

# East Austin Historic Resources Survey Draft Update

Hardy-Heck-Moore, Inc. | City of Austin Historic  
Preservation Office

# Timeline

- October 15, 2015: Council approved the negotiation and execution of a contract with Hardy-Heck-Moore, Inc. to complete a historic resources survey and context report for the area of East Austin.
- Spring 2016: Fieldwork concluded
  - Research, documentation, and photography of buildings in order to create an inventory of structures within the survey area
- Summer 2016: completion of a historic context of East Austin
  - oral history and archival research and complementary historic context of the entire city of Austin
- September 2016: HHM, Inc. released public draft for comments and suggestions
  - The public comment period will continue through the end of September and allow readers to submit questions and suggestions to HHM, Inc. for revision
  - Comments so far: mostly those who are concerned that the survey will actively rezone their homes; citizens who wish to provide information about particular properties (e.g. build dates or significant residents); concerns about tight timeline; those who need help navigating the draft survey documents and understanding the end goals of the survey;
- October 24, 2016: HHM, Inc. proposed final draft date
- November 7, 2016: Contract expiry

# Proposed Future Timeline

- Proposed final draft submittal: October 24, 2016
- HLC briefing on final draft: October 24, 2016
- PC briefing on final draft: November 8, 2016
- ZAP briefing on final draft: November 15, 2016
