SBR Draft

NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

1. Name of Property

Historic Name: San Bernard Historic District
Other name/site number: NA
Name of related multiple property listing: NA

2. Location

Street & number: Roughly encompassing both sides of San Bernard St. between Rosewood Ave. to the south and Bob Harrison St. to the north; the east side of Navasota St. between Rosewood Ave. to the south and E. 12th St. to the north, and the west side of Navasota St. between Olive St. to the south and Catalpa St. to the north
City or town: Austin State: Texas County: Travis
Not for publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☑ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☑ meets ☐ does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
☐ national ☐ statewide ☐ local

Applicable National Register Criteria: ☐ A ☐ B ☐ C ☐ D

State Historic Preservation Officer _____
Signature of certifying official / Title **Date**

Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

_____ _____
Signature of commenting or other official **Date**

_____
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register.
___ removed from the National Register
___ other, explain: _____

_____
Signature of the Keeper **Date of Action**

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5. Classification

Ownership of Property

104	Private
3	Public - Local
0	Public - State
0	Public - Federal

Category of Property

107	building(s)
0	district
0	site
0	structure
0	object

Number of Resources within Property

Contributing*	Noncontributing	
71	32	buildings
0	0	sites
0	0	structures
0	0	objects
71	32	total

Number of contributing resources previously listed in the National Register: 4

6. Function or Use

Historic Functions: DOMESTIC: single dwelling, multiple dwelling
COMMERCE/TRADE: store
FUNERARY: mortuary
RELIGIOUS: religious facility, church-related residence
SOCIAL: meeting hall
EDUCATION: education-related
HEALTH CARE: clinic

Current Functions: DOMESTIC: single dwelling, multiple dwelling
COMMERCE/TRADE: business
FUNERARY: mortuary
RELIGIOUS: religious facility, church-related residence
SOCIAL: meeting hall
EDUCATION: education-related

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7. Description

Architectural Classification:
LATE VICTORIAN: Folk Victorian, National Folk
LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival, Gothic Revival, Tudor Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Craftsman
MODERN MOVEMENT: Contemporary, Minimal Traditional, Modern, Ranch
OTHER
NO STYLE

Principal Exterior Materials: WOOD, BRICK, STONE, CONCRETE, ASBESTOS, STUCCO, METAL, SYNTHETICS

Narrative Description (see continuation sheets beginning on Page 9)

8. Statement of Significance

Applicable National Register Criteria

	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
	B	Property is associated with the lives of persons significant in our past.
	C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
	D	Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations: NA

Areas of Significance: Ethnic Heritage: Black, Architecture

Period of Significance: 1877-1976

Significant Dates: 1928

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architect/Builder: John Chase

Narrative Statement of Significance (see Section 8 continuation sheets beginning on page 30)

9. Major Bibliographic References

Bibliography (see pages 53)

Previous documentation on file (NPS):
_ preliminary determination of individual listing (36 CFR 67) has been requested.
_ previously listed in the National Register
_ previously determined eligible by the National Register
_ designated a National Historic Landmark
_ recorded by Historic American Buildings Survey #
_ recorded by Historic American Engineering Record #

Primary location of additional data:
_ State historic preservation office (*Texas Historical Commission*, Austin)
_ Other state agency
_ Federal agency
x Local government
_ University
_ Other -- Specify Repository:

Historic Resources Survey Number (if assigned): NA

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10. Geographical Data

Acreage of Property: 23.57 acres

Coordinates: see continuation sheet 10-57

Verbal Boundary Description: see continuation sheet 10-57

Boundary Justification: see continuation sheet 10-57

11. Form Prepared By

Name/title: Emily Payne, Dr. Tara Dudley, and Kaylee Holland
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Date: October 30, 2025

Additional Documentation

Maps (see pages 58-64)

Additional items (see pages 65-86)

Photographs (see pages 87-127)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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The contents and opinions, however, do not necessarily reflect the views and policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

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Photograph Log

Name of Property: San Bernard Historic District
City: Austin
County: Travis State: Texas
Photographers: Emily Payne and Kaylee Holland
Dates Photographed: April 1-9, 2025 and October 22, 2025

All photographs reflect the current appearance of the nominated properties.

Photo 1. Photo of 1194 San Bernard Street, facing west.

Photo 2. Photo of 1210 Rosewood Avenue, facing north.

Photo 3. Photo of 1157 San Bernard Street, facing east.

Photo 4. Photo of 1158 San Bernard Street, facing west.

Photo 5. Photo of 1300 E. 12th Street A, facing northwest.

Photo 6. Photo of 1211 San Bernard Street, facing southeast.

Photo 7. Photo of 1161 San Bernard Street, facing east.

Photo 8. Photo of 1164 San Bernard A, facing south.

Photo 9. Photo of Olivet Baptist Church at 1179 San Bernard Street, facing east.

Photo 10. Photo of Church of God in Christ church at 1168 Angelina Street, facing west.

Photo 11. Photo of the garage at 1164 San Bernard Street, facing west.

Photo 12. Photo of the garage at 1192 San Bernard Street, facing west.

Photo 13. Photo of 1171 San Bernard Street, facing east.

Photo 14. Photo of 1301 E. 12th Street, facing south.

Photo 15. Photo of 1199 San Bernard Street, facing east.

Photo 16. Photo of 1186 Navasota Street, facing west.

Photo 17. Photo of 1174 San Bernard Street, facing west.

Photo 18. Photo of 1176 San Bernard Street, facing west.

Photo 19. Photo of 1208 Hackberry Street, facing north.

Photo 20. Photo of 1182 Navasota, facing west.

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Photo 21. Photo of 1198 San Bernard Street, facing west.

Photo 22. Photo of 1300 San Bernard, facing west.

Photo 23. Photo of 1171 ½ San Bernard Street, facing east. This is an example of a noncontributing building with large-scale additions, changes to the roof form, and signification alternations to the porch/canopy form.

Photo 24. Photo of 1308 Rosewood Avenue B, a noncontributing resource, facing northwest.

Photo 25. Photo of 1201 Short Hackberry Street, facing south.

Photo 26. Photo of 1203 Short Hackberry Street, facing southeast.

Photo 27. Photo of 1157 San Bernard Street B, a garage, facing east.

Photo 28. Photo of 1198 San Bernard Street C, a back house, facing south.

Photo 29. Photo of 1203 Cotton Street, facing southeast.

Photo 30. Photo of 1192 San Bernard A, facing west.

Photo 31. Photo of 1190 San Bernard Street, facing west.

Photo 32. Photo of 1191 Navasota Street, facing east.

Photo 33. Photo of 1309 E. 12th Street, facing south.

Photo 34. Photo of 1209 E. 12th Street, facing southwest.

Photo 35. Photo of 1193 San Bernard Street, facing east.

Photo 36. Photo of 1164 San Bernard Street, Wesley Methodist Episcopal church, facing west.

Photo 37. Photo of 1180 Navasota Street, facing west.

Photo 38. Photo of 1193 ½ San Bernard A, facing east.

Photo 39. Contextual photo of San Bernard Street at Hackberry Street, facing north.

Photo 40. Contextual photo of San Bernard Street at E. 13th Street, facing south.

Photo 41. Contextual photo of the 1200 block of Cotton Street, facing west. Note the high-rise construction in the background, just west of the district.

Narrative Description

The San Bernard Historic District is a historically Black pocket within East Austin developed beginning in the 1870s, with the majority of construction dating from the 1920s and 1930s. Most of the buildings within the district are residential, but several prominent religious institutions mark the neighborhood, along with some neighborhood-scale commercial establishments. The district includes a uniquely representative collection of buildings displaying the breadth of Black architecture and building traditions in twentieth century America, ranging from very modest housing to high-style residences and churches. Many of the buildings in the district display Craftsman or National Folk stylistic influences, although some prominent examples of Gothic Revival, Mid-century Modern, and Contemporary architecture characterize the district's institutional buildings. The district's historic street grid and subdivision patterns remain intact, and about 70 percent of the buildings retain sufficient integrity to contribute to the overall historic character of the district.

Properties Previously Listed in the National Register of Historic Places

1. Teachers State Association of Texas Building at 1191 Navasota St. (NR #5000361)
2. Wesley United Methodist Church at 1164 San Bernard St. (NR #85002281)
3. House at 1170 San Bernard St. (NR #85002269)
4. Roberts Clinic at 1174 San Bernard St. (NR #100004375)

Setting, Geography and Topography

Located in Austin, the capital of Texas and seat of Travis County, the San Bernard Street Historic District lies about one mile east of the Texas State Capitol and downtown area (Map 1). Travis County is situated in Central Texas, approximately 150 miles inland from the Gulf of Mexico, and is divided by the Balcones Escarpment. Vegetation ranges from juniper, mesquite, and scrub brush to oak, cottonwood, redbud, and pecan trees.[1] Located in the central eastern portion of Austin, the San Bernard Street Historic District is separated from downtown by Interstate Highway 35 (IH-35). This urban residential neighborhood is characterized by grass lawns, mature native trees such as live oaks and cedars, and areas of hardscaped ground surfaces. The district's topography is generally flat, and it lies within the Boggy Creek watershed, which drains into the lower Colorado River. The district is surrounded by similar mixed residential and commercial neighborhoods and is located near Oakwood Cemetery to the north, the Texas State Cemetery to the south, and a community node to the east that includes a museum, community center, library, and middle school.

Land Grants and Subdivisions

The original plan for the City of Austin included a dense downtown street grid, surrounded by larger estates known as "Outlots" (Figure 1). The land encompassed by the boundaries of the San Bernard Historic District fell within Outlot 56 of Division B and Outlot 38. The original grantee for Outlot 56 was J.W. Robertson (who also received Outlot 55), while the original grantee for Outlot 38 was T. Beck. Between 1877 and 1970, this land was further subdivided and re-subdivided (as chronicled in Table 1 below), creating a generally rectilinear street grid lined with rectangular lots measuring between about 0.06 acres and 0.9 acres (averaging about 0.2 acres) —with larger properties accommodating church campuses.

[1] Vivian Elizabeth Smyrl, "Travis County," *Handbook of Texas Online*, accessed May 3, 2025, https://www.tshaonline.org/handbook/entries/travis-county.

Table 1. Table showing the names and dates of subdivisions and re-subdivisions within the district.

Outlot	Subdivision Name	Year Platted	Re-subdivision Name	Year Re-subdivided
Outlot 56, Division B	George L. Robertson (Figure 2)	1877	2nd Kealing Subdivision of Block 5 (Figure 4)	1968
			Alice T. King Subdivision of Lots 1 & 4, Block 8 (Figure 5)	1969
			TW & Ophelia Kincheon Subdivision of part of Lot 4, Block 2 (Figure 6)	1970
Outlot 38, Division B	James O'Reilley (Figure 3)	1887	N/A	N/A

Layout and Street Network

As the name suggests, the primary roadway within the San Bernard Street Historic District is San Bernard Street itself, which runs in a north-south direction (Maps 1-7). It begins at Rosewood Avenue at the district's southern end, with the district boundary ending at E. 13th Street to the north. The street layout within the district follows a mostly rectilinear grid pattern, with intersections occurring at consistent intervals and wider streets than the surrounding neighborhoods (Figure 7). While San Bernard Street forms the core of the district, several properties located along intersecting and adjacent streets also fall within its boundaries. Intersecting streets include E. 12th and 13th Streets, Cotton and Hackberry Streets, and Rosewood Avenue. Adjacent streets within the district include Navasota and Angelina Streets, and Short Hackberry —a connector street between Hackberry and Navasota. San Bernard Street, a primarily residential road, intersects with E. 12th Street, a major arterial that extends from the Texas State Capitol through East Austin, providing a direct link to downtown. Historically a commercial corridor, East 12th Street was served by a streetcar line as early as 1888.[2] By the early twentieth century, maps illustrate that the streetcar line ran along E. 12th Street between Chicon Street and San Bernard Street, then jagged southward along San Bernard Street to Rosewood street before continuing westward on Rosewood Street (Figure 7). This streetcar service was gradually replaced with buses beginning around 1933.[3] A 1933 map shows a bus route travelling along E. 12th Street then jogging along San Bernard Street to connect with Rosewood Avenue and E. 11th Street (Figure 8). By around 1960, a new bus route extended further along E. 12th Street, connecting to downtown (Figure 9).

Relationships of Buildings to One Another

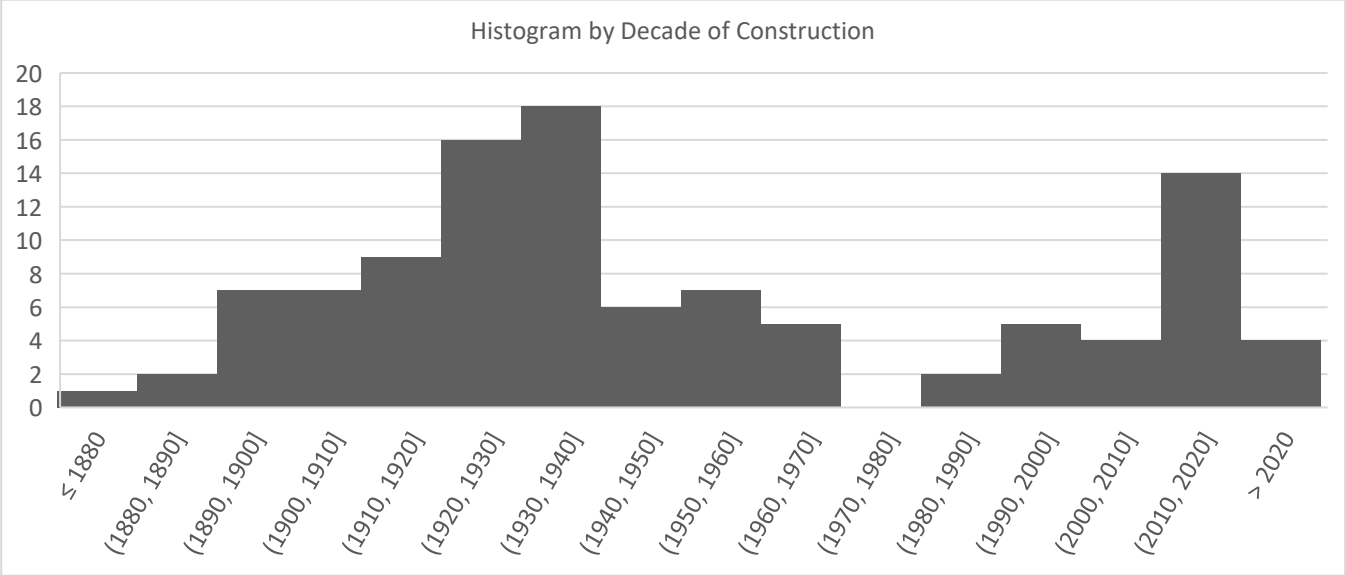
The majority of resources in the San Bernard Street Historic District are single-family dwellings and their associated outbuildings. Of the 107 total resources, 77 (72 percent) are residential, 20 (19 percent) are residential outbuildings, 3 (2 percent) are churches, and 7 (7 percent) are commercial. Most of these resources are freestanding with side yards between them. Some are separated from the street with front yard fencing, which restricts pedestrian access between properties. Primary structures occupy different positions on their lots which vary in size and shape; some are centrally located, while others are not. Lots along Short Hackberry are smaller than those found on San Bernard Street and the other intersecting streets within the district. However, most residential properties share a fairly consistent setback from the street, with buildings set several feet back to allow for pedestrian sidewalk access. A few, however, sit directly adjacent to the sidewalk. Residential dwelling sizes vary, with some featuring narrow façades facing the street, while others are oriented differently or have more complex shapes. Several residences also include detached garages or outbuildings which sit further back on the lot. Most single-family residential properties are surrounded by grassy lawns, with fenced backyards and, in some cases, fenced front yards (Photos 20, 37). These yards are typically landscaped and often include hardscaped driveways and walkways connecting the sidewalk to the front entry. Non-residential buildings, such as religious spaces and commercial structures, occupy a larger portion of their lots compared to single-family dwellings. These properties also differ in that they often feature hardscaped areas for parking at the side or rear, while many maintain grassy landscaped lawns at the front.

[2] [Ad], *Austi American-Statesman* [newspaper], Mar. 4, 1888, p. 6, from newspapers.com.
[3] Hardy Heck Moore, Inc., *Historic Resources Survey: Final Report, Volume I*, prepared for the City of Austin, Contract No. MA 6800 NA160000013, Austin, TX: City of Austin, October 24, 2016.

Range and Distribution of Construction Dates

The San Bernard Street Historic District contains 107 buildings constructed between approximately 1880 and 2020. Below, Table 2 shows the number of resources built per decade. The oldest buildings, dating from before 1880 to around 1890, are located near the center of the district on both sides of San Bernard Street. These late-nineteenth-century structures are primarily single-family residences. Buildings constructed between 1900 and 1920 are also primarily residential single-family homes, though this period includes some commercial box structures and one hybrid house-store. The period between 1920 and 1940 saw the highest rate of construction, with buildings evenly distributed throughout the district (Table 2). Most structures from this period are residential, along with secondary outbuildings, commercial structures, and a church. From 1940 to 1970, construction continued primarily in the form of single-family residences and their ancillary structures, along with additional commercial buildings and two churches. Resources dating from the 1980s onward are more sporadically distributed. Most are ancillary structures like garages or sheds, though a cluster of more recently constructed primary dwellings can be found off Cotton Street, just west of its intersection with San Bernard Street, particularly along the north side.

Table 2. Table showing the distribution of construction dates within the district by decade.



Property Types and Building Forms

Residential Buildings

Of the 107 resources in the district, 77 are residential properties, including 74 single-family homes with forms such as Modified Hipped-Roof Square-Plan, Bungalow, Hall-and-Parlor, Center Passage, Foursquare, L-plan, I-house, Irregular, and Ranch among others. The other residential properties include the multi-family eldercare home at 1210 Rosewood Street and two duplexes: one located at 1158 San Bernard Street with a hall-and-parlor form and another at 1206 Cotton Street with a rectangular form.

Single-Family Residential Buildings

Single-family residences are the most common domestic building type in the San Bernard Street Historic District. These are typically simple vernacular forms that vary in size, materials, and ornamentation, and they are oriented towards the street with landscaped front yards. The most prevalent residential form in the district is the Bungalow, accounting for 30 (42 percent) of the 71 single-family homes in the district. An example is 1194 San Bernard Street, constructed in 1912, which features a low-pitched roof, broad overhanging eaves with exposed rafter tails, and a

prominent front porch with Craftsman stylistic influences (Photo 1). The second most common residential form is the L-plan, represented by 8 (11 percent) of the district's single-family houses. The Costley-Goins House at 1157 San Bernard Street, built in 1897, exemplifies common features of the L-plan form, including a side-gabled roof with a projecting front-gabled wing, a shed-roof porch with the main entrance centered on the side gable, wood-frame construction with horizontal wood siding, and National Folk stylistic influences (Photo 3).

Duplexes

Built in 1935, 1158 San Bernard Street features a Hall-and-Parlor form and represents a typical Duplex house—a common multi-family housing type constructed in East Austin between 1910 and 1969 (Photo 4).[4] Character-defining features include a symmetrical front façade with separate entries and wood-frame construction with vertical wood board siding.

Commercial Buildings

The San Bernard Street Historic District includes seven commercial resources, most of which feature commercial box forms—specifically, two stores, two offices, and one commercial box building. The district also contains a mortuary at 1300 E. 12th Street (Photo 5, Figure 10) with a massed-plan form and one hybrid house/store with an irregular form—the Giese-Stark Store at 1211 San Bernard Street (Photo 6).

Commercial Box

The former Alex Schieffer Meats building, located at 1161 San Bernard Street and constructed in 1920 (Photo 7), represents the most common commercial building form in the district—the commercial box. These structures began appearing in East Austin around 1920 with the rise of the automobile and often incorporated surface parking.[5] Character-defining features of this storefront include its freestanding design with a compact footprint to accommodate parking on the lot, a simple rectangular plan, brick exterior walls, a double-door entrance flanked by large display windows, and a canopy spanning the front façade.

Religious Buildings

The district contains three churches: two are located along San Bernard Street and on Angelina Street, each featuring a cruciform building form. In addition, the district also includes one church-related residence.

Religious Buildings (Churches)

Wesley United Methodist Church sits at 1164 San Bernard Street A, on the prominent corner of San Bernard Street and Hackberry (Photo 8, Figure 11, individually listed in the National Register). This Gothic Revival style church was constructed in 1929, when the congregation relocated from downtown due to a new city plan that consolidated all City amenities for the Black community in East Austin.[6] The Wesley United Methodist church building is constructed from tan brick using an irregular cruciform plan. Character-defining features exemplifying the Gothic Revival style include the pointed-arched window and door openings, the large rose window on the east-facing front façade, and the three-story bell tower with steep stone pinnacles.

Nearby, Olivet Baptist Church is located at 1179 San Bernard Street, on the corner of San Bernard Street and Cotton Street (Photo 9). Olivet Baptist Church was designed by pioneering Black architect John Chase in the Mid-century Modern style, completed in 1970 featuring a cruciform plan constructed from tan brick with a low-sloped cross-gabled roof form, floor-to-ceiling stained glass windows, and a geometric stepped steeple.

[4] Hardy Heck Moore, Inc., *Historic Resources Survey: Final Report, Volume I,*
[5] Hardy Heck Moore, Inc., *Historic Resources Survey: Final Report, Volume I*
[6] Joe Freeman," National Register of Historic Places Nomination: Wesley United Methodist Church," Austin: Texas Historical Commission (THC), 1985, from the THC Historic Sites Atlas, https://atlas.thc.texas.gov/NR/pdfs/85002281/85002281.pdf.

The Church of God in Christ at 1168 Angelina Street provides a more modest example of a Mid-century Modern religious building, constructed in 1967 (Photo 10). This building also uses tan brick and a cruciform structure but with a simpler gabled roof form, a modest entrance with a front-gabled porch and double doors, and a low square steeple.

Religious Residence

A religious residence associated with Wesley United Methodist Church is located at 1164 San Bernard Street B (Photo 11). This residence, constructed in 1965 behind the main sanctuary, uses a Ranch form, asbestos shingle siding, and Minimal Traditional stylistic detailing.

Auxiliary Resources

The second most common resource type in the district consists of 20 auxiliary buildings, including garages, backhouses, and garage apartments, all of which feature rectangular forms, often occupying the rear or sides of the lot surrounding the main structures.

Garages

Constructed in 1951, 1192 San Bernard Street B is a representative example of the most common auxiliary resource type in the district—a garage (Photo 12). Garages are the most typical residential outbuildings in East Austin, built primarily between 1900 and 1970 to house vehicles.[7] Character-defining features of this example include a rectangular plan, gabled roof, board-and-batten siding, absence of stylistic detailing, and position behind the main house, accessible from the street by a driveway.

Common Construction Materials

Common construction materials in the historic district include wood, brick, stone, concrete, asbestos, stucco, metal, and synthetic materials such as vinyl, reflecting what was popular and readily available during different periods of development.

Architectural Styles

The San Bernard Street Historic District features a range of architectural styles that reflect its various periods of development, with Craftsman and National Folk styles each accounting for approximately 13 percent to 17 percent of the buildings, making them the most common styles in the district aside from those with no identifiable style. Buildings constructed between the late nineteenth century and early twentieth century, circa 1880 to 1920, commonly display Folk Victorian, National Folk, and Colonial Revival stylistic influences. From 1920 to 1940, which represented the largest period of construction within the district, styles expanded to include Craftsman, Minimal Traditional, and a variety of Twentieth Century Revival styles such as Colonial Revival, Tudor Revival, and Gothic Revival. Between 1940 and 1970, new construction reflected the growing popularity of Modern, Contemporary, and Ranch styles, with three resources attributed to Modern architect John S. Chase. Roughly 47, or 46 percent, of the buildings exhibit no specific style; these include mostly ancillary buildings associated with single-family dwellings, such as garages, backhouses, and garage apartments, with a few being commercial or single-family dwellings. Table 3 below shows the number of resources per architectural style within the San Bernard Street Historic District.

[7] Freeman," National Register of Historic Places Nomination: Wesley United Methodist Church."

Table 3. Table counting the number of examples of different architectural styles within the district.

Style	No. Resources Built
Craftsman	19
Folk Victorian	4
Minimal Traditional	9
Modern	2
No style	47
National Folk	14
Ranch	4
Tudor Revival	2
Gothic Revival	1
Colonial Revival	1
Contemporary	2
Other	2

Folk Victorian Style

The Thompson House, located at 1171 San Bernard Street (Photo 13), is a one-story single-family dwelling constructed in 1877 and features Folk Victorian stylistic influences. This structure displays several character-defining features of the style, including a hall and parlor layout, a gable and hip roof configuration, horizontal wood clapboard siding with wood shingle accent walls, a front entry with transom windows, and double-hung wood sash windows. The house also features a full-width front porch, which wraps around to the south side facing Hackberry Street. The porch includes decorative painted wood brackets, railings, and posts, all typical of the style.

National Folk Style

The building at 1301 E. 12th Street A is a one-story single-family dwelling constructed in 1910 and features National Folk stylistic influences (Photo 14). It features a modified hipped-roof square plan with a pyramidal roof. Character-defining features include horizontal wood clapboard siding, a front door with transom and sidelight windows, and double-hung wood sash windows. While similar in form to Folk Victorian homes, it lacks ornate decorative trim, featuring a partial-width porch with simple square wood posts and railings, and plain wood soffits, fascia boards, and bargeboards.

Craftsman Style

The building at 1199 San Bernard Street is a one-story single-family dwelling constructed in 1915 featuring Craftsman stylistic influences (Photo 15). Character-defining features include a bungalow plan, a simple front-facing gable roof with a secondary overlapping front gable over the porch, horizontal wood clapboard siding, and double-hung wood sash windows. The house also features a partial-width porch supported by thick wood box columns that taper toward the top, as well as wide roof eaves with exposed rafter tails.

Twentieth-Century Revival Styles

Examples of Twentieth Century Revival styles in the district include 1186 Navasota Street (Photo 16), a one-story single-family dwelling constructed in 1939 that exhibits Tudor Revival stylistic influences, with character-defining features such as a prominent masonry chimney on the front façade and a steeply pitched cross-gabled roof with bargeboard detailing. Wesley United Methodist Church, located at 1164 San Bernard Street A and constructed in 1929, is the only example of Gothic Revival architecture in the district (Photo 8, Figure 11). It features a steeply pitched roof with prominent cross gables, pointed-arch windows, and a tall tower on the northwest corner of the building with stone

corner finials. A rose window with tracery detail is centered on the primary façade. The Roberts Clinic, located at 1174 San Bernard Street A, is a two-story single-family dwelling built in 1937 and is the only example of Colonial Revival style in the district (Photo 17, Figure 12), characterized by a symmetrical two-story center-hall plan with brick exterior walls, an accentuated white stucco portico over the main entrance, a white-painted wood cornice with enclosed eaves, and double-hung wood-sash windows.

Minimal Traditional Style

1176 San Bernard Street A is a one-story single-family dwelling constructed in 1922 that exhibits Minimal Traditional stylistic influences (Photo 18). Character-defining features include a bungalow plan, a low-pitched gable roof with shallow eaves, horizontal wood clapboard siding, a simple front door, large “picture windows” on either side of the front façade, and a central stoop porch.

Ranch Style

The building at 1190 San Bernard Street is a one-story single-family house constructed in 1962 that features Ranch stylistic influences (Photo 9031). Character-defining features include a wide, horizontal form, brick exterior walls with sections of painted wood siding, and a low-pitched roof with broad eaves. The recessed porch, set beneath the main roof form, has a concrete floor and is supported by simple metal posts with decorative wrought iron detailing. On either side of the main façade are integral stone planters with picture windows positioned above each.

Mid-century Modern Style

The King-Tears Mortuary, a commercial mortuary building at 1300 E. 12th Street A, designed by John S. Chase in 1955, exhibits Mid-century Modern stylistic influences (Photo 5). Its character-defining features include a massed plan with a rear integrated carport, brick exterior walls with no applied ornamentation, metal windows, a flat roof with strong horizontal emphasis, and a slightly recessed primary public entrance beneath a cantilevered roof.

Contemporary Style

Olivet Baptist Church, located at 1179 San Bernard Street and constructed in 1970 by John S. Chase, is the only example of Contemporary architecture in the district (Photo 9). It is characterized by a varied rectangular form, exterior walls of brick and wood cladding, with large glass windows. The building has no applied ornamentation, instead emphasizing angular, geometric forms throughout. The primary entrance, located on San Bernard Street, is set beneath a prominent, projecting angular roof.

