

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2019-0063

HLC DATE:

May 20, 2019

PC DATE:

June 11, 2019

APPLICANTS: Guadalupe Association for an Improved Neighborhood (GAIN)

HISTORIC NAME: Robertson/Stuart & Mair Historic District

WATERSHED: Waller Creek and Lady Bird Lake

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

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

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change to create the Robertson/Stuart & Mair Historic District, but excluding 1101 E. 11th Street.

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

HISTORIC LANDMARK COMMISSION ACTION: Recommend the proposed zoning change to create the Robertson/Stuart & Mair Historic District, but excluding 1101 E. 11th Street.

PLANNING COMMISSION ACTION: Pending

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

Beginning in the 1920s, the district paralleled East Austin in becoming more segregated. The 1928 Koch and Fowler city plan restricted public services for African Americans to east of

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

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

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

CITY COUNCIL DATE: June 20, 2019

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Cara Bertron

PHONE: 974-1446

NEIGHBORHOOD ORGANIZATIONS:

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

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

BASIS FOR RECOMMENDATION:

The Code requires that at least 51% of the structures within a proposed district contribute to the historic character of the district; and that at least 51% of the property owners or the owners of 51% of the land within the district must support its creation. The proposed historic district contains 123 resources, of which 85 (69%) are contributing. The application to create the historic district has the demonstrated support of the owners of 59.5% of the land area and 54.2% of individual property owners within the district. The district's design standards (preservation plan) have been reviewed and approved by the City Law Department and Austin Energy.

PARCEL NO.: See attached appendix.

LEGAL DESCRIPTION: See attached appendix.

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

APPRAISED VALUE: N/A

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

CONDITION: N/A

PRESENT OWNERS: See attached appendix.

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

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

ORIGINAL OWNER(S): N/A

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

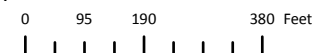


Legend

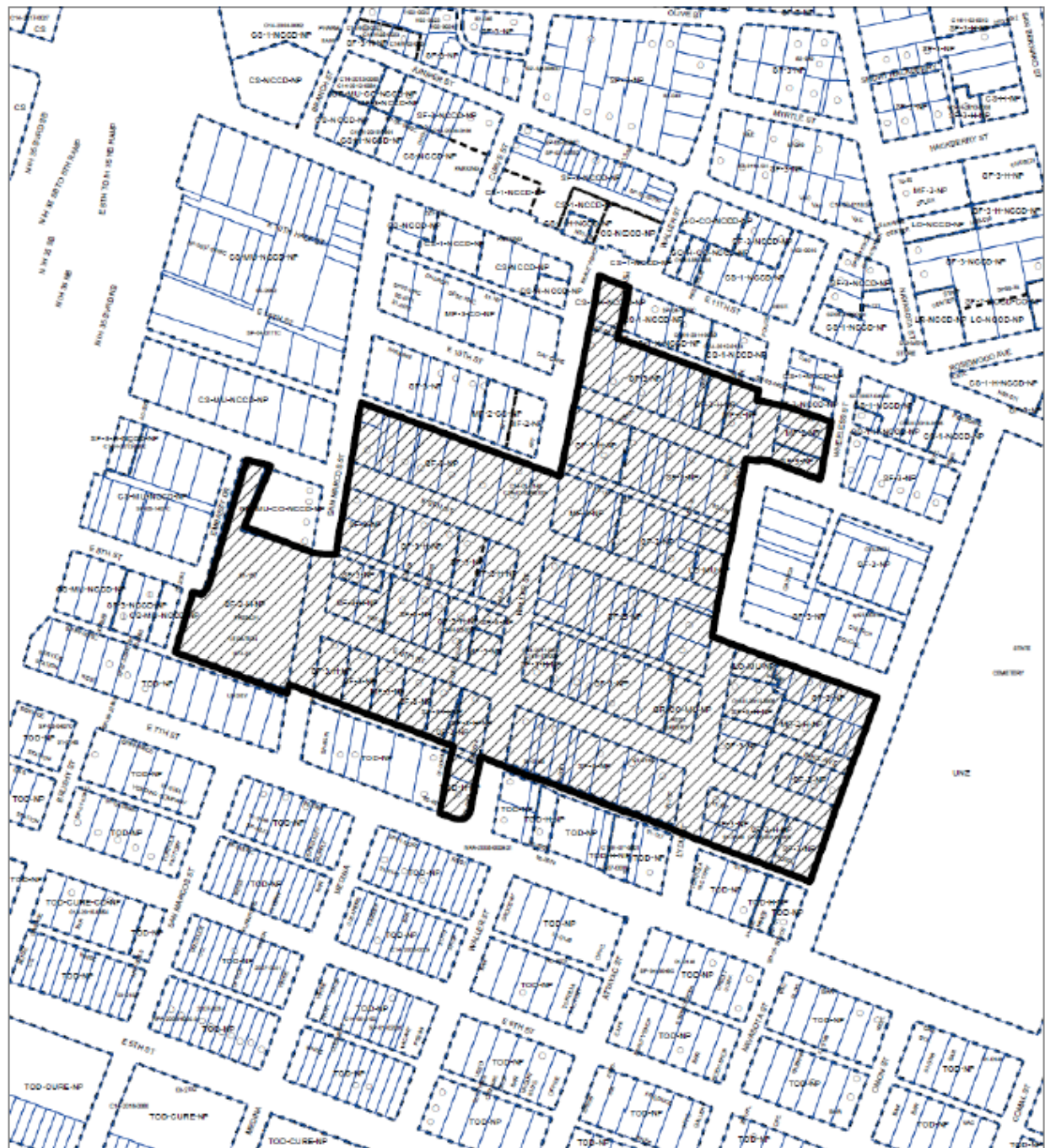
- Contributing
- Noncontributing
- Local Historic District Boundary
- Parcel Boundary
- Local Landmark

