

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2023-0074

HLC DATE: July 5, 2023 PC DATE: August 8, 2023 CC Date: September 14, 2023

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: Recommend 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: Recommend the proposed zoning change from downtown mixed use (DMU) to downtown mixed use-historic landmark (DMU-H) combining district zoning (10-0).

PLANNING COMMISSION ACTION: Recommend the proposed zoning change from downtown mixed use (DMU) to downtown mixed use-historic landmark (DMU-H) combining district zoning (10-0).

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.¹

§ 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.”² 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)

¹ Martin, Lori. “1306 Guadalupe Street.” Historic zoning application, 2023.

² Ibid.

LOCATION MAP



1" = 200'

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

HISTORIC ZONING

ZONING CASE#: C14H-2023-0074

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

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



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Historic Zoning Application Packet

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: _____	FILE NUMBER(S) _____
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER _____	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: _____	

BASIC PROJECT DATA:

1. OWNER'S NAME: W. Amon Burton, Jr. and Carol C. Burton	
2. PROJECT NAME: Augusta Adams-Ziller House	
3. PROJECT STREET ADDRESS (or Range): 1306 Guadalupe Street Austin, TX	
ZIP 78701	COUNTY: Travis
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W. (CIRCLE ONE)</u> SIDE OF	
_____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS	
APPROXIMATELY _____ DISTANCE FROM ITS	
INTERSECTION WITH _____ CROSS STREET.	

AREA TO BE REZONED:

4. ACRES .1186	(OR)	SQ.FT. 5165.00			
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
DMU	General office		.1186ac/5165 SF	General office	DMU-H
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE?	(YES / NO)	FILE NUMBER: _____
7. RESTRICTIVE COVENANT?	(YES / NO)	FILE NUMBER: _____
8. SUBDIVISION?	(YES / NO)	FILE NUMBER: _____
9. SITE PLAN?	(YES / NO)	FILE NUMBER: _____

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PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Guadalupe Heights

Block(s) _____ Lot(s) A Outlot(s) _____

Plat Book: 32 Page _____

Number: 89

10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: 12706 **PAGE:** 02276 **TAX PARCEL I.D. NO.** 0210021305

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? ☒ YES / NO

TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) See list of Zoning Overlays in Property Profile

13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / NO

The property is located in and contributes to West Downtown Austin National Register Historic District

14. IS A TIA REQUIRED? YES ☐ NO ☒ (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)

TRIPS PER DAY: _____

TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. ☐ SOLE ☒ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST

If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION

SIGNATURE: [Signature] NAME: W. Amon Burton, Jr. and Carol C. Burton

FIRM NAME: Carol Burton TELEPHONE NUMBER: 512.698.7272

STREET ADDRESS: 4200 Avenue G

CITY: Austin STATE: Texas ZIP CODE: 78751

EMAIL ADDRESS: [Redacted]

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: [Signature] NAME: Tere O'Connell, AIA

FIRM NAME: O'Connell Architecture, LLC TELEPHONE NUMBER: 512.751.1374

STREET ADDRESS: 3908 Avenue B., Room 309

CITY: Austin STATE: TX ZIP CODE: 78751

CONTACT PERSON: Lori Martin, Architectural Historian TELEPHONE NUMBER: 512.423.6841

EMAIL ADDRESS: [Redacted]


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Historic Zoning Application Packet

**D. SUBMITTAL VERIFICATION
AND INSPECTION AUTHORIZATION**

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.



**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.**

	May 30, 2023
_____ Signature	_____ Date
Tere O'Connell, AIA	
_____ Name (Typed or Printed)	
O'Connell Architecture, LLC	
_____ Firm (If applicable)	

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.**

	May 31, 2023
_____ Signature	_____ Date
W. Amon Burton, Jr.	
_____ Name (Typed or Printed)	
	May 31, 2023
_____ Signature	_____ Date
Carol C. Burton	
_____ Name (Typed or Printed)	



Property Profile Report

General Information

Location: **1306 GUADALUPE ST**
Parcel ID: **0210021305**
Grid: **MJ23**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **No Future Land Use Map**

Regulating Plan: **No Regulating Plan**

Zoning: **DMU**

Zoning Cases: **None:**

Zoning Ordinances: **19990225-070b**

Zoning Overlays: **Capitol Dominance Overlay
Capitol View Corridors: CAPITOL OF TEXAS HIGHWAY
Downtown Austin Plan Districts: Uptown / Capital
Downtown Density Bonus: FAR - 15 | Max Hgt - 400
Green Building Mandatory: Central Business District/Downtown Mixed Use
Residential Design Standards: LDC/25-2-Subchapter F
Selected Sign Ordinances**

Infill Options: **--**

Neighborhood Restricted Parking Areas: **--**

Mobile Food Vendors: **--**

Historic Landmark: **--**

Urban Roadways: **Yes**

Zoning Guide

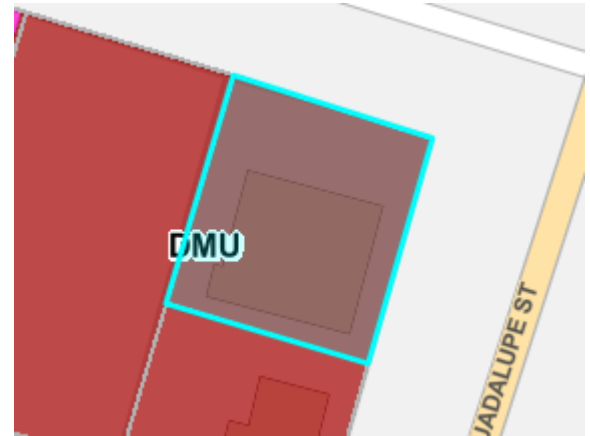
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **URBAN**
Watershed Boundaries: **Shoal Creek**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

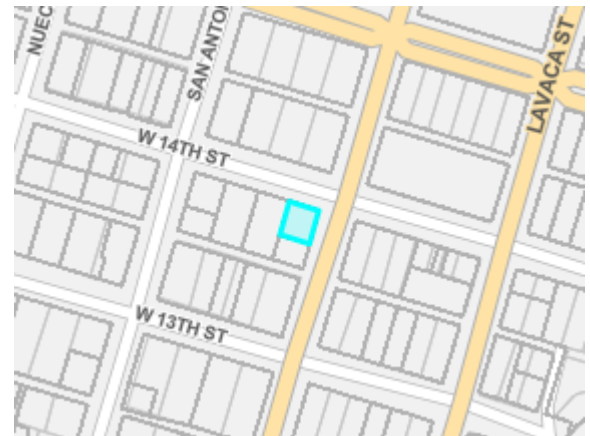
Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **9**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Central Austin Community Development Corporation, City of Austin Downtown 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.**



Zoning Map



Imagery Map



Vicinity Map

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Historic Zoning Application Packet

F. 1: Historical Documentation - Deed Chronology

Deed Research for (fill in address) 1306 Guadalupe St. Austin, TX 78701

List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.

For each transaction please include: name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.

Date Executed	Instrument	Grantor	Grantee	Plat Records	Online Deed Record
February 23, 1857	Letter Patent	State of Texas	Augusta Adams	T-46	
September 11, 1876	Warranty Deed	Augusta Hertel and H.	Theresa Adam	Volume 32, Page 89	
September 6, 1876	Warranty Deed	Fritz and Augusta Tegener	Theresa Adam	Volume 36, Page 235	
Monday, November 4, 1929	Warranty Deed	Mary Ziller	Robert L. Ziller	Volume 442, Page 530	
Monday, December 10, 1934	Warranty Deed	Robert L. Ziller	Helena Ziller	Volume 01945, Page 00473	
Tuesday, June 26, 1990	Special Warranty Deed	Ameritrust Texas, N.A., Successor trustee of Trust B created under the Will of Helen Ziller	Scottish Rite Bodies	Volume 11216, Page 00457	
Wednesday, October 4, 1995	General Warranty Deed	Scottish Rite Learning Center	Steve G. Harren, Trustee	Volume 12537, Page 01472	
Tuesday, June 11, 1996	Warranty Deed	Steve G. Harren, Trustee	Scottish Rite Learning Center	Volume 12706, Page 02259	
Tuesday, June 11, 1996	Quitclaim Deed	Steve Harren dba GOP Investments formerly GOP Investments	Scottish Rite Learning Center of Austin, Inc.	Volume 12706, Page 2262	
Tuesday, June 11, 1996	Warranty Deed	Scottish Rite Bodies and Scottish Rite Learning Center of Austin, Inc.	Walnut-Guadalupe Joint Venture	Volume 12706, Page 2276	
Thursday, November 17, 2011	General Warranty Deed	Walnut-Guadalupe Joint Venture	W. Amon Burton, Jr. and spouse Carol C. Burton		2011172233

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F. 2: Historical Documentation - Occupancy History

Occupancy Research for (fill in address) 1306 Guadalupe St. Austin, TX 78701

Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present. For commercial property, please provide residential information on business owner as well.

