

ZONING CHANGE REVIEW SHEET

HLC DATE: July 6, 2022

PC DATE: August 9, 2022; August 23, 2022

CASE NUMBER: C14H-2022-0073

ADDRESS OF PROPOSED ZONING CHANGE: 1122 Colorado Street

APPLICANT: Brian Evans, Westgate Condominium Association

HISTORIC NAME: Westgate Tower

WATERSHED: Lady Bird Lake

ZONING CHANGE: CBD to CBD-H

COUNCIL DISTRICT: 9

STAFF RECOMMENDATION: Staff recommends the proposed zoning change from Central Business District (CBD) zoning to Central Business District – Historic Landmark (CBD-H) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION: Architecture and historical associations: The Westgate Tower is an excellent example of New Formalism, is the only building in Austin designed by architect Edward Durell Stone, and has served as a model for mixed-use building.¹

HISTORIC LANDMARK COMMISSION ACTION: 2012 – recommend historic zoning; 2022 – recommend historic zoning

PLANNING COMMISSION ACTION: August 9, 2022 – postpone to August 23, 2022 per neighborhood request.

CITY COUNCIL DATE: N/A

ACTION: N/A

ORDINANCE READINGS: N/A

ORDINANCE NUMBER: N/A

CASE MANAGER: Kalan Contreras, 974-2727

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Central Austin Community Development Corporation, City of Austin Downtown Commission, Downtown Austin Alliance, Downtown Austin Neighborhood Assn.(DANA), Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Preservation Austin, SEL Texas, Sierra Club, Austin Regional Group

DEPARTMENT COMMENTS: The building was listed on the National Register of Historic Places in 2010. Land Development Code §25-2-352(A)(3)(a) states that City Council may designate a historic landmark if it retains integrity, is over 50 years old, and is individually listed in the National Register of Historic Places.

The Historic Landmark Commission recommended historic zoning in 2012; however, the application was withdrawn by the applicant prior to Planning Commission hearing.

BASIS FOR RECOMMENDATION:

§25-2-352(A)(3)(a) The property is individually listed in the National Register of Historic Places; or is designated as a Recorded Texas Historic Landmark, State Archeological Landmark, or National Historic Landmark.

The building was listed on the National Register of Historic Places in 2010.

§25-2-352(A)(3)(b)(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.

¹ Sadowsky, Steve. "Zoning Change Review Sheet: C14H-2012-0089." 2012.
<https://www.austintexas.gov/edims/document.cfm?id=176342>

The Westgate Tower was designed by New York architect Edward Durell Stone in 1962 and completed under the supervision of prominent local architects Fehr and Granger in 1966. It is an excellent example of New Formalism in the Modern movement as espoused by Stone, who was known worldwide for high-rise buildings that combined verticality with the monumental scale, refinement, and ornamentation of Classical building styles. The Westgate, named for its location just west of the State Capitol grounds, also served Stone's philosophy of building upscale residential buildings in park-like settings in or near downtown areas, luring wealthy residents away from the suburbs. Stone was concerned that most high-rise architecture of the era was the sole solution to overdevelopment, where going up was the only way to develop an already overbuilt site. The location of the Westgate Tower allowed Stone to express the ideals of downtown living with a green setting. It was innovative in providing a model for future central city development by combining residential and commercial uses along with an integral parking garage that formed a significant part of the entire composition rather than as an auxiliary structure.

The Westgate is a 26-story point-block tower, rising squarely out of a cruciform platform. It is constructed of poured-in-place concrete with a brick veneer. Its verticality is emphasized by brick columns which rise symmetrically above the more horizontal and cruciform-shaped parking garage, with each spandrel containing a metal-framed full-height glass window and a balconette, allowing access to fresh air from individual units. Brick solar screens, one of Stone's trademark architectural details, cover the spandrel openings of the parking garage as well as the top two floors of the building. The Westgate embodies the modern goals of accommodating mixed uses and modern facilities in a single building. The Westgate was designed to contain commercial space on the ground floors, a 5-story parking garage, residential units ranging from efficiencies to two-bedroom apartments, and a social club and restaurant on top of the building. It is contemporary to the Cambridge Tower at 1801 Lavaca Street and the Penthouse Apartments at 13th and Guadalupe Streets, all representing the 1960s trend toward high-rise residential living in the central city. However, only the Westgate possesses the refinement of the New Formalism ideals of monumental architecture and Edward Durell Stone's ideal of a residential tower in a park-like setting downtown.²

§25-2-352(A)(3)(b)(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.*

Growing out of an association of Texas lumber dealers in the late 19th century, the Lumbermans' Investment Association planned and built several high-rise residential buildings in Austin, Houston, and Kansas City in the late 1950s and mid-1960s. Julian Zimmerman, who headed the organization during that time, apparently knew New York architect Edward Durell Stone from his work in Washington, including the National Geographic Society Building and the building that would later become the Kennedy Center for the Performing Arts. In 1962, Zimmerman contracted Stone to design the Westgate Tower, a mixed-use residential tower located just west of the Texas State Capitol.

Edward Durell Stone was a native of Arkansas who received his architectural training at Harvard and at MIT. Stone went on to practice in New York City and taught at the Yale School of Architecture. He became well-known for his sleek buildings of the 1930s, and after World War II, he became dissatisfied with the sterility of modern architecture and fascinated by the work of Frank Lloyd Wright. His work in the 1950s and 1960s reflected greater verticality, such as in the International Trade Mart in New Orleans, and the General Motors Building in New York City. His trademark was a solar screen, which provided architectural interest as well as privacy and shade. Stone used the solar screen on the Josephine Graf House in Dallas in the 1950s, and continued to employ it, as seen on the Westgate Tower. Stone hired prominent local architectural firm Fehr and Granger to oversee the building's construction. Fehr and Granger were known for their mid-century modern residential designs, and although Stone designed the exterior, Fehr and Granger were responsible for the details.

The Westgate was the first high-rise building that was significantly taller than anything else in Austin, except the Capitol Dome. High-rise buildings in Austin of the 1940s and 1950s were no taller than the buildings of the 1910s and 1920s, including the Scarbrough and Littlefield Buildings and the Norwood Tower. The Westgate, at 26 stories, would be much taller than either of its contemporaries, the Cambridge Tower and the Penthouse Apartments. The height of the Westgate caused some controversy, stemming from concerns that high-rise buildings would overshadow the State Capitol, and resulted in the creation of the Capitol View Corridors by the State of Texas.

The Westgate was also the second home of the Headliners Club, the most prestigious social club in the city. Founded in 1954 by Charles Green, publisher of the American-Statesman, Everett Looney, a local attorney and judge, and Paul Bolton,

² Ibid.

a television and radio commentator and news editor, the Headliners Club began at the Driskill Hotel. Members included politicians and intellectuals, several former Texas governors, and President Lyndon B. Johnson. The Club moved into the Westgate in 1966 and remained there until relocating to a more central location. In addition to the Headliners Club, the Westgate Tower has also been the home of many leaders in state government.³

PARCEL NO.: 0208011906

LEGAL DESCRIPTION: ORIGINAL CITY BLOCK 135 0.5 OF LOTS 1, 2, & 3

ESTIMATED ANNUAL TAX ABATEMENT: Will be determined per owner depending on the proportion of the total area and ownership of common areas ascribed to each condominium apartment.

APPRAISED VALUE: Each condominium in the building is individually appraised and valued by the Travis Central Appraisal District.

DATE BUILT/PERIOD OF SIGNIFICANCE: 1962-66

INTEGRITY: High

ALTERATIONS/ADDITIONS: Over the years, failing materials have been replaced in-kind. In 1984, the original wood entry doors were replaced with new metal and glass doors, and in 1998, fine black netting was installed over the brick solar screens to discourage bird infiltration and nesting.⁴

ORIGINAL OWNER(S): Lumbermans' Investment Corporation of Austin (1962)

PRESENT USE: Mixed use

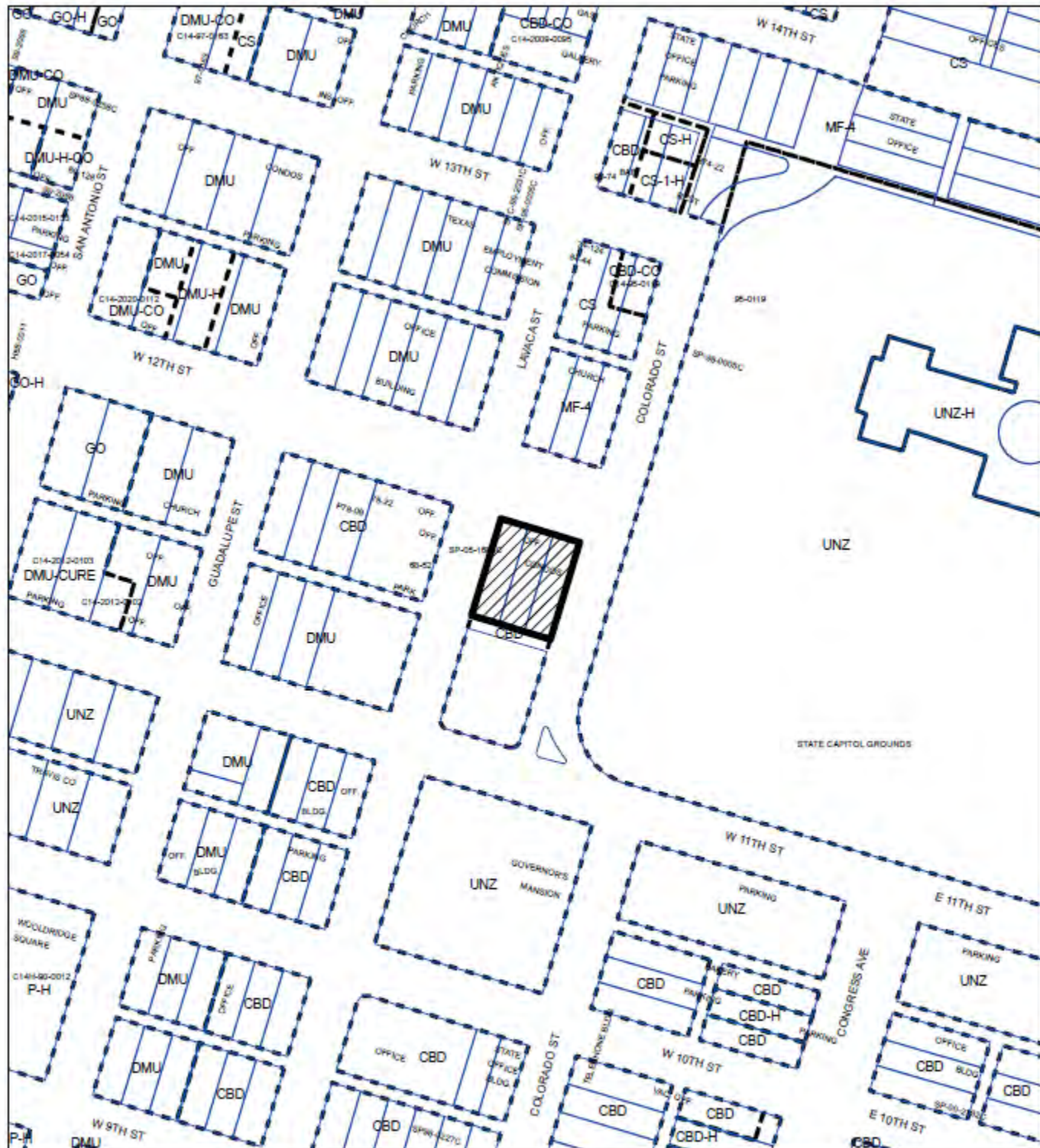
PRESENT OWNERS: Westgate Condominium Association

OTHER HISTORICAL DESIGNATIONS: Individually listed in the National Register of Historic Places

³ Ibid.

⁴ Ibid.

LOCATION MAP



HISTORIC ZONING

ZONING CASE#: C14H-2022-0073



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or





General Information

Location: **1122 COLORADO ST**
Parcel ID: **0208011906**
Grid: **MJ23**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **No Future Land Use Map**

Regulating Plan: **No Regulating Plan**

Zoning: **CBD**

Zoning Cases: [C14H-2012-0078](#)

Zoning Ordinances: **None:**

Zoning Overlays: **Capitol Dominance Overlay**
Capitol View Corridors: BARTON CREEK PEDESTRIAN BRIDGE, ZILKER CLUBHOUSE, MOPAC BRIDGE - SDCC, BARTON CREEK PEDESTRIAN BRIDGE - SDCC, WOOLRIDGE PARK, MOPAC BRIDGE
Downtown Austin Plan Districts: Uptown / Capital
Downtown Density Bonus: FAR - 15 | Max Hgt - 400
Green Building Mandatory: Central Business District/Downtown Mixed Use
Residential Design Standards: LDC/25-2-Subchapter F
Selected Sign Ordinances

Infill Options: **--**

Neighborhood Restricted Parking Areas: **--**

Mobile Food Vendors: **--**

Historic Landmark: **--**

Urban Roadways: **Yes**

Zoning Guide

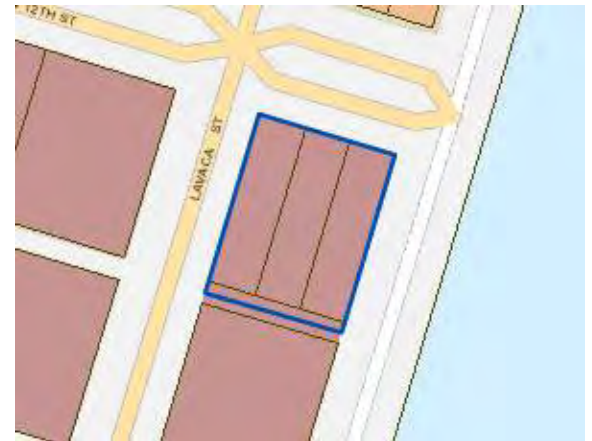
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **URBAN**
Watershed Boudaries: **Lady Bird Lake**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

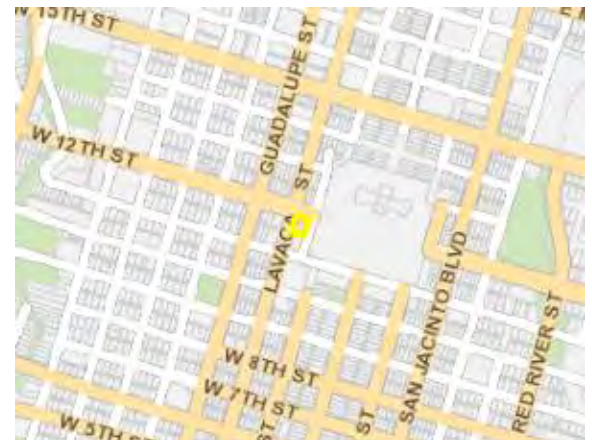
Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **9**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Central Austin Community Development Corporation, City of Austin Downtown Commission, Downtown Austin Alliance, Downtown Austin Neighborhood Assn. (DANA), Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group**



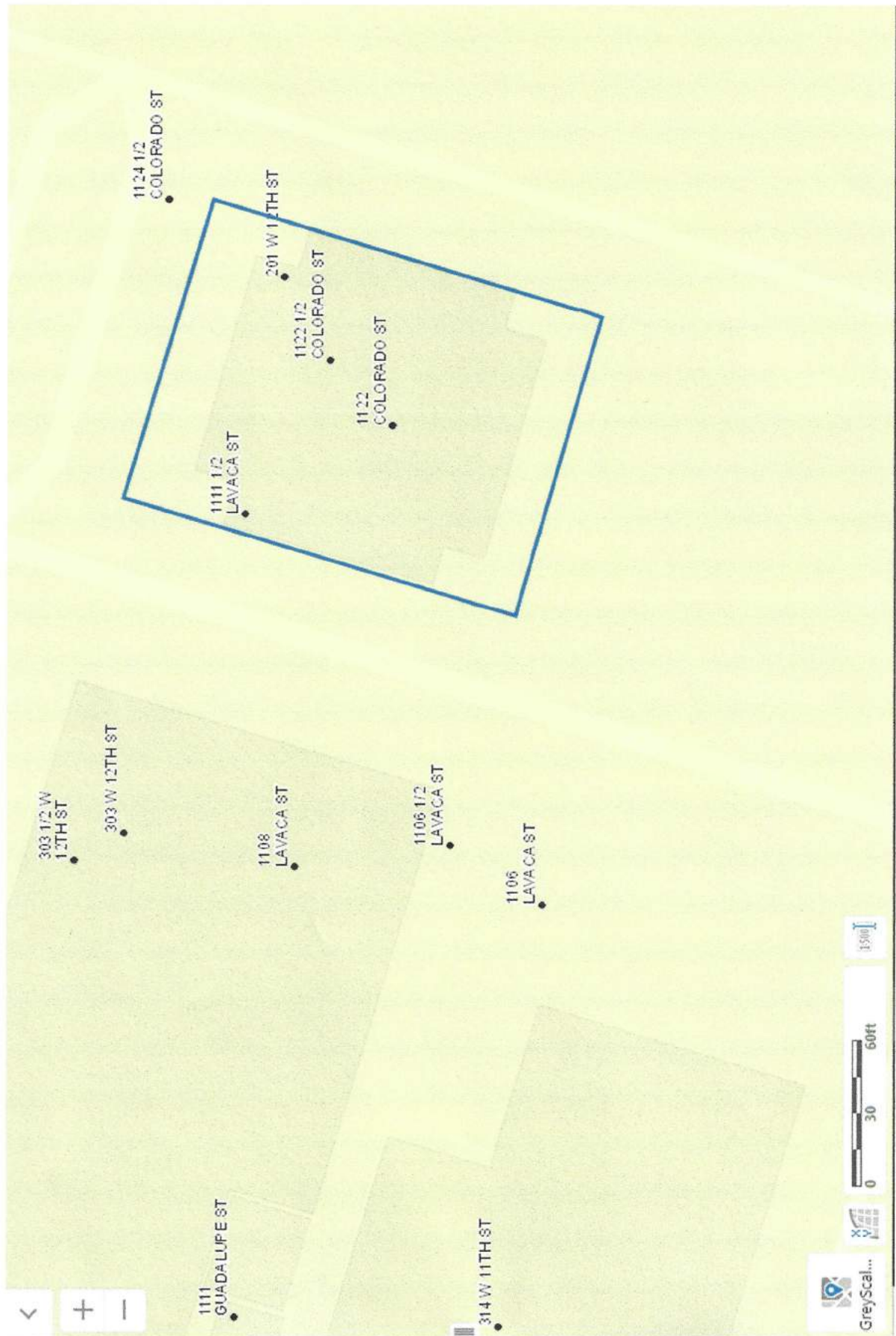
Zoning Map



Current Imagery



Vicinity Map



OK

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Registration Form



1. NAME OF PROPERTY

HISTORIC NAME: Westgate Tower
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 1122 Colorado Street
CITY OR TOWN: Austin
STATE: Texas CODE: TX COUNTY: Travis
☐ NOT FOR PUBLICATION
☐ VICINITY
CODE: 453 ZIP CODE: 78701

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Mark Wolfe State Historic Preservation Officer
Signature of certifying official / Title

8/13/10
Date

Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency / bureau or Tribal Government

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that the property is:

- ☒ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register
☐ See continuation sheet.
☐ other, explain
☐ See continuation sheet.

Signature of the Keeper

Date of Action

James H. Cleveland

10/12/10

USDI/NPS NRHP Registration Form

Westgate Tower, Austin, Travis County, Texas

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5. CLASSIFICATION**OWNERSHIP OF PROPERTY**

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

CATEGORY OF PROPERTY

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

NUMBER OF RESOURCES WITHIN PROPERTY

contributing	noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE**HISTORIC FUNCTIONS:**

DOMESTIC = Multiple dwelling
 COMMERCE / TRADE = Business: office building
 SOCIAL = Clubhouse

CURRENT FUNCTIONS:

DOMESTIC = Multiple dwelling
 COMMERCE / TRADE = Business: office building

7. DESCRIPTION**ARCHITECTURAL CLASSIFICATION:**

MODERN MOVEMENT: skyscraper

MATERIALS: FOUNDATION
 WALLS
 ROOF
 OTHER

CONCRETE
 CONCRETE, BRICK
 ASPHALT

NARRATIVE DESCRIPTION

(see continuation sheets 7-5 through 7-8)

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National Park Service

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Westgate Tower
Austin, Travis County, Texas

NARRATIVE DESCRIPTION

In 1962 the internationally-acclaimed architect Edward Durell Stone designed the Westgate Tower, named for its proximity to the west gate of the Texas State Capitol. The first residential high-rise to be planned in Austin, the building occupies the block directly north of the Texas Governor's Mansion and to the west of the Capitol grounds. The mixed-use building is of poured-in-place, monolithic reinforced concrete clad in brown brick from the locally-based Butler Brick Company, with full-length windows and individual balconettes between brick-faced columns. A decorative brick solar screen—one of Stone's signatures—allows light to enter the parking garage (Levels 3-9) and the top two floors while offering privacy and shade from the hot Texas sun. The 26-story building is 261 feet tall and rises from an extended basement (Level 1) that appears as a wide cubic base, the corners of which are subtracted on levels 2-9, so that in plan they are cross-shaped. A set-back tower looms above these nine floors, its verticality emphasized by structural columns that are broken by the horizontal pattern of floors and balconies on all four elevations, creating a rhythmic, subdued exterior. The tower is arranged around a central core of elevators and a staircase, and all residential units open to expansive views of the Capitol grounds and the city of Austin. The interior provides commercial space in the lower three floors and two upper two floors, a parking garage on floors 4-9, fifteen floors of residential condominiums, and a pool and solarium on the top two floors. The Westgate Tower retains a high degree of integrity and is nominated to the National Register of Historic Places at the local level of significance under Criterion A for Community Planning and Development, and under Criterion C for Architecture. The only building in Austin designed by Edward Durell Stone, the Westgate also meets Criteria Consideration G for properties less than 50 years old.

Setting

Situated on the north half of Block 135 in the original Austin neighborhood mapped out by Edwin Waller in 1839, the Westgate Tower faces the Texas State Capitol and its grounds. The parking lot on the south half of the block is owned by the state, and the Governor's Mansion occupies the full block to the south, across Eleventh Street. The building is bounded by Lavaca and Colorado streets on the west and east, Eleventh and Twelfth streets to the south and north. To the west across Lavaca Street is a contemporary office building; on the northwest corner of Lavaca and Twelfth streets is the Texas State Teachers Association Building; the 1921 Neoclassical-style First Methodist Church, the second oldest Protestant congregation in Austin, is to the north across Twelfth Street, where a "Memorial to the Builders of the Great State of Texas" was erected in the median in 1938. Because the Capitol is immediately adjacent to the east, the Westgate is known for housing government representatives, lobbyists, and attorneys; the nominated property is also within two blocks of the Travis County Courthouse and the Texas Supreme Court Building.

The lot slopes from west to east, such that Level 2 and its primary pedestrian entries are at grade on Colorado Street, with a single pedestrian entry at Level 3 on Lavaca Street. Architect Edward Durell Stone preferred to conceal automobiles and often placed parking for them below the base platform of his buildings; therefore, automobiles enter the building at Level 3 on Lavaca. Landscape plantings are minimal. A concrete walk surrounds the building, featuring a pattern of wide Butler brick pavers extending from the base of each pier out to the street on the east and west sides, and to the Level 2 terrace walls on the north and south. Fencing around two trees on the

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Continuation Sheet

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Westgate Tower
 Austin, Travis County, Texas

east walk is original to the Capitol grounds. At the northeast and southeast corners of the lower cross floor plan are open spaces between the supporting brick walls, offering spaces for trees in square planters. Two large, square planters are at the northeast and southeast corners of the building. At the northwest and southwest corners of Level 3 are small concrete plazas protected by low walls, used primarily for mechanical equipment.

Exterior¹

The four elevations of the Westgate Tower are similar, with ten bays of brick piers alternating with glass or brick screens. The footprint of Levels 2-9 is cross-shaped, with an open screen of Butler brick at the garage levels and the Level 3 office space. Levels 10-26 are set back from the lower floors and form a monolithic, squared tower rising up from the garage and office-level cube. Residential levels 10-22, and Levels 23-24—formerly occupied by the private Headliners Club and a restaurant—all feature balconies with iron railings between each brick-faced pier. Where the setback begins on Level 10 are wide terraces, which originally featured planters (now capped) on the surrounding low walls. Housing the pool, solarium, and mechanical rooms, Levels 25-26 are screened with brick like the garage levels; the solarium features glass jalousie windows inside the brick screens.

The east or front elevation on Colorado Street faces the Capitol, with the primary pedestrian entry, through glass doors, here at Level 2. Full length, two-story windows and glass doors compose the entire east face of Levels 2 and 3. Nine freestanding two-story piers—hexagonal in form and faced with Butler brick—and the two end piers attached to side walls, support the upper ten bays. The north elevation on Twelfth Street faces the Methodist Church. There are no entries on this side or on the similar south façade. Level 2 on these façades continues the full-length windows between fixed brick piers, whose faces jut out slightly in a half-hexagonal shape onto wide concrete plazas north and south, resulting from the fact that Level 2 is at street level on Colorado while Level 3 is at street level on Lavaca. The west façade on Lavaca Street, at Level 3, is identical in design to the north and south façades, but features two wide bays for vehicle entry and exit, leaving seven freestanding piers on the street level. The left bay leads to the delivery entry on the basement level. The adjacent right bay leads to the parking garage. The Lavaca Street level also features full-length glass windows and a glass door leading pedestrians to the offices on Level 3.

Due to the stepped-back nature of the building, there are three different roof areas and two plaza/terrace deck areas. Apartment terrace decks are located at the tenth floor in the stepped-back area of the building, above portions of the garage levels below. Two small areas of plaza deck are located at the northwest and southwest corners of the building at the ground level, with occupied areas of the basement Level 1 beneath these. The raised pool area at Level 26 is open. The original roof over the adjacent terrace/solarium on Level 25 is a combination of plexiglass skylights and a modified membrane system, which appears to have an emulsified protective coating placed over a metal roof deck. A coal-tar three-ply built-up upper roof system serves as the roof over the mechanical room on this floor. A similar lower roof (flood coat with gravel) at the top of the 24th floor lies beneath the cooling tower. Primary drainage is by interior roof drains. The foundation is concrete with concrete piers.

¹ A complete 82-page set of the original architectural, structural, and mechanical/electrical plans (October 1964) is on file with the Texas Historical Commission, Austin.

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National Park Service

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Continuation Sheet

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Westgate Tower
 Austin, Travis County, Texas

The subdued appearance of the building largely stems from the brown color of the locally-made bricks. Hal Jensen, one of the developers behind the Westgate Tower, explained the selection of building materials:

...[It] seemed to us that if Westgate were going to be successful, it shouldn't stand fresh and shining in the Texas sun; it shouldn't be a cold metallic intruder in a neighborhood already softened with the patina of time. Westgate shouldn't in any way detract from its environment. It should have a sense of tradition, a timeless quality about it. To achieve the sense that the building had always belonged there...we worked very closely with the people at Elgin Butler Brick Company. Since it was impossible to get enough old brick to achieve this character, it was necessary for them to experiment with many samples before they achieved the desired tone. They were finally able to do this by using a beige clay from Elgin [Bastrop County, Texas], heavily seasoned with manganese powder. The joints between the bricks are of conventional mortar, but colored to match the brick. The frames of all the exterior doors and windows, as well as the railings on all of the balconies, are of Duranodic aluminum in the color of antique bronze. The glass is solar bronze plate. This special heat absorbing, glare reducing glass, will not only make the apartments and offices more comfortable, but its color will complement the soft tones of the brick and aluminum.²

Interior

The floors of the Westgate are organized in a cross plan at Levels 2-9 and a square plan at Levels 10-26. The building's available space is currently 35% commercial and 65% residential; nearly 38,050 square feet of commercial space is contained on levels 1-3 and levels 23-24, all served by a lobby and elevator facilities that are separate from those for residential floors. The basement at Level 1 is fully finished to offer 19,000 square feet of office space, as compared to only 9,000 square feet of office space on levels 2 and 3. The basement does not have windows and is not visible from any viewpoint. Level 23 originally was designed as a public restaurant with a private clubroom; Level 24 was the Headliners Club and Presidential Room, which retain much of their original finishes. Commercial tenants and their visitors enter the building at Lavaca Street on the west side of Level 3.

Levels 4-9 contain a garage for parking 231 cars. There are two adjacent vehicle entrances: one which rises to Level 4 and the garage, and a delivery entrance that descends to Level 3 to provide access to a garbage incinerator (since removed). A service and delivery elevator at the basement level opened to the incinerator on Level 3 and serviced the Headliners Club and restaurant on levels 23-24. Two additional elevators service the residential floors from a separate entrance on Level 2, and a fourth elevator services the garage and commercial levels 1-3. The building has two scissor stairwells located to the west of the elevator shaft in the central core.

The ground floor at Level 2 contains the reception area and management offices. Residents and their guests enter the building at Colorado Street on the east side of Level 2, through a pair of glass doors into a lobby paneled with teak. The residences are compactly organized around a central service core of four elevator shafts, keeping corridors to a minimum. Four luxury residential units are on Level 10, while Levels 11-22 originally offered as

² Hal Jensen, "Philosophy Behind a Landmark," *Austin in Action* (March 1966), 34-35.

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National Park Service**

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Westgate Tower
Austin, Travis County, Texas

many as 10 residential units per floor; over the years, some owners have combined units. Today the 93 residential condominium units range from 400-square-foot efficiencies to homes of nearly 4,800 square feet; one owner has combined two units into a single two-story residence. The two-story solarium on Level 25 includes skylights and glass jalousie windows screened with brick, as well as a chandelier that originally hung outside the main entrance. The rooftop pool on Level 26 was once the highest in the city.

Residential units on the north and east side of the building have views of the Capitol grounds, while on the west side residents enjoy views of the surrounding hills, and those on the south overlook downtown Austin toward the Colorado River. Floor-to-ceiling windows lead to individual balconies, each 2½ feet deep by 5 feet wide, with a 40-inch railing of aluminum finished in bronze. Level 10 is terraced and originally featured a large residential unit with a grand two-story entrance and a spiral stair to the upper level, where sliding glass doors opened to a wide terrace surrounding a stone fountain; the stair and fountain were removed in 1996 and the residence converted to two separate units.

Architectural Integrity

Over the years, failing materials have been replaced in the building. In 1984 the original wood entry doors were replaced with new metal and glass doors, and remodeling to the interior hallways was completed in 1985 that included new paint, carpet, and decorative moldings. During 1998 the garbage incinerator was removed, and fine black netting was installed over the brick solar screens to discourage birds. Throughout the building, chlorinated polyvinyl chloride (CPVC) pipe was installed in 1999 and hidden by new crown molding; to avoid the costs of asbestos abatement, the original metal plumbing and insulation remained in place. On the tenth floor terraces, leaking planters were capped with limestone in 2006 but left in place. On the garage levels, where lintels had rusted and bricks had fallen, the brise soleils were reconstructed in 2008, using new bricks from the Butler Brick Company made to match the originals.

Despite these changes to the building, the Westgate Tower retains a good deal of architectural integrity overall, and a very high level of integrity to its exterior. The building's setting and location—in relationship to the Capitol to the east, the Governor's Mansion to the south, and to the First Methodist Church to the north—are little changed since the time of construction. The Westgate is an important local example of a modernist, mixed-use high-rise building and the only work of internationally-acclaimed architect Edward Durell Stone in the city, completed under the supervision of the prominent Austin-based architecture firm of Fehr & Granger. A significant visual landmark in the city for nearly a half-century, the Westgate Tower is nominated to the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development, and under Criterion C in the area of Architecture; the building meets Criteria Consideration G for resources less than fifty years old.

USDI/NPS NRHP Registration Form

Westgate Tower, Austin, Travis County, Texas

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8. STATEMENT OF SIGNIFICANCE**APPLICABLE NATIONAL REGISTER CRITERIA**

Property:

- ☒ **A** is associated with events that have made a significant contribution to the broad patterns of our history.
- B** is associated with the lives of persons significant in our past.
- ☒ **C** embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** has yielded, or is likely to yield information important in prehistory or history.

CRITERIA CONSIDERATIONS

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- ☒ **G** less than 50 years of age or has achieved significance within the past 50 years.

AREAS OF SIGNIFICANCE: Community Planning and Development; Architecture**PERIOD OF SIGNIFICANCE:** 1962-1966**SIGNIFICANT DATES:** 1962-1966**SIGNIFICANT PERSON:** N/A**CULTURAL AFFILIATION:** N/A

ARCHITECT / BUILDER: Edward Durell Stone, architect;
Arthur Fehr and Charles Granger, associate architect

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-9 through 8-28)**9. MAJOR BIBLIOGRAPHIC REFERENCES****BIBLIOGRAPHY** (see continuation sheets 9-29 through 9-30)**PREVIOUS DOCUMENTATION ON FILE (NPS):** N/A

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- ☒ State historic preservation office Texas Historical Commission, Austin
- ☐ Other state agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other -- Specify Repository:

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STATEMENT OF SIGNIFICANCE

The Westgate Tower—a 26-story mixed-use building containing commercial space, apartments, a parking garage, and originally a restaurant and social club—is named for its location adjoining the west edge of the Capitol grounds in downtown Austin, Texas. At 261 feet in height, the Westgate Tower was the tallest building constructed in Austin during the 1960s, although it deferred in height to the Capitol (311 feet) and the tower of the Main Building of the University of Texas at Austin (307 feet). The Westgate is nominated to the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development for its association with a wave of high-rise residential construction in Texas cities during the period 1962-1966. Additionally, it is nominated under Criterion C in the area of Architecture for its association with the architects Edward Durell Stone of New York and Fehr & Granger of Austin; its masonry solar screens embody the distinctive characteristics of Stone's mid-twentieth-century modern architecture. As the model for mixed-use, residential high-rise development in downtown Austin, the Westgate Tower meets Criteria Consideration G for properties that have achieved historical significance within the past fifty years.

The Texas Capitol Complex and Downtown Austin

Under the direction of Edwin Waller, L.J. Pilié and Charles Schoolfield surveyed the city of Austin in 1839 to serve as the capital of the Republic of Texas. The city was named for Stephen F. Austin (1793-1836), the first Anglo-American empresario to settle immigrants from the U.S. in the Mexican state of Coahuila y Tejas. Laid out on the north bank of the Colorado River between two creeks—Lamar Creek to the west (named for the president of the republic in 1839, Mirabeau B. Lamar) and Waller Creek (named for surveyor Waller) to the east—the city plan was based on the Broad Street model, with a central, 120-foot-wide, north-to-south thoroughfare—Congress Avenue—running ten blocks from the river to a four block reserve designated as Capitol Square, which occupied the highest point of the original townsite. North-to-south streets parallel to Congress Avenue were named for the rivers of Texas; east-to-west cross streets were initially named for native Texas trees but subsequently were renamed with numerals.

After Texas was annexed to the United States in 1845, Austin became the state capital, and Congress Avenue was the major artery for commerce. Capitol Square was the site of two successive state Capitols: a building completed in 1853 and destroyed by fire in 1881, and its replacement, the present Capitol of Texas, designed in 1882 and completed in 1888. Other public buildings were constructed along Eleventh Street (the south boundary of Capitol Square), including the Governor's Mansion (1854-1856), which occupies an entire city block bounded by West Eleventh, Colorado, West Tenth, and Lavaca streets. To the north of the Governor's Mansion, along the west side of Capitol Square, Colorado Street was realigned between 1889 and 1894, reducing the city blocks between Colorado and Lavaca streets to half-blocks to accommodate a westward extension of the Capitol grounds. This neighborhood remained predominantly residential for the first half of the twentieth century, although such imposing structures as the First United Methodist Church was constructed on one of the half-blocks between Lavaca and Colorado, at its intersection with West Twelfth Street, in 1922-1928. After World War II, houses in this West Capitol neighborhood began to be replaced incrementally by low-rise office buildings and surface parking lots.

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Unlike the urban business centers of nineteenth- and twentieth-century Texas—San Antonio, Galveston, Dallas, Houston, and Fort Worth, all of which benefited from wholesale trade and shipping, and the production of cotton, cattle, timber, and oil—the city of Austin was tied economically to the state government and to public institutions, especially to the University of Texas, whose campus north of the Capitol was opened for instruction in 1883. In the early twentieth century, the first multi-story elevator buildings were constructed in Austin on or near Congress Avenue downtown: the 7- (eventually 9-) story Littlefield Building (1910, 1915); the 8-story Scarbrough Building (1910); the 10- (eventually 15-) story Stephen F. Austin Hotel (1925, 1928); the 15-story Norwood Building (1929); and the 12-story Driskill Tower (1930). In 1934 the State of Texas constructed the 8-story State Highway Building on East Eleventh Street facing Capitol Square. Austin's first mid-rise apartment building, the 4- and 5-story Normandie Arms, was constructed in the West Capitol neighborhood in 1939 (demolished), and the 12-story Tribune Building was built on the city block just south of the Governor's Mansion in 1941.

During the 1950s, new tall buildings in Austin did not exceed the heights of those built in the 1910s and 1920s: the 11-story Commodore Perry Hotel (1950, 1957) and the 12-story Perry-Brooks Building (1952), both on East Eighth Street. The State of Texas constructed the 10-story Stephen F. Austin State Office Building (1959) and 5-story Texas Employment Commission Building (1960) north of Capitol Square. In the West Capitol neighborhood, several 4- and 5-story office buildings were constructed during the course of the 1950s. However, by the early 1960s, Austin's skyline was still dominated by the dome of the Capitol of Texas (1888) and the tower of the Main Building (1937) at the University of Texas.

A Brief Historical Background of the Property

In 1852 Samuel Garner Haynie (1806-1877), a practicing physician who was elected Austin's mayor four times—1850, 1851, 1863 and 1864—hired Austin architect Abner Cook (1814-1884), a specialist in Federal and Greek Revival-style buildings, to build a home on Block 135, directly west of the site where Cook simultaneously was building the (first) Capitol. The frame house featured a two-story portico with a pair of fluted Ionic columns flanked by outer Doric piers. Haynie also opened a mercantile business that same year, and he quickly spiraled into financial difficulties; the doctor was compelled to sell the relatively new house to Cook. The builder purchased the entire block for \$10,000 shortly after the house was finished, and he and his family lived there until his death.³ Cook's widow Eliza sold the property on July 2, 1885, to former Austin mayor Leander Brown, who occupied the home until he subdivided the block and sold Lots 1-3 to Mason C. Miller, a cashier at City National Bank, in 1889. The Haynie-Cook House was moved to the southern half of the block around the turn of the century, and Fanny Andrews used the building as a shop from 1910 until 1953, when it was demolished.

³ Kenneth Hafertepe, *Abner Cook: Master Builder on the Texas Frontier* (Austin: Texas State Historical Association, 1992), 74-76; Travis County Deed Records, Volume G, page 413; and "Haynie, Samuel G.," *Handbook of Texas Online*, accessed on April 28, 2009, at: <http://www.tshaonline.org/handbook/online/articles/HH/fhabn.html>.

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The Lumbermen's Investment Corporation and the Westgate Tower

The Westgate Tower was designed and constructed for the Lumbermen's Investment Corporation of Austin. The Lumber Dealers' Association in Texas was formed in Houston at the Millet Opera House in 1886, and in 1889 the organization changed its name to the Lumbermen's Association of Texas. After more than fifty years in Houston, the Lumbermen's headquarters moved to Austin in 1954, and it was there in 1962 that the organization, under the leadership of Julian H. Zimmerman, began to plan the Westgate.

Zimmerman, an attorney and former newspaper editor from Wichita, Kansas, was the director of the South Pine Lumber Company of East Texas. In the mid-1950s Zimmerman had worked for Kansas governor Edward Arn before being appointed to President Dwight D. Eisenhower's administration during his second term. Zimmerman was appointed Deputy General Counsel, then General Counsel, of the Housing and Home Finance Agency (1957-59), and he assumed the role of Commissioner of the Federal Housing Administration (FHA) in 1959. As the end of Eisenhower's presidency approached, in 1960 Zimmerman became the president of the Lumbermen's Investment Corporation (LIC) of Austin, an affiliate of the Lumbermen's Association specializing in home financing. As the LIC's leader, Zimmerman launched ambitious development schemes focused on high-rise downtown living and planned mixed-use suburban development in Austin and Houston, Texas, as well as in Kansas City, Missouri.⁴

Planning for the Westgate began in 1962, and the architect Edward Durell Stone signed a contract with the Lumbermen's Company, a subsidiary of the LIC, in July of that year. It is believed that Zimmerman became familiar with Stone's design work during his tenure with the FHA in Washington, DC, between 1957 and 1960; during these years, Stone was commissioned to design the headquarters for the National Geographic Society and the building that later would be named the Kennedy Center for the Performing Arts.

Design and Construction of the Westgate Tower

In a memorandum to architect Edward Durell Stone in July 1962, his business manager William Bailey Smith wrote in regard to the Westgate project: "Our contract has been returned for minor revisions, which I am having made—it will be ready for your signature Monday or Tuesday. They called me and gave us a verbal 'proceed.' Tony [Anthony DeSantis, project architect] has the program."⁵ Construction plans for the high-rise building were formally announced in the *Austin Statesman* on November 10, 1962. Stone was in Austin for the announcement and wrote the following statement about the Westgate:

For several decades, architects have envisioned the "city of the future" as a series of high rise buildings, widely spaced in park-like settings.

⁴ Austin History Center vertical files: Lumbermen's Association, Zimmerman.

⁵ William Bailey Smith memorandum to Edward Durell Stone, July 6, 1962. Edward Durell Stone Papers. Special Collections, University of Arkansas Libraries, Fayetteville. Box 69, folder 14.

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Unfortunately, however, high-rise buildings have always been built at the wrong time; that is, when the land is all used up and there is no way left to build but vertically. Then, to our belated sorrow, we often find that our natural treasures have been squandered; light, air and views are gone forever.

In the Westgate building, one might foresee some future directions and possibilities for this city. Because it faces a beautiful open space, affording vistas of a perpetual park on the State House grounds, the building will never lose its splendid outlook. From an architect's point of view therefore, this setting is idyllic. And, hopefully, the Westgate may serve as a prototype for other apartments and office towers in Austin.

Another problem that plagues most building in the 20th Century, is the automobile...where to put it when it is not being used? Car-parking is a controlling factor in the planning of nearly every building today. And—in this combustion-engine society—the ubiquitous automobile simply must be accounted for. We are all too familiar with street side parking, its consequent obstruction of the traffic flow and its boundless capacity for igniting the tempers of the tenants who must struggle to find a free space. In the Westgate, the problem is solved by providing several levels of parking within the building itself. This is an expense, of course. But throughout the life of the building it will be a convenience and a relief. Here, the tenant may park his car under cover and ascend by elevator directly to the apartments above.

A small detail perhaps but another frustration of the apartment dweller, has been his inability to step into the out-doors, for an occasional breath of the open air. In this building, all of our windows have balconies, and the windows themselves slide open to either side. During those seasons when fresh air does not require air conditioning, our system makes it possible to open the entire window area. This window treatment is somewhat reminiscent of that used in Paris town houses. There, the long casements open to the floor and balconies are provided for vistas of the attractive boulevards.

So, with all these amenities, plus an attractive dining club on the roof, I believe—with appropriate humility—that the city of Austin will be enhanced by this structure.

It may be heresy to say this here, but I have long been distressed by the parceling off of the land into 50 x 100 lots, and the placement of so-called "private" wooden dwellings on each plot. Actually there is very little privacy in these building groups, for each owner, under the disciplinary eye of his neighbors, becomes a slave to his janitorial duties and his children are left free to run about on dangerous streets.

I believe that, as the U.S. countryside is increasingly sprinkled with millions of these little boxes, we will see, not more suburban paradises, but more "urban sprawl." And, inasmuch as one important mission of planning and architecture is to relieve people of unnecessary burdens and

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inconveniences, it seems entirely possible that such houses, instead of being comfortable, liveable homes, will become devices to trap their owners into years of care and worry.⁶

The Austin-based team collaborating with Stone's New York office was comprised of associate architects Arthur Fehr and Charles Granger, structural engineer W. Clark Craig, and mechanical and electrical engineer B. Segall, Jr. Final plans were submitted to the city in July 1964, and a permit was issued in late August.⁷ Excavation for the 270,000 square foot building began in October 1964, with images of the Capitol's iron gate on the traffic barriers surrounding the site.⁸

The design called for approximately 115,000 square feet of apartments on floors 10 through 22, ranging from efficiencies to two bedrooms. Parking was to occupy about 100,000 square feet on levels four through nine, with room for approximately 300 cars. Another 35,000 square feet was for offices, including the office of the Lumbermen's Company.⁹ Lumbermen's president, Julian H. Zimmerman, was the first occupant of apartment #2106, but he moved out the following year. Joe M. Teague, a founder of the Central Texas Equipment Company, was the first occupant of one of the luxury apartments on the terraced tenth floor, which featured custom designed furnishings and details by Austin-based interior designer E.J. "Jack" Revell. His design firm, Revell & Associates, collaborated with Stone's office on the design of the Westgate's public interior spaces. Page Southerland Page served as architect of the Headliners Club, which occupied the 24th floor from 1965 until 1975. Revell & Associates were responsible for the interior design of the Headliners Club, and the Austin-based architect R. Gommel Rossner designed the club's Presidential Room, which paid tribute to Texan Lyndon B. Johnson, President of the United States at the time of the Westgate's construction. Other notable interior projects completed by Revell & Associates included the restoration of the Sam Houston Room in the Governor's Mansion; offices and apartments for the Speaker of the House and the Lieutenant Governor in the State Capitol Building; and the Austin Club. His Revell Galleries featured fine English and French furniture and antiques, chandeliers, mirrors, fabrics, and accessories.

Regarding the associate role performed by the architecture firm of Fehr & Granger on the Westgate project, Arthur Fehr's son John has stated, "E.D. Stone did the gross programming [design] and the exterior. F&G did the detail programming [the bulk of the working drawings, based upon preliminaries by Stone's office] and all of the common-space interiors and the apartment partition layouts, except for the Headliners Club and the restaurant on the floor below the club." According to Arthur Fehr's son Grant, "John Griffin, who had a reputation as an ace draftsman, served as the firm's point man on the Westgate project. Fehr & Granger also reworked the parking structure, because they discovered that Stone's design was a tight fit for big cars. Some of those lobbyists, legislators, and their, er, 'assistants' drove some grand metal in those days: Cadillac DeVilles and Lincoln Continentals, and probably a Rolls at some point, with lots of chrome and sheet steel to negotiate around those columns." To his brother's comments, John Fehr added: "The ramps, the curvature, and a few structural columns were slightly modified and/or slightly relocated and valet parking became *de rigueur* in lieu of self-parking because

⁶ Edward Durell Stone, "Statement," July 9, 1964. Edward Durell Stone Papers. Special Collections, University of Arkansas Libraries, Fayetteville. Box 69, folder 14. Emphasis in the text is Stone's.

⁷ "View of Capitol Already Blocked," *Austin Statesman*, March 29, 1965.

⁸ "Office-Apartment Excavation Begins," *Austin Statesman*, November 1, 1964.

⁹ As of 2008, Lumberman's is now the Four-Star Real Estate Group.

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the management was fearful of liability issues."¹⁰ Structural engineer Craig, who regularly worked on projects with Fehr & Granger and occupied an adjacent office to the firm, handled the needed modifications to the parking structure.

Edward Durell Stone, Architect

Edward Durell Stone (1902-1978) was one of the foremost modern architects in the United States from the 1930s through the 1960s. In the mid 1950s he emerged as a protagonist of the New Formalism, which sought to invest modern architecture with the monumental scale, symmetry, and decorative refinement ascribed to classical architecture. Born in Fayetteville, Arkansas, Stone studied architecture at Harvard University (1925-26) and the Massachusetts Institute of Technology (1926-27). In 1927 he won the Rotch Travelling Scholarship, which enabled him to travel in Europe and North Africa (1927-29). Stone worked for the New York architects Schulze & Weaver on the design of the Waldorf-Astoria Hotel and for Corbett, Harrison & MacMurray, Reinhardt & Hoffmeister, and Hood & Fouilhoux, the three New York architectural firms collaborating on the design of Rockefeller Center. Beginning with the design of the Richard Mandel House in Mount Kisco, New York (1933-34), Stone produced a series of dramatic, high profile projects that reflected the impact of the Modern Movement in architecture on him. A country house outside Moncks Corner, South Carolina for Clare Boothe and Henry R. Luce (1936-37), the A. Conger Goodyear House in Old Westbury, Long Island (1938-39), and, most important, the Museum of Modern Art in New York (1936-39), on which he collaborated with Philip L. Goodwin, made Stone one of the best-known modern architects in the U.S. before he reached the age of forty.