Subdivisions




- GEORGE L. ROBERTSON SUBDIVISION
- GUADALUPE PROJECT NO. 1
- J. C. MAYES SUBDIVISION OF BLK. NO. 2 IN STUART & *
- JOBE HOUSE RESUBDIVISION
- STUART & MAIRS SUBDIVISION
- VILLEGAS SALAZAR; RESUBDIVISION OF



LOCATION MAP



1" = 300'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

HISTORIC ZONING

ZONING CASE#: C14H-2019-0063

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





TRAVIS COUNTY HISTORICAL COMMISSION

Austin, Texas

June 2, 2019

To: Austin City Council, City of Austin Planning Commission, Guadalupe Association for an Improved Neighborhood

Re: The Robertson/Stuart & Mair Historic District

Greetings,

The Travis County Historical Commission strongly supports the creation of the Robertson/Stuart & Mair Historic District. This area is one of the oldest residential neighborhoods in Austin and retains a remarkable inventory of well preserved historic properties. The French Legation anchors the southwest portion of the district and represents one of the earliest documented Republic of Texas era homes from the 1840's. The historic Metropolitan African Methodist Episcopal church is to the north and is surrounded by well maintained homes that date back to the 1800's.

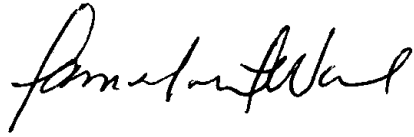
Although large scale residential development did not occur before the 1870's, the original road from Bastrop ran just south of the neighborhood and the coming of the railroad in 1871 helped spur further growth. The area has a long history of being a multi-cultural community with a mix of immigrant European and former enslaved populations living in close proximity. This district was and remains a vibrant neighborhood with strong community bonds and a wealth of educational, religious and cultural settings. The Stuart Seminary opened in 1875 and although the school itself is gone, other related homes still exist in the neighborhood.

Although not included in the district, the area is surrounded by other historic and cultural sites including Ebenezer Baptist Church, Our Lady of Guadalupe Catholic Church and the Texas State Cemetery.

The creation of the Robertson/Stuart & Mair Historic District will help to both recognize and preserve the important resources located in this incredibly historic neighborhood and set a positive precedent for future districts. The Travis County Historical Commission strongly supports the Robertson/Stuart & Maier Historic District in applying for and obtaining this well deserved distinction.

We look forward to seeing the results of this decision and if we can be of further help, please contact our commission.

Respectfully,

A handwritten signature in black ink, appearing to read "James Robert Ward". The signature is fluid and cursive, with the first name "James" and last name "Ward" being the most prominent parts.

James Robert "Bob" Ward
Chair
Travis County Historical Commission

Bertron, Cara

From: Rice, Andrew
Sent: Wednesday, May 15, 2019 10:18 AM
To: gsmith@austinrev.org; Bertron, Cara
Subject: RE: C14H-2019-0063

Good Morning Gregory,

I have copied Cara Bertron on this email. She is the case manager for this project. I will let you know if there is anything else we will need.