Year	Owner/Occupant	Occupation	Source	Notes
1877-78	Theresa Adams (wid.) of August Ziller	Deputy City Tax Assessor	City Directories	No address
1879-80	August Ziller	Deputy City Tax Assessor	City Directories	Walnut Street between Guadalupe and San Antonio
1885-86	August Ziller	Deputy City Tax Assessor	City Directories	403 W. Walnut
1889-90	August Ziller	Deputy City Tax Assessor	City Directories	403 W. 14th Street
1895-96	August Ziller	Deputy City Tax Assessor	City Directories	506 W. 14th Street
1900-01	August Ziller	Deputy City Tax Assessor	City Directories	506 W. 14th Street
1905	Jonathan Simmons		City Directories	
1909-10	Charles H. Bonte	Fireman	City Directories	
1914	Charles H. Bonte	Fireman	City Directories	
1920	Miss Anna Randolph	Daughter of Cyrus Halbert Randolph, State Treasurer, 1859-1865	City Directories	
1924	J.C. Denny	Hotel clerk (?)	City Directories	
1929	J.C. Denny	Hotel clerk (?)	City Directories	
1933	Mrs. I.L. Denny; G.R. Ezelle	Unknown	City Directories	
1937	Paul Bolton	News Editor, KTBC-TV	City Directories	
1942	Ralph S. Rowntree	Artist	City Directories	
1947	Orin P. Wilkins	Unknown	City Directories	
1952	Thelma Coffey	Coffey's Maternity Shop	City Directories	
1957	Nordyke's Maternity	Nordyke's Maternity	City Directories	
1962	Not listed	N/A	City Directories	
1967	Jack Scheib Furniture	Furniture and Interior Design	City Directories	
1971	Jack Scheib Furniture	Furniture and Interior Design	City Directories	
1975	Nicholson Interiors	Interior Design	City Directories	
1980	Nicholson Interiors	Interior Design	City Directories	
1985-2015	Amon Burton	Attorney	Owner	
2016-	Jay Doyle	Attorney	Google Maps	

Review of Property for Historic Landmark Designation
Augusta Adams-Ziller House
1306 Guadalupe Street

Summary

The Augusta Adams-Ziller House was built as a simple Pre-railroad Folk style dwelling located at the corner of Guadalupe and 14th, formerly Walnut Street in downtown Austin. At the time 1306 Guadalupe was built, the area that is now the University of Texas was a native American camping site.¹ The home is a contributing building to the newly designated West Downtown Austin Historic District. The building uses forms and architectural patterns reflecting longstanding vernacular and folk traditions. Before the arrival of the railroad in Austin in 1871, building methods and forms typically were passed down through hands-on teaching and apprenticeships, often reflecting regional customs or traditions brought to the US by immigrants. Buildings classified as folk-influenced typically do not include ornamentation or detailing influenced by another style. One such example is the 1868 Augusta Adams-Ziller House at 1306 Guadalupe Street follows common Pre-Railroad Folk patterns found in Central Texas, with a hall-and-parlor form, masonry walls, and gable-end chimneys.² The building was designated a Recorded Texas Historic Landmark by the Texas Historical Commission in 2009.

Augusta Kohn Adams immigrated to the United States, and ultimately to Austin, in 1857 with two young daughters. She had lost her father and husband and hoped to make a new life for her children in America.³

Statement of Significance

The period of significance is 1868 and the decades that followed, when the home was likely constructed by its owners, and the timeframe in which the property remained in the Adams-Ziller family. The house is eligible for designation under the category of Architecture as an early example of Pre-Railroad Folk, constructed of local materials prior to the arrival of the railroad in Austin in 1871. The house is also significant under Historical Associations, for its association with Austin pioneers Augusta Kohn Adams Hertel and mason Michael Ziller and members of the Adams-Ziller families, who were tethered by the marriage of the two Adams daughters to two of the Ziller sons.⁴ The house was owned by descendants of the same family until 1955 when it passed from the Helena Ziller Estate to the Scottish Rite Learning Center.

Architectural Description

The single-story home at 1306 Guadalupe is a simple, intact example of a Pre-railroad Folk style house built in Austin from 1850 through the 1890s. Built c. 1868, the property first appears on the Sanborn Fire Insurance Map of 1894, the previous maps not extending as far north as Walnut Street. The home is a distinct subtype of the Pre-railroad Folk style known as hall-and-parlor form, two rooms wide and one room deep. As described by Virginia Savage McAlester, "...modest dwellings

¹ Adams-Ziller House RTHL nomination, W. Amon Burton, Jr. Designated a Recorded Texas Historic Landmark, 2009.

² West Downtown Historic District National Register nomination, Emily Payne, HHM & Assoc., Inc. Pending approval by State Board of Review, May 13, 2023. Tyler, Texas.

³ Adams-Ziller House RTHL nomination.

⁴ Adams-Ziller House RTHL nomination.

were, of necessity, constructed of local materials without stylistic embellishment,” without the capability of transportation of goods from other regions of the state or country.⁵

The building faces Guadalupe Street and sits on a corner lot at 14th (formerly Walnut) Street. The public right of way in front of the house is grassy and a sidewalk runs the length of the block in front of the house. A flower bed is bisected by one small step onto a concrete porch that extends the length of the building. 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 side lights 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.

History of the Neighborhood

Development in the city just west of the center city continues to reflect the community planning and urban design decisions made during the earliest part of Austin’s development. The street grid present today continues to reflect the original city plat, laid out to highlight the new capitol building. The original plat for the neighborhood included large lots, designed to accommodate large homes for affluent families.

The property is in the newly designated West Downtown Austin Historic District. The boundaries of the district encompass land developed shortly after Austin’s founding, with the oldest extant resources dating from the 1850s. Most of the construction that took place in the 1850s and 1860s continued to exhibit vernacular construction methods with little stylistic expression. 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.

⁵ “A Field Guide to American Houses.” Alfred A. Knopf, Inc. New York. 1984. Distributed by Random House, Inc. New York.

Historical Associations⁶

Augusta Kohn Adam

When Augusta Adams arrived by oxcart to the Texas hill country in 1857, the state's blossoming capitol was experiencing a steady and natural growth. Seeds were being laid within the bounds of Edwin Waller's 1839 grid of the city within the heart of what we know to be downtown Austin today. By the time this German widow reached Austin with her two young daughters, there was a small state capitol building, a hardware store, a school for the deaf, an insane asylum, a governor's mansion, a mill, two churches and a cemetery.⁷

Augusta Adams arrived during a period of unparalleled growth. The 1850 census showed Austin's population to be at 629 while that of 1860 jumped to 3494-a 445.4% increase in the population within the city's limits.⁸

The mood matched the growth as one of hope-stately porched homes adorned with elegant verandas and columns were constructed by newcomers, government offices became more defined, and people celebrated life with horse races, barbeques, and musical concerts.

Born into a wealthy German family, after both her husband and father had died, Augusta Adams left for America by way of Indianola to avoid political turmoil. Her arrival demonstrated a solidity of will and the strong clear vision of a new world's potential. Augusta Adams' grandson, Robert Ziller, remembered his grandmother as a pioneer spirit, full of endurance during trying times: along with her husband and fathers' deaths, her two brothers were killed in war, their family fortune was depleted and her safety in her birthplace became compromised and fleeting.⁹

Despite hardships, however, Augusta Adams did come equipped with her family's silver and other valuables she then used to acquire Lots 5 and 6, Block 156 in the City of Austin where she would build a home for her family on Lot 6 (403 West 14th Street) and later, on Lot 5 the houses now known as 1306 and 1304 Guadalupe, Austin, Texas. It is not certain exactly when the structure at 1306 Guadalupe, which is located at the southwest corner of 14th and Guadalupe Streets, Austin, Texas, was built, but we know, according to tax records, that it was sometime before September 7, 1868. Further, it is documented in a Letter Patent signed by Governor E. M. Pease that Augusta Adams obtained this land on February 23, 1857, so it can be assumed that the structure was built after this time. Today two modest buildings at 1306 and 1304 Guadalupe stand nearly mirroring their original construction, their effect, a succinct glimpse into our state capitol's beginnings. That their original construction and design have remained almost entirely uncompromised is remarkable. Many buildings erected similarly during this early era have since been demolished.

⁶ This narrative is taken from the 2009 RTHL application filed by the owner and Travis County Historical Commission. Minor updates have been made to the narrative.

⁷ Early History of Austin, Texas. <http://www.utexas.edu/course/mis311f/history/Austin.htm>.

⁸ Mary Starr Barkley. History of Travis County and Austin 1839-1899. Austin, Texas: The Steck Company, Second Edition, September 1967. Pg. 46.

⁹ Harrison, Wadene C. History of 1306 Guadalupe (Austin, Texas). Pg. 3.

There were three buildings on the two lots: one was the residence located on Lot 6, 403 West Walnut Street (now 14th Street) where Augusta Adams and her new husband, Herman Hertel, lived with Augusta's two daughters, and later with their daughters' families. The residence at 403 West 14th Street was later demolished and is now used as a parking lot. Fortunately, the two buildings constructed on Lot 5 still exist. The brick cottage at 1306 Guadalupe is believed to have been constructed in 1868 and was used as a residence by the Secretary of State, of Texas, W. C. Phillips.¹⁰ The second building, a wood structure, was built between 1873 and 1881 or 1882. It was most likely used as a private school for girls where both Mary and Theresa, at different times, taught.

