# ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H- 2026-0073

HLC DATE: December 2, 2026 PC DATE: CC Date:

APPLICANT: Carter Design Associates

HISTORIC NAME: Texas Medical Association Building

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1801 N. Lamar Boulevard

ZONING CHANGE: GO to GO-H for building footprint only

COUNCIL DISTRICT: 9

STAFF RECOMMENDATION: Grant the proposed zoning change for the building footprint from general office (GO) to general office-historic landmark (GO-H) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION: architecture and historical associations

HISTORIC LANDMARK COMMISSION ACTION:

PLANNING COMMISSION ACTION:

CITY COUNCIL ACTION:

CASE MANAGER: Kalan Contreras, 512-974-2727

NEIGHBORHOOD ORGANIZATIONS: Austin Neighborhoods Council, CANPAC (Central Austin Neigh Plan Area Committee), City Center Homeowners Association, Downtown Austin Alliance, Downtown Austin Neighborhood Assn. (DANA), Friends of Austin Neighborhoods, Historic Austin Neighborhood Association, Homeless Neighborhood Association, Judges Hill Neighborhood Association, Preservation Austin, Shoal Creek Conservancy

DEPARTMENT COMMENTS: The application for historic zoning first appears on the December 2, 2026 agenda of the Historic Landmark Commission.

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.*

The TMA building is one of only a few examples of institutional architecture by the Modern firm Staub and Rather. The application for historic zoning describes the building's architectural significance as follows:

> Most of the firm's projects were residential; often reflecting Georgian and Classical Revival domestic architecture. The most notable of [Staub's] 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. [...]

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 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... 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.[1]

***§ 25-2-352(3)(c)(ii) Historical Associations****. The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historical importance that 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.*

The building is associated with the Texas Medical Association. The application for historic zoning describes its significance as follows:

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 statewide 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

[1] Carter Design Associates. "Historic Zoning Application: 2021 North Lamar Boulevard." 2026.

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.[2]

PARCEL NO.: 0112000301

LEGAL DESCRIPTION: LOT 1 BLK A MICKEY ROBERT G ADDN; see survey for footprint description.

APPRAISED VALUE: Land: $10,924,573; Improvement: $0; Total parcel: $10,924,573; Proposed footprint area to be zoned: $0

ESTIMATED ANNUAL TAX EXEMPTION, FULL PARCEL: Non-homestead, not capped:

| AISD (12.5% land val., 25% imp. val.) | COA (25% land val., 50% imp.) | TC (25% land val., 50% imp. val.) | TC Health (25% land val., 50% imp. val.) | Total |
|---|---|---|---|---|
| 12,541.41 | 15,677.23 | 10, 547.95 | 3,628 | 42,395.26 |

ESTIMATED ANNUAL TAX EXEMPTION, REQUESTED IMPROVEMENT AREA: Non-homestead, not capped:

| AISD (12.5% land val., 25% imp. val.) | COA (25% land val., 50% imp.) | TC (25% land val., 50% imp. val.) | TC Health (25% land val., 50% imp. val.) | Total |
|---|---|---|---|---|
| 0 | 0 | 0 | 0 | 0 |

PRESENT USE: Office

DATE BUILT/PERIOD OF SIGNIFICANCE: 1952; 1952-1976

INTEGRITY/ALTERATIONS: High. Windows have been introduced on the west façade of the building. They are compatible with the historic structure and do not detract from the original design.

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

ORIGINAL OWNER(S): Texas Medical Association

OTHER HISTORICAL DESIGNATIONS: None

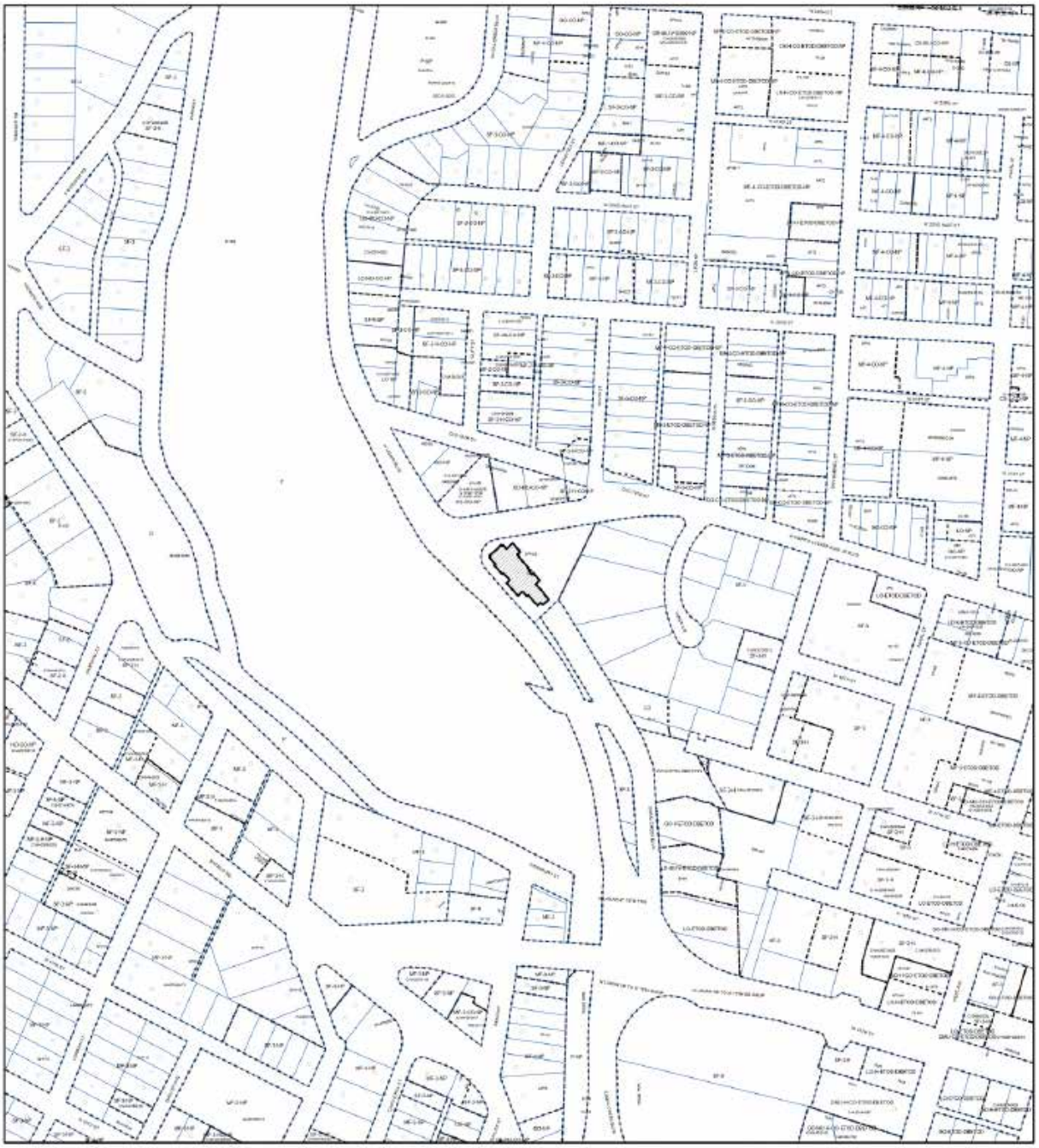




*Source: Historic zoning application, 2026 and 1952.*

[2] Carter Design Associates. "Historic Zoning Application: 2021 North Lamar Boulevard." 2026.

## Location Map



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

**HISTORIC ZONING**

ZONING CASE#: C14H-2026-0073

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