

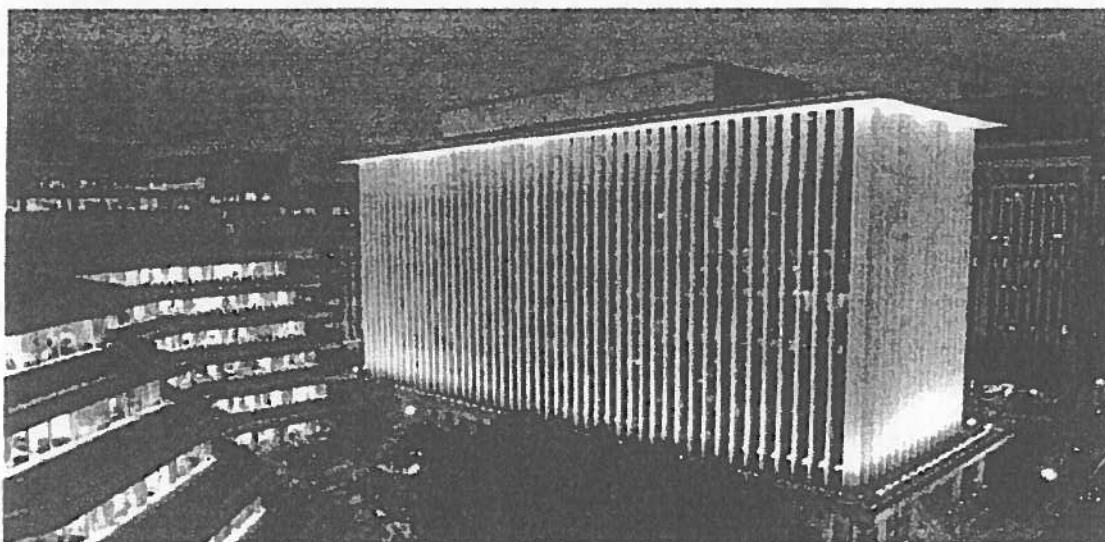
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section FIGURE Page 35

Westgate Tower  
Austin, Travis County, Texas

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**Figure 3.** National Geographic Building (1960-64), Washington, DC, by Edward Durell Stone.

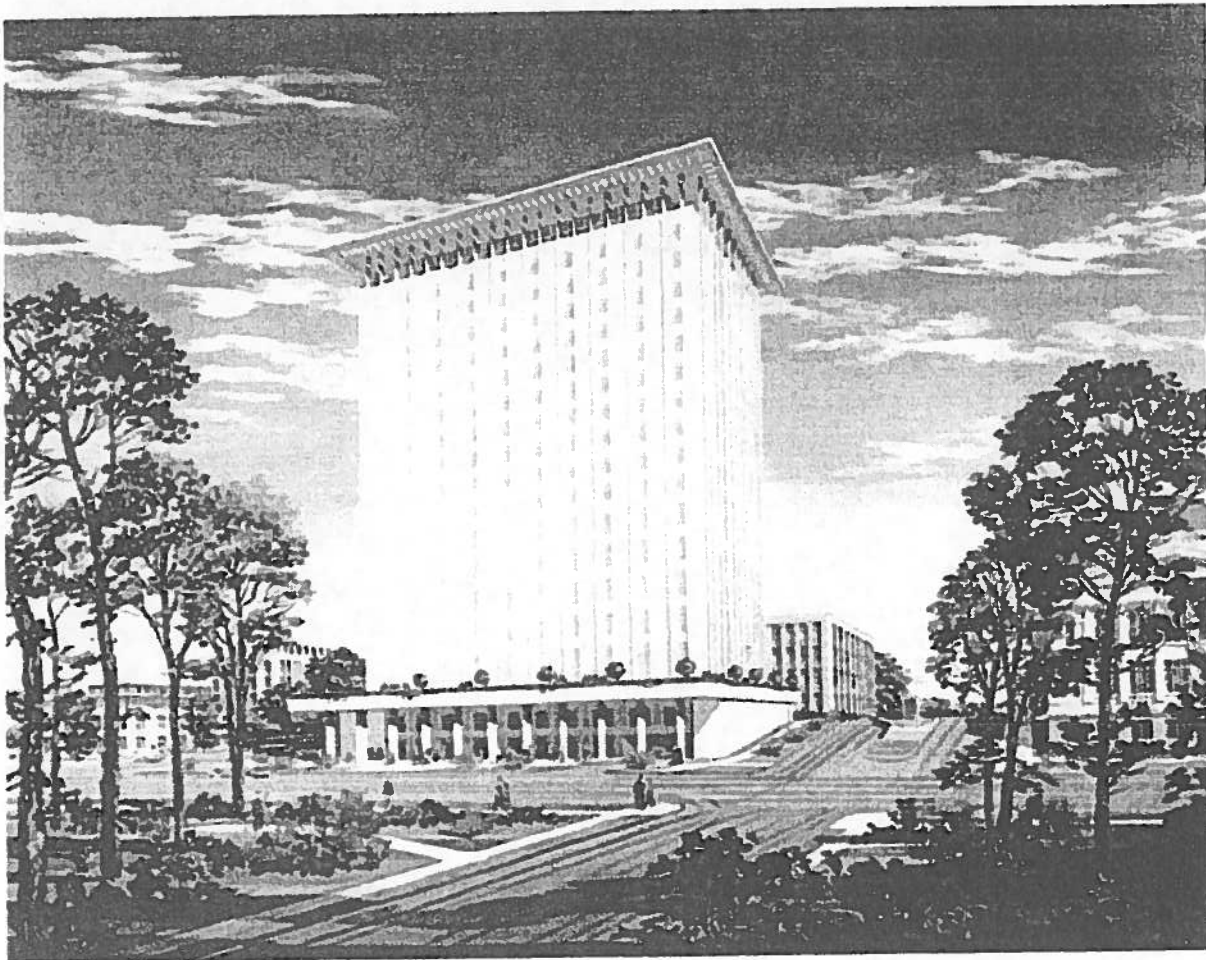
Stone's first drawing of the Westgate Tower featured many similar design elements (see Figure 6).

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National Park Service

## National Register of Historic Places Continuation Sheet

Section FIGURE Page 36

Westgate Tower  
Austin, Travis County, Texas



**Figure 4.** Edward Durell Stone's first drawing of the Westgate Tower (1963).  
View from Twelfth and Colorado streets.

This first design idea features many similarities to the National Geographic Building in Washington, DC, including a terraced garden above the commercial levels.

Important differences between this schematic design for the Westgate and the completed building include underground parking; the lack of a setback to comply with height restrictions for the Capitol area; the presence of the overhanging solar screen at the roofline, creating a column capital effect; and the light coloration of the building.

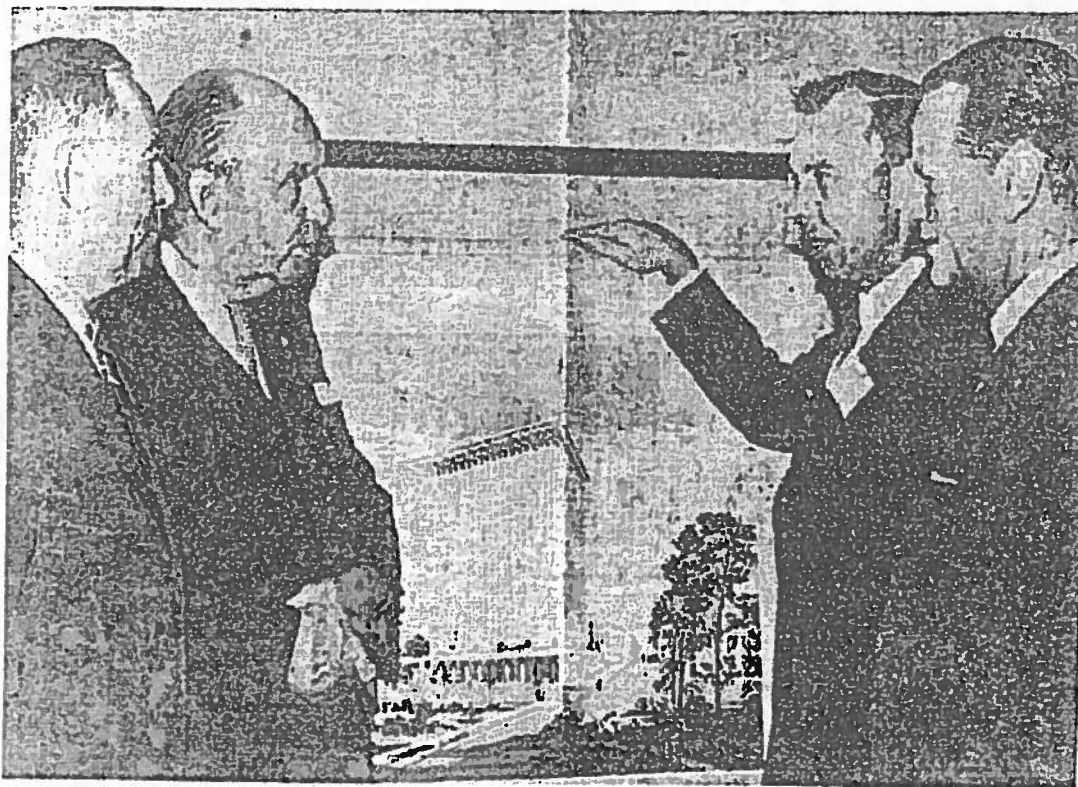
United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section FIGURE Page 37

Westgate Tower  
Austin, Travis County, Texas

Austin, Texas — Page A5



American-Batesman/UPI

**TO RISE**—World-famous architect Edward Stone unveils his design for a \$4,000,000 building to be added to Austin's downtown skyline. Construction of the multi-storied luxury apartment-office building on 12th Street between Colorado and Lavaca has been formally an-

nounced by Lumbermen's Company, a subsidiary of Austin-based Lumbermen's Investment Company. Viewing a color drawing of the proposed structure from left to right are W. S. Drake, Jr., Stone, Lumbermen's president Sid Jagger and Mayor Lester Palmer.

**Figure 5.** Stone unveiling his first design for the Westgate Tower in Austin, 1963.

The drawing on display is that shown in Figure 6.

*Austin American*, 1963.

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National Park Service

## National Register of Historic Places Continuation Sheet

Section FIGURE Page 38

Westgate Tower  
Austin, Travis County, Texas

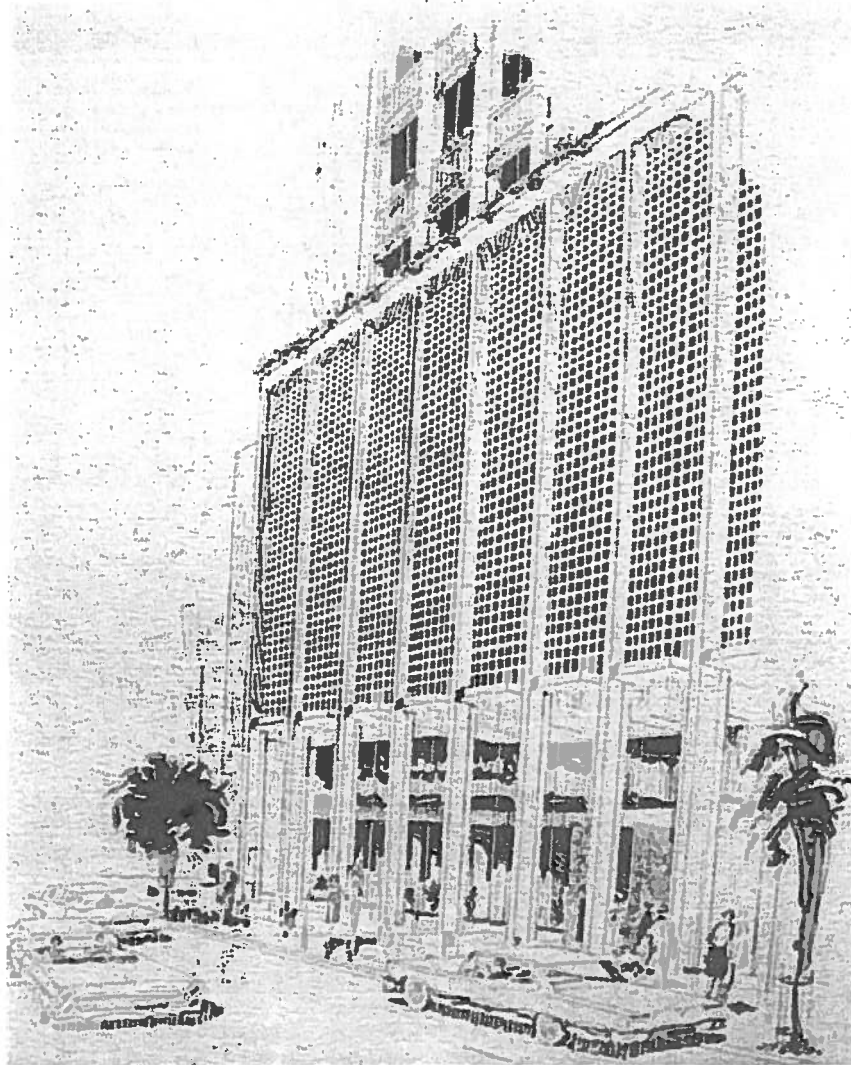


Figure 6. Early marketing brochure for the Westgate Tower.

