

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-1999-0018

HLC DATE:

June 28, 2010

July 26, 2010

August 23, 2010

PC DATE:

October 12, 2010

APPLICANTS: Second Congress, Ltd., owners

HISTORIC NAME: Brown-Dumas Blacksmith Shop

WATERSHED: Lady Bird Lake

ADDRESS OF PROPOSED ZONING CHANGE: 104 W. 2nd Street

ZONING FROM: CBD-CURE to CBD-H-CURE

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from central business district – central urban redevelopment (CBD-CURE) district to central business district – historic landmark – central urban redevelopment (CBD-H-CURE) combining district zoning.

The Brown-Dumas Blacksmith Shop meets the criteria for designation in the areas of architectural significance, historical significance, and community value. The building is one of the last vestiges of the small commercial buildings in the lower end of downtown along the railroad tracks, and is associated with the long-gone art of blacksmithing. The building was reconstructed and incorporated into the Austonian condominium tower; the storefront was reconstructed as well as the historic signs on the west wall of the building. The reconstruction of this building represents the successful integration of old and new in downtown Austin.

HISTORIC LANDMARK COMMISSION ACTION: June 28, 2010: Commission postponement to July 26, 2010. July 26, 2010: Applicant's postponement to August 23, 2010. August 23, 2010: Recommended the proposed zoning change from CBD-CURE to CBD-H-CURE combining district zoning. Vote: 6-1 (Arriaga opposed).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from CBD-CURE to CBD-H-CURE combining district zoning. Vote: 6-0 (Dealey and Anderson absent; Reddy off-dais).

DEPARTMENT COMMENTS: The old blacksmith shop was deconstructed and rebuilt at the southwest corner of the Austonian. The storefront was restored in accordance with historic photographs. All phases of construction have had a Certificate of Appropriateness. The signs on the west wall of the building have been refreshed with new paint.

The old Brown-Dumas Blacksmith Shop historic zoning was initiated with the threatened demolition of the building in 1999; the building had been partially destroyed by fire. The case has been pending until plans for rehabilitation of the building were approved by the Commission.

CITY COUNCIL DATE: January 13, 2011

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Downtown Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

Architectural Description:

The original building was a one-story rectangular-plan brick commercial building with a raised brick cornice. The building had two large bays; in 1999, when the case was initiated, each bay was divided in half, with a window with a multi-light transom on the outside bay division. The other half of the east bay contained a non-historic wood door with infill at the sides and a multi-light transom above. The other half of the west bay contained a modern overhead-style garage door. The brick had been painted over the years, and had two historic advertising signs on the west wall. The building was very fragile after a fire next door severely damaged the rear and side walls of the building and caused a partial collapse of the roof. In November, 2006, the building blew down in a strong windstorm. The bricks were gathered and stored for the reconstruction of the building, and the paint was removed. The fire-damaged rear portions of the building have been removed, and the historic storefront has been incorporated into the Austonian condominium tower. The wooden storefront has been recreated with plate glass, wood multi-light transoms, and wood doors on either side of the central pier. The signs on the west wall have been recreated. A new metal awning has been installed above the storefront. A concrete mat has been installed in the sidewalk at the front doors with the name of the building, horseshoes, and horseshoe nails. The reconstructed building is set off from the surrounding condominium tower with a recessed band of concrete above the cornice of the historic building, and a metal and glass storefront unit to the right.

Historical Associations:

The Brown-Dumas blacksmith shop is believed to have been built around 1905, and existed as a blacksmith shop until around 1923, with various blacksmiths including W.M. Brown and John B. Dumas. By 1922, Dumas was sharing the building with the Fleischmann Company, a yeast manufacturer. Henry C. Richardson, a grocer, occupied the building in the mid-1920s, but by the early 1930s, the space was a feed store. W.W. Hammond operated a billiards hall in the building in 1935, but the building again became the home of a feed company the next year until the mid-1950s. G&H Printing Company occupied the space in the late 1950s, and the buildings were vacant in the early 1960s, until Elliott's Radiator Shop opened here in the late 1960s and early 1970s. The building has been vacant since the early 1970s.

The building is one of the last to represent the old "lower" part of downtown, an area once known for warehouses, wagon yards, saloons, groceries, and meat markets and close to the railroad tracks.

PARCEL NO.: Undetermined – the parcel was reapportioned with the construction of the Austonian.

LEGAL DESCRIPTION: Undetermined.

ESTIMATED ANNUAL TAX ABATEMENT: Undetermined.

APPRAISED VALUE: Undetermined.

PRESENT USE: Vacant

CONDITION: Excellent – the front walls of the building have been completely reconstructed.

PRESENT OWNERS:

Second Congress, Ltd.
6001 W. William Cannon, Suite 201
Austin, Texas 78749

DATE BUILT: ca. 1905




ALTERATIONS/ADDITIONS: The building was destroyed by a windstorm in 2006; it has been completely re-constructed using the original bricks; the storefront has been reconstructed in accordance with historic photographs and pursuant to a Certificate of Appropriateness.

