

City of Austin Historic Resource Survey of Downtown

Downtown Commission

March 20, 2024



Agenda

1. Survey Boundary
2. Project Schedule & Status
3. Scope and Methodology
4. Frequently Asked Questions
5. Opportunities for Input
6. Questions



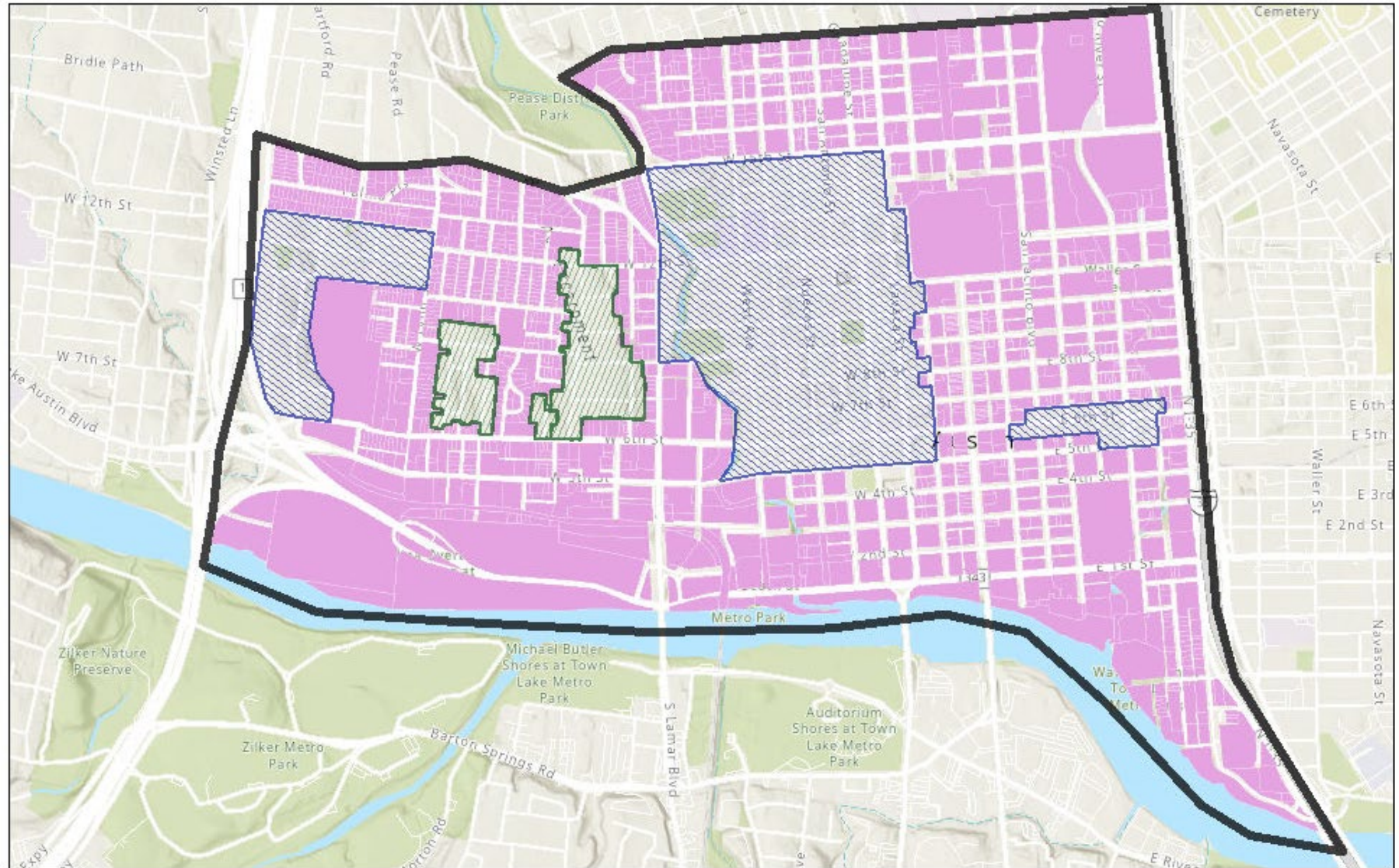
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Survey Boundary