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National Park Service

# National Register of Historic Places Continuation Sheet

Section FIGURE Page 39

Westgate Tower  
Austin, Travis County, Texas

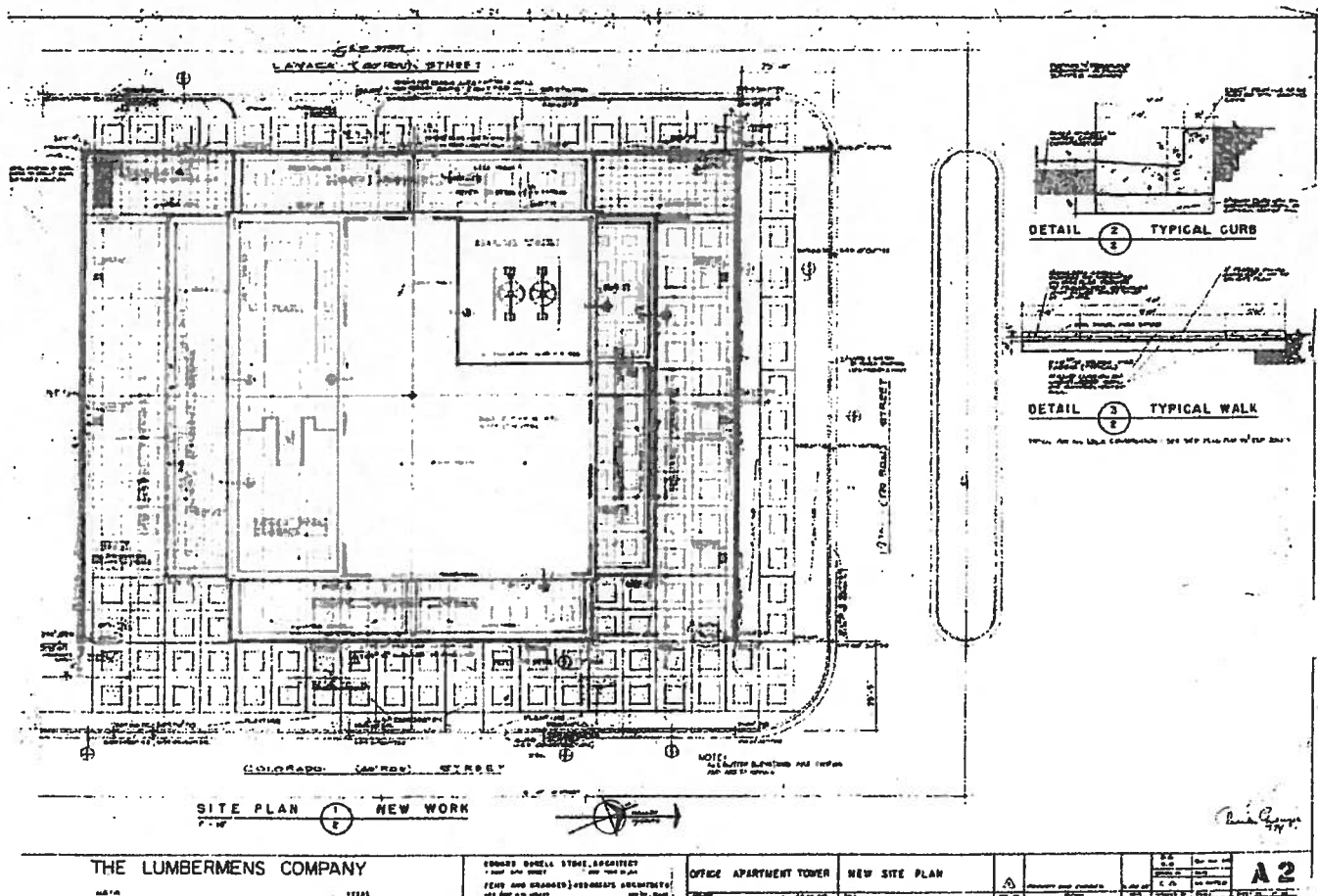


Figure 7. Site plan for the Westgate Tower, showing the patterned concrete at grade and at the Level 10 terraces.



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National Park Service

National Register of Historic Places  
Continuation Sheet

Westgate Tower  
Austin, Travis County, Texas

Section FIGURE Page 40

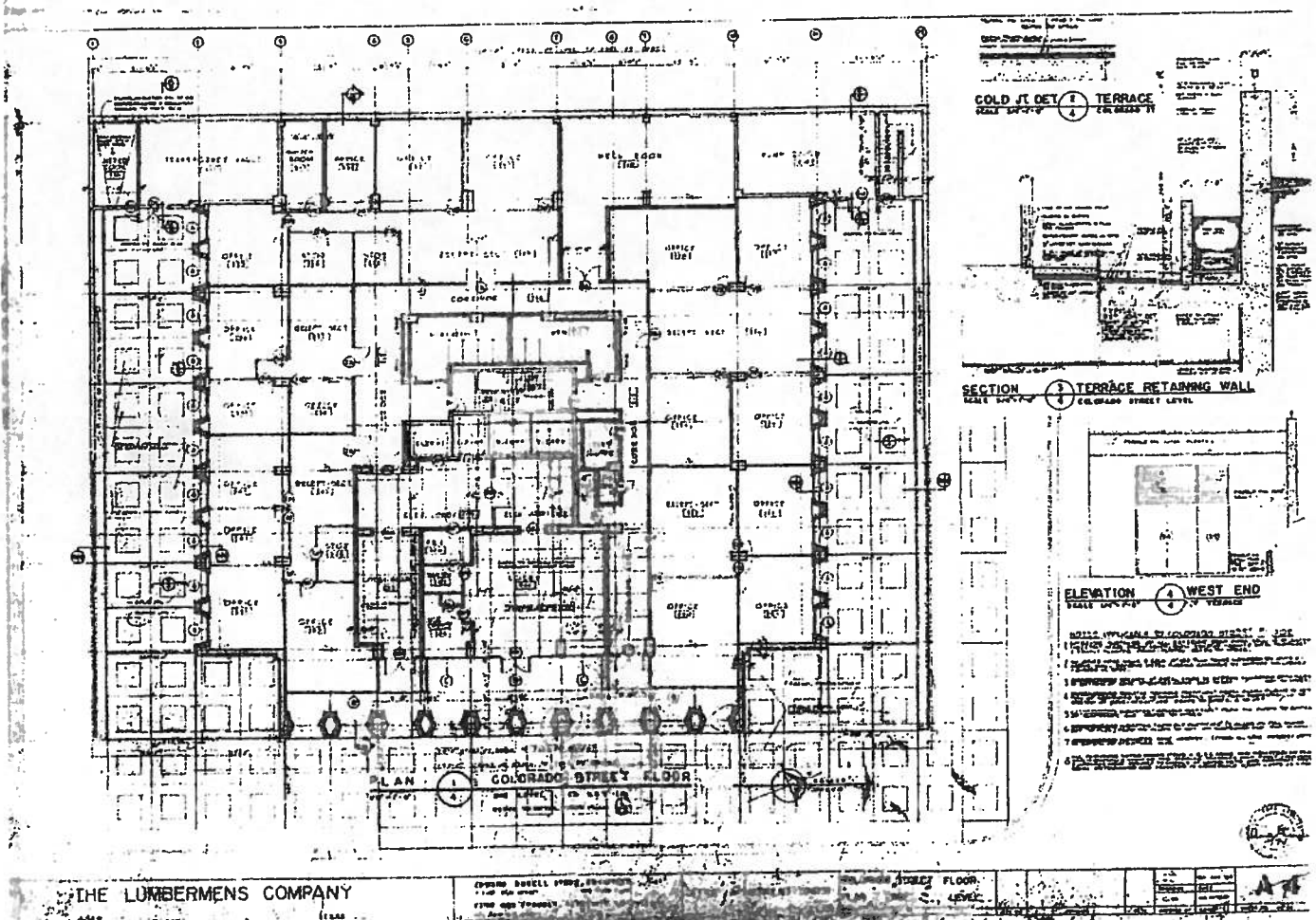


Figure 8. Plan for Level 2, commercial leased spaces.



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National Park Service

National Register of Historic Places  
Continuation Sheet

Section FIGURE Page 42

Westgate Tower  
Austin, Travis County, Texas

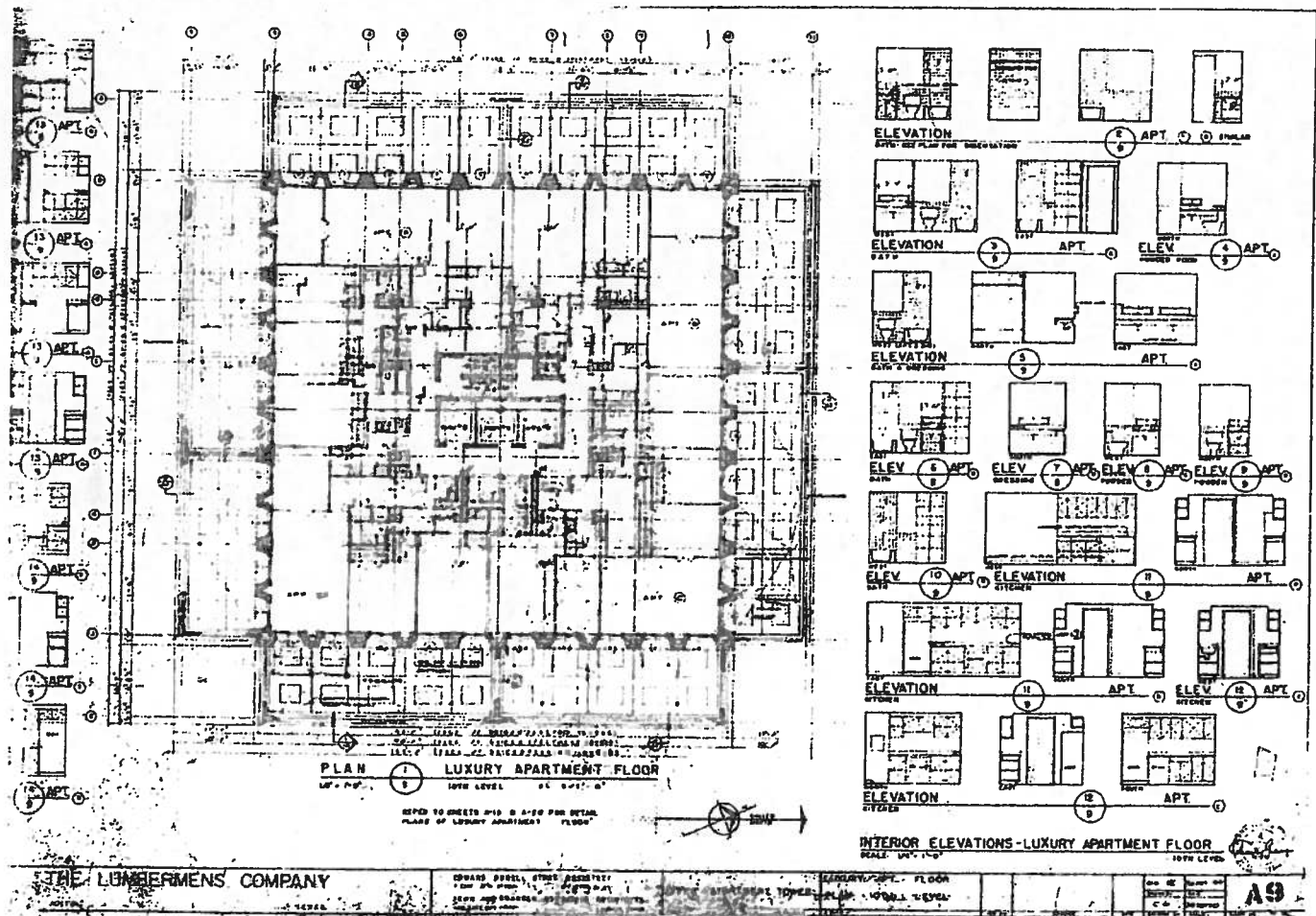


Figure 10. Plan for Level 10, luxury apartment floor with terraces.



