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: Swankienda Properties, LLC
2. PROJECT NAME: Texas Monthly Project
3. PROJECT STREET ADDRESS (or Range): 1801 N. Lamar Blvd., Austin, TX
ZIP 78701 **COUNTY**: Travis
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF
_____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS
APPROXIMATELY _____ DISTANCE FROM ITS
INTERSECTION WITH _____ CROSS STREET.

AREA TO BE REZONED:

4. ACRES 0.349 **(OR)** **SQ.FT.**_____

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
GO	Vacant		1.43 Acres	Offices	GO-H

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE?	No	FILE NUMBER: _____
7. RESTRICTIVE COVENANT?	No	FILE NUMBER: _____
8. SUBDIVISION?	No	FILE NUMBER: _____
9. SITE PLAN?	No	FILE NUMBER: _____

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Mickey Robert G Addition
Block(s) A Lot(s) 1 Outlot(s) _____
Plat Book: 431392 Page 97-8
Number: (Property ID: 1009997)
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.:

Instrument 2026009155
11. VOLUME:_____ PAGE:_____ TAX PARCEL I.D. NO. 111999

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? Yes
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD,NP, etc) GO, Overlays: 4
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? No
14. IS A TIA REQUIRED? No (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
TRIPS PER DAY:_____
TRAFFIC SERIAL ZONE(S):_____

OWNERSHIP TYPE:

15. X 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: Kenneth R. Johnson NAME: Kenneth R. Johnson
FIRM NAME: Swankienda Properties, LLC TELEPHONE NUMBER: 713-381-3095
STREET ADDRESS: 1100 Louisana St., Ste. 5200
CITY: Houston STATE: TX ZIP CODE:77002-5287
EMAIL ADDRESS: [redacted]

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION
SIGNATURE: Donna D. Carter NAME: Donna Carter, FAIA
FIRM NAME: Carter Design Associates TELEPHONE NUMBER: 512-476-1812
STREET ADDRESS: 817 West 11th St.
CITY: Austin STATE: TX ZIP CODE: 78701
CONTACT PERSON:Donna Carter, FAIA TELEPHONE NUMBER: 512-476-1812
EMAIL ADDRESS: [redacted]

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
Office: 512-443-1724
Fax: 512-389-0943
5725 West Hwy 290, Suite 103
Austin, Texas 78735

EXHIBIT "__"

PORTION OF LOT 1, BLOCK A
ROBERT G. MICKEY ADDITION

0.349 ACRES
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 0.349 ACRES (APPROXIMATELY 15,200 SQ. FT.), BEING A PORTION OF LOT 1, BLOCK A, ROBERT G. MICKEY ADDITION, A SUBDIVISION OF RECORD ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 97, PAGES 8 AND 9, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO GADDIS THREE AMIGOS LLC, IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 26TH, 2007 AND RECORDED IN DOCUMENT NO. 2007180016 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.349 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a mag nail with "Chaparral" washer found on the east right-of-way line of North Lamar Boulevard (80' width right-of-way), being the most southerly corner of said Lot 1, from which a 1/2" rebar found being an angle point in the southeast line of Lot 1 and the most westerly corner of Lot B, First Resubdivision of Vance Park, a subdivision recorded in Volume 49, Page 74, of the Plat Records of Travis County, Texas, bears North 46°49'51" East, a distance of 105.61 feet;

THENCE North 19°58'40" East, over and across said Lot 1, a distance of **55.12 feet** to a calculated point for the most southerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing over and across said Lot 1, the following forty-two (42) courses and distances:

1. **North 41°48'38" West**, a distance of **44.98 feet** to a calculated point;
2. **South 47°39'48" West**, a distance of **6.07 feet** to a calculated point;
3. **North 41°36'52" West**, a distance of **20.37 feet** to a calculated point;
4. **South 46°57'32" West**, a distance of **19.24 feet** to a calculated point;
5. **North 41°49'45" West**, a distance of **53.93 feet** to a calculated point;
6. **North 47°19'35" East**, a distance of **13.25 feet** to a calculated point;
7. **North 41°48'38" West**, a distance of **29.50 feet** to a calculated point;

8. **South 52°41'11" West**, a distance of **5.30 feet** to a calculated point;
9. **North 41°35'55" West**, a distance of **38.65 feet** to a calculated point;
10. **North 48°39'21" East**, a distance of **5.14 feet** to a calculated point;
11. **North 41°48'38" West**, a distance of **27.36 feet** to a calculated point for the most westerly corner of the herein described tract, from which a 1/2” rebar found on the west line of Lot 1, same being the east right-of-way line of North Lamar Boulevard, bears South 33°06’35” West, a distance of 37.39 feet;
12. **North 48°11'22" East**, a distance of **3.91 feet** to a calculated point;
13. **North 40°47'56" West**, a distance of **4.97 feet** to a calculated point;
14. **North 47°53'48" East**, a distance of **50.88 feet** to a calculated point;
15. **South 42°06'12" East**, a distance of **5.23 feet** to a calculated point;
16. **North 48°11'22" East**, a distance of **3.89 feet** to a calculated point;
17. **South 41°48'38" East**, a distance of **14.90 feet** to a calculated point;
18. **North 48°11'22" East**, a distance of **26.50 feet** to a calculated point for the most northerly corner of the herein described tract, from which a 1/2” rebar with “Chaparral” cap found on the north line of said Lot 1, same being the south right-of-way line of West Martin Luther King Boulevard (80’ width right-of-way), bears North 74°57’30” West, a distance of 60.78 feet;
19. **South 41°48'38" East**, a distance of **36.08 feet** to a calculated point;
20. **South 48°14'40" West**, a distance of **12.25 feet** to a calculated point;
21. **South 39°01'29" East**, a distance of **9.09 feet** to a calculated point;
22. **South 49°18'16" West**, a distance of **2.31 feet** to a calculated point;
23. **South 41°49'19" East**, a distance of **43.93 feet** to a calculated point;
24. **South 48°16'38" West**, a distance of **2.28 feet** to a calculated point;
25. **South 41°39'29" East**, a distance of **12.47 feet** to a calculated point;
26. **North 48°11'22" East**, a distance of **2.51 feet** to a calculated point;
27. **South 41°48'38" East**, a distance of **1.00 feet** to a calculated point;
28. **South 48°11'22" West**, a distance of **6.50 feet** to a calculated point;
29. **South 41°48'38" East**, a distance of **12.60 feet** to a calculated point;
30. **North 48°11'22" East**, a distance of **6.50 feet** to a calculated point;
31. **South 41°48'38" East**, a distance of **29.70 feet** to a calculated point;
32. **South 48°11'22" West**, a distance of **18.50 feet** to a calculated point;
33. **South 41°48'38" East**, a distance of **3.70 feet** to a calculated point;

34. **North 48°11'22" East**, a distance of **1.50 feet** to a calculated point;
35. **South 41°48'38" East**, a distance of **38.00 feet** to a calculated point;
36. **South 48°11'22" West**, a distance of **1.50 feet** to a calculated point;
37. **South 41°48'38" East**, a distance of **13.60 feet** to a calculated point;
38. **South 48°11'22" West**, a distance of **1.00 feet** to a calculated point;
39. **South 41°48'38" East**, a distance of **9.30 feet** to a calculated point for the most easterly corner of the herein described tract, from which said 1/2” rebar found being an angle point in the southeast line of said Lot 1 and the most westerly corner of said Lot B bears North 86°21’33” East, a distance of 22.90 feet;
40. **South 48°11'22" West**, a distance of **25.50 feet** to a calculated point;
41. **North 41°48'38" West**, a distance of **9.40 feet** to a calculated point;
42. **South 48°11'22" West**, a distance of **13.50 feet** to a calculated point, same being the **POINT OF BEGINNING** of the herein described tract and containing **0.349 acres** of land, more or less.

Surveyed on the ground on October 25, 2025.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone; Us Survey Feet; Based on GPS solutions from the Local Real Time Network (RTN) For Chaparral control point "101".

Attachments: Survey Drawing 2292-001-0.349AC.dwg

Michael Bohuslav

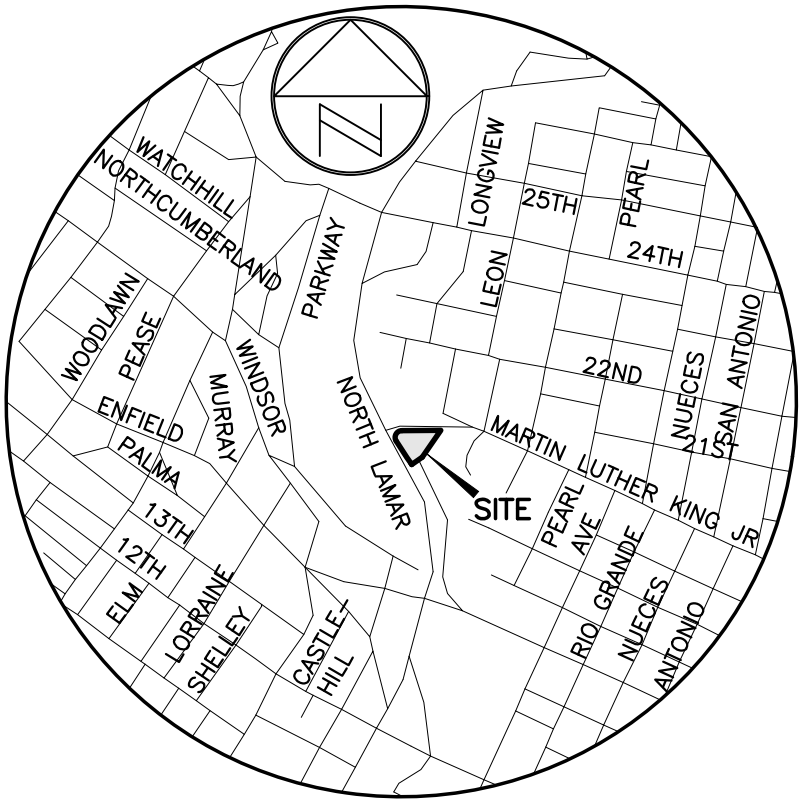
10/05/2026
Date

Michael S. Bohuslav
Registered Professional Land Surveyor
State of Texas No. 7229
TBPELS Firm No. 10124500



