

## ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2023-0074

HLC DATE: July 5, 2023    PC DATE: TBD

CC Date: TBD

APPLICANT: O'Connell Architecture, LLC

HISTORIC NAME: Augusta Adams-Ziller House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1306 Guadalupe Street

ZONING CHANGE: DMU to DMU-H

COUNCIL DISTRICT: 9

STAFF RECOMMENDATION: Staff recommends the proposed zoning change from downtown mixed use (DMU) to downtown mixed use-historic landmark (DMU-H) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION: Architecture and historical associations

HISTORIC LANDMARK COMMISSION ACTION: TBD

PLANNING COMMISSION ACTION: TBD

CITY COUNCIL ACTION: TBD

CASE MANAGER: Kalan Contreras, 512-974-2727

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Central Austin Community Development Corporation, City of Austin Downtown Commission, Downtown Austin Alliance, Downtown Austin Neighborhood Assn. (DANA), Friends of Austin Neighborhoods, Historic Austin Neighborhood Association, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Old Austin Neighborhood Association, Preservation Austin, SELTexas, Shoal Creek Conservancy, Sierra Club, Austin Regional Group, West Downtown Alliance, Inc.

### BASIS FOR RECOMMENDATION:

**§ 25-2-352(3)(c)(i) Architecture.** *The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building.*

1306 Guadalupe Street is a rare and remarkably intact 155-year-old vernacular structure. Its hall-and-parlor form exemplifies the simple beginnings of Austin's pioneer past, with small-scale modifications during the period of significance that show how its occupants prospered over time.

The Recorded Texas Historic Landmark nomination and City of Austin landmark nomination describe the house as follows:

The building at 1306 Guadalupe is an excellent example of the simplicity of early architectural endeavors built with local materials, prior to the arrival of the railroad in Austin in 1871. Built c. 1868, the home is a distinct subtype of the Pre-Railroad Folk style known as the hall-and-parlor form, two rooms wide and one room deep...The house has buff-colored Austin Common brick, a common building material for early Austin. The side-gabled roof has minimal overhang on the east and west and no overhang on the north and south elevations. The wooden door has a transom above the door and sidelights and is adorned with a modest pediment, likely added to the building later. The front door is flanked by two double hung windows on each side. The house presents symmetrically, with a chimney at each end of the building's roof. The 6/6 windows have wooden sills and flat arched brick lintels. The north elevation reveals a structure with a shed roof attached to the west elevation of the brick building. Both portions of the building are referenced on the 1894 Sanborn Fire Insurance Map. No evidence of windows can be seen in the north and south

elevations of the brick building. The north elevation of the shed portion of the building has a double-hung window and a double door. The building is first documented on the 1894 Sanborn Fire Insurance Map and includes a shed structure constructed of stone. A small, enclosed storage unit at the southwest corner of the shed is present and was added after 1900 and is first represented on the 1935 Sanborn Fire Insurance Map. [...] Today two modest buildings at 1306 and 1304 Guadalupe stand nearly mirroring their original construction [as] a glimpse into our state capitol's beginnings. That their original construction and design have remained almost entirely uncompromised is remarkable. Many buildings erected during this early era have since been demolished.<sup>1</sup>

**§ 25-2-352(3)(c)(ii) Historical Associations.** *The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.*

1306 Guadalupe was built by Austin pioneer Augusta Adams, who traveled alone from Germany with her two small daughters to make a new life in the capitol city in its earliest days. According to the Texas State Historical Marker, awarded to the property in 2009, Adams—a widow and native of Mecklenberg, Germany—immigrated to Texas and purchased land at the site in 1857, completing construction of a modest home around 1868. Her two daughters, Mary and Theresa Adams, married August and William Ziller, sons of stonemason Michael Ziller. The Recorded Texas Historic Landmark nomination notes that “Michael Ziller was one of Austin's original settlers. He came to Austin from France in 1834 and built the first stone building in downtown Austin. [...] Robert Ziller, grandson of Augusta Adams, recalls that the house at 1306 Guadalupe [had] many prominent figures mingling within its corridors...He fondly remembers sprawling out on the floor atop a bear-skin rug beside the fireplace while his elders talked about the direction of Texas' future.”<sup>2</sup> The wooden building next door at 1304 Guadalupe Street was constructed between 1873 and 1882 as a private girls’ school, where Mary and Theresa Adams-Ziller both taught. 1306 Guadalupe Street remained in the Ziller family until 1955.

PARCEL NO.: 0210021305

LEGAL DESCRIPTION: Lot A Guadalupe Heights

ESTIMATED ANNUAL TAX EXEMPTION: \$8,970.69 (non-homestead, no cap)

AI SD: \$3,244.08	City of Austin: \$3,012.32	Travis County: \$2,071.83	TC Health: \$642.46
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APPRAISED VALUE: Land: \$2,066,000; Improvement: \$269,060; Total: \$2,335,060

PRESENT USE: Office/retail

DATE BUILT/PERIOD OF SIGNIFICANCE: ca. 1868; 1868-1955

INTEGRITY/ALTERATIONS: High integrity

PRESENT OWNERS: Amon Burton Jr./Walnut Guadalupe Joint Venture  
4200 Avenue G, Austin 78751-3816

ORIGINAL OWNER(S): Augusta Adams

OTHER HISTORICAL DESIGNATIONS: West Downtown Austin National Register Historic District (pending listing, approved by State Board of Review); Recorded Texas Historic Landmark (2009)

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<sup>1</sup> Martin, Lori. “1306 Guadalupe Street.” Historic zoning application, 2023.

<sup>2</sup> Ibid.

## LOCATION MAP



1" = 200'

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

### HISTORIC ZONING

ZONING CASE#: C14H-2023-0074

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