

Letter of Support: Historic Zoning for 907 East 13th Street (C14H-2026-0013 - Nitschke-Verseas-Goins House)

Date: March 20, 2026

To: City of Austin Planning Commission

From: Swede Hill Neighborhood Association

Subject: Support for Historic Zoning Case – 907 East 13th Street

Dear Commissioners,

On March 4, 2026, the Swede Hill Neighborhood Association met and voted officially to support the application for **Historic Zoning for 907 East 13th Street**. As one of Austin's earliest residential neighborhoods, Swede Hill has endured years of threat from rapid demolition, and we believe this property is a vital piece of the fabric that remains.

Our support is based on the following critical points:

- **Preservation of Heritage:** 907 East 13th Street is one of the oldest homes in the area. It stands as a physical tie to the immigrant roots that gave our neighborhood its name and unique identity and a tie to the black families that owned the home subsequently.
- **A Reasonable Compromise:** The zoning request is specifically targeted toward the **original front two rooms** of the house. This is a balanced approach that preserves the historic streetscape while leaving a significant portion of the lot available for modern development.
- **Preventing "Demolition Scars":** We have observed a pattern of behavior from the current landowner, who has purchased scores of properties only to leave them as empty, scraped lots. These demolitions leave scars on our blocks that remain vacant for years, providing no housing for new families and offering zero respect for the history of East Austin.
- **Erosion of Character:** Many historic homes in Swede Hill have already faced the business end of a bulldozer. We cannot continue to scrap our history and expect to retain the character of this community. While we often collaborate with landowners to find a middle ground, this owner has shown no interest in preserving our neighborhood's history, making this historic designation necessary.

Enough is enough. We need the Planning Commission to help us protect the few remaining landmarks of our past before the fabric of Swede Hill is eroded beyond repair.

We urge you to approve the Historic Zoning for 907 East 13th Street to ensure this home remains a part of Austin's story.

Respectfully,

The Swede Hill Neighborhood Association