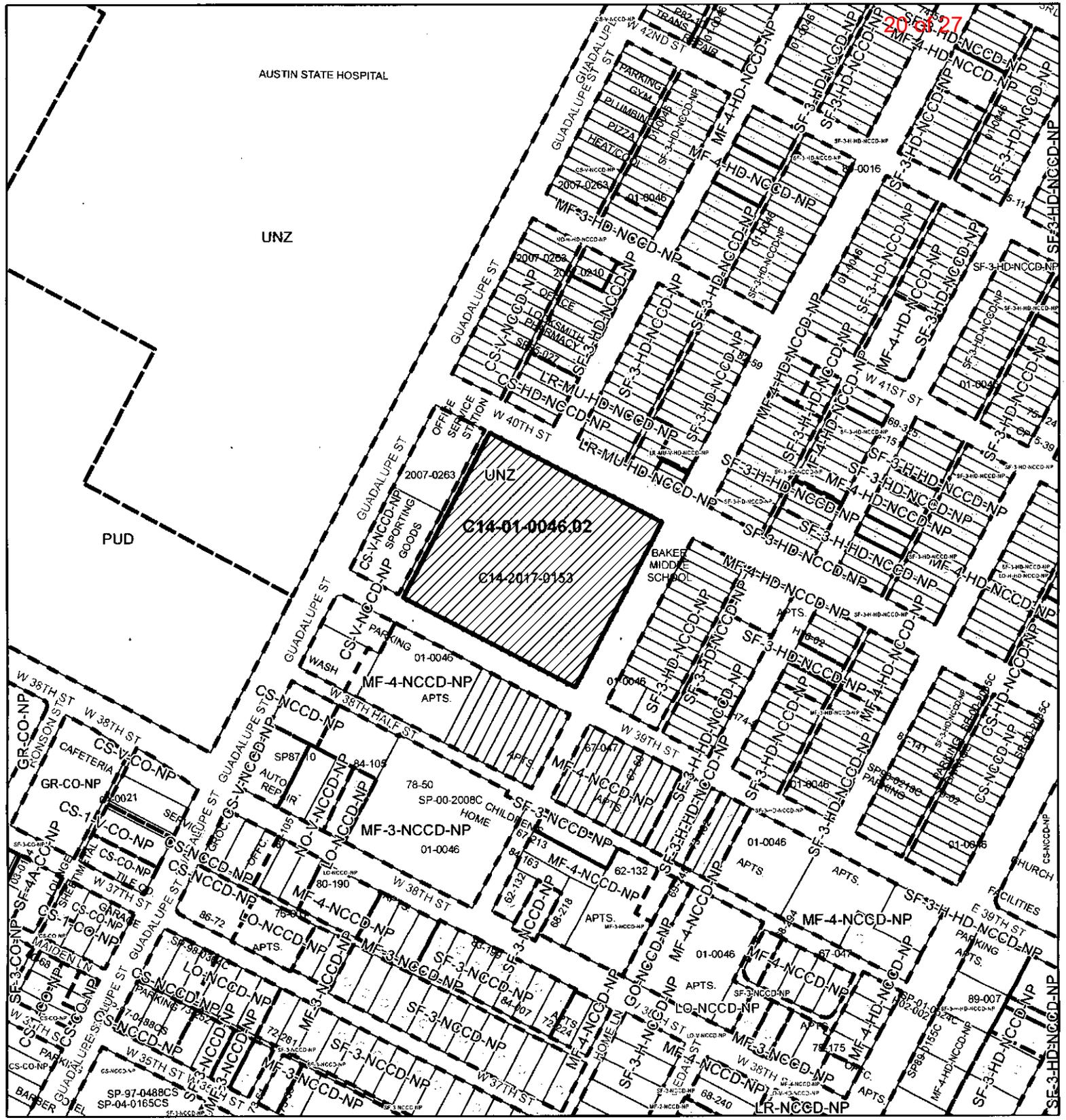
Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83\96CORS.

  
 J. Scott Laswell                      Date  
 Registered Professional Land Surveyor  
 State of Texas No. 5583



File: S:\Projects\AISD Baker Center\Docs\Field Notes\Title Survey M&B.doc  
 Drawing: S:\Projects\AISD Baker Center\Dwg\Title Survey.dwg

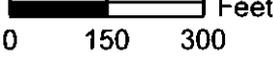




# ZONING

CASE#: C14-01-0046.02

Exhibit B


  
 Subject Tract
   
 Pending Case
   
 Zoning Boundary
   
 Railroads
   
 Feet
   
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Created: 12/22/2017

1" = 300'

**From:** Betsy Clubine <  
**Sent:** Wednesday, November 18, 2020 2:24 PM  
**To:** Rivera, Andrew <Andrew.Rivera@austintexas.gov>  
**Subject:** Case #: C14H-2020-008 Alamo Drafthouse Baker School

\*\*\* External Email - Exercise Caution \*\*\*

Below is a copy of my November 5 email to members of the HLC, PC and CM Kathie Tovo regarding Alamo Drafthouse's request for historic designation for the Baker School. I am sending it to you to ensure that it is included in the backup materials for the upcoming Planning Commission meeting on this item.

