

ORDINANCE AMENDMENT REVIEW SHEET**Amendment**

Consider an ordinance amending Section 25-2-643 to allow a structure located on East Sixth Street and east of Neches Street and west of Sabine Street to have a maximum building height of 140 feet or that allowable under the Capitol View Corridor, whichever is less; and to create design standards to ensure any redevelopment therein is compatible with the character of the historic district.

Council Sponsor: Council Member Harper-Madison; **Co-sponsors:** Mayor Steve Adler, Council Member Paige Ellis, Council Member Sabino “Pio” Renteria, Council Member Mackenzie Kelly

Background

On June 9, 2022, via **Resolution No. 20220609-124**, the City Council initiated a Code amendment to Section 25-2-643 (*Congress Avenue [CA], East Sixth/Pecan Street [PS], Downtown Parks [DP], and Downtown Creeks [DC] Combining District Regulations*). City Code Section 25-2-643(C) currently addresses the following:

(A) In the Congress Avenue (CA), East Sixth/Pecan Street (PS), downtown parks (DP), and downtown creeks (DC) combining districts:

- (1) glass used on the first floor of a structure must have a visible transmittance rating of 0.6 or higher; and*
- (2) reflective surface building materials must not produce glare.*

(B) This subsection applies to new development on Congress Avenue or East 6th Street, on streets adjacent to a downtown park or Town Lake, and along a downtown creek.

- (1) Surface parking lots, curb cuts, and unscreened garage openings are prohibited.*
- (2) The Land Use Commission may waive the prohibition of this subsection after determining that:*
 - (a) compliance with the prohibition is impractical;*
 - (b) the proposed project will not unreasonably impair pedestrian or vehicular movement; and (c) adequate precautions have been made for public safety, convenience, and the aesthetic values of the combining district.*

(C) This section applies to the PS overlay district.

- (1) Except as otherwise provided in this subsection, a structure may not exceed a height of 45 feet.*
- (2) A structure located west of Brazos Street is subject to the height limit of the base zoning district.*
- (3) An exterior sign must comply with the standards adopted by the Landmark Commission for the Sixth Street Historic District.*

The proposed code amendment would replace the 45-foot maximum building height in Section 25-2-643(C)(1) with a 140-foot maximum height for the 500 and 600 blocks of East Sixth Street only and establish design standards allowing additional height for these blocks, notwithstanding the Citywide Historic Design Standards.

A historic resource survey by MacRostie Historic Advisors LLC, a Ryan company retained by ClaytonKorte as part of a factfinding effort prior to this amendment, produced the following summary of results and recommended intensive-level survey of the Sixth Street National Register District. Please see backup materials for complete survey information.

2022 Snapshot Re-Survey Results

MHA found the Sixth Street Historic District to retain a high degree of integrity with little significant changes since the 1975 designation. Obvious changes are numerous inappropriate roof top additions and/or temporary roof top shelters. Several buildings have been inappropriately altered, including 503 Neches (ID#80), 408 East 6th (ID#63), and the three buildings on the 500 block of Neches (ID#s 79-81). The building at 515 East 5th Street has what appears to be a slipcover and was noted as NC although it is possible that historic material remains underneath, and the building could be restored to a contributing status. Other buildings have had less obvious inappropriate alterations such as new windows and/or a thin coat of new stucco and the sum of these changes rendered them non-contributing as seen on 515 East 6th (ID#87) and 612-614 East 6th Street (ID#106). One building, located at 600-604 East 6th Street was noted in the 1975 nomination as NC and has since been restored; MHA included this as C in the 2022 re-survey data.

Statistical Overview

- 127 properties were included in the 2022 Snapshot Re-Survey
- 92 properties were recorded with a Contributing or “C” status; this is 72%, a significant majority indicating a high degree of integrity remaining in the Sixth Street Historic District.
- 35 properties were recorded as Non-Contributing or “NC”; this is 28%

Planning Commission Recommendation (7/11/2023)

TBD

Codes and Ordinances Joint Committee Recommendation (6/21/2023)

Recommend staff recommendation on a motion by Commission Azhar, seconded by Commissioner Anderson (5-1, Commissioner Greenberg voting nay).

Historic Landmark Commission Recommendation (6/7/2023)

Recommend staff recommendation only with the following additional conditions on a motion by Commissioner Koch, seconded by Commissioner Larosche (9-0, Commissioner Koch indicating support contingent only upon fulfillment of conditions):

- 1) Retention of the first 15 feet of contributing façades is required.
- 2) A Certificate of Appropriateness is required for new construction and changes to contributing buildings.
- 3) Consider feasibility of tax caps for legacy businesses to avoid displacement of Austin's keystone venues and gathering spaces.

Recommended Code Language (pending legal review)

Approve the proposed Code amendment only with the following conditions:

The amended section applies only to buildings located on the 500 and 600 blocks of Sixth Street between Neches and Sabine Streets. The additional height requested in this amendment is inappropriate for areas of the Sixth Street National Register Historic District outside of the 500 and 600 block faces.

Buildings located on the 500 and 600 blocks of Sixth Street between Neches and Sabine Streets are subject to the following design standards, notwithstanding the Citywide Historic Design Standards.

- 1) A Certificate of Appropriateness is required for new construction and changes to contributing buildings.
- 2) Rehabilitate and adaptively reuse contributing buildings, including at least the first 15 feet of historic façades.
- 3) Additions to Contributing Commercial Properties and Historic Landmarks
 - a) Location: Locate additions at the rear and sides of historic buildings to minimize visual impact. Set additions back from the front wall of the existing building at least 15 feet. Minimize the loss of historic fabric by connecting additions to the existing building through the most noninvasive location and methods possible. Additions are not appropriate for all historic landmarks and must be evaluated on a case-by-case basis.
 - b) Scale, Massing, and Height: Design an addition to complement the scale and massing of the historic building and to appear subordinate to the visible portions of the historic building. Minimize the appearance of the addition from Sixth Street so that the historic building's overall shape as viewed from the opposite side of Sixth Street appears relatively unaltered. Additions may be cantilevered up to 5 feet towards the front wall but may not extend closer than 10 feet behind the front wall. The cantilevered portion must begin above the historic building's roof at least 2 times the height of the historic building, for buildings that are one story high; or at least 1 time the height of the historic building for buildings that are two or more stories. If the Capitol View Corridor restricts the maximum allowable height to less than 1 time the height of a multi-story historic building, the top floor of the addition may be cantilevered 5 feet towards the front wall but may not extend closer than 10 feet behind the front wall.
 - c) Design and Style: Design proportions and patterns such as window-to-wall area ratios, fenestration patterns, and bay divisions to be compatible with the historic building. Take cues for design elements and patterns from the historic building, but do not replicate the design or details of the existing building to a degree that the addition might be mistaken as historic. No particular architectural style is required for addition design; both traditional and contemporary styles can successfully achieve compatibility and differentiation with historic buildings. The historic primary entrance must remain the most prominent.
 - d) Roofs: These standards apply if the roof will be visible from the pedestrian level at the opposite side of the primary street. Design an addition's roof form and slope to complement the roof on the historic building. Use roof materials that match or are compatible with the roof on the historic building. Minimize roof visibility.
 - e) Materials: If an addition will be visible from street level, use exterior wall, window, and door materials that are compatible with those on the historic building. Glass on the first floor must be transparent.
 - f) Balconies: Do not add balconies to the front of an existing building unless physical or archival evidence shows that they existed historically. If reconstructing balconies, replace them based on documentation of the historic feature. Design new balconies on secondary elevations or additions to be compatible with both the historic building and the addition in terms of size, style, materials, and proportions.

- g) Rooftop Patios: These standards apply to rooftop shade structures, railings, lighting, mechanical equipment, and plantings. Design and locate rooftop patio structures to be subordinate to the historic building; to minimize visibility from the street; and to be compatible with the historic building in terms of design, size, style, materials, and proportions. Design rooftop patio structures to be differentiated from the historic building so they do not appear part of historic-age construction. Set back rooftop structures, railings, lighting, and mechanical equipment from the front wall by 15'. Use a visually light railing that does not distract from the historic building. Install rooftop patio structures so that they can be removed without irreversible damage to the historic building. Keep rooftop plantings low so that they are not visible over the parapet from the opposite side of the street. Do not add a permanent rooftop patio structure to a historic landmark; temporary structures may be approved for a finite length of time determined by the Historic Landmark Commission.
 - h) The Historic Landmark Commission may make exceptions to these standards in cases where an addition will not compromise the status of a historic landmark.
- 4) Commercial New Construction
- a) Location: Maintain the rhythm of contributing buildings on the street. Orient a new building consistently with the predominant orientation of contributing buildings on the same block. Set back a new building from the street at least: 15 feet, or the distance of the median setback of all historic buildings on the same block face, or in line with at least one adjacent historic building.
 - b) Scale, Massing, and Height: Design new building facades to reflect the massing of nearby historic building facades. Visually divide wider building facades into vertical bays that reflect typical widths of historic buildings on adjacent properties or the same block. Construct lower stories to appear as equal in height as possible to the story heights of adjacent historic buildings. Use vertical and horizontal design articulation techniques such as shifts in wall planes and differentiating materials to reduce a building's apparent scale and massing. Use step-downs in building height, wall-plane offsets, and other massing variations to provide a visual transition when the height of new construction exceeds that of adjacent contributing buildings by more than one story.
 - c) Design and Style: Design new buildings to be compatible with the character of the historic district in terms of proportions, patterns, materials, and architectural features. Design new buildings to be differentiated from historic buildings; do not use a replica style to create a false sense of history.
 - d) Materials: Use building materials that are compatible with the historic district and the style of the building. Use materials on lower floors to visually divide larger buildings into modules that reflect typical widths of historic buildings on adjacent properties or the same block. Glass on the first floor must be transparent.
 - e) Storefronts: Prioritize the pedestrian experience at the lower floors of commercial buildings through large windows, prominent entrances, and pedestrian-scale detailing. Design storefronts to be a similar width to storefronts on nearby historic buildings.
 - f) Parking Structures: Prioritize the pedestrian experience at the street level. If possible, design the building to include ground-floor storefronts facing the street; if storefronts are not possible, provide visual interest through other means such as architectural detailing, public art, and/or landscaping. Design parking structures' facades to be compatible with the massing and scale of nearby buildings. Screen the upper stories of parking structures using architectural screens or other design elements.
 - g) The Historic Landmark Commission may make exceptions to these standards.
- 5) Sites and Streetscapes
- a) Retain contributing streetscape elements and public infrastructure, where present. Construct new streets, sidewalks, planting strips, curbs, ADA ramps, lighting, and alleys to be compatible with the style, scale, materials, and configuration of the historic district.
 - b) Do not block pedestrian-level views of historic buildings with streetscape elements.
 - c) The Historic Landmark Commission may make exceptions to these standards.