- CC briefing on final draft: December 13, 2016

# Executive Summary from H-H-M, Inc.

## Objectives:

- 1) “**Locate, identify, and photograph all buildings**, structures, sites, landscapes and objects within the designated area which may be **eligible for designation as a historic landmark or as a contributing resource to a Historic District** as set forth in §25-2-350 and §25-2-352 of the Code of the City of Austin, as amended.”
- 2) “Research and produce a **historical context report** for neighborhoods and subdivisions throughout Austin for use by the city, neighborhood associations, and the public to evaluate the historical significance of properties within the designated area.”
- 3) “Delineate the boundaries of, and establish the historical context of, any **potential historic districts** within the survey area.”

Source: Hardy-Heck-Moore, Inc. (2016). Draft: *City of Austin Historic Resources Survey (Vol.1)*.

Table I-1. Eligibility Counts. Number of resources per each eligibility recommendation category, according to City of Austin criteria versus National Register criteria.

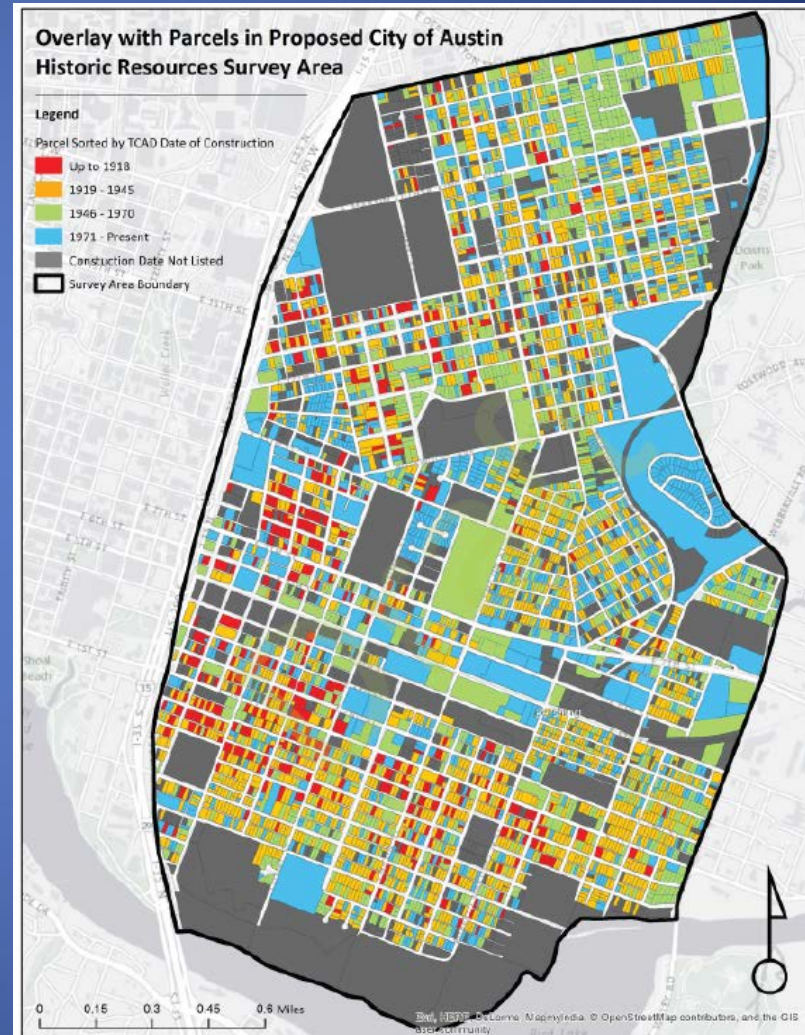
Eligibility Recommendation	City of Austin	National Register
Individually eligible	112	147
Both individually eligible and contributing to an eligible historic district	191	191
Contributing to an eligible historic district	1,424	1,396
Non-contributing to an eligible historic district	994	994
Not eligible	3,848	3,847
Previous designation (no recommendation)	26	20
<b>TOTAL</b>	<b>6,595</b>	<b>6,595</b>