REFERENCES
TCAD Parcel No. 111999

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.349 ACRES (APPROXIMATELY 15,200 SQ. FT.), BEING A PORTION OF LOT 1, BLOCK A, ROBERT G. MICKEY ADDITION, A SUBDIVISION OF RECORD ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 97, PAGES 8 AND 9, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO GADDIS THREE AMIGOS LLC, IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 26TH, 2007 AND RECORDED IN DOCUMENT NO. 2007180016 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

LEGEND

- ● 1/2" REBAR FOUND
- ●CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- △ MAG NAIL WITH "CHAPARRAL" SHINER FOUND
- △ CALCULATED POINT
- ⊕ CONTROL POINT
- ( ) RECORD INFORMATION

STATE OF TEXAS
REGISTERED
MICHAEL S. BOHUSLAV
7229
PROFESSIONAL
LAND SURVEYOR

Michael Bohuslav
10/05/2026

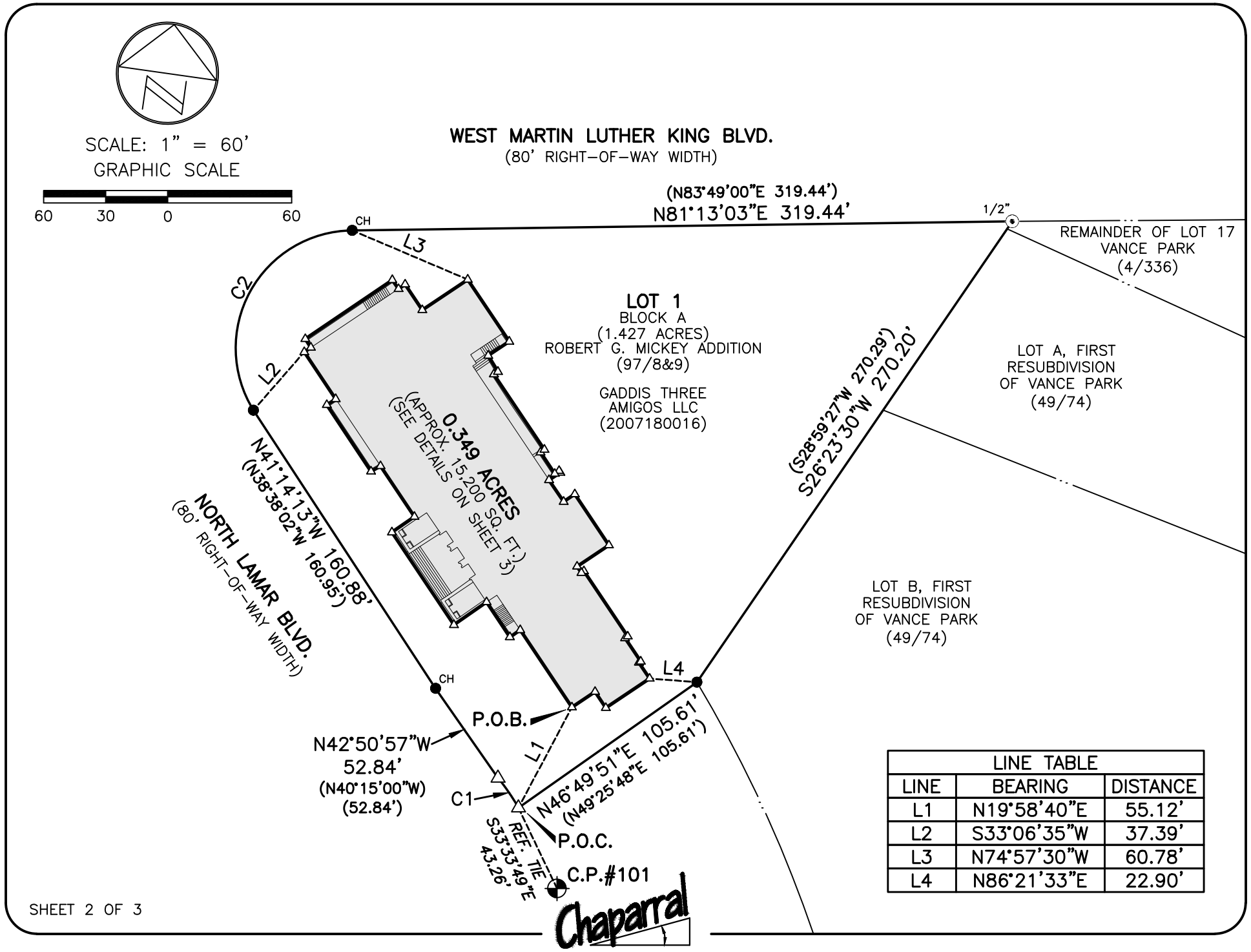
CURVE TABLE							
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	(RECORD CHORD)
C1	8°28'04"	118.72'	8.79'	17.55'	17.53'	N42°23'15"W	(N39°48'00"W 17.50')
C2	121°11'04"	57.00'	101.13'	120.56'	99.31'	N20°46'52"E	(N23°25'06"E 99.36')

DATE OF SURVEY: 10/20/2025
PLOT DATE: 10/05/2026
DRAWING NO.: 2292-001-0.349AC
PROJECT NO.: 2292-001
T.B.P.E.L.S. FIRM NO. 10124500
DRAWN BY: TEJ
SHEET 1 OF 3

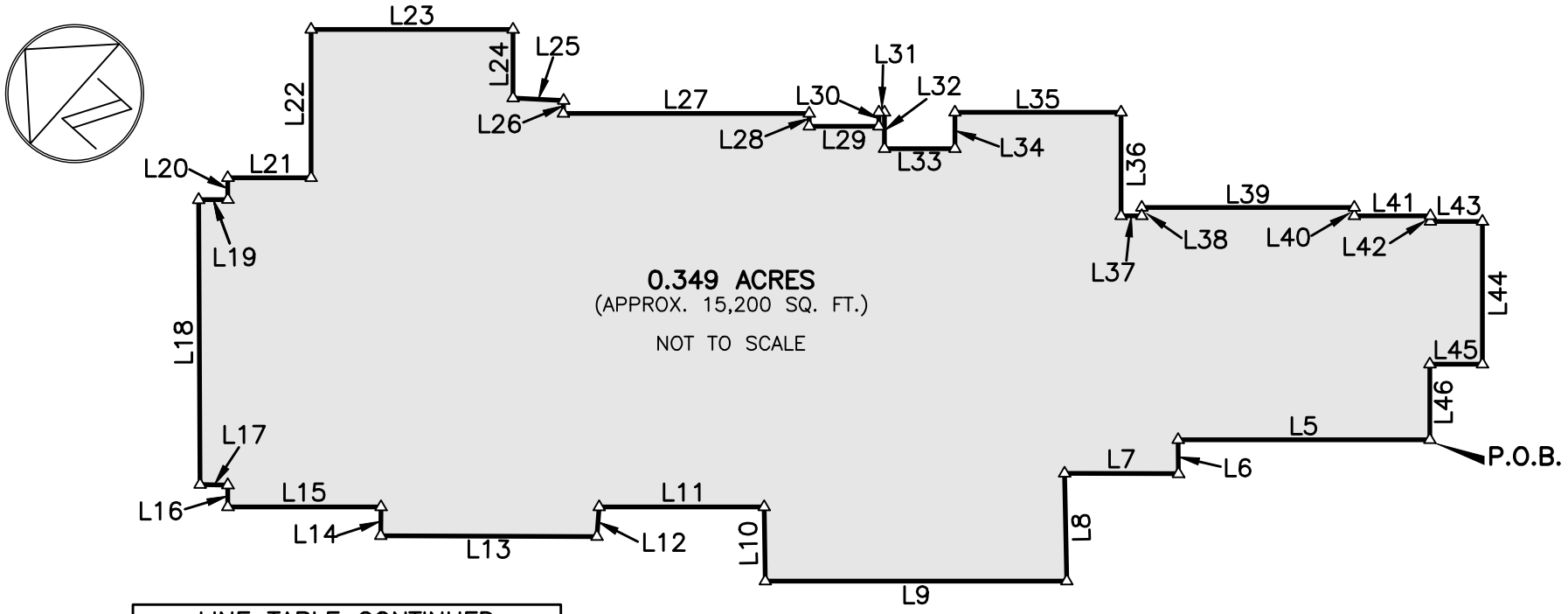
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE; US SURVEY FEET; BASED ON GPS SOLUTIONS FROM THE LOCAL REAL TIME NETWORK (RTN) FOR CHAPARRAL CONTROL POINT "101".