After military service during World War II, Stone taught at the School of Architecture at Yale University (1946-52) and continued to practice in New York. During the late 1940s and early 1950s, he designed the Hotel El Panamá in Panamá City, Panamá (1951), the University of Arkansas Fine Arts Center in Fayetteville (1948-50), the Lima General Hospital in Lima, Perú (1952, with A.L. Aydelotte), and his first project in Texas, a house for Mr. and Mrs. I. H. Kempner, Jr., in Houston (1950-52; demolished). Stone's postwar buildings retained some of the sleekness of his celebrated buildings of the 1930s. But they also demonstrated his dissatisfaction with what he came to regard as the sterility of mainstream modern architecture as well as his fascination with the architecture of Frank Lloyd Wright. In the mid-1950s, Stone experienced an architectural breakthrough while designing the U.S. Embassy in New Delhi, India (1954-59). The symmetrical chancellery building was raised on a podium. Slender gold plated columns supported a flat-topped roof and formed a portico encircling the pavilion-like building. The embassy's two-story walls were faced with solar screens of polished marble terrazzo blocks. The formally composed, dazzlingly white building, offset with reflecting pools and fountains, possessed a delicacy that evoked Oriental fantasy without relying on historical precedent.

The solar screen became Stone's trademark, appearing on his most famous house, the Josephine Graf House in Dallas (1956-58), as well as the Stuart Pharmaceuticals Company Building in Pasadena, California (1956-58), the Hotel Phoenixia Intercontinental in Beirut, Lebanon (1956-61; destroyed), Baker and Burney Halls at the

¹⁰ Quotations and details from telephone and e-mail communications between Phoebe Allen and brothers Grant and John Fehr, May 2009.

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University of South Carolina in Columbia, South Carolina (1956-58), and the circular U.S. Pavilion at Expo '58 in Brussels, Belgium (1957-58; demolished). The circular Beckman Auditorium at Cal Tech in Pasadena, California (1960-63) was configured as exotic pavilions. Some of Stone's buildings re-interpreted elements of Frank Lloyd Wright's work, among them the Stanford University Medical Center, Palo Alto, California (1955-59), Harvey Mudd College in Claremont, California (1959-61), the North Carolina Legislative Building in Raleigh, North Carolina (1960-63), the National Geographic Society Building in Washington, D. C. (1960-64), and the Ponce Museum of Art in Ponce, Puerto Rico (1961-65).

In the late 1950s, Stone began to receive commissions for high-rise buildings, on which he typically emphasized verticality, as in the 12-story Huntington Hartford Gallery of Modern Art in New York (1957-64; defaced), the 33-story International Trade Mart in New Orleans (1959-67), the 8-story Perpetual Savings & Loan Association Building in Beverly Hills, California (1960-62), four 22-story dormitory towers at the University of Albany, State University of New York, in Albany, New York (1962-64, -65, -67, -72), the 50-story General Motors Building in New York (1964-68), the 83-story Standard Oil Building in Chicago (1970-73), and the 25-story Florida Capitol Center in Tallahassee, Florida (1973-77). Stone was commissioned in 1959 to design what became the John F. Kennedy Center for the Performing Arts in Washington, D. C. (1971). He also designed the U.S. Department of Transportation Building in Washington (1969). In 1961, Stone was recruited by the government of Pakistan to design many of the most important public buildings in the new capital city of Islamabad, including the Pakistan Institute of Nuclear Science and Technology (1961-65, 1974), the Presidential Estate (1967), the National Assembly (1970-86), and Quaid-i-Azam University (1966). Stone's office was responsible for a number of additional projects in Texas, including the 8-story First National Bank Building facing Travis Park in downtown San Antonio (1970), the Fort Worth Municipal Building in downtown Fort Worth (1968-71), the Amarillo Museum of Art in Amarillo (1969-72), and The Woodland Inn and Conference Center in The Woodlands (1973-74).

Stone's standing among U.S. architects was at its peak between 1958, when he was the subject of a cover story in the March 31 issue of *Time* magazine, and the mid-1960s. His reputation declined after 1965, and his architecture was criticized as repetitive and frivolous. Stone nevertheless continued to receive substantial commissions, such as the corporate headquarters of Pepsico in Harrison, New York (1967-70), until his retirement in 1974. It is a testament to the influence of Stone's buildings of the late 1950s and early '60s that masonry or anodized aluminum solar screens, slender columns bearing decorative arches, and gold anodized aluminum trim on symmetrical pavilion-like buildings instantly identify the time period when such buildings were built. These were characteristic features of the trend that architectural critics in the early 1960s began to call the New Formalism. Stone and the architects Eero Saarinen (1910-61), Minoru Yamasaki (1912-86), and Philip Johnson (1906-2005) were the leading proponents of the New Formalism.

Fehr & Granger, Associate Architects

Stone's associate architect for the Westgate Tower was the Austin architectural firm of Fehr & Granger, organized by Arthur K. Fehr and Charles T. Granger, Jr. in 1946. Fehr and Granger were natives of Austin and graduates of the School of Architecture at the University of Texas. Granger worked for the Los Angeles modern architect Richard Neutra from 1936 to 1938 and then for Eliel and Eero Saarinen between 1944 and 1946 while studying at the

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Cranbrook Institute in Bloomfield Hills, Michigan. Fehr & Granger were the most publicized modern architects in Austin in the 1950s. They designed houses, schools, and small institutional buildings. Their largest building, the terminal of Robert Mueller Municipal Airport in Austin (1961), registered the impact of the New Formalism in its undulating roof plate and the reverse taper profile of its control tower. J.R. Weiershausen, an architect with the firm between 1956 and 1972, has said, "At one time Fehr & Granger was probably the most progressive firm in the state of Texas."¹¹

Arthur Kilian Fehr (1904-1969) completed Austin High School in 1921, received his bachelor's degree in architecture from the University of Texas in 1925, and studied at the graduate level from 1926 to 1929 at Columbia University, New York University, and the Beaux-Arts Institute of Design in New York City. He worked with Kenneth M. Murchison in New York City (1926-1933) and traveled in Europe in 1927, notably to Fontainebleau, France, before returning to Texas.

Fehr opened his Austin office in 1937, when the city's population was 83,000, with a commission for the First English Lutheran Church (1937) in Austin and was one of the earliest architects to become licensed with Texas Registered Architect License #26 in 1917. He served as the first president of the Central Texas Chapter of the American Institute of Architects (AIA) in 1938.

Fehr had been strongly influenced by the Mission and Rustic styles during his work restoring Spanish missions in San Antonio with architect Harvey P. Smith as draftsman (1925) and chief draftsman and designer (1929-1934), and with the National Park Service as the project architect for Bastrop State Park (1934-37). Grant Fehr says of his father's work:

I suspect Charlie Granger was the one who led him to modernism, but my father's hero was always Walter Gropius, the founder of the Bauhaus school (from which came many of the later modernists, most notably Mies van der Rohe, and thence Neutra). I think this is because the Bauhaus ethic of not only designing absolutely clutterless space, but actually making things with your own hands, appealed to him. From his experience in the Park Service, where he had a stable of craftsmen (mostly old Germans) to help him design and make not only buildings but furniture, windows and doors, iron goods, etc., Bauhaus was an approach for which he later had almost no time but always wanted to take. The Bauhaus influence was most evident in his churches around town, from the St. Stephen's Chapel (a basic "Mission" village church stripped to its "Modern" bones, dressed with "Rustic" local stonework and centered on a rough wood cross, a true synthesis of his influences, the last being his deeply Lutheran upbringing) to the chapel at the Episcopal Seminary, as well as, of course in the pre-F&G Bastrop State Park buildings and furnishings (albeit with a heavy Rustic touch).... He was really an artist first, and a "businessman" only by default and necessity, even if he didn't know it (or admit it). Whereas Charlie was the "pure design" kind of guy.

¹¹ Sources for this section on Fehr & Granger include 2009 phone and e-mail communications between author Phoebe Allen and Grant and John Fehr (sons of Arthur Fehr), Laurie Hall (daughter of Charles Granger), Don Emerson, and J.R. Weiershausen.

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Charles Thompson Granger, Jr., (1913-1966) was a native of Austin; his father, Charles Granger, Sr., was the bookkeeper of Nelson Davis & Son Wholesale Grocers and was active in real estate. The younger Granger graduated from Austin High School in 1931, received his bachelor's degree from the University of Texas in 1936, and from 1936 through 1938 worked with the celebrated modernist architect Richard J. Neutra in Los Angeles. Few native Austin architects could claim the modernist credentials of Granger. Neutra's influence is seen in much of the firm's Texas work, notably in their residential projects. Granger was an architectural student when Fehr hired him to be his summer assistant and draftsman on the Bastrop State Park project for the National Park Service.

In January of 1939 Granger commenced full time work in Fehr's office,¹² which had opened in May 1937 with a single drafting board in the back of woodcarver Peter Mansbendel's studio at 109 West Ninth Street. Mansbendel and Fehr were both in the *Saengerrunde* and both spoke German; Fehr's parents were native Texans with German as their household language. During World War II, both Fehr and Granger worked for the War Department in Fort Worth as architectural engineers at Consolidated-Vultee Aircraft Corporation (known locally as "the Bomber Plant"). Granger's wartime work included planning coordination on Atomic Energy (AE) contracts and work in the Engineering Division of Consolidated-Vultee.

Granger was awarded a fellowship at the Cranbrook Academy in Michigan in 1944. He received a Master of Arts degree in Architecture and Urban Design in 1946 while working as a designer in the office of Saarinen and Swanson on the \$80 million General Motors Technical Center, where he came in close contact with father-and-son architects Eliel and Eero Saarinen. Fehr returned to the Austin office in 1945. He and Granger again pooled their talents in their partnership in 1946, renting the upper floor of an old stone "railroad hotel" at 502 East Fifth Street.

In 1938 Granger had designed "the Perch" at 805 West Sixteenth Street in Austin, a garage apartment on a lot owned by his parents; after his father's death, his mother gave the lot to him as a wedding gift, the deed being filed July 17, 1950. It likely was constructed just after the war. Grant Fehr commented:

The Perch was sort of an experiment and "model home" (as well as a standard garage apartment/studio/whatever) that Arthur and Charlie put up to advertise this new "modern" thing and also, I think, to try out some stuff. Fehr & Granger were successful not just because they were "cool," but because they knew how to build cheap—the schools in particular. They used industrial and commercial components and materials—aluminum, asbestos siding (yep), structural clay tile, etc., in ways other than intended. In later years this sort of thing was called "high tech" or "urban." I can't say they were pioneers at that, but around here it got them a lot of work.¹³

The Fehr family rented the main house on the West Sixteenth Street property from 1946 to 1949. Granger built a new house in its place in 1951 for his growing family of four children, and the garage apartment became his studio. He lived until 1963 at the Granger House, recently a City of Austin Historic Landmark and listed on the National Register of Historic Properties. Granger served as president of the Central Texas Chapter AIA in 1955, and in 1956

¹² Granger received his architectural license, #774, in 1939.

¹³ Both quotes are from Grant Fehr via phone and email communication on April 30, 2009.

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became a member of the National AIA Committee on School Buildings and Educational Facilities; he was elected as the chair of that committee in 1959.

By 1958 the firm of Fehr & Granger was featured in *Progressive Architecture* and occupied its own air-conditioned office building (now vacant) at 403 East Fifteenth Street with four associates—Herbert Crume, Lankford Griffin, Thomas Shefelman, and George Zapalac—and a total staff of twenty, nine of whom were registered architects.¹⁴ Fehr focused on administration while Granger was in charge of the drafting room and the four associates served as project managers following initial design by the two principals.

Granger died in a tragic automobile accident in 1966, along with his wife and 14-year-old son; he posthumously was named a fellow of the AIA in 1967. Fehr had been named a fellow of the AIA in 1957 for his work in design. He served as the local AIA president again in 1959 and had a long history in various offices of the Texas Society of Architects (TSA) including director, secretary-treasurer, vice-president, and in 1963, president. Both Fehr and Granger served on the Austin Chamber of Commerce and were City of Austin Plan Consultants. Until Fehr's sudden death in 1969, the firm produced an award-winning body of work. Don Emerson (b. 1933) joined the firm in 1959. He and one of Fehr's three sons, architect Kilian Fehr (1942-1995), who joined the firm in the 1960s, continued the practice as Emerson Fehr Architects & Planners until Kilian's death, at which point Emerson sold the firm and donated Fehr and Granger's Austin drawings and photographs to the Austin History Center.

Four Fehr & Granger projects were cited in the prestigious national design award competition sponsored each year by *Progressive Architecture* magazine: the Cleveland Clinic (1947) on Parkway, the Brooking Memorial Nurses' Home (1954) in Wharton, Austin's award-winning Robert Mueller Municipal Airport and Tower (1958-1961), and the Hillview Unit of Brown Schools (1958) in San Marcos. Other projects cited in state or local competitions include the Joseph T. Sneed Residence (1953), O. Henry Junior High School (1954), St. Stephen's Episcopal School Chapel (1954), Westwood Country Club (1960), and the chapel at Episcopal Seminary of the Southwest (1965). Additional projects include the State Insurance Building, Medical Park Tower, Texas School for the Deaf, and many buildings on the Texas Lutheran College campus in Seguin.¹⁵

Headliners Club and Notable Occupants of the Westgate Tower

The Headliners Club was organized in August 1954 by Charles E. Green, publisher of the *Austin American-Statesman*; Paul Bolton, veteran Austin television and radio commentator and news editor; and prominent Austin attorney Everett L. Looney. By 1965 the club had swelled to 826 members, among them "some of the principal scholars in the state, and the bulk of the state's ranking political leaders," including four Texas governors and President Lyndon B. Johnson. The Headliners had occupied permanent quarters on the first floor of the historic

¹⁴ Architect George A. Walling (1901-) served as a principal in the firm prior to 1958, beginning in 1949.

¹⁵ Hank Todd Smith, editor, *Austin: Its Architects and Architecture (1836-1986)*. Austin Chapter AIA, 1986, pages 15-16. Austin History Center vertical files: Charles Granger, Arthur Fehr, Fehr & Granger. "Fehr & Granger," *Texas Architect*, Nov. 12, 1989. "The Architect and His Community: Fehr & Granger," *Progressive Architecture*, August 1958.

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Driskill Hotel on Sixth Street since February 1955, but in January 1965 the club announced its plans to leave its home of eleven years for new quarters at the top of the Westgate Tower, then just barely under construction.¹⁶

Green, the chairman of the board of trustees for the Headliners Club, explained the organization's decision to relocate to the new space of 7,635 square feet—more than double its space in the Driskill—to his own newspaper: "We already have a statewide complexion. The expansion will give us a rosier hue without making the Headliners a state club. This fits the original purpose for which the club was formed, and why a number of us devote so much personal time to these projects: To make people over the state—those who count in business, the arts and sciences, journalism and all communication outlets, and the professions—to make those people like and understand Austin as we who live here and have come to love and understand our city."¹⁷

The architect for the club's new Westgate location was the Austin firm of Page Southerland Page, with interiors designed by Revell & Associates; the contractor was H.A. Lott, Inc., with George E. Maxwell, construction manager.¹⁸ The club's board spent \$220,000 to decorate and furnish the space, and the Headliners' former bar—including its brass rail, dark oak paneling, and mesquite floors—was removed from the Driskill and reinstalled in the Westgate, where it was renamed the "Press Box." R. Gommel Roessner, Professor of Architecture at the University of Texas, designed the Presidential Room at the club's southeast corner, which has commanding views of the Capitol and its grounds. Dedicated to President Lyndon B. Johnson, whose portrait hung above the marble fireplace, and made available at his convenience, the room's carpet featured the presidential seal woven into its center, with a chandelier suspended directly above it.¹⁹ Today the Presidential Room appears much as it did in the 1960s, with the exception of a new carpet without the seal; the Texas Electric Cooperatives (TEC) agency currently occupies the entire 24th floor.

A north-side room of the club, with massively proportioned decorative moldings, was named for renowned historian Walter Prescott Webb, a charter member of the Headliners. Another room was set aside for women's meetings. The main dining room, with polished walnut leafed in gold, featured a small dance floor of white marble; food from Norman Eaton's Polonaise Restaurant, on the 23rd floor, was brought to club members after a quick preparation in a warming kitchen. A ladies' dining room with Japanese décor was to the south of the main dining room. The "Fisherman's Cove," a conversation area, was decorated with a collage of mid-century Austin history clippings, magazine cutouts, and photos on a background of Austin scenes painted by celebrated Texas modernist Michael Frary (1918-2005), a professor of art at the University of Texas from 1952 to 1986. The Headliners Club left the Westgate Tower in 1975, and Frary's mural was removed and installed at the new location. The Westgate's 24th floor then became office space for law firms. The 23rd floor, which had been home to the Polonaise Restaurant, briefly became the "Top of the Westgate" restaurant in 1976, but soon was converted to law offices.

Other notable occupants of the Westgate over the years include A.R. "Babe" Schwartz, State Representative from 1955-1959 and State Senator from 1960-1981; Billy Clayton, Speaker of the Texas House of Representatives from 1975-1983; Robert Rowland, Assistant Attorney General of Texas from 1958-1962; political activist and lobbyist

¹⁶ "Moving Up: Austin Headliners Club Switching to New Home," *Austin American-Statesman*, January 17, 1965.

¹⁷ *Ibid.*

¹⁸ Hal Jensen, "Philosophy Behind a Landmark," *Austin in Action*, March 1966, 34-35.

¹⁹ It is not known if the present chandelier in this room is original.

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Bettie Naylor; lobbyist Jack Wheeler; Camille and John Butler of the Elgin Butler Brick Company, whose brown brick covers the building; Ethel "Sunny" Clift, mother of actor Montgomery Clift; and actress Amanda Blake, who played the character of "Miss Kitty" on the television series *Gunsmoke*. Frank Cimino, a builder and contractor, and his wife Susan led the Westgate Tower's transition from leased apartments to condominiums in 1984.

Criterion A: Significance in Community Planning and Development

The Westgate Tower is significant for its association with trends that contributed to broad patterns in the history of urban planning and real estate development in Texas cities during the twentieth century. Constructed in a downtown setting rather than a residential neighborhood, the Westgate Tower is a high-rise, mixed-use building that combined leased residential apartments with commercial space, quarters for a restaurant and social club, and a parking garage. Although other tall, mixed-use buildings preceded the development of the Westgate in Austin, it was the first building in the city—the state capital—to exceed the height restrictions for new construction in the area of the Capitol, and the first skyscraper to compete with the Capitol's dome for viewers' attention among the city's skyline.

Association with the Widespread Development of an Urban Building Type

As a distinct building type, the apartment building was introduced to Texas cities around 1900. The first multi-story residential apartment buildings in Texas, tall enough to require the installation of elevators, were built between 1904 and 1912: the 5- and 6-story Majestic Apartments at 1312 South Ervay Avenue, Dallas (c. 1904); and in Houston, the 7½-story Savoy Apartments at 1612 Main Street (1906; demolished), the 8½-story Beaconsfield at 1700 Main Street (1911), and the 7½-story Rossonian at 913-917 Fannin Street (1911; demolished). At the time of their construction, all of these buildings were located in or adjacent to established elite residential neighborhoods.

The next episode of tall apartment building construction in Texas occurred during the 1920s, featuring a new composite building type—the residential hotel, which combined transient and residential accommodations. In the Oak Lawn section of Dallas, north of downtown, the 8½-story Melrose Hotel at 3105 Oak Lawn Avenue (1925), the 11-story Stoneleigh Court at 2927 Maple Avenue (1924), and the 7½-story Maple Terrace at 3001 Maple Avenue (1925) were constructed. Similarly, the 8½-story Plaza Apartment Hotel at 5020 Montrose Boulevard (1926) and the 11½-story Warwick at 5701 Main Boulevard (1926) were built in residential areas of Houston. San Antonio saw the construction of the 7-story Bushnell Apartments at 240 Bushnell Avenue (1926) and the 11-story Aurora Apartment Hotel at 509 Howard Avenue (1930), and Fort Worth was home to the 12-story Forest Park Apartments at 2306 Park Place Avenue (1928). The Melrose, Stoneleigh Court, Plaza, Warwick, and Aurora were apartment hotels.

Despite the recovery of the construction economy in Texas cities during the second half of the 1930s, multi-story apartment buildings were not built, making the Normandie Arms Apartments in Austin (1939) an exception. The next episode of high-rise apartment construction occurred in Texas during the 1950s. The 12-story Westchester House Apartments at 554 South Summit Avenue in Fort Worth (1950) was built near Harris Hospital, while in Houston, several apartment buildings were constructed near the Texas Medical Center: the 15-story Park Tower at

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1700 Holcombe Boulevard (1955; demolished), the 14-story Mayfair at 1600 Holcombe Boulevard (1956; demolished), and the 16-story 1400 Hermann Drive (1957). The most architecturally significant high-rise apartment building constructed in Texas in the 1950s was the 22-story 3525 Turtle Creek Boulevard in Dallas (1957; NRHP 2008). Designed by Howard R. Meyer—Dallas' foremost modern architect—3525 Turtle Creek displayed the impact of Edward Durrell Stone's use of solar screens in its network of precast concrete solar screens, which gave the slender, cruciform-plan tower its architectural identity. Like 1400 Hermann Drive in Houston and the Aurora Apartment Hotel in San Antonio, 3525 Turtle Creek also featured exterior balconies.

The decade of the 1960s introduced new development patterns that affected high-rise residential construction in Texas. In 1963 the Texas Legislature passed the Condominium Act, enabling the conversion of existing rental apartment buildings as well as the construction of new apartment buildings for condominium ownership. High-rise apartments were built in greater numbers, in or near downtown as well as in residential neighborhoods; they were built in smaller cities that had not participated in earlier episodes of construction; and they were built for a diversified clientele.

Fourteen high-rise apartment buildings were constructed between 1962 and 1966 in Houston, of which six were built near River Oaks, the city's most elite residential neighborhood. The two tallest—the 27-story 2016 Main (1965) and the 33-story Houston House at 1617 Fannin Street (1966)—were built downtown. In Austin, where the population increased from 187,000 in 1960 to 252,000 in 1970, the 15-story Cambridge Tower (1962-64) was constructed at 1801 Lavaca Street, seven blocks north of the Westgate's site. In Corpus Christi, a city of just under 200,000 people during the mid-1960s, four multi-story apartment buildings were completed between 1965 and 1967, of which three were located in or on the edge of downtown. In Waco, with a population of approximately 95,000 at the time, the 10-story Lake Air Tower at 4924 Cobbs Drive was built in 1966. With a population of only 35,000 in the mid-1960s, the 6-story Fairway Apartments was constructed at 600 Wichita Avenue in the city of McAllen, in the Rio Grande Valley. Beginning around 1960, multi-story apartment buildings were also constructed as housing for the elderly, either as public housing or as housing developed and managed by non-profit corporations. The 9-story Victoria Plaza in San Antonio at 411 Barrera Street (1960) became a model for other high-rise elderly housing built in Texas in the 1960s, such as the 11-story Gulf Breeze Apartments at 1211 Twenty-first Street in Galveston (1969) and the 14-story Villa del Sol at 700 East St. Charles Street in Brownsville (1971).

Planned in the early 1960s—when high-rise residential construction, in its fourth historical cycle in Texas, began to spread beyond the state's largest cities and was promoted as appropriate for an expanded array of tenant markets—the Westgate Tower was built in downtown Austin, overlooking the Capitol grounds, rather than adjacent to an established residential neighborhood. Although major cities in Texas had limited involvement with federally subsidized urban renewal programs during the 1960s, the vision of high-rise urban living embodied in the Westgate Tower was linked to the planning and development practices associated with urban renewal, which sought to entice affluent residents to choose downtown or near-town locations in high-rise apartment buildings as alternatives to single-family housing in the suburbs. The Lumbermen's Investment Corporation constructed both the Westgate in Austin and the Houston House in Houston, disclosing a pattern of real estate investments by developers seeking to profit on an emerging market trend.

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The Westgate Tower is additionally significant in Austin for initiating the real estate practice of mixing residential and commercial uses in a single building. Although predominantly residential (floors 10-22), the building contained commercial space for lease on Level 2 (the ground floor entry from Colorado Street) and Level 3 (at Lavaca Street). Level 23 was designed to be a restaurant and level 24 a private club; these initially were occupied by the Polonaise Restaurant and, from 1965 until 1975, the Headliners Club, and they were converted to office space after 1976. The inclusion of a parking garage on levels 3 through 9 was a pattern visible at Houston House and at 2016 Main Street in downtown Houston; this is in contrast to other high-rise apartments built in suburban settings in Texas cities, which consolidated cars in underground or structurally separate, above-grade garages and in surface parking lots.

Association with the Capitol View Corridors Controversy

Perhaps the Westgate Tower's most important contribution to the broad historical patterns of planning and development in Austin is its instigation of a contentious, and ongoing, political debate over the feasibility of limits to growth in the state capital, especially as such development could adversely affect the view corridor of the Capitol dome.

Citing the height and visual prominence of the Capitol, in 1931 the City of Austin established a zoning ordinance limiting building height to 200 feet, with an exception allowing for additional height with an increased setback of one foot for every three feet in height. Only the Main Building ("the Tower") on the University of Texas campus, completed in 1937 at 29 stories (307 feet), exceeded this limit. The Westgate Tower was the first to shatter the city's height restrictions around the Capitol when its developers utilized this exception.

In 1962 the Austin City Council granted an amendment to the zoning regulations to authorize construction of a high-rise building on the Colorado Street site directly opposite the Capitol, for which the Lumbermen's Investment Corporation held an option to purchase. An Austin newspaper alluded to the potential for controversy to arise when it reported in July: "Austin's costliest and perhaps biggest building...is due a pre-announcement showing next week, when Sid Jaggar, president of The Lumbermen's Corporation, gets back from New York with architect's drawings... Jaggar and Julian Zimmerman, president of LIC, currently decline comment on scale and cost of the structure, but it is slated to be tall enough to bump into a state-city agreement on an informal height limit for near-Capitol structures."²⁰

Governor Price Daniel, in his final address to the state legislature in January 1963, announced his opposition to the project, urging lawmakers to protect the Capitol by passing a resolution to condemn the site across Colorado Street and obtain it as part of the Capitol campus. Some believed that this was a political move by Daniel specifically to prevent his adversary, former governor Allan Shivers, from making a profit on the real estate transaction; Shivers's company, SouthTex Land Sales, owned the site and was poised to sell it to Lumbermen's. In defending Lumbermen's plans, Jaggar articulated the need for proximity in the Capitol complex in order to facilitate access between private business and social elites and the state government. He pointed to the 1956 Capitol Area Master Plan, claiming that just such a building was part of the plan's recommendations:

²⁰ "Biggest Building Due," *Austin American*, July 20, 1962.

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Jaggar says the proposed Lumbermen's Company building is based on the idea that private citizens, business, and government all are represented in Austin and that each should use every opportunity to "facilitate their working together. The ease with which they can meet to discuss their problems and interests will contribute to the overall effectiveness of government, and, in a sense, measure Austin's response to its obligation as the Capital of Texas."

Jaggar makes a point of what he might term an "omission of concept" in the Capital Campus area. Until now, some have used the Campus term to define only governmental buildings. But Jaggar points to a quotation from a recommendation in the Capitol Area Master Plan, adopted by the State Building Commission in 1956:

Areas surrounding the Capitol should be utilized for: Headquarters of state organizations desiring locations near the Capitol; offices which are functionally related to state government (i.e., law offices); multi-family housing for employees working in the area; and only such limited commercial development as is required to provide convenience goods to those persons living and working in the area.

Jaggar contends the proposed Lumbermen's building is specifically designed to accommodate these recommended uses, for the building will include apartments, rental office areas, small retail shops and ample underground parking facilities.

"You might say," says Jaggar, "we planned the building for the area."

The master plan, continues Jaggar, recommends architectural and zoning controls to keep the dignity and function of the area and preserve the best view of the Capitol.

"Lumbermen's Company recognizes these added responsibilities of being a neighbor to the Capitol and accepted an unusual sense of responsibility in developing the project. For example, we retained as architect world-renowned Edward Durrell [sic] Stone. This selection was based not only on Stone's reputation, but also his previous experience with major structures in other capital cities where architectural integrity is always of vital concern."

Jaggar contends the State Architectural Advisory Committee, after Daniel's request to review and analyze effect of the building on the Capitol, answered that the project would be a desirable addition, not detrimental to the Capitol.²¹

The outgoing governor, however, did not interpret the committee's position in the same manner, and Daniel continued to press in the issue in the media. He released a press statement claiming that the advisory committee had asked for no further action on the Lumbermen's property until a new building commission was appointed after

²¹ Dave Shanks, "The Lumbermen's Answer: 'Everybody Knew About It,'" *Austin American-Statesman*, Saturday, January 12, 1963. It is worth noting that at this point the Westgate was planned with underground parking.

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the inauguration of incoming governor John Connally. The developers nevertheless continued to forge ahead with their plans to purchase the property from former governor Shivers, telling the media that Lumbermen's had proceeded "in an orderly and legal fashion to obtain the rezoning—to which no opposition developed—in good faith," and had coordinated "in a responsible manner with both the state and city of Austin."²²

Lumbermen's had invited Governor Daniel and other members of state government to a tony reception for Stone on November 9, 1962, and had observed that notices were sent, as required, for three public hearings before the Austin City Planning Commission and City Council on November 13 and 20, and on December 6, 1962. "Despite these announcements, plus ample publicity on radio, television, and in the newspapers, no comment was offered by the State Building Commission," Jaggar told the *Austin American-Statesman*.²³

The state legislature did not respond to the outgoing governor's request to acquire the property, and after the regular session had adjourned without action on it, Lumbermen's exercised its option and purchased the land from SouthTex on June 10, 1963, for the sum of \$83,150.²⁴ Stone continued to work on his design for the Westgate Tower, and changed the parking from an underground structure to a less-costly, above-ground podium. Because the apartment tower recedes at the tenth floor as it transitions from the lower parking garage block, the City of Austin found the Westgate to be in compliance with the 1931 setback requirement and granted the developers a building permit in 1964. The controversy did not end with the issuance of the permit, however; it flared up again during the winter of 1964-65, as the building's concrete foundation was completed and its steel frame was under construction.

Continuing to claim that the height of the Westgate would detract from the Capitol's setting, in February 1965 Representative Henry C. Grover of Houston introduced a resolution (HCR36) to the Texas Legislature to condemn and acquire the property for the state; these efforts, however, were not successful. At the time there were other buildings—already built or under construction—that limited views of the 311-foot, four-story Capitol, but all were under the height restriction of 200 feet: the 1924 Stephen F. Austin Hotel (15 stories, 181 feet); the 1929 Norwood Tower (15 stories, 189 feet); the 1964 Penthouse Apartments at Thirteenth and Guadalupe streets (11 stories, 176 feet); and the Cambridge Tower (12 stories, 181 feet) and the J.J. Pickle Federal Building (10 stories, 160 feet), both constructed in 1965. The Westgate Tower's final height would be 261 feet, exceeding them all.²⁵

Grover's resolution stated that, if the trend toward high-rise buildings near the Capitol and the University of Texas were to continue unchecked, "the Capitol will be obliterated from view, unnecessarily destroying much of the beauty and charm of the city of Austin and of the Capitol grounds." The state representative told the *Austin American* that the legislature should have stopped the Lumbermen's project much earlier, and that immediate action was essential; the developer would be appropriately compensated for its losses.²⁶ Sounding a battle cry in

²² Ibid.

²³ Ibid.

²⁴ "Building Step Nearer," *Austin Statesman*, July 2, 1963; Sam Wood, "Before House Panel, Westgate is Debated," *Austin American-Statesman*, March 23, 1965.

²⁵ See Carol McMurtry, "View of Capitol Already Blocked; Westgate a Late Comer," *Austin Statesman*, March 29, 1965.

²⁶ "Construction Halt Sought," *Austin American*, February 11, 1965; "Condemnation of Apartment near Capitol Sought," *Houston Chronicle*, February 11, 1965; and "Grover Seeks to Block Building near Capitol," *Houston Post*, February 11, 1965.

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the year before the passage of the National Historic Preservation Act of 1966—federal law passed during the presidency of Lyndon B. Johnson, a Texan well familiar with Austin and the Capitol complex—Grover's resolution also stated that "the importance of preserving the beauty of the historical landmarks in this state from the encroachment of commercialism forced upon us as a result of living in the 20th century is becoming increasingly evident."²⁷ Nevertheless, the resolution was defeated by a vote of only two, 66-64, in session on March 23, 1965.²⁸

This controversy recurred as Austin's economy began to expand further during the late 1960s and into the 1970s. The Westgate remained the tallest high-rise building in the Capitol area for only a few short years; in 1968 the exception to the ordinance was again employed for the construction of the Dobie Center (29 stories, 299 feet, completed in 1972), a shopping mall and private student housing tower adjacent to the University of Texas campus, and more exceptions soon followed. The City National Bank Building at 823 Congress (16 stories, 229 feet) was the tallest commercial building in downtown Austin from 1971 until 1974, when the American National Bank Tower was built (21 stories, 325 feet) at 221 West Sixth Street. Two more buildings followed at Congress Avenue and Sixth Street—the 1975 Austin National Bank Building at 515 Congress Avenue (25 stories, 329 feet), and the 1984 One American Center (32 stories, 395 feet).

The successful completion of these skyscrapers demonstrates that Austin's city government preferred robust urban development to preserving the visual dominance of the Capitol dome. In 1983, legal protections for Capitol View Corridors were established to protect the remaining views of the Capitol; however, in 2001 and again in 2003, the Legislature amended these provisions to address development needs, including the revitalization of Eleventh Street, the redevelopment of Mueller Airport, and an addition to Memorial Stadium at the University of Texas.

The Westgate still appears on the current list of the two dozen tallest high-rise buildings in Austin, but just barely, ranked at twenty-first place.²⁹ By the first decade of the twenty-first century, the heights of new buildings in downtown Austin exceeded the height of the Capitol by a factor of two. With the exception of 1972's mixed-use Dobie Center, all subsequent high-rise construction had been dedicated for commercial use until 2006, when new residential and mixed-use high-rises began to pierce Austin's skyline. The Westgate, however, was the first of these mixed-use, high-rise buildings.

Criterion C: Architectural Significance

The Westgate Tower is significant in the area of Architecture because it embodies the distinctive characteristics of a type and period: the point-block type of high-rise apartment tower of the mid-twentieth-century period set atop a podium. It is also locally significant as the work of a master in the art of architecture—Edward Durell Stone—as it is his only built work in Austin, the capital of Texas.

²⁷ "Grover Seeks to Block Building near Capitol."

²⁸ David Hearne, "Westgate Foes Barely Beaten," *Austin Statesman*, March 24, 1965.

²⁹ *Austin American Statesman*, September 18, 2009, B7.

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Distinctive Characteristics of a Type and Period

The Westgate is an example of the point-block tower high-rise building, a type especially favored for high-rise apartments in the 1950s, '60s, and '70s. It is significant for its spatial organization, with the square-plan residential tower stacked atop the cruciform-plan garage podium; this organization provided for 231 cars to be parked on the compact site, allowing the Lumbermen's Investment Corporation to avoid the costly acquisition of additional real estate for parking. This organization also facilitated the Westgate's construction as a cast-in-place, reinforced concrete structural frame supporting both the sloping ramps of the garage floors and the horizontal plates of the tower floors. The combination of cruciform podium and high-rise tower enabled the Westgate to comply with the City of Austin's condition for granting a variance to the 200-foot height limit in effect at that time: the wider footprint of the podium satisfied the city's setback formula and enabled the Westgate to exceed the city's height limit by 61 feet. The Westgate is significant for combining parking, commercial space, and an upper level restaurant and social club, with apartments and a swimming pool and solarium for residents' private use. This made the Westgate Tower especially attractive to tenants who might not be full-time residents of Austin, but whose business with various offices and agencies of the state government made it desirable to have convenient access to space for offices, residences, and entertainment in the capital.

The point-block tower was one of the two most characteristic high-rise apartment building types of the postwar period—the other being the slab type, represented in Austin by the Cambridge Tower with its elongated rectangular plan. The point-block tower was the obvious alternative for the Westgate because it occupied the building's half-block site so efficiently. The Parisian architect Le Corbusier had introduced the arrangement of a high-rise tower or slab stacked atop a horizontal podium in unbuilt projects of the 1930s. In such important and widely publicized mid-century buildings as the Ministry of Education Building in Rio de Janeiro, Brazil, by a team of Brazilian architects influenced by Le Corbusier (1936-45); the United Nations headquarters in New York (1947-53), on whose design Le Corbusier and one of the Brazilian architects, Oscar Niemeyer, collaborated with one of Stone's former employers, Wallace K. Harrison; and the Lever House office building in New York by Skidmore, Owings & Merrill (1952), this type of organization was translated into influential built examples. The Republic National Bank Building in Dallas by Harrison's firm, Harrison & Abramovitz (1954), the Medical Towers Building in Houston by Skidmore, Owings & Merrill with Golemon & Rolfe (1956), and the Southland Center mixed-use complex in Dallas (1958) introduced the tower (or slab)-on-podium type of high-rise buildings to Texas. At the Medical Towers, the podium was used as a parking garage, as it was at the 2016 Main and Houston House apartment buildings in Houston.

Represents the work of a master

The Westgate Tower represents the work of one of the foremost architects practicing in the U.S. in the mid-twentieth century, Edward Durell Stone. It embodies the distinctive characteristics of Stone's high-rise buildings in its vertical emphasis, its architectural refinements, and its solar screens. It stands out among Stone's buildings of the 1960s by virtue of its brick facing and dark coloration.

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Although Stone's Hotel El Panamá derived its architectural identity from its sleek, superimposed horizontal balcony corridors, he came to favor an emphasis on the vertical in his designs for both mid-rise and high-rise buildings after the late 1950s. Stone's General Motors Building in New York and Standard Oil Building in Chicago make his fascination with verticality quite evident. It is also visible in the four dormitory towers at the uptown campus of the State University of New York in Albany, which Stone designed at the same time as the Westgate. The Albany dormitory towers do not have balconies, but they exhibit a characteristic division of the exterior elevations with major vertical piers supplemented by recessed secondary vertical mullions. At the Westgate, Stone enhanced the sensation of verticality by doubling the number of brick piers: odd-numbered piers encase structural concrete columns, while even-numbered piers are non-structural and contain vertical chases for services and plumbing.

The Westgate Tower derives architectural significance from its refinements. The proportional relationship between the cruciform podium and the point-block tower, and the visual coding of the non-residential portions of the building (the garage and the swimming pool deck) with masonry solar screens demonstrate how Stone sought to produce variations in the details that would distinguish different functions occurring within the building—a modernist precept. The chamfered profiles of the vertical brick piers, the chamfered profiles of the projecting balcony plates, and the subtle but consistent differentiation between the dark brick verticals, the exposed concrete horizontal floor plates, and the recessed sliding glass doors are refinements that give the Westgate its visual distinction.

Masonry solar screens—constructed of the special brown Elgin Butler brick with which the building is faced—cover the parking garage podium and the top-level solarium and swimming pool deck. The solar screens visually conceal the garage and solarium from surrounding streets without eliminating airflow and light penetration into, and views out of, those portions of the building. Like the recessed sliding glass doors, the solar screens impart proportional variation and staged depth to the building's curtain walls, animating the exterior surface of the building while performing functional tasks in compliance with modernist practice.

Stone tended to favor light-toned, reflective materials, especially polished marble, for the exterior surfaces of his buildings. The Westgate belongs to a subset of Stone buildings with darker coloration. Stone's buildings at the SUNY campus in Albany and those at the University of Southern California's University Park campus in Los Angeles, especially Waite Phillips Hall (1968), another vertically articulated tower, are faced with dark masonry. The Amarillo Museum of Art on the campus of Amarillo College in Texas is also faced with buff brown brick. Within Stone's body of work, however, the Westgate stands out because it was faced with dark brown brick in order to recede visually when seen alongside the pink granite contours of the Capitol of Texas.

In Dallas, Houston, and Fort Worth during the 1950s and '60s, such nationally known modernist architects as Herbert Bayer, Frank Lloyd Wright, Ludwig Mies van der Rohe, Philip Johnson, Skidmore, Owings & Merrill, and Louis I. Kahn were commissioned to design major commercial and cultural buildings. Although occasional examples of buildings by well-known, out-of-state architects had been completed in Austin before the 1960s—the Rather House (1910) by Brigham, Coveney & Bisbee of Boston; Battle Hall (1912) and Sutton Hall (1918) at the University of Texas by Cass Gilbert of New York; and the University Baptist Church (1918) by Albert Kelsey of Philadelphia—the major exception to the use of local or regional architects was the master plan for the University of Texas campus and multiple buildings carried out between 1930 and 1950 by the Philadelphia architect Paul Cret

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and his successors. The Westgate Tower initiated the practice of retaining celebrated modern architects to design major buildings in Austin. The Lyndon B. Johnson Presidential Library by Skidmore, Owings & Merrill (1970) was the next significant building complex in Austin to be designed by a nationally known architect.

Only with the growth of the local business economy during the 1990s did this practice, well established in other large Texas cities, become common in Austin. The Hilltop House (1996) and 6D Ranch House (2007) by Gwathmey Siegel & Associates, New York; Austin City Hall (2004) by Antoine Predock, Albuquerque; the Lange-Wesner House (2005) by Peter L. Gluck, New York; the Green House (2006) by Gluckman Mayner, New York; the Blanton Museum of Art at the University of Texas (2006-08) by Kallmann, McKinnell & Wood, Boston; the Mexican Cultural Center (2007) by Teodoro González de León, México D.F.; and dormitories at St. Edward's University by Alejandro Aravena of Santiago, Chile (2009) all reflect both the economic good fortune and cultural assurance of Austin clients, stemming from the example set by the Lumbermen's Investment Corporation in its hiring of Stone in 1962.

Summary

Conceived as a mixed-use building in which commercial and social functions would complement its primary use as an exclusive residence adjacent to the Capitol, the Westgate was in the vanguard of new construction projects in Texas cities during the late 1950s and into the mid-1960s; it introduced the real estate pattern of high-rise downtown living to the state capital. The Westgate also is significant as the instigator of what would become a perennial controversy in Austin from the 1960s forward: an often bitter debate on limits to urban growth and development, especially as the increasingly dense construction of new skyscrapers obstructs views of Austin's most iconic public landmarks—the dome of the Capitol and the Tower of the University of Texas. A pioneer of mixed-use downtown development, the Westgate Tower is therefore nominated to the National Register of Historic Places at the local level of significance under Criterion A for its association with important trends in the history of Community Planning and Development in the capital.

The Westgate Tower is additionally significant because it is the only residential tower constructed in Austin during the 1960s to have been designed by an architect of national prominence, and it embodies the distinctive characteristics of a type and a period and represents the work of a master. As an example of the high-rise residential building type especially characteristic of modernism during the 1950s and '60s—the point-block tower set on a podium—the Westgate's identity as a residence was made evident by its towering façades of sliding glass doors and balconies. The only high-rise building in Texas designed by the distinguished mid-twentieth-century architect Edward Durell Stone, the Westgate Tower embodies such distinctive characteristics of his work as emphatic verticality and liberal use of masonry solar screens, yet it stands out in the context of Stone's work due to its dark coloration and relative austerity. The Westgate Tower is therefore nominated to the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture. The nominated resource meets Criteria Consideration G for properties that have achieved their significance within the past fifty years.

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National Park Service

National Register of Historic Places Continuation Sheet

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Westgate Tower
Austin, Travis County, Texas

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Westgate Tower
 Austin, Travis County, Texas

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USDI/NPS NRHP Registration Form

Westgate Tower, Austin, Travis County, Texas

Page 4

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

UTM REFERENCES	Zone	Easting	Northing
	14	620917	3349825

VERBAL BOUNDARY DESCRIPTION: The site is bounded on the west by Lavaca Street, on the north by Twelfth Street, on the east by Colorado Street, and on the south by a property line shared with the State of Texas, whose property extends to Eleventh Street. The legal description reads: "All of that certain tract or parcel of land being the north 1/2 of Block 135 of the Original City of Austin, according to a map on file in the General Land Office, State of Texas, being all of Lots 1, 2, and 3 of Block 135, and the north 1/2 of a vacated alley as conveyed to Lumbermen's Investment Corporation by deeds recorded in volume 2638, page 506, and volume 2638, page 508 of the deed records of Travis County, Texas."

BOUNDARY JUSTIFICATION: Nomination includes all property historically associated with the building.

11. FORM PREPARED BY (with assistance from Rachel Leibowitz, Texas Historical Commission staff)

NAME / TITLE:	Phoebe Allen, consulting historian; Stephen Fox, consulting architectural historian		
ORGANIZATION:	N/A	DATE:	August 12, 2010 (October 9, 2009)
STREET & NUMBER:	2510 Cedarview Drive	TELEPHONE:	(512) 444-1326
CITY OR TOWN:	Austin	STATE:	Texas
		ZIP CODE:	78704

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS	(see continuation sheet Map-31 through Map-33)
PHOTOGRAPHS	(see continuation sheet Photo-54 through Photo-55)
ADDITIONAL ITEMS	(see continuation sheets Figure-34 through Figure-53)

PROPERTY OWNER

NAME:	Multiple owners on file with the Texas Historical Commission, represented by the Westgate Condominium Association (Ann Johnston Dolce, President, Board of Directors; Dorothy Evans, Manager)		
STREET & NUMBER:	1122 Colorado Street	TELEPHONE:	(512) 477-9751
CITY OR TOWN:	Austin	STATE:	Texas
		ZIP CODE:	78701

United States Department of the Interior
National Park Service

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Section MAP Page 31

Westgate Tower
Austin, Travis County, Texas



Map 1. Current aerial photo map of Austin, Texas, showing the relationship of the Westgate Tower, circled, to the southwest of the Texas State Capitol grounds.

Taken from Bing Maps website, accessed on July 14, 2010.

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Westgate Tower
Austin, Travis County, Texas



Map 2. Current aerial photo map of Austin, Texas, showing the relationship of the Westgate Tower—between Eleventh and Twelfth streets, and Colorado and Lavaca streets—to the southwest of the Texas State Capitol grounds.

Taken from Bing Maps website, accessed on July 14, 2010.

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Westgate Tower
Austin, Travis County, Texas



Map 3. Current bird's eye view of Austin, Texas, showing the relationship of the Westgate Tower—between Eleventh and Twelfth streets, and Colorado and Lavaca streets—to the southwest of the Texas State Capitol grounds, and to the north of the Governor's Mansion.

Taken from Bing Maps website, accessed on July 14, 2010.

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Westgate Tower
Austin, Travis County, Texas



Figure 1. Edward Durell Stone on the cover of TIME magazine, March 31, 1958.



Figure 2. Associate architects Charles Granger and Arthur Fehr.

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Section FIGURE Page 35

Westgate Tower
Austin, Travis County, Texas



Figure 3. National Geographic Building (1960-64), Washington, DC, by Edward Durell Stone.

Stone's first drawing of the Westgate Tower featured many similar design elements (see Figure 6).

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Section FIGURE Page 36

Westgate Tower
Austin, Travis County, Texas



Figure 4. Edward Durrell Stone's first drawing of the Westgate Tower (1963).
View from Twelfth and Colorado streets.

This first design idea features many similarities to the National Geographic Building in Washington, DC, including a terraced garden above the commercial levels.

Important differences between this schematic design for the Westgate and the completed building include underground parking; the lack of a setback to comply with height restrictions for the Capitol area; the presence of the overhanging solar screen at the roofline, creating a column capital effect; and the light coloration of the building.