*Note that a City of Austin recommendation and a National Register recommendation was assigned for each identified resource.*

Source: Hardy-Heck-Moore, Inc. (2016). Draft: *City of Austin Historic Resources Survey (Vol.1, Table I-1)*.

# Survey Boundaries

- **North:** Manor Road
- **West:** IH-35
- **South:** Ladybird Lake
- **East:** Pleasant Valley Road/Capital Metro Rail line
- The HPO determined boundaries based on:
  - Known areas of with higher concentrations of historic resources
  - Areas that had not been surveyed in the recent past or had never been surveyed
  - Largest area encompassing these resources that could be surveyed within Council-approved budget



Source: Hardy-Heck-Moore, Inc. (2016). Draft: City of Austin Historic Resources Survey (Vol. I, Fig. I-1).

# Draft Survey Results: Individual Landmarks

“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 in an effort to maintain recommendation consistency. For example, all buildings meeting the Architecture criterion as outlined in the City of Austin’s Historic Zoning Application Packet also were evaluated to determine if they **retained sufficient integrity** to convey their architectural significance.”

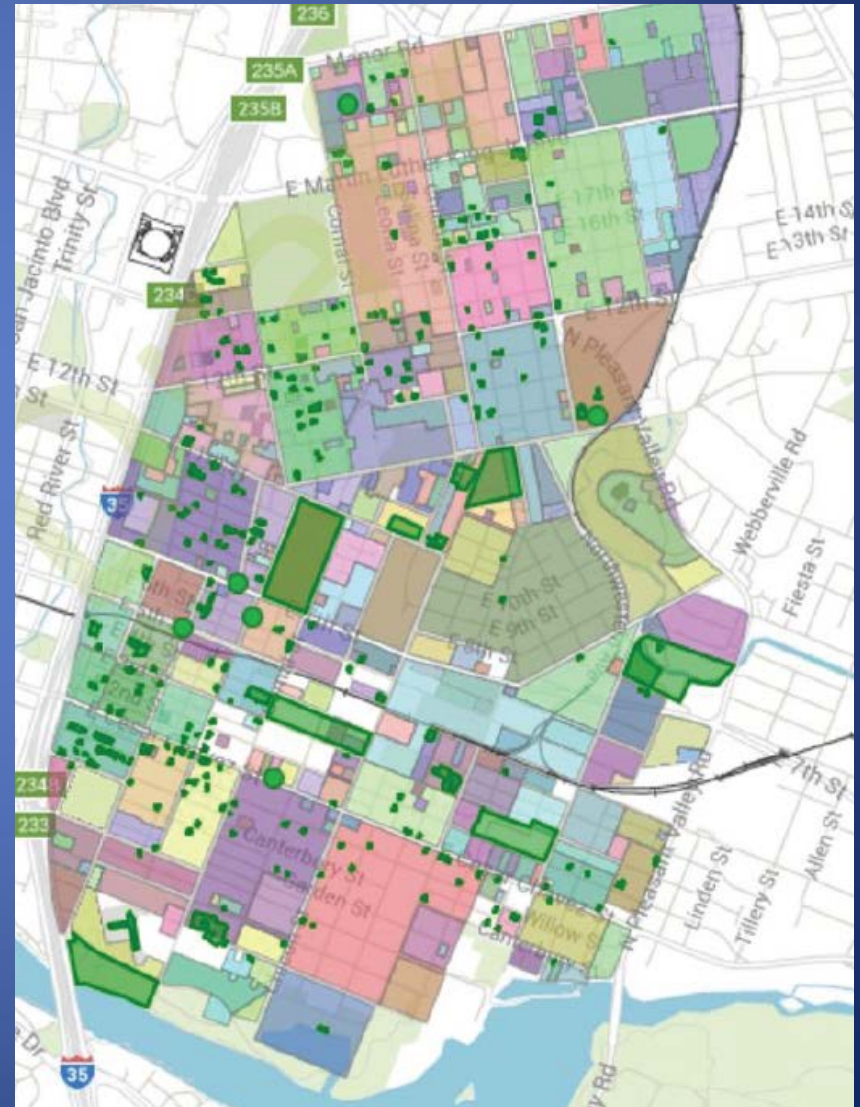
Source: Hardy-Heck-Moore, Inc. (2016). Draft: *City of Austin Historic Resources Survey* (Vol. I, pp I-159).

- “Of the 6,595 resources documented, HHM preliminarily identified 376 resources that met the city’s Architecture criterion and were flagged for additional research to determine whether they met any additional criteria...After completing the research and subsequent analysis, **303 resources met two or more criteria, as required for local landmark designation.**”
- Source: Hardy-Heck-Moore, Inc. (2016). Draft: *City of Austin Historic Resources Survey* (Vol. I, pp I-159).

