



# **Downtown Austin Historic Resource Survey**

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**Presentation to Planning Commission**

Austin Planning | Tuesday, October 28, 2025



**Austin Planning**

**Historic Preservation Office**

Project Sponsor



**HHM & Associates**

Preservation Consulting Firm

# **Agenda**

- What are Historic Resource Surveys?
- Survey Background & Methodology
- Survey Recommendations
- Frequently Asked Questions
- Project Timeline
- Future Survey Projects



# Historic Resource Surveys

- Support City HPO staff evaluating permit and designation applications
- Support property owners seeking historic designation
- Survey data integrated into GIS planning tools
- Identify heritage tourist sites/districts and areas of importance to underrepresented communities

## Heritage Tourism Recommendations

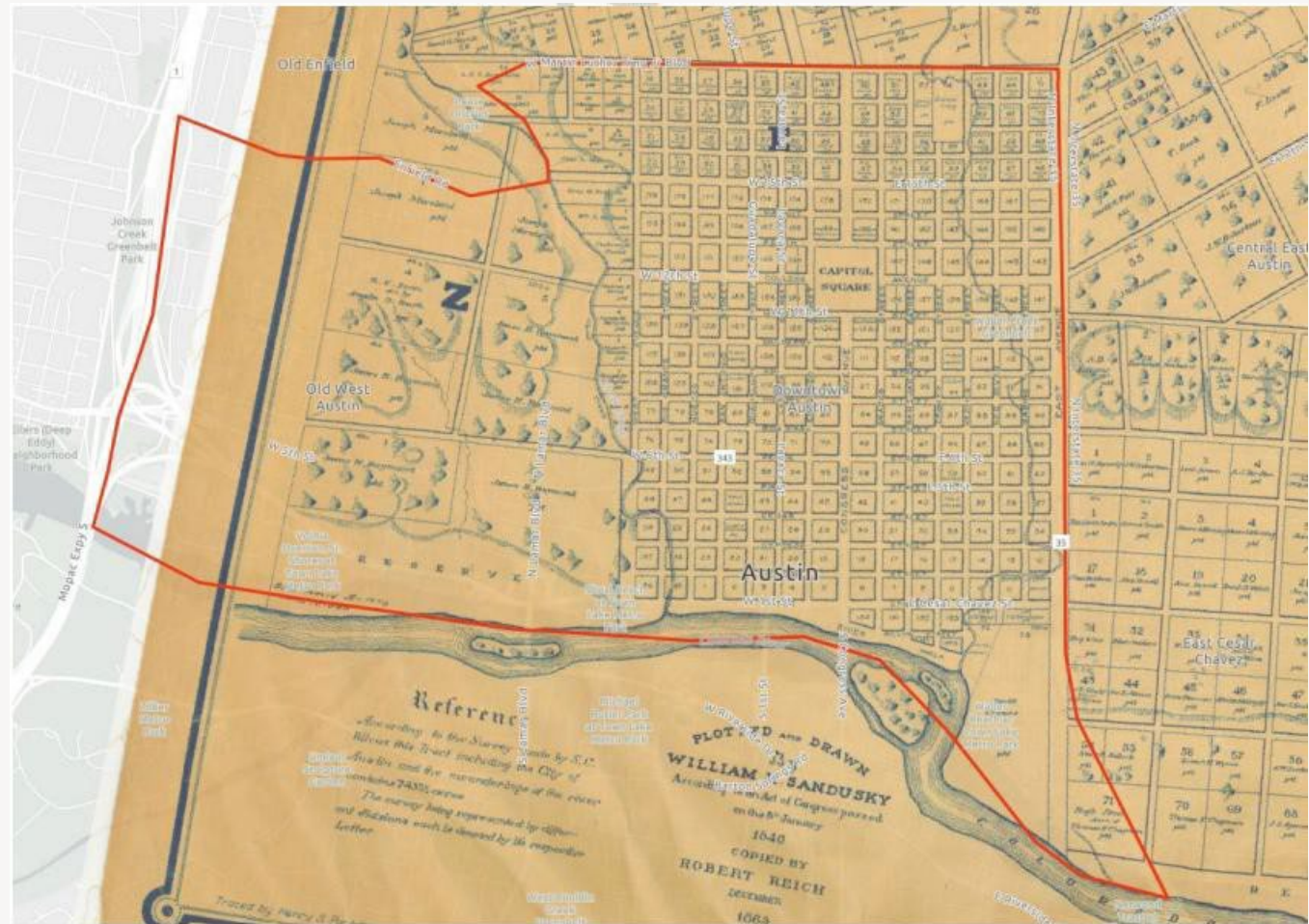
Potential heritage tourism sites were gauged by their relationship to the tourism theme tags identified by Visit Austin (see Table 2-23 below).<sup>2</sup>