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National Park Service

National Register of Historic Places  
Continuation Sheet

Section FIGURE Page 43

Westgate Tower  
Austin, Travis County, Texas

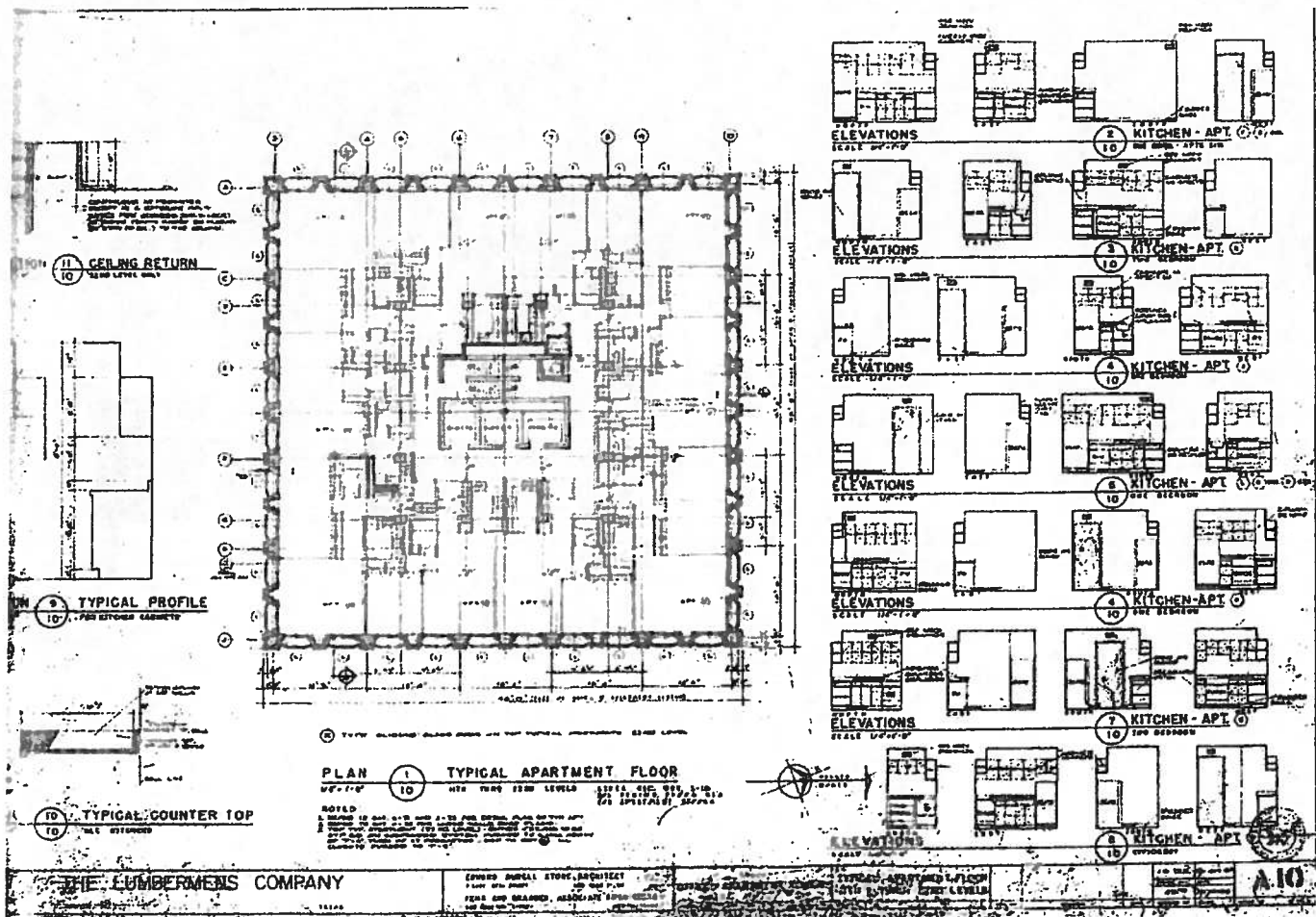


Figure 11. Plans for typical apartment floors.

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National Park Service

# National Register of Historic Places Continuation Sheet

Section FIGURE Page 44

Westgate Tower  
Austin, Travis County, Texas

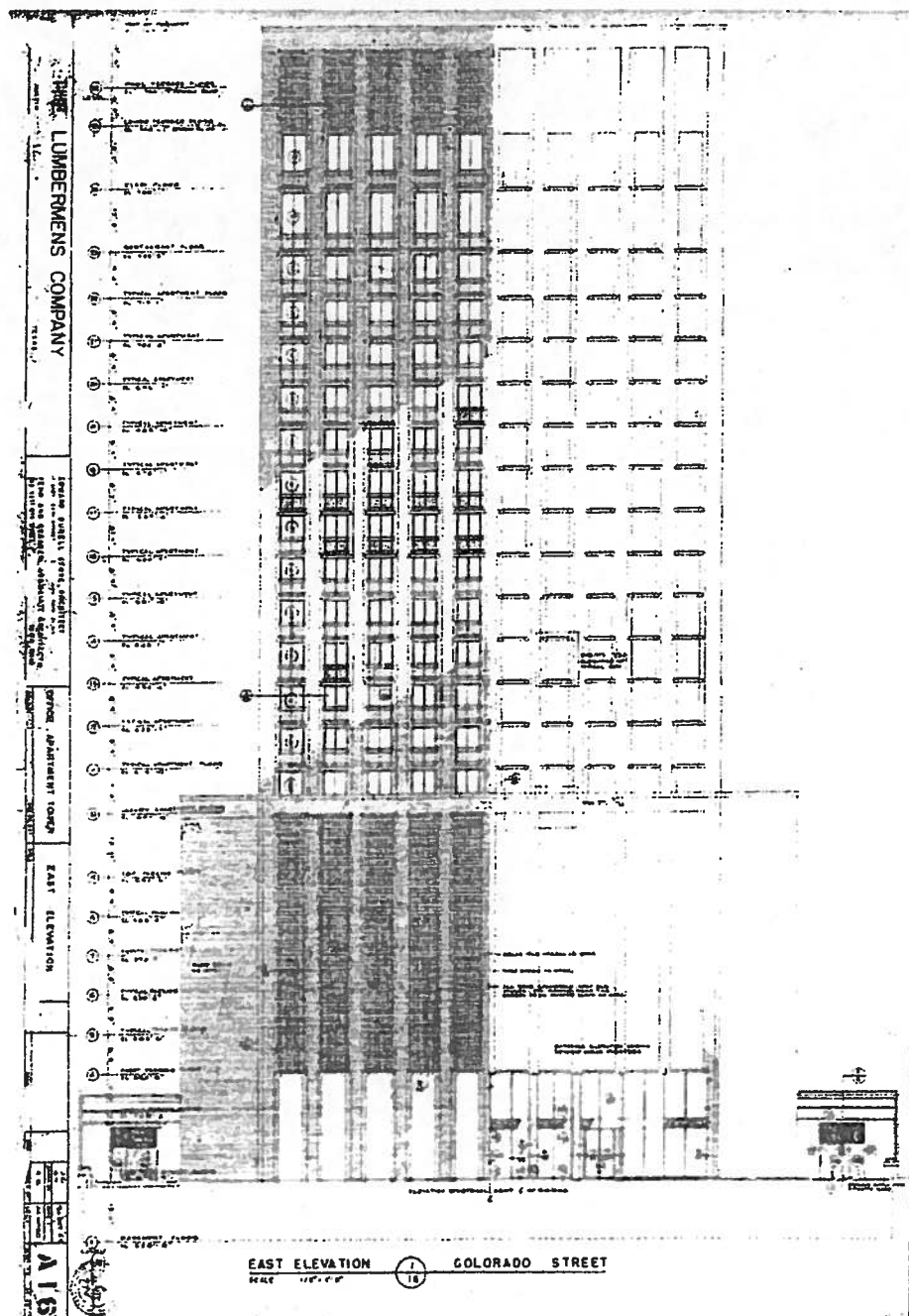


Figure 12. East elevation.

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National Park Service

# National Register of Historic Places Continuation Sheet

Section FIGURE Page 45

Westgate Tower  
Austin, Travis County, Texas

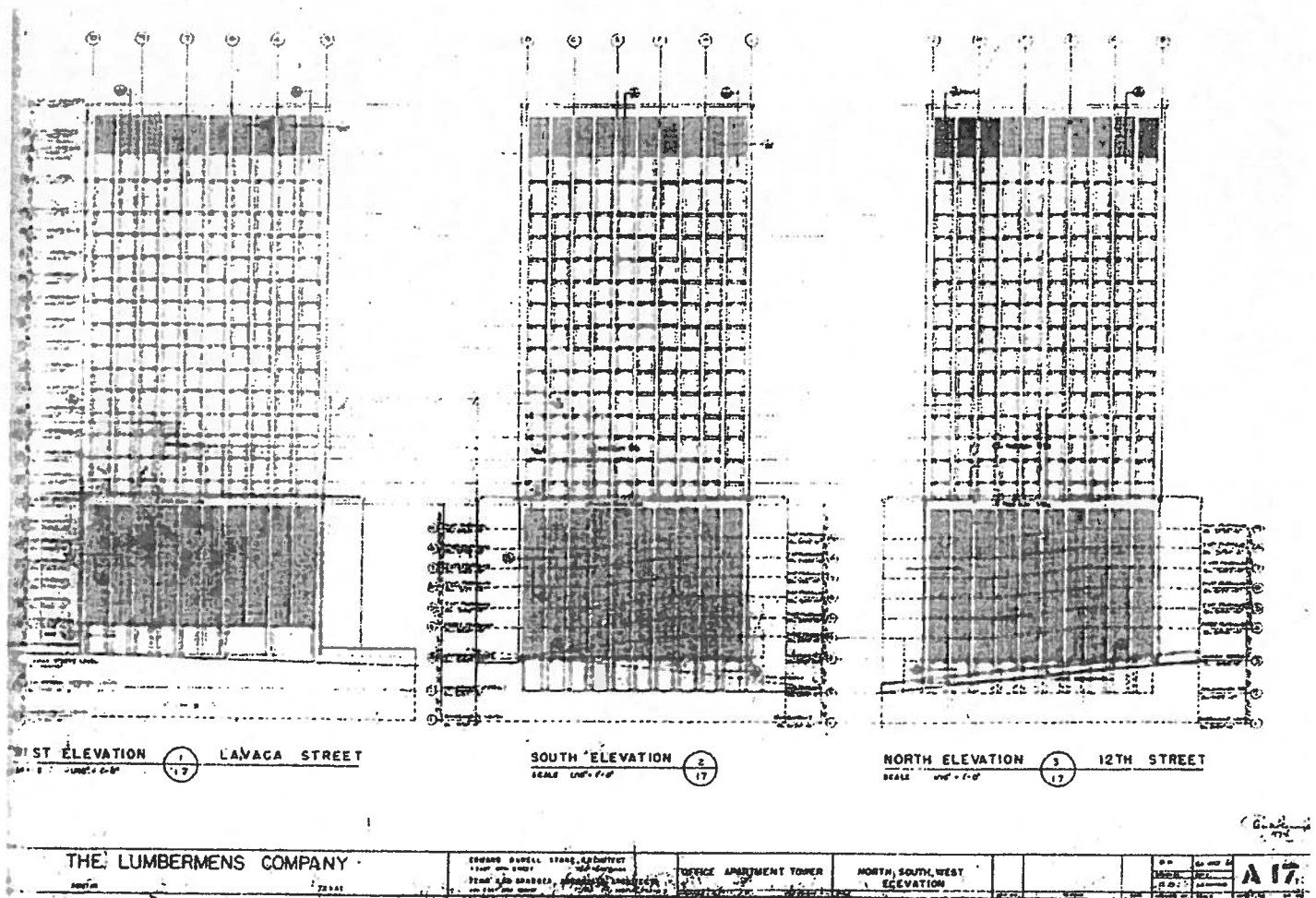


Figure 13. Elevation drawings.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section FIGURE Page 46

Westgate Tower  
Austin, Travis County, Texas

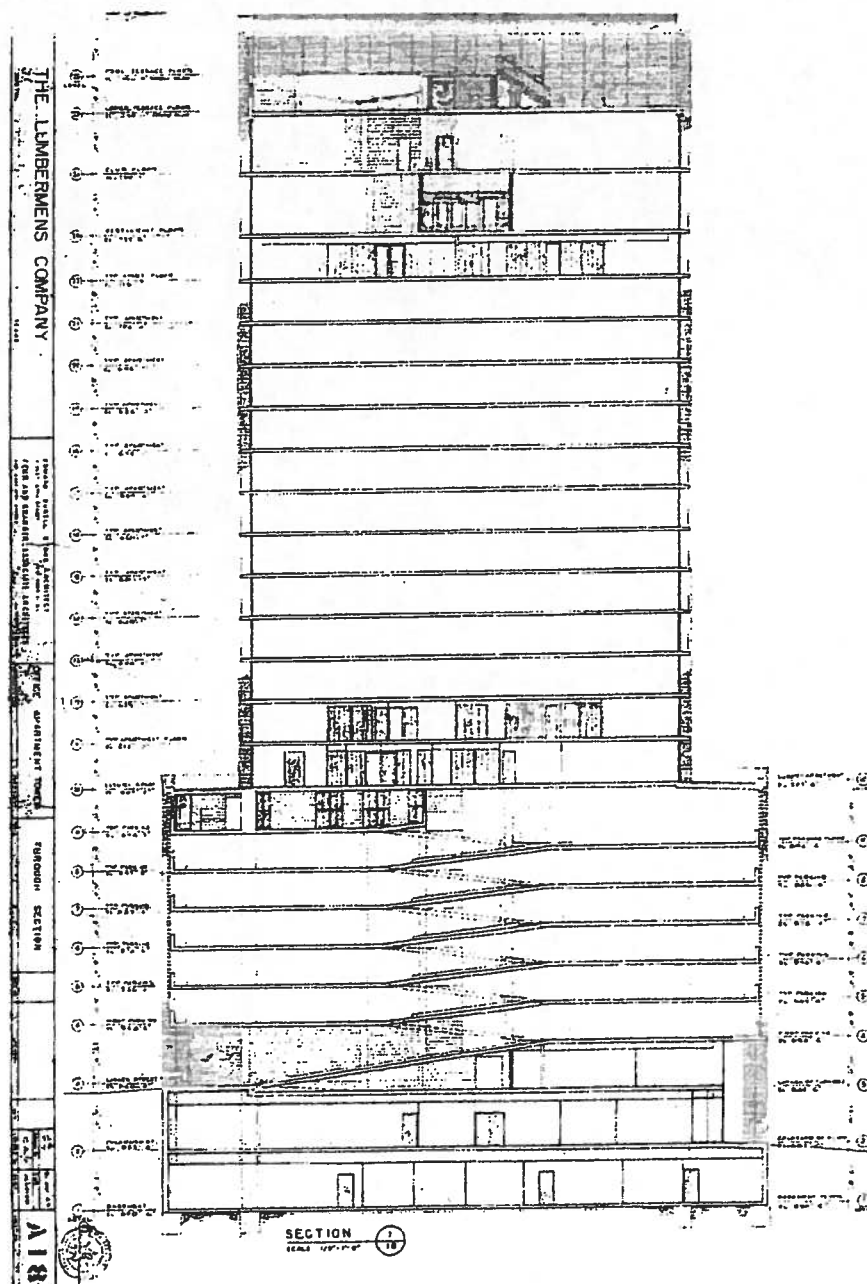


Figure 14. Section drawing (typical)