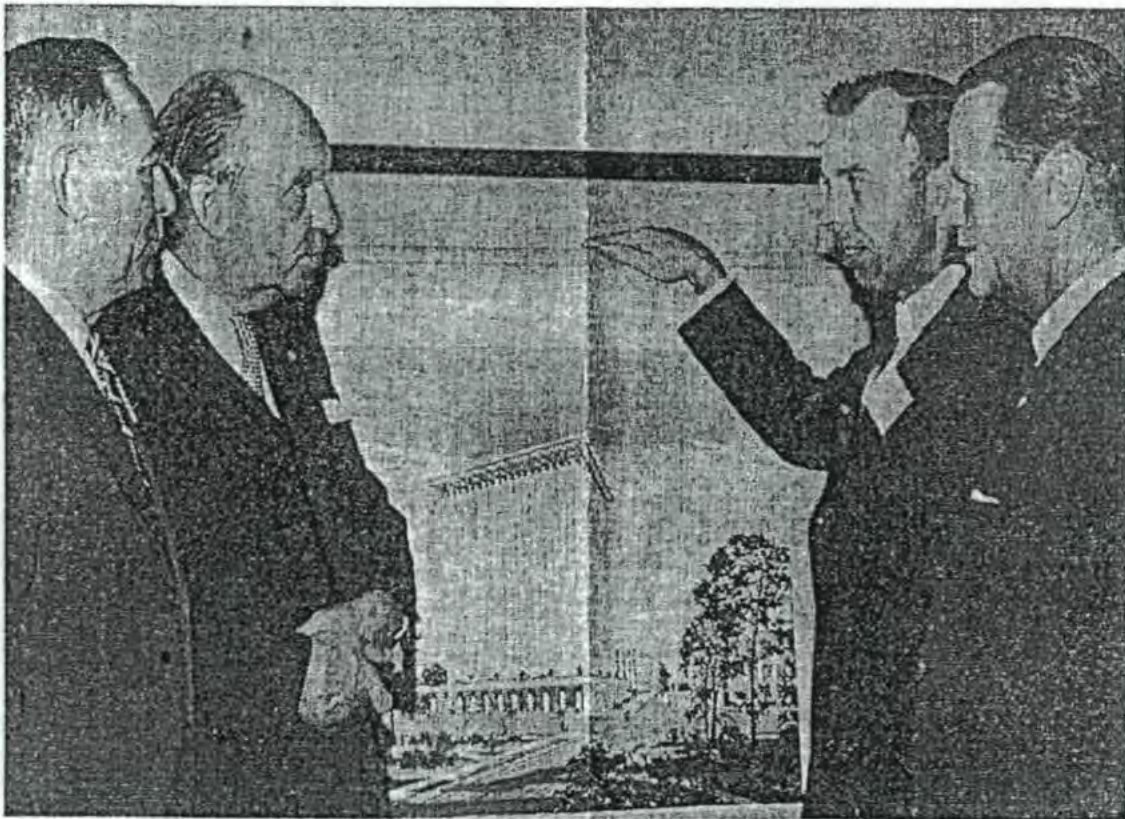
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Section FIGURE Page 37

Westgate Tower
Austin, Travis County, Texas

Austin, Texas — Page A5



American-Slate.com/UPI

TO RISE—World-famous architect Edward Stone unveils his design for a \$4,-000,000 building to be added to Austin's downtown skyline. Construction of the multi-storied luxury apartment-office building on 12th Street between Colorado and Lavaca has been formally an-

nounced by Lumbermen's Company, a subsidiary of Austin-based Lumbermen's Investment Company. Viewing a color drawing of the proposed structure from left to right are W. S. Drake, Jr., Stone, Lumbermen's president Sid Jagger and Mayor Lester Palmer.

Figure 5. Stone unveiling his first design for the Westgate Tower in Austin, 1963.

The drawing on display is that shown in Figure 6.

Austin American, 1963.

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Westgate Tower
Austin, Travis County, Texas



Figure 6. Early marketing brochure for the Westgate Tower.

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Section FIGURE Page 39

Westgate Tower
Austin, Travis County, Texas

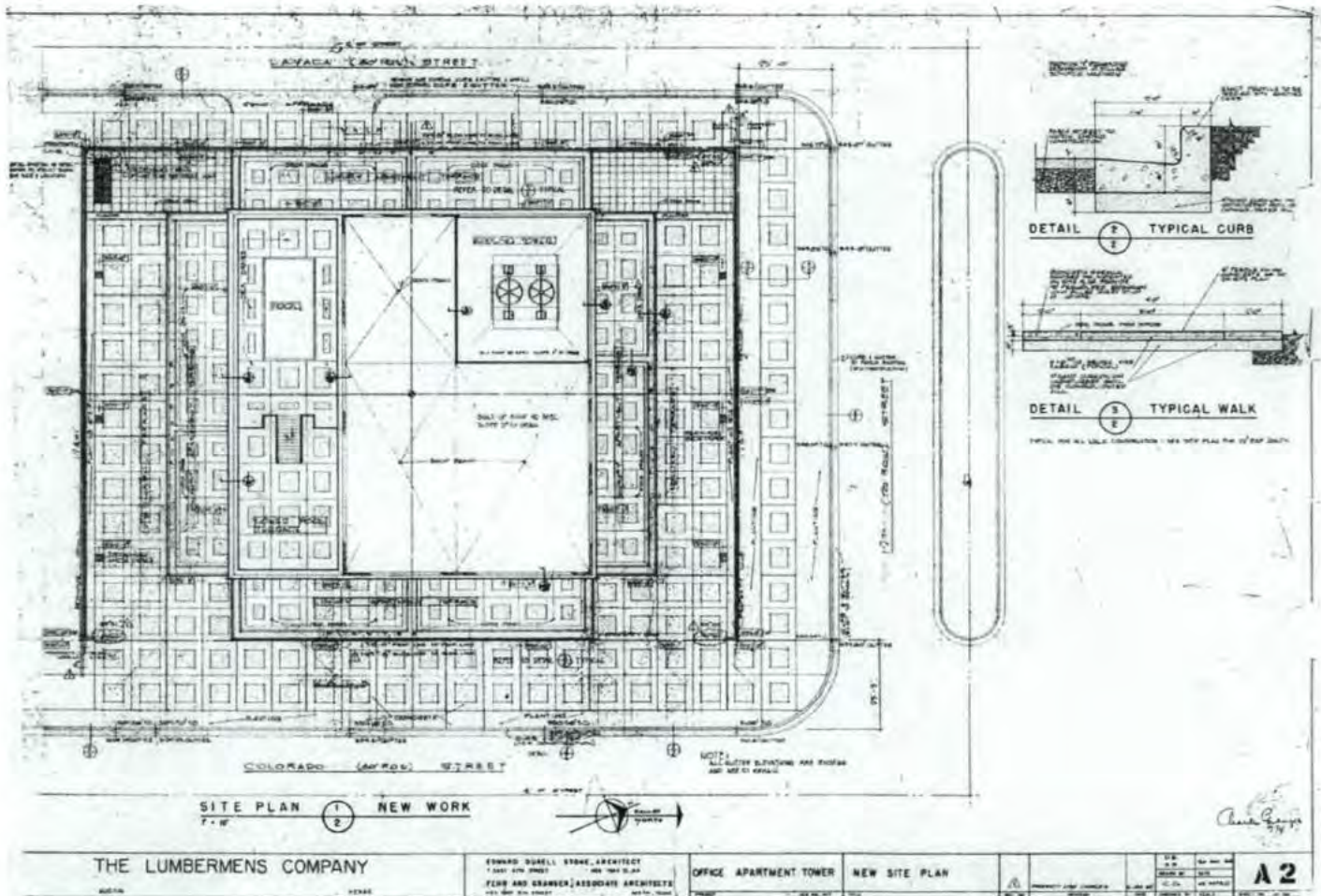


Figure 7. Site plan for the Westgate Tower, showing the patterned concrete at grade and at the Level 10 terraces.

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National Park Service

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Section FIGURE Page 40

Westgate Tower
Austin, Travis County, Texas

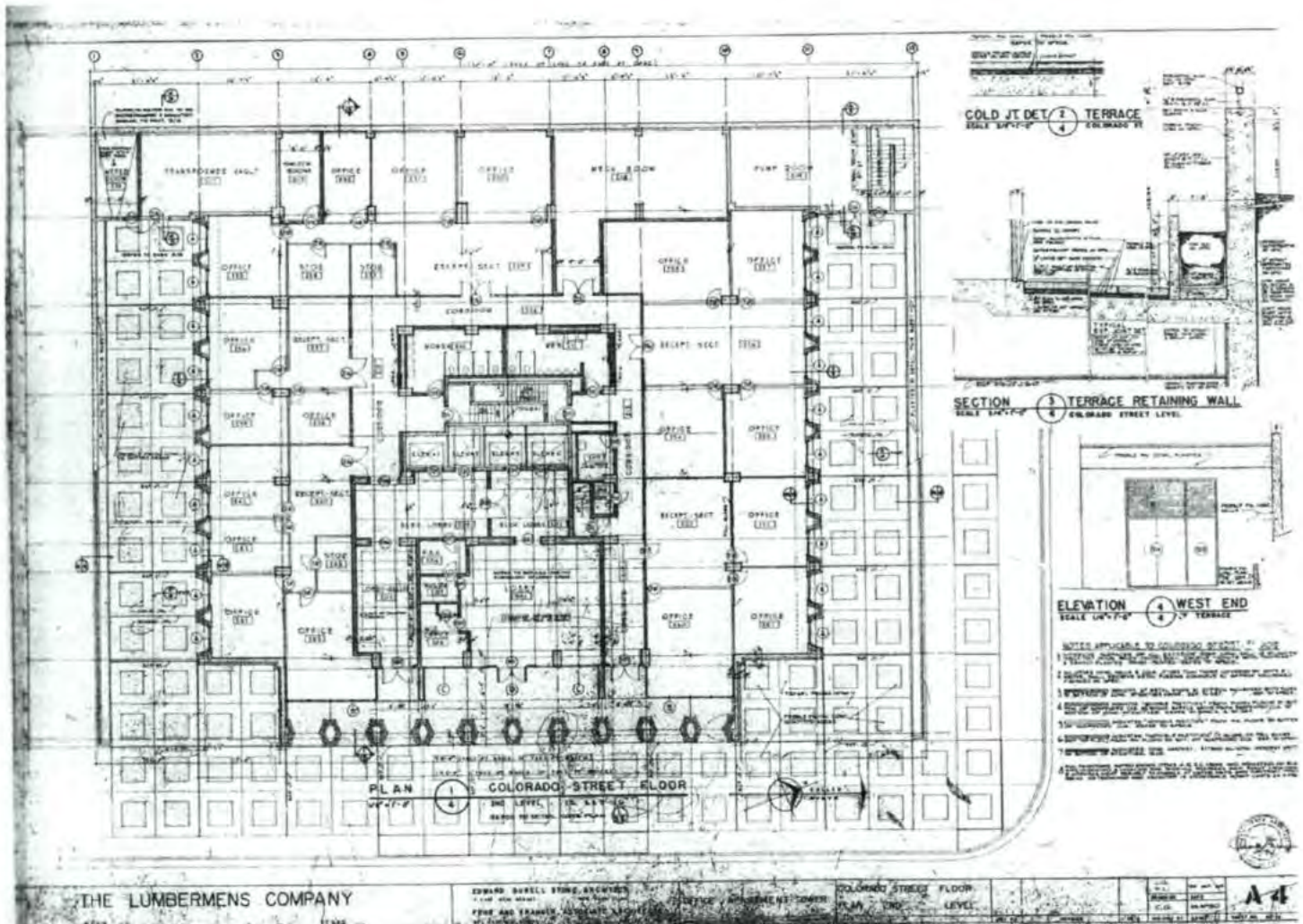


Figure 8. Plan for Level 2, commercial leased spaces.

Figure 9. Plan for first and typical parking levels.

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Continuation Sheet

Section FIGURE Page 42

Westgate Tower
Austin, Travis County, Texas

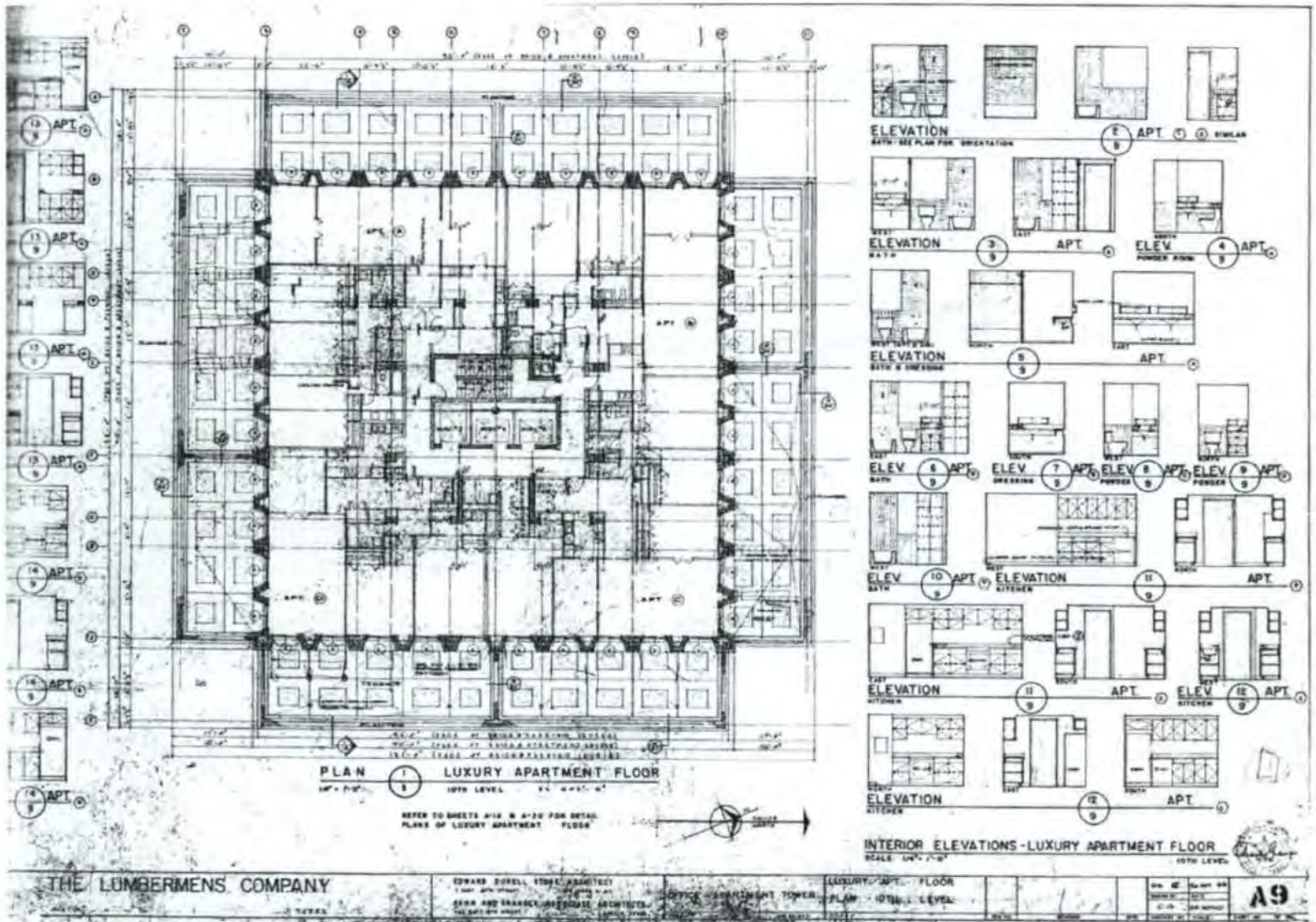


Figure 10. Plan for Level 10, luxury apartment floor with terraces.

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National Park Service

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Section FIGURE Page 43

Westgate Tower
Austin, Travis County, Texas

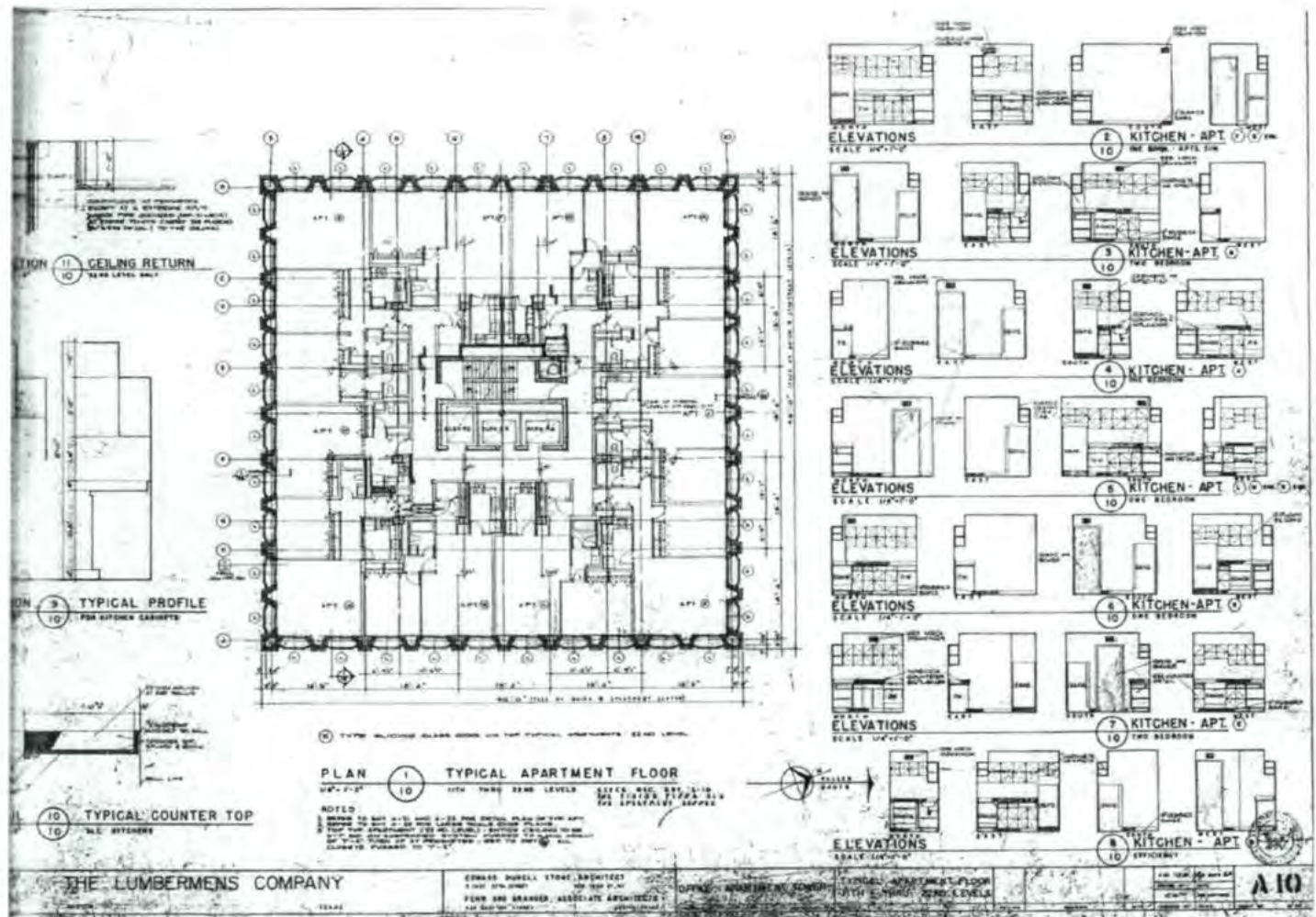


Figure 11. Plans for typical apartment floors.

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Continuation Sheet

Section FIGURE Page 44

Westgate Tower
Austin, Travis County, Texas

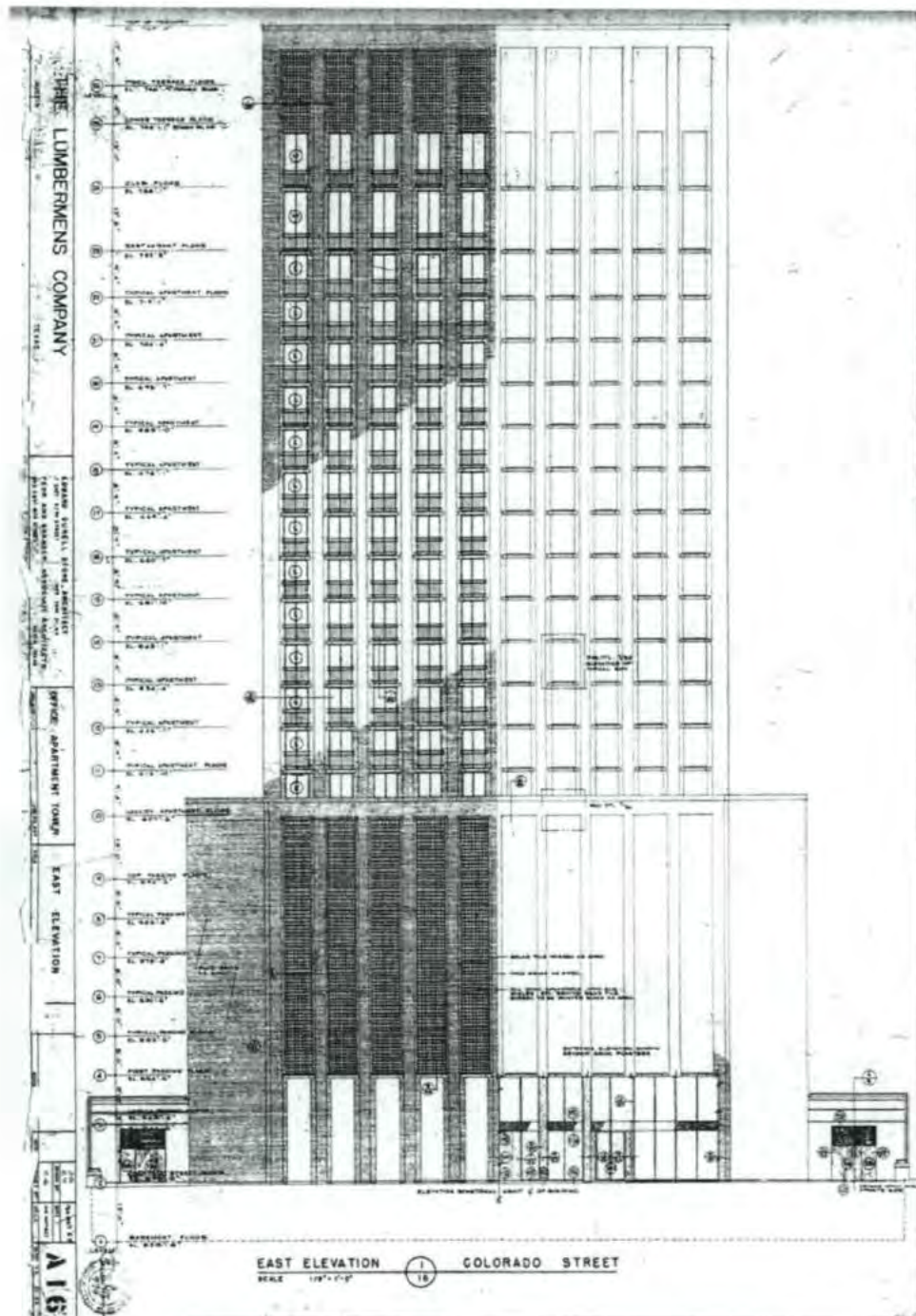


Figure 12. East elevation.

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Section FIGURE Page 45

Westgate Tower
Austin, Travis County, Texas

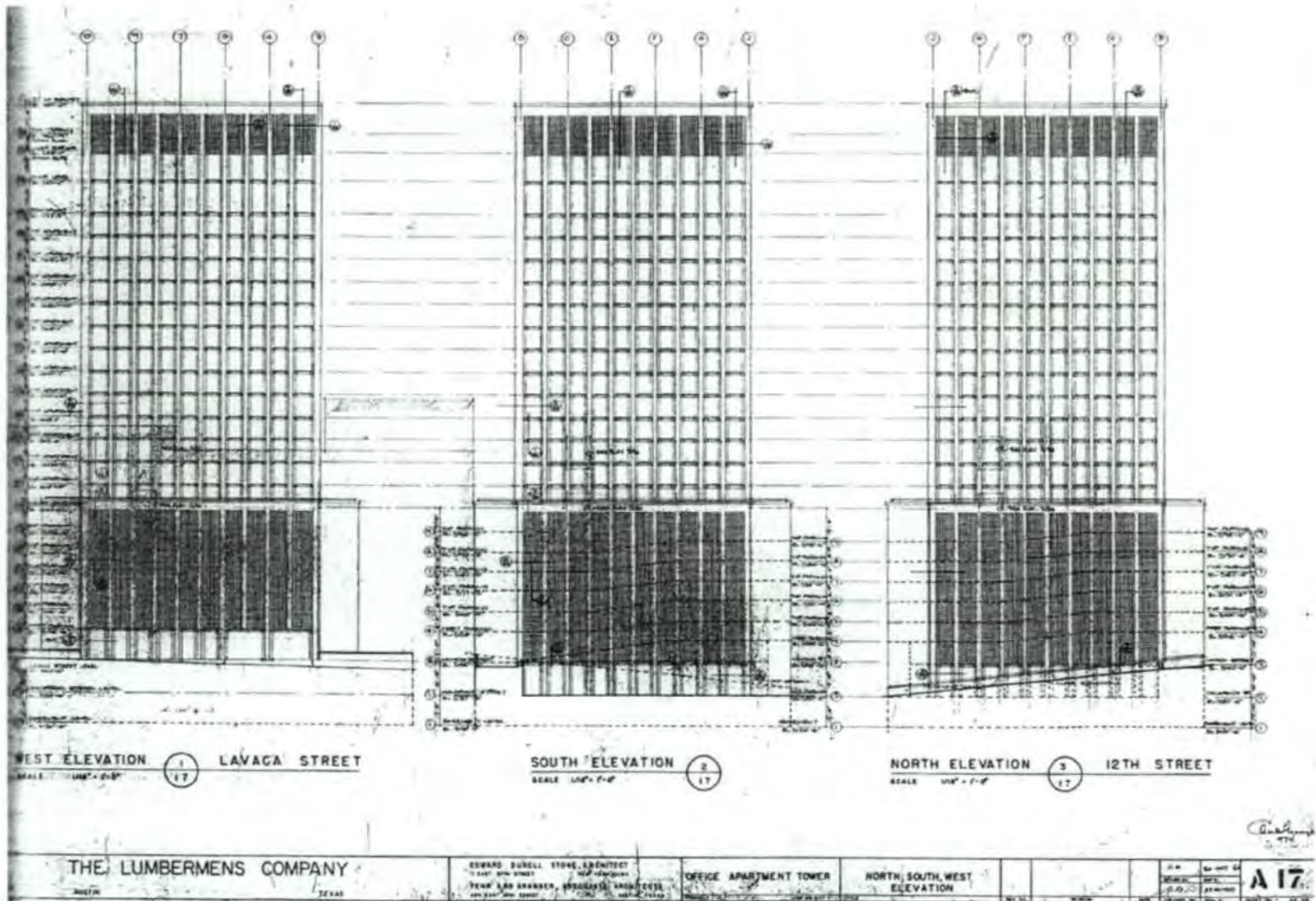


Figure 13. Elevation drawings.

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Section FIGURE Page 46

Westgate Tower
Austin, Travis County, Texas

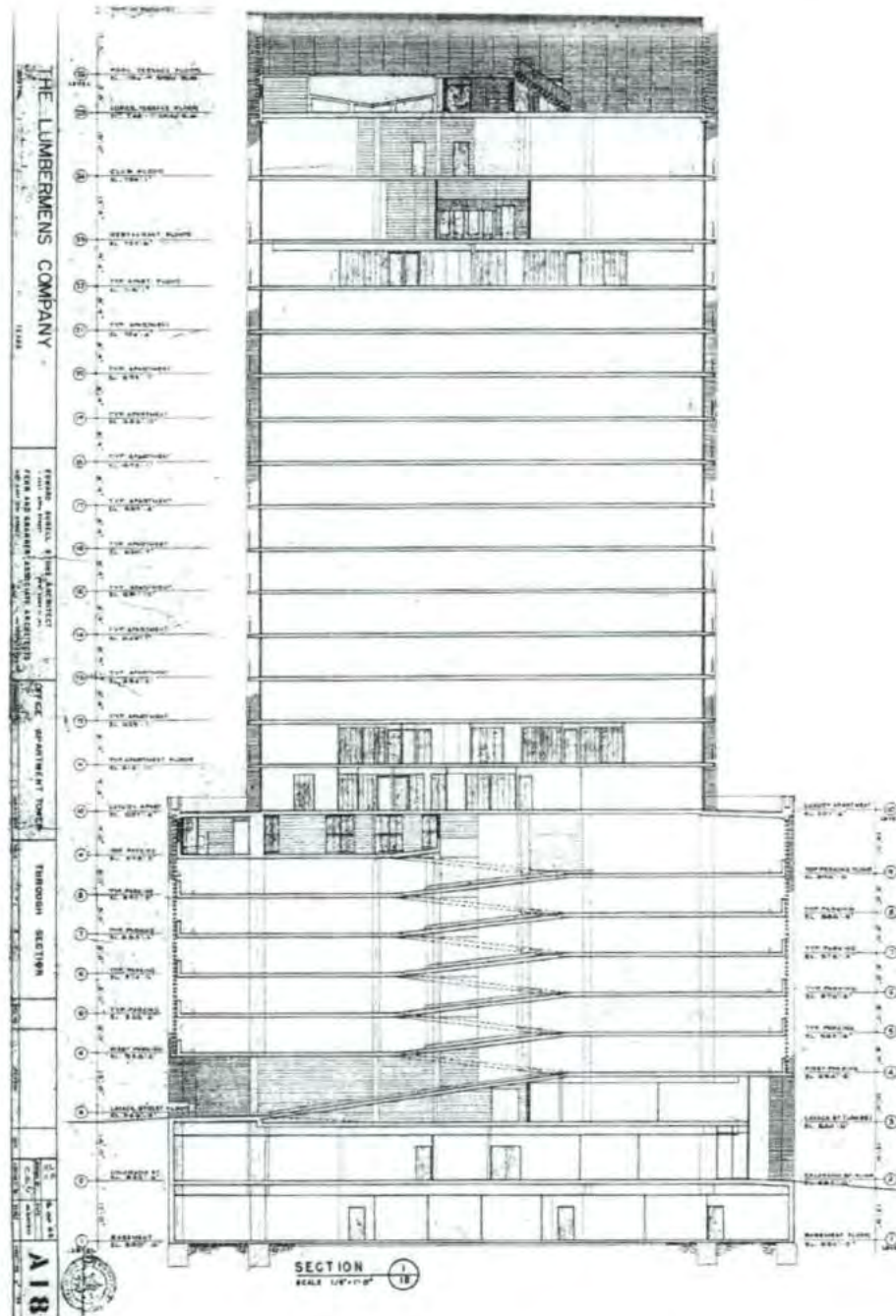


Figure 14. Section drawing (typical)

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Section FIGURE Page 47

Westgate Tower
Austin, Travis County, Texas

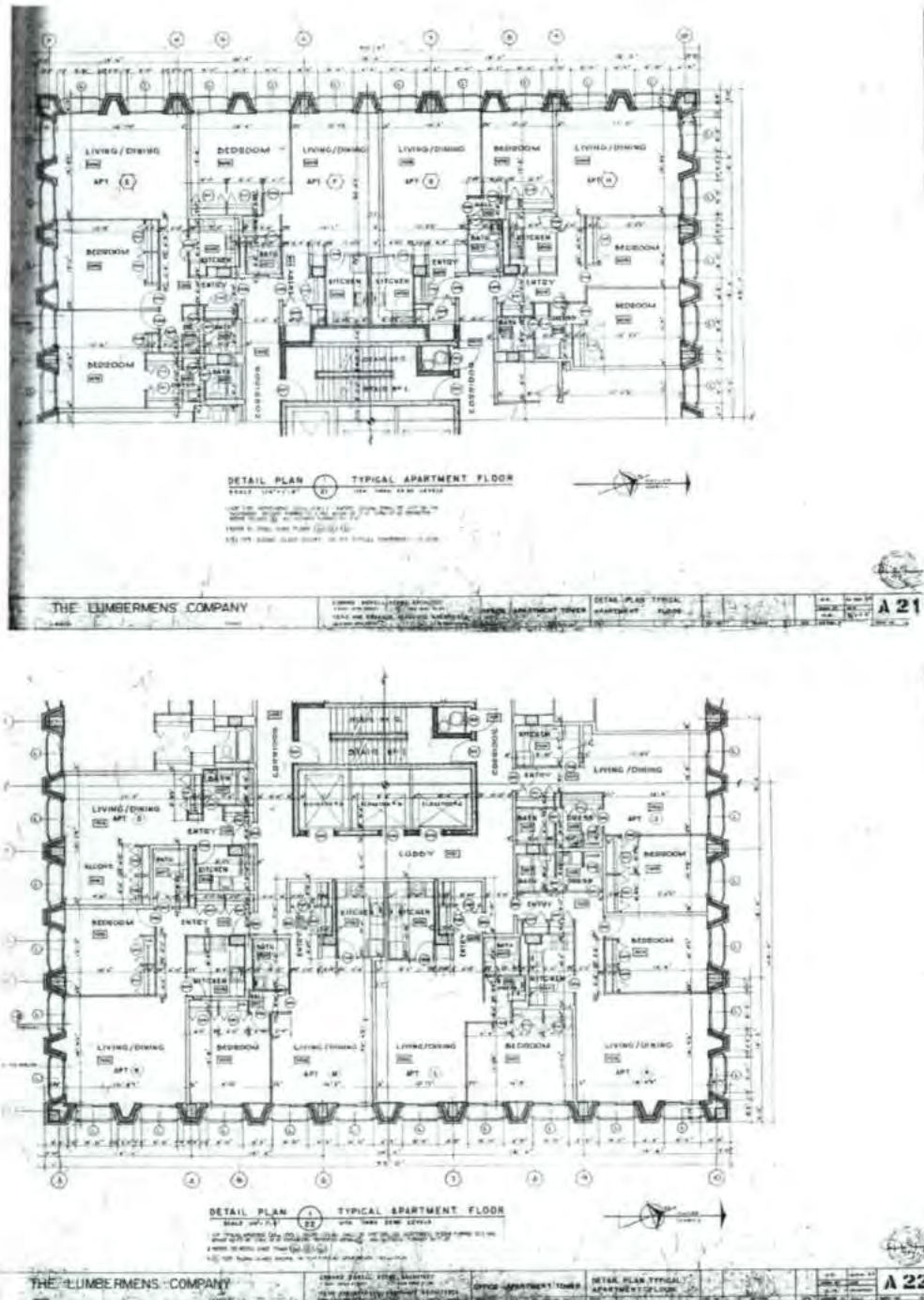


Figure 15. Detail plans for typical apartment floors, levels 11-22.

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Section FIGURE Page 48

Westgate Tower
Austin, Travis County, Texas

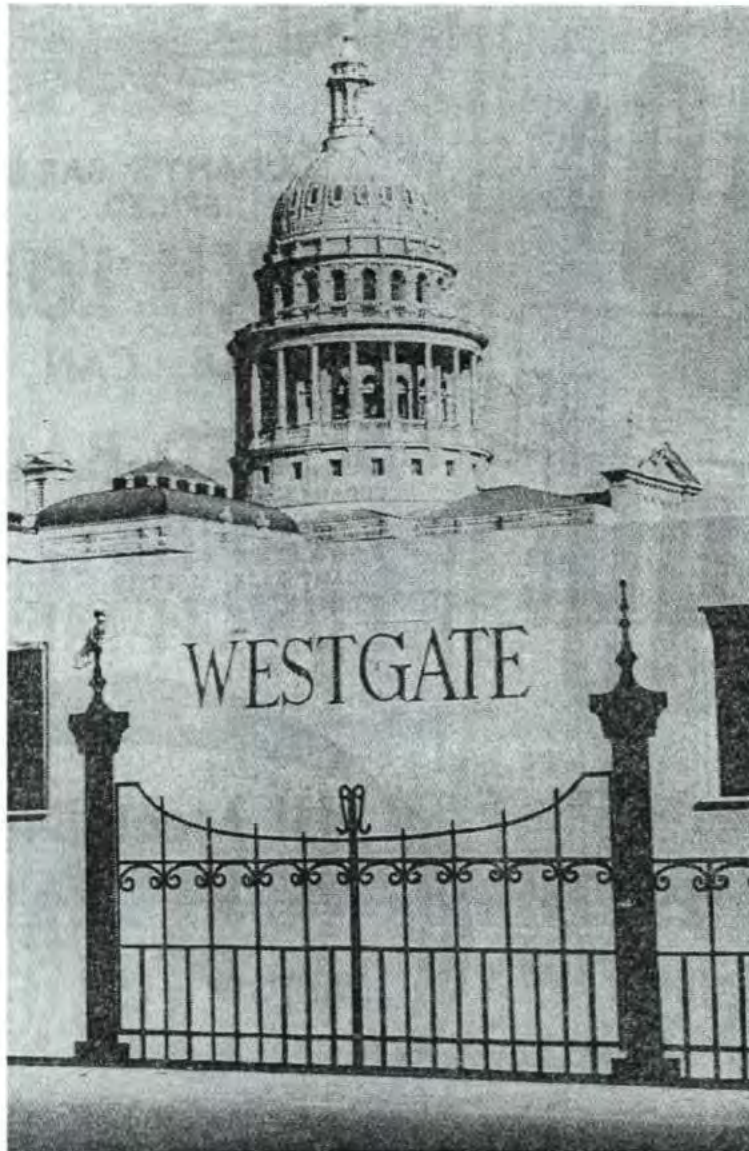


Figure 16.

"The iron fence which surrounds the Capitol grounds is still visible from Lavaca Street even though excavation for a 24-story building has begun next to the Capitol site. The fence has been painted in silhouette on traffic barriers surrounding the work at 12th Street between Colorado and Lavaca Streets [sic]. 'Westgate' is the name of the apartment-office building to be completed around the end of 1965."

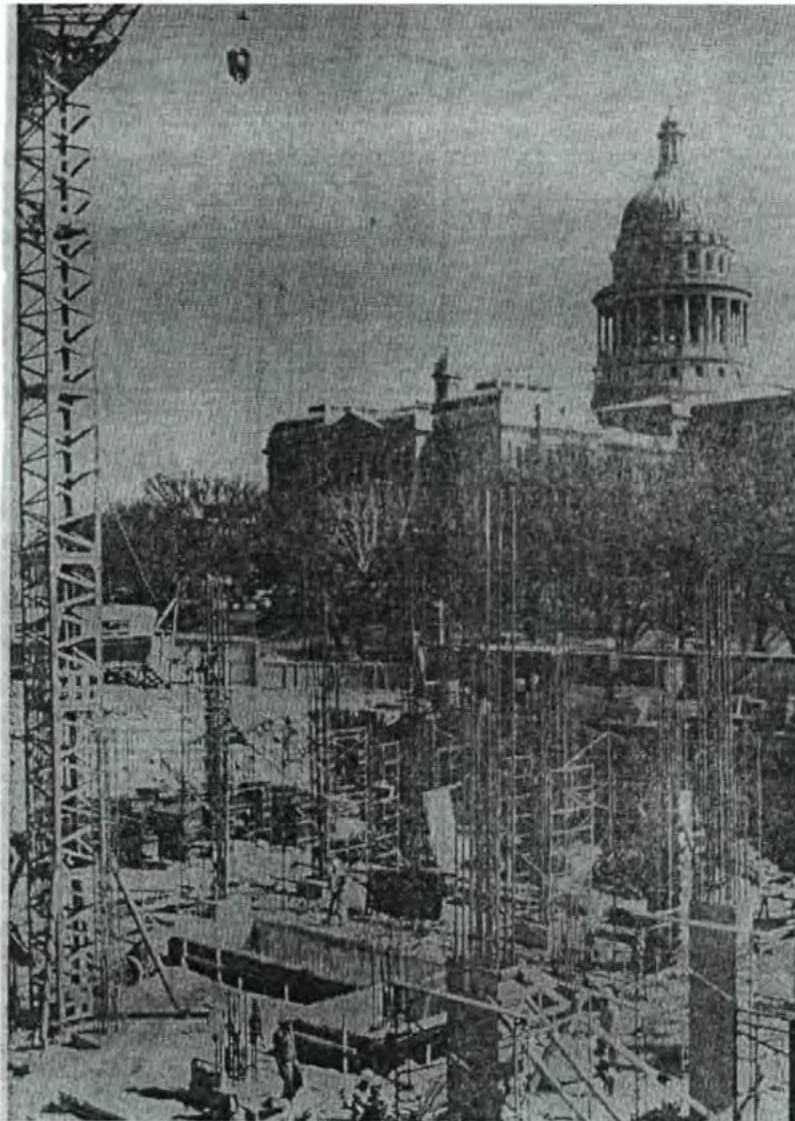
Austin American-Statesman, November 1, 1964.

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Westgate Tower
Austin, Travis County, Texas



American-Statesman/UPI

CONSTRUCTION HALT SOUGHT

Associated Press

Construction of a 24 - story apartment-office building should be stopped and the state should buy the land and the foundation before the view of the Capitol is eclipsed, Rep. Henry Grover of Houston proposed Wednesday.

The building is located on land

bordering the Capitol grounds and near the governor's mansion.

In a resolution (HCR36), Grover directed the state building commission to buy the land. If the trend toward high - rise buildings near the Capitol and The University of Texas continues, he said "the Capitol will

be obliterated from view, unnecessarily destroying much of the beauty and charm of the city of Austin and of the Capitol grounds."

He said the last Legislature should have stopped the project but action should be taken now with property owners paid damages.

Figure 17. Austin American, February 11, 1965.

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Westgate Tower
Austin, Travis County, Texas



Figure 18. Houston Post, February 11, 1965.

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Westgate Tower
Austin, Travis County, Texas

Before House Panel

Westgate Is Debated

By SAM WOOD
Capitol Correspondent

Two years and one and a half sessions of the Legislature after outgoing Gov. Price Daniel in January 1963 urged the lawmakers to protect the Capitol complex by purchasing an adjacent site on Colorado Street, the House state affairs committee Monday night became acutely interested in high-risers.

For more than three hours they listened to pro and con testimony about Westgate, the Lumbermen's Investment Corporation business - apartment building now under construction.

In 1962 the Austin City Council granted an amendment to the zoning regulations to authorize construction of the high-rise. Lumbermen's Investment Corporation held an option agreement to purchase the site.

Gov. Daniel went before the Legislature after the Building Commission, of which he and Will Wilson, then attorney general, were members, had executed a new resolution including the proposed site in the "official Capitol complex" and urged its purchase.

But the Legislature gave the request no response and in June 1963, after the regular session had adjourned, Lumbermen's Investment Corporation exercised their option and purchased the land.

Before the committee was a proposed constitutional amendment by Rep. Henry C. Grover of Houston which would authorize the state to condemn the property and purchase the Lum-

bermen's investment and turn it into a state building that would be no higher than other buildings adjacent to the Capitol.

And from there the firing was pointed.

Former Attorney General Wilson appeared as one of the major proponents of the resolution.

Wilson charged that the City of Austin action in granting the zoning amendment was a "special privilege to one land owner" while others who owned property in the area earmarked for future state development had been turned down.

"It is just not right," Wilson argued. "It should have and could have been stopped a long time ago." He said he didn't know why it was not stopped "but that is not the problem now."

Questioned by a member of the committee, Wilson said the owners would, in his opinion, be "entitled to their cost," if the state should condemn the site.

Principal witness for Lumbermen's Investment Corporation was Richard Baker, attorney who detailed much of the background of negotiations for the proposed building site in 1962, and Lumbermen's reluctance to exercise their purchase option until after the regular session in 1963.

"During this full session (the 58th Legislature two years ago) of the Legislature, LIC along with many others wondered if the state would elect to acquire the land on which Westgate is now being constructed. No such action was taken," he told the

committee," and upon adjournment in June of 1963 LIC could only conclude it was now free to proceed with the purchase and development of the property in keeping with codes, ordinances, rules, regulations, and all applicable laws. This LIC has set out to do and no one to our knowledge has contested either LIC's legal rights or good faith in doing so."

In describing the building, designed by Edward Durrell Stone, one of the world's outstanding architects, Baker said: "Mr. Stone not only is conscious of Westgate's historic location and prominence; he is best known for being in the vanguard of those American architects constantly urging an insensitive, economically oriented people, both public and private, to recognize the importance of constructing buildings of beauty and character so that the heritage which is left for future generations will include not only beauty of the past but also of the present — that our heritage may be a living, vibrant expression of a great society."

A contrary view was expressed by George P. Isbell of San Antonio, president of the Texas State Historical Society. He told the committee whatever the cost — \$4 million or less — to the state if the land is condemned and purchased. "I think it is cheap as dirt — the sacrifice — over the long look."



American-Bohemian/UTP

Representative Henry Grover shows a model of the Westgate building under construction across from the State Capitol Building. He appeared

before Monday night's House state affairs committee hearing on his resolution to condemn and buy the property.

Figure 19. Austin American, March 23, 1965.

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National Park Service

National Register of Historic Places Continuation Sheet

Section FIGURE Page 52

Westgate Tower
Austin, Travis County, Texas

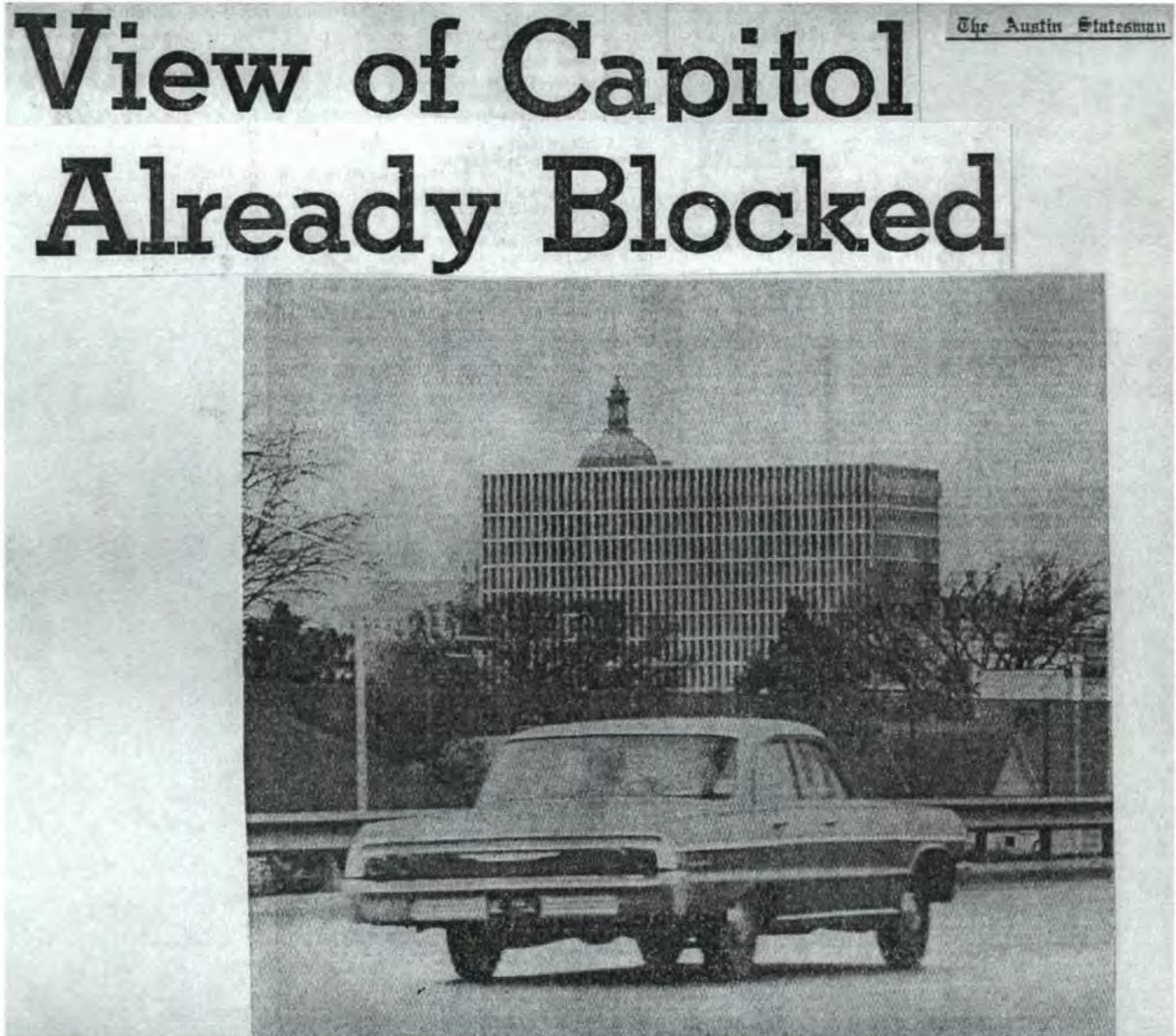


Figure 20. *Austin Statesman*, March 29, 1965.

"The massive 10-story Federal Building, which rises impressively on the Austin skyline, cuts off all but the dome of the State Capitol from motorists on the expressway and area residents who look north and west. Residences formerly occupied the federal building site."

