

CITY OF AUSTIN

Historic Building Survey Report for North Central Austin
West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

Prepared for the City of Austin
January 2021

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**HHM & Associates, Inc.
Austin, Texas**

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Executive Summary

In August 2019, HHM & Associates, Inc. (HHM) entered into a contract with the City of Austin to complete a Historic Building Survey. The goal of the project is to locate, identify, and document all resources built in or before 1974 within the survey boundaries and determine whether any of the properties or collection of properties meet the City's criteria for historic zoning. This effort is consistent with the 2012 *Imagine Austin Comprehensive Plan*, which sets forth preservation as a key goal for the city and designates survey and documentation as essential steps toward meeting that goal. Funded by the City's Historic Preservation Fund, this project also aims to identify properties that may promote heritage tourism in Austin. As defined by the City, the purpose of this project is to:

- Identify, document, and evaluate all buildings, structures, sites, landscapes, and objects within the designated area that may be eligible for designation as historic landmarks or as contributing resources to potential historic districts as set forth in §25-2-350 and §25-2-352 of the Land Development Code of the City of Austin; or as potential heritage tourism destinations; as recommended as goals in the Image Austin Comprehensive Plan (LUT-P38, -P39, and -P41; and E-A12).
- Research and produce historic context statements for neighborhoods and subdivisions within the survey area for use by the City, neighborhood associations, and the public to evaluate the historic significance of properties within the designated area; as well as for use with potential heritage tourism marketing efforts.
- Delineate the boundaries of and establish the historic context of any potential historic districts within the designated survey area.

As defined by the City, the survey area includes (fig. i to follow):

- The West University Neighborhood Planning Area, bounded roughly by North Lamar Boulevard, West 38th Street, Guadalupe Street, West 21st Street, Colorado Street, and West Martin Luther King, Jr. Boulevard;
- The North University Neighborhood Planning Area, bounded roughly by Guadalupe Street, West 38th Street, Duval Street, San Jacinto Boulevard, Speedway, and West 27th Street, but excluding properties within the local Aldridge Place Historic District;
- The north portion of the Windsor Road Neighborhood Planning Area, specifically the area bounded by Loop 1, West 35th Street, West 38th Street, North Lamar Boulevard, and West 29th Street;
- The Hyde Park Neighborhood Planning Area, bounded roughly by Guadalupe Street, East 47th Street, Rowena Street, East 51st Street, Red River Street, East 45th Street, Duval Street, and East 38th Street and West 38th Street, but excluding the properties within the Hyde Park local historic district; and
- The Triangle State Neighborhood Planning Area, bounded roughly by North Lamar Boulevard, West 51st Street, Speedway, East 47th Street, Guadalupe Street, and West 38th Street.

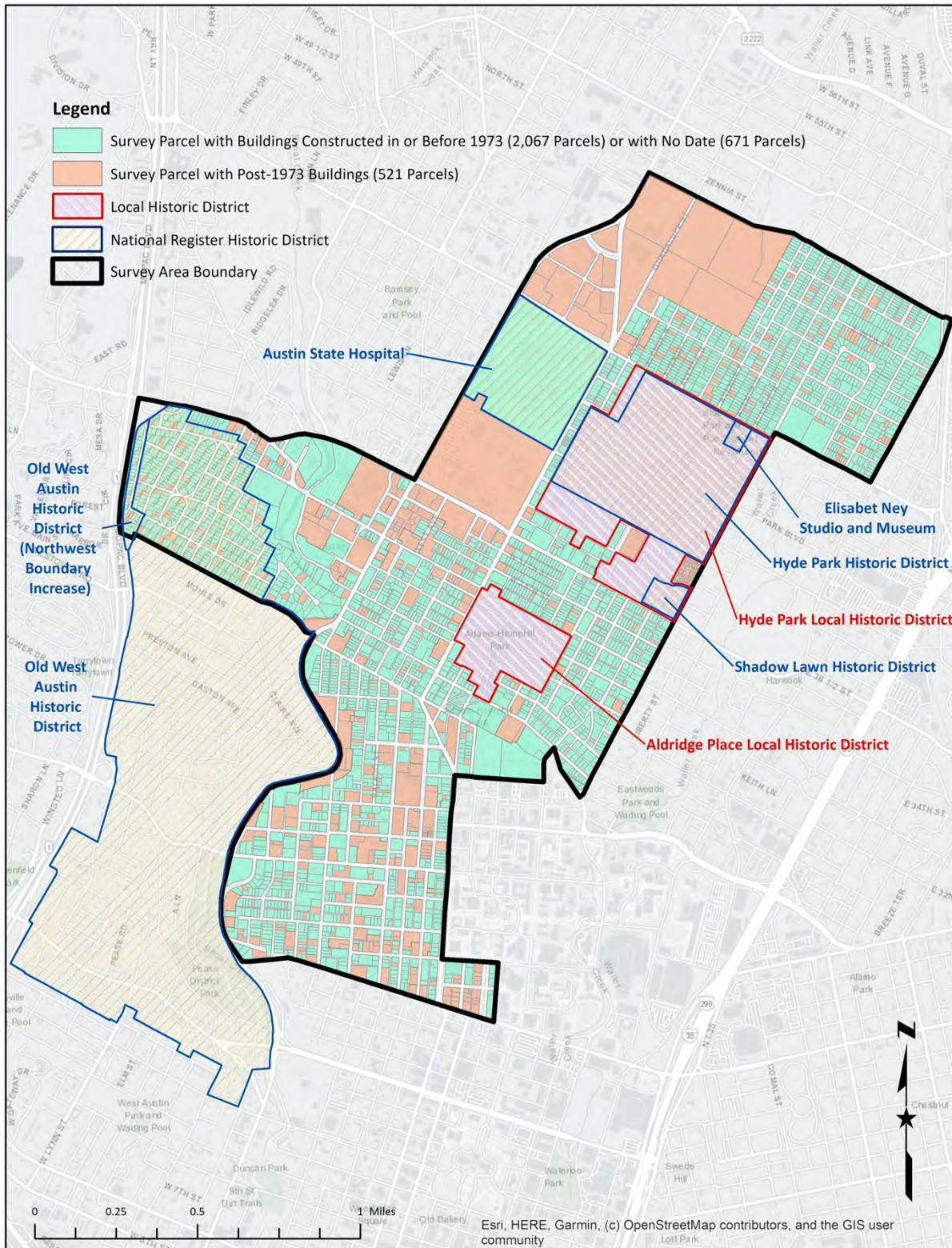


Figure i. Survey area map. Local and NRHP historic districts are shown. Survey efforts did not include resources located within local historic districts, but did include resources in NRHP-listed historic districts.

In October through December 2019, HHM conducted the field survey and began community outreach and research efforts. Secondary resources, such as garages, outbuildings, and garage apartments, account for 530 of the documented resources. Each identified resource was evaluated for eligibility for local historic landmark designation, inclusion in a potential local historic district, and National Register of Historic Places (NRHP, or National Register) listing. All evaluations were made by professionals meeting or exceeding the *Secretary of the Interior’s Professional Qualification Standards* (36 CFR 61), carefully following the City Code of Ordinances and the National Register criteria. Eligibility recommendations were based on consultation with the City of Austin Historic Preservation Office staff. HHM also evaluated each resource as a potential heritage tourism destination. Heritage tourism evaluations were based on consultation and guidance provided by the City Historic Preservation Office, Heritage Tourism Division, and Parks and Recreation Department, as well as Visit Austin. Recommended eligibility determinations and potential heritage tourism sites for the survey area are summarized below in Tables i–iv. A City of Austin recommendation and a National Register recommendation were assigned for each resource. Eligibility recommendations will be subject to further review and research by the City Historic Preservation Office.

Table i. City of Austin eligibility counts. Number of resources per each eligibility recommendation category, according to City of Austin criteria. A primary resource is the main resource on a parcel of land (e.g., a main house), while a secondary resource is an auxiliary resource on the same parcel (e.g., a garage); some large parcels may include more than one primary resource. Numbers and percentages based only on number of surveyed historic-age resources, not the total number of resources within the survey area.

Local Eligibility Recommendation	City of Austin	
	Number	% of total
Primary Resources	2,532	82.7%
Not within a potential district	401	13.1%
Current landmark/Maintain designation	22	0.7%
Individually eligible	39	1.3%
Not eligible†	338	11.0%
Not determined, not visible	2	0.1%
Within a potential district††	2,131	69.6%
Current landmark/Maintain designation and contributing†††	33	1.1%
Individually eligible and contributing†††	131	4.3%
Contributing only	1,650	53.9%
Noncontributing	317	10.3%
Secondary Resources	529	17.3%
TOTAL	3,061	

† The City only includes primary resources in its historic district counts, while the NRHP includes all resources.

†† These numbers also do not account for post-1974 resources, as they were not included in the survey.

††† If a recommended district is formally designated by the City of Austin, individual landmark applications within the district will have to comply with Code Section 25-2-352 (A)(3)(b)(i), which states that, “A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance.”

Table ii. National Register of Historic Places eligibility counts. Numbers and percentages based only on number of surveyed historic-age resources, not the total number of resources within the survey area.

National Register Eligibility Recommendation	National Register	
	Number	% of total
Primary Resources	2,532	82.7%
Not within a potential district	401	13.1%

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Table ii. National Register of Historic Places eligibility counts. Numbers and percentages based only on number of surveyed historic-age resources, not the total number of resources within the survey area.

National Register Eligibility Recommendation	National Register	
	Number	% of total
Maintain previous listing	5	0.2%
Individually eligible	94	3.1%
Not eligible	300	9.8%
Not determined, not visible	2	0.1%
Within a potential district†	2,131	69.6%
Maintain previous listing and contributing	11	0.4%
Individually eligible and contributing	325	10.6%
Contributing only	1,478	48.3%
Noncontributing	317	10.4%
Secondary Resources	529	17.3%
Not within a potential or listed district	36	1.2%
Maintain previous listing	2	0.1%
Not eligible	34	1.1%
Within a potential or listed district†	493	16.1%
Contributing	449	14.7%
Noncontributing	44	1.4%
TOTAL	3,061	

† These numbers also do not account for post-1974 resources, as they were not included in the survey.

The contributing and noncontributing surveyed resources fall within 11 potential historic districts identified by HHM. A breakdown of the contributing and noncontributing resources within each recommended local historic district is presented in Table iii. Contributing and noncontributing resources in the recommended National Register historic districts are presented in Table iv.

Table iii. Resource counts among recommended local historic districts. Contributing numbers based on survey results. Noncontributing numbers based on the number of resources surveyed and number of post-1974 properties in the potential district according to TCAD. If historic district designation is pursued, a survey of these properties is required.

Recommended Local Historic District	Contributing Resources	Contributing %	Noncontributing Resources		Noncontributing %	Total
			Total	Surveyed		
				Post 1974		
Heritage Historic District	196	77.2%	58	28	22.8%	254
				30		
Austin State Hospital Historic District	20	100.0%	0	0	0.0%	20
				0		
Carrington/West Campus Historic District	88	72.1%	34	6	27.9%	122
				28		
Hyde Park Amendment	30	57.7%	22	16	42.3%	52
				6		
North University Historic District	290	73.4%	105	46	26.6%	395
				59		
The Drag Historic District	58	77.3%	17	12	22.7%	75
				5		

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Table iii. Resource counts among recommended local historic districts. Contributing numbers based on survey results. Noncontributing numbers based on the number of resources surveyed and number of post-1974 properties in the potential district according to TCAD. If historic district designation is pursued, a survey of these properties is required.

Recommended Local Historic District	Contributing Resources	Contributing %	Noncontributing Resources		Noncontributing %	Total
			Total	Surveyed		
				Post 1974		
North Hyde Park Historic District	691	72.7%	259	105	27.3%	950
				154		
Shoal Crest Historic District	84	84.0%	16	10	16.0%	100
				6		
Bryker Woods Historic District	340	78.5%	93	93	21.5%	433
				55		
Fruth Street Historic District	12	92.3%	1	1	7.7%	13
				0		
Austin Theological Seminary Historic District	5	100.0%	0	0	0.0%	5
				0		
TOTAL	357		94			451

Table iv. Resource counts among recommended National Register historic districts. Contributing numbers based on survey results. Noncontributing numbers based on the number of resources surveyed and number of post-1974 properties in the potential district according to TCAD. If historic district designation is pursued, a survey of these properties is required.

Recommended National Register Historic District	Contributing Resources	Contributing %	Noncontributing Resources		Noncontributing %	Total
			Total	Surveyed		
				Post 1974		
Heritage Historic District	254	80.4%	62	32	19.6%	316
				30		
Austin State Hospital Historic District	20	95.2%	1	1	4.8%	21
				0		
Carrington/West Campus Historic District	112	74.2%	39	11	25.8%	151
				28		
Hyde Park Amendment	32	59.3%	22	16	40.7%	54
				6		
North University Historic District	362	77.2%	107	48	22.8%	469
				59		
The Drag Historic District	60	77.9%	17	12	22.1%	77
				5		
North Hyde Park Historic District	862	75.2%	285	131	24.8%	1147
				154		
Shoal Crest Historic District	108	86.4%	17	11	13.6%	125
				6		
Old West Austin (Updated)	433	73.9%	153	98	26.1%	586
				55		
Fruth Street Historic District	15	93.8%	1	1	6.3%	16
				0		

Table iv. Resource counts among recommended National Register historic districts. Contributing numbers based on survey results. Noncontributing numbers based on the number of resources surveyed and number of post-1974 properties in the potential district according to TCAD. If historic district designation is pursued, a survey of these properties is required.

Recommended National Register Historic District	Contributing Resources	Contributing %	Noncontributing Resources		Noncontributing %	Total
			Total	Surveyed		
				Post 1974		
Austin Theological Seminary Historic District	5	100.0%	0	0	0.0%	5
TOTAL	2,263		704			2,967

Finally, the survey identified potential heritage tourism sites as presented in Table v below. Potential heritage tourism sites were gauged by their relationship to the tourism theme tags identified by Visit Austin. (See <https://www.austintexas.org/things-to-do/>.)

Table v. Tags for the potential heritage tourism sites, grouped by theme.

Tourism Tag	Potential Sites
Architecture	5
Arts heritage: Music	1
Arts heritage: Visual arts	1
Cultural heritage: African American	1
Engineering and infrastructure history: Bridges	1
Legacy business: Bars and lounges	5
Legacy business: Food	10
Legacy business: Other	6
Lodging	2
Natural environment	1
Social history: Other	1
Social history: Sports	5
Social history: Women	15
TOTAL	54

ACKNOWLEDGMENTS

HHM would like to extend a special thanks to City of Austin Historic Preservation Office staff, whose support, patience, and assistance were invaluable to our effort. Without their help, this project would not have been possible.

HHM would also like to thank staff at the Austin History Center.

Finally, HHM appreciates the input and contributions from the residents and property owners who provided invaluable information on their houses and neighborhoods.

ACRONYMS

AIA	American Institute of Architects
CMEC	Cox McLain Environmental Consulting, Inc.
DOE	Determination of Eligibility
FHA	Federal Housing Administration
HHM	HHM & Associates, Inc.
HOLC	Home Owners' Loan Corporation
MLK	Martin Luther King, Jr.
NCCDs	Neighborhood Conservation Combining Districts
NHL	National Historic Landmark
NRHP	National Register of Historic Places
OTHM	Official Texas Historical Marker
PIDNs	Property Identification Numbers
PWA	Public Works Administration
RTHL	Recorded Texas Historic Landmark
SAL	State Antiquities Landmarks
TCAD	Travis Central Appraisal District
TSLAC	Texas State Library and Archives Commission
THC	Texas Historical Commission

1 | Introduction

For the last decade, Austin has been one of the fastest-growing cities in the country. With a current population of nearly one million people and projections indicating continued record-breaking growth, Austin’s urbanization and outward expansion likely will continue into the next decade and beyond. As the city’s population grows, so too do development pressures and the challenges associated with the preservation of the city’s historic and cultural resources. In the past several years, historic neighborhoods across the city, particularly in Central and East Austin, have experienced dramatic changes to their built environments. In 2018 the City of Austin and the University of Texas worked together to develop a study entitled *Uprooted: Residential Displacement in Austin’s Gentrifying Neighborhoods and What Can Be Done About It*, which found significant demographic change within the survey area between 2000 and 2016 (fig. 1-1).

The City’s 2012 *Imagine Austin Comprehensive Plan* addresses these challenges by establishing preservation of the city’s historic and cultural resources as a goal. It also recommends maintaining and updating resource inventories. As part of this effort, the City funded the East Austin Historic Resources Survey in 2016. Building off the East Austin survey, the City funded two high-priority projects in 2019: this historic building survey of West Campus, North University, Heritage, Bryker Woods, and North Hyde Park; and a concurrent survey of North Loop, Hancock, and Upper Boggy Creek.

This project—the Historic Building Survey for North Central Austin: West Campus, North University, Heritage, Bryker Woods, and North Hyde Park—expands on the City’s inventory through the identification and documentation of historic resources in some of Austin’s most threatened areas in Central and North Central Austin. In an effort to help preserve the historic and cultural resources in this area, the project identifies potential local and National Register of Historic Places (NRHP, or National Register) historic landmarks and potential historic districts.

In addition to current development pressures, tourist activity and the potential for increased heritage tourism in the area was considered in identifying the boundaries of the survey. As such, the project also aims to identify potential historic and cultural resources with heritage tourism potential. A 2015 report by the University of Texas found that every dollar invested in the preservation of local communities triggered \$4 to \$5 of private-sector investment; in Texas in 2013, preservation activities generated more than \$4.6 billion in state GDP and created more than 79,000 local jobs.¹ The City recognizes that by identifying and promoting sites of cultural importance, it can boost heritage tourism while also preserving threatened properties.

Though Austin has experienced tremendous change and population growth over the last century, its historic and architectural fabric remains a tremendous source of civic pride. The city’s unique historic and cultural resources define the character that Austin markets to the world for tourism and economic development. This survey provides data that will enable Austin’s public officials and citizens to make informed decisions for the management of their historic and cultural resources, with the understanding that changes can and should be compatible with, and sensitive to, the city’s historic fabric.

¹ For more, see: “Economic Impact of Historic Preservation in Texas: Executive Summary, Update 2015,” The University of Texas at Austin Center for Sustainable Development and Rutgers Edward J. Bloustein School of Planning and Public Policy, from the Texas Historical Commission, <http://www.thc.texas.gov/public/upload/publications/economic-impact-historic-preservation.pdf>.

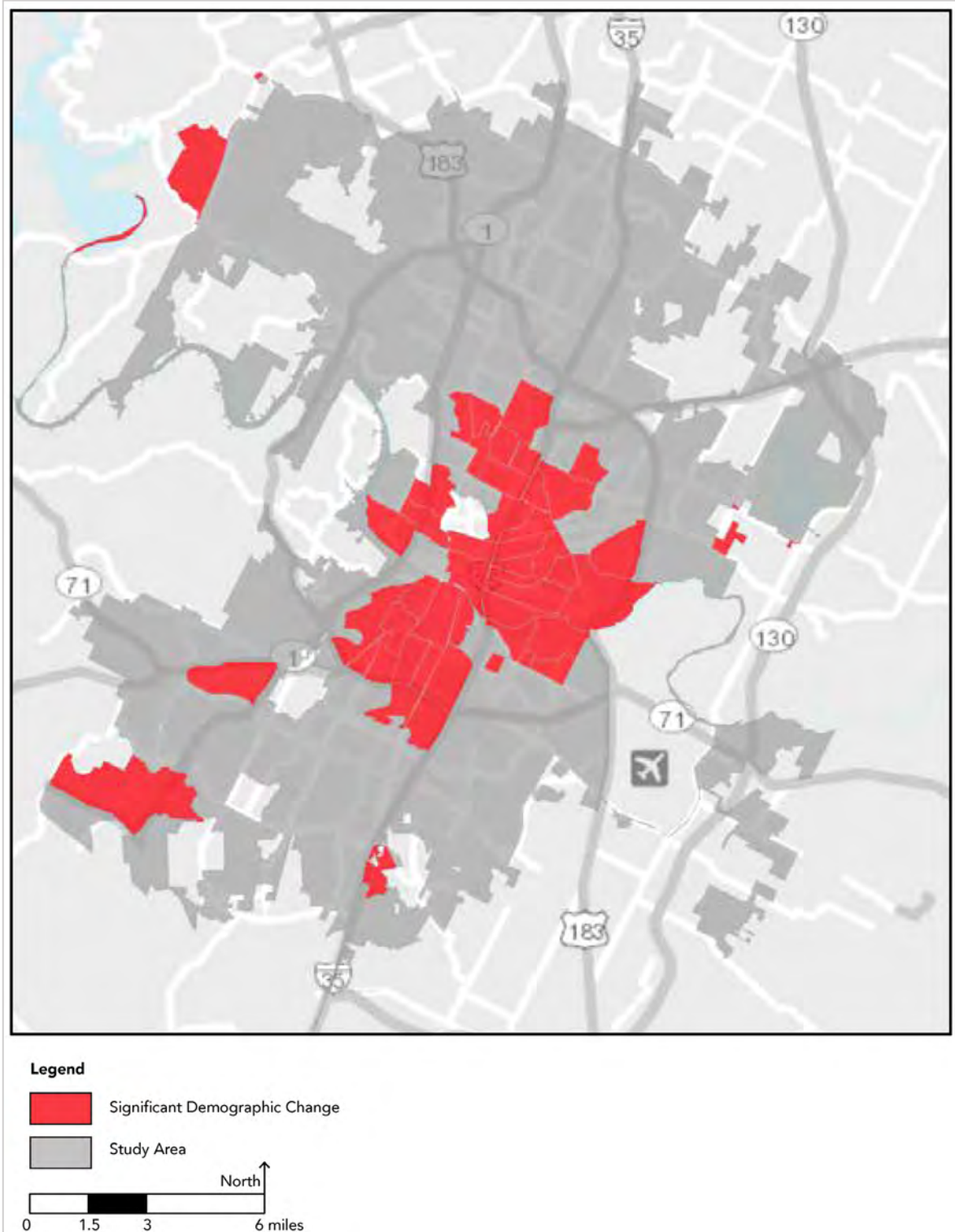


Figure 1-1. This map, extracted from a 2018 study published by the University of Texas at Austin, shows demographic displacement (marked by changes in income, race, and educational attainment) of census tracts between 2000 and 2016. Source: Heather Way, et al., "Uprooted: Residential Displacement in Austin's Gentrifying Neighborhoods and What Can Be Done About It" (Austin, Texas: The University of Texas Center for Sustainable Development in the School of Architecture & the Entrepreneurship and Community Development Clinic in the School of Law, 2018), 31, <https://sites.utexas.edu/gentrificationproject/files/2019/10/AustinUprooted.pdf>.

2 | Fieldwork Methodology and Research Design

HHM submitted its Fieldwork Methodology to the City in November 2019 and its Research Design in January 2020; both were subsequently approved by the City. Both the approved Fieldwork Methodology and Research Design, as submitted in November 2019 and January 2020, are presented below (excluding some figures and tables for brevity).

Updates to the approved Fieldwork Methodology and Research Design made after their approval are in *shaded italics*.ⁱ

2.1 FIELDWORK METHODOLOGY

This fieldwork methodology outlines protocols for fieldwork and also establishes a plan that will guide survey efforts in the University, Windsor, and Hyde Park neighborhoods in Austin. The survey area is presented in figure i in the Executive Summary.

2.1.1 FIELDWORK

Fieldwork Preparation

To ensure fieldwork is conducted efficiently and accurately, HHM will conduct the following preparatory steps prior to any survey work:

- Pre-population of our web-based data management system with building footprints from the City of Austin and parcel data from TCAD, so that TCAD Property Identification Numbers (PIDNs) may be linked with applicable resources in the field, ensuring GIS compatibility;
- Integration of City of Austin landmarks, National Register listed properties, and Recorded Texas Historic Landmarks within the survey area for importation into HHM’s database for use during the survey effort;
- Compilation of existing data from the Austin Historical Survey Wiki into HHM’s database for use during the survey effort and for final deliverables;
- GIS-based layering of data with plat maps and Sanborn Fire Insurance Maps and subdivision plat maps, many of which HHM has in our archives from previous projects; and
- Development of digital field maps in Google Earth that will guide survey efforts in the field. These maps will have KMZ layers showing building footprints, parcel boundaries, and current subdivision boundaries.

Field Survey

To complete a systematic survey, HHM will send out teams composed of two highly qualified and experienced architectural historians who meet or exceed the *Secretary of the Interior’s Professional Qualification Standards* to document the resources within the University, Windsor, and Hyde Park survey area (fig. i in the Executive Summary). Survey teams will identify, document, and evaluate all pre-1974 buildings, structures, sites, landscapes, and objects within the survey area. Based on consultation with the City, HHM will not document resources constructed after 1975 except for those with

ⁱ The name of the survey area has been updated to “West Campus, North University, Heritage, Bryker Woods, and North Hyde Park;” however, the original survey name (“Historic Building Survey for University, Windsor, and Hyde Park”) remains unchanged within this section.

“exceptional importance” as defined by the National Park Service’s *National Register Bulletin 15* and explained in detail in *National Register Bulletin 22*.¹ All substantial resources on parcels that are visible from the public right-of-way will be documented individually. Based on guidance included in *National Register Bulletin 16a: How to Complete the National Register Registration Form*, “substantial” resources may include main buildings, as well as accessory buildings, structures, objects, landscape features, and sites that are “substantial in size and scale.”² Consistent with this guidance, the survey will not document “minor resources, such as small sheds or grave markers, unless they strongly contribute to the property’s historic significance.”³

The survey work will include the following work:

- **Document each resource using a tablet-based survey form.** Based upon GIS-based maps and data entries prepared prior to fieldwork, survey teams will identify all pre-1974 resources within the survey area, as well as resources with unknown dates. A maximum of 2,739 parcels of land will be recorded. Using the digital field maps, survey teams will select the identified resource’s building footprint, which will link to a digital survey form. The survey form will be pre-populated with the following information gathered during fieldwork preparation: resource’s PIDN, address, construction year, subdivision name, and prior designations. This data will be checked in the field for accuracy and updated accordingly. In addition to the prepopulated fields, HHM field teams will also record the information listed below for all resources (shown in the sample one-page survey form in Appendix B):
 - Primary versus secondary resource (for lots with multiple resources)
 - Historic and current use
 - Property type and form
 - Stylistic influences
 - Major physical characteristics including number of stories, exterior materials, roof form, window form, and window materials
 - Integrity issues, noting alterations and additions

For resources evaluated to be potential landmarks, HHM will record additional data as required by the THC survey form – including architectural features such as door types and materials, porch form and materials, and landscape features.

While in the field, HHM also will assess and record the heritage tourism potential for resources with architectural integrity and significance, as well as resources with known historical and/or cultural significance. Field teams will consider the property’s visibility from the public right-of-way, hours of public access, ADA accessibility, proximity to public transportation, and proximity to other tourist attractions in assessing heritage tourism potential. HHM will review and update these preliminary evaluations as necessary throughout the project.

Update: The evaluation of potential heritage tourism sites was updated after the submittal of the Fieldwork Methodology. Based on guidance provided by the City, HHM applied heritage tourism tags when:

- *A property appears to be historically significant, has been designated historic, and/or is a house museum; and*
- *A property appears to be of potential or demonstrated interest to out-of-town tourists.*

HHM also noted visitor accessibility of potential heritage tourism sites.

- **Photograph each resource using a high-resolution digital camera.** The images will be taken in a high-resolution format that meets or exceeds requirements of the City, THC, and National Park Service (NPS). Based on initial input from the City, photos will be in a format that meets the standards of the National Register. HHM will take a minimum of two digital images to capture each resource's most significant architectural qualities and attributes, including oblique and façade views. As necessary, HHM will take photos of significant details and modifications. For potential historic districts, HHM will also photograph streetscape and contextual views that capture the district's character-defining features. The photographs will be copied to HHM's tablet-based database in the field using a wireless camera attachment so that images are associated with the appropriate record, thus ensuring accuracy and data integrity. Images will be taken from the public right-of-way and will not involve unauthorized encroachment onto private property. Significant outbuildings, such as detached garages and auxiliary residences, will be photographed if and only if they are visible from the public right-of-way. Small-scale structures such as sheds will not be documented, consistent with *National Register Bulletin 16a*.
 - **Provide a preliminary on-site evaluation of potential landmark eligibility for each resource** that is based on age, architectural significance, known historical and/or cultural significance and associations, historic integrity, and any previous evaluations. HHM will review and update preliminary evaluations as necessary throughout the project.
 - **Provide a preliminary on-site evaluation of potential historic district eligibility** that is based on the prevalence and proximity of historic-age resources with integrity that cohesively reflect significant architectural or known historical and/or cultural associations. If a potential historic district exists, field teams will record and photograph typical landscape and streetscape features within preliminary boundaries established in the field. This information will be supplemented in a later task that will establish percentages for ranges of construction dates, percentages for property types and styles, and percentages of contributing and noncontributing buildings. HHM will review and update preliminary evaluations as necessary throughout the project.
 - **Analyze and process data.** Since HHM will encode survey data directly into the database in the field, our post-survey processing will be devoted to high-level analysis and quality assurance. Furthermore, because survey data is uploaded to our cloud-based server in real time, data analysis and fieldwork efforts can be conducted simultaneously in the office. After each day of fieldwork, the fieldwork manager will analyze the data collected using the database's analysis and visualization tools and will update any inaccurate or missing information to ensure each record is complete and that information is recorded consistently.
 - **Provide a fieldwork letter report.** HHM will provide the City with a fieldwork letter report at the conclusion of the fieldwork task, scheduled for December 5, 2019. The fieldwork letter report will provide preliminary drafts of the inventory and resource location maps in digital format. These draft documents will present the preliminary recommendations for potential local historic districts and landmarks, to be reviewed by City staff. This will support research efforts described within the Research Design that will be submitted under Task 4. HHM will consult with City staff to revise and update these recommendations as new information emerges.

Fieldwork Schedule

HMM plans for five weeks of fieldwork to complete the survey of the University, Windsor, and Hyde Park neighborhoods, followed by four weeks of analysis and quality control. The first week of fieldwork is tentatively scheduled for October 7, 2019. The last day of fieldwork is tentatively scheduled for November 8, 2019. The fieldwork letter report is scheduled to be submitted to the City on December 5, 2019.

Update: HMM conducted survey work between October and December 2019. HMM submitted a fieldwork letter report to the City on December 2, 2019.

2.1.2 COMMUNITY COORDINATION PLAN

Community coordination during this task will focus solely on HMM's survey fieldwork and making sure the community is aware of upcoming fieldwork and how survey efforts fit into the overall project. As part of this process HMM will:

- Obtain a letter on official City letterhead stating the survey's goals and contact information for the Historic Preservation Office.
- Identify and coordinate with at least one community liaison from each of the Neighborhood Planning Areas within the survey area. HMM will inform the liaisons of upcoming fieldwork and meetings and will work with them to gather background information regarding significant historical events, trends, and individuals, as well as to identify and interpret important historic resources.
- Work with neighborhood liaisons and City staff to post notices of upcoming fieldwork and meetings on neighborhood websites and/or listservs such as Nextdoor.
- Notify Austin Police Department of fieldwork.
- Work with the City to draft and print public notification letters, FAQ sheets, and flyers regarding survey and upcoming public meetings.
- Participate in one (1) meeting hosted by the City to inform neighborhoods about survey efforts.
- Note that community meetings will occur under future Task 5a, after the completion of fieldwork, in order to focus on gaining information about potential historic significance.

2.1.3 EVALUATION METHODOLOGY

Evaluation of a property's eligibility for National Register listing or City of Austin historic zoning is laden with implications for the use and development of the property. The purpose of historic designation is to incentivize preservation and continued use of significant historic buildings. To do so, our local, state, and federal governments have implemented tax incentives to promote historic preservation. Historic designation also relates to a number of laws and policies designed to protect historic resources from demolition and inappropriate alterations. For some federal laws—like Section 106 of the Historic Preservation Act—determining that a resource is *eligible* for listing in the National Register is *equivalent to officially listing* the resource in the National Register.

As a result, consistent and systematic evaluation is critical for fair and equitable recommendations for National Register eligibility and local historic zoning eligibility. Guidance for evaluations is available in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, as well as the City of Austin historic preservation ordinance.⁴

What is considered “historic?”

Both the National Register and the City of Austin use 50 years of age as the baseline for historic designation – with some flexibility for exceptionally significant resources.

For buildings that are at least 50 years of age, both the National Register and the City of Austin require a two-step evaluation process:

- Step 1: Evaluate physical integrity
- Step 2: Evaluate historical significance

Both *National Register Bulletin 15* and Austin’s historic preservation ordinance include definitions for physical integrity and historical significance. However, consistently interpreting and applying their guidance can be challenging given the breadth and diversity of historic resources found in Austin. This methodology sets forth the guidance facilitating consistent interpretation of *National Register Bulletin 15* and the Austin historic preservation ordinance.

Beyond National Register listing and local historic zoning, this methodology also acknowledges additional opportunities for incentivizing preservation – such as heritage tourism, historic markers, and other programs that document and promote historic resources. Those opportunities are described at the end of this methodology.

Step 1: Evaluating Integrity

“Integrity is the ability of a property to convey its significance.”⁵

Physical integrity is the baseline for eligibility. If a building has too many alterations, it is not recognizable as historic, and it cannot convey its historic character. Additionally, altered historic buildings can confuse public perceptions about how buildings actually looked and functioned in the past. Inappropriate alterations may hamper a building’s ability to accurately document our history. At the same time, though, some alterations are necessary for buildings to remain in use and for historic districts to remain vibrant.

How do we decide when alterations are so severe that they compromise a building’s potential eligibility for historic designation?

Nationwide best practices for evaluation of integrity generally follow the framework established by National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.⁶

This framework has been adopted by local governments nationwide—including the City of Austin—for evaluation of integrity for both National Register listings and local landmark listings. The National Register bulletin presents seven aspects that define integrity in various combinations. These aspects of integrity are defined below.

SEVEN ASPECTS OF INTEGRITY AS DEFINED BY THE NATIONAL REGISTER

The National Register Criteria recognize seven aspects that define integrity, in various combinations. These aspects of integrity are defined below in Table 2-1. Examples of common alterations that affect each aspect of integrity are listed in Table 2-1 as well.

All alterations are not considered equally: compatibly designed alterations do not impair integrity, and alterations may gain significance in their own right when they become 50 years old.

Table 2-1. The Seven Aspects of Integrity: Definitions and common examples of alterations.

Aspect	Definition	Individual Resource Examples	Historic District Examples
Location	The place where the historic property was constructed or the place where the historical event occurred.	Relocation	Relocation of majority of resources within the district
Design	The combination of elements that create the form, plan, space, structure, and style of a property.	Additions visible from public view	Altered layout of streets or overall subdivision plat
		Changed roof form or pitch	
		Enclosed or changed size of openings	
Materials	The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.	Replacement or concealment of exterior wall materials	More than 50 percent of resources within lack majority of exterior materials
		Changed roof material type and pattern	
		Replacement of windows or doors	
		Replacement of porch/canopy supports	
		Severe disrepair	
Workmanship	The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.	Removal of distinctive architectural detailing	Removal of distinctive landscape or streetscape features
Setting	The physical environment of a historic property.	Reorientation of building within landscape/street grid	Reorientation of majority of buildings within setting/street grid
		Removal of historic / introduction of new landscape features	Removal of historic / introduction of new landscape features
		Construction of non-historic resources on site	Construction of incompatible non-historic resources Demolition or replacement of majority of resources
Feeling	The property's expression of the aesthetic or historic sense of a particular period of time.	Accumulation of small changes that alter overall feel	Accumulation of small changes that alter overall feel
Association	The direct link between an important historic event or person and a historic property.	Historic function is no longer discernible	Overall district's historic function is no longer discernible
		Appearance during significant person's residence no longer discernible	Overall appearance during significant person's residence is no longer discernible*

Table 2-1. The Seven Aspects of Integrity: Definitions and common examples of alterations.

Aspect	Definition	Individual Resource Examples	Historic District Examples
		Appearance during significant event no longer discernible	Overall appearance during significant event no longer discernible*

**Update: Because local historic districts are not required to have a significant association, the loss of this integrity threshold is less detrimental to a local historic district than to National Register historic district eligible for its historic associations.*

INTEGRITY THRESHOLDS

All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity.⁷

A resource need not retain all seven of these aspects of integrity to be eligible for historic designation. Some criteria carry more weight than others. For example, retaining integrity of location is essential for eligibility. According to *National Register Bulletin 15*, resources that have been moved ordinarily “shall not be considered eligible for the National Register.”⁸ Similarly, integrity of design typically is considered an essential aspect of integrity since it captures fundamental features like overall form and massing, without which a resource’s historic appearance becomes unrecognizable. The other aspects of integrity are interrelated and flexible, and sometimes one aspect of integrity can counterbalance the loss of another. The hierarchical yet interrelated structure of the aspects of integrity is illustrated in figure 2-2 (to follow).

The threshold for alterations to overwhelm integrity varies from building to building. The building’s age, architectural style, and building form all affect the character-defining features that should remain intact to protect a building’s integrity. The Property Types section of the Survey Report provides detailed lists and illustrations of the character-defining features of forms and styles found within Austin’s survey area.

Update: Property Types is now Section 4 of this report.

Additionally, the National Register and the City of Austin apply different thresholds of integrity to resources on an individual basis versus a grouping of resources within a potential historic district. An individual resource must convey its story on its own. To do so, an individual resource must retain a high degree of integrity. On the other hand, a potential historic district contains a collection of resources that each tell a small part of the overall story.

The overall site plan and landscape patterns within the district must retain a high degree of integrity, and the majority of the resources within the district must retain at least a medium degree of integrity. Table 2-2 below lists common alterations often considered to meet the minimum integrity threshold for individual eligibility, contrasted with alterations typically considered within the permissible integrity threshold for a contributing building in a potential historic district.

Keep in mind that a resource’s integrity is not fixed. Integrity can be recovered by reversing inappropriate alterations or waiting until alterations are 50 years old.⁹

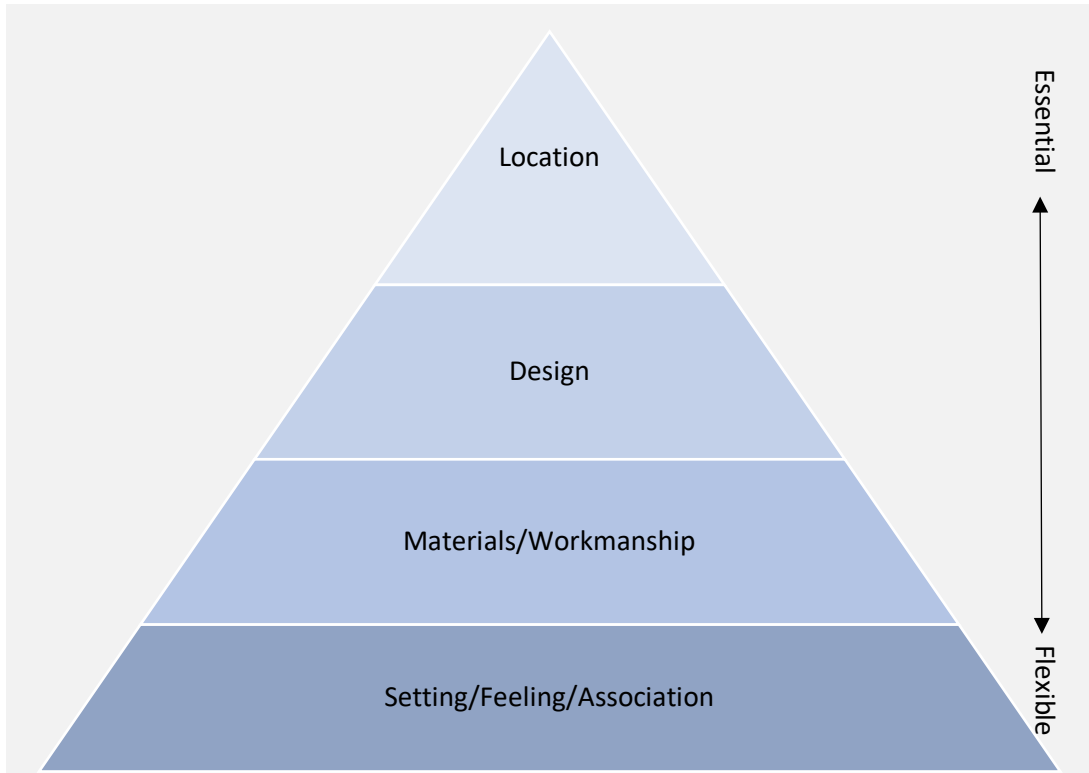


Figure 2-2. Chart describing the hierarchy and interrelationships among the seven aspects of integrity. Location and Design stand alone at the top – typically a property cannot be eligible without these aspects. Materials and Workmanship are interrelated in the middle. Setting, Feeling, and Association support one another at the base because they often are interrelated.

Table 2-2. Integrity thresholds: common alterations for individual buildings versus contributing buildings in potential historic districts.

Common alteration	Retains integrity at individual threshold?	Retains integrity at contributing threshold?
Alterations aged 50 years or older	✓	✓
Relocation to a different setting	✗	✗
Relocation to a setting similar to original	✓	✓
Interior alteration	✓	✓
Structural or systems alterations not visible from public view	✓	✓
Compatible addition not visible from public view	✓	✓
Compatible additions visible from public view but set back 15 feet or behind ridge line	✓	✓
Incompatible addition visible from public view	✗	✗
Changed roof form or pitch	✗	✗
Enclosed or changed size of any openings on front façade(s)	✗	✓
Ordinary maintenance such as painting	✓	✓
Replacement of exterior wall materials matching profile, dimension, and finish of original (including use of synthetic replacement materials)	✓	✓
Replacement of exterior wall materials not matching original but reversible	✗	✓
Concealment of original exterior wall materials with permanent masonry veneer	✗	✗

Table 2-2. Integrity thresholds: common alterations for individual buildings versus contributing buildings in potential historic districts.

Common alteration	Retains integrity at individual threshold?	Retains integrity at contributing threshold?
Replacement of windows or doors matching profile, dimension, and finish of original (including use of synthetic replacement materials)	✓	✓
Incompatible replacement of windows or doors	✗	✓
Replacement of porch/canopy supports matching materials, profile, dimension, and finish of original	✓	✓
Incompatible replacement of porch/canopy supports	✗	✓
Replacement in kind of architectural detailing matching original materials, profile, dimensions, and finish	✓	✓
Removal or incompatible replacement of architectural detailing	✗	✓
Severe disrepair	✓	✓
Removal of historic / introduction of new landscape features	✓	✓
Construction of large-scale and incompatible non-historic resources on site	✓	✓
Accumulation of small changes that alter overall feel	✗	✗
Appearance during significant person's residence no longer discernible	✗	✓
Appearance during significant event no longer discernible	✗	✓

Step 2: Evaluating Significance

If a building or district retains integrity, it warrants further analysis into its historical significance. Within the scope of work for this survey, property-specific research will help identify significance for resources that meet the integrity threshold for individual designation. For districts that retain overall integrity, district-specific research will assist understanding of significance.

In addition to meeting integrity thresholds, both individual resources and historic districts must possess significance to be eligible for historic designations. Both the National Register and the City of Austin historic preservation ordinance establish a 50-year age threshold, as well as specific criteria for significance. Both National Register and City of Austin criteria are described below. The National Register requires that a resource meet one criterion, while the City of Austin requires two criteria.

NATIONAL REGISTER ELIGIBILITY

The National Register Criteria for Evaluation states that a resource must meet a 50-year age threshold and must derive significance from **at least one** of the following criteria to be eligible for National Register listing. The resource also must retain sufficient integrity to convey that significance.

National Register Criteria

The National Register of Historic Places requires that a resource meet at least one of the criteria defined in *Bulletin 15*, which include:

- **Criterion A. Association with Important Historical Events or Trends** – The resource must be associated with events, trends, or patterns that have made a significant contribution to the broad patterns of history;

- **Criterion B. Association with Important Individuals of the Past** – The resource must be associated with the lives of significant person(s) who made important contributions to the history of a community, city, state, or the nation;
- **Criterion C. Physical Attributes, Design Qualities, Work of a Master** – The resource must embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; and
- **Criterion D. Research Potential** – The resource must have yielded, or may be likely to yield, information important in prehistory or history.

National Register Criteria Considerations

The National Register Criteria for Evaluation states that certain kinds of resources typically are not considered eligible. However, these properties can be eligible for listing if they meet certain conditions defined in the National Register Criteria for Evaluation as “Criteria Considerations” (also defined in *Bulletin 15*). The following is a list of normally excluded properties that may, under certain circumstances, be eligible for the NRHP:

- Criteria Consideration A: Religious Properties
- Criteria Consideration B: Moved Properties
- Criteria Consideration C: Birthplaces or Graves
- Criteria Consideration D: Cemeteries
- Criteria Consideration E: Reconstructed Properties
- Criteria Consideration F: Commemorative Properties
- Criteria Consideration G: Properties that Have Achieved Significance Within the Past 50 Years

Resources that meet any of the Criteria Considerations must also meet at least one of the National Register Criteria (A, B, C, or D). Additional detail is provided within Section II of *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

Areas of Significance

The National Register requires that a resource derive significance within a specific area or theme recognized by the National Register. Areas of significance are listed within *National Register Bulletin 16: Completing the National Register Registration Form*.¹⁰ Not all themes are relevant within all historic contexts. Themes are significant if they are associated with defining events in local history, or if they played a pivotal role in changing broad patterns of history at the local level. Relevant areas of significance associated with the survey area for this project are listed below:

- Architecture
- Art
- Community Planning and Development
- Commerce
- Education
- Health/Medicine
- Entertainment/Recreation
- Social History
- Transportation

Association with these themes alone does not necessarily qualify a property to be eligible for listing in the National Register.

“The basis for judging a property's significance and, ultimately, its eligibility under the Criteria is historic context.”¹¹

The historic context provides a means by which the significance of a resource can be evaluated within a local framework. Once a historic context has been developed and historical patterns have been established, the information serves as a basis for applying the National Register Criteria to the evaluations in the report. The historic contexts used to evaluate the significance of resources within this survey area will be presented within the draft report.

CITY OF AUSTIN ELIGIBILITY

The City of Austin Historic Preservation Ordinance states that a resource must meet a 50-year age threshold and must derive significance from **at least two** criteria to be eligible for historic zoning. The resource also must retain sufficient integrity to convey that significance.

Local Landmark Eligibility

As outlined in the City of Austin’s *Historic Zoning Application Packet*, to qualify for local landmark designation:

- The resource must be at least 50 years old, unless the property is of exceptional importance as defined by the National Park Service’s *National Register Bulletin 22*;
- The resource must retain a high degree of integrity, as defined by the National Register of Historic Places, clearly convey its historical significance, and not have any additions or alterations that significantly compromise its integrity; and
- Either:
 - Be individually listed in the National Register, or designated as a Recorded Texas Historic Landmark (RTHL), a State Antiquities Landmark (SAL), or a National Historic Landmark (NHL), or;
 - Demonstrate significance in **at least two** of the following criteria:
 - **Architecture** – The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building. A property located within a designated local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance.

Update: Most recommended historic landmarks meet the criteria of architectural significance, either as exceptional examples or as typical examples of a

recognizable historic style or form. Large-scale and prominent resources need to be exceptional examples of an architectural style or the work of a prominent architect; these resource types include institutional buildings and multi-family buildings. Smaller-scale resources like single-family homes more commonly meet the architectural criteria simply by exemplifying a recognizable historic style or form.

- **Historical Associations** – The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.
- **Archeology** – The property has, or is expected to yield significant data concerning the human history or prehistory of the region.
- **Community Value** – The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.
- **Landscape Feature** – The property is a significant natural or designed landscape or landscape feature with artistic, aesthetic, cultural, or historical value to the city.

Historic District Eligibility

Both the City of Austin and the National Register define a local historic district as a “geographically-defined area possessing a significant concentration of buildings united by their history and/or architecture.”¹² For this survey’s purposes, eligibility for listing as a National Register and local historic district are considered equivalent. (See National Register Criteria above.) In addition to meeting the National Register eligibility criteria, the City also requires the following for local historic district listing:

- At least 51% of the principal buildings within the district boundaries must be contributing;
- At least 51% of the owners of the land area inside the district boundaries, or at least 51% of the total number of property owners, must agree to initiate historic zoning.

The City of Austin defines contributing as “any resource which adds to the historical integrity or architectural qualities that make a historic district significant.”¹³ Contributing resources must also be at least 50 years old, built during the period of significance, and retain sufficient integrity to convey their historic character.

Boundaries for Local Historic Districts

A recommended historic district’s boundaries should be based on the density, type, age, architectural style, integrity, and/or patterns of development or associations of the resources comprising the district. Oftentimes these boundaries correlate to subdivisions or multiple subdivisions, but a shared or common history may defy these boundaries. Given the City’s requirement for property owner support, boundaries also may be refined to correspond to property owner preferences in addition to historical trends.

2.1.4 ADDITIONAL OPPORTUNITIES

The National Register and local historic zoning form the basis for preservation law in Austin. However, most preservation and stewardship of historic resources occurs without official designation or legal

oversight. Additional opportunities for documenting and promoting historic resources within the survey area are defined below.

Heritage Tourism

Heritage tourism plays a vital role within the economy of the City of Austin and the State of Texas. Statewide, heritage tourism generates over \$7.3 billion annually.¹⁴ The City of Austin’s Economic Development Office includes a Heritage Tourism Division that “promotes rich histories of people and places in Austin that also supports the economic vitality of the hospitality industry, as well as the surrounding commercial business districts, small/local businesses, creative sectors, and current tourism assets in the Austin Region.”¹⁵ Identifying potential heritage tourism sites is a key objective for this survey. Criteria for recommending a property as an attractive heritage tourism site overlap somewhat with criteria for National Register listing or historic zoning, but not completely.

A property does not necessarily need to be eligible for National Register listing or local historic zoning to hold potential as a heritage tourism site.

CRITERIA FOR HERITAGE TOURISM RECOMMENDATIONS

Criteria for heritage tourism sites are not defined by the City of Austin. Concurrent with fieldwork, HHM will participate in a meeting with City staff, Convention and Visitors Bureau staff, and THC Heritage Tourism staff to discuss and refine criteria for heritage tourism. At this initial juncture, HHM will consider properties for potential recommendations as heritage tourism sites if they meet both criteria listed below:

- Association with a theme proven to hold interest for Austin’s tourism base, such as:
 - Architecture;
 - Art; or
 - Entertainment/Recreation
- Accessible or proximate to other tourism resources:
 - Within one-half mile of a Capital Metro bus stop;
 - Within one-quarter mile of a City of Austin bicycle route;
 - Within one-quarter mile of another site currently promoted by Visit Austin (formerly the Austin Convention and Visitors Bureau); or
 - Within one-quarter mile of three or more other resources associated with the tourism-related themes above (forming a potential new heritage tourism cluster)

Update: The list of criteria for heritage tourism potential included in the Final Fieldwork Methodology from November 2019 was updated as follows:

- Architecture (use for historic landmarks, historic districts, and NR districts; house museums; no need for subtags)
- Arts heritage: Film
- Arts heritage: Music
- Arts heritage: Visual arts
- Arts heritage: Other
- Cultural heritage: African American
- Cultural heritage: Asian American and Pacific Islander

- Cultural heritage: Jewish
- Cultural heritage: Mexican American and Latinx
- Cultural heritage: Other
- Engineering and infrastructure history: Bridges
- Engineering and infrastructure history: Highways
- Engineering and infrastructure history: Railroads
- Engineering and infrastructure history: Other
- Legacy business: Bars and lounges
- Legacy business: Food
- Legacy business: Other
- Lodging
- Natural environment
- Prehistory/archaeology
- Social history: Pre-Civil War
- Social history: Women
- Social history: LGBTQ
- Social history: Religion
- Social history: Sports
- Social history: Other

VISITOR ACCESSIBILITY

- Open full-time
- Open part-time
- Open by appointment
- Open for special events
- Not open to public
- Unknown

This survey assumes that physical integrity is not necessarily relevant for heritage tourism potential. Alterations can be clarified using interpretive materials.

2.2 RESEARCH DESIGN

This document describes how the project historians will gather general and site-specific data and how this information will be presented in the survey report.

2.2.1 RESOURCE-SPECIFIC RESEARCH METHODOLOGY

In an effort to identify a resource's significance with associated individuals and/or historical trends, HHM will conduct property-specific research on the potential individual landmarks identified during the course of the survey (refer to the Fieldwork Methodology submitted in October 2019 for additional information regarding survey efforts.) Referencing city directories, HHM will prepare an occupancy history for each building identified as a potential landmark.ⁱⁱ The occupancy histories will be prepared at five-year intervals beginning at the time of the building's initial occupancy and ending in 1970. To help establish significance, HHM will consult vertical files from the Austin History Center, Sanborn Fire Insurance Maps, and online repositories, including Ancestry.com and Newspapers.com, to research occupants who resided at potential landmarks for a period of 10 years or longer (a minimum of three 5-year intervals).

Note that, although the City of Austin Landmark application requires including "a chronological list of prior owners," the solicitation for this project included no reference to researching ownership history or deed records. Consequently, obtaining ownership history is not included within the scope of this Research Design.

Update: Due to COVID-19 and the subsequent closing of City and State libraries, including the Austin History Center and the Texas State Library and Archives Commission, city directory research was not completed by the time of the first and second drafts. HHM utilized online resources, including Ancestry.com, but these collections do not include city directories after 1962, therefore occupant history for many of the buildings does not include information for 1965 and 1970, as indicated in the Research Design. Additionally, the 1935 city directory available through Ancestry.com is missing pages 630-633. These pages include occupant information for 33rd through 51st streets. As a result, some buildings do not have occupant history for 1935.

2.2.2 HISTORIC DISTRICT RESEARCH

In the course of the survey, HHM identified 12 potential local historic districts. HHM created large preliminary district boundaries with the understanding that research may yield smaller districts. Research will focus on these geographic subsections and will reference historic maps including subdivision plat maps and Sanborn maps, neighborhood association histories, and neighborhood vertical files at the Austin History Center. Oral histories and information provided by property owners will also supplement the research.

Research will help HHM define boundaries for recommended historic districts and will be used in the development of historic context statements prepared under Task 6.

ⁱⁱ As outlined in the Fieldwork Methodology (submitted October 2019), HHM will prepare occupancy histories for single-family residences and multi-family units with *no more than four units*. HHM will also prepare occupancy histories for commercial buildings.

Update: In the course of researching and writing the historic district contexts, HHM combined 2 of the potential districts into 1, changing the number of potential districts from 12 to 11.

2.2.3 RESEARCH SCHEDULE

City directory research for buildings identified in the field as potential local landmarks began at the start of fieldwork in October 2019 and will continue until completion. Additional research efforts will begin immediately upon receipt of an approved Final Research Design on January 16, 2020. Research efforts will continue in support of preparation of the first draft of the survey report, which is due April 9, 2020.

Update: Due to the COVID-19 pandemic, the due date for the draft survey report was extended by three weeks to April 30, 2020, and the second draft to October 30, 2020.

2.2.4 PROPOSED OUTLINE FOR SURVEY REPORT AND HISTORIC CONTEXT STATEMENT

Below is HHM’s proposed outline for the University, Windsor, and Hyde Park Historic Buildings Survey Report. The outline is subject to change based on in-depth research and analysis undertaken during Task 5.

1. **Executive Summary** (1 page)
2. **Introduction** (1 page)
3. **Fieldwork Methodology and Research Design** (20 pages)
4. **Summary of Community Input** (1 page, cross-referencing further documentation in appendices)
5. **Summary of Survey Findings** (approximately 25 pages, with tables and charts, cross-referencing appendices for more detail)
 - A. Property Types, with character-defining features (approximately 10 pages)
 1. Matrix of relevant property types within each subdivision/area
 - B. Architectural Styles, with character-defining features (approximately 10 pages)
 1. Matrix of relevant architectural styles within each subdivision/area
 - C. Eligibility Recommendations (approximately 5 pages, cross-referencing appendices)
 1. Individual Recommendations
 2. Historic District Recommendations
6. **Historic Context Statement** for the full survey area with subsections for subdivisions/historic districts (approximately 50 pages)
 - A. Overview historic context of survey area, organized chronologically under each heading (approximately 10 pages)
 1. Early Patterns of Development: 1839–1865 (2 pages)
 - (i) Plantations and Large Tracts of Land
 - (ii) Waller and Sandusky plans
 - (iii) Outlots
 - (iv) State Institutions
 2. Reconstruction and Late-Nineteenth Century Growth: 1865–1900 (2 pages)
 - (i) Breakup of Plantation and Large Tracts
 - (ii) Wheatville
 - (iii) Railroads
 - (iv) Establishment of the University of Texas
 - (v) Streetcars

- (vi) New Suburbs, e.g., Hyde Park
- 3. The Progressive Era: Reforms and Continued Growth: 1900–1929 (2 pages)
 - (i) Automobiles and Highways
 - (ii) Advent of Land-Use Planning
 - (iii) New Neighborhoods and Developments
 - (iv) Private Institutions: Seton Infirmary, Austin Presbyterian Theological Seminary
 - (v) Expanded City Services
- 4. Great Depression and World War II: 1929–1945 (1 page)
 - (i) Housing and Lending Policies
 - (ii) Public and Infrastructure Improvements
 - (iii) New Suburban Developments
- 5. Postwar Growth and Expansion: 1945–1973 (2 pages)
 - (i) Transportation Changes and Improvements
 - (ii) Comprehensive Town Plans
 - (iii) Increased Student Enrollment at the University of Texas
 - (iv) Changing Housing Policies at the University of Texas
 - (v) New Development Patterns and Rise of Apartments
- 6. The Modern Era: Post 1973 (1 page)
 - (i) Land-Use Policies
 - (ii) New Growth and Development
 - (iii) Desegregation of Public Schools
- B. Subsections for Historic Districts (approximately 40 pages, or approximately 10 districts at 4 pages each)
 - 1. Geographic Boundaries
 - 2. Location in Relation to Overall Survey Area and City as a Whole
 - 3. Timeframe for Development
 - 4. Associations with Overall Survey Area Trends
 - 5. Exemplary Resources
 - 6. City and/or National Register Criteria for Eligibility and Areas of Significance
 - 7. Period(s) of Significance
- 7. Future Recommendations** (1 page)
- 8. Appendices**
 - A. Survey Maps
 - B. Inventory of All Surveyed Primary and Secondary Resources (includes thumbnail photos)
 - C. One-page Survey Forms for all Primary Resources
 - 1. Location information
 - 2. Property type, form, and style
 - 3. Construction year
 - 4. Basic physical characteristics, limited to exterior wall materials, roof form, and window type and materials
 - 5. Eligibility recommendations
 - D. Intensive Survey Forms (comparable to the THC Historic Sites Form and only for resources eligible for the National Register and/or local landmark designation), including information provided on the one-page survey form as well as:
 - 1. Additional physical characteristics, including door and porch type
 - 2. Significant historical associations, such as occupant history, architect, and builder
 - 3. Applicable City and/or National Register criteria and areas of significance

- E. Historic District Summary Forms (cross-referencing Historic Context Statement for more detail)
 - 1. Location information with map
 - 2. Contributing and noncontributing percentages
 - 3. Overall district development patterns
 - 4. Principal architectural styles and periods of construction
 - 5. Overall district integrity
 - 6. Historic associations and applicable Criteria for designation
 - 7. Period(s) of significance
- F. Documentation of Community Input Efforts, including sign-in sheets, notes, photographs from public meetings, and results of questionnaires

2.2.5 RESEARCH QUESTIONS

Table 2-3 below provides the research questions that will guide the development of the historic contexts.

Table 2-3. University, Windsor, and Hyde Park Historic Resources Survey Report research questions.

Outline Section	Research Question	Potential Source
1. Early Patterns of Development in the Project Area: 1839–1865	<i>What land grants influenced development patterns in the project area?</i>	Land grant maps. General Land Office, Austin, Texas.
	<i>What was the character of the project area when the city of Austin was founded?</i>	Historic American Buildings Survey (HABS) documentation. From the Library of Congress.
		Agriculture vertical files. From the Austin History Center, Austin, Texas.
		<i>Plan of the City of Austin, 1839.</i> From the Texas State Library and Archives, Austin, Texas.
		Sandusky, William H. <i>A Topographical Map of the Government Tract Adjoining the City of Austin. Map.</i> 1840. Copied in 1863 by Robert Reich[e], recopied in 1931 by Waller K. Boggs. Map no. 2178. General Map Collection, General Land Office, Austin, Texas.
2. Reconstruction and Late-Nineteenth-Century Growth: 1865–1900	<i>How did urban development from the city's original boundaries expand into the project area during the last half of the nineteenth century?</i>	Koch, Augustus. <i>Bird's-eye view of Austin.</i> Austin History Center, Austin, Texas, 1873.
		City Lot Registers. Austin History Center, Austin, Texas, various years.
		Hafertepe, Kenneth. <i>Master Builder on the Texas Frontier,</i> Texas State Historical Press, 1992.
		Koch, Augustus. <i>Bird's-eye view of Austin.</i> From the Texas State Library and Archives, Austin, Texas, 1887.
		National Register nominations and local landmark applications.

Table 2-3. University, Windsor, and Hyde Park Historic Resources Survey Report research questions.

Outline Section	Research Question	Potential Source
		Manaster, Jane. <i>The Ethnic Geography of Austin 1875–1910</i> . Thesis. The University of Texas at Austin. May 1986.
		City Lot Registers. Austin History Center, Austin, Texas, various years.
		<i>Austin and Surrounding Properties</i> . Archives and Records, Texas General Land Office, 1891.
		Thompson, Nolan. "Wheatville, TX (Travis County)." <i>Handbook of Texas Online</i> .
		Neighborhood vertical files. From the Austin History Center, Austin, Texas.
		Neighborhood plans. From the City of Austin Planning and Zoning Department, Austin, Texas.
	<i>How did the establishment of the University of Texas affect growth and development in the project area?</i>	Eckhardt, Carl J. <i>One Hundred Faithful to the University of Texas at Austin</i> .
		Koch, Augustus. <i>Bird's-eye view of Austin, 1887</i> .
		UT area maps. Perry-Castañeda Library Map Collection.
		City directories. Austin History Center, Texas State Library and Archives, The Portal to Texas History, Ancestry.com, various years.
		Freeman, Martha Doty and David Moore. "Historic and Architectural Resources of Hyde Park, Austin, Texas." National Register of Historic Places Multiple Property Documentation Form, 1990.
		Neighborhood vertical files. From the Austin History Center, Austin, Texas.
		Sanborn maps, various years. ProQuest and Perry-Castañeda Library Map Collection.
	<i>How did the arrival of railroads in the city affect the project area?</i>	Ford, Reuben W. <i>Revised Map of Austin, Texas</i> . Morrison & Fourmy's, 1885–86. Texas State Library and Archives, Austin, Texas.
		Koch, Augustus. <i>Bird's-eye view of Austin, 1887</i> .
		Werner, George C. "International-Great Northern Railroad," <i>Handbook of Texas Online</i> .
		Werner, George C. "Austin and Northwestern Railroad." <i>Handbook of Texas Online</i> .
	<i>How did the continued operation of the Austin State Hospital</i>	Johnson, John G. "Austin State Hospital." <i>Handbook of Texas Online</i> .

Table 2-3. University, Windsor, and Hyde Park Historic Resources Survey Report research questions.

Outline Section	Research Question	Potential Source
	<i>influence development in the project area?</i>	Freeman, Martha Doty, and David Moore. "Historic and Architectural Resources of Hyde Park, Austin, Texas." National Register of Historic Places Multiple Property Documentation Form, 1990.
3. The Progressive Era: Reforms and Continued Growth: 1900-1929	<i>How did the streetcar and the establishment of Hyde Park contribute to the city's continued expansion and development in the project area?</i>	Freeman, Martha Doty, and David Moore. "Historic and Architectural Resources of Hyde Park, Austin, Texas." National Register of Historic Places Multiple Property Documentation Form, 1990.
		Jackson, A. T. "Austin's Streetcar Era." <i>Southwestern Historical Quarterly</i> . October 1954.
		<i>City of Austin and Suburbs, 1919</i> [Map]. Texas State Library and Archives.
		<i>The City of Austin and Suburbs, 1925</i> [Map]. Texas State Library and Archives.
		Koch and Fowler. <i>A City Plan for Austin, Texas</i> . Austin, Texas: City of Austin, 1928.
	<i>How did further expansion of UT affect the project area?</i>	UT area maps. Perry-Castañeda Library Map Collection.
		National Register nominations, e.g., Goodall-Wooten House, Scottish Rite Dormitory, etc.
		Sanborn Map Company, Fire Insurance Maps. From the Perry-Castañeda Library, University of Texas at Austin, various years.
	<i>How did city government expand services to meet new growth in the project area?</i>	Austin Public Schools Records (AR.D.003). Austin History Center, Austin Public Library, Texas, various years.
		Freeman, Martha Doty, and David Moore. "Historic and Architectural Resources of Hyde Park, Austin, Texas." National Register of Historic Places Multiple Property Documentation Form, 1990.
		"Austin Fire Department Highlights." Austintexas.gov.
		"Austin City Council Meeting Archives." Austintexas.gov.
		"Headwaters: The Early History of Austin's Water and Electric Utilities." <i>Austin Environmental Directory</i> .
		Austin Public Schools Records (AR.D.003). Austin History Center, Austin Public Library, Texas, various years.
		Austin City Council Meeting Archives. Austintexas.gov.
"Parks and Recreation Department Guide: Sources of Information Relating to Austin Parks." Austin History Center, Austin Texas.		

Table 2-3. University, Windsor, and Hyde Park Historic Resources Survey Report research questions.

Outline Section	Research Question	Potential Source
		Newspaper research.
	<i>What commercial developments were established in the project area?</i>	Sanborn Map Company, Fire Insurance Maps. From the Perry-Castañeda Library, University of Texas at Austin, various years.
		Vertical files. Austin History Center.
		Guadalupe Street, photograph, April 17, 1927. The Portal to Texas History.
		City directories. Austin History Center, Texas State Library and Archives, The Portal to Texas History, Ancestry.com, various years.
	<i>What types of religious and other institutions (hospitals) were established in the project area and did they affect development patterns?</i>	Church histories, e.g., University Presbyterian, University Baptist, and First English Lutheran.
		University Baptist Church. National Register of Historic Places nomination form, 1998.
		Currie, Thomas White, Jr. <i>Austin Presbyterian Theological Seminary: A Seventy-fifth Anniversary History</i> .
		Stocklin, Barbara Ann. "The Texas Confederate Woman's Home: A Case Study in Historic Preservation and Neighborhood Conservation Planning." M.A. thesis, University of Texas at Austin, 1991.
		"Seton Infirmary, Austin – Historical Notes." <i>The Genearchaeologist's Field Notebook</i> .
4. Great Depression and World War II: 1929–1945	<i>How did the evolving state highway network that utilized Guadalupe Street influence the commercial and other land-use trends in the project area?</i>	Hardy-Heck-Moore, Inc. <i>The Meridian Highway in Texas</i> . Austin, Texas: Submitted to the Texas Historical Commission, 2015.
		Koch and Fowler. <i>A City Plan for Austin, Texas</i> . Austin, Texas: City of Austin, 1928.
		Sanborn Map Company, Fire Insurance Maps. From the Perry-Castañeda Library, University of Texas at Austin, various years.
		City directories, various years. Austin History Center, Texas State Library and Archives, The Portal to Texas History, Ancestry.com.
		<i>City of Austin and Suburbs</i> , 1925. Map. From the Texas State Library and Archives, Austin, Texas.
	<i>How did the Koch and Fowler City Plan affect development patterns in the project area?</i>	Koch and Fowler. <i>A City Plan for Austin, Texas</i> . Austin, Texas: City of Austin, 1928.
		Neighborhood vertical files. From the Austin History Center, Austin, Texas.

Table 2-3. University, Windsor, and Hyde Park Historic Resources Survey Report research questions.

Outline Section	Research Question	Potential Source
5. Postwar Growth and Expansion: 1945–1973	How did new federal housing policies affect residential development?	Neighborhood plans. From the City of Austin Planning and Zoning Department, Austin, Texas.
		Austin City Council Meeting Archives. Austintexas.gov.
		“Parks and Recreation Department Guide: Sources of Information Relating to Austin Parks.” Austin History Center, Austin Texas.
		Onion, Rebecca. “Where to Find Historical ‘Redlining’ Maps of Your City.” <i>Slate</i> .
	What new developments were established in the project area following World War II?	City of Austin. Housing Pattern Study of Austin, Texas. 1934.
		Federal Housing Authority. <i>Planning Neighborhoods for Small Houses</i> , Technical Bulletin 5, Washington DC, 1936.
		Deed restrictions and covenants.
	How did the G.I. Bill in the 1940s and the decision to waive the requirement for UT students to live on campus in the 1950s affect the University of Texas and land in proximity to the university?	Plat maps. Travis County Courthouse, Austin, Texas.
		City directories, various years. Austin History Center, Texas State Library and Archives, The Portal to Texas History, Ancestry.com.
		Newspaper research.
Eckhardt, Carl J. <i>One Hundred Faithful to the University of Texas at Austin</i> .		
How did the re-routing of the highway (US 81) along Guadalupe Street to the new interregional and interstate highways influence development and circulation patterns in the project area?	City directories, various years. Austin History Center, Texas State Library and Archives, The Portal to Texas History, Ancestry.com.	
	Building Permits. City of Austin. Austin, Texas.	
	Newspaper research.	
	Hardy-Heck-Moore, Inc. <i>Interstate Highway 35 Corridor, Austin, Travis County, Texas, Historic Resources Investigations, Intensive-Level Survey</i> . Austin, Texas: Texas Department of Transportation, Environmental Affairs Division, 2004.	
How did the re-routing of the highway (US 81) along Guadalupe Street to the new interregional and interstate highways influence development and circulation patterns in the project area?	Hardy-Heck-Moore, Inc. <i>The Meridian Highway in Texas</i> . Austin, Texas: Submitted to the Texas Historical Commission, 2015.	
	Texas Department of Transportation. <i>National Register of Historic Places Multiple Property Submission: Historic Road Infrastructure of Texas, 1866–1965</i> . Austin, Texas: Submitted to the Texas Historical Commission, 2013.	
	Kelly, Frank G., Jr. “MoPac: A Dream Coming True.” <i>Texas Highways</i> (May 1971): 2–4.	

Table 2-3. University, Windsor, and Hyde Park Historic Resources Survey Report research questions.

Outline Section	Research Question	Potential Source
6. The Modern Era: Post 1973	<i>How have private-sector development and government land-use policies affected the character of the project area?</i>	City of Austin. <i>Housing Pattern Study of Austin, Texas</i> . 1977.
		Dase, Amy E., et al. Old West Austin Historic District. National Register of Historic Places nomination form, 2003.
		Newspaper research.
		Comprehensive Plans of City of Austin, various years.
	<i>What other policies and trends have affected the project area, e.g., historic preservation, city plans?</i>	Newspaper research.
		"Austin City Council Meeting Archives." Austintexas.gov.

2.2.6 PRELIMINARY BIBLIOGRAPHY

Update: For the sake of brevity, HHM is not including the preliminary bibliography in this report. A full bibliography with all references consulted for this project is included in Section 7.

Notes

¹ Patrick W. Andrus, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, (Washington, D.C., National Park Service, 2002), https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf; Marcella Sherfy and W. Ray Luce, *National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties That Have Achieved Significance within the Past Fifty Years*, (Washington, D.C., National Park Service, 1998), <https://www.nps.gov/subjects/nationalregister/upload/NRB22-Complete.pdf>.

² Linda F. McLelland *et al.*, *National Register Bulletin 16a: How to Complete the National Register Registration Form* (Washington, D.C.: National Park Service, 1997), <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf> and <https://www.nps.gov/subjects/nationalregister/upload/NRB16B-Complete.pdf>.

³ Linda F. McLelland *et al.*, *National Register Bulletin 16a*.

⁴ Andrus, *National Register Bulletin 15*; City of Austin Code of Ordinances, Sections 2-1-147 (Historic Landmarks Commission), 11-2-11 through 11-2-28 (Ad Valorem Tax – Partial Exemption for Historic Landmarks), and 25-2-171 through 24-2-374 [Zoning Districts – Historic Landmark (H) and Historic Area (HD)], 25-11-2 (Demolition of Historic Landmarks), and 25-11-211 (Alteration of Historic Landmarks), accessed October 11, 2019, <https://library.municode.com/tx/austin>.

⁵ Andrus, *National Register Bulletin 15*, 44.

⁶ Andrus, *National Register Bulletin 15*, 44.

⁷ Andrus, *National Register Bulletin 15*, 46.

⁸ Andrus, *National Register Bulletin 15*, 2, 44. Note that exceptions are clarified under Criteria Consideration B.

⁹ For guidance interpreting whether alterations are compatible, see the National Park Service's *Interpreting the Standards Bulletins* at <https://www.nps.gov/tps/standards/applying-rehabilitation/standards-bulletins.htm>.

¹⁰ McClelland, *National Register Bulletin 16a*.

¹¹ Andrus, *National Register Bulletin 15*, 11.

¹² City of Austin Planning and Zoning Department, Local Historic Districts, accessed July 14, 2016, <http://www.austintexas.gov/department/local-historic-districts>.

¹³ City of Austin Planning and Zoning Department, Local Historic Districts..

¹⁴ University of Texas at Austin and Rutgers University, *Economic Impact of Historic Preservation in Texas* (Austin, Texas and New Brunswick, New Jersey: University of Texas and Rutgers University, 2013, updated 2015), from the Texas Historical Commission, www.thc.texas.gov/public/upload/publications/economic-impact-historic-preservation.pdf.

¹⁵ "Heritage Tourism," City of Austin Economic Development Department, accessed October 11, 2019, www.austintexas.gov/heritage-tourism.

3 | Community Input Summary

From the outset of the project, HHM collected names of interested residents and property owners within the survey area. A questionnaire soliciting information and histories of individual buildings and neighborhoods was sent to this list, as well as to all property owners in the survey in November 2019. Information provided in the questionnaires is presented in Appendix F. Throughout the research phase of the project, HHM referenced the information in the questionnaires and reached out to individuals who could possibly provide more information (see Appendix F for collected information).