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National Park Service

# National Register of Historic Places Continuation Sheet

Section FIGURE Page 47

Westgate Tower  
Austin, Travis County, Texas

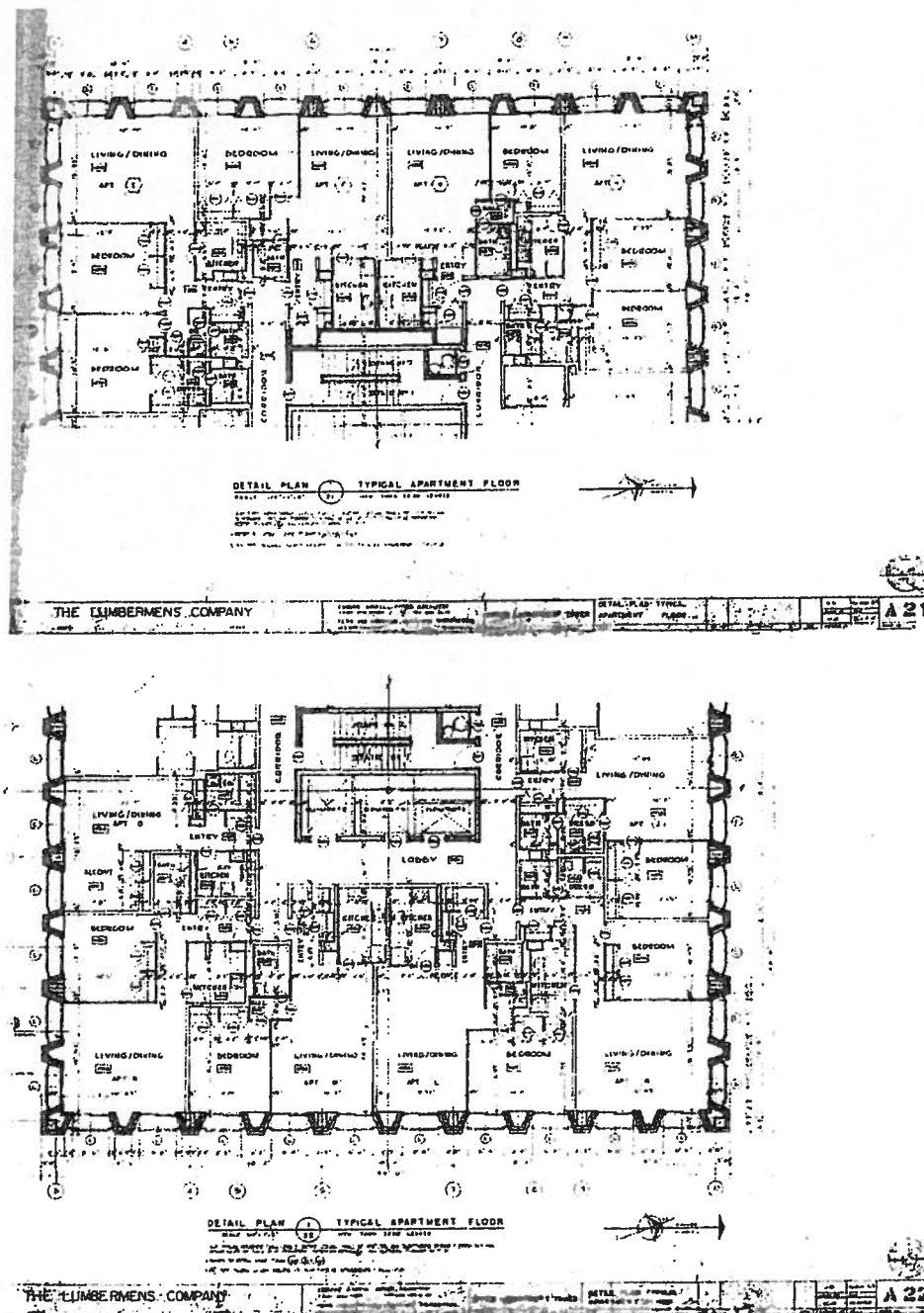


Figure 15. Detail plans for typical apartment floors, levels 11-22.



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National Park Service

## National Register of Historic Places Continuation Sheet

Section FIGURE Page 48

Westgate Tower  
Austin, Travis County, Texas



**Figure 16.**

"The iron fence which surrounds the Capitol grounds is still visible from Lavaca Street even though excavation for a 24-story building has begun next to the Capitol site. The fence has been painted in silhouette on traffic barriers surrounding the work at 12th Street between Colorado and Lavaca Streets [sic]. 'Westgate' is the name of the apartment-office building to be completed around the end of 1965."

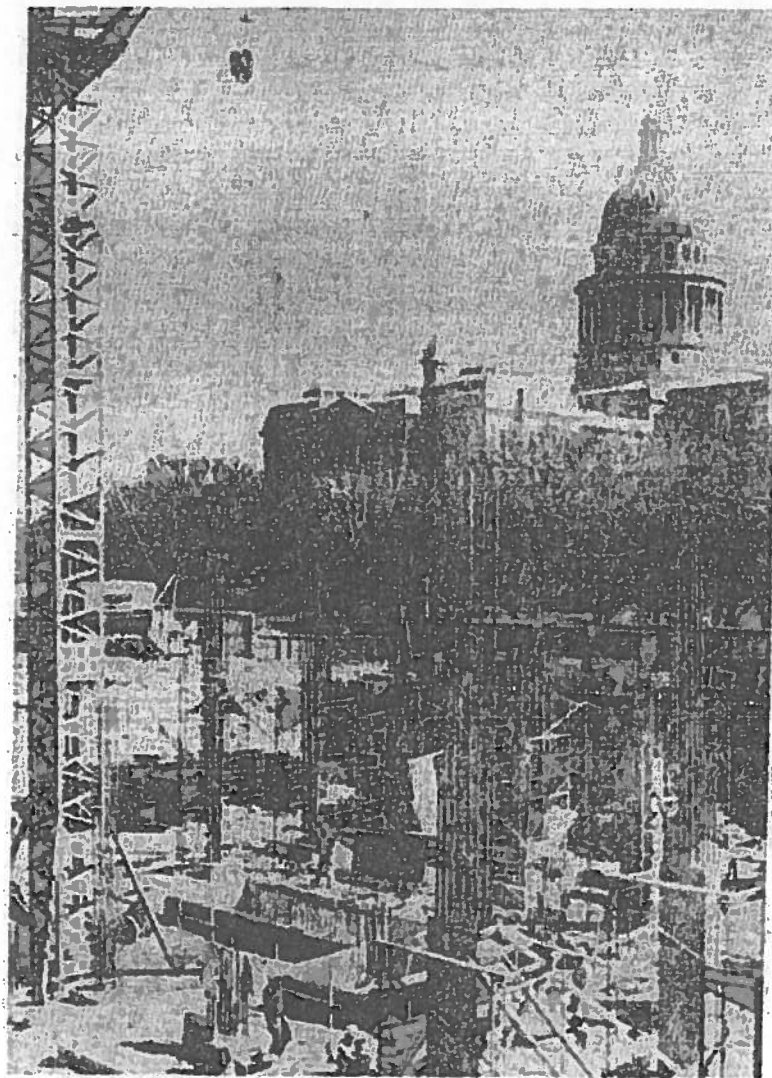
*Austin American-Statesman*, November 1, 1964.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Westgate Tower  
Austin, Travis County, Texas

Section FIGURE Page 49



American-Newsweek (1971)

## CONSTRUCTION HALT SOUGHT

Associated Press  
Construction of a 24-story apartment-office building should be stopped, and the state should buy the land and the foundation before the view of the Capitol is eclipsed, Rep. Henry Grover of Houston proposed Wednesday.  
The building is located on land

bordering the Capitol grounds and near the governor's mansion.

In a resolution (HCR26), Grover directed the state building commission to buy the land. If the trend toward high-rise buildings near the Capitol and The University of Texas continues, he said "the Capitol will

be obliterated from view, unnecessarily destroying much of the beauty and charm of the city of Austin and of the Capitol grounds."

He said the last Legislature should have stopped the project but action should be taken now with property owners paid damages.

Figure 17. Austin American, February 11, 1965.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section FIGURE Page 50

Westgate Tower  
Austin, Travis County, Texas



## Grover Seeks To Block Building Near Capitol

By POST-AUSTIN BURNAS  
AUSTIN — A resolution designed to halt the construction of a 25-story office and apartment building adjacent to the state Capitol was filed in the House Wednesday by Rep. Henry Grover of Houston.

His resolution (H.R. 80) would direct the State Building Commission to begin condemnation proceedings on the land, where construction on the high-rise building has already begun.

"It is unfortunate the Legislature or the Building Commission did not stop this project in the last session," Grover said.

Although an attempt was made to block the construction two years ago, it failed.

Grover said he did not like the idea of stopping the project now, but believes it necessary because the tall buildings across the street from the Capitol will greatly detract from the view of it from all around the city.

"CERTAINLY the owners of the property are entitled to considerable damages from the state if the Legislature does not direct the Building Commission to enter into negotiations for the purchase of the site," Grover said.

The land is just west and to the front of the Capitol, near the governor's residence.

Grover's resolution says that "the importance of preserving the beauty of the historical landmarks in this state from the encroachment of commercialism forced upon us as a result of living in the 20th century is becoming increasingly evident."

IT ALSO NOTED that other high-rise projects are being considered in the area and said that if the trend continues, "the Capitol will be obliterated from view, thus entirely destroying much of the beauty and charm of the city of Austin and of the Capitol grounds."

Figure 18. Houston Post, February 11, 1965.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section FIGURE Page 51

Westgate Tower  
Austin, Travis County, Texas

## Before House Panel

# Westgate Is Debated

By SAM WOOD

Capital Correspondent

Two years and one and a half sessions of the Legislature after outgiving Gov. Price Daniel in January 1963, the lawmakers to protect the Capitol complex by purchasing an adjacent site on Colorado Street, the House state affairs committee Monday night became acutely interested in the matter.

For more than three hours they listened to pro and con testimony about Westgate, the Lumbermen's Investment Corporation business - apartment building now under construction.

In 1962 the Austin City Council granted an amendment to the zoning regulations to authorize construction of the high-rise, Lumbermen's Investment Corporation held an option agreement to purchase the site. Gov. Daniel went before the Legislature after the Building Committee, of which he and Will Wilson, then attorney general, were members, had enacted a new resolution including the proposed site in the "official Capitol complex" and urged its purchase.

But the Legislature gave the request no response and in June 1963, after the regular session had adjourned, Lumbermen's Investment Corporation exercised their option and purchased the land.

Before the committee was a proposed constitutional amendment by Rep. Henry C. Grover of Houston which would authorize the state to condemn the property and purchase the Lumbermen's Investment and turn it

into a state building that would be no higher than other buildings adjacent to the Capitol. And from there the firing was pointed.

Former Attorney General Wilson appeared as one of the major proponents of the resolution. Wilson charged that the City of Austin action in granting the zoning amendment was a "special privilege to one land owner," while others who owned property in the area concerned for future state development had been forced down.

"It is just not right," Wilson argued. "It should have been stopped a long time ago." He said he did not know why it was not stopped, but that is not the problem now.

Questioned by a member of the committee, Wilson said the owners would, in his opinion, be "entitled to their cost." If the state should condemn the site.

Principal critics for Lumbermen's Investment Corporation were Richard Baker, attorney, who detailed much of the background of negotiations for the proposed building site in 1962 and Lumbermen's reluctance to exercise their purchase option until after the regular session in 1963.