At the time 1306 Guadalupe was built, what is now the University of Texas was a native American camping site. Robert Ziller remembered from stories told, the native people would come to Augusta Adams' house to exchange bear meat for spring water and other goods.¹¹

A major asset to the history of the house at 1306 Guadalupe is its connection to the Ziller family, one of the earliest families in Austin. Augusta's two daughters, Mary, and Theresa married two brothers, August Ziller and William Ziller, the son of Michael Ziller. 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 at 601 Congress, the current location of the Littlefield Building. Both Mary and Theresa are documented to have been teachers at the private school for girls. Theresa Ziller and Mary Adams Ziller were schoolteachers and during the time of its operation, the school was attended by many young girls from the community at the cost of \$3.00 per month. Margaret Graham, the granddaughter of Governor Pease and Ima Hogg, the daughter of Governor Stephen Hogg, were pupils at the school.¹²

Ima Hogg's attendance is of note because of her own personal historical significance. The enormous contribution she made to Texas as a philanthropist and patron of the Arts, is felt throughout our state today. "Miss Ima," as she was known throughout her life, was eight years old when her father was elected Governor, and very likely a student at the girl's school at the time. Ima Hogg's contributions to the social well-being and stimulus of the arts are innumerable. An accomplished pianist, she helped found and later became the President of the Houston Symphony in the early 1900s. She was a proponent of equal rights and valued education. In 1943, she was elected, as a democrat, to the school board and worked to establish symphony concerts for school children, equal pay for teachers regardless of race or sex, and a painting to music program in public schools, among other things. She was the first female president of the Philosophical Society of Texas in 1946 and served on a committee appointed by Dwight Eisenhower for the planning of a Cultural Center, known today as the Kennedy Center in Washington, D.C.¹³ Suffice to say, her indelible mark on this state's history resonates in the society today and her memory is one of inspiration and hope. That she began her schooling within the classroom walls of 1306 Guadalupe is an attribute to the building's legacy.

¹⁰ Harrison. Pg. 6.

¹¹ Harrison. Pg. 3.

¹² Ziller, Jack L., family member. Interview with THC staff. July 2004.

¹³ New Handbook of Texas, Volume 3. The Texas State Historical Association. 1996.

In 1860, the bright era of the last decade developed a thick grey cloud above its head. The state capitol was marred by talk of secession and the minds of the people were consumed by the looming thought of war. In 1861, the Travis Rifles and Tom Green Rifles gathered in groups to head to war and Sam Houston, the revered leader and founding father of Texas, died. During the civil war, no state funds were available for public schools and in effect, the only things available were private schools. After the war, when the public school system became centralized, the populace was bitter about the 1869 Reconstruction Rule which took power from local county judges as superintendents and gave it to a more bureaucratic entity called the "superintendent of public instruction." As a result, the people kept their children in private schools.¹⁴ There are varying accounts of the number of private schools during the time, but it is estimated that nearly four hundred students were being educated in around twelve schools by 1879, including a school run by Mary Ziller.

The Ziller family became a very prominent family in Austin and today, remains one of the oldest. Native to the city, Mary and Theresa's husbands were closely involved with many of the city's most famous historical figures including Governor Stephen Hogg. August and William's father, Michael, immigrated from France after serving under Napoleon. He worked in freight and eventually helped construct the first stone building in the city, now Littlefield at 601 Congress Avenue.

August Ziller was a very esteemed public figure, heralded for his various positions in the community including a volunteer for the fire department and a veteran of the Civil War. Robert Ziller, the son of August and Mary and grandson of Augusta Adams, recalls that the house at 1306 Guadalupe is remembered to have many prominent figures mingling within its corridors, socializing with the Zillers. He even 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.

The property on Guadalupe remained in the Ziller family until 1955 when Robert Ziller sold it to a Marjorie and Adair Lockman who used it as a residence. A photograph taken in 1971 shows 1306 Guadalupe was a furniture store called Jack Scheib Interiors. In 1984, Amon Burton leased the building for his law practice. After leasing the building for over a decade, the building was purchased in 1996 by W. Amon Burton, Jr. and his wife, Carol C. Burton, as their entity Walnut-Guadalupe Joint Venture. To acquire the historic house at 1306 Guadalupe, they had to file a lawsuit to prevent the house from being torn down for a parking lot. Mr. Burton used the building for his law practice from 1985 to 2015. Today, the building remains a law office, leased to an attorney who enjoys its prime location and rich history.¹⁵

The significance of this structure is many-fold. Most notably, that a young woman arrived against many odds, to obtain her own plot of land and construct dwellings for her and her family. That the family's pioneering spirit led to the establishment of a modest but thriving school is a remarkable page in history. And that, along the course of their lives, the Adams' and the Zillers found themselves at the center of a prospering and burgeoning town that would years later become the esteemed city we live in today, is something we should honor as historians.

¹⁴ Barkley. Pg. 169.

¹⁵ W. Amon Burton, Jr. Interview with the author.

Currents Owners

W. Amon Burton, Jr., and Carol C. Burton

Amon Burton was born in Rockwall County, Texas. He graduated from Texas Tech University in 1963; received his master's degree in political science from Wichita State University in 1964; then a law degree from University of Texas School of Law in 1968.

His wife, Carol Gillespie Burton graduated from University of Texas at Austin in 1968 with a studio art degree. She is an artist and photographer. One of her photographs is in Helmut Gernsheim's book, *A Concise History of Photography*.

In 1978 Amon restored an historic 1874 German limestone house in Bee Cave, Texas. It took a full year to restore the structure back to its original condition as built by a German immigrant named Frederick Freitag. This restored 1874 German house now serves as the business office of the Lake Hills Montessori School in Bee Cave.

Amon practiced business and media law in Austin for four decades. He also has served as an Adjunct Professor at the University of Texas School of Law and later in the UT Plan II Honors program. He ended his practice of law in 2016 when received a fellowship at Stanford University's Distinguished Careers Institute. He is a member of American Law Institute; Philosophical Society of Texas; and is the Trustee of the Warren Skaaren Charitable Trust.

Amon leased the Augusta Adams-Ziller House at 1306 Guadalupe in 1985 and conducted his law practice there until 2015. Amon and Carol contracted to purchase this historic building in May 1994, but then owner Scottish Rite Masonic Bodies refused to close the sale under the terms of the contract. The Burtons then filed a lawsuit against Scottish Rite Masonic Bodies in Travis County District Court (Cause No. 95-13548 in the 53rd Judicial Court of Travis County, Texas.) Scottish Rite was ordered to conclude the sale to the Burtons in the name of the Burton's entity Walnut-Guadalupe Joint Venture. They have now owned the house built by Augusta Adams for 27 years. The building was recognized in 2009 as a Recorded Texas Historic Landmark by the Texas Historical Commission, issuing its Official Texas Historical Medallion in that same year. The Burtons are proud stewards of the home 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.

Adams-Ziller House

2009 Notes and Resources used for RTHL nomination
(all web pages accessed 4/28/2009)

Augusta (Adams) Hertel obituary, located at
<http://www.austintxgensoc.org/records/obits.php>

HERTEL, Mrs. Augusta Hertel, aged 90 years [b. 1817], died at an early hour yesterday morning after a lingering illness at the home of her son and daughter, Mr. and Mrs. August Ziller, 506 West Fourteenth street. She was born in Germany and came to Texas when quite a young woman, and for the past fifty years has made her home in this city, seeing it grow from a little village. Austin paper, Dec 1, 1907.

US Federal Census, 1860
Austin, Travis County, Texas
Series: M653 Roll: 1306 Page: 272
Adams, A.

36 years old [b. 1824]

Female

Widow

b. in Mecklenburg

(also in house, M. Adams, 12 yrs., b. in Mecklenburg; T. Adams, 10 yrs, b. in Mecklenburg; Mary Cone [Kohn?], 72 yrs. widow, born in Mecklenburg)

US Federal Census, 1870
Austin, Travis County, Texas
Series: M593 Roll: 1606 Page: 305
Hertel, Augusta (Herman Hertel is HoH)
42 years old [b. 1848]
Keeping house
Born in Mecklenburg

US Federal Census, 1880
4th Ward, Austin, Travis County, Texas (Walnut Street)
Series: T9 Roll: 1329 Page: 206
Hertel, Augusta
63 yrs old [b. 1817]
Born in Mecklenburg
Keeps house
Her two daughters & Ziller bros. living w/ her (daughter listed as Theresa ADAM, not ADAMS)

US Federal Census, 1900
Pct. 3, Austin, Travis County, Texas
Series: T623 Roll: 1673 Page: 50

Hertel, Augusta
Boarder w/ Aug Ziller
b. Apr 1817
83 yrs old
Widow
Mother of 2 children, 2 living
Occupation, landlord
Can read, can write, can speak English

Oakwood Cemetery inventory, located at
[http://files.usgwarchives.net/tx/travis/cemeteries/
oakwood4.txt](http://files.usgwarchives.net/tx/travis/cemeteries/oakwood4.txt)

Hertel, Herman 1877 1 Hertel,
Augusta 1817 1907 1

Austin American Statesman, July 23, 1965, "Buildings to be Demolished."

Barkley, Mary Starr, *History of Travis County and Austin 1839-1899* (Austin, Texas: the Steck Company, Second Edition, September 1967).