Thank you,

Andrew Rice

Historic Preservation Planner 1
City of Austin Planning & Zoning Department
512-974-1686 | andrew.rice@austintexas.gov

From: gsmith@austinrev.org <gsmith@austinrev.org>
Sent: Tuesday, May 14, 2019 4:59 PM
To: Rice, Andrew <Andrew.Rice@austintexas.gov>
Subject: C14H-2019-0063

Andrew

As owners of 1101 East 11th Street, I am in receipt of the City of Austin notice associated with the case number noted above.

At the Austin Revitalization Authority Board of Director's meeting in March, they voted for its property located at 1101 East 11th Street, to be **excluded** from the Robertson/Stuart & Mair Historic District. The notice we received has a map that include 1101 East 11th Street, please remove.

Let me know if you have questions related to this email.

Gregory L. Smith

President & CEO
Austin Revitalization Authority
1154 Lydia Street, Suite #200
Austin, Texas 78702
Office number: 512-469-1706

NPZ Comprehensive Planning Review - Anne Milne 512-9742868

Plaza Saltillo Station Area Plan

The Plaza Saltillo Station Area Plan does not address historic preservation other than to list already identified historic resources.

East Cesar Chavez Neighborhood Planning Area

The proposed district is within the Central East Austin neighborhood (OCEAN). This area has a neighborhood plan that was adopted in 2001. The FLUM for this area designates the proposed historic district as civic, multifamily, single family, and mixed uses.

The following OCEAN policies are applicable to this case:

Goal 1: Preserve, restore, and recognize historic resources and other unique neighborhood features (p. 4)

Objective 1: Maintain and preserve the integrity of current residential districts.

Objective 1.2: Identify and explore and the creation of local, state, or federal historic districts.

The Central East Austin Neighborhood Plan appears to support the creation of a historic district.

Imagine Austin Plan

Austin's historic assets include neighborhoods, buildings, and sites reflecting Austin's cultural, ethnic, social, economic, political, and architectural history, many of which lack formal historic designation. Designated historic resources include National Register properties and districts, Texas Historic Landmarks, Austin's Historic Landmark designation, and Local Historic Districts. In addition, Austin has many cultural resources lacking formal historic designation—public art, cultural centers, museums, institutions, buildings, landscapes, and iconic businesses and buildings. Austin is also home to a number of museums and research libraries (p 116). The following IACP policies support historic preservation:

- **LUT P38.** Preserve and interpret historic resources (those objects, buildings, structures, sites, places, or districts with historic, cultural, or aesthetic significance) in Austin for residents and visitors.
- **LUT P41.** Protect historic buildings, structures, sites, places, and districts in neighborhoods throughout the City.
- **LUT P42.** Retain the character of National Register and local Historic Districts and ensure that development and redevelopment is compatible with historic resources and character.

Based on the information above, Staff believes that the proposed zoning change is supported by both the Central East Austin Neighborhood Plan and the Imagine Austin Comprehensive Plan.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at three public hearings: before the Historic Landmark Commission, 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.

Case Number: Robertson/Stuart & Mair Historic District, C14H-2019-0063

Contact: Andrew Rice, 512-974-1686

Public Hearing: Historic Landmark Commission, May 20, 2019

David Scheinfeld

Your Name (please print)

1009 E. 9th St Austin TX 78702

Your address(es) affected by this application

[Signature]

Signature

☒ I am in favor
☐ I object

4/30/19
Date

Daytime Telephone: 253-208-7018

Comments: This is one of a few neighborhoods left w/ a large number of historic homes that has not been had new developments or buildings razed. This is a once in a life time opportunity to preserve Austin's architectural history. This neighborhood is particularly vulnerable to new development, not historic in nature, because it is next to downtown. Please vote yes and preserve
one of a few historic neighborhoods in

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

City of Austin
Planning & Zoning Department
Andrew Rice
P. O. Box 1088
Austin, TX 78767-8810

Austin. Thank
You for Your
time and
consideration.