District Integrity

Overall, the San Bernard Historic District retains sufficient integrity to convey its historic character and significance. Approximately 70 percent of the buildings within the district date from the period of significance and have sufficient integrity of design, materials, and workmanship to communicate their historic appearance. The street grid, arrangement and orientation of houses, and landscape patterns within the district remain intact, preserving the district’s integrity of setting, feeling, and association. Where new manmade landscape features have been added, they generally follow established historic trends. For example, while new front yard fences have been added to a number of properties, the pattern of fencing front yards has long been common within the San Bernard Historic District and across East Austin.[8]

[8] Martha Doty Freeman, [Photo collection from the East Austin Historic Resources Survey], 1980, from the Portal to Texas History crediting the Texas Historical Commission, https://texashistory.unt.edu/search/?q3=%22Freeman%2C+Martha+Doty%22&t3=untl_agent_facet&src=ark&searchType=advanced&fq=str_location_county%3ATravis+County%2C+TX&display=grid . This collection of photos of East Austin in 1980 documents the longstanding prevalence of front yard fences.

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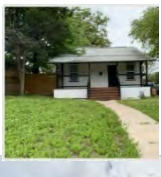
Contributing and Noncontributing Resources

The contributing buildings within the district all date from within the period of significance (1877 to 1976) and retain their overall historic form and massing. A number of the examples of contributing resources with more elaborate historic architectural detailing have been carefully preserved and retain their original materials and detailing, as illustrated by 1157 San Bernard Street or 1208 Hackberry Street (Photos 3 and 19).Other examples of contributing resources experienced alterations during the period of significance that have now gained significance in their own right – such as 1182 Navasota Street, with was constructed around 1920 then given a Permastone veneer and wrought-iron porch in the mid-twentieth century (Photo 20). Some of the more modest buildings have experienced minor alterations such as siding replacement or window replacement, yet they continue to convey their historic character because they were always modest in design and lacking in architectural ornamentation – as shown by 1198 San Bernard Street or 1201 Short Hackberry Street A (Photos 21 and 25). Other examples of contributing buildings have additions that are not historic age yet use a compatible scale and design so that they meet the *Secretary of the Interior's Standards for Rehabilitation* (Photo 6). Among the 32 noncontributing buildings in the district, nearly all (29) were constructed after the end of the period of significance. Many of the non-historic buildings in the district are far larger in scale than the surrounding buildings and use irregular building forms and Contemporary stylistic influences, such as the house constructed in 2013 at 1300 San Bernard Street (Photo 22). The remaining three noncontributing buildings that lack sufficient integrity to communicate their historic character include multiple substantial alterations completed after the end of the period of significance, such as large new additions, changes to their roof form, and/or significant alterations to their porch/canopy form—as shown by 1171 ½ San Bernard Street A or 1308 Rosewood Avenue B (Photos 23 and 24).

Inventory

Address	Image	Type	Form	Stylistic influences	Original use	Year built	Alterations	Alteration Evaluation	Prior designation	Contributing status
1201 E 12 ST		Single-Family House	Bungalow	Craftsman	Residential	1935	Windows replaced	Some alterations within historic period		Contributing
1205 E 12 ST		Single-Family House	Bungalow	Craftsman	Residential	1925	Windows replaced, Exterior wall materials replaced, Doors replaced, Fenestration altered	Compatible		Contributing
1209 E 12 ST		Single-Family House	L-plan	Folk Victorian	Residential	1900	Porch altered ca. 1970	Within period of significance	Local Landmark	Contributing
1215 E 12TH ST		Single-Family House	Bungalow	Minimal Traditional	Residential	1923	Windows replaced, Door replaced, Exterior wall materials replaced, Rear addition	Maintains overall form		Contributing
1300 E 12 ST A		Mortuary	Massed plan	Modern	Commercial	1955	Doors replaced, Some windows replaced	Minor		Contributing

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Address	Image	Type	Form	Stylistic influences	Original use	Year built	Alterations	Alteration Evaluation	Prior designation	Contributing status
1300 E 12 ST B		Garage	Rectangular	No style	Commercial	1955	Doors replaced	Minor		Contributing
1301 E 12 ST A		Single-Family House	Modified Hipped-Roof Square-Plan	National Folk	Residential	1910	Doors replaced, Porch altered, Dormer boarded, Side addition, Rear addition	Compatible		Contributing
1301 E 12 ST B		Garage	Rectangular	No style	Residential	1920	Doors replaced	Minor		Contributing
1308 E 12 ST A		Single-Family House	Bungalow	Minimal Traditional	Residential	1930	Doors replaced, Windows replaced, Exterior wall materials replaced, Porch altered	Within historic period		Contributing
1308 E 12 ST B		Garage	Rectangular	No style	Commercial	1955	None visible			Contributing
1309 E 12 ST		Commercial Box	Commercial Box	Ranch	Institutional	1960	Front deck added	Minor		Contributing
1310 E 12 ST		Office	Commercial Box	Modern	Commercial	1967	Doors replaced, Windows replaced, Canopy replaced	Overall form maintained		Contributing
1315 E 12 ST A		Single-Family House	I-House	No style	Residential	1928	Doors replaced, Windows replaced, Front yard fence added (all ca. 2018)	Overall form maintained		Contributing
1315 E 12 ST B		Garage	Rectangular	No style	Residential	2000				Non-contributing
1319 E 12 ST A		Single-Family House	Bungalow	Craftsman	Residential	1934	Porch altered, Front fence added	Limited visibility		Contributing

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Address	Image	Type	Form	Stylistic influences	Original use	Year built	Alterations	Alteration Evaluation	Prior designation	Contributing status
1319 E 12 ST B		Garage	Rectangular	No style		2023				Non-contributing
1211 E 13 ST		Single-Family House	Modified L-Plan	National Folk	Residential	1910	Relocated from Lincoln, Texas in 2000	Compatible setting for relocation		Contributing
1168 ANGELINA ST		Church	Cruciform	No style	Religious	1967	None visible			Contributing
1200 COTTON ST		Single-Family House	Irregular	No style	Residential	2016	None visible			Non-contributing
1202 COTTON ST		Single-Family House	Bungalow	No style	Residential	2015	None visible			Non-contributing
1203 COTTON ST		Single-Family House	Bungalow	Minimal Traditional	Residential	1950	Gable-end and soffit siding replaced	Minor		Contributing
1204 COTTON ST		Single-Family House	Foursquare	No style	Residential	2015	None visible			Non-contributing
1205 COTTON ST		Single-Family House	Bungalow	Craftsman	Residential	1932	Rear/side garage addition	Within historic period		Contributing
1206 COTTON ST		Duplex house	Rectangular	No style	Residential	2020	Not applicable			Non-contributing
1207 COTTON ST		Single-Family House	Bungalow	Craftsman	Residential	1928	Screens replaced, Setback 2nd story addition (ca. 2007 per aerials)	Appropriate		Contributing

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Address	Image	Type	Form	Stylistic influences	Original use	Year built	Alterations	Alteration Evaluation	Prior designation	Contributing status
1209 COTTON ST		Single-Family House	Bungalow	No style	Residential	1926	2nd floor addition, Exterior wall material replacement, Window replacement, Door replacement, Fenestration pattern change (all ca. 2010 per permits)			Non-contributing
1214 COTTON ST		Single-Family House	Irregular	No style	Residential	2014	None visible			Non-contributing
1200 HACKBERRY ST		Single-Family House	Center Passage	National Folk	Residential	1910	Porch altered and partially enclosed by 1936 per Sanborn maps	Within historic period		Contributing
1202 HACKBERRY ST		Single-Family House	Ranch	Minimal Traditional	Residential	1952	Exterior wall materials replaced, exterior AC unit added, metal bars added to exterior of windows	Likely within historic period		Contributing
1204 HACKBERRY ST		Single-Family House	Irregular	No style	Residential	2012	None visible			Non-contributing
1206 HACKBERRY ST A		Single-Family House	Foursquare	No style	Residential	1985	None visible			Non-contributing
1206 HACKBERRY ST B		Single-Family House	Irregular	No style	Residential	2004	None visible			Non-contributing
1208 HACKBERRY ST		Single-Family House	Modified L-Plan	National Folk	Residential	1906	None visible		Local Landmark	Contributing
1307 HACKBERRY ST		Single-Family House	Bungalow	Minimal Traditional	Residential	1941	Windows replaced, Doors replaced, Porch roof altered, Side carport addition	Likely within historic period		Contributing

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Address	Image	Type	Form	Stylistic influences	Original use	Year built	Alterations	Alteration Evaluation	Prior designation	Contributing status
1157 NAVASOTA ST A		Single-Family House	L-plan	No style	Residential	1921	Front yard fence added	Limited visibility		Contributing
1157 NAVASOTA ST B		Back house	Rectangular	No style	Residential	2020				Non-contributing
1159 NAVASOTA ST A		Single-Family House	Bungalow	Craftsman	Residential	1920	Windows replaced, Doors replaced, Fenestration altered	Overall form maintained		Contributing
1159 NAVASOTA ST B		Garage Apartment	Rectangular	No style	Residential	2000	None visible			Non-contributing
1173 NAVASOTA ST		Single-Family House	Irregular	No style	Residential	2013	None visible			Non-contributing
1175 NAVASOTA ST A		Single-Family House	Irregular	No style	Residential	2025				Non-contributing
1175 NAVASOTA ST B		Back house	Rectangular	No style	Residential	2025				Non-contributing
1180 NAVASOTA ST		Single-Family House	Hipped-Roof Square-Plan	National Folk	Residential	1910	Exterior wall materials replaced	Compatible		Contributing
1182 NAVASOTA ST		Single-Family House	Bungalow	No style	Residential	1920	Doors replaced, Windows replaced, Exterior wall materials replaced, Porch altered	Within historic period		Contributing
1184 NAVASOTA ST		Single-Family House	Bungalow	Craftsman	Residential	1930	Exterior wall materials replaced, Windows replaced, Fenestration altered, Doors replaced, Porch enclosed, Side carport addition	Within historic period		Contributing

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Address	Image	Type	Form	Stylistic influences	Original use	Year built	Alterations	Alteration Evaluation	Prior designation	Contributing status
1186 NAVASOTA ST		Single-Family House	Bungalow	Tudor Revival	Residential	1939	Windows replaced, Doors replaced, Siding replaced	Addition within historic period		Contributing
1191 NAVASOTA ST (Teachers State Association of Texas – NR Listed)		Office	Commercial Box	Ranch	Education	1950	Exterior finishes have been replaced, fascia and soffits have been replaced, ramp addition off sidewalk	Within period of significance	**Individual NRHP**	Contributing
1195 NAVASOTA ST		Single-Family House	Bungalow	Craftsman	Residential	1936	Windows replaced, Exterior wall materials replaced, Porch altered, Doors replaced	Within historic period		Contributing
1195 NAVASOTA ST B		Garage	Rectangular	No style	Residential	1936	None visible			Contributing
1195 1/2 NAVASOTA ST		Single-Family House	Ranch	No style	Residential	2002	None visible			Non-contributing
1108 OLIVE ST		Single-Family House	Bungalow	Tudor Revival	Residential	1940	Windows replaced, Siding replaced	Overall form maintained		Contributing
1210 ROSEWOOD AVE		Multi-Family House	Bungalow	Bungalow	Residential	1926	Rear addition by 1962, Small side addition ca. 2009, Door replaced	Partially within period of significance		Contributing
1308 ROSEWOOD AVE A		Single-Family House	Bungalow	Craftsman	Commercial	1947	Door replaced	Minor		Contributing
1308 ROSEWOOD AVE B		Store	Commercial Box	No style	Commercial	1947	Doors replaced, Windows replaced, Canopy added, Roof form altered, Fenestration pattern altered	Major alterations outside historic period		Non-contributing
1152 SAN BERNARD ST		Single-Family House	Bungalow	No style	Commercial	1915	Doors replaced, Windows replaced, Exterior wall materials replaced, Fenestration altered, ramp installed, porch floor finish replaced	Overall form maintained		Contributing

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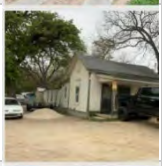
Address	Image	Type	Form	Stylistic influences	Original use	Year built	Alterations	Alteration Evaluation	Prior designation	Contributing status
1153 SAN BERNARD ST		Single-Family House	Foursquare	No style	Residential	2001	None visible			Non-contributing
1157 SAN BERNARD ST		Single-Family House	L-plan	National Folk	Residential	1897	None visible		Local Landmark	Contributing
1157 SAN BERNARD ST B		Garage Apartment	Rectangular	No style	Residential	1935	None visible			Contributing
1158 SAN BERNARD ST		Duplex house	Hall and Parlor	National Folk	Residential	1910	Doors replaced, Windows replaced, Exterior wall materials replaced, Rear addition	Overall form maintained		Contributing
1159 SAN BERNARD ST		Single-Family House	L-plan	National Folk	Residential	1900	Awning added	Alterations within historic period		Contributing
1160 SAN BERNARD ST		Single-Family House	Center Passage	Craftsman	Residential	1909	Screens replaced, Door replaced, Rear addition	Minor	Local Landmark	Contributing
1161 SAN BERNARD ST		Store	Commercial Box	No style	Religious	1920	Infilled side door, Rear addition	Minor		Contributing
1164 SAN BERNARD ST A		Church	Cruciform	Gothic Revival	Religious	1929	Doors replaced		**Individual NRHP**	Contributing
1164 SAN BERNARD ST B (Alternate 1201 Hackberry)		Single-Family House	Ranch	Ranch	Residential	1965	Doors replaced, Windows replaced, Some windows infilled	Overall form maintained	Local Landmark	Contributing
1164 SAN BERNARD ST C		Garage	Rectangular	No style	Residential	2000	None visible			Non-contributing

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Address	Image	Type	Form	Stylistic influences	Original use	Year built	Alterations	Alteration Evaluation	Prior designation	Contributing status
1165 SAN BERNARD ST		Single-Family House	L-plan	No style	Residential	1920	Doors replaced, Windows replaced, Exterior wall materials replaced, Fenestration altered, Porch 6altered, Side addition, Rear addition	Likely partially within period of significance		Contributing
1170 SAN BERNARD ST		Single-Family House	Modified L-Plan	Folk Victorian	Residential	1884	Doors replaced, roof material replaced, window screens replaced, drainage replaced,	Within period of significance	Local Landmark **Individual NRHP**	Contributing
1171 SAN BERNARD ST		Single-Family House	Hall and Parlor	Folk Victorian	Institutional	1877	None visible		Local & State Landmark	Contributing
1171 1/2 SAN BERNARD ST A		Single-Family House	Bungalow	No style	Residential	1929	Doors replaced, Windows replaced, Fenestration altered, exterior materials replaced, porch altered, 2nd story addition, multiple additions to rear, roof configuration altered, *porte-cochère* addition to front	Major alterations outside period of significance		Non-contributing
1171 1/2 SAN BERNARD ST B		Garage	Rectangular	No style	Residential	2000	None visible			Non-contributing
1172 SAN BERNARD ST		Single-Family House	Hipped-Roof Square-Plan	No style	Residential	1986	None visible			Non-contributing
1172 1/2 SAN BERNARD ST		Single-Family House	L-plan	Folk Victorian	Residential	1900	Rear addition, 2017	Compatible		Contributing
1174 SAN BERNARD ST A **(NR Listed Roberts Clinic)**		Single-Family House	Two-Story Center-Hall Plan	Colonial Revival	Residential/ Physician's Office	1937	None visible		Local Landmark **Individual NRHP**	Contributing
1174 SAN BERNARD ST B		Back house	Center Passage	National Folk	Residential	1900	Relocated from front of property ca. 1937; Doors replaced, Windows replaced, Porch altered, roof material replaced,	Partially within historic period		Contributing

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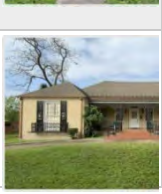
Address	Image	Type	Form	Stylistic influences	Original use	Year built	Alterations	Alteration Evaluation	Prior designation	Contributing status
							drainage replaced, Rear addition			
1174 SAN BERNARD ST C		Garage	Rectangular	No style	Residential	1937	Doors replaced	Minor		Contributing
1175 SAN BERNARD ST		Single-Family House	L-plan	Craftsman	Residential	2020	Porch altered, Doors replaced, Windows replaced, Exterior wall materials replaced, Large 3-story rear addition ca. 2020			Non-contributing
1176 SAN BERNARD ST A		Single-Family House	Bungalow	Minimal Traditional	Residential	1922	Storm door added, Exterior wall materials partially replaced, Rear addition	Minor		Contributing
1176 SAN BERNARD ST B		Garage	Rectangular	No style	Residential	1922	None visible	Alterations within historic period		Contributing
1178 SAN BERNARD ST		Single-Family House	Modified L-Plan	National Folk	Residential	1902	None visible		Local Landmark	Contributing
1179 SAN BERNARD ST		Church	Cruciform	Contemporary	Religious	1961	None visible			Contributing
1190 SAN BERNARD ST		Single-Family House	Ranch	Ranch	Residential	1962	Doors replaced, Rear carport added	Minor		Contributing
1191 SAN BERNARD ST		Single-Family House	Irregular	National Folk	Residential	1886	Doors replaced, 2007: Homeowners replaced non-historic metal windows on rear with appropriate double-hung wood-framed windows	Partially within historic period	Local Landmark	Contributing
1192 SAN BERNARD ST A		Single-Family House	Ranch	Other	Residential	1951	Porch altered, drainage replaced, roofing material replaced, window screens removed, rear	Alterations within historic period		Contributing

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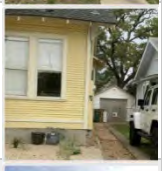
Address	Image	Type	Form	Stylistic influences	Original use	Year built	Alterations	Alteration Evaluation	Prior designation	Contributing status
							addition, solar panels on rear roof			
1192 SAN BERNARD ST B		Garage	Rectangular	No style	Residential	1951	Garage doors replaced, Side addition	Likely partially within historic period		Contributing
1193 SAN BERNARD ST		Single-Family House	Modified L-Plan	National Folk	Residential	1900	Door replaced, Screens replaced, roof materials replaced, porch alterations	Appropriate	Local & State Landmark	Contributing
1193 1/2 SAN BERNARD ST A		Single-Family House	L-plan	National Folk	Residential	1905	Window configuration altered and windows replaced, doors replaced, roof materials replaced, Stoop replaced, porch brackets removed	Some alterations compatible, overall form maintained		Contributing
1193 1/2 SAN BERNARD ST B		Garage	Rectangular	No style	Residential	2010	None visible			Non-contributing
1194 SAN BERNARD ST		Single-Family House	Bungalow	Craftsman	Residential	1912	Front door and sidelights replaced, rear addition, window screens replaced			Contributing
1196 SAN BERNARD ST		Single-Family House	Bungalow	Craftsman	Residential	1927	Windows and doors replaced, Porch altered, side addition, rear addition	Compatible		Contributing
1196 1/2 SAN BERNARD ST A		Single-Family House	Bungalow	Craftsman	Residential	1925	Porch enclosed with awning addition over front double doors, rear addition, windows and doors replaced	Overall form maintained		Contributing
1196 1/2 SAN BERNARD ST B		Garage	Rectangular	No style	Residential	2000	Doors replaced			Non-contributing
1197 SAN BERNARD ST		Single-Family House	Foursquare	No style	Residential	2015	None visible			Non-contributing

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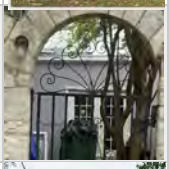
Address	Image	Type	Form	Stylistic influences	Original use	Year built	Alterations	Alteration Evaluation	Prior designation	Contributing status
1198 SAN BERNARD ST A		Single-Family House	Bungalow	Craftsman	Residential	1923	Porch partially enclosed, windows partially replaced, 2nd story addition	2nd story addition by 1962 per Sanborn map		Contributing
1198 SAN BERNARD ST B		Back House	Rectangular	No style	Residential	1940	None visible			Contributing
1198 SAN BERNARD ST C (Alternate 1219 E. 12th St.)		Single-Family House	Bungalow	Minimal Traditional	Residential	1940	None visible			Contributing
1199 SAN BERNARD ST		Single-Family House	Bungalow	Craftsman	Residential	1915	None visible			Contributing
1207 SAN BERNARD ST A		Single-Family House	Bungalow	No style	Residential	1935	Doors replaced, Windows replaced	Alterations compatible		Contributing
1207 SAN BERNARD ST B		Back house	Rectangular	Other	Residential	2020				Non-contributing
1211 SAN BERNARD ST		Hybrid House/Store	Irregular	Craftsman	Residential	1900	Porch on house altered ca. 1920, Windows partially replaced, Small setback rooftop addition on store ca. 2005 (meets *Secretary's Standards*)	Partially within historic period	Local Landmark	Contributing
1300 SAN BERNARD ST		Single-Family House	Irregular	Contemporary	Residential	2013				Non-contributing
1302 SAN BERNARD ST		Single-Family House	Square plan hipped-roof	National Folk	Residential	1912	Exterior wall materials replaced, Windows replaced, Door replaced, Storm door added, Porch altered	Overall form maintained		Contributing
1304 SAN BERNARD ST		Single-Family House	Bungalow	Craftsman	Residential	1936	Some windows replaced, Screens replaced, Window bars added, Storm door added, ADA ramp added	Minor		Contributing

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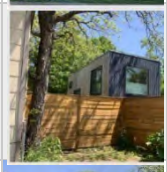
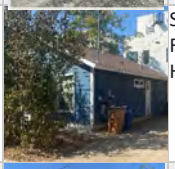
Address	Image	Type	Form	Stylistic influences	Original use	Year built	Alterations	Alteration Evaluation	Prior designation	Contributing status
1201 SHORT HACKBERRY ST A		Single-Family House	Hall and Parlor	National Folk	Residential	1936	Porch altered ca. 1992			Contributing
1201 SHORT HACKBERRY ST B		Back House	Rectangular	Contemporary	Residential	2022				Non-contributing
1203 SHORT HACKBERRY ST		Single-Family House	Center Passage	National Folk	Residential	1936	Windows replaced, Porch screened, Rear addition	Overall form maintained		Contributing
1204 SHORT HACKBERRY ST		Single-Family House	Bungalow	No style	Residential	1936	Exterior wall materials replaced, Doors replaced, Windows replaced, Porch altered	Overall form maintained		Contributing
1206 SHORT HACKBERRY ST A		Single-Family House	Bungalow	No style	Residential	2013	None visible			Non-contributing
1206 SHORT HACKBERRY ST B		Back House	Irregular	Contemporary	Residential	2025				Non-contributing

Statement of Significance

The San Bernard Historic District is a mixed-use district in East Austin that includes a diverse array of houses, churches, and commercial buildings. The earliest extant building in the district dates from 1877 (1171 San Bernard Street, Photo 13), and the majority of resources were constructed by 1940. Historically, the district included an exceptionally diverse population, including both an early Black freedom colony and a European immigrant enclave. After the City of Austin implemented urban planning policies that forced the racial segregation of Austin's Black residents in East Austin in 1928, the San Bernard Historic District became one of Austin's most prominent and prosperous Black neighborhoods. San Bernard Street gained a reputation as one of the most prestigious sections of East Austin, "known as Sugar Hill by the neighbors in the area because of the number of successful blacks owning and living in the large, nice homes." [9] A number of influential Black churches, businesses, and social outreach organizations chose also locations within the San Bernard Historic District—planning and executing significant social and political movements that impacted the Civil Rights movement not only in Austin but also across the state and the nation. In the early twentieth century a streetcar line ran down San Bernard Street, replaced by a bus route in the 1930s – making the San Bernard Historic District accessible from surrounding neighborhoods for gatherings and community organization. The San Bernard Historic District is eligible for listing in the National Register at the local level of significance under Criterion A in the area of Ethnic Heritage for its associations with early Black settlement and German and Swedish immigrant settlement, as well as in the area of Social History for its association with Black churches, educational organizations, social organizations, and political activists influential in the Civil Rights movement. In addition, the district is eligible under Criterion C in the Area of Architecture as a collection of representative examples of twentieth century architectural forms and styles, as well as the location of several designs by groundbreaking architect John S. Chase, FAIA—the first African American to enroll at the University of Texas School of Architecture and first licensed Black architect in Texas.

Brief Historical Background

Early Land Divisions

Prior to its settlement by European Americans, the area comprising the historic district was occupied continuously for approximately 11,000 years by various Native American tribes. When the Republic of Texas established Austin as the capital in 1839, the government set aside a tract of land for the original plat of downtown, surrounded by large tracts known as "Outlots" (Figure 1). As described in Section 7, the land encompassed by the boundaries of the San Bernard Historic District fell within Outlots 38 and 56 of Division B. The original grantee for Outlot 56, where the majority of the district lies, was J.W. Robertson (who also received Outlot 55), while the original grantee for Outlot 38 was T. Beck. The original 1839 plat also set aside land for a cemetery in Outlot 39, just north of the San Bernard Historic District (Figure 1). Today, this cemetery remains intact—known as Oakwood Cemetery—and buffers the northern edge of the San Bernard Historic District from surrounding development.[10]

Early Settlement

French Legation

Like most of the East Austin Outlots, the land located along present-day San Bernard Street remained largely undeveloped until the mid-1800s. Just to the south of the San Bernard Historic District, the land was developed as the French Legation, the home of the French ambassador to the Republic of Texas, in 1840:

[9] Michelle M. Mears, "African American Settlement Patterns in Austin, Texas, 1865-1928," M.A. thesis, Baylor University, 2001, p. 114.
[10] "Oakwood Cemetery" [Historic Marker No. 14309], 1972, from the THC Historic Sites Atlas, https://atlas.thc.texas.gov/Details?atlasnumber=5507014309; Leslie Wolfenden, "National Register of Historic Places Nomination Form: Oakwood Cemetery Annex," Austin: Texas Historical Commission, 2002, from the THC Historic Sites Atlas, https://atlas.thc.texas.gov/NR/pdfs/03001103/03001103.pdf.

> *On September 15, 1840, Jean Pierre Isidore Alphonse Dubois, the French charge d'affaires to the Republic of Texas, purchased the 21 acres comprising Outlot 1B (bound by present day IH 35 frontage road and San Marcos, East 7th and East 11th Streets). On his self-described "beautiful piece of property" located on a hill and offering west- and south-facing views over the city of Austin and the Colorado River, Dubois commissioned a one-and-a-half-story, hipped roof home. The house, influenced by a collaboration between Dubois and architect Thomas William Ward, featured a blend of Anglo and French architectural features.*[11]

The tenure of the French embassy on the site was brief, however, and by 1848 the property evolved into the Robertson Plantation.[12] Today, the French Legation property, including the extant house and several outbuildings, remains extant and is listed as a historic district in the National Register of Historic Places, located just south of the San Bernard Historic District at present-day 802 San Marcos Street.[13]

Robertson Plantation

Between 1848 and around 1877, much of the land in and around the San Bernard Historic District fell within a large estate known as the Robertson Plantation. In 1848, the former French Legation land was purchased by Dr. Joseph W. Robertson – a prominent Austin physician and former Austin mayor. Over time, Robertson acquired adjacent land – including Outlot 55 in Division B, Outlot 56 in Division B (overlapping with the southern portion of the San Bernard Historic District), and Outlots 2 and 3 in Division B.[14] The Robertson family lived in the French Legation house and operated their surrounding landholdings as a plantation using enslaved labor until emancipation. As described by local historian Stephanie Jarvis:

> *As of the 1850 Census, there were nine individuals enslaved and listed under the name of Joseph Robertson. Of these nine people, six were males ages 31, 22, 18, 13, 12, and 3. The remainder of listings included three females ages 25, 20, and 4 months. Unfortunately, the amount of information contained in these schedules was limited to age, sex and race but did not include names. Similarly, as of the 1860 census there were nine individuals listed under the name J. Robertson. This included: four males ages 40, 21, 15, 8, and five females ages 35, 30, 10, 60, and 11. As of the 1860 Census, there was a column for the number of slave houses for each slaveholder. There were three slave houses listed for J. Robertson. While the census records do not reveal names, it does confirm that there was a consistent African American presence of nine individuals between the years 1850-1860 at the Robertson family homestead [likely on the Outlot 1 land, on or near present-day 802 San Marcos Street]…..* [15]

Although Dr. Robertson died in 1870, his heirs continued to own and occupy the Robertson Plantation property. During that time, the Robertson family continued to employ freed Black laborers in their household. As Jarvis describes:

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[11] HHM & Associates, Inc. "Local Historic District Application: Robertson/Stuart & Mair Historic District, Austin, Texas," prepared for the City of Austin, 2019; citing Nancy N. Barker, *The French Legation in Texas*, 2 volumes, Austin: Texas State Historical Association, 1971, 170.
[12] As noted in HHM, "Local Historic District Application: Robertson/Stuart & Mair Historic District:" "Before the house was even finished, Dubois sold the property to Catholic priest Jean Marie Odin on December 29, 1840; however, Dubois resided in the Legation until April 1, 1842. After Father Odin took possession, the house remained vacant for several years since Austin was losing population following the government's move to Washington-in-the-Brazos (Washington County). In 1847, Father Odin sold the property to Mosely Baker, who quickly sold it to prominent Austin physician and former Austin mayor Joseph W. Robertson on May 16, 1848." Citing Hardy·Heck·Moore, Inc. (HHM), *City of Austin Historic Resources Survey*, October 2016, I-10-11, II-13, 29; Kenneth Hafertepe; Barker, *The French Legation in Texas*; Hannah Nebb Meyer, "Preserving Texas: Historic Preservation, Nationalism, and the Daughters of the Republic of Texas," master's thesis, The University of Texas at Austin, May 2011, 29; and Kenneth Haftertepe, "French Legation," *The Handbook of Texas Online*, https://tshaonline.org/handbook/online/articles/ccf03, accessed June 8, 2017, uploaded on June 12, 2010, modified on July 27, 2016, published by the Texas State Historical Association.
[13] Wayne Bell and Larry Kennedy, "French Legation," National Register of Historic Places nomination form, October 1969.
[14] Don B. Boitnott and George Villalva, "History of Ownership," 1100 East 8th Street City of Austin Landmark application.
[15] Stephanie Jarvis, "The African American Presence on Robertson Hill," n.p., 2008, from the Austin History Center, Austin Files, Subdivisions - Robertson Hill [S6000], p. 3-4.