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Section FIGURE Page 53

Westgate Tower
Austin, Travis County, Texas



PICH 06087 Austin History Center, Austin Public Library



PICH 06090 Austin History Center, Austin Public Library

Figure 21. Westgate Tower under construction

Figure 22. Westgate Tower, circa 1965

Historic photographs courtesy of the Austin History Center, Austin, Texas.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTO Page 54

Westgate Tower
Austin, Travis County, Texas

PHOTOGRAPH LOG

All photographs are credited as follows:

Name of Property:	Westgate Tower
Address:	1122 Colorado Street
City:	Austin
County:	Travis County
State:	Texas
Photographer:	Rachel Leibowitz
Date:	July 26 and 29, 2010
Location of digital files:	Texas Historical Commission, Austin

Printed on Epson Ultra Premium Presentation Paper with Epson Ultrachrome ink

Photo 1 (TX_Travis County_Westgate Tower_0001.tif)

Northeast oblique view
Camera facing southwest
(color and black-and-white print included)

Photo 2 (TX_Travis County_Westgate Tower_0002.tif)

Northwest oblique view
Camera facing southeast
(color and black-and-white print included)

Photo 3 (TX_Travis County_Westgate Tower_0003.tif)

Southwest oblique view, with Capitol in background
Camera facing northeast

Photo 4 (TX_Travis County_Westgate Tower_0004.tif)

South elevation
Camera facing north

Photo 5 (TX_Travis County_Westgate Tower_0005.tif)

Lobby, with original finishes and chandelier
Camera facing northeast

Photo 6 (TX_Travis County_Westgate Tower_0006.tif)

Lobby and manager's office, with original finishes
Camera facing southeast

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Continuation Sheet

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Westgate Tower
Austin, Travis County, Texas

Photo 7 (TX_Travis County_Westgate Tower_0007.tif)

Lobby, with original finishes and chandelier

Camera facing northeast

Photo 8 (TX_Travis County_Westgate Tower_0008.tif)

Terrace, Level 10, south side of building

Camera facing west

Photo 9 (TX_Travis County_Westgate Tower_0009.tif)

Terrace, Level 10, south side of building

Camera facing east

Photo 10 (TX_Travis County_Westgate Tower_0010.tif)

South elevation, looking up from Level 10 terrace

Camera facing south

Photo 11 (TX_Travis County_Westgate Tower_0011.tif)

View of Capitol grounds from balcony, Level 22

Camera facing northeast

Photo 12 (TX_Travis County_Westgate Tower_0012.tif)

Presidential Room in former Headliners Club, with original finishes (excepting carpet)

Camera facing northwest

Photo 13 (TX_Travis County_Westgate Tower_0013.tif)

Solarium

Camera facing southeast

Photo 14 (TX_Travis County_Westgate Tower_0014.tif)

Solarium

Camera facing east

Photo 15 (TX_Travis County_Westgate Tower_0015.tif)

Solarium, detail of jalousie window and brick planter with new cap

Camera facing north

Photo 16 (TX_Travis County_Westgate Tower_0016.tif)

Roof terrace with pool

Camera facing west

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Westgate Tower

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Travis

DATE RECEIVED: 8/25/10 DATE OF PENDING LIST: 9/27/10
DATE OF 16TH DAY: 10/12/10 DATE OF 45TH DAY: 10/09/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000820

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: Y
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT ___DATE

ABSTRACT/SUMMARY COMMENTS:

Locally significant high-rise (26 story) having mixed uses represents early construction in Austin when skyscrapers began to form skyline & other Texas cities. It is also an excellent example of the work of renowned architect Edward D. Stone and illustrates his use of the ~~Italian~~ brick masonry as a model for residential high-rise development in downtown Austin at mid-century.

RECOM./CRITERIA

REVIEWER

DISCIPLINE

TELEPHONE

DATE

10-12-10

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

It is described as "a point-block tower on a podium" and was at the time of construction at the center of a core of surrounding

the heights to which new skyscrapers could be built in proximity to State Capitol.



WESTGATE TOWER
AUSTIN, TRAVIS CO., TX

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PHOTO 1 OF 16
(COLOR)



WESTGATE TOWER

¹²
AUSTIN, TRAVIS CO., TX

PHOTO 1 OF 16

(B/W)

66 of 168



WESTGATE TOWER
12
AUSTIN, TRAVIS CO, TX
PHOTO 2 OF 16
(COLOR)

68 of 168



WESTGATE TOWER
12
AUSTIN, TRAVIS CO., TX

PHOTO 2 OF 16
(B/W)

70 of 168



WESTGATE TOWER
12
AUSTIN, TRAVIS CO., TX
PHOTO 3 OF 16

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WESTGATE TOWER

¹²
AUSTIN, TRAVIS CO., TX

PHOTO 4 OF 16

74 of 168



WESTGATE TOWER
12
AUSTIN, TRAVIS CO., TX
PHOTO 5 of 16

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WESTGATE TOWER
12
AUSTIN, TRAVIS CO., TX
PHOTO 6 OF 16

78 of 168





WESTGATE TOWER
AUSTIN, TRAVIS CO., TX
PHOTO 7 of 16

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WESTGATE TOWER
AUSTIN, TRAVIS CO., TX
PHOTO 8 OF 16

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WESTGATE TOWER
12
AUSTIN, TRAVIS CO., TX
PHOTO 9 OF 16

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WESTGATE TOWER
AUSTIN, TRAVIS CO, TX
PHOTO 10 OF 16

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WESTGATE TOWER

12

AUSTIN, TRAVIS CO., TX

PHOTO 11 OF 16

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WESTGATE TOWER
AUSTIN, TRAVIS CO., TX
PHOTO 12 OF 16

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WESTGATE TOWER
AUSTIN, TRAVIS CO., TX
PHOTO 13 OF 16

92 of 168



WESTGATE TOWER
12
AUSTIN, TRAVIS CO., TX
PHOTO 14 OF 16

94 of 168



WESTGATE TOWER

12

AUSTIN, TRAVIS CO., TX

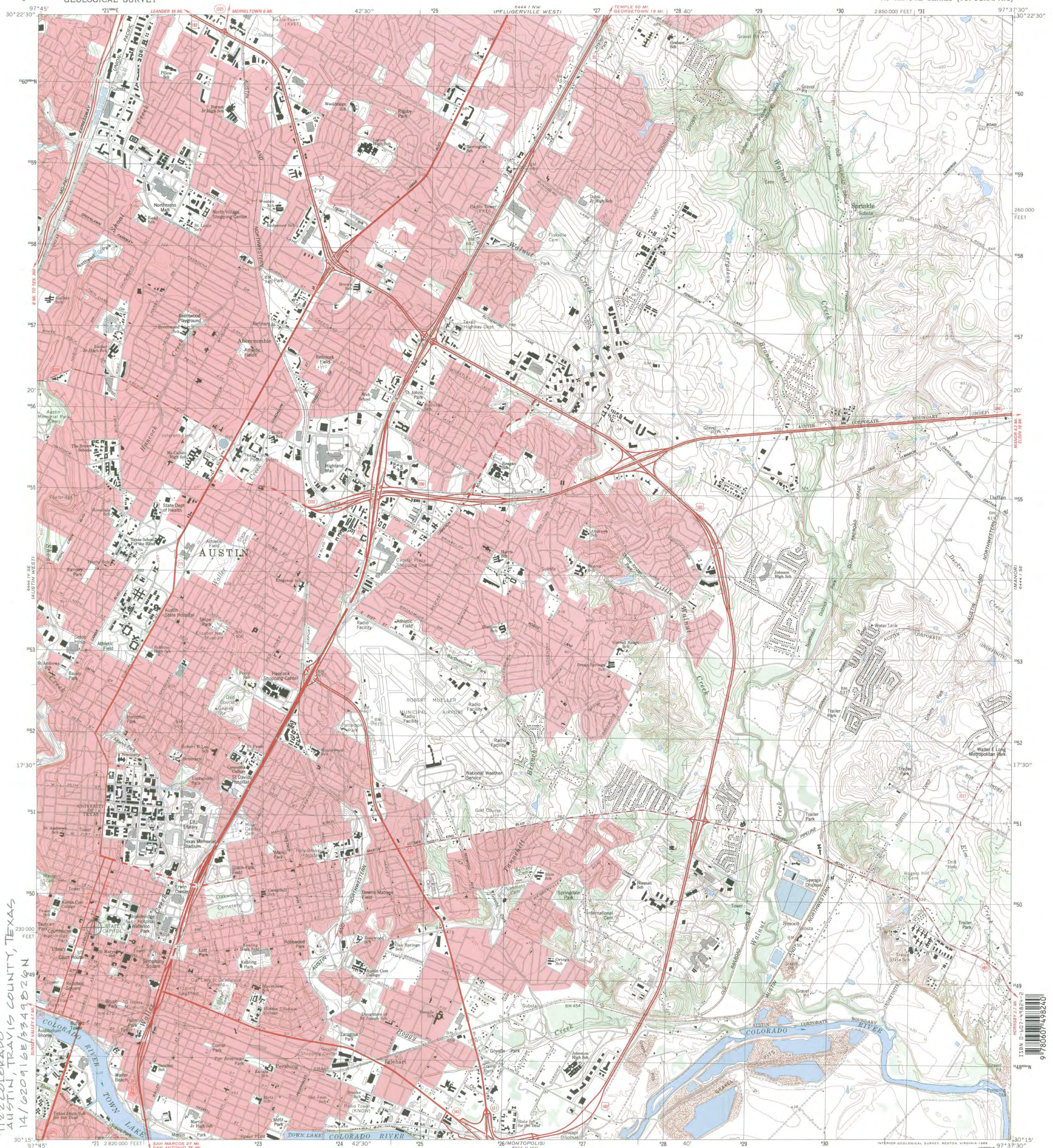
PHOTO 15 OF 16

96 of 168



12
WESTGATE TOWER
AUSTIN, TRAVIS CO., TX
PHOTO 16 OF 16

98 of 168



TEXAS HISTORICAL COMMISSION
real places telling real stories

MEMORANDUM



TO: Linda McClelland
 National Register of Historic Places

FROM: Rachel Leibowitz, Historian
 Texas Historical Commission

RE: Westgate Tower
 1122 Colorado Street, Austin
 Travis County, TX

DATE: August 19, 2010

The following materials are submitted regarding [address]:

<input checked="" type="checkbox"/>	Original National Register of Historic Places form
<input type="checkbox"/>	Resubmitted nomination
<input type="checkbox"/>	Multiple Property nomination form
<input checked="" type="checkbox"/>	Photographs
<input checked="" type="checkbox"/>	USGS maps
<input type="checkbox"/>	Correspondence
<input checked="" type="checkbox"/>	Other: archival gold CD with digital image files (.tif)

COMMENTS:

- ☐ SHPO requests substantive review
- ☐ The enclosed owner objections (do ☐) (do not ☐) constitute a majority of property owners
- ☐ Other:



Westgate Tower12

101 of 168

The **Westgate Tower** is a mixed-use high-rise building in downtown Austin, Texas. The twenty-six-story 261-foot (80 m) tower block was designed in 1962 and completed in 1966; its name reflects its location across the street from the west gate of the Texas State Capitol. Designed by architect Edward Durell Stone, the tower was added to the National Register of Historic Places in 2010 and designated a Recorded Texas Historic Landmark in 2012.

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History

After World War II, the neighborhood to the west of the Texas State Capitol began to be redeveloped, with four- and five-story low-rise office buildings replacing houses to make space for state agencies and businesses connected with the capitol. In 1962, the Lumbermen's Investment Corporation of Austin began planning to build a new residential high-rise building on a lot overlooking the capitol grounds from the west.^[1]

In July 1962, Lumbermen's hired New York architect Edward Durell Stone to design the exterior of the planned tower; Stone's office collaborated with Austin architects Arthur Fehr and Charles Granger, who designed the tower's interior spaces and details. The building was publicly announced in the Austin Statesman on November 10, 1962 as the "Westgate Tower"^[1] (named for its proximity to the west gate of the capitol grounds).^[3] The developer purchased the lot on June 10, 1963;^[4] final plans for the Westgate Tower were submitted to the City of Austin in July 1964,^[5] and excavation for the tower's foundation began that October.^[6] The tower was completed and opened to occupants in 1966.^[1]

Its residential floors were originally leased out as apartments, until the residences were converted to condominiums in 1984. On October 12, 2010, the tower was added to the National Register of Historic Places in recognition of its architectural significance and its historical importance as the first mixed-use high-rise building in Austin, and the first of many high-rise buildings in the downtown and capitol area.^[1] It was also designated a Recorded Texas Historic Landmark in 2012.^[3] The tower was nominated as an Austin Historic Landmark in 2012, but the applicants withdrew the nomination after public criticism of the associated property tax abatements.^[7]

Capitol view controversy

In 1931, the City of Austin had enacted a local ordinance limiting the height of new buildings to a maximum of 200 feet (61 m), aiming to preserve the visual preeminence of the Texas Capitol; since that time, only the University of Texas Main Building Tower had been built higher than the limit, using an exception allowing for additional height with a greater setback.^[1] The proposed design for the Westgate Tower significantly exceeded the height limit (though it compensated with a setback for the portion above the parking garage).^[8]

The prospect of so tall a structure so close to the capitol attracted significant opposition as plans proceeded. In January 1963, Texas Governor Price Daniel voiced his opposition to the proposed tower in his final address to the Texas Legislature.^[1] Resistance continued as construction progressed, with State Representative Henry Grover of Houston introducing a bill to condemn the property in February 1965,^[9] which was defeated in March in the Texas House of Representatives by only two votes.^[10]

The controversy over the preservation of the capitol's visual presence that dogged the Westgate Tower's construction continued to grow after its completion. The Westgate was followed by even taller structures: first the Dobie Center (designed in 1968), and then a series of ever larger downtown bank towers, culminating in the 395-foot (120 m) One American Center (designed in 1982).^[1] In 1983, inspired by the Westgate and these other structures, the State of Texas created a list of protected Capitol View Corridors along which structures may not be built, so as to protect the capitol's visibility from various points in Austin.^{[7][11]}

Tenants

Because of its proximity to the capitol, the Westgate Tower's residential tenants have included lobbyists, state officials (such as David Dewhurst), and state legislators (including A. R. Schwartz, one of the proponents of the unsuccessful 1965 legislation which would have prevented the tower from being completed).^[12] Its twenty-fourth floor was occupied by the Headliners' Club, a social club for leading Texas politicians and academics, from the tower's opening in 1966 through 1975.^{[13][1]}

Architecture

The Westgate Tower is a twenty-six-story tower block built of poured-in-place reinforced concrete with a brick veneer. Designed in 1962, its architecture exemplifies the mid-century modern style with its symmetrical geometric structure and abundant windows. The exterior was designed by New York-based architect Edward Durell Stone, a noted proponent of New Formalism, while the interior and details were designed by the Austin partnership of Arthur Fehr and Charles Granger. W. Clark Craig worked with Fehr and Granger as the tower's structural engineer, and B. Segall, Jr., served as the mechanical and electrical engineer.^[1]

The basement first floor holds office space, while the second and third floors (at street level on the east and west elevations, respectively, due to the sloping lot) hold a blend of office and commercial space. The fourth through ninth floors house the building's parking garage, above which residential space fills levels ten through twenty-two. Additional office space occupies levels twenty-three and twenty-four, and the twenty-fifth floor holds mechanical rooms and a two-story sunroom. Finally, the twenty-sixth floor holds a rooftop swimming pool area.^[1]

Exterior

The parking garage and lower levels have a cross-shaped plan, from which the upper levels are set back to form a narrower, square cross section. The faces of the building are dominated by parallel vertical columns with brown Butler brick veneers, with ten bays of windows penetrating the structure between the columns. On the parking garage levels and the top two stories, the bays are enclosed by open brick screens; on the residential and upper office levels, they feature full-height sliding glass doors and balconies with iron railings.^[1]

At ground level, the east elevation of the tower features two-story windows covering the entire east facade of levels two and three. A pedestrian entrance through glass doors on the second floor leads to a lobby and elevators for the residential levels. There are no entrances in the north or south sides of the tower, but the west face has two vehicle entry and exit bays at street level on the third floor; the left bay leads to the delivery landing on the basement first floor, while the right leads to the parking garage. Tenants and customers for the building's commercial and office spaces enter through the third-story west-side entrances.^[1]

See also

- List of tallest buildings in Austin, Texas

References

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- McMurtry, Carol (March 29, 1965). "View of Capitol Already Blocked; Westgate a Late Comer". *Austin Statesman*.
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- Hearne, David (March 24, 1965). "Westgate Foes Barely Beaten". *Austin Statesman*.
- "Background on the Capitol View Corridors Issue" (https://www.preservationaustin.org/uploads/CVC_Background.pdf) (PDF). *Preservation Austin*. Retrieved November 8, 2017.


Westgate Tower	
 <div>Viewed from the northeast</div>	
<div><div></div></div>	
General information	
Architectural style	Mid-century modern
Address	1122 Colorado St.
Town or city	Austin, Texas
Country	United States
Construction started	October 1964
Completed	1966
Height	261 feet (80 m)
Technical details	
Material	Reinforced concrete, brick
Floor count	26
Floor area	270,000 square feet (25,000 m²)
Design and construction	
Architect	Edward Durell Stone; Arthur Fehr and Charles Granger
Developer	Lumbermen's Investment Corporation
Structural engineer	W. Clark Craig
Services engineer	B. Segall, Jr.
Other information	
Number of units	93 condominiums
Parking	231 spaces
Westgate Tower	
<div><div><div><div><div><div></div><div><div>U.S. National Register of Historic Places</div></div></div></div><div><div><div><div><div></div><div><div>Recorded Texas Historic Landmark</div></div></div></div></div></div></div></div></div>	
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<div><div><div><div>Show map of Texas</div><div>Show map of the United States</div><div>Show all</div></div></div></div>	
Coordinates	30°16′27″N 97°44′34″W﻿ / ﻿
Area	less than one acre
NRHP reference No.	10000820 (http

12. Bell, Brenda (October 13, 2012). "Westgate Tower may become Austin's youngest landmark building, with the most tax breaks" (http://www.statesman.com/news/local-govt-politics/westgate-tower-may-become-austin-youngest-landmark-building-with-the-most-tax-breaks/x7xiASf55bApRiN1iVbCtI/). *Austin American-Statesman*. Retrieved November 7, 2017.

13. "Moving Up: Austin Headliners Club Switching to New Home". *Austin Statesman*. January 17, 1965.

	s://npgallery.nps.gov/AssetDetail/NRIS/10000820) ^[2]
RTHL No.	17182 (https://atlas.thc.state.tx.us/Details/5507017182)
Significant dates	
Added to NRHP	October 12, 2010
Designated RTHL	2012
References	
[1]	

External links

-  Media related to Westgate Tower (Austin, Texas) at Wikimedia Commons

Retrieved from "https://en.wikipedia.org/w/index.php?title=Westgate_Tower&oldid=1001712849"

This page was last edited on 20 January 2021, at 23:53 (UTC).

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Westgate Condominium Association

History of The Westgate

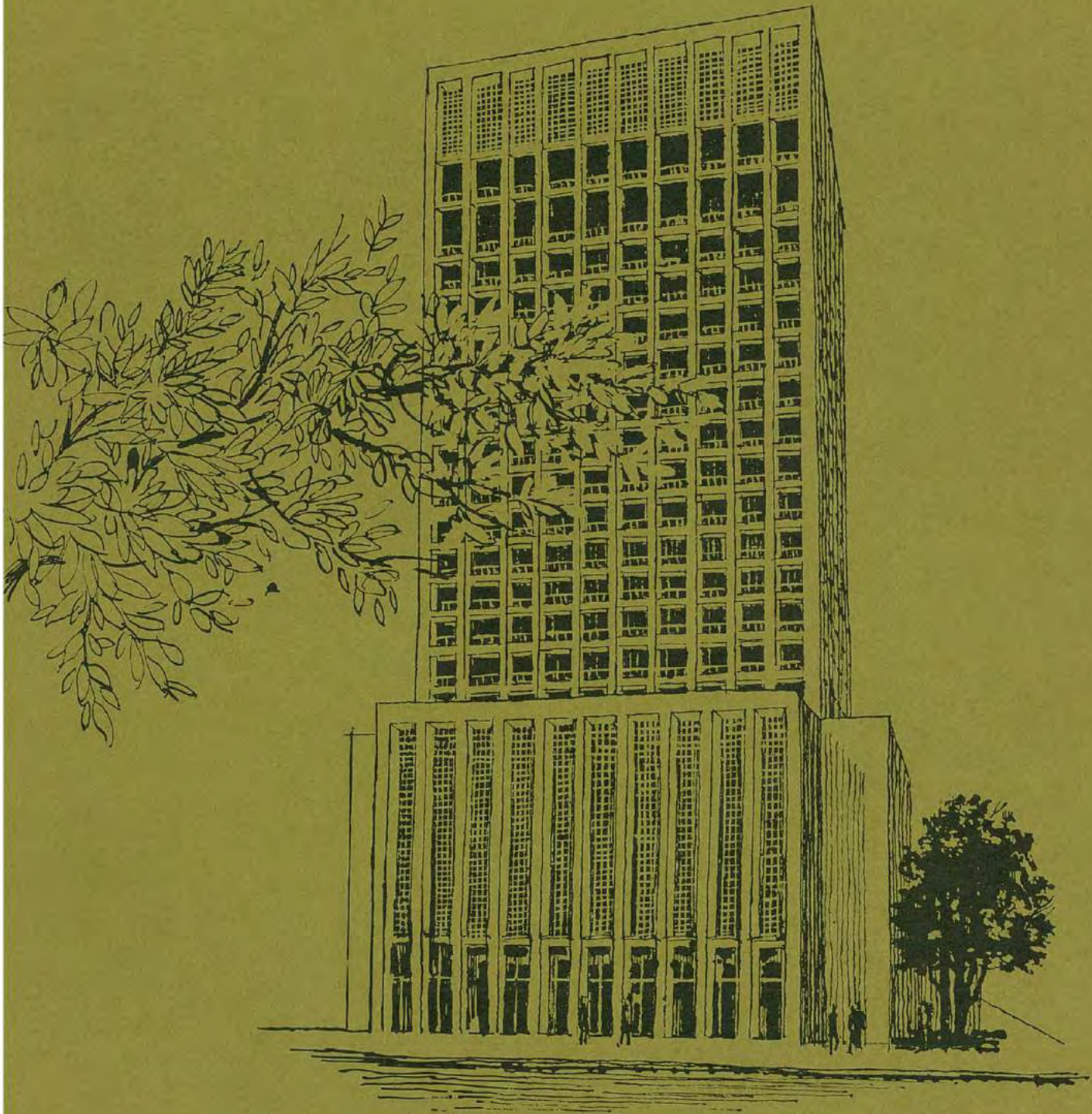
“In 1852, noted Austin architect Abner Cook (1814-1884) built a home [where The Westgate is now located] for Dr. Samuel Garner Haynie (1806-1877), who was elected Mayor of Austin four times (1850, 1851, 1863, and 1864). Cook, who was also working on the 1852-1854 Texas State Capitol around the same time, built the house with a federal design, containing Greek revival elements. The front façade featured a two-story portico with a pair of fluted ionic columns flanked by outer doric piers.

Because of financial difficulties, Haynie was forced to sell the house to Cook shortly after its completion. The Cook family moved into the home by 1860 and lived there until Cook’s widow, Eliza (Logan), sold the property to former Austin Mayor Leander Brown in 1885. Brown occupied the home until he subdivided and sold the block in 1889. The Haynie-Cook house was eventually rolled on logs to the southern half of the block; Fanny M. Andrews operated a shop out of it from 1910 until 1953. the northern half of the block was obtained by businessman Joseph Nalle around 1903; his son, Ernest, built a home on the site and lived there until World War I. Nelson Philips, Associate Justice of The Supreme Court of Texas, lived in the house from 1914 until 1920, when Nalle returned to the home. In 1933, Judge John H Sharp, Associate Justice of The Supreme Court of Texas, bought the property. By 1953, both the Haynie-Cook home and the Nalle-Sharp house were demolished. The Lumbermen’s Association acquired this property for The Westgate. A residential-office high-rise designed in 1962.” -Historical Commission 2010

“In 1962, internationally acclaimed architect Edward Durell Stone (1902-1978) and local firm Fehr and Granger designed Austin’s first residential high-rise. The 26 story Westgate Tower, named for the site’s proximity to the west gate of the Texas State Capitol, opened in 1965 with apartments, parking, restaurant and social club. The new formalism-style skyscraper is built of poured-in-place monolithic reinforced concrete clad in custom brown Butler Brick with brick faced columns, full-length windows, balconettes, and decorative masonry solar screens. It’s construction influenced development near The Capitol building” –Texas Historical Commission 2012

In 1984 The Lumberman’s Association turned the building into Condominiums. Commercial and residential tenants were given the ability to purchase the apartments and office space. Control of The Westgate was given to the membership and remains to this day.

Austin History Center



*Time Magazine has described
Edward Durell Stone as "one of the
profession's finest spirits and by general
consensus the most versatile and gifted
draftsman of his generation."*



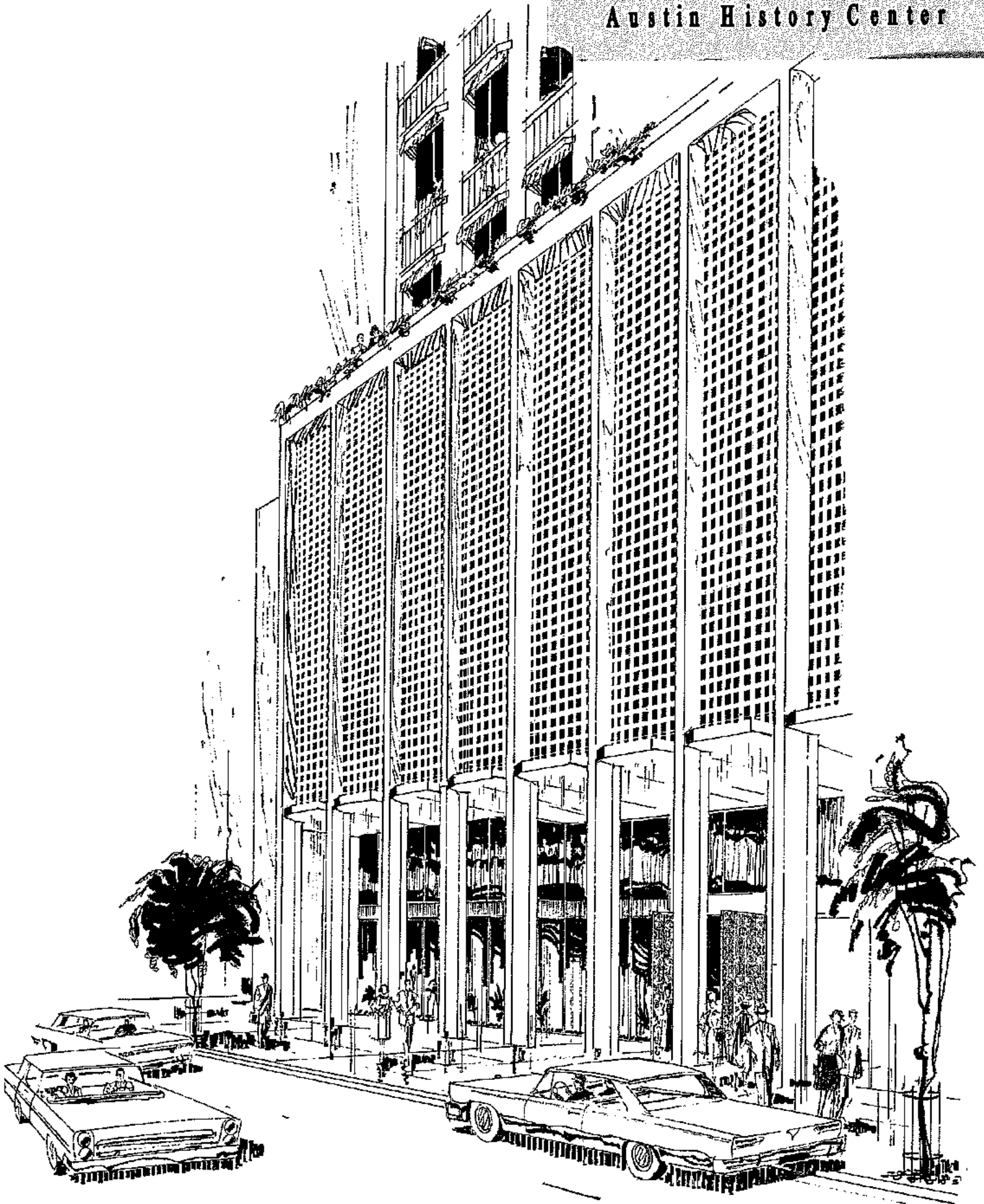
A MESSAGE FROM EDWARD DURELL STONE ARCHITECT OF WESTGATE

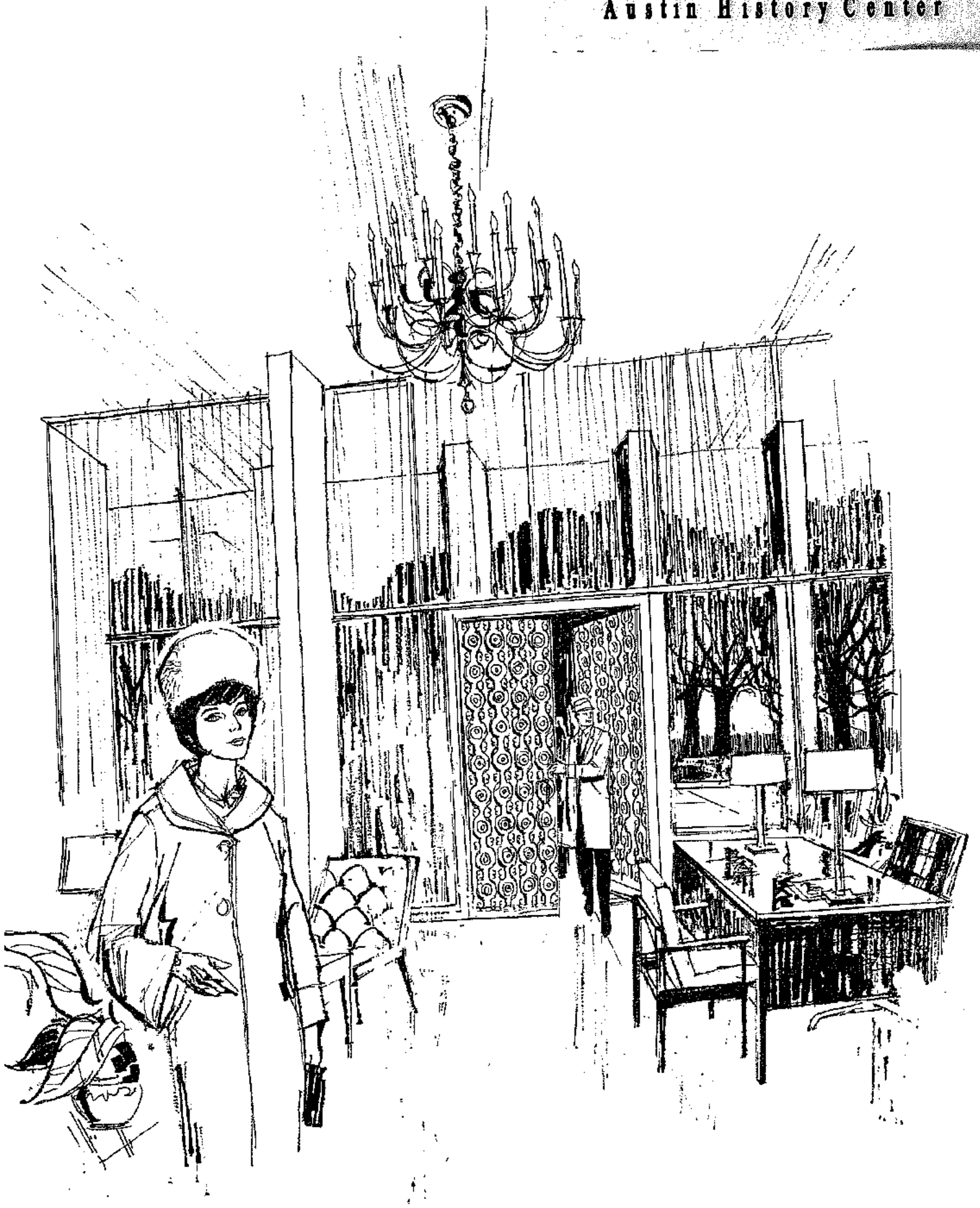
Architects have long envisioned cities of the future with widely spaced buildings in park-like settings. Westgate, this new apartment and office building in Austin, may herald the coming of such cities. This building will never lose its splendid outlook. ✿ Some years ago, I came to the conclusion that houses, instead of becoming livable homes, become devices to trap their owners into years of care and worry. Architecture must accept the responsibility of relieving people of the un-

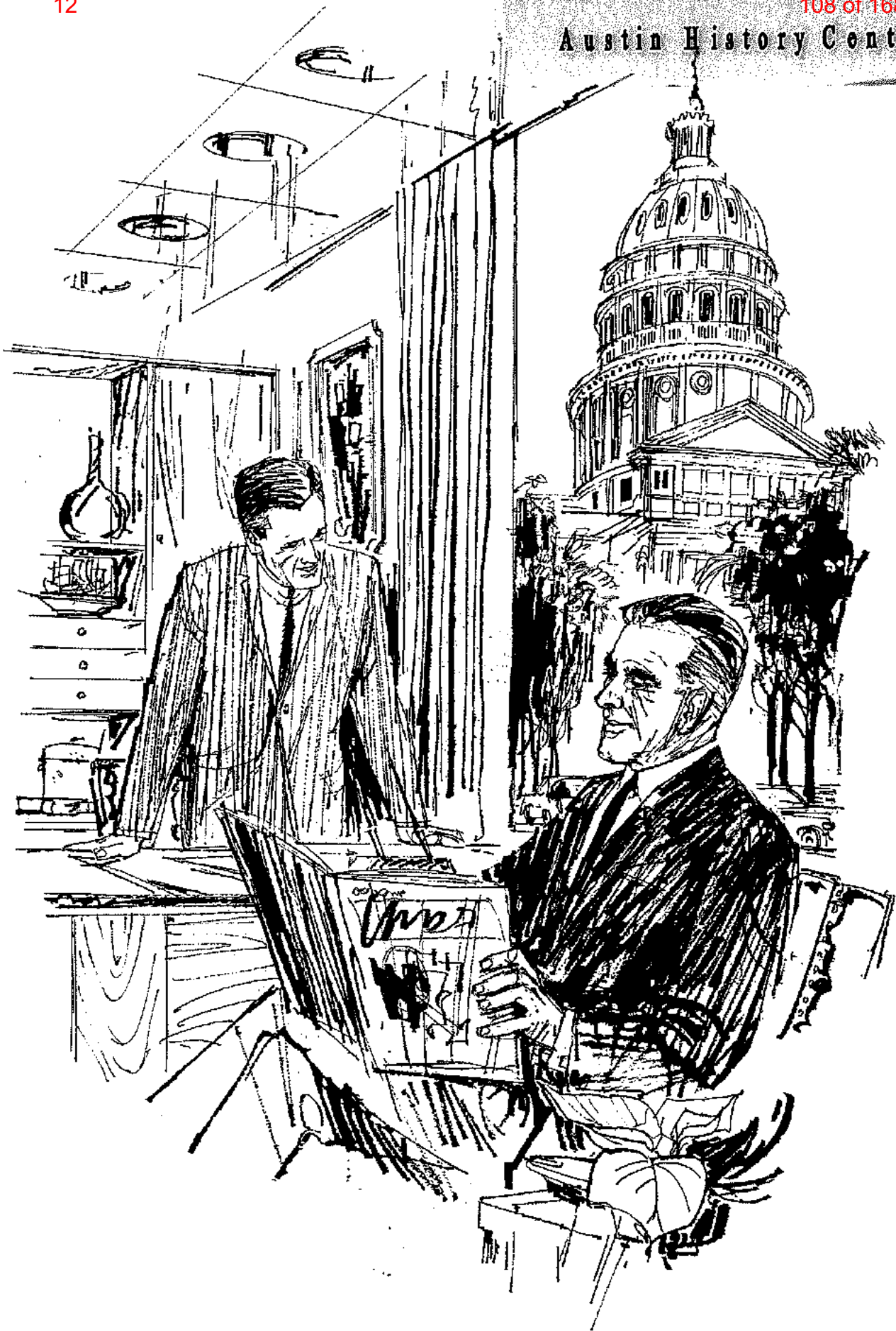
necessary burdens and inconveniences. In my own case, I feel the need for richness, exuberance and pure, unadulterated freshness. ✿ Westgate exemplifies my love of classic monuments and beauty. One might foresee some future directions and possibilities for Austin in this building. I believe, with appropriate humility, that the city of Austin will be enhanced by this structure which preserves its natural treasures of light, air and a magnificent view.

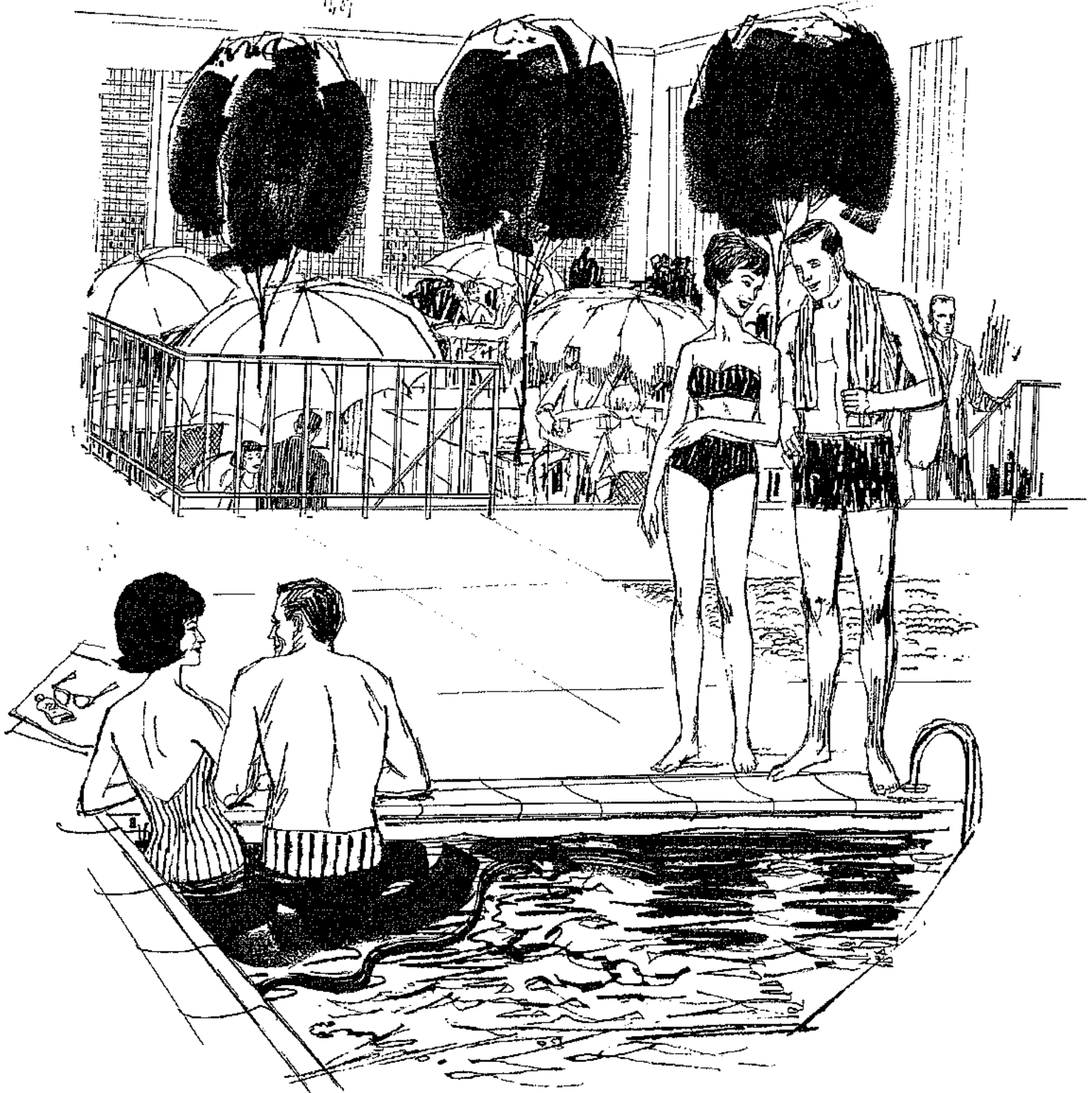
—EDWARD DURELL STONE

Austin History Center









HB-COLORADO 1122



TWO STORY ENTRY HAS AN AIR OF SPACE AND ELEGANCE WITH CLASSIC DETAIL

Through the tall windows is a view of a landscaped terrace and distant hills



DINING ROOM COMBINES ANTIQUES AND MODERN BACKGROUNDS

Floor to ceiling windows opening onto private terraces bring outdoors in

It's High-rise Living

Luxury and Custom Design at Westgate

Final details have been released on three of the luxury, custom designed apartments in Westgate, Austin's new high-rise apartment-office building located adjacent to the Capitol.

Furnishings and architectural details of these apartments were all planned by E. J. Revell, Austin interior designer.

According to Mr. Revell, "Westgate provided us with some design opportunities which were unique to Austin. First of all there was the impressive dignity of the building. Secondly, the magnificent views from every window had to be preserved. Therefore, we designed each interior not only to harmonize with Westgate's

contrast. The apartment itself is composed of a formal dining room, a living room with a large connecting foyer, two large bedrooms with ample closet space and private baths with dressing rooms, a pantry, a galley-type kitchen, and bar arrangement.

Twelve floor-to-ceiling windows, all with the special tinted glass to be used throughout the building provide light, sun protection, and a view of the city from each room.

The second rendering shows the dining room in another of the custom units. In this apartment, 18th century antiques are adapted to simple, more modern backgrounds to give the apartment a unique atmosphere.

will have under cover parking, maid service available, solar-windows, roof-top swimming pool and sun terrace, access to a restaurant and a private club, both located on the twenty-third floor. As previously announced, the famed Austin Headliners Club will occupy the entire twenty-fourth floor.

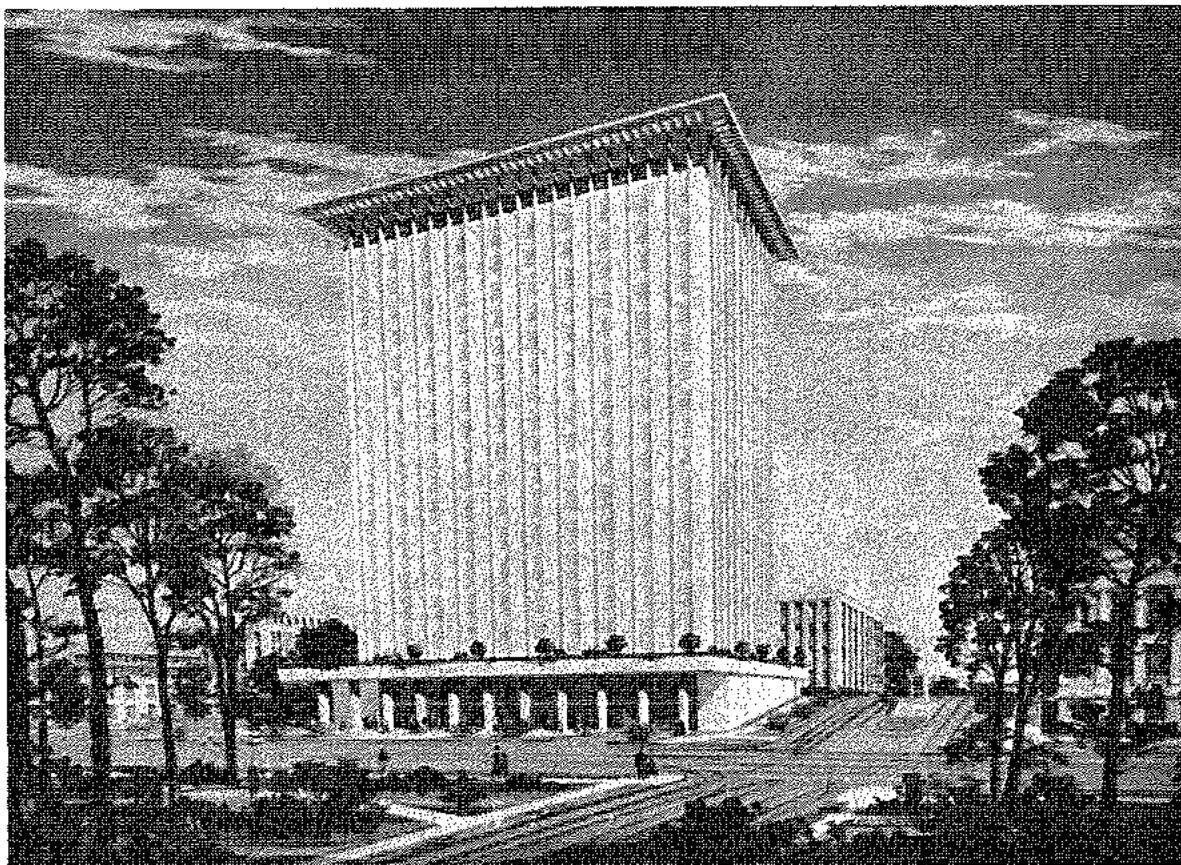
Westgate is a project of Lumbermen's Investment Corporation. The architects are Edward Durell Stone of New York City and Fehr & Granger of Austin.

Austin History Center

FUTURE HOME OFFICE OF LUMBERMEN'S INVESTMENT CORPORATION

The Lumbermens Company, a subsidiary of Lumbermen's Investment Corporation, is pleased to announce their plans to construct a 200,000 square foot office and apartment building. The \$4 million luxury structure will be located between 11th and 12th Streets and Colorado and Lavaca, immediately adjacent to the Capitol grounds.

The building was designed by Edward Durell Stone, a nationally prominent architect whose major achievements include the United States Pavilion at the Worlds Fair in Brussels, Belgium; the United States Embassy in New Delhi, India; and the proposed National Cultural Center in Washington, D. C. Time Magazine reported recently in a cover story, "Edward Durell Stone was a pioneer modernist, undoubtedly the profession's freest spirit and by general consensus the most versatile designer of his generation, most likely the architect to inherit the place in American architecture Frank Lloyd Wright held."

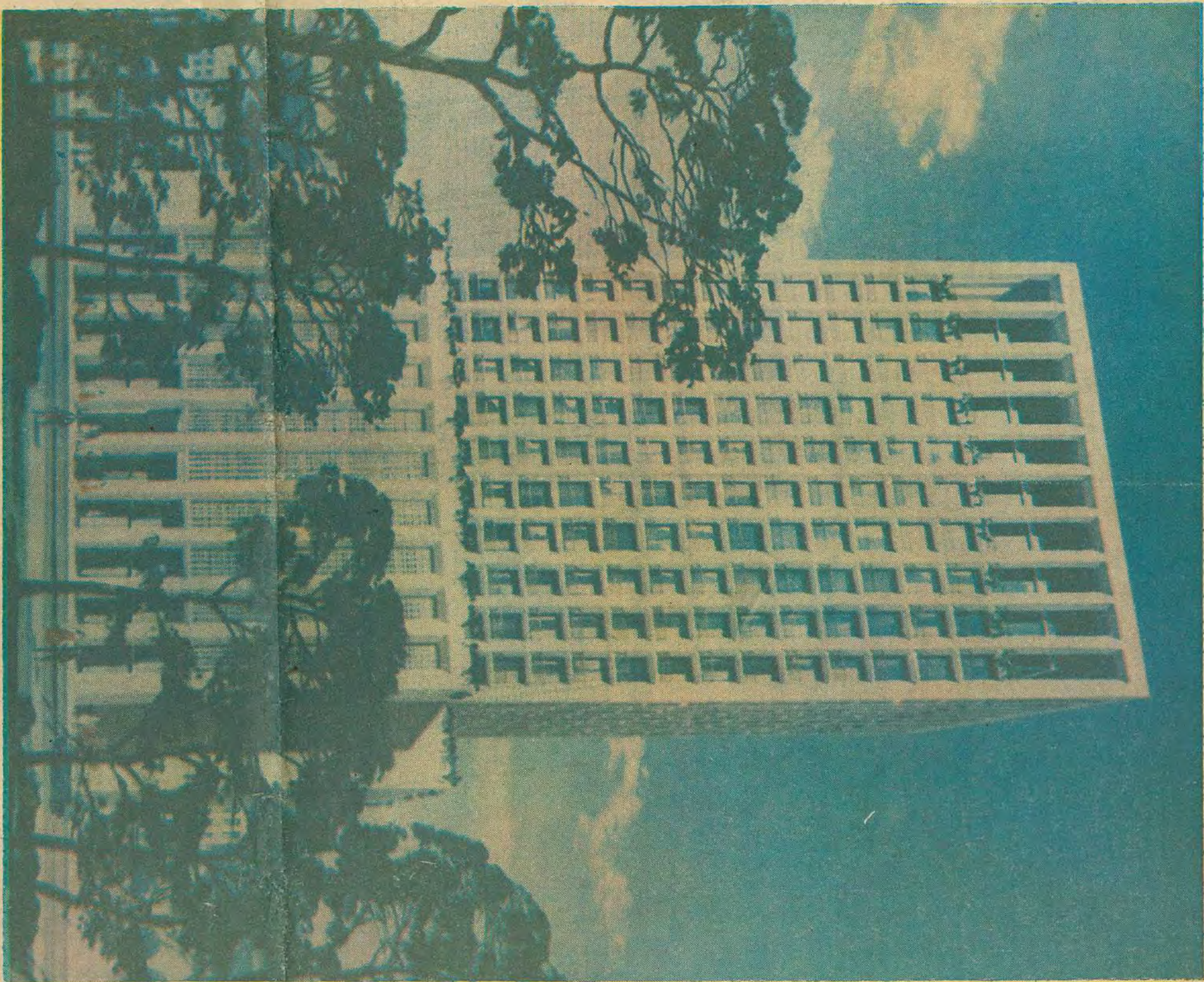


In addition to being the new home office of Lumbermen's Investment Corporation, the building as presently planned would lease 45,000 square feet of office space to tenants whose functions require a central location.