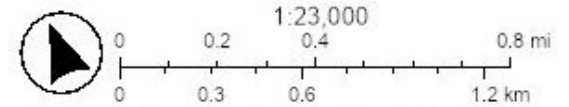
Survey Boundary: Downtown Austin and Adjacent Neighborhoods

- HHM will survey both parcels with CAD dates of 1979 or earlier and parcels with no known date
- Excludes local historic districts and recently surveyed areas
- Estimated maximum of 1,553 parcels



11/14/2023

- Downtown Austin Survey - Boundary
- ▨ Recently surveyed area - excluded from survey boundary
- ▨ City of Austin Local Historic Districts - excluded from survey boundary
- Downtown Austin Survey - Parcels



Esri, NASA, NGA, USGS, FEMA, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph

Map illustrating the survey boundary and excluded areas.

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Project Schedule & Status



Project Schedule

Task	Deadline
Task 1. Project Initiation/Project Plan and Schedule	Friday, October 13, 2023
Task 2a. Draft Fieldwork Methodology	Friday, November 17, 2023
Task 2b. Final Fieldwork Methodology	Friday, December 15, 2023
Task 3. Fieldwork and Community Coordination	Friday, March 29, 2024
Task 4a. Draft Research Design	Friday, May 10, 2024
Task 4b. Final Research Design	Friday, June 7, 2024
Task 5. Research & Community Input	Friday, August 9, 2024
Task 6. First Draft Survey Report and Contexts for City	Friday, October 18, 2024
Task 7. Second Draft Survey Report and Contexts for Public	Monday, January 6, 2025
Task 8. Final Survey Report and Contexts	Friday, February 28, 2025