ATTACHMENTS: 2292-001-0.349AC.docx

Chaparral



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N19°58'40"E	55.12'
L2	S33°06'35"W	37.39'
L3	N74°57'30"W	60.78'
L4	N86°21'33"E	22.90'



LINE TABLE CONTINUED		
LINE	BEARING	DISTANCE
L5	N41°48'38"W	44.98'
L6	S47°39'48"W	6.07'
L7	N41°36'52"W	20.37'
L8	S46°57'32"W	19.24'
L9	N41°49'45"W	53.93'
L10	N47°19'35"E	13.25'
L11	N41°48'38"W	29.50'
L12	S52°41'11"W	5.30'
L13	N41°35'55"W	38.65'
L14	N48°39'21"E	5.14'
L15	N41°48'38"W	27.36'
L16	N48°11'22"E	3.91'
L17	N40°47'56"W	4.97'
L18	N47°53'48"E	50.88'

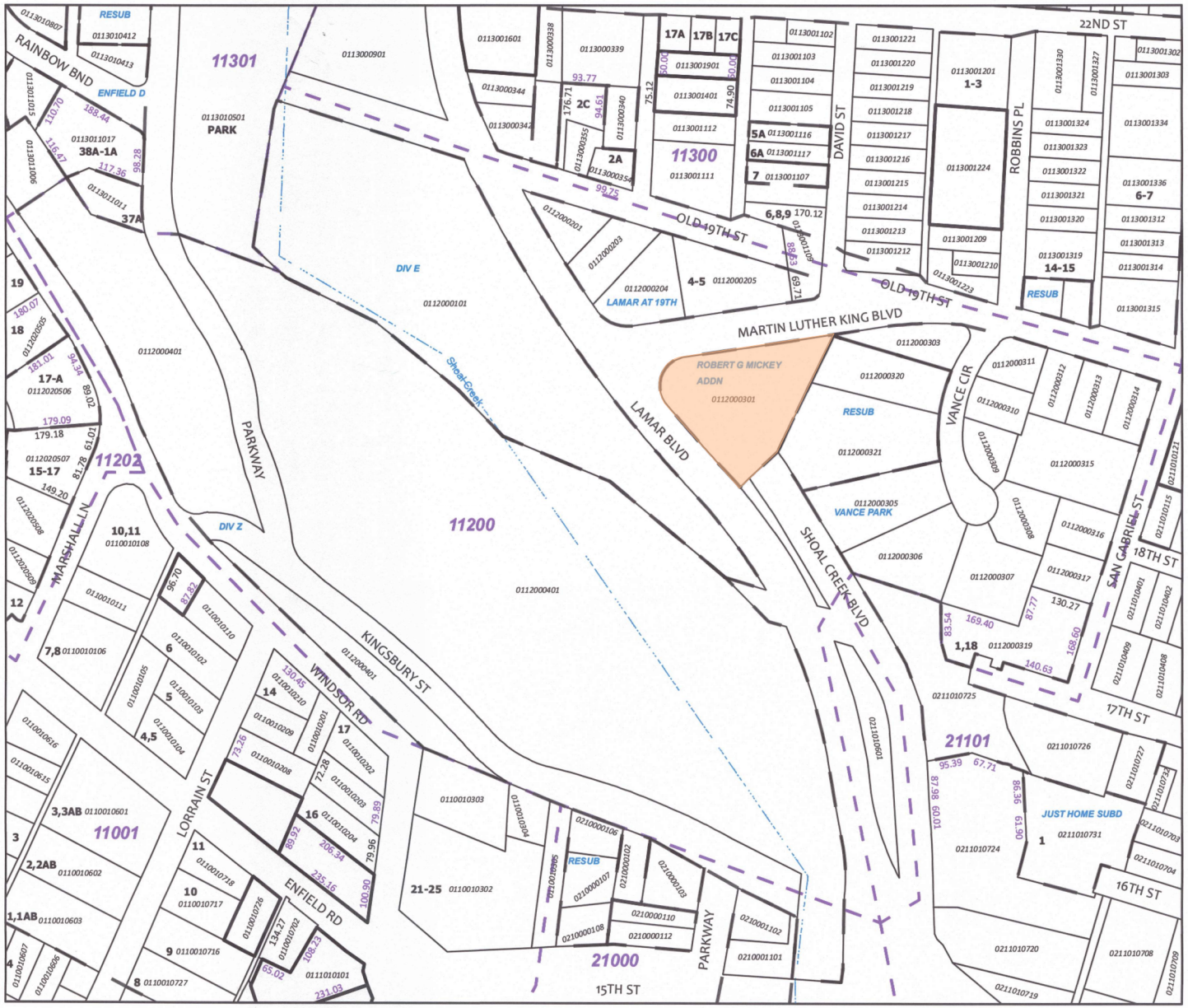
LINE	BEARING	DISTANCE
L19	S42°06'12"E	5.23'
L20	N48°11'22"E	3.89'
L21	S41°48'38"E	14.90'
L22	N48°11'22"E	26.50'
L23	S41°48'38"E	36.08'
L24	S48°14'40"W	12.25'
L25	S39°01'29"E	9.09'
L26	S49°18'16"W	2.31'
L27	S41°49'19"E	43.93'
L28	S48°16'38"W	2.28'
L29	S41°39'29"E	12.47'
L30	N48°11'22"E	2.51'
L31	S41°48'38"E	1.00'
L32	S48°11'22"W	6.50'

LINE	BEARING	DISTANCE
L33	S41°48'38"E	12.60'
L34	N48°11'22"E	6.50'
L35	S41°48'38"E	29.70'
L36	S48°11'22"W	18.50'
L37	S41°48'38"E	3.70'
L38	N48°11'22"E	1.50'
L39	S41°48'38"E	38.00'
L40	S48°11'22"W	1.50'
L41	S41°48'38"E	13.60'
L42	S48°11'22"W	1.00'
L43	S41°48'38"E	9.30'
L44	S48°11'22"W	25.50'
L45	N41°48'38"W	9.40'
L46	S48°11'22"W	13.50'

Chaparral

Application
Sections B through E

B. TAX MAPS



Travis Central Appraisal District
850 E Anderson Lane P.O. Box 149012
Austin, TX 78752 Austin, Texas 78714
www.traviscad.org
(512) 834-9317

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.

NAD 1983 State Plane
Texas Central FIPS 4203
Lambert Conformal Conic

N

0 120
Feet

Revision Date:
2/26/2026

11200

C - Tax Certificate

TAX CERTIFICATE NO 2342246

Celia Israel
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

ACCOUNT NUMBER: 01-1200-0301-0000

PROPERTY OWNER:

SWANKIENDA PROPERTIES LLC
1100 LOUISIANA ST STE 5200
HOUSTON, TX 77002-5287

PROPERTY DESCRIPTION:

LOT 1 BLK A MICKEY ROBERT G ADDN

ACRES 1.4300 MIN% .000000000000 TYPE

SITUS INFORMATION: 1801 N LAMAR BLVD 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
2025	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*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 2025 $162,820.97

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2025 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 09/15/2026

Fee Paid: $10.00

Celia Israel
Tax Assessor-Collector

By: _____

LEYVAA printed on 09/15/2026 @ 14:48:19:57 Page# 1

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERICATION

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.

Donna D. Carter — 13 Oct 2026

Signature **Date**

Donna Carter, FAIA

Name (Typed or Printed)

Carter Design Associates

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.

Donna D. Carter — 13 Oct 2026

Signature **Date**

Donna Carter, FAIA

Name (Typed or Printed)

Carter Design Associates

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, Donna Carter, FAIA have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

1801 N. Lamar Blvd., Austin, TX 78701
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Donna D. Carter
(Applicant's signature)

13 October 2026
(Date)

F. 1: Historical Documentation - Deed Chronology

Deed Research for (fill in address) 1801 N. Lamar Blvd., 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.

TRANSACTION	INSTRUMENT / BOOK / PAGE
Julia E. Vance	Instrument #
Plat - Vance Park to the Public	Book 4
9-Jul-47	Page 336
$ N/A	
Julia E. Vance	Instrument #
Warranty Deed to State Medical Association	Book 867
30-Dec-48	Page 531
$ N/A	
Julia E. Vance	Instrument #
Deed State Medical Association	Book 994
15-Nov-49	Page 51
$ N/A	
Yarbrough Construction Company	Instrument #
Mechanic's Lien to State Medical Association	Book 1158
12-Jan-51	Page 107
$ N/A	
Seldon O. Baggett and wife, Jewll Baggett	Instrument #
Deed to Texas Medical Association	Book 1492
27-Aug-54	Page 222
$ N/A	
1801 North Lamar Ltd to William F Burrow Jr.	Instrument 5823999
Lot 1 Blk A Robert G. Mickey Addn	Book 12998
14-Aug-97	Page 1183
$ N/A	
William F Burrow Jr to WFB-Lamar Ltd	Instrument - 1999159988
Lot 1 Blk A Robert G. Mickey Addn	Book - N/A
23-Dec-99	Page - N/A
$ N/A	
WFB-Lamar Ltd to Gaddis Three Amigos LLC	Instrument - 2007180016
Lot 1 Blk A Robert G. Mickey Addn	Book - N/A
27-Sep-07	Page - N/A
$ N/A	
Gaddis Three Amigos LLC sold to Swankienda Properties LLC	Instrument - 2026001755
See Instrument	Book - N/A
7-Jan-26	Page - N/A
$ N/A	

F. 2: Historical Documentation - Occupancy History

Occupancy Research for (fill in address) 1801 N. Lamar Blvd., 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.

OCCUPANTS OF 1801 N. LAMAR BLVD., AUSTIN, TEXAS			
YEAR	**OCCUPANT NAME**	**REFERENCE**	**SOURCE / INSTRUMENT**
1954 - 1990	Texas Medical Assn		Polk Directories
1955 -	Texas State Jounrnal of Medicine (Editoral Location)		Polk Directories 1955
1959 - 1990	Memorial Library of Texas Medical Assn		Polk Directories Books 1959 - 1990
1992	Vacant		Polk Directories Books 1992 - 1995
3/28/1996	Texas Physician Services Organization	Texas Medical Association	Micofilm Code: 9611351 Cert #: 68277
1997 - 2000	Data Base City		Polk Directories Books 1997 - 2000
	ETA First Funding Group		Polk Directories Books 1997 - 2000
	Page Net Inc.		Polk Directories Books 1997 - 2000
	Waller Creek Communitions		Polk Directories Books 1997 - 2000
	Zimmet Stevens		Polk Directories Books 1997 - 2000
	Moore-Anderson		Deed Record: 1997 William Burrow Tenants
	Steve Zimmett, M.D.		Deed Record: 1997 William Burrow Tenants
	Hardin interest, Inc.		Deed Record: 1997 William Burrow Tenants
	Third Coast Interiors		Deed Record: 1997 William Burrow Tenants
	Material Marketing Corporation		Deed Record: 1997 William Burrow Tenants
	Deirdre Rhoad		Deed Record: 1997 William Burrow Tenants
	Walter T Harrell and Dan M. Bawell		Deed Record: 1997 William Burrow Tenants
10/14/1999	Pontio Communications Company, Inc	Waller Creek Communications Inc.	Assumed Name Records -Instrument 1999128055
11/22/2000	TEXFX	Walker Gary Lee Jr	Assumed Name Records - Instrument 2000186738
1/1/2007	Cotera & Reed Architects, Inc.		Deed Record: 2007 WFB to Gaddis Tentants
	Eggleston Oral & Facial Surgery, PC		Deed Record: 2007 WFB to Gaddis Tentants
	Hardin Interest, Inc.		Deed Record: 2007 WFB to Gaddis Tentants
	McGrath Texas, Inc.		Deed Record: 2007 WFB to Gaddis Tentants
	Texas School Public Relations Association		Deed Record: 2007 WFB to Gaddis Tentants
	Wright, Watson & Associates		Deed Record: 2007 WFB to Gaddis Tentants
11/2/2010	Gaddis Partners LTD	Celtic Leasing Corp	UCC Financing Statement
	Gaddis Partners LTD	T3	

F.3 Occupant History

Texas Medical Association

- Founded: January 17, 1853
- Original Name: Texas Medical Association
- Second Name: Medical Association of Texas (November 14, 1853)
- Third Name: Texas State Medical Association (June 1869)
- Forth Name: State Medical Association of Texas (1901)
- Fifth Name (Current): Texas Medical Association (May 29, 1951)
- Owned and occupied the building: 1952 to 1996

Refer to Appendix A for historic documentation of Texas Medical Association written by Texas State Historical Association.