"During this full session (the 68th Legislature two years ago) of the Legislature, LIC along with many others wondered if the state would elect to acquire the land on which Westgate is now being constructed. No action was taken," he told the

committee, "and upon adjournment in June of 1963 LIC could only conclude it was now free to proceed with the purchase and development of the property in keeping with codes, ordinances, rules, regulations, and all applicable laws. This LIC has set out to do and no one to our knowledge has contested either LIC's legal rights or any faith in doing so."

In describing the building, designed by Edward Durrell Stone, one of the world's outstanding architects, Baker said: "The Stone not only is conscious of Westgate's historic location and prominence; he is bent upon being in the vanguard of those American architects constantly urging an insensitive, economically-oriented people, both public and private, to recognize the importance of reconstructing buildings of beauty and character so that the heritage which is left for future generations will include not only beauty of the past but also of the present — that our heritage may be a living, vibrant expression of a great society."

A contrary view was expressed by George P. Isbell of San Antonio, president of the Texas State Historical Society. He told the committee whatever the cost — \$4 million or less — to the state if the land is condemned and purchased, "I think it is cheap as dirt — the sacrifice — over the long look."



Representative Henry Grover shows a model of the Westgate building under construction across from the State Capitol Building. He appeared

before Monday night's House state affairs committee hearing on his resolution to condemn and buy the property.

Figure 19. Austin American, March 23, 1965.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section FIGURE Page 52

Westgate Tower  
Austin, Travis County, Texas

# View of Capitol Already Blocked

The Austin Statesman



**Figure 20.** *Austin Statesman*, March 29, 1965.

"The massive 10-story Federal Building, which rises impressively on the Austin skyline, cuts off all but the dome of the State Capitol from motorists on the expressway and area residents who look north and west. Residences formerly occupied the federal building site."

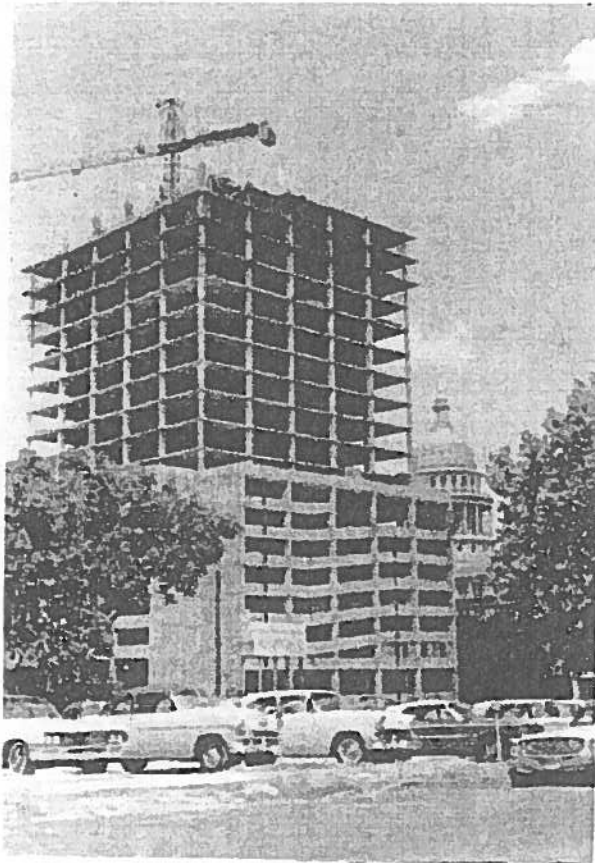


United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

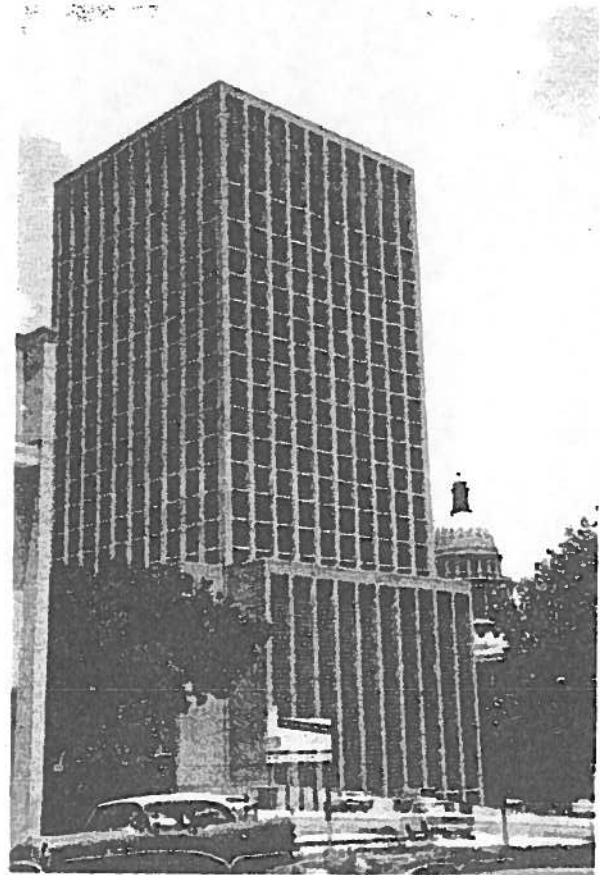
Section FIGURE Page 53

Westgate Tower  
Austin, Travis County, Texas



PICH 06087 Austin History Center, Austin Public Library

**Figure 21.** Westgate Tower under construction



PICH 06090 Austin History Center, Austin Public Library

**Figure 22.** Westgate Tower, circa 1965

Historic photographs courtesy of the Austin History Center, Austin, Texas.

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National Park Service

## National Register of Historic Places Continuation Sheet

Section PHOTO Page 54

Westgate Tower  
Austin, Travis County, Texas

### PHOTOGRAPH LOG

All photographs are credited as follows:

Name of Property:	Westgate Tower
Address:	1122 Colorado Street
City:	Austin
County:	Travis County
State:	Texas
Photographer:	Rachel Leibowitz
Date:	July 26 and 29, 2010
Location of digital files:	Texas Historical Commission, Austin

Printed on Epson Ultra Premium Presentation Paper with Epson Ultrachrome ink

**Photo 1** (TX\_Travis County\_Westgate Tower\_0001.tif)

Northeast oblique view

Camera facing southwest

(color and black-and-white print included)

**Photo 2** (TX\_Travis County\_Westgate Tower\_0002.tif)

Northwest oblique view

Camera facing southeast

(color and black-and-white print included)

**Photo 3** (TX\_Travis County\_Westgate Tower\_0003.tif)

Southwest oblique view, with Capitol in background

Camera facing northeast

**Photo 4** (TX\_Travis County\_Westgate Tower\_0004.tif)

South elevation

Camera facing north

**Photo 5** (TX\_Travis County\_Westgate Tower\_0005.tif)

Lobby, with original finishes and chandelier

Camera facing northeast

**Photo 6** (TX\_Travis County\_Westgate Tower\_0006.tif)

Lobby and manager's office, with original finishes

Camera facing southeast

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section PHOTO Page 55

Westgate Tower  
Austin, Travis County, Texas

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**Photo 7** (TX\_Travis County\_Westgate Tower\_0007.tif)  
Lobby, with original finishes and chandelier  
Camera facing northeast

**Photo 8** (TX\_Travis County\_Westgate Tower\_0008.tif)  
Terrace, Level 10, south side of building  
Camera facing west

**Photo 9** (TX\_Travis County\_Westgate Tower\_0009.tif)  
Terrace, Level 10, south side of building  
Camera facing east

**Photo 10** (TX\_Travis County\_Westgate Tower\_0010.tif)  
South elevation, looking up from Level 10 terrace  
Camera facing south

**Photo 11** (TX\_Travis County\_Westgate Tower\_0011.tif)  
View of Capitol grounds from balcony, Level 22  
Camera facing northeast

**Photo 12** (TX\_Travis County\_Westgate Tower\_0012.tif)  
Presidential Room in former Headliners Club, with original finishes (excepting carpet)  
Camera facing northwest

**Photo 13** (TX\_Travis County\_Westgate Tower\_0013.tif)  
Solarium  
Camera facing southeast

**Photo 14** (TX\_Travis County\_Westgate Tower\_0014.tif)  
Solarium  
Camera facing east

**Photo 15** (TX\_Travis County\_Westgate Tower\_0015.tif)  
Solarium, detail of jalousie window and brick planter with new cap  
Camera facing north

**Photo 16** (TX\_Travis County\_Westgate Tower\_0016.tif)  
Roof terrace with pool  
Camera facing west

## APPENDIX

### BIBLIOGRAPHICAL SOURCES

#### Clippings:

Austin American & Austin Statesman clippings, most available in Austin History Center Westgate file:

4M Structure Near Capitol Planned, 11/10/1962  
To Rise, with photo of E.D. Stone, undated  
Progress Report, 9/9/1965 (photo)  
Westgate is Spoken of Again, 5/25/1965  
Headliners Club Westgate-Bound, undated  
Trial Lawyers Group Moving to New Offices, undated (Tx. Trial Lawyers Association)  
Office-Apartment Excavation Begins, 11/1/1964  
Luxury and Custom Design at Westgate, undated  
Once-Dominant State Capitol Getting Lost in 'High-Risers,' undated  
High Rise Ban Seems Unlikely, undated  
Arthur Fehr, Architect, Dies, undated (1969)  
Construction Halt Sought, 2/11/1965  
Priests Coax Youth from Perch Atop Westgate, 6/24/1966  
View of Capitol already Blocked, 3/29/1965

"Biggest Building Due," Austin American, July 20, 1962 - thanks to Janette Garcia, Head, Special Collections and Archives, University of Texas-Pan American Library, Edinburg, Texas.

"Office-Apartment Excavation Begins," Austin American Statesman, 11/1/1964.

"View of Capitol Already Blocked," Austin Statesman, 3/29/1965.

#### Books & Other Sources:

Austin Builder Left Landmarks, by Alfred E. Menn, 6/5/1953, Dallas Morning News.

Austin History Center, vertical files: Westgate, House Building 1122 Colorado Street, Lumbermen's Association, Julian Zimmerman, Fehr & Granger, Charles Granger, Arthur Fehr, John Haynie, Abner Cook, and many others.

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"The Westgate Gallery of Wayman Adams Paintings," Austin History Center folio. Travis County Deed Records, Austin, Texas.

#### **Special Thanks to:**

Ann Dolce, president of the Westgate Condominium Association

Blaine Holcomb, executor of Shary and Shivers estates

Charles Peveto, board of directors, Westgate Condominium Association

Dorothy Evans, General Manager of the Westgate Condominiums

Grant and John Fehr

Greg Smith, Texas Historical Commission

The Austin History Center

#### **Supplemental Documentation**

**Legal Description:** All of that certain tract or parcel of land being the north 1/2 of block 135 of the original city of Austin according to a map on file in the general land office, State of Texas, being all of **Lots 1, 2, & 3 Block 135** and the north 1/2 of a vacated alley as conveyed to Lumbermen's Investment Corporation by deeds recorded in volume 2638, page 506 and volume 2638, page 508 of the deed records of Travis County, Texas.

**Floor Plans:** A copy of the original, complete architectural plans is on file with the Texas Historic Commission.

#### **Color Photos** (see photo disc)

Photographs by Phoebe Allen, Winter/Spring 2009

- |                         |                            |
|-------------------------|----------------------------|
| 1. 10thTerrace1880.JPG  | Level 10 terrace           |
| 2. EastEntry1890.JPG    | East Entry                 |
| 3. EastFacade1899.JPG   | East facade                |
| 4. GarageScreen1882.JPG | View through garage screen |
| 5. NEfacades1896.JPG    | North and east façades     |
| 6. Pool1875.JPG         | Pool on level 26           |



7. PresCeiling1868.JPG	Presidential Room Headliners Club, 2009
8. PresMantel1867.JPG	Presidential Room Headliners Club, 2009
9. Solarium1876.JPG	Solarium/terrace on level 25
10. SW+capitol1587.JPG	South and west view w/Capitol in background
11. Swalk1885.JPG	South walk area
12. SWfacades1894.JPG	South and west façades
13. Wentry1892.JPG	West entry

**Exterior Photographs (prints) by Phoebe Allen, June 2012**

1. North and west façades
2. South and east façades
3. Street level entry on east façade

**Historical Photos (see photo disc)**

PICH 06087bConstr.jpg Austin History Center, Westgate under construction  
PICH 06090circa1965.jpg Austin History Center, Westgate circa 1965

**WestgateNR80.ppt** PowerPoint presentation/overview with 80 slides, including other Durell buildings (1850-2009) (see photo disc).