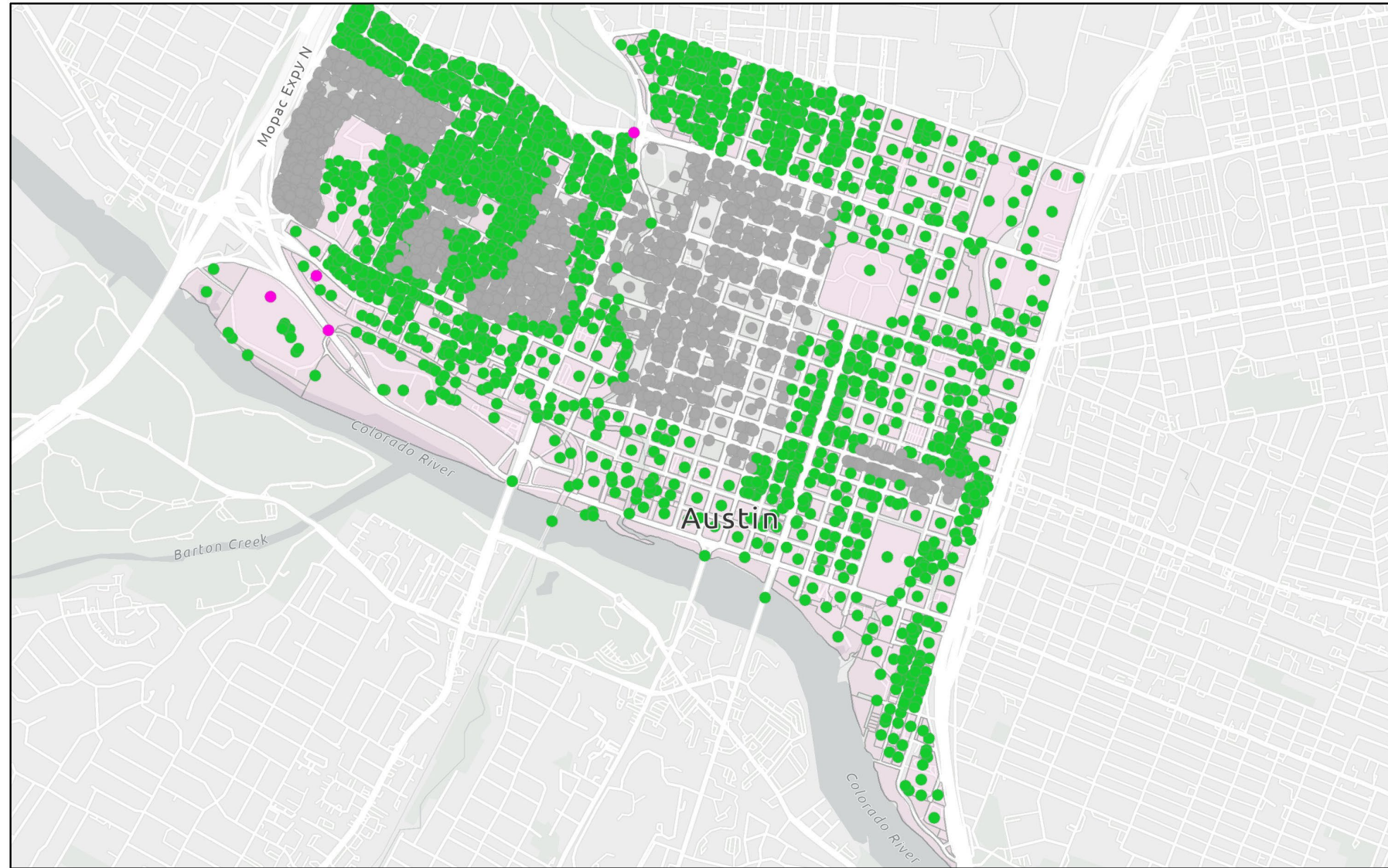


Survey Status: Downtown Austin and Adjacent Neighborhoods

- 1,989 resources surveyed as of March 15, 2024
- City Directory research complete for all historic-age resources not previously designated
- Occupant research underway
- Evaluation of significance and potential eligibility underway

Map illustrating survey completed to date as of March 15, 2024

Downtown Austin HRS Survey Map



3/15/2024

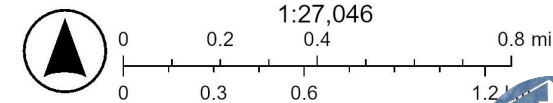
2070 Downtown Austin HRS - Historic Resources Points

- Reviewed
- Surveyed
- To Survey

Other

Downtown Austin HRS - TCAD parcels

- 0
- 1



Austin Community College, City of Austin, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, M

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Scope and Methodology



The GIS-based survey forms will be prepopulated with locational points, County Appraisal District data, and prior designation data, and prior survey data prior to fieldwork.

The map displays the City of Austin, Texas, with its proposed 2015 City Limits. The city's boundary is shown in a thick black line. The map is color-coded to show different types of land use and ownership: green for city-owned land, blue for privately owned land, and yellow for land in the process of being acquired. The map also shows the location of the city's offices, including the City Hall and the City Manager's Office. Key features include the city's expansion into surrounding areas, including the addition of new land and the removal of existing land. The map is color-coded to show different types of land use and ownership.

 Downtown Austin Survey - Boundary



City of Austin Local Historic Districts



★ National Register - Property



 Downtown Austin Survey - Parcels



Downtown Austin Survey - Parcels



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RECONNAISSANCE-LEVEL FORM

HHM ID No. 103891

4512 AVENUE D



Mon, 28 Oct 2019



Mon, 28 Oct 2019

IDENTIFICATION

Address	4512 AVENUE D	Appraisal District ID	220034
Category	Primary resource	Addition/Subdivision	HYDE PARK ANNEX
Property Subset			
Legal Description	LOT 21 BLK 6 HYDE PARK ANNEX		

