

Citywide Historic Building Scan



Preliminary Results

Historic Landmark Commission Briefing:
December 17, 2018

Overview



- > Citywide scan
 - Not a traditional survey
 - > Historic-age buildings
 - ~70% (~50k) of 45+ year building stock
 - > Close to tourist and lodging sites
 - Within 0.5 mi of Visit Austin tourist sites
 - H.O.T. funding
-

Purpose + Objectives

Objective:

Update existing information
and collect new data

Last citywide survey in 1984

- didn't include anything built after 1935
- didn't always have integrity info
- only record for many properties is a photo negative

Permit and zoning review aid

Objective:

Identify areas of interest

Recommend areas for further study by identifying:

- Concentration/distribution of styles, forms, high-integrity examples, etc.
 - Areas with heritage tourism potential
 - Future detailed survey areas
 - Areas with LHD potential
-

Objective:

**Provide a new resource for
outreach and education
efforts**

Scan data used to aid in the
creation of building form and
style guidebooks tailored to
Austin's building stock

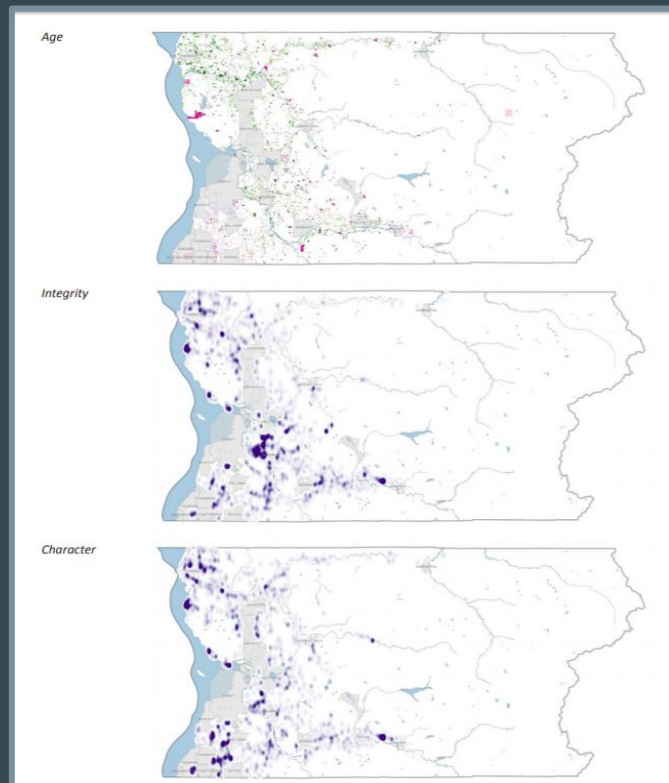
Methodology + Scope

Rapid-Survey Methodology

Based on **character studies** model from UPenn:

“[The model is] designed to address immediate practical needs as well as long-term strategic issues in the planning and preservation fields by (1) collecting and analyzing block-scale data about the historic urban environment, (2) integrating this data into existing planning and policy frameworks, and (3) **completing survey work within tight timeframes and budgets.**”
[Bertron, Mason, et al. 2012]

Thin layer of info; covers many buildings in a short period of time to recommend areas for further study



Model applied in Snohomish County, WA in 2015

Logistics and Challenges

- Extremely accelerated timeline vs. “regular” detailed historic resource survey
 - ~50k properties physically visited, scanned, & partially QCed in **<3 months** (6/20-9/14)
- Mobile data collection
 - Tablets + electric vehicles



Data Overview

4 data points captured for each
primary building on a parcel:

Form

Style

Integrity

Photo

50,362

Total number of buildings scanned,
including those IDed as not
visible/accessible from R.O.W.