The presence of African Americans within the Robertson family homestead continued past Emancipation in 1865. The 1870 census lists Eliza Bell, age 30 as a servant within the Robertson household. In addition to Eliza, there were Orange, Anna, Lucy and Moses Bell ages 10, 9, 5, and 3 respectively…Ten years later, 1880, reveals a similarly multigenerational and multiracial listing for the Robertson household. At this time, Polly Jarrett, age 26 is listed as a servant with the family. Polly is listed as married and her birthplace as Texas. In addition, Grant Jarrett, age 7 is listed…[16]

As late as 1873, a bird's-eye view drawing of Austin showed all of East Austin as uncultivated land—including the Robertson property (Figure 13). The 1873 bird's eye view also shows small buildings clustered between E. 9th and E. 11th Streets on land owned by the Robertson family (Figure 13). One of these houses—located at present-day 807 E. 11th Street—is known to have been built by Henry Green Madison, a free Black man from Tennessee who operated a shoemaking business downtown (the Madison cabin was rediscovered and relocated to Rosewood Neighborhood Park in the early 1970s). [17] After the Civil War, the Robertson family began to subdivide their large estate and sell lots for new development. In 1869, Dr. Robertson sold the first known lot on E. 11th Street to a freed Black man named Malick Wilson.[18] By 1877, the Robertson heirs officially platted the Robertson Subdivision. (See Table 1 above in Section 7 and Figure 2.)

Truman Beck Land

Less is known about the early settlement in the area originally platted as Outlot 38 on the northern edge of the San Bernard Historic District (Figure 1). Outlot 38 measures approximately 32 acres and originally was granted to Truman Beck. The 1850 census lists Truman Beck as a tax collector born in Kentucky, but little else is known about his relationship to Austin or to Outlot 38. The bird's-eye view of Austin from 1873 shows this area as undeveloped (Figure 13). However, the Beck land in Outlot 38 appears to have been split into smaller lots soon thereafter, before official subdivision plats were filed with Travis County. Newspaper accounts document real estate transactions on Outlot 38 as early as 1875. For example:

- In 1875, E.W. Shands deeded part of Outlot 38 Division B to the City of Austin[19]
- In 1880, C.E. Eubank sold three acres of Outlot 38 Division B to James O'Reilley.[20]

E.W. Shands was a "general land and insurance agent," documented by numerous advertisements for properties for rent and sale in the 1870s and 1880s.O 'Reilley was an Irish-born "trader" who came to Austin in 1853 and lived at the northwest corner of East Avenue and Peach Street (between present-day E. 12th Street and E. 13th Street – no longer extant).[21] In 1887, O'Reilley filed a subdivision plat for his landholdings in Outlot 38. (See Table 1 above in Section 7 and Figure 2.)

Development and Population Evolution

Over time, a multiracial community emerged on and around the Robertson Plantation, gradually spreading northward to encompass the San Bernard Historic District. This neighborhood included a concentration of Black residents—centered along E. 11th Street in the Robertson Hill freedom colony—intermixed with German, Irish, English, and Italian Americans. The diverse mix of residents in the district is chronicled in Table 7.

[16] Jarvis, "The African American Presence on Robertson Hill," p. 3-4.
[17] R. Matt Abigail, "Madison, Henry Green," *Handbook of Texas Online*, accessed June 5, 2016, http://www.tshaonline.org/handbook/online/articles/fmaek; S. A. Gray and W. D. Moore, *Mercantile and General City Directory of Austin, Texas – 1872-1873*, Austin: S. A. Gray, 1872, accessed June 17, 2016, https://texashistory.unt.edu/ark:/67531/metapth38126/. Available through University of North Texas Libraries, The Portal to Texas History, texashistory.unt.edu; crediting Austin History Center, Austin Public Library.
[18] Preservation Central, Inc., *East Austin Historic Sites Inventory*, 7. Neither the 1872-1873 nor 1877-1878 city directories list a Malick Wilson. The former, however, has an Albert Wilson that lives on Mesquite (East 11th) Street on Robertson Hill.
[19] "Real Estate Transfers," *Austin American-Statesman*, Oct 07, 1875, p. 3.
[20] "Real Estate Transfers," *Austin Weekly Statesman* [newspaper], July 29, 1890, p. 3.
[21] City Directories, various dates; US Census records, various dates; "James O'Reilley" [obituary], Austin American-*Statesman*, Jul. 27, 1906, p. 2.

The Robertson Hill and Gregory Town Freedom Colonies

By the 1870s and 1880s, Some of the land in the new Robertson Subdivision and O'Reilley Subdivision was purchased by formerly enslaved individuals from Austin and the surrounding areas, creating freedom colonies or freedman's communities centering around E. 11th Street and extending northward to include the San Bernard Historic District (Figure 14). Black domestic laborers from the Robertson household are known to have lived in Robertson Hill along E. 11th Street, just south of the San Bernard Historic District.[22] Other residents came from surrounding rural areas, seeking jobs in Austin's growing economy. Some of the neighborhood's new residents rented property, but many purchased and owned land. This pattern of freed Black citizens purchasing their own land was found across Texas as "over 26 percent of African Americans in Texas owned their own land by 1890, more than in any other southern state."[23] This trend is also described by historian J. Mason Brewer, noting that, "With the interim of serfdom ended, the Negro set about to establish himself as an 'owner of property' instead of 'property owned.' Most of the liberated Negros had small or large tracts of land."[24] By the end of the nineteenth century, the settlement spread to the east, creating a new node known as the Gregory Town freedom colony (just southeast of the San Bernard Historic District, as shown in Figure 14).

The community worked together to establish institutions like churches and schools to support one another. One of the earliest institutions in the area was Tillotson College, a historically Black college founded in 1877 by the American Missionary Society of Congregational churches and opened 1881 on a site just southeast of the district (visible in Figure 1).[25] Another early institution nearby was the Robertson Hill school, established in 1884 near the corner of E. 11th Street and San Marcos Street (immediately north of the Robertson homestead, just southwest of the district boundary; no longer extant).[26] By 1889, grades were added to the Robertson Hill School, and it became Austin Colored High School.[27] As described by historian Michelle Mears:

> *The little freedmen community of [Robertson Hill, also known as] Pleasant Hill, located on the bluff to the west of the French Legation overlooking East Avenue, was the beginning of black settlement in the Robertson Hill area… By 1905, 198 students were attending Robertson Hill School, an elementary school for black children. Enrollment registers for the pupils of Robertson Hill School in 1897-98 reveal information about their parents' occupations. Most mothers worked as cooks, laundresses, and seamstresses, while the majority of fathers were laborers, hostlers, janitors, carpenters, farmers, brakemen (railroad), ministers, draymen, barbers, plumbers, porters (railroad and private business), brick masons, machinists, painters, and wood cutters.*[28]

[22] As Jarvis writes in "The African American Presence on Robertson Hill:" "The 1900 census reveals a much smaller household and no servants are listed. For the first time, the census also offers actual street addresses and listed at 914 E. 11th Street are Lydia, Lydia and Horatio G. Lee ages 80, 49, and 52 respectively" (p. 3-4). Today this property encompasses the African American Cultural Heritage Facility and the historic Dedrick-Hamilton House (a City of Austin Historic Landmark, likely built by a formerly enslaved man named Thomas Dedrick). For more information, see "African American Cultural and Heritage Facility," Texas Time Travel, accessed Jun. 18, 2025, https://texastimetravel.com/directory/african-american-cultural-and-heritage-facility-tour/.

[23] Elizabeth Porterfield with Hicks & Co., "African American Settlement in Travis County, Texas," prepared for the Travis County Historical Commission, 2016, p. 2, citing Thad Sitton and James H Conrad, *Freedom Colonies: Independent Black Texans in the Time of Jim Crow*, University of Texas Press, 2005.

[24] Brewer, 19-20.

[25] "Tillotson College," *Handbook of Texas Online*, accessed June 20, 2025, https://www.tshaonline.org/handbook/entries/tillotson-college.

[26] "Site of Old Anderson High School, Kealing Junior High School" [Historic Marker No. 14678], 1986, from the THC Historic Sites Atlas, https://atlas.thc.texas.gov/Details?atlasnumber=5507014678.

[27] "City School Matters," *Austin Daily Statesman*, September 11, 1892; "African Americans-Defunct Schools-General," Subject File, AF-1300 (52), Austin History Center, Austin Public Library, Austin, Texas. Various sources state that the Gregorytown School was founded in 1894; this article proves it was open at an earlier date.

[28] Michelle M. Mears, *And Grace Will Lead Me Home: African American Freedmen Communities of Austin, Texas*, 1865-1928, Lubbock, TX: Texas Tech University Press, 2009, p. 40-42.

In 1907, the high school grades moved to a new site and school at the corner of Olive and Curve Streets (just west of the district boundaries; also no longer extant). In 1913, the high school—then known as E. H. Anderson High School—moved again to 1617 Pennsylvania Avenue (just east of the district boundaries, on the site now occupied by Kealing Middle School). [29]

Commercial and social organizations focusing on the Black community also increased and clustered in and around the San Bernard Historic District by the early twentieth century. As early as the 1880s, a streetcar system connected E. 12th Street to downtown, encouraging commercial development along the route. The streetcar also allowed connectivity between East Austin, downtown, and West Austin—for commerce as well as employment opportunities. By 1905, businesses along E. 12th Street were around 50 percent Black-owned, and by 1928 the businesses were about 70 percent Black-owned.[30] By 1913, the vibrancy of the black community encouraged the Hearts Ease Circle of King's Daughter's—a Black benevolent association—to purchase the property at 1210 Rosewood Avenue for use as "The Old Negro Women's Home" (Photo 2). [31]

In the early twentieth century, more Black residents gradually moved into the district – likely attracted by jobs nearby on the railroad or in downtown, as well as by the rich community and institutions like the Robertson Hill School and Tillotson Institute.[32] By around 1915, the remaining white residents in the neighborhood typically lived on E. 12th Street or north of E. 12th Street.[33] As documented by Table 7 below on page 128, many of the properties in the district continued to be owner-occupied amid this demographic shift. The Costley-Goins House at 1157 San Bernard Street (designated local landmark, Photo 3) provides a snapshot of the population shift that occurred during the early twentieth century:

> *John L. Costley, an Anglo owner and resident of 1157 San Bernard, relocated further west with his family in 1903. He leased the home to white working-class residents before eventually selling it to Reverend Joshua Van Buren Goins Jr., a Black minister and presiding elder of the African Methodist Episcopal Church in 1918. Two years later, in 1920, the Mabson family purchased 1194 San Bernard from Richard S. Robinson, a white insurance agent who moved to the west side of town.*[34]

Effects of the 1928 Koch and Fowler Plan

From 1927 to 1928, the City of Austin implemented an urban plan that segregated all public amenities for Black citizens in East Austin, stating:

> *It is our recommendation that the nearest approach to the solution of the race segregation problem will be the recommendation of this district as a negro district; and that all the facilities and conveniences be provided the negroes in this district as an incentive to draw the negro population to this area. This will eliminate the necessity of duplication of white and black schools, white and black parks, and other duplicate facilities for this area.*[35]

As described by the 2016 *Historic Resources Survey of East Austin* prepared by HHM & Associates, Inc.:

[29] "Site of Old Anderson High School, Kealing Junior High School" [Historic Marker No. 14678], 1986, from the THC Historic Sites Atlas, https://atlas.thc.texas.gov/Details?atlasnumber=5507014678.
[30] HHM, Historic Resources Survey of East Austin, 2000.
[31] "APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS: Old Negro Women's Home – King's Daughters Home, 1210 Rosewood Avenue" [HDP-2017-0286], prepared for the City of Austin Historic Landmarks Commission, October 2023, from the City of Austin, https://services.austintexas.gov/edims/document.cfm?id=286687.
[32] Mears, *And Grace Will Lead Me Home*, 150.
[33] Mears, *And Grace Will Lead Me Home*, 42.
[34] "San Bernard Street Historic District Social History Research," ed. Ruby Oram, prepared for the History Department at Texas State University, 2025.
[35] Koch and Fowler, *A City Plan for Austin, Texas*, Austin: City of Austin, 1928, 57.

> *In the plan, Koch and Fowler note that while African Americans lived in small numbers across the city, the majority of the city's Black population already lived east of East Avenue, clustered east of City Cemetery and between East 14th Street and Rosewood Avenue, as depicted on the plan's Present Use of Property map... The one area east of East Avenue not occupied by the African American population was the neighborhoods south of East 1st (Cesar Chavez) Street, which the map depicted as "White Residential Property." Notable enclaves of African Americans outside of East Austin included Clarksville on the city's west side, a neighborhood near the School for the Deaf, and Wheatsville, west of the University of Texas [depicted in Figure 14]. In order to "encourage" African Americans living in these areas outside of East Austin to relocate, the plan outlined strategies and policies for the City to enact that would make life easier for those African Americans living in the "negro district," and harder everywhere else by denying basic services and amenities to African Americans outside of East Austin. Under the plan's recommended policy, if African Americans wanted public services—such as sewage lines or schools—they would have to move to East Austin, or be denied these services.*[36]

The City of Austin implemented the 1928 plan over the following decades, constructing a number of segregated public facilities in and around the San Bernard Historic District. In 1930, Austin's first Black junior high school—Kealing Junior High—was constructed just east of the district on the same property as the Black high school at 1607 Pennsylvania Avenue (1930 building no longer extant, burned ca. 1983).[37] Nearby, Austin's first Black library was opened in 1933 at 1165 Angelina Street (extant, just east of the district boundary). The library was housed in a building that was relocated from downtown and later veneered with brick. First known as the Colored Branch Library, the building was renamed the George Washington Carver Library in 1948. Today, the building functions as the genealogical center of the George Washington Carver Museum, preserving and honoring Austin's Black history.[38]

As planned, the segregation of public services led to the concentration of African American residents in East Austin after 1928. Within the San Bernard Historic District, occupancy remained more racially diverse than other parts of East Austin (Figure 15). That said, prominent Black businesses and churches relocated to San Bernard Street, deepening the district's Black cultural identity. Examples include the 1928 Olivet Baptist Church at 1179 San Bernard (no longer extant, present church on site built 1961), as well as the 1929 Wesley United Methodist Church at 1164 San Bernard Street and the Roberts Clinic at 1174 San Bernard Street A built for Dr. Edward L. Roberts in 1937 (both individually listed in the National Register, Photo 17, Figure 12). Previously the site included a circa 1900 house built for Joseph Theobold, a German immigrant teamster. Dr. Roberts purchased the property from the Theobold heirs and relocated the circa 1900 house to the rear of the property. As described in the individual National Register nomination, the Roberts Clinic:

> *… was the first medical facility in Austin established to provide hospital rooms exclusively for the treatment and comfort of Black patients….constructed Roberts Clinic, a two-story brick medical facility and private residence for the Roberts Family. The clinic provided care and treatment for preventative, acute, and chronic illnesses, minor surgeries, and labor and delivery services for the city's Black community through the 1960s. It closed following [Roberts'] death in 1967…..…Importantly, Roberts provided preventative care for the community, and his work addressed the underlying causes of illness and death among African Americans. Until he opened Roberts Clinic in 1937, if his patients needed a specialist or surgery Roberts referred them to a white doctor. Black physicians were not allowed to treat patients at any of Austin's hospitals.*[39]

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[36] Noticeably absent from the plan is a discussion of Austin's Hispanic population, or reference to a "Hispanic district." This should not suggest that Mexican Americans were seen as equals, as Hispanic churches later moved to the Austin's east side and Parque Zaragoza, or the "Mexican park," later developed on the town's east side to serve this community.

[37] HHM, Historic Resources Survey of East Austin, 2016

[38] "George Washington Carver Museum, Cultural, and Genealogy Center," City of Austin, accessed Jun. 20, 2025, https://www.austintexas.gov/page/george-washington-carver-museum-cultural-and-genealogy-center-about.

[39] Bonnie Tipton Wilson and Terri Assendorf Ruiz, "National Register of Historic Places Nomination: Roberts Clinic," prepared for the Texas Historical Commission, 2019, p. 11.

The density of housing in the district also increased after the adoption of the 1928 plan. As shown in Table 2 above in Section 7, more new construction occurred in the 1930s than in any other decade. A new street was created at the eastern edge of the district—Short Hackberry Street—which cut through larger lots to create smaller lots lined with small, affordable dwellings, such as the houses at 1201 Short Hackberry Street A and 1203 Short Hackberry Street (Photos 25 and 26). To help meet the need for housing, a number of auxiliary housing units were constructed in the 1930s and 1940s, such as the 1935 garage apartment at 1157 San Bernard Street B and the 1940 back house at 1198 San Bernard Street C (Photos 27 and 28).

Although the number of renters living in the district also increased somewhat in the 1930s, home ownership remained far more common in the San Bernard Historic District than in other Black neighborhoods. Some white property owners moved to other parts of town retained houses within the district as rental property, enabling more Black renters to move into the district.[40] Nationwide, in the 1930s banks began implementing discriminatory lending practices known as "redlining," using maps drawn by the federal Housing and Loan Corporation (HOLC) that estimated mortgage risk largely based on race.[41] Despite these challenges, city directories show that home ownership remained prevalent throughout the district's history – even among the small houses on Short Hackberry Street (as detailed in Table 7 on page 128). It is likely that mortgage lending challenges led to more cash purchases for homes, as well as owner financing between buyers and sellers – increasing demand for smaller and more affordable homes like those found on Short Hackberry Street.

Mid-Twentieth-Century Prosperity

By the 1950s, the majority of Black Austinites lived in East Austin (Figures 16, 17).[42] San Bernard Street gained a reputation as one of the most prestigious sections of East Austin, "known as Sugar Hill by the neighbors in the area because of the number of successful blacks owning and living in the large, nice homes." [43] The district's location along the streetcar line helped reinforce the desirability of the location during the late nineteenth and early twentieth centuries. Beginning in the 1930s, a bus line replaced the streetcar line, maintaining the appeal of the location for its access to transportation. During the 1950s and 1960s, the district saw gradual replacement of some older housing stock with new, substantial masonry houses with Ranch Style influences, such as 1203 Cotton Street (built in 1950, Photo 29), 1192 San Bernard Street A (built in 1951, 30), and 1190 San Bernard Street (built in 1962, Photo 31). Significant new commercial and institutional developments also enhanced the community during this period. The City of Austin improved E. 12th Street in the 1930s, facilitating automobile travel to and from downtown. By 1940, a new bus line replaced the streetcar line along E. 12th Street, continuing to encourage commercial development along the route.[44] The segregationist policies of the Jim Crow era denied economic opportunity to Black families while conversely promoting Black economic self-sufficiency. The Black businesses and organizations that managed to operate despite segregationist obstacles found fiercely loyal support within the Black community. Along E. 12th Street, Sanborn maps from 1962 showed a mix of residential uses with commercial uses such as offices, stores, and restaurants. Just outside the southwest edge of the district, entrepreneur James L. Reed renovated a late nineteenth-century residence that likely served as a tourist home from Black travelers, to establish the Deluxe Hotel and Cafeteria—Austin's first hotel for

[40] "San Bernard Street Historic District Social History Research," 5.
[41] United States Federal Housing Administration, *Underwriting Manual: Underwriting and Valuation Procedure Under Title II of the National Housing Act*, Washington, D.C.: United States Government Printing Office, 1941, 9; Eliot M. Treter, *Progressivism, Zoning, Private Racial Covenants, and the Making of a Segregated City*, Austin: University of Texas Press, 2012, 57, accessed June 22, 2016, https://repositories.lib.utexas.edu/handle/2152/21232.
[42] Jackson, *East Austin: A Socio-Historical View of A Segregated Community*, 74-76. Census data presented by Jackson suggests that Census Tracts 8-10 (roughly bound by MLK, Jr. Blvd. to the north, US 183 to the east, the lake to the south, and IH 35 to the west; not exactly coinciding with the East Austin survey boundaries), provided residence for roughly 62 percent of Austin's Black population in 1940, 80 percent in 1950, 68 percent in 1960, and 62 percent in 1970.
[43] Michelle M. Mears, "African American Settlement Patterns in Austin, Texas, 1865-1928," M.A. thesis, Baylor University, 2001, p. 114.
[44] HHM, Historic Resources Survey of East Austin, 2016, p. I-82.

Blacks—in the mid-1940s.[45] Many new businesses occupied earlier buildings. For example, by 1945 the Alex Schieffer Meats store at 1161 San Bernard Street had been reused as a restaurant. Other new businesses opened in residential buildings:

> *In the 1950s and 1960s, some San Bernard residents altered their homes to add more rental units and increase occupancy among non-family members to extra income. By the 1950 Census, 1170 San Bernard was home to Jessie Jones, a fifty-three-year-old Black laundry worker and widow, her father Jack Harrell, and three unrelated widowed Black men, including a porter, a cab driver, and a yardman. Annie Hillery, a seamstress and owner of 1157 San Bernard Street, also turned her home into a boarding house. She housed primarily African Americans who might have otherwise faced rental discrimination. One of her lodgers, Bruce T. Stewart Jr., posted his resume in a 1961 issue of the Austin-American Statesman that included prior work as a bushelman, chauffeur, caretaker, stevedore, soldier, waiter, gasoline attendant and more, showing the variety (and instability) of wage-earning pursuits that Black workers filled to survive. The decision to turn single family homes into multi-family housing allowed families to pool resources, gain extra income, maintain home ownership, and provide supportive living conditions for fellow Black Austinites.* [46]

New civic developments in the area included the 1950 Colored Teachers State Association of Texas Building which was designed by Black architect John Chase and constructed at 1191 Navasota Street (Photo 32).

By 1953, the advocacy efforts of the Colored Teachers State Association helped encourage construction of a new, modern Black high school at 900 Thompson Street (about a mile east of the historic district, no longer extant). The high school had been renamed L .C. Anderson High School in 1938 to honor the longstanding principal, who lived in the San Bernard district at 1180 Navasota, and the L. C. Anderson name was maintained when the school opened in its new location. (Later, in 1973, the school would move again to Mesa Avenue in northwest Austin as part of the school district's desegregation plan – continuing to maintain the L. C. Anderson name.)

Another significant community development occurred in 1955, when two longstanding Black mortuaries merged to create the King-Tears Mortuary, constructing a new building in the Mid-century Modern Style at 1300 E. 12th Street 1955 (Photo 5, Figure 10).[47] As described in the HHM 2016 historic context of East Austin:

> *The building was constructed upon the merger of two longstanding Black family-owned mortuaries, the Tears Funeral Home and King Funeral Home.*[48] *In addition to owning the mortuary, John Quill Taylor King, Senior, whose parents opened King Funeral Home in 1933 on East 6th Street, was an Army veteran and lieutenant general in the Texas State Guard, as well as a longtime mathematics professor at Huston-Tillotson College (now University) and ultimately Chancellor and President. Despite the demands of his many professional pursuits, King devoted his time and energy to fundraising and outreach for both Huston-*

[45] "$200,000 Mark Reached in Building Permits Here," *Austin American*, June 18, 1944, 7; Gregory Smith, " Finest for Negros': Lodgings in Jim Crow Era Texas," *SCA Journal*, vol. 23. No. 2, Fall 2005: 18; John Mason Brewer, *A Pictorial and Historical Souvenir of Negro Life in Austin, Texas 1950-51: Who's who and what's what*, Austin: Brewer, 1951, n.p.
[46] Oram, ed., "San Bernard Street Historic District Social History Research," 50-51, citing "Paints Go Along," *Austin American-Statesman*, page 21; *Austin, Texas, City Directory, 1960*, Austin, TX: 1960, page 218, listing for Herbert Cunningham, accessed via U.S., City Directories, 1822–1995, Ancestry.com; U. J. Andrews, *San Antonio Register*, San Antonio, TX, vol. 44, no. 22, November 15, 1974, page 9, accessed March 20, 2025, https://texashistory.unt.edu/ark:/67531/metapth1051992/, University of North Texas Libraries, *The Portal to Texas History*, crediting UT San Antonio Libraries Special Collections; City of Austin, "Zoning Public Hearing for the Costley-Goins House, 1157 San Bernard Street."
[47] "King-Tears Mortuary" [Historic Marker, Marker No. 5453012826], 2002, from the Texas Historic Sites Atlas, https://atlas.thc.texas.gov/Details?atlasnumber=5453012826; Robert J. Duncan, "King, John Quill Taylor, Sr.," *Handbook of Texas Online*, accessed June 20, 2025, https://www.tshaonline.org/handbook/entries/king-john-quill-taylor-sr.
[48] Texas Historical Commission, "Details for King-Tears Mortuary Historical Marker — Atlas Number 5453012826," 2002, from the *Texas Historical Commission Historic Sites Atlas*, accessed June 25, 2016, http://atlas.thc.state.tx.us/Details/5453012826.

Tillotson Church and his lifelong church, Wesley Chapel Methodist Episcopal Church.[49] King lived with his wife Marcet at 2400 Givens Avenue [about a mile northeast of the San Bernard Historic District].

These developments are visible on Bracey's Block Maps of the area from 1957 (Figure 18). Nearby, the building at 1309 E. 12th Street was constructed in 1960 for use by the Travis County Agricultural Agent (Photo 33). By 1961, the congregation of Olivet Baptist Church had grown prosperous enough to commission John Chase to design a new Contemporary Style building on the site of the old church at 1179 San Bernard Street, completed in 1961 (Photo 9). The King's Daughters also were able to construct a large new addition to expand their benevolent home at 1210 Rosewood Avenue by 1962, changing the name to the "Home for the Aged Colored (Figure 19, Photo 2).

Adjacent Urban Renewal

While the San Bernard area managed to prosper during the mid-twentieth century, surrounding areas in East Austin fell into decline because of discriminatory Jim Crow era laws and policies. [50] Suburbanization compounded this decline. As cities nationwide disinvested in urban schools and infrastructure, many families of means moved from inner-city areas into newer suburban neighborhoods – in Black and white neighborhoods alike. In the 1960s, the federal government implemented a series of Urban Renewal policies and funding mechanisms that cities could use for "slum" clearance in "blighted" urban neighborhoods. One of the first targeted areas was the "Kealing Urban Renewal" project area, located immediately east of the boundaries of the San Bernard Historic District (Figure 20). The Kealing project entailed demolishing several blocks of homes and replacing them with new residences and public housing projects.[51] The HHM & Associates historic context of East Austin describes how these policies affected areas immediately adjacent to the San Bernard Historic District:

During this period [from roughly 1962 to 1969], these programs contributed to a 10 percent loss of total housing stock and an 18 percent population decline in East Austin.[52] These policies' effects forced many businesses along the neighborhood's commercial corridors on East 12th, 11th, 7th, 6th, and 1st (East Cesar Chavez) Streets—commercial, social, and entertainment enterprises that supported these area's communities—to close.[53] By the end of the 1970s, once prosperous commercial areas, such as East 12th and East 11th Streets, were profiled in newspaper articles as dangerous and derelict…[54]

The combination of vacant surrounding land and a sense of insecurity about the threat of more urban renewal projects inhibited investment in the San Bernard Historic District. As shown in Table 2 in Section 7, new construction in the district declined in the 1960s and then totally ceased in the 1970s. Properties in and around the district were increasingly abandoned and neglected. In a painful illustration of this trend, the old Kealing Junior High burned in 1983 (Figure 21), with a new junior high constructed on the site in 1986 operating as a magnet school to help bring students from around the city into the then-depopulated area.[55]

[49] Robert J. Duncan, "King, John Quill Taylor, Sr.," *Handbook of Texas Online*, accessed June 25, 2016, https://tshaonline.org/handbook/online/articles/fki77.
[50] Patricia Yznaga, "East Austin: Let Me Show You the Streets," *Daily Texan*, November 21, 1979.
[51] Robena Estelle Jackson, "East Austin: A Socio-Historical View of a Segregated Community," master's thesis, University of Texas at Austin, 1979, 113-115.
[52] Kathy Mitchell, "There goes the neighborhood," *Austin Chronicle*, August 1991.
[53] Sharon Hill, "The Empty Stairs: The Lost History of East Austin" in *Intersections: New Perspectives on Texas Public History* 1, no. 1, Spring 2012.
[54] Yznaga, 1979; "Struggle of blacks traced in Austin history," *Austin American Statesman*, October 7, 1984; Andrew M. Busch, "Crossing Over: Sustainability, New Urbanism, and Gentrification in Austin, Texas," *Southern Spaces*, August 19, 2015, accessed July 28, 2016, http://southernspaces.org/2015/crossing-over-sustainability-new-urbanism-and-gentrification-austin-texas.
[55] "Promise or Betrayal: What's ahead for black neighborhoods," *Austin American Statesman*, ca. 1983, Austin Files [AF-S6090], from the Austin History Center; "Kealing Middle School: About Us," Austin ISD, accessed Jun. 26, 2025, https://kealing.austinschools.org/about-us.