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Contact: Andrew Rice, 512-974-1686
Public Hearing: Historic Landmark Commission, May 20, 2019

DAVID A. Ocasio
Your Name (please print)
805 LYDIA ST Apt 38702
☒ I am in favor
☐ I object

Your address(es) affected by this application

Signature: [Signature] Date: 4/30/19

Daytime Telephone: 512-568-9889

Comments: I totally support this 100%.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Andrew Rice
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Andrew Rice, 512-974-1686

Public Hearing: Historic Landmark Commission, May 20, 2019

DAVID B WEST

Your Name (please print)

1013 E 9TH ST

Your address(es) affected by this application

[Signature]

Signature

☒ I am in favor
☐ I object

4/29/19

Date

Daytime Telephone: 512 478-4190

Comments: _____

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

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Andrew Rice
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14H-2019-0063 – Robertson/Stuart & Mair LHD
Contact: Andrew Rice, 512-974-1686
Public Hearing: Historic Landmark Commission, April 22, 2019

Travis Cody Johnson		<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object
Your Name (please print)		
2506 E 16th St. AIX 78702		
Your address(es) affected by this application		
C. Johnson		04-24-18
Signature		Date
Daytime Telephone: 870-688-0559		
Comments: We are in favor		
of keeping East Austin's vibrant		
history alive. Less Mx3 is		
good for every one.		
... and we need more affordable housing		
in East Austin		

If you use this form to comment, it may be returned to:
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Andrew Rice
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14H-2019-0063 – Robertson/Stuart & Mair LHD
Contact: Andrew Rice, 512-974-1686
Public Hearing: Historic Landmark Commission, April 22, 2019

Olivia Brown
Your Name (please print)
2506 E 18th Austin
Your address(es) affected by this application 78702
Signature Date
Daytime Telephone: 512-608-8100
Comments: YES to historic zoning.
East Austin has a rich history
that will disappear if we
don't protect it.
Thanks,
Olivia

☒ I am in favor
☐ I object

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Case Number: Robertson/Stuart & Mair Historic District, C14H-2019-0063

Contact: Andrew Rice, 512-974-1686

Public Hearing: Historic Landmark Commission, May 20, 2019

Deborah Utley
Your Name (please print)

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

1011 E 8th St
Your address(es) affected by this application

Deborah Utley
Signature

4-30-19
Date

Daytime Telephone: (512) 413-2250

Comments: _____

If you use this form to comment, it may be returned to:
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Austin, TX 78767-8810

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Contact: Andrew Rice, 512-974-1686

Public Hearing: Historic Landmark Commission, May 20, 2019

Regina Fuentes

Your Name (please print)

1209 E. 9th St.

Your address(es) affected by this application

[Signature]
Signature

☒ I am in favor
☐ I object

5-5-19

Date

Daytime Telephone: 512-322-9285

Comments: _____

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

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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.

Case Number: Robertson/Stuart & Mair Historic District, C14H-2019-0063

Contact: Andrew Rice, 512-974-1686

Public Hearing: Historic Landmark Commission, May 20, 2019

SUZANNE GALL

Your Name (please print)

☒ I am in favor
☐ I object

1109 EAST 10TH ST

Your address(es) affected by this application

Suzanne L. Gall

Signature

4/30/19

Date

Daytime Telephone: 512-897-6534

Comments:

I am thrilled to see this request get its hearing
before the Historic Landmark Commission
I enthusiastically support it. I've been a homeowner
on 10th Street for the past 23 years and feel
lucky to call this gem of a neighborhood my
home every day. Thank you for preserving this
very special part of Austin.

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

City of Austin

Planning & Zoning Department

Andrew Rice

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number:**Robertson/Stuart & Mair Historic District, C14H-2019-0063****Contact: Andrew Rice, 512-974-1686****Public Hearing: Historic Landmark Commission, May 20, 2019**

David Scheinfeld
Your Name (please print) 78702

☒ I am in favor
☐ I object

1009 E. 9th St Austin TX
Your address(es) affected by this application

[Signature] 5/14/19
Signature Date

Daytime Telephone: 253-208-7018

Comments: Due to high levels of
destruction or construction
of buildings in Austin, it is
critical (in my opinion) to conserve
historically significant neighborhoods.
This would help do this so I support
it

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

City of Austin
Planning & Zoning Department
Andrew Rice
P. O. Box 1088
Austin, TX 78767-8810

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Case Number:**Robertson/Stuart & Mair Historic District, C14H-2019-0063****Contact: Andrew Rice, 512-974-1686****Public Hearing: Historic Landmark Commission, May 20, 2019**SUZANNE GALL*Your Name (please print)*1109 EAST 10TH STREET*Your address(es) affected by this application**Suzanne Gall**Signature*

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

5/14/19*Date*Daytime Telephone: 512-897-6534

Comments: _____

As a 20+ year homeowner in this
beautiful, storied neighborhood, I
enthusiastically support this request
for historic zoning.