William F Burrow / WFB-Lamar, Ltd.

- Born: December 29, 1939
- Father: William F. Burrow Sr. (trial attorney in Dallas that helped found the Texas Republication Party)
- Mother:
- Great-great Grandfather: Robert Irion ("Sam Houston's Secretary of State Ambassador to England and France for the Republic of Texas")
- Great-great Grandmother: Anna Raguet ("designed the Republic's official seal")
- Grandfather: Joe A Worsham ("founded Worsham, Forsthye & Wooldrige" later became Hunton & Williams)
- Wife: Janis S. Burrow
- Siblings:
- Children:
- Death: October 9, 2010
- Career:
    - Lawyer at Leake, Henry, Golden, Burrow & Potts
    - Real Estate Investor with Koelbel & Co.
    - Founded Sage Land Company, a real estate development and investing company.

Refer to Appendix A for William Burrow's obituary.

T3 (Gaddis Three Amigos)

Type of Work: Advertising Agency
Founded and Operated By: Gay Gaddis (1989-2016)
Operation as T3: 1989-2019
Current Name "Material": 2019-Present
Owned 1801 N. Lamar: -2026

F.4 Historical Events

On September 19, 1952, Lyndon B Johnson (a US Senator at the time) along with Governor Allan Shivers provided a dedication speech at opening of Texas Medical Association. See Appendix B for dedication edition of the Texas Journal of Medicine

Feature

More than a building: a renewed commitment

Texas Medical Association is planning for the 21st century with the construction of a headquarters building that will accommodate the association's space needs to at least the year 2010. Groundbreaking ceremonies for the new 10-story structure were held April 4, with occupancy scheduled for summer 1991. Photos of the groundbreaking ceremonies are on pp. 28–29.

In this article, Austin freelance writer and editor Barbara Langham puts the vision of the new building into a historical perspective.

In 1952, when the Texas Medical Association moved into its current headquarters building at 1801 N Lamar Blvd in Austin, first-grade classrooms in Texas were bulging with the first influx of baby boomers, and *every* school child could expect to get the measles—if he hadn't had them already—as a normal part of growing up. In the summertime children reluctantly heeded their mothers' warnings against swimming out of fear they would catch polio.

Young physicians, some of whom had served in World War II, were graduating from Texas' three medical schools—Baylor in Houston, The University of Texas Medical Branch in Galveston, and Southwestern Medical School in Dallas—and setting up practices all over Texas.

Medical scientists were searching for antibiotics to overcome the inadequacies of penicillin, and promising heart surgeon Michael DeBakey was stitching strips of Dacron on his wife's sewing machine to see if he could make some kind of tubing to replace clogged arteries.

On Sept 19, 1952, Gov Allan Shivers and US Sen Lyndon B. Johnson spoke at the formal dedication ceremonies of TMA's new building. During the public open house the following Sunday, visitors watched films such as "Wonder Engine of the Body" in the first-floor Thompson Auditorium.



An architect's model portrays TMA's new headquarters building, which is expected to be completed in June 1991. In the left foreground is a portion of the Guest Quarters Hotel.

Tremendous changes in 37 years

The practice of medicine and the association have changed greatly in 37 years. The two-story white limestone building at 1801 N Lamar Blvd, once an elegant library with a spacious auditorium and ample offices, is overcrowded, with no meeting space remaining. Beginning in the early 1970s, the association purchased three additional buildings in the adjacent block to house the expanding staff.

TMA membership has nearly quintupled, from 6,000 in 1952 to more than 29,000 today. Member benefits also have multiplied. In addition to a professional journal and a library, physicians today have a TMA-endorsed group insurance plan, continuing education programs, international travel opportunities, and business and individual benefits, such as leasing of medical equipment.

Although TMA has pushed for public health laws, including sanitation and childhood immunizations since its origin in 1853, the association in the last three decades has become a stronger advocate for the state's physicians and their patients. The association's lobbyists promote health interests in state and federal legislation, a political action committee supports candidates, and a medical economics division represents physicians on

Texas Medical Association. Texas Medicine, Volume 86, Number 6, June 1990, periodical, June 1990; Austin, Texas. (https://texashistory.unt.edu/ark:/67531/metapth599864/m1/24/: accessed July 17, 2025), University of North Texas Libraries, The Portal to Texas History, https://texashistory.unt.edu; crediting Texas Medical Association.

F.5 Current Photos

Current photos are provided in Appendix C.

F.6 Architect and Contractor History

Architect: Staub and Rather Architects

Firm Owner(s): John Fanz Staub and John Thomas Rather
Operated: 1942-1952 (under the name of Staub and Rather)
Design Focus: Residential, Commercial and Institutional

John Staub -

Born: September 12, 1892 in Knoxville, TN
Father: Fritz Staub
Mother: Anna Cornelia (Fanz) Staub
Wife: Madeleine Louise (Delabarre) Staub
Married: October 4, 1919
Siblings: Maurisse Staub and Amy (Staub) Galyon
Children: Unknown
Death: April 13, 1981
Buried: Glenwood Cemetery in Houston, TX
Plot: Section LV, Lot 71

John Rather -

Born: September 8, 1896 in Copperas Cove, Texas
Father: John Thomas Rather, Sr.
Mother: Nettie (Box) Rather
Wife: Mary Lyda (Stokes) Rather
Children: Unknown
Siblings: Loui Herbert Rather, Vera (Rather) Harper, Nathaniel Hawthorne Rather, Frank Rather, Arnold Bennett Rather, Julia Belle Rather
Death: January 10,1968
Buried: Memorial Oaks Cemetery in Houston, TX
Memorial ID: 233051282

Refer to Appendix D for grave and burial information for John Staub and John Rather.

Contractor: Yarbrough Construction Company

Owner(s): Owners at the time of the construction of 1801 N. Lamar are not known
Type of Construction Work: Commercial, Public Works

Late 50s Renovation Architect: Jessen Jessen Millhouse Greeven

University of Texas Library Abstract:

Architects Harold E. (Bubi) Jessen (1908-1979) and Wolfe Jessen (1915-1977) were brothers born in Austin, Texas and educated at The University of Texas. They opened Jessen and Jessen in 1938 and continued to practice in Austin with a range of partners for decades.

Firm Owner(s): Harold Jessen, Wolf Jessen, Charles Augustus Millhouse and Alton E. Greeven

Operated: 1937-1942; 1946 – Present (Jessen Associates, Inc.)
Design Focus: Commercial, Institutional and Residential
Work Completed: March 25, 1959

Late 50s Renovation Landscape Architect: C Coatsworth Pinkney

Austin History Center Abstract:

> *Charles Coatsworth Pinkney was a landscape artist that practiced in Austin, Texas from 1939 until his death in 1994. The landscape architecture drawings in this collection were created between 1938-1994 and represent residential, commercial, medical, ecclesiastical, educational, public, and military projects, with the focus on residential design.*

Firm Owner(s): Charles Coatsworth Pinkney
Operated: 1939-1994
Design Focus: Residential Landscape design
Work Completed: 1959

1996 Renovation Contractor: J. N. Contractors

Firm Owner(s): *No information at this time.*
Operated: *No information at this time.*
Type of Construction Work: *No information at this time.*
Work Completed: *No information at this time.*

F.7 Historic Photos

Historic photos are provided in Appendix E.

F.8 Survey

1996 and 2026 surveys provided in Appendix F.

F.9 Historical Documentation and Narrative

Historic Timeline

1853	Texas Medical Association (TMA) was formed.
1948-1949	TMA purchased the land that the building sits on.
1950	TMA engaged Staub and Rather to design the new headquarters building for their organization.
1952	Construction of the building was completed by Yarbrough Construction Company.
1954	TMA purchased the rear lot to the east to be used for parking.
1959	TMA hired Jessen Jessen Millhouse Greeven to renovate some of the interior spaces. They also hired C. Coatsworth Pinkey to design the landscape and parking for the site.
1996	TMA sold the building to William Burrow.
1996	Burrow renovated the building (the extent is unknown) to be used as a multi-tenant lease space. Renovations were completed by J.N. Contractors.
2007	The property was purchased by T3 (Gaddis Three Amigos LLC).
2009-2010	T3 renovated the building interior.
2026	The property was purchased from T3 for Texas Monthly's new office.

Narrative

Texas Medical Association

The building is notable for its association with the Texas Medical Association (TMA) and was commissioned and purpose built for them. The statewide association dates to 1853. It is a physician led association that was established based on the premise that state wide cooperation and exchange of ideas and information would improve individual physicians, and would contribute to the improvement of the health of Texans. Over time, the TMA expanded membership to include women in 1893, Black physicians in 1955, and osteopathic physicians in 1972. The organization also created the Women's Auxiliary, which later became the TMA Alliance, a major advocacy and community-service group.