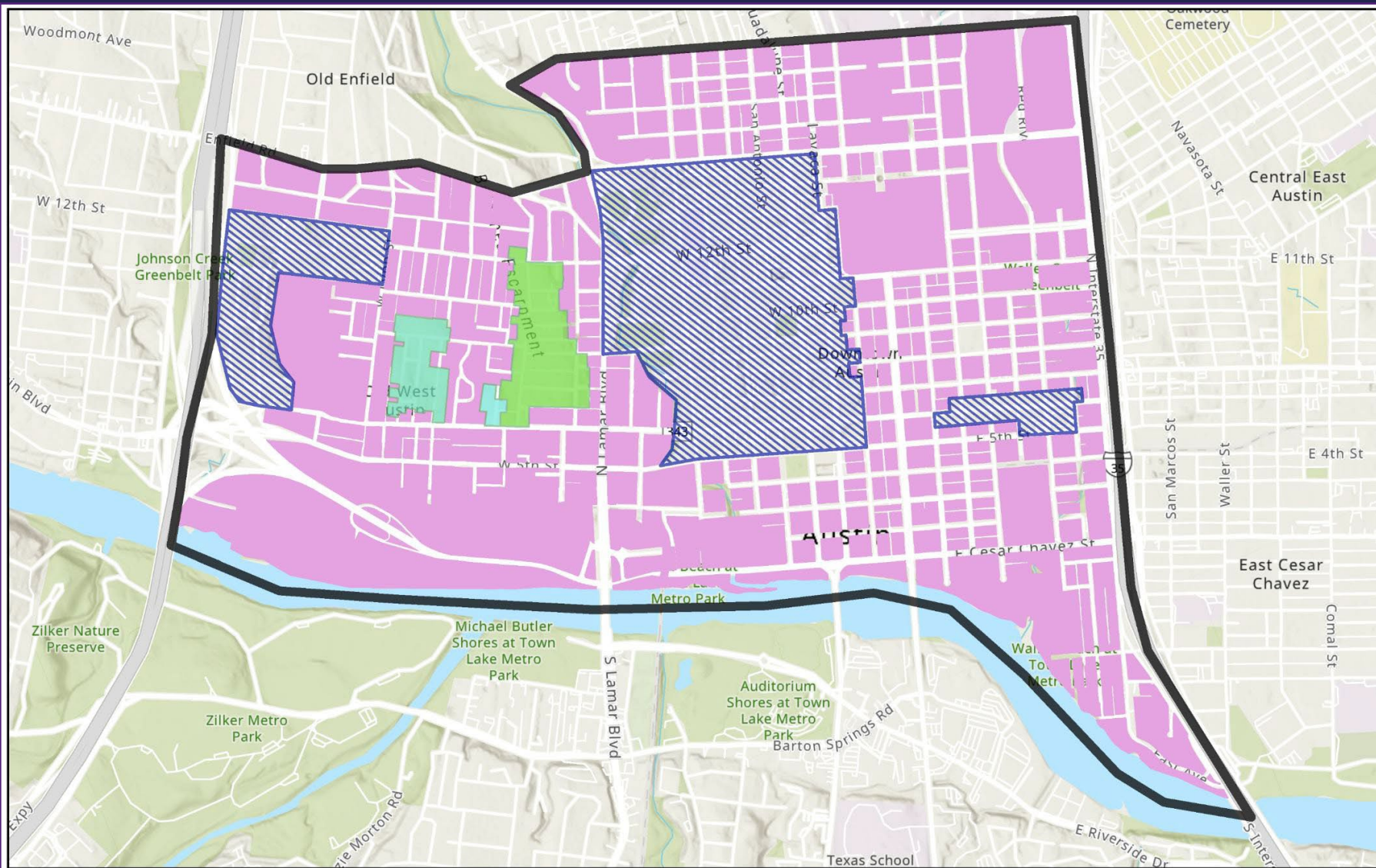
Table 2-23. Tags for the potential heritage tourism sites, grouped by theme. Note that some resources have more than one heritage tourism tag.

Tourism Tag	No. Potential Sites
Architecture	2
Arts heritage: Literature	1
Arts heritage: Music	6
Arts heritage: Visual arts	7
Cultural heritage: African American	3
Cultural heritage: German and Swedish	2
Cultural heritage: Hispanic	3
Engineering and infrastructure history: Bridges	14
Engineering and infrastructure history: Rail	1
Engineering and infrastructure history: Utilities	1
Government history	3
Legacy business: Bars and lounges	5
Legacy business: Food	10
Legacy business: Other	9
Lodging	6
Natural environment	3
Social history: Other	2
Social history: Education	1
Social history: LGBTQIA+	3
Social history: Preservation	1
Social history: Women	2
<b>TOTAL</b>	<b>85</b>

# Survey Background & Methodology

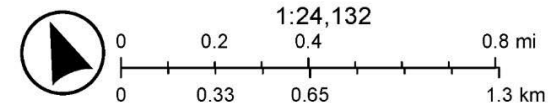
- Downtown Austin was last surveyed in 1984
- 1,964 resources in 1,553 parcels surveyed
- Boundaries:
  - Enfield Rd/MLK Jr. Blvd (north)
  - IH-35 (east)
  - Lady Bird Lake (south)
  - MoPac (west)