CLASSIFICATION

Resource Type	Building
Property Type	Single-family house
Form/Plan	Bungalow
Stylistic Influence(s)	Minimal Traditional

MAJOR PHYSICAL CHARACTERISTICS

No. of Stories	1
Exterior Material(s)	Wood
Roof Form	Cross-gabled
Window Type(s)	Casement, Double-hung
Window Material(s)	Metal, Wood

HISTORY

Current use	Residential
Historic Use	Residential
Year built	1948 (source: Appraisal district)

OCCUPANT HISTORY

1930: Malcolm J Davis (o, spouse is Mamie); 1935: M J Davis (o); 1940; 1944/45: Arthur S Killough (o); 1949: Arthur S Killough (o); 1954/55: Arthur S Killough (o, Trucking); 1959/60: Killough, Arth S (o); 1965-70: Follow up - Pending AHC Reopening

INTEGRITY

Alterations	Doors replaced
Additions	
Relocation	
Notes	Alterations compatible

PRIOR DOCUMENTATION

Designations	
Prior Survey Data	

LOCAL RECOMMENDATIONS

Designation	Within district
Justification	Possesses integrity and contributes to district
District Name	North Hyde Park
Status (N/C)	Contributing

NATIONAL REGISTER (NRHP) RECOMMENDATIONS

Designation	Within district
Justification	Possesses integrity and contributes to district
District Name	North Hyde Park
Status (N/C)	Contributing

OTHER RECOMMENDATIONS

Tourism Tag	
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Reconnaissance-Level Field Documentation

In the field, surveyors will take photographs and gather basic information about each resource's form, architectural style, materials, and alterations.



Example: Reconnaissance-Level Survey Form for 4512 Avenue D from the North Hyde Park Survey



Intensive-Level Documentation

After completing fieldwork, surveyors will integrate historic research and compile additional documentation for potential individual landmarks and/or individual NRHP-eligible resources.

Example: Intensive-Level Survey Form for 905 E. 2nd Street from the East Austin Survey

HHM ID 4149 905 E 2 ST	
	
Feb 2016 Feb 2016 Image ID 4156 Image ID 4157	
IDENTIFICATION	
Street number 905 Street direction E Street name 2 Street type ST Zip code 78701 Addition / subdivision HARRINGTON SUBD Neighborhood EAST CESAR CHAVEZ	Legal description LOT 10 BLK 4 OLT 17 DIV O HARRINGTON SUBD Zoning code SF-3-NP Owner name 1 THOMPSON BRYAN Owner city AUSTIN Owner state TX Owner zip code 78702 Parcel ID 191650 Zoning ID 136907
GENERAL EXTERIOR	
Type Building - Residential - Single-Family House - L-Plan Stylistic influences Folk Victorian Exterior wall materials Horizontal wood board Structural materials Wood	Bays 5 Stories 1 Foundation type Pier-and-beam Description notes None
ROOF	
Roof shape Cross Hipped Roof materials Corrugated metal Number of chimneys 1	Chimney locations Internal Chimney materials Brick Chimney features None
DOORS AND WINDOWS	
Door types Single door primary entrance Door features Screens	Window types Double-hung Window materials Wood Window features Screens
PORCH	
Porch type Partial width Porch roof type Shed	Porch support type Chamfered posts Other porch features Jig-sawn brackets
LANDSCAPE	
Landscape features None No. of garages 1	No. of sheds None visible Other outbuildings None visible Other associated places None visible