The association had occupied a number of buildings in Austin, as a tenant. The design and construction of a new building ushered in the new modern association with a building they touted, would serve them for the next century. The building was conceived as both a headquarters and a library. The library and archives were built to accommodate both written and movie resources. During this time, they also adopted Texas Medical Association as their name, noted with stand-off letters on the limestone façade.

The new building became the symbol of the permanence of the organization and the transformation of the profession in postwar Texas, i.e., an eye to the future. The building's Lamar façade, lacking intricate

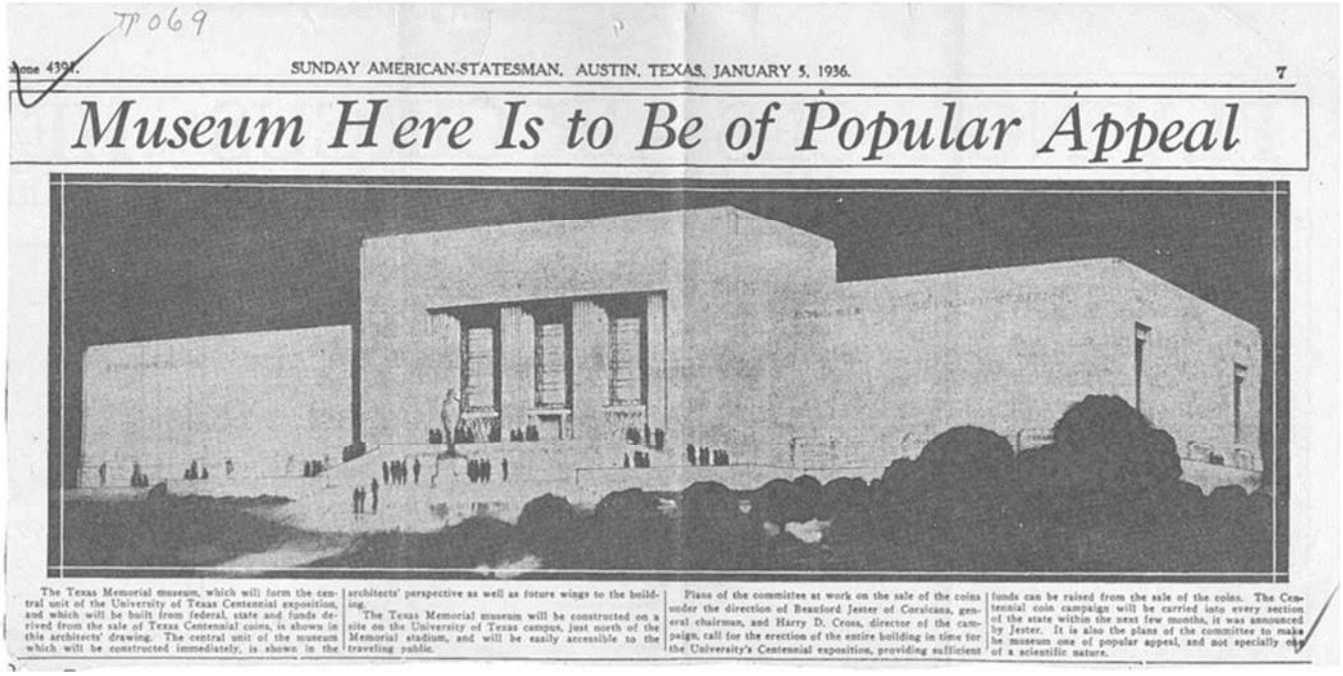
ornamentation, is an absolute nod to the modern aesthetic, yet completely informed by a more classical and formal organization punctuated with the monumental tripartite entry. Stately and rooted transitioning to sleek modernism.

Throughout its history, the TMA has promoted medical education, preserved medical history through its archives, published medical journals, and provided insurance, professional resources, and financial assistance to physicians and their families. The building completed in 1952, reiterated their commitment to do so, in a modern way, well into the future.

Staub and Rather Architects

Staub and Rather Architects originally started as a solo practice by John Fanz Staub in 1923 where Staub focused primarily on designing high-end residences in the Houston area. Though Staub focused more on residential projects, he would not turn down the opportunity to work on commercial or institutional projects. In 1936, Staub restructured his firm to make John Thomas Rather, his first full-time employee, a partner in the firm. The firm was renamed Staub and Rather in 1942 when Staub reentered the navy during World War II. During Staub's absence, Rather focused the firm more on commercial and institutional projects. This led to several large design contracts with the University of Houston, Rice University and the University of Texas. In 1952, the firm was renamed to Staub, Rather and Howze when Albert Howze was promoted to a partner in the firm after joining the firm in 1934. Staub retired in 1963. Rather and Howze continued to operate the firm until 1971 when the firm was dissolved after Rather's death in 1968.

While most of the firm's commercial and institutional projects were in Houston, there were only a few projects completed within Austin. Staub's first major non-residential project in Austin was the Texas Memorial Museum for the University of Texas (UT) in 1935.



TP069

SUNDAY AMERICAN-STATESMAN, AUSTIN, TEXAS, JANUARY 5, 1936. 7

Museum Here Is to Be of Popular Appeal

The Texas Memorial museum, which will form the central unit of the University of Texas Centennial exposition, and which will be built from federal, state and funds derived from the sale of Texas Centennial coins, is shown in this architects' drawing. The central unit of the museum which will be constructed immediately, is shown in the architects' perspective as well as future wings to the building.

The Texas Memorial museum will be constructed on a site on the University of Texas campus, just north of the Memorial stadium, and will be easily accessible to the traveling public.

Plans of the committee at work on the sale of the coins under the direction of Beauford Jester of Corsicana, general chairman, and Harry D. Cross, director of the campaign, call for the erection of the entire building in time for the University's Centennial exposition, providing sufficient funds can be raised from the sale of the coins. The Centennial coin campaign will be carried into every section of the state within the next few months, it was announced by Jester. It is also the plans of the committee to make the museum one of popular appeal, and not specially one of a scientific nature.



Photo by Larry D. Moore, CC BY 4.0, https://commons.wikimedia.org/w/index.php?curid=30672758

In 1937. he designed the Pi Beta Phi Sorority House. Staub was also listed as an associate architect for Batts Hall, Benedict Hall, and Mezes Hall for UT in 1949. His last major work in Austin was for Texas Medical Association located at 1801 North Lamar Blvd.

John Fanz Staub

John Fanz Staub was born on September 12, 1892 in Knoxville, Tennessee, son of Fritz and Anna Cornelia Fanz Staub. After graduating from Knoxville High School in 1909, John Staub attended the University of Tennessee to get a four-year degree in mathematics by 1913. During his junior year, he decided he wanted to pursue a career in architecture. After completing his degree in mathematics, he attended Massachusetts Institute of Technology (M.I.T.) to acquire his master's degree in architecture within three years.

After graduating from M.I.T. in 1916, Staub went to work for Harrie T. Lindeberg in New York. Lindeberg's firm focused primarily on designing New York countryside houses. Staub had enlisted and joined the navy during World War I from 1917 to 1919. After the war, he went back to work for Lindeberg until 1921, when he was looking to start his own firm. Before leaving, Lindeberg asked Staub to work on one last project for him in Houston from 1921 to 1923. After Lindeberg closed his Houston office in 1923, Staub decided to stay in Houston to open up his own firm to design high-end residential homes.

John Thomas Rather

There is little public information on John Rather. He was John Staub's first full-time employee and later became his partner in the firm. Commercial and institutional projects were his focus leaving the residential design to Staub. Rather was a member of the American Institute of Architects (AIA) starting in 1935 and became a Fellow AIA member in 1950. Rather died January 9, 1968 while still working on the firm's final project, the Texas Heart Institute in Houston.

Yarbrough Construction Company

Yarbrough Construction Company had offices at E. 5th and Navasota Streets at the time of the construction of the TMA building. There are references to Yarbrough Construction throughout the minutes of the Austin City Council for their construction of municipal other public projects including the bridge at 29th and Lamar in the 1930s. There are also references to CD Yarbrough Construction, filed corporate papers in 1955. It is assumed this is a related entity that continued construction activities well into the 1970s.