ORIGINAL OWNER(S): John K. Doman

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



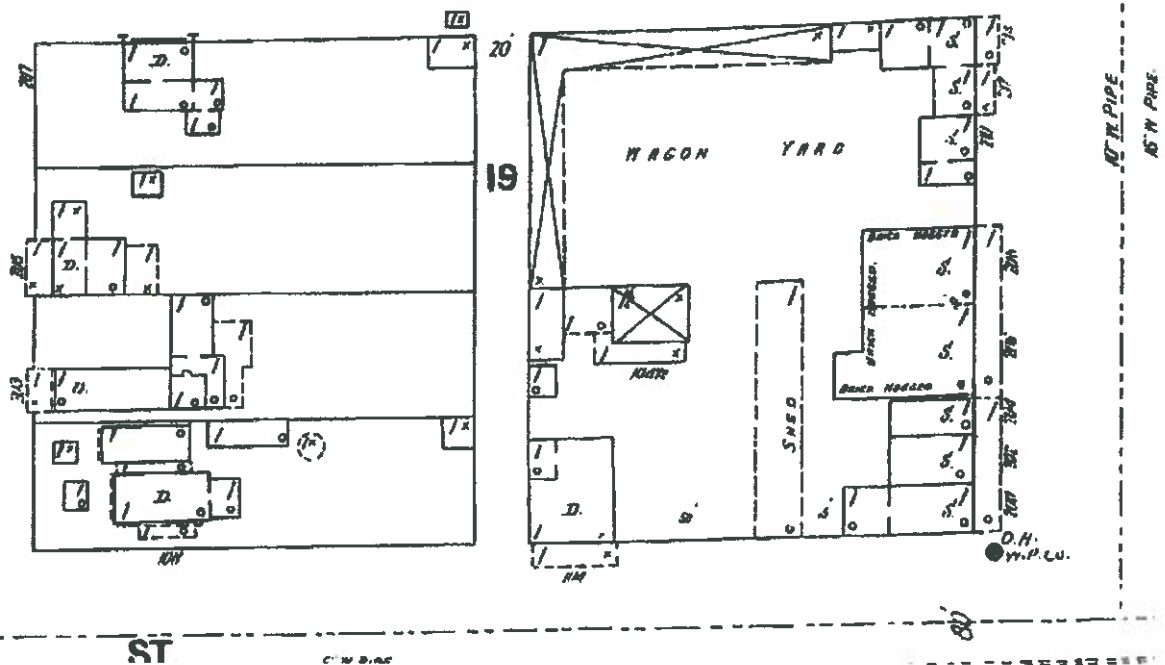
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

HISTORIC ZONING

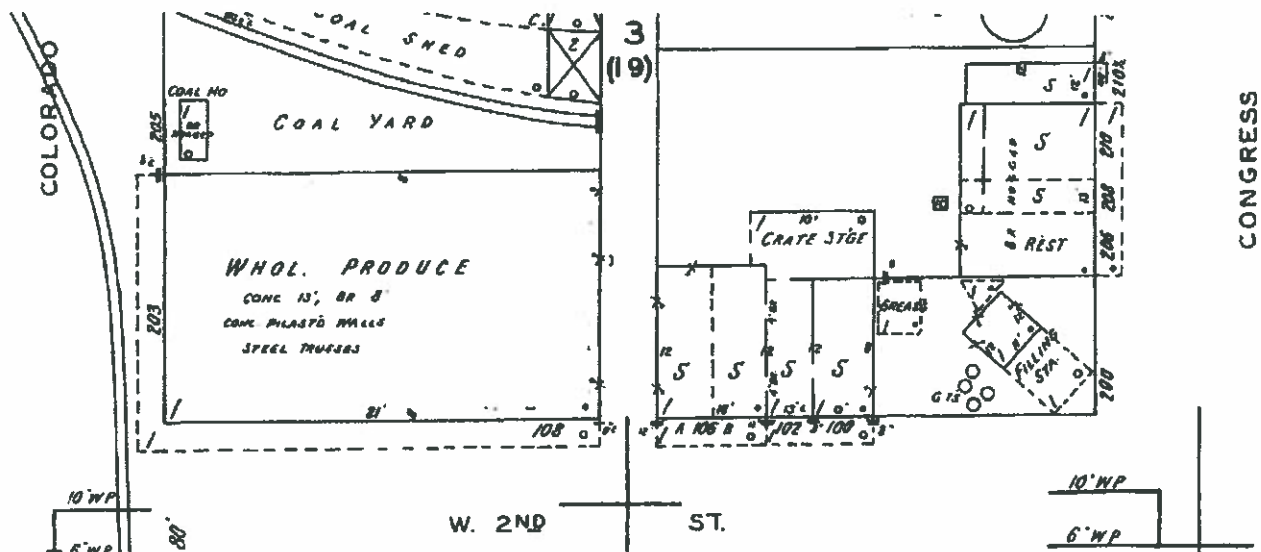
ZONING CASE#: C14H-1999-0018
 LOCATION: 104 W 2ND ST
 GRID: J22
 MANAGER: S. SADOWSKY