46,343

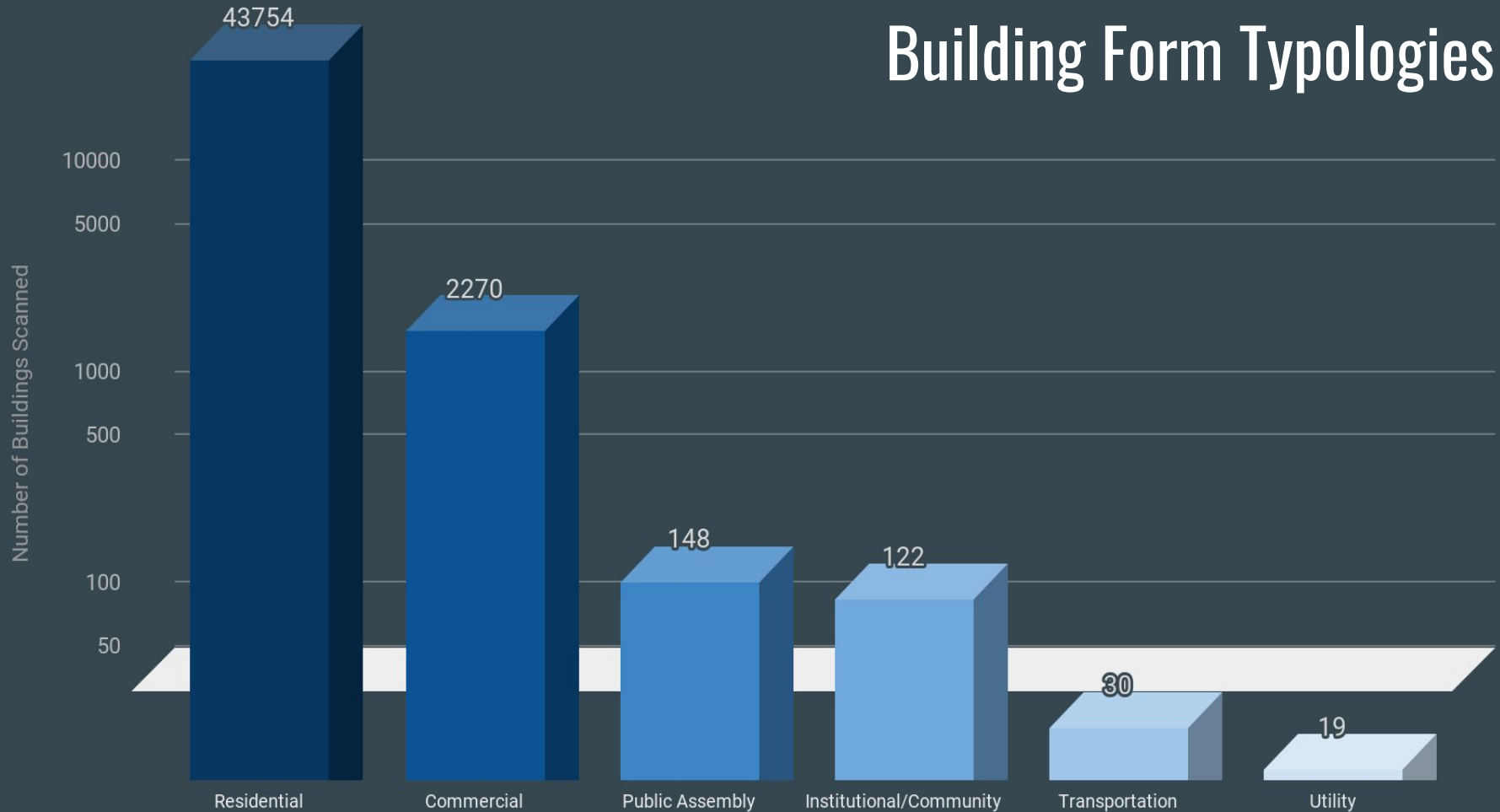
Buildings with all 4 data points recorded during scan