The proposed 100 apartment units (20 efficiency, 40 one bedroom, and 40 two bedroom) will be located on the upper floors of the building, thus enabling tenants to have a commanding view of the Capitol grounds as well as the Austin business district. Each apartment unit will be lavishly decorated and include a wide range of amenities. Other features of the building include a public and private restaurant on the roof, as well as a variety of service facilities on the ground floor. Ample parking will be provided for all uses in the building.

It is expected that the Lumbermen's building will be a major step forward in stimulating future downtown development activity and will strengthen the business climate for retail merchants.

Don't Miss Robert Brown Hotel



WESTGATE RISING — Construction is continuing at the historic West Gate of the Capitol here on the 24-story Westgate, an office and luxury apartment structure costing some \$3 million. State Representative Henry Grover of Houston has introduced a bill in the House to halt the construction on grounds that the building will block the view of the Capitol. A similar bill was defeated in the last Legislature. Lumbermen's Investment Corporation and The Lumbermens Company, both

of which will be headquartered in the building, are the owners. The Headliners Club will occupy the top floor. The building will have 270,000 square feet of floor space. The architect is Edward Durrell Stone of New York, called by Time magazine as "the most versatile designer and draftsman of his generation." This color photo is by The Free Press of Daboll. The imposing structure is receiving statewide publicity because of its beautiful design and its location.

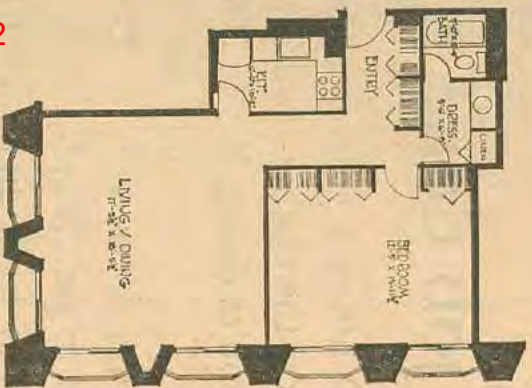
St. 3/9/65

WESTGATE

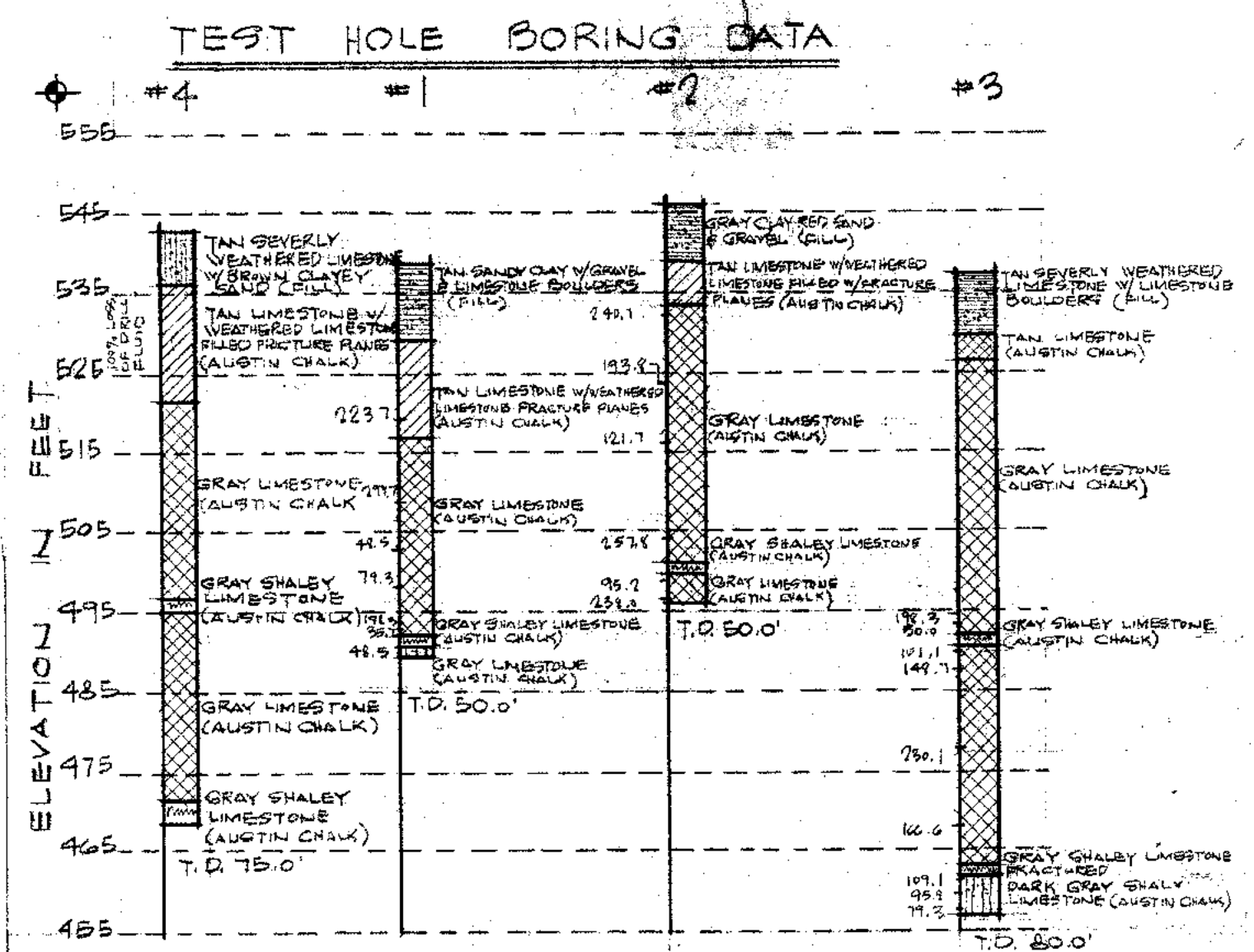
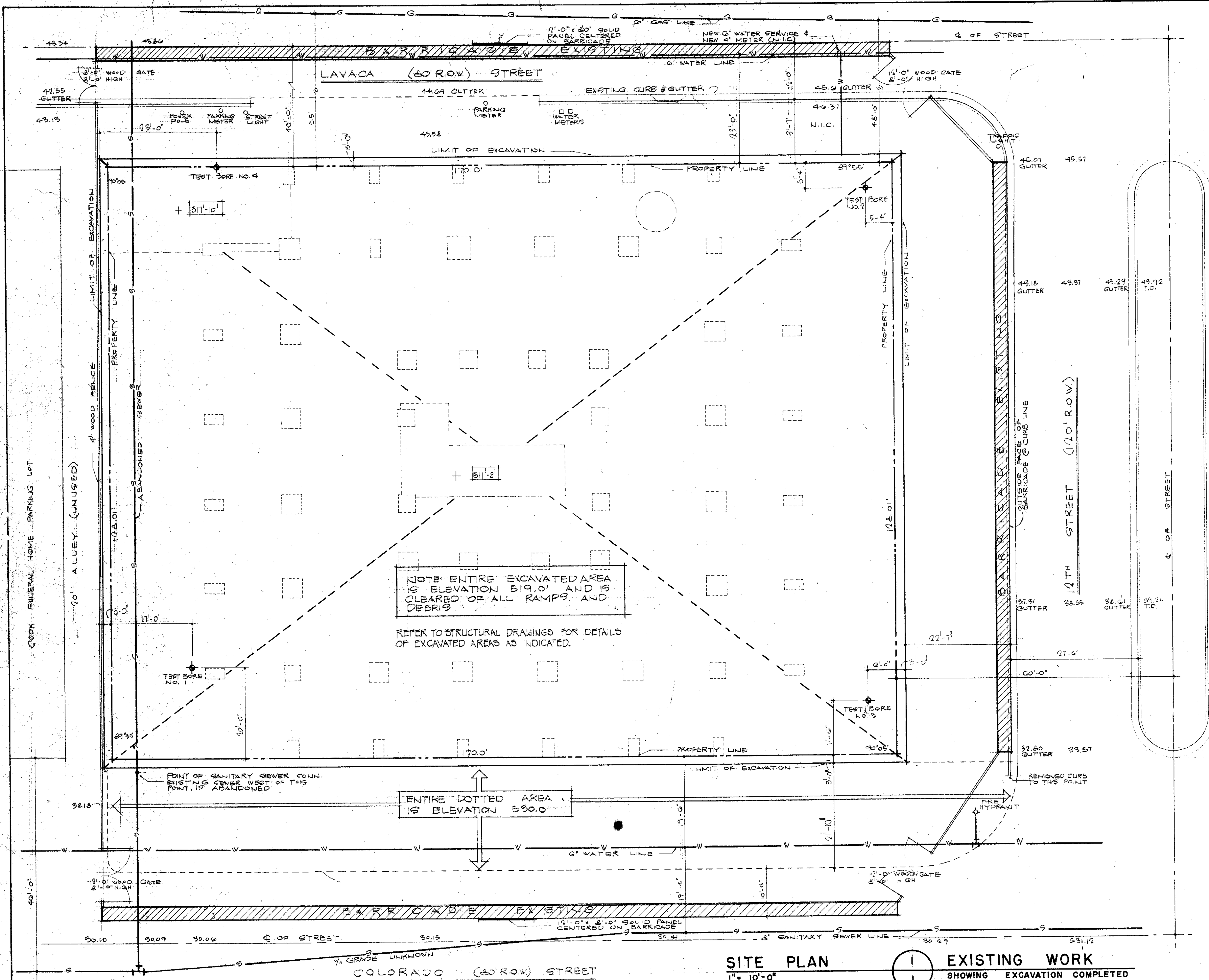


Already a Tradition in Austin *Arts St. 6/19/66*

This is the lobby of Westgate. Not cold and still, not plush or over-stuffed; this room is, instead, a part of your home at Westgate. Comfortable, conversational and elegantly simple, the quality is apparent to anyone who knows. Visit the model apartments and decide on your new Westgate home today. Thirteen floor plans are still available. Rents from \$149 to \$520. Open daily, including Sundays, 12 to 6 p.m. or call GR 7-9751 for an appointment.



¹²For example: Corner one-bedroom unit, overlooking the Capitol grounds: private balcony, carpeted, dressing room, large bedroom, with entire wall of closets General Electric kitchen.



NOTE: NUMBERS TO LEFT OF BORING ARE UNCONFINED COMPRESSIVE STRENGTHS IN TONS PER SQUARE FOOT

LEGEND

S — S — SANITARY-SEWER
 W — W — WATER MAIN
 G — G — GAS MAIN

NOTE: TELEPHONE SERVICE & 5-PHASE ELECTRIC SERVICE AVAILABLE QUANY OF THESE LOTS.

NOTE: THIS DRAWING SHOWS THE EXTENT OF EXCAVATION / OR GRADING AND BARRICADE CONSTRUCTION BEING PERFORMED UNDER SEPARATE CONTRACT. GENERAL CONTRACTOR TO VE THESE CONDITIONS ON SITE & BASE HIS BID ACCORDINGLY. THE BARRICADE WILL BECOME THE PROPERTY OF THE GENEF CONTRACTOR & WILL BE REMOVED AS REQUIRED UPON COMP-LETION OF WORK.

THE LUMBERMENS COMPANY

AUSTIN

TEXAS

EDWARD DURELL STONE, ARCHITECT
 7 EAST 67TH STREET NEW YORK 21, N.Y.
 FEHR AND GRANGER, ASSOCIATE ARCHITECTS
 403 EAST 15TH STREET AUSTIN, TEXAS

OFFICE APARTMENT TOWER

EXISTING SITE PLAN

PROJECT JOB NO. 847 TITLE REV. NO. REVISION DATE CHECKED BY SCALE SHEET NO. 38

D.B. 20 OCT. 64

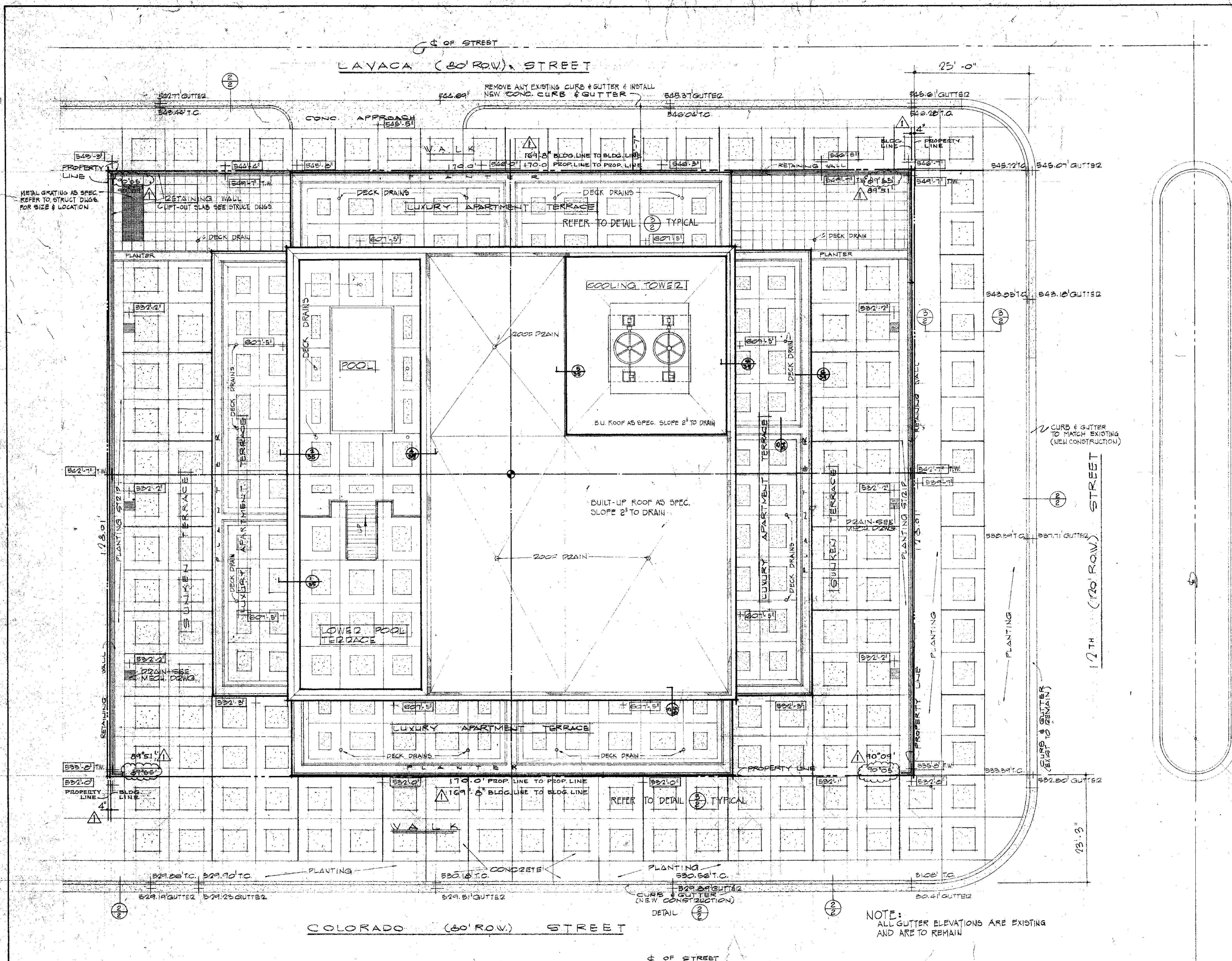
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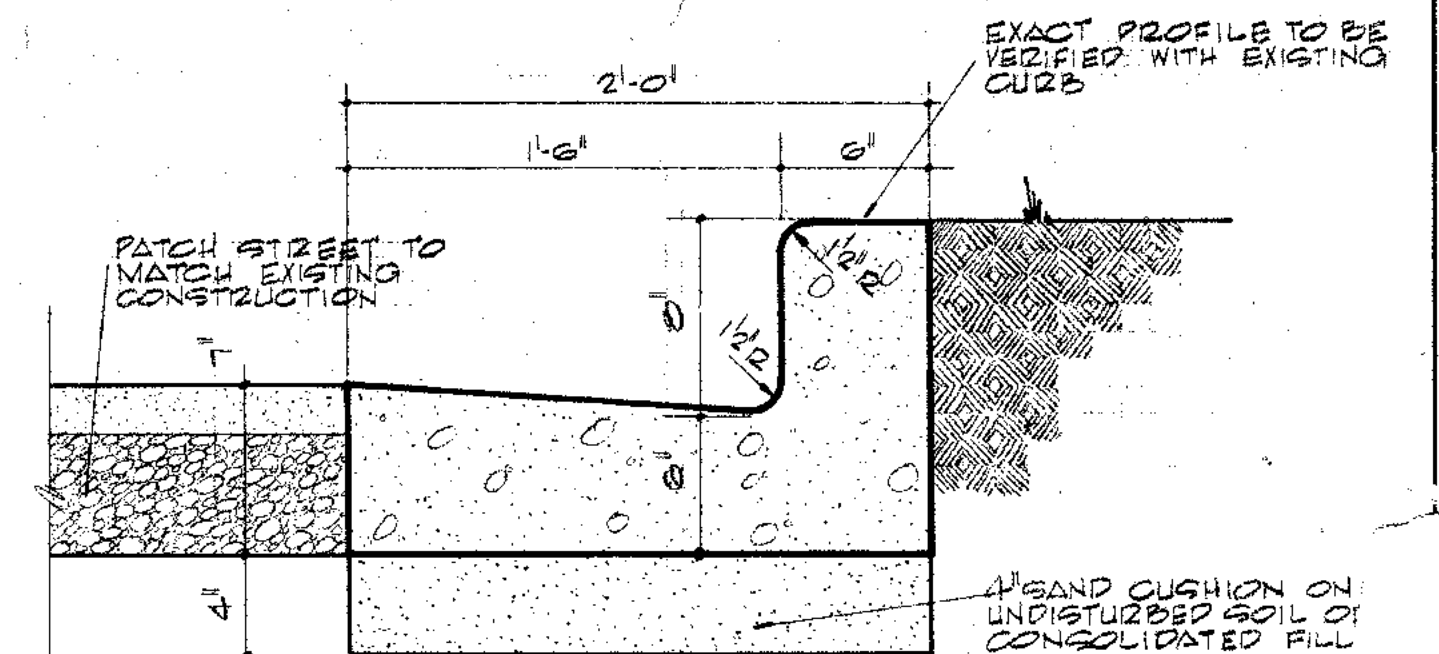
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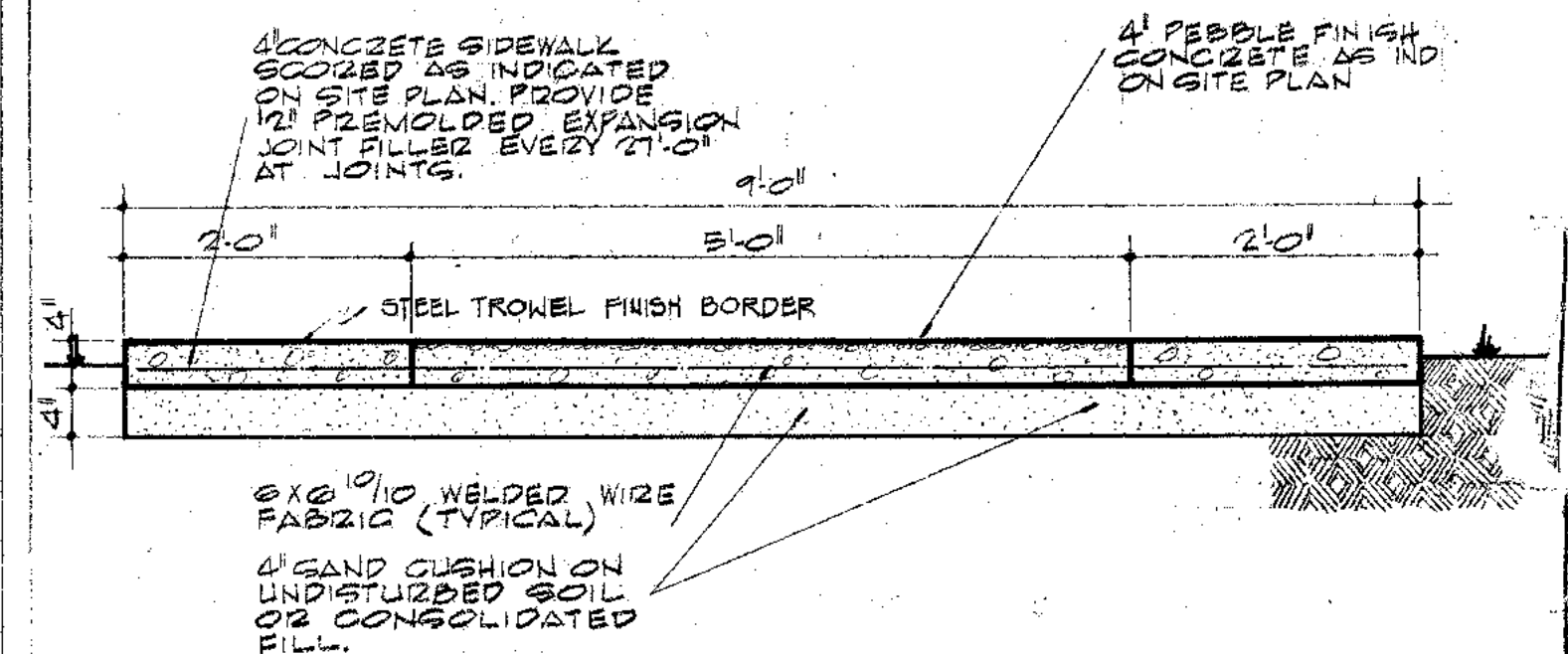
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PROVIDE 1" REINFORCED
EXPANSION JOINT FILLER
SOLOIDIC MAXIMUM



DETAIL 2 TYPICAL CURB



DETAIL 3 TYPICAL WALK

TYPICAL FOR ALL WALK CONSTRUCTION - SEE SITE PLAN FOR 1/2" EXP JOINTS

Charles Granger
7/4

THE LUMBERMENS COMPANY

AUSTIN

TEXAS

EDWARD DURELL STONE, ARCHITECT
7 EAST 67TH STREET NEW YORK 21, N.Y.

FEHR AND GRANGER, ASSOCIATE ARCHITECTS
403 EAST 15TH STREET AUSTIN, TEXAS

OFFICE APARTMENT TOWER

NEW SITE PLAN

PROJECT

JCB NO. 847

TITLE

REVISION

PROPERTY LINE CHANGES

DATE

C. G.

AS NOTED

DATE

C. G.

AS NOTED

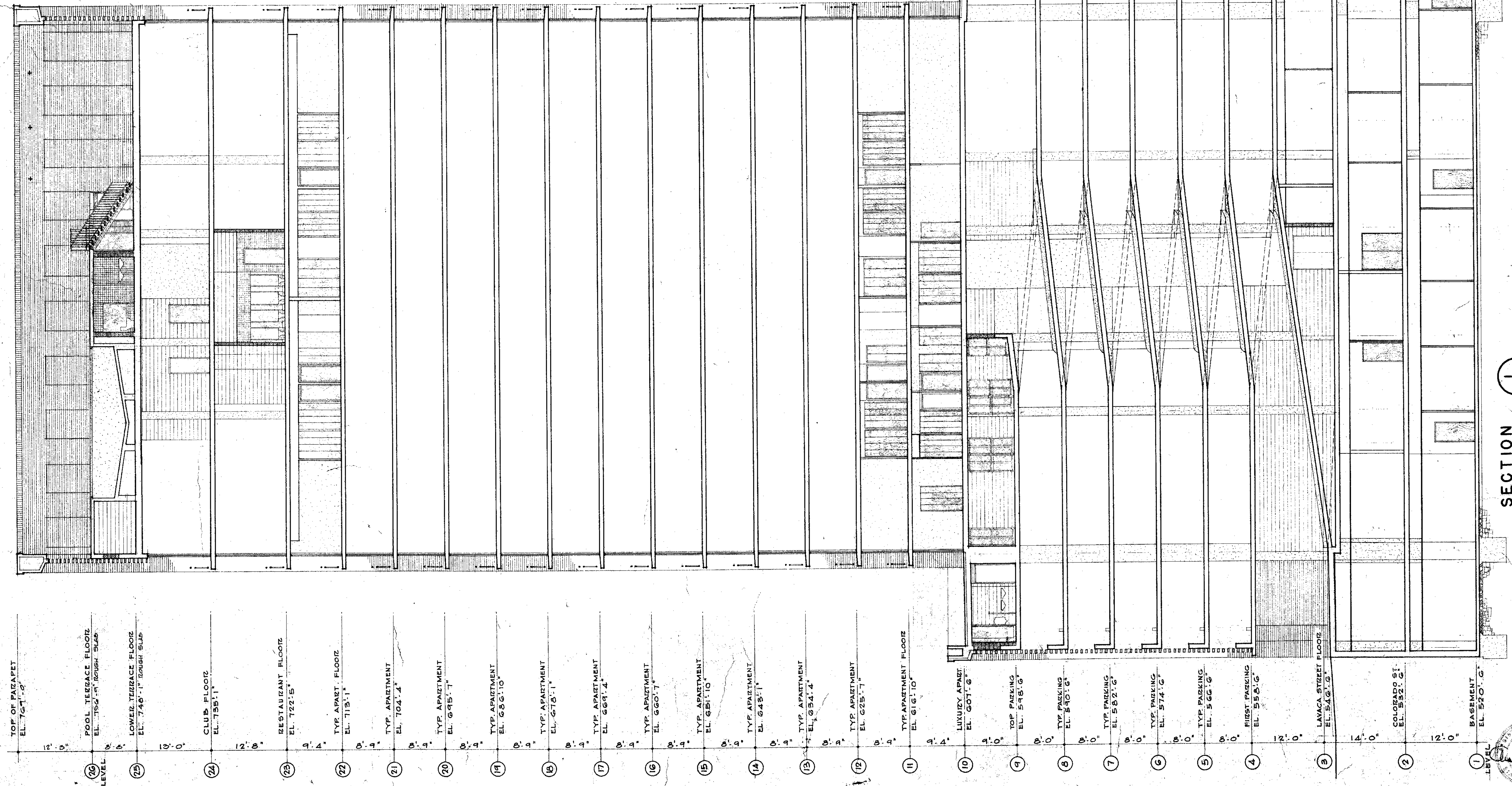
SCALE

SHEET NO. 36

A 2



A 16



SECTION 1/18
SCALE 1/8"=1'-0"

THE LUMBERMENS COMPANY

AUSTIN

TEXAS

EDWARD DURELL STONE, ARCHITECT
7 EAST 67TH STREET NEW YORK 21, N.Y.

FEHR AND GRANGER, ASSOCIATE ARCHITECTS
403 EAST 15TH STREET AUSTIN, TEXAS

OFFICE APARTMENT TOWER

THROUGH SECTION

J.G. 20 OCT 64
C.Y. DATE
C.G. AS NOTED

A 18

SHEET NO. 0 OF 36



Preserving the historic places that make L.A. County unique. [Learn More >](#)

Edward Durell Stone



[\(/block/edward-durell-stone-image\)](#)

Edward Durell Stone (center) viewing a model of NASA's Electronics Research Center, 1964. Image in public domain.

Edward Durell Stone (1902 – 1978)

Edward Durell Stone was an early pioneer of the New Formalist style. A highly prolific architect who designed buildings across the globe, by 1958 Stone was one of the best-known architects in America.

Born in Fayetteville, Arkansas in 1902, Stone was the youngest of four children. He displayed an aptitude for drawing at an early age. After attending the University of Arkansas, Stone moved to Boston in 1922. He took classes at the Boston Architectural Club (now Boston Architectural College), Harvard University's School of Architecture (where he earned a scholarship), and MIT, though he never earned a degree.

Stone began his career as a draftsman at the Boston-based firm Coolidge, Shepley, Bulfinch and Abbott. He moved to New York in 1929, joining the firm of Schultze & Weaver, where he designed the main lobby, grand ballroom, and private dining rooms of the Waldorf-Astoria. He received his first independent commission in 1933.

Stone traveled often to Italy and drew upon European precedents in his work. He became an early pioneer of the New Formalist style, whose classically inspired forms and materials countered the stark minimalism of the International Style.

His firm achieved remarkable success and international acclaim. Though he lived in New York the rest of his life, Stone designed a number of important buildings in the Los Angeles area. In 1958, the American Institute of Architects (AIA) selected Stone's [Stuart Pharmaceutical Company \(/locations/stuart-building\)](#) building in Pasadena as one of the five best designs of the year.

Financier Howard Ahmanson (responsible for the Home Savings and Loan branches designed by Millard Sheets) commissioned Stone to design his Wilshire Boulevard headquarters. Completed in 1967, Ahmanson Center (now [Wilshire Colonnade \(/locations/wilshire-colonnade\)](#)) remains a striking monument to Ahmanson's financial and cultural contributions to Los Angeles.

Stone's [Edward T. Foley Center \(/locations/edward-t-foley-center-loyola-marymount-university\)](#) (1964) on the campus of Loyola Marymount University (LMU) became an advocacy issue for the Conservancy in 2010. LMU released a master plan for its Westchester campus that retained the university's oldest structures yet left postwar buildings such as the Foley Center at risk. The Conservancy worked with LMU and the City of Los Angeles to revise the master plan to include this excellent example of Stone's work.

Other examples of Stone's work in Greater Los Angeles include [Kresge Chapel \(/locations/kresge-chapel-claremont-school-theology\)](#) at the Claremont School of Theology (1957), [Perpetual Savings and Loan Association \(/locations/home-federal-savings-pacific-mercantile-bank-building\)](#) in Beverly Hills (1961), [Beckman Auditorium \(/locations/beckman-auditorium-cal-tech\)](#) at Caltech (1963), and the Von KleinSmid Center at the [University of Southern California \(/locations/university-southern-california-modern-buildings\)](#) (1966).

Stone retired in 1974 and died on August 6, 1978. His firm, Edward Durell Stone & Associates, continued until 1993.

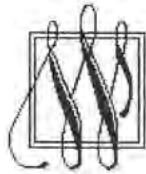
For more information on Edward Durell Stone, visit edwarddurellstone.org (<http://edwarddurellstone.org/>).

⇒ [Beckman Auditorium, Caltech](#)



[\(/locations/beckman-auditorium-caltech\)](#)

Photo by Nevin on Flickr



THE WESTGATE

1122 Colorado - Austin, TX 78701-2101

Tel (512) 477-9751 - Fax (512) 477-2593

To Whom it May Concern,

Please let this letter serve as formal written notice that the Board of Directors for the Westgate Condominium Association has selected Brian Evans, General Manager, to serve as the Agent on behalf of all Westgate Owners. Brian Evans is authorized to submit a Historic Zoning Application Packet, answer questions, provide documentation and act on behalf of all Westgate Condominium Association owners with regards to the Historic Zoning Application and related activities.

Sincerely,

Gordon Johnson
Westgate President

SEQ	Year	PropID	Type	GEO ID	Owner Name	Property Address	City	Legal Description
129	2022	825073	R	208011906	290 JONES INVESTMENTS INC	1122 COLORADO ST		UNT 1 WESTGATE CONDOMINIUM THE AMENDED PLUS 10.7517 % INT IN COM AREA
2	2022	196887	R	208011906	DIXON LAURA & ROYCE PIONSETT	1122 COLORADO ST		UNT 1001 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 1.6753 % INT IN COM AREA
3	2022	196888	R	208011906	SCHLUETER STAN & RANDY	1122 COLORADO ST		UNT 1002,1103-1105 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 3.5837 % INT IN COM AREA
4	2022	196889	R	208011906	GRADY JONATHAN	1122 COLORADO ST		UNT 1003 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 2.0836% INTEREST IN COMMON AREA
5	2022	196890	R	208011906	PITTS JOHN R & MARY BAIN PEARSON	1122 COLORADO ST		UNT 1004 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 2.469 % INT IN COM AREA
130	2022	825075	R	208011906	RIEMER GRANT	1122 COLORADO ST		UNT 110 WESTGATE CONDOMINIUM THE AMENDED PLUS 2.0382 % INT IN COM AREA
6	2022	196891	R	208011906	REID DANIEL F & PATSY D	1122 COLORADO ST		UNT 1101 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4168 % INT IN COM AREA
7	2022	196892	R	208011906	PAYN LINDA S LIVING TRUST	1122 COLORADO ST		UNT 1102 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .5862 % INT IN COM AREA
8	2022	196898	R	208011906	WILTZ MARIE	1122 COLORADO ST		UNT 1108 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .7247 % INT IN COM AREA
124	2022	769504	R	208011906	FLYING TURTLES LLC	1122 COLORADO ST		UNT 1111 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 1.2118 % INT IN COM AREA
9	2022	196899	R	208011906	REID DANIEL F & PATSY D	1122 COLORADO ST		UNT 1201 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 0.4168% INTEREST IN COMMON AREA
10	2022	196900	R	208011906	JOHNSON RHONDA	1122 COLORADO ST		UNT 1202 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .5816 % INT IN COM AREA
11	2022	196901	R	208011906	BERRY WILLIAM CARSON &	1122 COLORADO ST		UNT 1203 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .3177 % INT IN COM AREA
91	2022	196994	R	208011906	BRANCH DANIEL H & STACEY S	1122 COLORADO ST		UNT 1204 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .5612 % INT IN COM AREA
12	2022	196902	R	208011906	MAMULA DEBBRA L	1122 COLORADO ST		UNT 1205 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .5927 % INT IN COM AREA
13	2022	196903	R	208011906	MOSS DOUGLAS LEWIS	1122 COLORADO ST		UNT 1206 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .8586 % INT IN COM AREA
14	2022	196904	R	208011906	HANEY CASEY	1122 COLORADO ST		UNT 1207 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .2323 % INT IN COM AREA
15	2022	196905	R	208011906	MERRILL ROBERT A	1122 COLORADO ST		UNT 1208 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .724 % INT IN COM AREA
16	2022	196906	R	208011906	ELKINS GARY	1122 COLORADO ST		UNT 1209 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4555 % INT IN COM AREA
17	2022	196907	R	208011906	BERRY WILLIAM CARSON	1122 COLORADO ST		UNT 1301 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4168 % INT IN COM AREA
18	2022	196908	R	208011906	THOMAS WILTON E & CATHERINE A	1122 COLORADO ST		UNT 1302-1304 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 1.4736 % INT IN COM AREA
19	2022	196909	R	208011906	G W MARTIN FAMILY LLC	1122 COLORADO ST		UNT 1305 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4582 % INT IN COM AREA
20	2022	196910	R	208011906	TEXAS CREDIT UNION LEAGUE	1122 COLORADO ST		UNT 1306 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .3387 % INT IN COM AREA
21	2022	196911	R	208011906	TEXAS CREDIT UNION LEAGUE	1122 COLORADO ST		UNT 1307 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .8475 % INT IN COM AREA
22	2022	196912	R	208011906	TCUL SERVICES INC	1122 COLORADO ST		UNT 1309 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .7208 % INT IN COM AREA
23	2022	196913	R	208011906	ZVINAKIS KRISTINA	1122 COLORADO ST		UNT 1310 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4555 % INT IN COM AREA
24	2022	196914	R	208011906	RICHARDSON MARY J	1122 COLORADO ST		UNT 1401 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4168 % INT IN COM AREA
25	2022	196915	R	208011906	JACKSON KATHLEEN	1122 COLORADO ST		UNT 1402 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .5816 % INT IN COM AREA
26	2022	196916	R	208011906	FINCH EDITH A	1122 COLORADO ST		UNT 1403 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .3197 % INT IN COM AREA
27	2022	196917	R	208011906	OGDEN RON M	1122 COLORADO ST		UNT 1404-1407 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 1.9699 % INT IN COM AREA
28	2022	196921	R	208011906	PARDUE FRANKLIN CRAIG	1122 COLORADO ST		UNT 1408 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .2323 % INT IN COM AREA
29	2022	196922	R	208011906	CASH MARGOT SUZANNE & DONALD R	1122 COLORADO ST		UNT 1409 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .7208 % INT IN COM AREA
30	2022	196923	R	208011906	BRITTO MARK	1122 COLORADO ST		UNT 1410 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4555 % INT IN COM AREA
31	2022	196924	R	208011906	GRIFFITH SUSAN COPE	1122 COLORADO ST		UNT 1501 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4168 % INT IN COM AREA
32	2022	196925	R	208011906	WHITTEN JAMES C REV TRUST	1122 COLORADO ST		UNT 1502 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .5862 % INT IN COM AREA
33	2022	196926	R	208011906	FINCH EDIE A	1122 COLORADO ST		UNT 1503 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .3177 % INT IN COM AREA
34	2022	196927	R	208011906	FINCH EDITH A	1122 COLORADO ST		UNT 1504 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .5658 % INT IN COM AREA
35	2022	196928	R	208011906	FINCH EDITH A	1122 COLORADO ST		UNT 1505 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4582 % INT IN COM AREA
36	2022	196929	R	208011906	SCHULTE MADELYNN E	1122 COLORADO ST		UNT 1506 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .3387 % INT IN COM AREA
37	2022	196930	R	208011906	SHIELDS NANCY K	1122 COLORADO ST		UNT 1507-1508 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .8441 % INT IN COM AREA
38	2022	196932	R	208011906	SOBOTIK ANTHONY	1122 COLORADO ST		UNT 1509 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .724 % INT IN COM AREA
39	2022	196933	R	208011906	JACKSON KATHLEEN	1122 COLORADO ST		UNT 1510 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4555 % INT IN COM AREA
40	2022	196934	R	208011906	ROTH ERIC & OLGA ROTH	1122 COLORADO ST		UNT 1601 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4168 % INT IN COM AREA
41	2022	196935	R	208011906	H E B LP	1122 COLORADO ST		UNT 1602 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .5816 % INT IN COM AREA
42	2022	196936	R	208011906	DENNIS LINDA	1122 COLORADO ST		UNT 1603 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .3177 % INT IN COM AREA
43	2022	196937	R	208011906	DANIEL TIMOTHY HOUSTON & KENDA BING	1122 COLORADO ST		UNT 1604 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .5632 % INT IN COM AREA
44	2022	196938	R	208011906	MCCALL JOHN H	1122 COLORADO ST		UNT 1605 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4582 % INT IN COM AREA
45	2022	196939	R	208011906	KYLE BROCK DAVIS	1122 COLORADO ST		UNT 1606 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .3387 % INT IN COM AREA

SEQ	Year	PropID	Type	GEO ID	Owner Name	Property Address	City	Legal Description
46	2022	196940	R	208011906	BLACKBURN BENJAMIN	1122 COLORADO ST		UNT 1607 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .6157 % INT IN COM AREA
47	2022	196941	R	208011906	EVERETT J MARK	1122 COLORADO ST		UNT 1608 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .2323 % INT IN COM AREA
48	2022	196942	R	208011906	WARE MICHAEL L & ANN M	1122 COLORADO ST		UNT 1609 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .7208 % INT IN COM AREA
49	2022	196943	R	208011906	KENDRICK MARK	1122 COLORADO ST		UNT 1610 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4555 % INT IN COM AREA
50	2022	196944	R	208011906	BLACKBURN BENJAMIN	1122 COLORADO ST		UNT 1701 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4168 % INT IN COM AREA
51	2022	196945	R	208011906	MCCALL JOHN H	1122 COLORADO ST		UNT 1702 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .5862 % INT IN COM AREA
52	2022	196946	R	208011906	KROLL JOHN D & MISSY K ATWOOD	1122 COLORADO ST		UNT 1703 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .3177 % INT IN COM AREA
53	2022	196947	R	208011906	SHELLEY DANIEL O & BERNADETTE	1122 COLORADO ST		UNT 1704 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .5632 % INT IN COM AREA
54	2022	196948	R	208011906	EVERETT J MARK	1122 COLORADO ST		UNT 1705 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4582 % INT IN COM AREA
55	2022	196949	R	208011906	WESTGATE 1711 LLC	1122 COLORADO ST		UNT 1711 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 1.1829 % INT IN COM AREA
57	2022	196954	R	208011906	MCGEE KATHERINE	1122 COLORADO ST		UNT 1801 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4168 % INT IN COM AREA
58	2022	196955	R	208011906	WENG YINGPING &	1122 COLORADO ST		UNT 1802 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .5862 % INT IN COM AREA
117	2022	706151	R	208011906	WILLIAMS ELLEN CLAIRE	1122 COLORADO ST		UNT 1803 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .3177 % INT IN COM AREA
59	2022	196957	R	208011906	CRENWELGE JONATHAN D	1122 COLORADO ST		UNT 1804 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 0.5658 % INT IN COM AREA
60	2022	196958	R	208011906	TAYS JOE H & SARA K	1122 COLORADO ST		UNT 1805 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4582 % INT IN COM AREA
61	2022	196959	R	208011906	HUMPHRIES LYNN B &	1122 COLORADO ST		UNT 1806 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .3387 % INT IN COM AREA
62	2022	196960	R	208011906	R & B INVESTMENTSLLC	1122 COLORADO ST		UNT 1807 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .6138 % INT IN COM AREA
63	2022	196961	R	208011906	SCHWEIZER ANA & ROBERT SCHWEIZER	1122 COLORADO ST		UNT 1808 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .2323 % INT IN COM AREA
64	2022	196962	R	208011906	WAKELAND MICHAEL	1122 COLORADO ST		UNT 1809 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .7208 % INT IN COM AREA
65	2022	196963	R	208011906	DORAN JULIA DIANE & KATHLEEN DIANE	1122 COLORADO ST		UNT 1810 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4555 % INT IN COM AREA
66	2022	196964	R	208011906	DANIEL TIMOTHY HOUSTON &	1122 COLORADO ST		UNT 1901 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4168 % INT IN COM AREA
67	2022	196965	R	208011906	BLACKHAWK 6 RANCH LLC	1122 COLORADO ST		UNT 1902 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .5836 % INT IN COM AREA
68	2022	196966	R	208011906	TEEPLE CHARLES S IV	1122 COLORADO ST		UNT 1903 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .3177 % INT IN COM AREA
69	2022	196967	R	208011906	TEEPLE CHARLES S IV & MARY H	1122 COLORADO ST		UNT 1904 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .5658 % INT IN COM AREA
70	2022	196968	R	208011906	LYONS RICHARD F	1122 COLORADO ST		UNT 1905 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4582 % INT IN COM AREA
71	2022	196969	R	208011906	PATTERSON JAN P	1122 COLORADO ST		UNT 1907 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .9879 % INT IN COM AREA
72	2022	196970	R	208011906	DALLAS TEXAS COUNTY OF	1122 COLORADO ST		UNT 1908 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .2323 % INT IN COM AREA
73	2022	196971	R	208011906	SMITH E ASHLEY & PEGGY B	1122 COLORADO ST		UNT 1909 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .724 % INT IN COM AREA
74	2022	196972	R	208011906	PLACE ALLEN D JR & TONYA K	1122 COLORADO ST		UNT 1910 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .4555 % INT IN COM AREA
75	2022	196973	R	208011906	AUSTIN ODYSSEY 2001 LLC	1122 COLORADO ST		UNT 2001 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 1.1645 % INT IN COM AREA
96	2022	361388	R	208011906	DOLCE LEONARD & ANN	1122 COLORADO ST		UNT 2003 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .8015 % INT IN COM AREA
97	2022	361389	R	208011906	DMD WESTGATE LLC	1122 COLORADO ST		UNT 2005 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 1.63 % INT IN COM AREA
76	2022	196976	R	208011906	PELLETIER JEAN PAUL	1122 COLORADO ST		UNT 2007 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 1.158 % INT IN COM AREA
1	2022	196885	R	208011906	SCHLUETER STAN	1122 COLORADO ST		UNT 201 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 2.6783 % INT IN COM AREA
88	2022	196991	R	208011906	JOHNSON & JOHNSON	1122 COLORADO ST		UNT 202 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 3.4577 % INT IN COM AREA
78	2022	196979	R	208011906	CASTEEL FRANCES CARTER	1122 COLORADO ST		UNT 2103 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .5921 % INT IN COM AREA
79	2022	196980	R	208011906	CROCKER GEORGE K & CAROLYN L	1122 COLORADO ST		UNT 2104 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .9151 % INT IN COM AREA
80	2022	196981	R	208011906	BRYAN KEN	1122 COLORADO ST		UNT 2105 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 1.0707 % INT IN COM AREA
81	2022	196982	R	208011906	BRYAN KENNETH MAVERICK	1122 COLORADO ST		UNT 2106 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .6387 % INT IN COM AREA
82	2022	196983	R	208011906	GADDIS REAL PROPERTY HOLDINGS LLC	1122 COLORADO ST		UNT 2201 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .3886 % INT IN COM AREA
83	2022	196984	R	208011906	GADDIS REAL PROPERTY HOLDINGS LLC	1122 COLORADO ST		UNT 2202 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .7825 % INT IN COM AREA
84	2022	196985	R	208011906	FEDERER FRANK EDWARD	1122 COLORADO ST		UNT 2203 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .8665 % INT IN COM AREA
85	2022	196986	R	208011906	GADDIS LEE W & GAY W	1122 COLORADO ST		UNT 2204 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 2.3658 % INT IN COM AREA
114	2022	544209	R	208011906	PEVETO CHARLES M	1122 COLORADO ST		UNT 2208 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS .3341 % INT IN COM AREA
94	2022	361386	R	208011906	WESTGATE23EAST LLC	1122 COLORADO ST		UNT 2398 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 2.7883 % INT IN COM AREA
95	2022	361387	R	208011906	WESTGATE 23RD FLOOR LLC	1122 COLORADO ST		UNT 2399 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 2.38 % INT IN COM AREA
86	2022	196988	R	208011906	TEXAS ELECTRIC COOPERATIVES INC	1122 COLORADO ST		UNT 24 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 5.1125 % INT IN COM AREA
87	2022	196989	R	208011906	BRYAN BRADLEY	1122 COLORADO ST		UNT 301 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 0.91 % INT IN COM AREA

SEQ	Year	PropID	Type	GEO ID	Owner Name	Property Address	City	Legal Description
92	2022	196995	R	208011906	PARRISH, ROEHL, WARD & ANDERSON	1122 COLORADO ST		UNT 303 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 0.9333 % INT IN COM AREA
93	2022	196996	R	208011906	HEYER CONNIE NIEMANN & JAMES C NIEMANN	1122 COLORADO ST		UNT 304 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 1.6928 % INT IN COM AREA
89	2022	196992	R	208011906	AGC OF TEXAS	1122 COLORADO ST		UNT 305 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 1.2123 % INT IN COM AREA
90	2022	196993	R	208011906	TCA VENTURE INC	1122 COLORADO ST		UNT 307 BLD A WESTGATE CONDOMINIUM THE AMENDED PLUS 1.3047 % INT IN COM AREA
56	2022	196952	R	208011906	KRONZER FAMILY LIMITED	1122 COLORADO ST		WESTGATE CONDOMINIUM THE AMENDED BLD A UNT 1709-1710 1.1763%INT IN COMMON AREA
77	2022	196978	R	208011906	LAIR DYLAN	1122 COLORADO ST		WESTGATE CONDOMINIUM THE AMENDED BLD A UNT 2102 0.90897%INT IN COMMON AREA