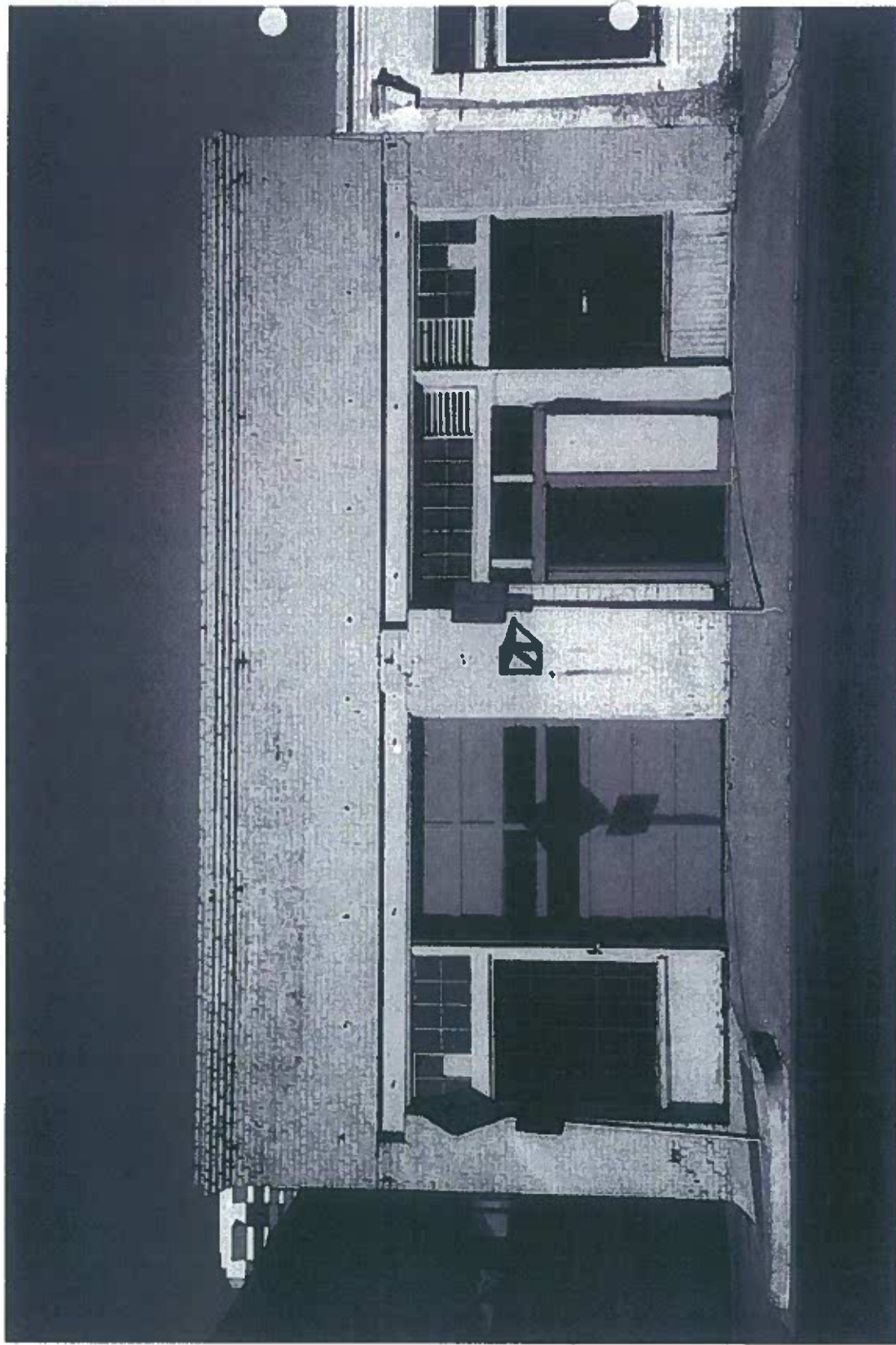
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



The 1900 Sanborn map shows a dwelling with a full-width front porch at the site of the current building on the right side of the alley.