# Draft Survey Results: Individual Landmarks

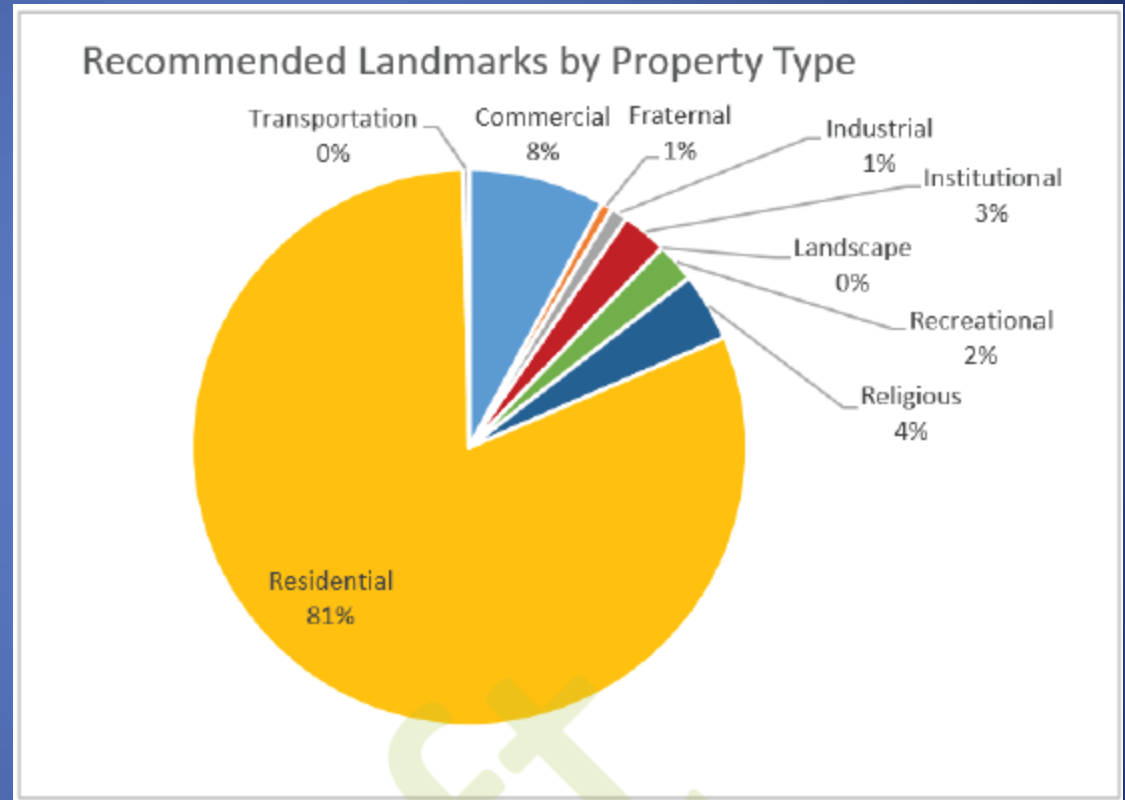
Figure I-I 12. Geographic Distribution of Recommended Landmarks. The green represents the properties recommended to meet the criteria for local landmark designation.

Source: Hardy-Heck-Moore, Inc. (2016). Draft: *City of Austin Historic Resources Survey* (Vol. I, Fig. I-I 12) pp I-I40.



# Draft Survey Results: Individual Landmarks

Figure I-113. Breakdown of recommended landmarks by property type. This chart highlights that the overwhelming number of recommended landmarks are residential, followed by commercial properties, religious properties, institutional properties, recreational properties, fraternal, and industrial properties.



Source: Hardy-Heck-Moore, Inc. (2016). Draft: *City of Austin Historic Resources Survey* (Vol. I, Fig. I-113) pp I-161.

» Source: Hardy-Heck-Moore, Inc. (2016). Draft: *City of Austin Historic Resources Survey* (Vol. I, Fig. I-113) pp I-161.



# Historic Landmark Eligibility Recommendations

- The recommendations set forth by HHM, Inc. in the draft survey do **not** automatically change zoning for properties defined as eligible for National Register or local landmark status – they are, respectively, recommendations based on eligibility for National Register listing or for local historic zoning within the parameters of the City code.
- All applications for historic zoning will be subject to further research and review by the Historic Preservation Officer and Historic Landmark Commission.

# Draft Survey Results: Historic Districts

- “HHM observed **19 potential local historic districts** during the field survey. Areas with a **density of similar resources**—property types, architectural styles, construction years, development patterns—and with **sufficient integrity** to convey historic character were deemed potential historic districts. In-depth analysis of each of the 19 recommended historic districts can be found in Appendix D.”

Source: Hardy-Heck-Moore, Inc. (2016). Draft: *City of Austin Historic Resources Survey* (Vol. I, pp 1-162).