Architectural Construction and Style of 1801 North Lamar

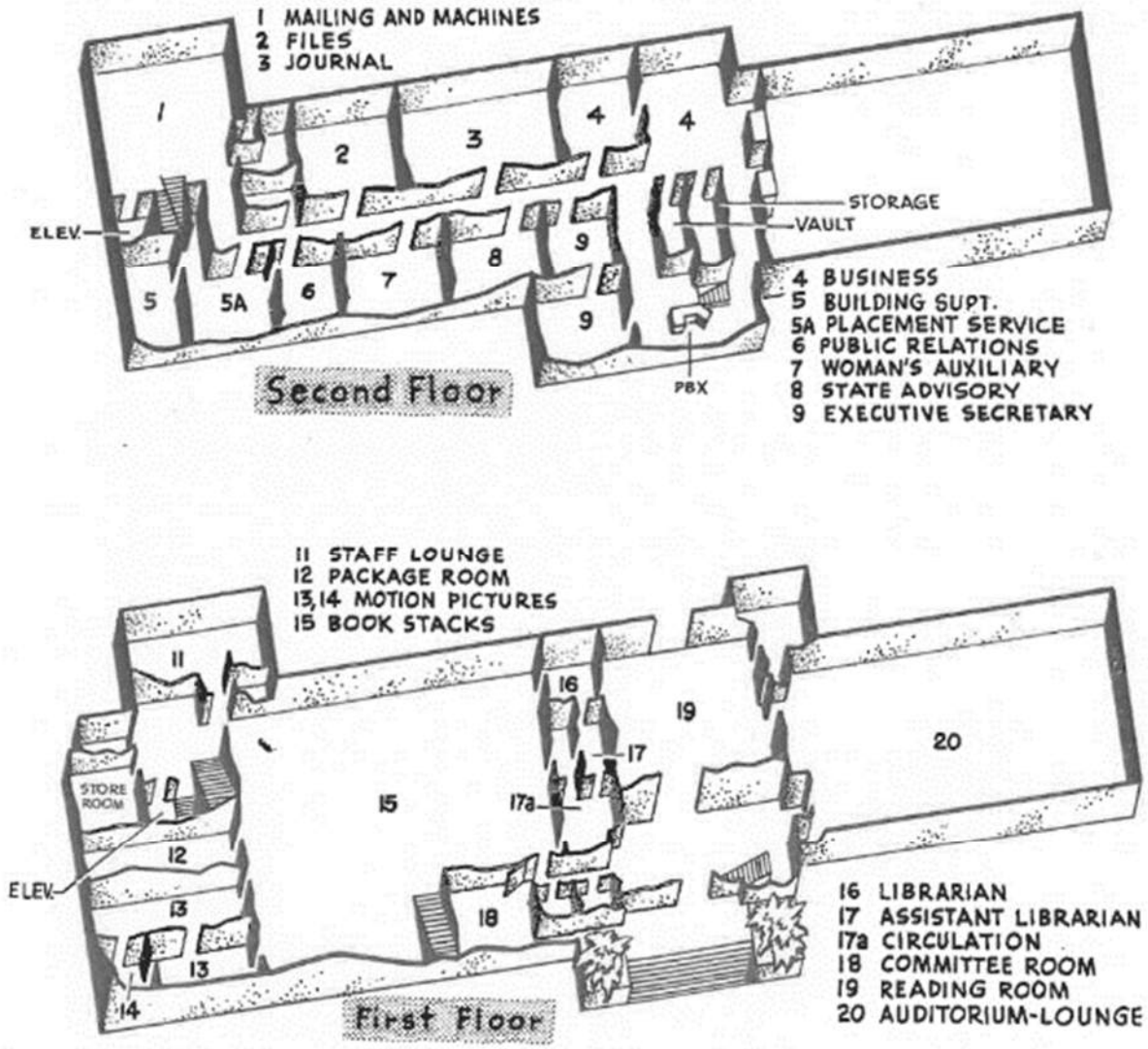
Most of the firm's projects were residential; often reflecting Georgian and Classical Revival domestic architecture. The most notable of his public buildings is the Texas Memorial Museum, located in Austin, completed in 1936 and designed in the art Deco Style. The Texas Medical Association, designed nearly 15 years later and after World War II, clearly shows transitional modern elements. It has the sharp edges and machined quality that portends some of the streamlined aesthetic that characterizes post war modernism and mid-century modern architecture.

The monumental civic/institutional character of the building is derived from massing, proportion, and shadow lines produced by the recessed openings. The relationship of the horizontality of the geometric elements – punctuated with a monumental vertical entry placed on a plinth – reinforces the building's relationship to the sloped site and the topography of the park across the street.

The building has a throughline to past Staub as well as Staub and Rather work. The monumental tripartite entry that provides the building's gravitas is reminiscent of the Texas Memorial Museum. The horizontally oriented plan with a grand curved staircase can be seen in plans for several of the firm's residential projects.

The large sized, honed limestone exterior finish adds to the sleek modernist feel and oversized entrance elements, allowing the relatively modest building to take on a monumental effect. The east façade is dominated a ribbon of continuous windows that allow the less harsh east light to reach deep into the narrow structure.

We do not have the original drawings for the building, although from the dedication edition of the State Journal of Medicine we do have diagrams of the layout of the principal rooms.



Diagrams picturing the location of principal rooms on the first (library) and second (office) floors.

The diagrams show some changes over time, but the most notable are evident looking at the historic photos of the building. Large windows have been introduced on the first and second floors on the west façade of the building. They reinforce the monumentality of the structure, being oversized and punched into the cladding. They are given depth and connection to the original construction by the stone surrounds on all sides. They introduced windows do not detract from the original design nor do they effect the overall integrity of building.

An intervention on the interior of the building is a mezzanine in the original Auditorium- Lounge. If one looks closely on the east elevation in the concrete framed glazed wall, you can see the structure. It does not penetrate the exterior wall and because of the deep concrete frame, it does not distract from the original concrete architectural element. The concrete frame has been painted black but that intervention can be easily reversed.

The large monumental entry doors, with their almost Fresnel-like glass panes are original, as are an entry chandelier and the staircase and railing. Most of the rest of the interior has been removed or remodeled over time as the building transitioned into tenant medical and office space.

The dedication journal and other accounts provide a glimpse of the companies that worked on the building. In addition to Yarbrough Construction Company, general contractors, subcontractors included R. O. Davis – mechanical contractor, Macy-Fowler (from New York) interior furnishings. Calcasieu Lumber and United Tile Company provided materials for major portions of the building.

1950's Architectural Modifications

Modifications in the 50s for the Association, were done by Jessen, Jessen Millhouse and Greeven. The modifications and interventions appear to have been interior changes related to the archives. Without the original drawings, it is unclear if the mezzanine added in the "stacks" was completely new or just modified. The Jessen drawings available show both architectural structural changes.

1950's Landscape Modifications

Charles Coatsworth Pinkney was a landscape artist that practiced in Austin, Texas from 1939 until his death in 1994. It is unclear whether he was associated with the original construction or brought on in the late 1950s when the Jessens renovated the building to design the site's landscaping. None of the landscape design options are dated and it is not clear from what remains on site, which of the schemes, if any were implemented.

Later Owners and Tenants

From 1996 to 2007, the building was sub-divided into multiple office and leased out to many varying types of companies ranging from doctors and medical professionals to designers and public communications companies.

T3

Although outside the 50-year window of the historic nomination, it should be noted that the building also became the office headquarters for T3, one of the largest woman-owned, independent advertising agencies in the country that was originally formed in 1989. Gay Gaddis, an entrepreneur, executive, speaker, author and artist, led the firm until it was acquired by LRW in 2019. T3 was recognized for its size, major client list, and many awards, but was also known for its family friendly work policies that provided an in-house daycare program that allowed parents to bring their infants to work until they were 9 months old. T3's workplace programs were recognized as forward thinking and innovative policy by national policy makers, media and business leaders.

Historical Significance

1801 North Lamar, historically known as Texas Medical Association meets Criteria (i) and (ii) for the City of Austin's Historic Zoning.

The building retains a high degree of architectural integrity and represents an early transitional postwar modernism. It is unique in its relatively small scale *combined with* monumental presence. There are few examples that combine these elements as effectively. Architecturally, the building is a glimpse into the varied architectural practice of Staub and Rather. The elongated linear, rectangular plan is reminiscent of many of the residential plans being done by the firm. The curved entry stair carries over ornamentation that leans more towards the revival influence of the firm's residential portfolio.

The defining features of the building are still present, and it provides a starting point to contextualize later commercial modern buildings that would be built on Lamar, as can be seen in the buildings that TMA would purchase before they built larger headquarters on W. 15th St. The monumental entry windows and doors are accented with smooth granite surrounds. These are still visible from Lamar and make the building instantly

recognizable. The limestone exterior, a familiar Austin building material, is made modern with its simple honed finish.

The widening of Lamar Boulevard encroached on much of the lawn presence once provided by Pease Park, but the large trees present in the 1950s photos by Dewey Mears are now heritage trees on the site. They provide the close in framing evident in the early photos and continue to provide context for the site.

The building meets Criteria (ii) for its association with both the Texas Medical Association and with the Architect John Staub. The association has a venerable pedigree dating back to 1853 and is has statewide influence.

It is also notable for its association with John Staub his firm Staub and Rather as one of the few institutional buildings in Austin.

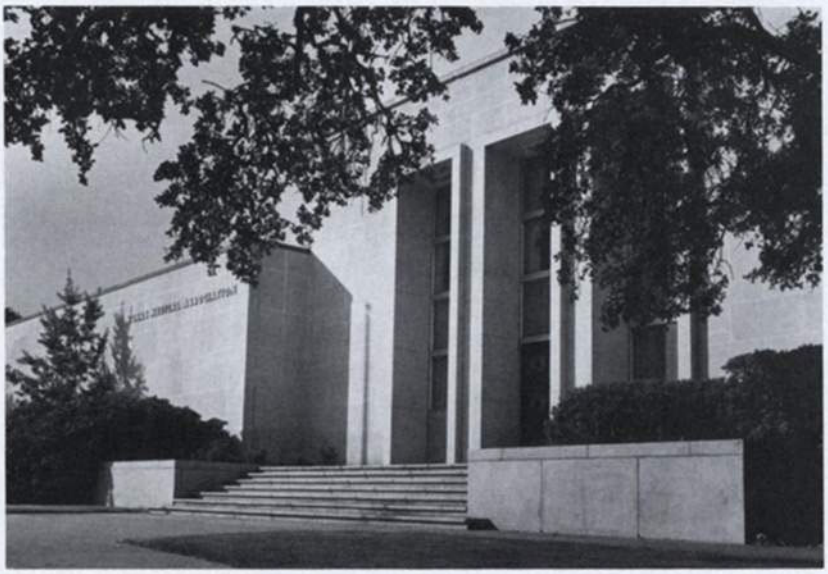
work cubicles, forcing committees and councils to meet at other locations. The reading room, where physicians once studied medical journals, now serves as a staff lounge, a project work area, and a thoroughfare for arriving visitors and delivery people.

In the early 1970s, while TMA was buying the one- and two-story office buildings just north of the headquarters, it became apparent that the situation could not go on indefinitely and that a single building would be more conducive to conducting business. TMA's Board of Trustees voted in 1975 to start allocating $15 from members' dues to a building fund. Half the projected cost of the new building will come from this fund, one-fourth from disposition of existing properties, and the remaining one-fourth from continued allocation of $15 from dues and lease income in the new building.

"As a result of the board's foresight in the 1970s, we will not have to increase dues or assess members," said Merle W. Delmer, MD, chairman of the trustees' new building task force.

Chase, the association secretary, when he began devoting part of his time to association work and the rest to his medical practice.

Texas Medical Association moved into its current headquarters building in Austin in 1952. Eventually, the building's space limitations necessitated the purchase of three additional buildings to house the association's offices.



A building in the block adjacent to TMA's headquarters houses the association's membership department.



TMA's general counsel, health care delivery, health care financing, medical economics, practice management, public affairs, quality assurance/utilization review, and socioeconomic research staffs have their offices at 1905 N Lamar Blvd.