**Edward Durell Stone: Selected Works**

- **Radio City Music Hall**, in Rockefeller Center, New York City, NY with Wallace Harrison and Donald Deskey (1932)
- **Richard Mandel Residence**, Mt. Kisco, NY (1933-35) – National Register
- **Mepkin Plantation** for Mr. and Mrs. Henry R. Luce, Moncks Corner, SC (1936, now Mepkin Abbey)
- **Museum of Modern Art**, New York City, NY, with Philip S. Goodwin (1937-39)
- **A. Conger Goodyear Residence**, Old Westbury, NY (1938) – National Register
- **Ingersoll Steel Utility Unit House**, Kalamazoo, MI (1946)
- **El Panama Hotel**, Panama City, Panama (1946-51) (for son of Panama President, with Thomas Church)
- **Fine Arts Center**, University of Arkansas, Fayetteville, AR (1948-50)
- **Lima Hospital**, with Alfred Aydelott (1950)
- **United States Embassy, New Delhi, India** (1954-58)
- **Harvey Mudd College**, Claremont, California (1955)
- **Phoenicia Hotel**, Beirut, Lebanon (1954, altered 1997)
- **Stanford Medical Center**, Palo Alto, CA (1955)
- **Bruno Graf Residence, Dallas, TX** (1956) restored by Russell Buchanan 2008, aka Oak Court at Park Lane & Meadowbrook
- **Main Library and Mitchell Park Branch Library**, Palo Alto, CA (1956)
- **Edward Durell Stone Townhouse, 130 East 64th Street**, New York City, NY (1956), 4 stories
- **Stuart Pharmaceutical Co.**, Pasadena, CA (1956, partially demolished)
- **U.S. Pavilion at the Expo 58, Brussels**, Belgium (1957-58, partially demolished)
- **First Unitarian Society Church**, Schenectady, NY (1958)

- **Gallery of Modern Art, 2 Columbus Circle**, including the Huntington Hartford Collection (now Museum of Arts & Design), New York City, NY (1958-65, altered 2008) 10 stories
- **International Trade Mart** (now World Trade Center of New Orleans), New Orleans, LA (1959)
- **Robert M. Hughes Memorial Library**, Old Dominion University, Norfolk, VA (1959)
- **Harvey Mudd College**, Claremont, CA (1959)
- **North Carolina State Legislative Building**, Raleigh, NC (1960)
- **Beckman Auditorium**, California Institute of Technology, Pasadena, CA (1960)
- **National Geographic Society Building**, Washington, DC (1961)
- **First Unitarian Society Church**, Schenectady, New York (1961)
- **Ponce Museum of Art**, Ponce, Puerto Rico (1961)
- **Phoenicia Hotel**, Beirut, Lebanon (1961, altered 1997)
- **State University of New York (SUNY) at Albany**, Albany, NY (1962-68)
- **John F. Kennedy Center for the Performing Arts**, Washington, DC (1962; 1958-71) 10 stories
- **Prince George's Center** (now known as University Town Center), Hyattsville, MD (1962)
- **Busch Memorial Stadium**, St. Louis, MO (1962-66, demolished 2005)
- **The Westgate**, Austin, Texas (1962-65) 25 stories
- **North Carolina Legislative Building**, Raleigh, NC (1963)
- **Stuhr Museum of the Prairie Pioneer**, Grand Island, NE (1963)
- **Claremont School of Theology**, Claremont, CA (1963)
- **National Geographic Society Building** (1964) 10 stories
- **Ponce Museum of Art**, Ponce, Puerto Rico (1964)
- **Davenport Public Library**, Davenport, IA (1964)
- **General Motors Building**, New York City, NY @ 58<sup>th</sup> & 5<sup>th</sup> Avenue (1964) 50 stories
- **Garden State Arts Center** (now known as PNC Bank Arts Center), Holmdel, NJ (1965)
- **Claremont School of Theology**, Claremont, CA (1965)
- **Georgetown University Law Center Bernard P. McDonough Hall**, Washington, DC (1966)
- **W.E.B. DuBois Library**, University of Massachusetts, Amherst, MA (1966)
- **Fort Worth City Hall**, Fort Worth, TX (1967-75), in collaboration w/ Preston Geren
- **PepsiCo World Headquarters Complex**, Purchase, NY (1967-73)
- **World Trade Center**, New Orleans, Louisiana (1967) 33 stories
- **Garden State Arts Center**, Holmdel, NJ (1968)
- **Amarillo Fine Arts Museum**, Amarillo, Texas (1969)
- **Georgetown University Law Center's Bernard P. McDonough Hall**, Washington, DC (1971)
- **Standard Oil Building** (also called Aon Center), Chicago, IL (1972-73) 83 stories
- **First Bank Building** (now known as First Canadian Place), Toronto, Ontario, Canada (1975)
- **Florida State Capitol**, Tallahassee, FL (1977)
- **University of Alabama School of Law**, Tuscaloosa, AL (1970-77)
- **Museum of Anthropology**, Xalapa, Veracruz, Mexico (1986)

# DEED, OCCUPANCY & LOT REGISTER RESEARCH

## 1122 Colorado, Block 135, Lots 1-3 (some related to Lots 4-6)

- May 1984      Articles of Incorporation of Westgate Condominium Association (following series of foreclosures in 1980s)
- 10 June 1963      **Southtex Land Sales Inc.**, B.H. Holcomb, president, to **Lumbermen's Co.**, filed Aug. 12, 1963. Vol. 2638/506 (N 105' of Lots 1, 2, 3)
- 6 Aug 1963      Earl Podolnick & wife Lena Novy and Selma Novy Parrill (estate of Harold C. Novy) and husband L. Benjamin Parrill of Dallas County to Lumbermen's Co. (south 55' of Lots #1, 2, & 3, Block 135; former alley running E-W). Vol. 2638/508.
- 1 Jan 1961      National Bank of Commerce of Houston to **SouthTex Land Sales**<sup>1</sup> \$83,150 (N. 105 feet of Lots 1-3 in Block 135) 2256/406 (Jesse Jones' bank)
- 15 July 1933      Trinity Universal Insurance Co., Edw. T. Harrison, pres. to **John H. Sharp** Vol. 511, p. 636-7. \$24,250. (north 105 ft of Lots 1-3). Deed.

### Owners from City of Austin Lot Registers:

- 1960      \$10,000 National Bank of Commerce (N105')
- 1949      \$14,640 Western Reserve Life Ins. Co. (N105')
- 1925      \$15,000 Ernest & Ruth Nalle (N105')
- 1920      \$8000 Earnest Nalle (N105')
- 1910/15      \$7000 Earnest Nalle (N105')
- 1905      \$5000 **Joseph Nalle** (N 105' of Lots 1-3)
- 1903      "Unknown owner"
- 1896-1902      M. C. Miller
- 1891      M. Sanson
- 1889/90      M.C. Miller (Lots 1-3)

### **Deeds:**

- 10 Nov 1902      Emily J. Bennett, south 55 feet of Lots 1-3 (511/636). Deed
- 2 July 1885      **Eliza Cook et al to Leander Brown**, Lots 1-6, Block 135, \$6,000+, V65/224.
- 13 Sep 1853      **Samuel G. Haynie to Abner Cook**, Lots 1-6, Block 135, \$10,000, witness John Bremond. G/413
- 22 April 1852      **Samuel G. Haynie** purchased all six lots on Block 135 for \$1000. Patent No. 507, Archives, General Land Office. Final installment made on this date and Patent issued with conveyance of title to S.G. Haynie.
- 17 Dec 1851      3<sup>rd</sup> installment paid and authorization for patent given
- 16 Dec 1851      Transfer: Original Grantee: Hall & Haynie to Assignee Samuel G. Haynie for \$100, releases interest in Block 135 to Haynie
- 14 June 1851      2<sup>nd</sup> installment paid
- 18 Dec 1850      Original Grantee: Hall & Haynie. Application for patent made on this date. \$338 (1/3 paid) for Lots 7, 8 & 9 in Block 122 and Lots 1-6 in Block 135. File #541
- 3 Sep 1850      The original land grant given to **Samuel Goocher** included Block 135. (Sandusky 1840 outlot map), but this was condemned in April 1839 in order to clear property for the new City of Austin. The act approving sale for this area was approved 3 Sept 1850.

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<sup>1</sup> According to Blaise Holcomb of Mission, Texas, president of SouthTex Land Sales, the Shary-Shivers estate administrator, and closely connected with the Shary-Shivers family for 62 years, Allan Shivers was a major stockholder and vice president of SouthTex Land Sales. Shivers was also a director of the National Bank of Commerce in Houston and likely did not want to use his own name in obtaining financing for the property through the bank. Holcomb suggested that Shivers may have been helping Lumbermen's with financing as a go-between. Phone conversation with Phoebe Allen, August 18, 2009.

# **LOT REGISTERS: Block 135, Original City, Austin**

	<b>Lots:</b>	<b>Value</b>	<b>Owner</b>
<b>Prior to 1879</b>	<b>1-6</b>	<b>\$10,000</b>	<b>A.H. Cook, Sr.</b>
1879-80	1-6	\$10,000	A.H. Cook Sr.
<b>1885</b>	<b>1-6</b>	<b>\$7400</b>	<b>Mrs. E.L. Cook (or E.T.)</b>
1889/90	<i>M.C. Miller (Lots 1-3)</i>		
1896-1902	<i>M. C. Miller</i>		
1891	<i>M. Sanson</i>		
1903	<i>"Unknown owner"</i>		
1905	\$5000	<i>Joseph Nalle (N 105' of Lots 1-3)</i>	
1910/15	\$7000	<i>Earnest Nalle (N105')</i>	
1920	\$8000	<i>Earnest Nalle (N105')</i>	
1925	\$15,000	<i>Ernest &amp; Ruth Nalle (N105')</i>	
1949	\$14,640	<i>Western Reserve Life Ins. Co. (N105')</i>	
1960	1-3	\$10,000	National Bank of Commerce (N105')
	1-3	\$12,770	Novy, L (S55')
	4-6	\$8540	Cook Funeral Home (N50')
	4-6	\$39,420	Davis, Mrs. T.W. (S110)

## **OCCUPANCY RESEARCH – City Directories**

(Occupancy of lots prior to 1960 available in RTHL Subject Marker nomination)

1960	1100 – Cook Funeral Home & Ambulance Service
	1106 - Trans. Texas Theaters
1964	1100 – Cook Funeral Home & Ambulance Service (only listing for block)
<b>1965</b>	1100 - Cook Funeral Home & Ambulance Service
	<b>1120 – Westgate Apts. &amp; Office Bldg.;</b> Lott, H.A. Inc. Genl. Contrs.
1966	1100 - Cook Funeral Home & Ambulance Service
	1120 – Lott, H.A. Inc. Genl. Contrs.
	1122 – LIC General Agency Insurance
	Lumbermen's Investment Corp.
	Lumbermens Real Estate Company
	Laguarto, Gavrel & Bolin Real Estate
1902	<b>McClendon, James W. <sup>2</sup></b>

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<sup>2</sup> See final page of Appendix.

**1967:**

1122 Westgate Office Building  
 1<sup>st</sup> Fl Timberline Insurance Agency  
 Taylor, Joe F. Lwyr  
 Burns, Charles F. Lwyr  
 Migl, John J. Lwyr  
 Texas Motel Assn  
 Padgett, Ed Agency Real Est  
 Malone, Thomas Bldg contr  
 Volt Technical Corp Tech Pub  
 Stewart Enterprises Adv  
 LIC General Agency Ins  
 Lumbermen's Investment Corp  
 Lumbermen's Co The Real Est  
 2<sup>nd</sup> Fl Texas Trial Lawyers Assn  
 Laguarda Gavrel & Bolin Inc RealEst  
 Jacobsen & Long Lwyr

**4<sup>th</sup> Floor Westgate Apartments**

Smith, Gilbert

301 Bogarte, Mrs. Mary T.  
 1002 Teague, Joe M  
 1104 Banner, Mrs. Alberta  
 1105 Rose, Mrs. Ellen M.  
 1107 Ebersole, Eugene D.  
 1207 Parson, Velma J.  
 1209 Potter, Mrs. Geneva D.  
 1403 Elliott, John E.  
 1406 Dunlop, Josephine N.  
 1407 Taylor, Mrs. Marian K.  
 1409 Spivey, Henry A.  
 1502 Jackson, Mrs. Ann N.  
 1503 Sparks, Robt. W.  
 1603 Eskridge, Charles S. Jr  
 1606 Smith, Ina R  
 1609 Byrd, L.L. Tonnott  
 1702 Williams, Robt. L.  
 1707 Millett, Walter E.  
 1902 McClendon, James W.  
 1903 Irvin, Thos R.  
 1906 Kissler, Betty J.  
 1907 Akin R. Harry  
 2004 Pendergraft, Eug D.  
 2101 Megee, Vernon E.  
 2103 Estus, Robt C.  
 2104 Hill, John L.  
 Hill, John G.  
 Hill, Melinda E.  
 2106 Zimmerman, Julian H.  
 2203 Moore, Fred H.  
 2206 Engelhorn, Mrs. Anita S.  
 23<sup>rd</sup> not listed

Byers Co  
 3<sup>rd</sup> Fl Westgate Cleaners  
 Dorthels of Westgate Beauty Shop  
 Remolos of Westgate Barber  
 Pacific Indemnity Group  
 Missouri Kansas & Texas Railrd Co  
 Penn Mutual Life Insurance Co.  
 Texas Oil Reports  
 Austin Copying Service  
 Davis, C. Dean Lwyr  
 Mitchell Gilbert & MC Lean, lwyr  
 Akin, R. Harry, ofc  
 Salmanson, Irwin R. lawyer  
 Taylor, James E. ofc  
 LSI Service Corp, Bus. Consultants

**1968 changes listed in column below:**

1104-vacant

1206 Maloney, A.J.

1310 Smith, Gilbert

1409 - vacant

1402-vacant

1903-vacant

1907-vacant

2103-vacant

2104-vacant

2106-vacant

**23<sup>rd</sup> Fl Polonaise Rest. Eaton Norman**



## 24<sup>th</sup> Floor Headliners Club

In 1974, Lumbermen's Investment Corporation and L.I.C. Gen. Agency Ins. were both still listed on the first floor.