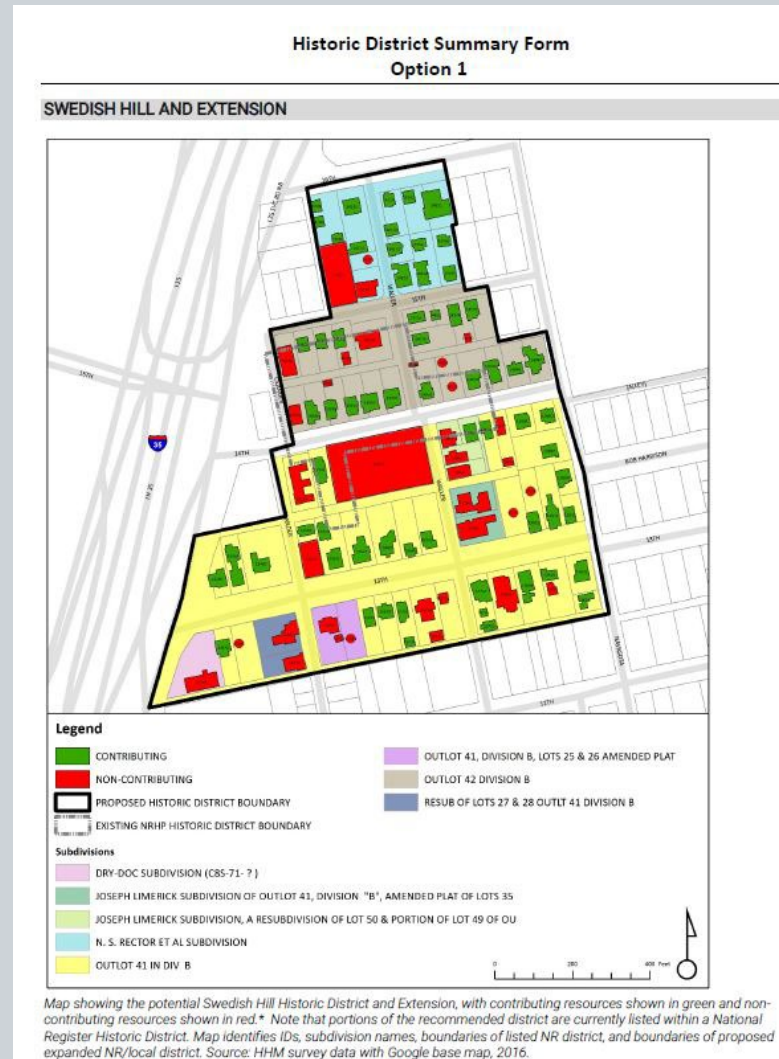
HHM ID 4149 905 E 2 ST	
HISTORY	
Current name None known Current use Residential Year built 1906 Source for year built TCAD Historic name None known Source for historic name N/A	Historic use Residential Source for historic use Field estimate Architect None known Source for architect N/A Builder None known Source for builder N/A History notes None
Occupant history 1922: James W. and Maggie A. Weaver, renters (Car repairer, Houston and Texas Central Railroad); 1930-31: Berta Rollings, renter (Widow William Rollings), Mary L. Rollings (checker at the Stephen F. Austin Hotel laundry), William Rollings (electrician); 1935: Levi E. and Mary Van Sickle, renters (Hoisting engineer), Fred A. and Gladys McCleskey, renters (Bricklayer); 1939: Mary Van Sickle, renter (Widow Levi L. Van Sickle); 1944-45: Milton B. and Josephine Ayers, renters, also listed is Milton B. Ayers, Jr.; 1949: Milton B. and Reta Ayers, renters (carpenter); 1955: Paul M. and Alma Fick, renters (Shipping clerk, Eli Witt Cigar Company of Texas); 1959: Tom H. and Mary Resendez, renters (Butcher, Smathers Food Store); 1968: Tom H. and Mary C. Resendez, renters (Meat Cutter, Moyer's Grocery)	
Source for occupant history City Directories	
INTEGRITY	
Additions None visible	Alterations Porch possibly altered Integrity notes None
PRIOR DESIGNATIONS	
Prior local designations None Prior NRHP designations None	Prior NRHP determinations None Other designations None known Designation notes None
PREVIOUS AND RECOMMENDED DESIGNATIONS	
Previous and recommended local designations No previous local designations; Recommended eligible as a local landmark Recommended local designations Recommended eligible as a local landmark Justification for local recommendation N/A Local criteria Architecture, Historical Associations Local areas of significance 2.4.1.2 Development Patterns	Previous and recommended NRHP designations No previous NRHP designations; Recommended individually eligible for the NRHP Recommended NRHP designations Recommended individually eligible for the NRHP Justification for NRHP recommendation N/A NRHP criteria C NRHP areas of significance Architecture NRHP level of significance Local
OTHER RECOMMENDATIONS	
Heritage Tourism	



Historic District Analysis

For potential historic districts, summary forms will document district-level trends.