The TMA Insurance Trust occupies an office at 1901 N Lamar Blvd.



Texas Medical Association. Texas Medicine, Volume 86, Number 6, June 1990, periodical, June 1990; Austin, Texas. (https://texashistory.unt.edu/ark:/67531/metapth599864/m1/24/: accessed July 17, 2025), University of North Texas Libraries, The Portal to Texas History, https://texashistory.unt.edu; crediting Texas Medical Association.

Appendix C
Section F.5 - Current Photos



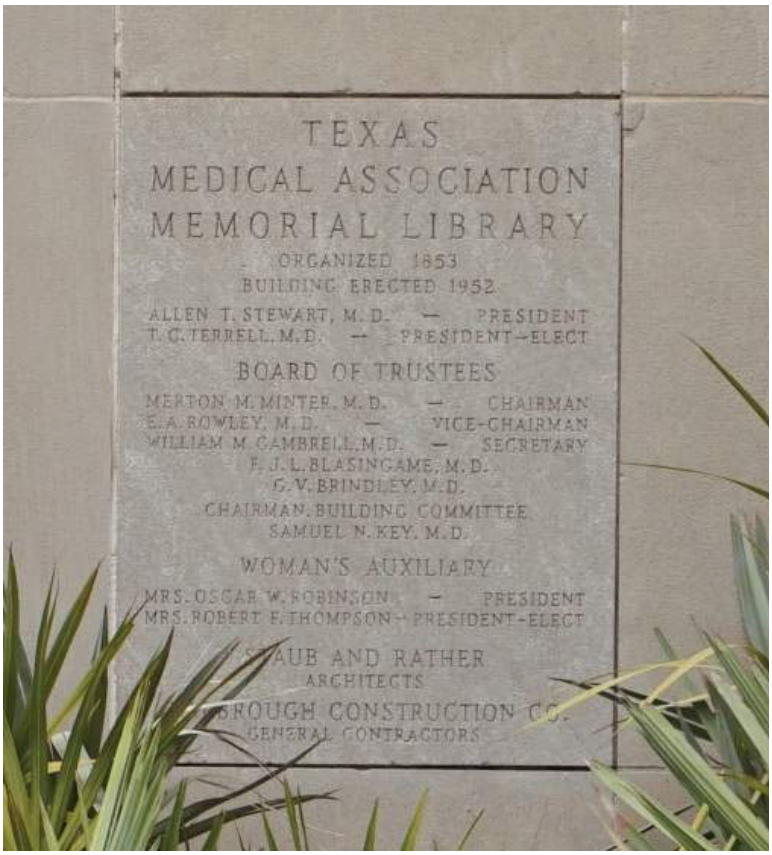
1 WEST ELEVATION DATE - 2026



2 ENTRY DATE - 2025



3 ENTRY STAIR AND PLANTER DATE - 2025



4 DEDICATION PLAQUE DATE - 2026



5 SOUTH ELEVATION DATE - 2026



6 NORTHWEST ELEVATION - OBLIQUE DATE - 2026



7 EAST ELEVATION - PARTIAL DATE - 2025



8 EAST ELEVATION PARTIAL DATE - 2026



9 EAST ELEVATION - PARTIAL DATE - 2026



10 EAST ELEVATION - PARTIAL DATE - 2026



11 INTERIOR STAIR DATE - 2025



12 STAIR RAIL DETAIL DATE - 2025

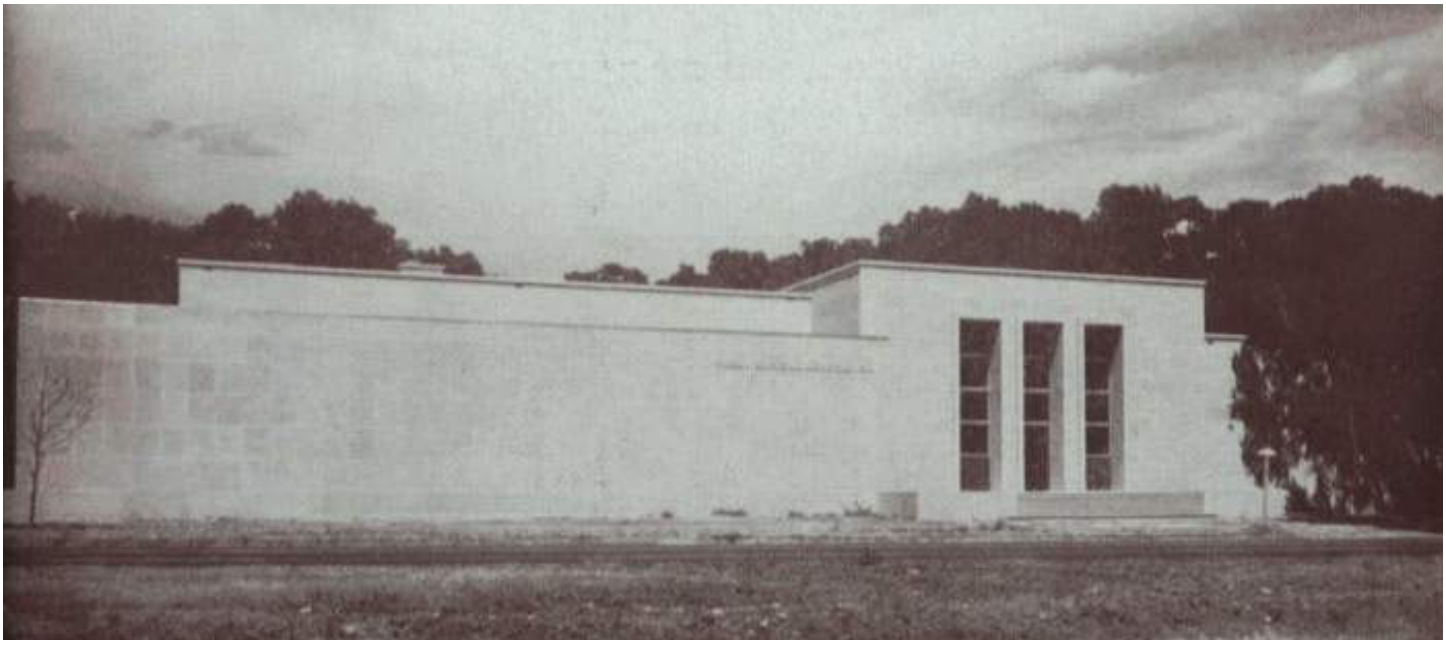
Appendix E
Section F.7 - Historic Photos



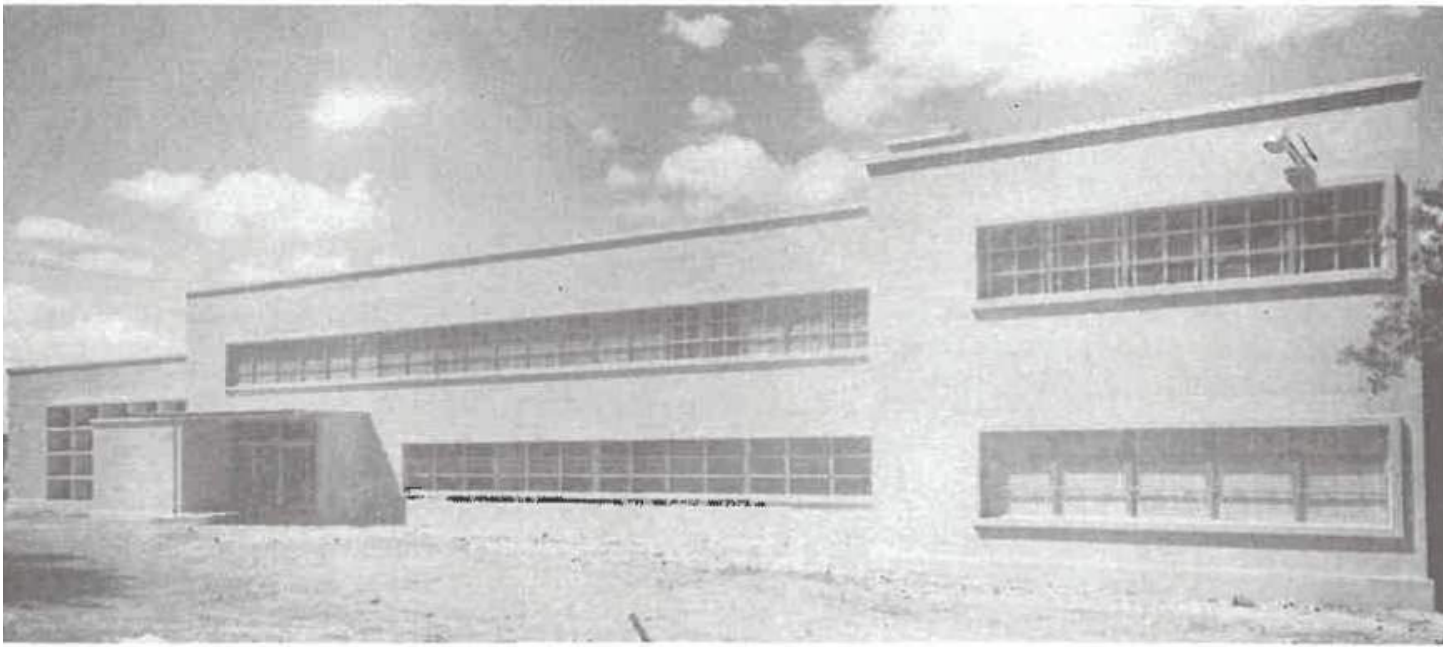
1 WEST ELEVATION - DEWEY MEARS DATE - 1952