3/14/2025

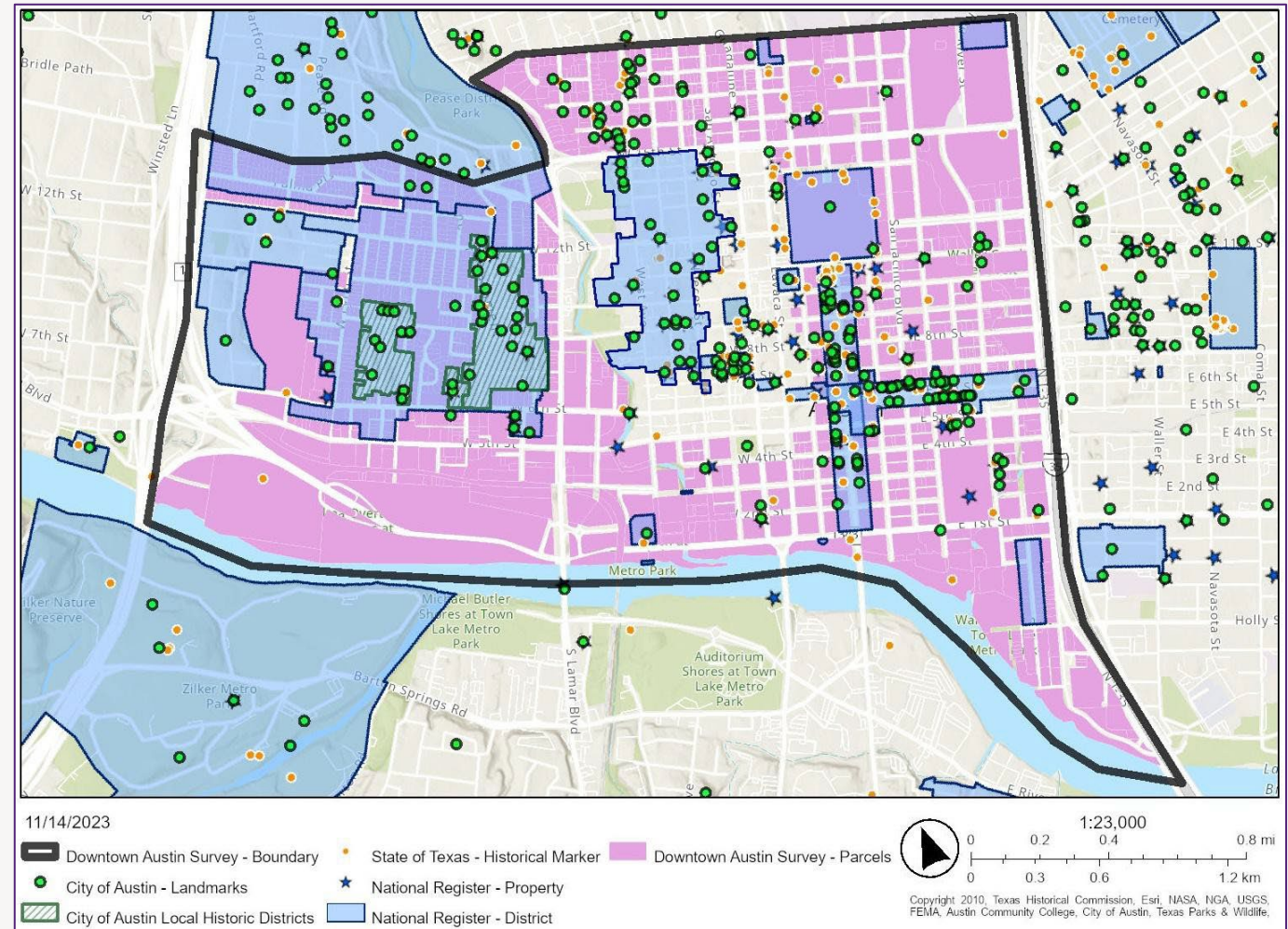
- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Prior LHD boundaries - excluded from survey</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00FFFF; border: 1px solid black; margin-right: 5px;"></span> Castle Hill LHD</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00CED1; border: 1px solid black; margin-right: 5px;"></span> Harthan Street LHD</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00B0F0; border: 1px solid black; margin-right: 5px;"></span> Smoot-Terrace Park LHD</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid black; margin-right: 5px;"></span> Downtown Austin Survey - Boundary</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid black; margin-right: 5px;"></span> Recently surveyed areas - excluded from survey</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF00FF; border: 1px solid black; margin-right: 5px;"></span> Downtown Austin Survey - Parcels</li> </ul> |
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Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