Example: Historic District Summary form for Swedish Hill from the East Austin survey.



GEOGRAPHIC DESCRIPTION

Boundaries	Roughly bound by E 16th St. to the north, Navasota St. to the east, south side of E 13th St. to the south, IH-35/Olander St. to the west
Acreage	20.676295
Topography	Sloping toward Waller Creek to the west
Natural Features	N/A
Subdivisions Included	N.S. Rector Subdivision, Outlot 42 Division B, Outlot 41 in Division B, various small re-subdivisions

PROPERTIES WITHIN THE DISTRICT*

Contributing/non-contributing resources	64% contributing (65 resources), 36% non-contributing (36 resources)
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OVERALL DISTRICT DEVELOPMENT PATTERNS

Dates of subdivisions	1888 (N.S. Rector)
Circulation Patterns	Streets are grid pattern
Open Spaces	No public open spaces are included within the boundaries of the district; houses typically have front yards (either fenced or open) and rear yards (typically fenced)
Commercial nodes	Located along west boundary of district
Recreational nodes	Located centrally within district, along south side of E 14th St

PRINCIPAL ARCHITECTURAL STYLES AND PERIODS OF CONSTRUCTIONS

Period(s) of Construction	1876 earliest construction date. Built-out mostly by 1950. Accelerated new construction beginning ca. 1997.
Property Types (Use)	2% commercial, 95% residential (3% duplex, 14% outbuilding), 1% recreational, 2% vacant
Property Subtypes (Form)	Most prevalent form is Bungalow, followed by L-Plan-other forms include Center Passage, Hall and Parlor, Hipped-Roof Square-Plan, I-House, Modified Hipped-Roof Square-Plan, Modified L-Plan, and Ranch
Common Styles	Contemporary, Craftsman, Folk Victorian, Minimal Traditional, and National Folk

OVERALL DISTRICT INTEGRITY

Common alterations	Doors replaced, windows replaced, exterior wall materials replaced, roof material replaced
Non-historic-age infill	Located throughout the district, but mostly in clusters towards the eastern side—there is one clump south of E 14th St. along the east side of Waller St.; 4 vacant lots are located at the southwest corner of E 14th St. and Waller St.

HISTORIC ASSOCIATIONS

Themes within the Context of East Austin	Late-Nineteenth Century Development, 1880-1900 (Section 4.1.2.2), The Early Twentieth Century in the East Outlots, 1900-1928 (Section 4.1.2.3), Effects of the 1928 Koch and Fowler Plan, Residential Patterns (Section 6.1.1)
Significant Historic Events	Unknown
Social, Racial, or Ethnic Character	Swedish-American Settlement, German-American Settlement, Mexican American/Latino History
Known Architects and/or Builders	Unknown

CRITERIA FOR DESIGNATION*

City of Austin Criteria	Architecture (I), Historical Associations (II)
National Register Criteria	Architecture (C), Historical Associations (A)
Previous Designations	Smaller Swedish Hill Historic District NRHP-listed within East Austin MRA, 1985, includes individually NRHP listed property at 810 E 13th St.; local landmarks at 1007 E 16th St., 1000 E 14th St., and 810 E 13th St.