Historic Preservation and Gentrification

Beginning in the 1970s, historians and preservationists began to recognize the significance of the area. In 1974, a nearby log cabin built by a formerly enslaved man named Henry Green Madison was relocated from 807 E. 11th Street (southeast of the district) to nearby Rosewood Park.[56] By the early 1980s, Community Development Block Grant funds allocated for home improvement, street paving, street lighting, and sidewalks in the within the district and surrounding neighborhoods.[57] Federal Housing and Urban Development (HUD) funds also became available to construct a cultural center nearby at the former Carver Library – now known as the Carver Museum, Cultural, and Genealogical Center. Local tax incentives for historic preservation also helped incentivize restoration of some of the larger, high-style houses in the area, exemplified by the 1982 restoration of the Haynes-DeLashwah house at 1209 Rosewood Avenue (just south of the district boundary).[58] A number of the high-style historic buildings were individually designated between the 1980s and early 2000s, such as the 1985 Wesley Methodist Church NRHP nomination, the 2004 Costley-Gains House local landmark designation (1157 San Bernard Street), the 2004 Giese-Stark Store local landmark designation (1211 San Bernard Street), and the 2007 Benjamin Lee House local landmark designation (1178 San Bernard Street). At that time, though, the preservation community still struggled to find the support necessary to designate a historic district that included the modest resources that illustrate were typical of Black neighborhoods during segregation. Prominent Black architect and local preservation advocate Donna Carter attempted to designate a historic district along San Bernard, and local preservation consulting firm HHM & Associates recommended an eligible district in their 2016 Historic Resources Survey of East Austin, but designation efforts stalled for decades.[59] During that same period, the neighborhood began to gentrify, property values skyrocketed, and a series of historic resources were demolished to accommodate high-end new housing – notably including the 2021 demolition of the home of Austin's first black doctor at 1173 San Bernard Street. These demolitions catalyzed the local preservation groups to seek district designation.

Criterion A: Ethnic Heritage and Social History

Area of Significance: Ethnic Heritage

The San Bernard Historic District holds significance under National Register Criterion A in the area of Ethnic Heritage for its early associations with Austin's German and Swedish immigrant communities, as well as Austin's Early African American community. As described in a collection of "San Bernard Street Historic District Social History Research" prepared by Dr. Ruby Oram and her students at Texas State University:

> *In the post-Civil War era and during the height of Reconstruction, an amalgam of Freedmen, European immigrants, and some established White American families were settling the outlots east of the Texas State Capitol at an increasing rate. The then semi-rural area gave working people easy access to city amenities and services, while still allowing for the possibility of day labor and farming opportunities to the east.[105] At first, East Austin and the outlots that would become San Bernard Street were as diverse as the rest of the city, as evidenced by 1870 census records which suggest that Austin was about 38 percent "colored" and 11 percent "foreign." Freedmen communities began to settle beside what is now I-35, forming the tight knit communities that marked the early days of a rich African American history in East Austin. Outlots being sold by families like the*

[56] "Henry G. Madison Cabin" [Historical Marker, Atlas Number 5507014700], 1974, from the THC Historic Sites Atlas, https://atlas.thc.texas.gov/Details?atlasnumber=5507014700.
[57] Valerie Wright, "East Austin's Robertson Hill gets revitalization vote," *Austin American Statesman*, Sep. 17, 1981, Austin Files – Subdivisions – Robertson Hill [S6000 (86)], from AHC.
[58] "Hopes for Revitalization," Austin American Statesman, Dec. 23, 1982, Austin Files - Subdivisions - East Austin (AF-S6090), from the AHC.
[59] Donna Carter, "Oral History Interview with Toni Thomasson," May 10, 2015, from the Austin History Center.

Robertsons made it possible for Freedmen, Germans, Swedish, and Italian immigrants to purchase affordable land in the area.[60]

Early European Ethnic Heritage

By the 1870s, the diverse population living in the area encompassing the district included both European immigrants and freed Black settlers. At that time, about 11 percent of Austin's population was "foreign-born," comprised largely of German and Swedish immigrants.[61] These European immigrants came to Texas seeking opportunities for land ownership and entrepreneurship . For German, Swedish, and other European immigrants, the neighborhood's proximity to the commercial core of Austin made it a desirable place to settle. Family networks often extended across multiple generations and lived in close proximity, reinforcing a strong sense of place and community cohesion. Among the most prominent early German settlers were the Arnold family. Richard Arnold operated the well-known Arnold Bakery downtown at 1010 E. 11th Street (extant, individually listed in the National Register).[62] Richard Arnold also held a number of rental properties within the district, including contributing residences at 1170 San Bernard Street, 1172 ½ San Bernard Street, and 1208 Hackberry Street (all extant within the district boundaries) – inhabited by diverse tenants of Irish, Austrian, Anglo American, and African American descent. Other early German families like the Gieses and Schieffers also established enduring ties to San Bernard Street. The Giese family operated a grocery store from their home at 1211 San Bernard for more than fifty years (extant, Photo 6), while the Schieffers managed a longstanding butcher shop at 1161 San Bernard (extant, Photo 7). Similarly, the grocery store at 1209 East 12th Street was originally established by the German-born Stolle family, then acquired in 1914 by Swedish immigrants Oscar and Augusta Westling (extant, Photo 35, Figure 22).[63] New immigrant families continued to settle in the area into the 1920s. For example Rich Arnold and his family continued to live in the district and operate their bakery into the 1930s. The continued occupancy of these European families after the segregation of public amenities with the 1928 Koch & Fowler plan allowed the San Bernard Historic District to maintain a racially and ethnically integrated demographic character for decades after most of East Austin had become racially segregated.

African American Ethnic Heritage

Meanwhile, Austin's African American residents were particularly drawn to the district's elevated terrain, which offered refuge from the periodic flooding that afflicted lower-lying parts of the city. Throughout the district's history, residents and business owners in the district included some of the most prominent members of Austin's black community. Two of the earliest African American families to establish a sustained presence on San Bernard Street at the turn of the twentieth century were the Mabsons and the Mitchells. Both families exemplify the long-term investment and generational continuity that characterized Black settlement patterns in East Austin during the post-Reconstruction era. William Mabson Sr., a formerly enslaved man originally from North Carolina, arrived in Austin by 1900 and initially settled with his family along East 11th Street . His sons, Willie Mabson Jr. and George Mabson, later acquired adjacent properties at 1194 and 1198 San Bernard Street (both extant, Photos 1 and 21). These homes served as primary residences and symbols of upward mobility for the Mabson family, who were among the earliest African American property owners in the district. George Mabson's descendants retained ownership of the property at 1198 San Bernard through at least the 1950s, illustrating a strong pattern of multigenerational occupancy. Nearby, Lewis Mitchell Sr.—also the son of formerly enslaved parents—purchased the property at 1193 San Bernard Street by 1901 (extant, Photo 35). His son, Dr. Lewis M. Mitchell Jr., established a dental practice in a separate structure located at 1193 ½ San Bernard Street, immediately adjacent to the family residence. In 1918, Reverend Joshua Van Buren Goins Jr. purchased

[60] "San Bernard Street Historic District Social History Research," citing 106 Hardy-Heck-Moore, Inc., City of Austin Historic Resources Survey, page 16.
[61] U.S. Census, Selected Historical Decennial Census Population and Housing Counts, accessed August 10, 2016, https://www.census.gov/population/www/censusdata/hiscendata.html.
[62] Phoebe Allen, "National Register of Historic Places Nomination Form: Arnold Bakery," Austin: prepared for the THC, 2003, from the THC Historic Sites Atlas, https://atlas.thc.texas.gov/NR/pdfs/03001416/03001416.pdf.
[63] Oram, ed., "San Bernard Street Historic District Social History Research," 2-3, citing *Directory of the City of Austin*. Polk's Morrison & Fourmy Directory Co, 1918.

the residence at 1157 San Bernard Street (extant, Photo 3), further strengthening the district's association with significant figures in African American religious and community life.[64] Widely regarded as a "Father of African Methodism" in Texas, Revend Goins played a foundational role in the expansion of the African Methodist Episcopal (AME) Church across the state. Over the course of his ministry, he was instrumental in organizing more than forty AME congregations and oversaw the construction of at least fourteen churches.[65] By 1929, the district also included the home of Austin's first Black doctor, Reverend Jospeh H. Harrington, at 1173 San Bernard, constructed in 1929 (no longer extant, demolished in 2021). These families represent just a sampling of the rich multi-generational Black community in the district, chronicled in detail in the occupancy history and social history included within the Additional Documentation section.

Area of Significance: Social History

The significant individuals who lived and worked in the San Bernard Historic District forged a series of important organizations that supported and uplifted the entire East Austin community, ranging from benevolent societies to churches to social gathering places. Some of Austin's most important Civil Rights leaders emerged from the San Bernard community also, striving for social justice improvements that benefitted the City as a whole.

One prominent early Black social leader who lived within the historic district was John Holland. As described in the "San Bernard Street Historic District Social History Research" compilation prepared by Dr. Ruby Oram and her students from Texas State University:

> *In 1885 John's address listed in the Austin city directory was at 1307 San Bernard Street "between cotton and college streets" (Now 1193 ½ San Bernard Street), which is the first known year the Holland family lived at the house. Holland was an energetic speaker and political candidate in Austin's black community immediately following the end of Reconstruction in 1877…When his brother (freed as a boy) William H. Holland was the chair of the 1884 Republican Party Convention in Austin, John Holland gave a stern speech on the way the convention was handled. He wrote a statement read at the Convention by J.D. Cassady, which charged: "Whereas, the partial, unfair, unjust, and corrupt manner in which said convention was conducted, demands immediate redress."… Ten years later, in 1892, he was a chairman for the Republican Party primaries in Austins "Seventh Ward". He was an active member of the party, and asserted himself in congressional conventions despite not being a delegate.*[66]

Another early civil leader and philanthropist in the district was James T. Johnson, a former deputy sheriff and deputy district clerk who sold his property at 1210 Rosewood Avenue to a Black benevolent society known as the King's

[64] "Zoning Change Review Sheet: Costley-Goins House" [Case # C14H-04-0017], City of Austin, 2004, from the City of Austin, https://services.austintexas.gov/edims/document.cfm?id=77581.
[65] Oram, ed., "San Bernard Street Historic District Social History Research," 21-22, citing City of Austin, "Zoning Public Hearing for the Costley-Goins House, 1157 San Bernard Street;" The Statesman, Austin, Tex., Vol. 47, No. 66, Ed. 1 Saturday, April 13, 1918, newspaper, April 13, 1918; Austin, Texas., The Portal to Texas History.
[66] "San Bernard Street Historic District Social History Research," citing Morrison & Fourmy. Morrison & Fourmy's General Directory of the City of Austin, 1885-86, book, 1885; (https://texashistory.unt.edu/ark:/67531/metapth46837/m1/154/?q=John%20Holland: accessed March 24, 2025), University of North Texas Libraries, The Portal to Texas History, https://texashistory.unt.edu; crediting Austin History Center, Austin Public Library; "The Campaign: Political Whispering Caugt on the Fly" Austin American Statesman, October 3, 1882, pg. 1. 291 "INS AND OUTS: THE DEGRESS FACTION BADLY SAT UPON IN THE CONVENTION YESTERDAY DELEGATES TO HOUSTON AND SAN ANTONIO--JONES AND RECTOR WIN THE DAY HOLLAND WAS ELECTED MR. SCHNEIDER COL. LEADER COMMITTEE REPORT J. M. HOLLAND'S RESOLUTION DOTS." 1884; The Austin Daily Statesman (1880-1889), Aug 31, 4, https://libproxy.txstate.edu/login?url=https://www.proquest.com/historical-newspapers/ins- outs/docview/1639015359/se-2; "The Republican Primaries" Austin American Statesman, August, 28, 1892, pg. 8; "The Republicans" Austin American Statesman, September 21, 1892, pg. 3.

Daughters in 1913 (Photo 2). [67] The King's Daughters transformed the property into the "Negro Woman's Home," volunteering their time to sew the linens for the home and soliciting donations from Black and White families alike to purchase essentials. [68]

Role of Black Churches

Across the nation, Black churches played a vital role in the community in the Jim Crow era, providing social services that municipalities denied Black citizens. After the 1928 plan segregated Black services in East Austin, one of the oldest and most prominent Black congregations—the Wesley Methodist Episcopal Church—moved from downtown to San Bernard Street to be closer to the Black community. The congregation first emerged to serve Austin's freed Black community in 1867, breaking away from the older Tenth Street Methodist Episcopal Church, where many Black Austinites worshipped in the basement before emancipation. The newly independent congregation built their first church in 1867 at the southwest corner of Neches Street and E. 9th Street in downtown Austin, then built a larger building on the same site in 1882 (neither building extant today). The Wesley Methodist Episcopal congregation constructed a new church on a prominent corner lot at 1164 San Bernard Street in 1929 (extant, Photo 36, Figure 11), creating a nexus of social gathering and outreach for Austin's Black community. Similarly, in 1928, members of Austin's First Baptist Church established a new African American congregation known as Olivet Baptist Church. The congregation's first pastor, Reverend Joseph H. Harrington, initially held Sunday services at the Mosby-Lott Building, located at 607 San Jacinto Street. Within a week, the fledgling church purchased a residential building at 1179 San Bernard for reuse as a church. For over two decades, parishioners worshiped in this modest frame building, which lacked electricity and interior partition walls. In 1953, the Olivet Baptist congregation replaced the original building with a purpose-built church, which continues to serve the community (Photo 9). Over the years, the Wesley and Olivet congregations purchased additional properties in and around the district to help support their social outreach missions. Today, Wesley Methodist Episcopal Church also owns the residence at 1164 San Bernard Street B, the garage at 1164 San Bernard Street C, and the residences at 1152 San Bernard Street and 1160 San Bernard Street. The Olivet Baptist Church also owns the house at 1159 San Bernard Street and the commercial building at 1161 San Bernard Street, which it operates as its Helping Hand Center, as a food pantry and distribution center for essential items for people in need.

Role of Black Educators

The social outreach role played by Black churches was enhanced by a network of extraordinary Black educators who taught at the public schools just outside the historic district boundaries and organized educational initiatives from homes and organizational headquarters within the district. The pioneering father of Black education in Austin, Laurine Cecil (L. C.) Anderson, purchased the house at 1180 Navasota Street with his wife Fannie in 1916 (extant, Photo 37). Anderson was educated at the Tuskegee Institute in Alabama and at Prairie View Normal Institute (now Prairie View A&M University) and eventually rose to the position of principle at Prairie View. During that time, he also helped establish the Colored Teachers State Association of Texas. By 1900, Anderson moved his family to Austin, where he was recruited to help start the first Black high school, which was renamed in his honor in 1938.[69] (Although the campus was relocated multiple times, L. C. Anderson High School continues to operate in Austin today from a campus in northwest Austin, where Black students were bused after integration in the 1970s).[70] In 1918, two other prominent educators purchased the house at 1157 San Bernard Street – the Reverend Joshua Van Buren Goins Jr. and his wife Beulah Goins. Reverend and Mrs. Goins devoted their careers to teaching and to advocating for educational

[67] "APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS: Old Negro Women's Home – King's Daughters Home, 1210 Rosewood Avenue" [HDP-2017-0286], prepared for the City of Austin Historic Landmarks Commission, October 2023, from the City of Austin, https://services.austintexas.gov/edims/document.cfm?id=286687.
[68] "APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS: Old Negro Women's Home – King's Daughters Home, 1210 Rosewood Avenue" [HDP-2017-0286].
[69] Karen Monsho, "Laurine Cecil Anderson," *The Handbook of Texas Online*, accessed July 18, 2016, https://tshaonline.org/handbook/online/articles/fan56; US Census records, Ancestry.com.
[70] "Site of Old Anderson High School, Kealing Junior High School" [Historic Marker No. 14678], 1986, from the THC Historic Sites Atlas, https://atlas.thc.texas.gov/Details?atlasnumber=5507014678.

advancement and helping students – even housing students in need. Over the years, dozens of other educators settled in the district, as listed in Table 4 below. The district's important role in Black education in Austin is further emphasized by the 1950 construction of the Colored Teachers State Association of Texas Building at 1191 Navasota Street (Photo 32) During the Civil Rights Era, the Colored Teachers State Association of Texas would play a key role in school desegregation in Texas (as discussed below).

Table 4. Table listing known educators residing in the San Bernard Historic District. Sources: City Directories, US Census, Newspapers.

Educator Name	Educational Role(s)	Address	Occupancy Date Range
Cora Woodard	Teacher at LC Anderson High School	1301 E. 12th St A	ca. 1915-1940
Laurine C. Anderson	Austin's first Black high school principal, serving at Anderson High School for 30 years. (Statesman, 06/18/1977) He was also the first president of the Colored Teachers State Association.	1180 Navasota St	ca. 1916-1940
Beulah Goins	Teacher (institution not mentioned); Founder and President of the Children's Haven Association, headquartered at her residence. Provided housing for teachers affiliated with the Teachers State Association of Texas (TSAT).	1157 San Bernard St	ca. 1920-1949
Rev. Joshua Van Buren Goins	Teacher; the Gregory School.	1157 San Bernard St	ca. 1920-1949
Elizabeth A. Smith	Teacher, Tea Spl Sch (exact role not specified)	1160 San Bernard St	ca.1929-1970
Helen M. Smith Hammond	A well-known figure in education, teaching at Samuel Huston, Tillotson, and public schools such as Kealing, Anderson and Travis. She earned a master's in Education from UT Austin, where she was elected to the Phi Delta Kappa Honorary Education Fraternity, and had a 54-year affiliation with Alpha Kappa Alpha sorority.	1191 San Bernard St	ca. 1930-1962
Emma Louise Woodward	Teacher at Blackshear Elementary and Kealing Junior High (presumed). Active member of the United Negro College Fund, providing funding for Black youth seeking higher education.	1196 ½ San Bernard St	ca. 1930-1975
Le Clede Smith	Member of the Teachers State Association of Texas (TSAT).	Lodged at 1157 San Bernard St	ca. 1934
Elizabeth Haywood	Teacher, Texas School for the Deaf and Blind.	1158 San Bernard St	ca. 1935-1955)
Effie E Yerwood	Teacher at Anderson High School	1205 Cotton St	ca. 1935-1975
L. J. Buchanan	Member of the Teachers State Association of Texas (TSAT).	Lodged at 1157 San Bernard St	ca. 1938
Carolyn Mitchell	Instructor at Tillotson College (directed the drama and physical education departments).	1193 San Bernard St	ca. 1940-1949
George Mabson	Playground supervisor for Travis County Parks and Recreation. Director of Rosewood Park. Under his direction, the East Austin Athletic Council organized to form the first East Austin Negro [sic] Little League team in 1952.	1198 San Bernard St	ca. 1944-1962
Josephine Alexander	Josephine Alexander was a member of the Retired Teachers State Association of Texas, a chapter established in 1958 for Black teachers.	1205 E. 12th St	ca. 1944-1970
Mary E Lewis	Piano teacher, also taught music classes at Blackshear Elementary School.	1209 E. 12th St	ca. 1944-1975
Bobby Lee Guice	By 1984, Guice served as the sole Black member on the Austin Community College Board of Trustees, representing East Austin's historically Black communities, including his own San Bernard Street neighborhood, at the college's first campus, the former Anderson High School.	1152 San Bernard St	ca. 1945
Ada Anderson	The first Black woman to enroll in UT's Library Science master's program and the first elected to the Austin Community College Board.	1176 San Bernard St A	1949-1955
Marcellus Anderson	History professor at Huston-Tillotson College	1176 San Bernard St A	1949-1955
Ethel L. Pigford	Teacher, Austin Evening School	1319 E. 12th St A	ca. 1949-1962

Educator Name	Educational Role(s)	Address	Occupancy Date Range
William E. Pigford	Principal and Coach at LC Anderson High School. Coach William Pigford led the 1942 Anderson High School Yellow Jackets to a state high school football championship at the Prairie View Negro Interscholastic League's [sic] third postseason tournament. The championship trophy is now housed at the George Washington Carver Museum. Before coaching at Anderson, he taught at St. Paul Junior College in Mexia and served as the college's dean from 1931 to 1932. In 1933, he began coaching in Georgetown, then moved to San Angelo the following year, where he led his team to four West Texas high school titles in six years.	1319 E. 12th St A	ca. 1949-1962
Viola M. Grant	Teacher (school not specified)	1301 E. 12th St A	ca. 1955-1975
Algerene Craig	Teacher, librarian, assistant principal at Blackshear Elementary School (ca. 1932) Later transferred to Rosedale Elementary (ca. 1970) First Black woman on the Travis County Historical Commission. Founding president of Alpha Kappa Zeta Chapter of Zeta Phi Beta Sorority (meetings held at Blackshear initially).	Associated with 1171 San Bernard St as founding president of Alpha Kappa Zeta	ca. 1970-1980
Betty Stanton	Teacher at Black neighborhood schools (likely Blackshear Elementary or Kealing Junior High). Mentee of Emma Woodward.	1196 ½ San Bernard St	ca. 2004

Sites of Social Gathering

In addition to churches, many homes within the San Bernard Historic District served as sites for social gatherings for organizations that supported and uplifted the Black community in East Austin and beyond. For example, several women living in the San Bernard Historic District are known to have been affiliated with the Douglas Club, the oldest federated Black women's organization in the United States. Founded in 1906, the Douglas Club has remained committed to the advancement and empowerment of African American women and their families through its consistent support of education, elder care, and other community services across Central Texas—adopting the motto "Lifting as We Climb." On San Bernard Street, members of the Douglas Club likely included:

- Annie E. Mitchell, who owned 1193 San Bernard Street from approximately 1910 through 1940;
- Cora L. Woodward, who served as the founding president of the Austin chapter, and whose family owned 1199 San Bernard Street from approximately 1915 through 1994; and
- Alice B. Foster and her daughter Emma Louise Foster Smyth (later Emma Louise Foster Woodward), who lived at 1196 ½ San Bernard Street A from approximately 1930 to 1975. [71]

On November 26, 1930, the Sigma Sigma (present-day Austin Alumnae) and Alpha Kappa Chapters (Tillotson Institute undergraduate chapter) of Delta Sigma Theta Sorority Inc. were established simultaneously at Wesley United Methodist Church (1164 San Bernard Street) by the fourth National President, Anna Johnson Julian. Delta Sigma Theta is a national organization that was founded at Howard University in 1913. Sigma Sigma was the first black Greek letter organization with a graduate chapter in the Texas Capitol City. Similarly, in the 1930s, Pinkie Walton began hosting gatherings of the "Girls Friends Club" in her home at 1152 San Bernard, where she lived from approximately 1929 to

[71] Oram, ed., "San Bernard Street Historic District Social History Research," 18, citing Wyatt, Tommie L. & Hall, Bobbie. *The Villager*, Austin, Tex., vol. 18, no. 43, ed. 1 Friday, March 8, 1991, newspaper, March 8, 1991; Austin, Texas, https://texashistory.unt.edu/ark:/67531/metapth1723530/: accessed May 2, 2025, University of North Texas Libraries, the Portal to Texas History, https://texashistory.unt.edu; "Douglass Club of Austin: Oldest African-American Women's Service Organization," *Douglas Club Of Austin*, accessed May 2, 2025, https://www.douglassclub.org/; Glasrud and Pitre, *Black Women in Texas History*, 145-146.

1940.[72] Pinkie Walton also was active in the Queen of Sheba chapter of Order of the Eastern Star (OES)—a nationwide Black women's organization.[73] By 1948, Alice B. Foster also was known to be an active member of the Hearts Ease Circle of King's Daughter's—the organization that operated the eldercare home within the district at 1210 Rosewood Avenue.[74] By the 1960s, her daughter Emma Louise Foster Woodward also participated in the Austin Chapter of The Links Incorporated, "a national organization which aimed to promote strong relationships between Black women and provide community support through funding and volunteer services for arts and education."[75]

Black sororities, established during a time of racial segregation, hold significant cultural and historical importance, particularly within the African American community. Following the mission and programming of their national organizations, Black sorority chapters in Austin continue to provide spaces for Black students to connect, develop leadership skills, and engage in community service. At the community level, they have been instrumental in various social justice movements and continue to be a source of empowerment, mentorship, and lifelong sisterhood.[76] In 1967, the Zeta Phi Beta Black sorority purchased the house at 1171 San Bernard Street and transformed it into a community center and sorority headquarters. From the time of the house's construction in 1877 until 1967, the property had been held by a white family, the Thompson family.[77] After the house was purchased by Zeta Phi Beta, the sorority used the building for civil rights organization and service projects, including "Voter Registration Drives, income tax filing classes, tutoring for school children, and social gatherings for women in the community."[78] In 1986 (per TCAD), the Austin Alumnae Chapter of Delta Sigma Theta, Sorority, Inc. purchased the home at 1190 San Bernard Street to house the Austin Delta Foundation, the organization's nonprofit arm which functions to "promote educational, cultural, economic and community development initiatives."[79]

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[72] Oram, ed., "San Bernard Street Historic District Social History Research," 7, citing J. Alston Atkins, *The Houston Informer and Texas Freeman*, Houston, TX, vol. 15, no. 35, January 20, 1934, https://texashistory.unt.edu/ark:/67531/metapth1644278/, accessed February 27, 2025; Mason J. Brewer, "King's Daughters Carry The Burden Since 1894," *Austin Sunday American Statesman Newspaper*, May 7, 1950, 74.

[73] Oram, ed., "San Bernard Street Historic District Social History Research," 17, citing "The Order of the Eastern Star Begins," *African American Registry*, last modified December 1, 2024, accessed May 2, 2025, https://aaregistry.org/story/the-order-of-the-eastern-star-begins/; "DEATHS and FUNERALS," The Austin American (1914-1973), Jan 31, 1960, https://www.proquest.com/historical-newspapers/deaths-funerals/docview/1616923967/se-2; Atkins, J. Alston. The Houston Informer and Texas Freeman, vol. 15, no. 35, ed. 1 Saturday, January 20, 1934, newspaper, January 20, 1934, Houston, Texas, https://texashistory.unt.edu/ark:/67531/metapth1644278/, accessed February 27, 2025, University of North Texas Libraries, The Portal to Texas History.

[74] Oram, ed., "San Bernard Street Historic District Social History Research," 17-18, citing Wyatt, Tommie L. The Villager, Austin, Tex., Vol. 25, No. 10, Ed. 1 Friday, July 18, 1997, newspaper, July 18, 1997; Austin, Texas, https://texashistory.unt.edu/ark:/67531/metapth1723821/: accessed May 2, 2025, University of North Texas Libraries, The Portal to Texas History; Neal Douglass, Austin Chapter of The Links, Inc., photograph, December 10, 1960, https://texashistory.unt.edu/ark:/67531/metapth19304/: accessed May 2, 2025, University of North Texas Libraries, The Portal to Texas History; crediting Austin History Center, Austin Public Library; "The History and Impact of Links, Incorporated in Texas," *Texas State Historical Association*, accessed May 2, 2025, https://www.tshaonline.org/handbook/entries/links-incorporated.

[75] Oram, ed., "San Bernard Street Historic District Social History Research," 17-18, citing Wyatt, Tommie L. The Villager, Austin, Tex., Vol. 25, No. 10, Ed. 1 Friday, July 18, 1997, newspaper, July 18, 1997, Austin, Texas, https://texashistory.unt.edu/ark:/67531/metapth1723821/: accessed May 2, 2025, University of North Texas Libraries, The Portal to Texas History; Douglass, Austin Chapter of The Links, Inc.; "The History and Impact of Links, Incorporated in Texas," *Texas State Historical Association.*, accessed May 2, 2025, https://www.tshaonline.org/handbook/entries/links-incorporated.

[76] See Lawrence C. Ross Jr., *The Divine Nine: The History of African American Fraternities and Sororities*, New York: Kensington Publishing Corp., 2000; National Museum of African American History and Culture, "The Historical Legacy of the Divine Nine," accessed June 27, 2025, https://nmaahc.si.edu/explore/stories/divine-nine-black-fraternities-sororities.

[77] Oram, ed., "San Bernard Street Historic District Social History Research," 5.