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

City of Austin

Planning & Zoning Department

Andrew Rice

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: Robertson/Stuart & Mair Historic District, C14H-2019-0063

Contact: Andrew Rice, 512-974-1686

Public Hearing: Historic Landmark Commission, May 20, 2019

Christine C. Villanueva

Your Name (please print)

805 Lydia St

Your address(es) affected by this application

Christine C. Villanueva

Signature

☒ I am in favor
☐ I object

5/6/19
Date

Daytime Telephone: _____

Comments: _____

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

City of Austin
Planning & Zoning Department
Andrew Rice
P. O. Box 1088
Austin, TX 78767-8810

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Case Number:

Robertson/Stuart & Mair Historic District, C14H-2019-0063

Contact: Andrew Rice, 512-974-1686

Public Hearing: Historic Landmark Commission, May 20, 2019

Anne Marie V. Ochs

Your Name (please print)

805 Lydia St. 78702

Your address(es) affected by this application

Anne Marie V. Ochs

Signature

☒ I am in favor
☐ I object

5/10/2019

Date

Daytime Telephone: 512-879-8595

Comments: I feel it is important to protect our neighborhood from over development and keep it a neighborhood and the integrity of the beautiful homes

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

City of Austin

Planning & Zoning Department

Andrew Rice

P. O. Box 1088

Austin, TX 78767-8810

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Case Number:**Robertson/Stuart & Mair Historic District, C14H-2019-0063****Contact: Andrew Rice, 512-974-1686****Public Hearing: Historic Landmark Commission, May 20, 2019**

Maria Teresa Salas-Wing
Your Name (please print)

1112 E 8th St. Apt. B
Your address(es) affected by this application

Maria Teresa Salas-Wing
Signature Date

Daytime Telephone: Cell Phone 1-541-58
520-6060

Comments: _____

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

City of Austin
Planning & Zoning Department
Andrew Rice
P. O. Box 1088
Austin, TX 78767-8810

☒ I am in favor
☐ I object

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Case Number:**Robertson/Stuart & Mair Historic District, C14H-2019-0063****Contact: Andrew Rice, 512-974-1686****Public Hearing: Historic Landmark Commission, May 20, 2019**

JoAnn Wolff Fries
Your Name (please print)

1215 Lakes Ave Austin TX 78702
Your address(es) affected by this application

JoAnn W. Fries 5/14/19
Signature Date

Daytime Telephone: 512-7450159

☐ I am in favor
☒ I object

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Andrew Rice
P. O. Box 1088
Austin, TX 78767-8810

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Case Number:**Robertson/Stuart & Mair Historic District, C14H-2019-0063****Contact: Andrew Rice, 512-974-1686****Public Hearing: Historic Landmark Commission, May 20, 2019**GREG SKATTUCK

Your Name (please print)

1208 INKS AVE, AUSTIN TX 78702

Your address(es) affected by this application

[Signature]

Signature

☒ I am in favor
☐ I object5-13-19

Date

Daytime Telephone: 512-771-8900Comments: VERY IMPORTANT STEP IN
PRESERVATION OF THE HISTORIC
GUADALUPE NEIGHBORHOOD.

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

City of Austin

Planning & Zoning Department

Andrew Rice

P. O. Box 1088

Austin, TX 78767-8810

APPENDIX D
ROBERTSON/STUART & MAIR HISTORIC DISTRICT
PRESERVATION PLAN

1. DESIGN STANDARDS

1.1. Purpose and Scope

1.1.1 PURPOSE

Local historic district designations protect and enhance historic neighborhoods in Austin. They also create a public process to review proposed changes to contributing buildings and consider whether those changes are compatible with the district's historic character. ([Refer to the Glossary at the end of this Appendix for a definition of "Contributing."](#) For more information, also refer to the *Assessment of Integrity* discussion in Section 7 of the main body of the Historic District application.)

These design standards for the Robertson/Stuart & Mair Historic District provide direction for property owners, architects, designers, builders, the City of Austin Historic Landmark Commission (HLC) and the City of Austin Historic Preservation Office (HPO) in reviewing Certificate of Appropriateness applications for changes to contributing properties and for new construction within the local historic district. Applications for Certificates of Appropriateness.

The design standards are based on the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (see [Table D-1 in Section 1.2.](#) of this appendix, as well as [Resources for Property Owners in Section 2](#)). These national rehabilitation standards, in addition to standards for preservation, restoration, and reconstruction, have been advising preservation practices across the country since 1978 and see widespread use by local governments, state and federal agencies, and private owners of historic properties. Each section of the local historic district's design standards provides clarifications of the *Secretary of the Interior's Standards*, including exceptions and recommendations for best practices.