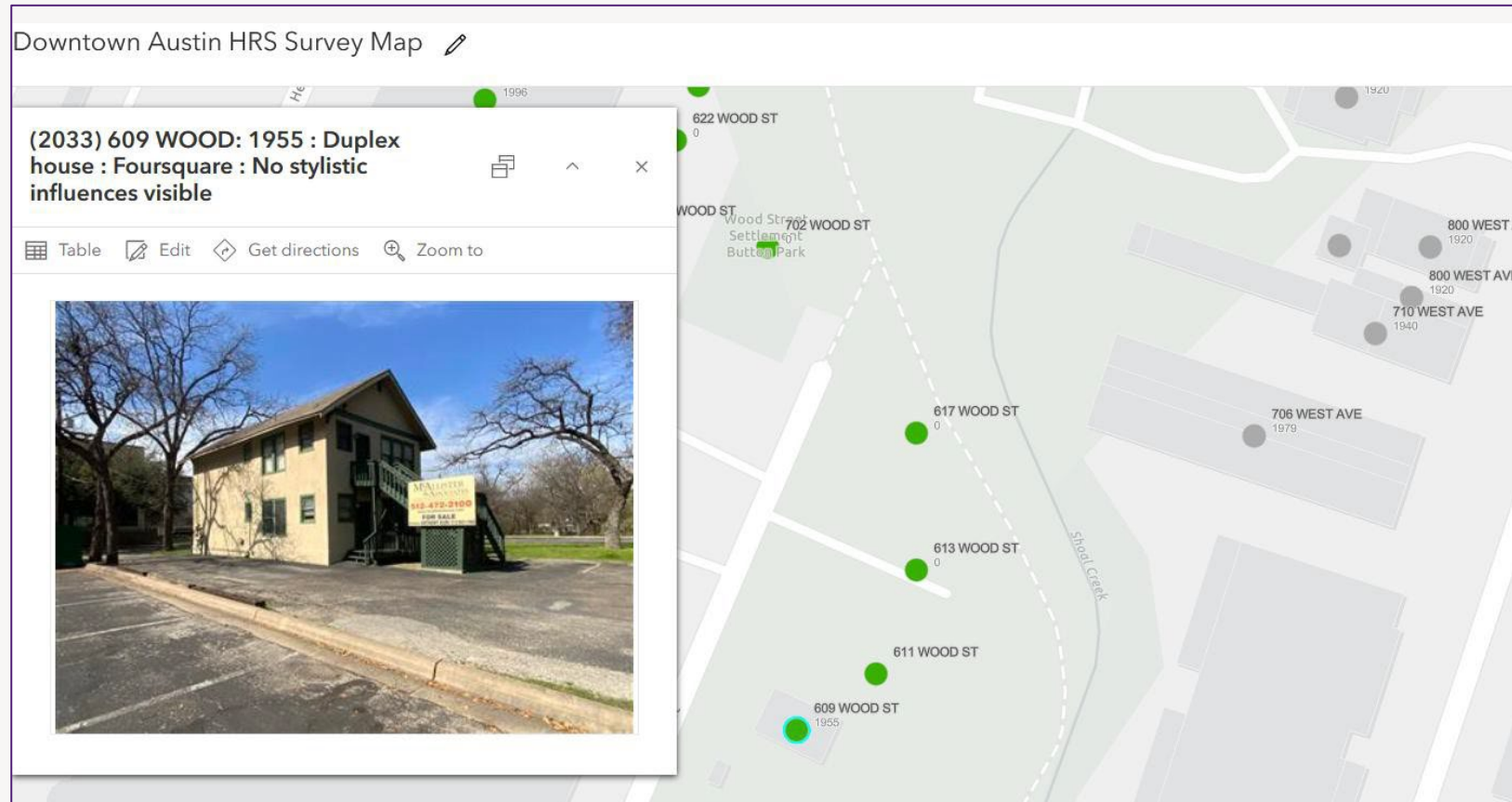
# Step 1: Fieldwork Preparation

- Data integrated into geospatial database as basemap:
  - Travis County Appraisal District
  - City of Austin historic zoning
  - National Register of Historic Places
  - Historic maps