In coordination with the City and consulting firm Cox McLain Environmental Consulting, Inc. (CMEC), HHM held an informational public meeting at McCallum High School on December 4, 2019 where they presented an overview of the survey, answered questions, and solicited research information from the public.¹ Contact information for attendees was incorporated into HHM's contact list for the project. At the meeting, the public also provided HHM with histories and information on individual houses and their neighborhoods. This information is presented in Appendix F.

In the fall of 2020, HHM worked with the City to organize and facilitate one online public community input meeting, scheduled for November 19, 2020. HHM distributed public links to the second draft of the survey report in advance of this meeting for public review and comment, as well as an online comment matrix for gathering public comments. The contact list developed earlier in the project served as the basis for invitations to the meeting, accompanied by announcements on the City website and social media posts from project partners like Preservation Austin. The meeting included an interactive questionnaire about core issues involving the survey data, as well as break-out sessions for different recommended historic districts. HHM also distributed electronic copies of meeting materials to the public after the meeting. As necessary, HHM followed up with individual property owners via phone and email. Input gathered during the meeting was shared with City of Austin Historic Preservation Office staff and incorporated into the final project deliverables with concurrence from the City.

¹ CMEC will complete the concurrent Historic Resources Survey of North Loop, Hancock, Upper Boggy Creek.

4 | Survey Findings

This section presents the results of the historic resources survey of North Central Austin: West Campus, North University, Heritage, Bryker Woods, and North Hyde Park. During the fall of 2019, HHM identified and documented 3,061 resources on approximately 2,536 parcels. An inventory of all the resources documented can be found in Appendix B.

This section first sets forth the typology used to classify the identified historic-age resources into property types and architectural styles. A discussion of the evaluation methods used for eligibility recommendations follows.

4.1 PROPERTY TYPES

This subsection discusses the categorization of historic resources identified in the North Central Austin survey area into groupings defined by shared physical attributes and associative qualities. This discussion does not provide a comprehensive examination of every kind of property documented for the survey; however, it does list the most common and/or most distinctive kinds of historic-era properties. The categories listed below (and detailed in the following pages) are organized according to use type and listed in order of frequency within the survey area. Table 4-1-1 below also summarizes the prevalence of these different property types.

- Residential Buildings
- Commercial Buildings
- Medical Buildings
- Religious Buildings
- Educational Buildings
- Government Buildings
- Social Buildings
- Recreational Resources
- Transportation Resources

Table 4-1-1. Representation of property types within the survey area. Note that overlapping types have been grouped to avoid double-counting.

Primary/Secondary	Property Type	Percent
Primary		
	Single-Family	62.17%
	Multifamily	11.17%
	Commercial	7.12%
	Religious/Social	1.08%
	Governmental/Educational/Institutional	0.46%
	Industrial	0.20%
	Agricultural	0.13%
	Recreational	0.13%
	Landscape/Transportation	0.10%
Secondary		
	Residential	17.22%
	Non-residential	0.13%
Other		0.10%

Subtypes within property-type categories are defined according to the building form and illustrated with an example from the North Central Austin survey. Additional information such as associated architectural styles, common features, and a range of construction dates are also included.

RESIDENTIAL BUILDINGS

Single-Family Housing Forms

Single-family houses are the most prevalent subtype of domestic buildings constructed within North Central Austin’s historic period. Documented examples vary in size, scale, materials, and ornamentation. Single-family residential buildings were constructed in the survey area between 1840 and 1974.

Character-defining features of a single-family residential building:

- Orientation toward the street.
- Set back from street with landscaped front yards.

See the following pages for the many variations of single-family residential building types found in the North Central Austin survey area. Table 4-1-2 below summarizes the prevalence of various single-family forms within the survey area.

Table 4-1-2. Representation of single-family housing forms within the survey area.

Single-Family Housing Forms	Percent
Bungalow	70.10%
Ranch	9.72%
Center passage	3.73%
Square plan hipped-roof	3.47%
Other	2.42%
Irregular	2.42%
L-plan	2.31%
Foursquare	1.68%
Other	1.58%
Modified square plan hipped-roof	0.95%
Cape Cod	0.84%
Modified L-plan	0.79%

HALL-AND-PARLOR HOUSE



*Fig. 4-1-1. This **hall-and-parlor** house at 621 W. 30th Street was constructed in 1922 and reflects many key traits of the form, including offset entryways, a side-gabled roof, and single-story massing. Though its doors have been modernized, its form remains historically accurate. Source: Photo by HHM, 2019.*

The hall-and-parlor house form was a dominant type of Folk housing across the southern United States during the second half of the nineteenth century but continued to be built through the first two decades of the 1900s, particularly in lower-income areas where vernacular house types were prevalent. Within the North Central Austin survey area, this form was constructed from 1900 to 1928.

Character-defining features of a hall-and-parlor:

- One-story, linear plan that is two rooms wide and one room deep, often with a side-gabled roof.
- Early examples sometimes have a chimney at one or both gable ends; later examples have chimneys or stovepipes towards the house's rear.
- Horizontal-wood siding or board-and-batten siding are typical.
- Common variations include prominent front porches and shed-roof extensions.

CENTER- PASSAGE HOUSE



*Fig. 4-1-2. Example of a **center-passage** house located at 608 W. 31 ½ Street. This house, constructed in 1915, has many typical features of a one-story center-passage house, including a centralized entryway and a mostly symmetrical façade. Like many examples within the North Central Austin survey area, this house has an inset porch along the front façade. The Classical columns and turned-wood balustrade that articulate the porch and the pronounced cornice are indicative of Classical Revival traditions, a popular architectural expression in Austin during the early twentieth century. Source: Photo by HHM, 2019.*



*Fig. 4-1-3. Example of a **center-passage** house located at 1104 W. 22 ½ Street. This house, constructed in 1938, provides a later example of the two-story variation of the center-passage form. Source: Photo by HHM, 2019.*

The center-passage form is characterized by a one-room- deep, linear, rectangular plan with a side-gabled roof. This vernacular form evolved from early colonial houses in the northeast United States and

became popular nationwide through the late nineteenth century. Early vernacular examples in Texas typically were only one story in height and only one room deep, but the form also included larger two-story adaptations. Because of its practicality, the form remained widely used throughout the twentieth century, especially for two-story house types necessitating a central stair hall. The side-gabled roof form is most common among all variants of this plan. In North Central Austin, center-passage houses were constructed from 1840 through 1965, but most examples date to the 1930s.

Character-defining features of a center-passage house:

- Centrally located entry door
- One or two stories in height
- Side-gabled or hipped- roof form
- Central interior hallway, containing the stairway in two-story examples
- Porch may or may not be present
- Wood-frame or masonry construction
- Common stylistic influences include Folk Victorian, National Folk, Colonial Revival, and Neo-Colonial

L-PLAN HOUSE



Fig. 4-1-4. This L-plan house is located at 4506 Avenue C and was constructed in 1910. The one-story dwelling displays many typical features of L-plan type houses, including its projecting front-gabled wing and cross-gabled roof. Source: Photo by HHM, 2019.

The L-plan form applies a protruding front-facing gable perpendicular to the basic side-gabled center-passage house type. This domestic form reflects the late 1800s penchant for asymmetry. The two intersecting gables form an L-shaped configuration with the front-gabled wing extending forward. The off-center projecting gable often continues towards the building's rear as well. A cross-gabled roof is most common. (A variation with a gable-on-hipped roof is known as a "Modified L-Plan House," discussed below.) In the North Central Austin survey area, L-plan houses date from 1864 to 1965.

Character-defining features of an L-plan house:

- One or one-and-a-half stories in height (some examples are two story).
- Cross-gabled roof formed by a side-gabled linear building with a projecting secondary front-gabled wing.
- A shed-roof porch typically extends across the main wing of the house.
- Wood-frame construction with wood weatherboard or board-and-batten siding.
- Stylistic influences include Folk Victorian, National Folk, and Period Revival Styles.

MODIFIED L-PLAN HOUSE



*Fig. 4-1-5. This example of a Folk -Victorian style house with a **modified L-plan** form is located at 3406 Glenview Avenue and was constructed about 1910. Its steeply pitched roof and extending cross gables are hallmarks of the modified L-plan form. Source: Photo by HHM, 2019.*

The modified L-plan became popular within the North Central Austin survey area in the late 1890s, continuing the popular trend of the era that embraced asymmetrical forms and provided more interior space than traditional Folk house types such as center-passage or L-plan houses. In contrast to the L-plan house form, the modified L-plan has a hipped roof with crossed gables. The modified L-plan home varies in ornateness, though it often shows elements of the Queen. Modified L-plan houses were constructed primarily between the 1890s and to the 1910s in the survey area.

Character-defining features of modified L-plan:

- One or one-and-a-half stories in height.
- Steeply pitched hipped roof above the central section, with one or two lower gables extending off the main body of the house.
- Prevalent stylistic influences include Queen Anne, Folk Victorian, National Folk, and Classical Revival.

SQUARE- PLAN HIPPED-ROOF HOUSE



*Fig. 4-1-6. The **square-plan hipped-roof** form is a common domestic house type in North Central Austin, and this example at 305 W. 38th Street exhibits many common physical features of the form. Constructed in 1917, this dwelling has a low-pitched hipped roof with a centrally located, low-pitched hipped-roof dormer on the front.*

Constructed from 1900 to 1949, the square-plan hipped-roof house is another popular house type within the North Central Austin study area. Its form is nearly square, resulting in a distinctive boxy appearance beneath a hipped or pyramidal roof, sometimes with a central dormer. While many examples show limited stylistic influences, some are examples of Classical Revival, Craftsman, National Folk, or Minimal Traditional style residences.

Character-defining features of a square-plan hipped-roof house:

- Typically, only one or one-and-a-half stories in height.
- High-pitched hipped or pyramidal roof, sometimes with a central dormer.
- Many examples have a partial-width or full-width porch across the front façade, sometimes wrapping around to a side façade.
- Wood-frame construction with wood siding and limited architectural stylistic influences.

MODIFIED SQUARE-PLAN HIPPED-ROOF HOUSE



*Fig. 4-1-7. This house at 110 E. 30th Street is an example of the **modified square-plan hipped-roof plan**. Constructed in 1916, this dwelling features similar characteristics as a square plan hipped-roof house—a hipped roof with a centrally located, low-pitched hipped-roof dormer on the front—except it has an inset porch underneath the roofline. Source: Photo by HHM, 2019.*

Constructed from 1910 to 1940, the modified square-plan hipped-roof house is another prevalent house type within the North Central Austin study area. It shares qualities with the square-plan hipped-roof house, in that it has a square form, a hipped or pyramidal roof, and oftentimes a central dormer; however, its form also includes an inset porch underneath the roofline. While many examples show limited stylistic influences, some are examples of Colonial Revival, Craftsman, and National Folk style residences.

Character-defining features of a modified square-plan hipped-roof house:

- Typically, only one or one-and-a-half stories in height.
- High-pitched hipped or pyramidal roof, sometimes with a central dormer.
- Many examples have a partial-width or full-width porch across the front façade, sometimes wrapping around to a side façade.
- Wood-frame construction with wood siding and limited architectural stylistic influences.

FOURSQUARE HOUSE



*Fig. 4-1-8. Example of a **foursquare house** located at 4600 Caswell Avenue. This house, constructed in 1920, has many features typical of the foursquare form, including a low-pitched hipped roof, two stories, a prominent, full-width porch, and an offset entry. Source: Photo by HHM, 2019.*

The foursquare house form has a cube-like massing, created by a floorplan that is two rooms wide and two rooms deep. Many early examples were minimally ornamented or showcased elements of the Colonial Revival, Prairie School, or Craftsman styles that presented a simpler and less eclectic alternative to the ornate styling of the late nineteenth century. Within North Central Austin, the foursquare form was constructed from 1902 through the mid-1950s.

Character-defining features of a foursquare:

- A two-story building with a low-pitched hipped roof, often with a central dormer.
- Asymmetrical fenestration pattern with the entry offset to one end of the primary façade.
- Typically has a one-story porch that stretches across the primary façade's full length.
- Stylistic influences include Prairie School, Craftsman, and Colonial or Mediterranean Revival.

BUNGALOW HOUSE



*Fig. 4-1-9. This **bungalow**, at 2825 Salado Street, was constructed in 1923 and showcases several common features of the building type. Key hallmarks of the Craftsman style are also on display, including decorative brackets, exposed rafter tails, and box columns supporting the front porch. Source: Photo by HHM, 2019.*



*Fig. 4-1-10. This **bungalow**, at 710 W. 35th Street, was constructed in 1932. The rectangular footprint, side-gabled roof, and portico are typical of the compact version of the bungalow form – which still features parallel interior divisions of bedrooms versus living room-dining-room-kitchen. This example uses the Minimal Traditional style, typical of Austin bungalows from the 1930s onward. Source: Photo by HHM, 2019.*

The bungalow was the most common form of single-family houses throughout the early years of the twentieth century, as house plans were circulated by publications like the *Ladies Home Journal* and *The Craftsman*. While the bungalow may have a variety of footprint shapes—ranging from L-plan to rectangular—the interior is characterized by parallel rows of bedrooms versus living-dining-kitchen spaces, minimizing space devoted to interior corridors. Many bungalows have prominent porches, but other examples include simple porticos. Given the variety of possible footprints and porch configurations, roof types can range from gable-on-hipped to cross-gabled to side-gabled. The Craftsman style is commonly associated with the bungalow form, but numerous examples from the 1930s or later exhibit the Minimal Traditional style or no style. Within the North Central Austin survey area, bungalows were constructed from the early 1900s through the 1970s.

Character-defining features of a bungalow:

- One story in height, often with a low-pitched roof, with broad overhanging eaves
- Prominent porches often present, but simple porticos sometimes present as well
- Roofs could be front-gabled, side-gabled, or hipped
- Double-hung wood-sash windows with one-over-one lights, often grouped in pairs
- Frequently constructed with Craftsman stylistic influences, although Period Revival and Minimal Traditional styles were also common

CAPE COD HOUSE



*Fig. 4-1-11. This residence, located at 2816 San Pedro Street, is an example of a **Cape Cod house**. Constructed in 1927, the house has a rectangular footprint, a steep side-gabled roof, gabled dormers, and Classical Revival stylistic influences, all common character-defining features of the Cape Cod form. Source: Photo by HHM, 2019.*

The Cape Cod house form originated in New England in the seventeenth century and proliferated throughout the United States by the 1930s. It has a rectangular footprint, a steep gabled roof, gabled dormers, and often a symmetrical configuration. Many early examples were minimally ornamented or showcased elements of the Colonial Revival style. Within North Central Austin, Cape Cod house forms were constructed between 1927 and 1965.

Character-defining features of a Cape Cod house:

- Typically, only one or one-and-a-half stories in height.
- High-pitched side-gabled, oftentimes with gabled dormers.
- Rectangular footprint with symmetrical configuration of front façade.
- Limited architectural or Colonial Revival stylistic influences.

RANCH HOUSE



*Fig. 4-1-12. Example of a house with a **ranch** form located at 612 E. 48th Street. This one-story house has many features typical of the Ranch style, including a low-slung profile, large picture window, wide overhanging eaves, and brick-veneered exterior. Source: Photo by HHM, 2019.*

The ranch house form first emerged in North Central Austin around 1940 and presented an elongated, horizontal appearance. Ranch houses prior to 1960 were usually constructed on wide lots with large yards intended to accentuate the house's horizontality with large windows to provide abundant natural light. Many characteristics of traditional ranch houses were adapted for the more modest mass-produced residential designs used in postwar America. Later ranch houses, constructed in the late 1950s

and 1960s, sometimes display stylistic influences taken from earlier Period Revival styles. They retained the type's basic features, including a linear plan and a low-pitched hipped or side-gabled roof.

Character-defining features of a ranch house:

- One-story building with a linear plan.
- Low-pitched side-gabled or hipped roof with wide boxed eaves.
- High-style examples often have stone or brick veneer exterior wall materials with prominent chimneys.
- Large windows, which may be casement or single-hung, often paired or in ribboned bands.
- Where present, garages are attached, constructed as part of the building.
- Porches, if present, are limited to a small inset entry overhang.

IRREGULAR PLAN HOUSE



*Fig. 4-1-13. This house at 909 W. 22 ½ Street is an excellent example of the **irregular plan**. Constructed in 1910, it has a complex roofline consisting of gables and hipped roofs, as well as an angled turret. This form was often used in association with the Queen Anne style, including differing wall textures, wood shingles, decorative door and window surrounds, and bay windows. Source: Photo by HHM, 2019.*

The advancement of balloon-frame construction techniques and the Victorian-era desire for irregular and “picturesque” forms during the last quarter of the 1800s allowed house forms to depart from the symmetry and regularity of rectangular and square folk plans. The irregular-plan house often allowed for greater space than possible with a linear plan, with extra rooms and porch frontage from projecting wings. While many irregular-plan houses have little or no ornamentation, its form and style could be elaborated on working-class houses to the level of a Victorian-era mansion, with substantial detailing and sophistication. Irregular forms continued into the twentieth century and combined with Mid-century Modern styles, where they could be applied to Austin’s hilly topography to meld the building to the landscape. In North Central Austin, these houses date from 1890 onward.

Character-defining features of an irregular plan:

- One or two stories in height, sometimes with a tower.
- Complex rooflines with intersecting gables and projecting wings.
- Examples can be plain with little ornamentation or elaborate with substantial decoration.
- Stylistic influences include Queen Anne, Tudor Revival, Modern, and Ranch.

Garage Forms



*Fig. 4-1-14. Example of a **garage** located at 3406 Duval Street. Constructed in 1929, this garage is situated at the rear of the main house. It is a one-room wood-frame structure clad in asbestos siding with no stylistic influences. Source: Photo by HHM, 2019.*

The garage, a freestanding building constructed to house vehicles, is the second-most common example of a residential building property type. Within North Central Austin, garages were constructed from 1855 to around 1970.

Character-defining features of a garage:

- One-room building with a rectangular plan and a gabled roof.
- Exterior materials are typically weatherboard, board-and-batten, or metal siding.
- Little to no stylistic detailing.
- Typically located behind and to one side of main house and connected to the street by a driveway.

Garage Apartment Building Forms



*Fig. 4-1-15. This example of a **garage apartment** is located at 4515 Avenue G. Constructed in 1937, this garage is situated at the rear of the main house. It is a two-story rectangular building with a gabled roof. Source: Photo by HHM, 2019.*

The garage apartment is similar to a garage, except that it is a larger two-story building with living space on the top floor. Due to its expanded size, the first level typically has parking available for multiple

vehicles. Within North Central Austin, garage apartments were constructed from 1920 to around 1960 and include the following forms: compound plan, irregular plan, raised box, rectangular, and square-plan hipped -roof.

Character-defining features of a garage apartment:

- Large two-story building with parking at the first level and an apartment located above.
- Rectangular in size with no stylistic detailing.
- Construction is either wood-frame or masonry.
- Roofs are hipped or gabled.
- Typically located at rear of main house and/or to one side, connected to the street by a driveway or rear alley.

Back House Building Forms



*Fig. 4-1-16. This example of a **back house** is located at 5007 Rowena Street. Constructed in 1948, this back house is situated at the rear of the main house. It is a one-story rectangular building with a hipped roof. Source: Photo by HHM, 2019.*

Back houses are single-family residences located behind a main house, typically at the rear of the lot. While most back houses open onto the alley and allow for parking along the alleyway, some houses only provide access from the main street, forcing the occupant to pass by the main house in order to reach the back house. Back houses served multiple purposes, including lodging for servants or as rental property to bring in extra income. Within North Central Austin, back houses date from 1903 to 1980.

Character-defining features of a back house:

- At rear of main house, often with access to the rear alley.
- One or two stories in height with a rectangular plan and wood siding.
- Hipped or gable roof.
- Little to no stylistic influences.

Carport Shed Building Forms



*Fig. 4-1-17. This **carport shed** is located at 604 W. 29 ½ Street. Constructed in 1933, this carport shed has a flat roof and no architectural stylistic influences. Source: Photo by HHM, 2019.*

A carport shed is an enclosed room within an open-sided structure topped by a roof that provides shelter for one or more vehicles. Carport sheds are typically used for storage. Within the North Central Austin survey area, carport sheds were constructed from 1920 to 1955.

Character-defining features of a carport shed:

- Located to the main house's side or rear, usually at the end of a driveway.
- Open-sided structures with a flat or slightly gabled roof.
- Features enclosed storage areas at end or on one side.
- No stylistic influences.

Duplex Building Forms



*Fig. 4-1-18. This example of a **duplex house** is located at 405 E. 32nd Street. This one-story duplex was constructed in 1934 and has a bungalow form and Tudor Revival stylistic influences. It has two symmetrical entries on the front elevation. Source: Photo by HHM, 2019.*

Duplex houses are domestic buildings that resemble single-family homes but are intended for use by two families; a common party wall divides the building into separate living areas for each set of residents. Within the North Central survey area, most multi-family housing structures have symmetrical

façades with individual entries for each family, although later versions often have entrances on separate façades of the building. Most duplexes in the survey area were constructed from 1907 to 1972.

Character-defining features of a duplex:

- One or two stories in height.
- Often display a symmetrical configuration.
- Stylistic influences were often minimal, and could include elements of Period Revival, Craftsman, Ranch, or Minimal Traditional styles.

Triplex/Fourplex/Fiveplex House Building Forms



*Fig. 4-1-19. This is an example of a **fourplex** located at 705 Graham Place. Constructed in 1935, this fourplex has Prairie stylistic influences. Note the symmetrical front façade with multiple entries. Source: Photo by HHM, 2019.*

Triplex, fourplex, and fiveplex houses are domestic buildings that resemble single-family homes, but they are intended for use by more than one family. Within the North Central Austin survey area, most multi-family housing structures have symmetrical façades with individual entries for each family, although later versions often have entrances on separate façades of the building. Triplex, fourplex, and fiveplex buildings were constructed between 1907 and 1974.

Character-defining features of a triplex/fourplex/fiveplex:

- Resemble single-family homes in massing and form.
- Wood-frame buildings with wood, brick, or stucco siding.
- Stylistic influences depend on period of construction.
- Typically have symmetrical façades with separate entries.

Low-Rise Apartment Building Forms

Low-rise apartment buildings are large residential one- to two-story-buildings comprised of individual living units, with entrances located in hallways or exterior passageways, sometimes organized around a central courtyard. The low height of these apartments is designed to fit into residential neighborhood contexts. Within the North Central Austin survey area, low-rise apartment buildings were constructed between 1907 and 1974.

Character-defining features of a low-rise apartment building:

- One to two stories in height.
- Typically located at the edge of a subdivision or along a commercial thoroughfare.
- Stylistic influences were often minimal, and could include elements of Mid-century Modern, Ranch, or Minimal Traditional styles.

COMPOUND PLAN LOW-RISE APARTMENT BUILDING



*Fig. 4-1-20. Example of a **compound plan low-rise** apartment building located at 4529 Avenue A. Constructed in 1970, this two-story complex is comprised of a series of buildings, each with multiple living units, connected by sidewalks. Source: Photo by HHM, 2019.*

The compound plan low-rise apartment building form is composed of two or more one to two-story buildings—each with multiple living units—that are visually connected by sidewalks, parking lots, stairways or other landscape features. As the population grew around the University of Texas campus, multi-family building types with ample units for occupancy emerged in the area, mostly throughout the mid-twentieth century. In North Central Austin, compound plan low-rise apartment buildings were constructed from 1915 through 1974, but most examples date to the 1960s.

Character-defining features of a compound plan low-rise apartment building:

- A complex comprised of two or more two- to three-story buildings, each with multiple living units.
- Incorporation of landscape features such as sidewalks, lawns, parking lots, or breezeways that visually and physically connect the various buildings within a complex.
- Common stylistic influences include Tudor Revival, Mid-century Modern, and Ranch.

COURTYARD LOW-RISE APARTMENT BUILDING



*Fig. 4-1-21. This property at 915 W. 21st Street, constructed in 1938, represents a **courtyard low-rise apartment** building. The two-story complex is comprised of one U-shaped building oriented around a shared central courtyard used as a parking lot. Source: Photo by HHM, 2019.*

The courtyard low-rise apartment building form is also composed of one or more two- to three-story buildings—each with multiple living units—but the buildings are typically oriented around and facing a shared, central courtyard, often used for recreational activities by residents. In North Central Austin, construction dates of courtyard low-rise apartment buildings span from 1938 through 1974.

Character-defining features of a courtyard low-rise apartment building:

- A complex comprised of one or more one- to two-story buildings, each with multiple living units, arranged around a shared, central courtyard.
- Landscape features such as sidewalks, lawns, parking lots, or breezeways that visually and physically connect the various buildings within the complex.
- Common stylistic influences include Minimal Traditional, Mid-century Modern, and Ranch.

LINEAR LOW-RISE APARTMENT BUILDING



*Fig. 4-1-22. This example of a **linear low-rise apartment** building is located at 3408 Speedway and was constructed in 1972. The long, rectangular, two-story building has a linear configuration with balconies and exterior staircases running along the side. Source: Photo by HHM, 2019.*

The linear low-rise apartment building form is typically a one- to two-story building with a rectangular plan and a linear configuration. In linear low-rise apartment buildings that have more than one story, staircases and/or elevators are often situated on one or both ends of the building. In North Central Austin, construction dates of linear low-rise apartment buildings span from 1949 through 1974.

Character-defining features of a linear low-rise apartment building:

- A one- to two-story building composed of multiple living units with a rectangular plan and a linear configuration.
- Stairways or elevators often occupy one or both ends of the linear building.
- All examples of linear low-rise apartment buildings in the North Central Austin survey area feature Ranch stylistic influences.

Mid-Rise Apartment Building Forms

Mid-rise apartment buildings are large residential three- to six-story-buildings comprised of individual living units, with entrances located in hallways or exterior passageways, sometimes organized around a central courtyard. They are almost identical to low-rise apartment building forms except with the distinction of having additional stories. Within the North Central Austin survey area, mid-rise apartment buildings were constructed between 1947 and 1974.

The descriptions and lists of character-defining features above, in the *Low-Rise Apartment Building Forms* subsection, also apply to details embodied in the mid-rise apartment building forms, except for the number of stories. Photographs showing examples of the various mid-rise apartment building forms in the North Central Austin survey area appear below.

Character-defining features of a mid-rise apartment building:

- Three to six stories in height.
- Typically located at the edge of a subdivision or along a commercial thoroughfare.
- Stylistic influences were often minimal, and could include elements of Period Revival, International Style, Mid-century Modern, and Ranch styles.

COMPOUND PLAN MID-RISE APARTMENT BUILDING



*Fig. 4-1-23. Example of a **compound plan mid-rise apartment** building located at 706 W. 34th Street. Constructed in 1969, this multi-story complex is comprised of a series of buildings, each with multiple living units, connected by stairways and balconies. Source: Photo by HHM, 2019.*

COURTYARD MID-RISE APARTMENT BUILDING



Fig. 4-1-24. This property at 203 W. 39th Street, constructed in 1970, is an example of a **courtyard mid-rise apartment building**. The multi-story complex is oriented around a shared central courtyard. Source: Photo by HHM, 2019.

LINEAR MID-RISE APARTMENT BUILDING



Fig. 4-1-25. This example of a **linear mid-rise apartment building** is located at 302 E. 34th Street and was constructed in 1972. The long, rectangular building has a linear configuration with balconies facing the front and staircases at each end. Source: Photo by HHM, 2019.

High-Rise Apartment Building Forms



Fig. 4-1-26. Example of a **high-rise apartment building** at 2323 San Antonio Street, the Castilian Apartment Building, constructed in 1967. Source: Photo by HHM, 2019.

The high-rise apartment building became a common building type in North Central Austin beginning in the 1950s, when the student population at the University of Austin increased. Most of the high-rise apartment buildings in North Central Austin consist of a vertical- block form which contains office and/or

commercial spaces on the ground floor and living accommodations on the floors above. Within the North Central Austin survey area, high-rise apartment buildings were constructed from 1956 to 1969 and feature Mid-century Modern stylistic influences.

Character-defining features of a high-rise apartment building:

- Most feature a vertical-block configuration with two distinct zones:
 - Lower zone – one or two stories in height functioning as the “base”;
 - Upper zone – made up of the additional stories with an emphasis on the “shaft”.
- Multi-story curtain wall construction.
- Brick, stone, cast-concrete, and/or steel exterior materials.
- Storefront with a single- or double-door entrance and large wood- or metal-frame plate-glass windows.
- Window openings on upper floors articulate the stories.
- Vertical emphasis shown by the use of pilasters, engaged columns, piers, or smooth wall surface rising between windows.

Fraternal House Building Forms



*Fig. 4-1-27. This **sorority house** is located at 2300 San Antonio Street and houses Pi Beta Phi Sorority. Constructed in 1958, this monumental edifice has a distinct temple-front entrance and ample landscape features. Source: Photo by HHM, 2019.*

Fraternal house building forms include edifices erected near university campuses for the purposes of housing sororities or fraternities or sororities, providing living accommodations for their members, and facilitating social gatherings. On the interior, the building’s floor plan features shared living, dining, and kitchen spaces – as opposed to separate apartments. In the North Central Austin survey area, most of the fraternal houses are monumental buildings with Classical stylistic details situated within large landscaped lots. These are largely located in West Campus and were constructed from 1910 to 1970.

Character-defining features of a fraternal house:

- Vary in use of materials and architectural ornamentation.
- Two or more stories in height.
- The most high- style versions employ a temple-front form.
- Oftentimes features Classical architectural stylistic influences.
- Located near university campuses.

Residence Hall Building Forms



*Fig. 4-1-28. Scottish Rite Dormitory, an example of a **residence hall** in the North Central Austin survey area, is located at 210 W. 27th Street. The Georgian Revival H-plan edifice was constructed in 1922. Source: Photo by HHM, 2019.*

The residence hall building form emerged in North Central Austin in response to increased demand for student housing around the University of Texas area during the early and mid-twentieth century. The residence halls in North Central Austin consist of multiple stories and reflect U-plan and H-plan forms. These buildings typically contain living units and shared bathrooms on each floor and common spaces such as eating, study, and socializing areas on the ground floor. Constructed from 1922 to 1964, the residence halls within the survey area feature Gothic Revival, Georgian Revival, and Mid-century Modern stylistic influences.

Character-defining features of a residence hall:

- Vary in use of materials and architectural ornamentation.
- Two or more stories in height.
- Oftentimes features Classical architectural stylistic influences.
- Located near university campuses.

COMMERCIAL BUILDINGS

Store, Office, and Restaurant Forms

Stores, offices, and restaurants make up the three most ubiquitous commercial property types in North Central Austin. Stores, making up the highest proportion of commercial buildings in the survey area, span construction dates from 1869 to 1974. Offices form the second-most prevalent type, having construction dates that range from 1948 to 1974. Finally, restaurants constitute the third-most common commercial property type; they were erected from 1920 to 1974.

Character-defining features of a store, office, or restaurant:

- Located along major roadways to cater to motorists.
- Typically a stand-alone building either set back or adjacent to the roadside.
- Varied scale and massing, with forms and design often based on the type of cuisine or services offered.
- Signage on building/roofline and/or adjacent to the road.

- Parking in front of or on side of building.

See the following pages for the many variations of store, office, or restaurant building forms found in the North Central Austin survey area.

ONE-PART COMMERCIAL BLOCK BUILDING



*Fig. 4-1-29. Example of a **one-part commercial block** at 4113 Guadalupe Street. Note the positioning of the building flush with the lot line, the three-part configuration of the front façade, the large windows with transoms, and the prominent sign. Source: Photo by HHM, 2019.*

In a commercial block, buildings fill the property fully to the lot line, so that each building closely abuts its neighbor, and adjoining buildings frequently share party walls. The commercial block is traditionally an urban building form often situated near a transportation hub, which increases property value and motivates density. In the North Central Austin survey area, the university and the development of significant roadways drove commercial block construction. As automobile ownership increased in the mid-to-late 1900s, parking became more valuable than proximity to transportation hubs, and the commercial block gradually became less common.

The one-part commercial block form, featuring just one-story, persisted as the most common commercial building type from 1920 through 1968. The enduring popularity of this building type demonstrates the practicality of its design, efficient use of space, and economical cost of construction and maintenance. Resources in this category can be independent and free standing, or they may be part of a row of buildings that share common walls.

Character-defining features of a one-part commercial block:

- One-story load-bearing masonry construction with a rectangular plan or building footprint.
- Storefront (often a three-part configuration) with a single- or double-door entrance and large wood- or metal-frame plate-glass windows.
- Canopy across the front, typically with metal rod or chain supports wall.
- Row of fixed-light wood-sash transoms above storefront.
- Parapet that obscures the slightly pitched roof.

Other features that may be present:

- Detailed masonry work in the parapet, cornice, and/or wall surfaces.
- Vertical brick piers defining storefront bays.
- Cast-iron pilasters, door thresholds, or engaged columns.

- Decorative tile flooring and/or inlay in entrance bay.
- Stylistic influences typically not present but could include Art Deco, Period Revival, Streamline Moderne, Mid-century Modern, or Ranch stylistic detailing.

COMMERCIAL BOX BUILDING



*Fig. 4-1-30. This is an example of a **commercial box** property at 404 W. 30th Street. Note the wide, overhanging eaves on the front and side that would cover a person as they left their car and walked into the building. This building takes up a small footprint of the lot in order to allow for parking on the side of and in front of the building. The distinct Mid-century Modern style reflects the mid-century period in which the building was constructed. Source: Photo by HHM, 2019.*

The commercial box appeared in North Central Austin in 1935 and persisted through 1974 and beyond. Unlike commercial block buildings, which were oriented for pedestrian-related activity, the commercial box form provided space for parking, catering to motorists.

Character-defining features of a commercial box:

- Independent and freestanding building similar in massing and appearance to the one-part commercial block.
- One- to two-story steel-frame or cast-concrete construction with infill walls.
- Rectangular plan or building footprint.
- Flat roof.
- Storefront with a single- or double-door entrance and large windows.
- Canopy or wide overhanging eave across the front.
- Often setback from road to allow parking in front.
- Building takes up smaller footprint of lot in order to provide parking for customers.
- Minimalist stylistic details.

Other features that may be present:

- May have International Style, Mid-century Modern, or Ranch stylistic influences.

TWO-PART COMMERCIAL BLOCK BUILDING



*Fig. 4-1-31. Example of a **two-part commercial block** building at 2004 Guadalupe Street. Note the large storefront windows on the ground floor, contrasted with the second floor's more private windows. Although the original storefront has been replaced, it still echoes the traditional pattern of a two-part commercial block building, with an entrance into the ground-floor retail space at the center of the front façade plus a second entrance leading to the upstairs space at the side (left). Source: Photo by HHM, 2019.*

Within the North Central Austin survey area, two-part commercial buildings are less common than one-part commercial buildings and were constructed from 1869 to 1960. The ground level accommodates public-oriented functions such as retail operations and features a composition and organization similar to that of the one-part commercial block building.

Character-defining features of a one-part commercial block:

- Two distinct zones separated by a horizontal architectural element.
- Brick, limestone, or cast-concrete construction.
- Storefront (usually a three-part configuration) with a single- or double-door entrance and large wood- or metal-frame plate-glass windows.
- Canopy with metal rods or chain supports across the front.
- Row of wood-frame transoms above storefront and/or canopy.
- Multiple (typically three to six) window openings on upper floor(s).
- Double-hung, wood-sash windows on upper floor(s).
- Parapet with varying levels of ornamentation.
- Typically feature no stylistic influences, although rare examples of the Prairie and Streamline Moderne styles may be found.

RAISED BOX BUILDING



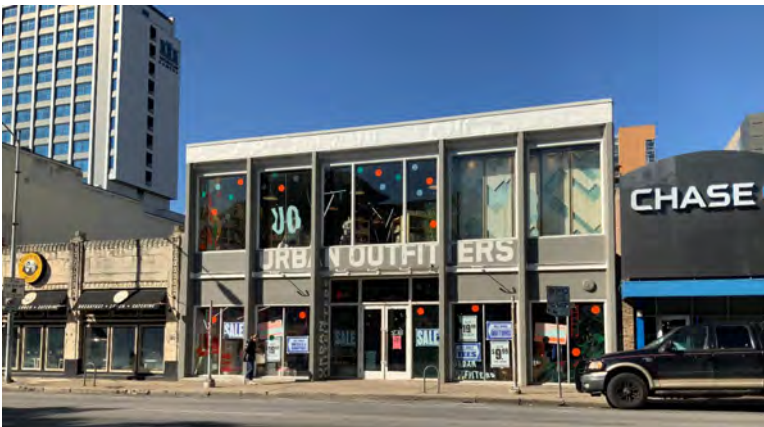
*Fig. 4-1-32. This is an example of a **raised box** property at 1213 W. 34th Street. Note the open space used as a parking garage beneath the raised building. This building takes up a small footprint of the lot in order to allow for parking on the side of, under, and in front of the building. The Modern style reflects the mid-century period in which the building was constructed. Source: Photo by HHM, 2019.*

The raised box form shares similarities with the commercial box except it is elevated leaving empty space on the ground level to be used for parking, storage, or another purpose. Raised box forms appeared in North Central Austin from 1965 to 1974 and beyond.

Character-defining features of a raised box:

- Independent and freestanding building raised above the ground level, leaving space beneath it.
- One- to two-story steel-frame or cast- concrete construction with infill walls.
- Rectangular plan or building footprint.
- Flat roof or shed roof.
- Storefront with a single- or double-door entrance and large windows.
- Canopy or wide overhanging eave across the front.
- Often setback from road to allow parking in front.
- Building takes up smaller footprint of lot in order to provide parking for customers.
- Minimalist stylistic details.
- May have Modern stylistic.

ENFRAMED WINDOW WALL BUILDING



*Fig. 4-1-33 Example of an **enframed window wall** building at 2406 Guadalupe Street constructed in 1968. Note that the aluminum fixed windows compose almost the entirety of the front façade. The building possesses few decorative features. Source: Photo by HHM, 2019.*

The enframed window wall consists of a composition in which a border surrounds or enframes the entire façade or the central section of a one-part commercial block building. The survey area includes several enframed window wall buildings constructed between 1955 and 1968.

Character-defining features of an enframed window wall:

- Typically one-story.
- Large glazed display area.
- Little or no separation between ground floor and upper floors, if they exist.
- A simple surround of the glazed display area.

Other features that may be present:

- Decorative elements, if present, tend to be modest and/or abstract.
- Typically exhibit Mid-century Modern architectural stylistic influences.

Commercial Strip Building Forms



*Fig. 4-1-34. Example of a **commercial strip** at 2904 Guadalupe Street, constructed in 1949. Source: Photo by HHM, 2019.*

The commercial strip modifies the commercial block in which a series of adjoining commercial spaces are designed as a unit, with a shared structural system and a coherent aesthetic. While the buildings within a commercial block typically filled the lot, a commercial strip typically leaves space for surface parking either at the front or at the rear. In the North Central Austin survey area, commercial strips were constructed between 1932 and 1971.

Character-defining features of a commercial strip:

- A complex composed of adjoining commercial spaces designed as a single unit
- Typically one or two stories in height.
- Unified, coherent design aesthetic.
- Ample space for parking surrounding the building.
- Horizontal emphasis.
- Mid-century Modern stylistic detailing.

Gas Station Building Forms



Fig. 4-1-35. Example of a gas station at 3317 N. Lamar Boulevard, constructed in 1950. Source: Photo by HHM, 2019.

Gas stations are among the most distinctive building forms in the commercial property-type category. Functioning as places for curbside fuel distribution, their evolution closely follows the automobile's development in Texas. More gas stations emerged as the road networks expanded and spurred the proliferation of automobiles. Competition among various corporations quickly led to a standardized typology of gas station design that included buildings, color schemes, and signage. Despite the many variants that existed, all gas stations shared common physical characteristics and attributes that identified them as a distinct building form. Although many subtypes exist, the most common gas station forms include the box-with-canopy, house-with-canopy, and oblong box-with-canopy, all of which have open bays and raised stands for gas pumps. In the North Central Austin survey area, gas stations were constructed between 1930 and 1971.

Character-defining features of a gas station:

- Often located on a corner lot to provide access from two streets.
- Rectangular footprint.
- Exterior materials of brick, stucco, or porcelain enamel tile.
- A single- or double-door entrance with large, plate-glass wood, or metal- frame windows.
- Flat roof.
- Large overhead doors that provide access to service bays or a garage.
- If present, a flat-roofed canopy extends from the office and provides coverage over gas pumps.

Bank Building Forms



*Fig. 4-1-36. This is an example of a **bank** in the North Central Austin survey area. Constructed at 1904 Guadalupe Street in 1948, it features a one-direction drive-way leading to a canopy where bank transactions with bank tellers took place through windows. Source: Photo by HHM, 2019.*

Drive-up and drive-through banks emerged in or near commercial districts during the years following World War II, when commercial establishments catering to the needs of automobile travelers began to replace earlier forms of commercial buildings, such as one- and two-part commercial blocks. These bank forms feature one-direction driveways for bank patrons to approach a window, through which their transactions can be handled with bank employees. In addition to the driveways, the bank drive-through property type possesses a canopy sheltering the bays where vehicles approach the windows and an attached office building housing bank offices. In the North Central Austin survey area, banks were constructed between 1948 and 1974.

Character-defining features of a bank:

- One or more one-direction driveway(s).
- A canopy sheltering windows where bank transactions take place.
- Attached office building housing administrative offices of the bank.
- If present, a flat-roofed canopy extends from the office and provides coverage over transaction area.

MEDICAL BUILDINGS

Medical Office Forms



*Fig. 4-1-37. This example of a **medical office** is located at 801 W. 34th Street. It features a central-block-with-wings building form and Contemporary architectural detailing. It was constructed in 1965. Source: Photo by HHM, 2019.*

Medical office buildings function as administrative centers for medical facilities. Eleven medical office buildings fall within the North Central Austin survey area and were constructed from 1930 to 1970. Most of these resources sit within the Austin State Hospital campus.

Character-defining features of a medical office:

- A large building with minimal architectural detailing.
- Architectural detailing often ties with design of surrounding buildings.
- Beginning in the mid-twentieth century, automobile and wheelchair accessibility features, such as *porte cocheres*, attached parking garages, and wheelchair ramps.

Hospital Forms



*Fig. 4-1-38. This **hospital** building, which houses Seton Hospital, is located at 3501 Mills Avenue and was constructed in 1959. The six-story edifice features a vertical-block building form with minimal architectural stylistic influences. Note the ample parking spaces surrounding the hospital building. Source: Photo by HHM, 2019.*

Hospitals are typically large, multi-story buildings that house services related to the prevention, treatment, and management of illnesses and the preservation of mental and physical well-being. They typically feature a public lobby area on the ground floor along with eating and administrative facilities, while spaces devoted to patients' rooms and medical treatments occupy upper stories. Parking lots and driveways for emergency vehicles to access often surround hospital buildings. Six hospital buildings sit within the North Central Austin survey area spanning construction dates from 1857 to 1969.

Character-defining features of a hospital:

- A large building with minimal architectural detailing.
- Typically two or more stories in height.
- Uniform fenestration to permit natural light into hospital rooms.
- Surrounded by large parking lots.
- Driveways leading to hospital reserved for emergency vehicles.

RELIGIOUS BUILDINGS

Church Forms



Fig. 4-1-39. Hyde Park Christian Church at 610 E. 45th Street is an example of a Mid-century Modern church in the North Central Austin survey area. This church was constructed in 1959. Source: Photo by HHM, 2019.

A church is a type of religious building in which people gather for public worship. These buildings can vary from simple structures with minimal amounts of stylistic details, to large, complex, architect-designed buildings with high-style embellishment and ornamentation. In North Central Austin, churches were constructed from as early as 1914 until 1974. They reflect the Period Revival, Mid-century Modern, and Contemporary architectural stylistic influences.

Character-defining features of a church:

- Architectural styles vary, but those based on more traditional stylistic movements (Colonial, Gothic, Romanesque, and Mission Revival) are common.
- Some examples have a steeple at the pitch of the roof or bell towers near the entrance.
- Entrances are typically located centrally on the front façade and are comprised of a set of double doors, sometimes framed by arches or columns.
- Windows are often decorative, and may vary in size, shape, or be made of stained glass.

Auxiliary Religious Building Forms



*Fig. 4-1-40. This building, located at 2026 Guadalupe Street, is an example of an **auxiliary religious building**. Constructed as a dormitory for the Catholic Church in 1914 and modified in 1977, the building—known as Newman Hall—is located directly adjacent to the church and has Mission Revival and Mid-century Modern stylistic influences. Source: Photo by HHM, 2019.*

While the main building on a religious property is generally the church, auxiliary religious buildings are usually located behind or to the side of the church, often forming a central courtyard between the buildings within the complex. In the North Central Austin survey area, religious auxiliary buildings, such as church halls and religious school buildings, were constructed between 1914 and 1974.

Character-defining features of an auxiliary religious building:

- Typically located behind or to the side of the main church, often forming a central courtyard between the buildings.
- Sometimes linked together with corridors and breezeways.
- Utilitarian in form with minimal stylistic influences.
- Cladding consists of brick, horizontal wood, or a combination of both.

EDUCATIONAL BUILDINGS

School Forms



*Fig. 4-1-41. This building, located at 3309 Kerby Lane, is an example of a **public school building** in the North Central Austin Survey Area. The Bryker Wood Elementary School building was constructed in 1939 in the era's popular International Style. It is a one-story central-block-with-wings building. The various wings house the school's different functions. Source: Photo by HHM, 2019.*

Educational properties within the North Central Austin survey area are comprised of both public and private school buildings. Public school buildings typically consist of a single large building with multiple levels and wings on a single lot. All school functions, including administrative and teaching activities, are housed under the same roof. Private school buildings, on the other hand, are generally smaller single or multi-level buildings that together make up a larger complex. Each building serves a different function; as such, administration activities are located in different buildings than classrooms. Within the North Central Austin survey area, educational buildings were constructed between 1924 and 1962.

Character-defining features of a school:

- Buildings are set apart from the street grid on a large parcel of land.
- Public school buildings are large multi-level buildings with multiple wings.
- Private school buildings consist of smaller individual buildings that, as a whole, make up a larger complex.
- Stylistic influences popular at time of construction, including Period Revival, International Style, and Mid-century Modern.



*Fig. 4-1-42. These buildings populate the St. Andrews Episcopal School campus, located at 3104 Wabash Avenue. They serve as examples of **private school buildings** in the North Central Austin Survey Area. The 1957 buildings exhibit Mid-century Modern style influences. Source: Photo by HHM, 2019.*

Library Forms



*Fig. 4-1-43. The David L. and Jane Stitt **Library** located at 100 E. 27th Street—on the Austin Presbyterian Theological Seminary campus—was constructed around 1945. Note the use of the Gothic Revival style in the dormers and window surrounds. Source: Photo by HHM, 2019.*

A library is a building that contains books, periodicals, and other reading materials for use by the public. One historic-age library, Austin Presbyterian Theological Seminary’s Stitt Library, is located within the East Austin survey area. The ca. 1945 massed-block building features Gothic Revival stylistic influences.

Character-defining features of a library:

- One-story building that exhibits the popular architectural styles from the period of construction.
- Sits on a large lot with a parking lot surrounding one or multiple sides.

GOVERNMENT SERVICES BUILDINGS

Fire Stations



*Fig. 4-1-44. This is an example of a **fire station** in the North Central Austin survey area. It is located at 3002 Guadalupe Street and has a two-part commercial block form with Italianate stylistic detailing. Note the three enclosed bays across the front façade. Source: Photo by HHM, 2019.*

Municipal services buildings house departments that are organized by a city government or local entity to provide a service to the people of a community. Within the North Central Austin survey area, three fire stations constitute the government services buildings, having construction dates ranging from 1906

to 1956. Fire station buildings typically have one to two stories, multiple bay openings, and stylistic influences reflecting the period it was constructed.

Character-defining features of a fire station:

- Large building one to two stories in height.
- Located on a large parcel, surrounded by a parking lot.
- Multiple bay openings.
- Stylistic details reflective of period of construction.

SOCIAL BUILDINGS



*Fig. 4-1-45. This is an example of a **lodge/meeting hall**, a social building property type, within the North Central Austin survey area. It is located at 2500 Guadalupe Street and has four stories and International Style detailing. Source: Photo by HHM, 2019.*

A social building property type is intended to house a large gathering of people for civil, social, or recreational activities. These buildings can vary widely in form and style, but consistently have large, unpartitioned interior spaces with fixed or removable seating, allowing an audience to hear and see a performance, competition, or ceremony. A stage may be located centrally at one end of the building, or within a rear wing or extension. These buildings may not have a single, primary entrance, and instead have a series of entrances that allow a large number of people to enter and exit the building quickly and safely. Two social building forms—a lodge/meeting hall and a private clubhouse—occupy the North Central Austin survey area, spanning construction dates from 1931 to 1962.

Character-defining features of a fire station:

- Constructed around a stage for the purpose of education, recreation, and/or entertainment.
- Large, unpartitioned interior to allow attendees to view the stage/presentation space.
- Multiple entrances.

RECREATIONAL RESOURCES



*Fig. 4-1-46. This is an example of a **recreational resource**, a tennis center, within the North Central Austin survey area. It is located at 2312 Shoal Creek and was constructed in 1948. Source: Photo by HHM, 2019.*

Recreational resources vary in physical form and appearance more than any other property type. Used as gathering places accessible to the public, the lone example of a recreational property found within the North Central Austin survey area is a tennis center.

Character-defining features of a recreational resource:

- Differ in size and form, based on use.
- Typically one-story buildings.
- Used stylistic influences popular during the era of construction.

TRANSPORTATION RESOURCES



*Fig. 4-1-47. This is an example of a **transportation resource**, Speedway Street Bridge over West Waller Creek, located in Shipe Park. The concrete deck arch bridge was constructed in 1946. Source: Photo by HHM, 2019.*

Transportation resources vary in physical form and appearance based on the mode of transportation the resource is associated with. The North Central Austin survey area includes one transportation resource, the Speedway Street Bridge over West Waller Creek, located in Shipe Park.

Character-defining features of a recreational resource:

- Differ in size and form, based on use.

4.2 ARCHITECTURAL STYLES

This section will be used to help identify character-defining features referenced in the North Central Austin historic resources survey. Historic buildings often are grouped into architectural styles. This category helps to guide comparisons and illustrate the broad trends that impacted construction. Each classification includes a list of character-defining physical features, followed by photographs of examples in North Central Austin.

North Central Austin displays a wide variety of architectural styles. Moreover, some buildings combine different architectural styles, communicating their evolution over time, or transitions in popular tastes from one period to another. This broad span of architectural styles is one of the factors that makes North Central Austin so unique. Common styles are presented below, roughly in chronological order, though trends often overlapped. The architectural styles found in North Central Austin are listed below, and their prevalence is summarized in Table 4-2-1 to follow.

- Greek Revival
- National Folk
- Folk Victorian
- Queen Anne
- Classical Revival
- Gothic Revival
- Art Deco
- Streamline Moderne
- Prairie
- Craftsman
- Tudor Revival
- Spanish Colonial Revival
- Mission Revival
- Minimal Traditional
- International Style
- Mid-Century Modern
- Ranch
- Contemporary

Table 4-2-1. Representation of styles within the survey area. Note that resources with more than one style have been consolidated under the dominant stylistic category to avoid double-counting.

Style	Percent
No style/blank	40.80%
Craftsman	17.25%
Minimal Traditional	15.58%
Ranch Style	7.09%
Colonial Revival	4.28%
Tudor Revival	2.94%
Mid-century Modern	2.38%
National Folk	1.89%

Table 4-2-1. Representation of styles within the survey area. Note that resources with more than one style have been consolidated under the dominant stylistic category to avoid double-counting.

Style	Percent
Classical Revival	1.63%
Other/Minor Styles	1.60%
Commercial	0.72%
Prairie	0.72%
Folk Victorian	0.65%
International Style	0.56%
Queen Anne	0.52%
Spanish Colonial Revival	0.39%
Mediterranean Revival	0.36%
Mission Revival	0.33%
Art Deco	0.29%

GREEK REVIVAL



Fig. 4-2-1. Photo of house at 2001 University Avenue. The **Greek Revival** style is visible in the temple-front portico entrance, Classical porch columns, and front-gabled pediment. Source: Photo by HHM, 2019.

The Greek Revival style often is associated with the early years of the American Republic – beginning around 1825, when the new democracy sought inspiration in the architecture associated with the ancient Greek democracy. Use of this style continues today. Late Classical Revival examples also sometimes show vestiges of influence from the earlier Greek Revival style. Within the survey area, Greek Revival examples date from 1840 through 1964.

Character-defining features of the Greek Revival style:

- Exterior walls typically constructed of stone or stucco, although sometimes wood, often white or beige in color.
- Porch may be full-width or partial-width, but always supported by columns or pilasters with capitals representing a Classical Greek order. A projecting pedimented front-gabled porch roof (sometimes called a “temple front”) is common, although some examples have flat roofs or recessed porches.
- Roofs are typically gabled, hipped, or flat.

- Windows are often double-hung wood-sash, sometimes with a six-over-six configuration of lites, generally with a symmetrical fenestration pattern.
- Doors are generally located at the center of the front façade, often surrounded by a transom and/or sidelights.

NATIONAL FOLK



*Fig. 4-2-2. Example of a 1914 **National Folk** house with a square-plan hipped-roof square-plan form located at 300 W. 35th Street. Note the horizontal siding, door with transoms, and lack of applied ornament. Source: Photo by HHM, 2019.*



Fig. 4-2-3. Photo of a National Folk house constructed in 1925 at 2800 Salado Street. Note the center-passage plan and fenestration pattern. Source: Photo by HHM, 2019.

The National Folk style was popularized by the rise of the railroads and mass-produced lumber in the late twentieth century. National Folk houses use milled lumber and standardized floor plans, but with minimal applied ornamentation. Common building forms include L-plan, modified L-plan, and square-plan hipped-roof houses. Common historic-age alterations include rear additions and application of decorative ornament, sometimes simulating the Folk Victorian style (discussed below).

Character-defining features of the National Folk style:

- Use of milled lumber.

- Horizontal wood clapboard siding.
- Larger windows reflecting the larger openings, made possible with milled lumber.
- Front doors with transom and sidelight windows.
- Double-hung wood-sash windows, sometimes with wood shutters.
- Partial-width or full-width porches.
- Simple, square wood or decorative metal porch posts and railings.
- Simple wood soffits, fascia boards, and bargeboards.
- L-plan, modified L-plan, and square-plan hipped-roof building forms.

FOLK VICTORIAN



Fig. 4-2-4. Example of a 1910 Folk Victorian house with a L-plan form located at 4506 Avenue G. Source: Photo by HHM, 2019.

In the late nineteenth century, nationally popular architectural tastes began to influence second-generation settlers in Central Texas. Folk Victorian residences were constructed during the Victorian era in the United States from approximately 1870 to 1910. During this period, new building methods and supplies were introduced across the country as a result of industrialization and the expansion of the railroad. Dimensional lumber and mass-produced components like doors, windows, roofing, siding, and decorative elements could be purchased via catalogs and shipped on the railroad to remote locations at a relatively affordable cost. The Folk Victorian style is defined by the presence of machine-made decorative detailing on simple folk house forms. Houses in this style commonly take on the L-plan, modified L-plan, or I-house form.

Character-defining features of the Folk Victorian style:

- Machine-milled materials.
- Exterior walls usually wood siding or wood shingle.
- Fenestration pattern similar to National Folk houses.
- Ornamentation applied rather than integrated into the house form.
- Foundation often screened with skirting of wood, pressed metal, brick, or stone.
- Porches feature decorative woodwork, such as turned balusters and spindle friezes; porch floors often wood; porch ceilings often bead board; decorative detail typically prefabricated.
- Windows typically double-hung wood sash.
- Doors typically wood, sometimes with glazing, transoms, and/or sidelights.

- Chimneys brick or stone, if extant; sometimes metal stovepipe substitutes for chimney.
- L-plan, modified L-plan, or I-house form.

QUEEN ANNE



Fig. 4-2-5. Oblique view of 1882 a Queen Anne house at 1909 Nueces Street. Note the spindle work and turned- wood columns on the porch, hipped-roof dormer, and cupola-topped turret. Source: Photo by HHM, 2019.

The Queen Anne style became the height of fashion during the 1880s and 1890s. Queen Anne is a subcategory of the more commonly known Victorian style. The style includes more expressive building forms and integrated detail, in addition to the applied detail commonly seen on the Folk Victorian style. The building forms associated with residential examples of the Queen Anne style are commonly irregular, with projections like bay windows and turrets, although the core form commonly resembles a modified L-plan. The style sometimes is associated with commercial and institutional buildings as well.

Character-defining features of the Queen Anne style:

- Exterior walls usually wood siding or wood shingle, but sometimes brick or stone; often with a variation of materials, colors, and textures.
- Foundations often screened with skirting of wood, pressed metal, brick, or stone.
- Porches expressive with decorative woodwork, such as turned balusters and spindle friezes; wraparound porches common; porch floors often wood and porch ceilings often bead board.
- On commercial examples, storefronts typically are wood sash or cast iron with sidelights and transoms, with colored or etched glass sometimes present.
- Windows typically double-hung wood sash, often with multiple lights and other decorative features; bay windows common.
- Doors typically wood, often with glazing, transoms, and/or sidelights.

- Chimneys commonly brick or stone, often with decorative tapestry brick or corbelling; sometimes metal stovepipe substitutes for chimney.
- Irregular building forms, commonly variants of the modified-L form.

CLASSICAL REVIVAL



*Fig. 4-2-6. Photograph of a 1900 **Classical Revival** house at 2605 Salado Street. Note the dentils and column capitals, inspired by Greek classical architecture. Source: Photo by HHM, 2019.*

Classical Revival buildings typically date from the early twentieth century and mark a turn away from the more exuberant expression of the Victorian era, toward more refined and simplified detailing and proportions inspired by Classical Greece and Rome. On commercial or institutional examples, typical forms include the one-part commercial block, the two-part commercial block, or the central block with wings. Modest Classical Revival detailing—like simple wood columns—sometimes may be applied to National Folk house forms, like the L-plan or modified L-plan.

Character-defining features of the Classical Revival style:

- Commercial or institutional examples:
 - Exterior walls brick or stone masonry; quoins may be present at the corners of the front façade.
 - Porches prominent, with a full-width or partial-width colonnade or arcade, supported by columns or pilasters with decorative capitals; porch roof may be flat or front-gabled with a pediment.
 - Windows typically double-hung wood sash, often grouped.
 - Doors typically wood, sometimes with glazing, transoms, and/or sidelights.
 - Forms include one-part commercial block, two-part commercial block, or central block with wings.
- Residential examples:
 - Exterior walls typically wood siding, brick, or stone masonry.
 - Porches supported by columns or pilasters with decorative capitals.
 - Windows typically double-hung wood sash, often grouped.
 - Doors typically wood, sometimes with glazing, transoms, and/or sidelights.
 - Forms include variants of the L-plan, modified L-plan, and square-plan-hipped-roof house types.

GOTHIC REVIVAL



*Fig. 4-2-7. Photo of First Congregational Church, constructed at 408 West 23rd Street in 1925 in the **Gothic Revival** style. Source: Photo by HHM, 2019.*

The Gothic Revival style is a highly decorative style associated with the Romantic movement in art and literature in Europe from roughly 1800 to 1890. The Romantic movement aimed to elicit intense emotion; the Gothic Revival style fit this mood given its soaring roof forms and dramatic juxtapositions of light and shadow, as well as its nostalgic associations with the medieval era of knights and ladies. In the early nineteenth century, the Gothic Revival style most commonly was applied to grand institutional buildings, especially churches. Central Texas immigrants used the style for churches from the earliest wave of immigration in the mid-nineteenth century – demonstrating an awareness of popular trends in high-style architecture in Europe during the era of ongoing immigration.

Character-defining features of the Gothic Revival style:

- Exterior walls usually brick or stone masonry in varying colors, patterns, and textures, with exaggerated mortar joints, sometimes with seeping mortar; sometimes veneered with stucco; buttresses may be present on side façades.
- Foundations usually skirted with brick or stone.
- Porches, if present, typically include Gothic arches supported by brick or stone piers; they often feature heavy hardware, such as handrails and light fixtures.
- Steeply pitched roof forms communicate vaulted interior spaces.
- Roofs parapets may include stone coping, sometimes with crenellations.
- Windows openings often feature Gothic arches; leaded glass in a lattice pattern often present; brick or stone lintels and sills common; stone tracery may be present.
- Doors often feature heavy cast-iron hardware; stone door surrounds common.
- Prominent brick chimneys common, with corbelling or crenellations.
- Religious buildings typically cruciform in plan – most commonly with a Latin cross form; residential examples typically use center-passage, hall-and-parlor, or I-house forms.

ART DECO



*Fig. 4-2-8. Photo of the 1936 movie theater at 2402 Guadalupe Street exhibiting bold and colorful **Art Deco** detailing. Note the decorative motif in the parapet and projecting marquee. Source: Photo by HHM, 2019.*

The Art Deco style dates from the mid-twentieth century and typically is applied to institutional or commercial buildings. The style uses geometric detailing and ornament applied to longstanding building forms, like the one-part commercial block, two-part commercial block, and central block with wings. Large and high-style Art Deco buildings often use a steel-framed structure, enabling wide window openings, high ceilings, and broad interior spaces.

Character-defining features of the Art Deco style:

- Exterior walls typically brick masonry, stone masonry, concrete block, stucco, or ceramic tile, sometimes with bold coloring.
- Walls often feature abstracted or geometric detailing in stone, terra-cotta, or metal
- Engaged stone masonry pilasters often include fluting.
- Spandrels made of metal, ceramic tile, or glass may be present between windows and pilasters
- Projecting signage or marquees may be present on commercial examples.
- Cantilevered flat awnings or canopies sometimes present.
- Patios or balconies with metal railings may be present.
- Commercial examples typically feature metal storefronts.
- Windows typically metal-sash casement; glass block sometimes present.
- Doors typically wood or metal, often with glazing.

STREAMLINE MODERNE



*Fig. 4-2-9. Building with **Streamline Moderne** stylistic influences at 3401 Guadalupe Street. Note the horizontal emphasis, cantilevered awning, and oval-shaped windows. Source: Photo by HHM, 2019.*

The Streamline Moderne style is a derivative of the Art Deco movement, dating from about 1920 through the 1940s. Though there are few pure examples of this architectural style, there are a few buildings within the North Central Austin survey area highly influenced by its clean lines and horizontal emphasis. Commercial or institutional examples are typically one-part commercial blocks or gas stations.

Character-defining features of the Streamline Moderne style:

- Exterior walls often stucco and/or tile, sometimes with rounded corners.
- Horizontal banding sometimes present below cornice line.
- Cantilevered flat awnings or canopies typical, often with a flat or swept roof form.
- Commercial examples typically feature metal storefronts.
- Windows typically metal-sash casement or jalousie; glass block sometimes present.
- Doors typically wood or metal, often with glazing.
- Form typically one-part commercial block or gas station.

PRAIRIE



*Fig. 4-2-10. Photo of a 1922 **Prairie** style house, located at 609 W. 32nd Street. Note the brick exterior, use of a belt course, and low-sloping eaves. Source: Photo by HHM, 2019.*

Houses designed in the Prairie style typically date from the early twentieth century. Influenced by the Arts and Crafts Movement, designers of buildings in the Prairie style rejected Greek and Roman classicism and principles of ornamentation. Instead, they employed open floor plans, horizontal lines and emphasis, and integration within the surrounding landscape.

Character-defining features of the Prairie style:

- Exterior walls are often brick, sometimes Roman brick, sometimes with string course for horizontal emphasis. Stone or tile detailing in geometric pattern sometimes present.
- Porches supported by brick piers with stone coping and detailing.
- Roofs of residential properties are low-sloped hipped with deep, enclosed eaves. On commercial and institutional examples, they are typically flat with geometric detailing at the cornice.
- Storefronts may be wood or metal sash.
- Windows are often double-hung wood sash, often with wood screens with geometric detail
- Chimneys are often present on residential examples. Typically brick, often with stone coping.

CRAFTSMAN



*Fig. 4-2-11. Photo of a 1922 **Craftsman** house, located at 904 W. 29th Street. Note the horizontal emphasis with broad eaves and paired windows. Also note the brick pedestals, tapered columns, and wood brackets. Source: Photo by HHM, 2019.*

Houses built in the Craftsman style date from approximately 1905 to 1930, and the homes feature a simplicity in design and materials that was a departure from the exuberance of Victorian-era houses. The Craftsman movement emphasized materials and colors derived from nature, as well as structural honesty. The expressive features of the Craftsman style typically are integrated into the building's form rather than applied to the surface. Consequently, the Craftsman style is considered one of the first modern styles in America. The Craftsman style is often applied to the bungalow form.

Character-defining features of the Craftsman style:

- Exterior walls typically wood siding or asbestos shingle, sometimes brick; sometimes feature wood shingle detailing.
- Decorative beams or braces under gables.
- Exposed rafter tails.
- Wide eaves.
- Porches partial width or full width, often with front-gabled roof, typically supported by tapered wood, brick, or stone columns but sometimes supported by metal posts.
- Window typically double-hung wood sash, often paired, and often with wood screens with geometric detail.

- Chimneys brick, sometimes with corbelling or stone coping; sometimes with broad tapered profile.
- Bungalow house form.

TUDOR REVIVAL



*Fig. 4-2-12. Example of a brick **Tudor Revival** house at 301 Moore Boulevard. Note the use of the bungalow form with Tudor Revival stylistic details like its round-arched door and broad chimney. Source: Photo by HHM, 2019.*

The 1920s and 1930s saw renewed popularity of historical revival styles, like the Tudor Revival. Many of these buildings used a bungalow form, or a larger L-plan variant, but employed historically inspired detailing rather than Craftsman detailing.

Character-defining features of the Tudor Revival style:

- Exterior walls usually brick or stone masonry; sometimes veneered with stucco; masonry sometimes includes varying colors, patterns, and textures, with exaggerated mortar joints, sometimes seeping.
- Faux half-timbering sometimes adorns gable-ends.
- Eaves sometimes swept.
- Wing walls or buttresses sometimes accent the front façade.
- Porches not always present, but sometimes include low-sloped Gothic arches supported by brick piers.
- Hardware and lighting typically heavy wrought iron.
- Windows usually double-hung wood sash; sometimes feature picture windows with leaded glass in a lattice pattern; window openings sometimes feature low-sloped Gothic arches.
- Doors often round-arched and heavy wood, sometimes with small lites.
- Chimneys commonly broad and tapered, sometimes with brick corbelling or terra-cotta caps.
- Form often bungalow or L-plan variant.

SPANISH COLONIAL REVIVAL



*Fig. 4-2-13. Residential example of a **Spanish Colonial Revival** style at 2112 Rio Grande Street. The 1900 dwelling has a clay tile roof and a distinct parapet. Source: Photo by HHM, 2019.*

The Spanish Colonial Revival style (also known as the Spanish Eclectic style) typically dates to the early or mid-twentieth century. The associated house form typically is a bungalow or a variant of the L-plan.

Character-defining features of the Spanish Colonial Revival style:

- Exterior walls usually stucco, sometimes with texture or molded decorative wall elements; tile detailing common.
- Porches often partial width with arched openings supported by masonry piers; sometimes cantilevered awnings substitute for porches.
- Often feature heavy wrought-iron hardware, such as handrails and light fixtures.
- Second-story balconies or roof decks with wrought-iron railings or turned- wood balusters sometimes present.
- Roofs often covered with clay tile.
- Windows typically double-hung or casement, with metal or wood sash; sometimes featuring wrought-iron grates or balconies.
- Doors typically heavy wood, sometimes with small lites; often feature heavy hardware; stone door surrounds common.
- Chimneys stucco, often with tile caps.
- Residential form often bungalow or L-plan variant; commercial forms may be one-part commercial block, two-part commercial block, or gas station.

MISSION REVIVAL



Fig. 4-2-14. Mission Revival commercial building at 3001 Washington Square. Note the stucco wall surface, tile inlay, clay tile roof, and molded parapet. Source: Photo by HHM, 2019.

The Mission Revival style dates to the early or mid-twentieth century and may be applied to residential or commercial buildings. Residential examples typically are bungalows, while commercial examples may be one-part commercial block, two-part commercial block, or gas stations.

Character-defining features of the Mission Revival style:

- Exterior walls usually finished with stucco, either smooth or textured.
- May feature terra-cotta or cast-concrete ornamentation, typically at door and window surrounds and belt or string courses.
- May include wing walls at façade edge.
- Partial-width porch supported by columns or pilasters with decorative capitals, sometimes with round-arched arcade; entry portico sometimes substitutes for porch.
- May have second-story balcony with wrought-iron railings or turned-wood balustrades.
- Roofs often clay tile on residential examples.
- Mission-shaped molded dormer or roof parapet with terra-cotta or cast-concrete coping sometimes present.
- Wide-overhanging eaves common.
- Windows wood casement or double-hung wood sash; may feature Roman or segmental arch openings.
- Doors may feature Roman or segmental openings; decorative stone or iron trim often present.
- Chimneys often include clay tile hoods.
- Residential examples typically bungalows; commercial examples may be one-part commercial block, two-part commercial block, or gas stations.

MINIMAL TRADITIONAL



*Fig. 4-2-15. Photograph of a 1939 **Minimal Traditional** house at 1402 W. 30th Street featuring minimal ornamentation, a simple porch, and brick veneer siding. Source: Photo by HHM, 2019.*

The Minimal Traditional style was developed beginning in the mid-1930s as a response to changes in the housing market due to the Great Depression. By establishing a program for home loans financed by the federal government, the National Housing Act of 1934 was intended to stimulate the building industry. The Federal Housing Administration (FHA) established guidelines for neighborhood plans as well as house designs, with a goal of providing uniform standards for construction of homes that were accessible to as many Americans as possible. The FHA's designs in their 1936 publication, *Principles of Planning Small Houses*, promoted the basic principle of "providing a maximum accommodation within a minimum of means, and, consequently, cost." The efficient designs also meant that these houses could be constructed rapidly to meet demand from returning World War II veterans. The form used began with simplified examples of the bungalow in the 1930s and early 1940s, then transitioned to a more horizontal ranch-like form in the late 1940s and 1950s.

Character-defining features of the Minimal Traditional style:

- Exterior walls typically wood siding or asbestos shingle; decorative wood shingles or board-and-batten siding sometimes present at gable ends; brick or stone veneer sometimes present at ground floor base.
- Minimal applied architectural detailing.
- Porches typically partial width, supported by simple wood posts, geometric wood posts, or metal posts, sometimes adorned with decorative wrought iron; porch floor typically concrete.
- Windows usually casement or double-hung, wood or metal sash; fixed picture windows sometimes present at front façade.
- Decorative wood shutters common.
- Doors wood, often with small lites in geometric patterns or fan lights.
- Chimney, if present, simple brick or stone.

INTERNATIONAL STYLE



*Fig. 4-2-16. A building constructed in 1950 on the Austin State Hospital campus. This building's primary stylistic influence is **International** style, evident in the flat roof, flat wall planes, and extensive ribbon windows. Source: Photo by HHM, 2019.*

The International Style is a subset of the Mid-century Modern style that typically dates to the early twentieth century. The style typically is found on high-style, architect-designed buildings. However, traces of influence from the International Style sometimes are seen on buildings with Mid-century Modern or Contemporary primary stylistic influences.

Character-defining features of the International Style:

- Exterior walls are typically brick or white stucco, always flat and devoid of applied ornament.
- Porches or canopies are often flat-roofed, supported using cantilevering or thin metal posts known as “*piloti*.”
- Roofs are always flat.
- Horizontal “ribbons” of windows without wall fabric between them are common; ribbons of windows also commonly wrap around corners, with no supporting wall structure at the corner; w. Window types often include fixed, casement, or jalousie.
- Doors typically simple, single-door entrances, often tucked under the roof or hidden from view.

MID-CENTURY MODERN



*Fig. 4-2-17. **Mid-century Modern** building on the Austin State Hospital campus. Note the flat roof, unadorned wall surfaces, and horizontal ribbons of windows in the 1955 building. Source: Photo by HHM, 2019.*

Mid-century Modern buildings typically date from the mid-twentieth century – almost always after World War II, typically from about 1945 to 1965. The style evolved out of the International and Bauhaus modernist movements in Europe and was influenced by American architect Frank Lloyd Wright’s forward-thinking designs, which emphasized simplified forms, clean lines, and horizontality. After World War II, a boom in the construction industry and newly available materials allowed architects to

experiment with designs and materials and further refine the modernist style of the pre-World War II era. The style typically was applied to public or institutional buildings using sprawling, irregular forms.

Character-defining features of the Mid-century Modern style:

- Flat exterior wall planes without ornament; often stucco, concrete, or brick.
- Slab foundation with a low profile.
- Porches flat-roofed, recessed under the main roof form or projecting, supported by a cantilever or by slender metal columns.
- Flat roofs.
- Windows typically metal sash, often clustered in bands or ribbons, sometimes meeting at corners; sash types include casement, jalousie, or hopper.
- Doors typically metal, often with glazing.
- Sprawling, irregular forms.

RANCH



Fig. 4-2-18. Ranch residence constructed in 1953 at 612 E. 48th Street. Note the broad eaves, emphasis on horizontality, and large picture window. Source: Photo by HHM, 2019.

Following World War II, the Ranch style became popular nationwide. The style was developed in Southern California in the mid-1930s and was one of the small house types favored by the FHA in the 1940s, which made financing a Ranch-style house easier than other types of houses. Promoted as modern on the inside and traditional on the outside, the Ranch house was considered a conservative approach to modernism. In North Central Austin, Ranch-style buildings almost always date after World War II. The Ranch style became the most common style of house built in the United States in the 1950s and 1960s, and such houses were typically developed together as part of an automobile-oriented neighborhood. The form of the Ranch house reflects the rise of automobile ownership. Whereas houses used to be compact and located on narrow lots to facilitate walking, the automobile allowed the Ranch house to sprawl across wider lots. In addition, Ranch houses commonly include attached garages.

Character-defining features of the Ranch style:

- Exterior walls often brick or stone masonry, sometimes using Roman brick or flagstone, sometimes wood siding or asbestos shingle siding.
- Deep eaves, with clerestory windows sometimes present at gable ends or below eaves.
- Integral stone or brick planters sometimes included.
- Porches recessed under main roof form and supported by simple wood posts or metal posts, sometimes adorned with decorative wrought iron.
- Porch details may exhibit influences of the Colonial Revival or Tudor Revival styles.

- Window may be double-hung, casement, awning or jalousie, with wood or metal sash; picture windows often present at front façade.
- Doors commonly wood, often with small lites in geometric patterns; metal or wood screen doors frequently present.