Building Form

Building Form Typologies

Primary Typology	Subtypes
Residential	Detached/Duplex, Multiplex/Townhouse, Single-Entrance Apartment, Multi-Entrance Apartment, Accessory Dwelling Unit
Commercial	Block, Office Block, Complex, Lodging, Mixed-Use, Warehouse/Industrial/Agricultural
Public Assembly	Theater, Exhibition/Convention/Conference Center, Recreational Facility/Cultural Center, Place of Worship, Stadium/Arena, Passenger Assembly
Institutional/Community	Medical, School/University, Public Safety, Library, Civic Center, Cemetery Facility
Transportation	None
Utility	None

Building Form Typologies

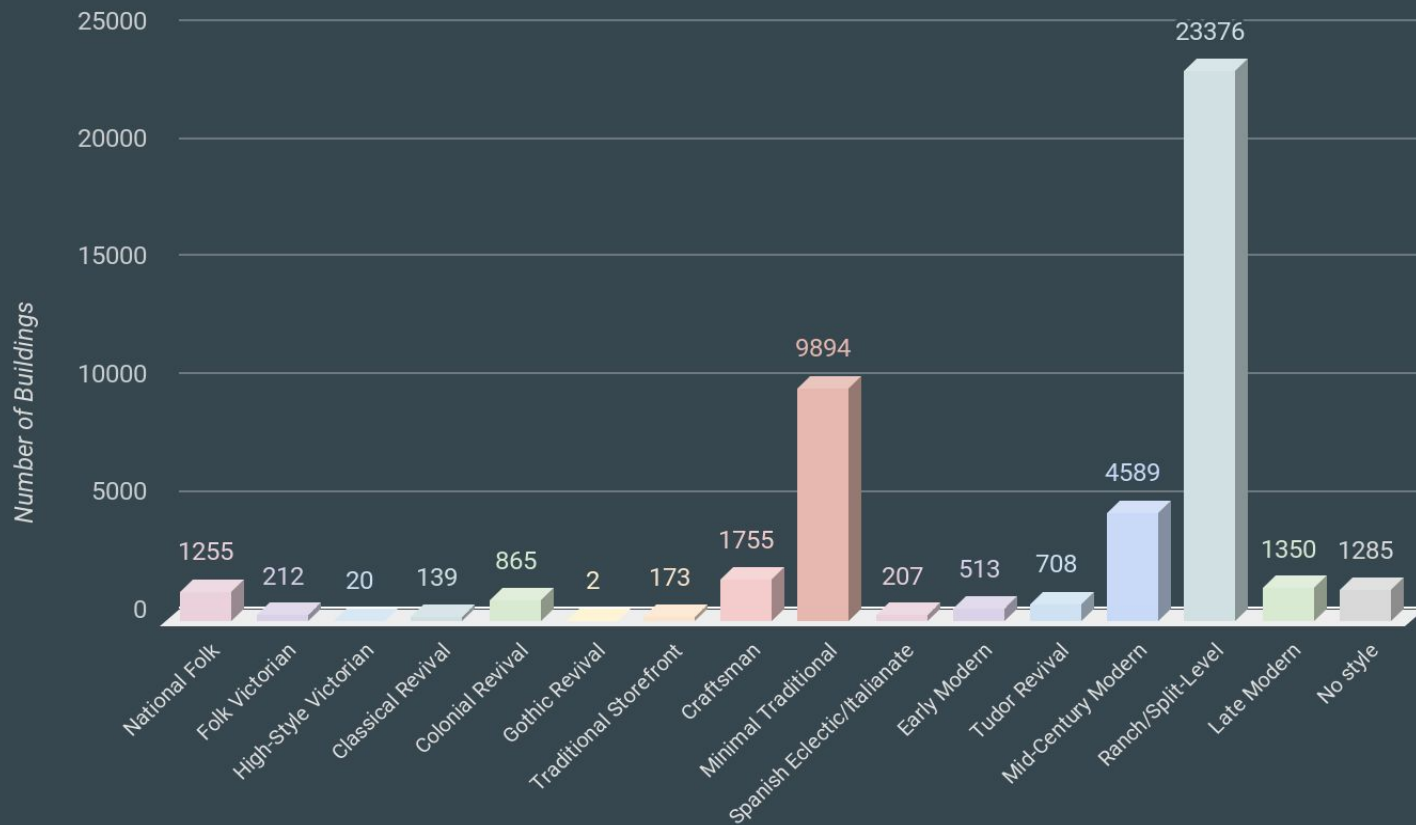


Building Style

Building Style

Style	Count	Style	Count
National Folk	1255	Craftsman	1755
Folk Victorian	212	Minimal Traditional	9894
High-Style Victorian	20	Tudor Revival	708