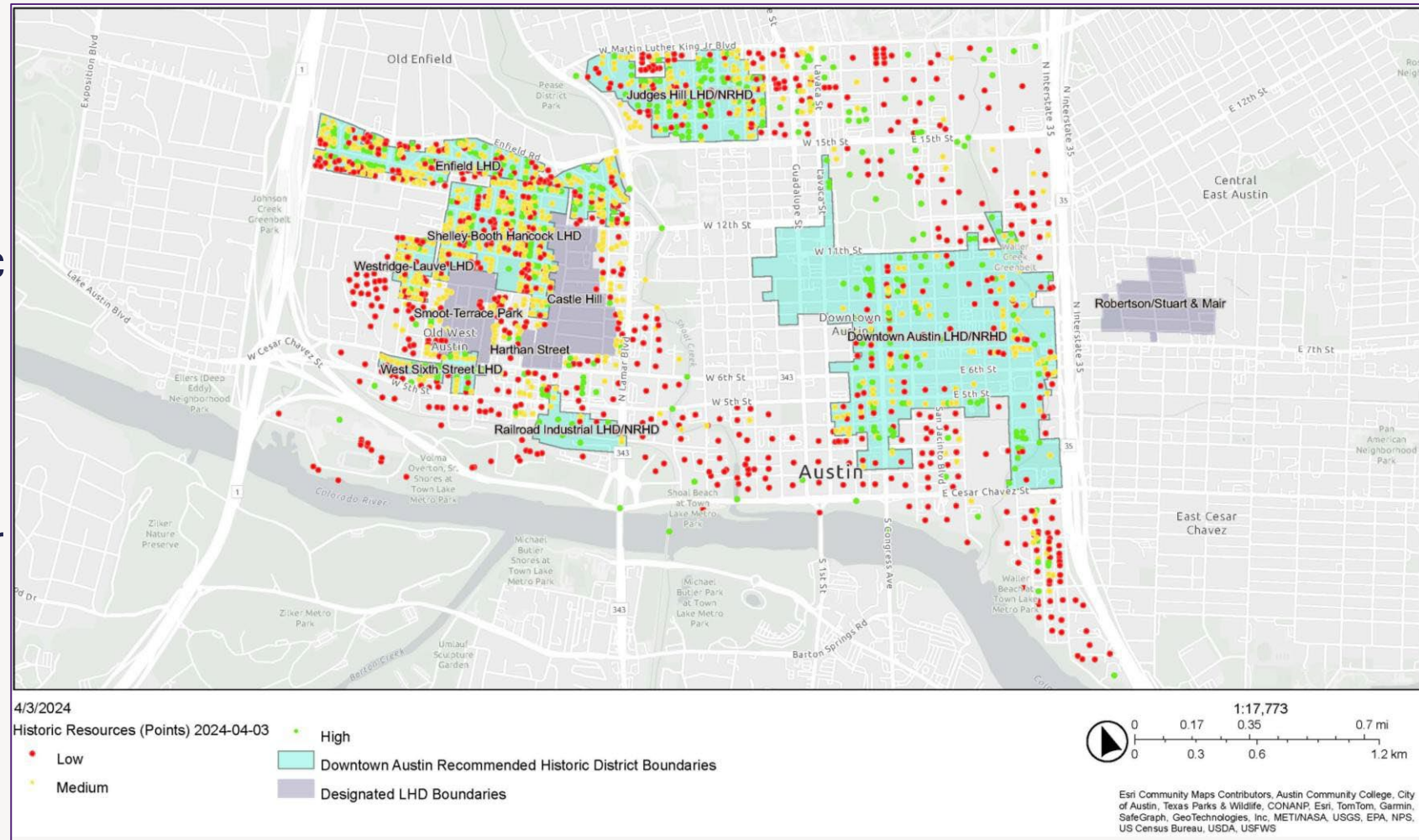
# Step 2: Field Survey

- Documented all resources constructed by 1975
- Both primary and auxiliary resources documented
- Two photographs taken of each resource
- Architectural character and physical integrity recorded



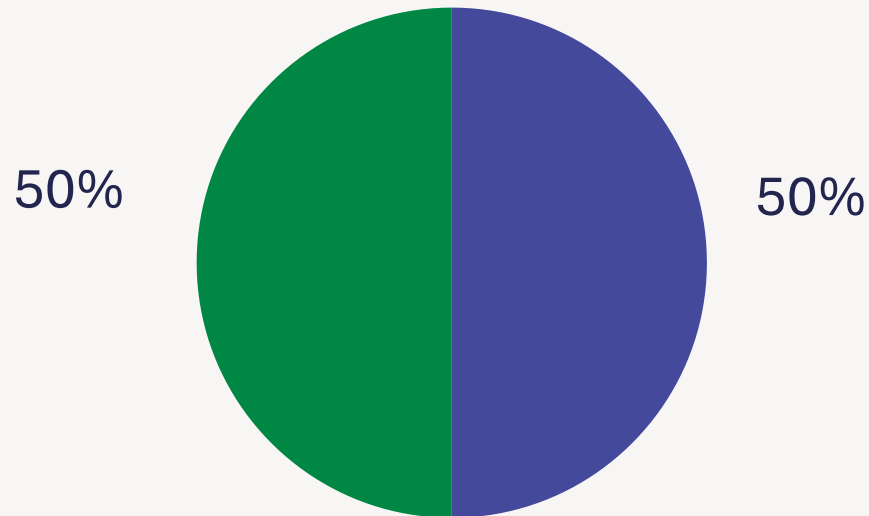
# Step 3: Post-Survey Processing

1. Integrate historic research findings, including occupancy history
2. Identify associated historic contextual trends and themes
3. Evaluate eligibility for both local and National Register designation
4. Assess potential historic district boundaries