CONTEMPORARY



Fig. 4-2-19. Contemporary house at 3010 Oakhurst Avenue. Note the deep overhanging eaves, built-in planters, and asymmetrical configuration. Source: Photo by HHM, 2019.

Contemporary architecture can date from any era—following the architectural trends of the day—but, in the North Central Austin survey area, it typically dates from the 1960s through the 1970s. Contemporary architecture continues to minimize applied ornamentation, but it adds expression through bold architectural forms and textures, often using asymmetrical curved or angular shapes. Contemporary architecture also often is nestled into the environment, using customized shapes that respond to context rather than using standardized shapes. The Contemporary style often is applied to institutional or commercial buildings, though is sometimes seen in residential applications as well.

Character-defining features of the Contemporary style:

- Exterior walls constructed of concrete, stucco, wood, Roman brick, flagstone, glass, or tile.
- No applied ornament.
- Wide overhanging eaves common.
- Structural elements often exposed.
- Concrete slab foundation; ground floor may be elevated on a plinth.
- Porches cantilevered with flat roofs, or recessed under flat roof.
- Roofs flat, A-frame, angular, vaulted, or irregular.
- Windows double hung, casement, or fixed, with metal or wood sash; fixed window walls are common.
- Doors often recessed; typically wood or metal, often with glazing.
- Carports often attached.
- Forms often asymmetrical, curving, or angular.

4.3 ELIGIBILITY RECOMMENDATIONS

As part of this project, HHM evaluated all resources at least 45 years of age for both City of Austin historic landmark eligibility and listing in the National Register of Historic Places.ⁱ HHM also evaluated neighborhoods, subdivisions, streets, and other areas for potential historic districts. All evaluations were made by professionals meeting the *Secretary of the Interior’s Professional Qualification Standards* (36 CFR 61), carefully following the City Code of Ordinances and the National Register of Historic Places criteria. Tables 4-3-1 and 4-3-2 below summarize the breakdown of eligibility recommendations.

Table 4-3-1. City of Austin eligibility counts. Number of resources per each eligibility recommendation category, according to City of Austin criteria. Numbers and percentages based only on number of surveyed historic-age resources, not the total number of resources within the survey area.

Local Eligibility Recommendation	City of Austin	
	Number	% of total
Primary Resources	2,532	82.7%
Not within a potential district	401	13.1%
Current landmark/Maintain designation	22	0.7%
Individually eligible	39	1.3%
Not eligible†	338	11.0%
Not determined, not visible	2	0.1%
Within a potential district††	2,131	69.6%
Current landmark/Maintain designation and contributing†††	33	1.1%
Individually eligible and contributing†††	131	4.3%
Contributing only	1,650	53.9%
Noncontributing	317	10.4%
Secondary Resources	529	17.3%
TOTAL	3,061	

† The City only includes primary resources in its historic district counts, while the NRHP includes all resources.

†† These numbers also do not account for post-1974 resources, as they were not included in the survey.

††† If a recommended district is formally designated by the City of Austin, individual landmark applications within the district will have to comply with Code Section 25-2-352 (A)(3)(b)(i), which states that, “A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance.”

Table 4-3-2. National Register of Historic Places eligibility counts. Numbers and percentages based only on number of surveyed historic-age resources, not the total number of resources within the survey area.

National Register Eligibility Recommendation	National Register	
	Number	% of total
Primary Resources	2,532	82.7%
Not within a potential district	401	13.1%
Maintain previous listing	5	0.2%
Individually eligible	94	3.1%
Not eligible	300	9.8%
Not determined, not visible	2	0.1%
Within a potential district†	2,131	69.6%

ⁱ Based on the 1974 cutoff date established by the City in the RFP for the project.

Table 4-3-2. National Register of Historic Places eligibility counts. Numbers and percentages based only on number of surveyed historic-age resources, not the total number of resources within the survey area.

National Register Eligibility Recommendation	National Register	
	Number	% of total
Maintain previous listing and contributing	11	0.4%
Individually eligible and contributing	325	10.6%
Contributing only	1,478	48.3%
Noncontributing	317	10.4%
Secondary Resources	529	17.3%
Not within a potential or listed district	36	1.2%
Maintain previous listing	2	0.1%
Not eligible	34	1.1%
Within a potential or listed district†	493	16.1%
Contributing	449	14.7%
Noncontributing	44	1.4%
TOTAL	3,061	

† These numbers also do not account for post-1974 resources, as they were not included in the survey.

Detailed information on the resources recommended individually eligible is compiled in Appendix D, and information on the recommended historic districts can be found in Sections 5.2 – 5.12 as well as compiled in Appendix E. The information in the appendices aims to provide a basis for property owners and/or neighborhoods interested in pursuing designation to begin the process of listing these resources. See Future Recommendations in Section 6 for information regarding the nomination process for both local and National Register listing.

4.3.1 INDIVIDUAL RECOMMENDATIONS

4.3.1.1 Individual Historic Landmark Recommendations

During the field survey, HHM made preliminary eligibility recommendations based on a resource’s architecture and integrity as seen in the field. HHM applied integrity thresholds from the Fieldwork Methodology (Section 2) in an effort to maintain recommendation consistency. All resources meeting integrity thresholds were flagged in the field. Resources that met the City’s integrity threshold were targeted for additional research using city directories and historic newspapers to determine whether they met any additional criteria for historic landmark eligibility.

The City requires that a resource meet two criteria in order to be eligible for historic landmark status. Most recommended historic landmarks meet the criteria of architectural significance – either as exceptional examples or as typical examples of a recognizable historic style or form. Large-scale and prominent resources need to be exceptional examples of an architectural style or the work of a prominent architect; these resource types include institutional buildings and multi-family residential buildings. Smaller-scale resources like single-family homes more commonly can meet the architectural criteria simply by exemplifying a recognizable historic style or form. For some resources, the second criterion comes from association with a broad historical trend identified in the overview historic context for the survey area (Section 5.1). For other resources, the second criterion derives from an association with a significant individual. The survey forms in Appendix G document criteria and areas of significance.

This is not a definitive list of all the resources in the survey area that are potentially eligible for historic landmark designation; there are certainly more resources not on this list that meet the criteria for designation. For example, some resources may have community value and have no architectural significance, and therefore were not flagged by the survey. For the purpose of this report, only those resources found to have associations with historically significant trends, events, and/or people as established in the context are recommended eligible. Further research beyond the scope of this project may also reveal a significant association between a resource in the survey and trends, patterns, and/or events found in this or another context.

4.3.1.2 Individual National Register Recommendations

Although the City requires a historic landmark meet two criteria, the National Register only requires a resource meet one eligibility criteria for designation (NRHP criteria are set forth in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.)¹ As a result, more resources are recommended individually eligible for the National Register than for historic landmark status.



Figure 4-3-1. Map 1 of 5 of survey area with recommended historic landmarks.



Figure 4-3-2. Map 2 of 5 of survey area with recommended historic landmarks.



Figure 4-3-3. Map 3 of 5 of survey area with recommended historic landmarks.



Figure 4-3-4. Map 4 of 5 of survey area with recommended historic landmarks.

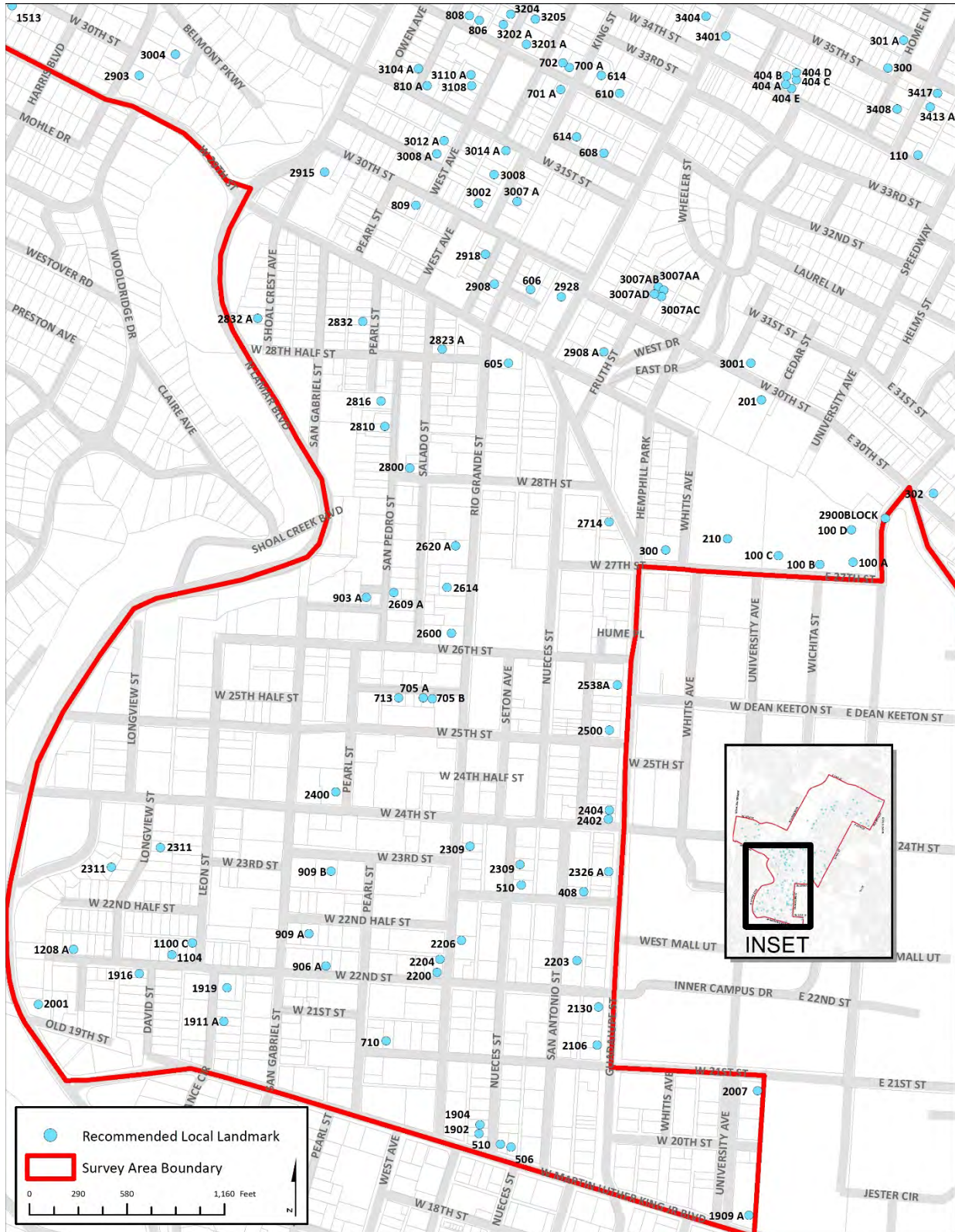


Figure 4-3-5. Map 5 of 5 of survey area with recommended historic landmarks.

4.3.2 HISTORIC DISTRICT RECOMMENDATIONS

4.3.2.1 Local Historic District Recommendations

HHM observed 10 potential local historic districts plus 1 potential amendment/enlargement to an existing local historic district during the field survey (see table 4-3-3 below and fig. 4-3-8 for location of districts). These potential districts represent areas with a density of similar resources—property types, architectural styles, construction years, development patterns—as well as areas associated with significant Austin development trends. These areas also retain sufficient integrity to convey historic character. In-depth analysis of each of the 11 recommended historic districts can be found in Section 5 and Appendix E.

Table 4-3-3. Resource counts among recommended local historic districts. Contributing numbers based on survey results. Noncontributing numbers based on the number of resources surveyed and number of post-1974 properties in the potential district according to TCAD. If historic district designation is pursued, a survey of these properties is required.

Recommended Local Historic District	Contributing Resources	Contributing %	Noncontributing Resources		Noncontributing %	Total
			Total	Surveyed		
				Post 1974		
Heritage Historic District	196	77.2%	58	28	22.8%	254
				30		
Austin State Hospital Historic District	20	100.0%	0	0	0.0%	20
				0		
Carrington/West Campus Historic District	88	72.1%	34	6	27.9%	122
				28		
Hyde Park Amendment	30	57.7%	22	16	42.3%	52
				6		
North University Historic District	290	73.4%	105	46	26.6%	395
				59		
The Drag Historic District	58	77.3%	17	12	22.7%	75
				5		
North Hyde Park Historic District	691	72.7%	259	105	27.3%	950
				154		
Shoal Crest Historic District	84	84.0%	16	10	16.0%	100
				6		
Bryker Woods Historic District	340	78.5%	93	93	21.5%	433
				55		
Fruth Street Historic District	12	92.3%	1	1	7.7%	13
				0		
Austin Theological Seminary Historic District	5	100.0%	0	0	0.0%	5
				0		
TOTAL	357		94			451

Note that the survey was not comprehensive and did not include survey of post-1974 resources or vacant lots. For this reason, the counts and percentages provided in the discussions of recommended historic districts do not reflect all the non-historic and noncontributing resources located within the boundaries of each district. Despite this, HHM did take into consideration vacant lots and non-historic infill in its analysis of integrity for each recommended historic district. If local historic district designation

is pursued, a survey of the post-1974 resources excluded from this report must be undertaken and contributing and noncontributing counts recalculated.

The boundaries for each of the proposed historic districts should also be considered preliminary. The recommended boundaries include only the resources surveyed as part of this project; they do not include areas outside of the survey area. There is potential for the expansion of these recommended historic district boundaries to include abutting streets, subdivisions, and/or neighborhoods that contain similar resources that share a common association. Similarly, boundaries may also be reduced. The recommended boundaries for each district represent the largest possible area that may meet City of Austin and National Register criteria. However, smaller areas within these boundaries may also be eligible for historic district designation.

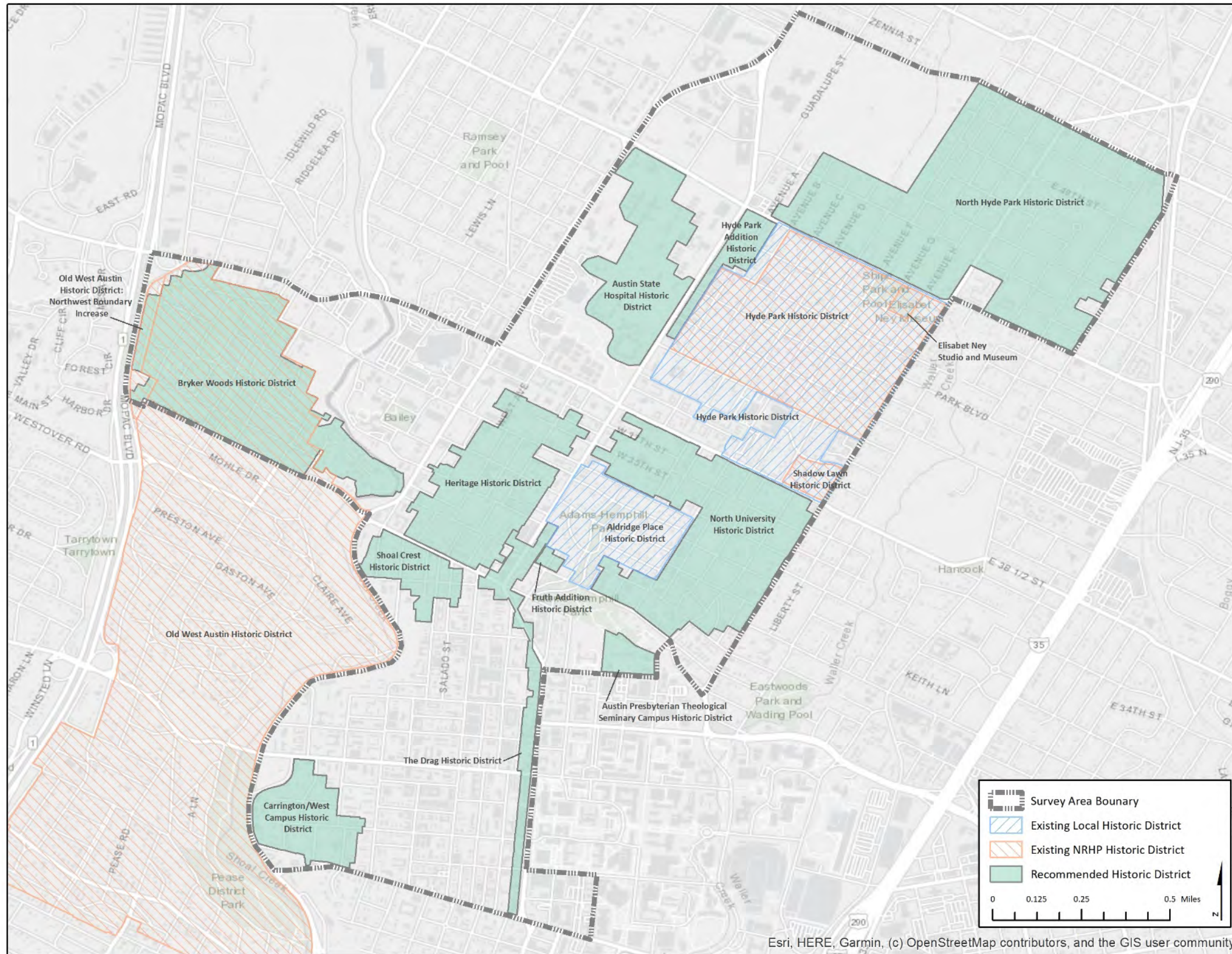


Figure 4-3-6. Map of survey area with all recommended historic districts.

4.3.2.2 National Register Historic District Recommendations

The eleven recommended districts within the survey area fall within several different National Register categories:

- Nine are recommended as new National Register historic districts plus
- One existing National Register Historic District is recommended district enlargement – Hyde Park
- One National Register Historic District is recommended to remain intact with some updates – Old West Austin – although only a portion of this district is recommended as a local historic district (Bryker Woods)

Recommended boundaries for potential National Register districts are identical to those proposed for local historic districts. However, recommended National Register districts include more resources than local historic districts because the National Register includes secondary resources within counts of contributing/noncontributing resources, while the City includes primary resources only.

Table 4-3-4. Resource counts among recommended National Register historic districts. Contributing numbers based on survey results. Noncontributing numbers based on the number of resources surveyed and number of post-1974 properties in the potential district according to TCAD. If historic district designation is pursued, a survey of these properties is required.

Recommended National Register Historic District	Contributing Resources	Contributing %	Noncontributing Resources		Noncontributing %	Total
			Total	Surveyed		
				Post 1974		
Heritage Historic District	254	80.4%	62	32 30	19.6%	316
Austin State Hospital Historic District	20	95.2%	1	1 0	4.8%	21
Carrington/West Campus Historic District	112	74.2%	39	11 28	25.8%	151
Hyde Park Amendment	32	59.3%	22	16 6	40.7%	54
North University Historic District	362	77.2%	107	48 59	22.8%	469
The Drag Historic District	60	77.9%	17	12 5	22.1%	77
North Hyde Park Historic District	862	75.2%	285	131 154	24.8%	1147
Shoal Crest Historic District	108	86.4%	17	11 6	13.6%	125
Old West Austin (Updated)	433	73.9%	153	98 55	26.1%	586
Fruth Street Historic District	15	93.8%	1	1 0	6.3%	16
Austin Theological Seminary Historic District	5	100.0%	0	0 0	0.0%	5
TOTAL	2,263		704			2,967

4.3.3 HERITAGE TOURISM RECOMMENDATIONS

Potential heritage tourism sites were gauged by their relationship to the tourism theme tags identified by Visit Austin (see table 4-3-5 below).² Due to the residential character of much of the survey area, the number of potential heritage tourism sites is significantly lower than the number of recommended local landmarks and historic districts.

Table 4-3-5. Tags for the potential heritage tourism sites, grouped by theme.

Tourism Tag	Potential Sites
Architecture	5
Arts heritage: Music	1
Arts heritage: Visual arts	1
Cultural heritage: African American	1
Engineering and infrastructure history: Bridges	1
Legacy business: Bars and lounges	5
Legacy business: Food	10
Legacy business: Other	6
Lodging	2
Natural environment	1
Social history: Other	1
Social history: Sports	5
Social history: Women	15
TOTAL	54

NOTES

¹ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 1997), https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

² For more, see: <https://www.austintexas.org/things-to-do/>.

5 | Historic Context

5.1 OVERVIEW

5.1.1 EARLY PATTERNS OF DEVELOPMENT: 1839–1865

5.1.1.1 Waller and Sandusky Plans

Austin’s development echoes broad state and national trends, adapted to the local area in response to unique topography, demographic patterns, and economic needs (as detailed in the timeline in Table 5-1). Set aside to be the capital of the newly independent Republic of Texas in 1839, Austin at the time was in a remote location within the frontier of Anglo-American settlement. Under the direction of Mirabeau Lamar, president of the Republic, Edwin Waller led efforts to lay out the city along the north bank of the Colorado River between two major drainages, which later were renamed Shoal Creek and Waller Creek. Waller’s original town plan encompassed approximately one-square-mile that featured a broad central thoroughfare (present-day Congress Avenue), which extended from the banks of the Colorado River and terminated at the future site of a new capitol building. This ambitious scale reflected Lamar’s grand vision for the new capital of Texas.

The 1840 William H. Sandusky plan supplemented the 1839 Waller plan and laid out additional areas for settlement on land to the west, north, and east of the town. Northern portions of the plan extended to the current project area. The plan created a series of divisions and outlots that remain the foundation of Austin’s land development and existing street network (fig. 5-1-1). Each of the eight divisions adapted the grid pattern to specific topographical situations and thus often included unique orientations and layouts. Division D corresponds to the project area, which included the George W. Spear League, a large tract of land granted to George W. Spear by the Republic of Texas. Within this area, the Sandusky plan directly influenced development and transportation trends, including the important north–south route of Guadalupe Street, as well as the designation of a large area (approximately 40 acres) labeled College Hill, which later became the original campus of the University of Texas at Austin.¹

Despite the early grand aspirations for the capital city, by 1846, Austin remained a primitive site, with fewer than 300 residents housed in log cabins or other simple board dwellings located primarily in the city center. Within Division D and the project area, outlots south of present-day West 29th Street varied from 5 to 21 acres, and larger outlots to the north were 40 acres (fig. 5-1-1). The landholders on the northern lots of the growing town likely operated modest subsistence farms and ranches on these parcels.

Development lagged due to disagreements about Austin being the capital, in part because of its remote location. By 1850, voters and state leaders settled on Austin as the state capital, which stimulated population and economic growth over the next decade. By 1860, the population of Austin had grown to 3,494, of which 989 people were enslaved and 12 were free African Americans.² The census did not record the percentage of foreign-born residents in the population until 1870, which tallied 616 of 4,428 Austin residents born in other countries, including Ireland and Germany.³ This growing population included merchants and other entrepreneurs who diversified the local economy and spurred a construction boom, bringing stores, churches, and other institutions. Wealthier Austinites erected elaborate residences, including on tracts of land north of Waller’s original town site.⁴

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West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

Table 5-1. Timeline chronicling national, state, city, and project area events. (See endnote for sources.⁵)

National / State	Year	City / Project Area
	1835	Jacob Harrell settles where Austin is later founded
Republic of Texas declares independence from Mexico	1836	
President Mirabeau B. Lamar establishes the Republic's capital on the Colorado River	1838	
Edwin Waller lays out the new capital	1839	Waller creates a grid-like Austin plan
	1839	Sandusky delineates divisions and outlots beyond Waller plan
	1840	Sandusky sets aside 40-acre College Hill (UT campus)
	1840	Estimated year Penn House was built (3112 West Ave.)
Sam Houston moves Texas capital to Houston	1841	French Legation built in East Austin by the French Government as an embassy to the Republic of Texas
Texas admitted as 28th state	1845	
Texas's first state legislature makes Austin the provisional capital	1846	Colonel Horatio Grooms homesteads 100 acres in Thomas Grey Survey
Texas annexation triggers Mexican War	1848	Fruth dairy farm est. on Outlots 14 and 73, Division D
Treaty of Guadalupe-Hidalgo ends Mexican War	1850	
Texans vote Austin as state capital for 20 years	1853	
Texas's first railroad est. in the Houston area	1854	Abner Cook helps build the new State Capitol
	1855	Abner Cook designs house for Washington Hill (now Neill-Cochran House, 2310 San Gabriel St.)
	1857	State Lunatic Asylum opens in north Austin
	1857	Jacob Lesser builds a house (3506 West Ave.)
Abraham Lincoln elected as 16th president	1860	Albert Buddington builds a house (near Guadalupe St.)
Texas secedes from US to join Confederacy	1861	Austin and Travis County vote against secession
	1861	Austin State Hospital begins operations in May (4110 Guadalupe St.)
	1862	Texas Military Board establishes an arms foundry on Waller Creek
Civil War ends	1865	
Emancipation Proclamation read for the first time in Texas on June 19th	1865	
	1869	James Wheat est. Wheatville freedmen community
	1871	Houston and Texas Central Railway becomes Austin's first railroad
	1871	Whitis addition platted as first subdivision north of College Hill
Texans vote Austin as permanent state capital	1872	
	1873	Augustus Koch prepares bird's-eye views of Austin
	1874	Fire department is officially organized
	1874	Austin's first streetcar system begins operation
	1875	State fairground opens north of Austin (Hyde Park)
	1875	Graham subdivision platted
	1875	Jacob L. Larmour and Charles Wheelock design the addition to Lunatic Asylum
Texas adopts a new state constitution	1876	International-Great Northern Railroad extends its line to Austin
	1876	Jacob Fontaine establishes the <i>Gold Dollar</i> African American newspaper (2402 San Gabriel St.)
	1877	Sanborn Fire Insurance Company prints its first maps of Austin
	1877	Charles Whitis builds a stone house (W. 27th St. – not extant)
State Capitol of 1856 sustains fire damage	1881	
Texans vote Austin site of University of Texas	1882	
Austin and North Western Rail Road Co. begins supplying granite for the new state capitol	1882	Austin public schools begin operating
The University of Texas formally opens	1883	Drake (later Calcasieu) lumberyard est.

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Table 5-1. Timeline chronicling national, state, city, and project area events. (See endnote for sources.⁵)

National / State	Year	City / Project Area
Texas State Association of Architects formed	1886	City renames east/west streets numerically Jacob Larmour designs the new "Sixth Ward School" (Wooldridge School)
Texas Legislature funds "Deaf, Dumb and Blind Institute for Colored Youth" (Bull Creek Rd.)	1887	Augustus Koch prepares another bird's-eye view of the city
New Texas State Capitol building completed	1888	
	1890	Austin voters approve dam and hydroelectric power First Hyde Park addition platted Grooms addition created from the Grooms homestead
	1891	Monroe M. Shipe, operator of the new streetcar system, announces the opening of Hyde Park
Predecessor of the Texas National Guard purchases land that becomes Camp Mabry	1892	The first Hyde Park School opens for fall session
	1893	New dam and power plant supply electricity
Major oil production begins in Corsicana	1894	Activation of the first "moonlight tower"
	1898	Hyde Park Annex platted
	1899	All Saint's Episcopal Church (209 W. 27th St.) constructed
Hurricane devastates Galveston	1900	
Spindletop oil field sparks Texas oil industry	1901	
Texas imposes a poll tax for voting	1902	First automobile comes to Austin
	1902	The Seton Infirmary opens on W. 26th St.
	1903	Fruth addition platted
	1905	City begins paving Congress Ave. New fire hall opens on Guadalupe St.
	1908	Confederate Women's Home opens Presbyterian Theological Seminary moves to 27th St. (100 E. 27th St.)
	1909	Lakeview addition platted
	1910	Ridgetop Annex platted
Meridian Road proposed from Canada to Texas	1911	First airplane lands in Austin (near E. 45th and Duval)
	1912	Texas Wesleyan College opens (site of UT Law School) Lewis Hancock plats Aldridge Place subdivision
World War I breaks out in Europe	1914	
US enters World War I		"Austin Colony for the Feebleminded" opens south of Camp Mabry
Texas State Highway Department est.	1917	Texas School for the Blind moves to W. 45th St.
Meridian Road (Guadalupe St.) designated State Hwy. No. 2		The Highlands subdivision platted Independent Ridgetop School opens on E. 51st St.
World War I ends with Germany's surrender	1918	Texas State Office Building constructed on E. 11th St.
Texas women gain the right to vote	1919	Dixon Penick map depicts the city and its suburbs James Byrnes subdivision platted
	1922	Scottish Rite Dormitory opens for women (210 W. 27th St.)
Oil on state land begins to provide steady income for UT	1923	Pentecostal Assembly of God built (501 W. 37th St)
	1924	Kirby Hall School built on the site of former Fruth house (300 W. 29th St.) AISD annexes Ridgetop School District
	1925	Speedway Heights platted from Grooms homestead
State Hwy. No. 2 (Guadalupe St.) designated US Hwy. 81	1926	Austin adopts the council-manager form of gov't
Kellogg-Brian Pact aims to outlaw war	1928	City adopts Koch and Fowler master plan Voters approve bonds to implement new master plan
Stock market crash presages Great Depression	1929	Bluebonnet Tourist Camp opens (4407 Guadalupe St.)
	1930	Robert Mueller Municipal Airport opens Art Deco-style Travis County Courthouse begun

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Table 5-1. Timeline chronicling national, state, city, and project area events. (See endnote for sources.⁵)

National / State	Year	City / Project Area
Franklin D. Roosevelt pledges a "New Deal"	1932	Edwin C. Kreisle designs fire station (506 W. MLK Jr. Blvd.)
President Roosevelt launches New Deal	1933	Tom Miller elected mayor; spearheads public works
		Wheatville School building moved to Rosewood Ave.
		Texas Federation of Women's Club builds new headquarters (2312 San Gabriel St.)
Roosevelt Administration creates Federal Housing Administration (FHA)	1934	
Home Owners' Loan Corporation publishes discriminatory "redlining" maps		
	1935	Colorado River floods and new dam proposed
FHA publishes <i>Principles of Planning Small Houses</i> to boost residential construction	1936	Subdivision of Bryker Woods, with ads touting availability of FHA loans
	1938	Work begins on a new dam across the Colorado River
World War II begins in Europe	1939	H. F. Kuehne designs Bryker Woods School (3309 Kerbey Ln.)
Texas Society of Architects formed		Arthur Fehr designs First English Lutheran Church (3001 Whitis Ave.)
President Roosevelt elected to third term	1940	City removes tracks from streetcar system
U.S. enters World War II	1941	Construction of Lamar Boulevard begins
	1942	Del Valle Army Air Base activated
	1943	Del Valle Army Air Base renamed Bergstrom Field
Federal Highway Act funds highway construction	1944	
World War II ends; returning veterans trigger postwar housing boom	1945	
	1946	Bonds approved for interregional highway on East Ave.
	1947	New Ridgetop Elementary School designed by Jessen, Jessen, Millhouse and Greven (5005 Caswell Ave.)
	1948	City commissions Seaholm Power Plant
		Seton Hospital begins const. of a 3-story addition
		Caswell Tennis Center construction begins (2312 Shoal Creek Blvd.)
<i>Sweatt v. Painter</i> - U.S. Supreme Court rules to end racial segregation of the UT Law School	1950	Construction of interregional highway begins
	1952	St. Andrews School est. at 21st and Pearl Streets (not extant)
	1953	Austin Heritage Society formed
U.S. Supreme Court rules against racial segregation in public schools	1954	
Texas voters allow women on juries		
UT regents allow African Americans to enroll	1955	Austin Independent School District formally created
		13 African American students enroll in white schools
UT regents restrict freshmen from owning cars		Goodall Wooten Dormitory construction begins (2106 Guadalupe St.)
President Eisenhower signs Federal Aid Highway authorizing interstate highway system	1956	Bond program funds new fire stations (201 W. 30th St.)
UT dormitories integrated		AISD integrates; St. Andrews identified as the "last segregated holdout among schools in the Austin area"
John F. Kennedy assassinated in Dallas; Lyndon B. Johnson becomes president	1963	St. Andrews board votes to integrate the school
President Johnson signs the Voting Rights Act	1965	City proposes five new expressways, including Guadalupe street
UT regents eliminate required approval of off-campus housing, approve building Jester Dorm		City council approves new medical complex along Shoal Creek (new Seton Hospital at 3501 Mills Ave.)

Table 5-1. Timeline chronicling national, state, city, and project area events. (See endnote for sources.⁵)

National / State	Year	City / Project Area
President Lyndon Johnson signs the National Historic Preservation Act	1966	Committee to Preserve Austin's Cultural Environment (PACE) fights proposed expressway system
		Wooldridge School closes
		Castilian built as "apartment hotel" for UT student housing (2323 San Antonio St.)
Reverend Dr. Martin Luther King, Jr. assassinated	1968	Shuttle system created to ease UT parking shortages
Robert F. Kennedy assassinated		
National Environmental Policy Act passes	1969	New Wooldridge Elementary opens in north Austin
		Work begins on Hardin House North dorms (later renamed University Towers) (801 W. 24th St.)
	1970	City council establishes one-way street and on-street parking restrictions in the "congested UT area"
		New high-rise dorm named after Texas historian J. Frank Dobie (2021 Guadalupe St.)



Figure 5-1-1. William H. Sandusky plan, 1840. Source: General Land Office.

5.1.1.2 Agricultural Tracts

While most of Austin's early settlement was confined to the Waller original town site, some residents established homesteads in outlying areas on larger tracts of land in Division D. Some of these included plantations that relied on enslaved labor to produce large-scale cash crops. One early example of a large agricultural tract in the project area was the 68 acres purchased by President Lamar in 1840. Located just north of the College Hill tract designated by the Sandusky plan (fig. 5-1-1), Lamar's homestead

included log cabins and a dairy farm.⁶ While Lamar was an ardent proponent of slavery, it is unclear whether enslaved laborers were present at his homestead.

Among other early agricultural tracts in the project area was the 18-acre property located at present-day 2310 San Gabriel Street (in the southwestern portion of Division D shown in fig. 5-1-1). It was acquired around 1855 by a land surveyor from Alabama named Washington Hill. That same year, prominent master builder Abner Cook designed and built a majestic Greek Revival-style, two-story stone residence for the Hill family, now known as the Neill-Cochran House (fig. 5-1-2). The Greek Revival style communicated the Hill family's connection to the American South and the infusion of Anglo-American tastes and social structures into the Texas frontier. According to recent research, the property also reflects Austin's early economic dependence on slavery, as the two-story outbuilding served as quarters for the people the Hill family enslaved.⁷ Cook designed and constructed other prominent Austin residences in the Greek Revival style, including Woodlawn (1853, home of Governor E. M. Pease) and the Governor's Mansion (1854–1856).

Another prominent pre-Civil War house in the survey area is the 1840 Greek Revival-style Penn House (Heritage House) at 3112 West Avenue, which was built for a legislator (fig. 5-1-3) (for more information, see Heritage Historic District in Section 5-2).



Figure 5-1-2. Neill-Cochran House (1855) at 2310 San Gabriel Street. Source: HHM, 2019.



Figure 5-1-3. The 1840 Penn House at 3112 West Avenue, photographed ca. 1958. Source: Preservation Austin, www.preservationaustin.org.

The Fruth Homestead and Seiders' Springs encompassed the utilitarian and agricultural nature of Division D and the survey area during this period. Located north of present-day West 29th Street, on the larger lots of Division D, the Fruth family, German immigrants, operated a dairy farm and lived in a log cabin (no longer extant) on a 45-acre lot (see Fruth Street Historic District section for more information). Seiders' Springs is another example of a nineteenth-century homestead on the larger agricultural lots within the project area. In 1839, settler Gideon White established a log cabin at Seiders' Springs, which was adjacent to Shoal Creek. Although Gideon was killed shortly after by Native Americans (tribe unknown), his daughter Louisa married Edward Seiders, an Austin grocer. The couple lived at the site until the 1850s, after which the property became a ranch.⁸

These properties, however, were larger than the majority of modest, utilitarian homesteads most residents built in and around Division D during the mid-nineteenth century. These smaller lots emerged from the larger George W. Spear League as growing numbers of settlers sought to establish homesteads north of the city center. As seen in figure 5-1-1, many of these homesteads were created within the smaller outlots of Division D, south of present-day West 29th Street.

5.1.1.3 Development of State Institutions

After Austin became the official state capital in 1850, state officials began establishing multiple institutions to serve all of the people of Texas. Several public institutions emerged in the remote, undeveloped area north of town within and near the current project area. These included the State Lunatic Asylum along present-day Guadalupe Street (1856–1861, now the Austin State Hospital, fig. 5-1-4) and an Asylum for the Blind (1856–1857, located today within the University of Texas campus). As they became centers of activity, the road network expanded to link these institutions to Austin’s original core. Within the project area, the street now known as Guadalupe Street became the primary road between these state institutions and Austin’s growing town center. In turn, more people moved to properties near these road networks. These institutional properties also evolved into open spaces for leisure for the surrounding population. For example, the State Lunatic Asylum grounds informally served as one of the few public parks in Austin. Residents visited the campus grounds on weekends to escape the city.⁹



Figure 5-1-4. The 1857 Administration Building at the State Lunatic Asylum (now Austin State Hospital), 4110 Guadalupe Street. Source: HHM, 2019.

5.1.1.4 The Civil War and Austin

The decade of economic and building expansion in the 1850s was followed by a decade of economic stagnation and uncertainty in the 1860s. In 1860, just before the Civil War, enslaved people represented just over 25 percent of Austin’s total population of 3,494. After the war’s conclusion in April 1865, Union

troops arrived in Austin to maintain order and oversee the emancipation of the area’s formerly enslaved people. Several properties in the project area were directly impacted by this. The Neill-Cochran House (2310 San Gabriel Street) served as a makeshift Union hospital, and the Blind Asylum at the current-day University of Texas at Austin campus served as the headquarters of General George Armstrong Custer while he was stationed in Austin.¹⁰

One Civil War-era residence in the project area was the Jacob Leser House at 3506 West Avenue, just south of the new State Lunatic Asylum. Erected from 1859 to 1864, the residence included a frame structure housing German-born Leser’s soap and candle factory (fig. 5-1-5). His business profited from the sale of candles to Confederate forces. Leser and his business represented the growing number of German immigrants to Central Texas in the mid-nineteenth century and the emerging economic diversity of Austin.¹¹



Figure 5-1-5. The 1864 Jacob Leser House at 3506 West Avenue. Source: HHM, 2019.

5.1.2 RECONSTRUCTION AND GROWTH: 1865–1910

Amid great social and economic upheaval following the Civil War, Austin continued to grow and change. Federal troops maintained a presence in the city until 1870. The post-Civil War period introduced the railroad, a new university, and new subdivisions of land north of the city. Additionally, communities of formerly enslaved people were able to pursue new economic futures.

5.1.2.1 Railroads

In December 1871, the arrival of Austin’s first railroad, the Houston and Texas Central, ushered in a new period of significant economic and demographic expansion. In 1876, the International-Great Northern Railroad arrived west of the project area. Although no rail lines extended through the project area, the entire region benefited from the flow of goods and people to and from Austin. For example, the

availability of milled lumber and the use of standardized plans enabled quicker and cheaper construction. Lumberyards such as Nalle & Co. offered better-quality building materials that gave their customers greater choices. The railroad also boosted Austin’s population in 1880 to 11,013; a threefold increase from 1870. Two-thirds of the population was either native-born or of foreign descent, including German, Mexican, Swedish, English, and Irish. African Americans represented roughly one-third of the population.¹²

5.1.2.2 Establishing the University of Texas

The state founded the University of Texas in 1883, following another prominent trend of the late nineteenth century. Austin’s founders envisioned a strong role for education, as seen in Edwin Waller’s 1839 plan, as well as the designation of 40 acres at College Hill for a university in the 1840 Sandusky plan. Uncertainty about Austin as the capital until 1850, as well as a general lack of funds, limited any significant progress towards a public college over the ensuing decades.¹³

Preparations for a publicly funded state university dedicated to the arts and sciences began in earnest in 1876, following the creation of a new state constitution. The location of the new university fell to Texas voters, who selected Austin as the recipient of the main arts and sciences university in 1881. Local lawyer Alexander Wooldridge led efforts to promote the city as the ideal location for such an institution. Shortly thereafter, construction of a main university building began on the 40-acre College Hill tract (fig. 5-1-1). Designed by local architect F. E. Ruffini, the Gothic Revival-style building emerged as a prominent building due north of the recently completed new state capitol building (fig. 5-1-6). The university opened its doors in September 1883, and, despite initial funding concerns and poor attendance, quickly transformed Austin into a seat of education.¹⁴



Figure 5-1-6. The University of Texas at Austin’s Old Main Building looking north along University Avenue, ca. 1904. Source: The Portal to Texas History.

5.1.2.3 Continuing Governmental and Institutional Development

The combined presence of the rail line and the university, and Austin’s designation as the state’s capital, encouraged the addition of a military component within Austin’s economy. The Texas National Guard

established Camp Mabry (or the State Encampment Ground) in 1892, located to the west of the International–Great Northern Railroad, beyond the project area (fig. 5-1-6). The presence of the military institution influenced the extension of West 34th (State) Street across the rail line, thus connecting northwest development to the city.

As part of the nationwide Progressive Era movement to improve community welfare, numerous private organizations also developed institutions in the project area during the early twentieth century. In May 1902, Seton Infirmary opened its doors to patients at West 26th Street between Nueces and Rio Grande Streets, just west of the university (fig. 5-1-6). The Catholic hospital’s mission was to serve the sick and the poor and originally included 42 beds. It also housed one of the first nursing schools in the state. The hospital underwent several expansions until the main building was razed in 1975, with operations moving to their present location on West 38th Street.¹⁵ North of the university in the Buddington subdivision, the United Daughters of the Confederacy established the Confederate Woman’s Home in 1908 at 3710 Cedar Street. This building housed widows of Confederate veterans for decades and is currently operated by AGE of Central Texas (fig. 5-1-7).



Figure 5-1-7. Confederate Woman’s Home, 1908. Source: <https://www.ageofcentraltx.org>.

Also in 1908, the Austin Presbyterian Theological Seminary (established in 1902) relocated from its 9th and Navasota location to a five-acre parcel north of the original 40-acre university tract (100 East 27th Street). The seminary erected a three-story dormitory, classroom, and administration building known as Sampson Hall, as well as a refectory known as Lubbock Hall (both razed by 1996) (for more information, see the Austin Presbyterian Theological Seminary Historic District in Section 5-12).¹⁶

5.1.2.4 Continuing Agricultural Uses

In the latter half of the nineteenth century, the project area still retained large lots suited to agricultural pursuits. An 1885 map (fig. 5-1-8) reveals the presence of the State Agricultural Fairgrounds located on land immediately east of the State Lunatic Asylum. An 1891 map (fig. 5-1-9) shows a majority of the larger lots north of present-day West 29th Street intact, with very little subdivision activity aside from the Hyde Park and Gypsy Grove subdivisions. Just north of the State Lunatic Asylum, A. J. Nelson, B. H. Wisdom, and Thomson & Donnan owned large agricultural tracts of 46, 88, and 200 acres, respectively. Another example is the 10-acre John Patterson homestead at present-day 604 East 47th Street in the northern portion of the survey area (for more information, see North Hyde Park Historic District Section 5-8).

5.1.2.5 Breakup of Plantation and Large Tracts

Rising population growth and expanding economic development spurred by the railroads encouraged some landowners in and around the project area to subdivide their land. In 1871, the 68-acre tract formerly owned by Mirabeau B. Lamar became one of the first large tracts of land to be subdivided following the Civil War. Named after then-owner Charles Whitis, the Whitis addition was located due north of the College Hill tract, just south of the survey area. The 1876 allocation of funds for constructing the university stimulated construction within the Whitis addition, including Whitis's own large stone house, erected in 1877, which later became the Whitis School (no longer extant).¹⁷ In the twentieth century, the Whitis addition would be largely destroyed by the expansion of the University of Texas (discussed below).

At the beginning of the twentieth century, the breakup of large agricultural tracts accelerated. By 1910, a large number of new subdivisions appeared in the project area. A 1910 map of the city (fig. 5-1-10) reveals the growing number of subdivisions north of present-day West 29th Street, including several just south of the Hyde Park subdivision. The area south of West 29th Street also indicates a large prevalence of subdivision activity west and north of the university.

WHEATVILLE

After the Civil War, recently emancipated African Americans established freedmen communities across Austin and the rest of the nation, reflecting the new economic and social realities for African Americans following the war. Wheatville, Austin's first freedmen town, emerged in 1867 on former plantation land in what is now the project area. Its founder was James Wheat, a formerly enslaved man from Arkansas. Wheatville developed in what was then considered to be the northern limits of Austin. It soon included two churches, a school, and at least one store (additional information pending plat from Travis County). Community members included blacksmiths, farmers, domestic workers, and merchants.¹⁸ The community was roughly situated within current-day Guadalupe, West 24th, and San Gabriel Streets. In 1869, George Franklin, a formerly enslaved person, built a stone building in the Wheatville area at 2402 San Gabriel Street, later referred to as the Reverend Jacob Fontaine Gold Dollar Building, or the Franzetti Building (fig. 5-1-11). The building housed people, groceries, the *Austin Gold Dollar* newspaper, and the New Hope Baptist Church. It also was associated with prominent African American leader Jacob Fontaine in the late 1880s and 1890s. At its height as a freedmen community, Wheatville included 300 residents at the turn of the century. As Austin expanded northward, increasing numbers of Anglo-Americans and Italian immigrants settled in Wheatville, as well as other Europeans, thus displacing the African American community over subsequent decades. Italian immigrant Salvatore Perrone purchased the Franzetti Building in 1905 and operated it as a grocery store.¹⁹

By 1890, the majority of Austin residents were “native born” (approximately 90 percent) while the “foreign born” included immigrants from Germany, Mexico, Ireland, Sweden, England, Poland, France, Italy, and China.²⁰



Figure 5-1-8. Reuben W. Ford's Revised Map of Austin, 1885–86. Source: Texas Archives and Library Commission.

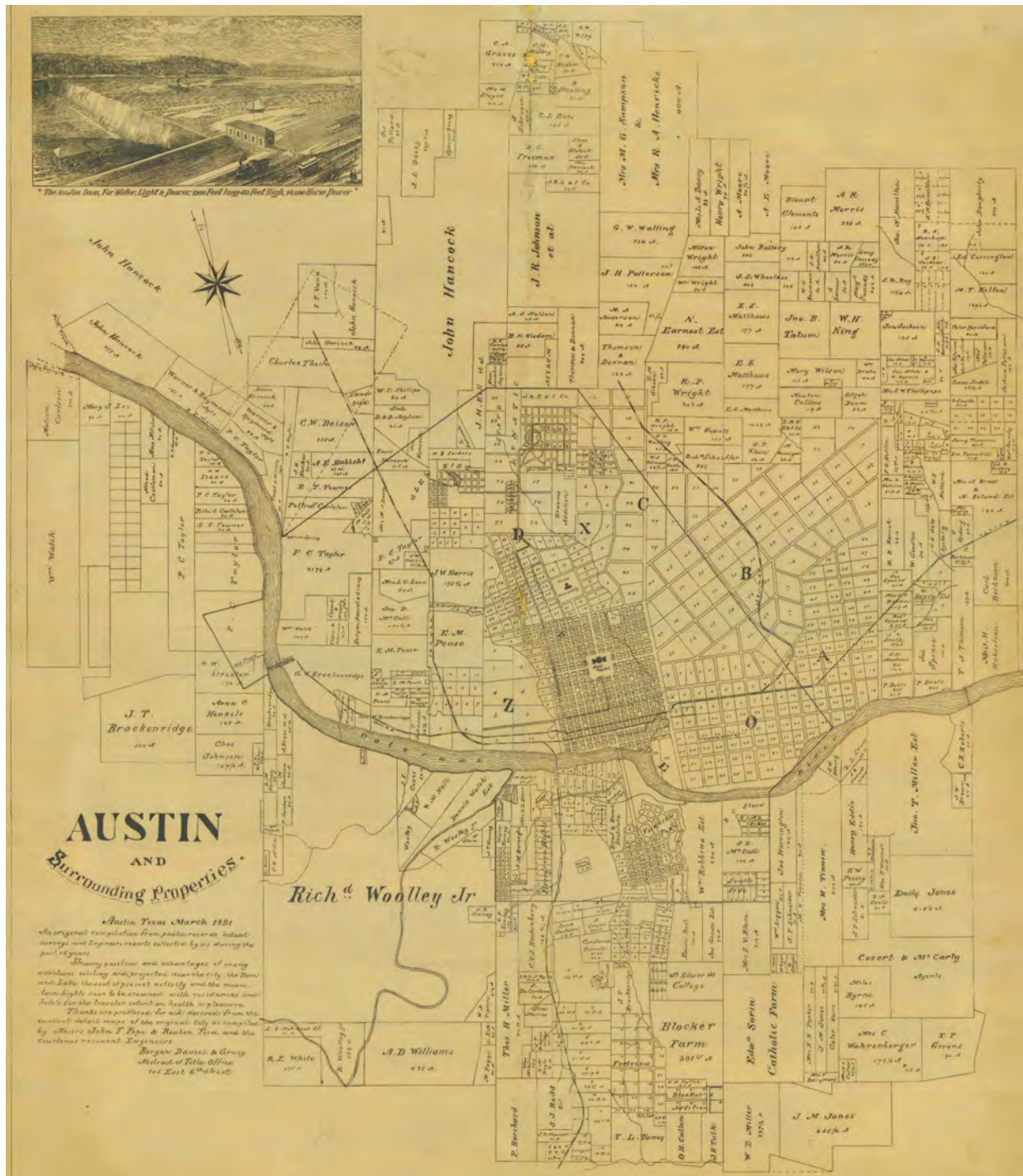


Figure 5-1-9. Austin and Surrounding Properties, 1891, John F. Pope and Reuben Ford. Source: Texas Library and Archives Commission.



Figure 5-1-10. Morrison & Fourmy Directory Co., Map of the City of Austin, 1910. Source: Austin History Center.



Figure 5-1-11. The 1869 Reverend Jacob Fontaine Gold Dollar Building (also known as the Franzetti Building), 2402 San Gabriel Street, no date of photograph. Source: Portal to Texas History.

DEVELOPMENT OF STREETCAR SUBURBS

The establishment of the university and expansion of other institutions brought new residential development north of the town center in the 1880s and 1890s. In addition, horse-drawn streetcars and later electric streetcars connected the university and new residential subdivisions across the city to downtown Austin. The link between streetcars and the emergence of subdivisions outside city centers mirrored late-nineteenth-century nationwide trends. Seeing the potential of the new mode of transportation, developers platted subdivisions along streetcar routes and advertised the advantages of living outside of the urban core. The first transportation connection between Austin's town center and outlying areas occurred in 1875 when the Austin City Railroad introduced mule-drawn streetcars. The 1887 City of Austin map by Augustus Koch reveals the northern extent of the mule-drawn streetcar system as following Colorado Street and connecting to the University of Texas campus (fig. 5-1-12). The map indicates the dense residential and commercial development patterns alongside the streetcar route, thus demonstrating the important role of transportation in spurring development.

By the early 1890s, electric streetcars replaced animal-powered systems. At this time, Austin developer Monroe Shipe and his Austin Rapid Transit Railway Company spearheaded the expansion of an electric streetcar line north along Guadalupe Street. The line extended to the State Lunatic Asylum at 40th Street and then turned eastward, terminating at a tract of land where in 1891 Shipe established a new subdivision known as Hyde Park (located outside of the project area). Located at Avenue G, 43rd Street,

and Avenue B, and just east of the State Lunatic Asylum, the Hyde Park subdivision encompassed 32 blocks, including the former State Agricultural Fairgrounds (figs. 5-1-8 and 5-1-12).²¹



Figure 5-1-12. Augustus Koch, *Austin, State Capital of Texas*, 1887, revised 1891. Source: Texas Archives and Library Commission.

The Hyde Park subdivision marked the first residential development in Austin directly tied to evolving transportation links. Other streetcar subdivisions emerged primarily west and north of the city in the 1890s and early 1900s. In addition to Hyde Park, the map reveals two subdivisions just south of Hyde Park and north of the University of Texas Campus: the Grooms addition (1890) and Gypsy Grove (1891) (fig. 5-1-9). (See the Heritage Historic District discussion in Section 5-2, as well as the North University Historic District discussion in Section 5-6.) The Gypsy Grove development derived its name from Roma (Gypsy) camps associated with the horseracing track at the nearby fairgrounds. The Grooms addition, named after Judge Alfred Grooms, subdivided Groom’s 100 acres into evenly sized lots while keeping approximately 10 acres of his homestead intact. The fairground operated until 1890, when it was redeveloped as part of the Hyde Park subdivision. Additional subdivisions in the project area during this period included the Buddington subdivision (1889) north of the university, and the Carrington subdivision (1895) west of the university (for more information, see the Carrington Historic District discussion in Section 5-4 and North University Historic District in Section 5-6).²²

Additional streetcar suburbs rapidly sprung up in the area near the university as indicated on maps from 1910 that show streetcar lines extending along Guadalupe and Rio Grande streets (fig. 5-1-10). During this era, subdivisions largely maintained the street patterns and block divisions established in the 1840 Sandusky map (fig. 5-1-1). Independent landowners in Division D each subdivided their land without

coordination or planning oversight from the City, leading to a motley patchwork of different lot sizes and orientations (fig. 5-1-10). Examples of streetcar suburbs from this era include the Fruth addition (1902), the Lakeview subdivision (1910), and Penn Place (1914) (for more information, see the Heritage Historic District in Section 5-2, North University Historic District in Section 5-6, and Fruth Historic District in Section 5-11).

Improvements in the transportation network fostered the establishment of a limited number of small businesses such as grocery stores that served nearby residents. The downtown remained the center of retail activity and commercial trade in Austin; however, a handful of ambitious, forward-thinking, and hardworking entrepreneurs opened small businesses in new neighborhoods in more remote and outlying areas. These businesses were primarily located along major roads, streetcar lines, and/or at busy intersections to take advantage of the flow of people. The 1900 edition of the Sanborn fire insurance maps, for example, note a scattering of modestly sized stores along Guadalupe Street in proximity to the University of Texas campus. While modest during the late nineteenth and early twentieth centuries, the trend gained popularity in subsequent years, leading to the proliferation of a growing number of small retail stores in later years.

5.1.3 REFORMS AND CONTINUED GROWTH: 1910–1929

5.1.3.1 Automobiles and the Expansion of Road Networks

Due to a strong economy supported by government and educational institutions, Austin reached a total population of 53,120 by 1930. From 1900 to 1930, the city grew increasingly white: by 1930, “Native white” people represented 68.9 percent of the population, with African Americans comprising 18.6 percent of the population and the remaining 12.5 percent comprised of Hispanic, Asians, and “foreign-born white” residents.²³

Automobile ownership also grew as incomes rose and cars became more affordable. The rise of the automobile also fueled road improvements and new road construction. Road improvements connected the city center to outlying areas, including the project area to the north. Guadalupe Street remained a key artery that connected the northern area, which in 1910 became Austin’s section of the Meridian Highway, the north-south route from Canada to Mexico (fig. 5-1-13).²⁴ In addition to connecting the city to the State Insane Asylum, Guadalupe Street in the new century also connected rising numbers of residential suburbs as well as the growing University of Texas campus.²⁵

A 1925 map created by engineer Dixon B. Penick reveals the significant expansion of local road networks as well, especially in the area north of the city center (fig. 5-1-14). By this time, the city limits extended as far north as 47th Street, two blocks north of the State Lunatic Asylum (fig. 5-1-14). The map confirms the growing number of paved roads in the area, including Guadalupe, Speedway, and West 34th (State) Street. The popularity of the automobile in the early twentieth century, combined with the expansion of the network of paved roads, fueled commercial and residential development in the project area, as in the city, state, and nation. Much of the Austin’s population growth during this 20-year period occurred north of the city center due to the expansion of commercial development as well as residential suburbs, as described below.²⁶



Figure 5-1-13. Detail of 1910 topographic map of Austin showing road networks. Source: University of Texas at Austin Library.

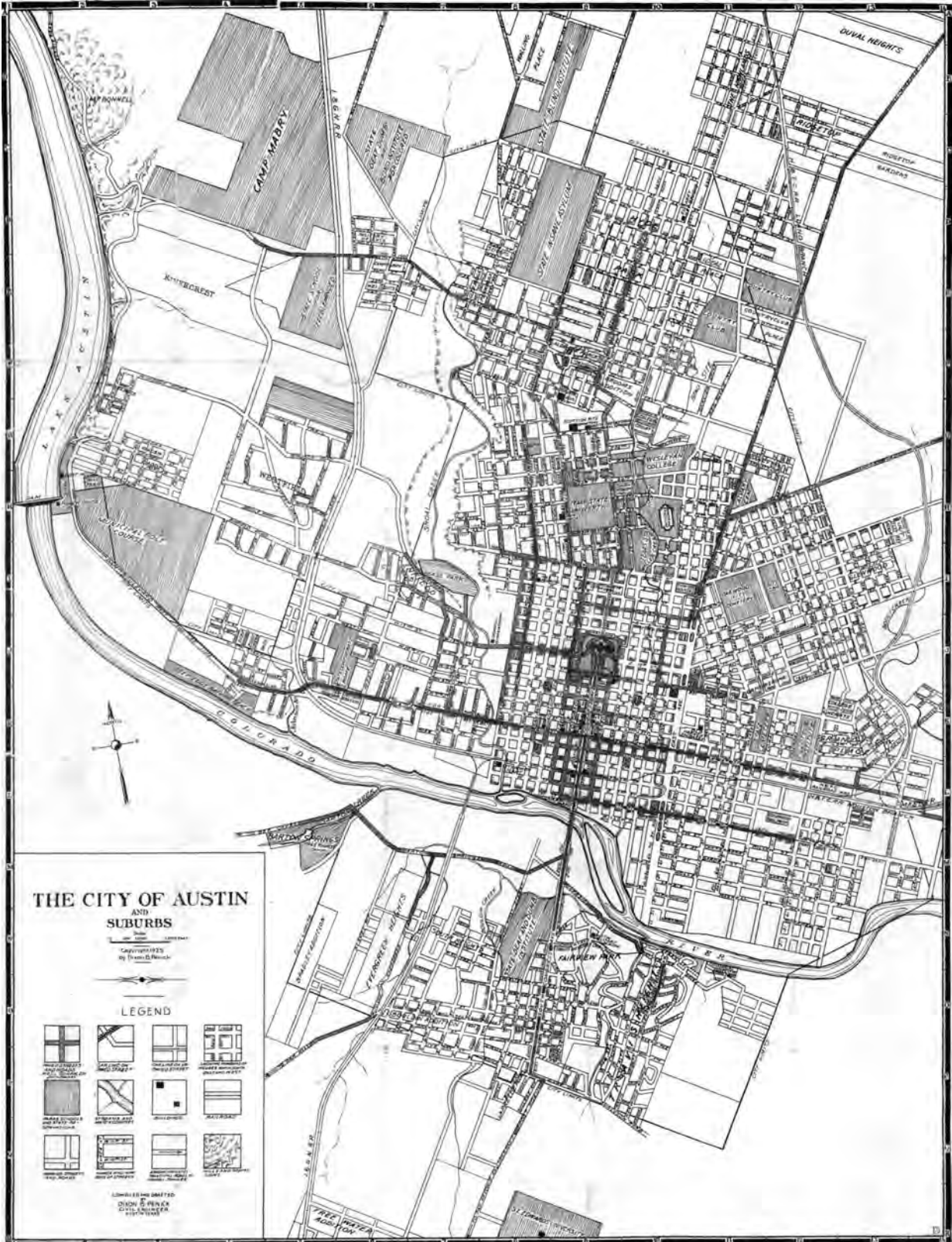


Figure 5-1-14. Dixon Penick's The City of Austin and Suburbs Map, 1919, updated 1925, Source: Austin History Center.

5.1.3.2 Auto-Oriented Commercial Development

As automobiles became more popular, gas stations, tourist camps, hotels, and repair businesses opened, which in turn altered the physical landscape of the city.²⁷ Within the project area, the Bluebonnet Tourist Camp (4407 Guadalupe Street) represents the emergence of tourism-related businesses in the late 1920s and 1930s (fig. 5-1-15). The transition from streetcar to the automobile and bus further strengthened the street’s economic importance to the project area. Additional businesses catering to vehicular traffic flourished along Guadalupe Street, demonstrating its importance as a transportation artery (fig. 5-1-16). In turn, new parking lanes developed along Guadalupe Street to accommodate the increasing numbers of automobile travelers.



*Figure 5-1-15.
Bluebonnet
Tourist Camp
(1929), 4407
Guadalupe
Street. Source:
HHM, 2019.*



*Figure 5-1-16.
Example of
commercial
development
along Guadalupe
Street, 4113
Guadalupe Street
(1920). Source:
National Register
of Historic Places.*

Adjacent to the University of Texas, the combination of student traffic and through traffic along the Meridian Highway spurred commercial development along the portion of Guadalupe Street that became known as “The Drag” (for more information, see The Drag Historic District in Section 5-7). A 1927 photo highlights the prevalence of automobiles and businesses serving the university at Guadalupe Street near

23rd Street (fig. 5-1-17). A land use map from the 1928 city plan confirms that business activity in the project area was limited to several pockets along Guadalupe; near the university, along the western border of Hyde Park, and south of the State Lunatic Asylum (fig. 5-1-18).²⁸ Research in city directories demonstrates that residents of surrounding subdivisions owned many of the businesses along these sections of Guadalupe Street. In addition, grocery stores and other small businesses continued to operate along major roadways, but the City's continued street-paving improvement efforts led to the establishment of isolated small businesses along secondary roadways, such as 19th (Martin Luther King, Jr.) Street during this period.



Figure 5-1-17. (Top) Photograph showing Guadalupe Street at 23rd Street looking southwest, 1927. Source: Portal to Texas History.

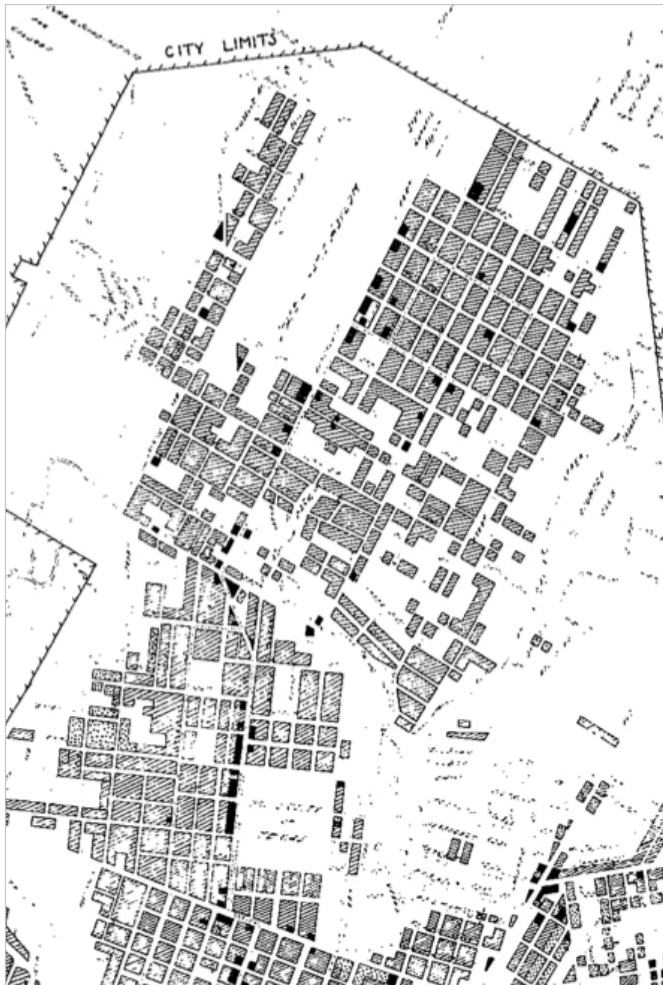


Figure 5-1-18. (Left) Detail of 1928 Koch and Fowler map showing present use of property in project area (the solid black lots signify commercial development). Source: Koch and Fowler plan.

5.1.3.3 Institutional Developments

In the era between 1910 and 1929, large-scale state institutions continued to drive Austin's infrastructure patterns and overall growth. These included the Texas School for the Blind (1100 West 45th Street) and the ever-expanding University of Texas campus. Meanwhile, smaller-scale community institutions followed residential development and sprung up amid residential neighborhoods, such as in West Campus. These institutions included the Wheatville (developed by the 1870s), Wooldridge, and Bickler primary schools (no longer extant); the University Baptist Church (2130 Guadalupe Street); two African American churches on West 25th and Longview Streets (no longer extant); the University YMCA (located at 22nd and Guadalupe Streets, no longer extant); and the Holy Infancy Maternity Home and Orphanage (northeast corner of 26th and Nueces Streets, no longer extant).²⁹

In 1917, the Texas School for the Blind moved to a 73-acre tract northwest of the State Lunatic Asylum (just beyond the project area). The addition of the campus further solidified the role of state institutions on the north and northwest edges of town. In 1912, a group of Methodists organized the Texas Wesleyan College on a 21-acre site northwest of the University of Texas campus (near the present-day law school and east of the project area, no longer extant). These two institutions, as well as the growing state university, further cemented the city's reputation as a center for education.³⁰

The University of Texas further fueled residential and economic growth during this period. As the university grew, officials in 1909 selected architect Cass Gilbert's master plan.³¹ By the 1920s, campus enrollment reached 4,000 and had quickly outgrown its original 40-acre tract. Negotiations in the early 1920s between city leaders and the chamber of commerce resulted in the appropriation of monies for 135 acres of adjacent land to the north and east, including the 68-acre tract that had encompassed Mirabeau B. Lamar's plantation and later the Whitis addition (fig. 5-1-1). The subsequent discovery of oil on the university's West Texas lands provided large sums of money for new building campaigns and further increases in enrollment in the decades ahead.³² Previous development on this land included residential construction spurred by the university's close proximity.

5.1.3.4 Student Housing

By the 1920s, the growth of the university spurred the private construction of dormitories to house students. At the time, the only university-built dormitory (erected in 1890) was Brackenridge Hall. In the Whitis addition (north of the university), the Scottish Rite of Freemasonry erected the Scottish Rite Dormitory in 1922 (210 West 27th Street).³³ In 1924, the Methodist Board of Missions erected Kirby Hall, one of the first dormitories for women attending the university (306 West 29th Street). Today, Kirby Hall houses a private school.³⁴ In addition to dormitories, students also found housing in garage apartments, apartments, and boarding houses in nearby neighborhoods.³⁵ University-led dormitory construction began in the second half of the 1920s.

5.1.3.5 Automobile Suburbs

With the increase of automobiles, Austin's middle-class residential subdivisions—especially north of the city center—expanded dramatically. By 1910, tracts of land surrounding the university to the west and north had been subdivided for residential purposes (fig. 5-1-10). This pattern continued with smaller pockets of development continuing to follow the patchy, unplanned pattern seen in earlier decades.

Meanwhile, some subdivisions exhibited more thoughtful, coherent planning. A few examples of the automobile suburbs in the survey area were heavily influenced by national suburban design. In particular, the Garden City Movement and the City Beautiful Movement incorporated beautification

elements and urban planning. The automobile changed how subdivisions were planned, including curvilinear streets and the addition of garages adjacent to homes. One example located north of the university and near the survey area was Aldridge Place (1912). Aldridge Place adjoined Guadalupe Street (fig. 5-1-14), providing access to the university and downtown via either the streetcar or automobile travel along the paved thoroughfare. By 1921, Sanborn Fire Insurance maps show that in Aldridge Place, many houses included detached garages, demonstrating the shift from streetcar travel to auto travel by that time (fig. 5-1-19). Aldridge Place also introduced deed restrictions including minimum sale prices, no apartments, and the exclusion of African Americans.³⁶ These restrictions, combined with the attention to the subdivision’s curvilinear streetscape design, became more commonplace among other middle-class suburbs.

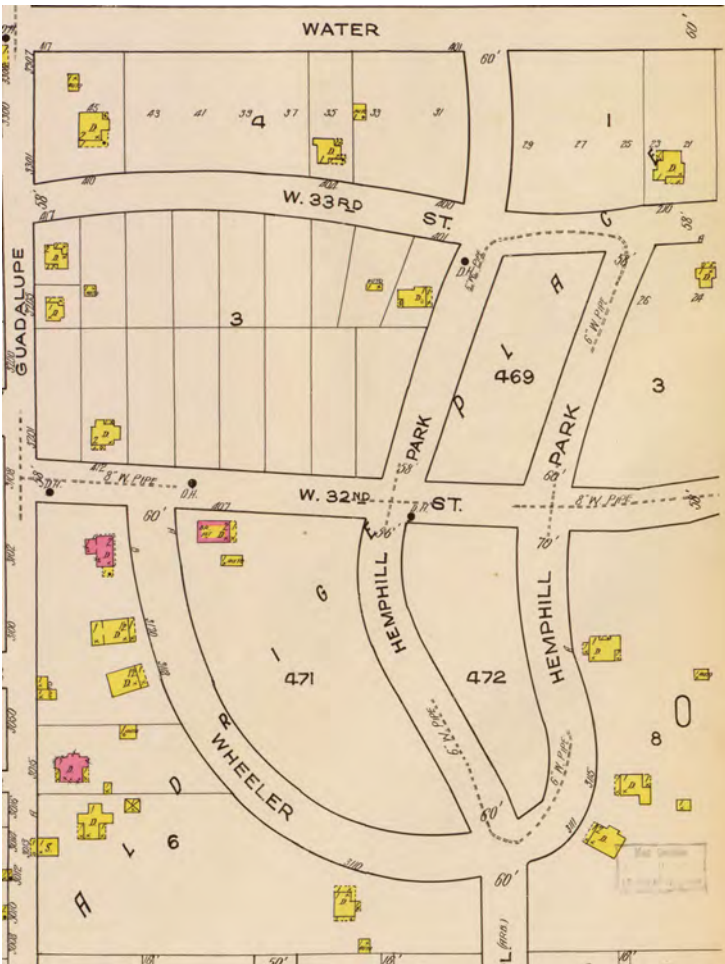


Figure 5-1-19. Detail of 1921–22 Sanborn map showing auto garages in Aldridge Place subdivision. Note the neighborhood’s curvilinear streets influenced by City Beautiful design. Source: University of Texas at Austin Library.

In the survey area, Washington Square (platted in 1912) is a smaller example of an automobile-oriented subdivision. Located in the proposed Heritage Historic District, Washington Square’s notably wide street reflects the City Beautiful Movement’s promotion of boulevards and esplanades as design features in suburbs. Examples of later small, middle-class automobile-oriented subdivisions in the area include the J. Byrnes addition (1922) and Shoal Crest (1929) (for more information, see the Shoal Crest Historic District in Section 5-9).³⁷ Both of these examples continued the basic block divisions established in the 1840 Sandusky plan, dividing the tracts into smaller lots accommodating modest bungalows.

5.1.3.6 Advent of Land Use Planning

By the mid-1920s, city leaders recognized the need for a master plan for city development. In 1927, Austin hired the firm of Koch & Fowler to prepare one. The final 1928 plan introduced a number of improvements inspired by the City Beautiful Movement, including new parks, transportation links, schools, public works, and land use guidelines. The plan also formalized Jim Crow laws by segregating public services and amenities for African Americans to the east side of the city.

Elements of the plan directly influenced development in the project area, such as a recommendation to pave Guadalupe Street, as well as proposals to add amenities like parks and schools on the north and northwest sides of town (fig. 5-1-20). Overall, the plan provided the growing city with a template for future growth and embedded racial discrimination in the city's physical fabric.³⁸

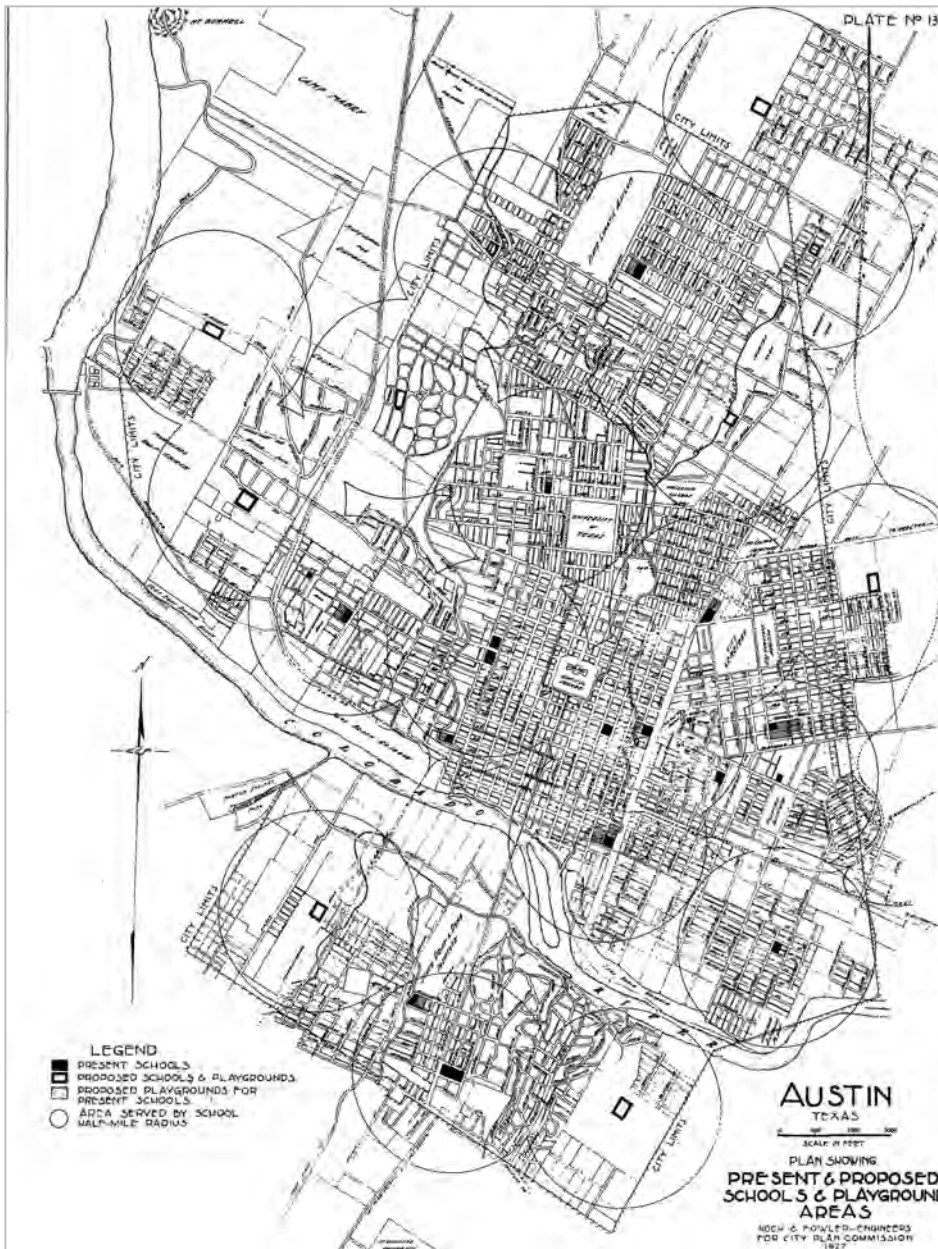


Figure 5-1-20. The 1928 Koch and Fowler map showing schools and playgrounds. Source: Koch and Fowler plan.