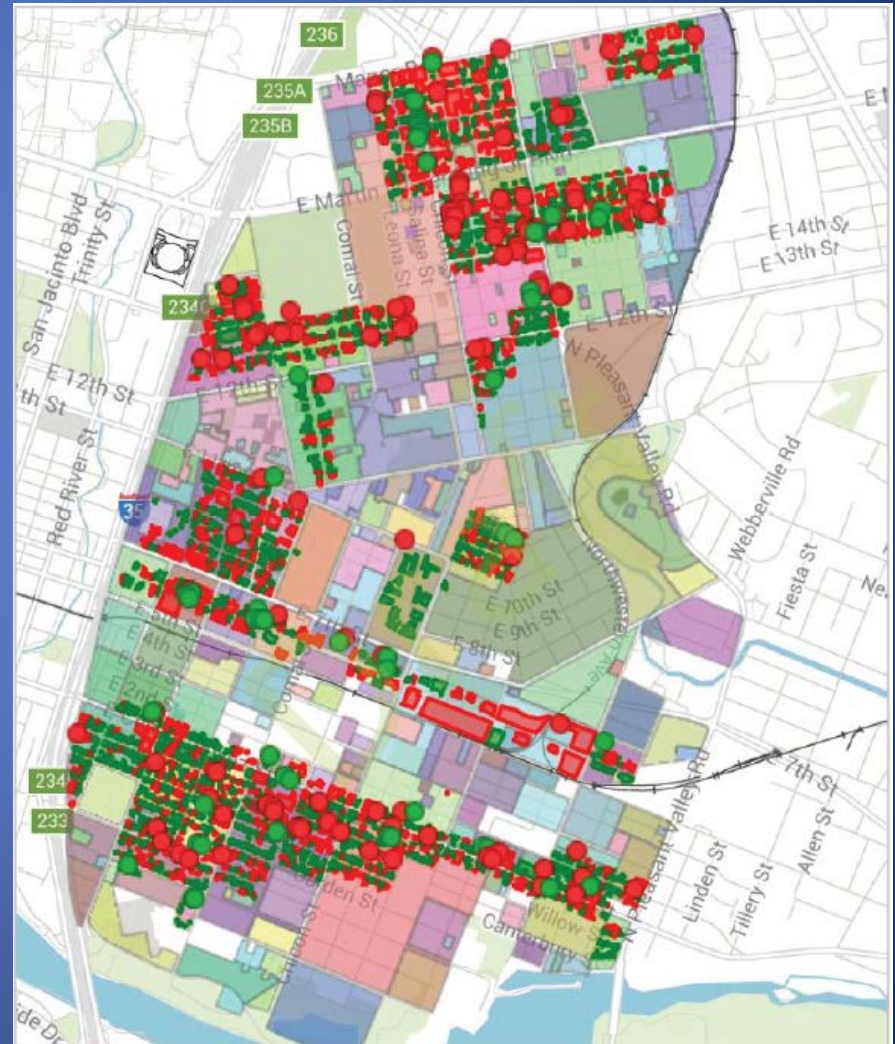
## Potential Historic Districts: Appendix D

- *Willow-Spence (p. 1)*
- *Swedish Hill and Extension (p. 10)*
- *South East Austin (p. 19)*
- *San Bernard Street (p. 60)*
- *Robert Weaver (p. 66)*
- *Robertson Hill (70)*
- *O’Reilly (p. 84)*
- *Huston-Tillotson (p. 95)*
- *Holy Cross-Washington (p. 98)*
- *Austin Heights (p. 106)*
- *Fish Hatchery (p. 106)*
- *Felix Williams (p. 114)*
- *College Heights (p. 118)*
- *Chestnut (p. 128)*
- *Chicon-Chestnut-SL Davis-E. 13th St. (p. 150)*
- *Blackland (p. 159)*
- *East Cesar Chavez (p. 175)*
- *East 2nd Street (p. 187)*
- *East 6<sup>th</sup> Street (p. 195)*

Source: Hardy-Heck-Moore, Inc. (2016). Draft: *City of Austin Historic Resources Survey* (Vol. V, Appendix D).

# Draft Survey Results: Historic Districts

- Figure I-116. This figure shows the geographic distribution and size of each of the recommended historic districts. **Red** represents non-contributing resources and **green** represents contributing resources.



Source: Hardy-Heck-Moore, Inc. (2016). Draft: *City of Austin Historic Resources Survey* (Vol. I, pp I-163).