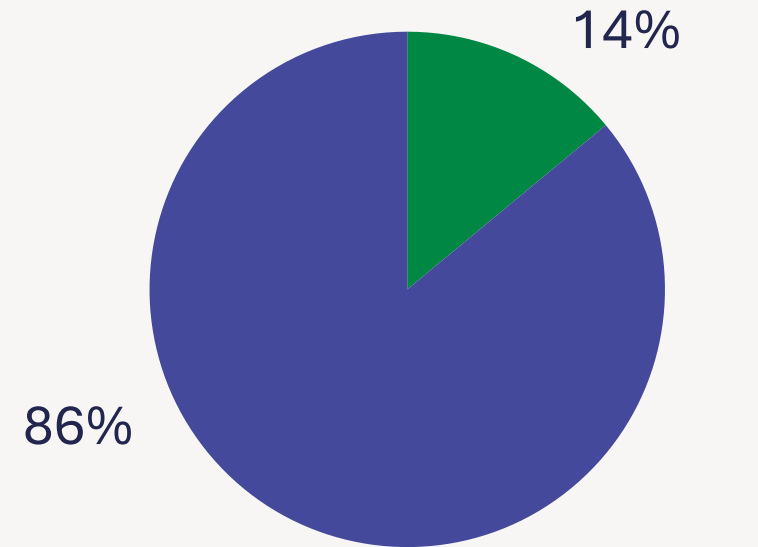


# Survey Recommendations

### Historic Districts



### Historic Landmarks



■ Surveyed resources within an eligible or listed district  
■ Other resources

■ Surveyed resources eligible for landmark designation

# Sample of Resources Eligible for Historic Designation



1513

Address  
604 E 3 ST A



1514

Address  
606 E 3 ST



372

Address  
103 E 5 ST



238

Address  
115 E 5 ST



1500

Address  
305 E 5 ST



608

Address  
411 E 5 ST



2708

Address  
1600 W 5 ST



2713

Address  
1611 W 5 ST A



370

Address  
200 E 6 ST



1448

Address  
701 E 6 ST



1494

Address  
708 E 6 ST



3383

Address  
1116 W 6 ST A



1176

Address  
1116 W 6 ST B



2330

Address  
1315 W 6 ST



2356

Address  
1401 W 6 ST



2433

Address  
1405 W 6 ST



2533

Address  
1409 W 6 ST



2531

Address  
1414 W 6 ST



2723

Address  
1505 W 6 ST



2807

Address  