[78] Oram, ed., "San Bernard Street Historic District Social History Research," 19, citing "History of Zeta Phi Beta Sorority, Incorporated." *Zeta Phi Beta Sorority, Incorporated | Alpha Kappa Zeta Chapter*, accessed March 23, 2025, https://alphakappazeta.com/national-history.html; Tommie L. Wyatt, *The Villager*, vol. 9, no. 20, ed. 1 Friday, October 2, 1981, newspaper, October 2, 1981, Austin, Texas, https://texashistory.unt.edu/ark:/67531/metapth1718520/, accessed March 23, 2025; Wyatt, Tommie L. *The Villager*, vol. 25, no. 41, ed. 1 Friday, March 13, 1998, newspaper, March 13, 1998, Austin, Texas, https://texashistory.unt.edu/ark:/67531/metapth1723851/.

[79] Austin Delta Foundation, "Austin Delta Foundation," accessed June 27, 2025, https://www.austindeltafoundation.org/. See Paula Giddings, *In Search of Sisterhood: Delta Sigma Theta and the Challenge of The Black Sorority Movement*, New York: Quill William Morrow, 1988.

Political Activism and the Civil Rights Movement

The residents of the San Bernard Historic District included political activists and organizers from early in the district's history, as chronicled within Table 5 below. One of the earliest political activists in the district was John M. Holland, who lived at present-day as 1193 ½ San Bernard Street A from approximately 1885 until his death in 1935 (extant, Photo 38). Born the son of an enslaved laborer, Holland emerged as an influential figure in Austin's late nineteenth-century Black political circles. Active in both the Republican Party and the Black Populist movement of the 1880s, Holland championed economic reform policies, most notably the adoption of free silver, which he viewed as a path to broader financial opportunity for working-class Americans. By 1892, Holland had attained a position of leadership as chairman of the Republican Party primaries in Austin's Seventh Ward, reflecting both his political acumen and the growing political agency of the city's Black community during the post-Reconstruction era.[80]

Another political activist who emerged from humble origins was James A. Hickey, a white working-class bricklayer who resided at 1175 San Bernard Street around 1916. Hickey was a prominent labor leader in Central Texas, serving as president of the Bricklayer's Union and chairing political meetings across Austin. He helped organize the city's early Labor Day parades, helping to formalize public recognition of workers' rights. Hickey's sustained involvement in labor organizing highlights the street's broader significance as a site of political activity and community leadership. [81]

The residents of the San Bernard Historic District also played an important supporting role in the watershed *Sweatt v. Painter* case decided by the Supreme Court in 1950. The plaintiff, Heman Sweatt, lived in the San Bernard Historic District at 1209 E. 12th Street while attempting to enroll into the Law School at the University of Texas, and the NAACP's legal team—including Thurgood Marshall—stayed in the district at the home of Dr. Lewis and Carolyn Mitchell at 1193 San Bernard Street while the case was under trial in federal district court.[82] The *Sweatt* decision set a critical precedent by establishing that "extracurricular" considerations made it impossible for segregated facilities to be equal:

> *Writing for the majority in the Sweatt case, Chief Justice Fred Vinson observed: 'the University of Texas Law School possesses to a far greater extent [than the state's segregated law school for African Americans] those qualities which are incapable of objective measurement but which make for greatness in a law school. Such qualities ... include reputation of the faculty, experience of the administration, position and influence of the alumni, standing in the community, traditions and prestige.'*[83]

Thereafter, the University of Texas began accepting Black students into graduate programs, including John Chase, the first black graduate student to enroll in the University of Texas School of Architecture, who went on to design several buildings in the district (further discussed below beginning on page 50).[84] However, despite the *Sweatt v. Painter* decision, many public schools and institutions across the country remained segregated, including public schools in Austin.

The Colored Teachers State Association of Texas Building at 1191 Navasota Street (Photo 32)—designed by Black architect John Chase—was constructed not long after the *Sweatt v. Painter* case. From this building, Black educators advocated for school desegregation as well as "equalization of teacher salaries, and to end preferential treatment for white teachers with emergency certificates over those of black teachers with professional certificates."[85] In 1955, the association became known as the Teachers State Association of Texas—dropping the word "Colored." By 1963, the

[80] "The Republicans," Austin American Statesman, September 21, 1892, pg. 3.
[81] "The Republicans," Austin American Statesman, September 21, 1892, pg. 3.
[82] Texas Historical Commission, "Details for Dr. Lewis and Carolyn Mitchell Historical Marker — Atlas Number 5507016691," 2010, from the *Texas Historic Sites Atlas*, accessed June 25, 2016, http://atlas.thc.state.tx.us/Details/5507016691.
[83] Salvatore, *Racial Desegregation*, 68-69.
[84] Campbell, 8.
[85] Campbell, 8.

group dropped racial membership criteria and started allowing white teachers to join. [86] After the passage of the 1964 Civil Rights Act, the organization evolved into the Commission on Democracy in Education (CODE), which continued to advocate for educational equity. In Austin, desegregation occurred gradually, with one grade level each year, beginning with the 12th grade in 1955,[87] continuing through to the fifth grade in 1962, then concluding in 1963 with integration of all remaining elementary grades and other public facilities, including playgrounds and swimming pools.[88] However, the Austin Independent School District was involved in litigation regarding its desegregation process until the 1970s. Throughout the process, influential Black educators and advocates from CODE continued to advocate for Black students from within the San Bernard Historic District.

Table 5. Table listing residents in the San Bernard Historic District with known involvement with politics and/or advancing civil rights for the Black community. Sources: City Directories, Newspapers, prior National Register nominations.

Name	Political/Organizational Role(s)	Address	Occupancy Date Range
Lewis Mitchell Sr.	Mitchell Sr. served as Grand Chancellor of the Colored Knights of Pythias of Texas from 1896 to 1904. During his term in office, he was the proprietor and publisher of the Texas Pythian Journal. He also helped to establish Bethany Cemetery in East Austin. He was also known as a rare Black Populist in the early Jim Crow South, and he debated Thomas H. Buck in 1895 on silver coinage standardization.	1193 San Bernard Street	ca. 1910-1919
John M. Holland	As the son of a former enslaved worker, Matilda Unk, and white man "Bird" Holland, John M. Holland was active in the Republican Party and the Black populist movement of the 1880s. In 1892, he chaired the Republican primaries in Austin's Seventh Ward. He was a passionate advocate for the adoption of the free silver monetary policy, believing it would benefit economically marginalized Americans. In 1892, he and other Black Austinites founded Bethany Cemetery Company, the city's oldest Black burial ground. Holland served as superintendent and sexton until 1933, addressing the exclusion of Black burials from Oakwood Cemetery.	1193 1/2 San Bernard Street A	ca. 1910-1920
Rev. Martin Hurd	Rev. Martin Hurd served as a board manager for the St. John's Association, an organization owned and led by African Americans, focused on addressing racial issues. Hurd also regularly gave lectures at the annual session of the St. John Encampment Association. In 1924, one session hosted about 15,000 African Americans from Central Texas towns.	1165 San Bernard Street	ca. 1914-1929
Cora Woodard	Cora Woodard was one of the 14 original members, and first President, of the Douglass Club, founded in Austin in 1906 by Laura Pierce. It is the oldest African American women's organization in the city.	1301 E 12th Street A	ca. 1915-1940
James A. Hickey	Hickey served as president of the Bricklayer's Union and he chaired numerous political meetings, playing a central role in organizing Austin's early Labor Day parades.	1175 San Bernard Street	ca. 1916
Beulah Goins	Beulah Goins, a teacher and president of the Children's Haven Association, organized support and education for underprivileged Black youth from her San Bernard Street home.	1157 San Bernard Street	ca. 1920-1949
Dr. Lewis M. Jr. and Carolyn Mitchell	The Mitchells hosted Thurgood Marshall and the NAACP legal team as they prepared the Sweatt v. Painter case, using the home for mock trials, witness interviews, and community gatherings.	1193 San Bernard Street	ca. 1920-1949
William P. Jr Mabson	William Mabson Jr. served as editor of the Austin San Antonio Enquirer, the Black newspaper previously led by his father, William Sr.	1194 San Bernard Street	ca. 1924-1944
Rudolph and Helen Porter	Listed in the 1936 Negro Motorist Green Book by Victor Hugo Green, marking it as a significant site in the local history of Jim Crow segregation,	1315 E 12 St A	ca. 1929-1949

[86] Campbell, p. 8.
[87] Jackson, *East Austin*, 93-94.
[88] "Desegregation in Austin," Austin History Center, accessed June 25, 2016, http://www.austinlibrary.com/ahc/desegregation/index.cfm?action=decade&dc=1960s.

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Name	Political/Organizational Role(s)	Address	Occupancy Date Range
	Black leisure, and post-World War II Black tourism. Rudolph and Helen Porter used their two-story family home to house Black tourists passing through Austin. Rooms were rented out for short stints—a week or even a day.		
Dr. Virgil T. Hammond	Beyond his medical career, Dr. Hammons was an advocate for civil rights, acting as a spokesperson for a group of Black East Austinites in defense of Black police officer Warren Jones before City Council in 1952.	1191 San Bernard Street	ca. 1930-1962
Emma Louise Woodward	Woodward was an active member of the united Negro College Fund, providing funding for Black youth seeking higher education. She was also a member of the Douglass Club, which provided scholarships for citizenship. After the 1950s, Woodward was heavily involved in the Travis County Democratic Party and attended the state convention alongside Lyndon B. Johnson in 1964.	1196 ½ San Bernard Street	ca. 1930-1975
Rev. John W. Whitley	Rev. Whitley was a board member of the local NAACP and a member of the Travis County Voters League and also was an elected Director for the Travis County Grand Jurors Association. Whitley also operated a technical school to provide job training for young men in the workshop behind his house, teaching carpentry and similar skills.	1171 1/2 San Bernard St A	ca. 1930-1975
Effie E. Yerwood	Mrs. Effie Yerwood was a member of the Douglass Club circa 1934.	1205 Cotton Street	ca. 1935-1975
Mary Jane (Hamilton) Graham	At age 86, Mary Jane (Hamilton) Graham lived at 1158 San Bernard when she gave a testimony to the Works Progress Administration between 1936 and 1938, recounting her experience under enslavers Joseph Duty and his wife in Webberville, Travis County.	1158 San Bernard Street	ca. 1940; 1940 Census records
Dr. Edward L. Roberts	Dr. Edward L. Roberts was the first physician in Austin to provide hospital rooms exclusively for the treatment and comfort of African American patients.	1174 San Bernard St A	ca. 1940-1962
James McNealy	James McNealy was a faculty member at Huston-Tillotson College from around 1926 to 1972 and a member of the NAACP.	1186 Navasota St	ca. 1940-1975
Jannett McNealy	Jannett McNealy was treasurer of the National Council of Negro Women, Austin Section in 1987.	1186 Navasota St	ca. 1940-1975
Thomas W Kincheon Sr.	Thomas W. Kincheon Sr. was the grandson of Thomas Kincheon, the founder of Kincheonville. According to Thomas W. Kincheon III, Kincheonville was primarily settled by Black Austinites and, at its peak, was home to nearly 80 residents.	1307 Hackberry St	ca. 1944-1955
George W. Mabson	Under George Mabson's direction as a supervisor of the city's Parks and Recreation Department, the East Austin Athletic Council organized to form the first East Austin Negro [sic] Little League team in 1952.	1198 San Bernard Street	ca. 1944-1962
Josephine Alexander	Mrs. Josephine Alexander was a member of the Retired Teachers State Association of Texas, a chapter established in 1958 for Black teachers. She was described as a "representative from the Douglass Club, a Negro civic organization." In 1991, the Douglass Club was recognized as the "oldest Federated Club for Negro Women." Additionally, Mrs. Alexander served as Chairman of the Board of Directors for the Heart's Ease Circle of the King's Daughters Organization, one of East Austin's oldest groups.	1205 E 12th Street	ca. 1944-1970
Bobby Lee Guice	As a VISTA volunteer with AmeriCorps, Guice worked to support impoverished East Austin residents and served on the board of trustees for Austin Community College, advocating for educational access in the city.	1152 San Bernard Street	ca. 1945
Colored Teachers State Association of Texas	The 1952 Teachers State Association of Texas Building served as the headquarters of the state's African American teachers' association from 1952 to 1966 and played a significant role in the fight for desegregation, equal rights, and fair pay for Black educators.	1191 Navasota Street	ca. 1955-1962

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Name	Political/Organizational Role(s)	Address	Occupancy Date Range
Rev. Robert L. Rowe	Rev. Robert L. Rowe of Ebenezer (Third) Baptist Church served on the Texas Advisory Committee to the U.S. Commission on Civil Rights.	1203 Cotton St	ca. 1955-1962
Alice T. King Johnson	Alice T. King was an active member of the Order of the Eastern Star, Alpha Kappa Alpha Sorority, and the Douglass Club. Additionally, she served as a committee member for the YWCA and was involved with the King's Daughters and Court of Calanthe.	1308 E 12th St A	ca. 1955-1975
Julia B. Clark and Urissa V. Christian	Julia B. Clark co-ran the Crescent Beauty School (the only Black beautician school in Central Texas in the early twentieth century) with her sister Urissa Christian. Both were active community leaders, with Urissa serving as president of Austin's NAACP chapter in the 1940s. She won The DeWitty Award from the NAACP for "outstanding leadership in civil rights" in 1968.	1190 San Bernard Street	ca. 1970-1975
Leland Mackey	Leland Mackey founded the East Austin Cultural Foundation, which awarded arts scholarships and ran a music academy that hosted the East Austin Choral Society, funded in part by the NAACP.	1170 San Bernard Street	ca. 1976
Doris Watrous	Doris Watrous was part of the National Black Women's Political Caucus, which endorsed a Black judicial candidate in 1988.	1152 San Bernard Street	No specific dates of residence listed

Criterion C: Architecture

The San Bernard Historic District also holds significance under Criterion C in the area of architecture as a noteworthy collection of representative examples of architectural styles and forms from the late nineteenth and early twentieth centuries, as well as its association with architect John Chase and an array of notable local builders and contractors. As noted within Section 7, Craftsman style architecture is common within the district, as exemplified by 1199 San Bernard Street (Photo 15). Other representative architectural styles include Folk Victorian (as seen at 1171 San Bernard Street, Photo 13, Figure 23), National Folk (shown by 1301 E. 12th Street A, Photo 14), and Minimal Traditional (such as 1176 San Bernard Street A, Photo 18). Each of these styles represents popular, accessible housing available for middle-class home buyers at the time of construction—likely all built from standardized plans supplied by lumber companies. Character-defining features of the Craftsman style seen at 1199 San Bernard Street include the front-gabled roof form, tapered porch posts on half-piers, exposed rafter ends, and knee-braces at the eaves. The common character-defining elements of the Folk Victorian style epitomized at 1171 San Bernard Street include the hall-and-parlor form and the front porch with turned wood posts, decorative brackets, and decorative railings. At 1301 E. 12th Street, character-defining features of the National Folk style include the modified-L building form and simple wood porch columns. The Minimal Traditional style example at 1176 San Bernard Street illustrates common character-defining features like wrought-iron porch posts and metal casement picture windows. (Refer to the Inventory table in Section 7 for a full listing of architects and forms.)

The known architects and builders who helped design and craft the buildings in the district are summarized below in Table 6. The most influential of these was architect John Chase, who designed 1179 San Bernard Street, 1300 E. 12th Street, and 1191 Navasota Street, in addition to an impressive collection of Modern buildings across the state, as detailed below.

Table 6. Listing of known architects and builders associated with the San Bernard Historic District.

Name	Firm Name	Known Buildings in District	Other Representative Examples of Buildings
John S. Chase	John S. Chase Architect Inc.	1179 San Bernard St 1300 E. 12th St A 1191 Navasota St	David Chapel Missionary Baptist Church; Austin, TX Della Phillips House; Austin, TX Riverside National Bank; Houston TX Martin Luther King Jr. Humanities Building at Texas Southern University; Houston TX San Antonio Garage, University of Texas at Austin; Austin, TX
Oliver Street Sr.	Oliver B. Street Construction Company	1179 San Bernard St.	David Chapel Missionary Baptist Church; Austin, TX
Thomas Buttery		1211 San Bernard St	
Arthur Parks		1300 E. 12th St A	
Reverend Joshua Van Buren Goins		1157 San Bernard St B	
John W. Thompson	Holman-Marshall-Thompson	1171 San Bernard St	
Henry Struve	Cotton of Comal	1170 San Bernard St	
Charles A. Shurr, Samuel W. French	SW French Co	1191 San Bernard St	
John Costley		1157 San Bernard St	
George McDonald		1209 E. 12th St	
John Randolph Bingham		1174 San Bernard St	

Architect John Chase

The San Bernard Historic District contains several resources designed by African American architect John Saunders Chase (1925-2012), FAIA, NOMAC. Chase was born in Annapolis, Maryland, in 1925. After obtaining a Bachelor of Science in architectural engineering from Hampton Institute (present-day Hampton University) in Virginia in 1948, he relocated to Austin to teach architectural drafting to veterans at the Crescent Institute, a local vocational school, and quickly became an integral contributor to East Austin's Black community. He formed an informal partnership with another aspiring Black architect named Herbert Buckley and worked as a draftsman for Black, family-owned business Lott Lumber Company. Among Chase's early Austin work was a renovation project at the Deluxe Hotel and Cafeteria, owned and operated by James L. Reed at 1200 Rosewood Avenue (northeast corner with Navasota Street), just one block west of San Bernard Street.[89]

Understanding that he would need additional training through an accredited architecture program to pursue a career as a licensed architect, Chase approached The University of Texas at Austin School of Architecture's then-chairman Hugh McMath for permission to enroll in correspondence course due to The University's segregation policies. But McMath encouraged Chase to bide his time in anticipation of the May 1950 *Sweatt v. Painter* U. S. Supreme Court ruling, which struck down the "separate but equal" system of graduate school education and mandated that African Americans be allowed to enroll in graduate and professional programs that were not comparable or did not exist at segregated institutions. Chase registered for the summer 1950 session at The University of Texas at Austin (UT) two days later, making him one of the first Black graduate students to enroll at UT. Although Chase received threatening letters and

[89] John Mason Brewer, *A Pictorial and Historical Souvenir of Negro Life in Austin*.

was shadowed by the Secret Service for a time for his safety, he recalled an overall positive experience while pursuing his master's in architecture. He received outward welcome from most of his classmates and professors. Still, he dealt with added pressures and a sense of loneliness (he could not live on campus and therefore had to commute), and he was excluded from social events and study sessions. He married Austin native and Tillotson Institute (present-day Huston-Tillotson University) graduate Drucie Rucker in August 1950. With a sense of the significance of his actions as well as the support of his wife, family, and Black Austin, Chase persevered. He continued to work in the community, completing another renovation project for Reed at the Deluxe Hotel and drafting, among other works, homes for the Lott Lumber Company's Keystone Addition subdivision that the firm developed in 1951.[90] Chase successfully completed his courses and master's thesis—"Progressive Architecture for the Negro Baptist Church" —to become the first African American to graduate from the UT School of Architecture in 1952.

After graduating from UT, Chase took a position teaching architectural drafting at Texas Southern University (TSU) in Houston. Unable to find employment in an architectural firm, he used his master's thesis as a tool to develop a clientele. With Drucie and his young family, Chase traveled throughout the Golden Triangle—Houston, Beaumont, and Orange—and East Texas, visiting Black churches whose congregations and middle-class members—educators, doctors, lawyers, and entrepreneurs—might need his design-build services. Chase's architectural foundation in Austin proved instrumental during this time of transition. One of his first post-graduation professional projects was the commission for the headquarters of the Colored Teachers State Association of Texas (TSAT) **(**1191 Navasota Street, NRHP listed in 2005**)** when the association relocated from Fort Worth to Austin, where the Texas State Teachers Association for white teachers was already headquartered.[91] While Chase would have been influenced by the required function and program as well as the site, the building exhibits characteristics of the Machine Age and the International style. He then completed a final expansion project of the Deluxe Hotel in spring 1953. Upon becoming the first African American licensed to practice architecture in the State of Texas in 1954, Chase officially established his own architectural firm, John S. Chase, AIA, in Houston. He located his office prominently in Houston's predominantly Black Third Ward—first on Blodgett Street and later on Southmore Boulevard—and hired designers and staff from diverse backgrounds and ethnicities, ever with the intent to bring more minority architects into the profession. In 1955, with the merger of two longstanding Black family-owned mortuary businesses, the proprietors engaged Chase to design an extensive renovation and modernization for the King-Tears Mortuary (1300 East 12th Street , Photo 5).

The American Institute of Architects (AIA) accepted Chase to membership in 1960. Over the ensuing decades, he utilized architecture as a unique tool to make Modernism accessible to Black clientele and patrons as a teacher, designer, and civic leader. Chase's firm designed not only residences throughout Texas but also significant institutional, civic, and commercial projects to national and international acclaim. Chase was influenced by the Usonian ideals of Frank Lloyd Wright (1867-1969) and inspired by pioneering Black architect Paul R. Williams (1894-1990). Common characteristics of his work include long horizontal profiles, interlocking volumes, thin flat or minimally sloped roofs, deep overhangs, extensive use of brick or locally available stone, large expanses of glass to connect indoor and outdoor spaces, and simple detailing.[92] His residential works typically feature inward-looking and open, and many of his church projects received dramatic, angular rooflines.[93] All of Chase's early Austin work in this vein is exemplary and includes David Chapel Missionary Baptist Church (1959), Olivet Baptist Church (1961; 1179 San Bernard Street), the Irene Thompson Residence (1963), and the Della Phillips Residence (1964; NRHP listed in 2025). Some early works in Houstin include First Shiloh Missionary Baptist Church (1955), the Chase Residence (1959), and Riverside National Bank (1963).

[90] John S. Chase, interview by Gregory Smith, Adrienne Campbell, and Laura Caffery, March 7, 2004, Houston, Texas.
[91] "Negro Teachers Plan Quarters," *Austin American-Statesman*, October 2, 1952. See images of the property deed transfer and groundbreaking for the Colored Teachers State Association of Texas in the *Texas Standard*, vol. 26, No. 4, September-October 1952.
[92] Sara Patrick, unpublished National Register of Historic Places draft nomination for King-Tears Mortuary, 2020; see also S. Reagan Miller, "The School of Frank Lloyd Wright," *Cite 40*, Winter 1997-1998.
[93] Sara Patrick, unpublished National Register of Historic Places draft nomination for King-Tears Mortuary.

Chase resigned from his teaching position at Texas Southern University in 1964 to later become the school's supervising architect. He designed several significant buildings on campus including dormitories, the Martin Luther King Jr. Humanities Building (1969), the Ernest S. Sterling Student Life Center (1976), and the Thurgood Marshall School of Law (1976). In 1971, Chase co-founded the National Organization of Minority Architects (NOMA) with twelve other architects at the AIA Convention in Detroit. In 1980 he was appointed by President Carter to serve on the United States Commission of Fine Arts, becoming the first African American to do so. In 1977, Chase's firm designed an addition and rehabilitation project for the King-Tears Mortuary in Austin **(**1300 East 12th Street, Photo 5**)**. That same year, he was elected to the AIA College of Fellows.

The early 1980s saw additional accolades for Chase. He was awarded the AIA Whitney M. Young Jr. Award in 1982 and was the recipient of the NOMA Design for Excellence Award from 1984 to 1987. John S. Chase, AIA, established offices in Dallas, California, and Washington, DC over the ensuing decades. The firm collaborated on various large projects across the country, including spaces in the George R. Brown Convention Center (1988) and the Harris County Astrodome renovation (1990) in Houston as well as a commission with the General Services Administration to design the United States Embassy in Tunisia (1992; unbuilt).

In the later part of his career, Chase again had a strong professional and civic presence in Austin. In 1998, he became the first African American president of the Texas Exes, UT Austin's alumni association. As part of the organization, he was a founder of the Black Alumni Advisory Committee. Chase also completed designs for two campus buildings—the San Antonio Parking Garage (1994) and Mike A. Myers Track and Soccer Stadium (2000). He retired from practice in 2006. Following a prolific career of many firsts, John S. Chase died in Houston in 2012.

Conclusion

Together, the diverse residents of the San Bernard Historic District built and maintained a tight-knit community that vividly illustrates the ethnic heritage, social history, and architecture of East Austin. The San Bernard Historic District is eligible for listing in the National Register under Criterion A in the areas of Ethnic Heritage and Social History, as well as Criterion C in the area of Architecture.

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Section 10: Geographical Data

Acreage of Property: 23.57 acres

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. Latitude: 30.2742207°N Longitude: 97.7268367°W
2. 30.2736705°N 97.7261256°W
3. 30.2723860°N 97.7257091°W
4. 30.2706036°N 97.7247840°W
5. 30.2707750°N 97.7273362°W
6. 30.2710674°N 97.7280952°W
7. 30.2724741°N 97.7277099°W

Verbal Boundary Description: The boundary of the San Bernard Historic District is shown in Maps 1-2. The district's boundary encompasses both sides of San Bernard Street between Rosewood Avenue to the south and E. 12th Street to the north; also encompassing the east side of San Bernard Street between E. 12th Street to the South and E. 13th Street to the north, as well as 1211 San Bernard Street, the east side of Navasota Street between Rosewood Avenue to the south and E. 12th Street to the north, and the west side of Navasota Street between Olive Street to the south and Catalpa Street to the north.

Boundary Justification: The boundary for the district encompasses portion of San Bernard Street that retains its historic character, extending slightly to the east and west to include adjacent resources historically associated with the San Bernard Street community. The area beyond the district is marked by large-scale new construction.

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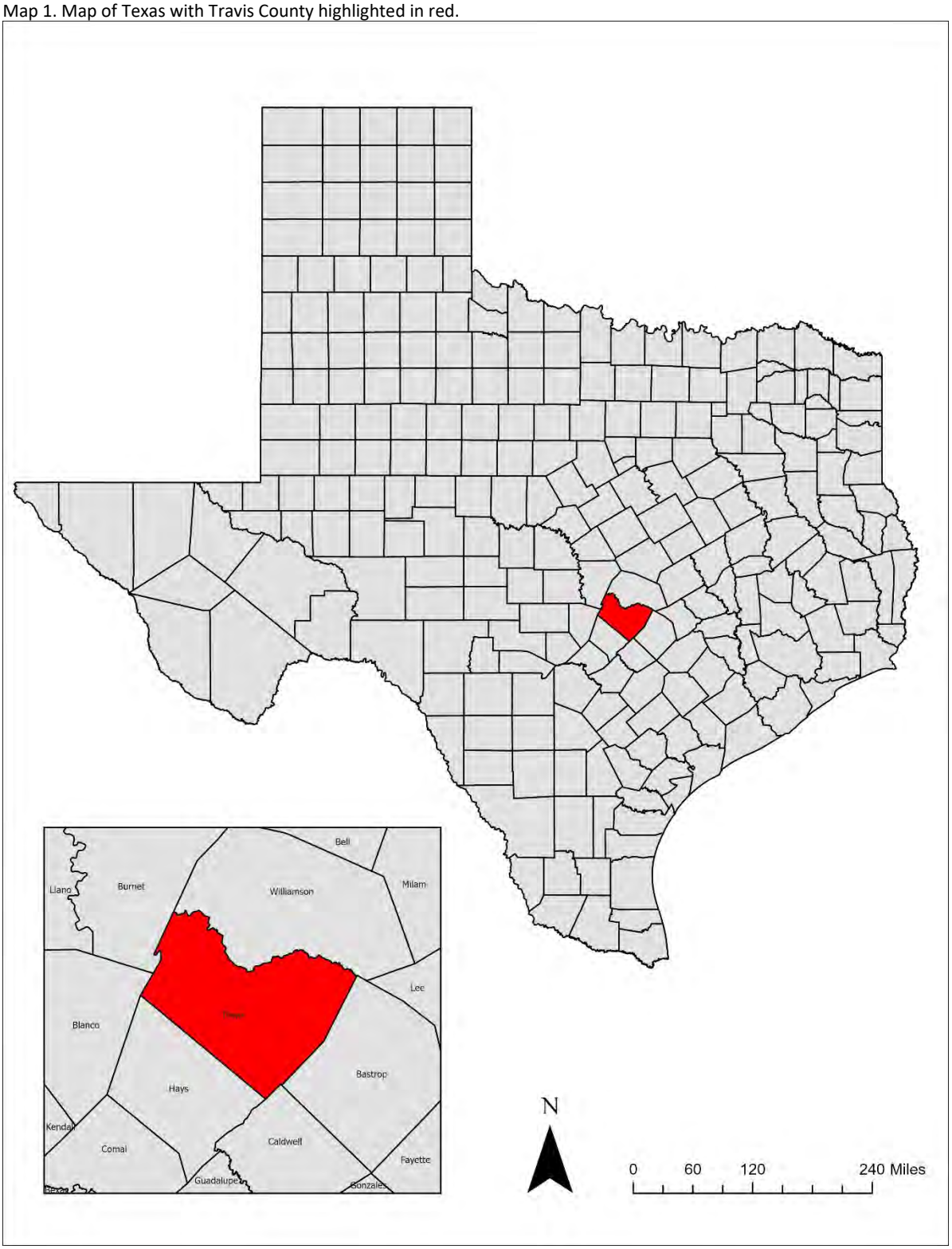
Additional Documentation

Maps

Map 1. Map of Texas with Travis County highlighted in red.