### Westgate Building Unit Owner List 2009

UNIT	OWNER		
1001	William Dvorak	1604	Robert Oliver
1002	Stan & Randy Schlueter	1605	John McCall
1003	David Dewhurst	1606	Peggy Gordon
1004	Stan Schlueter	1607	Bettie Naylor
1101	Dan & Patsy Reid	1608	Frank Galitski
1102	Robert Irvin	1609	Susan Stine & David Brown
1111	C. Robert and Billie Black	1610	Mark Kendrick
1108	Jeanne Thaggard	1701	Yumiko Muto
1201	Dan & Patsy Reid	1702	Katherine Zapf
1202	Biorealty	1703	Jeff & Karleen Wentworth
1203	J.P. Grumbles	1704	Dan & Bernadette Shelley
1204	Dan Branch	1705	Mark Everett
1205	Larry Burkhart & Yvonne Evans	1709	Kronzer Family
1206	Larry & Judy Gring	1711	Steve & Amber Mostyn
1207	Beverly McMurrey	1801	Louisa McGee
1208	Robert Merrill	1802	Bob & Jeanette Rackley
1209	Gary Elkins	1803	Ellen Williams
1301	Mary Denny	1804	Jon Crenwelge
1302	Wilton & Catherine Thomas	1805	Joe & Sara Tays
1305	Robert Nolan Robnett	1806	Ross Blumentritt Life Trust c/o Lynne & Rod Humphries
1307-9	Tx. Credit Union League	1807	R & B Investments LLC
1310	Kristina Zvinkis	1808	Robert Light
1401	Dan & Stacey Branch	1809	Jai Cochran
1402	Ned and Diane Patrick	1810	Walter Fisher
1403	Edie Finch	1901	Mike Matthews
1404	Ron Ogden	1902	Charles & Mary Teeple
1405	Ron Ogden	1903	Charles & Mary Teeple
1406	Ron Ogden	1904	Charles & Mary Teeple
1407	Ron Ogden	1905	Frankie Ramey
1408	Jim Hopkins	1907	Robert & Charlotte Looney
1409	Don & Suzy Cash	1908	Dallas County
1410	Glen Watson Martin	1909	Ashley & Peggy Smith
1501	Curtis Fuelberg	1910	Allen & Tonya Place
1502	Jim Whitten	2001	Leonard & Ann Dolce
1503	Estate of Joe Ramirez	2003	Leonard & Ann Dolce
1504	Fred & Gwen Wendenburg	2005	Tony & Mary Goolsby
1505	Mike Matthews	2007	Miller Condominium Marketing v-c/o Geraldine Miller
1506	Richard & Carol Curran	2102	Babe & Marilyn Schwartz
1507	Nancy Shields	2103	Carter Casteel
1508	Nancy Shields	2104	George & Carolyn Crocker
1509	Mike Ramsey	2105	Ken Bryan
1510	Ramiro & Hope Andrade	2106	Ken Bryan
1601	Bill & Mary Hollowell	2201	M. Susanne Anderson
1602	New Allies Properties LLC c/o Mike Makowski	2202	Brenda Pejovich
1603	Linda Dennis		

2203 Frank Federer  
2204 William & Joan Spencer

2208 Charles Peveto

**COMMERCIAL SUITES**

1<sup>st</sup> Fl. SG Westgate  
208 Johnson & Johnson  
200/220 Stan Schlueter  
300/305 AGC of Texas  
301 Bryan & Associates  
307 Texas Chiropractic Assoc.  
313 Niemann  
320 Tim Chambers  
23 Fortunato Management Limited  
2399 Westgate 23<sup>rd</sup> Floor, LLC  
24<sup>th</sup> Texas Electric Cooperatives

**OWNER LIST FOR 2012 – See attached TCAD list and Unit Owner List**

END

**Endnote #2.** The first individual occupant of the Westgate Tower was **Judge James Wooten McClendon** (1873-1972), an indication of the type of person this building appealed to. McClendon was born in West Point, Georgia. His father was a merchant and mayor of West Point. In 1889 his widowed mother moved her five children to Laredo, where she worked for 21 years as a missionary. McClendon graduated from UT in 1895 and received his law degree there in 1897. McClendon practiced law in Austin for 21 years, serving as president of the Travis County Bar Association in 1912-13. In 1918 he was appointed by Gov. Hobby to the Commission of Appeals, where he served for five years, the last two as chief justice. In 1923 he was appointed Chief Justice of the Texas Court of Civil Appeals, Associate Justice of the State Supreme Court, where he remained until 1949. McClendon was a friend and attorney of Elisabet Ney; he established the McClendon Foundation to support the Elisabet Ney Texas Fine Arts Association. He served as the first president of the Texas Fine Arts Association (1911-17, 1928-32, 1937-38). As a Texas Alumni, he served on committees that helped build Gregory Gym, Memorial Stadium, Kirby Hall and the University YMCA. Source: McClendon biographical file, Austin History Center.

# Westgate Building Unit Owner List 2012

## UNIT OWNER

1001 William Dvorak  
1002 Stan & Randy Schlueter  
1003 David Dewhurst  
1004 Mike & LouAnn McKinney  
1101 Dan & Patsy Reid  
1102 Robert Irvin  
1111 C. Robert and Billie Black  
1108 Jeanne Thaggard  
1201 Dan & Patsy Reid  
1202 Biorealty  
1203 J.P. Grumbles  
1204 Dan & Stacy Branch  
1205 WestgateAustin Residential  
1206 Larry & Judy Gring  
1207 Jim Whitten  
1208 Robert Merrill  
1209 Gary Elkins  
1301 Mary Denny  
1302 Wilton & Catherine Thomas  
1305 Nolan J. Robnett  
1307-9 Tx. Credit Union League  
1310 Kristina Zvinkis  
1401 Jodie Richardson  
1402 Ned and Rep. Diane Patrick  
1403 Edie Finch  
1404 Ron Ogden  
1405 Ron Ogden  
1406 Ron Ogden  
1407 Ron Ogden  
1408 Jim Hopkins  
1409 Don & Suzy Cash  
1410 Randy & Dea Reddell  
1501 Curtis Fuelberg  
1502 Jim Whitten  
1503 Edie Finch  
1504 Mike Matthews  
1505 Mike Matthews  
1506 Richard & Carol Curran  
1507 Nancy Shields  
1508 Nancy Shields  
1509 Pam Hoerster  
1510 David & Debra Hastings  
1601 Mary Jane Hollowell  
1602 Mike Makowski  
1603 Linda Dennis  
1604 Robert Oliver

1605 John McCall  
1606 Brock Kyle  
1607 B. S. Naylor (Deceased)  
1608 Evans Everett Family Trust  
1609 Susan Stine & David Brown  
1610 Mark Kendrick  
1701 Benjamin Blackburn  
1702 John McCall  
1703 Fred & Jeannine Hill  
1704 Dan & Bernadette Shelley  
1705 J. Mark Everett  
1709 Kronzer Family Partnership  
1711 Steve & Amber Mostyn  
1801 Louisa McGee  
1802 Bob & Jeanette Rackley  
1803 Ellen Williams  
1804 Jon Crenwelge  
1805 Joe & Sara Tays  
1806 Lynne & Rod Humphries  
1807 Wayne & Brenda Smith  
1808 Robert S. Light  
1809 Jai Cochran  
1810 Walter & Judy Fisher  
1901 Mike Matthews  
1902 Charles & Mary Teeple  
1903 Charles & Mary Teeple  
1904 Charles & Mary Teeple  
1905 Frankie Ramey  
1907 Robert & Charlotte Looney  
1908 Dallas County  
1909 Ashley & Peggy Smith  
1910 Allen Tonya Place  
2001 Leonard & Ann Dolce  
2003 Leonard & Ann Dolce  
2005 Tony & Toppy Goolsby  
2007 Vance Miller  
2102 Babe & Marilyn Schwartz  
2103 Carter Casteel  
2104 George & Carolyn Crocker  
2105 Ken Bryan  
2106 Ken Bryan  
2201 Margery S. Anderson  
2202 Brenda Pejovich  
2203 Frank Federer  
2204 Lee & Gay Gaddis  
2208 Charles Peveto

## COMMERCIAL SUITES

1<sup>st</sup> FL SG Westgate  
208 Johnson & Johnson  
200/220 Stan Schlueter  
300/305 AGC of Texas  
301 Bryan & Associates  
307 Texas Chiropractic Assoc.  
313 Niemann & Heyer  
320 Tim Chambers  
23 Dr. Rae Fortunato  
2399 Westgate 23<sup>rd</sup> Floor, LLC  
24<sup>th</sup> Texas Electric Cooperatives

There were 90 matches:

## Travis Search Results

Displaying Records 1 - 90

<u>Property ID</u>	<u>Ref ID 2</u>	<u>Owner Name</u>	<u>Address</u>	<u>Value</u>
<u>499324</u>	02060121020000	WALTHALL CAROLINE T	710 COLORADO ST A-2	212,830.00
<u>499325</u>	02060121030000	BOUILLION BRYAN ANTHONY	710 COLORADO ST A-3	212,830.00
<u>499326</u>	02060121040000	SIBILLE BLANE & KITTY	710 COLORADO ST A-4	212,830.00
<u>499327</u>	02060121050000	COBOS LORI	710 COLORADO ST A-5	212,830.00
<u>499328</u>	02060121060000	DEMSKI STEVEN RICHARD	710 COLORADO ST A-6	240,030.00
<u>499329</u>	02060121070000	BLAIR JAMES	710 COLORADO ST A-7	240,030.00
<u>499330</u>	02060121080000	SAATHOFF JOSEPH	710 COLORADO ST A-8	240,030.00
<u>499331</u>	02060121090000	LUBIN BRIAN A	710 COLORADO ST A-9	240,030.00
<u>499332</u>	02060121100000	HENLEY DAVIS C	710 COLORADO ST AB-10	557,292.00
<u>499333</u>	02060121110000	LBJ BROWN BUILDING L P	710 COLORADO ST B-2	276,543.00
<u>499334</u>	02060121120000	APJ REAL ESTATE LLC	710 COLORADO ST B-3	276,543.00
<u>499335</u>	02060121130000	FRY SARA ALICIA & ALEXANDER BASTIDAS FRY	710 COLORADO ST B-4	276,543.00
<u>499336</u>	02060121140000	ROBERTS JOE W	710 COLORADO ST B-5	276,543.00
<u>499337</u>	02060121150000	MENCHER JOE	710 COLORADO ST B-6	303,743.00
<u>499338</u>	02060121160000	OWENS MARCUS	710 COLORADO ST B-7	303,743.00
<u>499339</u>	02060121170000	THOM ELIZABETH E	710 COLORADO ST B-8	303,743.00
<u>499340</u>	02060121180000	LOVE BRADLEY C	710 COLORADO ST B-9	303,743.00
<u>499342</u>	02060121200000	LIKHANI AMIT	710 COLORADO ST C-2	183,266.00
<u>499343</u>	02060121210000	APJ REAL ESTATE LLC	710 COLORADO ST C-3	183,266.00
<u>499344</u>	02060121220000	SMITH BRIAN K	710 COLORADO ST C-4	183,266.00
<u>499345</u>	02060121230000	KRAFT J B & SUSANNE U	710 COLORADO ST C-5	183,266.00
<u>499346</u>	02060121240000	EQUITY TRUST COMPANY	710 COLORADO ST C-6	210,466.00
<u>499347</u>	02060121250000	CLASON CHRISTOPHER J	710 COLORADO ST C-7	210,466.00
<u>499348</u>	02060121260000	STRAX RICHARD & BARBARA	710 COLORADO ST C-8	210,466.00
<u>499349</u>	02060121270000	SU SHAW YUAN & MORLIN	710 COLORADO ST C-9	197,658.00
<u>499350</u>	02060121280000	ORTEGON MICHAEL G &	710 COLORADO ST C-10	237,666.00
<u>499351</u>	02060121290000	POWELL MEREDITH L	710 COLORADO ST D-2	190,762.00