1507 W 6 ST



2864

Address  
1511 W 6 ST



2866

Address  
1513 W 6 ST



281

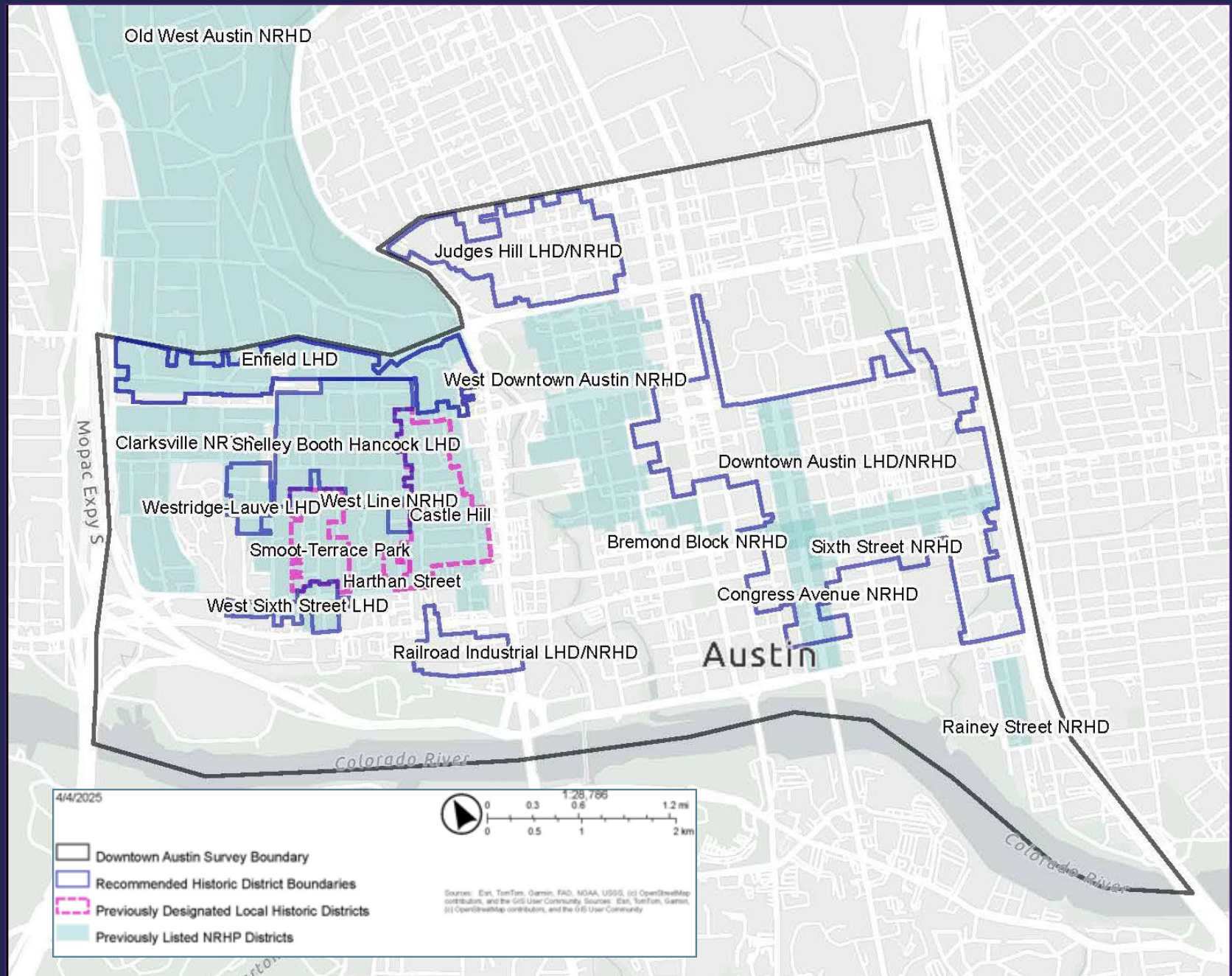
Address  
1601 W 6 ST A



2809

Address  
1603 W 6 ST

# Recommended Historic District Boundaries



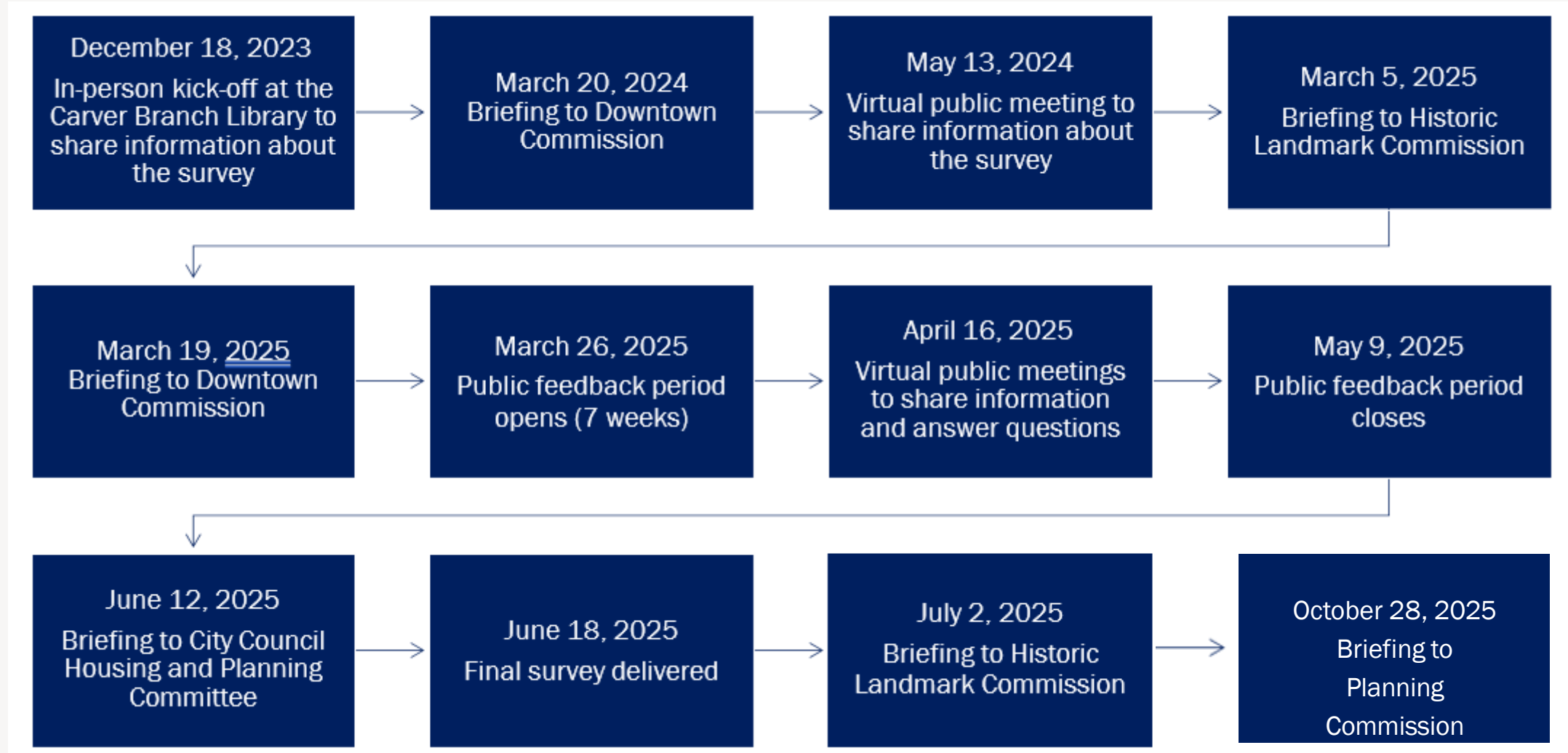
# Frequently Asked Questions



- Will this survey result in automatic zoning or tax changes?
  - Answer: No. The survey makes only advisory recommendations for historic resource eligibility.
- Will voluntary owner-initiated historic designation result in zoning or tax changes?
  - Answer: It depends. Designation at the local level adds H or HD to the base zoning and can unlock property tax reduction incentives. Alterations must follow City design standards.
  - Designation at the federal level does not involve a zoning change and makes some properties eligible for rehabilitation tax credits. City provide advisory review of alterations.