# Historic District Eligibility and Boundary Recommendations

- The recommendations set forth by HHM, Inc. in the draft survey do not automatically change zoning within the defined boundaries – they are recommendations based on eligibility for historic district zoning within the parameters of the City code.
- District boundaries proposed by HHM, Inc. are recommended based on property research. All applications for historic district rezoning will be subject to further research and review by the Historic Preservation Officer and Historic Landmark Commission.

# Historic District Eligibility and Boundary Recommendations

- Contributing vs. Non-Contributing Resources

- A **contributing structure** is one which retains a high degree of architectural integrity and was built during the period of significance for the district.
- A **non-contributing structure** is one that was not built during the period of significance for the district (generally less than 50 years ago), or, if built during the period of significance, has architectural modifications that compromise the structure's ability to convey its historic appearance.

- Design Standards

- Design standards must be formulated by proposed district members and approved by the Historic Preservation Officer.
- Design standards do **not** generally apply to non-contributing structures within a district. The only time the design standards could be applied to non-contributing structures is when a property owner seeks to restore the historic appearance of a structure so that it could contribute to the character of the district.

# How will the survey be used?

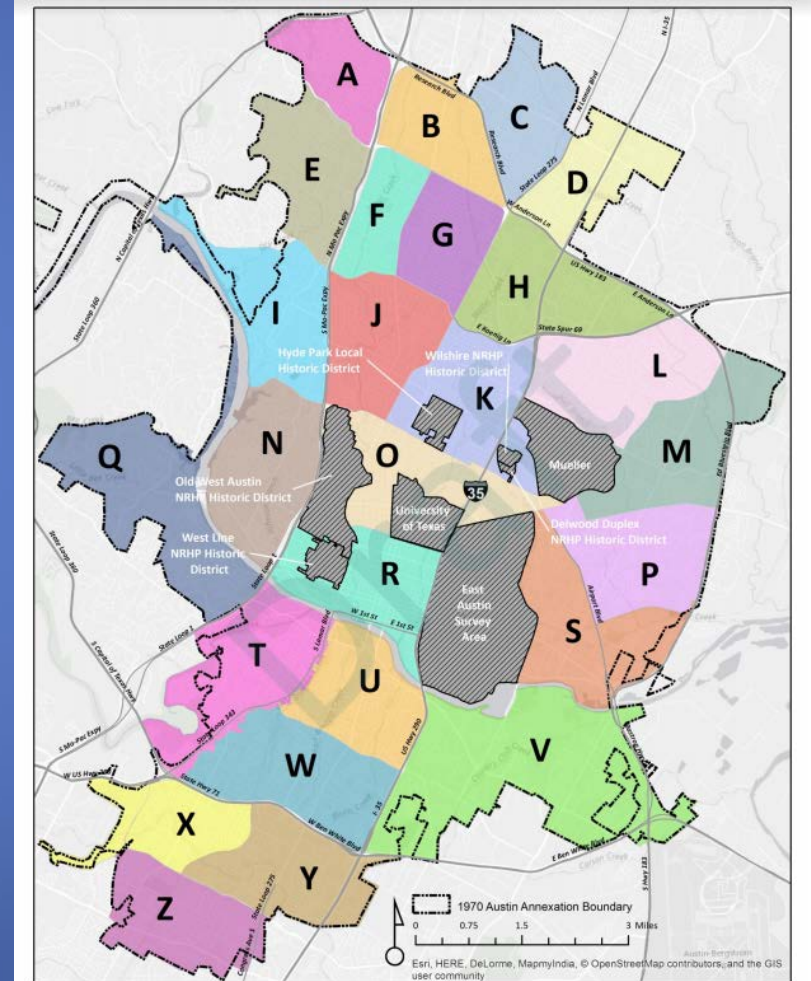
- The survey will be used as a **resource for CHPO staff** to formulate recommendations on demolition applications and historic zoning applications.
  - **Demolitions:** Survey data will contribute to Preservation Officer's research for staff recommendations to HLC on demo cases.
  - **Historic zoning:** Survey data will contribute to Preservation Officer's research for staff recommendations to HLC, PC, and Council to approve or deny historic zoning for individual properties and districts.
- The survey will be available to citizens as a **resource** for completion of **historic zoning applications** for districts and individual properties.
  - The component parts of the application for properties recommended eligible for historic zoning will be available to the public within the final draft of the survey
  - This will cut down on application time and make the application process less cumbersome for first-time applicants.