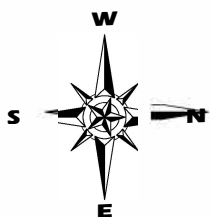
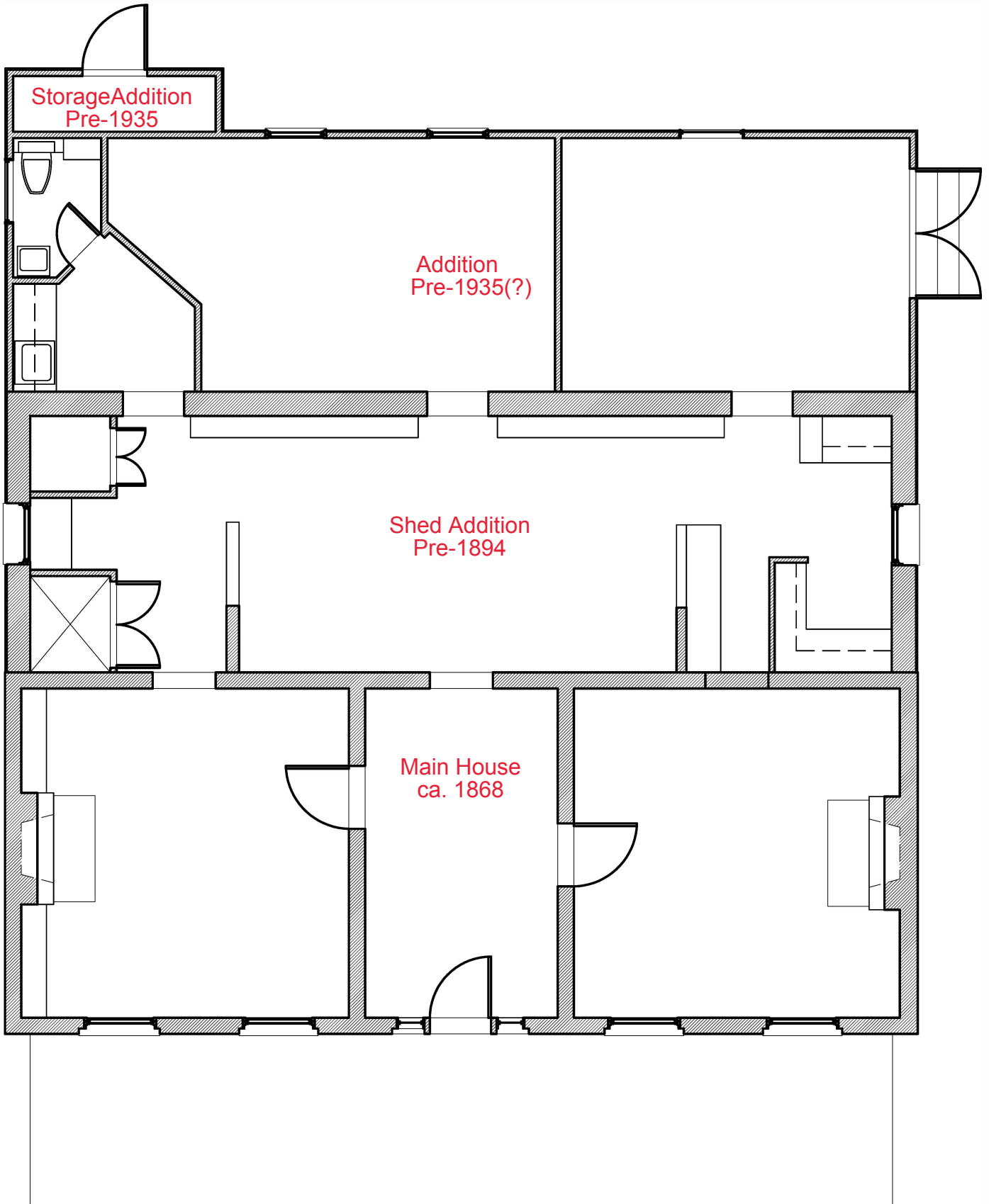
Early History of Austin, Texas: [http://www.utexas.edu/course/mis311f/history/
austin.htm](http://www.utexas.edu/course/mis311f/history/austin.htm)

Harrison, Wadene C., *Documented History of 1306 Guadalupe* (Austin, Texas).

Long, Willie Madora, *Education in Austin Before Public Schools* (Austin, Texas, University of Texas at Austin Masters Thesis, 1952).

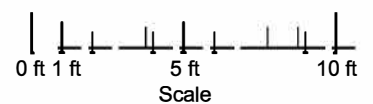
New Handbook of Texas, Volume 3, The Texas State Historical Association 1996.

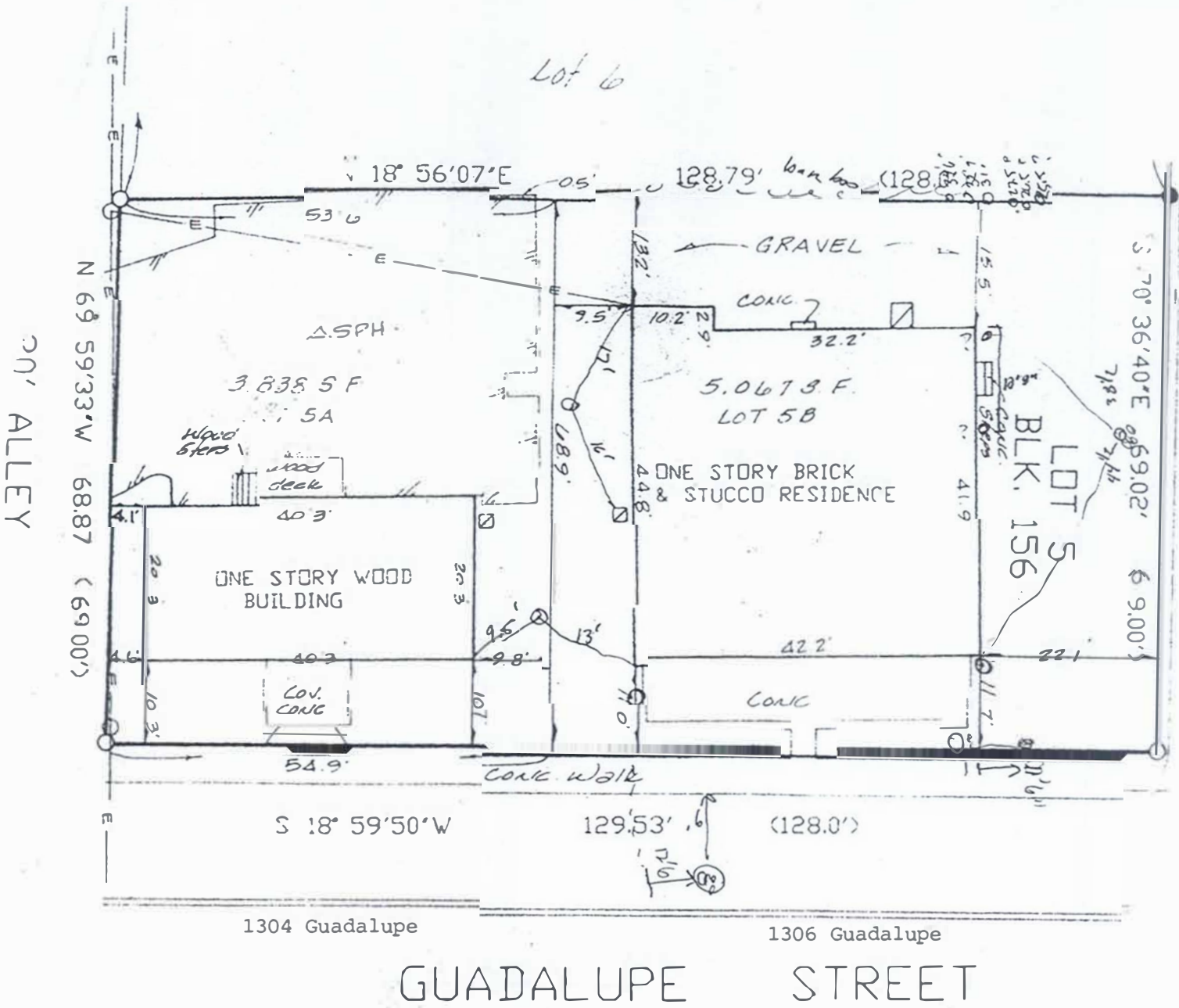
Interview: Ziller, Jack L., family member, July 2004.



1306 Guadalupe
Austin, Texas 78701

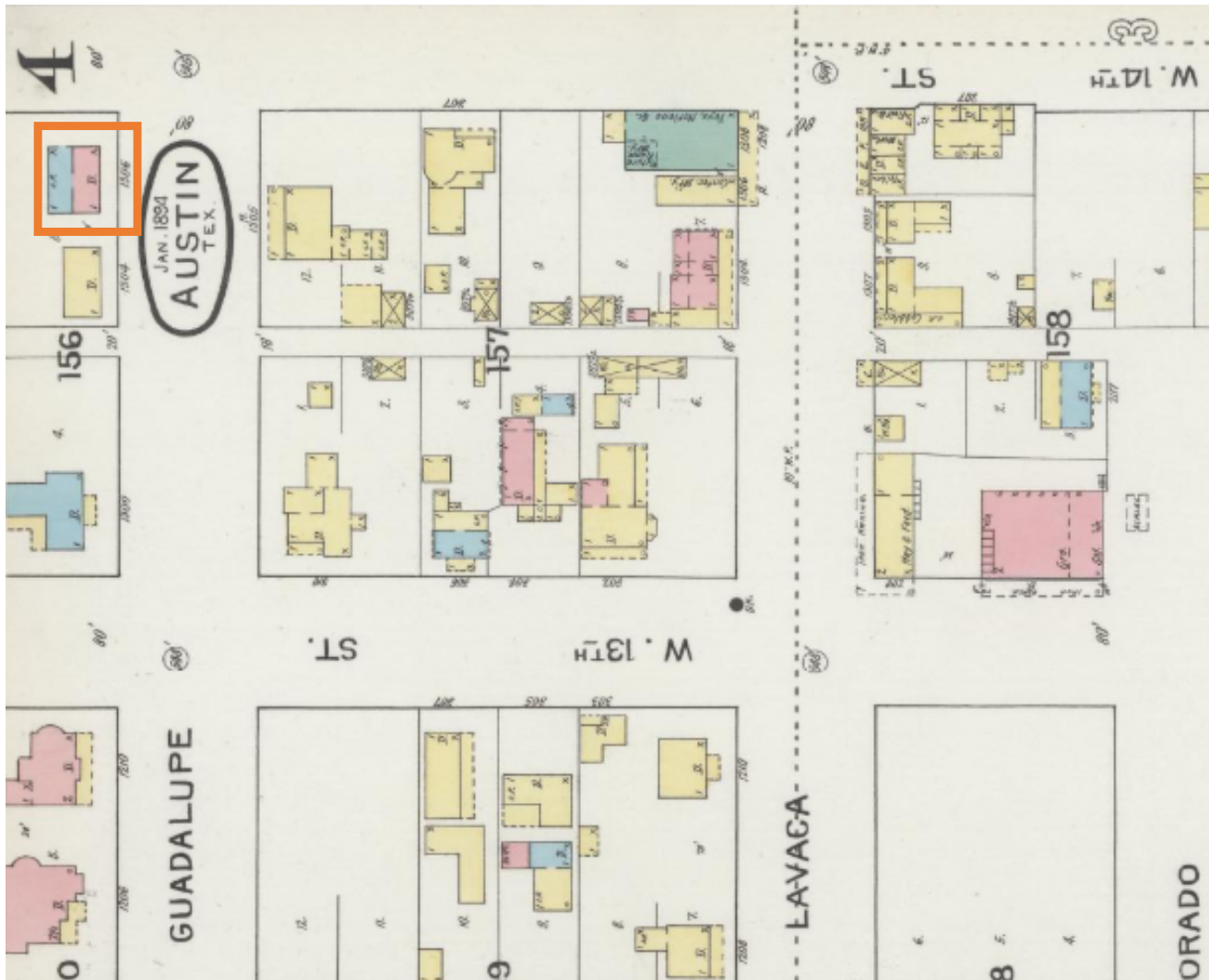
Page 16
Adams-Ziller House, 1306 Guadalupe