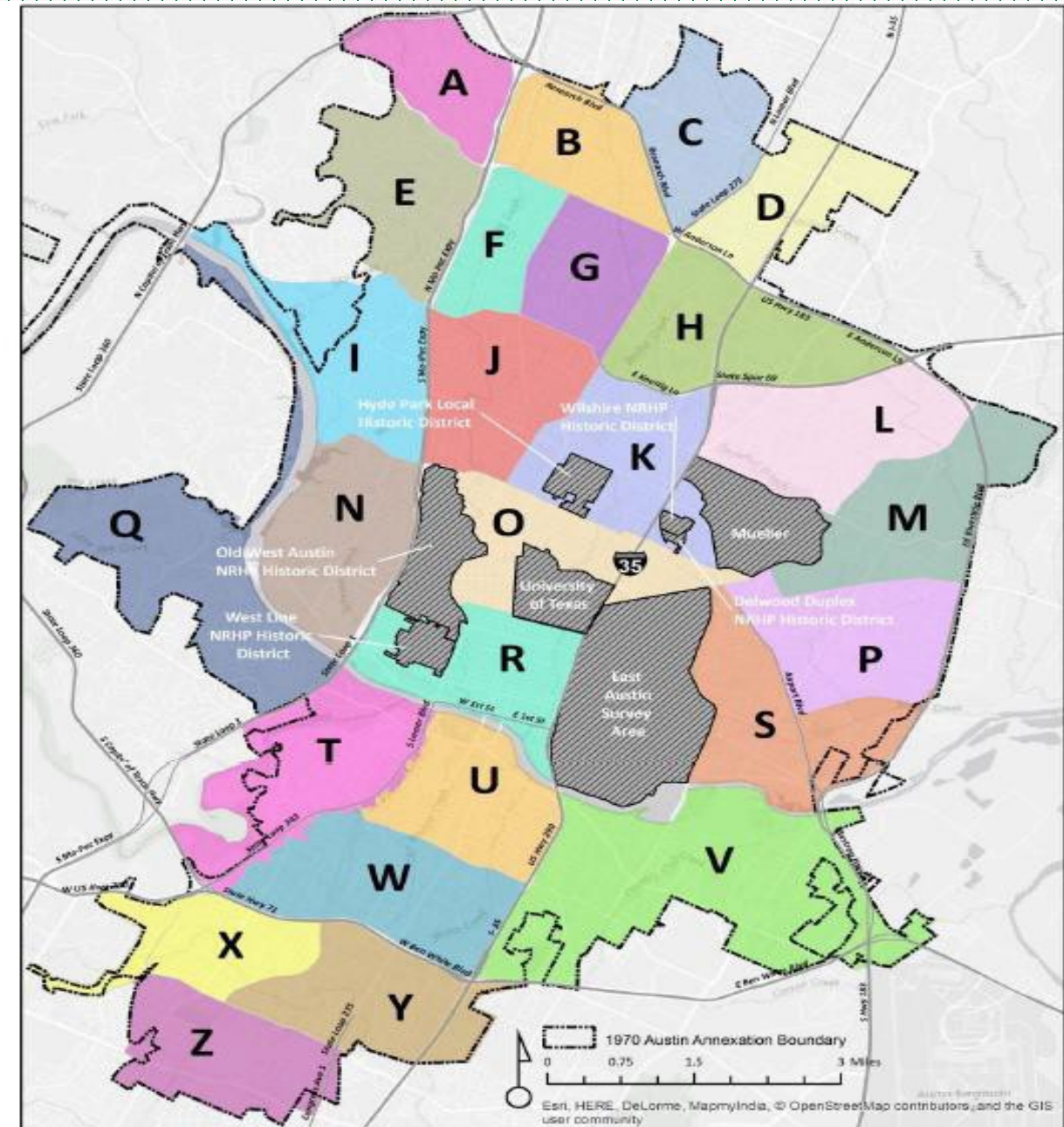


# Project Timeline



# Future Survey Projects

- Continual and consistent historic resource surveys lay essential groundwork for historic preservation and are an invaluable part of all major cities' preservation programs
- Update and expansion of 2016 East Austin Historic Resource Survey
- Prioritization of areas with high development pressure
- Determination of funding



Future Austin Survey Area Overview Map showing boundaries of areas evaluated for potential future survey. Source: Map by HMM using Esri base map, 2016.



**Thank You**