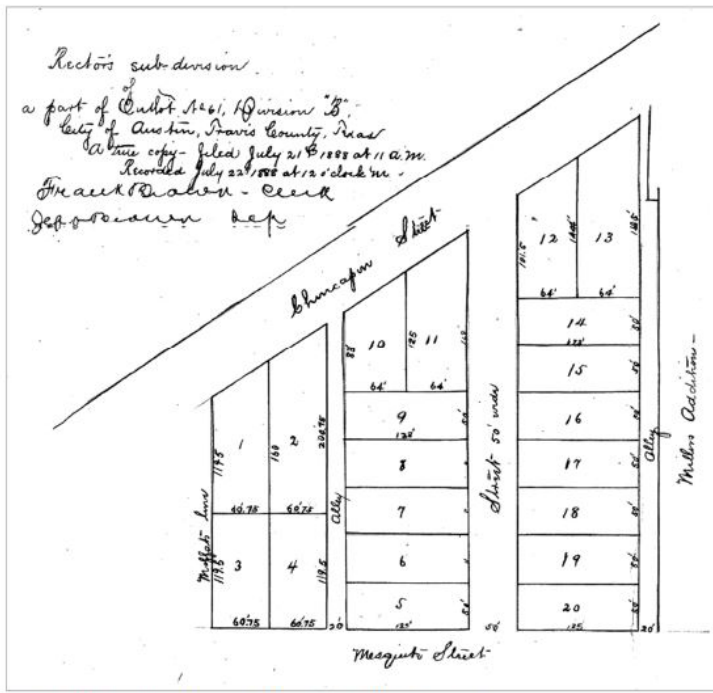
PERIOD(S) OF SIGNIFICANCE

Period(s) of Significance	1876-1963
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Historic District Analysis

Documentation of historic districts also will include historic plats and an inventory table of all resources within the proposed boundaries.

Example: Historic District Summary form for Swedish Hill from the East Austin survey.



Plat, MK&T Addition, 1888. Source: Travis County Clerk, Austin, Texas, vol. 1, pg. 45.

Inventory table of all individual resources within the boundaries of the recommended Swedish Hill and Extension Historic District. Note that the owner name is subject to change. Owner support information will be completed upon future potential submission of the historic district application packet.

ID	Parcel ID	Address no.	Street name	Owner name 1	Legal description	Contributing/Non-contributing	Owner support
13835	197083	1208	NAVASOTA ST	ROLLERT TOM & LISE W	.0768 AC OF OLT 41 DIVISION B	Contributing	
13889	198344	1300	NAVASOTA ST	CHRISTIAN ELIZABETH	50X75' OF OLT 41 DIVISION B	Contributing	
13887	198343	1308	NAVASOTA ST	MERZ RONALD WILLIAM	80X143' AV OF OLT 41 DIVISION B	Contributing	
13427	197062	1206	OLANDER ST	BENNETT JOEL B	LOT B * RESUB OF LOT 27-28 OLT 41 DIVISION B	Non-Contributing	
13505	198310	1305	OLANDER ST	CLEMONS RICHARD & IVORY JR &	N 58' OF LOT 42 OLT 41 DIVISION B	Contributing	
13959	198322	1401	OLANDER ST	LASCH JOSHUA A	LOT 6 BLK 2 OLT 42 DIVISION B	Non-Contributing	
14096	198312	1421	OLANDER ST	LOYA FERNANDO E & REBECCA LUNA	LOT 7 BLK 2 OLT 42 DIVISION B	Non-Contributing	
13751	197078	1207	WALLER ST	SEIDENBERG ROBERT &	LOT 20 OLT 41 DIVISION B	Contributing	
13793	772282	1305 A	WALLER ST			Non-Contributing	
13864	731200	1307	WALLER ST			Non-Contributing	
13865	731202	1309	WALLER ST			Non-Contributing	
14076	198350	1405	WALLER ST	LSIR LTD	S 62.5' OF LOT 7&8 * 8 W 7' OF LOT 9 BLK 3 OLT 42 DIVISION B	Contributing	
14134	198316	1406	WALLER ST	PEEK & TOLAND PLLC	0.2200 AC OF LOT 11-12 OLT 42 DIVISION B	Non-Contributing	
14155	198358	1407	WALLER ST	LSIR LTD	N 57.5' OF LOT 7 * 8 N 57.5' OF E 24.5' OF LOT 8 BLK 3 OLT 42 DIVISION B	Contributing	
14273	198328	1502	WALLER ST	TIMMERMANN TERRELL	N 34.5' OF E 71' OF LOT 9 * 8 S 5.5' OF E 71' OF LOT 8 BLK A OLT 42 DIV B RECTORS SUBD	Non-Contributing	
14272	198374	1503	WALLER ST	STRYK GARY L	N 67.52' OF LOT 12 BLK B OLT 42 DIV B RECTORS SUBD	Contributing	
14270		1505	WALLER ST		LOT 1 * LESS W 7.5' BLK B OLT 42 DIV B RECTORS SUBD	Contributing	
14283	198327	1506	WALLER ST	WJP SWEDE HILL LLC	E 70' OF LOT 6&7 & S 53.5' OF E 70' OF LOT 8 BLK A OLT 42 DIV B RECTORS SUBD	Contributing	
14274	198327	1506	WALLER ST	WJP SWEDE HILL LLC	E 70' OF LOT 6&7 & S 53.5' OF E 70' OF LOT 8 BLK A OLT 42 DIV B RECTORS SUBD	Contributing	