# Future Survey Recommendations

- HHM, Inc. has identified and prioritized recommended future survey areas based primarily on resource concentration.

Rank of Future Survey Areas by Score								
Area ID	Pre-1925	1926-1940	1941-1955	1956-1970	1971-2005	2006-2016	No Date	Total Points
U	1.9808862	5.5140458	1.8882131	0.3793802	0	2.5340284	0	12.296554
O	2.9564741	4.4839858	2.6252395	0.3586094	0	1.1305776	0	11.554886
K	1.3553501	3.4927345	4.3540291	0.3804491	0	1.322325	0	10.904888
J	0.2185224	2.2788762	4.971384	0.4617586	0	1.7663892	0	9.6969303
N	0.3439952	2.2148461	3.2649366	0.5703078	0	3.2845504	0	9.6786361
S	0.5411845	2.0558203	3.2641253	0.6279782	0	3.0854323	0	9.5745405
R	5.2411576	1.8113612	0.6538049	0.4233655	0	1.2004287	0	9.3301179
G	0.031881	0.0903294	5.2816153	1.0268332	0	2.4827311	0	8.91339
T	0.1400467	1.6205402	2.3507836	1.3404468	0	1.6572191	0	7.1090363
P	0.1155213	1.5343602	1.4899289	1.6646919	0	1.6898697	0	6.494372
W	0.1869436	0.5994065	1.3827893	1.8709199	0	2.1083086	0	6.148368
F	0	0	2.491175	2.9525971	0	0.6354009	0	6.079173
L	0.0319217	0.1234305	1.8323047	3.1527985	0	0.4841456	0	5.624601
H	0.0631801	0.7792208	2.2183222	1.8234468	0	0.6388206	0	5.5229905
I	0.0210379	0	2.8120617	1.1395512	0	1.5462833	0	5.5189341
M	0.0122499	0.1143324	0.3307472	2.0559412	0	2.7868518	0	5.3001225
X	0.0110335	0.0294226	1.4600956	2.7491725	0	0.5020228	0	4.751747
V	0.0778008	0.4875519	1.034751	1.156639	0	1.5521266	0	4.3088693
Q	0.0265487	0.0353982	0.3982301	0.9159292	0	2.7411504	0	4.1172566
B	0	0.0252525	0.2483165	3.4532828	0	0.1325758	0	3.8594276
Y	0.0549451	0.2930403	0.5238095	1.7161172	0	1.0769231	0	3.6648352
D	0.0782269	0.208605	0.686658	1.7427206	0	0.1825293	0	2.8987397
E	0	0	0.0066401	1.7878486	0	0.4531873	0	2.247676
C	0	0.006502	0.006502	1.5978544	0	0.0682705	0	1.6791287
A	0	0	0	1.170357	0	0.4902847	0	1.6606417
Z	0.0301129	0.0250941	0.1279799	1.076537	0	0.0966123	0	1.3563363

Sources : Hardy-Heck-Moore, Inc. (2016). Draft: *City of Austin Historic Resources Survey (Vol.V, Appendix F, pp.1)* and Hardy-Heck-Moore, Inc. (2016). Draft: *City of Austin Historic Resources Survey (Vol. V, Appendix G, pp.4)*



Future Austin Survey Area Overview Map showing boundaries of areas evaluated for potential future survey. Source: Map by HHM using Esri base map, 2016.