Staff Recommendation (6/1/2023, Pending legal review)

Staff recommends approval of the proposed Code amendment with the following conditions:

The amended section applies only to buildings located on the 500 and 600 blocks of Sixth Street between Neches and Sabine Streets. The additional height requested in this amendment is inappropriate for areas of the Sixth Street National Register

Historic District outside of the 500 and 600 block faces. Buildings located on the 500 and 600 blocks of Sixth Street between Neches and Sabine Streets are subject to the following design standards, notwithstanding the Citywide Historic Design Standards:

- 1) Contributing buildings should be rehabilitated and adaptively reused, including retention of historic façades where possible
- 2) Additions to Contributing Commercial Properties and Historic Landmarks
 - a) Location: Locate additions at the rear and sides of historic buildings to minimize visual impact. Set additions back from the front wall of the existing building at least 15 feet. Minimize the loss of historic fabric by connecting additions to the existing building through the most noninvasive location and methods possible. Additions are not appropriate for all historic landmarks and must be evaluated on a case-by-case basis.
 - b) Scale, Massing, and Height: Design an addition to complement the scale and massing of the historic building and to appear subordinate to the visible portions of the historic building. Minimize the appearance of the addition from Sixth Street so that the historic building's overall shape as viewed from the opposite side of Sixth Street appears relatively unaltered. Additions may be cantilevered up to 5 feet towards the front wall but may not extend closer than 10 feet behind the front wall. The cantilevered portion must begin above the historic building's roof at least 2 times the height of the historic building, for buildings that are one story high; or at least 1 time the height of the historic building for buildings that are two or more stories. If the Capitol View Corridor restricts the maximum allowable height to less than 1 time the height of a multi-story historic building, the top floor of the addition may be cantilevered 5 feet towards the front wall but may not extend closer than 10 feet behind the front wall.
 - c) Design and Style: Design proportions and patterns such as window-to-wall area ratios, fenestration patterns, and bay divisions to be compatible with the historic building. Take cues for design elements and patterns from the historic building, but do not replicate the design or details of the existing building to a degree that the addition might be mistaken as historic. No particular architectural style is required for addition design; both traditional and contemporary styles can successfully achieve compatibility and differentiation with historic buildings. The historic primary entrance must remain the most prominent.
 - d) Roofs: These standards apply if the roof will be visible from the pedestrian level at the opposite side of the primary street. Design an addition's roof form and slope to complement the roof on the historic building. Use roof materials that match or are compatible with the roof on the historic building. Minimize roof visibility.
 - e) Materials: If an addition will be visible from street level, use exterior wall, window, and door materials that are compatible with those on the historic building. Glass on the first floor must be transparent.
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 - g) Rooftop Patios: These standards apply to rooftop shade structures, railings, lighting, mechanical equipment, and plantings. Design and locate rooftop patio structures to be subordinate to the historic building; to minimize visibility from the street; and to be compatible with the historic building in terms of design, size, style, materials, and proportions. Design rooftop patio structures to be differentiated from the historic building so they do not appear part of historic-age construction. Set back rooftop structures, railings, lighting, and mechanical equipment from the front wall by 15'. Use a visually light railing that does not distract from the historic building. Install rooftop patio structures so that they can be removed without irreversible damage to the historic building. Keep rooftop plantings low so that they are not visible over the parapet from the opposite side of the street. Do not add a permanent rooftop patio structure to a historic landmark; temporary structures may be approved for a finite length of time determined by the Historic Landmark Commission.
 - h) The Historic Landmark Commission may make exceptions to these standards in cases where an addition will not compromise the status of a historic landmark.
- 3) Commercial New Construction
 - a) Location: Maintain the rhythm of contributing buildings on the street. Orient a new building consistently with the predominant orientation of contributing buildings on the same block. Set back a new building from the street at least 15 feet, or the distance of the median setback of all historic buildings on the same block face, or in line with at least one adjacent historic building.

- b) Scale, Massing, and Height: Design new building facades to reflect the massing of nearby historic building facades. Visually divide wider building facades into vertical bays that reflect typical widths of historic buildings on adjacent properties or the same block. Construct lower stories to appear as equal in height as possible to the story heights of adjacent historic buildings. Use vertical and horizontal design articulation techniques such as shifts in wall planes and differentiating materials to reduce a building's apparent scale and massing. Use step-downs in building height, wall-plane offsets, and other massing variations to provide a visual transition when the height of new construction exceeds that of adjacent contributing buildings by more than one story.
- c) Design and Style: Design new buildings to be compatible with the character of the historic district in terms of proportions, patterns, materials, and architectural features. Design new buildings to be differentiated from historic buildings; do not use a replica style to create a false sense of history.
- d) Materials: Use building materials that are compatible with the historic district and the style of the building. Use materials on lower floors to visually divide larger buildings into modules that reflect typical widths of historic buildings on adjacent properties or the same block. Glass on the first floor must be transparent.
- e) Storefronts: Prioritize the pedestrian experience at the lower floors of commercial buildings through large windows, prominent entrances, and pedestrian-scale detailing. Design storefronts to be a similar width to storefronts on nearby historic buildings.
- f) Parking Structures: Prioritize the pedestrian experience at the street level. If possible, design the building to include ground-floor storefronts facing the street; if storefronts are not possible, provide visual interest through other means such as architectural detailing, public art, and/or landscaping. Design parking structures' facades to be compatible with the massing and scale of nearby buildings. Screen the upper stories of parking structures using architectural screens or other design elements.
- g) The Historic Landmark Commission may make exceptions to these standards.

Updated to include:

4) Sites and Streetscapes

- a) Retain contributing streetscape elements and public infrastructure, where present. Construct new streets, sidewalks, planting strips, curbs, ADA ramps, lighting, and alleys to be compatible with the style, scale, materials, and configuration of the historic district.
- b) Do not block pedestrian-level views of historic buildings with streetscape elements.
- c) The Historic Landmark Commission may make exceptions to these standards.

Next Steps

Planning Commission public hearing: 7/11/2023

Conduct Council public hearing: 7/20/2023

City Staff

Kalan Contreras, (512) 974-2727/kalan.contreras@austintexas.gov; Joi Harden, (512) 974-1617/joi.harden@austintexas.gov

Allen, Amber

From: Contreras, Kalan
Sent: Monday, June 5, 2023 10:45 AM
To: Allen, Amber
Subject: FW: Question: C20-2022-009 – Sixth Street Code Revision – Offered for Consent

Follow Up Flag: Follow up
Flag Status: Flagged

More backup for the code amendment from Melissa.

Kalan Contreras

Historic Preservation Officer

Principal Planner | City of Austin Planning Department

PER CITY ORDINANCE: All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: <https://bit.ly/HPDLobbyingForm>

Please note that all information provided is subject to public disclosure. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQs](#)



From: Alvarado, Melissa [REDACTED]
Sent: Monday, June 5, 2023 10:34 AM
To: Contreras, Kalan [REDACTED]
Subject: Question: C20-2022-009 – Sixth Street Code Revision – Offered for Consent

Good morning Kalan,

My last outreach effort in the 6th St area resulted in various questions related to rooftop patios. With the Sixth Street Code Revision, would other historic sites outside of the footprint evaluated be able to apply for like rooftop patio improvements? If so, I'll need to re-review the guidelines.

On a side note, and similar to last year, all capital projects will require a review by the Architectural Review Committee before submitting a Heritage Preservation Grant.

Have a great day,
Melissa

Melissa Alvarado

Heritage Tourism Division Manager

City of Austin Economic Development Department

[AustinTexas.gov/Heritage-Tourism](https://austintexas.gov/Heritage-Tourism)

18 C20-2022-009 - Sixth St Height Exception and Design Standards

Have questions?

- [Attend Heritage Tourism Virtual Open Office Hours](#) second and fourth Tuesdays monthly from 10 a.m. - 12 p.m.
- Additionally, do not hesitate to reach out and schedule some time for a conversation – just click [here](#) and pick a time that works best for you.

RESOLUTION NO. 20220609-124

WHEREAS, the East Sixth Street corridor between Congress Avenue and IH-35 in Downtown Austin has served as a significant mixed-use commercial and entertainment destination since the City's earliest days; and

WHEREAS, the area proposed for a code amendment to facilitate additional development falls within one of Austin's few National Register Historic Districts; and

WHEREAS, the Sixth Street National Register District, roughly bounded by 5th Street, 7th Street, Congress, and IH-35, was added to the National Register of Historic Places in 1972; and

WHEREAS, in recent decades, the corridor has evolved into an internationally renowned entertainment district that has cemented Austin's claim as the 'Live Music Capital of the World'; and

WHEREAS, the 2011 Downtown Austin Plan envisions Downtown as an area with a 'dense and livable pattern of development that supports a vibrant day and night environment,' and recommends as a way to reimagine East Sixth Street as a destination for everyone to 'introduce stepback provisions and other design standards for building additions with the East Sixth Street National Register District; and

WHEREAS, amending land use regulations within the Historic Sixth Street District to support a wider variety of uses could increase economic opportunity and diversify business activity along East Sixth Street; and

WHEREAS, the developer intends to seek demolition permits for the following properties: 508; 516; 518; 610; 612; 616; 618 E. 6th Street and 600 Sabine; and

WHEREAS, the City Council would like to understand any potential impact these changes could have on the National Register Historic District; and

WHEREAS, the developer has expressed an interest in streetscape and pedestrian improvements; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council initiates amendments to City Code Title 25 (*Land Development Code*) related to the East Sixth/Pecan Street Combining District Regulations (District).

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to prepare a Code amendment to Section 25-2-643 (*Congress Avenue (CA), East Sixth/Pecan Street (PS), Downtown Parks (DP), and Downtown Creeks (DC) Combining District Regulations*) to accomplish the following:

- a) Allow a structure located on East Sixth Street and east of Neches Street and west of Sabine to have a maximum building height of 140 feet or that allowable under the Capitol View Corridor, whichever is less; and
- b) Create design standards, with specific guidelines for the preservation of facades on historic structures, to ensure any redevelopment is compatible with the character of the historic district.

BE IT FURTHER RESOLVED:

The City Council directs the Historic Landmark Commission to formally review and provide recommendations about these proposed code amendments prior to the case progressing to the Planning Commission. The City Manager shall also provide a staff report from the City's historic preservation program.