5.1.4 THE GREAT DEPRESSION AND WORLD WAR II: 1929–1945

5.1.4.1 Public and Infrastructure Improvements

Shortly after the City began efforts to incorporate recommendations of the Koch and Fowler plan, the Great Depression greatly curbed economic expansion. Nevertheless, Austin fared better than other Texas cities due to its reliance on education and government, rather than industry. Despite the Great Depression, Austin remained a popular place for new residents, and its population increased by 66 percent from 1930 to 1940.³⁹ As in previous decades, the white population increased, while the population of African American and foreign-born residents decreased. Like much of the country, Austin's economy heavily relied on public and government improvements in the 1930s. Federal projects included the Tom Miller Dam, new public parks (Bailey Park at 1101 West 33rd Street), bridges, schools (Bryker Woods Elementary at 3309 Kerbey Lane) and a new headquarters for the State Highway Department at Camp Hubbard near Camp Mabry (just outside the project area).⁴⁰ These new transportation projects, in turn, influenced surrounding development. For example, a new bridge was constructed across Shoal Creek at West 34th street in 1939 (just outside the survey area), necessitating realignment of West 34th Street through the agricultural property owned by the Champion family. Because the Champion house lay in the path of the new roadway alignment, it was relocated nearby to 3406 Glenview Avenue in the newly developing Bryker Woods neighborhood, where it continues to stand today (fig. 5-1-21, refer to Section 5-10 for additional details about the development of Bryker Woods).⁴¹



Figure 5-1-21. Photo of the Champion house at 3406 Glenview Avenue, which originally was on a large parcel of land closer to Shoal Creek. The house was relocated here around 1939 to facilitate realignment of West 34th Street and construction of a bridge over Shoal Creek. Source: HHM, 2019.

The University of Texas expanded due to federal funding and public works programs, as well as oil revenues from publicly owned lands. In the 1930s, university officials hired Paul Cret, an influential French-born architect, to design a master plan for the university. In 1937, Cret's designs resulted in the construction of a new Main Building and Library. The Beaux Arts-influenced design included "The Tower," which became an important visual landmark for the city. Using federal funding, the university also built the Texas Memorial Museum and four additional dormitories to accommodate student growth.⁴² The later construction of dormitories by the university continued a trend that began in the second half of the 1920s.

Austin's population growth, in addition to the increasing number of automobiles, led to significant expansion of the its road network, in particular north of downtown. A 1940 Travis County highway map

details Austin's northward expansion (fig. 5-1-22). One highway, SH 29, followed 45th Street and then Burnet Road to the northwest. Guadalupe Street merged into SH 79 and Lamar Boulevard to the north. Additional secondary roads included West 34th Street. By 1940, streetcars in Austin were removed as automobiles and buses gradually became the dominant modes of transportation. New residents sought out subdivisions catering to the automobile.⁴³



Figure 5-1-22. Texas State Highway Department, *General Highway Map, Travis County, 1940*. Source: University of Texas at Austin Library.

5.1.4.2 Student and Rental Housing

The need for student and rental housing persisted during the Great Depression. Many students continued to live in dormitories as well as private housing such as garage apartments and boarding houses, while university, government, and other office workers were largely limited to living in older apartment buildings and boarding houses. As the university expanded, along with state and local municipal governments, more students and white-collar laborers arrived in Austin. The need for more rental housing close to the university, the capitol, and downtown spurred a wave of small-scale apartment building construction and small single-family houses. Apartment buildings from this era were predominantly two stories with four to eight units. The exterior of these apartments mimicked those of large single-family houses, while the interiors typically included a living room, dining room, small kitchen, and one bedroom, similar to that of a bungalow.⁴⁴ In the survey area, the small, two-story apartment buildings at 1902 and 1904 Nueces Street and the two fourplexes at 705 Graham Place represent this trend (fig. 5-1-23).



Figure 5-1-23. Small two-story apartment house at 1904 Nueces Street (built around 1930). Source: HHM, 2019.

In addition to apartment buildings, landlords also constructed small standardized homes for rental purposes. In the 1930s, Calcasieu Lumber Company Cottages were standardized homes in Austin run by landlords and intended to house renters such as students. The homes were widespread in Austin, and examples in the project area included 404 West 34th Street, 1100 West 22nd Street, and 3007 Fruth. The growth of Greek dormitories during the 1930s highlights the growing need for student housing and the efforts fraternal organizations made to provide such housing.⁴⁵ In 1937 and 1939, the Sigma Chi fraternity house (2701 Nueces Street) and Kappa Kappa Gamma sorority house (2001 University Avenue) opened to members from the University of Texas (fig. 5-1-24). More student-oriented businesses and institutions like restaurants, drugstores, churches, and fraternity houses opened along Guadalupe Street to serve the growing university community nearby. In 1936, the Varsity Theater opened on the street, providing the neighborhood a cinema. The Drag emerged as an important commercial hub for the area. Despite the growing use of automobiles, businesses along the Drag catered to walking students and nearby residents, making it a self-sufficient and pedestrian-friendly business corridor (for more information, see The Drag Historic District in Section 5-7).



Figure 5-1-24. Kappa Kappa Gamma Sorority House at 2001 University Avenue (built around 1930). Source: HHM, 2019.

5.1.4.3 Housing and Lending Policies and New Suburban Developments

As much of the area was already developed, the expansion of new suburban developments in the project area was limited by 1930. With the exception of the Bryker Woods subdivisions, new development in the area was primarily infill or redevelopment. The 1934 passage of the National Housing Act proved critical to the expansion of Austin’s residential suburbs during the 1930s. The Federal Housing Administration (FHA) established new guidelines intended to provide relief to mortgage and housing entities. The requirements included compliance with City plans, deed restrictions, and careful consideration of public transportation and location. The guidelines helped to standardize subdivision and neighborhood planning and were directly influenced by the Garden Suburb movement and city planning ideas of the Progressive era. The new guidelines also provided developers with favorable finance options, which in turn spurred an increase in new subdivisions and home construction.⁴⁶ In addition, the guidelines included a 1935 HOLC (Home Owners’ Loan Corporation) map listing desirable and undesirable neighborhoods for development. This introduced “redlining,” a practice in which creators designated neighborhoods with minority and poor populations as mortgage risks. These maps helped cement segregated housing patterns across Austin, as well as cities across the nation. The 1935 HOLC map for Austin lists one section of land (the area between West 38th and West 31st Streets between Shoal Creek and Lamar Boulevard) in the project area as “hazardous.” The remaining neighborhoods within the project area were labeled “still desirable” and “best.”⁴⁷

By the mid-1930s, FHA guidelines were responsible for multiple residential subdivisions and new home construction in the project area. The westernmost portion, referred to as Bryker Woods, underwent significant construction of automobile suburbs during this period. Between 1935 and 1937, 271 new homes were constructed. In 1935, an undeveloped portion of the Camp Mabry Heights subdivision was platted to form the Happy Hollow subdivision. Following a similar pattern of development of earlier automobile suburbs like Pemberton Heights to the south, the platting of Bryker Woods in 1936 initiated a new round of neighborhood development spurred by FHA guidelines. Between 1936 and 1940, nine Bryker Woods subdivisions were established, furthering a trend in Bryker Woods towards single-home residential development rather than multi-unit, institutional, and commercial land uses (for more information, see the Bryker Woods Historic District in Section 5-10).⁴⁸ With the exception of additional

infill development in Bryker Woods and the Belmont subdivision in the 1940s and 1950s, the project area was primarily built out. One lingering pocket of open space in the project area was area north of West 45th and Guadalupe Streets just north of the Hyde Park subdivision. Further suburban development occurred well to the north of the project area.

5.1.5 POSTWAR GROWTH AND EXPANSION: 1945–1973

5.1.5.1 Transportation Changes and Improvements

Just as the Koch and Fowler plan introduced a host of civic and public works improvements in the closing years of the 1920s, a new bond program following the end of World War II funded another round of road improvement projects in the project area and rest of the city. Expanding Austin’s transportation network became an area of focus for city planners, due to increasing rates of automobile ownership. The best example of postwar transportation improvements was the interregional highway on the east side of Austin, which developed into Interstate Highway (IH) 35 between 1946 and the early 1970s.⁴⁹ On the west side of Austin, city planners turned to the Missouri-Pacific Railroad as an additional major north–south boulevard, completed between the 1950s and 1971.⁵⁰ A 1964 Austin transportation plan reveals that major local arterials through the project area all followed patterns established in earlier eras, with some limited realignment. Routes included Guadalupe Street, Lamar Boulevard, Burnet Road, West 34th Street, West 38th Street, West 45th Street, and North Loop (fig. 5-1-25).⁵¹

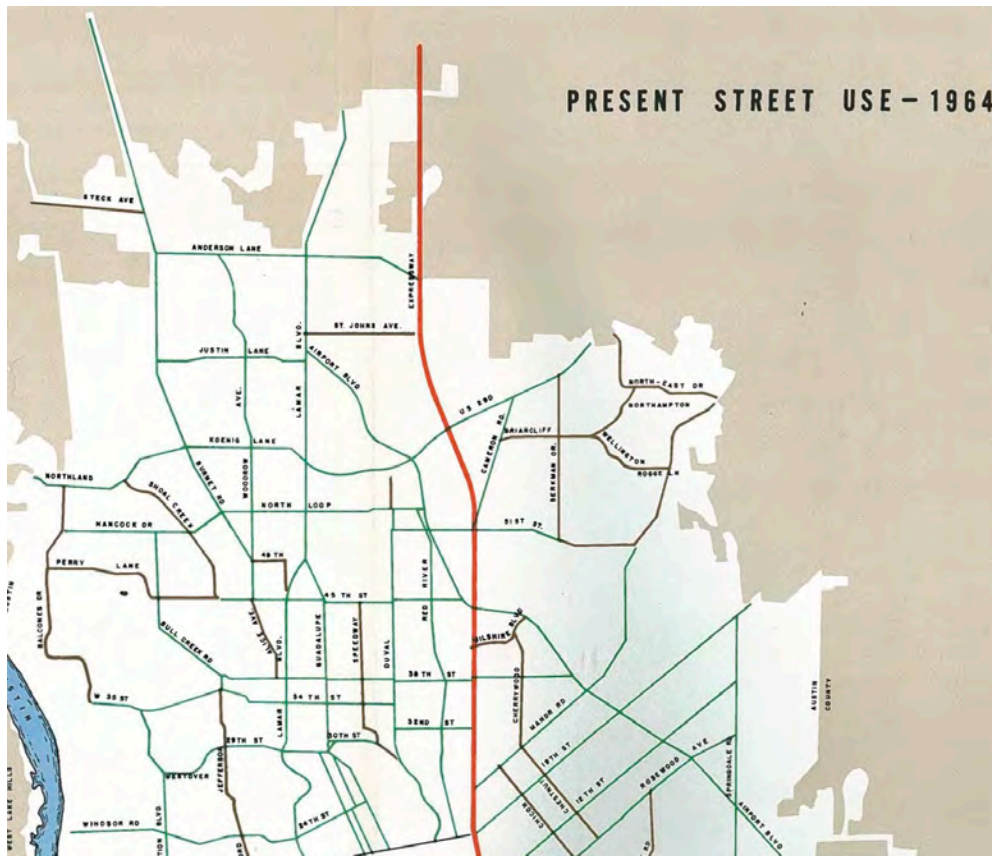


Figure 5-1-25. Map showing major transportation arterial routes in 1964. Note the similarities of several north-south and east-west routes established patterns (i.e., Guadalupe, Burnet, 45th, and 38th Streets). The map also shows the realignment of Lamar Boulevard into Guadalupe Street as well as the creation of Airport Boulevard and Woodrow Avenue. Source: Austin Transportation Plan, 1962–1982, City of Austin.

5.1.5.2 Postwar Planning and Urban Renewal

The City of Austin hired Harold F. Wise Associates to provide a master plan for future growth in 1955. *The Austin Plan*, presented in 1958, outlined broad recommendations, including road networks, residential and commercial guidelines, and as parks and civic improvements. The plan acknowledged the growing trend of suburban shopping centers and the role of road networks in connecting them to residential centers. As a result, the plan highlighted the need for future growth in the outlying suburban areas serviced by existing and future highway growth. In addition, the plan addressed urban renewal and slum clearance as a way to remove “substandard housing” and replace it with standard, more desirable housing. Similar to nationwide urban renewal efforts during this period, substandard in this case referred to low-income minority communities, while desirable housing referred to towers with large parking blocks. The plan suggested several solutions for the project area, including a recommendation to widen Guadalupe Street and increased attention to how the university could better address circulation, parking, and student housing. To accommodate increasing student enrollment, the plan proposed zoning changes to West Campus to allow for high-density residential construction. The change helped usher in the development of low- and high-rise residential construction in West Campus over subsequent decades. The lack of any proposed public facilities and improvements in the project area reveals that the 1928 Koch and Fowler plan had largely been realized in the area by the 1950s.⁵²

5.1.5.3 Commercial Response to Suburban Sprawl

During this period, commercial developers took advantage of the increasing road networks outside the city center to develop new suburban shopping centers. As a result, downtown Austin businesses saw a gradual decline in economic activity. A 1954 analysis of shopping areas in the city reveal that Guadalupe Street and Lamar Boulevard were the primary nodes of commerce in the project area.⁵³ A 1962 Sanborn map indicates a large number of commercial properties along Guadalupe Street ranging from restaurants to theaters and stores. These businesses often demolished older buildings and erected ones catering to automobile culture, with larger parking lots and drive-throughs. The street also included a number of apartments and dormitories to accommodate a growing student population. In the project area, examples of suburban-style, automobile-centric business construction were associated with the demolition of infrastructure ill-suited to postwar trends. These examples included supermarkets, retail stores, and restaurants such as 3901 Guadalupe (1945), 5011 Duval (1950), 605 West 29th (1962), 1500 West 35th (1971), and 2700 Guadalupe (1973).⁵⁴

5.1.5.4 Increased Enrollment at the University of Texas and Student Housing

In 1948, the University of Texas at Austin enrolled 19,177 students.⁵⁵ Over the next three decades, the university grew physically and in the number of students. The Servicemen’s Readjustment Act of 1944, known as the GI Bill, was responsible for a large portion of this growth, as returning World War II servicemen took advantage of federal aid and attended state universities in great numbers. Although the GI Bill did not specifically exclude African Americans, the majority of black veterans did not and could not benefit from the GI Bill due to discriminatory housing and educational practices.⁵⁶ To house the growing numbers of students, private developers accelerated the trend of infill apartments in areas where single-family residential housing once stood. These locations were often vacant lots, though some residences were sold to apartment developers. Examples of these apartments include 3300 Tom Green (1948), 301-A East 33rd (1949), and 2701 East Nueces (1950) (fig. 5-1-26). In addition, a large number of garage apartments within residential neighborhoods continued to provide students with alternative housing.



Austin's Newest
Greenview Apartments
3300 Tom Green

A short distance from University — with a glorious view of Capitol and University.

These beautifully designed and decorated apartments incorporate the best ideas in modern building

Special Features include
WALL HEATERS in all Bedrooms and Living Rooms . . .
Superior quality . . . pleasing color harmony in tile kitchens and baths . . .
Venetians throughout.

- General Contractor and Builder L. M. Cummings Phone 7-2812
- Material and Mill Work by Calcasieu Lumber Co. Phone 2-1100
- Painting and Interior Decorations John Milam Phone 2-4944
- Plumbing and Heating — V. R. Wattinger, Phone 2-1423
- Electric O. H. Cummins, Phone 8-5749
- Concrete Work Joe Fuhrman, Phone 2-8800

Over 800 square feet in each of these one and two bedroom apartments
. . . . Now available and shown by appointment.

\$75 and \$90 — Yearly Lease

Call 2-6993 — Mrs. S. T. McGuire

Figure 5-1-26. Advertisement for apartments at 3300 Tom Green Street, built in 1948. Source: Newspapers.com.

Between 1960 and 1970, student enrollment at the University of Texas doubled, with the student population in 1975 totaling 41,000.⁵⁷ In 1954, university president Logan Wilson highlighted the lack of student housing and advocated for an increase in private housing to meet the needs of incoming students.⁵⁸ To further accommodate the expansion of apartments and dormitories, the City in the 1960s rezoned certain areas of West Campus to allow for multi-story apartments, as had been introduced in the 1958 Austin Plan (fig. 5-1-27). A subsequent rise in the construction of private apartments in the university area occurred in the 1950s, 1960s, and 1970s. In 1965, a privately developed 16-story dormitory for men and women was planned near the old Seton Hospital on Rio Grande.⁵⁹ The expansion of housing in the project area also included a number of sorority and fraternity homes in West Campus, including Kappa Alpha (2515 Leon Street) in 1951 and Sigma Epsilon Delta (2315 Nueces Street) in 1960.

Though certain elements of campus life such as classrooms and on-campus dining had been integrated following the university's full admittance of African American students in 1956, full community acceptance had not been achieved. By 1960, a number of student-led demonstrations protested the segregation of businesses along Guadalupe Street, as well as the segregation of student dormitories on campus. In 1964, university regents voted to allow integrated housing.⁶⁰

In the 1960s and 1970s, the rapid growth of the university continued to directly affect older subdivisions in the project area. This housing shortage catalyzed the demolition of older single-family homes in disrepair, which were then replaced with multi-family housing and apartments. Examples include 100 East 33rd Street, 2907 West Avenue, 307 East 31st Street,

and 3408 Speedway (fig. 5-1-28). City rezoning of West Campus accelerated this trend and included older single-family houses converted into multi-unit residences. To meet demand, porches were often enclosed and additions were constructed onto these houses in the 1960s and 1970s — especially in the recommended North University Historic District (Section 5-6).⁶¹

During the counterculture and hippie heyday, cooperative housing also grew more popular. With a history dating back to the 1930s, when students economically suffering during the Great Depression formed the first student cooperative house on campus, the cooperative housing movement flourished in the 1970s.⁶² By this time, co-ops had moved off campus, become co-ed, and purchased property. While co-ops were clustered in West Campus, they also opened in neighborhoods farther north, including the potential Heritage Historic District. The 1920s house at 510 West 23rd Street in West Campus and the nineteenth-century house at 702 West 32nd Street in the Heritage neighborhood are among the many extant examples of this trend. Co-ops also began building their own housing during this period. The 21st Street Co-op at 707 West 21st Street represents this trend. Built in 1974, the 100-unit co-op was designed by Austin architect William Tammings.⁶³

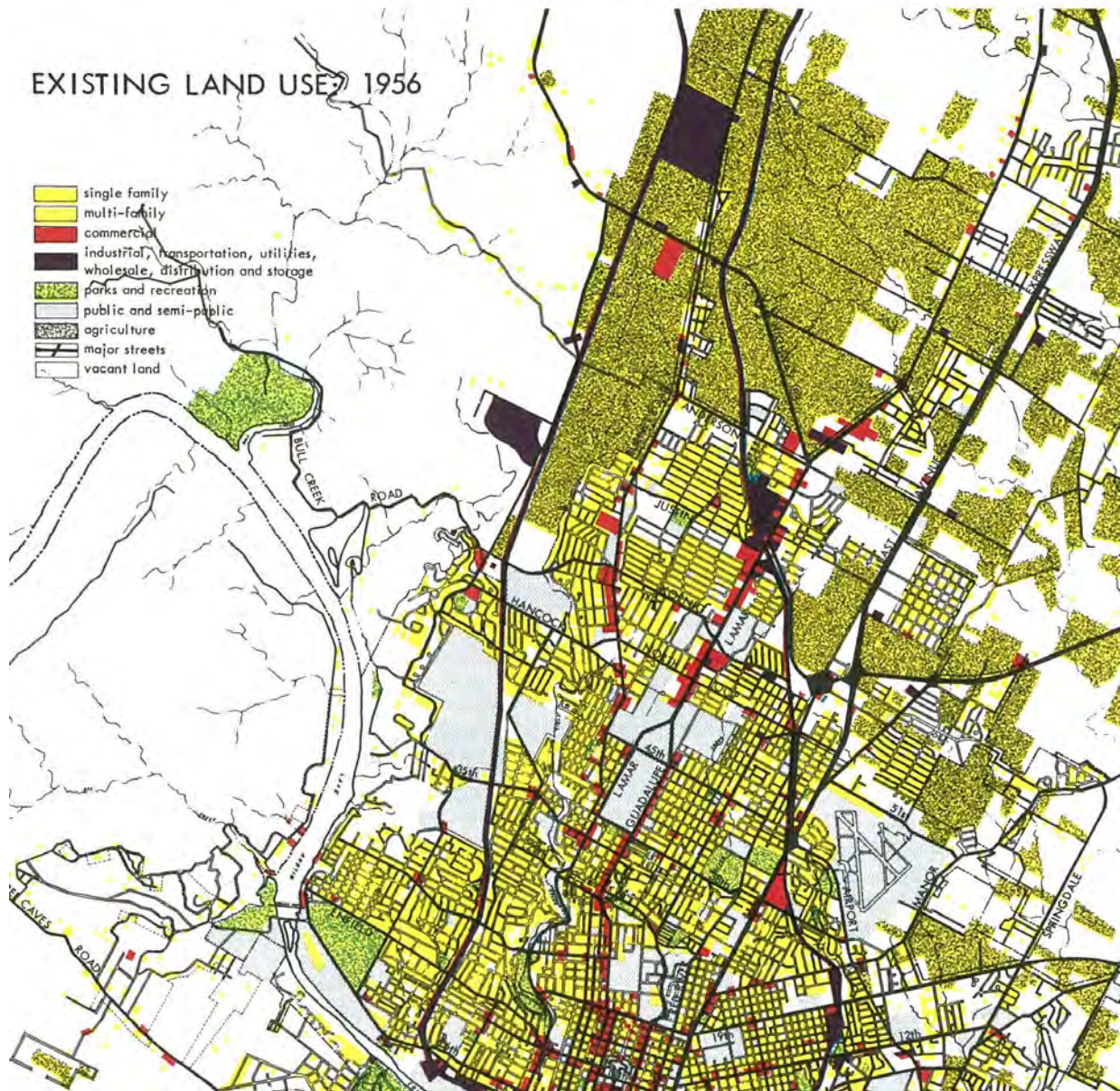


Figure 5-1-27. Existing land use map from 1958 Austin Plan showing no vacant land in the project area. Source: 1956 Austin Plan.



Figure 5-1-28. Low-rise apartment building (1972) at 3408 Speedway. Source: HHM, 2019.

5.1.5.5 New Postwar Residential Development Patterns

Following World War II, a number of factors facilitated a large expansion of development and housing beyond the project area, though some new development did occur within. The return of World War II veterans and the subsequent Baby Boom, combined with the mortgage-lending advantages of the GI Bill, provided developers with ample opportunities. As a result, the postwar building boom continued into the 1950s and helped to create new subdivisions as well as fill existing subdivisions with new homes and, increasingly, multi-family properties. During the 1940s and 1950s, several additional Bryker Woods subdivisions were platted as were the Belmont subdivisions. These included Bryker Woods G (1946), Bryker Woods Annex No. 2 (1951), Belmont (1951), and Belmont Section 2 (1955) (for more information, see the Bryker Woods Historic District in Section 5-10). This period also saw the resubdivision of older subdivisions, such as Ridgetop Annex, to accommodate new construction. In the Bryker Woods subdivisions alone, 154 homes were built between 1945 and 1954 with an additional 15 built between 1955 and 1964.⁶⁴ Given the limitations on available land remaining within the project area—in combination with lending policies and city planning preferences for single-family homes—most of the postwar residential growth in the city occurred in outlying areas north and west of the project area, as well as south of the city center. The map prepared in the 1958 Austin Plan for existing land use illustrates this trend and reveals no vacant land in the project area (fig. 5-1-27).



Figure 5-1-29. Example of infill Ranch-style residential construction at 2903 Oakhurst Avenue (1953). Source: HHM, 2019.

For some older sections in the project area, like North University, the 1940s and 1950s represented a period of relative decline. Since the GI Bill focused on new construction, these neighborhoods did not benefit from an infusion of new funds. New construction occurred on available empty lots, particularly in the North Hyde Park district, where remaining large estate lots were subdivided, or where older houses were demolished (for more information, see the North Hyde Park Historic District in Section 5-8). In established subdivisions throughout the survey area, many of the new homes reflected postwar architecture like the Ranch style (fig. 5-1-29). Examples of Ranch-style infill development include 1202 West 29th Street, 2903 Oakhurst Avenue, and 1301 Belmont Parkway. Particularly in areas closer to the university, like the North University neighborhood, apartment buildings represented a significant portion of new construction.

5.1.5.6. Postwar Infrastructure and Public Expansion

Austin's population growth in the postwar period fueled expanded infrastructure investments. Within the project area, infrastructure expansion included healthcare and transportation projects. Beginning in the 1950s, the Austin State Hospital began expansion efforts to address serious overcrowding of its mental health patients, a statewide problem. With the last significant building campaign ending in 1937, the Austin State Hospital, using state legislature monies, erected the General Medical and Surgical Building (900 West 38th Street) in 1955. The new building provided 250 additional beds as well as increased capacity for nursing, surgical and psychiatric care. Despite the addition of hospital and administrative buildings in subsequent years, mental health care continued to lag due to inadequate funding. Transportation improvements in the project area included the 1946 concrete Speedway Street Bridge, which spanned West Waller Creek (2900 Speedway Street).

The medical node along West 34th Street also took shape during this period. In 1965, the city council approved a multimillion-dollar medical complex on Shoal Creek between 34th and 38th Streets, with Seton spending more than \$8 million to build a new hospital and the Austin Doctors Corporation spending another \$3 million on additional medical facilities. "As a safeguard, however," the *Austin American-Statesman* reported, "the council accepted terms for vacating streets in the area for 'hospital use only'" with no other types of development permitted. As part of the agreement, the Austin Doctors Corporation deeded Shoal Creek to the City and paid to develop a public park and bike and hiking trail.⁶⁵ Part of the city's rapidly developing medical node included the new Austin Diagnostic Clinic at 801 West 34th Street and Seton Hospital at 3501 Mills Avenue.

5.1.5.7. Mid-century Religious and Cultural Nodes

The postwar period also saw an expansion of religious and cultural institutions. Much of this growth occurred near the university, which saw dramatic physical and student growth following World War II. City directories beginning in 1935 and continuing into the 1950s, reveal a large number of reverends living in the university area. Just as the area saw the development of numerous religious institutions prior to the war, religious organizations continued to erect churches to facilitate students' religious needs. Two circa 1960 churches (1909 and 2007 University Avenue) reflect the trend of religious institutional development in the university area in the postwar period. Cultural development in the postwar period was greatly influenced by the university. The Drag continued to serve as a primary cultural location for students and included restaurants, coffee shops, bookstores, and theaters. One prominent example was the Varsity Theater (2402 Guadalupe Street) which served as a movie house for university students.

5.1.6 THE MODERN ERA: POST-1973

Austin continued to grow during the 1970s and beyond. A 1975 City of Austin transportation study referenced the growing “traffic congestion and long commuting times” faced by many residents.⁶⁶ Beginning in the 1970s, Austin’s economy expanded beyond education and state government to include industry. Semiconductor plants and software emerged as new areas of growth and fueled residential and commercial development in far north Austin. Increasing growth, demolitions, and the prevalence of apartments and condominiums resulted in the formation of neighborhood groups in the project area. These neighborhood associations were instrumental in advocating for land-use policies and city planning that preserved Austin’s residential character. The city’s rapid growth and tradition of public engagement fostered a robust environmental movement and the formation of advocacy groups in response to development near Barton Springs and the construction of State Loop 1 (MoPac Expressway). Another key development during this period was the emergence of cultural institutions like the Hole in the Wall bar for live music (1974) and Wheatsville Co-op (1976), named after the Wheatville freedmen community. Live music and the arts flourished due to a number of factors, such as public and private investments. These include the popular South by Southwest (SXSW) music festival beginning in 1987 as well as the erection of the Long Center for the Performing Arts in 2008.⁶⁷

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⁶⁷ Humphrey and Crawford, *Austin: An Illustrated History*, 272–273.

5.2 RECOMMENDED HERITAGE HISTORIC DISTRICT

The potential Heritage Historic District is recommended eligible for listing in the National Register of Historic Places (NRHP, or National Register) and is proposed as a City of Austin historic district. It meets National Register Criteria A for Historical Associations and C for Architecture; and City of Austin Criteria i for Architecture and ii for Historical Associations. The district’s period of significance is 1840–1957. The historic resources in the district are listed in table 5-2-1 below and mapped in figure 5-2-1.

Table 5-2-1. Resource counts in potential local and NRHP districts. See fig. 5-2-1 for location of primary resources.

	Contributing	Surveyed; Noncontributing		Total
		Not Surveyed; Post 1974 ¹		
Local District				
	196	28		
		30		
Total	196 (77.2%)	58 (22.8%)		254
NRHP District				
	254	32		
		30		
Total	108 (80.4%)	62 (19.6%)		316

- The City of Austin only includes primary resources in its counts, while the NRHP includes primary and secondary resources.
- The number of noncontributing post-1974 resources is based off GIS analysis of current TCAD information. Parcels not surveyed as part of this project and determined to contain a non-historic age building based on TCAD analysis were counted as one noncontributing property. If a historic district designation is pursued, a full survey of these post-1974 resources will be required.

In addition, the district holds heritage tourism potential in the areas of architecture, social history (women), and legacy business (food and other).

5.2.1 Geographic Location and Boundaries

The Heritage Historic District is located northwest of the University of Texas in Central Austin, with the North University neighborhood to its east and Bryker Woods to its west. The district is roughly bound by West 29th Street on the south, Lamar Boulevard on the west, West 38th Street on the north, and Guadalupe Street on the east. Commercial development is concentrated along main traffic corridors like Guadalupe Street and West 34th Street, while the interior of the district remains largely residential, with a high concentration of historic homes (fig. 5-2-1).

5.2.2 Timeframe for Development

Several key periods of development have shaped the Heritage Historic District, described in greater detail in the following sections. The earliest building dates from 1840, while the majority of the homes were constructed in the 1920s and 1930s. Table 5-2-2 below details the periods of construction for the historic-age primary resources.

Table 5-2-2. Number and percentage of historic-age primary resources constructed by time period.

Period of Construction	No. Resources	% of Total
Pre-1900	5	2%
1900–1909	9	4%
1910–1919	40	19%
1920–1929	85	41%
1930–1939	46	22%
1940–1949	10	5%
1950–1959	0	0%
1960–1969	10	5%
1970–1974	4	2%

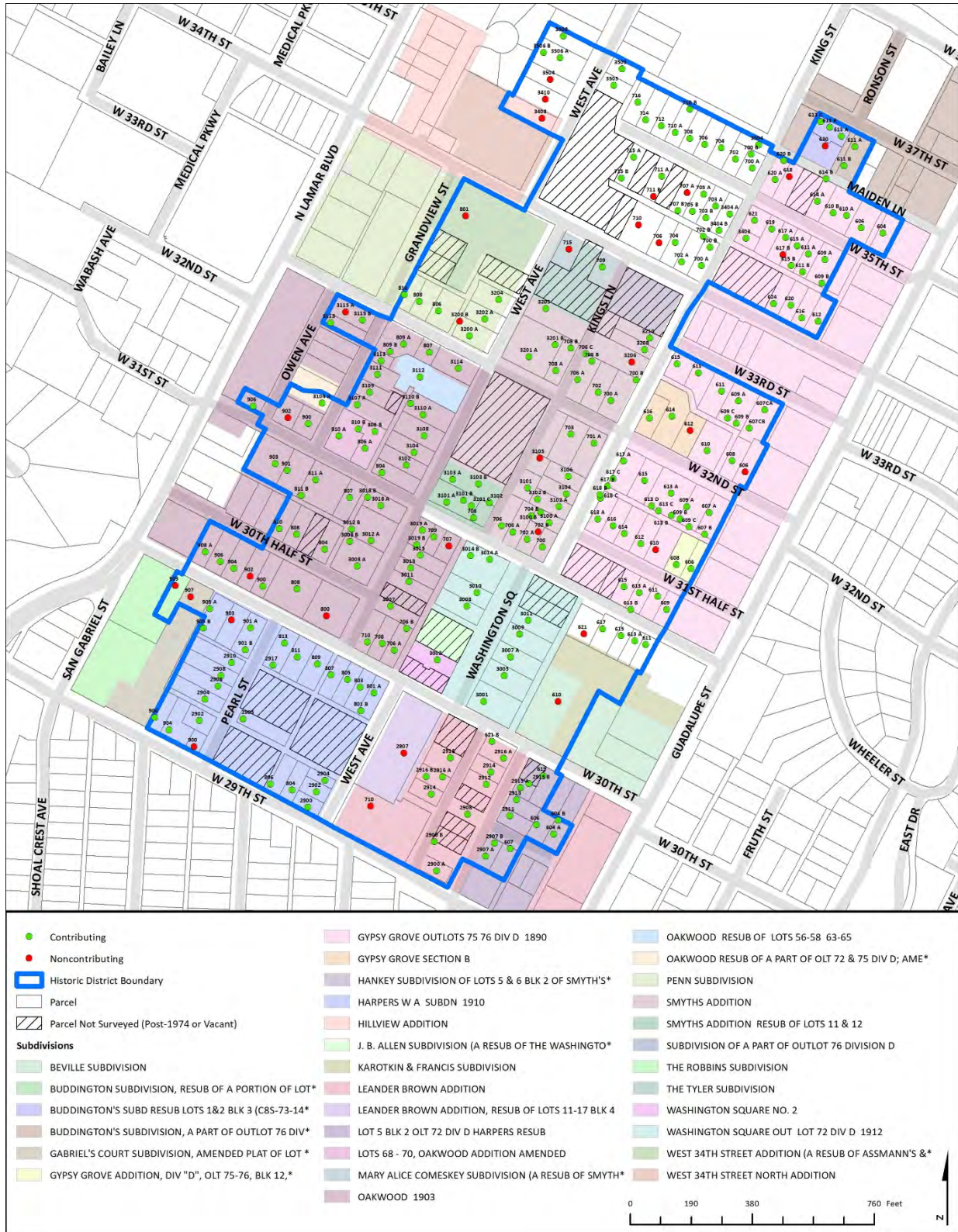


Figure 5-2-1. Map of the recommended Heritage Historic District showing boundaries, subdivisions, and the contributing and noncontributing status of surveyed resources. Post-1974 resources and vacant lots are indicated by a gray parcel.

5.2.3 Associations with Overall Survey Area Trends

Like many neighborhoods in Central Austin, the potential Heritage Historic District contains a concentration of early-twentieth-century homes with a few notable examples of nineteenth-century homes. Development, construction, and infill in the area were all closely associated with the growth and success of the University of Texas, as well as the growth of Austin's overall population. The once rural landscape developed during the course of the mid-twentieth century, becoming a dense and lively center for students, professors, and other Austin citizens.

The potential Heritage Historic District developed in the area of Outlots 72, 75, and 76, owned by J. Jaynes as detailed by the 1840 Sandusky plan map (fig. 5-2-2). There were some early homes constructed in the area during the mid-nineteenth century, and some early subdivisions—including the Smyth and Gypsy Grove (sometimes recorded as Gypsey) divisions—but development did not begin in earnest until the turn of the twentieth century. Because the district developed largely between 1910 and 1940, homes generally showcase styles and forms popular at the time and are of a consistent size. Some of the extant homes that precede that development include the 1840 Heritage House at 3112 West Avenue and the 1859 home at 3506 West Avenue (fig. 5-2-3), both City of Austin landmarks.

The Smyth subdivision was located in Outlot 75. Smaller lots were divided for sale prior to 1877. Key streets in the new development were King Street, Queen (sometimes recorded as Quen) Street, and High Street, which later became Asylum Avenue and eventually West Avenue. A newspaper advertisement from March 25, 1884, showcased a frame home described as suburban, with a 12-acre peach orchard, a stable, a carriage house, a well, and a cistern.²

The Gypsy Grove subdivision included approximately 20 acres and was platted by landowners including E. B. Hancock and C. H. Moiler (fig. 5-2-4). Gypsy Grove had largely uniform lot divisions averaging 46 feet wide. Initial street names included Osiris Street, Isis Street, Bachelor Row, Uarda Street, Karnak Street, and Maiden Lane. To the district's east, along Guadalupe, ran the Austin Rapid Transit Railway connecting the area to downtown Austin and the growing capital. Development in the area was initially concentrated along King, West 31th 1/2, and West 32nd Streets until 1910, although the majority of homes were constructed between 1915 and 1930.

The Oakwood subdivision, platted and dedicated in 1903 by the Austin Real Estate and Abstract Company, saw rapid infill with single-family homes beginning in 1910. Austin Real Estate and Abstract Company president General William H. Stacy was responsible for the development of several other successful Austin subdivisions.³ The large Oakwood subdivision also came to contain several smaller developments, including Penn Place. Judge Robert L. Penn began acquiring land in the area in 1902. After paying off a lien on the property of Joseph E. Baker, Penn acquired the home at 3112 West Avenue and moved his family there shortly before his death in 1909. His widow Ada Caroline Read Penn platted and developed the land surrounding her home in the following years (fig. 5-2-5).⁴ According to her daughter-in-law Myrle Penn, Ada Penn was responsible for designing and constructing 18 of the houses in what was then known as Penn Place, including the Prairie-style home at 901 W 31st Street (fig. 5-2-6). Myrle recounted that Ada was, even after her role as architect and developer, a beloved figure within the community. She kept her children and their families close, as five Penn families lived in the houses built by Ada in the blocks surrounding her home.⁵ Penn's original neighborhood included space for recreation, most notably a tennis court. A 1919 *Austin American Statesman* article noted that this space was the "center of attraction."⁶



Figure 5-2-2. (Above) A section of the 1940 Sandusky map displaying the Outlots created by the Sandusky map. The area marked as “College Hill,” northwest of the university campus, shows the approximate boundaries of the recommended Heritage Historic District. Source: General Land Office.



Figure 5-2-3. Façade view of the Jacob Lesser House (1859) at 3506 West Avenue, one of the earliest homes in the proposed district. It is listed as a City of Austin landmark. Source: HHM, 2019.



Figure 5-2-6. Oblique view of the home at 901 West 31st Street (1912), a City of Austin landmark, within the Penn Place subdivision developed by Ada Penn. This home showcases Prairie and Mission Revival stylistic influences and was one of the homes said to be designed by Ada Penn herself. Source: HHM, 2019.

In 1912, Dr. Washington Allen Harper established a new neighborhood designed to attract professors, professionals, and those seeking comfortable suburban homes. The new subdivision of Outlot 72 borrowed ideals from the City Beautiful movement, including its use of a wide boulevard-style street. The lots were all 55 feet wide and 150 feet deep and were to be furnished with pleasant and substantial homes that would establish Washington Square as a sought-after community furnished with attractive and modern suburban homes (see fig. 5-2-7). The earliest home was finished in 1912, and the remainder of the lots were developed through 1936, culminating in the construction of several smaller rental homes near the corner of Washington Square and 31st Street by Theo Bellmont.⁷ As mostly unmarried professors at the university lived in these rental houses at West 31st Street between Guadalupe Street and Washington Square, it was originally called Bachelor Row. In 1929 the City paved Guadalupe Street—as recommended in the 1928 Koch and Fowler plan for Austin—which made the neighborhood more accessible for cars and therefore more attractive to an assortment of professional and working-class families.⁸

Multi-tenant and commercial properties became more common following the conclusion of World War II. Though the district was largely constructed of single-family homes by the 1940s, several low-rise apartment buildings were built in the 1960s and 1970s (fig. 5-2-8). This shift to multi-family housing reflects a continuation of a trend seen throughout the survey area, though there was relatively little development within the potential Heritage Historic District. Despite that, city directory research shows that backhouses and duplex-conversions became more common, showing an increase in density even without a significant change in the area’s built environment. Commercial properties in the district are still limited and are concentrated along West 34th Street and West 39th Street. The earliest of these commercial structures was the building at 2900 Rio Grande Street (fig. 5-2-9), was constructed in 1935, while the others were all constructed after 1950.



Figure 5-2-9. Façade view of the commercial building at 2900 Rio Grande (1935), one of the few Commercial-style properties in the Heritage neighborhood. Source: HHM, 2019.

5.2.4 Architectural Characteristics and Representative Resources

Except for a few notable buildings, the potential Heritage Historic District was platted and developed in the early twentieth century, with the majority of its homes constructed between 1910 and 1940. Because of this, the district contains a notable collection of homes with consistent style, form, and massing. Of contributing resources, bungalows make up the most common building form (64 percent), and 43 percent of the total resources are specifically Craftsman-style bungalows. Less common stylistic influences showcased on bungalow homes throughout the district include Tudor Revival, Colonial Revival, and Minimal Traditional styles. Other significant building forms include center-passage, square-plan hipped-roof, foursquare, and L-plan homes. Many of these homes display other common twentieth-century stylistic influences, including Folk Victorian, Greek Revival, Prairie, and Classical Revival styles. Common landscaping features include stone and concrete retaining walls, steps, and walkways.

The district contains nine local landmarks, one of which is also a Recorded Texas Historic Landmark (RTHL), and another listed in the National Register (see table 5-2-3). A total of 94 resources are recommended individually eligible for listing in the National Register, 33 of which are also recommended as City of Austin historic landmarks (table 5-2-4).

Table 5-2-3. Previously designated resources within the recommended Heritage Historic District (indicated by an “x”).

Address	Designated CoA Local Landmark	NRHP	RHTL
901 West 31st Street	x		
609 West 32nd Street	x		
613 West 32nd Street	x	x	
609 West 33rd Street	x		
3001 Washington Square	x		
3009 Washington Square	x		
3018 West Avenue	x		
3112 West Avenue	x		
3506 West Avenue	x		x

Table 5-2-4. Individual resources within the potential Heritage Historic District that are also recommended eligible for City of Austin historic landmark designation and/or listing in the NRHP. An asterisk (*) indicates previous listing.

Address	City of Austin Eligible	NRHP Eligible
806 W 29 ST		X
904 W 29 ST		X
604 A W 29 1/2 ST		X
606 W 29 1/2 ST	X	X
615 W 30 ST		X

City of Austin | Historic Building Survey Report for North Central Austin
West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

Table 5-2-4. Individual resources within the potential Heritage Historic District that are also recommended eligible for City of Austin historic landmark designation and/or listing in the NRHP. An asterisk () indicates previous listing.*

Address	City of Austin Eligible	NRHP Eligible
621 B W 30 ST		X
706 A W 30 ST		X
801 A W 30 ST		X
809 W 30 ST	X	X
811 W 30 ST		X
900 W 30 ST		X
901 A W 30 ST		X
904 W 30 ST		X
908 A W 30 ST		X
613 A W 31 ST		X
706 W 31 ST		X
807 W 31 ST		X
810 A W 31 ST	X	X
811 A W 31 ST		X
901 W 31 ST	*	X
608 W 31 1/2 ST	X	X
609 W 31 1/2 ST		X
611 W 31 1/2 ST		X
613 A W 31 1/2 ST		X
614 W 31 1/2 ST	X	X
615 W 31 1/2 ST		X
616 W 31 1/2 ST		X
607 A W 32 ST		X
609 A W 32 ST	*	X
610 W 32 ST	X	X
614 W 32 ST	X	X
700 A W 32 ST	X	X
701 A W 32 ST	X	X
702 W 32 ST	X	X
806 W 32 ST	X	X
808 W 32 ST	X	X
609 A W 33 ST	*	X
611 W 33 ST		X
615 W 33 ST		X
616 W 34 ST		X
700 W 34 ST	X	
604 W 35 ST		X
606 W 35 ST	X	X
610 B W 35 ST		X
614 A W 35 ST	X	X
620 A W 35 ST		X
704 W 35 ST		X
705 A W 35 ST		X
714 W 35 ST	X	X
613 B W 37 ST		X
3104 A GRANDVIEW ST	X	X
3111 GRANDVIEW ST		X
3113 GRANDVIEW ST		X

Table 5-2-4. Individual resources within the potential Heritage Historic District that are also recommended eligible for City of Austin historic landmark designation and/or listing in the NRHP. An asterisk (*) indicates previous listing.

Address	City of Austin Eligible	NRHP Eligible
3102 A KING ST		X
3104 KING ST		X
2906 PEARL ST		X
2908 RIO GRANDE ST	X	X
2911 RIO GRANDE ST		X
2912 RIO GRANDE ST		X
2914 RIO GRANDE ST		X
2916 A RIO GRANDE ST		X
2918 SALADO ST	X	X
3001 WASHINGTON SQ	*	X
3002 WASHINGTON SQ	X	X
3005 WASHINGTON SQ		X
3007 A WASHINGTON SQ	X	X
3008 WASHINGTON SQ	X	X
3014 A WASHINGTON SQ	X	X
3007 WEST AVE		X
3008 A WEST AVE	X	X
3011 WEST AVE		X
3012 A WEST AVE	X	X
3018 A WEST AVE	*	X
3019 A WEST AVE		X
3102 WEST AVE		X
3108 WEST AVE	X	X
3110 A WEST AVE	X	X
3112 WEST AVE	*	X
3201 A WEST AVE	X	X
3202 A WEST AVE	X	X
3204 WEST AVE	X	X
3205 WEST AVE	X	X
3506 A WEST AVE	*	X

- If the recommended district is formally designated by the City of Austin, individual landmark applications within the district will have to comply with Code Section 25-2-352 (A)(3)(b)(i), which states that, "A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance."

The following are representative resources within the potential Heritage Historic District.

3506 WEST AVENUE

Constructed in 1864, the home at 3506 West Ave is an example of early building traditions in the potential Heritage Historic District. This limestone house has an L-plan form, a cross-gabled roof, wood-framed, double-hung windows with stone sills, and its porch has jig-sawn decorative trim between chamfered wood columns (fig. 5-2-3). In addition to contributing to the potential historic district, the house is also currently designated as a local landmark, and is further recommended individually eligible for the National Register.

3112 WEST AVENUE

Now known and landmarked as the Heritage House, the home located at 3112 West Avenue is a vernacular single-family residence constructed in 1840. It is the oldest home in the proposed Heritage



Figure 5-2-10. (Above) Oblique view of the home at 3112 West Avenue, now known as the “Heritage House,” which was constructed in 1840 and is the oldest home in the district. Ada Penn, longtime Heritage neighborhood resident and developer, lived in the home with her family. Source: Library of Congress.

Historic District and was originally constructed with native limestone capped with a hipped roof (fig. 5-2-10). The two-story home has a full-height, full-width open wooden porch across its front façade. The porch is supported by Classical Revival-style columns. Several stone and wood additions followed the original construction, set to the side and rear of the original mass of the house. The home is separated from West Avenue by a masonry fence and metal gate, and is set substantially back from the lot boundary, making it difficult to view from the roadway. The house currently is designated as a local landmark, and it also is recommended individually eligible for the National Register.

611 WEST 31ST 1/2 STREET

The single-family residence at 611 West 31st 1/2 Street (fig. 5-2-11 to the right) is an example of the Craftsman bungalow style common throughout the district, particularly in the Gypsy Grove subdivision. This one-story house was built around 1920 and has a full-width front porch with decorative wood box columns, triangular braces, and overhanging eaves with exposed rafter tails. Its windows are wood-framed and double-hung, and the wooden front door has two full-height sidelights. It shares these key features with its neighbors at 609 and 613 West 31st 1/2 Street, which were constructed during the same period. The house also is recommended individually eligible for the National Register.



Figure 5-2-11. Façade view of the Craftsman bungalow home at 611 West 31st 1/2 Street (1920). This is an example of a common form and style developed throughout the district during the 1920s and 1930s. Its neighbors share the same footprint and stylistic influences, all of which were built in the first years of the 1920s, per Sanborn maps. Source: HHM, 2019.

901 WEST 31ST STREET

This home constructed in 1912 is a strong example of the Prairie style, popular between 1910 and 1923 in the recommended Heritage Historic District. The two-story home has a low-pitched roof with boxed eaves and a central masonry chimney. It has a stucco exterior with wood-framed windows. This home is an interesting example of the Prairie Style as it also incorporates some Mission Revival stylistic influences including the parapet and stucco box columns at the entrance (fig. 5-2-6). The house currently is designated as a local landmark, and it also is recommended individually eligible for the National Register.

3001 WASHINGTON SQUARE

This home at 3001 Washington Square was constructed in 1912 in the Washington Square development for Herman and Genevieve James. This one-story home is a notable example in the potential Heritage Historic District of the Mission Revival style, characterized by its round-arched arcade across the primary façade, mission-style parapet, and red-tile roof. The home is a City of Austin landmark (fig. 5-2-12), and it also is recommended individually eligible for the National Register.



Figure 5-2-12. Oblique view of the home at 3001 Washington Square (1912), one of the stately and suburban-style homes in the Washington Square development. It is an example of the Mission Revival style sparsely present in the district. Source: HHM, 2019.

NOTES

¹ The City of Austin only includes Primary resources in its counts, while the National Register includes all resources. These numbers also do not account for post-1974 resources, as they were not included in the survey.

² "Great Bargain," *The Statesman*, Nov. 21, 1877, 4.

³ Marshaleigh Orr Bahan, "Austin's Heritage Neighborhood: Lamar to Guadalupe, West 29th to West 38th," *Austin Genealogical Society Quarterly* 48, no. 3/4 (2007): 103.

⁴ Additional information regarding the significance of Ada Penn, the Heritage House, and the potential Heritage Historic District overall may be obtained from continued oral history projects. HHM identified two potential sources of such information: Malcolm Harris, a descendant of Ada Penn, and Gail Reams. As a significant figure, the life of Ada Penn could form the basis of a walking tour in the area.

⁵ "A Rich History: Long-Time Resident Recalls Area's Development," *Austin American Statesman*, Oct. 19, 1989, 5.

⁶ "Penn Place and Vicinity," *Austin American Statesman*, Mar. 9, 1919, 14.

⁷ "Heritage Homes Tour," Heritage Society of Austin, 2006, 7.

⁸ "City Awards Paving Contracts on 105 Blocks," *The Austin American*, Mar. 15, 1929, 1.

5.3 RECOMMENDED AUSTIN STATE HOSPITAL HISTORIC DISTRICT

The potential Austin State Hospital Historic District is a large, landscaped healthcare campus, recommended eligible for listing in the National Register of Historic Places (NRHP, or National Register) and as a City of Austin historic district. The 1861 Administration Building (Building 501) is the oldest building on the property and the oldest mental health facility in the state; it is listed individually on the National Register.¹ The Administration Building is also a Recorded Texas Historic Landmark (RTHL) and a State Antiquities Landmark (SAL). Though the property has been previously documented, the National Register nomination as prepared in 1987 focuses on the hospital’s early history and the role played by the original hospital structure. By establishing a broader historic district, the totality of historic structures present on the Austin State Hospital campus can be recognized. This proposed district widely expands upon the significance of the hospital by including structures associated with the evolution and progression of mental health treatment. The district’s resources are listed in table 5-3-1 below and mapped in figure 5-3-1. The period of significance for the district ranges from 1857 through 1960. The district is significant for its architecture, as well as its historical associations with healthcare (National Register Criteria A and C).

Table 5-3-1. Resource counts in potential local and NRHP districts. See fig. 5-3-1 for location of primary resources.

	Contributing	Surveyed; Noncontributing		Total
		Not Surveyed; Post 1974 ²		
Local District				
	20	0		
		0		
Total	20 (100%)	0 (0%)		20
NRHP District				
	20	1		
		0		
Total	20 (95.2%)	1 (4.8%)		21

- The City of Austin only includes primary resources in its counts, while the NRHP includes primary and secondary resources.
 - The number of noncontributing post-1974 resources is based off GIS analysis of current TCAD information. Parcels not surveyed as part of this project and determined to contain a non-historic age building based on TCAD analysis were counted as one noncontributing property. If a historic district designation is pursued, a full survey of these post-1974 resources will be required.

In addition, the district holds heritage tourism potential in the areas of architecture, cultural heritage (African American), and social history (other).

The Administration Building (Building 501) was designated as a RTHL in 1966, individually listed in the National Register in 1987, and also designated as an SAL in 1990.³ Beginning in 2016, the Texas Facilities Commission began exploring options for potentially redeveloping the site. Because of the existing historic designations for the Administration Building, the Texas Historical Commission consulted with the Texas Facilities Commission to develop a feasibility study for site reuse.⁴ As part of that process, the Texas Historical Commission recommended a small historic district at the campus’s core as eligible for listing in the National Register – while also mentioning a potential “expanded Austin State Hospital Historic District” (fig. 5-3-2). In 2019, field survey and analysis for this project identified several additional historic-age buildings and recommended further enlarging the boundary of the eligible historic district (as shown below in fig. 5-3-1). In 2020, the Texas Facilities Commission presented a plan for redevelopment of the site that includes demolition of a number of historic-age buildings (fig.5-3-3).

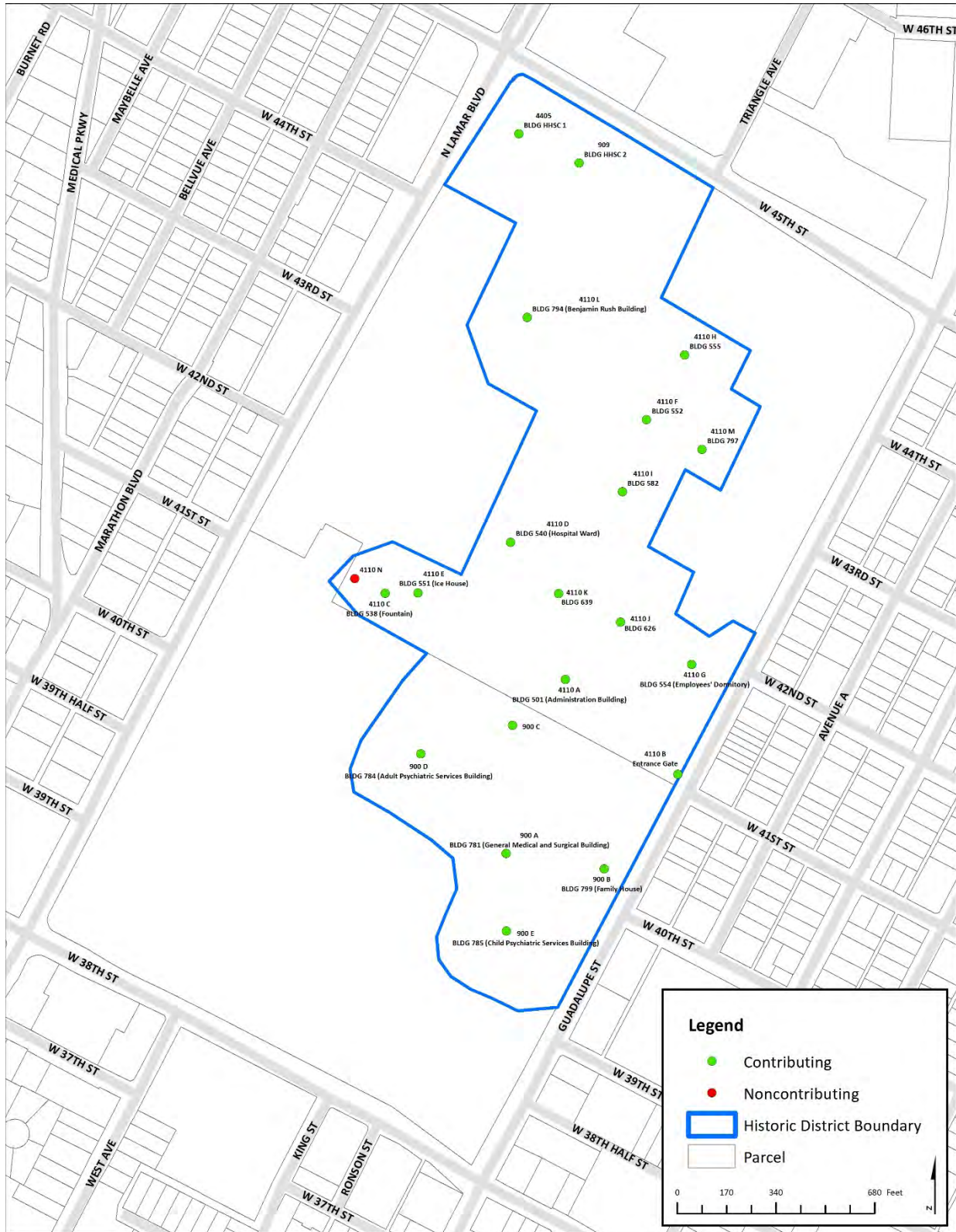


Figure 5-3-1. Map of the recommended Austin State Hospital Historic District showing its boundaries and the contributing and noncontributing status of surveyed resources. Note that the proposed boundary does not encompass the entirety of the hospital campus, but only its historic core.

The survey was updated in September 2020 as demolition was partially underway. To accurately capture the moment of the survey, the buildings that remained extant as of September 2020 are retained within the inventory and survey forms for this survey. The recommended boundaries for the district generally exclude the area proposed for new development. The district boundaries do encompass one resource that is slated for demolition but extant today—the Ice House (Building 551)—in order to incorporate the adjacent Steam Plant (Building 538). (In Appendices A and B, pending demolition is noted within the “Integrity” field in the inventory and survey forms for the Ice House.)

5.3.1 Geographic Location and Boundaries

The potential Austin State Hospital Historic District is located in Central Austin, roughly bound on the north by West 45th Street, on the east by Guadalupe Street, on the south by West 38th Street (historically Spring Street), and on the west by North Lamar Boulevard (historically Morningside Avenue). This boundary represents the original boundary of the Austin State Hospital campus (historically the Texas State Lunatic Asylum).⁵

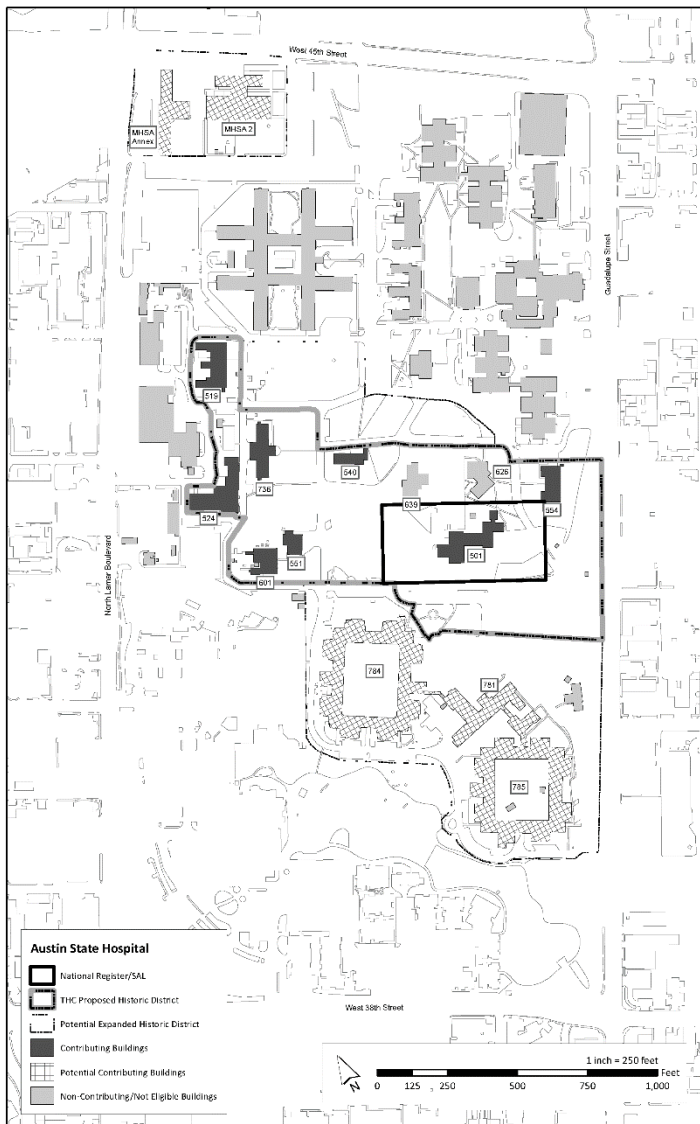


Figure 5-3-2. Map prepared by the Texas Historical Commission in 2016 to depict a recommended “THC Proposed Historic District” at the core of the Austin State Hospital campus, as well as a “Potential Expanded Historic District” extending farther south. Source: “Austin State Hospital and Austin State Supported Living Center Feasibility Study: Texas Historical Commission Report” in Mark Wolfe (Executive Director, Texas Historical Commission) to Harvey Hiderbran (Executive Director, Texas Facilities Commission) [Letter], August 1, 2016.

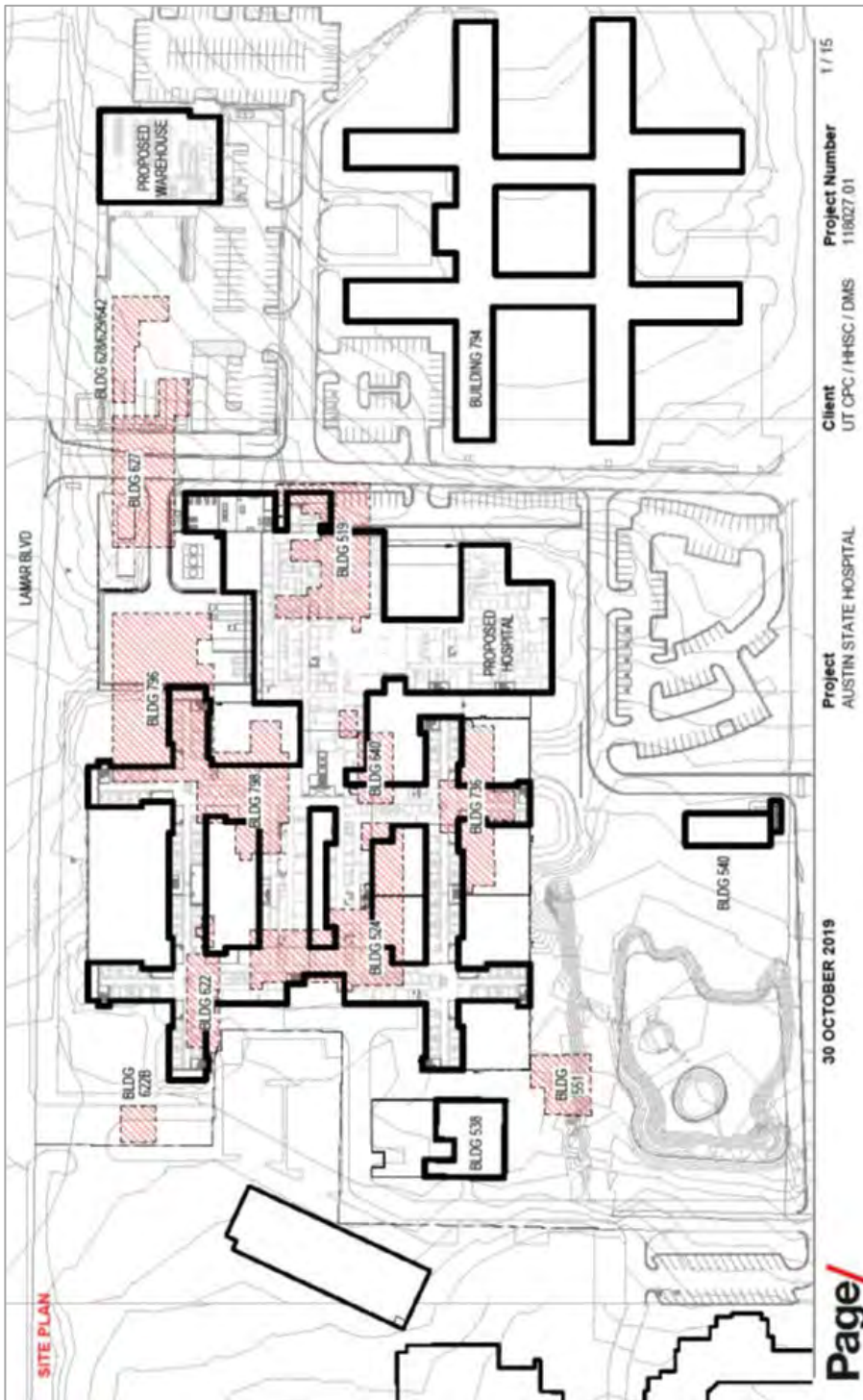


Figure 5-3-3. Map from 2020 depicting proposed demolition of historic resources on the Austin State Hospital campus. As of September 2020, demolition was partially complete. Resources slated for demolition (shown with red hatching) include the African American Female Ward (Building 519, built ca. 1936, demolished by September 2020), the Laundry (Building 524, built 1917, demolished by September 2020), the Ice House (Building 551, built ca. 1911, contributing), Building 622 (non-historic, outside recommended district boundaries), Building 622B (non-historic, outside recommended district boundaries), Building 627 (non-historic, demolished by September 2020), Buildings 628/629/642 (non-historic, outside recommended district boundaries), the Mattress Factory (Building 640, built in 1930, demolished by September 2020), The African American Women’s Dining Hall (Building 736, built ca. 1954, demolished by September 2020), and Building 796/798 (built ca. 1965, outside recommended district boundaries). Source: Texas Health and Human Services, “Austin State Hospital Construction Update: Open House, January 24, 2020” [Presentation], from the Texas Department of Health and Human Services.⁶

5.3.2 Timeframe for Development

The Austin State Hospital, originally the Texas State Lunatic Asylum but renamed in 1925, was established in 1856.⁷ The first hospital building, now called the Administration Building (or Building 501), was constructed in 1861 (see fig. 5-3-4).⁸ Subsequent structures were built over the long history of the

hospital, spanning from the late nineteenth into the twentieth century. These buildings served to house patients and support an independent institution, exhibiting forms and stylistic influences representative of their function and period of construction. The following table (table 5-3-2) breaks down the primary historic-age resources within the district by decade of construction, excluding secondary structures.



Figure 5-3-4. Selection of the City of Austin’s 1910 city directory map, which includes the original outlot boundaries and the developing neighborhoods around the “State Lunatic Asylum,” now the Austin State Hospital. Source: Austin History Center.

Table 5-3-2. Number and percentage of historic-age primary resources constructed by time period.

Period of Construction	No. Resources	% of Total
Pre-1900	2	11%
1900–1909	1	5%
1910–1919	1	5%
1920–1929	1	5%
1930–1939	5	26%
1940–1949	0	0%
1950–1959	6	32%
1960–1969	1	5%
1970–1974	2	11%

5.3.3 Associations with Overall Survey Area Trends

The development of residential care facilities—including their architecture, location, and landscaping—reflected the philosophy of mental illness at the time. The Austin State Hospital began as a facility purposefully sited in a rural setting approximately two miles northwest of the Texas State Capitol. The land—comprising parts of Outlots 83, 82, 80 and 70—was deeded to the State of Texas by William Fields in 1857 (fig. 5-3-4).⁹

The first building and the grounds around it were designed to conform to the ideas of psychiatrist Thomas Kirkbride.¹⁰ Kirkbride’s philosophy sought to improve the daily life and well-being of resident patients, and his 1854 treatise on the matter informed the design of State Lunatic Asylum.¹¹ Kirkbride

specified that every hospital for the insane should occupy at least 100 acres, in order to have enough tillable land for farming, landscaping, and pleasure. The site should be in the country, ideally on a high segment of land so that patients could enjoy views “exhibiting life in its active forms.”¹² Kirkbride believed institutions should house no more than 250 patients and have access to 10,000 gallons of water. While the hospital itself should not be overly ornate or costly, the building should provide an attractive and cheerful setting for the patients and their families. Should additional space be required, parallel wings could be constructed on either side of the hospital, allowing for light and ventilation to each room. This spacious, natural environment was intended to provide healing solitude and removal from stressors inherent to urban living, while the facility’s location close to town allowed easy access for visitors and suppliers.¹³

Various campaigns to improve the landscape of the hospital were made by patients as well as other Austin residents who used the grounds of the State Lunatic Asylum. The beautification of the grounds was largely accomplished through the labor of male patients and asylum staff members in the 1890s, under the administration of Dr. W. W. Reeves and the guidance of superintendent of the grounds Arthur James Seiders.¹⁴ A chain of lakes was constructed on the land south of the Administration Building, and new driveways were created throughout the grounds.¹⁵ This “resort like-setting” served as an attraction for Austinites, a site for weekend carriage-rides and picnics, and the park-like aesthetic continued across Guadalupe Street into the new community developing east of the hospital.¹⁶ While the facility originally had a rural setting, new subdivisions and developments soon arose on the land surrounding the hospital. Hyde Park, which developed adjacent to the Austin State Hospital Complex, was initially platted in 1891 and 1892 (for more information, see the recommended Hyde Park Historic District Amendment in section 5-5).

By the turn of the twentieth century, several new wards and auxiliary buildings had been constructed—including a segregated “Female Negro Ward” (no longer extant) —and construction of other new buildings was underway (fig. 5-3-5). As the hospital and its population grew in the late nineteenth and early twentieth centuries, greater focus was placed on the hospital’s ability to be self-sufficient. While it had originally gotten its water and power from the city of Austin, the hospital constructed its own steam-powered electrical plant and adjacent cylindrical tank in 1899 (Building 538, fig. 5-3-6). When a spring flood knocked out the city’s power on April 7, 1900, the Austin State Hospital campus was unaffected.¹⁷ This effort continued in 1917 with the construction of a laundry facility on the site (Building 524, demolished in 2020), and in 1930 with the construction of a mattress factory where patients worked to both manufacture and maintain mattresses and other bedding materials for use by the hospital (Building 640, demolished in 2020; fig. 5-3-7).¹⁸

In the 1930s, new construction included more dormitory space, furthering the policy of segregated facilities for African American patients. The construction of additional wards in the following years allowed for greater segregation of patients based on condition, sex, and race, but prior to 1910, only two ward buildings housed black patients at the hospital, accommodating no more than 150 people. In comparison to the wider city and state population, African Americans were institutionalized at much higher rates due to racially biased psychiatric practices. The old “Negro Female Ward” grew overcrowded and was converted to a shop building by 1935 (fig. 5-3-7). New segregated men’s and women’s wards were constructed in 1936. Neither remains extant today. (The women’s dormitory, Building 519, was demolished in 2020; fig. 5-3-8). Another building that represented this era of segregation was the adjoining African American Women’s Dining Hall constructed in 1952 (Building 736, demolished in 2020; figs. 5-3-9 and 5-3-10).

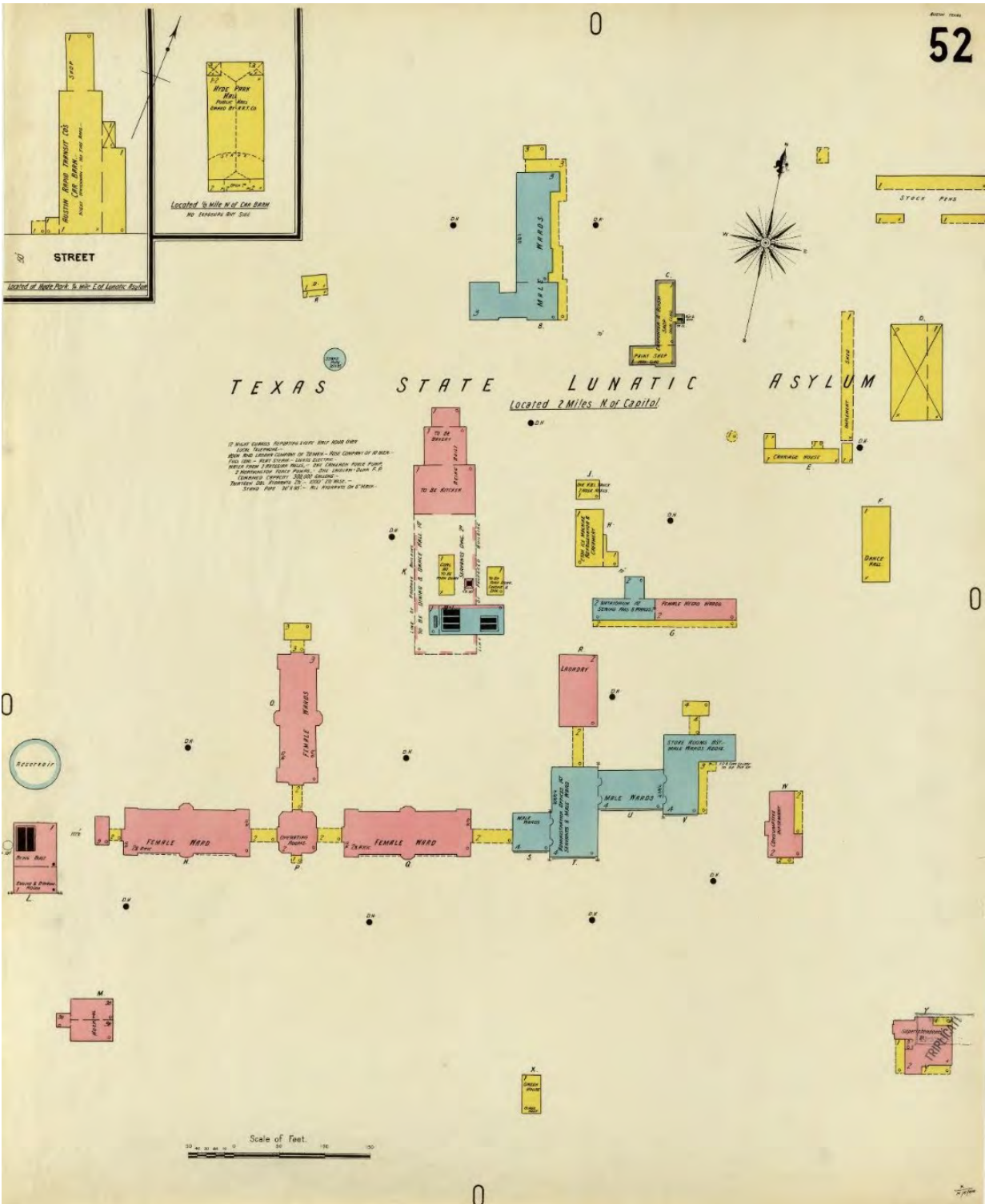


Figure 5-3-5. Sanborn map of the Austin State Hospital, 1900 (Sheet 52). Source: The University of Texas at Austin, Dolph Briscoe Center, <http://legacy.lib.utexas.edu/maps/sanborn/txu-sanborn-austin-1900-52.jpg>.