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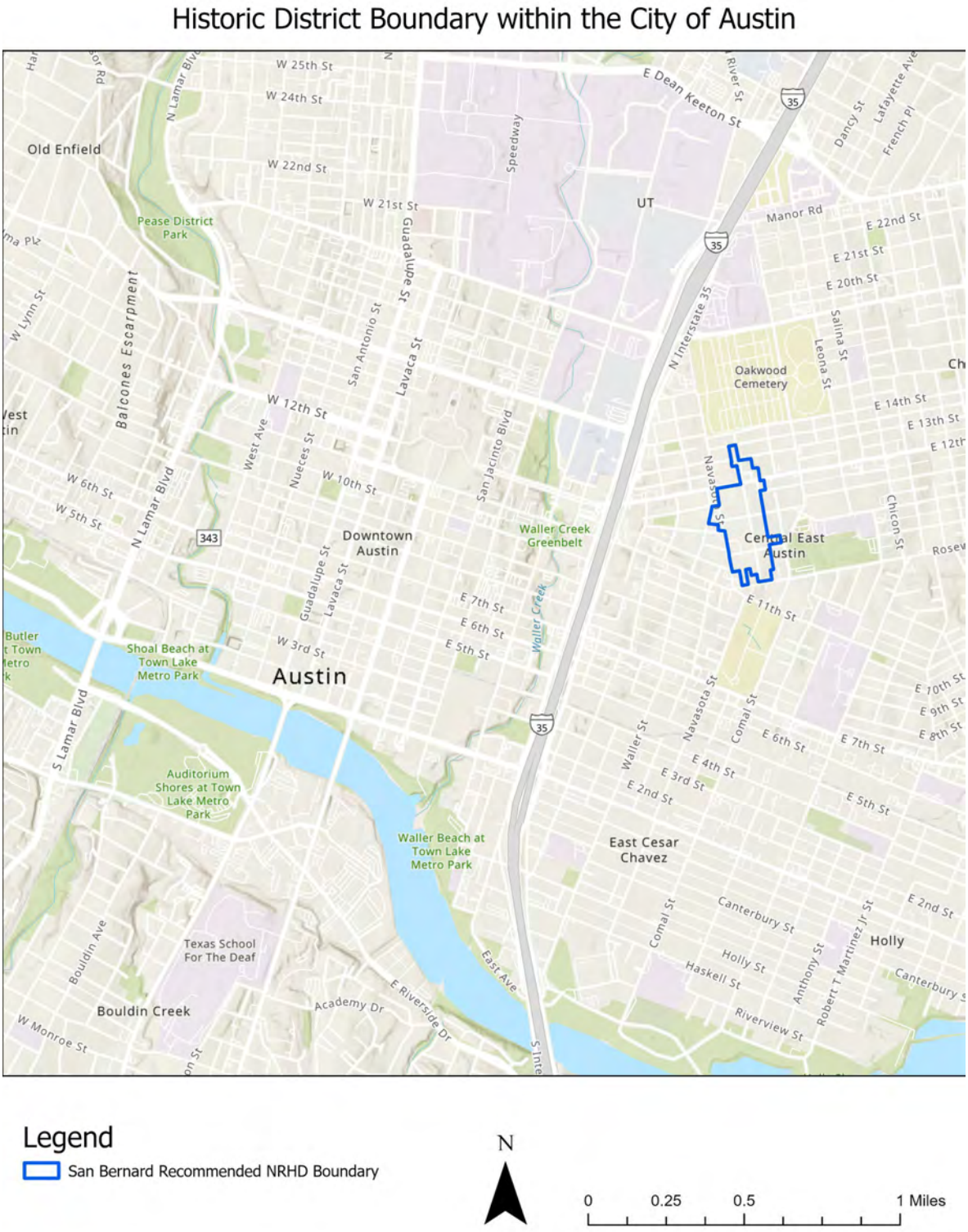
Map 2. City overview map, with the recommended San Bernard Historic District boundary outlined in blue.



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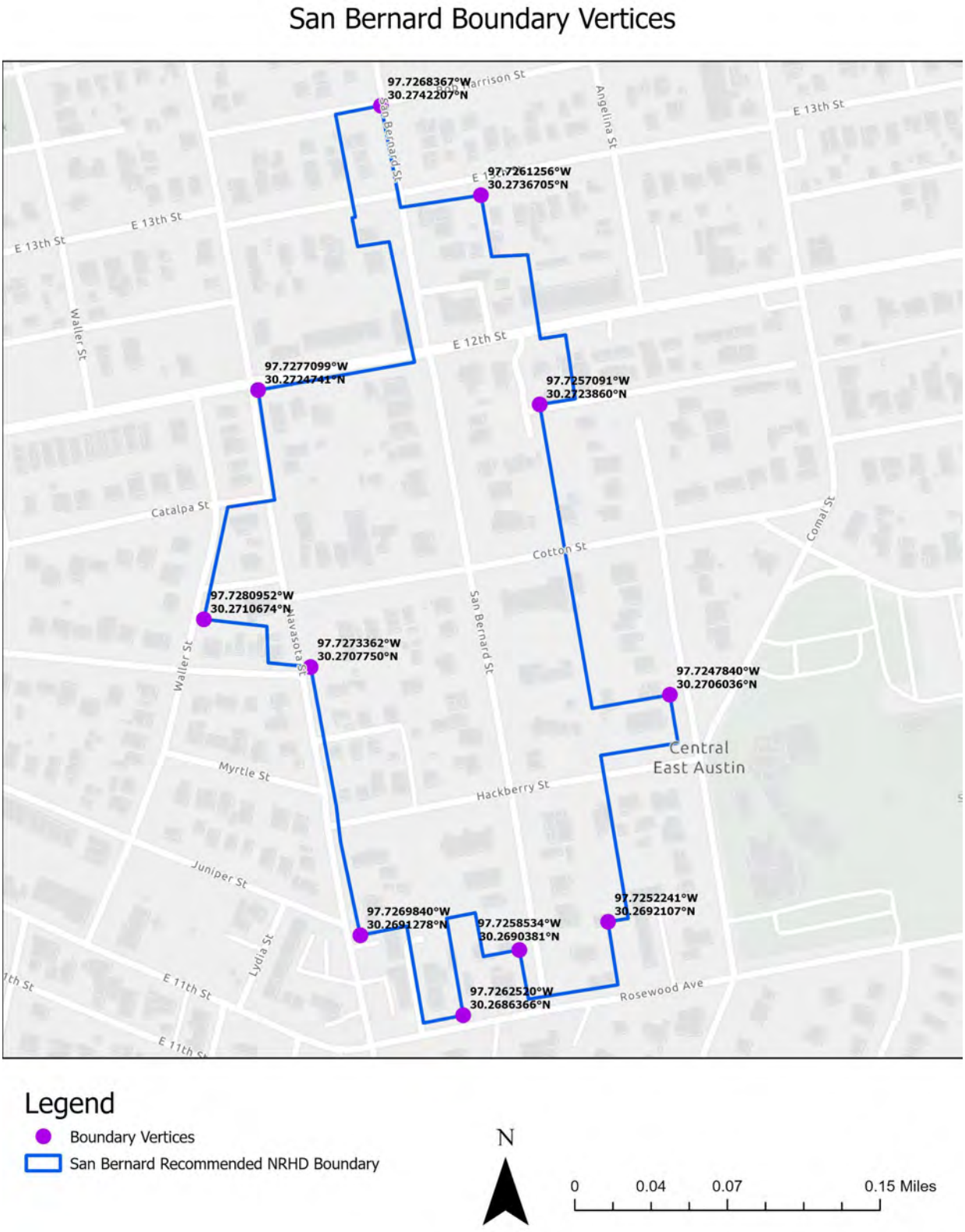
Map 3. Map of the recommended San Bernard Historic District boundaries, with vertices.



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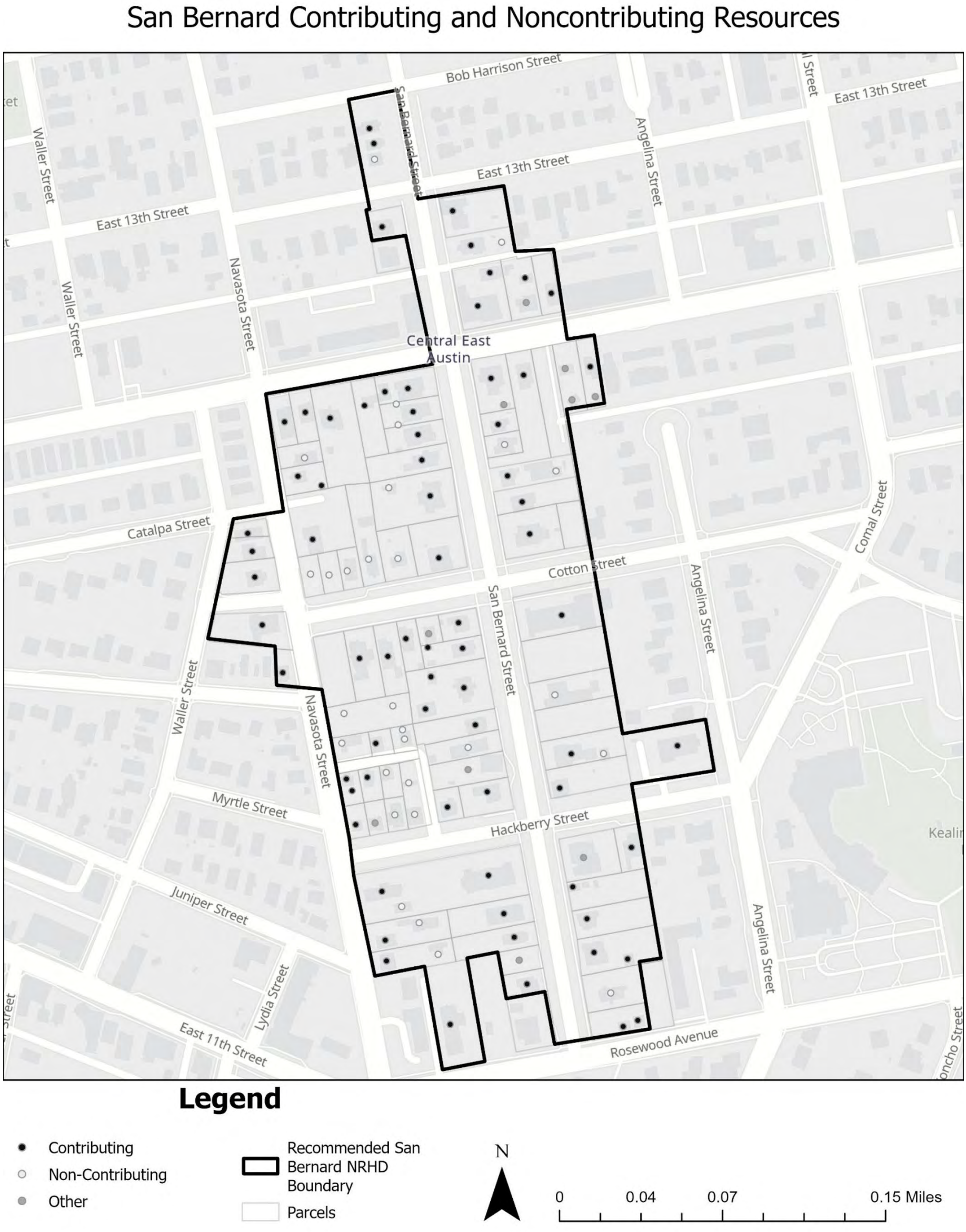
Map 4. Overview map of the recommended San Bernard Historic District, labeled with contributing and noncontributing resources.



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Map 5. Detail map of the recommended San Bernard Historic District, labeled with contributing and noncontributing resources, part 1.

San Bernard Contributing and Noncontributing Resources Detail 1



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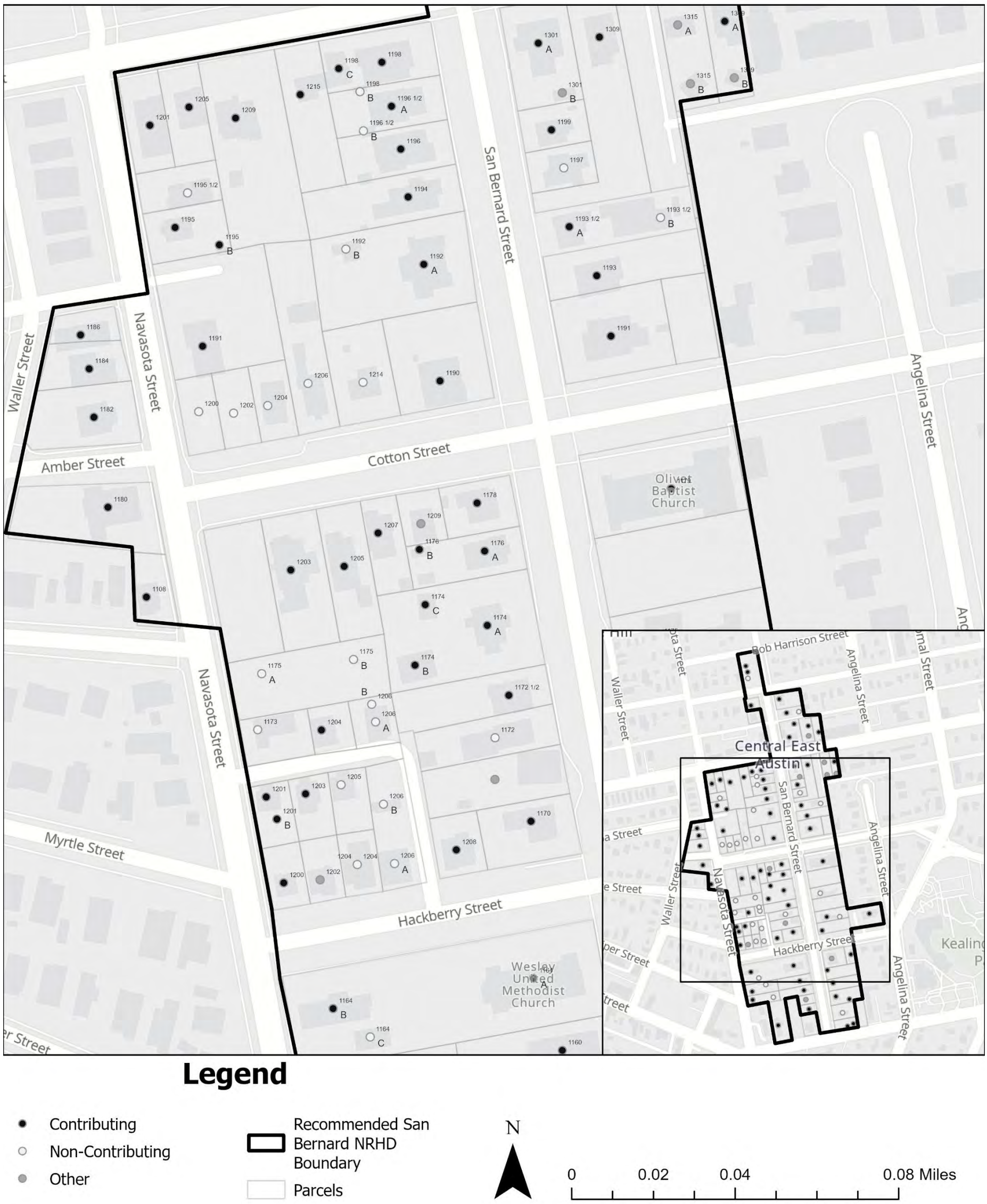
Map 6. Detail map of the recommended San Bernard Historic District, labeled with contributing and noncontributing resources, part 2.

San Bernard Contributing and Noncontributing Resources Detail 2



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Map 7. Detail map of the recommended San Bernard Historic District, labeled with contributing and noncontributing resources, part 3.

San Bernard Contributing and Noncontributing Resources Detail 3



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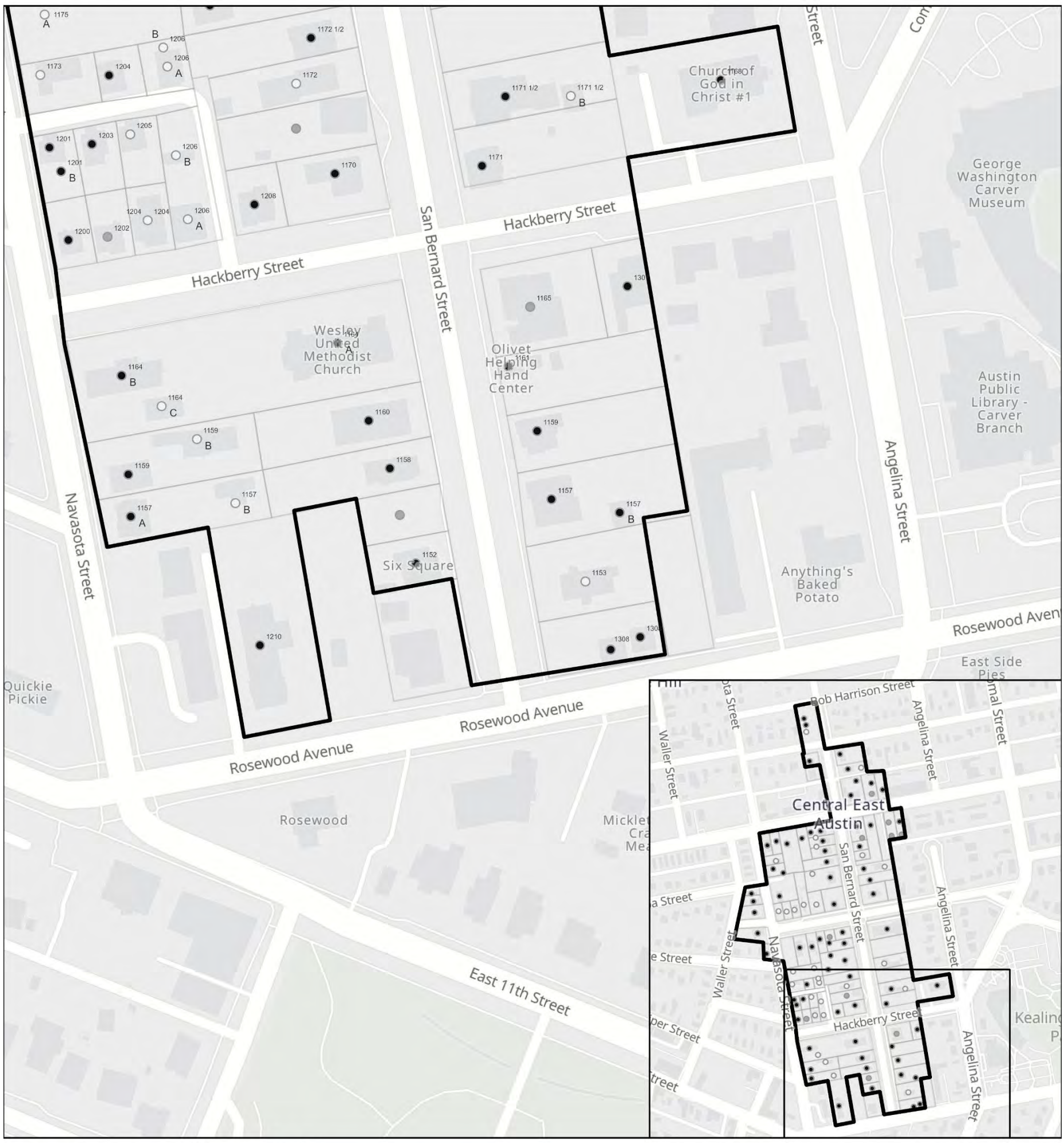
Map 8. Detail map of the recommended San Bernard Historic District, labeled with contributing and noncontributing resources, part 4.

San Bernard Contributing and Noncontributing Resources Detail 4



Figures

Figure 1. 1885 Map of Austin. Source: TSLAC.



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Figure 2. Plat illustrating the George L. Robertson Subdivision of Outlot 56, Division B, 1877. From the Travis County Clerk.

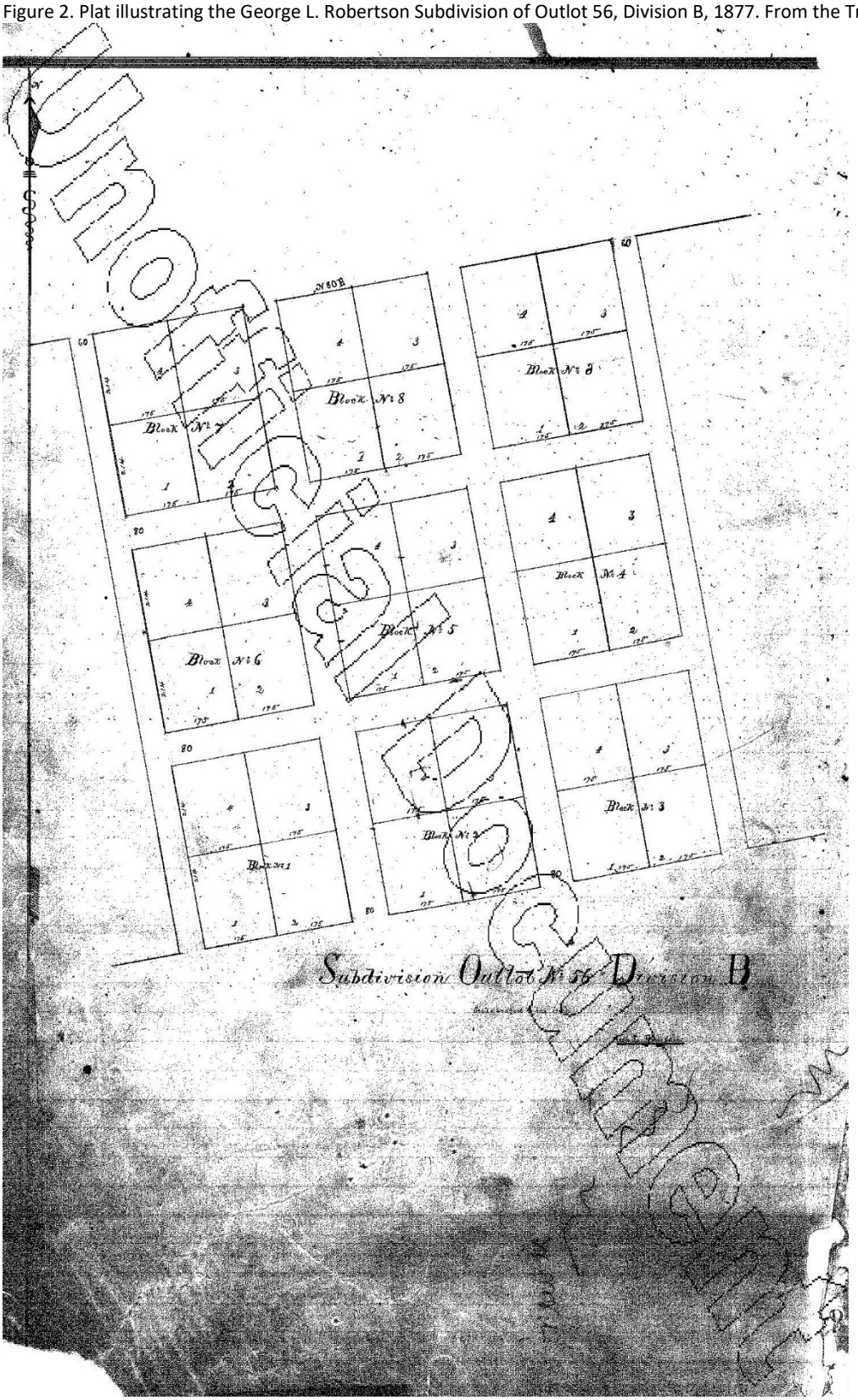

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Figure 3. Plat illustrating the James O'Reilley Subdivision of Outlot 38, Division B, 1877. From the Travis County Clerk.

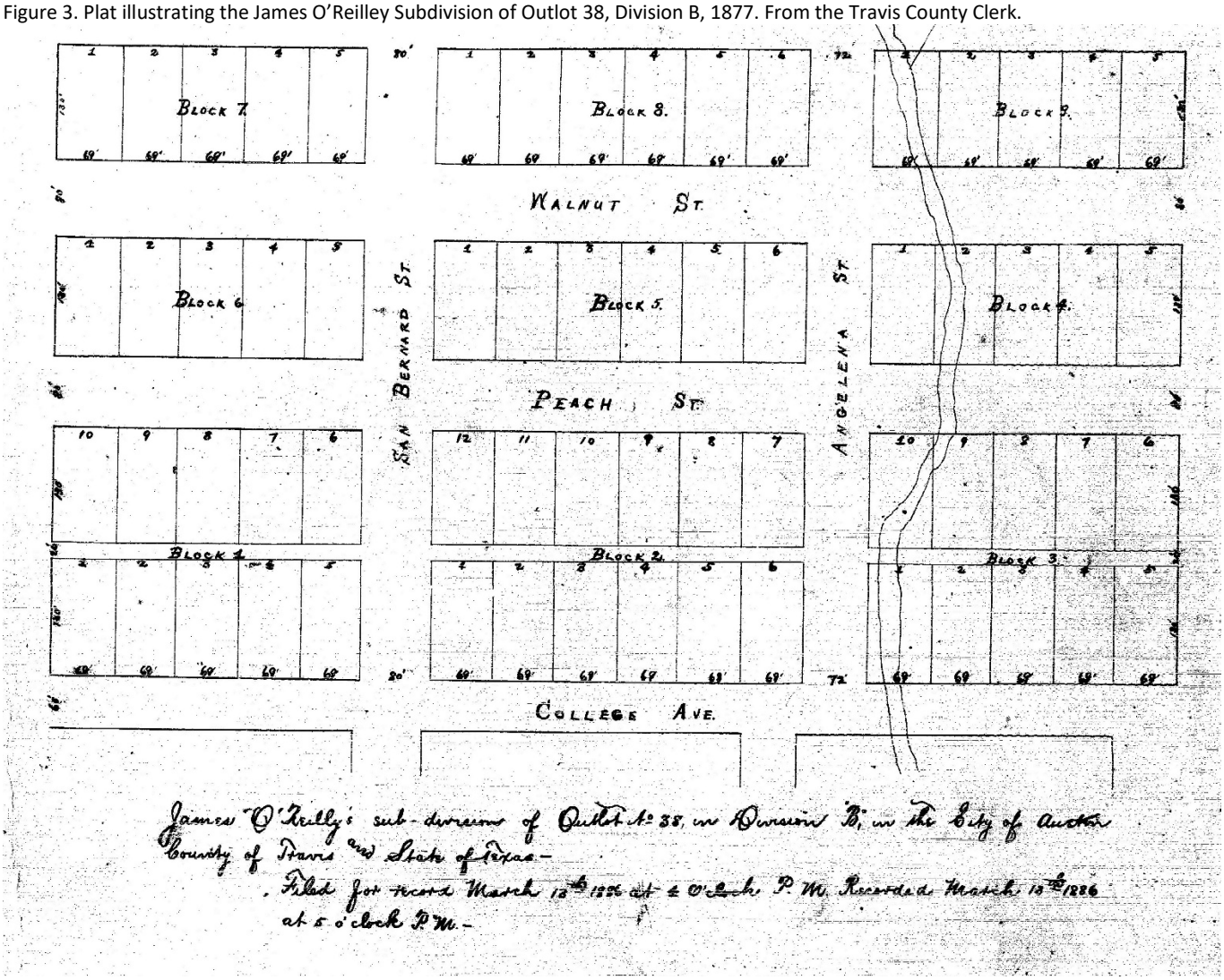

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Figure 4. Plat illustrating the 2nd Kealing Subdivision – a re-subdivision of the George L. Robertson Subdivision – 1968. From the Travis County Clerk.