# TaxingUnit	TaxingUnit	Year	PropID	Exemptions	StateCd	MarketValue	LandMkt	ImprvMkt	AssessedValue	TaxableValue	RefID
1002	CITY OF AL	2022	196885		F4	\$ 2,088,285	\$ 145,700	\$ 1,942,585	\$ 2,088,285	\$ 2,088,285	02080119060001
1002	CITY OF AL	2022	196887	HS	A4	\$ 822,700	\$ 72,910	\$ 749,790	\$ 822,700	\$ 658,160	02080119060003
1002	CITY OF AL	2022	196888	HS,OV65	A4	\$ 2,253,697	\$ 159,962	\$ 2,093,735	\$ 1,321,320	\$ 944,056	02080119060004
1002	CITY OF AL	2022	196889		A4	\$ 1,446,539	\$ 90,678	\$ 1,355,861	\$ 1,446,539	\$ 1,446,539	02080119060005
1002	CITY OF AL	2022	196890		A4	\$ 1,549,971	\$ 107,450	\$ 1,442,521	\$ 1,549,971	\$ 1,549,971	02080119060006
1002	CITY OF AL	2022	196891		A4	\$ 290,800	\$ 18,140	\$ 272,660	\$ 290,800	\$ 290,800	02080119060007
1002	CITY OF AL	2022	196892	HS	A4	\$ 503,816	\$ 25,512	\$ 478,304	\$ 357,412	\$ 285,930	02080119060008
1002	CITY OF AL	2022	196898	HS	A4	\$ 558,659	\$ 31,538	\$ 527,121	\$ 396,550	\$ 317,240	02080119060014
1002	CITY OF AL	2022	196899		A4	\$ 290,800	\$ 18,140	\$ 272,660	\$ 290,800	\$ 290,800	02080119060015
1002	CITY OF AL	2022	196900		A4	\$ 499,845	\$ 25,312	\$ 474,533	\$ 499,845	\$ 499,845	02080119060016
1002	CITY OF AL	2022	196901		A4	\$ 251,377	\$ 13,826	\$ 237,551	\$ 251,377	\$ 251,377	02080119060017
1002	CITY OF AL	2022	196902	HS	A4	\$ 484,719	\$ 25,794	\$ 458,925	\$ 409,136	\$ 327,309	02080119060019
1002	CITY OF AL	2022	196903	HS	A4	\$ 1,013,561	\$ 37,366	\$ 976,195	\$ 797,859	\$ 638,287	02080119060020
1002	CITY OF AL	2022	196904		A4	\$ 247,149	\$ 10,110	\$ 237,039	\$ 247,149	\$ 247,149	02080119060021
1002	CITY OF AL	2022	196905	HS	A4	\$ 503,016	\$ 31,508	\$ 471,508	\$ 401,060	\$ 320,848	02080119060022
1002	CITY OF AL	2022	196906		A4	\$ 319,300	\$ 19,824	\$ 299,476	\$ 319,300	\$ 319,300	02080119060023
1002	CITY OF AL	2022	196907		A4	\$ 342,044	\$ 18,140	\$ 323,904	\$ 342,044	\$ 342,044	02080119060024
1002	CITY OF AL	2022	196908		A4	\$ 1,082,500	\$ 64,132	\$ 1,018,368	\$ 1,082,500	\$ 1,082,500	02080119060025
1002	CITY OF AL	2022	196909		A4	\$ 349,800	\$ 19,940	\$ 329,860	\$ 349,800	\$ 349,800	02080119060028
1002	CITY OF AL	2022	196910		A4	\$ 282,888	\$ 14,740	\$ 268,148	\$ 282,888	\$ 282,888	02080119060029
1002	CITY OF AL	2022	196911		A4	\$ 903,527	\$ 36,884	\$ 866,643	\$ 903,527	\$ 903,527	02080119060030
1002	CITY OF AL	2022	196912		A4	\$ 598,140	\$ 31,370	\$ 566,770	\$ 598,140	\$ 598,140	02080119060031
1002	CITY OF AL	2022	196913	HS	A4	\$ 375,528	\$ 19,824	\$ 355,704	\$ 297,629	\$ 238,103	02080119060032
1002	CITY OF AL	2022	196914		A4	\$ 342,044	\$ 18,140	\$ 323,904	\$ 342,044	\$ 342,044	02080119060033
1002	CITY OF AL	2022	196915		A4	\$ 503,400	\$ 25,312	\$ 478,088	\$ 503,400	\$ 503,400	02080119060034
1002	CITY OF AL	2022	196916	HS,OV65	A4	\$ 297,863	\$ 13,914	\$ 283,949	\$ 259,873	\$ 94,898	02080119060035
1002	CITY OF AL	2022	196917		A4	\$ 1,187,864	\$ 85,732	\$ 1,102,132	\$ 1,187,864	\$ 1,187,864	02080119060036
1002	CITY OF AL	2022	196921		A4	\$ 217,921	\$ 10,110	\$ 207,811	\$ 217,921	\$ 217,921	02080119060040
1002	CITY OF AL	2022	196922	HS,OV65	A4	\$ 681,450	\$ 31,370	\$ 650,080	\$ 518,365	\$ 301,692	02080119060041
1002	CITY OF AL	2022	196923		A4	\$ 375,528	\$ 19,824	\$ 355,704	\$ 375,528	\$ 375,528	02080119060042
1002	CITY OF AL	2022	196924		A4	\$ 305,100	\$ 18,140	\$ 286,960	\$ 305,100	\$ 305,100	02080119060043
1002	CITY OF AL	2022	196925		A4	\$ 510,092	\$ 25,512	\$ 484,580	\$ 510,092	\$ 510,092	02080119060044
1002	CITY OF AL	2022	196926	HS,OV65	A4	\$ 313,008	\$ 13,826	\$ 299,182	\$ 274,685	\$ 219,748	02080119060045
1002	CITY OF AL	2022	196927		A4	\$ 503,070	\$ 24,624	\$ 478,446	\$ 503,070	\$ 503,070	02080119060046
1002	CITY OF AL	2022	196928		A4	\$ 428,350	\$ 19,940	\$ 408,410	\$ 428,350	\$ 428,350	02080119060047
1002	CITY OF AL	2022	196929	HS	A4	\$ 331,170	\$ 14,740	\$ 316,430	\$ 290,317	\$ 232,254	02080119060048
1002	CITY OF AL	2022	196930	HS,OV65	A4	\$ 994,958	\$ 36,736	\$ 958,222	\$ 772,103	\$ 504,682	02080119060049
1002	CITY OF AL	2022	196932		A4	\$ 701,134	\$ 31,508	\$ 669,626	\$ 701,134	\$ 701,134	02080119060051
1002	CITY OF AL	2022	196933		A4	\$ 375,528	\$ 19,824	\$ 355,704	\$ 375,528	\$ 375,528	02080119060052
1002	CITY OF AL	2022	196934		A4	\$ 379,620	\$ 18,140	\$ 361,480	\$ 379,620	\$ 379,620	02080119060053
1002	CITY OF AL	2022	196935		A4	\$ 495,356	\$ 25,312	\$ 470,044	\$ 495,356	\$ 495,356	02080119060054
1002	CITY OF AL	2022	196936	HS,OV65	A4	\$ 329,858	\$ 13,826	\$ 316,032	\$ 290,965	\$ 119,772	02080119060055
1002	CITY OF AL	2022	196937		A4	\$ 517,649	\$ 24,510	\$ 493,139	\$ 517,649	\$ 517,649	02080119060056
1002	CITY OF AL	2022	196938		A4	\$ 378,500	\$ 19,940	\$ 358,560	\$ 378,500	\$ 378,500	02080119060057
1002	CITY OF AL	2022	196939	HS	A4	\$ 348,020	\$ 14,740	\$ 333,280	\$ 306,597	\$ 245,278	02080119060058
1002	CITY OF AL	2022	196940		A4	\$ 540,100	\$ 26,796	\$ 513,304	\$ 540,100	\$ 540,100	02080119060059
1002	CITY OF AL	2022	196941		A4	\$ 256,076	\$ 10,110	\$ 245,966	\$ 256,076	\$ 256,076	02080119060060
1002	CITY OF AL	2022	196942		A4	\$ 528,800	\$ 31,370	\$ 497,430	\$ 528,800	\$ 528,800	02080119060061
1002	CITY OF AL	2022	196943	HS	A4	\$ 393,885	\$ 19,824	\$ 374,061	\$ 324,280	\$ 259,424	02080119060062
1002	CITY OF AL	2022	196944		A4	\$ 362,400	\$ 18,140	\$ 344,260	\$ 362,400	\$ 362,400	02080119060063
1002	CITY OF AL	2022	196945		A4	\$ 461,600	\$ 25,512	\$ 436,088	\$ 461,600	\$ 461,600	02080119060064
1002	CITY OF AL	2022	196946		A4	\$ 346,708	\$ 13,826	\$ 332,882	\$ 346,708	\$ 346,708	02080119060065
1002	CITY OF AL	2022	196947		A4	\$ 419,000	\$ 24,510	\$ 394,490	\$ 419,000	\$ 419,000	02080119060066
1002	CITY OF AL	2022	196948	HS	A4	\$ 478,900	\$ 19,940	\$ 458,960	\$ 397,107	\$ 317,686	02080119060067
1002	CITY OF AL	2022	196949		A4	\$ 904,200	\$ 51,480	\$ 852,720	\$ 904,200	\$ 904,200	02080119060068
1002	CITY OF AL	2022	196952		A4	\$ 1,241,085	\$ 51,000	\$ 1,190,085	\$ 1,241,085	\$ 1,241,085	02080119060071
1002	CITY OF AL	2022	196954		A4	\$ 443,144	\$ 18,140	\$ 425,004	\$ 443,144	\$ 443,144	02080119060073
1002	CITY OF AL	2022	196955		A4	\$ 496,516	\$ 25,512	\$ 471,004	\$ 496,516	\$ 496,516	02080119060074
1002	CITY OF AL	2022	196957		A4	\$ 420,000	\$ 24,624	\$ 395,376	\$ 420,000	\$ 420,000	02080119060076
1002	CITY OF AL	2022	196958		A4	\$ 478,900	\$ 19,940	\$ 458,960	\$ 478,900	\$ 478,900	02080119060077
1002	CITY OF AL	2022	196959		A4	\$ 346,883	\$ 14,740	\$ 332,143	\$ 346,883	\$ 346,883	02080119060078
1002	CITY OF AL	2022	196960		A4	\$ 754,797	\$ 26,712	\$ 728,085	\$ 754,797	\$ 754,797	02080119060079
1002	CITY OF AL	2022	196961		A4	\$ 256,076	\$ 10,110	\$ 245,966	\$ 256,076	\$ 256,076	02080119060080
1002	CITY OF AL	2022	196962	HS	A4	\$ 658,800	\$ 31,370	\$ 627,430	\$ 572,455	\$ 457,964	02080119060081
1002	CITY OF AL	2022	196963	HS,OV65	A4	\$ 476,628	\$ 19,824	\$ 456,804	\$ 395,309	\$ 299,278	02080119060082
1002	CITY OF AL	2022	196964		A4	\$ 459,994	\$ 18,140	\$ 441,854	\$ 459,994	\$ 459,994	02080119060083
1002	CITY OF AL	2022	196965		A4	\$ 515,000	\$ 25,398	\$ 489,602	\$ 515,000	\$ 515,000	02080119060084
1002	CITY OF AL	2022	196966		A4	\$ 344,145	\$ 13,826	\$ 330,319	\$ 344,145	\$ 344,145	02080119060085
1002	CITY OF AL	2022	196967		A4	\$ 430,000	\$ 24,624	\$ 405,376	\$ 430,000	\$ 430,000	02080119060086
1002	CITY OF AL	2022	196968	DP,HS	A4	\$ 486,714	\$ 19,940	\$ 466,774	\$ 429,667	\$ 230,734	02080119060087
1002	CITY OF AL	2022	196969	HS,OV65	A4	\$ 1,119,254	\$ 42,994	\$ 1,076,260	\$ 756,976	\$ 492,581	02080119060088
1002	CITY OF AL	2022	196970	EX-XV	A4	\$ 256,076	\$ 10,110	\$ 245,966	\$ 256,076	\$ -	02080119060089
1002	CITY OF AL	2022	196971		A4	\$ 535,000	\$ 31,508	\$ 503,492	\$ 535,000	\$ 535,000	02080119060090
1002	CITY OF AL	2022	196972		A4	\$ 385,700	\$ 19,824	\$ 365,876	\$ 385,700	\$ 385,700	02080119060091
1002	CITY OF AL	2022	196973		A4	\$ 1,215,258	\$ 50,680	\$ 1,164,578	\$ 1,215,258	\$ 1,215,258	02080119060092
1002	CITY OF AL	2022	196976		A4	\$ 1,091,632	\$ 50,396	\$ 1,041,236	\$ 1,091,632	\$ 1,091,632	02080119060098
1002	CITY OF AL	2022	196978		A4	\$ 941,212	\$ 39,558	\$ 901,654	\$ 941,212	\$ 941,212	02080119060100
1002	CITY OF AL	2022	196979		A4	\$ 544,870	\$ 25,768	\$ 519,102	\$ 544,870	\$ 544,870	02080119060101
1002	CITY OF AL	2022	196980	HS,OV65	A4	\$ 1,062,375	\$ 39,826	\$ 1,022,549	\$ 687,188	\$ 436,750	02080119060102
1002	CITY OF AL	2022	196981	HS,OV65	A4	\$ 1,032,998	\$ 46,596	\$ 986,402	\$ 748,447	\$ 485,758	02080119060103

1002	CITY OF AL 2022	196982	HS,OV65	A4	\$	618,126	\$	27,796	\$	590,330	\$	429,330	\$	343,464	02080119060104
1002	CITY OF AL 2022	196983		A4	\$	362,900	\$	16,912	\$	345,988	\$	362,900	\$	362,900	02080119060105
1002	CITY OF AL 2022	196984		A4	\$	796,078	\$	34,054	\$	762,024	\$	796,078	\$	796,078	02080119060106
1002	CITY OF AL 2022	196985	HS,OV65	A4	\$	750,000	\$	37,710	\$	712,290	\$	750,000	\$	487,000	02080119060107
1002	CITY OF AL 2022	196986	HS,OV65	A4	\$	2,100,000	\$	102,960	\$	1,997,040	\$	1,528,890	\$	1,110,112	02080119060108
1002	CITY OF AL 2022	196988		F4	\$	4,951,519	\$	278,120	\$	4,673,399	\$	4,951,519	\$	4,951,519	02080119060113
1002	CITY OF AL 2022	196989		F4	\$	702,700	\$	49,505	\$	653,195	\$	702,700	\$	702,700	02080119060114
1002	CITY OF AL 2022	196991		F4	\$	2,647,268	\$	188,100	\$	2,459,168	\$	2,647,268	\$	2,647,268	02080119060117
1002	CITY OF AL 2022	196992		F4	\$	890,274	\$	65,950	\$	824,324	\$	890,274	\$	890,274	02080119060118
1002	CITY OF AL 2022	196993		F4	\$	958,103	\$	70,975	\$	887,128	\$	958,103	\$	958,103	02080119060119
1002	CITY OF AL 2022	196994		A4	\$	499,095	\$	24,424	\$	474,671	\$	499,095	\$	499,095	02080119060120
1002	CITY OF AL 2022	196995		F4	\$	719,968	\$	50,773	\$	669,195	\$	719,968	\$	719,968	02080119060121
1002	CITY OF AL 2022	196996		F4	\$	1,212,461	\$	92,088	\$	1,120,373	\$	1,212,461	\$	1,212,461	02080119060122
1002	CITY OF AL 2022	361386		F4	\$	1,907,500	\$	151,683	\$	1,755,817	\$	1,907,500	\$	1,907,500	02080119060124
1002	CITY OF AL 2022	361387		F4	\$	1,853,000	\$	129,473	\$	1,723,527	\$	1,853,000	\$	1,853,000	02080119060125
1002	CITY OF AL 2022	361388		A4	\$	776,100	\$	34,882	\$	741,218	\$	776,100	\$	776,100	02080119060126
1002	CITY OF AL 2022	361389		A4	\$	1,210,000	\$	70,938	\$	1,139,062	\$	1,210,000	\$	1,210,000	02080119060127
1002	CITY OF AL 2022	544209	HS,OV65	A4	\$	376,328	\$	14,540	\$	361,788	\$	320,192	\$	143,154	02080119060128
1002	CITY OF AL 2022	706151		A4	\$	334,145	\$	13,826	\$	320,319	\$	334,145	\$	334,145	02080119060129
1002	CITY OF AL 2022	769504		A4	\$	1,195,622	\$	52,738	\$	1,142,884	\$	1,195,622	\$	1,195,622	02080119060130
1002	CITY OF AL 2022	825073		F4	\$	3,700,000	\$	584,893	\$	3,115,107	\$	3,700,000	\$	3,700,000	02080119060131
1002	CITY OF AL 2022	825075		F4	\$	750,000	\$	110,878	\$	639,122	\$	750,000	\$	750,000	02080119060133
1002	CITY OF AL 2022	962561		A4	\$	550,000	\$	28,838	\$	521,162	\$	550,000	\$	550,000	02080119060134

From: [Rick Hardin](#)
To: [Contreras, Kalan](#)
Cc: [Rivera, Andrew](#); [Michael Levy](#); [Harden, Joi](#); [REDACTED]
Subject: RE: C14-H-2022-0073 - Westgate Tower - Planning Commission August 23, 2022
Date: Thursday, August 18, 2022 9:32:33 AM

*** External Email - Exercise Caution ***

Hello Ms. Contreras,

Thank you for this information and attachment listing “landmarks” by districts. This is most helpful.

I am hopeful that before the next scheduled hearing for Westgate Tower historic zoning designation before Planning Commission, that you or City staff will be able to independently confirm the maximum total tax exemption benefits available to Westgate Tower AND all of the individual condo owners were it to be zoned historic, and those exemptions hypothetically applied for and granted in year 2022.

I do not think that an applicant (in a position of conflict and inexperienced) should be relied upon for that calculation. If City staff has not performed this calculation itself, I will likely ask for a postponement until staff is able to independently verify the potential cost to the taxpayers in the participating taxing authorities.

You indicate below that the information requested in my **question #4**, you have requested from TCAD. Please let me know when that information is made available, I would request a copy of that information. I am certain the total financial cost of this program is relevant not just for Planning Commissioners, but for you and staff, City Council, and the public at large. It is newsworthy. Historic tax exemptions are sizeable sums of tax money diverted into this single program, millions annually and in perpetuity.

When the ordinances governing City historic landmarking were written, and subsequently revised, no one anticipated nor foresaw the prospect of granting historic tax exemptions to hundreds of condominium owners in exclusive restricted access high-rise towers. I believe this would surprise and shock many.

I would urge staff to examine this flaw and recommend that the ordinances be revisited and revised to **not allow individual condominium owners** to make application nor to receive historic tax exemptions for those individual condos. I can think of **no public benefit, none**, from this misuse and waste of tax money that could be better used for public health by Travis Central Health, or public education for ACC and AISD, or affordable housing or housing the homeless for Travis County and the City of Austin.

This ordinance loophole could be easily eliminated by ordinance amendment through City staff initiative, City legal drafting, and City Council action approval, prior to a final zoning hearing for this application C14-H-2022-0073. There really is no harm to move forward thoughtfully here, for the benefit of the welfare of the Historic Program, the public trust in that program, and protection and beneficial use of our tax money.

Respectfully,
Richard Hardin

From: Contreras, Kalan <Kalan.Contreras@austintexas.gov>

Sent: Thursday, August 18, 2022 8:52 AM

To: Rick Hardin <[REDACTED]>

Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Michael Levy <[REDACTED]>

Harden, Joi <Joi.Harden@austintexas.gov>

Subject: RE: C14-H-2022-0073 - Westgate Tower - Planning Commission August 23, 2022

Hello, Mr. Hardin,

We have not yet heard back from TCAD, though I believe the property owner is working on providing those calculations. If possible, we will provide this information as backup material for posting on the Planning Commission site prior to the hearing.

1.How many City designated Historic Landmarks are there today in the City of Austin? In Travis County? There are a total of 660 landmarks, including each individually listed Moonlight Tower.

2.How many City designated Historic Landmarks are there today outside the City of Austin in Travis County? If known please provide. There are no buildings designated per City code outside the City of Austin limits. However, there is a designated steam locomotive that appears to have been moved to Williamson County at some point in the late '90s.

3.Are there any City designated Historic Landmarks in the municipalities of Rollingwood, Westlake, or Manor (each municipality being situated within Travis County)? If known please provide. See above.

4.What is the total dollar amount of all historic tax exemptions for all City of Austin approved Historic Landmarks, which have been given to owners of City designated Historic Landmarks in calendar Year 2022? If known please provide. What are these total tax exemption amounts as broken down between each participating taxing entity (ACC, Travis Central Health, City of Austin, Travis County, AISD)? If known please provide. We do not currently have access to total amounts, but have requested this information from TCAD. Taxing percentages are as follows:

Historic-Owner Occupied Exemptions		
Rebates	Land	Improvements
AISD	25%	50%
COA	50%	100%
TC	100%	100%
TC Health	100%	100%
ACC	0%	0%
Historic-Non-Owner Occupied Exemptions		
Rebates	Land	Improvements
AISD	12.5%	25%
COA	25%	50%
TC	25%	50%
TC Health	25%	50%

ACC	0%	0%
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5. Does the City of Austin Historic Landmark Commission include any commissioners which were appointed specifically by ACC, Travis Central Health, Travis County, AISD, Rollingwood, Manor, or Westlake? If known please detail. Historic Landmark Commissioners are appointed by City of Austin Councilmembers.

6. Is there a map that City staff has prepared or possesses which depicts the location of all City designated Historic Landmarks to date? If so, are the City Council precincts shown on that map? If such a map graphic exists, can it be found online or emailed? An interactive map showing historic properties is located on our website (<https://www.austintexas.gov/department/historic-preservation>). Please find the direct link here: <https://austin.maps.arcgis.com/apps/webappviewer/index.html?id=5251cd8ad3534754ad9a3d6a222c68ec>. Council precincts are not currently included, but I am happy to look into adding them to the basemap. I have also attached a map showing counts of landmarks per district and can provide a similar map with location points if needed.

Kalan Contreras

MSP | Senior Planner | Historic Preservation Office
Planning and Zoning Department
512.974.2727 | kalan.contreras@austintexas.gov

PER CITY ORDINANCE: All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: <https://bit.ly/HPDLobbyingForm>

Please note that all information provided is subject to public disclosure. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQs](#)



From: Rick Hardin [REDACTED]
Sent: Wednesday, August 17, 2022 3:22 PM
To: Contreras, Kalan <Kalan.Contreras@austintexas.gov>
Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Michael Levy [REDACTED]
Harden, Joi <Joi.Harden@austintexas.gov>
Subject: RE: C14-H-2022-0073 - Westgate Tower - Planning Commission August 23, 2022

*** External Email - Exercise Caution ***

RE: Case C14-H-2022-0073 - Westgate Tower – Historic Tax Exemptions

Hello Ms. Contreras,

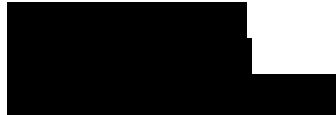
This email is to check back with you to determine whether you have received any information from TCAD as per your request(s) in order to be able to calculate the potential maximum financial impact if the Westgate Tower itself (grounds, building exterior and common areas), as well as each and every individual condominium owner, if every condo owner were to apply for, and receive historic landmark tax exemptions from each of the participating governmental entities, in year 2022 (or 2023 if that TCAD data is available). *If so could you share that information with me prior to the upcoming hearing?*

Separately, could you kindly provide answers to the following questions:

1. How many City designated Historic Landmarks are there today in the City of Austin? In Travis County? *If known please provide.*
2. How many City designated Historic Landmarks are there today outside the City of Austin in Travis County? *If known please provide.*
3. Are there any City designated Historic Landmarks in the municipalities of Rollingwood, Westlake, or Manor (each municipality being situated within Travis County)? *If known please provide.*
4. What is the total dollar amount of all historic tax exemptions for all City of Austin approved Historic Landmarks, which have been given to owners of City designated Historic Landmarks in calendar Year 2022? *If known please provide.* What are these total tax exemption amounts as broken down between each participating taxing entity (ACC, Travis Central Health, City of Austin, Travis County, AISD)? *If known please provide.*
5. Does the City of Austin Historic Landmark Commission include any commissioners which were appointed specifically by ACC, Travis Central Health, Travis County, AISD, Rollingwood, Manor, or Westlake? *If known please detail.*
6. Is there a map that City staff has prepared or possesses which depicts the location of all City designated Historic Landmarks to date? If so, are the City Council precincts shown on that map? *If such a map graphic exists, can it be found online or emailed?*

Respectfully,

Richard G. Hardin



Mailing Address:

P.O. Box 5628
Austin, TX 78763-5628

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From: [Rick Hardin](#)
To: [Contreras, Kalan](#)
Cc: [Rivera, Andrew](#); [Michael Levy](#); [Harden, Joi](#)
Subject: Re: C14-H-2022-0073 - Westgate Tower
Date: Monday, August 29, 2022 11:01:26 AM
Attachments: [image001.png](#)
[image001.png](#)

*** External Email - Exercise Caution ***

Thank you!

Sent from my iPhone, so expect typos.
Richard Hardin
[REDACTED]

On Aug 29, 2022, at 10:23 AM, Contreras, Kalan
<Kalan.Contreras@austintexas.gov> wrote:

Good morning, Mr. Hardin,

See responses below. Please note that some items are pending and will hopefully be resolved closer to the hearing date.

Best,

Kalan Contreras

*MSHP | Senior Planner | Historic Preservation Office
Planning and Zoning Department
512.974.2727 | kalan.contreras@austintexas.gov*

PER CITY ORDINANCE: All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: <https://bit.ly/HPDLobbyingForm>

Please note that all information provided is subject to public disclosure. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQs](#)



From: Rick Hardin <[REDACTED]>
Sent: Monday, August 29, 2022 9:20 AM

To: Contreras, Kalan <Kalan.Contreras@austintexas.gov>
Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Michael Levy
 <[REDACTED]> Harden, Joi <Joi.Harden@austintexas.gov>
Subject: C14-H-2022-0073 - Westgate Tower

*** External Email - Exercise Caution ***

RE: Case C14-H-2022-0073 - Westgate Tower – Historic Tax Exemptions

Hello Ms. Contreras,

This email is determine answers to several questions listed below.

1. **Have you, or your staff or colleagues with the City Historic Preservation Office performed an independent calculation as to the maximum potential tax exemptions available to the Westgate Tower ownership if the entire property were to be designated and zoned a historic landmark? *If so, a digital copy of these calculations are requested.***

It appears that with the governing City landmark ordinance in hand, and the TCAD 2022 valuation information available online (<https://stage.travis.prodigycad.com/property-search>) along with the 2022 tax rates for the participating governmental entities, that this should be a calculation that the Historic Preservation Office can accomplish without relying upon an applicant's estimates, which appear to be inaccurate and under estimating the full tax loss impact. <https://travis.trueprodigy-taxtransparency.com/taxTransparency/property/196989>

We are currently attempting to retrieve individual condo information, including information on the application of the homestead exemption, from TCAD to confirm values which the applicant compiled prior to the last meeting. The applicant's estimate used the 2021 TCAD tax rates below; this is also the rate that we use when calculating rough estimates for single-parcel zoning.

TCAD TAX RATES

Taxing Entity	Year 2021	Year 2022 Proposed
City of Austin	0.541000	0.462700
Travis County	0.357365	0.318239
ACC	0.104800	0.092200
AISD	1.061700	0.996600
Travis County Healthcare District	0.111814	0.098684

2. **Do you, or your staff or colleagues with the City Historic Preservation**

Office have in your paper or digital files copies of the Applicants ad valorem tax exemption calculations which the Applicant delivered verbally to the Planning Commission during the August 23, 2022 public hearing? *If so, a digital (or scanned if not available in digital format) copy of these calculations are requested.*

Yes. Please review the calculations provided as backup on the Planning Commission website at: <https://www.austintexas.gov/edims/document.cfm?id=390298>

3. **Have you, or your staff or colleagues with the City Historic Preservation Office examined the City Landmark ordinance(s) to determine the ability of the City to zone all or portions of real property as “H” Historic? In the instance of Westgate Tower to zone the land and common areas Historic, but no zone the individual condominiums, which are interior airspace and are conveniently separate TCAD tax parcels. *If so, a digital (or scanned if not available in digital format) copy of this determination is requested.***
4. **Has the City Historic Preservation Office determined whether staff will or will not, recommend Historic zoning for Westgate Tower for the land and common areas only (a separate tax parcel) and not recommend Historic zoning for the 94 individual condominiums (which are conveniently separate TCAD tax parcels)? *If so, a digital (or scanned if not available in digital format) copy of any staff determination is requested.***

We will be working with the City’s legal team over the next month to determine whether partial historic zoning is possible, and, if so, the best way to accomplish such zoning. Updates are expected by the next Planning Commission meeting.

Respectfully,

Richard G. Hardin
O. (512) 322-9292

 [com](#)

Mailing Address:

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TaxingUnit	TaxingUnit	Year	PropID	Situs	Exemption	Legal	StateCd
1002	CITY OF AL	2022	106896	908 BLANCO ST	HS,HT	.2183 AC C A1	
1002	CITY OF AL	2022	106913	1102 BLANCO ST	HS,HT	.3110 AC C A1	
1002	CITY OF AL	2022	107006	1106 W 10 ST	HS,HT	LOT 19&20 A1	
1002	CITY OF AL	2022	108995	1503 LORRAIN ST	HS,HT	.3006 AC C A1	
1002	CITY OF AL	2022	109052	1309 MARSHALL LN	HS,HT,SO	LOT 3 OLT A1	
1002	CITY OF AL	2022	109270	1412 W 9 ST	HS,HT	LOT 12 OL A1	
1002	CITY OF AL	2022	110068	1607 W 10 ST	HS,HT	0.0670AC A1	
1002	CITY OF AL	2022	110245	1106 TOYATH ST	HS,HT	50FT AV X A1	
1002	CITY OF AL	2022	112373	1305 W 22 ST	HS,HT,SO	LOT 1-3 BL A1	
1002	CITY OF AL	2022	112598	1610 WATCHHILL RD	HS,HT	LOT 8 SUN A1	
1002	CITY OF AL	2022	114343	1406 HARDOUIN AVE	HS,HT,OV6	E 25FT LOT A1	
1002	CITY OF AL	2022	114346	1502 HARDOUIN AVE	HS,HT	LOT 6 * & V A1	
1002	CITY OF AL	2022	114349	1508 HARDOUIN AVE	HS,HT	E 40FT LOT A1	
1002	CITY OF AL	2022	114366	2412 HARRIS BLVD	HS,HT	LOT 7 * & M A1	
1002	CITY OF AL	2022	114368	2406 HARRIS BLVD	HS,HT,SO	LOT 3 & S A1	
1002	CITY OF AL	2022	114413	1501 WOOLDRIDGE DR	HS,HT	0.2590 AC A1	
1002	CITY OF AL	2022	115823	1406 WATHEN AVE	HS,HT	E 63 FT OF A1	
1002	CITY OF AL	2022	115826	1412 WATHEN AVE	HS,HT	E 60 FT OF A1	
1002	CITY OF AL	2022	115841	1409 WATHEN AVE	HS,HT	E 90 FT OF A1	
1002	CITY OF AL	2022	116672	1605 GASTON AVE	HS,HT	E 50FT OF A1	
1002	CITY OF AL	2022	119611	2507 KENMORE CT	HS,HT	TRT B KENIA A1	
1002	CITY OF AL	2022	190978	1001 WILLOW ST	HS,HT	LOT 1-2 BL A1	
1002	CITY OF AL	2022	192919	1100 E 8 ST	HS,HT	LOT 12 BLK A1	
1002	CITY OF AL	2022	192974	805 LYDIA ST	DV4,HS,HT	N CE N 87. A1	
1002	CITY OF AL	2022	192986	1208 INKS AVE	HS,HT,OV6	80 X 120FT A1	
1002	CITY OF AL	2022	193227	2008 E 8 ST	HS,HT	LOT 12 BLK A1	
1002	CITY OF AL	2022	194256	700 SAN ANTONIO ST	HS,HT,OV6	S 35.8FT O F5	
1002	CITY OF AL	2022	194427	807 CONGRESS AVE	HS,HT	N 24.5FT L A1	
1002	CITY OF AL	2022	194798	1013 E 9 ST	HS,HT	LOT 6 *PLL A1	
1002	CITY OF AL	2022	195080	2005 HAMILTON AVE	HS,HT	LOT 11-12 A1	
1002	CITY OF AL	2022	195801	1209 E 12 ST	HS,HT	E 85 FT OF A1	
1002	CITY OF AL	2022	197129	902 OLIVE ST	HS,HT	LOT 13 OF A1	
1002	CITY OF AL	2022	198357	1000 E 14 ST	HS,HT	LOT 6 BLK A1	
1002	CITY OF AL	2022	202053	805 W 16 ST	HS,HT	90 X 177FT B2	
1002	CITY OF AL	2022	202075	1603 PEARL ST	HS,HT	N 69FT OF A1	
1002	CITY OF AL	2022	202086	1503 WEST AVE	HS,HT	N 60FT OF A1	
1002	CITY OF AL	2022	208683	508 BELLEVUE PL	HS,HT,OV6	LOT 23 OL A1	
1002	CITY OF AL	2022	208751	720 E 32 ST	HS,HT	LOT 17&18 A1	
1002	CITY OF AL	2022	211219	3018 WEST AVE	HS,HT	LOT 40 & M A1	
1002	CITY OF AL	2022	211561	3312 DUVAL ST	HS,HT	LOT 2 BLK A1	
1002	CITY OF AL	2022	211580	3400 DUVAL ST	HS,HT	LOT 1 & S1 A1	
1002	CITY OF AL	2022	211584	402 E 34 ST	HS,HT	LOT 14 BLK A1	
1002	CITY OF AL	2022	212746	609 W 33 ST	HS,HT	E ONE HAL A1	
1002	CITY OF AL	2022	213076	104 W 32 ST	HS,HT	LOT 107 & A1	
1002	CITY OF AL	2022	213109	3913 AVENUE G	HS,HT	N50FT OF I A1	
1002	CITY OF AL	2022	214721	4001 AVENUE C	HS,HT	LOT 13-16 A1	

1002	CITY OF AL 2022	214869	801 PARK BLVD	HS,HT	LOT 28 BLK A1
1002	CITY OF AL 2022	215725	4110 SPEEDWAY	HS,HT	LOT 26-28 A1
1002	CITY OF AL 2022	215763	4401 AVENUE D	HS,HT	LOT 13-16 A1
1002	CITY OF AL 2022	218133	4300 AVENUE D	HS,HT	LOT 17-18 A1
1002	CITY OF AL 2022	283520	1315 KENWOOD AVE	HS,HT	LOT 4 BLK A1
1002	CITY OF AL 2022	302277	1912 S 5 ST	HS,HT	LOT 14-16 A1
1002	CITY OF AL 2022	359573	1114 W 11 ST	HS,HT	LOT 10 LES A1
1002	CITY OF AL 2022	463830	1201 TRAVIS HEIGHTS BLVD	HS,HT	W 99 FT OIA1
1002	CITY OF AL 2022	741679	1924 NEWNING AVE	HS,HT	LOT 5&6 B A1
1002	CITY OF AL 2022	804073	1606 PEARL ST	HS,HT	.4471AC O A1
1002	CITY OF AL 2022	856445	1214 NEWNING AVE	HS,HT	BLK 27 FAI A1
1002	CITY OF AL 2022	862168	608 BAYLOR ST	HS,HT	LOT 1A BLA1
1002	CITY OF AL 2022	923969	1403 W 9 ST	HS,HT	LOT 1 CAN A1
1002	CITY OF AL 2022	221292	4310 ROSEDALE AVE	HS,HT	LOT 6 BLK A1
1002	CITY OF AL 2022	101938	905 DAWSON RD	HS,HT,OV6	LOT 19-21 A1
1002	CITY OF AL 2022	112062	1604 PEASE RD	HS,HT	LOT 49 ENIA1
1002	CITY OF AL 2022	114171	2504 BRIDLE PATH	HS,HT	W 100 FT LA1
1002	CITY OF AL 2022	115806	2524 HARRIS BLVD	HS,HT	LOT 6 & S A1
1002	CITY OF AL 2022	116606	1604 GASTON AVE	HS,HT	E 40 FT OF A1
1002	CITY OF AL 2022	118034	1616 NORTHWOOD RD	HS,HT	LOT 31 & VA1
1002	CITY OF AL 2022	121474	3720 JEFFERSON ST	HT	60X120 FT F1
1002	CITY OF AL 2022	188998	1602 E CESAR CHAVEZ ST	HT	LOT 1 WAT F5
1002	CITY OF AL 2022	191615	604 E 3 ST	HS,HT	LOT 2 BLOIA9
1002	CITY OF AL 2022	191900	1402 E 2 ST	HS,HT	W 100FT CA1
1002	CITY OF AL 2022	191939	1511 E 6 ST	HT	LOT 6 BLK F1
1002	CITY OF AL 2022	194347	504 CONGRESS AVE	HT	N22.83' OF F1
1002	CITY OF AL 2022	194372	722 CONGRESS AVE	HT	E 80 FT OF F1
1002	CITY OF AL 2022	194371	722 CONGRESS AVE	HT	W 80FT OF F1
1002	CITY OF AL 2022	194541	406 E 6 ST	HT	W 23 FT OIF1
1002	CITY OF AL 2022	194542	404 E 6 ST	HT	E 23FT OF F1
1002	CITY OF AL 2022	194567	501 E 6 ST	HT	LOT 5 RESL F1
1002	CITY OF AL 2022	194570	511 E 6 ST	HT	0.0421AC (F1
1002	CITY OF AL 2022	194578	509 E 6 ST	HT	LOT 1A RE' F1
1002	CITY OF AL 2022	194845	1504 E 11 ST	HT	E 47FT OF A1
1002	CITY OF AL 2022	195827	1157 SAN BERNARD ST	HS,HT,OV6	75 X 175 F A1
1002	CITY OF AL 2022	197097	901 E 12 ST	HT	N90FT OF IF5
1002	CITY OF AL 2022	199984	202 W 13 ST	HT	S 68' OF E F1
1002	CITY OF AL 2022	200198	1607 SAN JACINTO BLVD	HT	N 171' OF ' F1
1002	CITY OF AL 2022	206007	910 POPLAR ST	HT	211.5X158 B1
1002	CITY OF AL 2022	208135	2605 SALADO ST	HT	N 57FT OF A1
1002	CITY OF AL 2022	212631	506 W 34 ST	HS,HT,OV6	S94.35FT CB1
1002	CITY OF AL 2022	213071	105 W 33 ST	HT	LOT 6 & E1A1
1002	CITY OF AL 2022	214692	311 W 41 ST	HS,HT,OV6	E65FT LOT A1
1002	CITY OF AL 2022	282991	1409 NEWNING AVE	HS,HT,SO	N25FT BLK A1
1002	CITY OF AL 2022	302944	615 W MARY ST	HS,HT	LOT 8 BLK A1
1002	CITY OF AL 2022	338035	5400 FREIDRICH LN	HT	ABS 24 DEIF3
1002	CITY OF AL 2022	534882	604 E 3 ST	HT	IMP ONLY A1

1002	CITY OF AL 2022	761578	920 CONGRESS AVE 920A	HT	UNT 920A F1
1002	CITY OF AL 2022	761579	920 CONGRESS AVE 920B	HT	UNT 920B A4
1002	CITY OF AL 2022	949497	PAUL ST	HT	LOT 1 BLK B1
1002	CITY OF AL 2022	115822	1402 WATHEN AVE	HS,HT,OV6	E 68 FT OF A1
1002	CITY OF AL 2022	194468	214 E 6 ST	HT	E 22.5FT OF F1
1002	CITY OF AL 2022	194414	117 E 7 ST	HT	W 80 OF L F1
1002	CITY OF AL 2022	117125	3707 GILBERT ST	HS,HT	E32.5FT OF A1
1002	CITY OF AL 2022	101935	910 CHRISTOPHER ST	HS,HT	LOT 7-8 BL A1
1002	CITY OF AL 2022	109294	1300 W 9 1/2 ST	HS,HT,SO	.4867 ACR A1
1002	CITY OF AL 2022	195781	1178 SAN BERNARD ST	HS,HT	58.67 X 81 A1
1002	CITY OF AL 2022	212554	3506 WEST AVE	HS,HT	.29 ACR OL A1
1002	CITY OF AL 2022	499342	710 COLORADO ST C-2	HS,HT	UNT C FLR A4
1002	CITY OF AL 2022	194413	604 BRAZOS ST	HT	LOT 11&12 F1
1002	CITY OF AL 2022	112374	1908 CLIFF ST	HS,HT	LOT 1 PAT A1
1002	CITY OF AL 2022	114370	2400 HARRIS BLVD	HT	LOT 1 BLK A1
1002	CITY OF AL 2022	193678	3414 LYONS RD	HT	1.00AC OF E1
1002	CITY OF AL 2022	105342	702 RIO GRANDE ST	HT	N 55 FT OF F5
1002	CITY OF AL 2022	199709	609 W 18 ST E	HT	UNT 5&6 V F4
1002	CITY OF AL 2022	206006	901 SHOAL CLIFF CT	HT	LOT 1 OLT A1
1002	CITY OF AL 2022	106814	1207 W 6 ST	HT	LOT 7 BLK F5
1002	CITY OF AL 2022	199736	502 W 14 ST	HT	E 23' OF LC F5
1002	CITY OF AL 2022	208379	300 W 27 ST	HT	LOT 1-3 * B1
1002	CITY OF AL 2022	819957	806 ROSEDALE TER	HT	LOT 8-9,12 A1
1002	CITY OF AL 2022	203490	612 W 22 ST	HT	LOT 1 MCH F5
1002	CITY OF AL 2022	194269	610 GUADALUPE ST	HT	0.1371 AC F5
1002	CITY OF AL 2022	109272	1502 W 9 ST	HT	LOT 10 OL A1
1002	CITY OF AL 2022	303711	811 W LIVE OAK ST	HT	LOTS 1-4 & F5
1002	CITY OF AL 2022	194277	700 GUADALUPE ST	HT	LOT 3-4 BL F5
1002	CITY OF AL 2022	194278	402 W 7 ST	HT	LOT 2 E 60 F5
1002	CITY OF AL 2022	194276	706 GUADALUPE ST	HT	0.4440 OF F5
1002	CITY OF AL 2022	194258	504 W 7 ST	HT	E 50FT OF F1
1002	CITY OF AL 2022	194565	503 NECHES ST	HT	CEN 31FT F1
1002	CITY OF AL 2022	112492	1900 DAVID ST	HT	LOT 9 & S2 A1
1002	CITY OF AL 2022	214630	3908 AVENUE B	HT	3.3512AC F1
1002	CITY OF AL 2022	194429	811 CONGRESS AVE	HT	N 23 FT OF A1
1002	CITY OF AL 2022	194527	421 E 6 ST	HT	CEN 30FT F1
1002	CITY OF AL 2022	192805	412 CONGRESS AVE	HT	LOT 4 BLO F1
1002	CITY OF AL 2022	191616	600 E 3 ST	HT	LOT 1 BLO F5
1002	CITY OF AL 2022	202039	1717 WEST AVE	HT	N 92FT OF F5
1002	CITY OF AL 2022	194520	401 E 6 ST	HT	W 28FT OF F1
1002	CITY OF AL 2022	284724	1815 TRAVIS HEIGHTS BLVD	HT	LOT 24-26 A1
1002	CITY OF AL 2022	112649	2210 WINDSOR RD	HT	LOT 8 & N A1
1002	CITY OF AL 2022	106928	1109 W 9 ST	HT	LOT 7 BLK A1
1002	CITY OF AL 2022	211021	1305 NORTHWOOD RD	HT	LOT 8 BLK A1
1002	CITY OF AL 2022	196729	800 SAN ANTONIO ST	HT	E 22 FT OF B1
1002	CITY OF AL 2022	199866	1802 LAVACA ST	HT	N 50' OF E F5
1002	CITY OF AL 2022	195787	1170 SAN BERNARD ST	HT	67 X 107 F B2

1002	CITY OF AL 2022	194974	1148 NORTHWESTERN AVE	HT	.0706 AC C A1
1002	CITY OF AL 2022	192897	1214 E 7 ST	HT	W 49.2FT C F5
1002	CITY OF AL 2022	208216	2806 NUECES ST	HT	LOT 27&28 B1
1002	CITY OF AL 2022	196619	810 W 10 ST	HT	46 X 138 F F5
1002	CITY OF AL 2022	107002	1111 W 11 ST	HT	LOT 2 NICE F5
1002	CITY OF AL 2022	194252	706 SAN ANTONIO ST	HT	N 54.4 FT C B1
1002	CITY OF AL 2022	191702	1000 E CESAR CHAVEZ ST	HT	LOT 12 BLK F5
1002	CITY OF AL 2022	114452	2407 HARRIS BLVD	HT	ABS 697 SL A1
1002	CITY OF AL 2022	194528	423 E 6 ST	HT	E 30FT OF F1
1002	CITY OF AL 2022	216253	4615 CASWELL AVE	HT	PART OF L A1
1002	CITY OF AL 2022	194568	503 E 6 ST	HT	LOT 4 RESL F1
1002	CITY OF AL 2022	196738	1105 NUECES ST	HT	N 53 FT OF B4
1002	CITY OF AL 2022	203655	2112 RIO GRANDE ST	HT	LOT A HAR F5
1002	CITY OF AL 2022	719189	1312 NEWNING AVE	HT	UNT 1312 A4
1002	CITY OF AL 2022	202364	2106 E M L KING JR BLVD	HT	LOT 4 & E A1
1002	CITY OF AL 2022	194501	607 SAN JACINTO BLVD	HT	N 28FT OF F1
1002	CITY OF AL 2022	211480	305 E 34 ST	HT	LOT 3-4 BL B2
1002	CITY OF AL 2022	194365	712 CONGRESS AVE	HT	N 23FT OF F1
1002	CITY OF AL 2022	821201	1003 RIO GRANDE ST	HT	LOT 1B BLK F5
1002	CITY OF AL 2022	194352	620 CONGRESS AVE	HT	LOT 6 LES F1
1002	CITY OF AL 2022	525323	114 W 7 ST 2	HT	UNT 2 NO F4
1002	CITY OF AL 2022	115790	2431 WOOLDRIDGE DR	HT	LOT 3&4 & A1
1002	CITY OF AL 2022	194363	716 CONGRESS AVE	HT	S 23FT OF F1
1002	CITY OF AL 2022	214684	3900 AVENUE C	HT	LOT 18-22 A1
1002	CITY OF AL 2022	210606	811 E 38 ST	HT	.420 ACR C A1
1002	CITY OF AL 2022	187787	112 ACADEMY DR B	HT	ALL OF BLK F1
1002	CITY OF AL 2022	807299	800 W CESAR CHAVEZ ST	HT	LOT 1 SEAF F1
1002	CITY OF AL 2022	194362	718 CONGRESS AVE	HT	N 23FT OF F1
1002	CITY OF AL 2022	108992	1200 ENFIELD RD	HT	LOT 15 OL B1
1002	CITY OF AL 2022	208687	3110 HARRIS PARK AVE	HT	LOT 1-3 OL A1
1002	CITY OF AL 2022	194469	200 E 6 ST	HT	LOT 1-3 & F1
1002	CITY OF AL 2022	194403	601 CONGRESS	HT	LOT 1 & S F1
1002	CITY OF AL 2022	194344	107 W 6 ST	HT	LOT 4-6 & F1
1002	CITY OF AL 2022	194380	804 CONGRESS AVE	HT	LOT 2 BLO F1
1002	CITY OF AL 2022	194425	801 CONGRESS AVE	HT	S 43FT OF F1
1002	CITY OF AL 2022	216072	602 E 43 ST	HT	LOT 1 INSH A1
1002	CITY OF AL 2022	216079	602 E 43 ST	HT	LOT 2 INSH A1
1002	CITY OF AL 2022	217790	1105 W 40 ST	HT	LOT 15 & VA1
1002	CITY OF AL 2022	190927	78 SAN MARCOS ST	HT	LOT 10 BLK F5
1002	CITY OF AL 2022	203502	508 W 22 ST	HT	W 57.5 FT A1
1002	CITY OF AL 2022	191646	501 N INTERSTATE HY 35	HT	LOT 8-12 & F1
1002	CITY OF AL 2022	202037	1703 WEST AVE	HT	S CEN 70F1 F5
1002	CITY OF AL 2022	194366	708 CONGRESS AVE	HT	S 23FT OF F1
1002	CITY OF AL 2022	194367	706 CONGRESS AVE	HT	N 23FT OF F1
1002	CITY OF AL 2022	199604	1402 WEST AVE	HT	128.9X298 F5
1002	CITY OF AL 2022	302190	1412 S CONGRESS AVE	HT	LOT 8 BLK F1
1002	CITY OF AL 2022	112648	2300 WINDSOR RD	HT	LOT 9 ENFI A1