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Frequently Asked Questions



Frequently Asked Questions

Q: Will this project change the zoning on my property?

A: No. The survey will only make recommendations.

Q: Will this project change my property taxes?

A: No.



Frequently Asked Questions

Q: If I want to designate my property based on recommendations, how will that work?

A: If property owners *choose* to designate a landmark or historic district based on the recommendations, that will entail a separate rezoning process. The City of Austin Historic Preservation Office will help guide you through the process for local designation. The Texas Historical Commission will help with the National Register nomination process.



Frequently Asked Questions

Q: If I *choose* to designate my property, will my taxes change?

A: Maybe. Local landmarks currently are eligible for a partial property tax exemption, and local historic districts currently can receive a tax abatement for qualified rehabilitations. For more information, refer to www.austintexas.gov/page/incentives-and-grants. For National Register listed resources that are *income-producing or used by non-profits*, qualified rehabilitations are also eligible for federal and/or state tax credits. See www.thc.texas.gov/preserve/projects-and-programs/preservation-tax-incentives.



Frequently Asked Questions

Q: If I *choose* to designate my property, will the process for approving alterations change?

A: Maybe. Individual National Register listing is incentive-based only and does not trigger review of alterations *unless* the owner seeks federal or state tax credits. National Register districts and locally designated landmarks and historic districts require a review process for exterior alterations. The City of Austin Historic Design Standards communicate the types of alterations that are appropriate. See https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/Historic%20Preservation/HistoricDesignStandards_Recommended.pdf.



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Opportunities for Input



Public Meetings


- First public meeting held December 18, 2023
- Publicized via KXAN
- Next public anticipated mid-May 2024
- Press release and social media outreach planned in advance

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Weather & Traffic ▾ Investigations ▾ Sports ▾ Studio 512 ▾ CW Austin ▾ Simple Health ▾





WEATHER ALERT
Severe Thunderstorm Watch: Mason County, San Saba County >

AUSTIN
Historic preservation survey to examine downtown Austin
by: [Daniel Gravois](#)
Posted: Dec 19, 2023 / 05:33 AM CST
Updated: Dec 19, 2023 / 05:33 AM CST



CHILD, WELL, YOU HAVE THE


0:05 / 0:30

SHARE    

AUSTIN (KXAN) – The City of Austin said Monday that a local-based historic preservation firm will survey downtown and surrounding neighborhoods for what the city calls an equity-based preservation plan that replaces one instituted 42 years ago.

The city’s [Historic Preservation Office](#) said the survey from HHM & Associates, Inc. will focus on the architecture, history and culture of the area.

[Preserving Austin’s Diverse History](#) >

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Project Questionnaire



<https://forms.gle/zKqWRXUPm673PZvt5>



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Questions?