Traditional Storefront	173	Early Modern	513
Classical Revival	139	Mid-Century Modern	4589
Colonial Revival	865	Ranch/Split-Level	23376
Gothic Revival	2	Late Modern	1350
Spanish Eclectic/Italianate	207	No style	1285

Building Style



Building Integrity

Classifying Building Integrity

The scan uses 3 character-defining building elements to determine integrity:

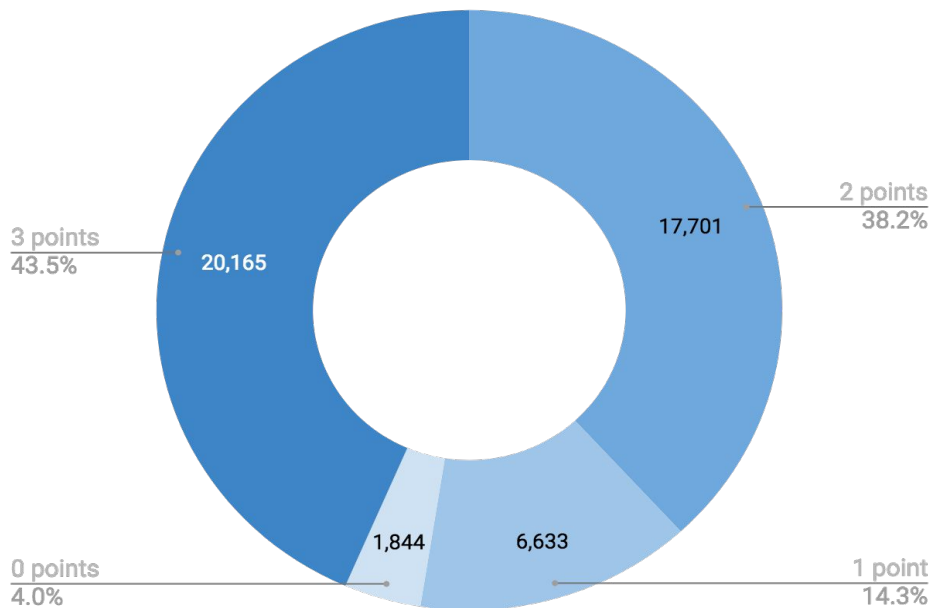
- > **Design:** Has the building's original form been modified by massing changes (e.g., an addition that overwhelms the original structure)?
- > **Windows:** Have the building's original windows have been altered or replaced?
- > **Exterior materials:** Has the building's original exterior cladding been replaced or covered (e.g., original wood siding replaced with modern vinyl siding)?