Figure 5-3-6. Oblique view of the 1899 steam-powered electrical plant (Building 538), which allowed the facility greater self-sufficiency and independence from the City of Austin. Source: HHM, 2019.

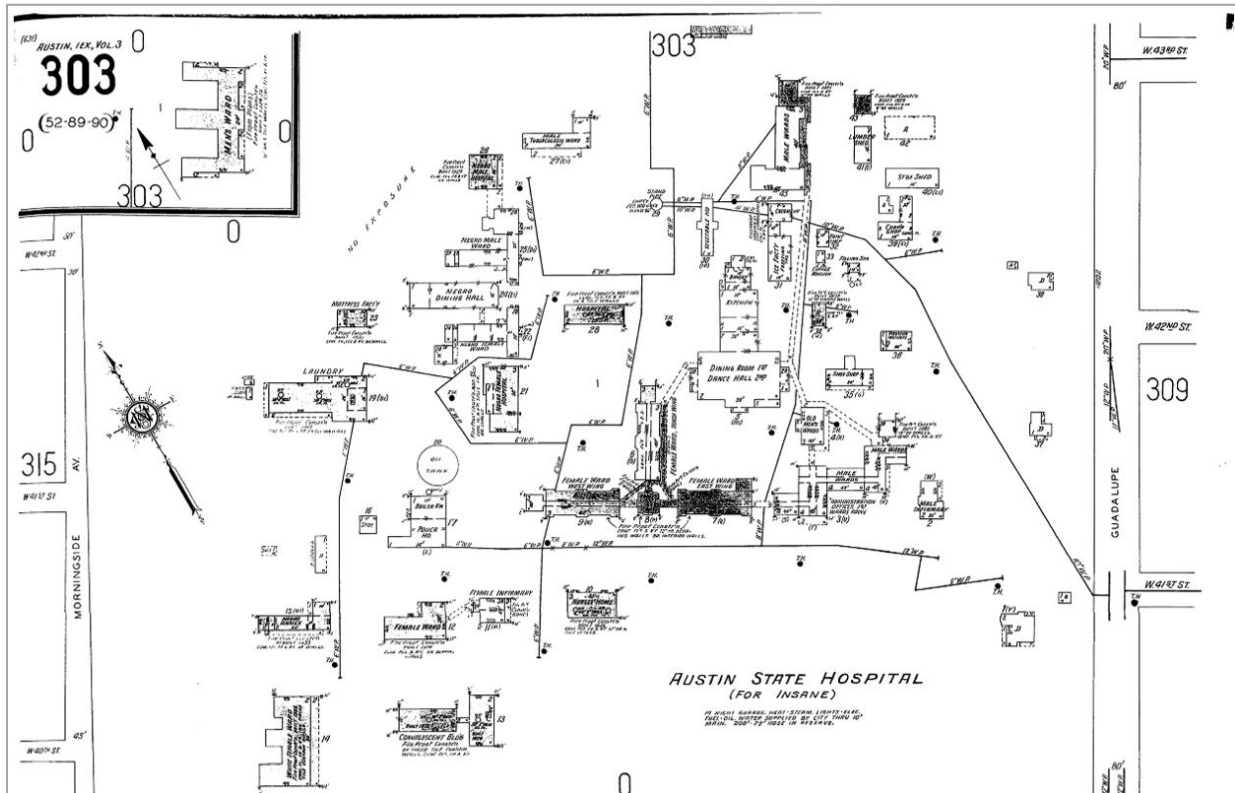


Figure 5-3-7. Selection from the 1935 Sanborn map of the Austin State Hospital campus, showing significant expansion from the initial structure now at its center. Source: Preservation Texas.



Figure 5-3-8. Oblique view of the ca. 1936 African American Women's Ward (Building 519), demolished in 2020. This is one of the few buildings constructed on the hospital campus specifically to serve the segregated patient population. Source: HHM, 2019.



Figure 5-3-9. Oblique view of the 1952 African American Dining Hall (Building 736), demolished in 2020. This was one of the few buildings on the hospital campus constructed specifically to serve the segregated patient population. Source: HHM, 2019.



*Figure 5-3-10. This ca. 1950s image depicts patients being served food in the African American Dining Hall. Source: Sitton, *Life at the Texas State Lunatic Asylum 1957-1997*, 137.*

During the Great Depression and World War II, the population at the Austin State Hospital grew exponentially, but funding and resources failed to keep pace. While controlling the size of the patient population had been a core philosophy of the Hospital's initial Kirkbride plan, hundreds of new patients began to arrive at the Austin State Hospital after the State Board of Control abolished the waiting list for State Hospitals in 1942. Lack of space meant patients had to sleep in crowded rooms or outdoor

sleeping porches. By 1949, the patient population had exceeded 3,000.¹⁹ That year Governor Shivers asked reporters to tour the State’s facilities, and those reports on the poor conditions brought new attention and public interest to the facilities’ needs. Nonetheless, the patient population continued to expand, with rampant inequities continuing. By 1953, the hospital housed 1,049 black patients, which was more than a third of its total patient population.²⁰ These patients came to the institution from across the state of Texas. By comparison, in 1950 only 12.6 percent of Texas’s population and only 13 percent of Austin’s population was African American.²¹

The Medical and Surgical Building to the south of the Administration Building was constructed in 1955, marking the first building constructed on the grounds since 1937 (Building 781, fig. 5-3-11). The new facility represented a leap forward in the hospital’s ability to treat and house its patients. Shortly after, between 1955 and 1958, two connected wards were constructed – Building 784, which served as an Adult Psychiatric Services Building, and Building 785, which served as the state’s first ward dedicated to the care of mentally ill children (figs. 5-3-12, 5-3-13, and 5-3-14).²² In 1958, the new Benjamin Rush Unit was completed in the northern quadrant of the property (Building 794, fig. 5-3-15). The new building was planned by the local architectural firm of Kuehne, Brooks, and Barr. The design included eight wards to house 50 patients each; every one with its own physician, day room, dining room, and kitchen.²³ Two years after its opening, the Benjamin Rush Building was hailed as a success in *The Austin American*. Dr. Margaret Sedberry, Chief of White Female Services, praised the spacious day rooms and enclosed patios, reporting, “The beautiful new building, two industrious doctors and good personnel have transformed the patients.”²⁴ All patients remaining in the original hospital building were transferred to this new facility. After almost a century, the hospital’s original structure had housed its final patient and transitioned to serve only as the hospital’s administration center.²⁵



Figure 5-3-11. Newspaper photograph of the newly constructed Medical and Surgical Building (Building 781) shortly before its 1955 opening. Source: “New Era Begins in State Hospital,” The Austin American, Sep. 1, 1955, 1, from newspapers.com.



Figure 5-3-12. Aerial photo from 1966 showing new mid-century construction on the southeastern and northwestern edges of the campus. Source: USGS Earth Explorer.



Figure 5-3-13. Photo of the Adult Psychiatric Services Building (Building 784), constructed between 1955 and 1958. Source: HHM, 2020.



Figure 5-3-14. **(Above)** Photo of the Children's Psychiatric Services Building (Building 785), constructed between 1955 and 1958. Source: HHM, 2020.



Figure 5-3-15. This 1958 sketch is the architect's rendering of the Benjamin Rush Building (Building 794) shortly before its completion and opening. The new ward building was meant to provide ample light and courtyard space to smaller wards; it represented a step forward for the care of the hospital's patients amid growing calls for deinstitutionalization. Source: "New Hospital Ward Open After Fire Forces Changes: 6 of 8 Sections Now Being Used," *The Austin American*, Dec. 17, 1958, 19, from newspapers.com.

Though the construction of new hospital buildings represented evolving treatment ideologies at the hospital, the state soon deemed older buildings unsuitable for continued use. The Texas Mental Health and Mental Retardation Department, in charge of the hospital and future planning in 1968, “declared war on all old, unfit buildings in the state system” and asked the State Building Commission for permission to demolish old and obsolete buildings on the grounds.²⁶ The female wards that had extended westward from the administration buildings were demolished at this time (fig. 5-3-16). Around the same time, several new buildings were constructed to address substance abuse as a component of mental health, including Mental Health and Substance Abuse Buildings 3 and 4 (Buildings MHSA 3 and 4), both constructed around 1970.



Figure 5-3-16. Aerial photograph of the Austin State Hospital campus in 1977. Compared with Sanborn maps from 1900 and 1935, note the loss of the three-winged female wards that had extended westward from the Administration Building (Building 501). Also note the construction of new buildings on the northeast quadrant of the property, such as the Mental Health and Substance Abuse Buildings (Buildings MHSA 3 and 4). Source: ArcGIS Online, captured by International Aerial Mapping Company for the City of Austin, February–March 1977.

5.3.4 Architectural Characteristics and Representative Resources

The Austin State Hospital includes a diverse collection of buildings representing a wide variety of uses—from residences to industrial buildings—distributed within broad landscaped open space. Because of the

hospital’s long history and evolution, multiple building forms, styles, and eras are represented across its landscape. These buildings are predominantly ward or dormitory buildings, though there are some industrial-type buildings meant to supply or service the population of the hospital.

Table 5-3-3. Individual resources within the potential Austin State Hospital Historic District that are also recommended eligible for City of Austin historic landmark designation and/or listing in the NRHP. An asterisk (*) indicates previous listing.

Address	Building Name	City of Austin Eligible	NRHP Eligible
900 W 38th Street.	Medical and Surgical Building (Bldg. 781)	X	X
4110 Guadalupe Street A	Administration Building (Bldg. 501)	X	*
4110 Guadalupe Street D	Hospital Ward (Bldg. 540)	X	X
4110 Guadalupe Street G	Employees’ Dormitory (Bldg. 554)	X	X
4405 N Lamar Street	Bldg. HHSC 1	X	X

- If the recommended district is formally designated by the City of Austin, individual landmark applications within the district will have to comply with Code Section 25-2-352 (A)(3)(b)(i), which states that, “A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance.”

The following are representative resources within the recommended Austin State Hospital Historic District.

ADMINISTRATION BUILDING (BUILDING 501)

The Administration Building was constructed in 1861 with key elements of the Italianate style. The structure is topped with a large octagonal dome. Multiple alterations and additions were made to the Administration Building over time. In 1875, a 42-foot by 42-foot addition on the west façade closely matched the original styling of the building. A 30-foot by 41-foot 1879 addition on the east façade is differentiated from the original building by a change in stone color.²⁷ The 1904 addition of a large columned gallery and new entrance dramatically altered the appearance of the building and introduced elements of the Classical Revival style with the addition of six classical columns (fig. 5-3-17). In addition to contributing to the recommended historic district, the house currently is listed in the National Register and as a State Antiquities Landmark, and it is further recommended as eligible as an individual local landmark.

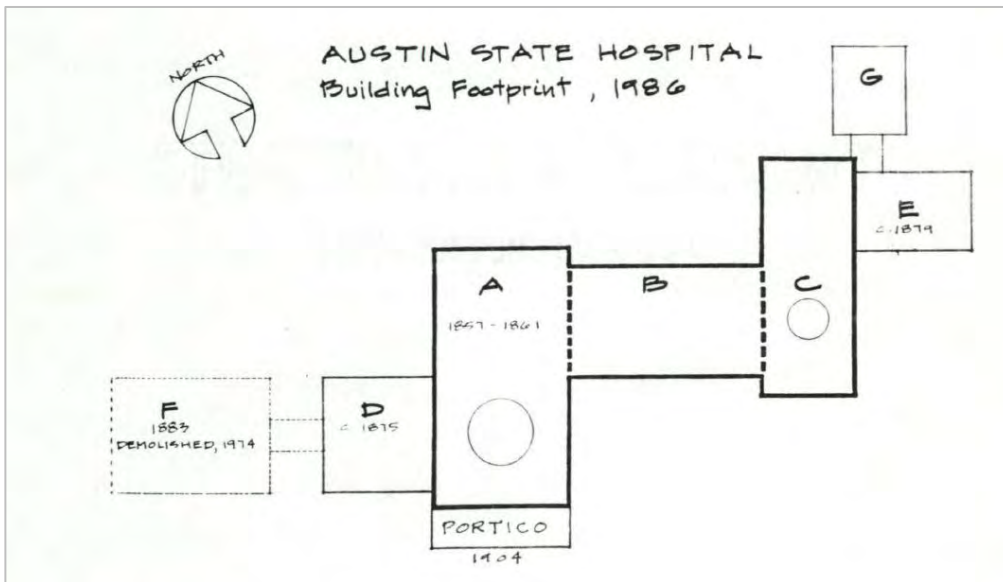


Figure 5-3-17. A simple footprint drawing showing the many additions and demolitions to the Austin State Hospital Administration Building over time, including approximate construction dates. Source: State Lunatic Asylum NRHP Nomination, Library of Congress.

MEDICAL AND SURGICAL BUILDING (BUILDING 781)

Constructed in 1955, the Medical and Surgical Building represented a jump forward in modernization for the hospital (fig. 5-3-11).²⁸ This first building constructed for the Austin State Hospital in almost two decades was crafted in the Modern style. Architect Walter Moore, who then worked for the Texas Board for State Hospitals and Special Schools, designed the plans for this new building, as well as for the 1955 chapel building (Building 659).²⁹ Later in his career, Moore practiced privately and then worked for the University of Texas System Office of Planning & Construction.³⁰ The new building's construction cost \$1,065,000 (funded by cigarette taxes), and met the hospital's need to "house 250 acutely ill patients who require special nursing, surgical or medical care in addition to psychiatric treatment."³¹ The two one-story admission and treatment units were built connected to the Medical and Surgical Building in the years immediately following its 1955 opening and dedication. Those wards were designed with large day rooms, with its largest room meant to house only four patients. The smaller wards, designed to give patients privacy and independence, represented a shift in the design of mental health facilities.³² The building also is recommended individually eligible for the National Register and as a local landmark.

NOTES

¹ Sally S. Victor, "State Lunatic Asylum," National Register of Historic Places Nomination Form, Texas State Historic Commission, Austin, submitted 1987, <https://atlas.thc.state.tx.us/Details/2087002115>.

² The City of Austin only includes Primary resources in its counts, while the National Register includes all resources. These numbers also do not account for post-1974 resources, as they were not included in the survey.

³ "Austin State Hospital," Recorded Texas Historical Landmark Marker, Texas Historical Commission, Austin, 1966, from the Texas Historical Commission, <https://atlas.thc.state.tx.us/Details/5507015648/>; Victor, "State Lunatic Asylum"; "Austin State Hospital (Historic State Lunatic Asylum)," State Antiquities Landmark, Texas Historical Commission, Austin, 1990, from the Texas Historical Commission, <https://atlas.thc.state.tx.us/Details/8200000598>.

⁴ "Austin State Hospital and Austin State Supported Living Center Feasibility Study: Texas Historical Commission Report" in Mark Wolfe (Executive Director, Texas Historical Commission) to Harvey Hiderbran (Executive Director, Texas Facilities Commission) [Letter], August 1, 2016.

⁵ The boundaries of this proposed district might be subject to change as a result of demolitions and long-term land leases.

⁶ <https://hhs.texas.gov/sites/default/files/documents/about-hhs/process-improvement/ash-open-house.pdf>.

⁷ John G. Johnson, "Austin State Hospital." *Handbook of Texas Online*, June 9, 2015, accessed April 20, 2020. <http://www.tshaonline.org/handbook/online/articles/sba07>.

⁸ Sarah C. Sitton, *Life at the Texas State Lunatic Asylum, 1857-1997* (College Station, TX: Texas A&M University Press, 1999).

⁹ Victor, "State Lunatic Asylum," Section 8, page 7.

¹⁰ Sitton, *Life at the Texas State Lunatic Asylum*, 12.

¹¹ Thomas S. Kirkbride, *On the Construction, Organization, and General Arrangement for Hospitals for the Insane* (Philadelphia, n. p., 1854).

¹² Kirkbride, *On the Construction, Organization, and General Arrangement for Hospitals for the Insane*.

¹³ Sitton, *Life at the Texas State Lunatic Asylum*, 12.

¹⁴ Sitton, *Life at the Texas State Lunatic Asylum*, 17.

¹⁵ Victor, "State Lunatic Asylum," Section 8, page 7.

¹⁶ Sitton, *Life at the Texas State Lunatic Asylum*, 108.

¹⁷ Victor, "State Lunatic Asylum," Section 8, page 8.

¹⁸ Evan R. Thompson, "African-American and Women's History to Be Demolished at Austin State Hospital," *Preservation Texas* (blog), October 2, 2019, <http://www.preservationtexas.org/saveash/>.

¹⁹ Victor, "State Lunatic Asylum," Section 8, page 10.

²⁰ Sitton, *Life at the Texas State Lunatic Asylum*, 117.

²¹ US Bureau of the Census, "Census Tract Statistics, Chapter 3" in *US Census of Population: 1950, vol. III*, (Washington, D.C.: US Government Printing Office, 1952), 7; Shetal Vohra-Gupta et al., "Policy Brief: The Lives of Blacks in Texas: Demographic Trends in the African American Population, 1950-2010," The Institute for Urban Policy Research & Analysis, The University of Texas at Austin, Nov. 1, 2012, https://liberalarts.utexas.edu/iupra/files/pdf/Demography%20Brief%201_FINAL%20.pdf.

²² "New Era Begins in State Hospital," *The Austin American*, Sep. 1, 1955, 1.

²³ "New Hospital Ward Open After Fire Forces Changes: 6 of 8 Sections Now Being Used," *The Austin American*, Dec. 17, 1958, 19, from newspapers.com.

²⁴ "For Mentally Ill: Three Health Ingredients," *The Austin American*, Mar. 4, 1960, 35.

²⁵ "New Hospital Ward Open After Fire Forces Changes," *The Austin American*, Dec. 17, 1958, 19; Victor, "State Lunatic Asylum," Section 8, page 10.

²⁶ "Computer to Draft State Hospital Plan," *The Austin American-Statesman*, Mar. 28, 1968, 28.

²⁷ Victor, "State Lunatic Asylum," Section 8, page 10.

²⁸ "State Hospital Will Get Badly-Needed Projects," *The Austin American*, Oct. 30, 1955, 10.

²⁹ "State Hospital Getting 2 Units," *The Austin American*, Apr. 24, 1965, 65.

³⁰ American Institute of Architects, *American Architects Directory*, 3rd edition (New York: R.R. Bowker Company, 1970), 638, from the AIA, http://content.aia.org/sites/default/files/2018-09/Bowker_1970_M.pdf.

³¹ "New Era Begins in State Hospital," *The Austin American*, Sep. 1, 1955, 1.

³² "State Hospital Will Get Badly-Needed Projects."

5.4 RECOMMENDED CARRINGTON/WEST CAMPUS HISTORIC DISTRICT

The potential Carrington/West Campus Historic District is recommended eligible for listing in the National Register of Historic Places (NRHP, or National Register) and as a City of Austin historic district. Two adjacent and interrelated neighborhoods—Carrington and West Campus—comprise this district. Due its concentration of historic homes, significant architecture, and association with developmental themes inherent to the city and University of Texas, the proposed district meets National Register Criteria A for Historical Associations and C for Architecture; and City of Austin Criteria i for Architecture and ii for Historical Associations. Its period of significance is 1870–1966. Table 5-4-1 below tabulates contributing and noncontributing resources within the proposed district. Note that these numbers account only for those properties built up to 1974, as non-historic properties were not surveyed.

Table 5-4-1. Resource counts in potential local and NRHP districts. See fig. 5-4-1 for location of primary resources.

	Contributing	Surveyed; Noncontributing		Total
		Not Surveyed; Post 1974 ¹		
Local District				
	88	6		
		28		
Total	88 (72.1%)	34 (27.9%)		122
NRHP District				
	112	11		
		28		
Total	112 (74.2%)	39 (25.8%)		151

- The City of Austin only includes primary resources in its counts, while the NRHP includes primary and secondary resources.
 - The number of noncontributing post-1974 resources is based off GIS analysis of current TCAD information. Parcels not surveyed as part of this project and determined to contain a non-historic age building based on TCAD analysis were counted as one noncontributing property. If a historic district designation is pursued, a full survey of these post-1974 resources will be required.

In addition, the district holds heritage tourism potential in the areas of architecture and social history (sports).

5.4.1 Geographic Location and Boundaries

The recommended Carrington/West Campus historic district is located west of the University of Texas campus, approximately one mile from the Texas State Capitol. The district is roughly bounded by West 24th Street on the north, Leon Street on the northeast, Robbins Place on the southeast, West Martin Luther King, Jr. Boulevard on the south, and North Lamar Boulevard on the west (fig. 5-4-1).

5.4.2 Timeframe for Development

Construction dates within the proposed district span from 1870 to 1966, excluding properties that were built after 1974 and therefore not surveyed. The oldest building in the district is the Carrington Bluff House, built in 1870 at 1900 David Street for William Carrington (fig. 5-4-2). Though there was some additional early construction between 1870 and 1919, most of the district was developed in the 1920s and 1930s. During the 1960s, development shifted toward denser, multi-family building types, a shift that coincided with similar trends in the other neighborhoods surrounding the University of Texas at Austin. Table 5-4-2 below breaks down those resources within the district by the period of construction.

Table 5-4-2. Historic resources in the proposed Carrington/West Campus Historic District by period of construction.

Period of Construction	No. Resources	% of Total
Pre-1900	1	1%
1900–1909	0	0%
1910–1919	0	0%

Table 5-4-2. Historic resources in the proposed Carrington/West Campus Historic District by period of construction.

Period of Construction	No. Resources	% of Total
1920–1929	28	31%
1930–1939	24	27%
1940–1949	18	20%
1950–1959	10	11%
1960–1969	8	9%
1970–1974	0	0%

5.4.3 Associations with Overall Survey Area Trends

The recommended Carrington/West Campus Historic District is named for its association with William Carrington, an early landowner in the area, and for its association with the University of Texas. The district represents the broad trend of residential growth in the area between the university and Shoal Creek during the early twentieth century.

In 1854, Leonidas D. Carrington, who had moved to Austin in 1852 and opened a mercantile on Congress Avenue, purchased the land that would become the 1895 Carrington subdivision. His new land included portions of Outlots 26, 27, and 28 in Division D. He built his new home there in 1870. The plat filed in 1895 established a development area bounded by existing roadways San Gabriel Street on the east, 19th Street on the south, and 22nd Street on the north, which terminates at the bluffs above Shoal Creek. The Carrington plat map laid out the new streets of Cliff, David, and Leon lined with lots averaging of 50 feet wide; a central alley ran north to south in each block (fig. 5-4-3). The land was later subdivided by landowners William J. Carrington, R. E. Carrington, and F. E. Graves, and much was sold shortly after to Frank D. Hill. The Carrington Bluff House—the oldest home in the district—is now a City of Austin landmark and sits overlooking the bluffs above Shoal Creek and North Lamar Boulevard.

Despite its location close to the state capitol, home construction was slow to begin; the area remained largely rural through the beginning of the twentieth century. Frank Hill owned and operated the Capital City Dairy at 22nd and Cliff Streets and sought experienced dairy hands for work through 1909.² The Goff-Radkey house at 1305 West 22nd Street was constructed near this intersection in 1913, and the area began to fill more rapidly in the decades to follow. Development began along West 22nd Street in 1915, and the 1935 Sanborn maps show that Cliff and David Streets were not yet opened to West 19th Street (now West Martin Luther King, Jr. Boulevard) (fig. 5-4-4).

The P. J. Lawless addition, north of the initial Carrington subdivision, was filed in 1921 and included parts of Outlots 29 and 30 of Division D. Following the Lawless addition, development began in earnest. By the early 1920s, construction of bungalow homes rapidly accelerated along West 22nd 1/2, Longview, and Leon Streets (fig. 5-4-4). Between 1920 and 1939, 59 percent of the district’s extant historic resources were constructed. This dense development period led to a great similarity in form and stylistic influences, the most common in the district being Craftsman, Colonial Revival, and other revival styles. The Carrington and West Campus neighborhoods were home to many early Austin businessmen, but the majority of its residents were associated with the University of Texas as professors, staff, and students. John T. Patterson, honored professor of zoology and genetics, constructed the home at 1908 Cliff Street in 1930 and lived there through approximately 1945; the Patterson house is now a City of Austin landmark. The 1935 Sanborn map also shows that there were several duplexes built in the area, including the one at 1204 West 22nd Street (fig. 5-4-5). With a growing university population, some existing single-family residences were converted to duplexes and triplexes, like the home at 1909 Cliff Street (fig. 5-4-6).

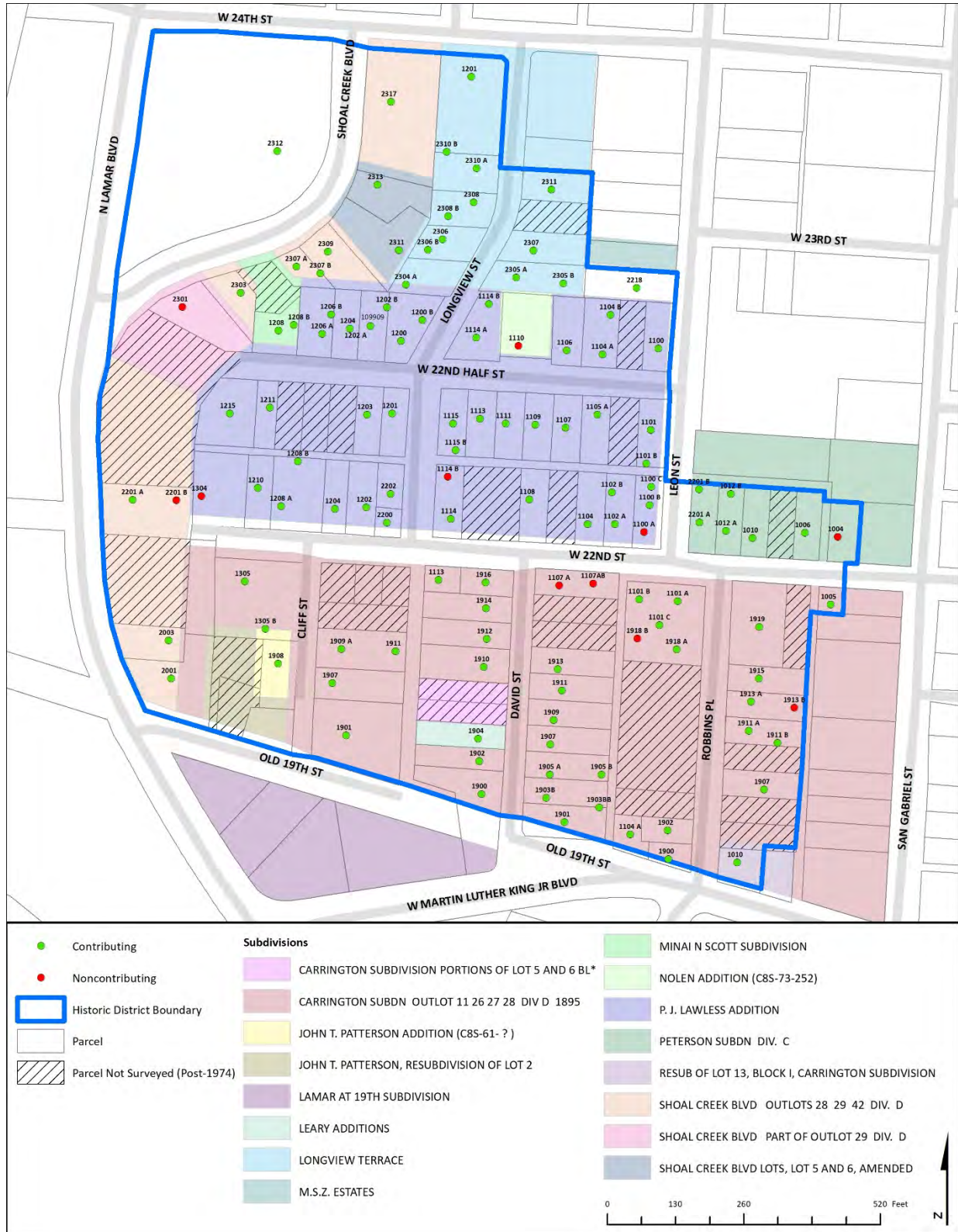


Figure 5-4-1. Map of the recommended Carrington/West Campus Historic District showing boundaries, subdivisions, and the contributing and noncontributing status of surveyed resources. Post-1974 resources and vacant lots are indicated by a gray parcel.



Figure 5-4-2. Oblique view of the Carrington Bluff House, a Greek Revival-style home constructed in 1870, and the earliest surviving home built in the district. Located at 1900 David Street. Source: HHM, 2019.

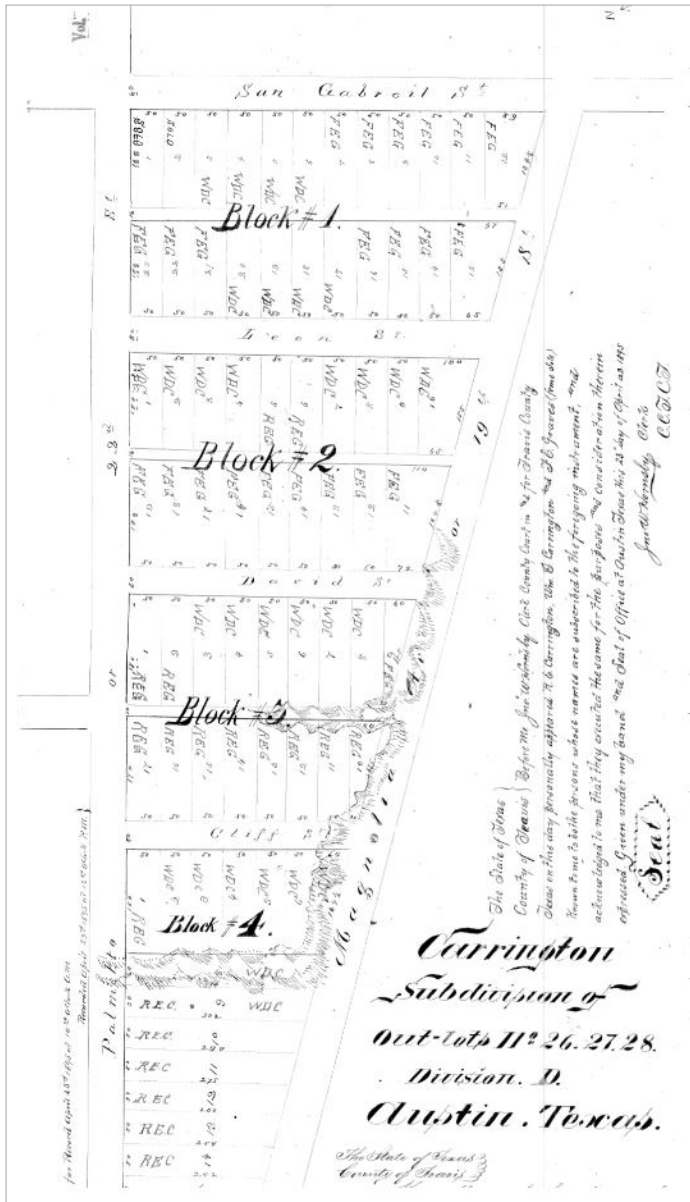


Figure 5-4-3. A selection of the original Carrington subdivision plat map filed in 1895, showing the new lots and street pattern terminating in the bluffs overlooking Shoal Creek. Source: Travis County Clerk.

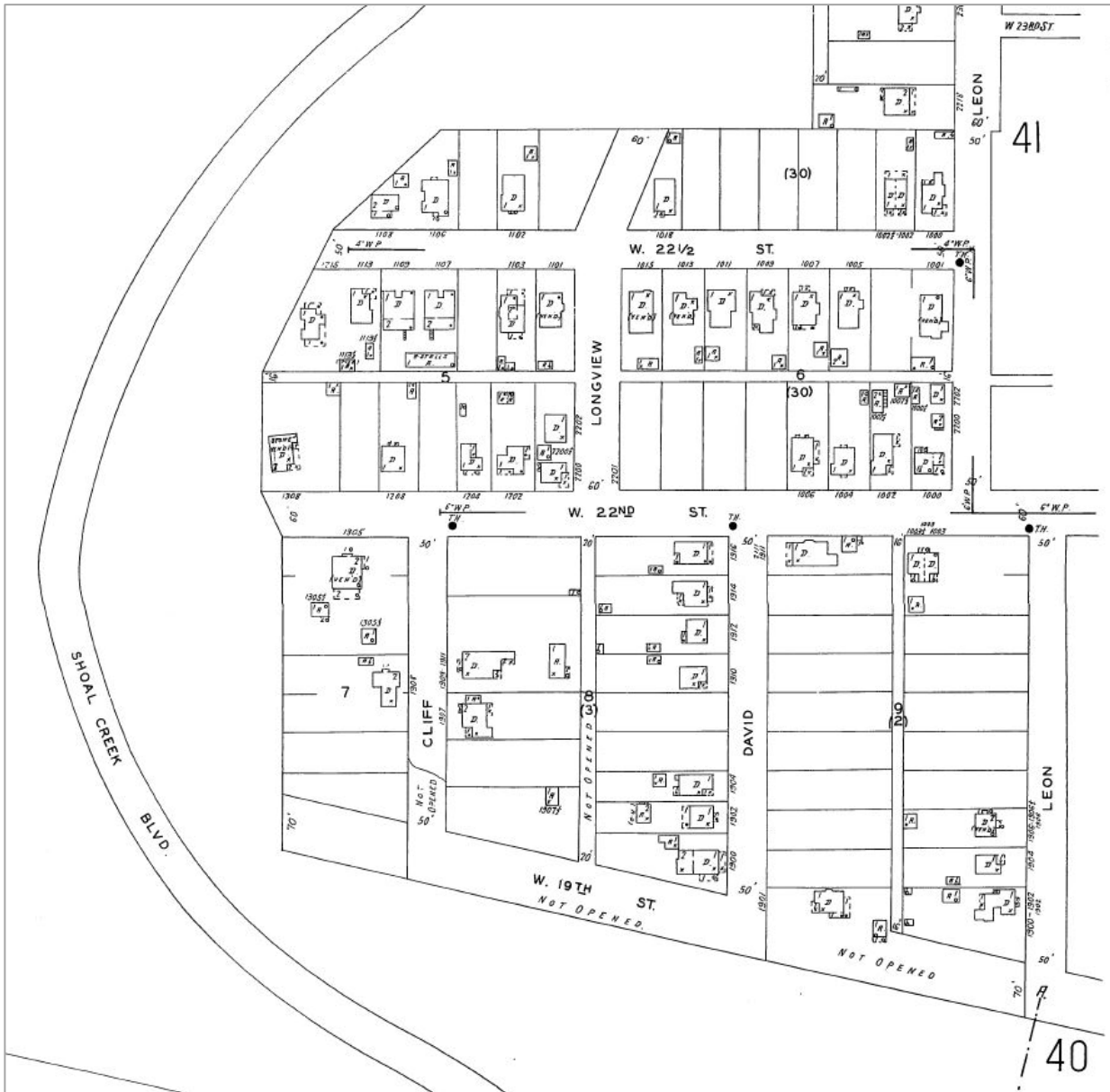


Figure 5-4-4. A selection from the 1935 Sanborn maps showing the development that had taken place between the neighborhood's original platting and 1935. Note that development was concentrated along West 22nd 1/2 and David Streets. West 19th Street (later Martin Luther King, Jr. Blvd) is marked as not yet opened. Source: Travis County Clerk.



Fig.5-4-5. Photo of the ca. 1935 duplex at 1204 West 22nd Street. Source: Photo by HHM, 2019.



Figure 5-4-6. Oblique view of the home at 1909 Cliff Street (1925), which was originally a single-family home but was later converted into a duplex. Source: HHM, 2019.

In 1939, two new plat maps were filed with the City of Austin to expand development to the north. The Shoal Creek Boulevard lots were located between West 19th and West 24th Streets in Outlots 28, 29, and 42, conveyed to the City of Austin from P. J. Lawless by warranty deed in 1931. The Longview Terrace subdivision, also platted in 1939, lay to the east of Shoal Creek Boulevard and to the north of the Lawless subdivision. This division by W. E. Long created 14 new lots and connected those development areas to West 24th Street (fig. 5-4-7). Following World War II, the remaining vacant lots saw new development, and the area became denser overall. For example, the Longview Terrace subdivision and saw more construction of Minimal Traditional and Ranch-style homes during the 1940s and 1950s. The new construction also included commercial, office, and recreational building types.

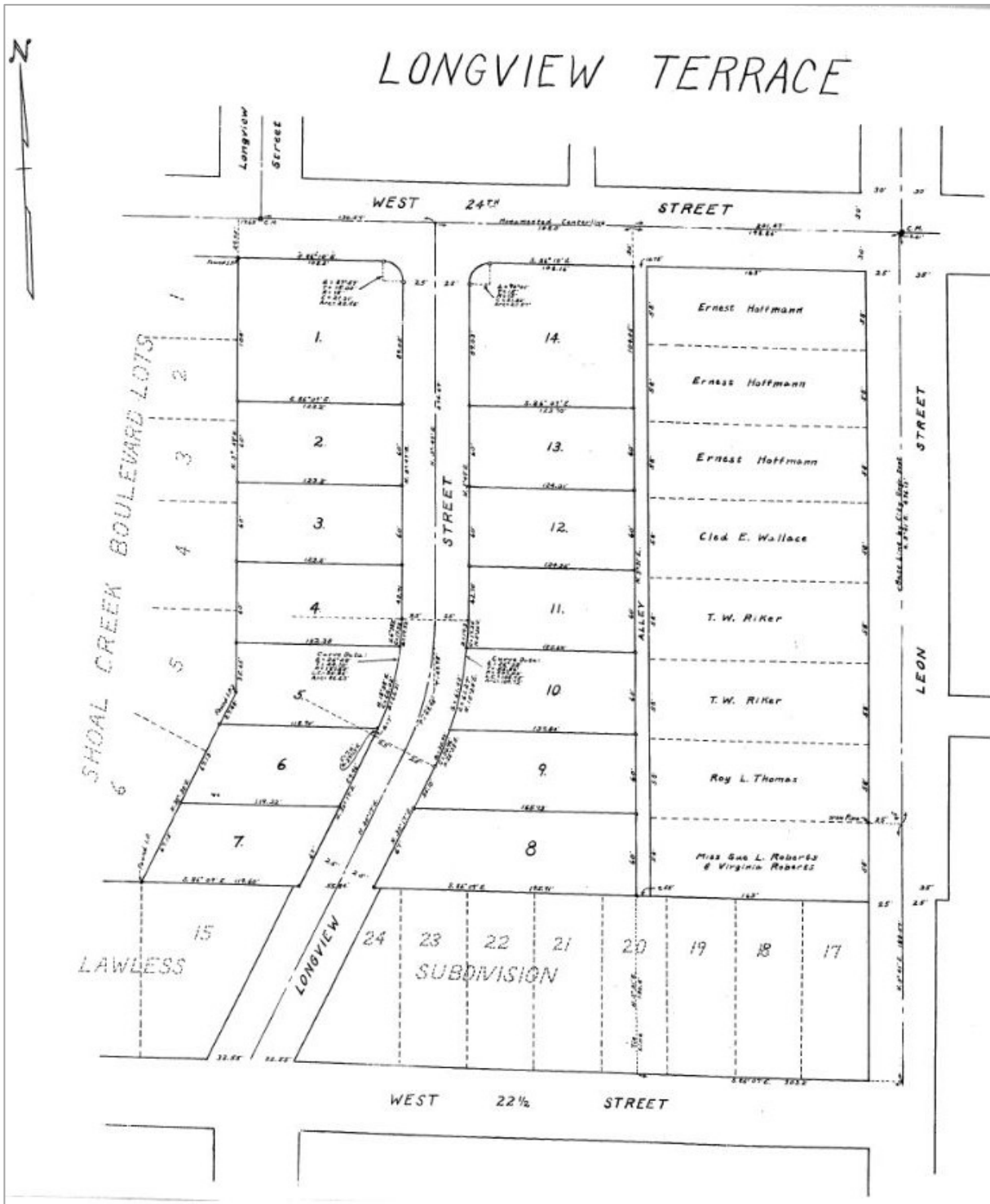


Figure 5-4-7. A selection from the 1939 Longview Terrace subdivision plat, with adjacent previous subdivisions marked in shaded text. This area was one of later developments in the potential Carrington/West Campus Historic District and saw more construction of Minimal Traditional and Ranch-style homes during the 1940s and 1950s. Source: The Travis County Clerk.

As enrollment at the University of Texas grew in the 1930s and 1940s, several sorority and fraternity homes were built in West Campus. Two historic Greek-affiliated buildings remain extant today within the boundaries of the recommended Carrington/West Campus Historic District. The 1941 house at 1919 Robbins Place was designed by Page Southerland Architects for Sigma Alpha Mu, a historically Jewish fraternity (fig. 5-4-8). (Today the Sigma Alpha Mu fraternity occupies a different house nearby at 2501 Leon Street, just northwest of the recommended district boundaries.) The other fraternity house in the district, the Beta house at 2317 Shoal Creek, dates to 1949 (fig. 5-4-9).³

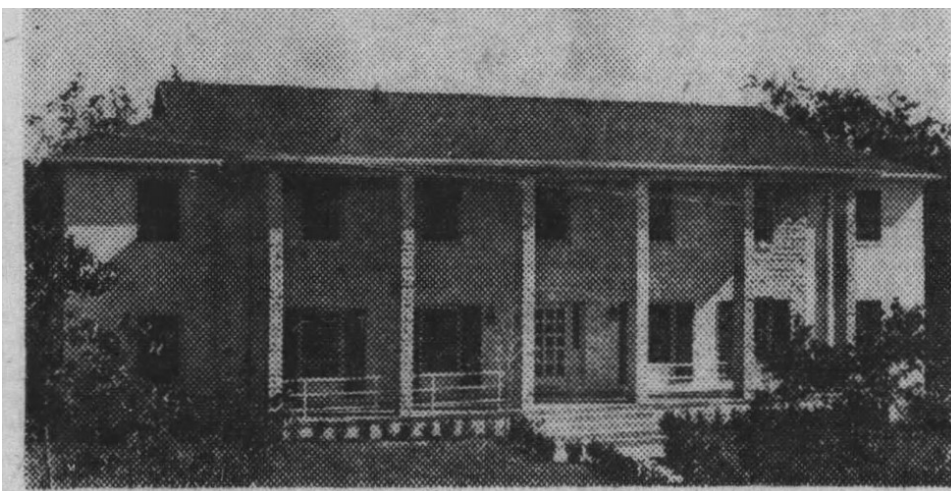


Figure 5-4-8. Photo of the 1941 Sigma Alpha Mu fraternity house at 1919 Robbins Place. Source: "Sigma Alpha Mu Boys In New Home: Chapter Houses 22 and Robbins, Is Showplace," Austin American-Statesman, Nov. 16, 1941, 32.



Figure 5-4-9. Photo of the 1949 Beta fraternity house at 2317 Shoal Creek. Source: Dewey G. Mears, [Exterior View of the Beta House], photograph, October 6, 1949, from The Portal to Texas History, crediting Austin History Center.⁴

As the neighborhood's population increased, new amenities emerged to serve the community. The Caswell Tennis Center at 24th Street and North Lamar Boulevard represents this trend. William T. Caswell, a local businessman and longtime member of the city parks and playgrounds commission, was instrumental in getting the tennis center constructed. Caswell, who had spearheaded similar projects like the Austin Athletic Club in the 1920s, personally donated the funds to construct the clubhouse and grandstand.⁵ His proposal called for "courts and a combined stadium, dressing room, to be built entirely

of stone and tile on the city owned triangle bounded by 24th Street, Lamar Boulevard and Shoal Creek Road.”⁶ The tennis center opened shortly after its construction in the fall of 1948 (fig. 5-4-10).



Figure 5-4-10. Photo of the Caswell Tennis Center, around 1950. Source: Austin History Center, Austin Public Library, Photo No. PICA 21881.

Office and commercial development were concentrated along more trafficked roadways and near the outskirts of the proposed district, particularly on North Lamar Boulevard and Shoal Creek Boulevard. In the 1960s, several new office buildings, like those at 2001 and 2003 North Lamar, were established. Both examples are notable for their adoption of modern architectural detailing as well as their easy accessibility for automobiles and ample parking (see fig. 5-4-11).



Figure 5-4-11. Façade view of the 1962 two-story office building constructed at 2003 North Lamar Boulevard. Designed with ample parking in front, this property is an example of commercial building types found along major roadways within the district around the mid-twentieth century. Source: HHM, 2019.

In the late 1950s and early 1960s, the area just west of the University of Texas campus grew increasingly dense. In 1954, university president Logan Wilson highlighted the lack of student housing and advocated for an increase in private housing to meet the needs of incoming students.⁷ A subsequent rise in the construction of private apartments in the university area occurred in the 1950s, 1960s, and 1970s. To further accommodate the expansion of apartments and dormitories, the city rezoned certain areas of

West Campus to allow for multi-story apartments, as had been introduced in the 1958 Austin Plan.⁸ High-density apartment development clustered closer to Guadalupe Street—outside the recommended historic district boundaries—and smaller-scale multi-family housing arose within the district boundaries in the 1960s. With continuing population growth and increased demand for housing near the university, more single-family homes were converted to duplexes. Others, like the duplex at 1101 West 22nd Street, were converted to apartments by 1962 (fig. 5-4-12). These alterations largely took place during the period of significance and represent the trend of densification surrounding the University of Texas. Exemplifying this trend, in 1959 Thomas Cranfill demolished a small backhouse building and, in its place, constructed a new apartment building with three units at 1911 Cliff Street (fig. 5-4-13).⁹ The new apartments, designed by architect Harwell Hamilton Harris, represented not only the area’s growing need for dense housing for students, but also the emergence of Mid-century Modern architectural styles in Austin.



Figure 5-4-12. View of the home at 1101 West 22nd Street (1938), which was converted to apartments by 1962. Source: HHM, 2019.



Figure 5-4-13. Façade view of the 1959 Cranfill-Beacham Apartments designed by architect Harwell Hamilton Harris, 1911 Cliff Street. The apartments are configured to open onto a tree-shaded and secluded patio. Source: NRHP, Library of Congress.

5.4.4 Architectural Characteristic and Representative Resources

The recommended Carrington/West Campus Historic District contains a notable collection of early- and mid-twentieth-century residences, as well as several excellent examples of mid-century commercial and recreational resources. Many popular architectural styles and forms from the period of significance are represented, including Craftsman, Colonial Revival, Tudor Revival, Minimal Traditional, and Ranch.

The district contains five local landmarks, one Recorded Texas Historic Landmark (RTHL), and two properties previously listed in the National Register (see table 5-4-3). Twenty-nine resources within the district are recommended individually eligible for listing in the National Register, and eight are recommended as local landmarks (see table 5-4-4).

Table 5-4-3. Previously designated resources within the recommended Carrington/West Campus Historic District.

Address	City of Austin Historic Landmark	NRHP	RTHL
1305 W 22ND ST	X		
1901 CLIFF ST	X	X	
1908 CLIFF ST	X		
1911 CLIFF ST	X	X	X
1900 DAVID ST	X		

Table 5-4-4. Individual resources within the potential Carrington/West Campus Historic District that also are recommended eligible for City of Austin historic landmark designation and/or listing in the NRHP. An asterisk (*) indicates previous listing.

Address	City of Austin Eligible	NRHP Eligible
1005 W 22 ST		X
1006 W 22 ST		X
1012 A W 22 ST		X
1100 C W 22 ST	X	X
1104 W 22 ST	X	X
1208 A W 22 ST	X	X
1305 W 22 ST		X
1107 W 22 1/2 ST		X
1109 W 22 1/2 ST		X
1113 W 22 1/2 ST		X
1201 W 22 1/2 ST		X
1203 W 22 1/2 ST		X
1201 W 24 ST		X
1908 CLIFF ST	*	X
1900 DAVID ST	*	X
1905 A DAVID ST		X
1910 DAVID ST		X
1916 DAVID ST	X	X
2001 N LAMAR BLVD	X	X
2003 N LAMAR BLVD		X
2200 LONGVIEW ST		X
2311 LONGVIEW ST	X	X
1911 A ROBBINS PL	X	X
1919 ROBBINS PL	X	X
2311 SHOAL CREEK BLVD	X	X

- If the recommended district is formally designated by the City of Austin, individual landmark applications within the district will have to comply with Code Section 25-2-352 (A)(3)(b)(i), which states that, "A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance."

The following are representative examples in the recommended Carrington/West Campus Historic District.

1900 DAVID STREET

The Carrington Bluff House, located at 1900 David Street, is the oldest extant home in the proposed Carrington/West Campus Historic District. The home was significantly remodeled in 1911, and the second-story addition was added in the 1920s. It is an example of a vernacular house modified over time to accommodate evolving functions. Some portions of the house display influences from the Greek Revival style, which date to the 1911 remodel, including its square columns and prominent porch (fig. 5-4-2). In addition to contributing to the recommended historic district, the house is currently designated as a local landmark, and it is further recommended individually eligible for the National Register.

1104 WEST 22ND STREET

This 1926 single-family Craftsman bungalow is an example of a home within the district showing Craftsman stylistic influences. The one-story wood-clad home has a cross-gabled roof with clipped gables, decorative triangular knee brackets, and wood-framed double-hung windows with decorative screens (see fig. 5-4-14). It was the home of Dr. J. W. Baldwin, professor of Education at the University of Texas, and his family through the 1930s and 1940s. The house also is recommended individually eligible for the National Register and as a local landmark.



Figure 5-4-14. Façade view of the home at 1104 West 22nd Street (1926), home of UT professor Dr. J. W. Baldwin. This home exemplifies the Craftsman bungalows common along 22nd Street constructed during the 1920s and 1930s. Source: HHM, 2019.

1911 CLIFF STREET¹⁰

This 1959 two-story triplex was designed by architect Harwell Hamilton Harris, who was known for mid-century architecture in the 1950s and 1960s. The building is constructed around a central courtyard, with concrete masonry walls, wooden board-and-batten siding, and two-story plate glass windows. Designed for owner Thomas Cranfill's partner Hans Beacham, Apartment 3 included a photography studio and darkroom. The property is effectively invisible from the roadway, sheltered by the elm and bamboo grove meant to provide solitude in the shared courtyard (fig. 5-4-13). The building also currently is listed individually on the National Register and as a local landmark.

2003 NORTH LAMAR BOULEVARD

Built in 1962, the commercial building at 2003 North Lamar Boulevard showcases hallmarks of the Streamline Moderne style and represents one of the unique modern resources in the Carrington/West Campus district. This two-story office building has concrete walls, metal casement windows, a metal entranceway with transom, decorative pilasters on the primary façade, and a flat porch canopy. The office, planned to accommodate spacious parking in front, was constructed by K. S. Wendler Construction Company. Once completed, it was advertised as an idea location for associations and other professional offices.¹¹ At different times, the building historically housed the National Engineering Company and the American Dairy Association. The building is representative of the postwar and mid-century construction boom along North Lamar Boulevard, and it is a rare example of commercial architecture within the proposed district (fig. 5-4-11). Over time, alterations to the building have included slipcovering of the exterior wall materials, addition of new engaged pilasters, and replacement of windows and doors. The building is recommended individually eligible for the National Register and contributes to the recommended local historic district, but it is not recommended as an individual local landmark.

NOTES

¹ The City of Austin only includes Primary resources in its counts, while the National Register includes all resources. These numbers also do not account for post-1974 resources, as they were not included in the survey.

² "Wanted Ads," *The Austin Daily Statesman*, Feb. 27, 1909, 7.

³ "Sigma Alpha Mu Boys In New Home: Chapter Houses 22 and Robbins, Is Showplace," *Austin American-Statesman*, Nov. 16, 1941, 32.

⁴ <https://texashistory.unt.edu/ark:/67531/metaph856775>.

⁵ "Tennis Center Bids Asked," *The Austin Statesman*, Mar. 31, 1948, 17.

⁶ "Survey Ordered for New Tennis Courts Given City," *The Austin Statesman*, Jan. 24, 1947, 12.

⁷ "Wilson Asks Excellence Over Bigness," *Austin Statesman*, Oct. 22, 1954.

⁸ "Student Tower Imminent in UT Vicinity," *Austin Statesman*, May 6, 1965.

⁹ The National Register nomination for this property lists the address as 1909 B Cliff Street.

¹⁰ The National Register nomination for this property lists the address as 1909 B Cliff Street.

¹¹ "New Office Building," *The Austin Statesman*, Feb. 17, 1963, 29.

5.5 RECOMMENDED HYDE PARK HISTORIC DISTRICT AMENDMENT

This proposed amendment to the City of Austin Hyde Park Local Historic District adds 12 acres and 52 resources that were omitted from the original Hyde Park Historic District application; it also adds 54 resources to the National Register of Historic Places (NRHP, or National Register)-listed Hyde Park Historic District.¹ The resources in this amendment are located along Guadalupe Street and the 4300 and 4400 blocks of Avenue A, just west of the current historic district. The previous Hyde Park Historic District is listed under City designation criteria for Architecture (i) and Historical Associations (ii) and under Criterion C for Architecture in the National Register; the resources within the amendment contribute both architecturally and historically to the character of the historic district. The period of significance of the local district is 1892–1960 and this amendment does not extend it. The districts’ resources are tabulated in table 5-5-1 below.

Table 5-5-1. Resource counts in potential local and NRHP districts. See fig. 5-5-1 for location of resources.

	Contributing	Surveyed; Noncontributing	Total
		Not Surveyed; Post 1974 ¹	
Local District			
	30	16	
		6	
Total	30 (58%)	22 (42%)	52
NRHP District			
	32	16	
		6	
Total	32 (59%)	22 (41%)	54
<p>† The City of Austin only includes primary resources in its counts, while the National Register of Historic Places (NRHP) includes primary and secondary resources.</p> <p>†† The number of noncontributing post-1974 resources is based off GIS analysis of current TCAD information. Parcels not surveyed as part of this project and determined to contain a non-historic age building based on TCAD analysis were counted as <u>one</u> noncontributing property. If a historic district designation is pursued, a full survey of these post-1974 resources will be required.</p>			

In addition, the district holds heritage tourism potential in the areas of architecture and legacy business (food).

5.5.1 Geographic Location and Boundaries

The potential Hyde Park Historic District amendment lies in the northern portion of the survey area in Central Austin. The amendment boundaries roughly run along Guadalupe Street and its alleyway from East 40th Street to East 45th Street. The boundaries also include the 4300 and 4400 block of Avenue A and its alleyway (see fig. 5-5-1).

5.5.2 Timeframe of Development

Building construction in the district largely occurred in the 1920s. Table 5-5-2 breaks down the historic-age primary resources within the district by period of construction.

¹ Currently, the local historic district is larger than the National Register historic district. While the numbers discussed reflect amending the local historic district, it is also recommended that the National Register nomination be amended to meet the local historic district boundaries.

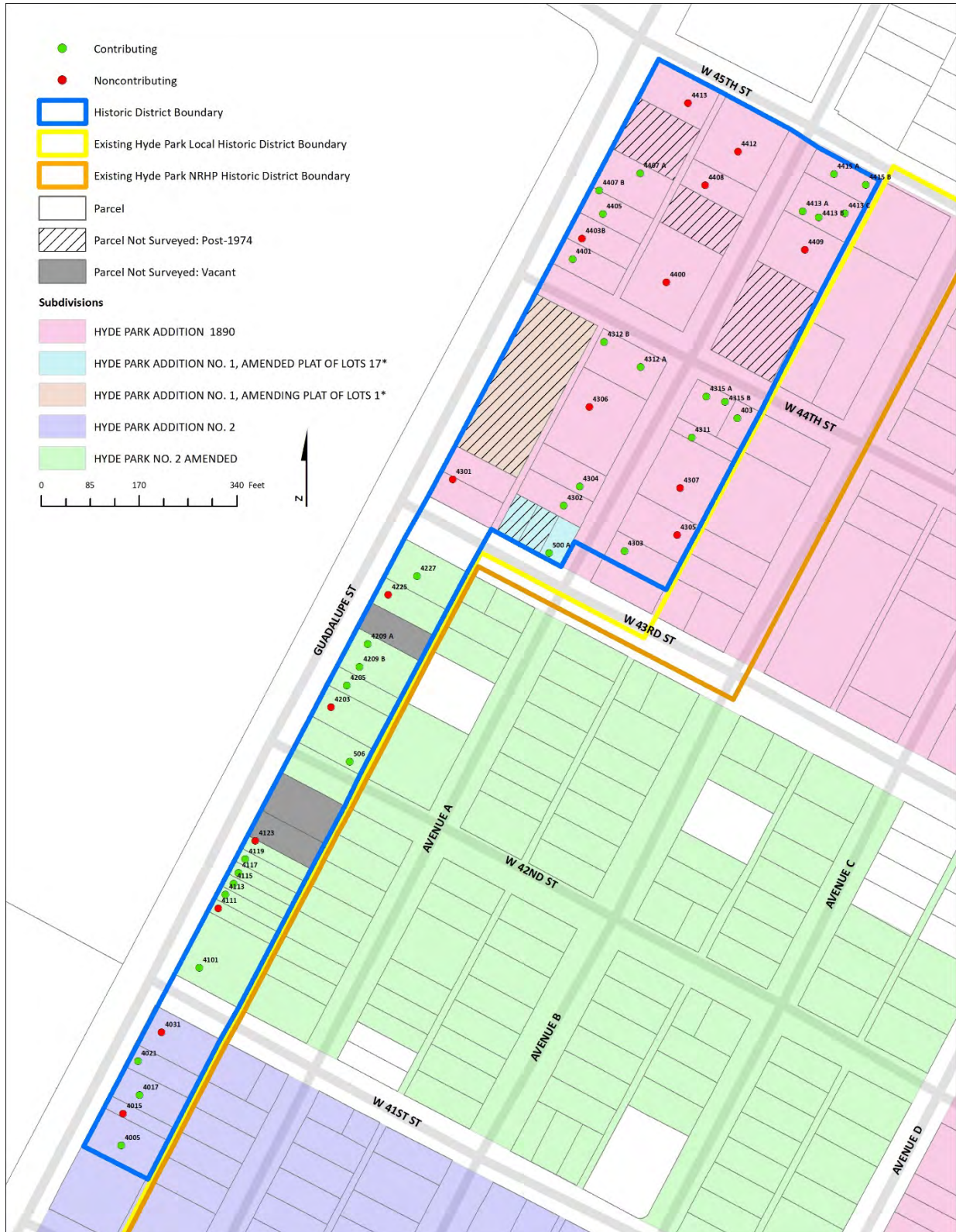


Figure 5-5-1. Map of the recommended Hyde Park Historic District Amendment showing boundaries, subdivisions, and the contributing and noncontributing status of surveyed resources. Post-1974 resources are indicated by hatching and vacant lots are indicated by a gray parcel.

Table 5-5-2. Number and percentage of historic-age primary resources constructed by time period.

Period of Construction	No. Resources	% of Total
1890–1899	2	4%
1900–1909	1	2%
1910–1919	1	2%
1920–1929	19	41%
1930–1939	7	16%
1940–1949	8	17%
1950–1959	2	4%
1960–1969	3	7%
1970–1974	3	7%

5.5.3 Associations with Overall Survey Area Trends

This recommended amendment to the Hyde Park Historic District adds 30 contributing properties that are located just west of the district boundaries created in the 2010 local landmark application. The amendment includes both residential and commercial resources that share the same historical significance as the resources within the existing district boundaries.²

The proposed amendment developed partially out of Outlot 81 in Division D in the northern portion of Sandusky’s 1840 plan for Austin. At the northern limits of the plan, only the area in the proposed amendment south of 42nd Street fell within the outlot; land to the north was not considered part of the city at that time. Edward Burleson owned Outlot 81 in 1840, and by 1885 the land to the north and west belonged to the Capital State Fair Association, which operated the fairground on the site. By 1891, the Missouri, Kansas, and Texas Town Co. acquired the 40 acres of Outlot 81 as well as the former fairground site. Under the helm of Monroe Martin Shipe, the Missouri, Kansas, and Texas Town Co. platted the Hyde Park additions (1 and 2) in 1891 and 1892 just east of the Austin State Hospital on the other side of Guadalupe Street, then known as the Georgetown Road (see fig. 5-5-1 and historic district survey forms in Appendix E for historic plat maps). At the time, the area was still rural, with development limited to the hospital. Upon completion, the new suburb would represent the northernmost residential development in Austin. Due to its distance from downtown and commercial activity, approximately 20 blocks north of town, Shipe built a streetcar along Guadalupe Street that entered into the district south of the proposed amendment on 40th Street.

Envisioned as a suburb for the white affluent, Shipe advertised Hyde Park as “exclusively for white people” and offered amenities such as a park pavilion, two small lakes, and green spaces that kept lot prices high enough to eliminate “undesirable” residents.³ The first residences constructed in Hyde Park reflect popular late-nineteenth-century architectural styles such as Queen Anne and Folk Victorian, though some were more “high-style” than others. The oldest surviving houses in the amended boundaries—the Eclectic house at 4005 Guadalupe Street (1894), the Queen Anne center-passage at 4304 Avenue A (1895), and the Queen Anne modified L-plan at 506 West 42nd Street (1907)—represent this trend.

Prompted by sluggish sales and development in the district by the late 1890s and early 1900s, Shipe changed the tone of marketing for the district. Hoping to encourage more sales, Shipe advertised the district as an ideal location for the “working man or woman” and promoted available financing and affordability.⁴ As a result, white middle-class men, women, and families started moving into Hyde Park. The building boom that followed, peaking in the 1920s and 1930s, reflected this socioeconomic shift. Smaller National Folk square-plan hipped-roof houses and Craftsman bungalows soon outnumbered the more decorative houses built earlier. The bungalow at 4303 Avenue A (1920) and the National Folk

square-plan hipped-roof at 4315 Avenue A (1921) are two of the houses in the district that reflect this trend (fig. 5-5-2). Skilled workers, salesmen, and clerks moved into these new houses, and a number of Austin State Hospital employees lived on Avenues A and B.⁵ Examples of this trend include J. D. Holder, a driver at the hospital, who lived at 4302 Avenue A in the 1930s, and Luther Farris, a tinsmith who lived at 4303 Avenue A. For a period between 1903 and 1919, the house at 4005 Guadalupe Street, built by John Rutledge in the 1890s, served as a rooming house for patients of the Pasteur Institute.⁶ Located across Guadalupe Street at the Austin State Hospital, the Pasteur Institute studied the diagnosis and treatment of rabies.



Figure 5-5-2. Façade of square-plan hipped-roof house at 4315 Avenue A (1921). Source: HHM, 2019.

Despite its location on one of the main thoroughfares in and out of Austin (Guadalupe Street) and its connection to downtown via the streetcar, Hyde Park was relatively isolated from the rest of the city at the time of its platting. As such, Shipe's plan offered municipal services such as street lighting, mail service, and sanitation. Shipe also encouraged schools, churches, and businesses to locate to Hyde Park to serve the district's residents. At least one business, Avenue B Grocery at 4403 Avenue B, soon opened within the current district boundaries, but the logical location for a commercial node was along Guadalupe Street. According to City Directories, commercial development on Guadalupe Street appeared early in the twentieth century, with a cluster of businesses (grocer, barber, meat market, and dry goods) operating across from the entrance to the State Hospital. The 1921 Sanborn maps shows continued commercial development along the street, though still largely contained to the 4100 block (fig. 5-5-3).⁷ Included among this cluster is the oldest commercial building in the district. Built in 1920, the one-part commercial block building at 4113 Guadalupe Street housed several businesses in the 1920s, including a tailor shop and café (fig. 5-5-4).⁸

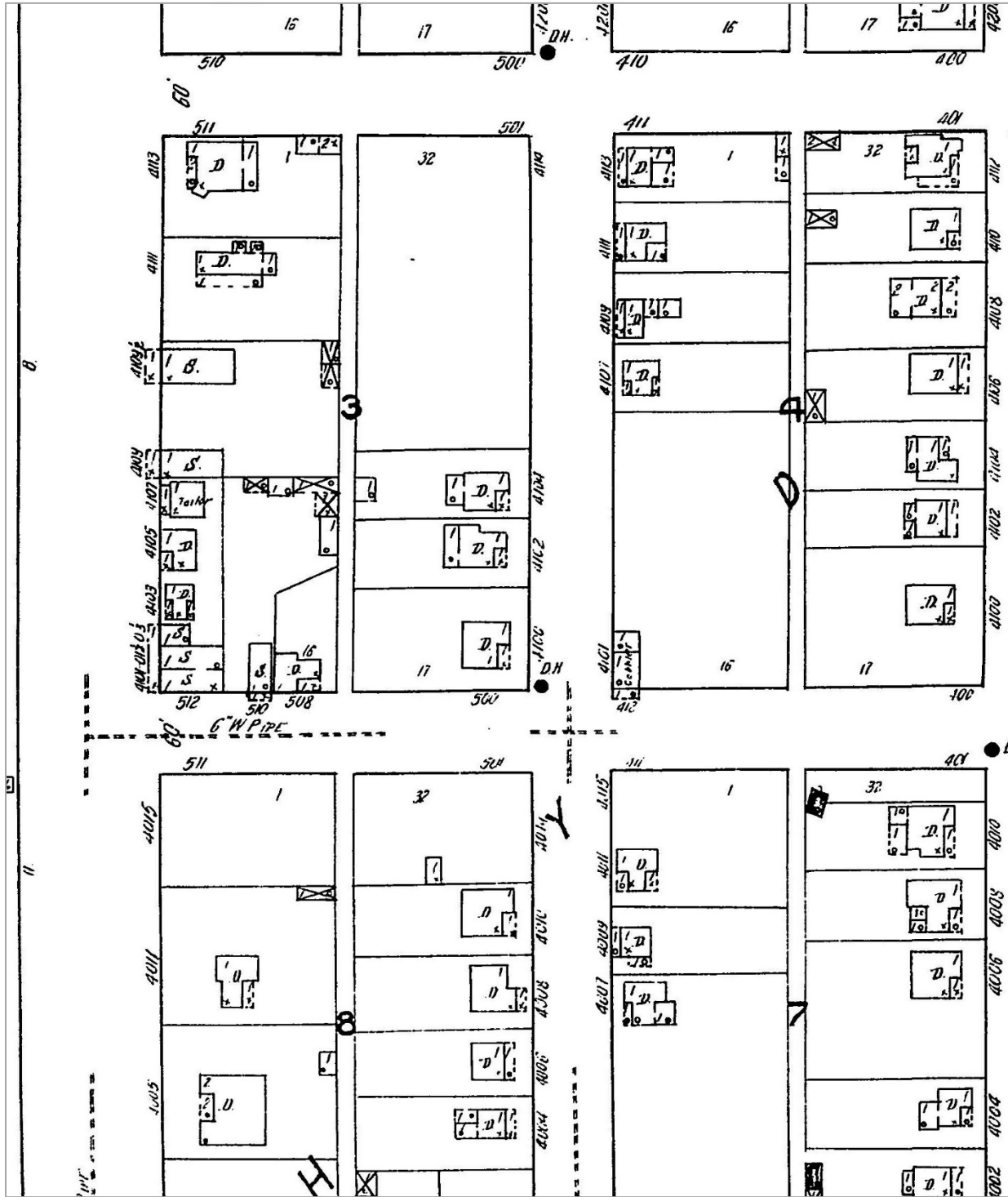


Figure 5-5-3. Detail of 1921 Sanborn map showing the cluster of commercial buildings in the 4100 block of Guadalupe Street across from the Austin State Hospital. Source: University of Texas Perry-Castañeda Library Map Collection.



Figure 5-5-4. Façade of one-part commercial block building 4113 Guadalupe Street (1920). Source: HHM, 2020.

Throughout the 1920s and 1930s, development along Guadalupe Street also grew denser with a mixture of houses and businesses as residential construction filled in Hyde Park. The 4100 block remained the epicenter of commerce along Guadalupe Street. New construction included the building at 4101 Guadalupe, a one-part commercial block building that replaced an older commercial building that had housed the Hyde Park Store (fig. 5-5-5).⁹ Built by Mrs. J. M. Meredith in 1927, the new building housed the Hyde Park Variety Shop and the Hyde Park postal sub-station in the 1920s and several grocery stores in the 1930s.¹⁰ North and south of the 4100 block, a pattern of development emerged that generally saw commercial construction on corner lots and residential infill in the middle of blocks, such as the three Craftsman bungalows in the 4200 block of Guadalupe Street (fig. 5-5-6). Commercial development included one-part commercial block buildings for stores and restaurants, such as the brick building at 4021 Guadalupe Street, but new commercial property types also began appearing on Guadalupe Street in the late 1920s.



Figure 5-5-5. Façade of the one-part commercial block building at 4101 Guadalupe Street (1927). Source: HHM, 2020.



Figure 5-5-6. Façade of one of the bungalows (4209 Guadalupe Street) constructed in the 4200 block of Guadalupe Street in the 1920s. Source: HHM, 2019.

As automobile ownership and travel increased throughout the first half of the twentieth century, new property types, including gas stations, service stations, and tourist courts were built along major transportation routes across in the country. In the 1910s, Guadalupe Street's importance as a north-south corridor was cemented when it became designated as part of the Meridian Highway, known as the Main Street of America and one of the nation's most important north-south transportation routes.¹¹ Locally, the 1928 Koch and Fowler city plan, which provided recommendations for the growth of Austin's transportation corridors among other things, highlighted Guadalupe Street's importance second to Congress Avenue as a thoroughfare and business corridor. A citywide campaign to improve the transportation network saw this district's section of Guadalupe Street paved in the early 1930s, a decade before the dismantling of the streetcar.¹² New construction in the district, including Bluebonnet Courts in 1929, and the gas station on the corner of Guadalupe Street and 44th Street in 1930, reflects the shift from streetcar to automobile as the favored mode of transportation (fig. 5-5-7).¹³ These buildings also reflect how this commercial corridor shifted from one that primarily served Hyde Park residents to one that served both residents and travelers.



Figure 5-5-7. View of Bluebonnet Courts (1929) at 4407 Guadalupe Street. Source: HHM, 2019.

While residential development filled most of Hyde Park by 1940, Guadalupe Street continued its evolution into a commercial corridor throughout the 1940s and 1950s. This period saw the construction of new buildings on vacant lots, such as the one-part commercial block building at 4015 Guadalupe Street in 1950, as well as the demolition of residences for new commercial buildings, including the one-part commercial block building at 4123 Guadalupe Street in 1946. New businesses in the district continued to serve the neighborhood, including a barbershop, pharmacy, dry cleaners, café, and beauty shop. Other business served the larger community as well as motorists, including the gas station at 4227 Guadalupe Street and the since-demolished motor court built south of Bluebonnet Courts in the 4300 block of Guadalupe Street. The street’s commercial evolution continued into the 1970s through the 1990s, as historic houses, including the bungalows in the 4200 block of Guadalupe Street, the modified L-plan at 506 West 42nd Street, and the John Rutledge House at 4005 Guadalupe Street transformed into commercial spaces.

East of Guadalupe Street in the residential area of the district, changes occurred in the 1960s and 1970s. As the district experienced an increase in the number of renters living in Hyde Park as a result of the growing student population at the University of Texas, a number of new apartment complexes, particularly along Speedway and Avenue A, replaced older houses. In an effort to preserve Hyde Park and protect it from further teardowns, the Hyde Park Neighborhood Association formed in 1974. In 1990, Hyde Park was officially listed in the National Register. In 2010, Hyde Park became a City of Austin local historic district. Both the NR and local district boundaries exclude Guadalupe Street and the 4300 and 4400 blocks of Avenue A and alleyway; the local district includes the 4300 and 4400 blocks of Avenue B that are excluded from the NR district. In an effort to lower the number of noncontributing buildings, the listed district also excluded a number of buildings that reflect both significant and shared histories and development patterns. While this current amendment potentially would add 18 noncontributing buildings to the local historic district, the 28 new contributing buildings would help tell a more complete history of Hyde Park as a self-sustaining and walkable district with both residential and commercial nodes.

5.5.4 Architectural Characteristics and Representative Resources

The resources in the potential Hyde Park Historic District Amendment include both commercial and residential buildings from the late-nineteenth and early-twentieth centuries. The buildings reflect popular national architectural trends in both form and style. As show in table 5-5-3, four properties within the amended boundaries are currently listed in the National Register. As show in table 5-5-4, seven additional buildings are recommended individually eligible for listing in the National Register, and seven properties are recommended as historic landmarks.

Table 5-5-3. Previously designated resources within the recommended Hyde Park Historic District Amendment.

Address	City of Austin Historic Landmark	NRHP
4113 GUADALUPE ST		X
4311 AVE A		X
4407 GUADALUPE ST		X
4415 AVE A		X

Table 5-5-4. Individual resources within the potential Hyde Park Historic District that also are recommended eligible for City of Austin historic landmark designation and/or listing in the NRHP. An asterisk (*) indicates previous listing.

Address	City of Austin Eligible	NRHP Eligible
506 W 42ND ST	X	X
4101 GUADALUPE ST	X	X
4005 GUADALUPE ST	X	X

Table 5-5-4. Individual resources within the potential Hyde Park Historic District that also are recommended eligible for City of Austin historic landmark designation and/or listing in the NRHP. An asterisk (*) indicates previous listing.

Address	City of Austin Eligible	NRHP Eligible
4303 AVENUE A		X
4302 AVENUE A		X
4315 AVENUE A	X	X
4312 AVENUE A		X
4113 GUADALUPE ST	X	*
4407 A & B GUADALUPE ST	X	*
4415 AVENUE A	X	*

- If the recommended district is formally designated by the City of Austin, individual landmark applications within the district will have to comply with Code Section 25-2-352 (A)(3)(b)(i), which states that, "A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance."

The following buildings within the potential Hyde Park Historic District Amendment are representative resources of the history and architectural character of the district and amendment.

4315 AVENUE A

Built during the early years of Hyde Park’s building boom around 1921, the house at 4315 Avenue A reflects the socioeconomic shift that began in Hyde Park in the early twentieth century (fig. 5-5-2). The National Folk square-plan hipped-roof house is a modest wood-frame single-family house. Exterior walls are clad in board-and-batten and the roof has exposed rafter tails. The inset porch is supported by plain wood posts and contains two wood doorways; each has a wood screen door. The double-hung wood windows are long and narrow and have wood-frame screens. A one-car garage sits to the rear of the house. Cabinet worker Charles Peck built the house for himself and his wife Ethel, and they lived in the house from the time of its construction until the 1940s. In addition to contributing to the potential historic district, the house is also recommended individually eligible for the National Register and as a local landmark.

4101 GUADALUPE STREET

Built in 1927, this one-part commercial block building is reflective of the commercial buildings constructed in the district in the 1920s and 1930s in its form, materials, and lack of a distinguishable architectural style (fig. 5-5-5). The brick-clad building has two bays and a stepped parapet. The two inset double-door entrances both have transoms and are flanked by display windows. A canopy supported by rods rests between the storefront and a row of wood-frame transom windows. Throughout its history, the building served Hyde Park in a variety of formats, including as the Hyde Park Variety Store, Baker’s Food Store, Austin Mattress Co., Winn’s Variety Store, University Co-op North, and New World Deli. The building also is recommended individually eligible for the National Register and as a local landmark.

4227 GUADALUPE STREET

The service station on the corner of West 43rd and Guadalupe Streets represents one of the new commercial property types that appeared in the district during the automobile era (fig. 5-5-8). Built in 1942, the service and filling station was one of several commercial and residential properties in Hyde Park owned and leased by James McConnachie, a real estate developer who resided on Avenue B. Roy George Garage operated out of the building until the 1950s, when it became a Texaco station. Although its garage doors have been replaced and an addition has been constructed onto its rear, the station retains its original drive-through canopy, metal fixed and hinged windows, and general overall form. Although contributing to the potential historic district amendment, the building is not recommended individually eligible for the National Register or as a local landmark.



Figure 5-5-8. Façade of the former gas station at 4227 Guadalupe Street (1942). Source: HHM, 2019.

NOTES

¹ The City of Austin only includes Primary resources in its counts, while the National Register includes all resources. These numbers also do not account for post-1974 resources, as they were not included in the survey.

² The National Register nomination for Hyde Park can be accessed via the National Archives Catalog:
<https://catalog.archives.gov/id/40970329>

³ Martha Doty Freeman and David W. Moore, Jr, "Historic and Architectural Resources of Hyde Park," National Register of Historic Places Multiple Property Documentation Form, Texas Historical Commission, Austin, July 5, 1990, E-19.

⁴ Freeman and Moore, "Historic and Architectural Resources of Hyde Park," E-19.

⁵ Freeman and Moore, "Historic and Architectural Resources of Hyde Park," E-20.

⁶ "Rooming-House Fire in Austin Saturday Causes \$6,000 Loss," *The Austin American*, Dec. 28, 1919.

⁷ Sanborn Map Company. Austin, Travis County, Texas, December 1921, No. 93. New York: Sanborn Map & Publishing Co., 1921. "Sanborn Fire insurance Maps, Texas," <https://legacy.lib.utexas.edu/maps/sanborn/texas.html#A>.

⁸ Martha Doty Freeman and David W. Moore, Jr, "Commercial Building at 4113 Guadalupe," National Register of Historic Places Registration Form, Texas Historical Commission, Austin, July 5, 1990, 8-1.

⁹ "Old Home Town," *The Austin American*, March 1, 1927.

¹⁰ "Old Home Town," *The Austin American*, March 1, 1927.

¹¹ Hardy-Heck-Moore, Inc., "The Meridian Highway in Texas." Prepared for the Texas Historical Commission, May 2016.

¹² Freeman and Moore, "Historic and Architectural Resources of Hyde Park," E-18.

¹³ Martha Doty Freeman and David W. Moore, Jr, "Bluebonnet Tourist Camp," National Register of Historic Places Registration Form, Texas Historical Commission, Austin, July 5, 1990, 7-1.

5.6 RECOMMENDED NORTH UNIVERSITY HISTORIC DISTRICT

The potential North University Historic District is recommended eligible for listing in the National Register of Historic Places (NRHP, or National Register) and as a City of Austin local historic district. It meets National Register Criteria A for Historical Associations, and C for Architecture; and City of Austin Criteria i for Architecture and ii for Historical Associations. The district's period of significance is 1894–1965. Resource counts within the district are indicated in table 5-6-1 below.

Table 5-6-1. Resource counts in potential local and NRHP districts. See figs. 5-6-1 to 5-6-4 for location of primary resources.

	Contributing	Surveyed; Noncontributing	Total
		Not Surveyed; Post 1974 ¹	
Local District			
	290	46	
		59	
Total	290 (73%)	105 (27%)	395
NRHP District			
	362	48	
		59	
Total	362 (77%)	107 (23%)	469
- The City of Austin only includes primary resources in its counts, while the NRHP includes primary and secondary resources. - The number of noncontributing post-1974 resources is based off GIS analysis of current TCAD information. Parcels not surveyed as part of this project and determined to contain a non-historic age building based on TCAD analysis were counted as <u>one</u> noncontributing property. If a historic district designation is pursued, a full survey of these post-1974 resources will be required.			

In addition, the district holds heritage tourism potential in the areas of architecture, social history (sports), and the natural environment.

5.6.1 Geographic Location and Boundaries

The recommended North University Historic District is located in Central Austin and lies in the survey area's central western portion, north of the University of Texas. The district encompasses 113 acres and is roughly bounded by 38th Street on the north, Duval Street on the east, 30th Street on the south, and Whitis Avenue, Speedway, and Guadalupe Street on the west (see figs. 5-6-1 through 5-6-4 below).

5.6.2 Timeframe of Development

The timeframe of historic development in the potential North University Historic District extends from 1894, the date of construction of the oldest house in the district, to 1965, with a majority of resources built in the 1920s and 1930s. By the late 1960s and early 1970s, new construction, largely consisting of apartment buildings, began replacing historic buildings. Table 5-6-2 breaks down the surveyed historic-age primary resources within the district by period of construction.

Table 5-6-2. Number and percentage of historic-age primary resources constructed by time period.

Period of Construction	No. Resources	% of Total
1890–1899	1	<1%
1900–1909†	8	2%
1910–1919	24	7%
1920–1929	99	29%
1930–1939	102	31%
1940–1949	36	11%
1950–1959	28	8%
1960–1969	22	7%
1970–1974	15	4%

† The Maxey House at 3306 Duval Street was built in 1907 at West 27th and Whitis Streets and was moved to its current location in 1999.

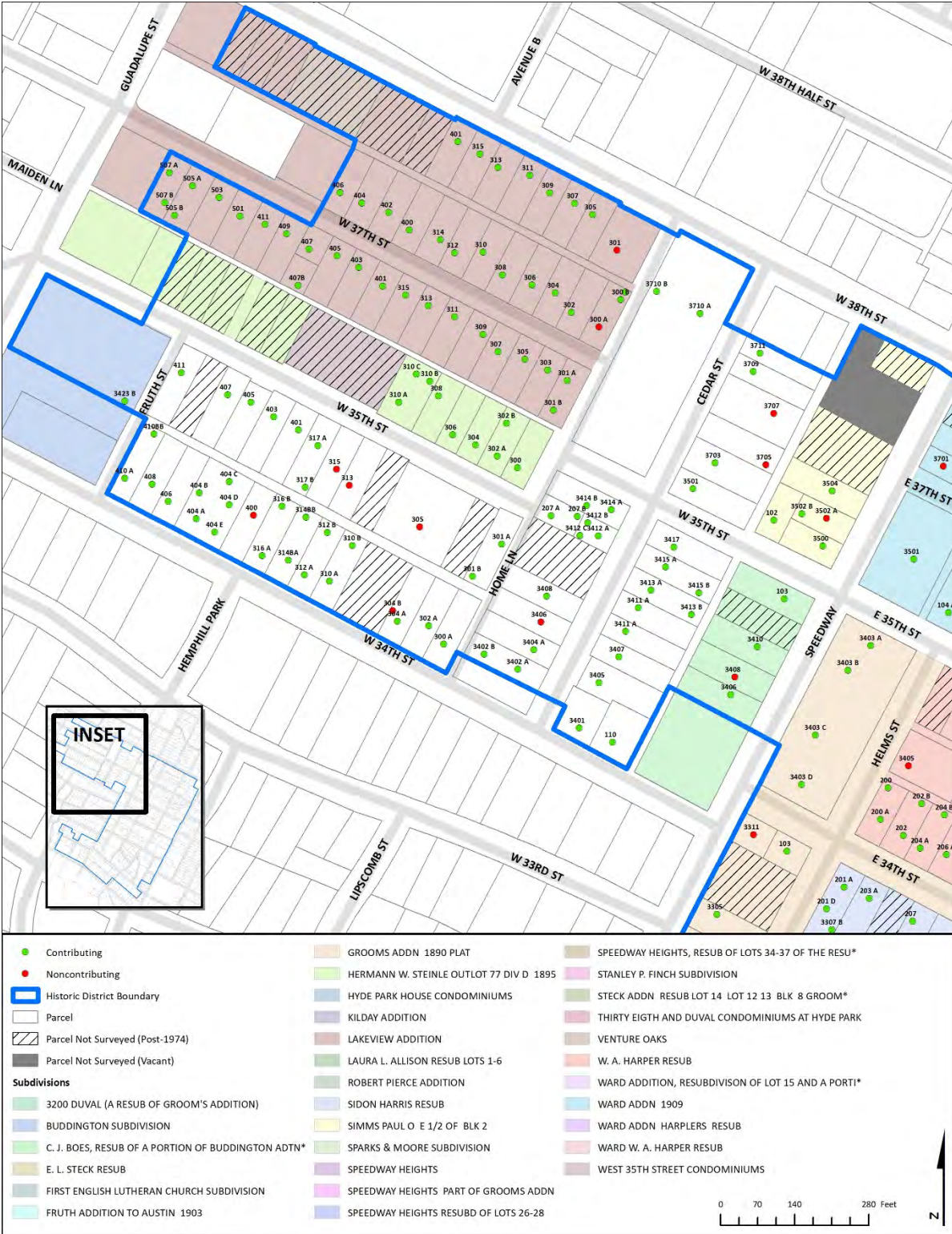


Figure 5-6-1. Map of the recommended North University Historic District showing boundaries, subdivisions, and the contributing and noncontributing status of surveyed resources. Post-1974 resources are identified by hatching and vacant lots are indicated by a gray parcel.

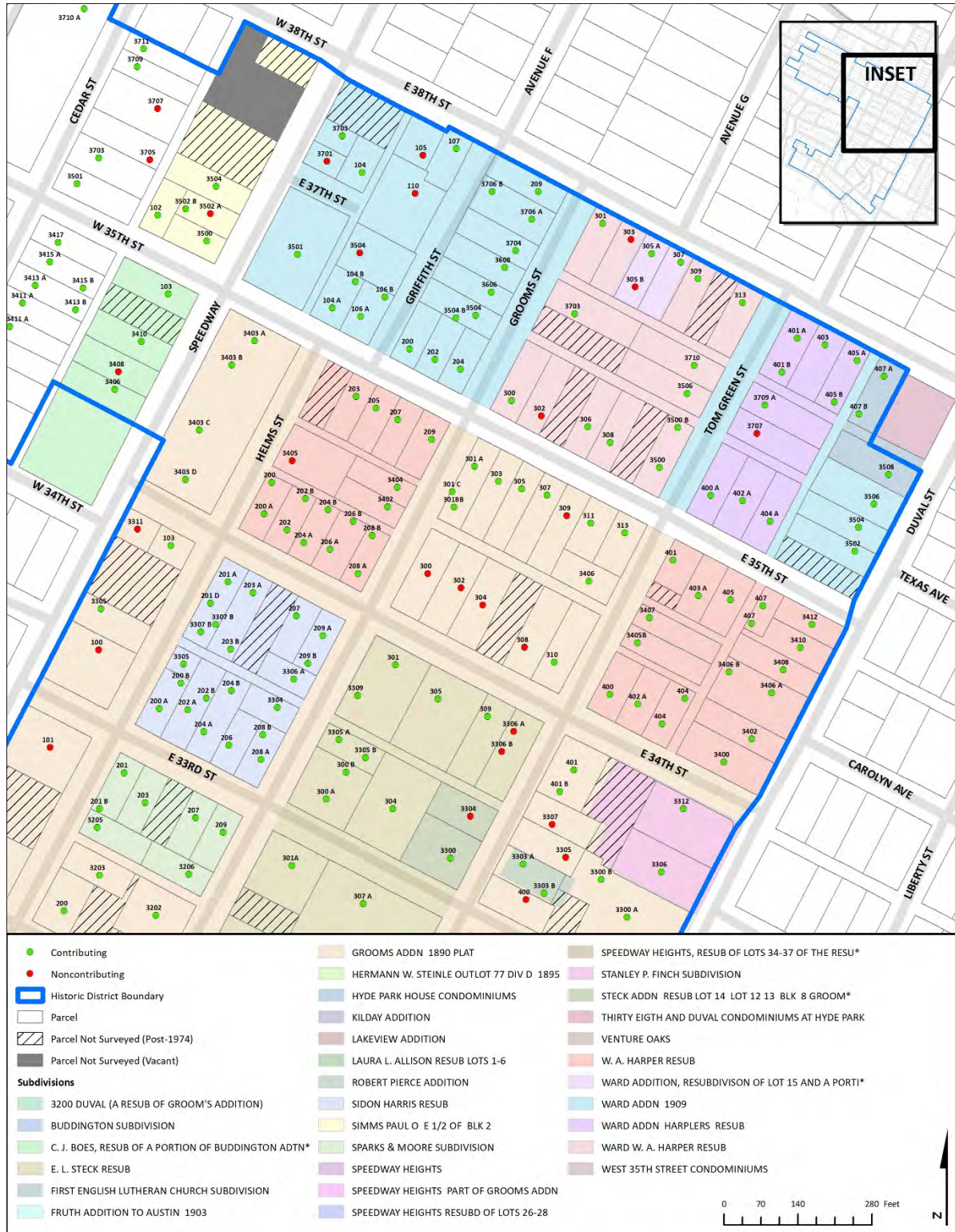


Figure 5-6-2. Map of the recommended North University Historic District showing boundaries, subdivisions, and the contributing and noncontributing status of surveyed resources. Post-1974 resources are identified by hatching and vacant lots are indicated by a gray parcel.

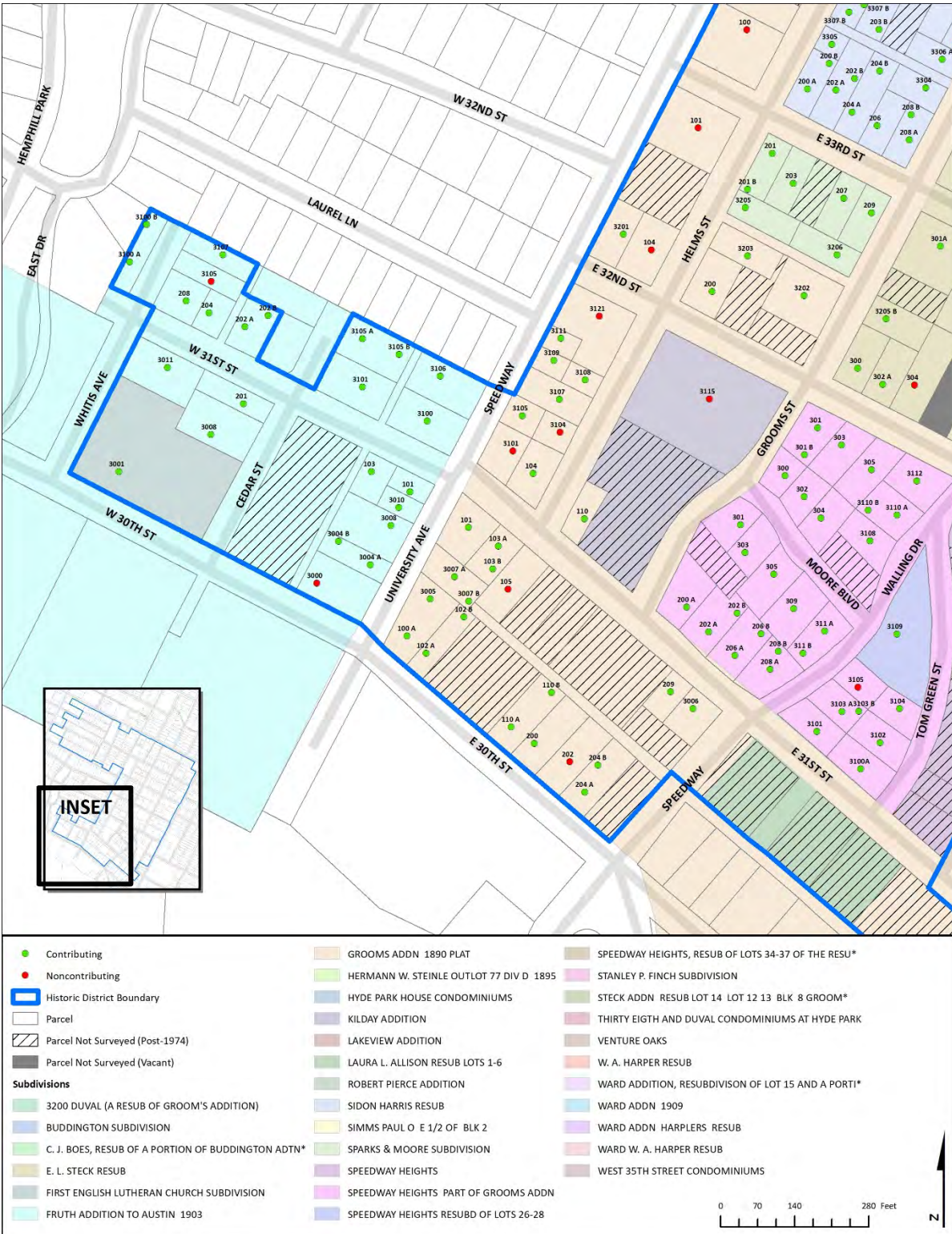


Figure 5-6-3. Map of the recommended North University Historic District showing boundaries, subdivisions, and the contributing and noncontributing status of surveyed resources. Post-1974 resources are identified by hatching and vacant lots are indicated by a gray parcel.

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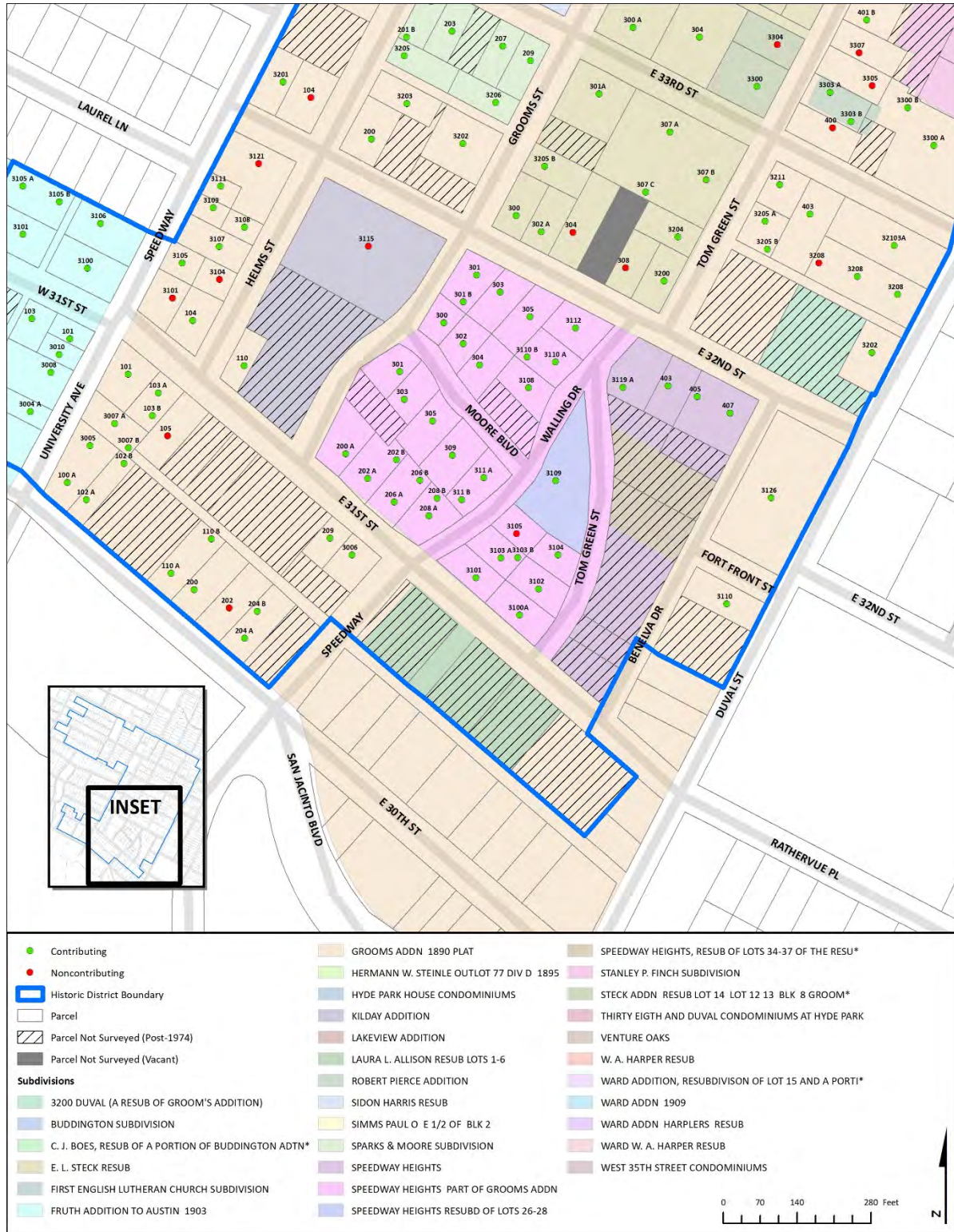


Figure 5-6-4. Map of the recommended North University Historic District showing boundaries, subdivisions, and the contributing and noncontributing status of surveyed resources. Post-1974 resources are identified by hatching and vacant lots are indicated by a gray parcel.

5.6.3 Associations with Overall Survey Area Trends

The recommended North University Historic District contains some of the survey area's oldest subdivisions, and its development reflects significant trends in the growth of Austin (see figs. 5-6-1 through 5-6-4 and historic district survey forms in Appendix E for historic plat maps). Much of the district was platted in the late-nineteenth and early-twentieth centuries, though European settlement in the area dates to the mid-nineteenth century. The proposed district developed in parts of Outlots 73 and 77 as detailed on the 1840 Sandusky map. During this time, the outlying areas north of Austin remained rural and agricultural, dotted with scattered homesteads and farms. Among the early settlers in the district who acquired and occupied these lands in the Outlots of Division D were Albert Buddington, Colonel Horatio Grooms and his son Judge Alfred Grooms, and German immigrants Erhardt and Teresa Fruth. The Fruths arrived in Austin in the late 1840s and operated a dairy farm on the 45 acres they acquired in Outlot 73 (their homestead was approximately located at the current location of the Kirby Hall School, outside the district on West 29th Street). New York native Albert Buddington purchased 40 acres in Outlot 77 from Mrs. Martin Moore, holder of the land grant, between 1860 and 1868.² Between Division D and Division X, on land not included in Sandusky's plan, Alfred Grooms acquired 100 acres around 1850. North of Mirabeau Lamar's 68-acre tract, Grooms built a homestead with a house, cribs, stables, and sheds. Of these three early homesteads, only the 1860s Albert Buddington house on West 34th Street (outside the survey area), remains.³ Though no houses from this period remain in the district, the land patterns laid out in the Sandusky plan directly influenced development and transportation trends in subsequent decades.

The period of large homesteads in the district was relatively short-lived and generally confined to the nineteenth century. Fueled by citywide economic prosperity and population growth stemming from the founding of the University of Texas in 1883, many landowners began selling off and subdividing sections of their land. Directly south of the district, on the 68 acres formerly owned by Lamar, the trend started shortly after the end of the Civil War. Named for then-owner Charles Whitis, the Whitis Addition was one of the first large tracts of land to be subdivided. Subdivided in 1871, the new subdivision was located due north of the College Hill tract that would become the University of Texas. Within the district, both Grooms and Buddington began subdividing and selling their land in the 1880s. Austin real estate firm Maddox Brothers and Anderson advertised 80 acres of Grooms's homestead for sale in 1883, and throughout the decade, real estate transactions show the sale of lots in the "Grooms Addition" between Grooms and various individuals.⁴ In 1887, still three years before the Grooms addition was officially platted, a newspaper article proclaimed "an instance of the city's wonderful growth is seen in the Grooms addition. Where a year and a half ago there was a cornfield, in the edge of the city limits, there now exists a well-built portion of the city, with good streets and desirable residences."⁵ Among the first to own land in the new "suburb" were Colonel Thomas and Bettie Helm. Helm, who drilled an artesian well in the Grooms addition, had plans to build a park and bathing facilities around the well, hoping to create a health resort in the district (see Grooms addition plat in Appendix E for location of well).⁶ By 1890, when the plat for the Grooms addition was officially filed with Travis County, a bathhouse had been built at the well and its water was delivered throughout the city.⁷ Nevertheless, the growth of the subdivision ultimately followed residential development trends rather than health resort trends. Though his health resort plans never came to fruition, Helm and his wife both had streets named after them in the Grooms Addition plat (Helm Street is now Helms Street and Bettie Street is now named Tom Green Street). Within the new subdivision, which divided all but around eight acres of the Grooms homestead into the grid pattern of streets and lots today, construction continued in the 1890s and early 1900s. This includes the oldest extant house in the district, the Whitley-Keltner house at 200 East 32nd Street (fig. 5-

6-5). Built in 1894, the house was constructed for Sharp Whitley, Sr., a printer and newspaper editor who had purchased the lot across from the well from the Helmses in 1891.



Figure 5-6-5. Oblique view of the Whitley-Keltner house (1894) at 200 East 32nd Street. Source: HHM, 2019.

Buddington subdivided and sold off most of his 40 acres prior to his death in 1895. He first subdivided most of the 40 acres outside his homestead into Buddington's addition in 1889, though subsequent sales of land and resubdivisions in the 1890s and early 1900s created the current configuration of much of the land west of Speedway and north of 34th Street in the district. Within Buddington's addition, Buddington sold approximately three acres to Austin merchant Herman W. Steinle and 10 acres to Austin grain merchants, the Hume brothers.⁸ Steinle in turn subdivided the property into a three-block subdivision comprised of 50 x 150 feet lots along current-day 35th Street between Guadalupe Street and Home Lane—the Hermann W. Steinle subdivision—in 1895. The Hume brothers sold their land shortly after. A year after Buddington's death, his heirs resubdivided Buddington's addition into the Buddington subdivision. Within the new Buddington subdivision, Austin real estate developer Herman Pressler acquired approximately 5 acres, which he resubdivided into 24 evenly sized lots along Cedar Street and platted as Inman Heights in 1907. The Hume brothers' property, which had come under the ownership of Austin teacher and farmer Mrs. E. M. Barrett by 1905, was also subdivided. Barrett platted this property, bounded by Guadalupe Street, West 38th Street, Home Lane, and West 37th Street, into the Lakeview addition in 1910.

By 1910, a large portion of the district had been subdivided into its current lot, street, and alley configuration, with the most significant exception being the retention of the eight-acre former Grooms Homestead, which by 1910 belonged to W. W. Walling. Outside of the Buddington and Grooms properties, the rest of the district also began to take shape in the early twentieth century. In 1904, the Fruth homestead was subdivided into the Fruth addition. North of the Grooms addition, landowners Frank Griffith and Mr. Ward platted the Ward addition in 1909 (for more information, see the recommended Fruth Street Historic District in Section 5-11). Though much of the district was platted during this period, construction was somewhat limited. Despite the district's proximity to the streetcar line that ran on Guadalupe Street beginning in the early 1890s and newspaper advertisements placed by real estate developers, including T. H. Barrow and Sons and Herman Pressler & Co. Developers (for the Steinle, Lakeview, and Buddington subdivisions) that proclaimed the lots some of the "prettiest building lots in North Austin," development lagged behind that of another streetcar suburb, Hyde Park to the north.⁹

Among the occupants who did move into the district during this period include the Brueggeman family. German immigrant Julius Brueggeman and his family purchased a lot in the Grooms addition in 1905. A stone and cement mason who helped build the Texas State Capitol and later opened an artificial stone and cement sidewalk business, Brueggeman and his sons built the manufactured stone house at 200 East 30th Street around 1907 (fig. 5-6-6). The 10 other extant houses from the 1900s are primarily clustered north of 34th Street, particularly along Cedar Street in Inman Heights near the Confederate Women’s Home (currently the Austin Groups for the Elderly – AGE of Central Texas), built in 1908 by the United Daughters of the Confederacy. Unlike the Brueggeman house, these residences near the Confederate Women’s Home were built with wood frames and are primarily clad in wood siding. Moderately sized, these single-family houses have L-plans and square-plans with hipped roofs and stand one to one-and-a-half stories tall.



Figure 5-6-6. Façade of the Brueggemann-Sandbo House (1907) at 200 East 30th Street. Source: HHM, 2019.

In the next three decades between 1910 and 1940, the district was primarily defined by resubdivision of existing subdivisions and large lots, as well as a boom in new construction. Subdivisions from this period largely maintained the street patterns and block divisions established by the 1840 Sandusky map. Within the larger established subdivisions, several new smaller plats were carved out, creating slight variations to the already established subdivisions. Dr. W. A. Harper, who owned land across the city, resubdivided several blocks and filed new plats in both the Grooms addition (1914) and the Ward addition (1916 and 1923). C. J. Boes, a Calcasieu Lumber Company employee living on Speedway, also resubdivided a block in the Buddington addition in 1922. Austin businessman and civic leader E. L. Steck, was another prominent citizen who helped develop the district. Steck purchased a block out of the Grooms addition in 1916, and subsequently platted it into the Steck addition in 1920, building his house at 305 East 34th Street a year later. Real estate developers were also involved in the district’s resubdivision, including Sidon Harris and Sparks and Moore. Harris, a prominent Austin real estate developer helped plat much of the area north of the university, including College Court (on the east side of Duval Street encompassing Park Place, Bellevue Place, Elwood Place, and Rather Place) in 1912; he also platted the Sidon Harris subdivision out of two blocks of the Grooms addition in 1915. Sparks and Moore, who also platted Shoal Crest in the survey area, platted the Sparks and Moore subdivision out of one block of the Grooms addition in 1926. Sparks and Moore were also responsible for the most significant change to the layout in the district during this period: one year prior to the platting of the Sparks and Moore

subdivision, the firm created Speedway Heights. Bound by East 32 Street, Grooms Street, East 31st Street, and Benelva Drive, Speedway Heights subdivided the former Grooms and Walling Homestead—the largest unsubdivided lot remaining in the district—into 43 lots of varying yet similar size; this left the western most portion of the homestead with the house intact. In 1924, the eight-acre homestead had been considered as the site for a new hospital, but the plan was abandoned in 1925 when Sam Sparks purchased the oak-covered lot for \$30,000.¹⁰ Landscape gardeners laid out the property lines and new streets in a curvilinear fashion. Speedway Heights' layout, a departure from the grid pattern of the rest of the Grooms addition, reflected an increase of automobile usage and the influence of national suburban design, particularly the City Beautiful movement, which incorporated beautification elements and urban planning. The design of the plat, which lacked major through streets and had an entrance, was meant to protect “those who live there from intrusions that mar the value of a home” and assure elevated property values and neighborhood unity.¹¹ When it opened in 1925, Sparks and Moore advertised Speedway Heights as “Austin’s newest high-class residential addition . . . beautiful elevated, wooded lots, with safe restrictions, and all conveniences, including graveled streets, gas, water, lights, sewerage, sidewalks, and curbs.”¹²

Coinciding with the resubdivisions during this period, building construction also increased as more people purchased lots in the district. Proximity to the university and downtown, as well as expanded and improved transportation networks, such as the implementation of a streetcar line on Duval Street and paving of sections of Guadalupe Street and Speedway by 1923, made the district desirable for people looking to own a home. As a result, wood-frame and wood-clad square-plan hipped roof houses and Craftsman bungalows filled in the district throughout the 1910s and 1920s, many built with detached garages or garage apartments set to the rear. By the early 1920s, the area along Duval and just west on West 32nd, 33rd, and 34th streets—then known as Rest Haven—had been transformed from a “wilderness into a cluster of Bungaloes [sic] nestling shadily among the scenic yards that surround them.”¹³ In the 1930s, wood-clad and brick veneer Tudor Revival Style houses also began appearing in the district. The 1930s also saw the first construction in the Fruth addition in the district. Most of the houses built in the district were single-family, but duplexes, triplexes, and fourplexes were also scattered throughout the district, particularly clustered in the Fruth addition, the closest subdivision to the university and the Austin Presbyterian Theological Seminary.

While the majority of houses from this period were moderately sized, standard-plan houses built by local lumber and homebuilding companies such as Calcasieu Lumber Co. and J. L. Brown Homebuilders, several stately residences and architect-designed houses were built in the district. The earliest of these is the Finch house at 3300 Duval Street. While the average construction cost for houses in the 1910s hovered around \$3,000, Howell M. Finch spent \$20,000 on the construction of his two-story Prairie Style house, designed by architect Dennis Walsh in 1914.¹⁴ Finch, who worked in hardware and leased farmland near San Antonio, ran his business out of his home. The house occupied an entire block until 1928, when the family carved a smaller lot out of its northeast corner for the construction of a new house for Finch’s son Stanley, a civil engineering professor. On the lot, at 3312 Duval Street, University of Texas architecture professor and artist Raymond Everett designed a two-story Colonial Revival house for Stanley and his wife Emily, a founding member of the Junior League of Austin. Also on Duval Street, where a number of larger houses were built, Austin architect Huge Kuehne designed the Greek Revival Style two-story house at 3126 Duval Street for Austin banker Frederic Morse and his wife Estelle in 1925. At least one other house in the district, 208 East 31st Street, can also be attributed to Kuehne. The two-story Colonial Revival was the first house built in Speedway Heights. Built in 1926 at the entrance to the new subdivision, it had a residence on the first floor and two apartments on the second story. Also in Speedway Heights, Austin architect Edwin C. Kreisle designed the triplex at 311 Moore Boulevard in

1934 for Bess Heflin. Like many of the people who lived in the district during this period, Heflin worked for the university and was the director of the nurse school at the university.

While much of the construction during this period was residential, scattered nodes of nonresidential building also occurred. Nestled among the Craftsman bungalows in the Lakeview addition, the extant Pentecostal Assembly of God church at 501 West 37th Street was built around 1923 and served the congregation until around 1960. Nearby, just outside the district boundaries in the Lakeview addition, the Girls' Settlement Home built a since-demolished orphanage on four lots facing Guadalupe and 37th Streets in 1926.¹⁵ Guadalupe Street became a major thoroughfare during this period, and as automobile traffic increased, a small commercial node consisting of a gas station and store at the intersection of Speedway and 31st Street developed. Other nonresidential construction from this period includes the 1930 North Austin Electric Substation on Grooms Street and the First Lutheran Church at West 30th Street and Whitis Avenue. Built in 1939, the church was designed by Austin architect Arthur Fehr.

While undeveloped parts of the city, including Bryker Woods, experienced tremendous growth in the 1940s and 1950s in part due to government loans such as the GI Bill that focused on new construction, much of North University was already infilled by 1940. Without easily available money for improvements to existing buildings, development in this period was largely confined to new construction in the pockets of undeveloped areas that remained. Development patterns set in the early twentieth century, and zoning recommendations in the 1928 Koch and Fowler plan, influenced the location and types of construction in the district during this period. In the areas recommended as residential "A" districts in the 1928 plan, where only one- and two-family houses were permitted, construction generally followed suit, with a stretch along West 34th Street and scattered lots throughout the district filling in with single-family residences in the 1940s and 1950s. Along Speedway and south of 33rd Street in the Grooms addition, where zoning permitted larger multi-family residences, apartment buildings began appearing in the late 1940s. A cluster of these low-rise apartments, which typically included two or more buildings, grew around East 33rd Street, while Speedway filled in with larger complexes in the 1950s and 1960s. Near the university and bus routes, the apartments attracted UT employees and students.

By 1965, much of the district was infilled, but the rapid growth of the university continued to affect the built environment in North University. The housing shortage caused by UT's growth resulted in the demolition of older, single-family homes, particularly along Speedway, 38th Street, 35th Street, and 34th Street. On the lots left behind from the demolition of these houses, new apartment complexes arose. Despite the continuation of this trend into the 1970s and 1980s, the district has retained much of its historic character and built environment, and 13 historic buildings have been designated local landmarks. Additionally, the old electric substation on Grooms Street was converted into a city park in 2009 and has become a community gathering and meeting place. The district has also become home to one of Austin's best-known holiday traditions. Beginning in the early 1980s, residents on 37th Street started lighting and decorating their houses for Christmas and the holidays for all Austinites to come and enjoy.

5.6.4 Architecturally Characteristic and Representative Resources

The recommended North University Historic District contains a notable collection of early- and mid-twentieth-century residences, including square-plan hipped-roof houses, L-plans, and bungalows. Popular architectural styles from the period are reflected in the houses in the district, including National Folk, Craftsman, Colonial Revival, and Tudor Revival. In addition to these houses, the district also contains several large, high-style, and architect-designed residences.

The district contains 13 local historic landmarks, three Recorded Texas Historic Landmarks (RTHLs), and 1 State Antiquities Landmark (SAL) (see table 5-6-3 below). A total of 99 resources within the district are recommended individually eligible for listing in the National Register, and 25 are recommended as local historic landmarks (see table 5-6-4 below).

Table 5-6-3. Previously designated resources within the recommended North University Historic District.

Address	Designated City Historic Landmark	NRHP	RTHL	SAL
200 E 30TH ST	X		X	
200 E 32ND ST	X		X	
209 E 34TH ST	X			
305 E 34TH ST	X			
310 E 34TH ST	X			
402 E 34TH ST	X			
3710 CEDAR ST	X			X
3126 DUVAL ST	X			
3312 DUVAL ST	X		X	
3300 DUVAL ST	X			
3400 DUVAL ST	X			
3703 GROOMS ST	X			
3500 SPEEDWAY	X			

Table 5-6-4. Individual resources within the potential North University Historic District that also are recommended eligible for City of Austin historic landmark designation and/or listing in the NRHP. An asterisk (*) indicates previous listing.

Address	City of Austin Eligible	NRHP Eligible
100 E 30TH ST		X
200 E 30TH ST	*	X
101 E 31ST ST		
103 E 31ST ST		X
208 E 31ST ST		X
200 E 32ND ST	*	X
403 E 32ND ST	X	X
405 E 32ND ST		X
407 E 32ND ST		X
201 E 33RD ST		X
300 E 33RD ST, UNITS A & B		X
307 E 33RD ST, UNITS A & B		X
200 E 34TH ST		X
201 E 34TH ST	X	X
204 E 34TH ST		X
209 E 34TH ST	*	X
301 E 34TH ST		X
305 E 34TH ST	*	X
309 E 34TH ST		X
310 E 34TH ST	*	X
400 E 34TH ST		X
402 E 34TH ST	*	X
404 E 34TH ST		X
110 W 34TH ST	X	X
304 W 34TH ST		X
404 W 34TH ST, UNITS A-D	X	X
104 E 35TH ST		X
106 E 35TH ST		X
200 E 35TH ST		X

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Table 5-6-4. Individual resources within the potential North University Historic District that also are recommended eligible for City of Austin historic landmark designation and/or listing in the NRHP. An asterisk () indicates previous listing.*

Address	City of Austin Eligible	NRHP Eligible
202 E 35TH ST		X
203 E 35TH ST		X
204 E 35TH ST		X
301 E 35TH ST	X	X
303 E 35TH ST		X
306 E 35TH ST	X	X
102 W 35TH ST		X
300 W 35TH ST	X	X
301 W 35TH ST		X
302 W 35TH ST		X
304 W 35TH ST		X
405 E 35TH ST	X	
411 W 35TH ST		X
104 E 37TH ST	X	X
301 W 37TH ST	X	X
303 W 37TH ST		X
307 W 37TH ST		X
311 W 37TH ST		X
400 W 37TH ST	X	X
401 W 37TH ST		X
403 W 37TH ST		X
406 W 37TH ST		X
407 W 37TH ST		X
409 W 37TH ST		X
505 W 37TH ST		X
507 W 37TH ST		X
107 E 38TH ST		X
209 E 38TH ST	X	X
305 E 38TH ST		X
313 E 38TH ST	X	X
403 E 38TH ST		X
305 W 38TH ST		X
313 W 38TH ST	X	X
401 W 38TH ST		X
3402 CEDAR ST		X
3404 CEDAR ST		X
3408 CEDAR ST	X	X
3411 CEDAR ST		X
3413 CEDAR ST	X	X
3414 CEDAR ST		X
3417 CEDAR ST	X	X
3709 CEDAR ST		X
3710 CEDAR ST		X
3126 DUVAL ST		X
3210 DUVAL ST	X	X
3300 DUVAL ST		X
3312 DUVAL ST		X
3400 DUVAL ST		X
3408 DUVAL ST	X	X
3412 DUVAL ST	X	X
3502 DUVAL ST		X
3504 DUVAL ST		X

Table 5-6-4. Individual resources within the potential North University Historic District that also are recommended eligible for City of Austin historic landmark designation and/or listing in the NRHP. An asterisk (*) indicates previous listing.

Address	City of Austin Eligible	NRHP Eligible
3508 DUVAL ST		X
3202 GROOMS ST		X
3309 GROOMS ST		X
3504 GROOMS ST		X
3706 GROOMS ST	X	X
300 MOORE BLVD		X
301 MOORE BLVD		X
309 MOORE BLVD		X
311 MOORE BLVD	X	X
3109 SPEEDWAY		X
3500 SPEEDWAY		X
3300 TOM GREEN ST		X
3110 WALLING DR		X
3001 WHITIS AVE	X	X

- If the recommended district is formally designated by the City of Austin, individual landmark applications within the district will have to comply with Code Section 25-2-352 (A)(3)(b)(i), which states that, "A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance."

The following are both exemplary and representative resources within the potential North University Historic District.

3408 CEDAR STREET

Built around 1910, the house at 3408 Cedar Street in Inman Heights is one of several unique examples of an early-twentieth-century Colonial Revival-influenced house in the district (fig. 5-6-7). The two-story wood-frame house has a steeply pitched front-gable roof that extends past the façade of the first story, creating a full-width porch. Four columns support the roof at the porch. The house is clad in wood siding and retains its double-hung wood windows and wood doorway. For much of the historic period, Mr. and Mrs. Dan Penick lived at the house. Penick was an electrical engineer for the City of Austin. In addition to contributing to the potential historic district, the house is also recommended individually eligible both for the National Register and as a local landmark.



Figure 5-6-7. Façade of Colonial Revival house (1910) at 3408 Cedar Street. Source: HHM, 2019.

305 WEST 38TH STREET

Built in 1917 among a cluster along West 38th Street in the Lakeview addition, this single-family residence is a representative example of one of the district's square-plan hipped-roof houses (fig. 5-6-8). The house has a hipped roof with dormer, is clad in wood siding, and has a full-width front porch supported by four square columns with simple bases and capitals. The centered entryway has sidelights and a transom. The house retains its double-hung wood windows. Mr. and Mrs. J. W. Casey, originally from Missouri, owned and lived in the house for much of the historic period. Casey worked as a lineman for the telephone company. The house also is recommended individually eligible for the National Register.



Figure 5-6-8. Façade of square-plan hipped-roof house (1917) at 305 West 38th Street. Source: HHM, 2019.

3210 DUVAL STREET

Built in 1922 in the Grooms addition, the property at 3210 Duval Street reflects the larger houses and lots that typify much of Duval Street in the district (fig. 5-6-9). The two-story stucco-clad center-passage house has decorative detailing such as roof brackets, decorative exposed timbers, and arched portico. The house has a porte-cochere and an interior center chimney. A garage apartment is set to the rear of the house. The house was built for noted Austin banker S. J. Smith and his wife for \$7,500.”¹⁶



Figure 5-6-9. Façade of house (1922) at 3210 Duval Street. Source: HHM, 2019.

405-407 EAST 32ND STREET

Built around 1935, the two brick-veneer Tudor Revival duplexes at 405 and 407 East 32nd Street reflect the district's trend of building more multi-unit dwellings to house renters, many associated with the University of Texas (fig. 5-6-10). Built in Speedway Heights, the two duplexes have steeply pitched cross-gabled roofs and arched doorways set within gable-roofed enclosed porticos. The houses retain their double-hung wood windows and wood doors, as well as their decorative screen doors. City directories reveal the duplexes housed a number of renters throughout the historic period. The house also is recommended individually eligible both for the National Register and as a local landmark.



Figure 5-6-10. Façade of the Tudor Revival duplex (1935) at 405–407 East 32nd Street. Source: HHM, 2019.

3300 TOM GREEN STREET

The multi-unit two-story apartment at 3300 Tom Green Street, originally named the Greenview Apartments, was one of the first of its kind in the district (fig. 5-6-11). Built around 1948, the apartment building, like many of the late-1940 early 1950 apartments in the district, has a stone veneer and metal casement windows. The apartment has several entrances into the building, and individual units are accessed via the interior. A carport is set to the rear of the building and is accessible from both East 33rd and Tom Green Streets. Austin contractor L. M. Cummings built the apartment with materials from Calcasieu Lumber Company. One- and two-bedroom units around 800 square feet rented unfurnished for between \$75 and \$90 a month in 1949.¹⁷ The house also is recommended individually eligible for the National Register.



Figure 5-6-11. Façade of the apartment building (1948) at 3300 Tom Green Street. Source: HHM, 2019.

NOTES

¹ The City of Austin only includes Primary resources in its counts, while the National Register includes all resources. These numbers also do not account for post-1974 resources, as they were not included in the survey.

² Texas Historical Commission staff, "The Buddington/Benedict/Sheffield Compound," Texas Historical Commission Historic Marker Application, University of North Texas Libraries, The Portal to Texas History, accessed April 1, 2020, <https://texashistory.unt.edu/ark:/67531/metaph491601/>.

³ The Grooms homestead was destroyed by fire in 1891, and the Fruth homestead was torn down when a Fruth daughter sold the tract of land on which the house stood to the Methodist Church for the construction of a dormitory (current site of Kirby Hall School) in 1923. Because the Buddington complex is part of the designated Aldridge Place local historic district, it was not included in this project's survey. HHM recommends surveying the property and including it in this district as its history is associated with the district's history.

⁴ Various *Austin American Statesman* newspapers from the 1880s.

⁵ "Local Short Stops," *Austin American Statesman*, Mar. 25, 1887, 5.

⁶ "An Artesian Well," *Austin American Statesman*, June 13, 1889, 3.

⁷ "Notice," *Austin American Statesman*, July 20, 1890, 2.

⁸ Texas Historical Commission staff, "The Buddington/Benedict/Sheffield Compound."

⁹ Information on building construction is gleaned from City Directories since Sanborn maps did not cover the area until 1922. *Austin American Statesman*, May 19, 1907, 7.

¹⁰ "New Addition to Be Opened," *Austin American Statesman*, July 4, 1925.

¹¹ Advertisement, *Austin American Statesman*, June 13, 1926.

¹² "Profitable Investment Opportunities, New Residential District," *Austin American Statesman*, Sept. 20, 1925.

¹³ "Calling Attention to Austin," *Austin American Statesman*, Aug. 27, 1923, 5.

¹⁴ "Some of Austin's Palatial and Picturesque Homes," *Austin American Statesman*, Mar. 8, 1914, 62.

¹⁵ The orphanage remained until around 1970, when they moved to a new building on Peyton Gin Road. The building has since been torn down, and the lot is now occupied by non-historic commercial buildings and therefore not included in the district boundaries.

¹⁶ "Folks and Facts," *Austin American Statesman*, July 7, 1922, 8.

¹⁷ Advertisement, *Austin American Statesman*, April 7, 1949, 22.

5.7 RECOMMENDED DRAG HISTORIC DISTRICT

The potential Drag Historic District is recommended eligible for listing in the National Register of Historic Places (NRHP, or National Register) and as a City of Austin local historic district. It meets National Register Criterion A for Historical Associations, and City of Austin Criteria ii for Historical Associations and iv for Community Value. The district’s period of significance is 1900–1972. The districts’ resources are tabulated in table 5-7-1 below.

Table 5-7-1. Resource counts in potential local and NRHP districts. See fig. 5-7-1 for location of primary resources.

	Contributing	Surveyed; Noncontributing	Total
		Not Surveyed; Post 1974 ¹	
Local District			
	58	12	
		5	
Total	58 (77%)	17 (23%)	75
NRHP District			
	60	12	
		5	
Total	60 (78%)	17 (22%)	77

- The City of Austin only includes primary resources in its counts, while the NRHP includes primary and secondary resources.
- The number of noncontributing post-1974 resources is based off GIS analysis of current TCAD information. Parcels not surveyed as part of this project and determined to contain a non-historic age building based on TCAD analysis were counted as one noncontributing property. If a historic district designation is pursued, a full survey of these post-1974 resources will be required.

In addition, the district holds heritage tourism potential in the areas of architecture, legacy business (food and other), and arts heritage (visual arts and music).

5.7.1 Geographic Location and Boundaries

The recommended Drag Historic District is a linear commercial district that runs along Guadalupe Street in Central Austin. Encompassing 23.79 acres, the district stretches approximately 12 blocks from Martin Luther King, Jr. Boulevard to West 31st Street. The University of Texas abuts the district to the east between West 21st Street and West 27th Street. The designated Aldridge Place local historic district abuts the district to the east at its northern terminus. Two additional potential local historic districts, Fruth Street and Heritage, lie roughly to the east and west of the Drag north of West 29th Street (see fig. 5-7-1).

5.7.2 Timeframe of Development

The potential Drag Historic District represents one of the later historic districts in the survey area. The majority of resources were built between 1920 and 1950, with a spike in construction in the 1960s. Table 5-7-2 below breaks down the historic-age primary resources within the district by period of construction.

Table 5-7-2. Number and percentage of historic-age primary resources constructed by time period.

Period of Construction	No. Resources	% of Total
1900–1909	2	3%
1910–1919	1	1%
1920–1929	10	14%
1930–1939	12	17%
1940–1949	13	18%
1950–1959	5	7%
1960–1969	24	34%
1970–1974	3	6%

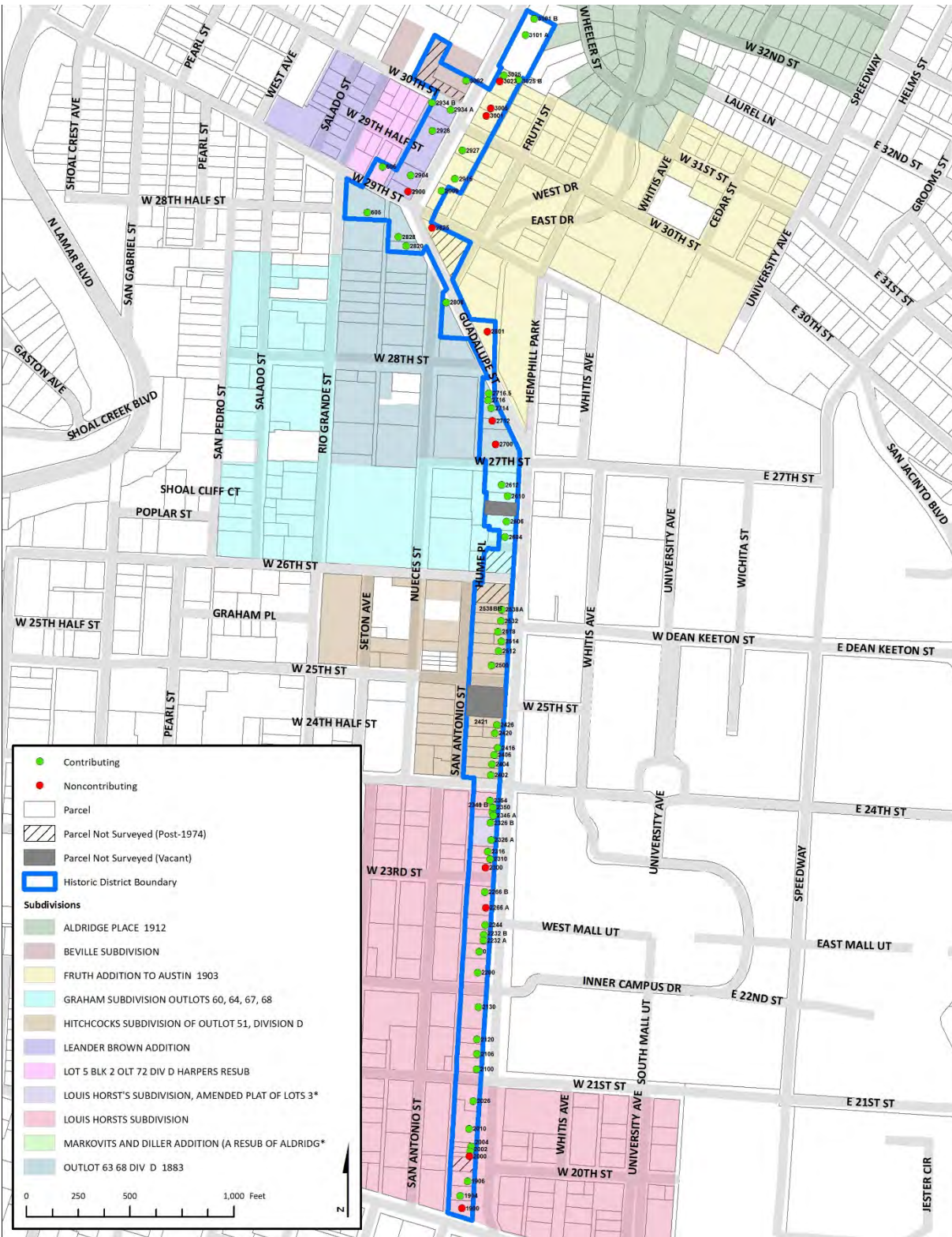


Figure 5-7-1. Map of the recommended Drag Historic District showing boundaries, subdivisions, and the contributing and noncontributing status of surveyed resources. Post-1974 resources are indicated by hatching and vacant lots are indicated by a gray parcel.

5.7.3 Associations with Overall Survey Area Trends

Stretching from Martin Luther King, Jr. Boulevard to West 31st Street, the portion of Guadalupe Street known as the Drag represents a significant transportation, commercial, and cultural node within the city of Austin. Its history as an important transportation route dates to the nineteenth century, and its development is inextricably linked to the founding and growth of the University of Texas. As a result, this stretch of Guadalupe Street developed into both a commercial and cultural hub for the university and surrounding neighborhoods, with a mix of businesses, housing, and social and religious institutions lining the street. Resources within the district reflect the layered history of development along the Drag. The nature of this strip lends itself to change—turnover of businesses, storefront and façade alterations—which often reflects the changing commercial and cultural zeitgeist. As such, the Drag’s diverse collection of resources reflect a significant history of commerce and culture in Austin.

The significance and layout of Guadalupe Street was established as early as 1840 in the Sandusky plan (fig. 5-1-1 in the Historic Context Overview Section 5.1). The plan highlighted the route’s importance as a main transportation corridor, running past the proposed site of a university “College Hill” and serving as one of only two streets stretching north into the Austin outlots. Sandusky’s plan also reflects Guadalupe Street’s current configuration, including the jag between West 27th and West 29th Street. Throughout the nineteenth century, the importance of Guadalupe Street as a main transportation route strengthened as state institutions opened north of downtown. Guadalupe Street served as the only connector between downtown, the Asylum of the Blind (opened in 1857 on the current university campus), and the Austin State Hospital (opened in 1861 at present-day 4110 Guadalupe Street). Major development along the route did not occur until the establishment of the University of Texas in 1883. Prior to the founding of the university, much of the land fronting present-day Guadalupe Street in the district south of present-day West 29th Street was sparsely populated. Only a handful of individuals owned this land, including Louis Horst, who in the 1870s platted the Louis Horst subdivision in anticipation of the university opening (see fig. 5-7-1 and Appendix E for subdivision plats). North of present-day West 29th Street, where lot size increased, owners included J. Jaynes and Erhardt Fruth, a German immigrant who operated a dairy farm on his land.

The opening of the university helped kickstart development nearby, and by 1900, new residential subdivisions opened to the west and north. Professors and students, many who lived in the new subdivisions, crossed Guadalupe Street to get to campus. Before the electric streetcar, people also rode the horse-drawn trolley on Guadalupe Street to get to the university. Said to “drag along,” the trolley came from downtown and stopped on Guadalupe by campus.² As a result of the amount of pedestrian and horse and streetcar traffic, by the first decade of the 1900s, the early stages of commercial development had taken form on Guadalupe Street. A pattern emerged as businesses occupied corner lots between West 19th and West 29th Streets, with large residences constructed mid-block. Though no commercial properties from this period remain, one remaining residence, 2714 Guadalupe Street (built around 1900), reflects this period and pattern of development (fig. 5-7-2).

Throughout the early twentieth century, Guadalupe Street’s evolution into a commercial and cultural district continued. New development began to erode the patterns set in the late nineteenth century, as non-residential construction filled in mid-block vacant lots. Various businesses occupied the new commercial buildings that emerged along the street, including a bookstore, tea room, restaurants, and beauty and barber shops. In 1916, the University Co-op moved from campus to 2266 Guadalupe Street. The Co-op’s original building was replaced in 1959 with the current building where the Co-op continues to serve the university community. Some residents of the new adjacent neighborhoods opened up

businesses on the Drag, including Joseph and Alma Wukash, who lived on West 22nd 1/2 Street.³ Wukash built a one-part commercial block building for \$200 at 2000 Guadalupe Street in 1923 (extant but significantly altered) and ran the Wukash Grocery out of it until the 1950s.⁴ Guadalupe Street also became the location for religious and social institutions for the university community during this period. Taking over vacant lots or the sites of demolished residences, new institutional buildings on the street included the University YMCA at 2200 Guadalupe Street, completed in 1915 (not extant). A religious cluster also emerged between Martin Luther King, Jr. Boulevard and West 22nd Street. The Sisters of St. Dominic and St. Austin's Catholic Parish built a series of churches, dormitories, and a student center beginning in 1908 in the 2000 block of Guadalupe Street (Newman Hall remains with a 1970s addition, and the 1953 church also remains). One block north of the Catholic cluster, the Southern Baptist Convention constructed University Baptist Church at 2130 Guadalupe Street in 1921 (fig. 5-7-3). Designed by architect Albert Kelsey, the church is individually listed in the National Register.⁵



Figure 5-7-2. Façade of the house at 2714 Guadalupe Street (1900). Source: HHM, 2019.



Figure 5-7-3. Façade of University Baptist Church (1921) at 2130 Guadalupe Street. Source: HHM, 2019.

This period also saw a shift from streetcar ridership to automobile reliance. The increase in automobile ownership and the integration of Guadalupe Street into the national highway system in the late 1910s not only stimulated the introduction of parking spots along Guadalupe Street near the university, but also ushered in new businesses and new building typologies (see fig. 5-1-17 in Section 5.1).ⁱ A number of filling stations and auto shops appeared throughout the district, with a cluster forming on and around West 29th Street (fig. 5-7-4). Another new business type, drive-through restaurants, also first appeared during this period. One of the many cultural institutions on the Drag, Dirty Martin's Place (originally named Martin's Place), opened in 1926 as a drive-through restaurant, with an adjoining gas station, at 2808 Guadalupe Street (fig. 5-7-5).



Figure 5-7-4. View of Guadalupe Street from West 29th Street looking south from 1940. From: Bureau of Identification Photographic Laboratory, [Guadalupe Street], photograph, June 18, 1940.⁶



Figure 5-7-5. Undated historic photograph of Martin's Place (1926) at 2808 Guadalupe Street. From: Dirty Martin's Instagram.

ⁱ Guadalupe Street became part of the Meridian Highway in the late-1910s.

By 1930, the Drag had emerged as a significant transportation, commercial, and cultural district, and its importance was highlighted in the 1928 Koch and Fowler plan. Cited as one of the most heavily used and one of the only paved streets in the city, Guadalupe Street at this time was the only significant commercial corridor in the survey area.⁷ As the main north-south corridor in the city at the time, and because it served the university locally with student-oriented retail businesses, the plan said Guadalupe Street “will always continue to be a very important business street as well as trafficway.”⁸

As predicted in the 1928 plan, Guadalupe Street maintained its role as a significant transportation and commercial corridor and continued its evolution into its current configuration. Over the next three decades, development grew denser along the Drag, particularly in the 2200–2400 blocks across from the university. New student-oriented business—including bookstores, banks, restaurants, and the Varsity Theater at 2402 Guadalupe Street—opened in the 1930s near the university (fig. 5-7-6). Farther north, development remained less dense but grew more commercial, as new construction replaced smaller houses along the street throughout the period. Less oriented toward pedestrians than the section of Guadalupe Street south of West 29th Street, new businesses in the northern half of the district opened not only in one-part commercial block buildings similar to those in the south, but in new linear shopping strips that offered parking (fig. 5-7-7). Extant examples include the commercial strips at 2904 and 2928 Guadalupe Street (both built in 1949) and the building at 605 West 29th Street (1962) (fig. 5-7-8). New businesses, including a grocery store, liquor store, and restaurants, catered to both the student population and to the residents in the adjacent neighborhoods, many of whom were affiliated with the University of Texas and lived in rental houses. Another one of Austin’s cultural institutions opened during this period in the district. El Patio, which claims to be Austin’s oldest Tex-Mex restaurant, opened at 2934 Guadalupe Street in 1954. Started by first-generation Lebanese Americans, Paul and Mary Ann Joseph, the restaurant, after closing for a brief period in 2019, remains in operation.



Figure 5-7-6. Oblique view of the Varsity Theater (1936) at 2402 Guadalupe Street. Source: HHM, 2019.



Figure 5-7-7. View of Guadalupe Street looking north from West 30th Street, taken in 1958. From: Neal Douglass Collection, [Guadalupe Street], photograph July 3, 1958.⁹



Figure 5-7-8. Oblique view of the commercial strip at 2928 Guadalupe Street (1949). Source: HHM, 2019.

This period also witnessed the construction of new student housing and university-affiliated clubs along the Drag. As the University of Texas's enrollment steadily grew after World War II, a need for more student housing arose. The A-Bar Hotel at 2612 Guadalupe Street (now Taos Co-op) was one of the first privately financed dormitories built in the district. Opened in 1947, the building, which had a café and bar on the first floor, historically only offered rooms to men. Several years later, in 1956, the Jessen, Jessen, Milhouse, and Greeven-designed men's-only Goodall Wooten Dormitory opened at 2106 Guadalupe Street (figs. 5-7-9 and 5-7-10). Like the A-Bar Hotel, the Goodall Wooten houses commercial space on the ground floor. Jessen, Jessen, Milhouse, and Greeven designed another new building in the district a few years later in 1961 at 2500 Guadalupe Street (fig. 5-7-11).¹⁰ The Forty Acres Club, a private club for faculty, staff, ex-students, and friends of the university, was constructed under the direction of new university president Dr. Harry Ransom. The club, which included a dining room, bar and lounge,

steamroom, meeting rooms, and hotel accommodations and suites on its upper floors, was the university's first and its attempt catch up with other state universities that already offered such clubs and amenities.¹¹



Figure 5-7-9. Oblique view of the Goodall Wooten Dormitory (1956) at 2106 Guadalupe Street. Source: HHM, 2019.



Figure 5-7-10. Interior view of a dorm room at the Goodall Wooten, taken in 1962. From Mears, Dewey G. [Dorm Students], photograph, March 7, 1962.¹²



Figure 5-7-11. Oblique of the Forty Acres club (1961) at 2500 Guadalupe Street taken in 1962. From: Mears, Dewey G. [Exterior View of Postmodern Building], photograph, November 20, 1962.¹³

The cultural and social movements sweeping the country in the 1960s and 1970s found a home along the Drag. Student-led protests, including ones against segregated businesses on Guadalupe Street and against the Vietnam War spilled over from West Mall, the center of social life on the university campus, onto the Drag, where protesters would march down Guadalupe Street to the Capitol (fig. 5-7-12). In an effort to control protesters, university Regent Frank Erwin had planters built on the sidewalk to inhibit

protesters' ability to scatter on the Drag.¹⁴ In addition to the street itself, social protest movements also found homes in buildings on the Drag. University Baptist Church, which in the early 1940s became one of the first integrated churches in the Southern Baptist Convention, continued its history of social protest by ordaining women as deacons in the 1970s and gay men as deacons in the 1990s.¹⁵ The University YMCA also had a history of welcoming social protest movements. As far back as the 1930s, University YMCA students were active in the anti-war, civil rights, and organized labor movements.¹⁶ In the 1960s, the YMCA and YWCA (then located at the Varsity Building at 2326 Guadalupe Street) led sit-ins at the lunch counter in the Varsity Building (then owned by the YWCA) and enacted an "open door" policy allowing various organizations and groups use of their buildings. The Austin Draft Information Center, whose goal was to abolish the draft, and *The Rag*, one of Austin's first underground newspapers, both took advantage of the open-door policy and established offices in the University YMCA (*The Rag*) and YWCA's Varsity Building (Draft Information Center). *The Rag* was an anti-war, pro-civil rights and women's liberation paper that covered protests, the Black Panthers, police brutality, university regent exposés, and the counterculture movement from 1966 to 1977 (fig. 5-7-13).¹⁷ A member of the *The Rag* collective, Judy Smith, founded the Austin Women's Center and a birth control hotline from the YWCA around 1970.¹⁸



Figure 5-7-12. Photo of an anti-war march down The Drag to the Capitol in 1970. Source: Austin American Statesman.



Figure 5-7-13. Photograph of late activist and *The Rag* writer George Vizard selling the newspaper on *The Drag* in 1967. Source: Thorne Dreyer (Tdreyer)/*The Rag*, <https://commons.wikimedia.org/w/index.php?curid=18259989>.

As the Drag became the “epicenter of the local counterculture” movement, commerce along the street began to reflect the anti-establishment and hippie sentiment of the period.¹⁹ Beginning in the 1960s, the Flower People, as they were known, sold flowers from street corners and other artists sold handcrafted goods along the sidewalk. Food vendors had also become ubiquitous on street corners by the university. By 1973, the congestion caused by vendors led to counterculture-friendly city council approving the opening of the People’s Renaissance Market on the site of a demolished building at West 23rd and Guadalupe Streets. Murals were painted on the sides of buildings, and in 1985, the City officially closed the street to traffic.²⁰ The growing natural food and co-op movement also saw the opening of a number of organic and health food stores and restaurants across the city. The Austin Community Project, which was founded in the early 1970s and owned several farms and restaurants and a bakery, opened Wheatsville Co-op in 1975 at 2901 North Lamar Boulevard (in the survey area). Within six years, in 1981, the store moved into its current location in the district at 3103 Guadalupe Street, taking over the building previously occupied by the Kash-Karry grocery store.²¹ Student housing also

embraced the co-op movement. Throughout West Campus, co-op housing opened in former single-family residences and boarding houses, and on the Drag, the former A-Bar Hotel became cooperative housing by the early 1980s.

This period also saw the emergence of Austin as a mecca for musicians and live music. As venues opened up across the city, new businesses along the Drag helped give Austin its moniker as the Live Music Capitol of the World. In 1974, Austin City Limits began filming at Studio 6A on the Drag on the university campus, and across the street, Hole in the Wall opened at 2538 Guadalupe Street. Other music venues opened along the Drag in existing buildings, including punk rock bar Raul’s Club at 2610 Guadalupe Street and Antone’s Nightclub, which moved from downtown in 1981 into a former pizza place at 2915 Guadalupe Street (both buildings extant). New record shops also popped up along the Drag during this period. Antone’s opened a record shop across from the club at 2928 Guadalupe Street in the 1980s, and Tower Records moved into the Varsity Theater when it closed in the 1990s. It was at another record shop, Record Exchange, where artist and musician Daniel Johnston painted the now famous “Hi How Are You” mural on the side of the building at 2100 Guadalupe Street in 1992.

Though the built environment of the Drag was largely in place by the 1970s, changes to businesses, storefronts, and street and pedestrian patterns have continued until the present in efforts to keep up with changing trends and growing city and university populations. These changes have led to the demolition of cultural institutions, such as the University YMCA in the early 1970s, and the closing of countless others. Despite these changes, the Drag continues to be a vibrant commercial and cultural scene within the city of Austin and its diverse built environment reflects this history of change.

5.7.4 Architectural Characteristics and Representative Resources

The Drag has a collection of residential, governmental, commercial, and institutional buildings that includes buildings with little to no stylistic influence as well as architect-designed highly stylistic buildings. The majority of surveyed historic-age buildings serve a commercial purpose (85 percent). Building forms include commercial one- and two-part block and commercial strips; businesses have more recently moved into former residences in the district. Among the architects known to have designed buildings in the district are C. H. Page, Albert Kesley, Hugo F. Kuehne, and architectural firm Jessen, Jessen, Milhouse, and Greeven.

The district contains one local landmark and one building listed in the National Register (see table 5-7-3). Ten buildings within the district are recommended individually eligible for listing in the National Register, and 10 are recommended as local landmarks (see table 5-7-4). The following are representative resources within the recommended Drag Historic District.

Table 5-7-3. Previously designated resources within the recommended Drag Historic District.

Address	City of Austin Historic Landmark	NRHP
2130 GUADALUPE ST		X
3002 GUADALUPE ST	X	

Table 5-7-4. Individual resources within the potential Drag Historic District that also are recommended eligible for City of Austin historic landmark designation and/or listing in the NRHP. An asterisk (*) indicates previous listing.

Address	City of Austin Eligible	NRHP Eligible
605 W 29TH ST	X	X
2106 GUADALUPE ST	X	X
2130 GUADALUPE ST	X	*
2326 GUADALUPE ST	X	X
2402 GUADALUPE ST	X	X
2404 GUADALUPE ST	X	X
2500 GUADALUPE ST	X	X
2538 B GUADALUPE ST	X	X
2714 GUADALUPE ST	X	X
2928 GUADALUPE ST	X	X
3002 GUADALUPE ST	*	X

- If the recommended district is formally designated by the City of Austin, individual landmark applications within the district will have to comply with Code Section 25-2-352 (A)(3)(b)(i), which states that, "A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance."

The following are representative resources within the recommended Drag Historic District.

3002 GUADALUPE STREET

Built in 1906, the North Austin Hose Co. No. 6 at 3002 Guadalupe Street is one of the district's oldest buildings (fig. 5-7-14). Designed by architect C. H. Page, the two-story brick firehouse reflects the Italianate style with its arched windows and central door opening, and stepped parapet with decorative

brickwork.²² Other decorative features include pilaster capitals, inset brick elements in the two end bays, a keystone with a star, and a limestone arch with the building's name engraved. The former firehouse is a designated City of Austin local landmark. In addition to contributing to the recommended historic district, the building is also recommended individually eligible for the National Register.



Figure 5-7-14. Façade of the North Austin Hose Co. No. 6 (1906) at 3002 Guadalupe Street. Source: HHM, 2019.

2404 GUADALUPE STREET

Built in 1936 at the same time as the adjacent Varsity Theater, both the one-part commercial block building at 2404 Guadalupe Street and theater are the district's only Art Deco resources (fig. 5-7-15). Designed by architect Hugo F. Kuehne and built by contractor Scott Yeamas, the limestone veneer building stands one story tall and has three bays delineated by decorative pilasters.²³ Original transoms remain, though the inset and tile-clad storefront entryways have been altered. For many years after its completion, the building housed a women's clothing store. The building also is recommended individually eligible for the National Register and as a local landmark.



Figure 5-7-15. Façade of the Art Deco commercial building (1936) at 2404 Guadalupe Street. Source: HHM, 2019.

2106 GUADALUPE STREET

Standing nine stories tall, the Goodall Wooten Dormitory was the first vertical-block high-rise apartment building on Guadalupe Street. It was built by Ella N. Wooten as a memorial to her late husband Dr. Goodall Wooten, a physician and philanthropist (fig. 5-7-9). The concrete building has ceramic tile-clad storefronts at its ground level, and the second through ninth floors each have full-width balconies. Originally built with glass and metal balcony walls, the glass has since been replaced with cast concrete panels. The building has metal windows. Upon its 1956 completion, the dormitory designed by Jessen, Jessen, Milhouse, and Greeven architectural firm was lauded in papers as one the nation's finest. Preeminent architectural photographer Dewey Mears photographed the building in 1956 and 1962, capturing both interior and exterior shots (fig. 5-7-10). The building was also featured in *Texas Architect* magazine's July/August 1976 Texas bicentennial issue as an example of the state's diverse architecture. The building also is recommended individually eligible for the National Register and as a local landmark.

NOTES

¹ The City of Austin only includes Primary resources in its counts, while the National Register includes all resources. These numbers also do not account for post-1974 resources, as they were not included in the survey.

² Alyssa Weinsten, "Why Is the Stretch of Guadalupe That Runs Parallel to UT Campus Called 'The Drag'?", *KUT 90.5 News*, Aug. 27, 2020, <https://www.kut.org/post/why-stretch-guadalupe-runs-parallel-ut-campus-called-drag>.

³ City of Austin Planning and Development Review Department, "Central Austin Combined Neighborhood Plan," August 2004, 39.

⁴ "Building Here on Even Keel," *Austin American Statesman*, July 22, 1923, 22.

⁵ Lawson Newman, "University Baptist Church," National Register of Historic Places Nomination Form, Texas Historical Commission, Austin, Texas, July 12, 1998.

⁶ <https://texashistory.unt.edu/ark:/67531/metapth124439/>, accessed January 2, 2020, University of North Texas Libraries, The Portal to Texas History, crediting Austin History Center, Austin Public Library

⁷ Koch and Fowler, *A City Plan for Austin, Texas* (Austin: City of Austin, 1928), 5.

⁸ Koch and Fowler, *A City Plan for Austin, Texas*, 9.

⁹ <https://texashistory.unt.edu/ark:/67531/metapth33440/>, accessed April 27, 2020, University of North Texas Libraries, The Portal to Texas History, crediting Austin History Center, Austin Public Library.

¹⁰ "Contracts Are Let Here for Forty Acres Club," *Austin American Statesman*, Jan. 19, 1961, 8.

¹¹ "Contracts Are Let Here for Forty Acres Club," *Austin American Statesman*, Jan. 19, 1961, 8.

¹² accessed January 2, 2020, <https://texashistory.unt.edu/ark:/67531/metapth1011123/>, University of North Texas Libraries, The Portal to Texas History, crediting Austin History Center, Austin Public Library.

¹³ <https://texashistory.unt.edu/ark:/67531/metapth1011148/>, accessed January 2, 2020, University of North Texas Libraries, The Portal to Texas History, crediting Austin History Center, Austin Public Library.

¹⁴ Nicole Cobler, "West Mall's History Molded Through Free Speech Demonstrations," *The Daily Texan*, Nov. 24, 2013.

¹⁵ Roger A. Griffin, "Buildings and History," University Baptist Church, accessed April 23, 2020, <http://ubcaustin.org/buildings-and-history/>.

¹⁶ "History: A Legacy in Action," YWCA Greater Austin, accessed April 23, 2020, <https://www.ywcaAustin.org/history/>.

¹⁷ John H. Slate, *Lost Austin* (Charleston, South Carolina: Arcadia Publishing, 2012), 65.

¹⁸ Alice Embree, "Remembering Judy Smith," *The Rag Blog*, Jan. 14, 2014, accessed April 23, 2020, <http://www.theragblog.com/alice-embree-and-phil-primm-remembering-judy-smith/>.

¹⁹ Michael Barnes, "The Austin You Know was Sculpted Years Ago," *Austin American Statesman*, April 8, 2016, <http://specials.mystatesman.com/austin-1970s/>.

²⁰ Torrie Hardcastle, "A Hippie Market For the Modern Day," *Alcade*, Jan. 2, 2012, <https://alcalde.texasexes.org/2012/01/a-hippie-market-for-the-modern-day/>.

²¹ Elizabeth Winslow, "Wheatsville Food Co-op," *Edible Austin*, 2014, accessed April 23, 2020, <http://www.edibleaustin.com/index.php/food-2/embracing-local/1257-wheatsville-food-coop>.

²² "Notice to Contractors," *Austin American Statesman*, Feb. 18, 1905.

²³ "Permission Given to Spend \$50,567," *Austin American Statesman*, Sep. 28, 1936.

5.8 RECOMMENDED NORTH HYDE PARK HISTORIC DISTRICT

The potential North Hyde Park Historic District is recommended eligible for listing in the National Register of Historic Places (NRHP, or National Register) and as a City of Austin local historic district. It meets National Register Criteria A for Historical Associations, and C for Architecture; and City of Austin Criterion ii for Historical Associations. The district’s period of significance is 1900–1974. The district’s resources are listed in table 5-8-1 below.

Table 5-8-1. Resource counts in potential local and NRHP districts. See figs. 5-8-1 to 5-8-4 for location of primary resources.

	Contributing	Surveyed; Noncontributing	Total
		Not Surveyed; Post 1974 ¹	
Local District			
	691	105	
		154	
Total	691 (73%)	259 (27%)	950
NRHP District			
	862	131	
		154	
Total	862 (75%)	285 (25%)	1,147
- The City of Austin only includes primary resources in its counts, while the NRHP includes primary and secondary resources. - The number of noncontributing post-1974 resources is based off GIS analysis of current TCAD information. Parcels not surveyed as part of this project and determined to contain a non-historic age building based on TCAD analysis were counted as <u>one</u> noncontributing property. If a historic district designation is pursued, a full survey of these post-1974 resources will be required.			

In addition, the district holds heritage tourism potential in the areas of architecture, legacy business (bars and lounges), social history (sports), and lodging.

5.8.1 Geographic Location and Boundaries

The recommended North Hyde Park Historic District is located in Central Austin and lies in the survey area’s northern portion. The district is roughly bounded by East 51st Street on the north, Red River Street on the east, East 45th Street on the south, and Avenue B and Rowena Avenue on the west. The largest of the potential historic districts in the survey area, North Hyde Park encompasses approximately 226 acres. The southern boundary of the potential district abuts the existing Hyde Park Historic District, a designated local and National Register historic district (see figs. 5-8-1 to 5-8-4 below).

5.8.2 Timeframe of Development

The timeframe of historic development in the potential North Hyde Park Historic District extends from 1900 to the early 1970s. Table 5-8-2 below breaks down the historic-age primary resources within the district by period of construction.

Table 5-8-2. Number and percentage of historic-age primary resources constructed by time period.

Period of Construction	No. Resources	% of Total
1850–1899†	2	< 1%
1900–1909	10	1%
1910–1919††	18	2%
1920–1929	85	11%
1930–1939	220	28%
1940–1949	280	35%
1950–1959	131	16%
1960–1969	43	5%
1970–1974	7	1%
† The Wells-LaRue House at 4524 Avenue F (built in 1850) was moved to its current location in the 1970s. †† The King House at 4522 Avenue G (built in 1894) was moved to its current location by 1900, and the Pearce-Andersen House at 809 East 46th Street (built around 1910) was moved to its current location in 1993.		

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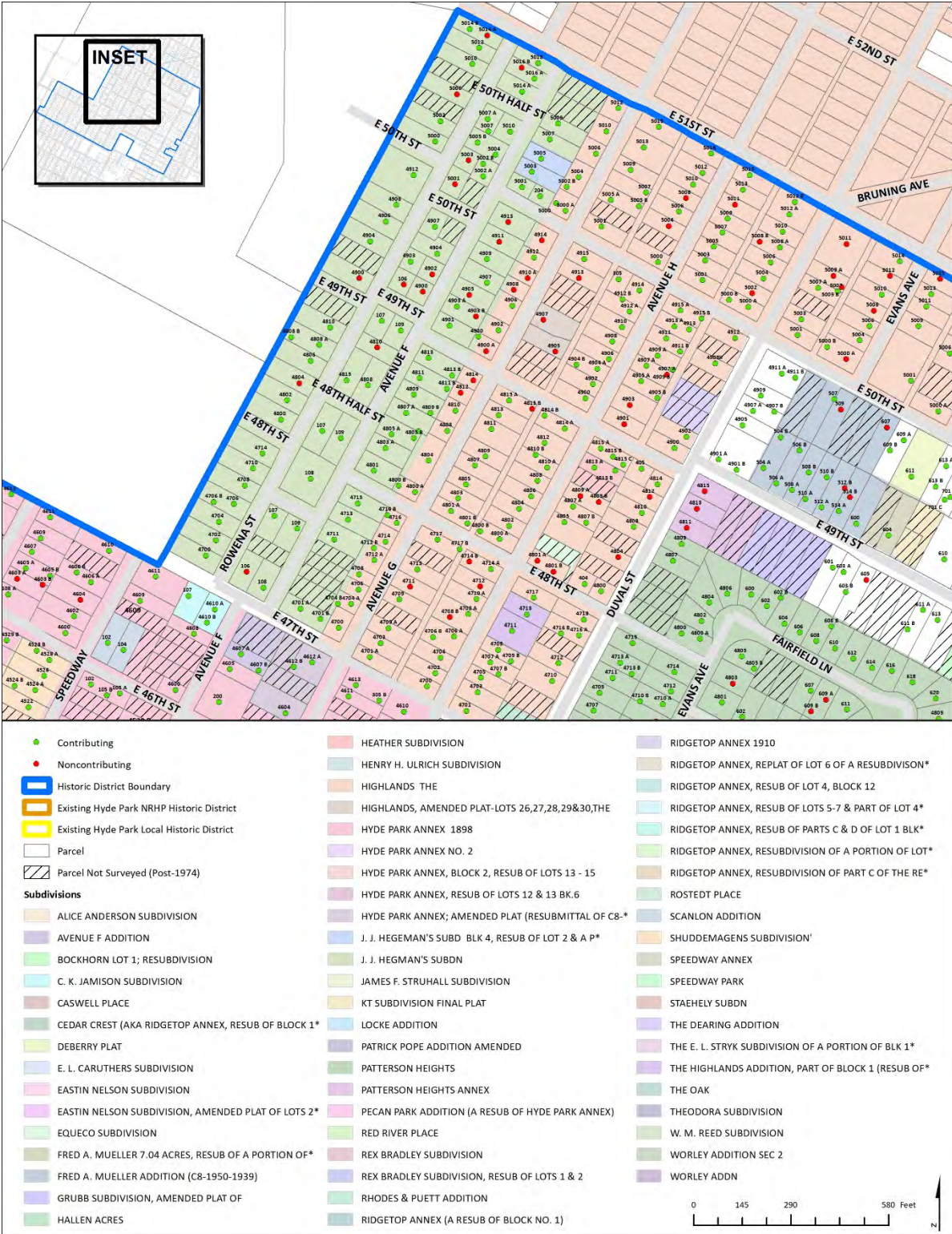


Figure 5-8-1. Map of the recommended North Hyde Park Historic District showing boundaries, subdivisions, and the contributing and noncontributing status of surveyed resources. Post-1974 resources are identified by hatching.

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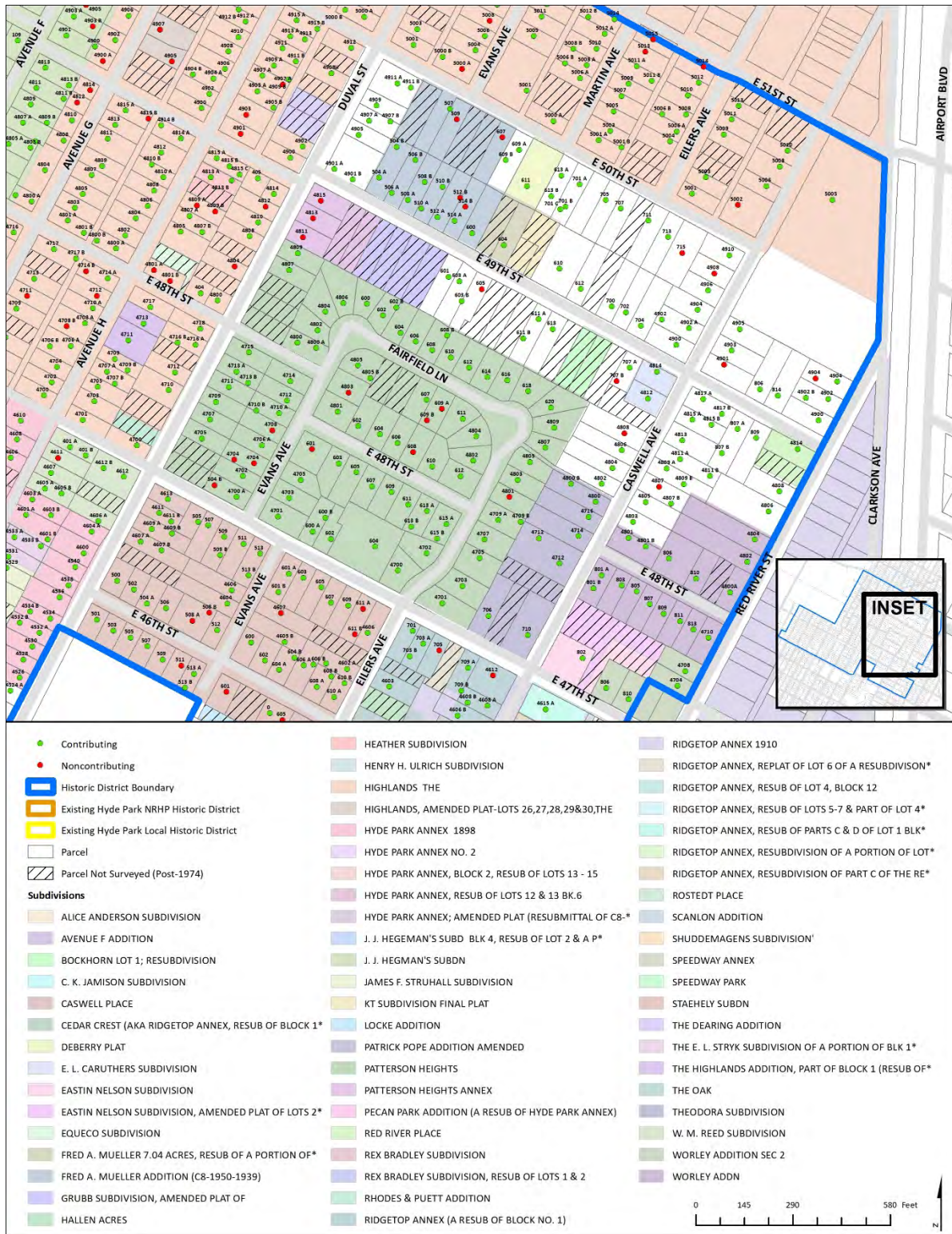


Figure 5-8-2. Map of the recommended North Hyde Park Historic District showing boundaries, subdivisions, and the contributing and noncontributing status of surveyed resources. Post-1974 resources are identified by hatching.

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Figure 5-8-3. Map of the recommended North Hyde Park Historic District showing boundaries, subdivisions, and the contributing and noncontributing status of surveyed resources. Post-1974 resources are identified by hatching.

City of Austin | Historic Building Survey Report for North Central Austin
 West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

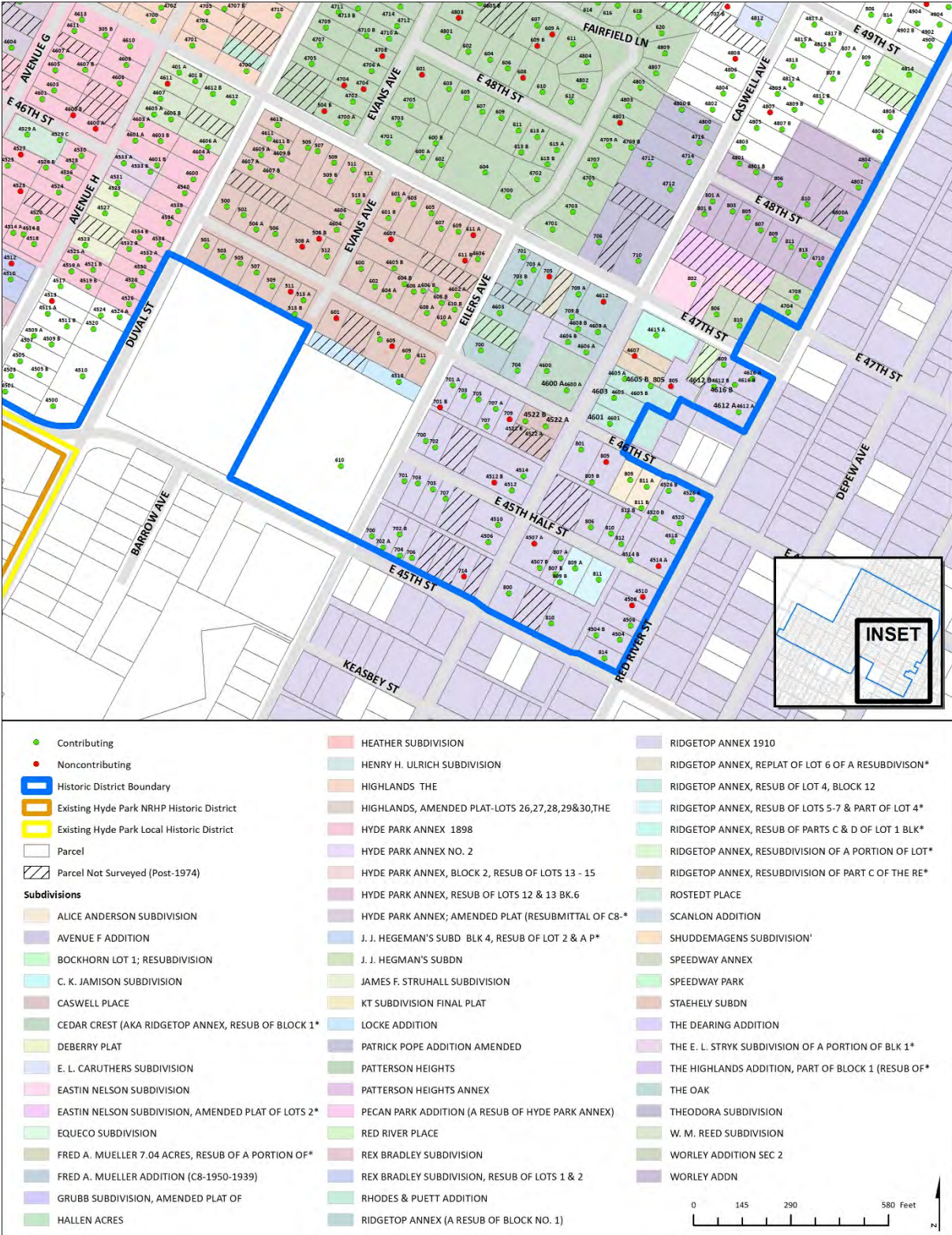


Figure 5-8-4. Map of the recommended North Hyde Park Historic District showing boundaries, subdivisions, and the contributing and noncontributing status of surveyed resources. Post-1974 resources are identified by hatching.

5.8.3 Associations with Overall Survey Area Trends

The recommended North Hyde Park Historic District is comprised of over 20 subdivisions and resubdivisions gradually platted over nearly a century (see figs. 5-8-1 through 5-8-4 and historic district survey forms in Appendix E for historic plat maps). Reflective of this extensive period of development, the district's layout and architecture consist of a varied collection of street patterns, lot sizes, building forms, and styles. Between 1900 and 1974, historic residential development filled in the district in various phases as landowners and real estate developers subdivided the area over time. From the platting of the district's first subdivision in 1898 until the last phase of land subdivision and building construction on vacant land in the district occurred in the 1970s, the area was transformed from a rural agricultural outpost to a dense city suburb. While most historic districts were developed over a relatively short period of time and reflect one or two development trends, North Hyde Park's development is associated with multiple trends in the history of residential construction in Austin. Therefore, unlike most historic districts, North Hyde Park's eclectic development represents multiple significant nationwide development trends that together are rarely represented in a single historic district.

As the northernmost recommended district in the survey area, most of North Hyde Park fell outside of Sandusky's 1840 plan for Austin. The other half, the land roughly bounded by present-day 45th Street, Duval Street, 47th Street, and Red River Street, developed out of Outlot 16 as detailed on Sandusky's map. At the time, the Austin outlots and surrounding lands were characterized by modest subsistence farms and ranches. Angelina Smith, who had acquired adjacent Outlots 15 and 16 in 1840 following the death of her husband James, the first county judge in Travis County, neither lived on or operated a farm or ranch on the land.² Joseph Lucksinger, who acquired the 80 acres formerly belonging to Smith by the 1870s, built the first house on the property, a log cabin, south of present-day 45th Street, outside the district.³ In the 1880s, development in and around the district was largely limited to the Austin State Hospital, and for a short period of time, the Capital State Fair Association, which operated fairgrounds east of the hospital. An 1885 map of Austin identifies the land in the district outside of Outlot 16 belonging to C. F. Compton and to the George Sampson Farm (see fig. 5-1-8 in Section 5-1).

As Austin's population rose and residential growth stretched northward from the University of Texas, real estate developers began subdividing historically large tracts of land for residential development. By 1891, much of the Sampson Farm had been subdivided into a number of large lots both within and just outside the borders of the proposed district. In the potential district, which was originally part of the Thomas Gray and J. P. Wallace surveys, the Sampson Farm was subdivided into four large tracts held by three landholders: real estate firm Thompson and Donnan, the Austin State Hospital, and the Austin Real Estate and Investment Co. (ARE&I Co.). Immediately south of the potential district, the Missouri, Kansas, and Texas Land and Town Company platted the Hyde Park additions in 1891 and 1892. Considered the city's first streetcar suburb, Hyde Park was aided in its development by the trolley car built by the Missouri, Kansas, and Texas Land and Town Company. Though building construction in Hyde Park would span into the 1920s and 1930s, the 1890 plan for Hyde Park—which integrated a grid-pattern street and alley system, sidewalks, and landscaping—created a cohesive district with generally uniform lot size, shape, and orientation. Development of North Hyde Park, by contrast, occurred piecemeal over an extended period and through multiple plattings and subdivisions of land.

In the 1890s through the 1910s, the property owners in the district began selling their land to both private individuals and real estate developers. In the early 1890s, the ARE&I Co. sold its tract of land in the southern portion of the district. In the western portion of the tract, Frank T. "Fruit Tree" Ramsey opened Ramsey's Austin Nursery in 1894. Bounded by present-day Guadalupe Street, East 45th Street, and Avenue B in the district, Ramsey's nursery extended north past East 47th Street, occupying over 400

acres of land.⁴ Developer Monroe Martin Shipe, president of the Missouri, Kansas, and Texas Land and Town Company acquired much of the rest of the ARE&I Co. tract and platted Hyde Park Annex in 1898. Bounded by present-day East 45th Street, Avenue B, East 47th Street, and Duval Street, the new subdivision, the first north of 45th Street, was laid in a grid pattern without alleys and generally comprised of evenly sized lots. Blocks 5 and 10, which the Grooms Branch of Waller Creek traversed, and Block 14 were each divided into two larger lots. Thompson and Donnan, who advertised land for sale across Austin and Texas, also began selling off their 362 acres of land in the district. Among those who acquired land in the former Thompson and Donnan tracts were the real estate development firm North Austin Realty Company, and individuals W. T. Caswell, Judge John Patterson, Dr. Lindsey Keasbey, Mr. Maxey, Mr. Hume, and Mr. Townes. Some individuals, including Keasbey, Maxey, and Patterson, established homesteads on their land, while others, including Caswell, acquired the land with the purpose of subdividing it.ⁱ

Patterson, a native of North Carolina, established a homestead with his wife Irene on approximately 10 acres at present-day 604 East 47th Street. At the time of completion in 1904, Patterson's house, an approximately 4,000-square-foot two-story limestone structure, was surrounded by farmland (fig. 5-8-5).⁵ For his part, Caswell, a prominent cotton merchant and operator of the Austin Cotton Gin, platted Ridgetop Annex in 1910. Having successfully opened Ridgetop, a subdivision directly east of Ridgetop Annex, Caswell's new subdivision occupied approximately 75 acres in the southwestern section of the district. It was separated from Hyde Park Annex by three large undeveloped tracts.⁶ The new subdivision consisted of three sections, with various lot sizes and orientations, each laid out in a grid pattern. Along and east of Red River Street, lots faced east-west and alleys ran north-south through the blocks. West of Red River Street and south of East 46th Street, blocks were divided into 18 lots oriented north-south with alleys running east-west through the blocks. North of East 46th Street, the two blocks in the district were each subdivided into four large lots without alleys. The Highlands, platted in February 1917, is the other pre-World War I subdivision in the district. The new L-shaped subdivision stretched north from Hyde Park Annex to East 51st Street between Duval Street and Avenue F, where it extended east to Caswell Avenue between East 51st and 50th Streets. Platted by the North Austin Realty Company in a grid pattern, the subdivision consisted of blocks divided into 32, 33, or 34 evenly sized lots and separated by north-south-running alleys. Despite the proximity to the streetcar, which terminated five blocks to the south on 40th Street in Hyde Park, construction in the district in the first two decades after the platting of Hyde Park Annex was slow. Outside the Patterson house, construction was scattered throughout the new subdivisions. Around 30 buildings from this period, all single-family residences, remain in the district. Several early Craftsman bungalows were constructed during this period, but National Folk and Folk Victorian L-plan and square-plan hipped-roof houses comprise much of the building stock. The district, much like the description of Ridgetop Annex in a 1913 *Austin Daily Statesman* article, was popular among "persons with limited means . . . who desire a nice location near the city where they can enjoy both country and city life." City directories and census records show a mix of carpenters, painters, and laborers (some worked at the nearby Ramsey's nursery) from Texas and other Southern states, as well as some men and women from European countries including Germany, Switzerland, and England, living in the district.⁷ Despite a lack of density, enough people lived in the area to warrant opening a school. In 1917, the Ridgetop Independent School District (this area was still

ⁱ Keasbey also owned a large tract immediately south of East 45th Street. It was on this land, outside the recommended North Hyde Park Historic District, where he built his house in 1907. Maxey's residence, identified on the plat for Ridgetop Annex, is not extant.

outside Austin city limits) built a school in The Highlands subdivision at the location of the current Ridgetop Elementary School at East 51st Street and Caswell Avenue.⁸

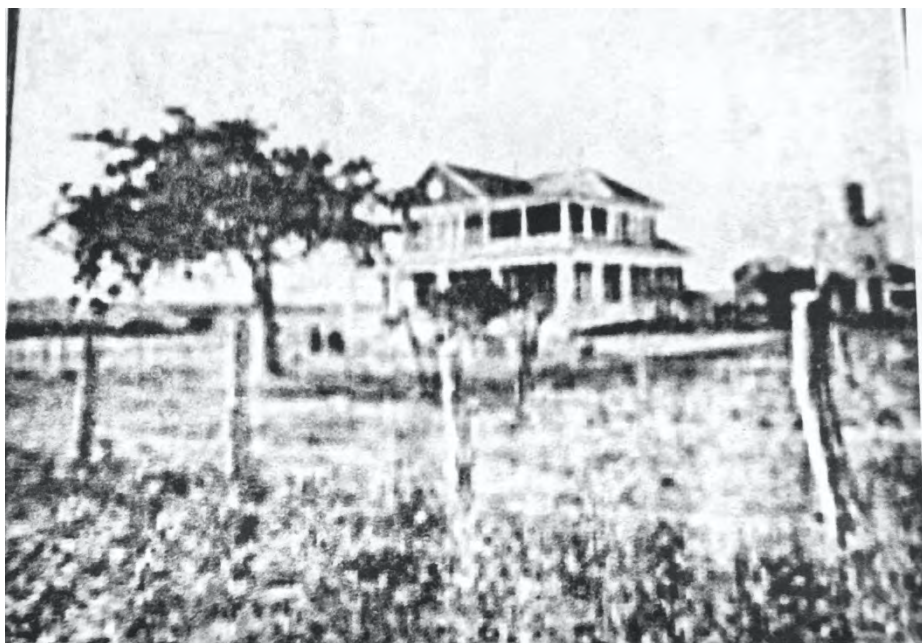


Figure 5-8-5. Historic photograph of the Patterson Homestead (1904) at 604 East 47th Street from the early twentieth century showing the undeveloped nature of the district at the time. Source: Strickland Arms Bed and Breakfast website.

By the 1920s, the district remained sparsely populated and semi-rural, with the portion north of 46 1/2 Street remaining outside of city limits. Continued population growth in Austin and economic prosperity following World War I resulted in further subdivision of land in the district and a slight uptick in construction. Coinciding with a citywide building boom, caused by a 65 percent population increase in Austin, the 1930s produced the district's first major building boom, with around 300 residences constructed throughout the district.⁹ Houses—predominantly modest Craftsman bungalows—filled in the older subdivisions as well as new ones, including the J. J. Hegman subdivision (1925) along Avenue F and Rowena Avenue and the Staehely subdivision (1938) between Duval and Eilers Street. These new subdivisions introduced new block and lot configurations into the district, while others, including Shuddemagen's Subdivision (1937), subdivided blocks within older plats. Among the residents in these new subdivisions include J. J. Hegman (namesake of the subdivision) and his wife C. A. Stoermer. Hegman, a local theater operator and founder of The Ritz on East 6th Street in 1929, built and moved into the bungalow at 4805 Avenue F in 1925. The demographics and socioeconomic level of Hegman's neighbors had changed very little from the 1910s, according to the 1930 census. Census data show the district occupied by an all-white populous with a variety of blue-collar occupations including laborers, clerks, barbers, carpenters, mechanics, and plumbers.

As the district became denser, larger historically agricultural lots remained scattered throughout this period. One example is the Hallen house at 4600 Caswell Avenue. In 1920, Swedish immigrant Oscar Hallen and his wife Veda purchased Lots 1–4 in Block 1 of Ridgetop Annex and built a two-story brick house at 4600 Caswell (figs. 5-8-7 and 5-8-8). The owner of Austin Machine and Grinding Company, Hallen and his wife, who lived in the house until the 1960s, kept cows on their land. Another example of this trend is the Gordon Worley house at 802 East 47th Street. When Worley, a leader in the advancement of education for African Americans, purchased a seven-acre tract in 1938, the area was still considered semi-rural. Worley contributed to that characteristic by keeping cows and chickens on his land.

The district's 1930s construction boom carried into the 1940s, accelerated by new federal housing policies and greater accessibility. The newly created Federal Housing Administration (FHA) established new guidelines intended to provide relief to mortgage and housing entities. Developers were offered favorable finance options for home buyers, the program provided low-interest loans with low down payments and longer repayment terms to white families, making home ownership more accessible. The guidelines also included a Home Owners' Loan Corporation map that showed desirable and undesirable neighborhoods for development. Known as "redlining," map creators essentially labeled Black, Mexican, and poor neighborhoods as areas of high mortgage risk, making loans and ultimately development in these areas less affordable. North Hyde Park, like much of the survey area, was deemed "Still desirable" on the 1935 map of Austin. Though not the "Best," North Hyde Park and its largely white residents were still able to benefit from the new FHA policies.

Increased accessibility to the neighborhood and the growing number of automobiles also contributed to the building boom in North Hyde Park during this period. By 1943, all of the district fell within the expanded Austin city limits. As a result, bus lines, which ran as far north as 45th Street in 1933, entered into North Hyde Park along Duval and Red River streets by 1943, providing greater connectivity between the district and the university, government buildings, and downtown to the south.¹⁰ The increase in automobile ownership also impacted the development of the district during this period. In addition to loan policies, the FHA also created guidelines to standardize subdivision neighborhood planning. Directly influenced by the Garden Suburb and the growing reliance of automobiles, subdivisions across the country from this period often incorporated larger lots, curvilinear streets, and cul-de-sacs.

In this district, smaller subdivisions continued to fill in vacant and undeveloped swaths of land. New subdivisions included Ramsey Place (1946)—which was carved out of Ramsey's Nursery between Guadalupe Street and Avenue B—and the Worley Addition (1948)—from Gordon Worley's homestead. Whereas the earlier subdivisions largely followed a grid pattern and consisted of small lots, new subdivisions reflected the nationwide trend promoted by the FHA. The best example of this in the district is Patterson Heights. Platted in 1941 by J. M. Patterson and Roland Ream, the new subdivision subdivided Patterson's homestead and a portion of a larger lot north of the homestead owned by Ream. Lots in the new subdivision were very insular and accessible only from Duval and East 47th Street. Within the subdivision, East 48th 1/2 Street, Evans Avenue, and Eilers Avenue looped together to create interior blocks. Fairly evenly sized lots faced inward, except along Duval Street, and a uniform building setback was established in the plat. Though largely reduced in size, the portion of the original Patterson Homestead with Patterson's house remained in the new plat. Patterson Heights, along with vacant lots within established and new subdivisions, largely filled in with modest Minimal Traditional bungalows, many built with the aid of FHA loans according to newspaper listings. This period also saw the construction of garages and garage apartments on newly developed lots and on lots with older houses.

As the number of houses in the district increased, so too did the number of people. City directories from the 1940s and 1950s reveal that the demographics of the district's population had changed very little from the 1930s. To meet the demands of the district's growing population, Ridgetop Elementary School's old building was demolished, and a new, larger school was designed by the architecture firm Jessen, Jessen, Millhouse, and Greeven, between 1940 and 1947.¹¹ Also in 1940, the Church of Jesus Christ of Latter Day Saints constructed a modest wood-frame church, the oldest one in the district, at 5006 Caswell Avenue across from Ridgetop Elementary School. Just two years later, in 1942, Grace Assembly of God built a church at 5000 Caswell Avenue.

By the 1950s, much of the district had been subdivided, leaving only a few scattered larger lots both within and outside of subdivisions. Trinity Methodist Church (5001 Evans Avenue) and the commercial strip at Duval Avenue and East 51st Street were constructed on several vacant lots in the district. Hyde Park Christian Church built a Modern church on a nearly four-acre vacant lot in Outlot 16 in 1959. Located on heavily trafficked streets and built with parking lots, the commercial strip and Christian Church particularly reflect the city’s growing reliance on automobiles and highlight how construction and land-use patterns shifted as a result. For the most part, though, residential development accounted for much of the change during this period. Throughout the 1950s, 1960s, and 1970s, resubdivisions on undeveloped land occurred in Ridgetop Annex, The Highlands, and the J. J. Hegman subdivision. At the same time, new plats, including the Rex Bradley subdivision (1964), continued to subdivide undeveloped lots. New construction included modest Minimal Traditional bungalows, as well as Ranch houses. Duplexes and triplexes also grew more common as a result of increased rentership in the district. As in Hyde Park to the south, the growth of the University of Texas in the 1960s meant that more owners in North Hyde Park rented their houses to students and others affiliated with the university. Much of the potential district also fell within the flightpath of Mueller Airport, whose increased traffic in the 1950s and 1960s impacted the quality of life and desirability of living in the area. To accommodate the growing number of renters, developers constructed apartments in the district during this period. Unlike in Hyde Park to the south and the North University district, where a number of older homes were demolished to make room for new apartment buildings, most of the apartments in North Hyde Park were constructed on historically vacant land even into the 1970s. The growth of the university also impacted land-use in the area as the institution stretched farther north. In 1967, the university acquired much of the land historically associated with Ramsey’s Nursery and opened new intramural fields just west of the proposed district boundaries.

Since the 1970s, when North Hyde Park filled in after nearly a century of development, both alterations and additions to historic-age houses have impacted the district’s integrity. More recently, a citywide trend of demolishing historic-age houses to replace with larger houses has also impacted the district’s integrity. Despite such changes, the collection of extant historic-age houses and the motley patchwork of different-sized and -oriented lots that characterize North Hyde Park continue to convey the district’s development history and significance.

5.8.4 Architectural Characteristics and Representative Resources

Built out over an extended period of time, various residential house types and architectural styles are found in the recommended North Hyde Park Historic District. This collection of residences includes L-plan houses, square-plan hipped-roof houses, bungalow houses, and ranch houses. Architectural styles range from popular styles in the late-nineteenth and early-twentieth centuries, including National Folk and Folk Victorian, to early-twentieth-century styles including Craftsman and Tudor Revival, to mid-twentieth century popular styles such as Minimal Traditional.

The district contains five local landmarks, one of which is also a Recorded Texas Historical Landmark (RTHL) (see table 5-8-3). Within the district, 58 resources are recommended individually eligible for listing in the National Register, 17 of which are also recommended as local landmarks (table 5-8-4).

Table 5-8-3. Previously designated resources within the recommended North Hyde Park Historic District.

Address	City of Austin Historic Landmark	RTHL
4524 AVENUE F	X	X
809 E 46TH ST	X	
604 E 47TH T	X	
4615 CASWELL AVE	X	

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Table 5-8-3. Previously designated resources within the recommended North Hyde Park Historic District.

Address	City of Austin Historic Landmark	RTHL
802 E 47TH ST	X	

Table 5-8-4. Individual resources within the potential North Hyde Park Historic District that also are recommended eligible for City of Austin historic landmark designation and/or listing in the NRHP. An asterisk () indicates previous listing.*

Address	City of Austin Eligible	NRHP Eligible
610 E 45TH ST	X	X
809 E 45TH 1/2 T	X	X
102 E 46TH ST		X
104 E 46TH ST		X
500 E 46 ST	X	X
809 E 46TH ST	*	X
604 E 47TH ST	*	X
802 E 47TH ST	*	X
108 E 48TH ST		X
612 E 48TH ST	X	X
604 E 49TH ST		X
4513 AVENUE B	X	X
4521 AVENUE B		X
4523 AVENUE B		X
4529 AVENUE B	X	X
4600 AVENUE B		X
4612 AVENUE B		X
4504 AVENUE C		X
4506 AVENUE C	X	X
4507 AVENUE C	X	X
4508 AVENUE C		X
4518 AVENUE C	X	X
4604 AVENUE C		X
4500 AVENUE F		X
4515 AVENUE F		X
4524 AVENUE F	*	X
4701 AVENUE F		X
4713 AVENUE F	X	X
4801 AVENUE F		X
4803 AVENUE F		X
4805 AVENUE F		X
4807 AVENUE F		X
4510 AVENUE G	X	X
4522 AVENUE G	X	X
4529 AVENUE G		X
4604 AVENUE G	X	X
4703 AVENUE G		X
4706 AVENUE G		X
4712 AVENUE G		X
4714 AVENUE G		X
4717 AVENUE G	X	X
5004 AVENUE G		X
4511 AVENUE H		X
4518 AVENUE H		X
4530 AVENUE H		X
4802 AVENUE H		X
4815 AVENUE H		X
4908 AVENUE H		X

Table 5-8-4. Individual resources within the potential North Hyde Park Historic District that also are recommended eligible for City of Austin historic landmark designation and/or listing in the NRHP. An asterisk (*) indicates previous listing.

Address	City of Austin Eligible	NRHP Eligible
4512 CASWELL AVE	X	X
4522 CASWELL AVE		X
4600 CASWELL AVE	X	X
4615 CASWELL AVE	*	X
5005 CASWELL AVE	X	X
4520 RED RIVER ST		X
4612 RED RIVER ST		X
4616 RED RIVER ST		X
4700 ROWENA ST		X
5000 ROWENA ST		X

The following are representative resources within the recommended North Hyde Park Historic District.

809 EAST 45 1/2 STREET

Built around 1914 on East 45th 1/2 Street (then called Poponoe Street) in Ridgetop Annex, this square-plan hipped-roof house is an excellent example of the early-twentieth-century National Folk houses built in the district (fig. 5-8-6). The house has an inset porch and a roof with a dormer. The house retains its original double-hung wood windows with screens and wood door with transom. The Wittmann family—Engelhardt, Agnes, and their two grown children, Arnold and Irene—owned and lived in the house from its time of construction through the 1950s. Engelhardt, a German immigrant, was a printer with the Von Boeckmann-Jones Company. Agnes was active in gardening and drama clubs. While living with their parents, Arnold practiced architecture and Irene was a high school teacher. In addition to contributing to the recommended historic district, the house is recommended individually eligible for the National Register and as a local landmark.



Figure 5-8-6. Façade of National Folk house (1914) at 809 East 45th 1/2 Street. Source: HHM, 2019.

4600 CASWELL AVENUE

The house at 4600 Caswell Avenue in Ridgetop Annex is one of the larger houses in the district (fig. 5-8-7). Built around 1920, the two-story house also sits on one of the district’s larger properties, reflecting its past when cows were kept on the lot. The Prairie-style-influenced masonry foursquare house has a hipped roof with deep eaves and a side porte-cochere. Both stories have a full-width porch—the second story is screened in—supported by brick columns. The house retains its double-hung wood windows and original entryway with sidelights and transom. A large board-and-batten garage or barn sits to the rear of the house, and a historic-age metal and wire fence wraps around the property (fig. 5-8-8). Oscar Hallen, owner of Austin Machine and Grinding Company on East 5th Street, and his wife Beda built the house and lived there until the 1960s. Oscar was a Swedish immigrant, and Beda was born in Texas to Swedish parents. The house also is recommended individually eligible for the National Register and as a local landmark.



Figure 5-8-7. Façade of the two-story Hallen house (1920) at 4600 Caswell Avenue. Source: HHM, 2019.



Figure 5-8-8. View of the outbuilding at the Hallen house at 4600 Caswell Avenue. Source: HHM, 2019.

4706 AVENUE G

Built around 1925, the house at 4706 Avenue G in The Highlands is a representative example of the many Craftsman bungalows built in the district (fig. 5-8-9). The wood-frame house is clad in wood siding and has an inset partial-width front porch with masonry piers. The front-gable roof has decorative brackets and a vent in the gable end. The house retains its double-hung wood windows, though like



Figure 5-8-9. Façade of the Craftsman bungalow (1925) at 4706 Avenue G. Source: HHM, 2019.

many houses in the district, non-historic storm windows have been added over the originals. City directories show that the ownership of the house changed frequently throughout the historic period, and newspaper research reveals that in the 1920s, cows and horses were likely kept on the undeveloped lots to the south and rear west of the house. The house also is recommended individually eligible for the National Register.

4815 AVENUE H

The single-family house at 4815 Avenue H (fig. 5-8-10 below) in the Highlands is a unique example of a stone veneer house in the district. Built around 1938, the Tudor Revival-style bungalow has a side-gabled roof with a cross-gabled front entryway and a large, tapered stone chimney on its front façade. The house has its original metal casement windows and the door sits within an arched door surround. Two back houses sit to the rear of the house. The house also is recommended individually eligible for the National Register.



Figure 5-8-10. Façade of the Tudor Revival house (1938) at 4815 Avenue H. Source: HHM, 2019.

801 EAST 48TH STREET

The Minimal Traditional bungalow at 801 East 48th Street is an example of the type of the house built in the district in the 1940s and 1950s (fig. 5-8-11). Built around 1949, the house has a cross-gabled roof and inset front porch and is clad in asbestos siding. The house has an exterior brick chimney and like many Minimal Traditional houses, decorative wood shutters. The house retains its original wood windows and large wood casement window on its front façade. A garage apartment sits to the rear. A. C. Frohnäpfel, president of the Local 975 Fire Fighters Association and Austin Association of Professional Firefighters, and his wife Avaneil lived in the house from the 1940s through the 1960s. Although this house contributes to the potential historic district, it is not recommended individually eligible for the National Register or as a local landmark.



Figure 5-8-11. Façade of the Minimal Traditional bungalow (1949) at 801 East 48th Street. Source: HHM, 2019.

612 EAST 48TH STREET

Built in 1953 in Patterson Heights, the house at 612 East 48th Street is an example of a Ranch house in the district (fig. 5-8-12 below). The one-story stone veneer Ranch house has a linear quality that is emphasized by its long footprint and its low-pitched side gable roof. The front façade has a decorative wood door and original double-hung wood windows with screens and original fixed wood-frame windows. The side façade is clad in asbestos shingles and has an attached two-car carport. The house was built for Howard E. Johnson and his wife Evelyn, who lived in the house throughout the historic period. Johnson is best known for founding Mrs. Johnson's Bakery in 1951 along with Howard C.



Figure 5-8-12. Façade of the Ranch house (1953) at 612 East 48th Street. Source: HHM, 2019.

Striegler.¹² The bakery had two plants, the original on North Loop and one on Koenig Lane, and also a donut shop, Mrs. Johnson's Donuts, that still operates today at nearby 4909 Airport Boulevard. The house is recommended individually eligible for the National Register and as a local landmark.

NOTES

¹ The City of Austin only includes Primary resources in its counts, while the National Register includes all resources. These numbers also do not account for post-1974 resources, as they were not included in the survey.

² Hyde Park Homes Tour Committee, "1995 Hyde Park Homes Tour," Hyde Park Neighborhood Association, accessed October 23, 2020, <http://www.austinhdepark.org/wp-content/uploads/2018/04/1995.pdf>.

³ Hyde Park Homes Tour Committee, "1995 Hyde Park Homes Tour."

⁴ "Hyde Park: Life on the Avenues," Austin Treasures: Online Exhibits from the Austin History Center, accessed April 22, 2020, <http://www.austinlibrary.com/ahc/hydepark/business.htm>.

⁵ "Patterson/Strickland House History," Strickland Arms Bed and Breakfast, accessed April 1, 2020, <http://stricklandarmsbedandbreakfast.com/2018/10/24/patterson-strickland-house-history/>.

⁶ Ridgetop Annex extends outside the survey area, east of Red River to the railroad tracks. Upon survey, this area could be included in the North Hyde Park Historic District.

⁷ "Building Activity In Austin Growing," *Austin Daily Statesman*, July 27, 1913, p. 6.

⁸ Ridgetop Independent School District was annexed by Austin in 1924.

⁹ Austin's population grew from 53,120 in 1930 to 87,930 in 1940.

¹⁰ Miller Blue Print Co. & Southwestern Aerial Surveys, Inc., *Map of the City of Austin, Texas*, Convention and Publicity Bureau, Austin Chamber of Commerce, 1933, from the Austin History Center. J. E. Motheral, *City of Austin, Texas, use district map*, Austin Chamber of Commerce, 1943, from the Austin History Center.

¹¹ "Plans on Two New School Additions Go Before Austin Board in Near Future," *Austin American Statesman*, Mar. 19, 1947.

¹² "Deaths and Services," *The Austin American*, February 13, 1973, p. 10.

5.9 RECOMMENDED SHOAL CREST HISTORIC DISTRICT

The potential Shoal Crest Historic District is recommended eligible for listing in the National Register of Historic Places (NRHP, or National Register) and as a City of Austin local historic district. It meets National Register Criteria A for Historical Associations and C for Architecture; and City of Austin Criteria i for Architecture and ii for Historical Associations. The district’s period of significance is 1910–1962. Table 5-9-1 below indicates resource counts within the potential district:

Table 5-9-1. Resource counts in potential local and NRHP districts. See fig. 5-9-1 for location of primary resources.

	Contributing	Surveyed; Noncontributing	Total
		Not Surveyed; Post 1974 ¹	
Local District			
	84	10	
		6	
Total	84 (84%)	16 (16%)	100
NRHP District			
	108	11	
		6	
Total	108 (86%)	17 (14%)	125

- The City of Austin only includes primary resources in its counts, while the NRHP includes primary and secondary resources.
- The number of noncontributing post-1974 resources is based off GIS analysis of current TCAD information. Parcels not surveyed as part of this project and determined to contain a non-historic age building based on TCAD analysis were counted as one noncontributing property. If a historic district designation is pursued, a full survey of these post-1974 resources will be required.

In addition, the district holds heritage tourism potential in the area of architecture.

5.9.1 Geographic Location and Boundaries

The recommended Shoal Crest Historic District is located in Central Austin and lies in the survey area’s southern portion along its western edge and North Lamar Boulevard. Just past the western boundary, the land drops down toward North Lamar Boulevard and Shoal Creek. The district is roughly bound by West 29th Street on the north, Shoal Crest Avenue on the west, Salado Street on the east, and West 28th Street on the south (fig. 5-9-1).

5.9.2 Timeframe of Development

The earliest building in the recommended Shoal Crest Historic Districts dates to around 1910, though the majority of resources within the district date to the 1920s and 1930s. Table 5-9-2 below breaks down the historic-age primary resources within the district by period of construction.

Table 5-9-2. Number and percentage of historic-age primary resources constructed by time period.

Period of Construction	No. Resources	% of Total
1910–1919†	3	3%
1920–1929	41	44%
1930–1939	36	38%
1940–1949	11	12%
1950–1959	0	0%
1960–1969	3	3%
1970–1974	0	0%

† The house at 919 West 29th was built around 1915 in Wichita Falls and moved to its current location in 2016.

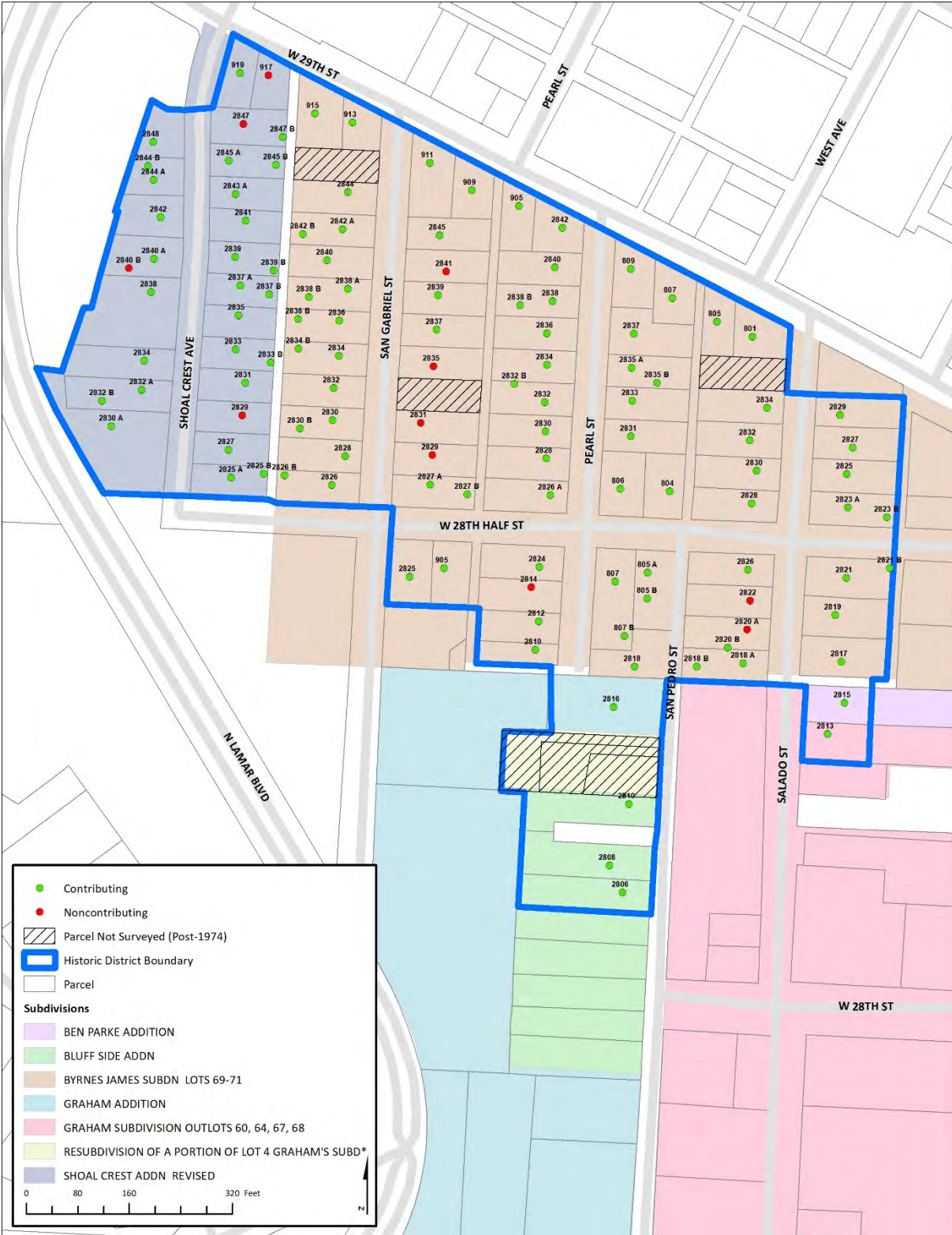


Figure 5-9-1. Map of the recommend Shoal Crest Historic District showing boundaries, subdivisions, and the contributing and noncontributing status of surveyed resources. Post-1974 resources are indicated by hatching.

5.9.3 Associations with Overall Survey Area Trends

Built out in the 1920s and 1930s, the recommended Shoal Crest Historic District is associated with the broad trend of residential growth associated with the University of Texas and a citywide population increase.

Formed out of Outlots 69, 70, 71 in Division D, the layout of the potential Shoal Crest Historic District was in part influenced by the 1840 Sandusky plan, which established the Austin outlots. Within the district, the locations of West 29th Street (historically Sycamore Street), San Gabriel Street, West 28th Street (historically China Street), and Rio Grande Street evolved from outlot boundaries, first appearing as named streets on maps in the 1880s. From 1840 into the twentieth century, the large lots within the district remained unsubdivided, first owned by C. C. Browning and later by James Byrnes.² Prior to the first large-scale development in the district in the early 1920s, several houses were built in the 1910s, including those at 2828 Salado Street and 2810 San Pedro Street. Overall, though, the area that would become the potential Shoal Crest Historic District remained largely vacant until the 1920s. To the north, the Penn Place subdivision (the proposed Heritage Historic District) was filling with new houses. To the west and south, closer to the university, the Graham subdivision, Graham addition, and the Carrington subdivision were among the subdivisions platted in the late nineteenth and early twentieth centuries. Thus, the potential Shoal Crest district remained one of the last areas to develop in between North Lamar Boulevard and Guadalupe Street and between West 32nd Street and the University of Texas.

Largely comprised of the James Byrnes subdivision and Shoal Crest additions, the district was largely infilled immediately after their platting (see fig. 5-9-1 and historic district survey forms in Appendix E for historic plat maps).³ Developed primarily in the 1920s and 1930s, the district began construction in earnest after the official platting of the James Byrnes subdivision in 1922. Laid out by James Byrnes from Outlots 69, 70, and 71 in Division D, the James Byrnes subdivision occupied approximately 18 acres wedged between Rio Grande Street, Shoal Creek, West 29th Street, and West 28th Street. The eastern half of the subdivision—Pearl, San Pedro, and Salado Streets—filled to near capacity with single-family houses in the four years after the subdivision’s platting. Realty deed transfers during this period reveal that Brydson Lumber Company purchased and sold a handful of lots in the new subdivision in the years after its platting. Brydson Lumber Company, then one of the city’s largest lumber suppliers, also built and financed houses and presumably was responsible for some of the new construction that occurred in the James Byrnes subdivision.

While a building boom occurred in the eastern half of the subdivision, the western portion did not see construction until the platting of the Shoal Crest addition in 1927.⁴ Located between Shoal Creek, West 28th 1/2 Street, West 29th Street, and San Gabriel Street, the new subdivision was carved out of the western part of the James Byrnes subdivision. The new subdivision kept the lot and street configuration between San Pedro and San Gabriel Streets intact but established Shoal Crest Avenue and created new, similarly sized lots along the new street. Platted by Albert R. Moore and Sam Sparks, Shoal Crest was one of earliest additions created by the pair’s real estate development firm. Sparks and Moore, the president and former vice president of the Texas Bank and Trust Company, established their firm in 1926 and developed at least four new additions: Speedway Heights (in survey area), Harris Park, University Park, and the Sparks and Moore addition (platted out of the Grooms addition in the survey area).⁵ The Albert R. Moore Company was also responsible for building a number of homes in Austin in the 1920s and 1930s, constructing 21 in the first 10 months of 1929 alone, a feat Moore believed to be “a record for any one man.”⁶ Building houses “according to the most modern plans for beauty and convenience to be sold at popular prices,” Moore constructed at least seven houses in the district between 1929 and

1931 along Shoal Crest Avenue.⁷ While houses in both subdivisions were similar in setback, height, and form, houses in the new Shoal Crest addition typically had detached garages, a trend that coincided with growing automobile ownership citywide.

In the two decades following the platting of the James Byrnes subdivision and Shoal Crest addition, Shoal Crest's current street configuration and built environment had largely taken form.⁸ Comprised primarily of modest single-family residences, the district was home to a mixture of owner-occupants and renters throughout the period of significance, according to city directory and census research. Residents were predominantly white men and families, though some single women also owned and rented houses in the district, particularly clustered along West 29th Street. Several black residents lived just outside the district in the early 1920s, though none were identified in City Directories or the census within Shoal Crest during the period of significance. Occupants worked a variety of professional and skilled jobs, including administrative work for the county and state, medical (nurses and doctors), electrical, teaching, and engineering. Among those who lived in Shoal Crest during the historic period are the Odom family. Lalla Odom, who lived at 2810 San Pedro Street with her husband William and two sons from the 1920s until her death in 1964, was a longtime teacher and one of the first married women in Austin to receive a teaching contract, helping reverse the Board of Education's policy against hiring married women.⁹ Active in professional, political, and civic organizations throughout her lifetime, Odom may best be known as one of the 12 founders of Delta Kappa Gamma, an international honorary teaching society for women.

The postwar period saw the few remaining vacant lots within the district (all along San Gabriel Street) fill in by the early 1960s. Six out of the eight residences from this period are multi-family—five duplexes and one fourplex—and reflect a trend seen throughout the survey areas near the university in which multi-family residential construction increased beginning in the late 1940s. It continued into the 1960s and 1970s, when fourplexes and smaller apartment complexes became more common. This trend particularly affected the area immediately east and south of the district. Along both Rio Grande Street and Salado Street, low-rise apartment buildings began replacing many of the single-family houses along the streets as this trend accelerated in the late 1950s and 1960s. Commerce from Guadalupe Street has also crept into the once-residential area just east of the district as some houses along Rio Grande Street now serve commercial purposes. Within the boundaries of the district, though, little has changed since the 1960s, when the last vacant lot was infilled. There are few modern houses and the historic residences have retained a good degree of integrity.

5.9.4 Architectural Characteristics and Representative Resources

Platted in the 1920s and developed primarily in the 1920s and 1930s, Shoal Crest contains a notable collection of single-family residences and duplexes reflective of that period. Craftsman bungalows account for a large proportion (31 percent) of resources in the district, and a mixture of Tudor Revival, Minimal Traditional, and Colonial and Spanish Revival style influenced bungalows and center-passage residences make up much of the remainder of the district's built environment. Many of the houses have concrete walkways from sidewalks and the street.

Twenty buildings within the district are recommended individually eligible for listing in the National Register, and four resources are recommended as City of Austin historic landmarks (see table 5-9-3).

Table 5-9-3. Individual resources within the potential Shoal Crest Historic District that are also recommended eligible for City of Austin historic landmark designation and/or listing in the NRHP.

Address	City of Austin Eligible	NRHP Eligible
805 W 28TH 1/2 ST		X
806 W 28TH 1/2 ST		X
909 W 29TH ST		X
913 W 29TH ST		X
2832 PEARL ST	X	X
2833 PEARL ST		X
2837 PEARL ST		X
2838 PEARL ST		X
2840 PEARL ST		X
2813 SALADO ST		X
2818 SALADO ST		X
2823 SALADO ST	X	X
2825 SALADO ST		X
2826 SALADO ST		X
2826 SAN GABRIEL ST		X
2845 SAN GABRIEL ST		X
2810 SAN PEDRO ST	X	X
2816 SAN PEDRO ST	X	X
2832 SHOAL CREST AVE	X	X
2842 SHOAL CREST AVE		X

The following are resources within the recommended Shoal Crest Historic District that reflect the architectural character of the district.

909 WEST 29TH STREET

The single-family residence at 909 West 29th Street is an example of the Craftsman bungalows that characterize the district (fig. 5-9-2). Built in 1922, the one-story house is clad in wood siding and topped with a cross- and clipped-gable roof. Like most other Craftsman bungalows in the district, the house has wood-framed double-hung windows, two wood doors set within the porch, masonry porch columns



topped with tapered wood piers, exposed rafter tails, and decorative triangular knee braces. C. W. Robertson, a barber, and his wife Martha owned and lived in the house during the first decade after its construction. In addition to contributing to the recommended historic district, the house is also recommended individually eligible for the National Register.

Figure 5-9-2. Oblique view of the Craftsman bungalow (1922) at 909 West 29th Street.

Source: HHM, 2019.

2813 SALADO STREET

Built in 1924, the single-family residence at 2813 Salado Street represents one of two Spanish Colonial Revival Style houses in the district (fig. 5-9-3). Advertised in the *Austin American Statesman* as “an attractive tile and stucco ‘House Different!’” upon its completion, the one-story residence’s character-defining features—stucco siding, ceramic-tile roof, arched entry porch with gabled parapet, arched doorway and windows, and fabricated metal porch balustrade—differentiate it from many of the other



Figure 5-9-3. Façade of the Spanish Colonial Revival influenced bungalow (1924) at 2813 Salado Street. Source: HHM, 2019.

bungalows in the district.¹⁰ Constructed by Austin-based contractor Morgan T. Smith, the house features Edward Manufacturing Spanish Tile installed by Austin-based Gage Brothers, and porch iron work fabricated by Austin-based F. Weigel.¹¹ The house is also recommended individually eligible for the National Register.

2842 SHOAL CREST AVENUE

The bungalow at 2842 Shoal Crest Avenue is a good example of the type of non-Craftsman bungalows located in the district (fig. 5-9-4). Built in 1930, the one-story house has Tudor Revival stylistic influences that are reflected in its swooped gable and arched doorways. Like a number of houses in the district, this single-family residence does not represent a highly stylized version of the Tudor Revival style, but rather it highlights how a

number of houses in the district incorporate small stylistic influences from one or even multiple architectural styles. Owner Richard Gregg and his wife moved into the house upon its completion, and their daughter, Lillian, lived there until the 1970s. Richard Gregg was employed by the Internal Revenue Service and Lillian was a teacher. The house is also recommended individually eligible for the National Register.



Figure 5-9-4. Façade of the Tudor Revival influenced bungalow (1930) at 2842 Shoal Crest Avenue. Source: HHM, 2019.

NOTES

¹ The City of Austin only includes Primary resources in its counts, while the National Register includes all resources. These numbers also do not account for post-1974 resources, as they were not included in the survey.

² William H. Sandusky, *A Topographical Map of the Government Tract Adjoining the City of Austin*, 1840, Texas GLO Archive Map Store.; C. E. Leonard, *Map of the City of Austin*, Morrison & Fourmy Directory Co., 1910, Austin History Center.

³ The district also has one house located in the Graham Subdivision (platted in 1875), one house in the Ben Parke addition (a resubdivision of the James Byrnes Addition platted 1984), and three houses in the Bluff Side addition (and unrecorded subdivision in Travis County).

⁴ The revised plat of the Shoal Crest Addition from 1929 shows the current configuration of the area.

⁵ "New Realty Firm to Develop Three Suburban Section," *Austin American Statesman*, March 14, 1926, p. 5.

⁶ "Moore Builds Many Homes," *Austin American Statesman*, July 21, 1929, p. 20.

⁷ "Moore Builds Many Homes," *Austin American Statesman*, July 21, 1929, p. 20.

⁸ Salado Street was extended south from West 28th 1/2 Street to West 28th Street sometime between 1922 and 1935 per Sanborn maps. Odom Street was permanently closed in 1944 due to the steep bluff to its west.

⁹ "Mrs. Lalla M. Odom," DKG International Society for Key Women Educators, accessed April 14, 2020, https://www.dkg.org/DKGMember/About_Us/Lalla_M_Odom.aspx.

¹⁰ "Advertisement," *The Austin American*, May 4, 1924, p. 8.

¹¹ "Advertisement," *The Austin American*, May 4, 1924, p. 8.

5.10 RECOMMENDED BRYKER WOODS HISTORIC DISTRICT

The potential Bryker Woods Historic District is recommended eligible as a City of Austin local historic district. It meets City designation criteria for Architecture (i) and Historical Associations (ii). Much of this recommended district is already included in the National Register of Historic Places (NRHP, or National Register)-listed Old West Austin Historic District; some contributing status updates are recommended, as well as the inclusion of additional resources.ⁱ The proposed local district’s period of significance is 1913–1973. The recommended district’s resource counts are listed in table 5-10-1.

Table 5-10-1. Resource counts in potential local and NRHP districts. See figs. 5-10-1 to 5-10-5 for location of primary resources.

	Contributing	Surveyed; Noncontributing	Total
		Not Surveyed; Post 1974 ¹	
Local District			
	340	93	
		55	
Total	340 (70%)	148 (30%)	488
NRHP District[†]			
	433	98	
		55	
Total	433	153	586
- The City of Austin only includes primary resources in its counts, while the NRHP includes primary and secondary resources. - The number of noncontributing post-1974 resources is based off GIS analysis of current TCAD information. Parcels not surveyed as part of this project and determined to contain a non-historic age building based on TCAD analysis were counted as <u>one</u> noncontributing property. If a historic district designation is pursued, a full survey of these post-1974 resources will be required. † Since much of the recommend district is already included in the larger NRHP-listed Old West Austin Historic District, percentages for C/NC status are not included.			

In addition, the district holds heritage tourism potential in the area of architecture.

5.10.1 Geographic Location and Boundaries

The proposed Bryker Woods Historic District covers 130 acres of land in Central West Austin and lies in the northwestern portion of the survey area. The proposed district roughly lies between West 35th Street, West 29th Street, MoPac Expressway, and Shoal Creek (see figs. 5-10-1 through 5-10-5 below).ⁱⁱ

5.10.2 Timeframe of Development

Building construction in the proposed district primarily occurred between 1935 and 1959. Table 5-10-2 below breaks down the historic-age primary resources within the proposed district by decade of construction.

Table 5-10-2. Number and percentage of historic-age primary resources constructed by time period.

Period of Construction	No. Resources	% of Total
1910–1919	3	0.5%
1920–1929	2	0.5%
1930–1939	122	28%
1940–1949	216	50%
1950–1959	73	17%
1960–1969	14	3%
1970–1974	3	1%

ⁱ HHM recommends amending the existing Old West Austin Historic District to include the areas in the potential Bryker Woods district that are not included in the National Register-listed district, such as Belmont. HHM recommends amending the nomination to expand the district’s period of significance to 1973 in order to include these subdivisions and other contributing resources left out of the original nomination.

ⁱⁱ This **local** historic district could possibly be expanded south to include the rest of the National Register-listed Old West Austin Historic District. Because this survey did not include this area, it is not included in this recommendation.



Figure 5-10-1. Map of the recommended Bryker Woods Historic District showing boundaries, subdivisions, and the contributing and noncontributing status of surveyed resources. Post-1974 resources and vacant lots are identified by hatching.

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Figure 5-10-2. Map of the recommended Bryker Woods Historic District showing boundaries, subdivisions, and the contributing and noncontributing status of surveyed resources. Post-1974 resources and vacant lots are identified by hatching.

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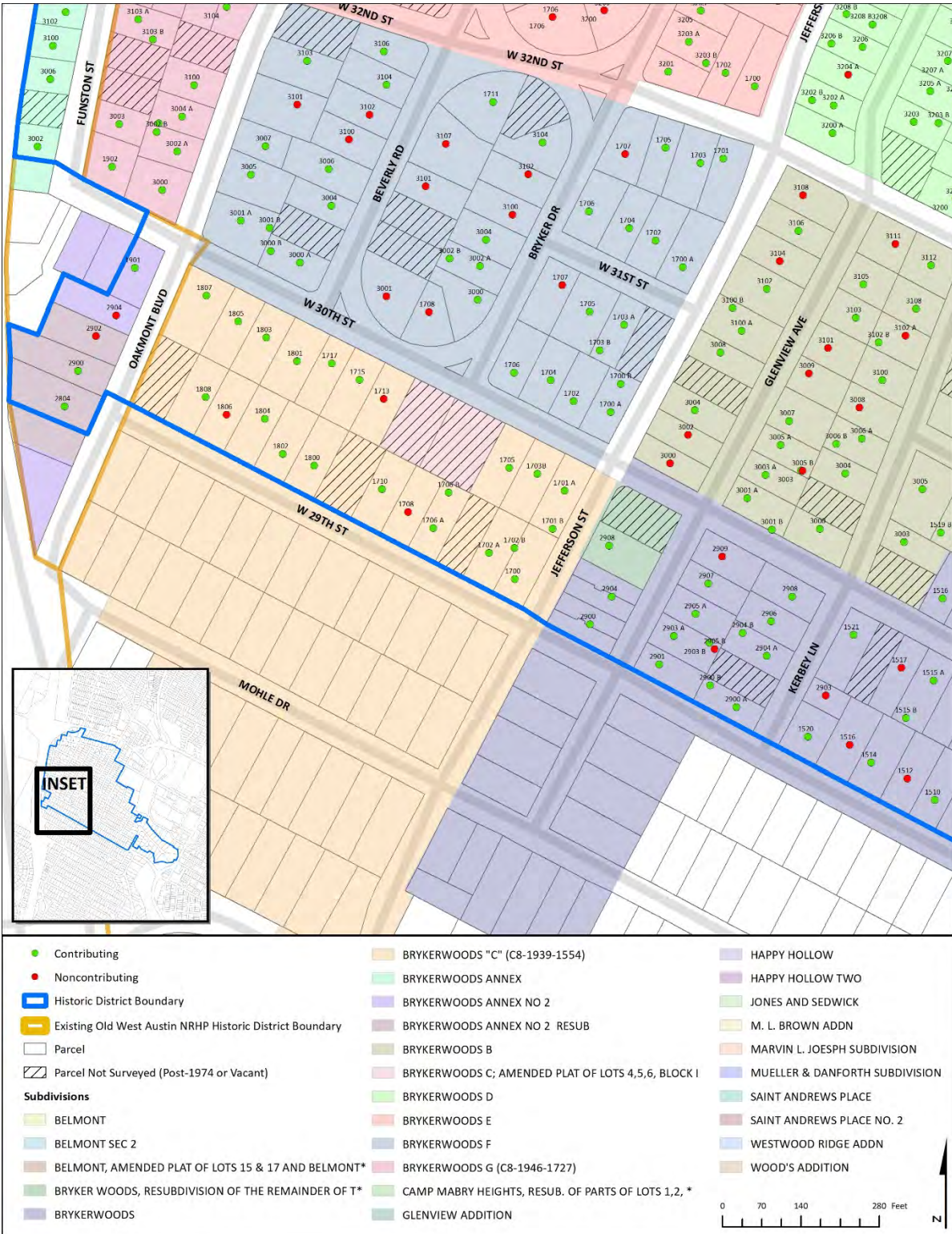


Figure 5-10-3. Map of the recommended Bryker Woods Historic District showing boundaries, subdivisions, and the contributing and noncontributing status of surveyed resources. Post-1974 resources and vacant lots are identified by hatching.

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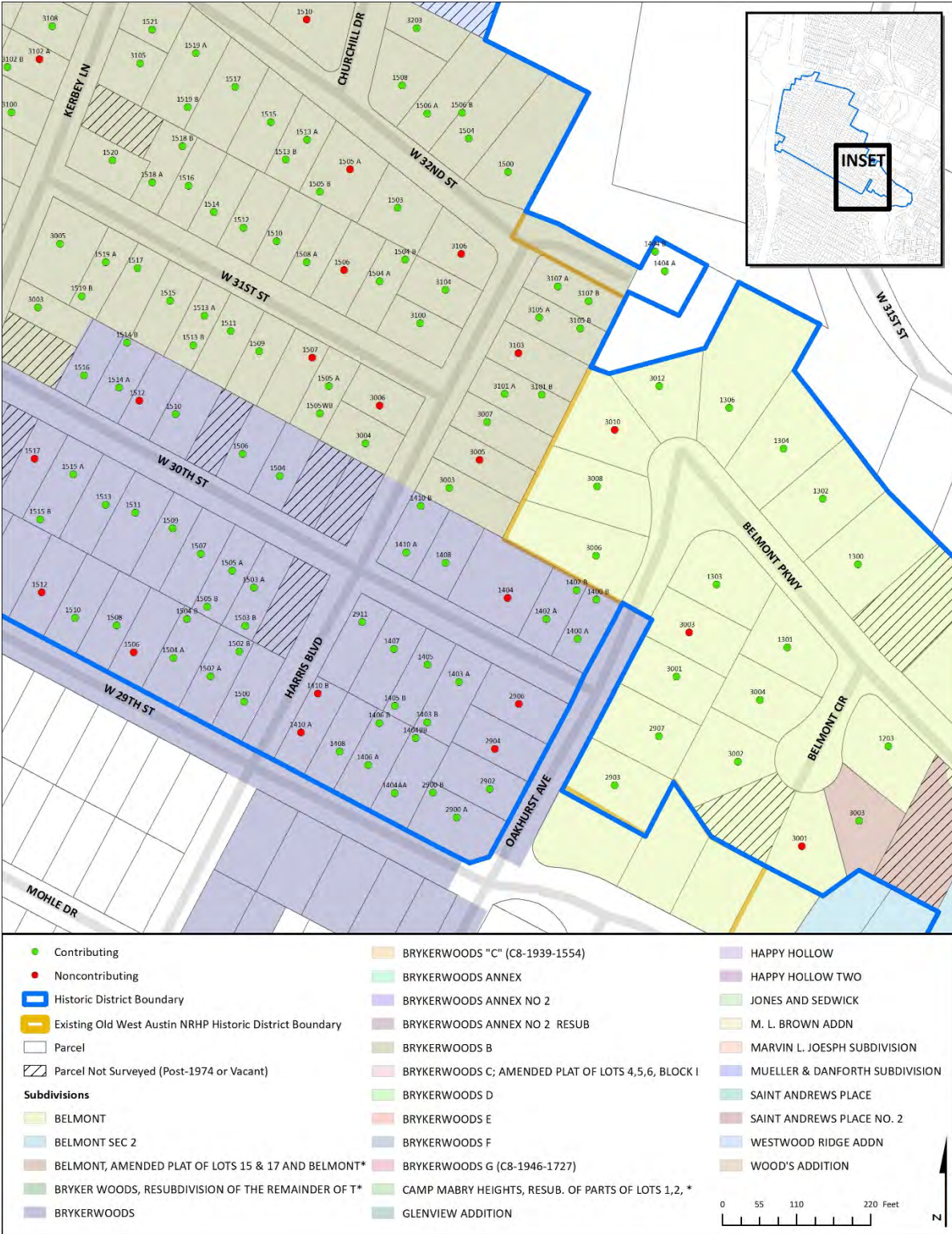


Figure 5-10-4. Map of the recommended Bryker Woods Historic District showing boundaries, subdivisions, and the contributing and noncontributing status of surveyed resources. Post-1974 resources and vacant lots are identified by hatching.

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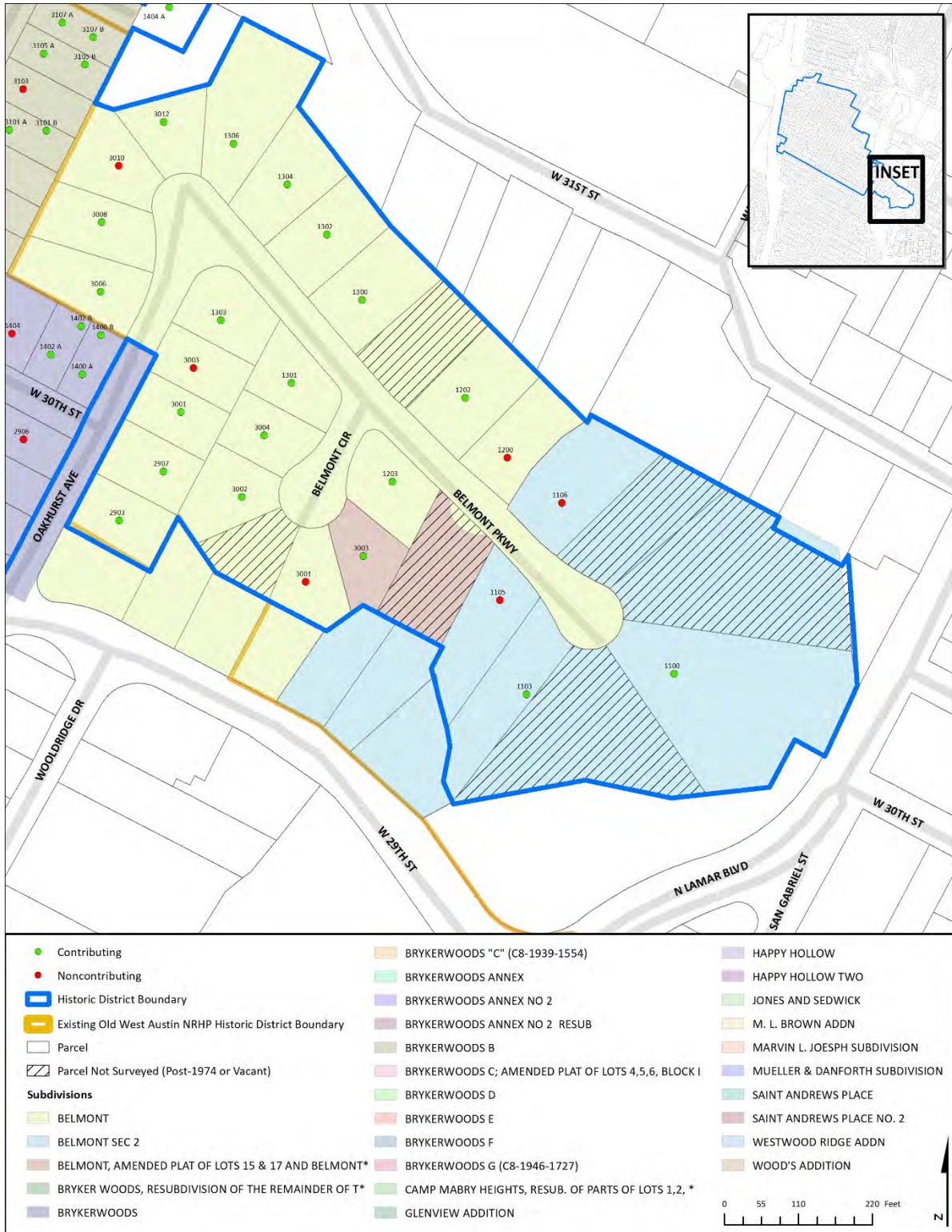


Figure 5-10-5. Map of the recommended Bryker Woods Historic District showing boundaries, subdivisions, and the contributing and noncontributing status of surveyed resources. Post-1974 resources and vacant lots are identified by hatching.