As part of this review, the developer shall provide city staff and the Historic Landmark Commission with a list of the demolitions for which they intend to seek approval as part of the redevelopment of these two blocks of historic Sixth Street. The Historic Landmark Commission and city staff shall also evaluate and provide recommendations about the impact of these planned demolitions.

The City Council further directs that the City Manager shall request that Preservation Austin provide feedback about the impact of these code amendments on the National Register Historic District.

BE IT FURTHER RESOLVED:

The developer shall further provide city staff and relevant commissions with detailed information about any commitments they are prepared to make with regard to participating in district-wide streetscape and placemaking initiatives.

BE IT FURTHER RESOLVED:

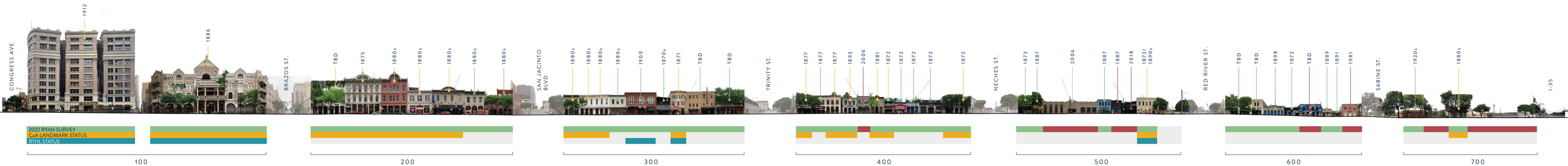
As part of the ordinance process initiated above, the City staff, stakeholders, relevant commissions, and the public may consider potential and related regulation or ordinance changes in addition to or instead of those described above. In their consideration of the appropriate land use in the District, this could include recommendations for an alternate or additional small area planning or other process.

ADOPTED: June 09, 2022

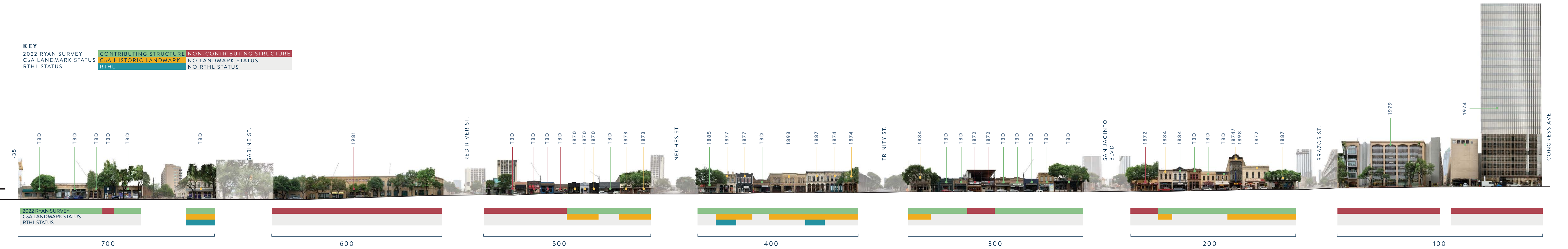
ATTEST:


Myrna Rios
City Clerk

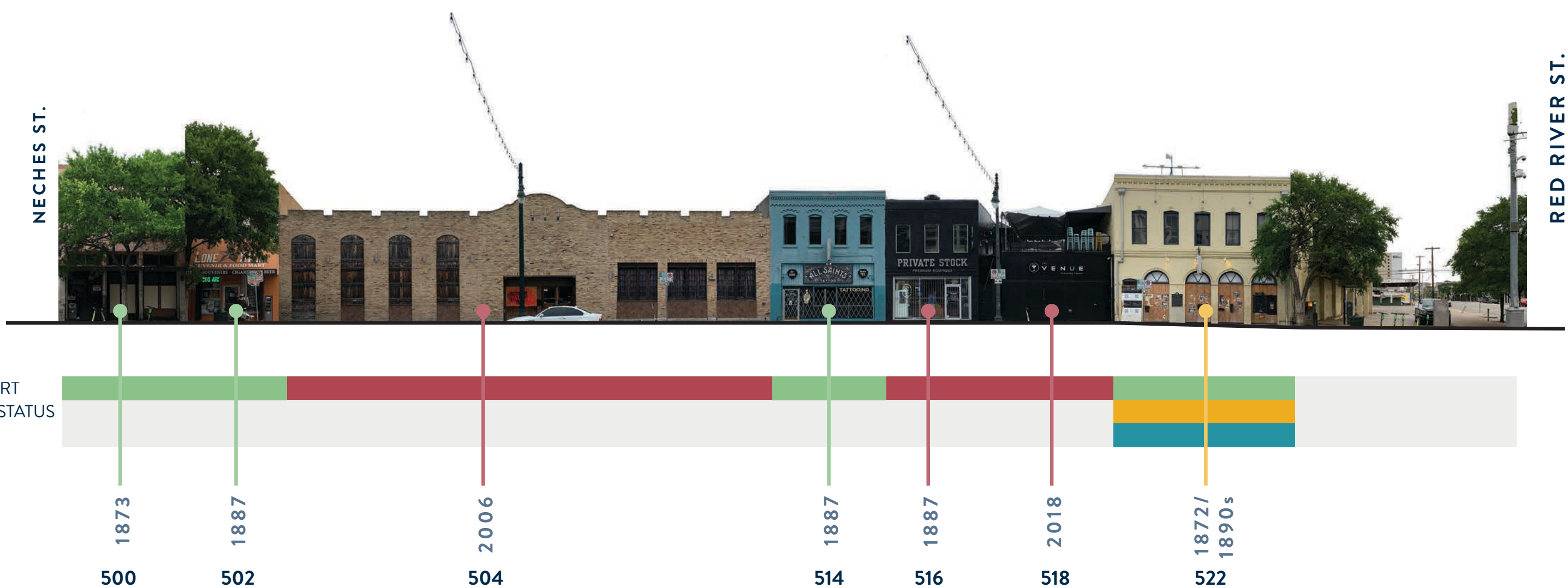




NORTH ELEVATION

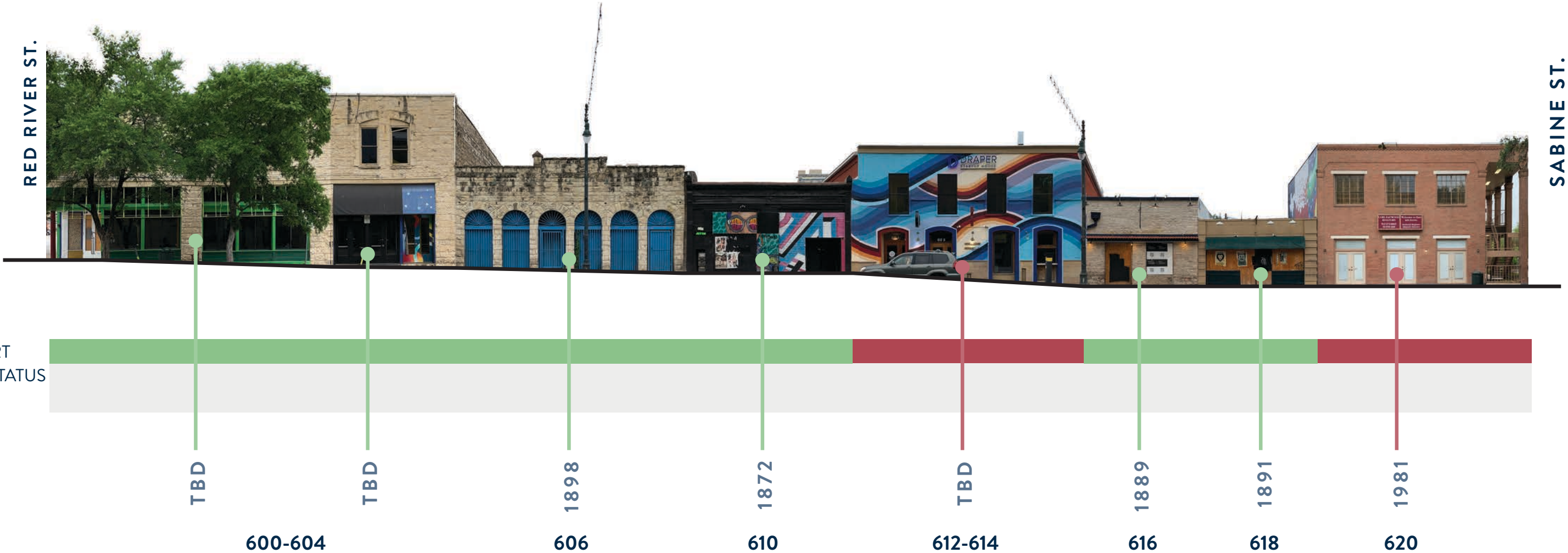


SOUTH ELEVATION



KEY

2022 RYAN SURVEY	CONTRIBUTING STRUCTURE	NON-CONTRIBUTING STRUCTURE
CoA LANDMARK STATUS	CoA HISTORIC LANDMARK	NO LANDMARK STATUS
RTHL STATUS	RTHL	NO RTHL STATUS



2022 RYAN REPORT
CoA LANDMARK STATUS
RTHL STATUS

KEY	
2022 RYAN SURVEY	
CoA LANDMARK STATUS	
RTHL STATUS	
CONTRIBUTING STRUCTURE	NON-CONTRIBUTING STRUCTURE
CoA HISTORIC LANDMARK	NO LANDMARK STATUS
RTHL	NO RTHL STATUS



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Rosa Fry, Programs Coordinator

Todd Shaw, Chair
City of Austin Planning Commission

June 23, 2023

Re: Sixth Street Code Revisions

Dear Mr. Shaw,

Preservation Austin exists to empower Austinites to shape a more inclusive, resilient, and meaningful community culture through preservation. We write to you today to address the proposed Sixth Street Code Revisions, to be discussed at the June 27 meeting of the Planning Commission.

This code amendment was initiated by [Resolution No. 20220609-124](#), approved by City Council on June 9, 2022. This resolution amends the Sixth Street/Pecan Street Combining District overlay contained in Section 25-2-643 of the code to increase the allowable height from 45 feet to 140 feet for structures located on East Sixth Street and east of Neches Street and west of Sabine, in addition to providing guidelines for the preservation of facades on historic structures, to ensure any redevelopment is compatible with the character of the historic district. This code change was made at the request of Stream Realty, who owns these properties and plans to redevelop them.