1002	CITY OF AL 2022	203759	1900 RIO GRANDE ST	HT	0.96 ACRE F1
1002	CITY OF AL 2022	194392	906 CONGRESS AVE	HT	N 23FT OF F1
1002	CITY OF AL 2022	214879	710 E 41 ST	HT	ACR 9.862 F1
1002	CITY OF AL 2022	194391	908 CONGRESS AVE	HT	S 23FT OF F1
1002	CITY OF AL 2022	194389	912 CONGRESS AVE	HT	S 23FT OF F1
1002	CITY OF AL 2022	106935	804 BAYLOR ST	HT	S63.23 FT A1
1002	CITY OF AL 2022	202032	707 W 18 ST	HT	E28FT OF F5
1002	CITY OF AL 2022	106491	506 BAYLOR ST	HT	N 94 FT OF F5
1002	CITY OF AL 2022	525257	401 W 2 ST	HT	LOT 5 BLOCK F1
1002	CITY OF AL 2022	199729	502 W 13 ST	HT	LOT 3 & S F5
1002	CITY OF AL 2022	115674	1404 PRESTON AVE	HT	E 40 FT OF A1
1002	CITY OF AL 2022	769133	325 CONGRESS AVE 100	HT	UNT 100,1 F4
1002	CITY OF AL 2022	769134	325 CONGRESS AVE 200	HT	UNT 200 & F4
1002	CITY OF AL 2022	194275	711 SAN ANTONIO ST	HT	LOT 7 LESS F5
1002	CITY OF AL 2022	194274	705 SAN ANTONIO ST	HT	S 71' OF LC F5
1002	CITY OF AL 2022	194279	404 W 7 ST	HT	LOT 1 & W F5
1002	CITY OF AL 2022	202056	1502 WEST AVE	HT	ACR .512 C F5
1002	CITY OF AL 2022	202818	1403 SPRINGDALE RD	HT	LOT 4 BLK A1
1002	CITY OF AL 2022	105349	600 W 7 ST	HT	LOT 4 BLOCK F5
1002	CITY OF AL 2022	202007	1806 RIO GRANDE ST	HT	CEN 168.5 F5
1002	CITY OF AL 2022	202010	1803 WEST AVE	HT	CEN 90 FT F5
1002	CITY OF AL 2022	208695	502 E 32 ST	HT	137 X 224F A1
1002	CITY OF AL 2022	202081	712 W 16 ST	EX-XV,HT	S 79FT OF F5
1002	CITY OF AL 2022	206605	2404 RIO GRANDE ST	HT	N76 FT OF F5
1002	CITY OF AL 2022	118092	1501 NORTHWOOD RD	HS,HT	LOT 9 BLK A1
1002	CITY OF AL 2022	194529	607 TRINITY ST	HT	S 53.5FT OF F1
1002	CITY OF AL 2022	194390	910 CONGRESS AVE	HT	N 23FT OF F1
1002	CITY OF AL 2022	192933	1101 E 11 ST	HT	LOT 1 BLK F1
1002	CITY OF AL 2022	194388	914 CONGRESS AVE	HT	N 23FT OF F1
1002	CITY OF AL 2022	105348	603 W 8 ST	HT	LOT 5-6 *8 F5
1002	CITY OF AL 2022	106993	1114 W 9 ST	HT	LOT 15&16 A1
1002	CITY OF AL 2022	109150	1200 WINDSOR RD	HT	150 X 170 B1
1002	CITY OF AL 2022	118222	1410 NORTHWOOD RD	HT	LOT 9 BLK A1
1002	CITY OF AL 2022	188443	2205 E CESAR CHAVEZ ST	HT	LOT 6 BLK F5
1002	CITY OF AL 2022	188882	1405 E CESAR CHAVEZ ST	HT	LOT 3 BLK F5
1002	CITY OF AL 2022	192787	319 COLORADO ST	HT	LOT 7-8 BL F1
1002	CITY OF AL 2022	192900	1204 E 7 ST	HT	E 47FT OF F5
1002	CITY OF AL 2022	194386	918 CONGRESS AVE	HT	N 23FT OF F1
1002	CITY OF AL 2022	194441	905 CONGRESS AVE	HT	S 23FT OF F1
1002	CITY OF AL 2022	194454	201 E 6 ST	HT	LOT 11-12 F1
1002	CITY OF AL 2022	194455	209 E 6 ST	HT	W 23FT LO F1
1002	CITY OF AL 2022	194497	325 E 6 ST	HT	E 33FT OF F1
1002	CITY OF AL 2022	194522	407 E 6 ST	HT	E 9FT OF LF1
1002	CITY OF AL 2022	194523	409 E 6 ST	HT	E 46FT OF F1
1002	CITY OF AL 2022	194534	422 E 6 ST	HT	E 46FT OF F1
1002	CITY OF AL 2022	194539	410 E 6 ST	HT	E 26FT OF A1
1002	CITY OF AL 2022	194544	400 E 6 ST	HT	W 23FT OF F1

1002	CITY OF AL 2022	194584	520 E 6 ST	HT	LOT 4 BLO(F1
1002	CITY OF AL 2022	194661	701 E 6 ST	HT	W 45.7FT (F1
1002	CITY OF AL 2022	195082	2011 HAMILTON AVE	HT	LOT 9 BLK A1
1002	CITY OF AL 2022	195788	1208 HACKBERRY ST	HT	SW 54.35 F A1
1002	CITY OF AL 2022	195840	1171 SAN BERNARD ST	HT	60 X 175 F F5
1002	CITY OF AL 2022	196695	901 RIO GRANDE ST	HT	0.2699 AC F5
1002	CITY OF AL 2022	196743	501 W 12 ST	HT	LOT 5 BLO(F5
1002	CITY OF AL 2022	196854	303 W 9 ST	HT	LOT 7-10 BA1
1002	CITY OF AL 2022	197245	1104 E 11 ST	HT	S104.5FT C F1
1002	CITY OF AL 2022	199620	1400 WEST AVE	HT	104.3X201 A1
1002	CITY OF AL 2022	199621	1308 WEST AVE	HT	48.2X302.5 F5
1002	CITY OF AL 2022	199808	408 W 14 ST	HT	LOT 1 & W F5
1002	CITY OF AL 2022	199849	1601 GUADALUPE ST	HT	W64' OF S F1
1002	CITY OF AL 2022	202071	1610 WEST AVE	HT	N 69FT OF F5
1002	CITY OF AL 2022	203902	2001 UNIVERSITY AVE	HT	LOT 5 * & S B1
1002	CITY OF AL 2022	207016	1110 E 32 ST	HT	LOT 81-A R F1
1002	CITY OF AL 2022	208319	2711 NUECES ST	HT	LOT 6-9 BL B1
1002	CITY OF AL 2022	210193	200 E 32 ST	HT	S115FT OF F5
1002	CITY OF AL 2022	214765	4006 SPEEDWAY	HT	LOT 24-26 F5
1002	CITY OF AL 2022	798887	1701 NUECES ST	HT	UNT 1701 F5
1002	CITY OF AL 2022	194796	1009 E 9 ST	HS,HT	LOT 4 BLK A1
1002	CITY OF AL 2022	112664	1706 NILES RD	HS,HT	E 5 FT OF L A1
1002	CITY OF AL 2022	106854	604 HARTHAN ST	HT	LOT 7 & S3 A1
1002	CITY OF AL 2022	100123	1200 S 5 ST	HS,HT,OV6	LOT 13-16 A1
1002	CITY OF AL 2022	101658	709 BOULDIN AVE	HS,HT,OV6	118.5X391 A1
1002	CITY OF AL 2022	102679	1812 AIROLE WAY	HS,HT,OV6	LOT 13 & S A1
1002	CITY OF AL 2022	103857	802 BARTON BLVD	HS,HT,OV6	LOT 2A LES A1
1002	CITY OF AL 2022	103965	1610 VIRGINIA AVE	HS,HT,OV6	ABS 8 SUR A1
1002	CITY OF AL 2022	105354	709 RIO GRANDE ST	DP,DV4,DV	LOT 7A RE: A1
1002	CITY OF AL 2022	106752	1407 W 9 ST	HS,HT,OV6	LOT 1 OAT A1
1002	CITY OF AL 2022	106891	910 BLANCO ST	HS,HT,OV6	ACR .44 OL A1
1002	CITY OF AL 2022	106910	1110 BLANCO ST	HS,HT,OV6	104X155 F A1
1002	CITY OF AL 2022	108977	1500 LORRAIN ST	HS,HT,OV6	E140 FT O A1
1002	CITY OF AL 2022	109041	1400 LORRAIN ST	HS,HT,OV6	LOT 2 N85I A1
1002	CITY OF AL 2022	109271	1500 W 9 ST	HS,HT,OV6	LOT 11 OL A1
1002	CITY OF AL 2022	112015	1800 SAN GABRIEL ST	HS,HT,OV6	LOT 3 OLT A1
1002	CITY OF AL 2022	112024	9 NILES RD	HS,HT,OV6	LOT 98 ENI A1
1002	CITY OF AL 2022	112118	3 NILES RD	HS,HT,OV6	LOT 30-31 A1
1002	CITY OF AL 2022	112116	1603 PEASE RD	HS,HT,OV6	LOT 35 & S A1
1002	CITY OF AL 2022	112127	1502 MARSHALL LN	HS,HT,OV6	LOT 13 *PL A1
1002	CITY OF AL 2022	112493	1901 CLIFF ST	HS,HT,OV6	LOT 10&11A1
1002	CITY OF AL 2022	112618	2213 E WINDSOR RD	HS,HT,OV6	LOT 25 & S A1
1002	CITY OF AL 2022	112651	2200 WINDSOR RD	HS,HT,OV6	LOT 5 ENFI A1
1002	CITY OF AL 2022	114330	2508 HARRIS BLVD	HS,HT,OV6	N 20FT OF A1
1002	CITY OF AL 2022	114331	2506 HARRIS BLVD	HS,HT,OV6	N30 FT OF A1
1002	CITY OF AL 2022	114332	2502 HARRIS BLVD	HS,HT,OV6	LOT 2 & S A1
1002	CITY OF AL 2022	114340	1400 HARDOUIN AVE	HS,HT,OV6	LOT 13 BLk A1

1002	CITY OF AL 2022	114345	1500 HARDOUIN AVE	HS,HT,OV6 E 50FT LOT A1
1002	CITY OF AL 2022	114364	2418 HARRIS BLVD	HS,HT,OV6 LOT 10 & N A1
1002	CITY OF AL 2022	114367	2408 HARRIS BLVD	HS,HT,OV6 LOT 5 * & N A1
1002	CITY OF AL 2022	114400	1403 HARDOUIN AVE	HS,HT,OV6 LOT 13 & E A1
1002	CITY OF AL 2022	114412	1505 WOOLDRIDGE DR	HS,HT,OV6 CEN 104.7' A1
1002	CITY OF AL 2022	114418	2 GREEN LN	HS,HT,OV6 LOT 2 FISH A1
1002	CITY OF AL 2022	115628	1515 WESTOVER RD	HS,HT,OV6 E 45 FT OF A1
1002	CITY OF AL 2022	115694	1511 PRESTON AVE	HS,HT,OV6 E 40 FT OF A1
1002	CITY OF AL 2022	115825	1410 WATHEN AVE	HS,HT,OV6 LOT 3 BLK A1
1002	CITY OF AL 2022	115843	1405 WATHEN AVE	HS,HT,OV6 LOT 6 & E A1
1002	CITY OF AL 2022	115844	1403 WATHEN AVE	HS,HT,OV6 LOT 7 BLK A1
1002	CITY OF AL 2022	116471	3701 BONNIE RD	HS,HT,OV6 LOT 15A BIA1
1002	CITY OF AL 2022	118027	1520 NORTHWOOD RD	HS,HT,OV6 LOT 21 BLK A1
1002	CITY OF AL 2022	119603	2408 SWEETBRUSH DR	HS,HT,OV6 ABS 313 SL A1
1002	CITY OF AL 2022	187858	400 ACADEMY DR	HS,HT,OV6 S 211.12 F A1
1002	CITY OF AL 2022	188013	800 EDGECLIFF TER	HS,HT,OV6 LOT 11-13 A1
1002	CITY OF AL 2022	192816	227 CONGRESS AVE	HS,HT,OV6 N 23FT OF F1
1002	CITY OF AL 2022	194794	1005 E 9 ST	HS,HT,OV6 E 25.54FT A1
1002	CITY OF AL 2022	194968	1604 E 11 ST	HS,HT,OV6 .64 AC OF A1
1002	CITY OF AL 2022	196707	604 W 11 ST	HS,HT,OV6 LOT 2 BLO A1
1002	CITY OF AL 2022	198364	1007 E 16 ST	HS,HT,OV6 LOT 3 & W A1
1002	CITY OF AL 2022	202009	1801 WEST AVE	HS,HT,OV6 S 96 FT OF A1
1002	CITY OF AL 2022	202024	1711 SAN GABRIEL ST	HS,HT,OV6 0.1949 AC A1
1002	CITY OF AL 2022	202050	901 W 16 ST	HS,HT,OV6 104 X 176F A1
1002	CITY OF AL 2022	202054	1510 WEST AVE	HS,HT,OV6 N 92FT OF A1
1002	CITY OF AL 2022	208609	3126 DUVAL ST	HS,HT,OV6 BLK 6 DIV I A1
1002	CITY OF AL 2022	208684	506 BELLEVUE PL	DP,HS,HT LOT 22 OL A1
1002	CITY OF AL 2022	208682	600 BELLEVUE PL	HS,HT,OV6 LOT 24 & V A1
1002	CITY OF AL 2022	208753	3215 FAIRFAX WALK	HS,HT,OV6 LOT 4 BLK A1
1002	CITY OF AL 2022	210159	401 W 32 ST	HS,HT,OV6 LOT 83&85 A1
1002	CITY OF AL 2022	211019	2705 OAKHURST AVE	HS,HT,OV6 LOT 10 BLK A1
1002	CITY OF AL 2022	211062	1101 W 31 ST	HS,HT,OV6 ABS 697 SL A1
1002	CITY OF AL 2022	211141	3112 WEST AVE	HS,HT,OV6 LOT 1 RESL A1
1002	CITY OF AL 2022	211195	3124 WHEELER ST	HS,HT,OV6 LOT 50 BLK A1
1002	CITY OF AL 2022	211216	901 W 31 ST	HS,HT,OV6 LOT 7 & W A1
1002	CITY OF AL 2022	211498	310 E 34 ST	HS,HT,OV6 E 60FT LOT A1
1002	CITY OF AL 2022	211564	3300 DUVAL ST	HS,HT,OV6 LOT B KRU A1
1002	CITY OF AL 2022	211616	3215 DUVAL ST	HS,HT,OV6 165.5X274 A1
1002	CITY OF AL 2022	211692	603 CAROLYN AVE	HS,HT,OV6 LOT 7&8 * A1
1002	CITY OF AL 2022	212832	3500 SPEEDWAY	HS,HT,OV6 LOT 1 BLK A1
1002	CITY OF AL 2022	213014	110 W 33 ST	HS,HT,OV6 LOT 11 & V A1
1002	CITY OF AL 2022	213069	109 W 33 ST	HS,HT,OV6 LOT 12 & V A1
1002	CITY OF AL 2022	213119	4001 AVENUE G	HS,HT,OV6 LOT 14-16 A1
1002	CITY OF AL 2022	213228	512 E 39 ST	HS,HT,OV6 LOT 13-14 A1
1002	CITY OF AL 2022	214672	209 W 39 ST	DP,HS,HT LOT 11-14 A1
1002	CITY OF AL 2022	214820	3816 AVENUE G	HS,HT,OV6 LOT 24B RIA1
1002	CITY OF AL 2022	215726	4108 SPEEDWAY	HS,HT,OV6 LOT 23-25 A1

1002	CITY OF AL 2022	215791	4100 AVENUE F	HS,HT,OV6 LOT 17-19 A1
1002	CITY OF AL 2022	215801	4212 AVENUE F	HS,HT,OV6 LOT 30-32 A1
1002	CITY OF AL 2022	215806	4200 AVENUE F	HS,HT,OV6 LOT 17-20 A1
1002	CITY OF AL 2022	215822	4300 AVENUE F	HS,HT,OV6 LOT 17-19 A1
1002	CITY OF AL 2022	215911	4300 AVENUE G	HS,HT,OV6 E 91.7FT L A1
1002	CITY OF AL 2022	215982	4200 DUVAL ST	HS,HT,OV6 LOT 15-16 A1
1002	CITY OF AL 2022	216273	802 E 47 ST	HS,HT,OV6 LOT 1 NEL A1
1002	CITY OF AL 2022	218098	4108 AVENUE D	HS,HT,OV6 LOT 25-27 A1
1002	CITY OF AL 2022	218483	604 E 47 ST	HS,HT,OV6 N71.43FT A1
1002	CITY OF AL 2022	224828	4811 SINCLAIR AVE	HS,HT,OV6 LOT 15&16 A1
1002	CITY OF AL 2022	282694	1403 S CONGRESS AVE	HS,HT,OV6 LOT 2&3 S A1
1002	CITY OF AL 2022	282758	410 E MONROE ST	HS,HT,OV6 FAIRVIEW A1
1002	CITY OF AL 2022	283109	905 AVONDALE RD	HS,HT,OV6 E58FT AV L B2
1002	CITY OF AL 2022	283286	405 E MONROE ST	HS,HT,OV6 LOT 3-4 & A1
1002	CITY OF AL 2022	283512	1007 MILAM PL	HS,HT,OV6 LOT 14 & E A1
1002	CITY OF AL 2022	302272	1001 W MARY ST	HS,HT,OV6 LOT 1-4 BL A1
1002	CITY OF AL 2022	525322	114 W 7 ST 1	HS,HT,OV6 UNT 1 NOF A4
1002	CITY OF AL 2022	553088	2411 KINNEY RD	HS,HT,OV6 LOT 2 RAVI A1
1002	CITY OF AL 2022	783092	1022 E 7 ST	HS,HT,OV6 LOT 7A PLY A1
1002	CITY OF AL 2022	856442	1208 NEWNING AVE	HS,HT,OV6 E65X225F A1
1002	CITY OF AL 2022	213077	106 W 32 ST	HS,HT,OV6 E15FT OF L A1
1002	CITY OF AL 2022	194250	708 SAN ANTONIO ST	EX-XV,HT 0.7434 AC F5
1002	CITY OF AL 2022	197241	1154 LYDIA ST	HT LOT 58 & E F1
1002	CITY OF AL 2022	197036	1111 RED RIVER ST	EX-XV,HT LEASEHOLI F1
1002	CITY OF AL 2022	199987	1415 LAVACA ST	EX-XV,HT LOT 12 & V F1
1002	CITY OF AL 2022	211733	3805 RED RIVER ST	EX-XV,HT LOT 3 BLK A1
1002	CITY OF AL 2022	455147	1316 W 6 ST	EX-XV,HT LOT 15 OL A1
1002	CITY OF AL 2022	118602	2528 TANGLEWOOD TRL	HS,HT LOT 5 BOW A1
1002	CITY OF AL 2022	215790	4104 AVENUE F	HS,HT LOT 20-22 A1
1002	CITY OF AL 2022	106991	1108 W 9 ST	HT LOT 19&20 A1
1002	CITY OF AL 2022	213067	113 W 33 ST	HS,HT W52.9FT C A1
1002	CITY OF AL 2022	215959	4107 AVENUE H	HS,HT LOT 7-9 BL A1
1002	CITY OF AL 2022	445651	200 THE CIRCLE	HS,HT LOT 4-5 BL A1
1002	CITY OF AL 2022	284562	1705 TRAVIS HEIGHTS BLVD	HS,HT LOT 9 BLK A1
1002	CITY OF AL 2022	211315	3009 WASHINGTON SQ	HS,HT,OV6 LOT 13 OL A1
1002	CITY OF AL 2022	214829	3912 AVENUE G	HS,HT LOT 27 & M A1
1002	CITY OF AL 2022	213031	209 E 34 ST	HS,HT N120FT OF A1
1002	CITY OF AL 2022	563742	1800 FOREST TRL	HS,HT LOT 4 WO A1
1002	CITY OF AL 2022	208727	712 SPARKS AVE	HS,HT,OV6 LOT 18 S 6 A1
1002	CITY OF AL 2022	187793	210 ACADEMY DR	HS,HT LOT 2-3 BL A1
1002	CITY OF AL 2022	112096	1504 WEST LYNN ST	HS,HT LOT 22 ENI A1
1002	CITY OF AL 2022	114365	2414 HARRIS BLVD	HS,HT LOT 8 & S A1
1002	CITY OF AL 2022	114369	2402 HARRIS BLVD	HS,HT LOT 2 BLK A1
1002	CITY OF AL 2022	192940	1110 E 10 ST	HS,HT E 53FT OF A1
1002	CITY OF AL 2022	206005	903 SHOAL CLIFF CT	HT LOT 2 OLT A1
1002	CITY OF AL 2022	213130	3803 AVENUE H	HS,HT S50FT OF L A1
1002	CITY OF AL 2022	213107	3909 AVENUE G	HS,HT,OV6 LOT 29 SH A1

1002	CITY OF AL 2022	112135	1515 MURRAY LN	HS,HT	S 55 FT OF A1
1002	CITY OF AL 2022	114355	2418 JARRATT AVE	HS,HT,OV6	LOT 10 & 11 A1
1002	CITY OF AL 2022	217953	4112 AVENUE B	HS,HT	LOT 31-32 A1
1002	CITY OF AL 2022	211048	3004 BELMONT CIR	HS,HT	LOT 11 BEL A1
1002	CITY OF AL 2022	211658	506 TEXAS AVE	HS,HT	92 X 167 F A1
1002	CITY OF AL 2022	112023	11 NILES RD	HS,HT	LOT 99 ENI A1
1002	CITY OF AL 2022	115738	2603 WOOLDRIDGE DR	HS,HT	LOT 2 PEMA A1
1002	CITY OF AL 2022	525332	1010 E 11 ST	HT	LOT 1 BLK F1
1002	CITY OF AL 2022	106855	602 HARTHAN ST	HS,HT	LOT 5&6 O A1
1002	CITY OF AL 2022	108980	1509 MARSHALL LN	HS,HT	LOT 10&11 A1
1002	CITY OF AL 2022	114010	2302 WOODLAWN BLVD	HS,HT	LOT 28 SUI A1
1002	CITY OF AL 2022	213121	4007 AVENUE G	HS,HT	LOT 7-9 BL A1
1002	CITY OF AL 2022	282851	1304 ALTA VISTA AVE	HS,HT,OV6	LOT 11&12 A1
1002	CITY OF AL 2022	115733	2607 WOOLDRIDGE DR	HS,HT	LOT 4 PEMA A1
1002	CITY OF AL 2022	210170	105 W 32 ST	HS,HT	W50FT OF A1
1002	CITY OF AL 2022	116604	1600 GASTON AVE	HS,HT	E 10FT OF A1
1002	CITY OF AL 2022	112094	1510 WEST LYNN ST	HS,HT	LOT 25 ENI A1
1002	CITY OF AL 2022	215735	4213 AVENUE D	HS,HT	LOT 3&4 B A1
1002	CITY OF AL 2022	196661	900 RIO GRANDE ST	HT	LOT A BLK A1
1002	CITY OF AL 2022	211169	609 W 32 ST	DV4S,HT	E 30.5FT LCA1
1002	CITY OF AL 2022	188723	1202 GARDEN ST	HS,HT	LOT 55 OL A1
1002	CITY OF AL 2022	282757	1508 NEWNING AVE	HS,HT,OV6	LOT 13&14 A1
1002	CITY OF AL 2022	215994	4401 AVENUE H	HS,HT	LOT 13-16 A1
1002	CITY OF AL 2022	124633	4509 BALCONES DR	HS,HT	LOT 5 BLK A1
1002	CITY OF AL 2022	114358	2410 JARRATT AVE	HS,HT	LOT 6 BLK A1
1002	CITY OF AL 2022	202074	1601 PEARL ST	HS,HT	.2970 AC CA1
1002	CITY OF AL 2022	116609	1612 GASTON AVE	HS,HT	LOT 1 & W A1
1002	CITY OF AL 2022	211096	2815 WOOLDRIDGE DR	HS,HT	1.1600 ACIA1
1002	CITY OF AL 2022	198406	1304 BOB HARRISON ST	HS,HT	E 46' OF LCA1
1002	CITY OF AL 2022	214725	213 W 41 ST	HS,HT	LOT 1-5 BL A1
1002	CITY OF AL 2022	114423	1405 WOOLDRIDGE DR	HS,HT,OV6	LOT 2 PEMA A1
1002	CITY OF AL 2022	282982	500 E MONROE ST	HS,HT	LOT 1 BLK A1
1002	CITY OF AL 2022	202077	1615 PEARL ST	HS,HT	75 X 128FT A1
1002	CITY OF AL 2022	284693	906 MARIPOSA DR	HS,HT	LOT 1 & S A1
1002	CITY OF AL 2022	107162	610 WEST LYNN ST	HS,HT	TRT 4 ROB A1
1002	CITY OF AL 2022	108978	1406 ENFIELD RD	HS,HT	W 76 FT OIA1
1002	CITY OF AL 2022	106694	1412 W 6 1/2 ST	HS,HT,SO	0.3270 AC A1
1002	CITY OF AL 2022	112113	1515 PEASE RD	HS,HT	N 93 FT OF A1
1002	CITY OF AL 2022	106985	1109 W 10 ST	HS,HT	LOT 8 BLK A1
1002	CITY OF AL 2022	202064	1001 W 17 ST	HS,HT,OV6	LOT 2 OLT A1
1002	CITY OF AL 2022	214777	3820 AVENUE F	HS,HT	CEN 67FT LA1
1002	CITY OF AL 2022	189055	1705 WILLOW ST	HS,HT	LOT 3 BLK A1
1002	CITY OF AL 2022	112114	1613 PEASE RD	HS,HT	LOT 32-A EA1
1002	CITY OF AL 2022	213078	108 W 32 ST	HS,HT	E55FT OF LA1
1002	CITY OF AL 2022	114421	1415 WOOLDRIDGE DR	HS,HT	E 151 FT A' A1
1002	CITY OF AL 2022	106703	706 OAKLAND AVE	HS,HT	N 60 FT LO A1
1002	CITY OF AL 2022	283032	1200 TRAVIS HEIGHTS BLVD	HS,HT	LOT 5 & S1 A1

1002	CITY OF AL 2022	211632	508 HARRIS AVE	HS,HT	LOT 5 BLK A1
1002	CITY OF AL 2022	109331	708 PATTERSON AVE	HS,HT	LOT 14 & S A1
1002	CITY OF AL 2022	213015	108 W 33 ST	HS,HT	W23FT OF A1
1002	CITY OF AL 2022	195783	1174 SAN BERNARD ST	HS,HT	107 X 175 A1
1002	CITY OF AL 2022	192964	1207 E 8 ST	HT	LOT 8 BLK A1
1002	CITY OF AL 2022	213124	4014 AVENUE H	HS,HT	LOT 30-32 A1
1002	CITY OF AL 2022	893201	1811 NEWTON ST 7A	HS,HT,OV6	UNT 7A 18 A4
1002	CITY OF AL 2022	194801	1012 E 8 ST	HS,HT	LOT 8 BLK A1
1002	CITY OF AL 2022	195859	1191 SAN BERNARD ST	HS,HT	100 X 125 B2
1002	CITY OF AL 2022	817418	513 E ANNIE ST	HS,HT	LOT 7 BLK A1
1002	CITY OF AL 2022	212759	503 W 33 ST	HS,HT	LOT 42 & VA1
1002	CITY OF AL 2022	282782	303 ACADEMY DR	HS,HT	BLK 22 FAI A1
1002	CITY OF AL 2022	194783	1011 E 8 ST	HS,HT	LOT 6 * & S A1
1002	CITY OF AL 2022	213003	212 W 33 ST	HS,HT	LOT 29 BLK A1
1002	CITY OF AL 2022	211095	2805 WOOLDRIDGE DR	HS,HT	.57AC BLK A1
1002	CITY OF AL 2022	197170	904 JUNIPER ST	HS,HT,OV6	LOT 3 BLK A1
1002	CITY OF AL 2022	837496	5312 SHOAL CREEK BLVD	HS,HT	LOT 24-25 A1
1002	CITY OF AL 2022	106897	902 BLANCO ST	HS,HT	98X100FT A1
1002	CITY OF AL 2022	282950	1203 NEWNING AVE	HS,HT	N150.00FT A1
1002	CITY OF AL 2022	120294	1901 W 35 ST	HS,HT	NE114.24F A1
1002	CITY OF AL 2022	712014	1911 CLIFF ST B-2	HS,HT	UNT 2 BLD A4
1002	CITY OF AL 2022	214942	700 E 44 ST	HS,HT	LOT 15-18 A1
1002	CITY OF AL 2022	194782	1009 E 8 ST	HS,HT	LOT 5 LESS A1
1002	CITY OF AL 2022	214713	3913 AVENUE C	HS,HT	LOT 1-4 BL A1
1002	CITY OF AL 2022	214700	4002 AVENUE C	HS,HT	LOT 20-21 A1
1002	CITY OF AL 2022	499415	710 COLORADO ST	HT	UNT LBJ BE F4
1002	CITY OF AL 2022	192789	316 CONGRESS AVE	HT	LOT 5 & N F1
1002	CITY OF AL 2022	112614	2309 WINDSOR RD	HS,HT	LOT 11 LES A1
1002	CITY OF AL 2022	122966	3941 BALCONES DR	HS,HT	LOT 1 BLK A1
1002	CITY OF AL 2022	191701	1002 E CESAR CHAVEZ ST	HT	W 43.33FT C1
1002	CITY OF AL 2022	194417	709 CONGRESS AVE	HT	S 23FT OF F1
1002	CITY OF AL 2022	194416	701 CONGRESS AVE	HT	LOT 1-2 BL F1
1002	CITY OF AL 2022	203453	2212 NUECES ST	HT	LOT 12 OL A1
1002	CITY OF AL 2022	208693	500 E 32 ST	HS,HT,OV6	137 X 224 A1
1002	CITY OF AL 2022	211312	3001 WASHINGTON SQ	HS,HT	LOT 9 & S A1
1002	CITY OF AL 2022	220105	4524 AVENUE F	HS,HT	LOT 2 POP A1
1002	CITY OF AL 2022	311007	402 CHERRY HILL DR	HT	LOT 17 CHIA1
1002	CITY OF AL 2022	755312	1301 W 29 ST	HS,HT,SO	LOT 2A-3A A1
1002	CITY OF AL 2022	223351	1037 REINLI ST	HS,HT,OV6	100X422.2 A1

MarketValue	LandMkt	ImprvMkt	AssessedValue	TaxableValue
\$ 1,479,193	\$ 862,500	\$ 616,693	\$ 1,479,193	\$ 12,600
\$ 1,586,824	\$ 877,500	\$ 709,324	\$ 1,350,866	\$ 512,898
\$ 3,533,403	\$ 1,265,625	\$ 2,267,778	\$ 2,494,417	\$ 1,427,739
\$ 2,238,587	\$ 1,125,000	\$ 1,113,587	\$ 1,811,749	\$ 908,294
\$ 2,685,832	\$ 900,000	\$ 1,785,832	\$ 2,092,800	\$ 724,981
\$ 1,654,360	\$ 975,000	\$ 679,360	\$ 1,220,540	\$ 454,928
\$ 734,033	\$ 637,500	\$ 96,533	\$ 410,759	\$ 96,218
\$ 1,653,674	\$ 750,000	\$ 903,674	\$ 1,317,690	\$ 434,838
\$ 2,250,000	\$ 1,200,000	\$ 1,050,000	\$ 1,649,893	\$ 520,609
\$ 2,325,700	\$ 1,200,000	\$ 1,125,700	\$ 1,937,467	\$ 982,179
\$ 2,273,400	\$ 1,250,000	\$ 1,023,400	\$ 2,263,436	\$ 633,934
\$ 1,993,497	\$ 1,250,000	\$ 743,497	\$ 1,993,497	\$ 1,027,003
\$ 2,226,188	\$ 1,150,000	\$ 1,076,188	\$ 1,537,171	\$ 507,267
\$ 2,358,850	\$ 1,450,000	\$ 908,850	\$ 2,358,850	\$ 1,319,285
\$ 2,612,300	\$ 1,650,000	\$ 962,300	\$ 2,612,300	\$ 755,563
\$ 2,255,377	\$ 1,250,000	\$ 1,005,377	\$ 2,178,000	\$ 1,174,605
\$ 1,957,100	\$ 1,250,000	\$ 707,100	\$ 1,886,189	\$ 578,356
\$ 2,173,500	\$ 1,250,000	\$ 923,500	\$ 1,648,589	\$ 544,034
\$ 2,434,687	\$ 1,350,000	\$ 1,084,687	\$ 1,843,713	\$ 608,425
\$ 2,987,644	\$ 1,250,000	\$ 1,737,644	\$ 2,588,511	\$ 1,503,014
\$ 4,600,000	\$ 3,262,500	\$ 1,337,500	\$ 3,509,000	\$ 2,239,405
\$ 1,363,237	\$ 495,000	\$ 868,237	\$ 823,574	\$ 204,623
\$ 1,829,804	\$ 515,625	\$ 1,314,179	\$ 1,187,539	\$ 382,236
\$ 1,605,605	\$ 468,750	\$ 1,136,855	\$ 953,797	\$ 296,802
\$ 1,270,050	\$ 468,750	\$ 801,300	\$ 845,821	\$ -
\$ 1,155,756	\$ 356,250	\$ 799,506	\$ 807,684	\$ 191,911
\$ 1,391,752	\$ 370,500	\$ 1,021,252	\$ 1,391,752	\$ 443,701
\$ 6,076,126	\$ 1,372,000	\$ 4,704,126	\$ 3,359,745	\$ -
\$ 1,771,740	\$ 468,750	\$ 1,302,990	\$ 1,088,794	\$ -
\$ 1,298,648	\$ 312,500	\$ 986,148	\$ 1,158,086	\$ 360,093
\$ 1,473,980	\$ 487,500	\$ 986,480	\$ 863,596	\$ 236,641
\$ 699,365	\$ 337,500	\$ 361,865	\$ 474,232	\$ 19,582
\$ 959,599	\$ 375,000	\$ 584,599	\$ 641,292	\$ -
\$ 1,707,244	\$ 1,354,050	\$ 353,194	\$ 1,558,681	\$ 562,168
\$ 2,613,920	\$ 1,099,688	\$ 1,514,232	\$ 1,424,510	\$ 571,813
\$ 1,637,544	\$ 459,000	\$ 1,178,544	\$ 999,218	\$ 329,742
\$ 1,018,951	\$ 787,500	\$ 231,451	\$ 772,450	\$ 57,851
\$ 2,438,915	\$ 975,000	\$ 1,463,915	\$ 2,438,915	\$ 1,383,337
\$ 942,097	\$ 600,000	\$ 342,097	\$ 772,965	\$ 164,136
\$ 3,540,044	\$ 1,140,000	\$ 2,400,044	\$ 2,241,882	\$ 1,134,806
\$ 1,219,818	\$ 900,000	\$ 319,818	\$ 1,090,936	\$ 360,009
\$ 847,790	\$ 600,000	\$ 247,790	\$ 687,765	\$ 105,820
\$ 2,369,541	\$ 840,000	\$ 1,529,541	\$ 2,009,550	\$ 712,960
\$ 1,232,877	\$ 780,000	\$ 452,877	\$ 1,208,186	\$ 398,754
\$ 1,163,226	\$ 550,000	\$ 613,226	\$ 899,836	\$ 265,633
\$ 1,400,799	\$ 770,000	\$ 630,799	\$ 955,176	\$ 309,905

\$ 1,613,078	\$ 455,000	\$ 1,158,078	\$ 1,063,338	\$ 95,249
\$ 1,140,733	\$ 660,000	\$ 480,733	\$ 961,101	\$ 358,255
\$ 2,033,485	\$ 797,500	\$ 1,235,985	\$ 1,639,511	\$ 743,814
\$ 1,553,410	\$ 1,055,560	\$ 497,850	\$ 1,295,811	\$ 600,216
\$ 1,495,305	\$ 800,000	\$ 695,305	\$ 1,016,241	\$ 245,198
\$ 1,045,908	\$ 761,250	\$ 284,658	\$ 735,228	\$ 120,517
\$ 3,768,478	\$ 1,552,500	\$ 2,215,978	\$ 2,408,974	\$ 1,359,384
\$ 1,451,743	\$ 864,000	\$ 587,743	\$ 967,825	\$ 319,382
\$ 2,176,297	\$ 1,400,000	\$ 776,297	\$ 1,419,370	\$ 468,392
\$ 5,171,057	\$ 1,655,433	\$ 3,515,624	\$ 3,870,542	\$ -
\$ 2,626,400	\$ 1,200,000	\$ 1,426,400	\$ 1,483,172	\$ 121,284
\$ 5,600,000	\$ 1,800,000	\$ 3,800,000	\$ 4,449,839	\$ -
\$ 1,414,655	\$ 825,000	\$ 589,655	\$ 1,414,655	\$ 728,929
\$ 1,378,708	\$ 550,000	\$ 828,708	\$ 1,114,052	\$ 373,471
\$ 1,528,968	\$ 761,250	\$ 767,718	\$ 940,654	\$ 71,728
\$ 1,254,600	\$ 825,000	\$ 429,600	\$ 1,254,600	\$ 501,952
\$ 2,484,707	\$ 2,000,000	\$ 484,707	\$ 1,552,914	\$ 674,536
\$ 2,650,423	\$ 1,350,000	\$ 1,300,423	\$ 2,073,603	\$ 35,546
\$ 1,825,000	\$ 1,250,000	\$ 575,000	\$ 1,825,000	\$ 792,151
\$ 2,466,550	\$ 1,200,000	\$ 1,266,550	\$ 1,458,623	\$ 599,103
\$ 520,784	\$ 360,000	\$ 160,784	\$ 520,784	\$ 333,771
\$ 3,337,000	\$ 2,700,750	\$ 636,250	\$ 3,337,000	\$ 2,252,178
\$ 3,137,000	\$ 3,137,000	\$ -	\$ 1,337,885	\$ 401,365
\$ 1,326,896	\$ 495,000	\$ 831,896	\$ 1,076,322	\$ 373,934
\$ 1,989,787	\$ 843,750	\$ 1,146,037	\$ 1,989,787	\$ 1,205,831
\$ 3,250,000	\$ 1,711,000	\$ 1,539,000	\$ 3,250,000	\$ 1,745,696
\$ 1,277,996	\$ 1,200,000	\$ 77,996	\$ 1,277,996	\$ 938,998
\$ 2,002,655	\$ 1,200,000	\$ 802,655	\$ 2,002,655	\$ 1,301,327
\$ 1,216,000	\$ 1,177,600	\$ 38,400	\$ 1,216,000	\$ 868,870
\$ 1,207,000	\$ 1,177,600	\$ 29,400	\$ 1,207,000	\$ 859,887
\$ 1,962,474	\$ 927,840	\$ 1,034,634	\$ 1,962,474	\$ 1,213,197
\$ 514,000	\$ 440,160	\$ 73,840	\$ 514,000	\$ 341,773
\$ 593,253	\$ 489,360	\$ 103,893	\$ 593,253	\$ 404,231
\$ 475,000	\$ 243,750	\$ 231,250	\$ 475,000	\$ 259,410
\$ 1,531,487	\$ 487,500	\$ 1,043,987	\$ 909,238	\$ -
\$ 706,604	\$ 706,604	\$ -	\$ 706,604	\$ 409,939
\$ 3,077,986	\$ 1,222,500	\$ 1,855,486	\$ 3,077,986	\$ 1,844,618
\$ 8,000,000	\$ 8,000,000	\$ -	\$ 8,000,000	\$ 4,861,129
\$ 1,362,747	\$ 1,217,425	\$ 145,322	\$ 1,362,747	\$ 985,730
\$ 822,014	\$ 600,000	\$ 222,014	\$ 822,014	\$ 515,339
\$ 1,526,625	\$ 1,338,120	\$ 188,505	\$ 1,490,875	\$ 987,299
\$ 1,138,276	\$ 840,000	\$ 298,276	\$ 1,138,276	\$ 779,138
\$ 956,722	\$ 550,000	\$ 406,722	\$ 772,767	\$ 81,773
\$ 2,361,314	\$ 1,200,000	\$ 1,161,314	\$ 1,851,168	\$ 913,139
\$ 1,675,000	\$ 725,000	\$ 950,000	\$ 1,675,000	\$ 989,951
\$ 6,650,000	\$ 1,964,339	\$ 4,685,661	\$ 6,650,000	\$ 3,516,481
\$ 154,781	\$ -	\$ 154,781	\$ 154,781	\$ 80,003

\$ 768,000	\$ 353,280	\$ 414,720	\$ 768,000	\$ 364,499
\$ 832,000	\$ 382,720	\$ 449,280	\$ 832,000	\$ 458,221
\$ 334,407	\$ -	\$ 334,407	\$ 334,407	\$ 167,203
\$ 3,200,000	\$ 1,450,000	\$ 1,750,000	\$ 3,006,300	\$ 1,724,245
\$ 3,155,568	\$ 2,329,600	\$ 825,968	\$ 3,155,568	\$ 1,723,917
\$ 25,959,207	\$ 7,998,900	\$ 17,960,307	\$ 25,959,207	\$ 14,979,328
\$ 1,778,976	\$ 1,125,000	\$ 653,976	\$ 1,235,685	\$ 420,753
\$ 1,025,148	\$ 688,750	\$ 336,398	\$ 725,542	\$ 12,639
\$ 2,556,839	\$ 1,350,000	\$ 1,206,839	\$ 2,048,651	\$ 670,490
\$ 604,324	\$ 337,500	\$ 266,824	\$ 408,738	\$ 32,387
\$ 1,123,713	\$ 900,000	\$ 223,713	\$ 952,754	\$ 194,408
\$ 373,421	\$ 20,402	\$ 353,019	\$ 373,421	\$ -
\$ 49,040,793	\$ 17,144,400	\$ 31,896,393	\$ 49,040,793	\$ 28,806,496
\$ 875,000	\$ 600,000	\$ 275,000	\$ 750,912	\$ 146,494
\$ 2,518,119	\$ 1,150,000	\$ 1,368,119	\$ 2,518,119	\$ 1,546,559
\$ 593,465	\$ 350,625	\$ 242,840	\$ 593,465	\$ 384,389
\$ 2,209,618	\$ 1,345,500	\$ 864,118	\$ 2,209,618	\$ 1,441,184
\$ 767,637	\$ 276,000	\$ 491,637	\$ 767,637	\$ 452,818
\$ 1,236,516	\$ 600,000	\$ 636,516	\$ 1,236,516	\$ 768,258
\$ 1,804,100	\$ 1,500,000	\$ 304,100	\$ 1,804,100	\$ 1,277,050
\$ 1,275,600	\$ 883,200	\$ 392,400	\$ 1,275,600	\$ 858,600
\$ 3,056,680	\$ 3,056,680	\$ -	\$ 3,056,680	\$ 2,292,510
\$ 2,300,782	\$ 1,400,000	\$ 900,782	\$ 2,300,782	\$ 1,500,391
\$ 1,767,640	\$ 743,580	\$ 1,024,060	\$ 1,767,640	\$ 371,790
\$ 1,619,811	\$ 1,044,080	\$ 575,731	\$ 1,619,811	\$ 1,070,925
\$ 2,120,694	\$ 975,000	\$ 1,145,694	\$ 2,120,694	\$ 1,304,097
\$ 12,359,360	\$ 11,933,369	\$ 425,991	\$ 12,359,360	\$ 9,163,022
\$ 4,759,441	\$ 2,856,600	\$ 1,902,841	\$ 4,759,441	\$ 3,093,870
\$ 3,027,378	\$ 1,884,150	\$ 1,143,228	\$ 3,027,378	\$ 1,984,726
\$ 3,800,000	\$ 2,901,096	\$ 898,904	\$ 3,800,000	\$ 2,625,274
\$ 1,798,566	\$ 960,000	\$ 838,566	\$ 1,798,566	\$ 1,139,283
\$ 1,288,893	\$ 508,320	\$ 780,573	\$ 1,288,893	\$ 771,526
\$ 1,326,867	\$ 1,026,000	\$ 300,867	\$ 1,326,867	\$ 919,933
\$ 14,264,817	\$ 8,758,696	\$ 5,506,121	\$ 14,264,817	\$ 9,322,082
\$ 4,921,000	\$ 1,288,000	\$ 3,633,000	\$ 4,921,000	\$ 2,782,500
\$ 3,076,938	\$ 1,536,000	\$ 1,540,938	\$ 3,076,938	\$ 1,922,469
\$ 6,953,180	\$ 3,680,000	\$ 3,273,180	\$ 6,953,180	\$ 4,396,590
\$ 2,885,100	\$ 2,885,100	\$ -	\$ 2,885,100	\$ 2,163,825
\$ 1,271,100	\$ 929,135	\$ 341,965	\$ 1,271,100	\$ 867,834
\$ 1,970,622	\$ 1,433,600	\$ 537,022	\$ 1,970,622	\$ 1,343,711
\$ 1,526,252	\$ 1,251,040	\$ 275,212	\$ 1,526,252	\$ 1,006,431
\$ 2,893,339	\$ 1,350,000	\$ 1,543,339	\$ 2,893,339	\$ 1,784,169
\$ 1,457,031	\$ 825,000	\$ 632,031	\$ 1,457,031	\$ 934,765
\$ 3,970,668	\$ 1,050,000	\$ 2,920,668	\$ 3,970,668	\$ 2,247,834
\$ 1,868,370	\$ 1,476,000	\$ 392,370	\$ 1,868,370	\$ 1,303,185
\$ 1,684,044	\$ 1,035,000	\$ 649,044	\$ 1,684,044	\$ 1,100,772
\$ 466,359	\$ 375,000	\$ 91,359	\$ 466,359	\$ 326,929

\$ 702,321	\$ 210,000	\$ 492,321	\$ 702,321	\$ 403,660
\$ 1,214,842	\$ 864,125	\$ 350,717	\$ 1,214,842	\$ 823,452
\$ 1,608,608	\$ 1,316,250	\$ 292,358	\$ 1,608,608	\$ 1,133,366
\$ 1,067,255	\$ 634,800	\$ 432,455	\$ 1,067,255	\$ 692,327
\$ 3,975,000	\$ 3,159,632	\$ 815,368	\$ 3,975,000	\$ 2,777,408
\$ 1,066,509	\$ 1,009,124	\$ 57,385	\$ 1,066,509	\$ 785,535
\$ 1,491,500	\$ 955,500	\$ 536,000	\$ 1,491,500	\$ 984,625
\$ 11,368,028	\$ 5,950,000	\$ 5,418,028	\$ 11,368,028	\$ 7,171,514
\$ 1,698,207	\$ 1,536,000	\$ 162,207	\$ 1,698,207	\$ 1,233,103
\$ 1,423,657	\$ 560,000	\$ 863,657	\$ 1,423,657	\$ 851,828
\$ 1,155,420	\$ 634,080	\$ 521,340	\$ 1,155,420	\$ 736,230
\$ 1,449,066	\$ 600,000	\$ 849,066	\$ 1,449,066	\$ 795,021
\$ 2,665,353	\$ 1,584,720	\$ 1,080,633	\$ 2,665,353	\$ 1,728,856
\$ 1,324,570	\$ 470,362	\$ 854,208	\$ 1,324,570	\$ 779,875
\$ 863,144	\$ 510,000	\$ 353,144	\$ 863,144	\$ 559,072
\$ 1,045,186	\$ 203,504	\$ 841,682	\$ 1,045,186	\$ 573,469
\$ 4,320,209	\$ 807,500	\$ 3,512,709	\$ 4,320,209	\$ 2,361,979
\$ 6,290,000	\$ 3,680,000	\$ 2,610,000	\$ 6,290,000	\$ 4,065,000
\$ 3,317,500	\$ 2,980,801	\$ 336,699	\$ 3,317,500	\$ 2,555,863
\$ 6,228,560	\$ 3,921,500	\$ 2,307,060	\$ 6,228,560	\$ 4,094,655
\$ 45,994,690	\$ 5,379,658	\$ 40,615,032	\$ 45,994,690	\$ 24,342,259
\$ 825,000	\$ 825,000	\$ -	\$ 825,000	\$ 618,750
\$ 3,584,500	\$ 1,840,000	\$ 1,744,500	\$ 3,584,500	\$ 2,252,250
\$ 1,560,822	\$ 825,000	\$ 735,822	\$ 1,560,822	\$ 986,661
\$ 1,203,108	\$ 1,125,000	\$ 78,108	\$ 1,203,108	\$ 816,788
\$ 8,140,000	\$ 3,647,888	\$ 4,492,112	\$ 8,140,000	\$ 6,199,373
\$ 71,790,340	\$ 25,954,028	\$ 45,836,312	\$ 71,790,340	\$ 42,383,677
\$ 2,553,142	\$ 1,840,000	\$ 713,142	\$ 2,553,142	\$ 1,736,571
\$ 3,198,700	\$ 1,828,540	\$ 1,370,160	\$ 3,198,700	\$ 2,056,485
\$ 1,649,014	\$ 1,275,000	\$ 374,014	\$ 1,649,014	\$ 1,143,257
\$ 20,320,656	\$ 14,108,640	\$ 6,212,016	\$ 20,320,656	\$ 13,687,488
\$ 58,375,650	\$ 8,294,586	\$ 50,081,064	\$ 58,375,650	\$ 31,261,471
\$ 65,488,650	\$ 16,781,310	\$ 48,707,340	\$ 65,488,650	\$ 36,939,652
\$ 21,981,745	\$ 4,784,000	\$ 17,197,745	\$ 21,981,745	\$ 12,186,872
\$ 6,212,620	\$ 3,440,000	\$ 2,772,620	\$ 6,212,620	\$ 3,966,310
\$ 2,918,020	\$ 984,375	\$ 1,933,645	\$ 2,918,020	\$ 1,705,104
\$ 686,082	\$ 511,875	\$ 174,207	\$ 686,082	\$ 471,010
\$ 745,159	\$ 550,000	\$ 195,159	\$ 745,159	\$ 510,079
\$ 884,841	\$ 495,903	\$ 388,938	\$ 884,841	\$ 566,396
\$ 614,067	\$ 600,000	\$ 14,067	\$ 614,067	\$ 457,033
\$ 3,642,780	\$ 2,758,680	\$ 884,100	\$ 3,642,780	\$ 2,511,060
\$ 1,486,433	\$ 806,400	\$ 680,033	\$ 1,486,433	\$ 944,816
\$ 2,841,000	\$ 1,840,000	\$ 1,001,000	\$ 2,841,000	\$ 1,880,500
\$ 2,100,000	\$ 1,840,000	\$ 260,000	\$ 2,100,000	\$ 1,510,000
\$ 4,374,970	\$ 3,601,125	\$ 773,845	\$ 4,374,970	\$ 3,087,766
\$ 1,400,000	\$ 794,190	\$ 605,810	\$ 1,400,000	\$ 898,547
\$ 3,953,887	\$ 1,125,000	\$ 2,828,887	\$ 3,953,887	\$ 2,258,193