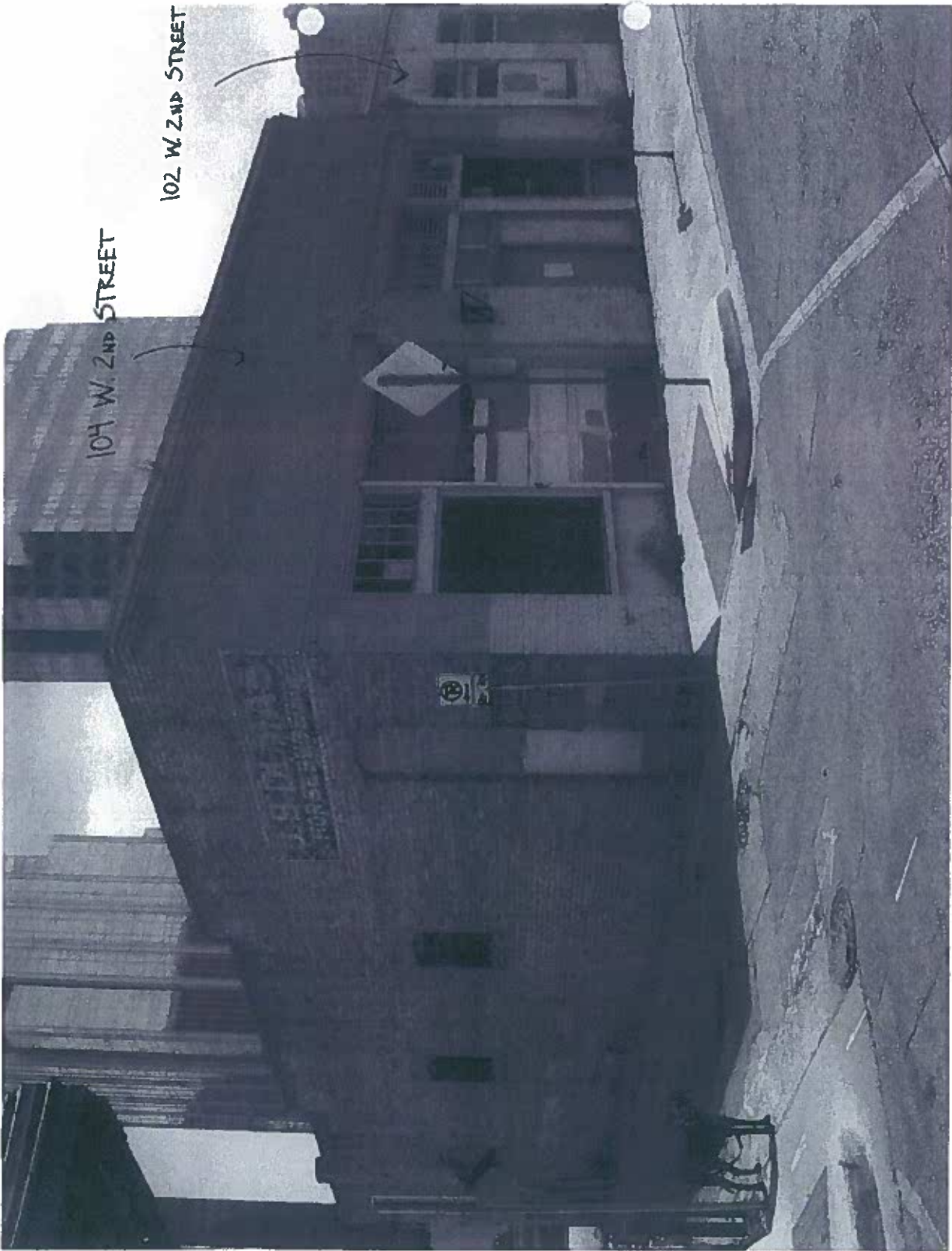


The 1935 Sanborn map shows the building, labeled 106 A and B on the right side of the alley. The building with the addresses of 100 and 102 W. 2nd Street has been demolished after it was heavily damaged by fire.

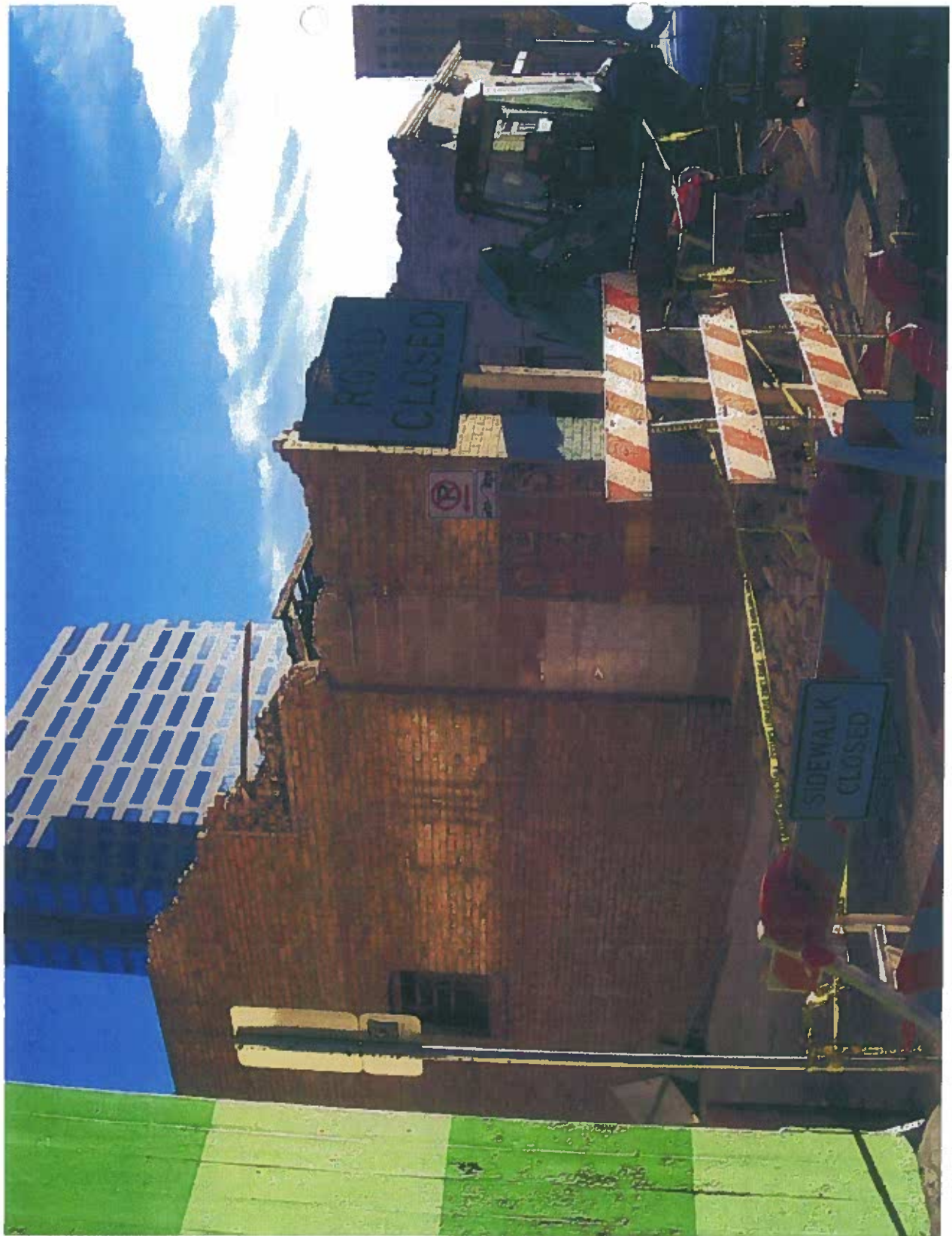


104 W. 2ND STREET - SOUTH ELEVATION

2006



2006 photograph



Windstorm damage to the building (2006)

CITY OF AUSTIN CERTIFICATE OF APPROPRIATENESS APPLICATION

City Historic Landmark Commission review and approval is required prior to initiating any non-routine exterior work on the site of a designated City Historic Landmark. A complete application form, including all submittal materials, is required for City staff to forward your application to the Historic Landmark Commission.