We are deeply concerned with setting a precedent for increasing the allowable height for new construction located in the [East Sixth Street National Register District](#). East Sixth Street is one of Austin's most important historic and cultural assets, downtown and citywide. Efforts to protect this incredible collection of buildings, representing a diverse confluence of our city's history, date back nearly 50 years. The Sixth Street Historic District was listed in the National Register of Historic Places in 1975. City Council later enshrined the East Sixth/Pecan Street Combining District "to protect the historic character of East Sixth and to enhance the pedestrian environment of the area." To date, 33 properties in the Sixth Street National Register District have been designated as local landmarks. For decades, the overlay has contributed to the protection of this district by limiting the allowable height of new construction to 45 feet. **Amending the overlay for these select blocks exposes the entirety of the district to great risk for future code amendments and redevelopment by setting this precedent.**

Given Council's extraordinary resolution to increase entitlements on these two blocks, we are pleased to see that the design standards proposed by staff for these blocks are in close alignment with the [City of Austin Historic Design Standards](#). While the new allowable height of 140 feet will generate development that is inherently incompatible with the district, we welcome the additional oversight for review of projects by the City that the standards provide. It is important to stress that outside the height restrictions prescribed in the overlay, **the district's status as a National Register District does not provide protection from demolition for contributing buildings**, nor does it provide anything greater than advisory review by the Historic Landmark Commission for new development in the district. Given this, we ask **Planning Commission and City Council to recommend inclusion of the additional recommendations made by the Historic Landmark Commission to the proposed code change:**

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- Legally codify the proposed design standards by requiring a Certificate of Appropriateness for modifications to contributing structures and new construction to the National Register district.
- Clarifying the definition of “façade” to mean the first 15 feet of a contributing building and requiring that existing façades be preserved where technically feasible.
- Ask Council to consider tax caps for adjacent legacy businesses to mitigate the development pressures that will impact the district as a result of this project.

We especially want to stress our support for establishing legally binding oversight for alterations and new additions to contributing structures on this block. **In exchange for the massive entitlements being granted to Stream, we believe this level of oversight by the City is both necessary and reasonable.**

We also ask that Stream do its part in ensuring that the full story of East Sixth Street is told. During a time of racial segregation in the early 20th century, the district was a locus of Black, Mexican, Lebanese, Jewish, and Chinese-owned businesses. Mexican physician and advocate Alberto Garcia opened a private practice at 209 E. 6th Street by 1920. Black pharmacist Thomas DeLashwah owned a pharmacy 421 E. 6th Street, which he operated until 1928. Everett Givens—one of Austin’s first Black dentists and the namesake of Givens Park—opened the Lyric Theater at 419 E. 6th Street where Black Austinites could watch movies, with Dr. Givens’ dental practice upstairs. This accounting only begins to scratch the surface of the incredible and diverse history that East Sixth contains. The current National Register nomination addresses very little of this important historic context. **As a part of their stewardship, we ask that Stream fund an updated National Register nomination that foregrounds East Sixth Street’s diverse history and updates the status of contributing buildings in the district based on that cultural significance.** Additionally, we ask that Stream invest in interpretive signage throughout the district so that the thousands of visitors to East Sixth Street—locals and tourists alike—can know the story of this special place.

We further encourage City Council to work with property owners to explore additional preservation incentives that would support reinvestment in this district, including the City of Austin’s Heritage Grant program, offering up to \$250,000 to projects that support historic resources and programs that attract tourists, and federal and state historic tax credits, which combined total a 45 percent tax credit on qualifying expenses for income-producing properties.

As we stated in our [letter to Council](#) in 2022, we strongly believe that district-wide historic zoning is the logical next step to creating a vital, cohesive vision for the future of East Sixth Street and strongly urge Council to designate the district as a Local Historic District to ensure that this does not happen again in the future. Should you have any questions, please feel free to contact Policy & Outreach Planner Meghan King at meghan@preservationaustin.org. We thank you for your consideration of this item and your service to Austin.

Sincerely,



Linda Y. Jackson, President



**HOUSING &
PLANNING**

Affordability Impact Statement

Sponsor: Planning Department

Code Amendment Case Number: C20-2022-009

Initiated by: Resolution No. 20220609-124

May 23, 2023

Proposed Regulation

The proposal would amend Land Development Code § 25-2-643 (governing the East Sixth/Pecan Street Combining District) such that a structure located on East Sixth Street and east of Neches Street and west of Sabine may have a maximum building height of 140 feet or that allowable under the Capitol View Corridor, whichever is less.

Affordability Impact

Housing and Planning staff find that the proposed regulation will have a **neutral** impact to housing affordability.

The proposal would not lead to the demolition of housing units, nor would it otherwise hinder Austinites' efforts to obtain, maintain, and remain in housing.

Manager's Signature Marla Torrado

2022 Sixth Street Snapshot Re-Survey

Austin, Travis County, Texas

Prepared for ClaytonKorte



Prepared by

MacRostie Historic Advisors LLC, a Ryan Company

June 2022

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Introduction

MacRostie Historic Advisors, a Ryan Company (MHA), was retained by ClaytonKorte in late 2021 to conduct a Windshield Survey of the Sixth Street Historic District, a National Register of Historic Places (NRHP) historic district located in Austin's Central Business District and designated in 1975. The Windshield Survey was intended to give a quick snapshot of the district to understand what changes, if any, have occurred over the 40-plus years since the historic designation. MHA attempted the Windshield Survey and quickly determined it was almost impossible due to the number of beer trucks on the street during business hours. MHA conducted the 2022 Snapshot Re-Survey on foot using the established 1975 historic district boundary. A total of 127 properties were photographed, the addresses noted, and a determination was made of their "contributing" or "non-contributing" status.

Background

Located within the Central Business District of Austin, Texas, the Sixth Street Historic District is a nine-block area including two blocks of West 6th Street and extending along East 6th Street to Interstate 35 (formerly known as Interregional Hwy 35). The district contains the city's largest remaining concentration of Victorian era commercial buildings from the last half of the nineteenth- and the early decades of the twentieth-centuries. Collectively, the buildings represent the range of architectural styles of the period.

The methodology utilized when the Sixth Street Historic District was surveyed in the 1970s prior to the NRHP designation differs from today's professional historic resource survey standards. The 1975 nomination has no numbered inventory, no individual photographs of each building, and no individual data sheets. The 1975 NRHP map (Appendix B-1) was helpful and shows a clear historic district boundary line with shaded and unshaded parcels within. This graphic language characterizes the shaded parcels as "contributing" resources; "non-contributing" resources are shown as a white void. The numbers included on the 1975 map refer to the 20 black and white photographs, two per block, included in the nomination. In lieu of a formal inventory, Section 7 of the nomination describes some buildings in detail while others are described by their scale and massing and mentioned by block.

The National Register of Historic Places

The National Register of Historic Places is a federal program administered in Texas by the Texas Historical Commission in coordination with the National Park Service. The Sixth Street Historic District NRHP listing is a national recognition of the district's importance to Austin and acknowledges that its historic and architectural significance is worthy of preservation. The NRHP designation imposes no restrictions on private property owners; some of the buildings in the district are additionally designated as Recorded Texas Historic Landmarks (RTHLs) and/or City of Austin Landmarks (Landmark). RTHL and Landmark designated buildings do have separate regulatory review processes.

Period of Significance (POS) and Areas of Significance

The Sixth Street Historic District was listed in the NRHP in 1975 at the local level of significance under Criterion A (historic events) and Criterion C (architecture) under the significance areas of: Commerce; Ethnic Heritage – Black; Ethnic Heritage – European; Ethnic Heritage – Hispanic; and Architecture.

The district has three distinct periods of significance that reflect commercial construction and development trends as Austin recovered from the Civil War and benefitted from late nineteenth century and early twentieth century growth. As the city's main commercial thoroughfare (in addition to Congress Avenue), the nomination notes a biracial character that grew more pronounced in the 1890s and early 1900s with Black owned businesses concentrated on the north side of the 400 and 500 blocks of East 6th Street with Lebanese and Syrian business owners also active on the street.¹ This trend continued and "by 1940 there were businesses on 6th Street owned by blacks, Lebanese, Jewish, German, Chinese and Mexican Americans."²

The economic trends are reflected in the changes in building materials and architectural styles. While there are examples of high-style late nineteenth century buildings with elaborate metal cornices, the NRHP nomination also notes the importance of modest one-story buildings as an integral part of the commercial mix. The nomination specifically states that these smaller buildings are not architecturally prominent, yet "they maintain the sense of scale within the 6th Street Historic District."³

The three distinct periods of significance are:

- 1850-1874 – characterized by earlier buildings and the disruption of the Civil War
- 1875-1899 – Late nineteenth century and the arrival of the railroad
- 1900-1924 – Early twentieth century

Methodology

Background

Field work for the 1975 NRHP historic district was conducted in 1970 as part of the Texas State Historical Survey.⁴ At that time, the 50-year mark, typically the first threshold to evaluating historic eligibility, was 1920. The authors of the 1975 nomination recognized that the official NRHP listing would be several years after the survey and included buildings through the early 1920s as "contributing" resources. Those buildings constructed after 1925 were designated "non-contributing."

Contributing Status

"Contributing" (C) resources date from the three established periods of significance and reflect development patterns related to the areas of significance: Commerce, Ethnic Heritage (Black, European, and Hispanic), and Architecture. Contributing resources on Sixth Street are all buildings and contribute to the significance and character of the district. These resources relate to the historic context developed in Section 8 of the 1975 nomination.

Non-contributing Status

"Non-contributing" (NC) resources are those less than 50-years old or those that have undergone unsympathetic alterations. NC resources do not contribute to the Sixth Street

¹ Williams, Joe R. and Marie D. Landon for Texas Historical Commission, *Sixth Street Historic District National Register of Historic Places nomination*, 1975, continuation sheet, item 8, page 2.

² Williams, Joe R. and Marie D. Landon for Texas Historical Commission, *Sixth Street Historic District National Register of Historic Places nomination*, 1975, continuation sheet, item 8, page 3.

³ Williams, Joe R. and Marie D. Landon for Texas Historical Commission, *Sixth Street Historic District National Register of Historic Places nomination*, 1975, continuation sheet, item 7, page 9.

⁴ Williams, Joe R. and Marie D. Landon for Texas Historical Commission, *Sixth Street Historic District National Register of Historic Places nomination*, 1975, continuation sheet, item 6, page 1.

Historic District's significance, architectural character, or are outside of the three identified periods of significance.

2022 Snapshot Re-Survey Survey Area

The 2022 Re-Survey area followed the boundary shown on the 1975 NRHP map including two blocks of West Sixth Street. The verbal boundary in the 1975 nomination is:

The 6th Street Historic District is bounded on the west by Lavaca Street and on the east by Interregional Highway 35. The northern boundary follows the alley behind the north side of 6th Street except where the boundary is extended to include the property line of O. Henry Hall [1975 ID#2; 2022 ID#3], the Driskill Hotel [2022 ID#13], and the two buildings on the east side of the 600 block of Trinity. The southern boundary follows the alley behind the south side of 6th Street from Interregional Highway 35 to Brazos Street except for an extension to include the building at 508 East 5th [1975 ID#19; 2022 ID#101]. At Brazos Street the boundary line extends south to include the buildings in the 100 block of East 6th (south side), continues north along Congress and surrounds the south and west boundary of the Scarbrough Building property and then continues west also West 6th Street until it meets Lavaca Street.⁵

In preparation for the Snapshot Re-Survey, MHA had a GIS professional pull parcel data from the Travis County Appraisal District (TCAD) and place it on the 1975 NRHP map boundary. Reconciling the TCAD parcel data with the 1974 and 2022 surveys was attempted and decided to be beyond the scope of the project. The main reason being street addresses and legal parcels change over time. MHA included any "additional addresses" on the Survey Data Sheets (Appendix C).

MHA conducted the Snapshot Re-Survey on foot in December 2021 and January 2022 with follow up photos in April and May 2022. Field survey data collected included the address of each building and an evaluation of the building's status, either "contributing" or "non-contributing." MHA photographed each building. Buildings with more than one visible street address were recorded as two separate buildings.

MHA reviewed and referred to the 1975 NRHP nomination to cross reference the buildings as accurately as possible. MHA gleaned as much information as possible from the 1975 NRHP nomination and available construction dates, historic building names, and other historic designations were all included in the Inventory Table (Appendix A). The Survey Data Sheets (Appendix C) include a photograph of each building, its C or NC status, and address.

The 2022 Snapshot Re-Survey carefully considered the buildings noted as NC in the NRHP nomination that were not yet 50-years old at the time of the 1970 Texas State Historical Survey. The most obvious example is the 1930 Driskill Hotel Tower on East 7th Street (ID#14). This building was discussed as non-contributing in the 1975 nomination since it was not old enough. MHA recorded this building as C, a contributing resource, as part of the 2022 Snapshot Re-Survey. Other Art Déco or Art Moderne buildings constructed before World War II were also

⁵ Williams, Joe R. and Marie D. Landon for Texas Historical Commission, *Sixth Street Historic District National Register of Historic Places nomination*, 1975, continuation sheet, item 10 [Verbal Boundary Description], page 1.

recorded as C in the Re-Survey, specifically ID#s 45 and 122, despite being outside of the period of significance. The change is noted on the inventory table and data sheets.

Challenging for the Snapshot Re-Survey were the post-WWII buildings. Most were excluded from the 1975 boundary with the exception of the 1974 Austin National Bank (ID#18) at 515 Congress. The building's construction date, modern era design, steel and glass construction, and skyscraper scale are clearly outside of the Sixth Street Historic District areas of significance and period of significance and also incongruent with the stated architectural significance of late nineteenth- and early twentieth-century buildings. This building was newly completed when the district was designated; MHA included it as NC resource in the 2022 Snapshot Re-Survey.

2022 Snapshot Re-Survey Results

MHA found the Sixth Street Historic District to retain a high degree of integrity with little significant changes since the 1975 designation. Obvious changes are numerous inappropriate roof top additions and/or temporary roof top shelters. Several buildings have been inappropriately altered, including 503 Neches (ID#80), 408 East 6th (ID#63), and the three buildings on the 500 block of Neches (ID#s 79-81). The building at 515 East 5th Street has what appears to be a slipcover and was noted as NC although it is possible that historic material remains underneath, and the building could be restored to a contributing status. Other buildings have had less obvious inappropriate alterations such as new windows and/or a thin coat of new stucco and the sum of these changes rendered them non-contributing as seen on 515 East 6th (ID#87) and 612-614 East 6th Street (ID#106). One building, located at 600-604 East 6th Street was noted in the 1975 nomination as NC and has since been restored; MHA included this as C in the 2022 re-survey data.

Statistical Overview

- 127 properties were included in the 2022 Snapshot Re-Survey
- 92 properties were recorded with a Contributing or "C" status; this is 72%, a significant majority indicating a high degree of integrity remaining in the Sixth Street Historic District.
- 35 properties were recorded as Non-Contributing or "NC"; this is 28%

Other historic designations

Individual National Register of Historic Places properties

There are two individually listed NRHP properties within the Sixth Street Historic District: O. Henry Hall (ID#3) and the Driskill Hotel (ID#13). The individual NRHP designation for these buildings is noted on the Inventory Table and Survey Data Sheets.

Recorded Texas Historic Landmark (RTHL)

There are 13 RTHL designated buildings within the Sixth Street Historic District. These buildings are subject to review by the Texas Historic Commission prior to any work being done. These RTHL designations are included on the Inventory Table and Survey Data Sheets.

City of Austin Landmarks

There are 37 designated City of Austin Landmarks within the Sixth Street Historic District. These buildings are subject to review by the City of Austin's Historic Landmark Commission prior to any exterior alterations including additions, site work, signage, and new construction. The City

of Austin Landmarks are included on the Inventory Table as “CoA LM” and also noted on their respective Survey Data Sheets.

Recommendations

As the Sixth Street Historic District has not been surveyed since 1970, MHA recommends an intensive level historic resource survey for the Sixth Street Historic District.

Appendices

Appendix A: Inventory Table

Appendix B: Maps

Appendix C: Survey Data Sheets

2022 ID #	Address	Building name(s)	2022 C or NC	1975 C or NC*	NRHP Ind	RTHL	CoA LM	Const. Date	Notes
200 Bk W 6th - North									
1	220 W 6th St	Claudia Taylor Johnson Hall; USPS	C	C		Y		1912-14	Architect: John Knox Taylor, Supervising Architect of the US
2	200 W 6th St	Kilroy; Indeed	NC					2017-21	

100 Bk W 6th - North (aka 600 bk Colorado & 600 bk Congress- West)									
3	126 W 6th St	UT Regents; USPS; O. Henry Hall	C	C	Y	Y		1878-83	Architect: James G. Hill, Superintendent Architect of the US; Abner Cook was GC; USPS & Federal Bldg.
4	600 Congress	600 Congress	NC					1984	

100 Bk W 6th – South side, eastern half of the block									
7	512 Congress	Scarborough building	C	C		Y	Y	1910	Austin's first skyscraper

100 Bk E 6th - North and 600 bk Congress - East									
8	601 Congress 106 E 6 th St	Littlefield Building	C	C		Y	Y	1912-15	Bronze Tiffany doors by sculptor H. Daniel Webster now at UT
9	607 Congress	Weitzman	NC						For Lease
10	609 Congress	Royal Blue Grocery	C						
11	611 Congress	Koen & Son	NC						
12	613 Congress	7/11 Store	NC						
13	112 E 6th St	Driskill Hotel	C	C	Y	Y		1880s	604 Brazos

100 Bk E 7th S and 600 Bk Brazos W									
14	113 E 7th St	Driskill Hotel Tower	C	NC				1930s	tower was NC at time of 1975 survey
15	610 Brazos St		NC						
16	612 Brazos St		NC						

*extracted from 1975 Sixth Street Historic District National Register nomination narrative and map; no specific inventory was included. This field left blank where the nomination was too vague.

Survey ID #	Address	Building name(s)	2022 resurvey	NRHP HD 1975*	NRHP Ind	RTHL	CoA LM	Const. Date	Notes
100 Bk E 6th S and & 500 Bk Congress E & 500 Bk E 5th N and S									
17	501 Congress	parking garage	NC	NC					501 1/2 Congress; 100 blk 5th
18	515 Congress	Austin National Bank	NC	NC				1974	
19	119 E 6th St	garage	NC						
20	112 E 5th		NC						508 Brazos St
122	121 E 5 th	Handle Bar	C	C					
123	115 E 5th	Heierman building	C	C		Y			
124	103-105 E 5th	Phillips building	C	C			Y		
125	419 Congress	Mexic-Arte	C	C					

200 Bk E 6th - North									
21	202 E 6th St	Jacoby - Pope	C				Y	1874	601-603 Brazos
22	206 E 6th St	JW Hannig	C	C			Y	1870	Gage Furniture
23	208 E 6th St	Padgitt-Warmoth	C				Y	1885	
24	212 E 6th St	Webb-Shaw; Webb and Brothers	C				Y	1885	
25	214 E 6th St	Webb-Shaw; Webb and Brothers	C				Y	1880s	
26	218 E 6th St		C					1880s	600-602 1/2 San Jacinto
27	222 E 6th St	Recess Arcade Bar	C						

200 Bk E 6th - South									
28	201 E 6th St	Buffalo Billiards	C	C			Y	1873	Nichols - Gellman Home
29	205-07 E 6th		C	C				1872-73	
30	209 E 6th St	Grove Drug; Morley Brother Drug	C	C			Y	1874; 1898	first two floors b. 1874; top story & oriel 1898
31	211 E 6th St	6th St Trading Co	C						
32	213 E 6th St	Souvenirs	C						
33	215 E 6th St	Lit Lounge	C						
34	217 E 6th St	Soho Bar	C	C				1872-89	
35	219 E 6th St	Gnar Bar	C	C			Y	1872-90	Ginsburg building
36	223 E 6th St	Darwin's Pub	NC	C				1872-91	223 1/2 E 6th

*extracted from 1975 Sixth Street Historic District National Register nomination narrative and map; no specific inventory was included. This field left blank where the nomination was too vague.

Survey ID #	Address	Building name(s)	2022 resurvey	NRHP HD 1975*	NRHP Ind	RTHL	CoA LM	Const. Date	Notes
300 bk E 6th – North and 600 Bk San Jacinto									
37	607 San Jacinto Blvd		NC				Y	1875/1960	McDonald building
38	300 E 6th St	San Jac Jacks	C	C			Y	1875	Monroe building
39	302 E 6th St	Austin Wild Greg's Saloon	C	C			Y	1875	Dittlinger building
40	304 E 6th St	Austin Wild Greg's Saloon	C	C			Y	1875	
41	306 E 6th St	Dizzy Rooster	C						Recent compatible rehabilitation work
42	310 E 6th St	Buck Wild	C			Y			Platt-Simpson
43	314 E 6th St	Shakespeare's Pub	C						bad roof top addition
44	316 E 6th St	Roppolo's	C			Y	Y	1871	St. Charles House
45	320 E 6th St	Ritz/ Alamo Draft Hse	C					1929	
46	324 E 6th St	Iron Cactus	C						bad roof top addition

300 Bk E 6th – South and 500 Bk San Jacinto									
47	301 E 6th St	Parkside	C						509 San Jacinto Blvd; 301 1/2 - 303 E 6th
126	507 San Jacinto	Backspace	C						
48	307 E 6th St	Scruffy's	C						
49	309 E 6th St	bar - no name	C						
50	311 E 6th St	311 Club	C						
51	313-15 E 6th	no name	C						
52	317 E 6th	Blind Pig	NC						
53	319 E 6th St	Blind Pig	NC						
54	321 E 6th St	Maggie Mae's	C						
55	323 E 6th St	Maggie Mae's	C						
56	325 E 6th St	vacant	C				Y	1873	Smith-Hage building; 516 1/2 Trinity

600 Bk Trinity - East									
57	607 Trinity St	two-story with arches & cornice	C				Y		Chicago (McAngus) house
58	609 Trinity St	garage	C						611 Trinity St

*extracted from 1975 Sixth Street Historic District National Register nomination narrative and map; no specific inventory was included. This field left blank where the nomination was too vague.



Survey ID #	Address	Building name(s)	2022 resurvey	NRHP HD 1975*	NRHP Ind	RTHL	CoA LM	Const. Date	Notes
400 Bk E 6th – North and 600 Bk Neches - West									
59	400 E 6th St	Chupacabra	C	C			Y	1860	Kreisle building
60	402 E 6th St	Peckerheads	C	C					
61	404 E 6th St	Jack-a-lope	C	C			Y	1875	Meroney Isaacs
62	406 E 6th St	Get Loose at Moose	C	C			Y	1875	Rhambo building
63	408 E 6th St	512 Bar	NC	NC					altered
64	410 E 6th St	vacant	C	C			Y	1881	Dos Banderos
65	412 E 6th St	Lucky Lizard; Museum of the Weird	C	C			Y	1872	Quast
66	414 E 6th St	Pizza; Roppolo's	C	C					
67	416 E 6th St	Cheers	C	C					
68	418 E 6th St	Vulcan	C	C					
69	422 E 6th St	Buckshot	C	C			Y	1873	Risher-Nicholas
129	610 Neches	Buckshot	NC						

400 Bk E 6th – South and 500 Bk Neches - West									
70	401 E 6th St	Pour	C	C			Y	1874-5	Cotton Exchange
71	403 E 6th St	Aquarium/The Rooftop	C	C			Y	1874-5	Driskill-Day-Ford
72	405-407 E 6th		C	NC		Y	Y	1874-5	J.L. Buass building
73	409-413 E 6th	Toulouse; The Lodge; Burnsides	C	C			Y	1875 & 1906	Joseph Nalle building
74	415 E 6th St	Bijou	C						
75	417 E 6th St	Touche	C						
76	419 E 6th St	Voodoo Room	C				Y	1885	Hamilton building
77	421 E 6th St	Pete's	C			Y	Y	1875	Paggi Carriage Shop
78	423 E 6th St	Aaron's Rock & Roll	C						
127	510 Neches		NC						
128	512 Neches		C						Schuwirth House

500 Bk Neches - East									
79	501 Neches St		NC						parking lot
80	503 Neches St		NC				Y	1885	conflict with COA LM
81	505 Neches St	Neches Kramer	NC	C					

*extracted from 1975 Sixth Street Historic District National Register nomination narrative and map; no specific inventory was included. This field left blank where the nomination was too vague.

Survey ID #	Address	Building name(s)	2022 resurvey	NRHP HD 1975*	NRHP Ind	RTHL	CoA LM	Const. Date	Notes
500 Bk E 6th - North									
82	500 E 6th St		C	C				1873	605 or 607 Neches
83	502 E 6th St	Lone Star Souvenir	C	C				1887	
84	504-512 E 6th St	vacant	NC						new infill
85	514 E 6th St	All Saints Tattoo	C	C				1887	
86	516 E 6th St	Private Stock Premium Boutique	NC	C				1887	
87	518 E 6th St	The Venue: Elevating Events	NC						
88	522 E 6th	Carrington - Lyons	C	C		Y	Y	1872	E.H, Carrington - Lyons
89	524 E 6th	parking lot	NC						parking lot

500 Bk E 6th - South									
90	501 E 6th St	Coyote Ugly	C	C			Y		Commissioners Gen. Provision (1 of 2)
91	503 E 6th St	Coyote Ugly	C	C			Y	1873	Commissioners Gen. Provision (2 of 2); Paggi Blacksmith
92	505 E 6th St	vacant	C	C				1912-13	
93	509 E 6th St	vacant	C	C			Y	1870	Risher-Roach (1 of 2)
94	511 E 6th St	Chills 360 Magical Dessert Bar	C	C			Y	1870	Risher-Roach (2 of 2)
95	513 E 6th St	Sacrament Tattoo	C	C					
96	515 E 6th St	Flamingo Cantina	NC						
97	517 E 6th St	Casino El Camino	NC						
98	519 E 6th St	Sake Mama	NC						
99	521 E 6th St	Velveeta Room	NC						510 Red River
100	525 E 6th St	Esther's Folly's	NC						

500 Bk E 5th St - North									
101	504 E 5th	Depot Hotel	C			Y	Y	1875	Old Depot Hotel

600 Bk Red River - East									
102	603 Red River	Emo's	C						

*extracted from 1975 Sixth Street Historic District National Register nomination narrative and map; no specific inventory was included. This field left blank where the nomination was too vague.



Survey ID #	Address	Building name(s)	2022 resurvey	NRHP HD 1975*	NRHP Ind	RTHL	CoA LM	Const. Date	Notes
600 Bk E 6th St - North and 600 bk Sabine E									
103	600 E 6th St		C	NC					604 E 6th St
104	610 E 6th St		C						only façade remains
105	612 E 6th St		C						only façade remains
106	614 E 6th St		NC						
107	616 E 6th St		C						
108	618 E 6th St		C						
109	600 Sabine	Carl Daywood Realtors	NC						
600 Bk E 6th St - South									
110	611 E 6 th St	Texas Lottery	NC	NC					Parking lot in 1975

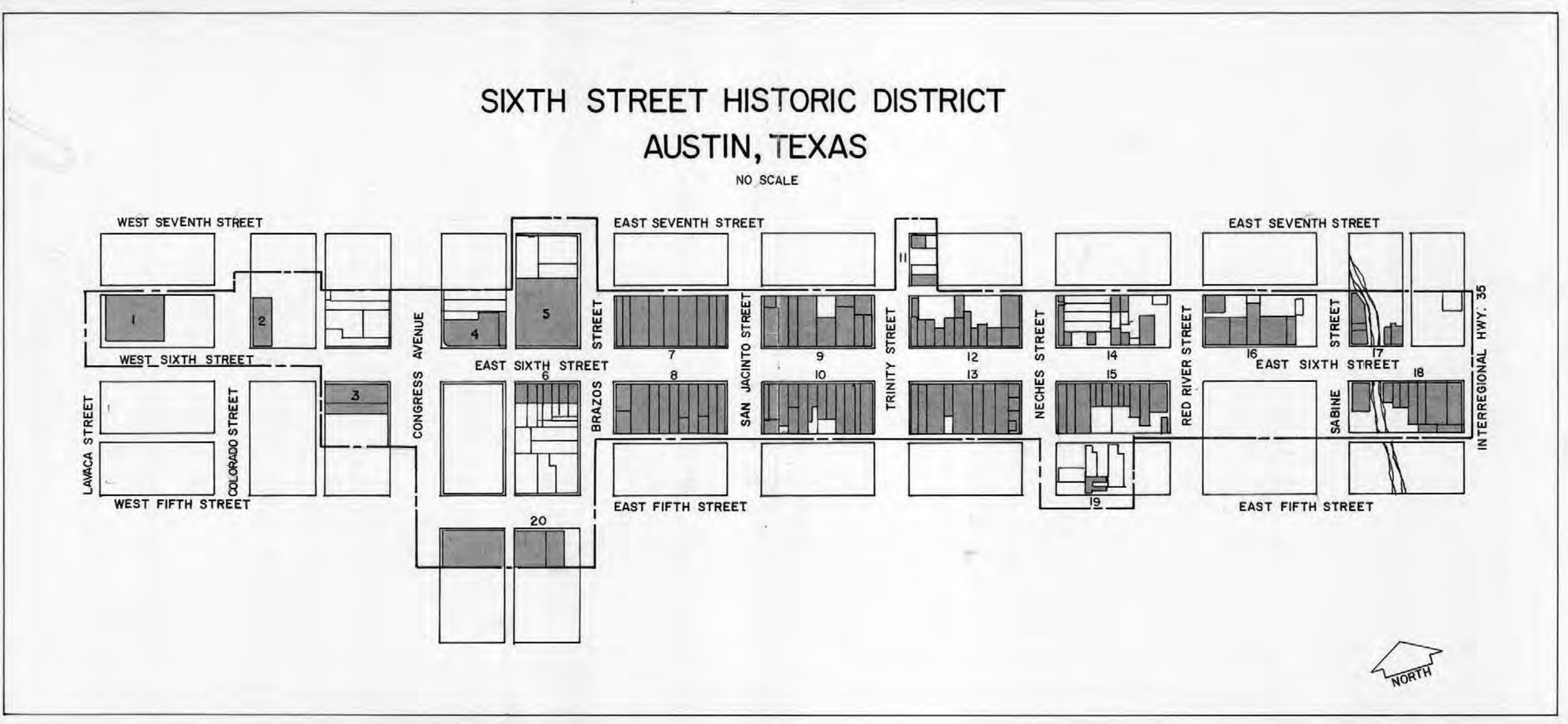
700 Bk E 6th St - North									
111	700 E 6th St	Mambo Lounge; vacant	C						603-05 Sabine
112	706 E 6th St	vacant	C						connected to 708 E 6th
113	708 E 6th St	Gatsby	C				Y	1884	Walton-Wilde house; 714 E 6th St
114	716-722 E 6th	parking lot	NC						

700 Bk E 6th St - South									
115	701 E 6th St	vacant	C			Y	Y	1896	Randerson-Lundell
116	709 E 6th St	vacant; Easy Tiger	C						
117	711 E 6th St	vacant	NC						
118	713-715 E 6th	vacant	C						façade only
119	719 E 6th St	Downtown Austin Community Court	C						
120	721 E 6th St	vacant	C						
121	723 E 6th St	vacant	C						storefront altered from arched to flat arched; restore to flat arch

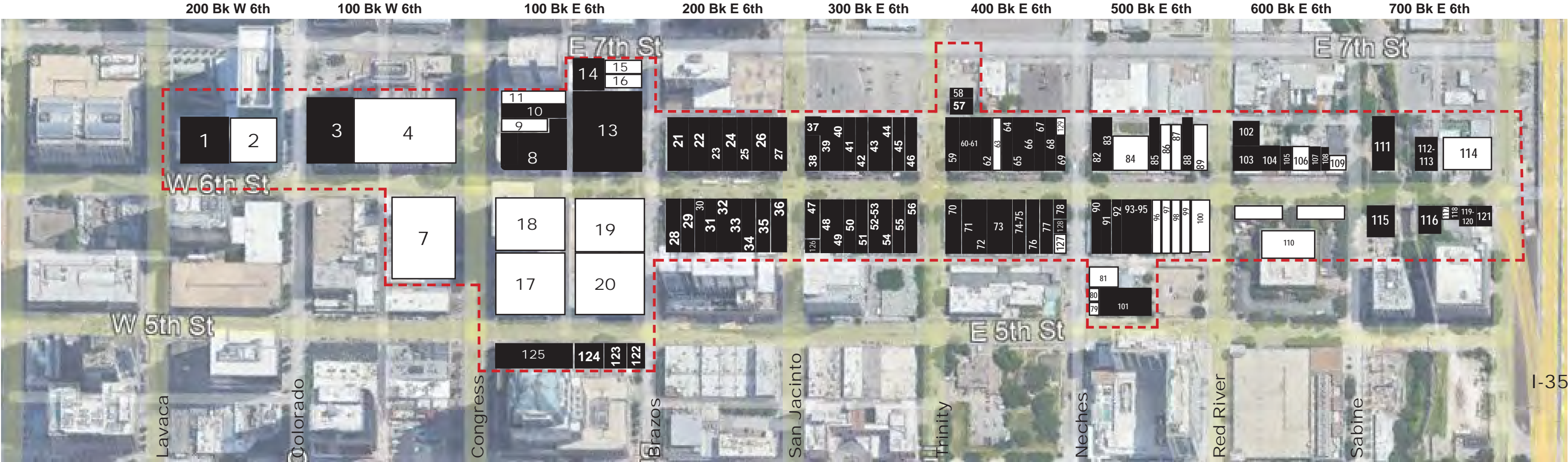
*extracted from 1975 Sixth Street Historic District National Register nomination narrative and map; no specific inventory was included. This field left blank where the nomination was too vague.

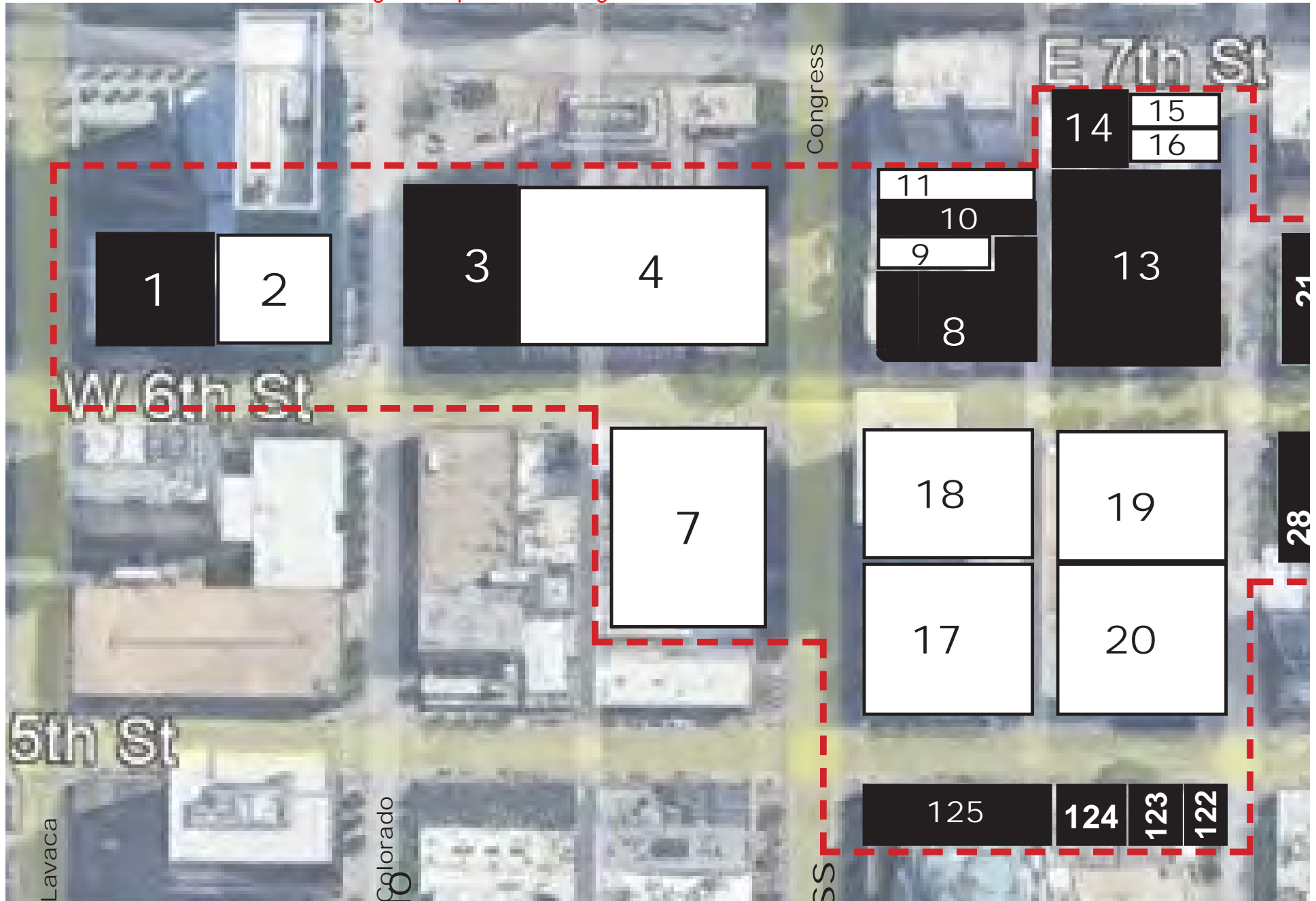
SIXTH STREET HISTORIC DISTRICT
AUSTIN, TEXAS

NO SCALE



1975 Sixth Street Historic District

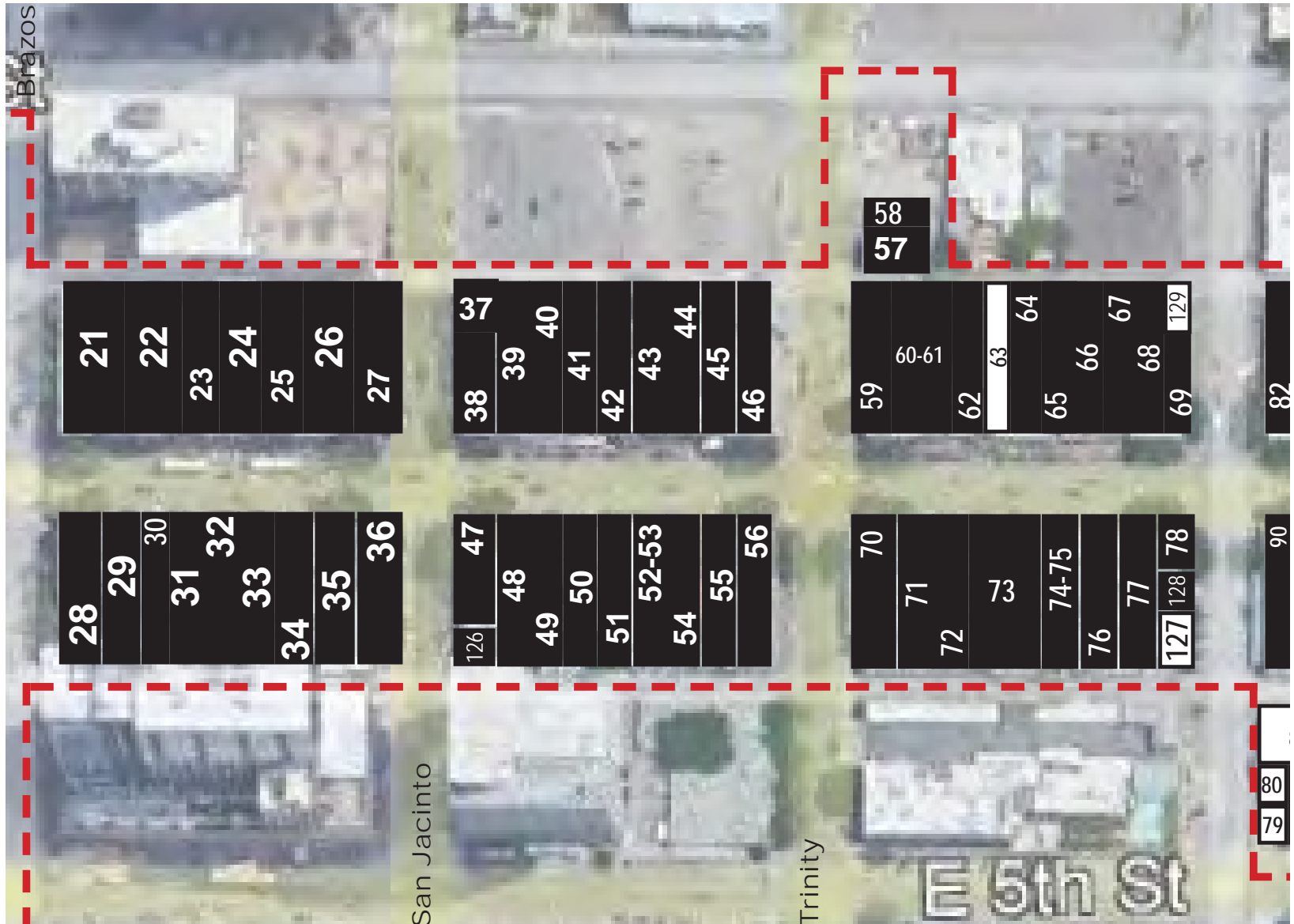




200 Bk E 6th

300 Bk E 6th

400 Bk E 6th



500 Bk E 6th

600 Bk E 6th

700 Bk E 6th



HISTORIC RESOURCES SURVEY FORM

Survey dates: November & December 2021; January 2022

Survey conducted by: Anna Mod

Survey ID#: 1

Address: 210 W 6th Street
Other Address(es): 220 W 6th Street
Historic Name(s): Claudia Taylor Johnson Hall; United States Postal Service; Old Post Office
Current Names(s): Claudia Taylor Johnson Hall; UT System CTJ Building; UT Regents

Status in 1975: C
Status in 2022: C

Additional Historic Designation(s): Individual NR: RTHL: Y City Landmark:

Current use: UT System CTJ Building; UT Regents

Date of photo: 2022-01-17



HISTORIC RESOURCES SURVEY FORM

Survey dates: November & December 2021; January 2022

Survey conducted by: Anna Mod

Survey ID#: 2

Address: 200 W 6th
Other Address(es):
Historic Name(s): N/A (new construction)
Current Names(s): Indeed; Kilroy

Status in 1975: N/A (new construction)
Status in 2022: NC

Additional Historic Designation(s): **Individual NR:** **RTHL:** **City Landmark:**

Current use: Skyscraper; office

Date of photo: 2022-01-17



HISTORIC RESOURCES SURVEY FORM

Survey dates: November & December 2021; January 2022

Survey conducted by: Anna Mod

Survey ID#: 3

Address: 126 W 6th St
Other Address(es): 601 Colorado
Historic Name(s): O. Henry Hall; US Postal Service and Federal Building
Current Name(s): Texas State University System Administration Building

Status in 1975: C
Status in 2022: C

Additional Historic Designation(s): Individual NR: Y RTHL: Y City Landmark:

Current use: Texas State University System Administration Building

Date of photo: 2022-01-17



HISTORIC RESOURCES SURVEY FORM

Survey dates: November & December 2021; January 2022

Survey conducted by: Anna Mod

Survey ID#: 4

Address: 600 Congress

Other Address(es):

Historic Name(s):

Current Names(s): 600 Congress

Status in 1975: NC

Status in 2022: NC

Additional Historic
Designation(s):

Individual NR:

RTHL:

City Landmark:

Current use: office

Date of photo: 2022-01-17



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HISTORIC RESOURCES SURVEY FORM

Survey dates: November & December 2021; January 2022

Survey conducted by: Anna Mod

Survey ID#: 7

Address: 512 Congress

Other Address(es):

Historic Name(s): Scarbrough Building

Current Names(s): Scarbrough Building

Status in 1975: C

Status in 2022: C

Additional Historic
Designation(s):

Individual NR:

RTHL: Y

City Landmark: Y

Current use: Office; retail on ground floor

Date of photo: 2022-05-10



HISTORIC RESOURCES SURVEY FORM

Survey dates: November & December 2021; January 2022

Survey conducted by: Anna Mod

Survey ID#: 8

Address: 601 Congress
Other Address(es): 106 E 6th Street
Historic Name(s): Littlefield Building
Current Names(s): Littlefield Building

Status in 1975: C
Status in 2022: C

Additional Historic Designation(s): Individual NR: RTHL: Y City Landmark: Y

Current use: Office; retail on ground floor

Date of photo: 2022-01-17



HISTORIC RESOURCES SURVEY FORM

Survey dates: November & December 2021; January 2022

Survey conducted by: Anna Mod

Survey ID#: 9

Address: 607 Congress

Other Address(es):

Historic Name(s):

Current Names(s): Weitzman (For Lease)

Status in 1975:

Status in 2022: NC

Additional Historic
Designation(s):

Individual NR:

RTHL:

City Landmark:

Current use: vacant

Date of photo: 2022-01-17



HISTORIC RESOURCES SURVEY FORM**Survey dates:** November & December 2021; January 2022**Survey conducted by:** Anna Mod**Survey ID#:** 10**Address:** 609 Congress**Other Address(es):****Historic Name(s):****Current Names(s):** Royal Blue Grocery**Status in 1975:****Status in 2022:** C**Additional Historic Designation(s):****Individual NR:****RTHL:****City Landmark:****Current use:** retail**Date of photo:** 2022-01-17

HISTORIC RESOURCES SURVEY FORM

Survey dates: November & December 2021; January 2022

Survey conducted by: Anna Mod

Survey ID#: 11

Address: 611 Congress

Other Address(es):

Historic Name(s):

Current Names(s): Koen & Son

Status in 1975:

Status in 2022: NC

Additional Historic
Designation(s):

Individual NR:

RTHL:

City Landmark:

Current use: retail

Date of photo: 2022-01-17



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HISTORIC RESOURCES SURVEY FORM

Survey dates: November & December 2021; January 2022

Survey conducted by: Anna Mod

Survey ID#: 13

Address: 112 E 6th Street
Other Address(es): 122 E 6th Street; 604 Brazos
Historic Name(s): Driskill Hotel
Current Names(s): Driskill Hotel

Status in 1975: C
Status in 2022: C

Additional Historic Designation(s): Individual NR: Y RTHL: Y City Landmark:

Current use: Hotel

Date of photo: 2022-01-17



HISTORIC RESOURCES SURVEY FORM**Survey dates:** November & December 2021; January 2022**Survey conducted by:** Anna Mod**Survey ID#:** 14

Address: 113 E 7th St.
Other Address(es): 117 E 6th St.; 604 Brazos
Historic Name(s): Driskill Hotel Tower
Current Names(s): Driskill Hotel Tower

Status in 1975: NC (this building was not yet 50 years old at the time of the 1970 survey)
Status in 2022: C

Additional Historic Designation(s): **Individual NR:** Y **RTHL:** Y **City Landmark:**

Current use: hotel

Date of photo: 2022-01-17



HISTORIC RESOURCES SURVEY FORM

Survey dates: November & December 2021; January 2022

Survey conducted by: Anna Mod

Survey ID#: 15

Address: 610 Brazos

Other Address(es):

Historic Name(s):

Current Names(s):

Status in 1975:

Status in 2022: NC

**Additional Historic
Designation(s):**

Individual NR:

RTHL:

City Landmark:

Current use: office

Date of photo: 2022-01-17



HISTORIC RESOURCES SURVEY FORM

Survey dates: November & December 2021; January 2022

Survey conducted by: Anna Mod

Survey ID#: 16

Address: 612 Brazos

Other Address(es):

Historic Name(s):

Current Names(s):

Status in 1975:

Status in 2022: NC

**Additional Historic
Designation(s):**

Individual NR:

RTHL:

City Landmark:

Current use: office

Date of photo: 2022-01-17



Survey ID 16 – 612 Brazos; E 7th Street elevation

HISTORIC RESOURCES SURVEY FORM

Survey dates: November & December 2021; January 2022

Survey conducted by: Anna Mod

Survey ID#: 17

Address: 501 Congress

Other Address(es):

Historic Name(s):

Current Names(s): Parking garage

Status in 1975: NC

Status in 2022: NC

Additional Historic
Designation(s):

Individual NR:

RTHL:

City Landmark:

Current use: Parking garage

Date of photo: 2022-01-17



HISTORIC RESOURCES SURVEY FORM**Survey dates:** November & December 2021; January 2022**Survey conducted by:** Anna Mod**Survey ID#:** 18**Address:** 515 Congress**Other Address(es):****Historic Name(s):** Austin National Bank**Current Names(s):****Status in 1975:** NC**Status in 2022:** NC (outside period of significance of current Sixth Street Historic District)**Additional Historic Designation(s):****Individual NR:****RTHL:****City Landmark:****Current use:** office**Date of photo:** 2022-01-17

HISTORIC RESOURCES SURVEY FORM**Survey dates:** November & December 2021; January 2022**Survey conducted by:** Anna Mod**Survey ID#:** 19**Address:** 119 E 6th**Other Address(es):****Historic Name(s):****Current Names(s):** Parking garage**Status in 1975:****Status in 2022:** NC**Additional Historic
Designation(s):****Individual NR:****RTHL:****City Landmark:****Current use:** Parking garage**Date of photo:** 2022-01-17

HISTORIC RESOURCES SURVEY FORM

Survey dates: November & December 2021; January 2022

Survey conducted by: Anna Mod

Survey ID#: 20

Address: 115 E 5th
Other Address(es): 508 Brazos
Historic Name(s):
Current Name(s): Parking garage

Status in 1975
Status in 2022 NC

Additional Historic Designation(s): Individual NR: RTHL: City Landmark:

Current use: Parking garage

Date of photo: 2022-01-17



HISTORIC RESOURCES SURVEY FORM

Survey dates: November & December 2021; January 2022

Survey conducted by: Anna Mod

Survey ID#: 21

Address: 202 E 6th
Other Address(es): 601-603 Brazos
Historic Name(s): Jacoby-Pope
Current Names(s): Eureka!

Status in 1975:
Status in 2022: C

Additional Historic Designation(s): Individual NR: RTHL: City Landmark: Y

Current use: restaurant

Date of photo: 2022-01-17



HISTORIC RESOURCES SURVEY FORM

Survey dates: November & December 2021; January 2022

Survey conducted by: Anna Mod

Survey ID#: 22

Address: 206 E 6th

Other Address(es):

Historic Name(s): JW Hannig; Gage Furniture

Current Names(s):

Status in 1975:

Status in 2022:

Additional Historic
Designation(s):

Individual NR:

RTHL:

City Landmark: Y

Current use: vacant

Date of photo: 2022-01-17



HISTORIC RESOURCES SURVEY FORM

Survey dates: November & December 2021; January 2022

Survey conducted by: Anna Mod

Survey ID#: 23

Address: 208 E 6th

Other Address(es):

Historic Name(s): Padgitt-Warmoth

Current Names(s):

Status in 1975:

Status in 2022: C

Additional Historic
Designation(s):

Individual NR:

RTHL:

City Landmark: Y

Current use:

Date of photo: 2022-01-17



HISTORIC RESOURCES SURVEY FORM

Survey dates: November & December 2021; January 2022

Survey conducted by: Anna Mod

Survey ID#: 24

Address: 212 E 6th

Other Address(es):

Historic Name(s): Webb-Shaw; Webb and Brothers

Current Names(s):

Status in 1975

Status in 2022: C

Additional Historic
Designation(s):

Individual NR:

RTHL:

City Landmark: Y

Current use:

Date of photo: 2022-01-17