Building Integrity

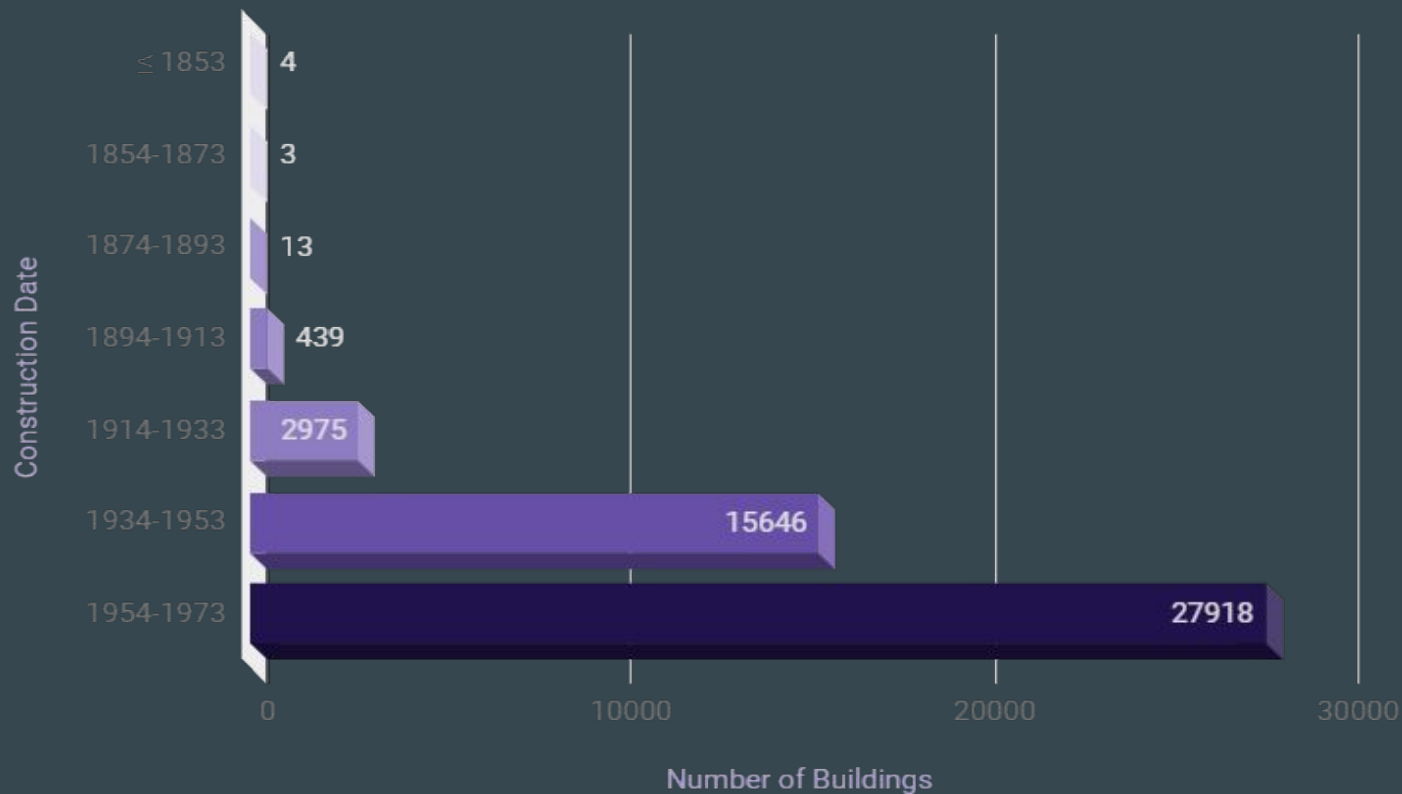
Building Integrity Breakdown

Number of Buildings (% of total valid records)

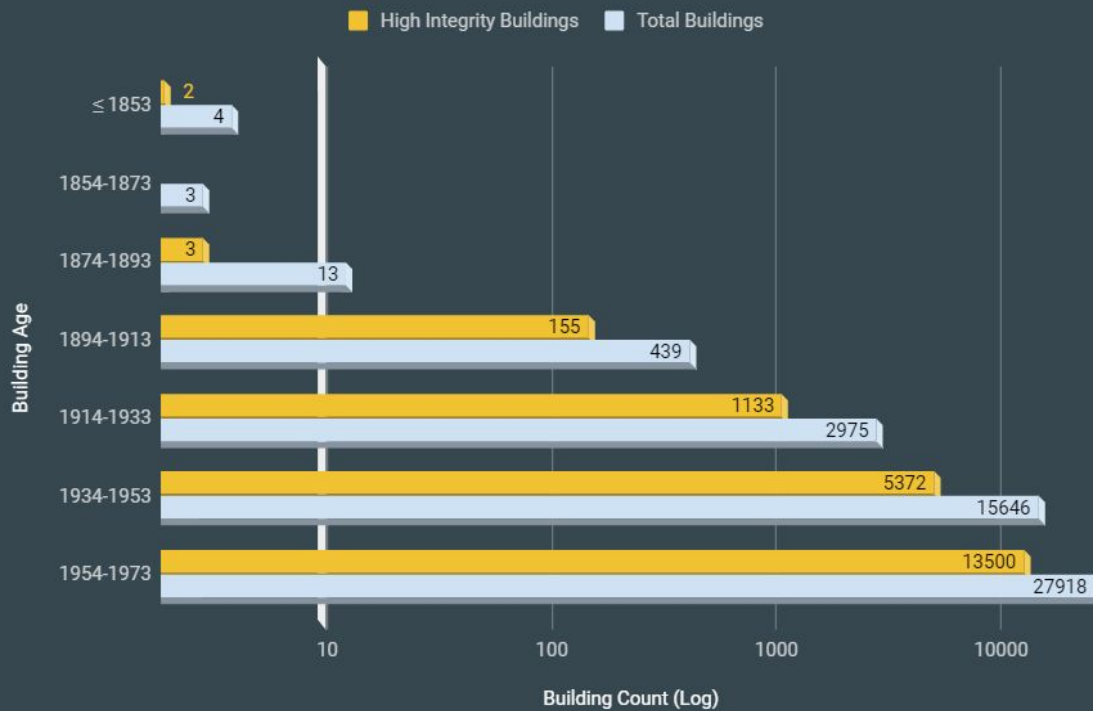
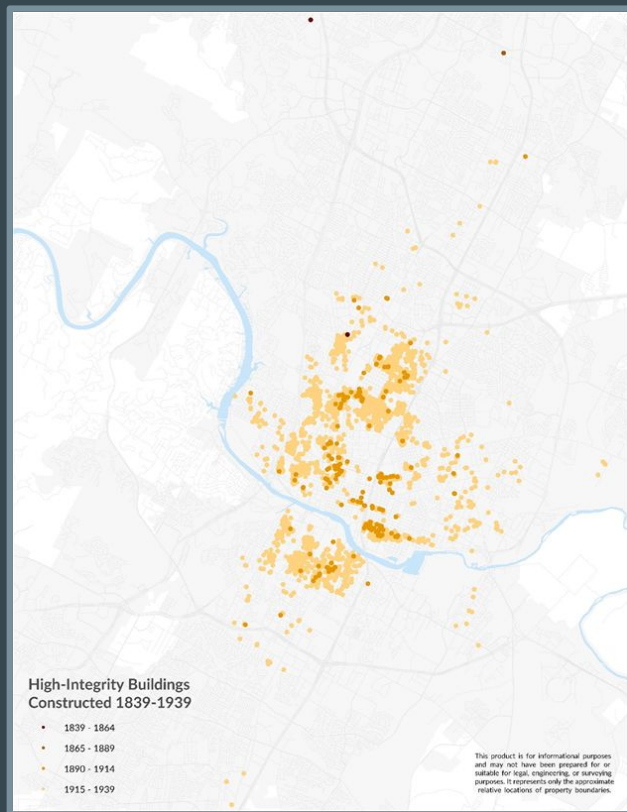


Building Age

Building Age



Integrity + Age



Moving Forward

Commissioner Remarks

How useful is this information to your role? What datasets would be most useful to you?

What other potential uses could you see for this dataset and other rapid-survey data like it?

Other recommendations? Contact City staff: kalan.contreras@austintexas.gov