Thanks in advance for your assistance!

\*\*\*\*\*

**TO:** Historic Landmark Commission, Planning Commission & City Council

**FR:** Betsy Clubine, Co-President, Hyde Park Neighborhood Association

**DT:** November 5, 2020

**Case #:** C14H-2020-008

**Applicant:** Alamo Drafthouse Cinemas Baker LLC

**Historic Name:** Baker School

On behalf of the Hyde Park Neighborhood Association, I am writing to support the proposed zoning change (Case # C14H-2020-008) to designate the former Baker School as a historic landmark. The Baker School is located within the boundaries of the Hyde Park NCCD and Local Historic District and is included in the Hyde Park Neighborhood Plan, approved by the Austin City Council.

In December 2017, HPNA members unanimously supported the zoning changes and variances required by Alamo Drafthouse to restore the Baker School for use as their corporate headquarters. As part of that agreement, it was understood that Alamo Drafthouse would seek historic landmark designation for the Baker School building and that any future proposed structures would have to receive a Certificate of Appropriateness from the Historic Landmark Commission. While additions in front of the building are not permitted per the adopted zoning, any additions to the sides of the building should be reviewed as a part of the Austin Historic landmark status for this important site, as well as its status as Contributing to the Local Historic District.

Over the past few years, Alamo Drafthouse has meticulously restored not just the exterior of the site, but much of the interior as well—uncovering long-hidden historical/architectural elements of this important site. The zoning ordinance that was adopted requires a 70' setback along Ave B to protect the front of the lot and building. Currently the front is used for a combination of community gardens and open space used by area residents. In recognition of their outstanding work, the owners and architect received a 2020 Preservation Austin Award for Rehabilitation.

**About the Hyde Park Neighborhood Association**

Founded in 1974, HPNA has played a vital role in Austin's civic life for over four decades, welcoming renters and homeowners of all ages and backgrounds to this historic Central Austin community. Our active volunteer members work directly with city leaders and staff, publish and distribute the monthly Pecan Press newsletter, organize volunteer workdays and other community-building activities, and host popular annual events such as the Hyde Park Homes Tour and the Fire Station Festival & Parade.

All HPNA elections, operations and bylaws are governed by open democratic principles and everyone is welcome at our lively monthly meetings. HPNA is a registered neighborhood association with the City of Austin. For more information visit [austinydepark.org](http://austinydepark.org).

Dear Chair Shaw and Planning Commissioners,

I am writing to express support for the Historic Landmark Commission's recommendation to grant historic zoning to the Baker School and its site. This email addresses Baker's history, its role in desegregation, and the options for affordable housing on and near the site.

**History.** Baker School was built in 1911 on the site of the Hyde Park Pavilion. Originally an elementary school, it was named in honor of DeWitt Clinton Baker, a businessman and author who helped establish public schools in Austin and served as the inspector of schools from 1872 to 1887. Typical of its period, this substantial three-story brick building features large windows and *bas-relief* brick detailing on the upper façade. The grounds contain historic post oak trees likely planted when the school was built to provide shade for young students.

In its later life, Baker served as a junior high school, a sixth grade center, a special needs high school, and an administrative center for AISD. Many longtime Austinites retain deep ties to campus, either as former "Baker Bobcats" or through family members who attended or taught there. One neighbor recalls his father sewing green-and-white uniforms for Baker's majorettes and cheerleaders; another remembers teaching there during the desegregation years.

Baker was constructed during the superintendency of A.N. McCallum for whom McCallum High School is named. Its former principals include the late Dennis Cowan, namesake of AISD's Cowan Elementary.

In 2019, AISD sold the Baker property to the Alamo Drafthouse, which has carefully restored the building and grounds and now seeks historic designation. The city-approved Hyde Park Neighborhood Plan lists Baker as one of five neighborhood sites that should be specifically considered for historic landmark status, which the Historic Landmark Commission voted to recommend at its November 16<sup>th</sup> meeting.

**Role in Austin's Desegregation.** When Baker was built in 1911, Austin public schools were completely segregated and Baker was intended to be an all-white campus. However, it later played a critical role in the long overdue integration of Austin schools in the 1970s.

At the time of Baker's construction, many areas of Austin, including Hyde Park where Baker is located, employed racially restrictive covenants. According to a UT study, subdivisions with racially restrictive covenants appeared in virtually every current City Council district that fell within the Austin city limits between the years of 1890 and 1950: District 1 (Harper-Madison), District 3 (Renteria), District 4 (Casar), District 5 (Kitchen), District 7 (Pool), District 9 (Tovo), District 10 (Alter). As was common in much of the former Confederacy, racially restrictive covenants were still being enacted in Austin well into the late 1940s. That such

restrictions have since been held unconstitutional and unenforceable makes them no less appalling.