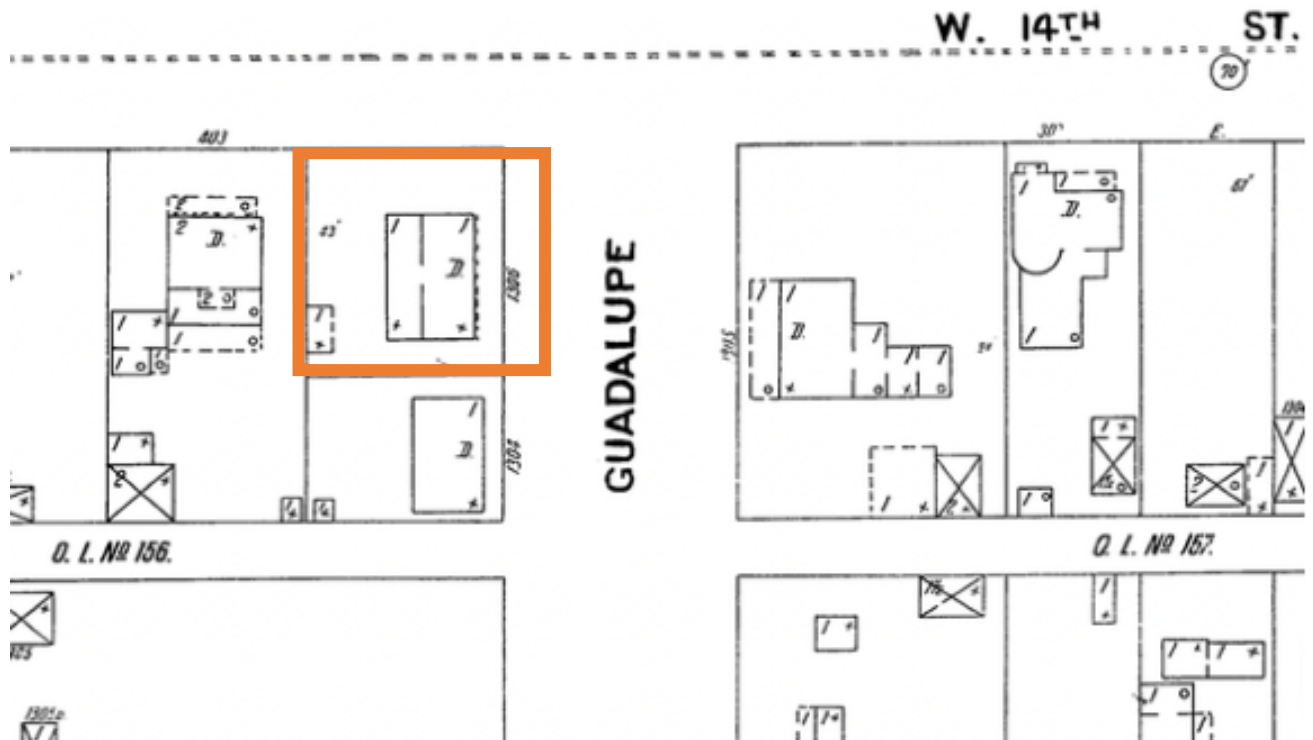


LEGEND

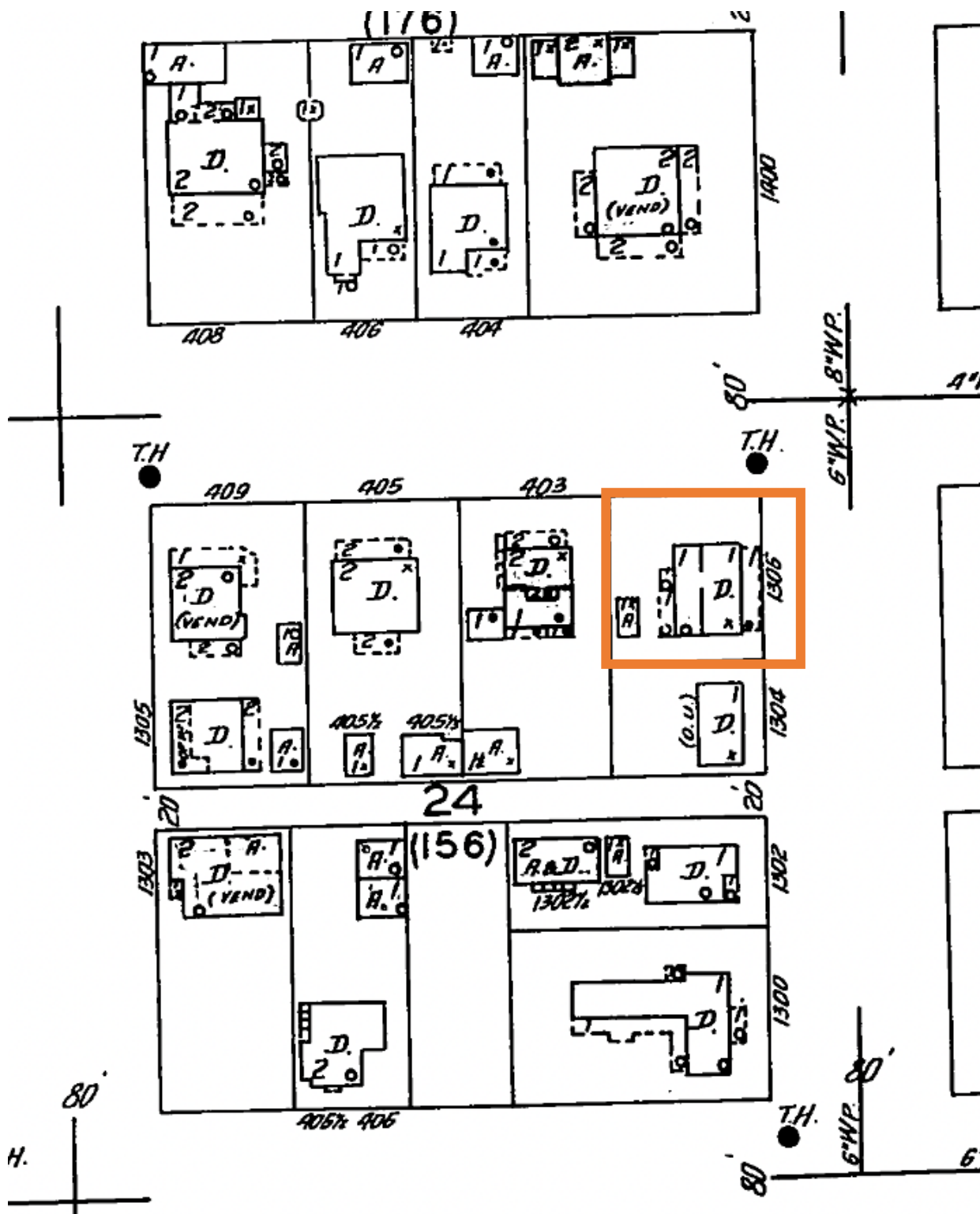
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- AIR CONDITIONER
- RECORD CALL
- Utility Line