2 WEST ELEVATION - OBLIQUE - DEWEY MEARS DATE - 1952



3 WEST ELEVATION - OBLIQUE DATE - UNKNOWN



4 EAST ELEVATION - OBLIQUE DATE - 1952



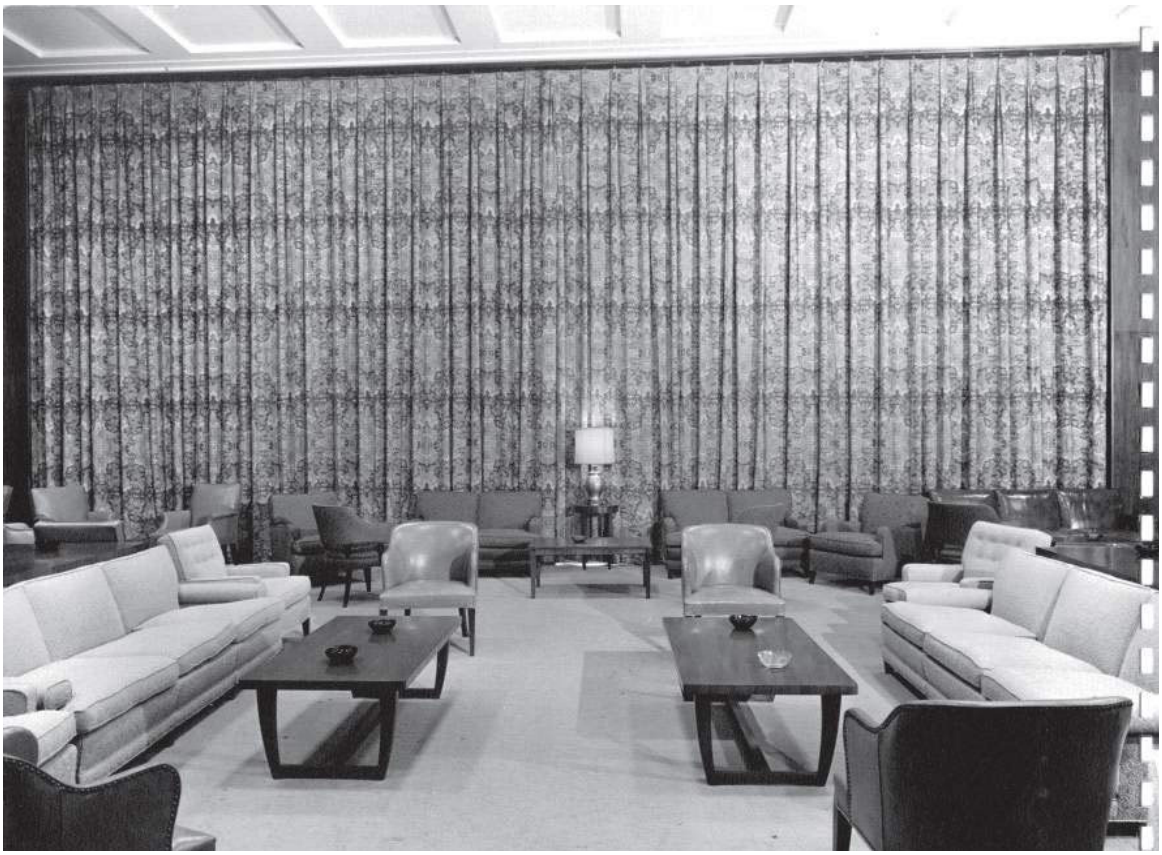
5 FRONT ENTRANCE DATE - 1952



6 BACK ENTRANCE AND PARKING DATE - 1952



7 INTERIOR FRONT ENTRANCE DATE - 1952



8 AUDITORIUM DATE - 1952



9 READING ROOM DATE - 1952



10 MEETING ROOM AND RARE BOOKS DATE - 1952



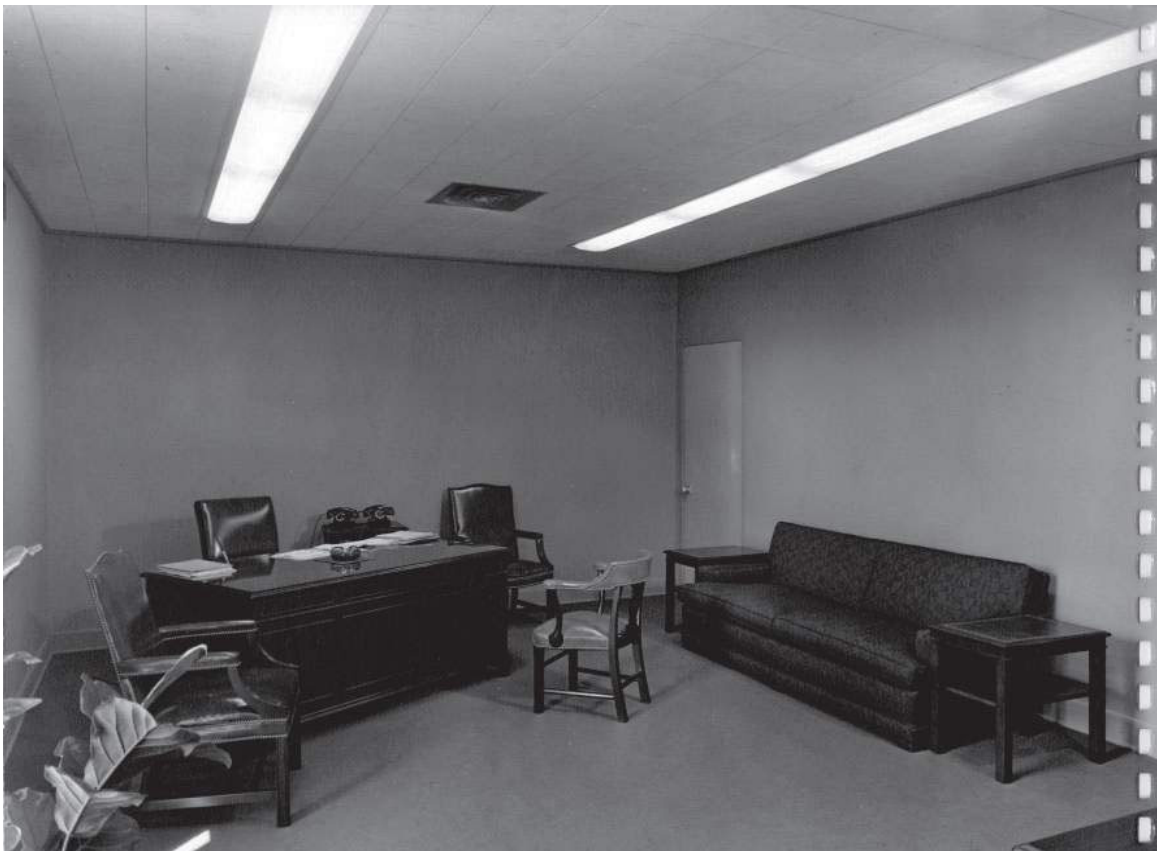
11 FIRST FLOOR STACKS DATE - 1952



12 EMPLOYEE LOUNGE DATE - 1952



13 RECEPTION AREA DATE - 1952



14 EXECUTIVE SECRETARY OFFICE DATE - 1952



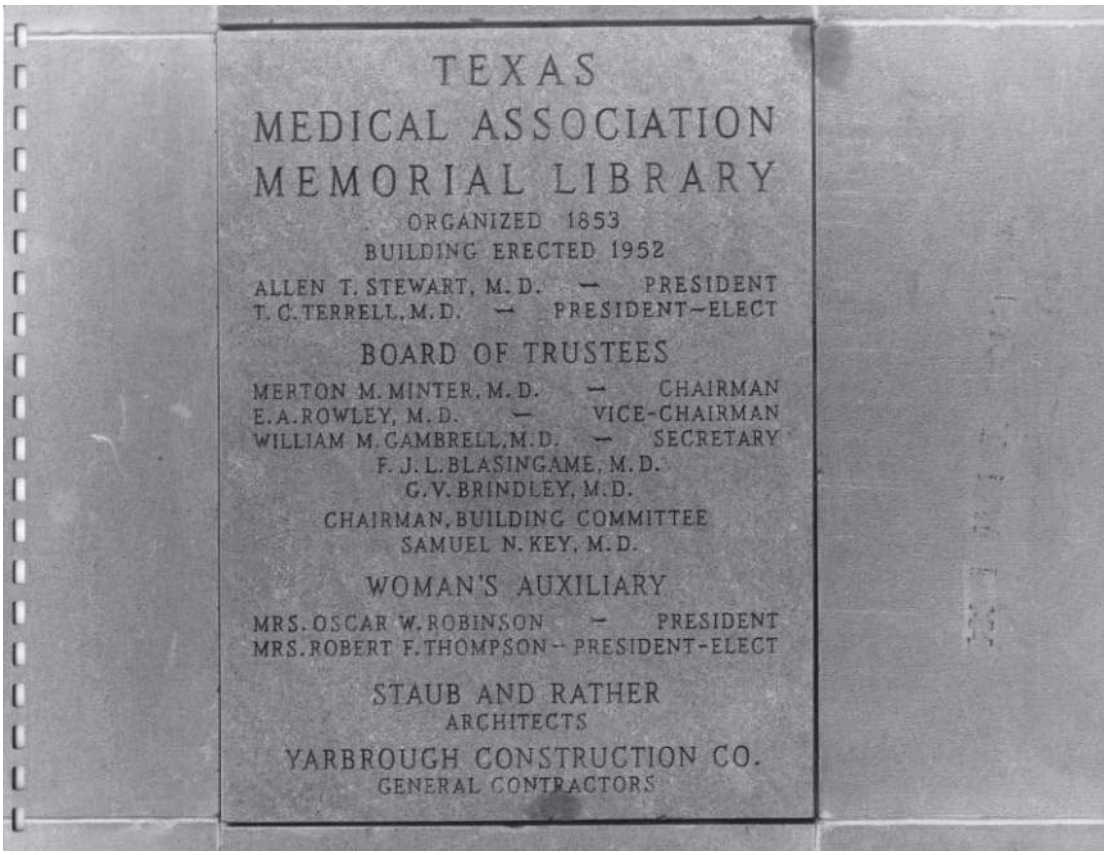
15 JOURNAL OFFICE DATE - 1952



16 SUITE OF ROOMS DATE - 1952



17 MAIL ROOM DATE - 1952



18 CORNER STONE DATE - 1952