In the early 1970s, with AISD facing discrimination charges nearly twenty years after the Supreme Court's *Brown v. Board of Education* decision, Baker became one of a handful of schools designated as an integrated sixth grade center, which the *Austin American* (shortly to become the *Austin American-Statesman*) characterized as the heart of a school desegregation plan filed by AISD in District Court. This historic action finally opened Baker's doors to students of every race and ethnicity.

Clearly Austin, AISD, and our country as a whole still have much work to do to rectify centuries of racial injustice. While shamefully late, the integration of the Baker campus represents an important piece of history in the ongoing quest to fully desegregate Austin.

**Affordable Housing Options.** Some have mistakenly assumed that historic zoning would preclude affordable housing on this site. However, the historic designation would affect only the building exterior and grounds. It would *not* prevent the building's 66,000-square-foot interior from being redesigned for scores of affordable units should the property change hands in the future.

Hyde Park strongly supports affordable housing, and residents have worked to identify areas throughout the neighborhood where it can be readily incorporated. But it is a false choice to pit historic recognition of this one-of-a-kind landmark against affordability. Austin is capable of doing both.

In fact, when the Alamo Draffhouse purchased the property in 2019, the rear portion of the Baker lot, known as Baker Field, was rezoned with neighborhood support to allow for up to five stories of residential development, including a 25% affordability component. However, in March of 2020, the city decided instead to purchase Baker Field to build a regional detention pond – also an undeniable public benefit, though not the one most neighbors had hoped for.

Fortunately, there are many large apartment complexes in close proximity to Baker, which the city could also acquire should it wish to provide permanent deeply affordable housing in this area. Many of these older complexes currently provide “market affordable” housing to the renters who comprise over 70% of Hyde Park residents. In fact, Hyde Park's average rents are now substantially lower than other Central and Central East neighborhoods, due to its large supply of older multifamily housing.

**Please Support Historic Zoning.** During over a century of use, Baker has served the people of Austin as an elementary and junior high school, a regional sixth grade center, a special needs campus for high school students, and an

administrative center. It is now the headquarters of an iconic Austin business, the Alamo Drafthouse, which has done a wonderful job restoring and caring for the building and its grounds.

I hope you will act to preserve this important piece of Austin's history by recommending Historic Zoning for the Baker School and its site.

Thank you for your consideration and for your service to our community.

Best,  
Susan Moffat

**From:** [Richard Weiss](#)  
**To:** [Shaw, Todd - BC](#); [Leighton-Burwell, Don - BC](#); [Shieh, James - BC](#); [Llanes, Carmen - BC](#); [Howard, Patrick - BC](#); [Hempel, Claire - BC](#); [Shaw, Todd - BC](#); [Thompson, Jeffrey - BC](#); [Azhar, Awais - BC](#); [Seeger, Patricia - BC](#); [Anderson, Greg - BC](#); [Schneider, Robert - BC](#); [Bc-joaopaulo.connolly@austintexas.gov](#); [Flores, Yvette - BC](#); [Teich, Ann - BC](#)  
**Cc:** [Rivera, Andrew](#); [Karrie League](#); [Sadowsky, Steve](#); "Susan Moffat"; [mcgraw9@gmail.com](mailto:mcgraw9@gmail.com)  
**Subject:** RE: Baker School Landmark C14H-2020-0087  
**Date:** Wednesday, November 18, 2020 5:42:46 PM  
**Attachments:** [image001.png](#)

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\*\*\* External Email - Exercise Caution \*\*\*

Planning Commission Members

I have honor of being the applicant and the architect for the Historic Rehabilitation and Zoning of the Baker School campus. Aside from being located in the Hyde Park NCCD, this Historic Site has been painstakingly rehabilitated, is approved for State and National Historic Tax Credits and Landmark Status, and recently received the Preservation Austin 2020 Merit Award. I believe that in recognition for the incredible work that the owners have done to revitalize this campus, the entire parcel should be zoned Historic(H).

This request does not include the one acre (the Baker Field) to the west of the Historic Building. This area alone was originally zoned for a 5 story residential housing development with 25% affordability, but it was subdivided and purchased by the City in order to build a regional detention pond earlier this year. We believe the city should explore every option to incorporate affordable housing AND detention on this subdivided lot, because it is only area that is zoned for significant density without compromising the integrity of the original campus.

We strongly encourage you to keep the rest of the Baker Site intact and zone it Historic (H) in its entirety.

Please consider this my confirmation that I wish to speak to this item as the applicant at the November 24<sup>th</sup> meeting (unless it goes on consent 😊 ).  
Thank you for your consideration and your service to the City.

Best,

**Richard Weiss, AIA**  
President



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