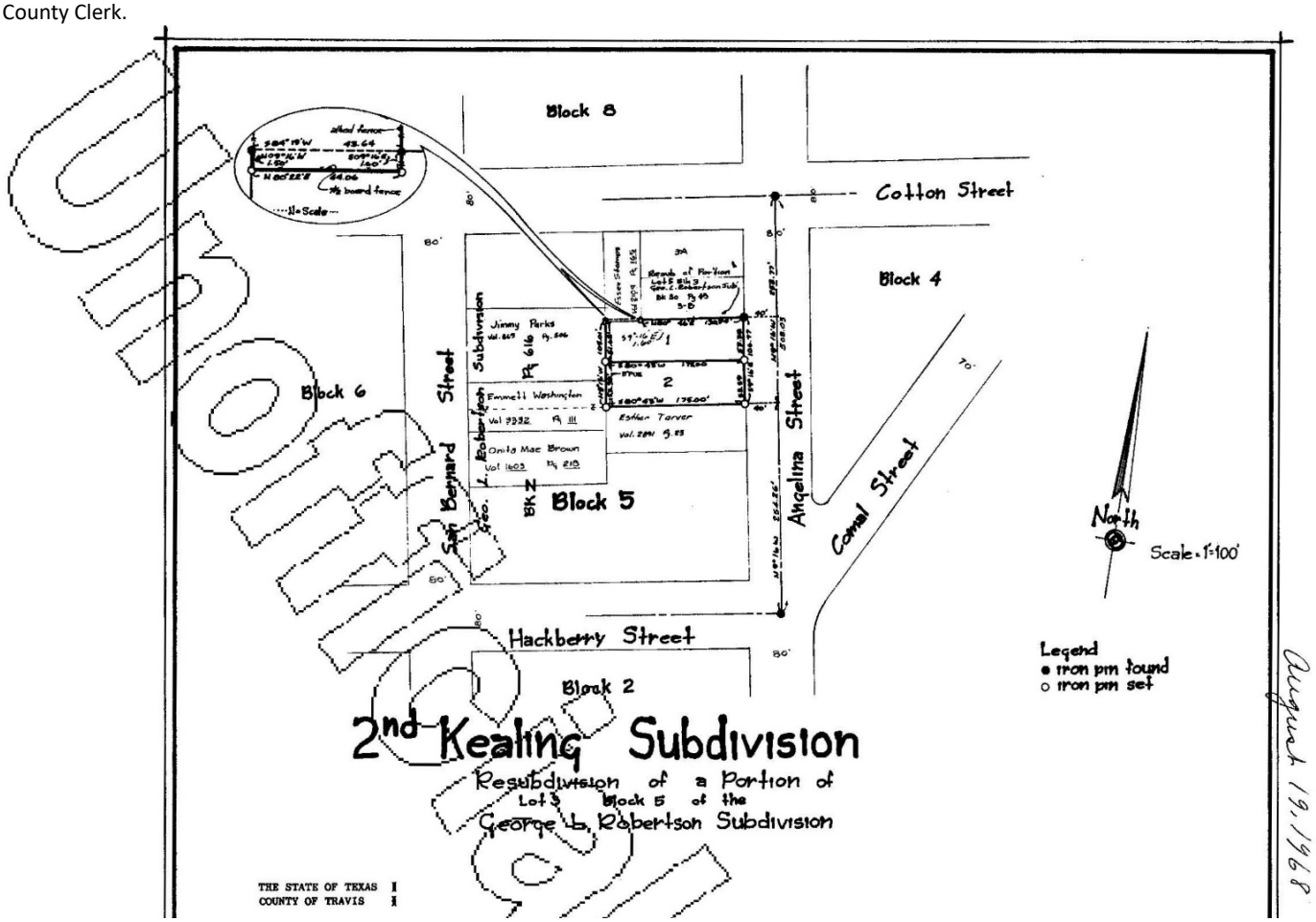

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Figure 5. Plat illustrating the 2nd Kealing Subdivision – a re-subdivision of the George L. Robertson Subdivision – 1969 . From the Travis County Clerk.

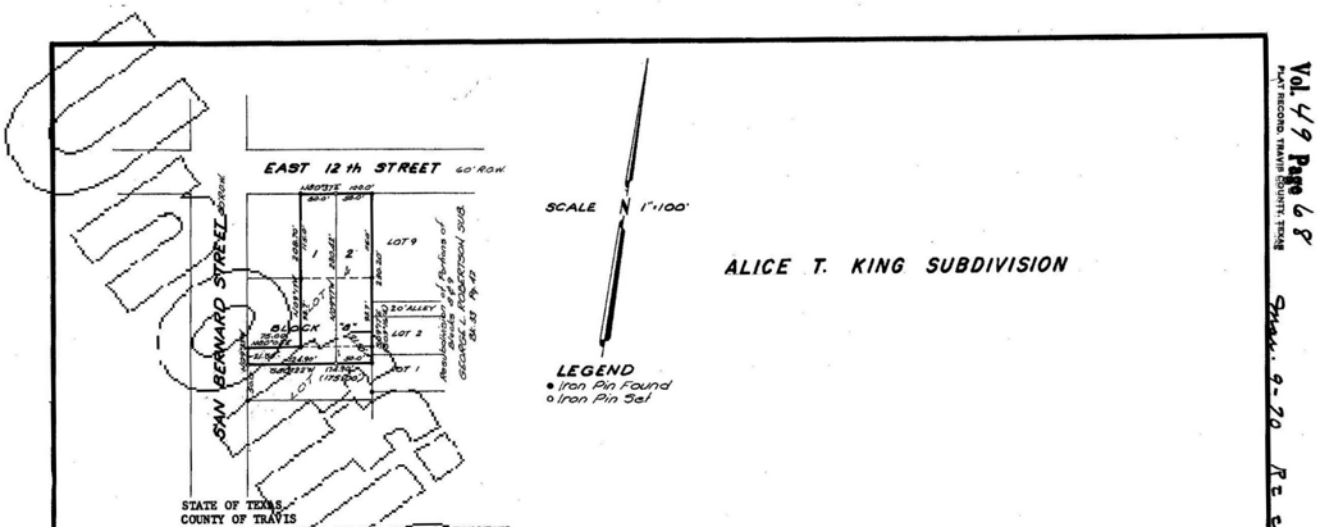

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Figure 6. Plat illustrating the 2nd Kealing Subdivision – a re-subdivision of the George L. Robertson Subdivision – 1970 . From the Travis County Clerk.



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T.W. & OPHELIA KINCHEON SUBDIVISION

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That we, T. W. Kincheon, Jr. and wife, Ophelia Kincheon, owners of the east 46 feet of the north 94 feet of Lot 4, Block 2 of the Subdivision of Outlot 56, Div. B, Austin, Texas, and the N.69.50 feet of Lot 3, Block 2, of the Subdivision of Outlot 56, Division B, of the City of Austin, Texas, according to the plat of said Subdivision recorded in Vol. Z, Page 616 of the Plat Records of Travis County, Texas, and according to our deeds to said properties of record in Vol. 668, Page 208; Vol. 1816, Page 17, and Vol. 38.38, P.276of the Deed Records of Travis County, Texas, do hereby adopt the plat attached hereto as our Subdivision of said property, to be known as T.W. & OPHELIA KINCHEON SUBDIVISION

WITNESS OUR HANDS this the 29 day of April, A. D. 1970.

T.W. Kincheon, Jr. — Ophelia Kincheon

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me the undersigned authority, a Notary Public, on this day personally appeared T. W. Kincheon, Jr. and his wife, Ophelia Kincheon, known to me to be the person whose names are subscribe to the foregoing instrument and acknowledged to me that they, each, executed the same for the purposes and considerations therein expressed, and the said Ophelia Kincheon, wife of the said T.W.Kincheon,Jr. having been examined by me privily and apar. from her husband, and having the same fully explained to her, She, the said Ophelia Kincheon, acknowledged such instrument to be her act and dead and declared to me that she had willingly signed the same for the purposes and considerations therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 29 day of April A. D. 1970.

Notary Public in and for Travis Co., Texas

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, Miss Emilie Limberg, Clerk of the County Court within and for the County and State aforesaid do hereby certify that the within and foregoing instrument of writing , with its certificate of authentication, was filed for record in my office on the 25 day of June, A. D. 1970, at 2:00 o'clock P. M. and duly recorded on the 25 day of JUNE, A. D. 1970, at 3:05 o'clock P. M. in the Plat Records of said County in Book 50 at Page 75

WITNESS MY HAND AND THE SEAL OF THE COUNTY COURT OF SAID COUNTY, the date last written above.

Miss Emilie Limberg, Clerk of the County Court, Travis County, Texas.

Deputy

LEGEND:

o Steel Pin Set
• Steel Pin Fnd.

HACKBERRY ST.

ANGELINA

SCALE: 1 Inch = 100 Feet

APPROVED FOR ACCEPTANCE:

Date: June 22, 1970

Boyle H. Osborne, Director of Planning, City of Austin.

ACCEPTED AND AUTHORIZED FOR RECORDING BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, this the 22 day of June, A. D. 1970.

Chairman — Secretary Assistant

FILED FOR RECORD at 2:00 o'clock P M. the 25 day of June A. D. 1970.
Miss Emilie Limberg, Clerk County Court, Travis County, Texas.

Deputy

SURVEYED BY

O. P. SCHOOLFIELD
REGISTERED PUBLIC SURVEYOR

O. P. SCHOOLFIELD 273 REGISTERED PUBLIC SURVEYOR

C8s-70-77

Figure 7. Detail of a 1928 map showing subdivisions surrounding the San Bernard Historic District, as well as the path of the streetcar line jagging along E. 12th, San Bernard, and Rosewood Streets. Source: Dixon B. Penick, *The City of Austin and Suburbs* [map], 1928, from the Texas GLO Map Database, General Map Collection, https://historictexasmaps.com/collection/search-results/2204-the-city-of-austin-and-suburbs-general-map-collection.



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Figure 8. 1933 map showing a bus route travelling along E. 12th Street then San Bernard Street, connecting with Rosewood Avenue and E. 11th Street. Source: Austin Chamber of Commerce, courtesy of Austin History Center.

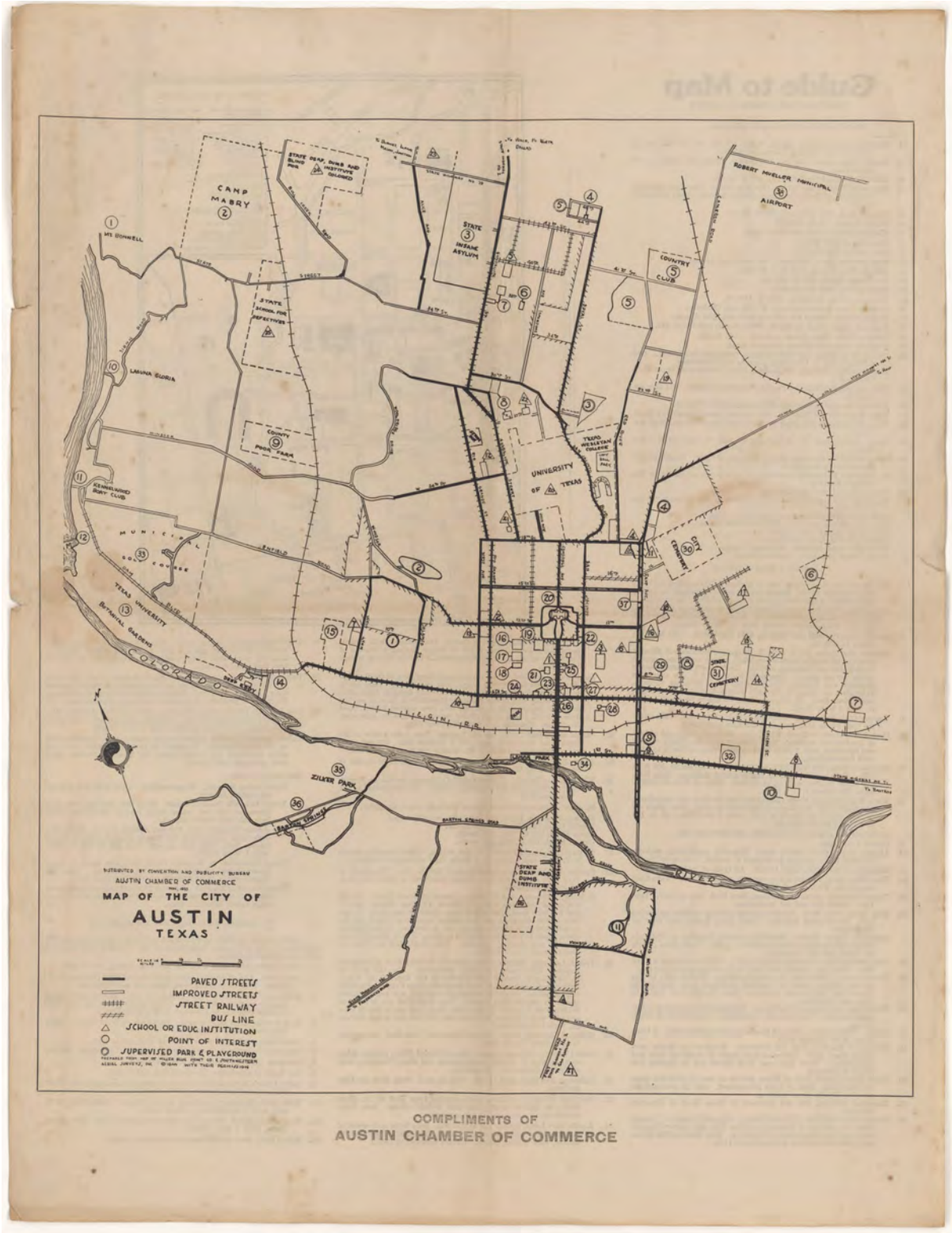

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Figure . 1960 map showing a new bus route extended further along E. 12th Street, connecting to downtown. Source: Austin History Center.

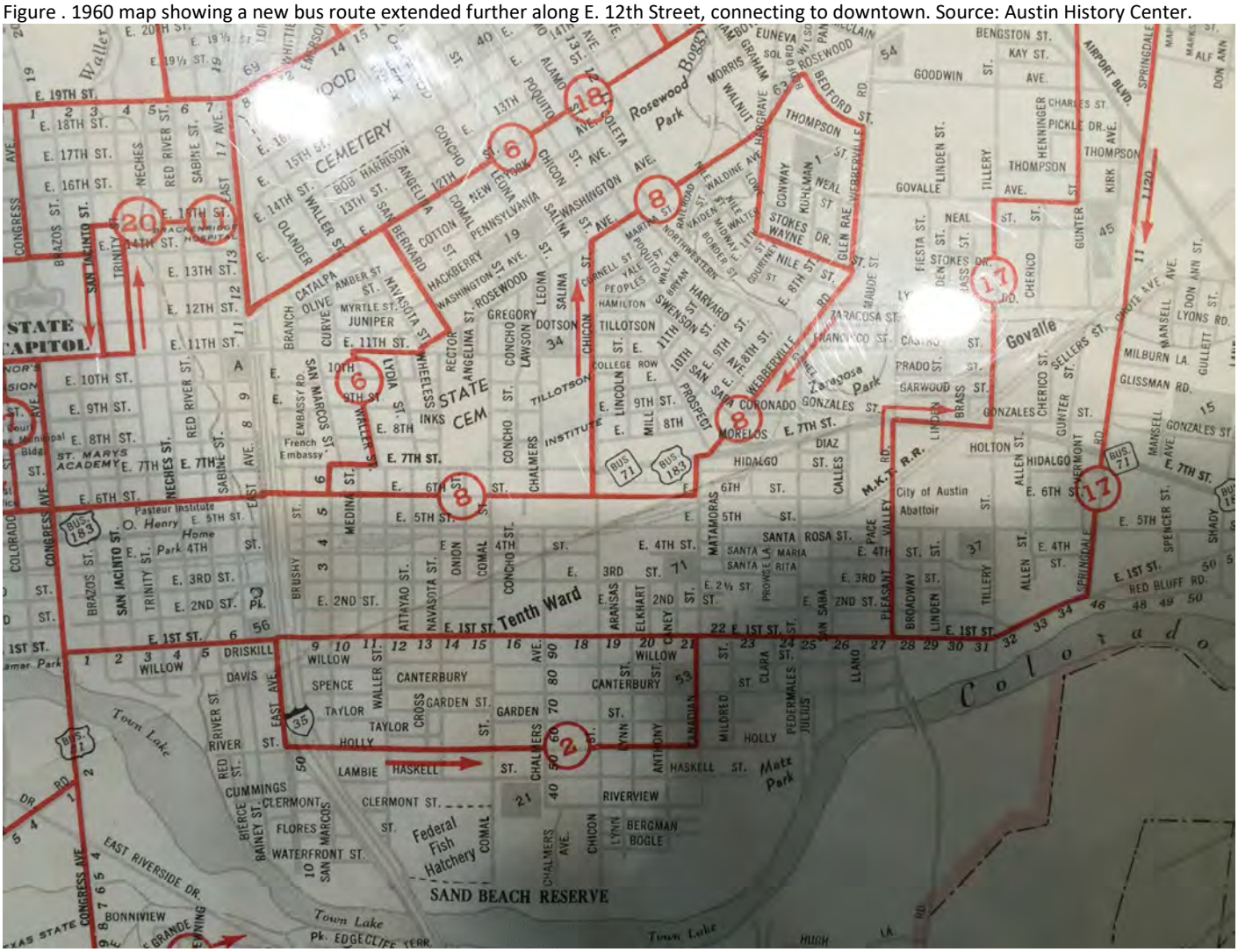
E. 12TH ST.
E. 11TH ST.
E. 10TH ST.
E. 9TH ST.
E. 8TH ST.
E. 7TH ST.
E. 6TH ST.
E. 5TH ST.
E. 4TH ST.
E. 3RD ST.
E. 2ND ST.
E. 1ST ST.
STATE CAPITOL
STATE INKS CEM
Tenth Ward
SAND BEACH RESERVE
Federal Fish Hatchery
Town Lake
Rosewood Park
Govalle
Zaragosa Park
Matz Park
City of Austin Abattoir
Colorado
CEMETERY
CONGRESS AVE.
SAN JACINTO ST.
TRINITY ST.
RED RIVER ST.
SABINE ST.
EAST AVE.
NECHES ST.
BRAZOS ST.
WALLER ST.
CHICON ST.
SALINA ST.
LEONA ST.
CONCHO ST.
CHALMERS AVE.
COMAL ST.
NAVASOTA ST.
ONION ST.
ATTAYAC ST.
BRUSHY ST.
MEDINA ST.
ELKHART ST.
ARANSAS ST.
CANEY ST.
MATAMORAS ST.
PROVISO ST.
PACE VALLEY ST.
PLEASANT ST.
BROADWAY ST.
LINDEN ST.
TILLERY ST.
ALLEN ST.
SPRINGDALE
SPENCER ST.
SHADY
GUNTER ST.
CHERICO ST.
SELLERS ST.
MANSELL AVE.
GULLETT ST.
DON ANN ST.
AIRPORT BLVD.
SPRINGDALE
HENNINGER
PICKLE DR.
KIRK
GUNTER
CHERICO
LYONS RD.
MILBURN LA.
GLISSMAN RD.
RED BLUFF RD.
BUS 71
BUS 183
M.K.T. R.R.
WEBBERVILLE RD.
EAST RIVERSIDE DR.
BONNIVIEW
DRISKILL
DAVIS
WILLOW
SPENCE
CANTERBURY
TAYLOR
GARDEN ST.
HOLLY
LAMBIE
HASKELL ST.
CLERMONT ST.
CUMMINGS
FLORES
WATERFRONT ST.
RIVERVIEW
BERGMAN
BOGLE
CANADIAN
MILDRED
ANTHONY
LYNN
CLARA
LLANO
JULIUS
PEDERNALES
SAN MARCOS
RIVER ST.
EAST AVE.
WALLER ST.
CROSS
GARDEN
TAYLOR
HOLLY
LAMBIE
HASKELL
CLERMONT
FLORES
WATERFRONT

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Figure 10. 1971 photo of the building at 1300 E. 12th Street A. Source: Citation: John S. Chase, Architect's Rendering, 1971.

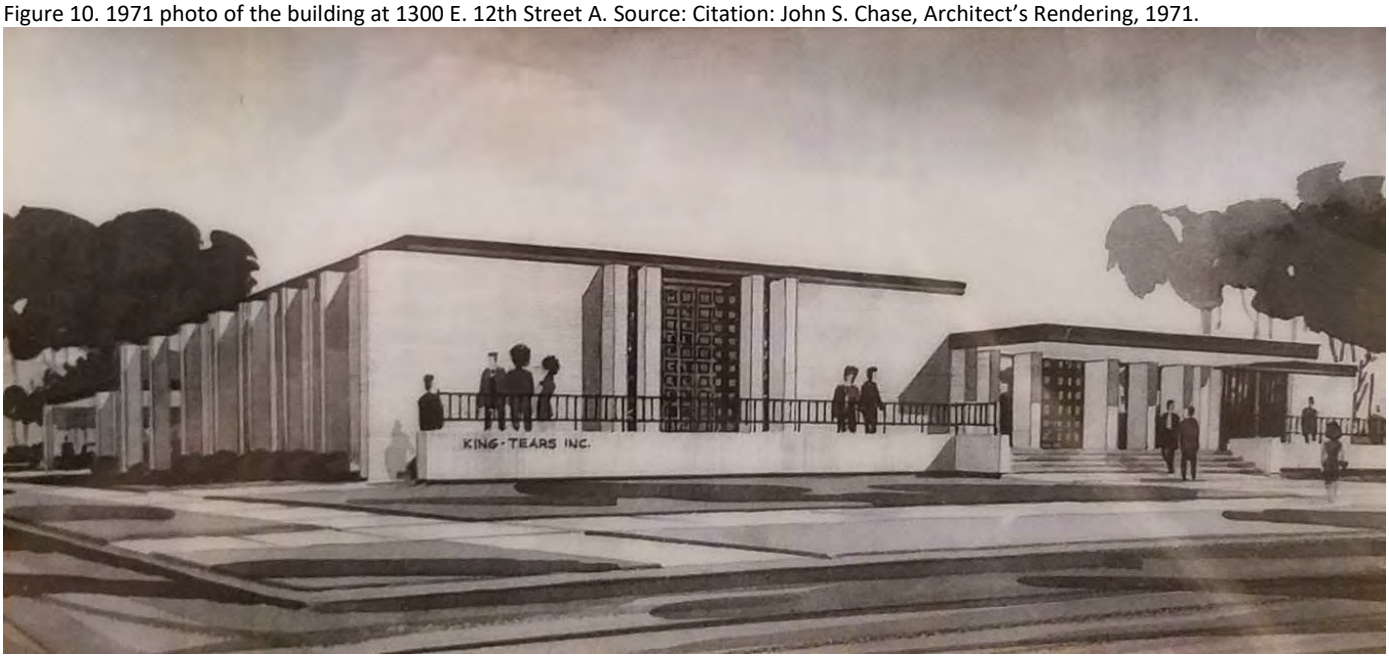

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Figure 11. 1984 photo of the Gothic Revival church at 1164 San Bernard Street. Source: Joe Freeman, Wesley United Methodist Church, 1164 San Bernard Street, Site No. 19, Historic Resources of East Austin, photograph, 1984, west-northwest view, camera facing east-southeast, negative held by Texas Historical Commission, Austin.



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Figure 12. 1940 photo of 1174 San Bernard Street, overlaid with images of the Roberts family. Source: Roberts Clinic, c. 1940, in J. Mason Brewer, ed., An Historical Outline of the Negro in Travis County: August 1940, Austin: Sam Huston College, 1940.

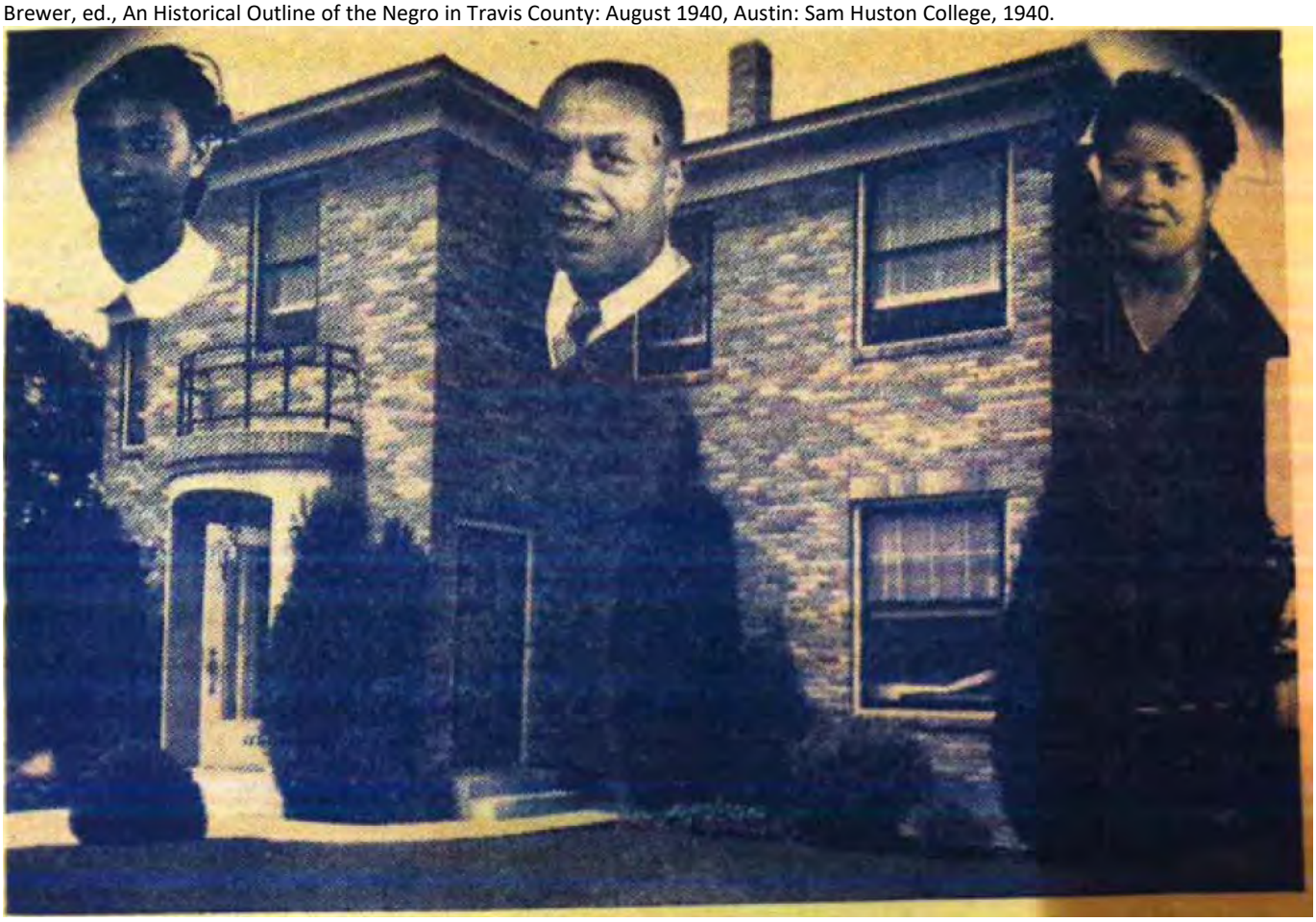

Figure 13. Detail of the 1873 bird's eye drawing of Austin, showing the approximate location of the French Legation/Robertson homestead highlighted in yellow, Oakwood Cemetery highlighted in orange, and the area that will become San Bernard Street and Navasota Street highlighted in blue. Source: Augustus Koch, "Bird's Eye View of the City of Austin, Travis County, Texas" [Map], 1873, from TSLAC, AC No. 00929, https://www.tsl.texas.gov/apps/arc/maps/maplookup/00929.



Figure 14. Detail from an overlay of an 1891 map showing land use with known locations of Freedman Communities in Austin. The approximate location of the San Bernard Historic District is marked with a yellow oval. Although the blue-highlighted area indicating the Robertson Hill Freedom Colony (labelled #4) only spans from between E. 7th and E. 11th Streets, the map legend indicates that the Robertson Hill Freedman Community also encompassed the San Bernard Historic District – extending northward "between E. 10th and E. 14th with East Ave. (I-35) on the west and Navasota St. to the east." Source: Austin History Center, accessed Jun. 18, 2025, https://library.austintexas.gov/library/document/FreedmanMapOptimized.pdf.