<u>499352</u>	0206012130000	CRAIGMILE DANIEL N	710 COLORADO ST D-3	190,762.00
<u>499354</u>	0206012132000	HUND GREG	710 COLORADO ST D-5	217,962.00
<u>499355</u>	0206012133000	BADR KAREEM	710 COLORADO ST D-6	217,962.00
<u>499356</u>	0206012134000	FORBES KEENAN ALEXANDER	710 COLORADO ST D-7	217,962.00
<u>499357</u>	0206012135000	FRETZ ROBERT R JR	710 COLORADO ST D-8	217,962.00
<u>499358</u>	0206012136000	MAGDALENO JOSE LUIS	710 COLORADO ST D-9	217,962.00
<u>499359</u>	0206012137000	NEGRI VALENTINO T	710 COLORADO ST D-10	245,162.00
<u>499360</u>	0206012138000	BRANDON RHIANNA M & BENJAMIN MICHAEL ALLEE	710 COLORADO ST E-2	168,645.00
<u>499361</u>	0206012139000	SUHANOVSKY MICHAEL J	710 COLORADO ST E-3	168,645.00
<u>499362</u>	0206012140000	PHILLIPS KIM A B	710 COLORADO ST E-4	346,669.00
<u>499363</u>	0206012141000	ZUNIGA MARY	710 COLORADO ST E-5	168,645.00
<u>499364</u>	0206012142000	MANGE ROBERT C &	710 COLORADO ST E-6	195,844.00
<u>499365</u>	0206012143000	BARBAGALLO FRANK	710 COLORADO ST E-7	195,845.00
<u>499366</u>	0206012144000	BERSTIS BRENDA C	710 COLORADO ST E-8	195,845.00
<u>499367</u>	0206012145000	NEGRI VALENTINO T	710 COLORADO ST E-9	195,845.00
<u>499368</u>	0206012146000	NEGRI VALENTINO T	710 COLORADO ST E-10	223,045.00
<u>499369</u>	0206012147000	SELVILI ELIF & ZEKIYE	710 COLORADO ST F-2	168,645.00
<u>499370</u>	0206012148000	BURKE JACQUELINE D	710 COLORADO ST F-3	168,645.00
<u>499371</u>	0206012149000	REES ZEYNEP & MICHAEL	710 COLORADO ST F-4	168,645.00
<u>499372</u>	0206012150000	INGRAM JULIE M & SUSAN C &	710 COLORADO ST F-5	168,645.00
<u>499373</u>	0206012151000	GRAINGER RICHARD	710 COLORADO ST F-6	195,845.00
<u>499374</u>	0206012152000	EISEN LEE EVAN & SUSAN ELIZABETH	710 COLORADO ST F-7	195,845.00
<u>499375</u>	0206012153000	BOZEMAN LIMITED PARTNERSHIP	710 COLORADO ST F-8	195,845.00
<u>499376</u>	0206012154000	NEGRI VALENTINO T	710 COLORADO ST F-9	195,845.00
<u>499377</u>	0206012155000	KHOSA VIKRAM & RASHMI	710 COLORADO ST F-10	223,045.00
<u>499378</u>	0206012156000	BOND TANNER	710 COLORADO ST G-2	168,898.00
<u>499379</u>	0206012157000	SILINI RICCARDO	710 COLORADO ST G-3	168,898.00
<u>499380</u>	0206012158000	MARZIANI MICHAEL	710 COLORADO ST G-4	196,098.00
<u>499381</u>	0206012159000	EDWARDS DALTON &	710 COLORADO ST G-5	168,898.00
<u>499382</u>	0206012160000	SMITH ROBERT W & DIANE D	710 COLORADO ST G-6	196,098.00
<u>499383</u>	0206012161000	SIMS JAMES C & PHILIP C CAMPMAN	710 COLORADO ST G-7	196,098.00

<u>499384</u>	02060121620000	JONES THOMAS RAY	710 COLORADO ST G-8	196,098.00
<u>499385</u>	02060121630000	NEGRI VALENTINO T	710 COLORADO ST G-9	196,098.00
<u>499386</u>	02060121640000	APJ REAL ESTATE LLC	710 COLORADO ST G-10	223,298.00
<u>499387</u>	02060121650000	HUDSON BRAD	710 COLORADO ST H-2	252,700.00
<u>499388</u>	02060121660000	DAY BARBARA BREIER	710 COLORADO ST H-3	289,461.00
<u>499390</u>	02060121680000	SILVA JAMES M	710 COLORADO ST H-5	289,461.00
<u>499391</u>	02060121690000	HANZELKA KEELI	710 COLORADO ST H-6	328,846.00
<u>499392</u>	02060121700000	SELIGER KELTON GRAY & NANCY M	710 COLORADO ST H-7	316,661.00
<u>499393</u>	02060121710000	DIEHL ETHAN F	710 COLORADO ST H-8	316,661.00
<u>499394</u>	02060121720000	GOSLING SAM	710 COLORADO ST H-9	316,661.00
<u>499395</u>	02060121730000	BROWN CHRIS L	710 COLORADO ST H-10	343,861.00
<u>499396</u>	02060121740000	MEARS BRENT	710 COLORADO ST I-2	279,104.00
<u>499397</u>	02060121750000	ARMSTRONG CYNTHIA S	710 COLORADO ST I-3	297,470.00
<u>499398</u>	02060121760000	WERNLI ANGIE P & MARC A	710 COLORADO ST I-4	297,470.00
<u>499399</u>	02060121770000	SIBILLE BLANE L	710 COLORADO ST I-5	309,984.00
<u>499400</u>	02060121780000	VARNER DARRYL V	710 COLORADO ST I-6	337,184.00
<u>499401</u>	02060121790000	TRASKAL PAUL E	710 COLORADO ST I-7	324,670.00
<u>499402</u>	02060121800000	DOLL LARRY A & LAURA R	710 COLORADO ST I-8	324,670.00
<u>499403</u>	02060121810000	SANDER LINDSAY N &	710 COLORADO ST I-9	324,670.00
<u>499404</u>	02060121820000	LARSON LIVING TRUST	710 COLORADO ST I-10	351,870.00
<u>499405</u>	02060121830000	WARNER STEVEN C & ALLISON W	710 COLORADO ST J-2	326,342.00
<u>499406</u>	02060121840000	OBERNDORF AMIE L	710 COLORADO ST J-3	298,569.00
<u>499407</u>	02060121850000	PEARSON SHARI L	710 COLORADO ST J-4	298,569.00
<u>499408</u>	02060121860000	KLIEWER JOHN	710 COLORADO ST J-5	298,569.00
<u>499409</u>	02060121870000	ZAPALAC LAURIE A	710 COLORADO ST J-6	325,769.00
<u>499410</u>	02060121880000	SOTOS MARYELAINE & TIMOTHY S &	710 COLORADO ST J-7	325,769.00
<u>499411</u>	02060121890000	LATHROP JOHN D & VANNA R	710 COLORADO ST J-8	325,769.00
<u>499412</u>	02060121900000	BIAS TRAVIS	710 COLORADO ST J-9	325,769.00
<u>499413</u>	02060121910000	MCDONALD MARIA JANE	710 COLORADO ST J-10	352,969.00
<u>499414</u>	02060121920000	MYRON DOUGLAS	710 COLORADO ST	465,834.00
<u>499415</u>	02060121930000	710 COLORADO LLC	710 COLORADO ST	2,718,074.00

767564 — 94 — *Waller, Steven Travis* -H-4 328,846.00









## NOTICE OF PUBLIC HEARING FOR REZONING

Mailing Date: 11/02/2012

Case Number: C14H-2012-0078

Este aviso le informa de una audiencia pública tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-7668.

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

Project Location:	1122 Colorado Street
Owner:	Westgate Condominium Association, Ann Johnston Dolce, (512) 971-1944
Applicant:	Phoebe Allen, (512) 444-1326

### Proposed Zoning Change:

**From: CBD – Central Business district** is intended for the commercial core area of Austin, permitting a wide variety of office, commercial, residential, and civic activities commensurate with the regional and statewide significance of downtown Austin and the adjacent State Capitol.

**To: CBD-H – Central Business district** is intended for the commercial core area of Austin, permitting a wide variety of office, commercial, residential, and civic activities commensurate with the regional and statewide significance of downtown Austin and the adjacent State Capitol. **H – Historic combining district** is intended to protect, enhance, and preserve structures, sites, or areas that are architectural, historical, archaeological, or cultural significance.

This application is scheduled to be heard by the **Planning Commission** on Nov 13, 2012. The meeting will be held at **City Hall Council Chambers, 301 West 2<sup>nd</sup> Street** beginning at 6:00 p.m.

This application is scheduled to be heard by the **City Council** on Dec. 13, 2012 at **City Hall Council Chambers, 301 West 2<sup>nd</sup> Street** beginning at 2:00 p.m.

You can find more information on this application by inserting the case number at the following Web site: [https://www.ci.austin.tx.us/devreview/a\\_queryfolder\\_permits.jsp](https://www.ci.austin.tx.us/devreview/a_queryfolder_permits.jsp). If you have any questions concerning the zoning change application please contact, Steve Sadowsky of the Planning and Development Review Department at 512-974-6454 or via email at [steve.sadowsky@austintexas.gov](mailto:steve.sadowsky@austintexas.gov) and refer to the Case Number at the top right of this notice. The case manager's office is located at One Texas Center, 5<sup>th</sup> Floor, 505 Barton Springs Road, Austin, Texas. You may examine the file at One Texas Center between the hours of 7:45 a.m. and 4:45 p.m., Monday through Friday.

For additional information on the City of Austin's land development process, please visit our web site at: [www.austintexas.gov/development](http://www.austintexas.gov/development).

## INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet:

[www.austintexas.gov](http://www.austintexas.gov)

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C14H-2012-0078

Persona designada: Steve Sadowsky, 512-974-6454

Audiencia Publica: Nov 13, 2012, Planning Commission

Dec 13, 2012, City Council

*Su nombre (en letra de molde)*

☐ I am in favor  
☐ I object

*Su domicilio(s) afectado(s) por esta solicitud*

*Firma*

*Fecha*

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810





## NOTICE OF FILING OF APPLICATION FOR REZONING

Este Aviso le informa de una audiencia publica tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-7668.

**Mailing Date: July 23, 2012**

**Case Number: C14H-2012-0078**

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property that requires approval by a Land Use Commission and final approval by the City Council. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application. **The Commission may not take action on this application until a public hearing is held. You will receive a separate notice of the public hearing once it has been scheduled, which will provide the date, time and location of the public hearing.** Below you will find information regarding the application.

<b>Project Location:</b>	<b>1122 Colorado Street</b>
<b>Owner:</b>	<b>Westgate Condominium Association, Ann Johnston Dolce, (512) 971-1944</b>
<b>Applicant</b>	<b>Phoebe Allen, (512) 444-1326</b>

### **Proposed Zoning Change:**

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You can find more information on this application by inserting the case number at the following Web site: [https://www.ci.austin.tx.us/devreview/a\\_queryfolder\\_permits.jsp](https://www.ci.austin.tx.us/devreview/a_queryfolder_permits.jsp). **If you have any questions concerning the zoning change application, please contact the case manager, Steve Sadowsky, at 512-974-6454 or via e-mail at [steve.sadowsky@austintexas.gov](mailto:steve.sadowsky@austintexas.gov) and refer to the case number located on this notice.** The case manager's office is located at One Texas Center, 5<sup>th</sup> Floor, 505 Barton Springs Road, Austin, Texas. You may examine the file at One Texas Center between the hours of 7:45 a.m. and 4:45 p.m., Monday through Friday.

For additional information on the City of Austin's land development process, please visit our web site at: [www.austintexas.gov/development](http://www.austintexas.gov/development).

## 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 attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. 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.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a 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. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14H-2022-0073

Contact: Kalan Contreras, 512-974-2727

Public Hearing: City Council, 1 Dec. 2022

**GRANT RIEMER**

Your Name (please print)

☒ I am in favor  
☐ I object

Your address(es) affected by this application (optional)

11/18/22

Signature

Date

Daytime Telephone (optional):

Comments:

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

City of Austin, Housing & Planning Department

Kalan Contreras

P. O. Box 1088, Austin, TX 78767

Or:

Kalan.contreras@austintexas.gov



Hello Austin City Council,

I am an owner at The Westgate tower and in support of zoning historic at the city level. As our building manager has mentioned, we as owners have shouldered increased costs and responsibility to take meticulous care of our building and preserve its historical integrity. There is simply no other building downtown that has taken the extreme care that the Westgate has to maintain our historic elements in their original condition. There is also no other residential building downtown that meets the requirements that the Westgate does. The Westgate also has some of the most modestly sized and affordable units in all of Downtown. We are one of the only buildings downtown to have units that sell for less than the average median home price in Austin. This is one of the reasons I chose the Westgate as my home.

My ask is that the City Council does not write off The Westgate as a haven for wealthy individuals and instead views the Westgate as a building that is comprised of owners from all economic backgrounds who have formed a community in the building with the common purpose of maintaining its' historic integrity and accuracy. If we do not get historic zoning, I fear that one day soon this admired building will have no choice but to sell to a developer who will turn it into another overpriced glass box that only the city's elite can afford. I also fear that without historic zoning, we will have no choice but to begin to make repairs to the building that erase its historic integrity in the name of cost savings. I ask that the City Council think about the owners who chose to live at the Westgate because it's what they could afford. I ask that the City Council thinks about the owners who have dedicated the time and money preserving the Westgate thus far to ensure we keep an old part of Austin still standing for the public to admire. I ask that the City Council thinks of the owners who chose the Westgate as their home because they have admired the building and dreamed about living in this historic residence since they were kids growing up in Austin.

We, as a building, have been doing our part to maintain this building and meet the requirements outlined so I ask that the Austin City Council takes a factual based approach and approves historic zoning.

-Carson Berry