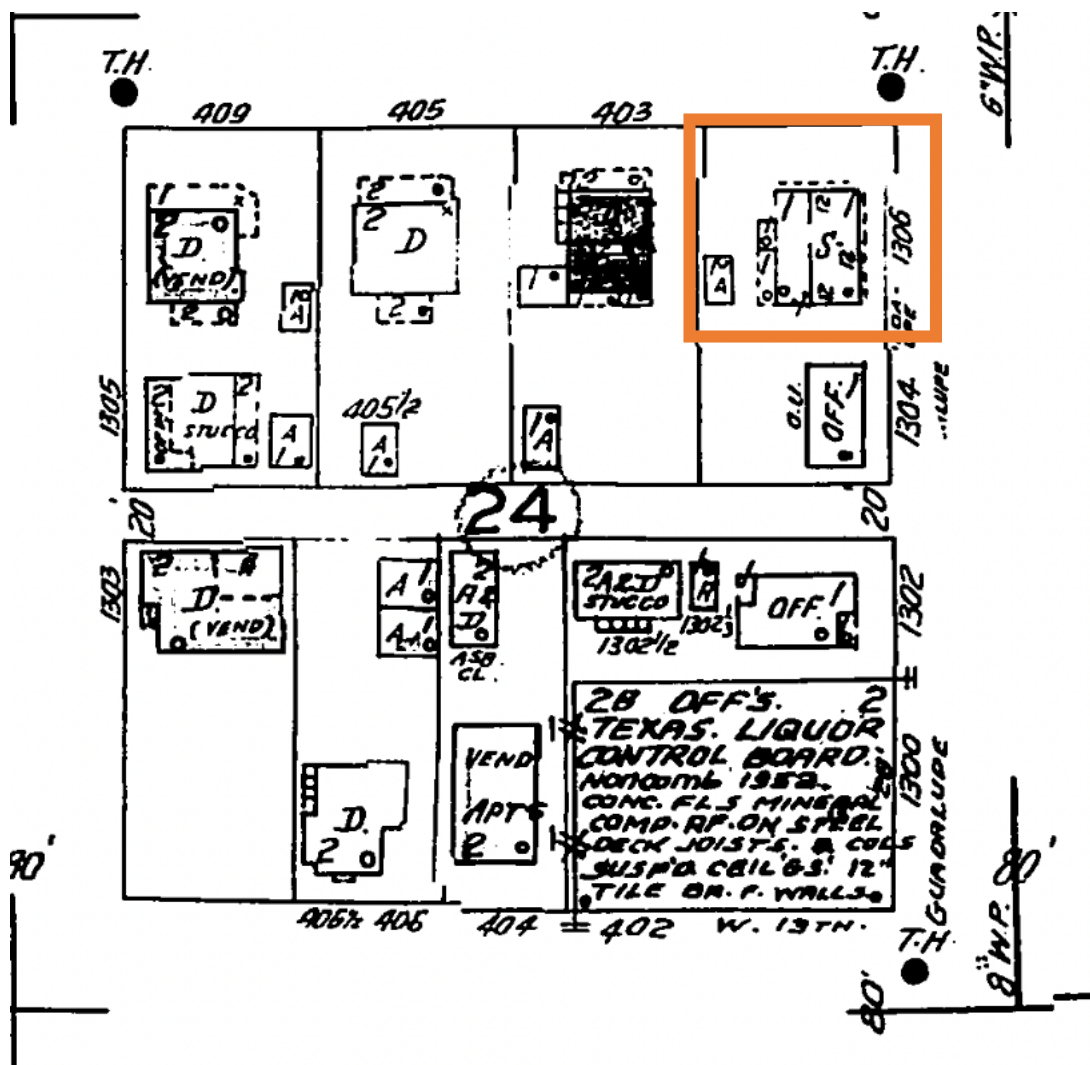
Source: Sanborn Fire Insurance Map, Austin 1894, Sheet 4, Library of Congress



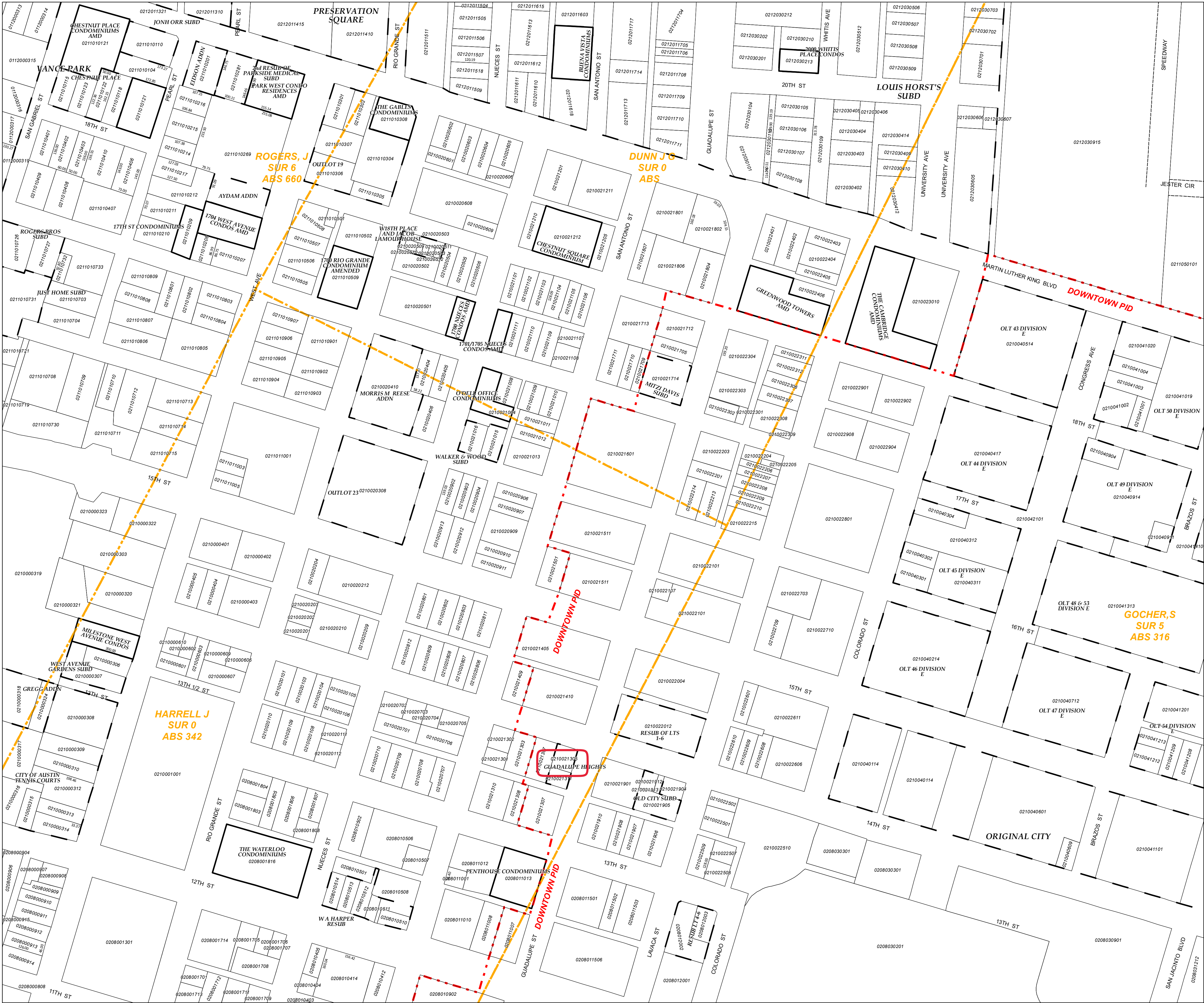
Source: Sanborn Fire Insurance Map, Austin 1900, Sheet 30, Austin Public Library



Source: Sanborn Fire Insurance Map, Austin 1935, Sheet 18, Austin Public Library



Source: Sanborn Fire Insurance Map, Austin Updated Vol. 1, 1935-Sept. 1961, Sheet 29, Austin Public Library

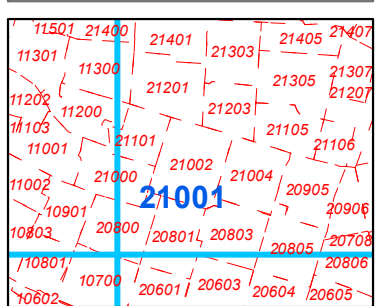


Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78714
Internet Address: www.traviscad.org
Main Telephone Number (512) 834-9317
Appraisal Information (512) 834-9318
TDD (512) 836-3328

This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

Legend:
Italic = 120 scale map
Thin = 100 scale map
Bold = 400 scale map



0 120 Feet

Revision Date:
3/10/2021

21002

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2302916

ACCOUNT NUMBER: 02-1002-1305-0000

PROPERTY OWNER:

PROPERTY DESCRIPTION:

WALNUT GUADALUPE JOINT VENTURE
% W AMON BURTON JR
4200 AVEUNE G
AUSTIN, TX 78751-3816

LOT A GUADALUPE HEIGHTS

ACRES .1186 MIN% .000000000000 TYPE

SITUS INFORMATION: 1306 GUADALUPE ST AUSTIN

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2022	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
	AUSTIN DOWNTOWN PUBLIC IMPROV DIST	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2022 \$17,136.84

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2022 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 04/11/2023

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

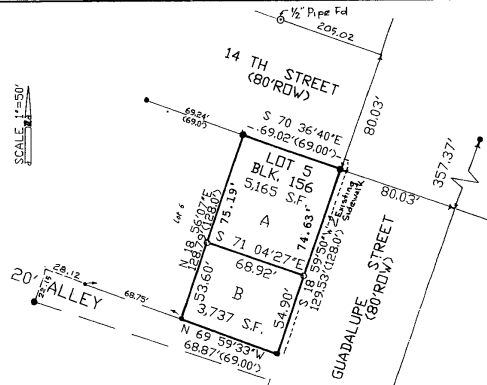
By: 

PAYNET printed on 04/11/2023 @ 16:27:25:23

Page# 1

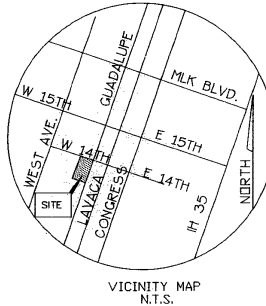
#31° A9699 4-15-97

Vol. 98 Page 363



June 4, 1946

LEGEND
 ● 1/2" REBAR FOUND
 ○ 1/2" REBAR SET
 () RECORDED CALL



GUADALUPE HEIGHTS

MISC FILM CODE
 00009711376

STATE OF TEXAS
 COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENT

THAT WALNUT-GUADALUPE JOINT VENTURE, OWNER OF LOT 5, BLOCK 156, ORIGINAL CITY OF AUSTIN ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AS CONVEYED TO IT BY DEED RECORDED IN VOLUME 12706, PAGE 2276 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015 OF THE LOCAL GOVERNMENT CODE, DOES HEREBY RESUBDIVIDE THE ABOVE DESCRIBED LAND IN ACCORDANCE WITH CHAPTER 212.015 OF THE LOCAL GOVERNMENT CODE AND APPLICABLE ORDINANCES AND RULES OF THE CITY OF AUSTIN, SUBJECT TO ALL EXISTING RECORDED RESTRICTIONS, COVENANTS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED AND AS SHOWN HEREON; THIS SUBDIVISION SHALL BE KNOWN AS GUADALUPE HEIGHTS.

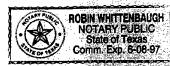
WITNESS OUR HAND THIS 7th DAY OF March, 1997.

W. AMON BURTON JR., MANAGING VENTURER
 1306 GUADALUPE
 AUSTIN, TEXAS 78701

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 7, 1997.

By: W. Amon Burton - SA

SIGNATURE OF NOTARY Ralph W. Harris
 PRINTED NAME OF NOTARY Ralph W. Harris
 MY COMMISSION EXPIRES: 10-2-97



I, RALPH W. HARRIS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY:
 RALPH HARRIS SURVEYOR, INC.
 1406 HETHER STREET
 AUSTIN, TEXAS 78704



I, H.W. CURINGTON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF THE ENGINEERING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE SEE ALSO FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C015E, DATED 6-16-83.

H.W. CURINGTON
 1406 HETHER
 AUSTIN, TEXAS 78704



APPROVED FOR ACCEPTANCE:

DAVID GLASCO, DIRECTOR,
 DEPARTMENT OF DEVELOPMENT, REVIEW AND INSPECTION

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT ITS WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 15th DAY OF APRIL, 1997, A.D. AT 1:00 O'CLOCK P.M. AND DULY RECORDED ON THE 15th DAY OF APRIL, 1997, A.D. AT 1:06 O'CLOCK P.M. PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 98, PAGE(S) 363. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 15th DAY OF APRIL, 1997, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS



M. Davila
 DEPUTY
 FILED FOR RECORD AT 1:06 O'CLOCK P.M. THIS THE 15th DAY OF APRIL, 1997, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS



M. Davila
 DEPUTY
 ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN ON 15th DAY OF February 1997, A.D.

SIDNEY SANDERS, CHAIRPERSON

Cathy Vasquez-Revilla, SECRETARY

THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS. PRIOR TO CONSTRUCTION, EXCEPT FOR SINGLE FAMILY DETACHED, ON ANY LOT IN THIS SUBDIVISION A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN AND DRAINAGE PLANS SUBMITTED TO THE CITY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT THE TIME THIS PLAT WAS APPROVED BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON THESE LOTS REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT.

WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC SECTION 13-7-19 AS PUBLISHED OCTOBER 1, 1996. EROSION/SEDIMENTATION CONTROL ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO LDC SECTION 13-7-14, AND THE ENVIRONMENTAL CRITERIA MANUAL AS PUBLISHED ON OCTOBER 1, 1996.

THE SLOPE ACROSS THIS PROPERTY IS 15% OR LESS ACCORDING TO THE CITY OF AUSTIN TOPOGRAPHIC MAP, J-23.

EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 13-7-14.

WATERSHED STATUS-THIS SUBDIVISION IS LOCATED IN THE Shoal Creek WATERSHED, IS CLASSIFIED AS URBAN AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 13-2, ARTICLE V AND CHAPTER 13-7, ARTICLE I OF THE CITY LAND DEVELOPMENT CODE.

PHOTOGRAPHIC MYLAR

25621 10-9-96
 25534
 25076

CB-96-0161.0A

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

WALNUT-GUADALUPE JOINT VENTURE, a Texas joint venture, hereinafter called Grantor, for the consideration hereinafter stated, does grant, sell and convey unto W. AMON BURTON, JR. AND SPOUSE, CAROL C. BURTON, collectively hereinafter called Grantee, the following described real property, together with all improvements thereon, situated in Travis County, Texas, (the "Property"):

Lot 5-A, Block 156, GUADALUPE HEIGHTS, a subdivision recorded in Plat Book 98, Page 363, Plat Records of Travis County, Texas.

To have and to hold the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantee, Grantee's heirs, executors, administrators, successors, or assigns, forever, subject and subordinate to (i) all matters affecting the state of title to the Property recorded in the appropriate public records of the aforesaid county or visible or apparent from an inspection of the Property, and (ii) all zoning, building and other laws, regulations and ordinances of any and all municipal, governmental and quasi-governmental bodies and agencies having jurisdiction over the Property or any part thereof (the "Permitted Exceptions").

And Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors, to warrant and forever defend, all and singular, the Property unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, subject however to the Permitted Exceptions.

The consideration for this conveyance, receipt of which Grantor acknowledges, is \$10.00 and other valuable consideration paid to Grantor for which no lien either express or implied is retained.

Grantee's Mailing Address: 4200 Avenue G
Austin, Texas 78751

Grantee assumes the payment of taxes on the property for the year 2011 and thereafter, as they become due and payable.

[SIGNATURE FOLLOWS]

EXECUTED this 17TH day of November, 2011.

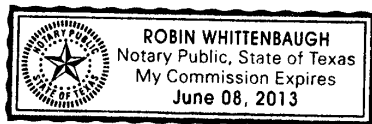
GRANTOR:

WALNUT-GUADALUPE JOINT VENTURE,
a Texas joint venture

By: W. Amon Burton, Jr.
Name: W. Amon Burton, Jr.
Title: Venturer

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 17th day of November 2011, by W. Amon Burton, Jr. a Venturer of Walnut-Guadalupe Joint Venture, a Texas joint venture, on behalf of said company.



Robin Whittenbaugh
Notary Public - State of Texas

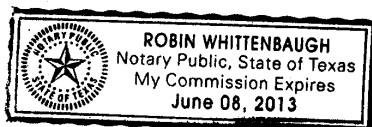
GRANTOR:

WALNUT-GUADALUPE JOINT VENTURE,
a Texas joint venture

By: Carol C. Burton
Name: Carol C. Burton
Title: Venturer

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

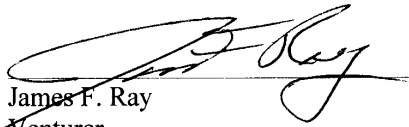
This instrument was acknowledged before me on this 17th day of November, 2011, by Carol C. Burton, a Venturer of Walnut-Guadalupe Joint Venture, a Texas joint venture, on behalf of said company.



Robin Whittenbaugh
Notary Public - State of Texas

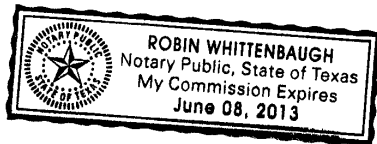
GRANTOR:

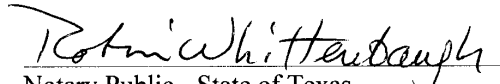
WALNUT-GUADALUPE JOINT VENTURE,
a Texas joint venture

By: 
Name: James F. Ray
Title: ~~Venturer~~

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

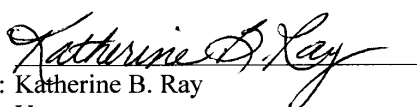
This instrument was acknowledged before me on this 17th day of November, 2011, by James F. Ray, a Venturer of Walnut-Guadalupe Joint Venture, a Texas joint venture, on behalf of said company.




Notary Public - State of Texas

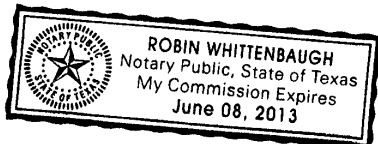
GRANTOR:

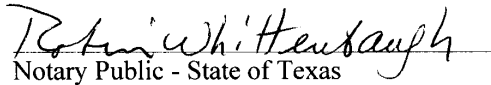
WALNUT-GUADALUPE JOINT VENTURE,
a Texas joint venture

By: 
Name: Katherine B. Ray
Title: Venturer

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 17th day of November 2011, by Katherine B. Ray, a Venturer of Walnut-Guadalupe Joint Venture, a Texas joint venture, on behalf of said company.




Notary Public - State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Nov 23, 2011 02:32 PM

2011172233

GONZALES: \$28.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

After Recording, Please Return To:

Amon Burton
1306 Guadalupe
Austin, Texas 78701



**1306 Guadalupe
ca. 1868**

W. Amon Burton, Jr. and Carol C.
Burton, Owners



North Elevation
1306 Guadalupe



South Elevation

1306 Guadalupe



Oblique view of West Elevation



**Southwest corner
1306 Guadalupe**



Interior views of historic house
1306 Guadalupe



Photos from 2009 RTHL Application

File 760.

Austin City Lot

Augusta Adams
No 6 in Blk 156

Which was paid on March 23rd 1857

Fronting on Walnut Street

Comptroller for said City
(Crosby)

Pat^d Feb 23rd 1857

Patterson
No 764 vol 1

Mrs A Adams,

{ Comptroller's Office.
Austin. Feb 23/57

I certify that the full amount of purchase money
has been paid on the within described lot the Com-
-missioner of the General Land Office is there-
-fore authorized to issue a patent for the same
Given under my hand the date
above written.

George J. Dusham
Chf Clerk & Acty Compt.

Patent letter from State of Texas to Augusta Adams
February 23, 1857

STATE OF TEXAS,
Comptroller's Office.

"C."

1857

Austin, Oct. 10th 1857

Be it known, That at a public sale of Austin City and
County, on the 9th day of Oct 1857
Augusta Adams became the purchaser of
Lot No 6 in Blk 156

in said
City, by bidding therefor the sum of Twenty five
Dollars; of which sum he the said Augusta Adams
has paid one-third of the purchase money, in cash, and ex-
-changed his two promissory notes with accuracy in equal
amounts for the remaining two-thirds; one of said notes payable
in six and the other in twelve months from the date of sale.

Now therefore, in consideration of the premises the aforesaid
Augusta Adams is authorized to take possession of the
property above described, and occupy the same on the following
conditions, to wit: should the said Augusta Adams
pay, or cause to be paid his two several notes for the second
and third instalments as they become due on the property aforesaid
according to their tenor, then shall a deed or patent for said
property be issued by the State to him, the said purchaser, but
should he fail to pay said obligations as they become due ac-
-cording to their tenor, then shall said property revert to the
State of Texas, with a forfeiture of all sums which may
have been previously paid by said purchaser on account of the
property aforesaid.

Given under my hand and seal
of Office the date above written.

George J. Dusham
Comptroller.

N. B.--It will be necessary to present this certificate in
making any of the postponed payments.

Mortuary.

MRS. AUGUSTA HERTEL.

Ninety-Year-Old Pioneer of the County Passes to Other Shore.

Mrs. Augusta Hertel, aged 90 years, died at an early hour yesterday morning after a lingering illness at the home of her son and daughter, Mr. and Mrs. August Ziller, 506 West Fourteenth street. She was born in Germany and came to Texas when quite a young woman, and for the past fifty years has made her home in this city, seeing it grow from a little village on the banks of the Colorado until it had

extended over the country. Two daughters survive her. Mrs. William Ziller and Mrs. August Ziller, and one grandson, Robert Ziller.

December 1907

The Austin Statesman

ZILLER—Mrs. Theresa Ziller, one of Austin's oldest pioneers, died at the home of her sister, Miss Mary Ziller, 506 West 14th street, at 8:30 a. m. Monday.

Mrs. Ziller came to Austin before the town had a railroad and had lived here continuously ever since.

Funeral services will be held at the home at 10 a. m. Tuesday, with burial in Oakwood cemetery under direction of Weed-Pelphrey Undertaking company.

September 1929

The Austin American Statesman

MRS. MARY ZILLER

Funeral services for Mrs. Mary Ziller, one of Austin's oldest pioneers, who died Friday night, will be held from her residence, 604 West 15th, at 2 p. m. Sunday.

Mrs. Ziller, born in Prussia in 1848, came to Austin when she was four years old and has lived here since—82 years. She was the widow of the late August Ziller.

Mrs. Ziller was a member of the Christian Science church. Survivors are one son, Robert L. Ziller, and one granddaughter, Miss Angela Ziller.

Pallbearers will include Jake Hirshfeld, Morris Hirshfeld, H. A. Wroe, Joe Amstead, Niles Graham and Joe Muenster. Burial will be in Oakwood cemetery.

October 1934

The Statesman

According to Frank Brown's "Annals of Travis County:" Among the first to engage in trade at Austin in 1839 was Michael Ziller, a German. He kept a small miscellaneous stock, rather in the nature of a junk shop. He traded for anything that was offered, especially pelts. By good management, he gradually acquired a competency."

Most historians agree that Michael Ziller built the first stone building in Austin, at the corner of Sixth and Congress where the Littlefield Building now stands. Noah Smithwick tells us in "The Evolution of a State:" "The indefatigable Ziller set to work, and, with only such assistance as was absolutely necessary, himself quarried, hauled and prepared stone, with which he erected the first stone building in the city."

By 1850 Michael Ziller was a very prosperous citizen. The census for that year lists him as a grocer with property valued at \$12,500. The record shows only two or three gentlemen with greater assets.

August 1979
Audray Bateman
"Sixth generation Ziller born"
The Austin American-Statesman

William Ziller, Old Resident, Is Dead

William Ziller, a resident of Austin since his birth and a well known member of one of the city's oldest families, died last night at 9 o'clock at his home, 403 West Fourteenth Street. He was 68 years old. Born in Austin in 1857, he lived here all his life. His father, the late Michael Ziller, came to Austin from France in 1834, being one of the first settlers of Travis County.

Mr. Ziller was in the mercantile business here for some years, but retired from active business life several years ago. He was a member of the firm of Rumpel & Ziller. For twenty-seven years he was a member of Hook and Ladder Fire Company, the oldest of the Austin voluntary fire companies and for a number of years was its secretary.

Mr. Ziller is survived by his wife, two brothers, Henry and August Ziller, and two sisters, Mrs. Anna Jacoby and Mrs. Mary Price. The funeral will be held from the residence at 403 West Fourteenth Street Monday morning at 10 o'clock. The following will be pallbearers: Walter Hearn, Joe Goodman, G. A. Bahn, Julius Schutze, J. P. Schneider and Charles Klugo. Interment will be in Oakwood.

January 1916
The Austin Statesman and Tribune

August Ziller, Austin Pioneer, Passes Away

August Ziller, native of Travis County, and one of its oldest and best loved pioneers, died Sunday.

Mr. Ziller was born in Austin and lived here all his life. He was one of the pioneer citizens and was connected with some of the oldest Austin institutions. He served during the entire Civil War, and was a member of Hood's Brigade. For many years he was active in the Austin volunteer fire department, serving as chief a number of years, as well as active and honorary member. He was affiliated with the Masons and other fraternal organizations. For many years he served as deputy county tax collector under A. R. Morris and latterly as deputy county tax assessor under H. M. Metz, as well as deputy city assessor and collector under Fred Sterzing. He is survived by his wife, Mrs. Mary Ziller, and one son, R. L. Ziller; one brother, Henry Ziller, and two sisters, Mrs. Anna Jacoby and Mrs. Mary Price.

The funeral will be held from his late residence, 506 West Fourteenth Street, on Tuesday afternoon, May 14, at 4 o'clock.

G. A. Bahn, the last captain of the old volunteer hook and ladder company, today issued a call to all former members to attend the funeral in uniform.

May 1918
The Statesman



604 West 11th Street

Austin, TX 78701

www.originalaustin.org

3 August 2023

RE: C14H-2023-0074

Kalan Contreras, Planning Department
City of Austin

Dear City of Austin:

The Board of Directors (BoD) of Old Austin Neighborhood Association (OANA) is in enthusiastic support of the historic landmark designation being sought for the property at 1306 Guadalupe Street, the Augusta Adams-Zeller House. The voluntary application for City of Austin landmark status of this historic structure, a Recorded Texas Historic Landmark, is to be applauded.

As our neighborhood undergoes the review process for National Register Historic District designation, and in the spirit of preservation, we would ask that the following conditions be placed on the property:

- The following Conditional Uses under the DMU zoning district that are currently Conditional would now be Prohibited- bail bond services, a stand-alone cocktail lounge use, pawn shop use, and liquor/package store use. In addition, an outdoor music use of the site is prohibited.
- A cocktail lounge use would remain a permissible Conditional Use if associated with an adjacent hotel or other residential use.
- If the underlying property is redeveloped, and recognizing the property is within the Density Bonus Program of the Uptown/Capitol District of the Downtown Austin Plan that potentially allows structures up to 400-feet with an FAR of 15 to 1, we would ask that the footprint of the historic structure be limited to a redevelopment height of 60-feet.

Again, our thanks to the owners of the property for recognizing its historical significance to our city and for their application for historic landmark status.

Sincerely,

Ted Siff, President

Board of Directors

Ted Siff, President

Perry Lorenz

Austin Stowell

Vicki Ford

Blake Tollett, Secretary

Charles Peveto

Diana Zuniga

Ray Canfield, Treasurer

Michael Portman

Perry Horton

Katie Jackson

Chris Riley

Angela Hovis

From: [REDACTED]
To: [Contreras, Kalan](#)
Cc: [REDACTED]
Subject: Support Rezoning Request for 1306 Guadalupe
Date: Thursday, August 3, 2023 1:29:39 PM

External Email - Exercise Caution

We have sent by US Mail documents in support of Amon Burton's request to change the zoning for 1306 Guadalupe Street to DMU-H. This property should be protected with historic zoning status. Dating back to around 1865, it is historic in its character as well as the documented uses since its construction.

At some proper time in the future, I have suggested that we secure similar DMU-H zoning for its "sister" property at 1304 Guadalupe which has been linked to 1306 Guadalupe since the early 1870's. My wife and I own 1304 Guadalupe and at one time owned it in a joint venture with Amon Burton and his wife that included ownership of both 1306 and 1304 Guadalupe.

Let me state again that my wife and I fully support the current request for DMU-H zoning for 1306 Guadalupe.

James and Katherine Ray.

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