5.10.3 Associations with Overall Survey Area Trends

In the survey area, the proposed Bryker Woods Historic District was among the last areas developed and is associated with the broad trend of twentieth-century suburban development in West Austin. It is linked to key players in residential real estate and suburban growth, including Joseph Kerbey and W. Murray Graham.

Comprised of 14 historic subdivisions platted between 1925 and 1955, including Happy Hollow, Belmont, and eight various Bryker Woods additions, the proposed district was carved out of the George W. Spear League (see proposed historic district survey forms in Appendix E for historic plat maps). Issued to Spear in 1835 by the Fayette County Board of Land Commissioners for agricultural cultivation, the land fell just west of the City of Austin’s boundaries as plotted on Sandusky’s 1840 city map. By 1891, having passed through several landowners, the Spear League was divided into smaller plots of land with multiple owners. Among the large estates carved out of the league were the E. M. Pease and J. W. Harris estates (just south of this potential district). To the north of the Harris estate, the land within the potential district had been subdivided into over 20 smaller plots of land by 1891 (see fig. 5-1-9 in Section 5.1). The 1910 Morrison and Fourmy Directory Co. Map of Austin map indicates “Kirby” owned a majority of the lots (see fig. 5-1-10 in Section 5.1). Kirby likely refers to Joseph Kerbey, owner of Joe C. Kerbey & Co., an insurance and real estate firm in Austin. Other landholders in the area included T. F. Burns, J. Wolf, William Thiele, and Pratt and McDonald; each owned one or two lots.

Suburban development in the Spear League began in the 1910s in the Pease Estate (south of the proposed district). One small subdivision within the proposed district, Camp Mabry Heights (near present-day West 35th Street), was platted in 1913 but failed to develop. Development in the Pease Estate began in 1914 and followed the design of landscape architect Hugo F. Kuehne, resulting in the neighborhood known as Enfield (roughly between Windsor Road and West 13th Street).² Although more subdivisions in Enfield were platted and developed in the 1920s, much of the land north of West 30th Street remained agricultural. Development around much of the proposed district continued into the 1930s. Built in 1926, a new reinforced concrete bridge over Shoal Creek at West 29th Street aided the continued development of Enfield and new subdivisions, including Edgemont (1927) to the south. To the west, across the International–Great Northern Railway tracks, Camp Mabry (established in 1892) and the Austin State School Farm Colony (opened in 1934) occupied the chunk of land northwest of the recommended district. Shoal Creek and Pease Park (established in 1926) essentially cut off the proposed district from the residential development occurring east of North Lamar Boulevard. As such, much of the proposed district remained pastureland prior to 1936, with development limited to the single-family house at 3201 Funston Street (built around 1913) and the Tadlock-Brownlee-Harris House and barn at 1901 West 35th Street (also built in 1913) (fig. 5-10-6). The house at 3406 Glenview Avenue also dates to this period. Built around 1910, the house was south of its current location, somewhere near 34th Street and moved to its current location sometime in the 1930s.³

Within the recommended district, a 30-year period of development began in earnest in 1935 when an undeveloped portion of the Camp Mabry Heights subdivision was platted to form the Happy Hollow subdivision in the northwest portion of the proposed district. A year later, in 1936, Bryker Woods was platted.⁴ Platted by representatives of the Maria M. Kerbey estate, including Kerbey’s son, McFall Kerbey, the subdivision stretched roughly from Jefferson Street to Oakhurst Avenue and West 30th Street to Mohle Drive.⁵ Over the next 10 years, plats for Bryker Woods B through Bryker Woods G, the Wood’s Addition, and Westwood Ridge Addition subdivided the areas north and west of the original Bryker Woods subdivision, stretching to West 35th Street and Oakmont Boulevard. Involved with the platting of several of the new Bryker Woods subdivisions was J. C. Bryant. Bryant, of the J. C. Bryant



Figure 5-10-6. Façade of the Tadlock-Brownlee-Harris House (1913) at 1901 West 35th Street. Source: HHM, 2019.

Pease descendent, was instrumental in developing Enfield and would go on to develop sections of Allandale in the 1940s.

Subdivision in the proposed district continued after World War II, with real estate developers W. L. Bradfield and G. H. Brush, who were responsible for Pemberton Heights and Wilshire Wood, platting the last section of unsubdivided land in the recommended district. The Belmont addition, platted in 1951, filled in the wedge between West 29th Street, Oakhurst Avenue, and Shoal Creek.

Planned and developed in the three decades after 1936, the proposed Bryker Woods district was influenced by a variety local and national factors. Locally, despite the Great Depression, Austin’s population grew 65 percent during the 1930s, creating a need for more housing.⁶ As developers created new subdivisions to meet the housing demand, they did so in accordance with and guided by the city’s 1928 Koch and Fowler plan. In the proposed district—identified in the plan as being part of an area “being absorbed at the present time as a high class residential area”—new subdivisions followed recommendations for “Residential A” zoning.⁷ The most restrictive zoning in terms of “use,” new subdivisions in the potential Bryker Woods district were protected from “offensive” industrial and commercial operations and multi-family residences with more than two units. New subdivisions also followed “Residential A” recommendations for minimum lot size, setbacks, rear and side yard requirements, and building height limits. The 1928 plan also called for the creation of a new school. Completed in 1939 in the northeast corner of the proposed district, Bryker Woods Elementary School is the only nonresidential building in the proposed district (fig. 5-10-7).



Figure 5-10-7. View of Bryker Woods Elementary School (1939) at 3309 Kerbey Lane. Source: HHM, 2019.

Following the Koch and Fowler recommendations, developers generally platted new subdivisions in the proposed district in a rectilinear grid. Lots were large and similarly sized, and deed restrictions dictated setbacks and minimum building costs for new construction. Slight variations to the rectilinear plan include Happy Hollow, Bryker Woods E and F, and Belmont, where curving streets were necessary to accommodate property boundaries and the topography sloping downward toward Shoal Creek. Developers of these subdivisions incorporated curvilinear streets, cul-de-sacs (Belmont), oval-shaped blocks (Bryker Woods E and F), and small green spaces (Bryker Woods E and F, and Belmont) into their layouts. Throughout the proposed district, houses have a fairly uniform 25-foot setback.⁸ Because commercial construction was not allowed within the subdivisions, a commercial node along West 35th Street developed just outside the recommended district, including Bryker Woods Village (roughly 1940).

New subdivisions in the potential district also effectively excluded African Americans. Though not explicitly stated, the segregation of white and African American communities was at the heart of the city's plan. Unable to legally use racial zoning, developers instead employed restrictive covenants to prevent African Americans from living in their subdivisions. In much of the proposed district, restrictive covenants mirrored those of neighborhoods to the south, including Enfield and Pemberton Heights, in their exclusion of African Americans. Even without restrictive racial covenants, exclusionary federal housing policies created by President Roosevelt in 1934 under the Federal Housing Administration (FHA) made home ownership for African Americans difficult. While FHA loans offering longer repayment plans and lower down payments and interest rates benefited the development of the recommended district, African Americans were ineligible to receive them. In the proposed district, where deed covenants required minimum expenditures for new home construction of \$3,000 for a one-story house and \$5,000 for a two-story house, home ownership was accessible only to those with the available assets and to those with access to loans.⁹

While FHA policies limited who could afford to move into the growing neighborhood, they contributed to the speed and type of building construction in the proposed district. Between 1936 and 1945, over 200 houses were constructed and sold in Bryker Woods, aided in part by FHA loans and policies. In newspapers, developers of subdivisions advertised the easy availability of FHA loans, supervision, and advice, including W. Murray Graham, who helped plat and sell lots in many of the new subdivisions.¹⁰ In addition to making homeownership easier, FHA loans also contributed to a uniformity of building construction in the recommended district. Because minimum standards of construction quality had to be met in order to receive FHA loans, builders increasingly used standardized plans and materials. Builders frequently used plans and styles commonly found in pattern books, therefore new houses in the proposed district reflected nationwide building trends. Prior to World War II, developers and builders in Bryker Woods, including Roswell Miller and C. C. Deason, built a large number of wood frame, one-story single-family bungalows. Variations in exterior wall materials included wood siding and brick and stone veneer. Colonial Revival dwellings accounted for a majority of the construction in the 1930s and 1940s, but Tudor Revival and Minimal Traditional houses were also constructed in the recommended district during this period.

World War II slowed construction across Austin, though developers began building again shortly after the war ended in 1945. The return of World War II veterans and the subsequent baby boom created a citywide housing shortage. The need for housing, combined with increased automobile ownership and continued access to easily available financing made available through the GI Bill, presented developers with opportunities for the continued development of new subdivisions farther from downtown. Additionally, the opening of North Lamar Boulevard from the Colorado River to 45th Street offered easier access to suburbs north of downtown. In the proposed district, developers subdivided the few

remaining undeveloped tracts of land into Bryker Woods G (1946), Bryker Woods Annex 1 and 2 (1947 and 1951), and Belmont 1 and 2 (1951 and 1955). In the Bryker Woods subdivisions alone, 169 homes were built between 1945 and 1964.¹¹ Builders continued constructing Minimal Traditional and Colonial Revival houses in these new subdivisions, but by the 1950s ranch houses became more prevalent, particularly in the Belmont addition. By 1965, much of the recommended district was infilled.

As new construction filled Bryker Woods, white middle- and upper-class families moved into the neighborhood. In the 1930s and 1940s, newspaper advertisements touted lots in the proposed district for their views of the “western hills, University Tower and State Capitol,” and the neighborhood for its trees, sewer system, gas and water lines, paved streets, and proximity to the new school and bus lines.¹² Houses were advertised as modern and equipped with the latest General Electric appliances. Expansions and improvements to the road network also made the new subdivisions desirable. As part of a Public Works Administration (PWA) storm sewer and bridge program, three new bridges, at 24th, 29th, and 34th Streets, were built over Shoal Creek.¹³

The neighborhood primarily attracted homeowners who worked in a variety of professional jobs. Among those who lived in Bryker Woods include Jarrell and Shirley Rubinett at 3004 Belmont Circle. Both Jarrell and Shirley were active members of Austin’s Jewish community, and Jarrell founded the Austin Candy Company and Austin Drug Company. Among the University of Texas employees and professors who resided in the proposed district, John Burdine lived at 3004 Glenview Avenue in the 1940s during his tenure as vice president. Architects, salesman, insurance agents, and government employees also resided in the proposed district. In the late 1960s when the Seton Medical complex opened nearby, between West 38th and West 34th Streets and Wabash and Mills Avenues, a number of doctors moved into the neighborhood.

More recently, the recommended district—and much of Austin—has experienced teardowns. In addition to new construction, some homeowners in Bryker Woods have also built both compatible and incompatible additions onto their houses. Zoning changes along the periphery of the recommended district also have allowed some nonresidential uses into the once strictly residential neighborhood. Despite these changes, the proposed district retains a good degree of integrity.

5.10.4 Architectural Characteristics and Representative Resources

The houses in the proposed district, primarily built between 1935 and 1959, reflect the popular national architectural trends of the time. Colonial Revival, Tudor Revival, and Minimal Traditional bungalows and Ranch houses comprise much of the recommended district’s building stock. In addition to these district-defining houses, several architect-designed houses, distinctive for their stylistic influences, are located in the recommended Bryker Woods district.

The proposed district contains one National Register-listed house and one historic landmark (see table 5-10-3). Nine buildings within the proposed district are recommended individually eligible for listing in the National Register, and eight resources are recommended as historic landmarks (see table 5-10-4).

Table 5-10-3. Previously designated resources within the recommended Bryker Woods Historic District.

Address	City of Austin Historic Landmark	NRHP
3215 CHURCHILL DR		X
1901 W 35TH ST	X	

Table 5-10-4. Individual resources within the potential Bryker Woods Historic District that also are recommended eligible for City of Austin historic landmark designation and/or listing in the NRHP. An asterisk (*) indicates previous listing.

Address	City of Austin Eligible	NRHP Eligible
1513 W 30TH ST	X	X
1503 W 30TH ST	X	X
1522 W 32ND ST	X	X
1901 W 35TH ST	*	X
3004 BELMONT CR	X	X
3215 CHURCHILL DR	X	*
3004 GLENVIEW AVE	X	X
3207 GLENVIEW AVE	X	
3406 GLENVIEW AVE	X	X
3309 KERBEY LN	X	X
2903 OAKHURST AVE	X	X

- If the recommended district is formally designated by the City of Austin, individual landmark applications within the district will have to comply with Code Section 25-2-352 (A)(3)(b)(i), which states that, “A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance.”

The following are representative resources within the proposed Bryker Woods Historic District.

2908 KERBEY LANE

One of the oldest houses in the proposed district, this Colonial Revival house in the Bryker Woods subdivision at 2908 Kerbey Lane is a representative example of the type of houses—in terms of plan and style—built in Bryker Woods (fig. 5-10-8). Built in 1937, the wood-frame house is one story and clad in wood siding. The house was built with a split-level side gabled roof. An interior brick chimney sits in the center of the house. The house retains its original wood-frame windows with decorative shutters. The door has a Colonial Revival door surround. The house was occupied by Emma and Tom Ward, Jr. until the early 1960s. Mrs. Ward was a longtime secretary to Governor Price Daniel. Although it contributes to the historic district, the house is not recommended individually eligible for the National Register or as a local landmark.



Figure 5-10-8. Façade of the Colonial Revival house (1937) at 2908 Kerbey Lane. Source: HHM, 2019.

3106 BEVERLY ROAD

The single-family house at 3106 Beverly Road in Bryker Woods F is a representative example of the houses built in the proposed district during the period of significance (fig. 5-10-9). Erected in 1940, the brick veneer house has Minimal Traditional and Tudor Revival influences and has a hipped with gable roof. The house retains its double-hung wood windows with decorative shutters, wood door, and decorative screen door. The door is set within a small porch with an arched opening. The first occupants of the house, Paul and Mae Martin, both worked at drugstores and lived in the house until their deaths in 1952. Although it contributes to the historic district, the house is not recommended individually eligible for the National Register or as a local landmark.



Figure 5-10-9. Façade of the brick house (1940) at 3106 Beverly Road. Source: HHM, 2019.

3215 CHURCHILL DRIVE

The single-family house at 3215 Churchill Drive, while not representative of the architectural aesthetic of the proposed district, is an early example of the International style in Austin (fig. 5-10-10). Architect



Figure 5-10-10. Oblique view of the International style house (1941) at 3215 Churchill Drive. Source: HHM, 2019.

Chester Emil Nagel designed the house in 1941 for himself and his wife, Lorine White Nagel, after studying at Harvard University under Bauhaus founder Walter Gropius. The two-story house, overlooking a bluff in the northeast corner of the recommended district in the Westwood Ridge addition, has a stacked linear rectangular plan and a flat roof. The horizontality of the house is emphasized by the continuous strip of metal casement windows just below the cornice. Vertical wood siding clads the front and rear elevations of the house, while the

side elevation facing the street reflects the regional variation on the International style with its use of a loadbearing limestone wall. The house is currently individually listed in the National Register, and it also is recommended eligible as an individual local landmark.

3400 HAPPY HOLLOW

Built in 1949, the single-family house at 3400 Happy Hollow is a representative example of the Minimal Traditional Ranch style (fig. 5-10-11). The one-story house has an ashlar stone veneer with wood drop-siding in the gable end and a cross-gabled roof. The house has six-over-six and eight-over-eight wood-sash windows with decorative shutters and an inset doorway with sidelights. An attached two-bay garage is set to its rear. Although it contributes to the historic district, the house is not recommended individually eligible for the National Register or as a local landmark.



Figure 5-10-11. Façade of the Minimal Traditional ranch house (1949) at 3400 Happy Hollow. Source: HHM, 2019.

3004 BELMONT CIRCLE

Built in 1955 in the newly platted Belmont subdivision, the Rubinett House is one of only five houses in Austin attributed to local architects Lundgren and Mauer (fig. 5-10-12).¹⁴ The single-family house, set within a cul-de-sac, is a representative example of a Contemporary Ranch house in the proposed district. The one-story house has a low-pitched gable roof with a deep overhang and exposed rafter beams. The stone and wood-clad structure has an attached garage and a front façade characterized by floor-to-ceiling glass. Fixed and awning windows follow the roof line on the side façade, and a single-door entryway is set back next to the garage. A stone privacy wall, original to the house, sits between the front of the house and the large front yard. The house was built for Jarrell and Shirley Rubinett, active members of the Jewish community and founders of several Austin-based companies. The house is recommended individually eligible for the National Register and as a local landmark based on the combination of its architecture and historical associations.



Figure 5-10-12. Oblique view of the ranch house (1955) at 3004 Belmont Circle. Source: HHM, 2019.

NOTES

¹ The City of Austin only includes Primary resources in its counts, while the National Register includes all resources. These numbers also do not account for post-1974 resources, as they were not included in the survey.

² Hardy Heck Moore, Inc., "Reconnaissance-Level Survey NRHP-Evaluations, Loop 1 (MoPac): FM 734 (Parmer Lane) to the Cesar Chavez Street Interchange, Austin, Travis County, Texas," (May 2011), 2–17.

³ Laurie Limbacher, email to Emily Payne, Oct. 1, 2020.

⁴ Happy Hollow had been platted one year prior, in 1935, by Charles H. "Hap" and Mary Brownlee out of the undeveloped Camp Mabry Heights. Despite its platting, the new subdivision remained predominantly undeveloped and agricultural through 1940.

⁵ Maria Kerbey was Joseph Kerbey's widow. Joseph died in 1918 and Maria died in 1933.

⁶ Andrew Busch. *City in a Garden: Environmental Transformations and Racial Justice in Twentieth-Century Austin, Texas* (Chapel Hill, North Carolina: University of North Carolina Press, 2017), 81.

⁷ Koch and Fowler plan, 48.

⁸ Amy E. Dase, et al., "Old West Austin Historic District," National Register of Historic Places Nomination Form, Texas Historical Commission, Austin, Texas July 29, 2003, 8–88.

⁹ Dase, et al., "Old West Austin Historic District," 8–88.

¹⁰ "The Development of Bryker Woods "E" & "F,"" *Austin American Statesman*, Mar. 3, 1940.

¹¹ Dase, et al., "Old West Austin Historic District," 89–90.

¹² "The Development of Bryker Woods "E" & "F,"" *Austin American Statesman*, Mar. 3, 1940.

¹³ "Shoal Creek Is to Get Two New Spans Real Soon," *Austin American Statesman*, Nov. 2, 1938. The house at 3406 Glenview Avenue was moved to its current location as a result of the road building as it lay in the path of new streets.

¹⁴ "Leonard J. Lundgren," Leonard Lundgren Architect, accessed April 22, 2020, <http://leonardlundgrenarchitect.com/>; Claire Oswalt, email to Emily Payne, Dec. 1, 2019.

5.11 RECOMMENDED FRUTH STREET HISTORIC DISTRICT

The potential Fruth Street Historic District is recommended eligible for listing in the National Register of Historic Places (NRHP, or National Register) and as a City of Austin local historic district. It meets National Register Criteria A for Historical Associations and C for Architecture; and City of Austin Criteria i for Architecture and ii for Historical Associations. The proposed district’s period of significance is 1920–1957. The proposed district’s resources are tabulated in table 5-11-1 below.

Table 5-11-1. Resource counts in potential local and NRHP districts. See fig. 5-11-1 for location of primary resources.

	Contributing	Surveyed; Noncontributing		Total
		Not Surveyed; Post 1974 ¹		
Local District				
	12	1		
		0		
Total	12 (92%)	1 (8%)		13
NRHP District				
	15	1		
		0		
Total	15 (94%)	1 (6%)		16

- The City of Austin only includes primary resources in its counts, while the NRHP includes primary and secondary resources.
 - The number of noncontributing post-1974 resources is based off GIS analysis of current TCAD information. Parcels not surveyed as part of this project and determined to contain a non-historic age building based on TCAD analysis were counted as one noncontributing property. If a historic district designation is pursued, a full survey of these post-1974 resources will be required.

In addition, the district holds heritage tourism potential in the area of architecture.

5.11.1 Geographic Location and Boundaries

The recommended Fruth Street Historic District encompasses less than one acre in Central Austin. The proposed district lies just east of the commercial zone along Guadalupe Street and south of the residential Aldridge Place neighborhood (a local historic district), tucked away on the dead-end of Fruth Street. West 30th Street forms the district’s southern boundary, and parcel boundaries create the west, north, and south boundaries (fig. 5-11-1).

5.11.2 Timeframe of Development

Building construction in the proposed district largely occurred in the 1930s. Table 5-11-2 below breaks down the historic-age primary resources within the recommended district by decade of construction.

Table 5-11-2. Number and percentage of historic-age primary resources constructed by time period.

Period of Construction	No. Resources	% of Total
1920–1929	2	15%
1930–1939	9	70%
1940–1949	0	0%
1950–1959	2	15%
1960–1969	0	0%
1970–1974	0	0%



Figure 5-11-1. Map of the recommended Fruth Street Historic District showing boundaries, subdivisions, and the contributing and noncontributing status of surveyed resources.

5.11.3 Associations with Overall Survey Area Trends

The recommended Fruth Street Historic District represents a small segment of the original 45-acre Fruth addition. Platted in 1902, the Fruth addition acquired its name from Erhardt and Teresa Fruth, German immigrants who operated a dairy farm on the land in the nineteenth century (see fig. 5-11-1 and historic district survey forms in Appendix E for historic plat maps). Immigrating to Austin in the late 1840s, Fruth acquired 45 acres in Outlots 73 and 14 of Division D, an area then characterized by scattered farmsteads. The historic land-use patterns established in the early nineteenth century by men like Fruth began to unravel in the latter part of the century. The growing need for housing, created in part by the founding of the University of Texas in 1883, caused many of the large landholders to subdivide their lots for new residential development. As the university continued to expand, this trend continued, and the Fruth addition became one of the first new subdivisions platted in the survey area in the twentieth century. Filed with Travis County in 1904, this plat divided the dairy farm into its current configuration of evenly sized lots between West 29th Street (historically Sycamore Avenue), Speedway, West 31st Street, Whitis Avenue, and Guadalupe Street, while the triangular portion south of West 29th Street contained several smaller end lots. The plat also shows the location of the Fruth family's nineteenth-century house (where today the Kirby Hall School on West 29th is located) and the locations of several cisterns, barns, outhouses, and fences.

Despite its early platting and proximity to the university and the city's streetcar line on Guadalupe Street, the addition developed slowly, perhaps due to the presence of several branches of Waller Creek traversing the subdivision. Residential construction in the Fruth addition began in earnest in the 1920s, though it was predominantly limited to the section south of West 29th Street. Meanwhile, development to the north was sparse. In the 3000 block of Fruth Street (historically Comanche Avenue), construction was limited to the two houses facing West 30th Street: 502 West 30th Street (1920) and 406 West 30th Street (1925). In the 1910s and 1920s, development in new subdivisions began to fill in the areas around the Fruth addition, most notably immediately to the north in Aldridge Place (platted in 1912), but most of the lots within the proposed district remained vacant.

Due to the lack of development in the proposed district, the 1928 Koch and Fowler plan recommended that much of the Fruth addition become city parkland. Described as "wholly unsuited for residential uses," the land north of West 29th Street between Guadalupe Street and Speedway was low-lying and poorly drained.² Predicting any residential development in the area would be "cheap inferior type of residences," Koch and Fowler recommended the section of the Fruth addition north of West 29th Street be purchased by the City for use as a neighborhood park.³ In 1929, the City purchased some of this section from Fruth addition property owners, including the Austin Presbyterian Theological Seminary and Elizabeth Moore—one of Erhardt and Teresa Fruth's six daughters—for the creation of a new boulevard and park. The transformation of the land, "an undeveloped mass of tangled bushes and trees," into an extension of Hemphill Park in Aldridge Place created the current configuration of land north of West 29th Street in the Fruth addition.⁴ Because the City only acquired the lowest-lying areas of the Fruth addition rather than all of the area north of West 29th Street as recommended in the plan, the new park area (part of the designated local Aldridge Place Local Historic District north of West 30th Street) separated the intended residential areas north of West 30th Street into two disjointed pockets; both remained largely undeveloped by 1930 (fig. 5-11-2).

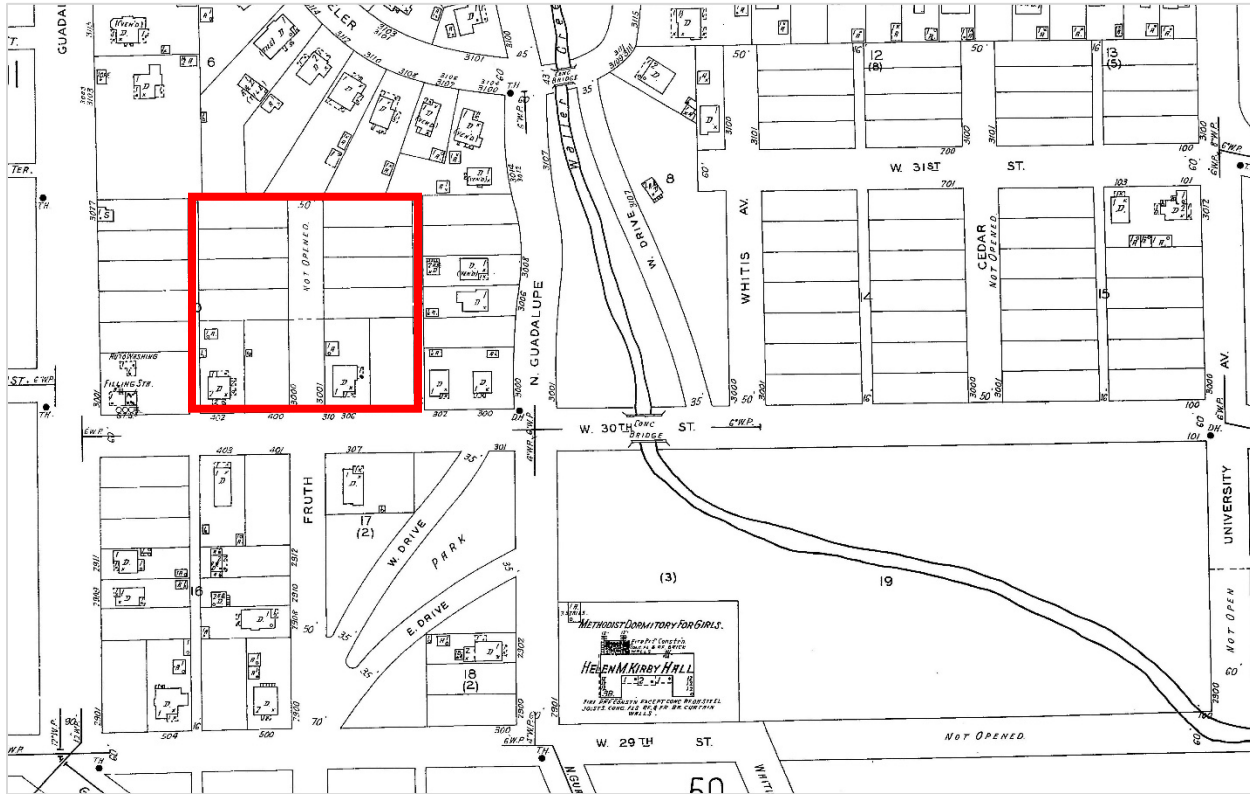


Figure 5-11-2. Snip of the 1935 Sanborn map showing the proposed district still largely undeveloped and separated by Hemphill Park from the eastern section of the Fruth addition. District boundary in red. Source: University of Texas Perry-Castañeda Library Map Collection.

Nearly three decades after the platting of the Fruth addition, the 1930s saw the first building boom north of West 30th Street in the subdivision. This development coincided with population growth in Austin. As people moved to Austin, in large part for white-collar jobs created by the expansion of the university and state and local municipal governments, the need for rental housing grew. This need prompted the construction of various types of rental housing, including small-scale apartments and small single-family residences near the university and closer to government offices. In the proposed district, eight residences were built between 1936 and 1940. Paul O. Simms, an Austin real estate and insurance agent, built and sold the houses at 3006, 3008, and 3010 Fruth Street. Nina Belle Wooten, wife of prominent local pharmacist Greenwood Wooten, oversaw the construction of the four Calcasieu cottages and garage apartment on her lot at 3007 Fruth Street. Smaller and more modest than the houses in Aldridge Place, houses on Fruth Street sold to owners who, according to city directories, most often rented their houses. The recommended district's proximity to the university and city bus lines made the area attractive to renters.

After the 1930s, minimal development occurred on Fruth Street. New construction of an office building on the vacant lot at 404 West 30th Street in 1957, however, signified a change beginning in the area, as commerce crept into the residential area from Guadalupe Street. Just south of the proposed district, the house at 407 West 30th Street was first converted into a restaurant in 1969 (currently Trudy's Tex-Mex Restaurant), and the house at 2908 Fruth Street was a gathering place for parties in the 1970s before it became Spiderhouse Café in 1995. Within the recommended district, the oldest house—502 West 30th Street—has taken on a commercial function in more recent years. Most recently a large-scale multi-

family complex replaced two single-family houses immediately south of the recommended district on West 30th Street.

5.11.4 Architectural Characteristics and Representative Resources

The houses in the proposed district, built in the 1920s and 1930s, reflect the popular national architectural trends of the time. Craftsman and Tudor Revival bungalows built from standardized plans make up the majority of buildings in the recommended district. Many of the houses have garages or garage apartments set to their rear. Access to these secondary resources is often from both the street and the alley.

Six buildings within the proposed district are recommended individually eligible for listing in the National Register and four buildings are recommended as local historic landmarks (table 5-11-3).

Table 5-11-3. Individual resources within the potential Fruth Street Historic District that also are recommended eligible for City of Austin historic landmark designation and/or listing in the NRHP.

Address	City of Austin Eligible	NRHP Eligible
406 WEST 30TH ST		X
3007 A FRUTH ST	X	X
3007 B FRUTH T	X	X
3007 C FRUTH T	X	X
3007 D FRUTH ST	X	X
3010 FRUTH T		X

- If the recommended district is formally designated by the City of Austin, individual landmark applications within the district will have to comply with Code Section 25-2-352 (A)(3)(b)(i), which states that, "A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance."

The following resources within the proposed Fruth Street Historic District reflect the architectural character of the recommended district.

3007A, 3007B, 3007C, AND 3007D FRUTH STREET

The complex at 3007 Fruth Street contains four Calcasieu Lumber Company cottages and a multi-unit garage apartment (figs. 5-11-3 and 5-11-4). The four single-family units are grouped around a center courtyard, with the garage apartment set to the rear along the alley. The cottages, built from standardized plans, are four of the several one-room houses built by the lumber company in the 1920s and 1930s throughout Austin. Calcasieu built these houses in 1936 concurrently with the two cottages one block south at 2912 Fruth Street (not included in proposed district due to intervening new construction). The one-story Tudor Revival houses have false half-timbering and decorative verge boards in their gables. Windows are double hung and have three-over-one wood screens. The wood door has three glass panes and a wood-frame screen door. Unlike the other Calcasieu cottages in Austin, the four on Fruth Street are clad in stucco and have been since the historic period.⁵ These are among the approximately 35 Calcasieu cottages that remain in Austin.⁶ In addition to contributing to the recommended historic district, each cottage is also recommended individually eligible for the National Register and as a local landmark.



Figure 5-11-3. Oblique view of one of the Calcasieu cottages at 3007 Fruth Street (1936). Source: HHM, 2019.



Figure 5-11-4. Oblique view of the garage apartment at 3007 Fruth Street (1936). Source: HHM, 2019.

406 WEST 30TH STREET

One of three bungalows in the recommended district, the house at 406 West 30th Street is the oldest, having been constructed in 1925 (fig. 5-11-5). The one-story residence has Craftsman influences such as triangular knee braces and exposed rafter tails, but otherwise lacks much stylistic ornamentation. The house has wood siding and double-hung wood windows with screens. The house's two single doorways are set within the inset partial-width porch. An exterior brick chimney is located on the side of the house. Set to the rear of the house is a two-story, two-unit garage apartment. Built in 1950, the garage apartment replaced a 1925 garage originally built with the house. The main house is also recommended individually eligible for the National Register.



Figure 5-11-5. Façade of the bungalow at 406 West 30th Street (1925). Source: HHM, 2019.

NOTES

¹ The City of Austin only includes Primary resources in its counts, while the National Register includes all resources. These numbers also do not account for post-1974 resources, as they were not included in the survey.

² Koch and Fowler, *A City Plan for Austin, Texas* (Austin: City of Austin, 1928), 33.

³ Koch and Fowler, *A City Plan for Austin, Texas*, 33.

⁴ "Fruth Addition Park Site to Be Cleared," *Austin American Statesman*, Nov. 1, 1929.

⁵ The four houses have stucco according to the 1962 Sanborn map (volume 3, no. 302).

⁶ This number is based on "Calcasieu Lumber Company Cottages in Austin, Texas" found on the City of Austin's website: <http://www.austintexas.gov/edims/document.cfm?id=210309>.

5.12 RECOMMENDED AUSTIN PRESBYTERIAN THEOLOGICAL SEMINARY HISTORIC DISTRICT

The potential Austin Presbyterian Theological Seminary Historic District is recommended eligible for listing in the National Register of Historic Places (NRHP, or National Register) and as a City of Austin local historic district. It meets National Register Criteria A for Historical Associations and C for Architecture; and City of Austin Criteria i for Architecture and ii for Historical Associations. The district’s period of significance is 1908–1961. The historic resources in the district are listed in table 5-12-1 and mapped in figure 5-12-1. Note that the table includes only resources built up until 1974 because non-historic-age properties were not surveyed.

Table 5-12-1. Resource counts in potential local and NRHP districts. See fig. 5-12-1 for location of primary resources.

	Contributing	Surveyed; Noncontributing	Total
		Not Surveyed; Post 1974 ¹	
Local District			
	5	0	
		0	
Total	5 (100%)	0 (0%)	5
NRHP District			
	5	0	
		0	
Total	5 (100%)	0 (0%)	5

- The City of Austin only includes primary resources in its counts, while the NRHP includes primary and secondary resources.
 - The number of noncontributing post-1974 resources is based off GIS analysis of current TCAD information. Parcels not surveyed as part of this project and determined to contain a non-historic age building based on TCAD analysis were counted as one noncontributing property. If a historic district designation is pursued, a full survey of these post-1974 resources will be required.

The potential historic district holds heritage tourism potential in the areas of architecture and social history (religion).

5.12.1 Geographic Location and Boundaries

The proposed Austin Presbyterian Theological Seminary Historic District is located just north of the University of Texas campus, bounded on the south by 27th Street, on the east by Speedway Street, roughly on the north by Waller Creek, and on the west by the property line between the seminary and the Scottish Rite Dormitory (see fig. 5-12-1 for more detailed district boundaries). This district boundary encompasses the historic core of the Austin Presbyterian Theological Seminary campus but excludes some portions of the campus that contain non-historic buildings.

5.12.2 Timeframe for Development

The Austin Presbyterian Theological Seminary was originally established at a location near 9th and Navasota Streets, but it moved to its present location near the University of Texas campus in 1908. At the time, the growth of the University of Texas encouraged other institutions to locate nearby. The University of Texas opened in 1883 north of downtown on the 40-acre “College Hill” tract set aside in the original plan for Austin drawn by William Sandusky in 1840.² By 1900, Sanborn maps of the area surrounding the University of Texas depicted the nearby All Saints’ Episcopal Chapel (extant, 209 West 27th Street), as well as many residences in the new subdivisions that increasingly replaced agricultural land between West 24th Street and West 45th Street.³ The earliest buildings on the Austin Presbyterian Theological Seminary’s campus were constructed in 1908. In the 1920s and 1930s, the University of Texas campus expanded northward toward the seminary, gradually acquiring land between West 24th and West 27th Streets (fig. 5-12-2). The surrounding development boxed in the seminary tract. Around

the same time, in 1929, the seminary sold a portion of the low-lying land north of the campus core to the City of Austin to create Adams-Hemphill Park.⁴ As the seminary sought to grow within the limits of its land, its original buildings were replaced, especially during a concentrated development effort in the 1940s. Construction of the several buildings that make up the seminary’s current campus spans from around 1941 to 1961.⁵ Table 5-12-2 below lists resources in the proposed district by construction period.

Table 5-12-2. Historic resources in the proposed Austin Presbyterian Theological Seminary Historic District broken out by period of construction.

Period of Construction	No. Resources	% of Total
1910–1919	0	0%
1920–1929	0	0%
1930–1939	1	20%
1940–1949	2	40%
1950–1959	0	0%
1960–1969	2	40%
1970-1974	0	0%

A period of modern development also took place, including the addition of buildings constructed from 1996 through 2017. However, these newer buildings are set back on the campus property, adjacent to Waller Creek, and are visually separated from the core of the campus that developed during the historic period. This period also included the demolition of the seminary’s oldest structure, Lubbock Hall, in 1996.⁶

5.12.3 Associations with Overall Survey Area Trends

The Austin Presbyterian Theological Seminary was originally located in East Austin on the property of the previously established Stuart Seminary, but it soon relocated to a larger site adjacent to the original 40 acres of the University of Texas.⁷ The initial property was just over five acres, purchased for \$5,029 in 1906.⁸ The seminary's first two buildings were constructed in 1908: Lubbock Hall, a refectory, and Sampson Hall, which served as a dormitory, classroom, library, and administration building.⁹ Austin architect George Endress designed both original structures (no longer extant) with elements of the Mission Revival style.

An effort to build a much-needed library was organized in 1915. A statewide fundraising campaign was organized to help “in the work of educating the members of the church.”¹⁰ After the onset of World War I, these expansion and educational efforts at the seminary stalled. Classes were suspended as most of the students were involved with the armed forces, while the faculty worked for the war effort through the Austin YMCA.¹¹ A newspaper article from 1920 noted that,

No educational institution responded more generally to the call for men to enter the army [in World War I] than did the teachers and students of the Presbyterian Seminary in Austin, as practically the entire faculty and student body serviced in various capacities during the war, this necessitating the close of the institution.¹²

The seminary’s buildings were leased by the Scottish Rite Masons during the World War I years, until about 1921.¹³ The Masons used the campus as housing for women attending the University of Texas (predating their construction of the Scottish Rite Dormitory for women on their adjacent property, begun in 1920 and completed in 1922).¹⁴ When seminary classes resumed in 1920, the Masons apparently still held the lease to the campus, because seminary classes took place at the University YMCA until the fall of 1921.¹⁵ From that time until around 1941, no substantial construction or expansion took place on the seminary campus (fig. 5-12-3).



Figure 5-12-1. Map of the recommended Austin Presbyterian Theological Seminary Historic District showing its boundaries and the contributing and noncontributing status of surveyed resources. Note that the proposed boundary does not encompass the entirety of the seminary campus but only its historic core.

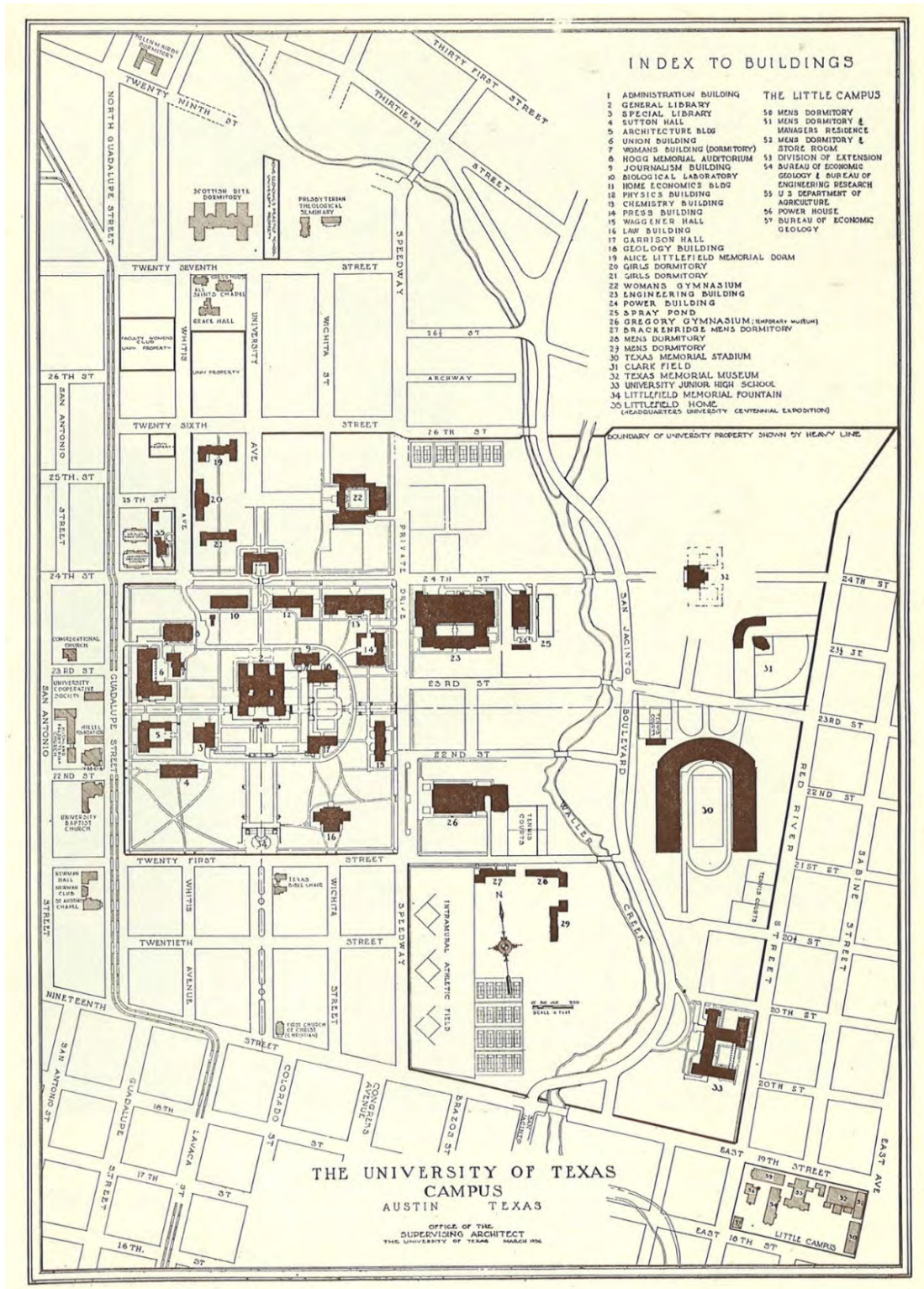


Figure 5-12-2. Map of the University of Texas campus in 1936. The site of the Austin Presbyterian Theological Seminary is circled in blue. Note the growth of the campus beyond the original 40-acre tract (bound by Guadalupe, Speedway, 21st and 24th Streets), stretching northward to 27th Street as well as westward to Red River Street. Source: Historical Campus Maps, from the University of Texas. http://legacy.lib.utexas.edu/maps/ut_austin_historical_maps.html.

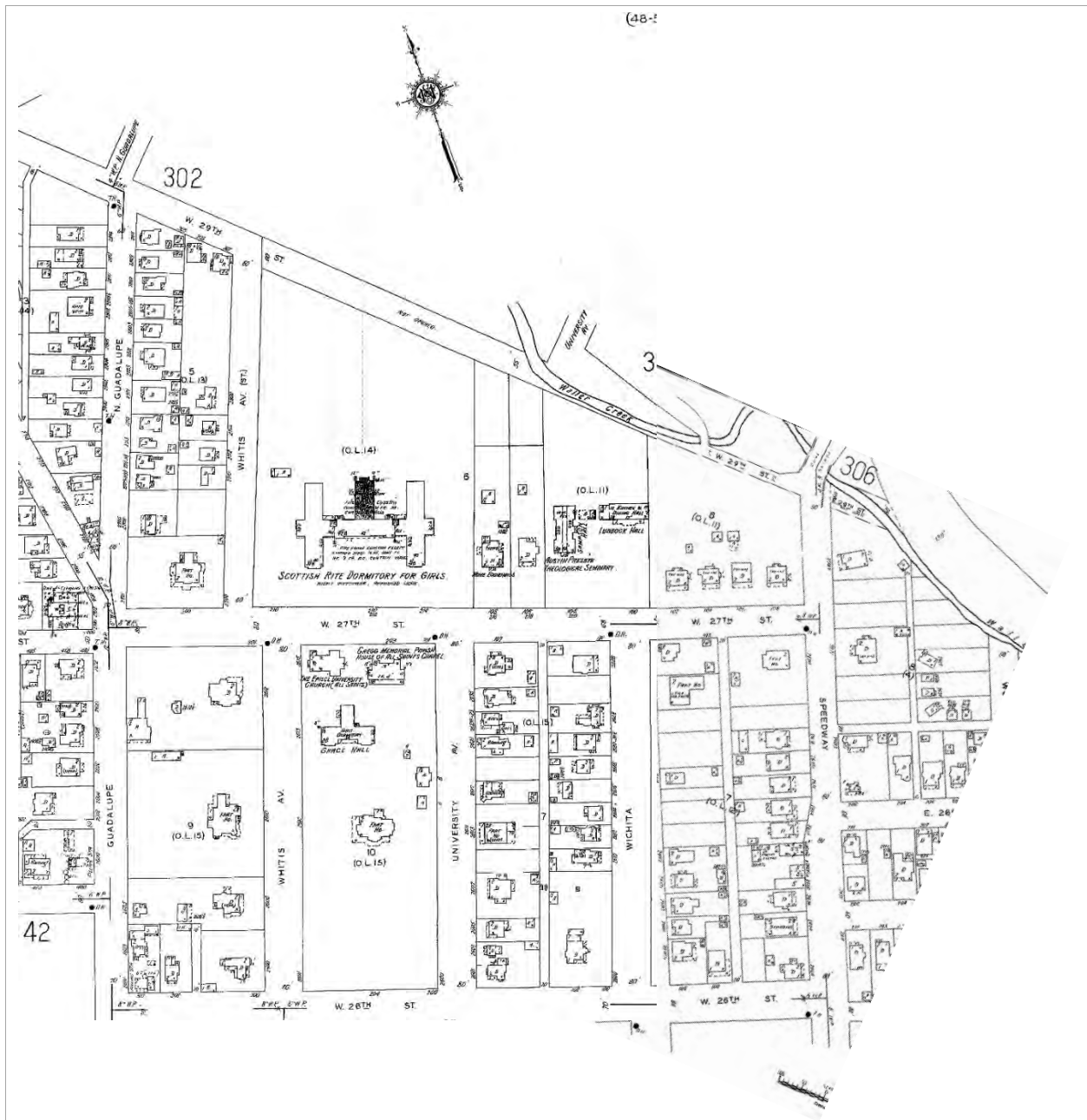


Figure 5-12-3. Sanborn maps from 1935 documenting the Austin Presbyterian Theological Seminary campus (Sheets 50 and 51). Note the row of cottages at the eastern portion of the campus – likely serving as “seminary row” housing for married students. Source: University of Texas Libraries.

A new push for expansion began to take shape in the early 1940s (fig. 5-12-4). Like the efforts prior to World War I, there was a public call to raise funds for a new library and chapel, as at the time there was no place on the campus where a group larger than 30 could come together for worship.¹⁶ The new Shelton Chapel was constructed around 1941 atop a small hill crowning the seminary campus, giving the new structure a view overlooking the University of Texas campus (figs. 5-12-5 and 5-12-6).¹⁷ In continuing the effort to expand the seminary during the 1940s, the seminary demolished Sampson Hall and constructed the new Stitt Library in its place, completed in 1945.



Figure 5-12-4. Historic photograph ca. 1941 of the construction of the Shelton Chapel. One of the seminary's original Mission Revival-style buildings is in the background (hidden by trees in the upper-right corner). Source: *The Portal to Texas History*.



Figure 5-12-5. An architect's drawing of the planned seminary chapel, published in the *Austin Statesman* in 1940.



Figure 5-12-6. Façade view, facing north, of the ca. 1941 Gothic Revival Shelton Chapel on the Austin Presbyterian Seminary Campus. Source: *HMM*, 2019.

Though there were several small homes on the property for faculty as early as 1930, most lived off campus in the neighborhoods of west Austin.¹⁸ To accommodate the large numbers of married students, the seminary constructed small cottages nearby along “seminary row.”¹⁹ The cottages likely were located on the eastern portion of the campus, near the intersection of West 27th Street and Speedway (fig. 5-12-3).²⁰ The trend for modest-scaled new houses was echoed in the surrounding neighborhood as well, where duplexes, triplexes, and fourplexes increasingly emerged in the 1930s. A growing demand for housing was met with the construction of Currie Hall around 1945 for single male students.²¹ The seminary also acquired a property east of Speedway by 1945 for the construction of additional dormitories. By 1985, the campus had grown to encompass more than 10 acres, spanning across Waller Creek – almost double its initial size.²²

When construction of the new W. B. Trull Administration Building began in 1958, the *Austin American* noted that its addition followed “a pattern of almost continuous building for Austin Seminary during the past ten years.”²³ Both the Trull Administration Building and the new McMillan classroom building were completed and opened in 1961 as part of the board of trustees’ plan to accommodate a larger student body and establish a nationwide reputation.²⁴

5.12.4 Architectural Characteristic and Representative Resources

The potential Austin Presbyterian Theological Seminary Historic District contains a notable collection of mid-twentieth-century religious and educational buildings. Key seminary buildings like the Stitt Library and the Shelton Chapel represent a period of redevelopment in the 1940s and showcase the Gothic Revival style, sometimes referred to as Collegiate Gothic, common on university campuses. Later additions, like the Trull Administration Building, represent the seminary’s expansion period and incorporate elements of the Mid-century Modern architectural style.

The district does not contain any properties previously recognized as local, state, or national historic landmarks. A Texas Historical Commission marker was placed on the campus in 2002, summarizing the origins and evolution of the seminary. Five resources within the district are recommended individually eligible for listing in the National Register and as local landmarks (see table 5-12-3 below).

Table 5-12-3. Individual resources within the potential Austin Presbyterian Seminary Historic District that are also recommended eligible for City of Austin historic landmark designation and/or listing in the NRHP.

Address	Building Name	City of Austin Eligible	NRHP Eligible
100 East 27th Street A	Trull Administration Building	X	X
100 East 27th Street B	Shelton Chapel	X	X
100 East 27th Street C	David L. and Jane Stitt Library	X	X
100 East 27th Street D	McMillan Building	X	X

- If the recommended district is formally designated by the City of Austin, individual landmark applications within the district will have to comply with Code Section 25-2-352 (A)(3)(b)(i), which states that, “A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance.”

The following are representative examples of resources in the recommended Austin Presbyterian Seminary Historic District.

SHELTON CHAPEL (100 EAST 27TH STREET B)

Shelton Chapel is a crucifix-form church building constructed around 1941 from brick on concrete footings. The chapel displays several hallmarks of the Gothic Revival style (fig. 5-12-5). Though the Gothic Revival style was on the decline nationally at this time, the Shelton Chapel embraced some of its common elements, including a steeply pitched roof and pointed arches above doorways, windows, and

in the bell tower. The chapel’s applied ornamentation was similarly influenced by Gothic Revival architecture, most notably in the lattice and crown atop its bell tower (fig. 5-12-6). In addition to contributing to the recommended historic district, the chapel is also recommended individually eligible for the National Register and as a local landmark.

STITT LIBRARY (100 EAST 27TH STREET C)

The Stitt Library was constructed shortly after the Shelton Chapel during the 1940s period of investment and redevelopment on the seminary campus. Like the chapel, it showcases some characteristics of the Gothic Revival style, including its cross-gabled roof with a steep pitch and a central entryway capped with a pointed archway (fig. 5-12-7). Decorative metal framing of the windows on the primary façade also include pointed arch detailing, and a motif of decorative stone shields ornaments the building around its entryway. Five windowed dormers, centered between the twin gables, project from the roofline on the primary eastern façade. On the north and south façades are five similar dormers. A non-historic 1977 addition to the rear of the building is also constructed with brick but differentiates itself from the original structure by its flat roofline and the shape of its windows—rounded arches rather than pointed archways present on the primary façade (fig. 5-12-8). The library is also recommended individually eligible for the National Register and as a local landmark.



Figure 5-12-7. Façade view of Stitt Library, which was constructed in 1945 adjacent to Shelton Chapel. Source: HHM, 2019.



Figure 5-12-8. Oblique view of Stitt Library, facing northwest, showing the original library as well as its 1977 rear addition. Source: HHM, 2019.

TRULL ADMINISTRATION BUILDING (100 EAST 27TH STREET A)

Construction of the Trull Administration Building was begun in 1958 and completed in 1961 as the seminary sought to modernize, expand, and create space for more students. The two-story, split-level building, constructed to house administrative offices on its main floor, with a bookstore, post office, conference room, and faculty lounge on the lower level, which opened to the exterior on its rear, downhill façade.²⁵ The building represents the Mid-century Modern style on the campus (fig. 5-12-9). The Trull Administration Building's character-defining features include its low horizontal profile with minimal ornamentation, and its central gabled entranceway, with a glass curtain wall supported by wide brick pillars. The yellow brick tone for both the Trull and McMillan buildings was chosen to coordinate with existing seminary buildings.²⁶ The building is also recommended individually eligible for the National Register and as a local landmark.



Figure 5-12-9. Façade view of the 1961 Trull Administration Building, including its Mid-century Modern entranceway. Source: HHM, 2019.

NOTES

¹ The City of Austin only includes Primary resources in its counts, while the National Register includes all resources. These numbers also do not account for post-1974 resources, as they were not included in the survey.

² David C. Humphrey & William W. Crawford, Jr., *Austin: An Illustrated History* (Sun Valley, California: American Historical Press, 2001), 95-101.

³ Sanborn Fire Insurance Maps, 1900, Sheets 44-53; Morrison & Fourmy Directory Co., *Map of the City of Austin*, 1910, from the Austin History Center.

⁴ "Fruth Addition Park Site to Be Cleared," *Austin American Statesman*, Nov. 1, 1929.

⁵ Research conducted within the scope of work for this project did not indicate funding sources for construction campaigns; future research in the seminary's archives might yield this information.

⁶ "Austin Presbyterian Theological Seminary Photographs, 1921–Current," n.d., Austin Seminary Archives, Stitt Library.

⁷ "Interesting Meeting," *The Austin Statesman*, May 9, 1906.

⁸ Thomas W. Currie, Jr., "Austin Presbyterian Theological Seminary," *Handbook of Texas Online*, Oct. 10, 2018, accessed April 20, 2020, <http://www.tshaonline.org/handbook/online/articles/iwa02>.

⁹ "Operations in Texas," *The Austin Daily Statesman*, May 26, 1907, 16; Currie, Jr., "Austin Presbyterian Theological Seminary."

¹⁰ "Presbyterians Plan Campaign to Raise \$1,000,000: Improvements to Include Work on Seminary Here," *The Austin Daily Statesman*, June 12, 1915.

¹¹ "Presbyterian Seminary Plans Memorial Building," *The Austin American*, April 13, 1958.

¹² "Theological Seminary Has Bright Prospects," *Austin American-Statesman*, June 13, 1920, from newspapers.com.

¹³ "Theological Seminary Has Bright Prospects." This article notes that the Masons' lease was set to end at some point soon after 1920, but exact years of the Masons' occupancy are not clear. City Directories continue to note the seminary's occupancy of the site throughout World War I. Future research efforts in the seminary's administrative archive might locate exact dates of the lease, but it is unlikely that the lease was filed as an official legal document with the Travis County Clerk.

¹⁴ "Masons to Build Dormitory for Girls in the Near Future," *The Austin Statesman*, May 14, 1920.

¹⁵ Currie, Jr., "Austin Presbyterian Theological Seminary."

¹⁶ Future research efforts in the seminary's administrative archive might yield information about sources of funding.

¹⁷ The 1941 construction date for the chapel is inscribed on the cornerstone. Additional research using the archives of the Austin Presbyterian Theological Seminary would help confirm this construction date.

¹⁸ "Presbyterian Seminary Plans Memorial Building," *The Austin American*, April 13, 1958.

¹⁹ "Seminary Plans Training School, Enlarges Undergraduate Community," *The American-Statesman*, Nov. 21, 1926.

²⁰ Note that City Directory listings in the 1930s for these addresses (102-180 W. 27th Street) do not clearly indicate whether the renters were indeed students at the seminary, and many other rows of small "cottages" surrounded the seminary at the time.

²¹ "Mission and History," *Austin Presbyterian Theological Seminary*, n.d. accessed April 12, 2020, <https://www.austinseminary.edu/about/mission-history>.

²² Currie, Jr., "Austin Presbyterian Theological Seminary."

²³ "Presbyterian Seminary Plans Memorial Building," *The Austin American*, April 13, 1958.

²⁴ "Seminary Bolsters Its role," *The Austin American*, April 14, 1959; "Presbyterian Seminary Plans Memorial Building," *The Austin American*, April 13, 1958.

²⁵ "Seminary Buildings Near Work Stage," *The American-Statesman*, Oct. 8, 1960.

²⁶ "Seminary Buildings Near Work Stage."

6 | Future Recommendations

The following recommendations are offered to help the City of Austin continue its efforts to identify, document, and promote designation of historic properties.

6.1. CONTINUE HISTORIC RESOURCES SURVEY EFFORTS

In its effort to maintain and update its inventory of historic resources, the City should continue its historic resource survey efforts. The Citywide Historic Context prepared for the City of Austin in 2016 included recommendations and costs estimates for prioritizing areas for future survey. Those recommendations should be revisited when planning and budgeting for future survey efforts.

6.2 CLARIFY EVALUATION METHODS FOR LOCAL LANDMARKS

The City of Austin Historic Preservation Ordinance currently requires that a resource retain physical integrity and meet two of the criteria below to be eligible as an individual local landmark:

- (i) **Architecture.** The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building. A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance.
- (ii) **Historical Associations.** The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.
- (iii) **Archeology.** The property has, or is expected to yield, significant data concerning the human history or prehistory of the region.
- (iv) **Community Value.** The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.
- (v) **Landscape Feature.** The property is a significant natural or designed landscape or landscape feature with artistic, aesthetic, cultural, or historical value to the city.¹

However, application of these criteria historically has been vague and inconsistent. The measures discussed below could help ensure consistent and transparent evaluation of the criteria moving forward.

6.2.1 CLARIFY INTEGRITY THRESHOLDS

The Fieldwork Methodology applied for this project (Section 2) communicates clear thresholds for evaluating the integrity of a resource for potential landmark eligibility. HHM recommends that the City include similarly clear guidance for evaluating integrity within its landmark application package. Section 2.1.3 of this report may serve as a basis for the City – especially Table 2-1 (page 8).

6.2.2 UPDATE THE GIS HISTORIC PROPERTY VIEWER

The City of Austin recently created a user-friendly GIS map that helps the public search for landmarks citywide – the “Historic Property Viewer.”² Currently, the tool does not include data about which criteria apply to each landmark. Adding criteria to each data point would help the City and property owners evaluate precedents. Adding a search tool that enables filtering landmarks by criteria would further enhance analysis capabilities.

6.2.3 STANDARDIZE RESEARCH METHODS FOR EVALUATIONS

To date, evaluations of landmark eligibility have been based largely on research conducted using City Directories and other archival materials available at the Austin History Center. However, the precise methodology recommended for research is not shared within the City’s current landmark application materials. Standardizing research methods will help ensure that properties are given equal consideration. An updated application manual could provide guidance such as:

- Connections between research and integrity, clarifying the integrity threshold required for a building to justify investing in research
- Building permit research requirements
 - Finding aid describing the scope of the City’s historic building permit data
 - Clarifying when building permit research is necessary and why
 - Explaining how to use building permits to determine construction dates and evaluate integrity
 - Explaining the limitations of building permit research
- Guidance for identifying historic styles, building materials, builders, architects, and landscape designers
- Historic map research requirements
 - Instructions for analyzing address changes prior to beginning occupant research using tools like georeferenced Sanborn Fire Insurance Maps
 - Listing other types of maps available for properties not adequately documented by Sanborn Maps
- Steps for researching historical occupants
 - Intervals to be used for City Directory research (for example, 5-year intervals versus 10)
 - Methods for finding names of women associated with a property, since City Directories often list only the man’s name (for instance, using marriage records via sites like ancestry.com)
 - Resources for finding business tenants for commercial properties
 - Recommendations for whether occupant research is relevant for multi-unit properties like apartment buildings and skyscrapers
 - Recommendations for when to conduct more research about an occupant or tenant (for example, how long the occupation must be to merit additional research)
 - Recommended sources to learn more about occupants or tenants (such as newspaper databases and sites like ancestry.com or familysearch.com)
 - Recommended search terms and limits
- Guidance for researching thematic associations
 - A bibliography compiling links to electronic copies of existing historic contexts chronicling significant historical trends in Austin’s development – including prior National Register

historic district nominations and local historic district applications, the 2016 citywide historic context, the 2016 historic context of East Austin, the 2020 historic context of West Downtown, contexts prepared for this report, and contexts within the concurrent survey report for North Loop, Hancock, and Upper Boggy Creek

- Research questions to be answered prior to evaluating eligibility for properties not covered in earlier contexts
- Descriptions of repositories and sources likely to yield answers to each research question
- Style requirements for citations

Ideally, these recommendations could be consolidated within a research worksheet, to help City staff and other researchers gather and record information consistently. These worksheets should be listed in an electronic index and saved in electronic format, so that they are accessible for future researchers.

6.2.4 CREATE A DECISION MATRIX FOR ELIGIBILITY EVALUATIONS

After research about a property is gathered, it must be analyzed in a consistent manner to determine a property's eligibility under the City's landmark criteria. Eligibility evaluations require a two-stepped approach: first determining whether an associated occupant or trend has historical significance, and then determining whether the association is strong enough that the building can communicate this historical significance. Including a decision matrix in the landmark application package would help City staff and property owners conduct these evaluations methodically and consistently. A sample decision matrix, also known as a "decision tree," is provided on page 273 at the end of this section (fig. 6-1).

Examples of questions that the decision matrix could help answer include:

- Is the building at least 50 years old?
- Does the building meet the integrity threshold for individual local landmark designation?
- Is the building's architecture significant?
 - Is the building an example of a recognized architectural style? (Cross-reference a list of recognized styles.)
 - Does the building exhibit rare construction materials, craftsmanship, or engineering features?
 - Is the building the work of a known builder or architect?
- Are the building's historical associations significant?
 - Were the building's occupants engaged in significant occupations? (Cross-reference a list of examples of occupations considered significant.)
 - Did the building house a significant type of business or organization? (Cross-reference a list of significant types of businesses and/or organizations.)
 - Were the building's occupants or tenants significantly engaged in the political, social, religious, cultural, or artistic life of Austin?
 - Did the building's construction and development result from a significant theme described in an existing historic context of Austin?
 - Did any significant events occur on the property – like political rallies, labor strikes, civil rights demonstrations, scientific experiments, or technological inventions?
- Does the property include archeological deposits that have yielded, or are expected to yield, significant data concerning the human history or prehistory of the region?
- Does the property possess significant community value?
 - Were the historic owners or tenants associated with a minority racial or ethnic group?

- Did community gatherings take place at the site?
- Did the building historically house a community leader or community outreach organization?
- Did a traditional cultural activity take place on the property – such as food production, art production, or worship?
- Does the property have significant landscape features?
 - Are the landscape features associated with a recognized historic style?
 - Is the landscape design associated with a known gardener, landscape architect, or engineer?
 - Does the landscape include manmade features like terracing, walls, statuary, fountains, or gazebos?
 - Do rare historic plantings survive on the site?
- Is the link between the property and its associations strong enough to meet the criteria for landmark eligibility?
 - Did the significant association begin at least 50 years ago?
 - Did the significant occupant or tenant reside in this building while engaged in their significant work?
 - Does the property's physical integrity match the period of the significant association?

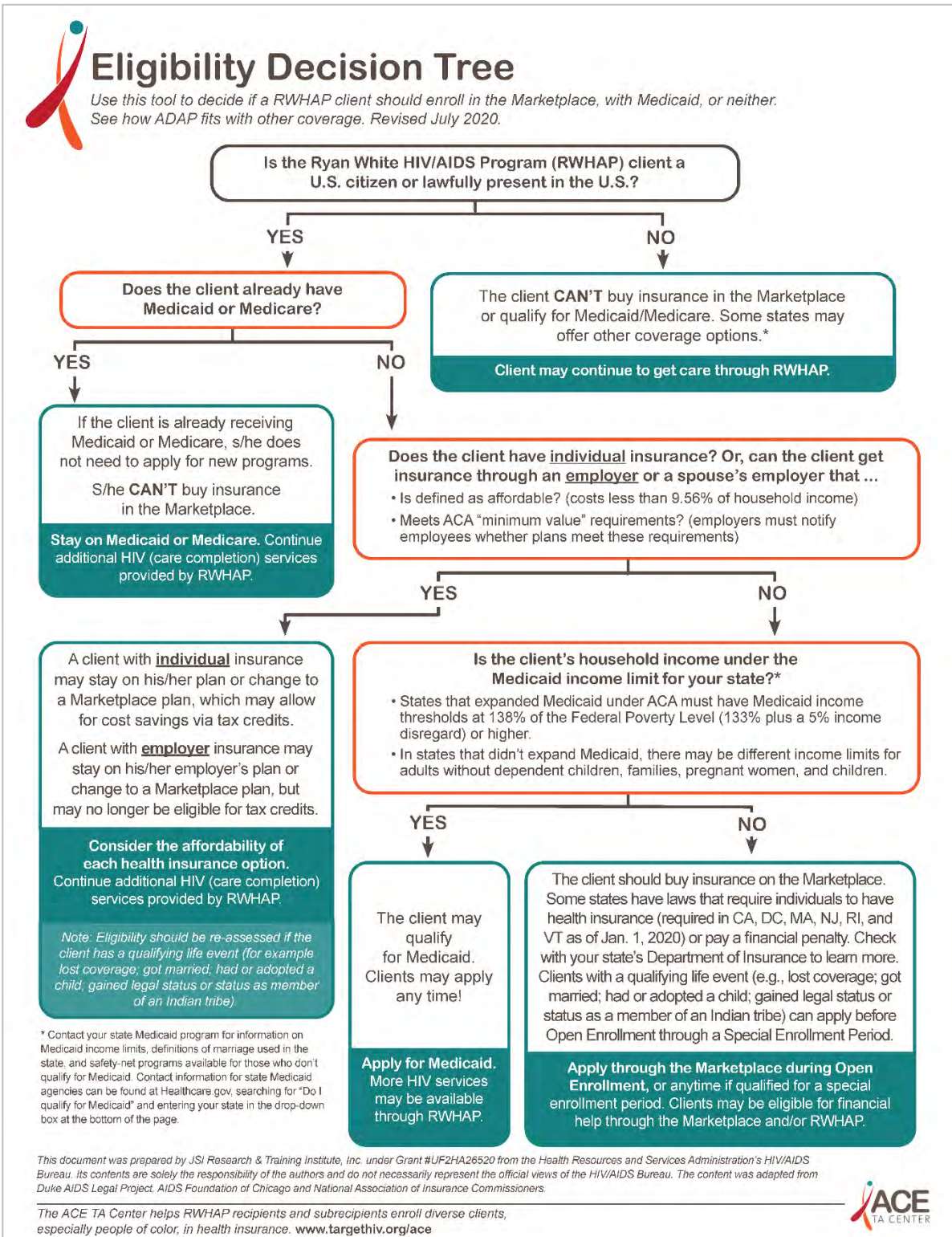


Figure 6-1. Example of an eligibility decision tree. This example is used to determine eligibility for Medicare or Medicaid. A similar graphic—using the yes/no questions listed above—could be developed to help with evaluation of local landmark eligibility. Source: TargetHIV, accessed January 7, 2021, [ACE TA Center - Eligibility Decision Tree \(targethiv.org\)](http://ACE TA Center - Eligibility Decision Tree (targethiv.org)), or from <https://targethiv.org/library/eligibility-decision-tree>.

6.3 ENCOURAGE DESIGNATION OF HISTORIC RESOURCES

Following identification and documentation, the next step in the preservation of historic resources is to promote the designation of historic resources that are recommended as eligible. City of Austin historic landmark and National Register of Historic Places (NRHP, or National Register) recommendations in this report do not result in zoning changes, historic landmark designations, and/or listing in the National Register. Designation must be a grassroots effort as property owners must take the initiative to pursue designation. This report simply identifies resources and geographic areas potentially eligible for designation and provides information and tools to help property owners pursue such designations.

For owners and neighborhoods interested in pursuing designation, there are several implications of landmark status to consider. Historic landmarks and contributing resources to locally designated historic districts require review and approval for all proposed exterior alterations. National Register-listed resources or districts have no City zoning implications; only advisory permitting review is required.³ For detailed information on the regulations and restrictions for historic landmarks, National Register-listed resources, resources located within a local historic district, and resources located with a National Register-listed historic district, see “Chapter 25.11 Building, Demolition, and Relocation Permits; Special Requirements for Historic Structures” in the City of Austin Code of Ordinances.⁴

An incentive for seeking local and/or National Register designation is the availability of various local, state, and federal tax incentives and grants. Property owners of historic landmarks can expect to receive a yearly tax exemption, and City property-tax abatements are available to owners for rehabilitation and preservation work on contributing properties within local historic districts. State and federal tax credits are available to owners of income-producing National Register-listed and contributing properties within NRHP districts for rehabilitation work undertaken according to National Park Service standards. Check with the City of Austin Historic Preservation Office for more information on City benefits. For more information on tax credits and how to apply, look to the Texas Historical Commission (<http://www.thc.texas.gov/preserve/projects-and-programs/preservation-tax-incentives>) and the National Park Service (<https://www.nps.gov/tps/tax-incentives.htm>).

The City of Austin Heritage Grant is also available to some historic landmarks and National Register-listed resources. This grant makes available funds for two types of projects:

- Rehabilitation/restoration/renovation
- Planning/educational/marketing

With an aim of promoting heritage tourism, these funds are available to nonprofits and some private property owners and government entities who own designated resources. Heritage grants are not available to owner-occupied properties. More information on City of Austin Heritage Grants can be found here: <http://www.austintexas.gov/department/heritage-grants>.

Additional help, resources, and tips may also be available from Preservation Austin, the nonprofit organization that advocates for preservation in Austin (<https://www.preservationaustin.org/>).

6.3.1 CITY OF AUSTIN LOCAL DESIGNATIONS

6.3.1.1 Historic Landmarks

For property owners wishing to pursue historic landmark designation, the survey forms in Appendix D present data on each individual resource recommended eligible for historic landmark designation.

Though subject to further review by the City Historic Preservation Office staff and ultimate approval by the Historic Landmark Commission and city council, the material included in the survey forms aims to provide the framework and some of the background information needed for an owner to complete the application for designating a historic landmark. Property owners wishing to pursue historic landmark designation of their property can find more information as well as the application on the City's website: <https://www.austintexas.gov/department/historic-preservation>.

6.3.1.2 Local Historic Districts

For neighborhood associations or groups wishing to pursue historic district designation, the historic contexts in Section 5 and materials in Appendix E aim to provide a framework. As with historic landmarks, local historic district applications are subject to further review by the City Historic Preservation Office staff and ultimate approval by the Historic Landmark Commission and city council. The City's Historic District Application Guide and application for designation can be found on the City's website: <https://www.austintexas.gov/department/historic-preservation>.

6.3.2 NATIONAL REGISTER DESIGNATIONS

Much like for City of Austin designations, the information in this report may serve as a framework for completing a National Register nomination for both an individual resource and a historic district. The first step in this process is to request an official determination of eligibility (DOE) from the Texas Historical Commission's National Register program. Once the THC has determined that a property or district is eligible for National Register listing, the applicant can prepare the nomination. More information on the National Register process in Texas can be found on the THC's website: <https://www.thc.texas.gov/preserve/projects-and-programs/national-register-historic-places>.

NOTES

¹ City of Austin Code of Ordinances, § 25-2-352 - HISTORIC DESIGNATION CRITERIA, accessed January 5, 2021, https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_BZOPRSPRECEDI_ART2SPRECEDI_DIV3HILAHIAARDI_S25-2-352HIDECR.

² City of Austin Historic Property Viewer, accessed January 5, 2021, <https://austin.maps.arcgis.com/apps/webappviewer/index.html?id=5251cd8ad3534754ad9a3d6a222c68ec>.

³ Contact the City of Austin Historic Preservation Office for information about submitting a Certificate of Appropriateness – either via the City's online "Austin Build + Connect" system or via a traditional PDF form; see <https://www.austintexas.gov/department/historic-preservation>.

⁴ City of Austin Code of Ordinances, Chapter 25.11 Building, Demolition, and Relocation Permits; Special Requirements for Historic Structures, accessed January 7, 2021, https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-11BUDEREPEPREHIST.

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