Name of historic property: Austonian Condominiums and Brown-Dumas Blacksmith Shop

Address of historic property: 200 Congress

Brief description of proposed work: The Austonian Condominiums is a proposed 32 story condominium with retail located at Congress and West 2nd Street. Part of the site is the former location (104 West Second Street) of the historic Brown-Dumas Blacksmith Shop which will be partially reconstructed at its original location and incorporated into the southwest corner of the new building.

APPLICANT

Name: <u>Clayton Levy & Little Architects</u>	Contact: <u>Inge Hendley</u>
Mailing Address: <u>1001 East 8th Street</u>	Telephone: <u>(512) 472-1727 x204</u>
City: <u>Austin</u> Zip: <u>78702</u>	Fax: <u>(512) 472-9876</u>

APPROVED BY

HISTORIC LANDMARK COMMISSION

OWNER

Name: <u>Second Congress Ltd.</u>	DATE: <u>10-22-07</u>	Contact: <u>Bob Albanese</u>
Mailing Address: <u>6001 West William Cannon, Bldg. 2, Suite 200 C. Chair</u>	BY: <u>[Signature]</u>	Telephone: <u>(512) 472-7455</u>
City: <u>Austin</u> Zip: <u>78749</u>		Fax: <u>(512) 374-8323</u>

ARCHITECT (for the Austonian Condominiums)

Name: <u>Ziegler Cooper Architects</u>	
Mailing Address: <u>800 Travis, Suite 1200</u>	Telephone: <u>(713) 374-0000</u>
City: <u>Houston</u> Zip: <u>77002</u>	Fax: <u>(713) 374-0001</u>

ARCHITECT and Historic Consultant (for the Brown-Dumas Blacksmith Shop)

Name: <u>Clayton Levy & Little Architects</u>	Contact: <u>Inge Hendley</u>
Mailing Address: <u>1001 East 8th Street</u>	Telephone: <u>(512) 472-1727 x204</u>
City: <u>Austin</u> Zip: <u>78702</u>	Fax: <u>(512) 472-9876</u>

Owner's Signature (Required)

BOB ALBANESE

Date 10-5-07

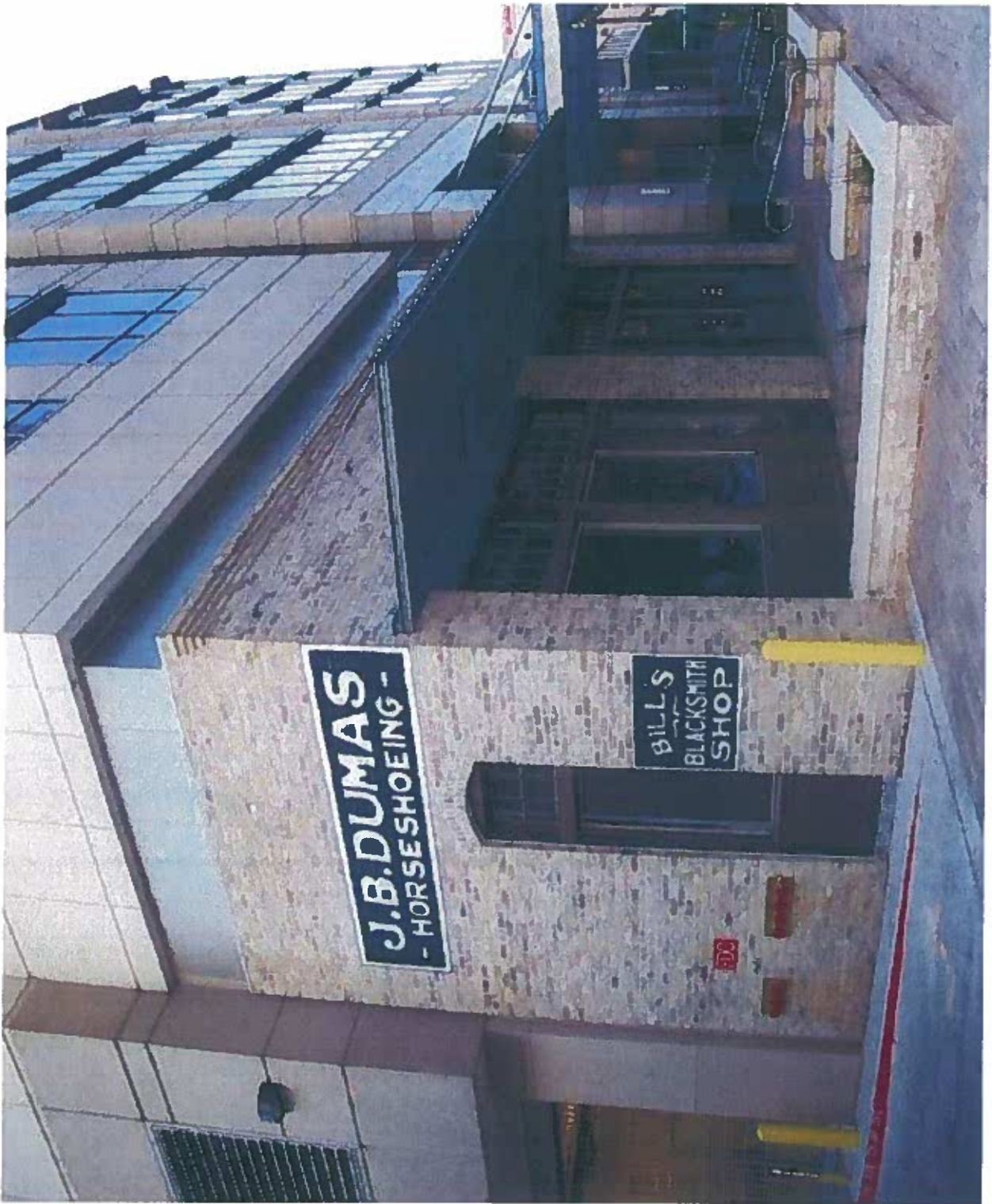
Applicant's Signature (Required)

10-5-2007

Date

For City Use Only:	
Application review date: _____	Application Complete: Y/N (If no: Date applicant contacted: _____)
Reviewer: _____	Submittal requirements complete: Y/N (If no: Date applicant contacted: _____)
	Date Application Completed: _____

Approval document for the reconstruction of the building



Current (2010) photo of reconstructed walls and reproduction signs



New entry with concrete entry mat



Concrete entry mat with embedded horseshoes and nails

Architects
ClaytonLevyLittle
1001 East 8th Street
Austin Texas 78702
512 477 1727

Historical Narrative

Brown-Dumas Blacksmith Shop
104 West 2nd Street (200 Congress Avenue)
Austin, Texas 78701

Summary: The Brown-Dumas Blacksmith Shop was an integral part of Austin's thriving commercial core at the turn of the 20th century. Dirt streets and horse and buggies dominated the scene, and a small grocery store occupied the northwest corner of Congress and Second Street (or Live Oak Street as it was then known). On the southwest corner of this prominent intersection was a meat market with four-digit phone number that offered free delivery. Just to the west stood several blacksmith shops ready for wagon repair and horseshoeing.

Today, one of the few remaining structures from that era in this hub of downtown Austin is the Brown-Dumas Blacksmith Shop, estimated to have been built around 1905. In 2006, owners of the site recognized the unique significance of this early brick commercial structure and resolved to incorporate it into their new high-rise condominium tower, The Austonian, planned to occupy the southern portion of the block at West 2nd and Congress Avenue. The Austonian began negotiations with the City of Austin Historic Landmark Commission with the guidance of architect Emily Little, FAIA, of ClaytonLevyLittle Architects. The site itself has changed ownership several times throughout its history and has had a variety of occupants that led to its establishment and contribution as a lasting structure in downtown Austin.

History of the Site: The property on which Brown-Dumas Blacksmith Shop was built was first sold by the Republic of Texas to Jane G. McPherson Cranwell in 1843. Until 1932, when the Wolf family purchased the property from John K. Domain, the property was owned by various individuals. During that time, the one constant in the building at 104 West 2nd Street was the thriving businesses of various blacksmiths who set up shop in the building. Most notably was W.M. Brown who lends his name to this historic building today. Blacksmithing dominated the site until 1924 when a shift came and new businesses moved into the commercial space. Predominantly, there were grocers and feed stores such as East L. Produce Company and the Allred Feed Store. The building maintained its grocer and feed identity until 1935 when the building became vacant. The end of the grocery and produce companies' occupations coincided with the purchase of the property by the Wolf Family. It was under their ownership that the building remained vacant and occupied by various Austin artists until 1958 when G&H Printing operated a business there for two years. After that period the building was vacant again for five years until Elliot's Radiator Shop occupied the building in the late 1960s. From 1970 until present, the building was

vacant and remained in the Wolf Family until 1997 when it was sold to Third & Colorado LLC.

Restoration: New life and potential for the Brown-Dumas Blacksmith Shop presented itself in 2005 when the development company Second Congress LTD purchased the land and began work on The Austonian which would provide downtown with a new residential tower and retail streetscape on both Congress Avenue and West Second Street.

The restoration of this building was no small feat as the building was literally on its last leg when assessment began in 2005. Having stood vacant, abandoned and vandalized for many years, only portions of the perimeter walls remained intact and the roof framing had caved in. Because of the fragile and damaged state of the structure, the façade collapsed during one of Austin's extreme wind storms in November 2006. It was necessary to disassemble the building entirely, documenting the historic components, and then store the materials off site. The Austonian did not waiver in their commitment to restoration. Plans moved forward to reconstruct the façade at the base of the new tower, using original materials and recreating the original signage found on the brick and documented in historic photographs found at the Austin History Center. The historic façade will live on in its original location as a reminder of the scale and construction of the early 20th century buildings in downtown Austin.

To celebrate the blacksmithing history, there is an 'entry mat' in the streetscape paving at the front door that contains imbedded bronze horseshoes, horseshoe nails and the name of the building 'Brown-Dumas Blacksmith Shop ca 1905'. In addition, there will be a plaque placed on the front wall providing a brief history of the historic building.

Summary: The preservation of the façade is only one of the many reasons this particular building and its site are of historic significance for downtown Austin. Because of the variety of commercial occupants for over 100 years at the Blacksmith Shop, there is a notable commentary on the the many craftsmen and trades that found their beginnings in downtown Austin. It was those businesses that helped to establish a thriving economy at the turn of the century in Austin and helped define downtown both economically and architecturally. With the construction of The Austonian, again there is the opportunity to impact the downtown Austin area through architecture and economic opportunity while still having a reverence for the history of downtown through the reconstructed restoration and re-use of the Brown-Dumas Blacksmith Shop as a retail venue. Now that the restoration and reconstruction process is complete, the Blacksmith Shop once again claims its prominent corner in the historic district of Congress Avenue and provides the Austin community with a tangible reference to its influential past and presents the downtown with a new catalyst for growth and activity.

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

#1044950

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>5-27-10</u>	FILE NUMBER(S): _____
TENTATIVE REC DATE: _____	
TENTATIVE REC DATE: _____	
TENTATIVE REC DATE: _____	
CITY INITIATED: YES/NO	ROLLBACK: YES/NO
CASE MANAGER: _____	APPLICATION ACCEPTED BY: _____

BASIC PROJECT DATA:

1. OWNER'S NAME: SECOND CONGRESS LTD

2. PROJECT NAME: BROWN - DUMAS BLACKSMITH SHOP

3. PROJECT STREET ADDRESS (or Range): 104 W. 2nd (200 CONGRESS)

ZIP: 78701 COUNTY: TRAVIS

IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:

LOCATED 160 FRONTAGE FEET ALONG THE (N) S. E. W. (CIRCLE ONE) SIDE OF W. 2nd (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS APPROXIMATELY 0 ft. DISTANCE FROM ITS INTERSECTION WITH CONGRESS AVENUE CROSS STREET.

AREA TO BE REZONED:

4. ACRES _____ (OR) SQ.FT. 735

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>CBD</u>				<u>RETAIL</u>	<u>CBD-H</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

SCANNED

100

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES / NO) FILE NUMBER:

7. RESTRICTIVE COVENANT? (YES / NO) FILE NUMBER:

8. SUBDIVISION? (YES / NO) FILE NUMBER:

9. SITE PLAN? (YES / NO) FILE NUMBER:

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:10. VOLUME/ PAGE: _____ TAX PARCEL I.D. NO. 03050104050000**OTHER PROVISIONS:**11. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? ☒ YES / NO
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD,NP,etc) CONGRESS AVE.12. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? ☒ YES / NO13. IS A TIA REQUIRED? YES ☒ NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
TRIPS PER DAY: _____

TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:14. ☐ SOLE ☐ COMMUNITY PROPERTY ☒ PARTNERSHIP ☐ CORPORATION ☐ TRUSTIf ownership is other than sole or community property, list individuals/partners/principals below or
attach separate sheet.**OWNER INFORMATION:****15. OWNER CONTACT INFORMATION**SIGNATURE: [Signature] NAME: DAVID MAHN
FIRM NAME: SECOND CONGRESS LTD. TELEPHONE NUMBER: 512.472.7455
STREET ADDRESS: 6001 WEST WILLIAM CANNON, BLDG 2, STE 201
CITY: AUSTIN STATE: TX ZIP CODE: 78749
EMAIL ADDRESS: DAVID@BENCHMARKTX.NET

AGENT INFORMATION (IF APPLICABLE):

16. AGENT CONTACT INFORMATION

SIGNATURE: [Signature] NAME: EMILY LITTLE
FIRM NAME: CLAYTON LEVY LITTLE TELEPHONE NUMBER: 512.477.1727
STREET ADDRESS: 1001 E. 8th ST.
CITY: AUSTIN STATE: TX ZIP CODE: 78702
CONTACT PERSON: EMILY LITTLE TELEPHONE NUMBER: 512.477.1727 EXT. 102
EMAIL ADDRESS: EMILY@CLAYTONLEVYLITTLE.COM

**D. SUBMITTAL VERIFICATION
AND INSPECTION AUTHORIZATION**

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Signature

Date

EMILY LITTLE

Name (Typed or Printed)

CLAYTON LEVY LITTLE

Firm (if applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Signature

Date

DAVID MANN

Name (Typed or Printed)

SECOND CONGRESS LTD

Firm (if applicable)

E. ACKNOWLEDGMENT FORM

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

I, EMILY LITTLE have checked for subdivision plat notes, deed
(Print name of applicant)
restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring
certain development restrictions i.e. height, access, screening etc. on this property, located at

104 W. 2nd (200 CONGRESS)
(Address or Legal Description)
AUSTIN, TEXAS 78701

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

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


(Applicant's signature)

5/28/10
(Date)

B2.1

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-99-0018

H.L.C. DATE: November 15, 1999;
February 28, 2000

P.C. DATE: December 7, 1999

AREA: .31 acre lot
Building (approx. 2,420 square feet)

APPLICANT: City of Austin

AGENT: DRID

HISTORIC NAME: Brown-Dumas Blacksmith Shop (104 W. 2nd Street)

ADDRESS OF PROPOSED ZONING CHANGE: 104 W. 2nd Street

ZONING FROM: CBD

TO: CBD-H

SUMMARY STAFF RECOMMENDATION:

Staff recommends that Historic Landmark Commission withdraw historic zoning case, and approve owner's proposal to partially preserve building (refer to application for permit in National Register Historic District).

The building's significance is largely related to its location within the Congress Avenue Historic District, less than a half block west of Congress Avenue. The retention of the building's main 40-foot façade along W. Second Street, 8 feet (or 13%) of the east façade, and 26 feet (43%) of the west façade, including the historic painted signage will retain a structural presence at this location, as well as preserve the most significant features of this building.

Staff initially recommended zoning from CBD, Central Business District, to CBD-H, Central Business District-Historic, for 104 West Second based on historic landmark designation criteria (1), (2), (5), (6), (9), and (12).