\$ 12,040,000	\$ 5,436,288	\$ 6,603,712	\$ 12,040,000	\$ 9,120,903
\$ 1,840,000	\$ 1,840,000	\$ -	\$ 1,840,000	\$ 1,380,000
\$ 39,500,000	\$ 7,142,233	\$ 32,357,767	\$ 39,500,000	\$ 21,535,558
\$ 1,954,993	\$ 1,840,000	\$ 114,993	\$ 1,954,993	\$ 1,437,496
\$ 1,941,939	\$ 1,840,000	\$ 101,939	\$ 1,941,939	\$ 1,430,969
\$ 3,861,416	\$ 1,031,250	\$ 2,830,166	\$ 3,861,416	\$ 2,188,520
\$ 440,169	\$ 161,120	\$ 279,049	\$ 440,169	\$ 260,364
\$ 1,952,000	\$ 1,551,041	\$ 400,959	\$ 1,952,000	\$ 1,487,623
\$ 2,500,000	\$ 2,407,600	\$ 92,400	\$ 2,500,000	\$ 1,851,900
\$ 2,314,282	\$ 1,632,194	\$ 682,088	\$ 2,314,282	\$ 1,565,189
\$ 2,792,275	\$ 1,100,000	\$ 1,692,275	\$ 2,792,275	\$ 1,671,137
\$ 32,964,386	\$ 4,541,804	\$ 28,422,582	\$ 32,964,386	\$ 17,617,644
\$ 5,219,471	\$ 937,209	\$ 4,282,262	\$ 5,219,471	\$ 2,844,038
\$ 2,439,500	\$ 1,298,550	\$ 1,140,950	\$ 2,439,500	\$ 1,544,387
\$ 1,749,973	\$ 911,250	\$ 838,723	\$ 1,749,973	\$ 1,102,799
\$ 2,758,600	\$ 1,612,500	\$ 1,146,100	\$ 2,758,600	\$ 1,782,425
\$ 3,968,200	\$ 2,787,750	\$ 1,180,450	\$ 3,968,200	\$ 2,681,037
\$ 516,226	\$ 300,000	\$ 216,226	\$ 516,226	\$ 333,113
\$ 2,305,000	\$ 1,324,800	\$ 980,200	\$ 2,305,000	\$ 1,483,700
\$ 4,432,600	\$ 2,374,000	\$ 2,058,600	\$ 4,432,600	\$ 2,809,800
\$ 1,885,400	\$ 1,117,800	\$ 767,600	\$ 1,885,400	\$ 1,222,150
\$ 1,475,201	\$ 1,425,000	\$ 50,201	\$ 1,475,201	\$ 1,093,850
\$ 3,241,734	\$ 2,180,400	\$ 1,061,334	\$ 3,241,734	\$ -
\$ 2,041,500	\$ 1,130,880	\$ 910,620	\$ 2,041,500	\$ 1,303,470
\$ 1,394,971	\$ 760,000	\$ 634,971	\$ 1,394,971	\$ 540,684
\$ 1,202,957	\$ 679,328	\$ 523,629	\$ 1,202,957	\$ 771,310
\$ 1,939,819	\$ 1,840,000	\$ 99,819	\$ 1,939,819	\$ 1,429,909
\$ 1,600,000	\$ 753,165	\$ 846,835	\$ 1,600,000	\$ 988,291
\$ 2,013,046	\$ 1,840,000	\$ 173,046	\$ 2,013,046	\$ 1,465,023
\$ 4,458,658	\$ 2,716,800	\$ 1,741,858	\$ 4,458,658	\$ 2,908,529
\$ 3,276,666	\$ 1,265,625	\$ 2,011,041	\$ 3,276,666	\$ 1,954,739
\$ 2,269,744	\$ 2,167,500	\$ 102,244	\$ 2,269,744	\$ 1,676,747
\$ 1,415,574	\$ 840,000	\$ 575,574	\$ 1,415,574	\$ 917,787
\$ 1,100,153	\$ 749,540	\$ 350,613	\$ 1,100,153	\$ 737,461
\$ 1,117,900	\$ 862,875	\$ 255,025	\$ 1,117,900	\$ 774,669
\$ 12,696,673	\$ 5,889,312	\$ 6,807,361	\$ 12,696,673	\$ 7,820,664
\$ 1,556,582	\$ 825,500	\$ 731,082	\$ 1,556,582	\$ 984,666
\$ 1,840,000	\$ 1,840,000	\$ -	\$ 1,840,000	\$ 1,380,000
\$ 2,920,290	\$ 1,840,000	\$ 1,080,290	\$ 2,920,290	\$ 1,920,145
\$ 6,643,523	\$ 4,710,400	\$ 1,933,123	\$ 6,643,523	\$ 4,499,361
\$ 2,200,000	\$ 1,177,600	\$ 1,022,400	\$ 2,200,000	\$ 1,394,400
\$ 2,600,000	\$ 1,689,600	\$ 910,400	\$ 2,600,000	\$ 1,722,400
\$ 2,618,246	\$ 1,689,600	\$ 928,646	\$ 2,618,246	\$ 1,731,523
\$ 4,892,480	\$ 3,276,800	\$ 1,615,680	\$ 4,892,480	\$ 3,265,440
\$ 2,736,123	\$ 2,355,200	\$ 380,923	\$ 2,736,123	\$ 1,956,861
\$ 2,295,000	\$ 1,331,200	\$ 963,800	\$ 2,295,000	\$ 1,480,300
\$ 1,617,080	\$ 1,177,600	\$ 439,480	\$ 1,617,080	\$ 1,102,940

\$ 3,500,000	\$ 2,649,600	\$ 850,400	\$ 3,500,000	\$ 2,412,400
\$ 2,345,151	\$ 1,318,275	\$ 1,026,876	\$ 2,345,151	\$ 1,502,144
\$ 516,434	\$ 337,500	\$ 178,934	\$ 516,434	\$ 342,592
\$ 670,884	\$ 337,500	\$ 333,384	\$ 670,884	\$ 419,817
\$ 634,156	\$ 472,500	\$ 161,656	\$ 634,156	\$ 435,203
\$ 2,657,610	\$ 1,763,700	\$ 893,910	\$ 2,657,610	\$ 1,769,730
\$ 2,523,500	\$ 1,656,000	\$ 867,500	\$ 2,523,500	\$ 1,675,750
\$ 3,664,480	\$ 2,802,688	\$ 861,792	\$ 3,664,480	\$ 2,532,912
\$ 573,223	\$ 484,365	\$ 88,858	\$ 573,223	\$ 407,703
\$ 3,430,000	\$ 1,834,350	\$ 1,595,650	\$ 3,430,000	\$ 2,173,587
\$ 2,214,500	\$ 1,875,663	\$ 338,837	\$ 2,214,500	\$ 1,576,166
\$ 2,944,863	\$ 1,459,200	\$ 1,485,663	\$ 2,944,863	\$ 1,837,231
\$ 4,290,000	\$ 1,229,700	\$ 3,060,300	\$ 4,290,000	\$ 2,452,425
\$ 1,654,700	\$ 862,500	\$ 792,200	\$ 1,654,700	\$ 1,042,975
\$ 3,419,623	\$ 2,437,500	\$ 982,123	\$ 3,419,623	\$ 2,319,186
\$ 2,997,600	\$ 1,490,545	\$ 1,507,055	\$ 2,997,600	\$ 1,871,436
\$ 3,839,393	\$ 2,925,000	\$ 914,393	\$ 3,839,393	\$ 2,650,946
\$ 1,253,941	\$ 638,429	\$ 615,512	\$ 1,253,941	\$ 786,578
\$ 1,350,900	\$ 584,104	\$ 766,796	\$ 1,350,900	\$ 821,476
\$ 790,465	\$ 368,353	\$ 422,112	\$ 790,465	\$ 487,321
\$ 1,463,261	\$ 468,750	\$ 994,511	\$ 854,357	\$ 115,691
\$ 4,700,000	\$ 1,650,000	\$ 3,050,000	\$ 4,060,663	\$ 2,680,735
\$ 1,591,336	\$ 742,500	\$ 848,836	\$ 1,591,336	\$ 981,293
\$ 1,297,028	\$ 833,750	\$ 463,278	\$ 920,982	\$ -
\$ 4,228,674	\$ 3,262,500	\$ 966,174	\$ 2,229,661	\$ 622,788
\$ 1,125,649	\$ 950,000	\$ 175,649	\$ 678,810	\$ -
\$ 3,900,000	\$ 2,362,500	\$ 1,537,500	\$ 2,156,630	\$ 139,651
\$ 1,946,342	\$ 1,537,500	\$ 408,842	\$ 1,490,599	\$ 511,684
\$ 4,313,939	\$ 1,230,750	\$ 3,083,189	\$ 2,480,658	\$ -
\$ 1,440,576	\$ 937,500	\$ 503,076	\$ 1,292,374	\$ 52,239
\$ 1,929,769	\$ 1,200,000	\$ 729,769	\$ 1,785,973	\$ -
\$ 1,909,107	\$ 1,087,500	\$ 821,607	\$ 1,381,931	\$ 4,214
\$ 2,321,893	\$ 1,012,500	\$ 1,309,393	\$ 1,654,200	\$ 432,886
\$ 2,631,482	\$ 1,425,000	\$ 1,206,482	\$ 2,360,106	\$ 665,835
\$ 2,271,661	\$ 1,350,000	\$ 921,661	\$ 1,694,000	\$ 51,554
\$ 1,926,168	\$ 1,105,000	\$ 821,168	\$ 1,114,387	\$ 254,748
\$ 3,426,654	\$ 1,200,000	\$ 2,226,654	\$ 2,758,690	\$ 797,368
\$ 5,512,601	\$ 1,650,000	\$ 3,862,601	\$ 4,841,430	\$ 1,484,672
\$ 2,266,000	\$ 1,080,000	\$ 1,186,000	\$ 2,217,366	\$ 618,731
\$ 2,729,694	\$ 900,000	\$ 1,829,694	\$ 2,023,097	\$ -
\$ 1,942,134	\$ 1,560,000	\$ 382,134	\$ 1,568,787	\$ 471,730
\$ 2,989,777	\$ 1,350,000	\$ 1,639,777	\$ 2,181,444	\$ 1,064,360
\$ 3,598,297	\$ 1,200,000	\$ 2,398,297	\$ 2,600,737	\$ -
\$ 1,868,730	\$ 1,250,000	\$ 618,730	\$ 1,425,380	\$ 357,375
\$ 2,137,567	\$ 1,250,000	\$ 887,567	\$ 1,588,750	\$ 411,287
\$ 1,815,941	\$ 1,350,000	\$ 465,941	\$ 1,560,742	\$ 402,045
\$ 2,256,430	\$ 1,000,000	\$ 1,256,430	\$ 2,176,770	\$ 605,334

\$ 2,264,226	\$ 1,250,000	\$ 1,014,226	\$ 1,631,850	\$ 425,510
\$ 3,470,170	\$ 1,550,000	\$ 1,920,170	\$ 3,144,646	\$ 924,733
\$ 2,738,995	\$ 1,650,000	\$ 1,088,995	\$ 2,027,704	\$ 923,461
\$ 2,486,348	\$ 1,350,000	\$ 1,136,348	\$ 2,321,564	\$ 653,116
\$ 3,424,685	\$ 2,000,000	\$ 1,424,685	\$ 2,462,831	\$ 113,575
\$ 2,955,571	\$ 2,145,000	\$ 810,571	\$ 2,299,528	\$ 133,978
\$ 1,396,043	\$ 950,000	\$ 446,043	\$ 1,040,736	\$ 230,443
\$ 1,560,295	\$ 1,100,000	\$ 460,295	\$ 1,205,523	\$ 284,822
\$ 2,210,136	\$ 1,350,000	\$ 860,136	\$ 1,658,305	\$ 434,241
\$ 1,725,041	\$ 1,250,000	\$ 475,041	\$ 1,474,000	\$ 373,420
\$ 1,886,162	\$ 1,150,000	\$ 736,162	\$ 1,547,472	\$ 397,666
\$ 2,820,610	\$ 1,575,000	\$ 1,245,610	\$ 1,779,962	\$ 77,823
\$ 1,358,032	\$ 840,000	\$ 518,032	\$ 870,007	\$ 128,770
\$ 6,630,114	\$ 4,500,000	\$ 2,130,114	\$ 3,735,912	\$ 1,119,851
\$ 5,032,033	\$ 4,000,000	\$ 1,032,033	\$ 2,870,168	\$ 453,725
\$ 2,306,230	\$ 1,050,000	\$ 1,256,230	\$ 1,790,357	\$ 554,315
\$ 2,632,671	\$ 1,840,000	\$ 792,671	\$ 2,189,323	\$ 214,205
\$ 753,192	\$ 375,000	\$ 378,192	\$ 259,954	\$ -
\$ 1,685,339	\$ 600,000	\$ 1,085,339	\$ 1,139,410	\$ -
\$ 2,434,839	\$ 1,656,000	\$ 778,839	\$ 2,427,566	\$ 397,954
\$ 1,445,868	\$ 450,000	\$ 995,868	\$ 918,745	\$ -
\$ 3,591,887	\$ 1,233,720	\$ 2,358,167	\$ 1,726,467	\$ 456,735
\$ 2,687,414	\$ 721,650	\$ 1,965,764	\$ 1,366,922	\$ 438,085
\$ 3,151,517	\$ 1,555,840	\$ 1,595,677	\$ 1,570,248	\$ -
\$ 4,584,008	\$ 1,440,311	\$ 3,143,697	\$ 2,971,276	\$ 1,696,226
\$ 3,331,296	\$ 1,440,000	\$ 1,891,296	\$ 2,094,393	\$ -
\$ 1,684,955	\$ 787,500	\$ 897,455	\$ 877,412	\$ -
\$ 1,766,758	\$ 357,500	\$ 1,409,258	\$ 1,296,905	\$ -
\$ 1,850,307	\$ 1,275,000	\$ 575,307	\$ 1,506,848	\$ 382,529
\$ 1,514,359	\$ 1,140,000	\$ 374,359	\$ 1,275,518	\$ 307,921
\$ 1,601,187	\$ 1,000,000	\$ 601,187	\$ 1,201,239	\$ 283,409
\$ 2,625,969	\$ 1,380,000	\$ 1,245,969	\$ 2,162,940	\$ 357,830
\$ 1,388,960	\$ 1,200,000	\$ 188,960	\$ 1,340,075	\$ 197,868
\$ 1,528,120	\$ 900,000	\$ 628,120	\$ 1,361,708	\$ 58,510
\$ 1,194,098	\$ 720,000	\$ 474,098	\$ 1,154,042	\$ 267,834
\$ 1,063,692	\$ 780,000	\$ 283,692	\$ 236,083	\$ 14,147
\$ 3,923,217	\$ 1,188,000	\$ 2,735,217	\$ 2,036,320	\$ -
\$ 5,205,692	\$ 2,925,000	\$ 2,280,692	\$ 3,263,300	\$ 151,140
\$ 1,424,379	\$ 1,125,000	\$ 299,379	\$ 1,168,500	\$ 114,751
\$ 807,502	\$ 480,000	\$ 327,502	\$ 670,786	\$ -
\$ 1,493,355	\$ 900,000	\$ 593,355	\$ 1,275,077	\$ 13,781
\$ 2,275,602	\$ 840,000	\$ 1,435,602	\$ 1,427,959	\$ -
\$ 1,687,181	\$ 660,000	\$ 1,027,181	\$ 1,127,549	\$ 160,091
\$ 1,008,169	\$ 350,000	\$ 658,169	\$ 726,000	\$ 13,564
\$ 1,558,937	\$ 841,500	\$ 717,437	\$ 1,110,813	\$ -
\$ 1,201,262	\$ 825,000	\$ 376,262	\$ 964,818	\$ -
\$ 1,348,942	\$ 660,000	\$ 688,942	\$ 1,018,746	\$ -

\$ 1,349,754	\$ 632,500	\$ 717,254	\$ 1,110,677	\$ -
\$ 1,048,918	\$ 632,500	\$ 416,418	\$ 839,420	\$ -
\$ 1,419,292	\$ 797,500	\$ 621,792	\$ 996,387	\$ -
\$ 1,077,591	\$ 632,500	\$ 445,091	\$ 781,352	\$ -
\$ 1,728,879	\$ 550,000	\$ 1,178,879	\$ 1,097,843	\$ 249,288
\$ 725,569	\$ 495,000	\$ 230,569	\$ 550,308	\$ -
\$ 1,349,448	\$ 825,000	\$ 524,448	\$ 954,906	\$ -
\$ 1,032,142	\$ 632,500	\$ 399,642	\$ 727,541	\$ 14,797
\$ 3,088,832	\$ 700,000	\$ 2,388,832	\$ 2,441,897	\$ -
\$ 1,228,487	\$ 594,000	\$ 634,487	\$ 840,280	\$ -
\$ 1,531,429	\$ 960,000	\$ 571,429	\$ 978,469	\$ -
\$ 1,933,670	\$ 1,200,000	\$ 733,670	\$ 1,632,727	\$ 611,042
\$ 1,663,204	\$ 960,000	\$ 703,204	\$ 1,210,932	\$ 369,768
\$ 1,463,817	\$ 960,000	\$ 503,817	\$ 1,034,804	\$ 19,361
\$ 1,655,369	\$ 1,080,000	\$ 575,369	\$ 1,000,152	\$ 13,231
\$ 1,096,706	\$ 833,750	\$ 262,956	\$ 799,846	\$ 31,065
\$ 3,850,000	\$ 214,614	\$ 3,635,386	\$ 1,997,907	\$ 546,310
\$ 1,543,559	\$ 700,000	\$ 843,559	\$ 988,952	\$ 105,124
\$ 823,258	\$ 375,000	\$ 448,258	\$ 506,143	\$ -
\$ 1,901,224	\$ 960,000	\$ 941,224	\$ 1,095,859	\$ 195,892
\$ 2,330,447	\$ 720,000	\$ 1,610,447	\$ 1,204,092	\$ 284,351
\$ 10,340,744	\$ 5,958,288	\$ 4,382,456	\$ 10,340,744	\$ -
\$ 2,789,136	\$ 1,518,180	\$ 1,270,956	\$ 2,789,136	\$ 2,292,662
\$ 1,627,917	\$ -	\$ 1,627,917	\$ 1,627,917	\$ -
\$ 2,533,918	\$ 1,373,012	\$ 1,160,906	\$ 2,533,918	\$ -
\$ 1,062,989	\$ 877,500	\$ 185,489	\$ 1,062,989	\$ -
\$ 7,784,872	\$ 5,250,000	\$ 2,534,872	\$ 7,784,872	\$ -
\$ 2,874,024	\$ 1,800,000	\$ 1,074,024	\$ 1,886,833	\$ 622,654
\$ 1,599,010	\$ 632,500	\$ 966,510	\$ 1,065,149	\$ 351,499
\$ 5,970,875	\$ 1,312,500	\$ 4,658,375	\$ 5,970,875	\$ 3,313,562
\$ 1,815,646	\$ 600,000	\$ 1,215,646	\$ 1,056,688	\$ 294,943
\$ 1,192,850	\$ 632,500	\$ 560,350	\$ 822,626	\$ 53,571
\$ 2,729,388	\$ 1,200,000	\$ 1,529,388	\$ 1,923,316	\$ 970,858
\$ 1,414,437	\$ 720,000	\$ 694,437	\$ 1,005,914	\$ 236,936
\$ 1,005,096	\$ 720,000	\$ 285,096	\$ 842,702	\$ 96,874
\$ 1,923,229	\$ 880,000	\$ 1,043,229	\$ 1,815,000	\$ 884,205
\$ 1,381,698	\$ 600,000	\$ 781,698	\$ 842,939	\$ 220,115
\$ 2,892,166	\$ 1,375,000	\$ 1,517,166	\$ 2,412,964	\$ 796,278
\$ 1,734,674	\$ 1,425,000	\$ 309,674	\$ 1,319,626	\$ 322,477
\$ 3,041,746	\$ 2,400,000	\$ 641,746	\$ 3,041,746	\$ 1,873,949
\$ 2,747,673	\$ 1,020,000	\$ 1,727,673	\$ 2,003,445	\$ -
\$ 2,648,100	\$ 1,550,000	\$ 1,098,100	\$ 2,648,100	\$ 873,873
\$ 2,093,500	\$ 1,100,000	\$ 993,500	\$ 2,093,500	\$ 1,107,005
\$ 828,591	\$ 375,000	\$ 453,591	\$ 593,293	\$ 15,596
\$ 732,958	\$ 600,000	\$ 132,958	\$ 732,958	\$ 165,163
\$ 1,177,056	\$ 605,000	\$ 572,056	\$ 996,879	\$ 343,267
\$ 1,658,975	\$ 825,000	\$ 833,975	\$ 1,006,206	\$ 124,170

\$ 1,789,390	\$ 750,000	\$ 1,039,390	\$ 1,361,645	\$ 449,343
\$ 2,456,744	\$ 1,350,000	\$ 1,106,744	\$ 2,026,750	\$ 555,827
\$ 1,162,208	\$ 550,000	\$ 612,208	\$ 883,630	\$ 139,109
\$ 1,508,775	\$ 1,000,000	\$ 508,775	\$ 1,067,440	\$ 286,157
\$ 1,279,864	\$ 975,000	\$ 304,864	\$ 956,683	\$ 311,110
\$ 3,972,046	\$ 1,200,000	\$ 2,772,046	\$ 2,488,202	\$ 1,422,767
\$ 4,672,828	\$ 1,450,000	\$ 3,222,828	\$ 4,421,891	\$ 1,459,224
\$ 1,084,884	\$ 379,500	\$ 705,384	\$ 1,084,884	\$ 189,750
\$ 2,759,088	\$ 1,125,000	\$ 1,634,088	\$ 2,144,604	\$ 8,303
\$ 3,766,200	\$ 1,500,000	\$ 2,266,200	\$ 3,361,600	\$ 1,109,328
\$ 2,324,547	\$ 1,125,000	\$ 1,199,547	\$ 1,452,784	\$ 479,419
\$ 1,751,786	\$ 660,000	\$ 1,091,786	\$ 1,459,207	\$ -
\$ 1,928,476	\$ 1,080,000	\$ 848,476	\$ 1,273,162	\$ 337,735
\$ 2,898,773	\$ 1,450,000	\$ 1,448,773	\$ 2,687,340	\$ 886,822
\$ 965,916	\$ 684,000	\$ 281,916	\$ 894,432	\$ 137,804
\$ 1,852,941	\$ 1,250,000	\$ 602,941	\$ 1,496,099	\$ 493,712
\$ 3,281,300	\$ 1,200,000	\$ 2,081,300	\$ 2,703,030	\$ 892,000
\$ 1,252,095	\$ 550,000	\$ 702,095	\$ 1,025,474	\$ 162,584
\$ 1,967,178	\$ 1,377,600	\$ 589,578	\$ 1,967,178	\$ 1,399,383
\$ 1,068,574	\$ 600,000	\$ 468,574	\$ 1,068,574	\$ 554,344
\$ 1,501,609	\$ 450,000	\$ 1,051,609	\$ 971,025	\$ 209,025
\$ 1,444,663	\$ 960,000	\$ 484,663	\$ 1,097,692	\$ 32,294
\$ 1,561,133	\$ 712,800	\$ 848,333	\$ 1,189,379	\$ 392,495
\$ 1,600,000	\$ 1,600,000	\$ -	\$ 1,173,700	\$ 371,165
\$ 2,262,788	\$ 1,050,000	\$ 1,212,788	\$ 1,686,208	\$ 781,171
\$ 3,139,000	\$ 1,099,688	\$ 2,039,312	\$ 1,855,836	\$ 916,874
\$ 2,180,541	\$ 1,250,000	\$ 930,541	\$ 1,494,582	\$ 627,871
\$ 3,741,722	\$ 3,000,000	\$ 741,722	\$ 2,330,595	\$ 769,096
\$ 525,771	\$ 300,000	\$ 225,771	\$ 525,771	\$ -
\$ 1,845,988	\$ 825,000	\$ 1,020,988	\$ 1,751,838	\$ 1,974
\$ 2,279,875	\$ 1,450,000	\$ 829,875	\$ 2,086,935	\$ 569,441
\$ 1,295,060	\$ 680,000	\$ 615,060	\$ 760,081	\$ 40,270
\$ 2,630,000	\$ 814,572	\$ 1,815,428	\$ 2,630,000	\$ 1,536,205
\$ 1,149,158	\$ 720,000	\$ 429,158	\$ 832,271	\$ 211,581
\$ 7,700,000	\$ 4,500,000	\$ 3,200,000	\$ 6,839,580	\$ 4,903,869
\$ 2,398,618	\$ 1,012,500	\$ 1,386,118	\$ 1,399,793	\$ 552,039
\$ 2,580,745	\$ 1,012,500	\$ 1,568,245	\$ 1,861,750	\$ 610,152
\$ 2,164,968	\$ 1,012,500	\$ 1,152,468	\$ 1,534,390	\$ 506,349
\$ 1,650,690	\$ 787,500	\$ 863,190	\$ 1,191,431	\$ 45,914
\$ 3,100,000	\$ 1,281,928	\$ 1,818,072	\$ 2,245,397	\$ 1,115,523
\$ 953,434	\$ 605,000	\$ 348,434	\$ 732,508	\$ 131,770
\$ 1,013,746	\$ 450,000	\$ 563,746	\$ 565,484	\$ -
\$ 5,359,552	\$ 1,200,000	\$ 4,159,552	\$ 3,797,286	\$ 2,470,034
\$ 4,246,294	\$ 1,020,000	\$ 3,226,294	\$ 2,122,328	\$ 1,130,067
\$ 5,110,900	\$ 2,000,000	\$ 3,110,900	\$ 4,762,274	\$ 1,571,550
\$ 1,526,943	\$ 675,000	\$ 851,943	\$ 1,083,804	\$ 299,248
\$ 2,601,176	\$ 1,080,000	\$ 1,521,176	\$ 1,563,162	\$ 515,844

\$ 1,819,159	\$ 787,500	\$ 1,031,659	\$ 1,301,202	\$ 528,485
\$ 2,800,000	\$ 975,000	\$ 1,825,000	\$ 2,283,875	\$ 1,259,305
\$ 3,083,904	\$ 900,000	\$ 2,183,904	\$ 1,569,397	\$ 687,723
\$ 1,639,496	\$ 487,500	\$ 1,151,996	\$ 1,227,795	\$ 465,866
\$ 1,238,073	\$ 375,000	\$ 863,073	\$ 1,238,073	\$ 670,278
\$ 1,137,333	\$ 660,000	\$ 477,333	\$ 908,348	\$ 81,889
\$ 1,000,000	\$ 362,500	\$ 637,500	\$ 912,437	\$ 49,155
\$ 1,945,880	\$ 468,750	\$ 1,477,130	\$ 1,160,632	\$ 383,009
\$ 888,632	\$ 468,750	\$ 419,882	\$ 557,797	\$ 35,559
\$ 1,413,524	\$ 800,000	\$ 613,524	\$ 787,031	\$ 61,830
\$ 1,449,408	\$ 840,000	\$ 609,408	\$ 996,435	\$ 229,353
\$ 2,380,244	\$ 1,400,000	\$ 980,244	\$ 1,659,143	\$ 156,104
\$ 1,472,618	\$ 468,750	\$ 1,003,868	\$ 1,472,618	\$ 610,299
\$ 3,464,581	\$ 1,200,000	\$ 2,264,581	\$ 1,844,243	\$ 608,600
\$ 3,275,665	\$ 2,160,000	\$ 1,115,665	\$ 2,192,040	\$ 1,185,837
\$ 483,286	\$ 243,750	\$ 239,536	\$ 134,548	\$ -
\$ 1,779,497	\$ 825,000	\$ 954,497	\$ 1,314,936	\$ 484,154
\$ 1,534,366	\$ 742,500	\$ 791,866	\$ 1,422,178	\$ 469,318
\$ 2,468,188	\$ 960,000	\$ 1,508,188	\$ 1,157,533	\$ 381,985
\$ 2,806,706	\$ 1,710,000	\$ 1,096,706	\$ 1,797,094	\$ 118,339
\$ 345,353	\$ 1,836	\$ 343,517	\$ 345,353	\$ -
\$ 1,912,129	\$ 595,000	\$ 1,317,129	\$ 1,360,590	\$ -
\$ 848,972	\$ 450,000	\$ 398,972	\$ 267,475	\$ 17,393
\$ 1,214,830	\$ 770,000	\$ 444,830	\$ 840,567	\$ 31,687
\$ 1,347,676	\$ 632,500	\$ 715,176	\$ 975,712	\$ 321,985
\$ 3,756,662	\$ 236,462	\$ 3,520,200	\$ 3,756,662	\$ 3,756,662
\$ 6,838,988	\$ 3,702,600	\$ 3,136,388	\$ 6,838,988	\$ 4,345,144
\$ 4,205,200	\$ 1,740,000	\$ 2,465,200	\$ 4,205,200	\$ 1,387,716
\$ 1,893,617	\$ 1,400,000	\$ 493,617	\$ 1,707,913	\$ 798,535
\$ 834,015	\$ 834,015	\$ -	\$ 834,015	\$ 612,202
\$ 2,764,478	\$ 2,392,000	\$ 372,478	\$ 2,764,478	\$ 863,717
\$ 44,160,000	\$ 10,046,400	\$ 34,113,600	\$ 44,160,000	\$ 24,591,600
\$ 1,036,324	\$ 600,000	\$ 436,324	\$ 1,036,324	\$ 668,162
\$ 1,735,981	\$ 1,425,000	\$ 310,981	\$ 1,438,111	\$ 189,623
\$ 3,903,067	\$ 960,000	\$ 2,943,067	\$ 1,939,559	\$ 983,852
\$ 859,485	\$ 550,000	\$ 309,485	\$ 579,348	\$ 9,242
\$ 1,016,345	\$ 495,000	\$ 521,345	\$ 1,016,345	\$ 1,016,345
\$ 5,056,298	\$ 1,880,000	\$ 3,176,298	\$ 3,768,545	\$ 2,420,046
\$ 491,845	\$ 392,000	\$ 99,845	\$ 257,341	\$ -

HTE exemptionAmount

\$	1,200,338
\$	567,795
\$	567,795
\$	567,795
\$	983,616
\$	521,504
\$	232,389
\$	619,314
\$	775,450
\$	567,795
\$	1,063,815
\$	567,795
\$	722,470
\$	567,795
\$	1,329,707
\$	567,795
\$	930,595
\$	774,837
\$	866,545
\$	567,795
\$	567,795
\$	454,236
\$	567,795
\$	454,236
\$	563,657
\$	454,236
\$	654,123
\$	2,687,796
\$	871,035
\$	566,376
\$	454,236
\$	359,804
\$	513,034
\$	732,580
\$	567,795
\$	469,632
\$	454,236
\$	567,795
\$	454,236
\$	794,198
\$	512,740
\$	444,392
\$	1,143,100
\$	567,795
\$	454,236
\$	454,236

\$	755,421
\$	454,236
\$	567,795
\$	567,795
\$	567,795
\$	467,665
\$	567,795
\$	454,878
\$	667,104
\$	2,836,365
\$	1,065,254
\$	3,559,871
\$	567,795
\$	535,891
\$	567,795
\$	501,728
\$	567,795
\$	1,623,336
\$	667,849
\$	567,795
\$	187,013
\$	1,084,822
\$	668,943
\$	564,653
\$	783,956
\$	1,504,304
\$	338,998
\$	701,328
\$	347,130
\$	347,113
\$	749,277
\$	172,227
\$	189,022
\$	215,590
\$	614,390
\$	296,665
\$	1,233,368
\$	3,138,871
\$	377,017
\$	306,675
\$	419,264
\$	359,138
\$	454,236
\$	567,795
\$	445,049
\$	3,133,519
\$	74,778

\$	403,501
\$	373,779
\$	167,204
\$	567,795
\$	1,431,651
\$	10,979,879
\$	567,795
\$	567,795
\$	962,866
\$	294,603
\$	567,795
\$	298,737
\$	20,234,297
\$	454,236
\$	971,560
\$	209,076
\$	768,434
\$	314,819
\$	468,258
\$	527,050
\$	417,000
\$	764,170
\$	800,391
\$	1,395,850
\$	548,886
\$	816,597
\$	3,196,338
\$	1,665,571
\$	1,042,652
\$	1,174,726
\$	659,283
\$	517,367
\$	406,934
\$	4,942,735
\$	2,138,500
\$	1,154,469
\$	2,556,590
\$	721,275
\$	403,266
\$	626,911
\$	519,821
\$	1,109,170
\$	522,266
\$	1,722,834
\$	565,185
\$	583,272
\$	139,430

\$	298,661
\$	391,390
\$	475,242
\$	374,928
\$	1,197,592
\$	280,974
\$	506,875
\$	4,196,514
\$	465,104
\$	571,829
\$	419,190
\$	654,045
\$	936,497
\$	544,695
\$	304,072
\$	471,717
\$	1,958,230
\$	2,225,000
\$	761,637
\$	2,133,905
\$	21,652,431
\$	206,250
\$	1,332,250
\$	574,161
\$	386,320
\$	1,940,627
\$	29,406,663
\$	816,571
\$	1,142,215
\$	505,757
\$	6,633,168
\$	27,114,179
\$	28,548,998
\$	9,794,873
\$	2,246,310
\$	1,212,916
\$	215,072
\$	235,080
\$	318,445
\$	157,034
\$	1,131,720
\$	541,617
\$	960,500
\$	590,000
\$	1,287,204
\$	501,453
\$	1,695,694

\$	2,919,097
\$	460,000
\$	17,964,442
\$	517,497
\$	510,970
\$	1,672,896
\$	179,805
\$	464,377
\$	648,100
\$	749,093
\$	1,121,138
\$	15,346,742
\$	2,375,433
\$	895,113
\$	647,174
\$	976,175
\$	1,287,163
\$	183,113
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\$	1,622,800
\$	663,250
\$	381,351
\$	1,075,767
\$	738,030
\$	575,293
\$	431,647
\$	509,910
\$	611,709
\$	548,023
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\$	343,231
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\$	877,600
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\$	779,262
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\$	514,140

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\$	251,067
\$	198,953
\$	887,880
\$	847,750
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\$	1,837,575
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\$	303,144
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\$	567,795
\$	610,043
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\$	430,048
\$	1,472,653
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\$	988,331
\$	777,474
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\$	2,275,472
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\$	670,300
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\$	733,549
\$	1,023,082

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\$	1,743,690
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\$	1,729,409
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\$	1,424,253
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\$	798,528
\$	1,489,514
\$	621,996
\$	811,439
\$	542,453
\$	1,143,198
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\$	588,930
\$	1,110,443
\$	708,219
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\$	564,582
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\$	701,997

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\$	567,795
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\$	544,041
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\$	1,088,472
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\$	221,813
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\$	-
\$	567,795
\$	92,873

Unit #	2022 Actual Values							2022 Proposed Values						
	AISD	COA	TCHD	TC	ACC	TOTAL	HS	AISD	COA	TCHD	TC	ACC	TOTAL	^
1	\$33,044.44	\$16,790.60	\$3,417.76	\$10,929.69	\$3,170.90	\$67,353.39		\$24,535.50	\$8,143.44	\$1,657.61	\$5,628.79	\$3,170.90	\$43,136.24	\$24,217.15
2	\$9,846.58	\$5,003.26	\$1,018.43	\$3,256.83	\$944.86	\$20,069.96		\$7,311.09	\$2,426.58	\$493.94	\$1,677.27	\$944.86	\$12,853.73	\$7,216.23
3	\$18,650.33	\$9,476.64	\$1,928.99	\$6,168.73	\$1,789.66	\$38,014.35		\$13,847.87	\$4,596.17	\$935.56	\$3,176.90	\$1,789.66	\$24,346.16	\$13,668.19
4	\$23,642.57	\$12,013.30	\$2,445.33	\$7,819.95	\$2,268.71	\$48,189.86		\$17,554.61	\$5,826.45	\$1,185.99	\$4,027.27	\$2,268.71	\$30,863.03	\$17,326.83
5	\$6,275.76	\$3,188.85	\$649.10	\$2,075.75	\$602.21	\$12,791.67		\$4,659.75	\$1,546.59	\$314.81	\$1,069.01	\$602.21	\$8,192.38	\$4,599.29
6	\$7,950.97	\$4,040.06	\$822.36	\$2,629.84	\$762.96	\$16,206.19		\$5,903.60	\$1,959.43	\$398.84	\$1,354.37	\$762.96	\$10,379.20	\$5,826.99
7	\$8,556.75	\$4,347.87	\$885.02	\$2,830.21	\$821.09	\$17,440.94		\$6,353.39	\$2,108.72	\$429.23	\$1,457.56	\$821.09	\$11,169.99	\$6,270.95
8	\$6,429.98	\$3,267.21	\$665.05	\$2,126.76	\$617.01	\$13,106.01		\$4,774.26	\$1,584.60	\$322.55	\$1,095.28	\$617.01	\$8,393.70	\$4,712.31
9	\$10,828.40	\$5,502.15	\$1,119.97	\$3,581.57	\$1,039.08	\$22,071.17		\$8,040.09	\$3,002.15	\$543.19	\$1,844.51	\$1,039.08	\$14,469.01	\$7,602.16
10	\$6,990.24	\$2,986.73	\$607.96	\$1,944.18	\$698.00	\$13,227.11	HS	\$3,490.24	\$89.60	\$486.73		\$698.00	\$4,764.57	\$8,462.54
11	\$7,443.39	\$4,284.13	\$874.81	\$2,797.58	\$1,056.77	\$16,456.68	HS	\$3,943.39	\$1,784.13	\$874.81	\$297.58	\$1,056.77	\$7,956.68	\$8,500.00
12	\$12,918.94	\$6,564.39	\$1,336.20	\$4,273.03	\$1,239.68	\$26,332.24		\$9,592.31	\$3,183.73	\$648.06	\$2,200.61	\$1,239.68	\$16,864.39	\$9,467.85
13	\$13,842.68	\$7,033.77	\$1,431.74	\$4,578.57	\$1,328.33	\$28,215.09		\$10,278.19	\$3,411.38	\$694.39	\$2,357.96	\$1,328.33	\$18,070.26	\$10,144.83
14	\$2,597.11	\$1,319.65	\$268.62	\$859.01	\$249.22	\$5,293.61		\$1,928.35	\$640.03	\$130.28	\$442.39	\$249.22	\$3,390.28	\$1,903.33
15	\$2,834.78	\$1,297.55	\$264.12	\$844.63	\$302.02	\$5,543.10	HS	\$1,374.87	\$38.93			\$302.02	\$1,715.81	\$3,827.29
16	\$3,184.32	\$1,439.64	\$293.04	\$937.12	\$335.56	\$6,189.68	HS	\$1,544.40	\$43.19			\$335.56	\$1,923.14	\$4,266.54
17	\$10,678.02	\$5,425.73	\$1,104.42	\$3,531.83	\$1,024.65	\$21,764.65		\$7,928.43	\$2,631.48	\$535.64	\$1,818.89	\$1,024.65	\$13,939.10	\$7,825.55
18	\$2,597.11	\$1,319.65	\$268.62	\$859.01	\$249.22	\$5,293.61		\$1,928.35	\$640.03	\$130.28	\$442.39	\$249.22	\$3,390.28	\$1,903.33
19	\$4,464.08	\$2,268.30	\$461.72	\$1,476.53	\$428.37	\$9,099.00		\$3,314.58	\$1,100.13	\$223.93	\$760.41	\$428.37	\$5,827.42	\$3,271.58
20	\$2,245.03	\$1,140.75	\$232.20	\$742.56	\$215.43	\$4,575.97		\$1,666.93	\$553.26	\$112.62	\$382.42	\$215.43	\$2,930.66	\$1,645.31
21	\$4,457.38	\$2,264.89	\$461.02	\$1,474.31	\$427.72	\$9,085.32		\$3,309.60	\$1,098.47	\$223.59	\$759.27	\$427.72	\$5,818.66	\$3,266.66
22	\$3,296.73	\$1,485.33	\$302.34	\$966.86	\$346.34	\$6,397.60	HS	\$1,598.91	\$44.56			\$346.34	\$1,989.81	\$4,407.79
23	\$6,768.39	\$2,896.55	\$589.60	\$1,885.48	\$676.93	\$12,816.95	HS	\$3,282.67	\$86.90	\$396.55		\$676.93	\$4,443.05	\$8,373.90
24	\$2,207.27	\$1,121.56	\$228.30	\$730.07	\$211.81	\$4,499.01		\$1,638.90	\$543.96	\$110.73	\$375.99	\$211.81	\$2,881.38	\$1,617.63
25	\$3,224.60	\$1,456.01	\$296.37	\$947.78	\$339.42	\$6,264.18	HS	\$1,563.93	\$43.68			\$339.42	\$1,947.03	\$4,317.15
26	\$2,851.65	\$1,448.98	\$294.94	\$943.20	\$273.64	\$5,812.41		\$2,117.35	\$702.76	\$143.05	\$485.75	\$273.64	\$3,722.54	\$2,089.87
27	\$3,054.77	\$1,552.20	\$315.95	\$1,010.39	\$293.13	\$6,226.44		\$2,268.17	\$752.82	\$153.24	\$520.35	\$293.13	\$3,987.70	\$2,238.74
28	\$9,667.73	\$4,912.38	\$999.93	\$3,197.67	\$927.70	\$19,705.41		\$7,178.29	\$2,382.50	\$484.97	\$1,646.80	\$927.70	\$12,620.26	\$7,085.15
29	\$3,124.04	\$1,587.39	\$323.12	\$1,033.30	\$299.78	\$6,367.63		\$2,319.60	\$769.88	\$156.71	\$532.15	\$299.78	\$4,078.13	\$2,289.50
30	\$2,526.45	\$1,283.75	\$261.31	\$835.64	\$242.44	\$5,149.59		\$1,875.89	\$622.62	\$126.74	\$430.35	\$242.44	\$3,298.04	\$1,851.55
31	\$8,069.34	\$4,100.21	\$834.61	\$2,668.99	\$774.32	\$16,447.47		\$5,991.48	\$1,988.60	\$404.79	\$1,374.53	\$774.32	\$10,533.72	\$5,913.75
32	\$5,341.95	\$2,714.36	\$552.51	\$1,766.89	\$512.61	\$10,888.32		\$3,966.40	\$1,316.46	\$267.97	\$909.95	\$512.61	\$6,973.39	\$3,914.93
33	\$2,300.87	\$1,080.51	\$219.94	\$703.35	\$250.78	\$4,555.45	HS	\$1,115.92	\$32.42			\$250.78	\$1,399.12	\$3,156.33
34	\$3,054.77	\$1,552.20	\$315.95	\$1,010.39	\$293.13	\$6,226.44		\$2,268.17	\$752.82	\$153.24	\$520.35	\$293.13	\$3,987.70	\$2,238.74
35	\$4,495.83	\$2,284.43	\$465.00	\$1,487.03	\$431.41	\$9,163.70		\$3,338.15	\$1,107.95	\$225.53	\$765.82	\$431.41	\$5,868.86	\$3,294.84
36	\$950.55	\$430.65	\$90.43	\$289.19	\$154.15	\$1,914.97	HS	\$461.02	\$12.92			\$154.15	\$628.09	\$1,286.88
37	\$10,608.73	\$5,390.53	\$1,097.25	\$3,508.91	\$1,018.00	\$21,623.42		\$7,876.98	\$2,614.41	\$532.17	\$1,807.09	\$1,018.00	\$13,848.64	\$7,774.78
38	\$1,946.24	\$988.93	\$201.30	\$643.73	\$186.76	\$3,966.96		\$1,445.08	\$479.63	\$97.63	\$331.52	\$186.76	\$2,540.63	\$1,426.33
39	\$2,489.86	\$1,369.08	\$281.45	\$900.05	\$375.52	\$5,415.96	HS	\$1,207.58	\$41.07			\$375.52	\$1,624.17	\$3,791.79
40	\$3,353.81	\$1,704.15	\$346.88	\$1,109.30	\$321.83	\$6,835.97		\$2,490.20	\$826.51	\$168.24	\$571.29	\$321.83	\$4,378.07	\$2,457.90
41	\$2,724.83	\$1,384.54	\$281.83	\$901.26	\$261.47	\$5,553.93		\$2,023.19	\$671.50	\$136.69	\$464.15	\$261.47	\$3,556.99	\$1,996.94
42	\$4,555.60	\$2,314.80	\$471.18	\$1,506.80	\$437.15	\$9,285.53		\$3,382.53	\$1,122.68	\$228.52	\$776.00	\$437.15	\$5,946.89	\$3,338.64
43	\$1,721.86	\$997.22	\$202.99	\$649.13	\$231.12	\$3,802.32	HS	\$835.10	\$29.92			\$231.12	\$1,096.14	\$2,706.18
44	\$4,492.88	\$2,282.93	\$464.70	\$1,486.05	\$431.13	\$9,157.69		\$3,335.96	\$1,107.22	\$225.38	\$765.32	\$431.13	\$5,865.01	\$3,292.68
45	\$3,825.56	\$1,943.85	\$395.68	\$1,265.33	\$367.10	\$7,797.52		\$2,840.48	\$942.77	\$191.90	\$651.64	\$367.10	\$4,993.90	\$2,803.62
46	\$2,235.56	\$1,053.97	\$214.54	\$686.07	\$244.52	\$4,434.66	HS	\$1,084.25	\$31.62			\$244.52	\$1,360.39	\$3,074.27
47	\$1,983.82	\$2,290.25	\$468.96	\$1,499.68	\$590.80	\$6,833.51	HS	\$962.15	\$68.71			\$590.80	\$1,621.66	\$5,211.85
48	\$6,261.78	\$3,181.75	\$647.65	\$2,071.13	\$600.87	\$12,763.18		\$4,649.37	\$1,543.15	\$314.11	\$1,066.63	\$600.87	\$8,174.13	\$4,589.05
49	\$3,353.81	\$1,704.15	\$346.88	\$1,109.30	\$321.83	\$6,835.97		\$2,490.20	\$826.51	\$168.24	\$571.29	\$321.83	\$4,378.07	\$2,457.90
50	\$3,390.36	\$1,722.72	\$350.66	\$1,121.39	\$325.33	\$6,910.46		\$2,517.34	\$835.52	\$170.07	\$577.52	\$325.33	\$4,425.78	\$2,484.68
51	\$4,915.54	\$2,497.69	\$508.41	\$1,625.85	\$471.69	\$10,019.18		\$3,649.79	\$1,211.38	\$246.58	\$837.31	\$471.69	\$6,416.75	\$3,602.43
52	\$876.54	\$543.53	\$113.41	\$362.66	\$180.80	\$2,076.94	HS	\$425.12	\$16.31			\$180.80	\$622.23	\$1,454.71
53	\$4,623.09	\$2,349.09	\$478.16	\$1,529.12	\$443.63	\$9,423.09		\$3,432.64	\$1,139.31	\$231.91	\$787.50	\$443.63	\$6,034.99	\$3,388.10
54	\$3,380.36	\$1,717.63	\$349.63	\$1,118.08	\$324.37	\$6,890.07		\$2,509.92	\$833.05	\$169.57	\$575.81	\$324.37	\$4,412.72	\$2,477.35
55	\$2,380.96	\$1,113.07	\$226.57	\$724.54	\$258.47	\$4,703.61	HS	\$1,154.77	\$33.39			\$258.47	\$1,446.63	\$3,256.98

@85%	\$433,963.95
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PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14H-2022-0073

Contact: Kalan Contreras, 512-974-2727

Public Hearing: August 09, 2022, Planning Commission

Brian Evans

Your Name (please print)

☒ I am in favor
☐ I object

Your address(es) affected by this application (optional)

Brian Evans

Signature

8/2/22

Date

Daytime Telephone (optional): _____

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin, Housing & Planning Department Kalan Contreras

P. O. Box 1088

Austin, TX 78767-8810

Or email: Kalan.contreras@austintexas.gov

Additional backup may be posted at the following link:

https://www.austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm