

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2019-0063

**HLC DATE:**

May 20, 2019

**PC DATE:**

**APPLICANTS:** Guadalupe Association for an Improved Neighborhood (GAIN)

**HISTORIC NAME:** Robertson/Stuart & Mair Historic District

**WATERSHED:** Waller Creek and Lady Bird Lake

**ADDRESS OF PROPOSED ZONING CHANGE:** Roughly bounded by Embassy Drive on the west, the alley between E. 7th and E. 8th Streets on the south, Lydia and Navasota Streets on the east, and the alley between E. 10th and E. 11th Streets on the north, and encompassing the 1000, 1100, and 1200 blocks of E. 8th Street, the 1000, 1100, and 1200 blocks of E. 9th Street, the 1200 block of Inks Avenue, the 1100 block of E. 10th Street, the 800, 900, and 1000 blocks of San Marcos Street, the 800 and 900 blocks of Waller Street, the 800, 900, and 1000 blocks of Lydia Street, and the 800 block of Navasota Street as well as individual properties such as the French Legation, 1022 E. 7th Street, and 1101 E. 11th Street. See map for additional details.

**ZONING:** All base zoning within the proposed historic district will have the HD (Historic Area Combining District) overlay added. No changes to base zoning are proposed by this application.

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change to create the Robertson/Stuart & Mair Historic District.

**QUALIFICATIONS FOR HISTORIC DISTRICT DESIGNATION:** The application for the Robertson/Stuart & Mair Historic District meets all Code requirements for the formation of a historic district.

**HISTORIC LANDMARK COMMISSION ACTION:**

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The proposed Robertson/Stuart & Mair Historic District helps tell the story of development in Austin, particularly East Austin, as well as the State of Texas. The district's earliest existing building is the French Legation, constructed in 1840 for the French representative to the Republic of Texas. The city had been founded the previous year, and what is now East Austin consisted of unplatted rural "outlots." The district's location near downtown and new rail lines spurred significant development after the Civil War, when newly freed African Americans established the Pleasant Hill community near the French Legation (also known as the Robertson homestead). As local land was subdivided and sold in the late 19<sup>th</sup> century, it was purchased both by African Americans, who joined a growing community called Robertson Hill that absorbed Pleasant Hill; and by European immigrants from Germany, Ireland, England, and Italy, who settled in the central and eastern parts of the district. Churches were established nearby to serve African American residents, and a thriving business corridor grew on E. 11<sup>th</sup> Street. By 1900, the district was mostly developed.

Beginning in the 1920s, the district paralleled East Austin in becoming more segregated. The 1928 Koch and Fowler city plan restricted public services for African Americans to east of East Avenue (now I-35), forcibly drawing a stark color line through the city. At the same

time, Mexican American community institutions relocated from downtown to East Austin, providing a strong incentive for community members to follow them. As Anglo or European immigrant Austinites moved out of the district, they sold or rented their homes to families of Mexican, Lebanese, and African American descent. In the years after World War II, many families moved to the suburbs, leaving more and more houses vacant. However, the district's Mexican American population expanded, and African American community institutions remained strong. During this period, the French Legation was purchased by the Daughters of the Republic of Texas and opened to the public. When East Avenue was widened into I-35 after 1956, many properties in Robertson Hill were demolished, and auto-related businesses were constructed close by.

The prevailing architectural styles within the district are Victorian and Folk Victorian, representing buildings constructed between 1870 and 1925; National Folk, most constructed 1880-1920; Craftsman, most constructed 1920-40; and Minimal Traditional, constructed 1940-60.

The City held a community workshop to discuss the draft design standards for the district, and the proposed standards reflect the comments and concerns raised at the workshops and through outreach efforts from the applicant. The applicant conducted additional outreach through flyers, emails, and neighborhood meetings.

**CITY COUNCIL DATE:**

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Cara Bertron

**PHONE:** 974-1446

**NEIGHBORHOOD ORGANIZATIONS:**

African American Cultural Heritage  
District Business Association  
Austin Neighborhoods Council  
Bike Austin  
Black Improvement Association  
Claim Your Destiny Foundation  
Del Valle Community Coalition  
East Austin Conservancy  
El Concilio Mexican-American  
Neighborhoods  
Friends of Austin Neighborhoods

Guadalupe Association for an Improved  
Neighborhood  
Homeless Neighborhood Association  
Neighborhood Empowerment Foundation  
Neighbors United for Progress  
Organization of Central East Austin  
Neighborhoods  
Preservation Austin  
SELTexas  
Sierra Club, Austin Regional Group  
United East Austin Coalition  
Waller Creek Conservancy

**BASIS FOR RECOMMENDATION:**

The Code requires that at least 51% of the structures within a proposed district contribute to the historic character of the district; and that at least 51% of the property owners or the owners of 51% of the land within the district must support its creation. The proposed historic district contains 124 resources, of which 86 (69%) are contributing. The application to create the historic district has the demonstrated support of the owners of 59.5% of the land area and 53.6% of individual property owners within the district. The district's design standards (preservation plan) have been reviewed and approved by the City Law Department and Austin Energy.

**PARCEL NO.:** See attached appendix.

**LEGAL DESCRIPTION:** See attached appendix.

**ESTIMATED ANNUAL TAX ABATEMENT:** N/A. The owners of eligible properties within the district may apply for an abatement of the taxes on the added value of the property after completing qualified preservation projects approved by the Historic Landmark Commission.

**APPRAISED VALUE:** N/A

**PRESENT USE:** The proposed historic district is predominantly residential. It does contain a religious building, two commercial properties, and a museum with open space.

**CONDITION:** N/A

**PRESENT OWNERS:** See attached appendix.

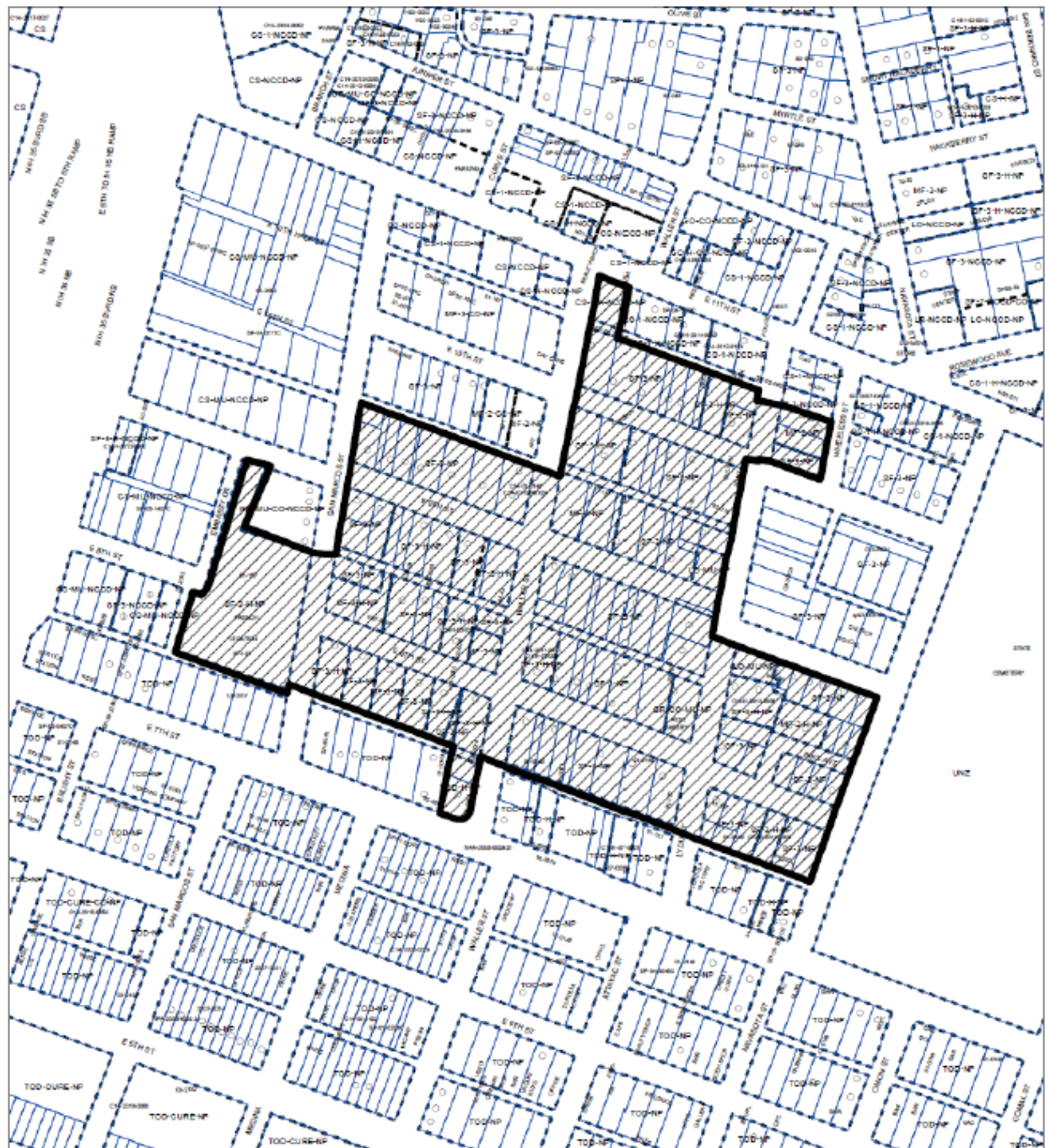
**DATE BUILT:** The period of significance for the proposed Robertson/Stuart & Mair Historic District begins in 1840 with the construction of the French Legation and ends in 1965.

**ALTERATIONS/ADDITIONS:** See Design Standards/Preservation Plan (Appendix D), attached.




**ORIGINAL OWNER(S):** N/A

**OTHER HISTORICAL DESIGNATIONS:** There are 16 City of Austin historic landmarks in the proposed historic district.

# LOCATION MAP



1" = 300'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## HISTORIC ZONING

ZONING CASE#: C14H-2019-0063

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