HISTORIC LANDMARK RECOMMENDATION: Historic Landmark Commission voted to initiate historic zoning at its October 25, 1999, meeting (Vote: 8-2; Dowd and Limbacher nay) for two buildings (102 and 104 W. 2nd Street). On November 15, 1999, the Historic Landmark Commission voted (7-1; Dowd nay; Limbacher, Lindsey, Montandon absent) to recommend historic zoning for 104 W. 2nd Street based on historic criteria (1), (2), (5), (6), (9), and (12).

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: Owner has valid petition in opposition to historic zoning case. On February 15, 2000, owner applied to Planning Commission for a waiver from Section 25-2-643(B)(1) of the City's Land Development Code which pertains to a prohibition of surface parking lots in the Congress Avenue overlay. The owner demolished a fire damaged building on an adjacent lot (to the east) in August of 1997, but did not apply to the Planning Commission for a waiver to convert

B2.2

the site into a surface parking lot (within Congress Avenue Overlay District). Owner plans to expand this parking lot to accommodate parking needs of the adjacent Austin Children's Museum. This will be accomplished through the demolition of building at 102 West Second and the partial demolition of 104 W. Second Street Building.

CITY COUNCIL DATE:ACTION:ORDINANCE READINGS: 1ST2ND3RDORDINANCE NUMBER:NEIGHBORHOOD ORGANIZATION:

Terrell Lane Interceptor Assn.
Downtown Austin Neighborhood Assn.
Downtown Austin Alliance
Downtown Neighborhood Assn.

CASE MANAGER: Barbara StocklinPHONE: 499-2414BASIS FOR RECOMMENDATION:

(1) Character, interest or value as part of the development, heritage or cultural characteristics of the City of Austin, State of Texas or the United States.

The c. 1905 blacksmith shop is one of only two early commercial buildings remaining on W. 2nd Street (the other is the Schneider Store Building at 402 W. 2nd Street) and is one of a very few historic buildings remaining south of 3rd Street and north of the Colorado River (an area that once featured dozens of historic buildings). Building's long use as a blacksmith shop from c. 1905 - 1921 is important.

(2) Recognition as a recorded Texas Historic Landmark, a National Historic Landmark, or entered into the National Register of Historic Places.

The building is included within the boundaries of the National Register Historic District for Congress Ave.

(5) Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.

The survival of the two painted signs (c. 1905 and 1920) on the building relating to blacksmiths are illustrative of early activities within close proximity to the I & G N and H & T C railroad depots (3rd and Congress). The survival of the building's signage is significant.

(6) Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on architectural, historic or cultural motif.

Refer to (2) above.

B2.3

(9) Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, state or United States.

Building exemplifies the type of low-scale brick store buildings that were once common along and adjacent to Congress Avenue south of 3rd Street. Its history as a blacksmith shop and the survival of its associated signage are noteworthy.

(12) A building or structure that because of its location has become of value to a neighborhood, community area or the city.

One of few historic commercial buildings remaining south of 3rd Street and north of the Colorado River. As a rare survivor along West 2nd Street just west of Congress Avenue, the building remains as a reminder of the area's early activity as a railroad-related industrial area.

PARCEL NO.: 02050104050000

DEED RECORD: Vol. 13035, p. 5

ANNUAL TAX ABATEMENT: Cannot calculate

APPRAISED VALUE: \$293,760

PRESENT USE: Vacant

CONSTRUCTION/DESCRIPTION: One-story brick load-bearing wall buildings.

CONDITION: Fair

PRESENT OWNERS

Third and Colorado LLC

ADDRESS

P.O. Box 684707

TELEPHONE

DATE BUILT: c. 1905 (104 West 2nd Street); c. 1922 (102 West 2nd Street)

DESIGNED BY: unknown

BUILDER: unknown

ARCHITECTURAL STYLE AND DISTINGUISHING CHARACTERISTICS:

Simple brick store buildings. Building at 104 W. 2nd Street features narrow arched openings typical of turn-of-the century commercial buildings in Austin. Building also includes early 20th century painted signage for blacksmithing operations in the building.

ALTERATIONS/ADDITIONS: Front alterations.

ORIGINAL OWNER(S): Pending.

OTHER HISTORICAL DESIGNATIONS:

NATIONAL REGISTER: Yes

RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes, priority 2

Brown-Dumas Blacksmith Shop

The Brown-Dumas Blacksmith Shop was an integral part of Austin's thriving commercial core at the turn of the 20th century. Dirt streets and horse and buggies dominated the scene. Built circa 1905, the Brown-Dumas Blacksmith Shop is the only remaining structure of its era near this important intersection of Congress Avenue and West 2nd Street (originally known as Live Oak Street). The Austonian recognized the unique significance of this early brick commercial structure and resolved to incorporate it into their new high-rise condominium tower.

Restoration of the building was to be no small feat as the Blacksmith Shop was in serious disrepair when acquired in 2006. Having stood vacant, abandoned and vandalized for many years, only portions of the perimeter walls remained intact and the roof framing had caved in. Because of the fragile and damaged state of the structure, the façade collapsed during one of Austin's extreme wind storms in November 2006. It was necessary to disassemble the building entirely, documenting the historic components, and then store the materials off site.

Fortunately, The Austonian remained true to their commitment of restoration. Plans were drawn up to reconstruct the historic façade at the base of the new tower, using original materials and recreating the remains of the original signage found on the brick. The historic façade will live on as a reminder of the scale and construction of early 20th century buildings in downtown Austin.

PROPOSED TEXT FOR HISTORICAL MARKER AT THE SITE