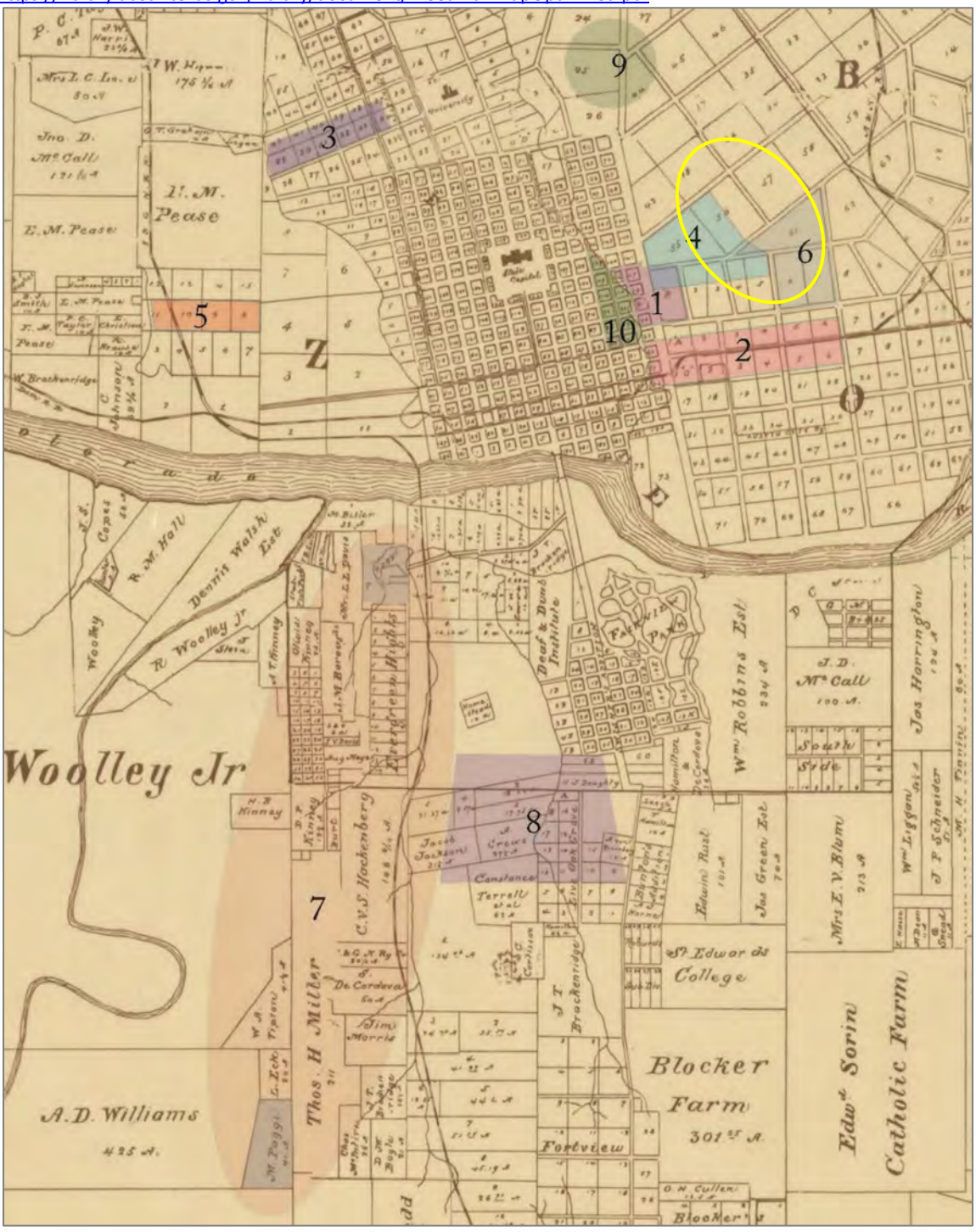

Figure 15. Map showing the distribution of Black households in Austin in 1940. Source: Austin Human Relations Commission, "Housing Patterns Study," prepared for the City of Austin, 1979, from the Austin History Center.

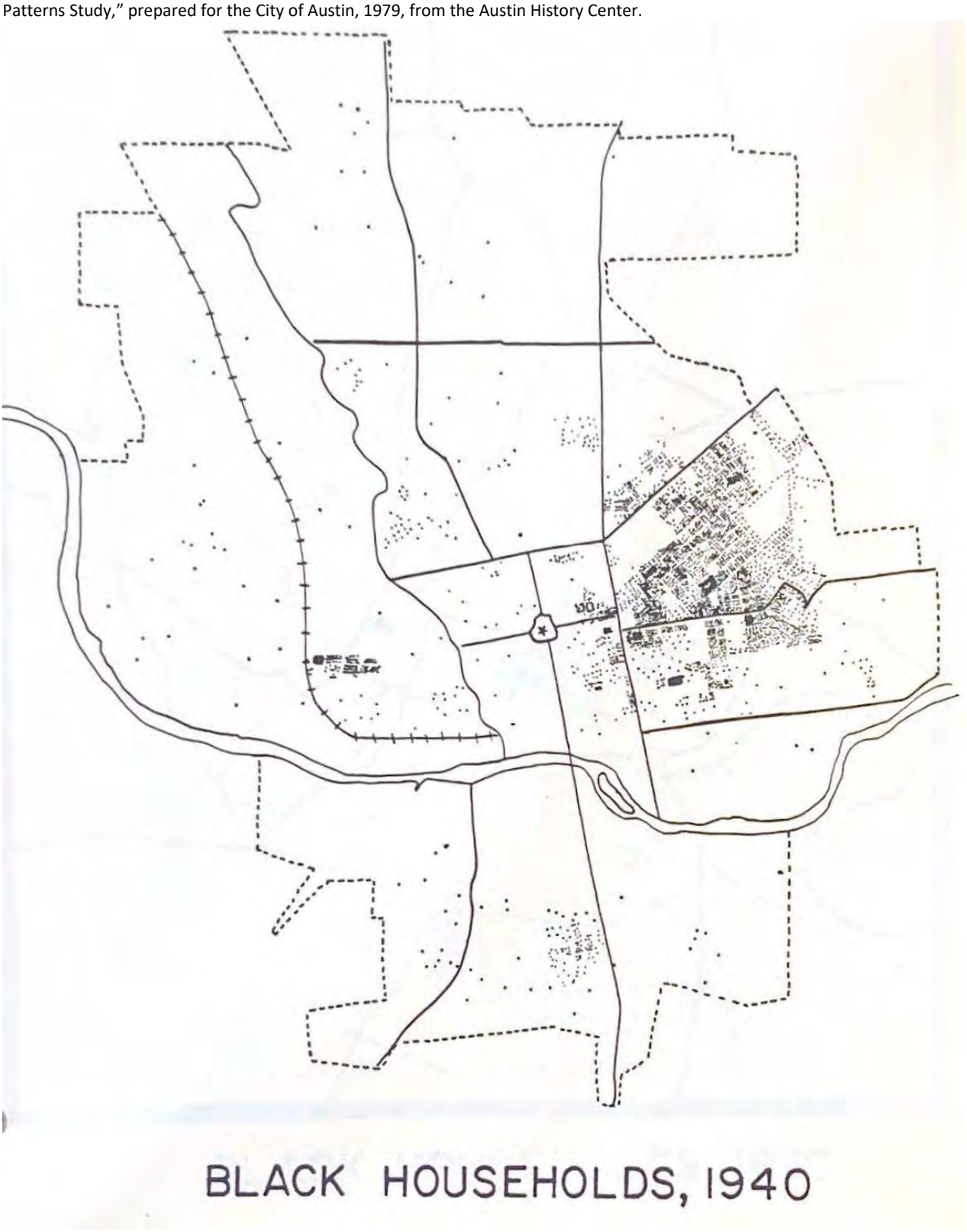

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Figure 16. Map showing population distribution in 1950, with blue representing the white population and purple representing "Black." The red line represents East Avenue/IH-35. Source: Dan Zehr, "Inheriting inequality," *Austin American Statesman*, accessed June 22, 2016, http://projects.statesman.com/news/economic-mobility/; citing "Austin Restricted" (Tretter, 2012) from U.S. Census data.



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Figure 17. Map showing population distribution in 1960, with blue representing the white population and purple representing "Black." The red line represents East Avenue/IH-35. Source: Dan Zehr, "Inheriting inequality," *Austin American Statesman*, accessed June 22, 2016, http://projects.statesman.com/news/economic-mobility/; citing "Austin Restricted" (Tretter, 2012) from U.S. Census data.

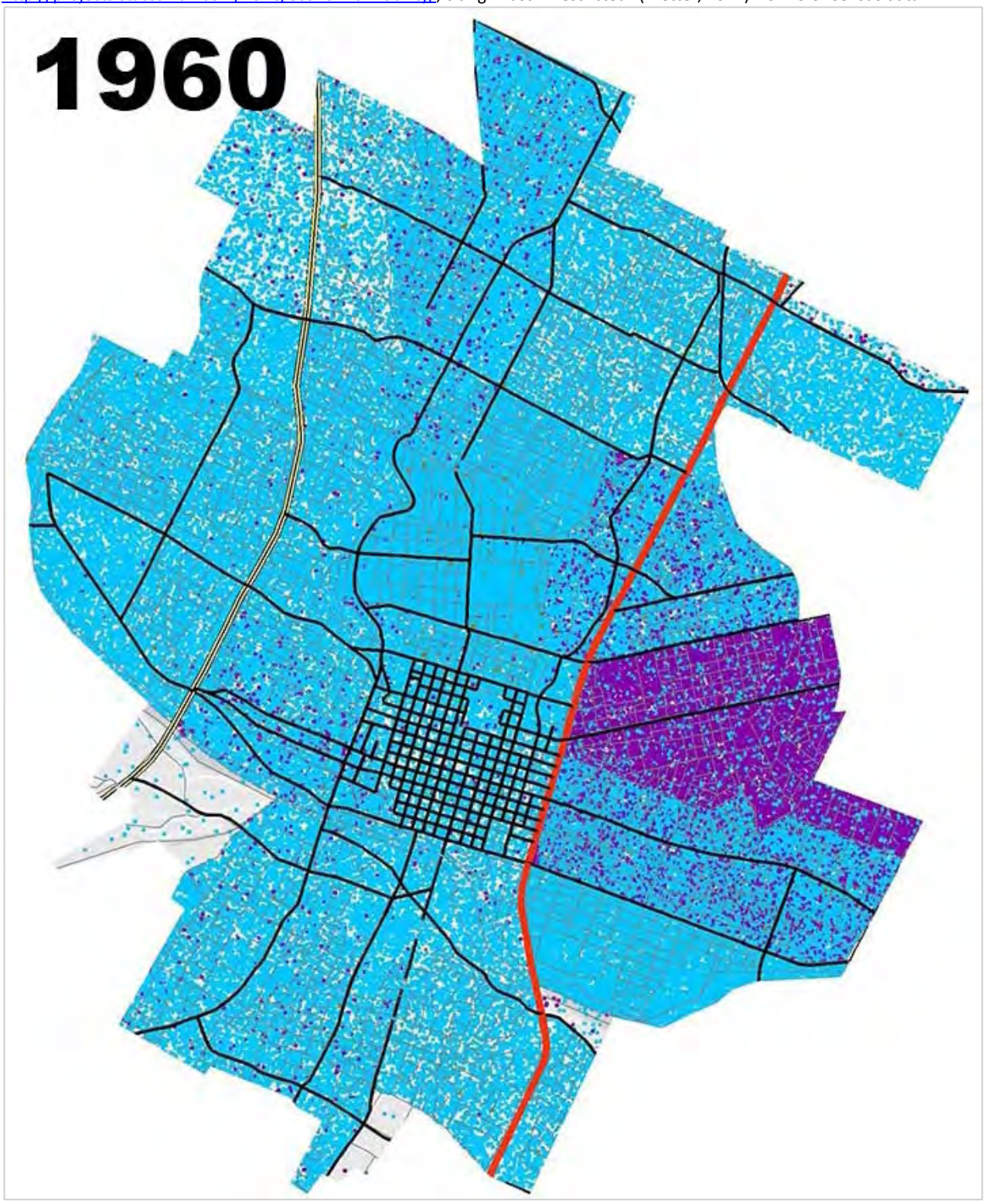

Figure 18. Bracey's Block Map from 1957 showing property ownership in and around the San Bernard Historic District. Source: Austin History Center.

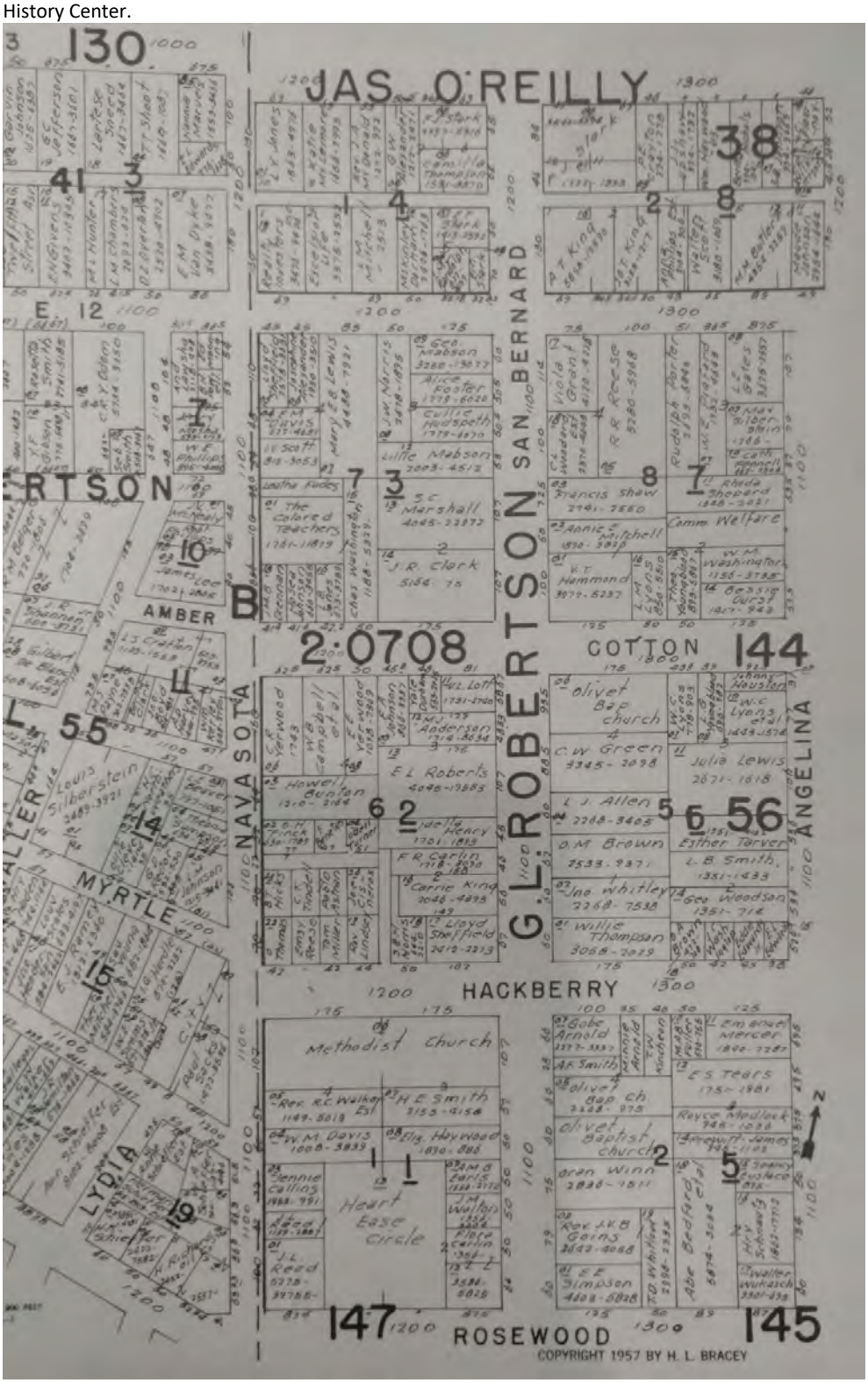

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Figure 19. Sanborn Fire Insurance Map from 1962 showing the "Home for the Aged Colored" at 1210 Rosewood Avenue, Sheet 203. Source: Texas Digital Sanborn Maps from ProQuest via the Austin Public Libraries.

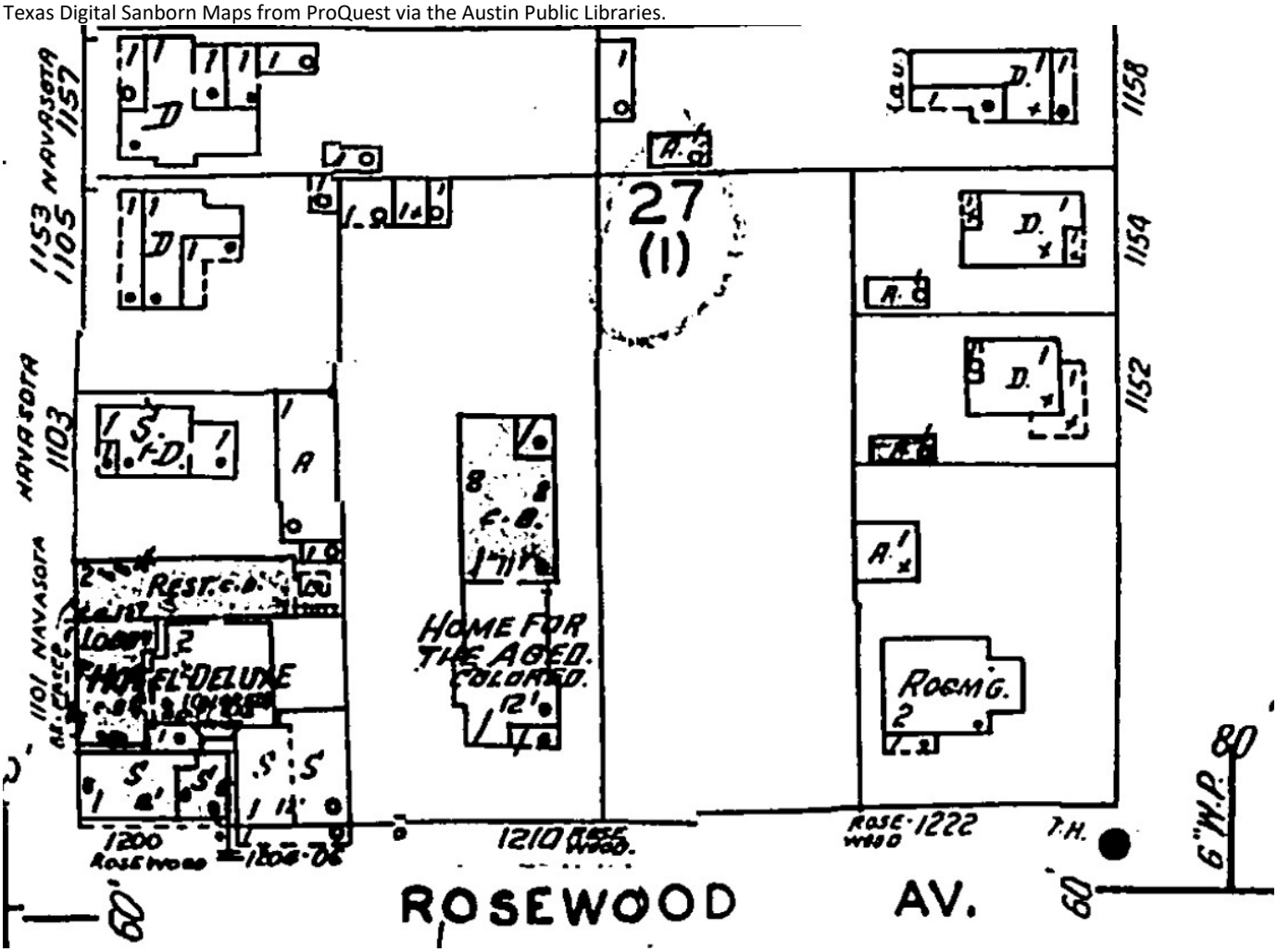

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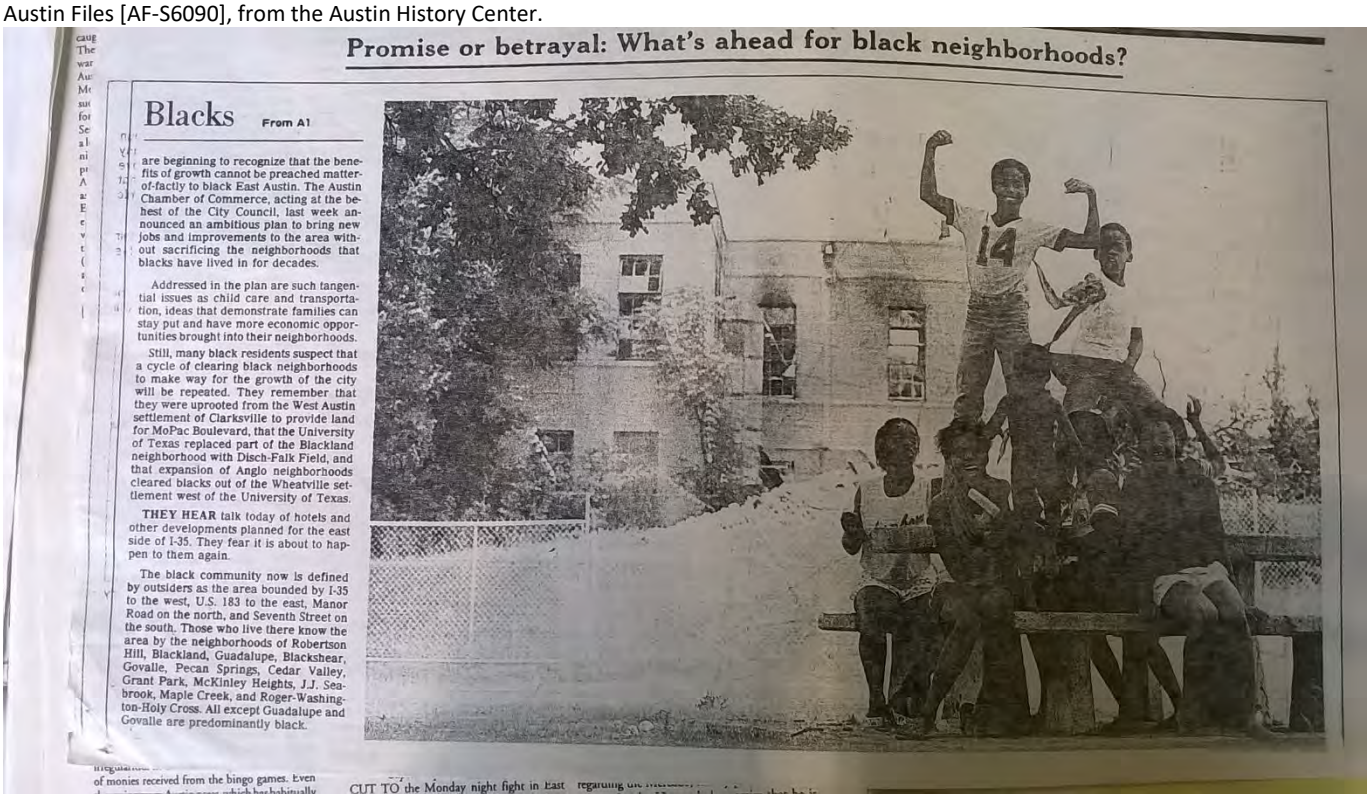
Figure 20. Detail of 1955 USGS map (left) compared to the 1973 USGS map (right) of the Kealing Urban Renewal area, showing the reconfiguration of streets and the clearing of homes. In the 1955 map, the orange coloring represents dense housing throughout the area; only select buildings such as schools and churches are illustrated in black. In the 1973 map, the red coloring similarly represents dense housing. Note the areas in white where roads and housing have been cleared. New roads in this map are represented in pink.



Figure 21. Photograph showing the old Kealing Junior High School at 1607 Pennsylvania Avenue (just east of the district boundaries), built in 1930, after it burned ca. 1983. Source: "Promise or Betrayal: What's ahead for black neighborhoods," *Austin American Statesman*, ca. 1983, Austin Files [AF-S6090], from the Austin History Center.



Promise or betrayal: What's ahead for black neighborhoods?

Blacks From A1

are beginning to recognize that the benefits of growth cannot be preached matter-of-factly to black East Austin. The Austin Chamber of Commerce, acting at the behest of the City Council, last week announced an ambitious plan to bring new jobs and improvements to the area without sacrificing the neighborhoods that blacks have lived in for decades.

Addressed in the plan are such tangential issues as child care and transportation, ideas that demonstrate families can stay put and have more economic opportunities brought into their neighborhoods.

Still, many black residents suspect that a cycle of clearing black neighborhoods to make way for the growth of the city will be repeated. They remember that they were uprooted from the West Austin settlement of Clarksville to provide land for MoPac Boulevard, that the University of Texas replaced part of the Blackland neighborhood with Disch-Falk Field, and that expansion of Anglo neighborhoods cleared blacks out of the Wheatville settlement west of the University of Texas.

THEY HEAR talk today of hotels and other developments planned for the east side of I-35. They fear it is about to happen to them again.

The black community now is defined by outsiders as the area bounded by I-35 to the west, U.S. 183 to the east, Manor Road on the north, and Seventh Street on the south. Those who live there know the area by the neighborhoods of Robertson Hill, Blackland, Guadalupe, Blackshear, Govalle, Pecan Springs, Cedar Valley, Grant Park, McKinley Heights, J.J. Seabrook, Maple Creek, and Roger-Washington-Holy Cross. All except Guadalupe and Govalle are predominantly black.

of monies received from the bingo games. Even

CUT TO the Monday night fight in East

Figure 22. 1984 Photo of 1209 E. 12th Street. Source: City of Austin, Zoning Change Review Sheet, Case Number: C14H-2017-0119, Stolle-Westling-Lewis-Sweatt House, Historic Landmarks Commission, December 18, 2017, https://utexas.app.box.com/s/zvhn8d5t144xikzrx0q92n2ko78qbroj/file/1775930913534, accessed May 14, 2025.



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Figure 23. 1979 photo of 1171 San Bernard Street. Source: Texas Historic Commission, Texas Historic Landmark Nomination, 1979, courtesy Portal to Texas History and Texas Historic Commission.



Photos



Photo 1. Photo of 1194 San Bernard Street, facing west – showing a representative example of a Craftsman bungalow in the district.



Photo 2. Photo of 1210 Rosewood Avenue, facing north – which historically functioned as the "Old Negro Women's Home," also known as the "King's Daughters Home."

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Photo 3. Photo of 1157 San Bernard Street, facing east – a representative example of a Folk Victorian house in the district.



Photo 4. Photo of 1158 San Bernard Street, facing west – illustrating a modest hall-and-parlor housing form.

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Photo 5. Photo of the King-Tears Mortuary at 1300 E. 12th Street A, facing northwest.



Photo 6. Photo of the Giese-Stark Store 1211 San Bernard Street, facing southeast.



Photo 7. Photo of a neighborhood commercial building 1161 San Bernard Street, facing east.



Photo 8. Photo of 1164 San Bernard A, facing south – showing an example of the Ranch style.

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Photo 9. Photo of Olivet Baptist Church at 1179 San Bernard Street, facing east – designed by architect John Chase.



Photo 10. Photo of Church of God in Christ church at 1168 Angelina Street, facing west.



Photo 11. Photo of the garage at 1164 San Bernard Street, facing west – an example of a noncontributing resource.



Photo 12. Photo of the garage at 1192 San Bernard Street, facing west.



Photo 13. Photo of the Zeta Phil Beta Sorority House at 1171 San Bernard Street, facing east.



Photo 14. Photo of 1301 E. 12th Street, facing south – showing an example of a National Folk house.



Photo 15. Photo of 1199 San Bernard Street, facing east – exemplifying the Craftsman style.



Photo 16. Photo of 1186 Navasota Street, facing west.



Photo 17. Photo of the Roberts Clinic at 1174 San Bernard Street, facing west.



Photo 18. Photo of 1176 San Bernard Street, facing west – showing an example of the Minimal Traditional style.



Photo 19. Photo of 1208 Hackberry Street, facing north.

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Photo 20. Photo of the contributing building 1182 Navasota, facing west – showing an example of alterations completed within the period that have now gained significance in their own right.



Photo 21. Photo of 1198 San Bernard Street, facing west.



Photo 22. Photo of the noncontributing building at 1300 San Bernard, facing west.



Photo 23. Photo of 1171 ½ San Bernard Street, facing east. This is an example of a noncontributing building with large-scale additions, changes to the roof form, and signification alternations to the porch/canopy form.



Photo 24. Photo of 1308 Rosewood Avenue B, a noncontributing resource, facing northwest.



Photo 25. Photo of 1201 Short Hackberry Street, facing south.



Photo 26. Photo of 1203 Short Hackberry Street, facing southeast.



Photo 27. Photo of 1157 San Bernard Street B, a garage, facing east.



Photo 28. Photo of 1198 San Bernard Street C, a back house, facing south.

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Photo 29. Photo of 1203 Cotton Street, facing southeast – exemplifying the Minimal Traditional style.



Photo 30. Photo of 1192 San Bernard A, facing west – exhibiting Ranch stylistic influences.



Photo 31. Photo of 1190 San Bernard Street, facing west – a Ranch style house.



Photo 32. Photo of the Colored Teachers State Association of Texas Building at 1191 Navasota Street, facing east – designed by John Chase.



Photo 33. Photo of the Travis County Agricultural Agent's office at 1309 E. 12th Street, facing south.



Photo 34. Photo of 1209 E. 12th Street, facing southwest – the house where Heman Sweatt lived.



Photo 35. Photo of 1193 San Bernard Street, facing east – the home of Dr. Lewis M. Mitchell, Jr. and Carolyn Mitchell.

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Photo 36. Photo of 1164 San Bernard Street, Wesley Methodist Episcopal church, facing west.



Photo 37. Photo of 1180 Navasota Street, facing west – exemplifying a National Folk house.



Photo 38. Photo of 1193 ½ San Bernard A, facing east.



Photo 39. Contextual photo of San Bernard Street at Hackberry Street, facing north.



Photo 40. Contextual photo of San Bernard Street at E. 13th Street, facing south.

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Photo 41.Contextual photo of the 1200 block of Cotton Street, facing west. Note the high-rise construction in the background, just west of the district.