Additionally, these design standards are customized to address the unique historic nature of the Robertson/Stuart & Mair Historic District. The rest of this document interprets the relationship between the nationwide *Secretary's Standards for Rehabilitation* and the specific architectural character of the Robertson/Stuart & Mair Historic District. The standards in this document were developed by first studying the physical elements of the historic buildings and landscapes that define the character of the district.

These standards also recognize the importance of Accessory Dwelling Units (ADUs) in providing homeowners with supplemental rental income, encouraging urban residential density in near-downtown neighborhoods, and increasing affordable housing options in areas of the city that are seeing a rapid rise in property values. Encouraging a dense, affordable, and diverse neighborhood will result in a greater ability and willingness to preserve the neighborhood's historic homes.

1.1.2. WHEN TO APPLY THE DESIGN STANDARDS

The scope of these design standards intends to set parameters for Certificates of Appropriateness for alterations and additions to contributing buildings in the local historic district. The design standards also set parameters for compatible new construction within the district. The design standards intend to supplement the Austin

City Code, Land Development Codes, and any other applicable development-related regulations; new construction within the district shall conform to *both* these design standards *and* the Austin City Code, Land Development Code, and any other applicable development-related regulations, unless specified below.

The Historic Preservation Office or Historic Landmark Commission shall grant a Certificate of Appropriateness if the application conforms to these design standards. However, the Commission also has the authority to grant exemptions to the standards if it determines that the proposed project will maintain the character-defining features of the property and/or district. Considerations that may cause the Commission to grant an exemption include, but are not limited to:

- Energy efficiency
- Watershed protection
- Tree protection
- Accessibility for persons with disabilities
- Small lot size
- Exceptional design

The discussion below details the scope of the types of work that *require* a Certificate of Appropriateness, the types of work *recommended* to use these design standards, and the types of work that fall outside of the purview of these design standards.

1.1.2.1. Work requiring a Certificate of Appropriates:

- Note that these design standards do not require a property owner to rehabilitate or restore their property. Rather, the standards apply if and only if the property owner opts to initiate a rehabilitation or restoration project.
- The following types of work are *required* to obtain a Certificate of Appropriateness:
 - All additions to existing contributing buildings
 - Exterior alterations and additions to contributing buildings that are (a) within 15 feet of the front of the building and/or (b) visually affect the historic character of the building or site from an adjacent public street – including both permitted work and work that does not require a building permit
 - Construction of new buildings
 - Addition of new signs
 - Site features on contributing properties that visually affect the property's historic character from an adjacent public street

In general, a building permit is required to “erect, construct, enlarge, alter, repair, improve, remove, convert, move or demolish any building or structure” in the City of Austin; a list of the limited types of work exempt from permitting is available at <http://austintexas.gov/page/work-exempt-building-permits>.

Note also work *requiring* a Certificate of Appropriateness may be eligible for City tax incentives (as detailed in [Section 2](#) of this appendix).

1.1.2.2. Work recommended to meet these design standards:¹

- Exterior alterations to noncontributing buildings constructed during the district's period of significance (1840–1965)
- Additions to noncontributing buildings constructed during the districts' period of significance (1840–1965)

1.1.2.3. Work excluded from the scope of these design standards:

- Interior alterations
- Structural or systems work that is not visible on the building's exterior
- Exterior alterations to contributing buildings that are not (a) within 15 feet of the front of the building and/or (b) do not visually affect the historic character of the building or site from an adjacent public street
- Exterior alterations to noncontributing buildings
- Additions to noncontributing buildings
- Any work item not addressed in these design standards; if a proposed project or project component is not addressed by the design standards, only the base zoning and applicable building codes apply

1.2. Alterations to Contributing Buildings

This section of the design standards applies to historic features on exterior front walls, side walls within 15 feet of the front of the building, and roofs within 15 feet of the front of the building. It also applies to side walls and roofs if proposed alterations affect the property's historic character. Applicable historic features include exterior wall materials, doors, windows, porches, dormers and chimneys. An exterior feature is historic if it was built during the district's period of significance (1840–1965), even if it was added after initial construction, and if it is identified as historic in the Nomination Form in *Section 4, Principal Architectural Styles and Periods of Construction*; *Section 6, Architectural Composition of the District*; or *Section 8, Building Locations and Landscape Features*.

The design standards concerning alterations to contributing buildings reflect the preservation standards described in the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, as set forth in Table D-1 below.

While the design standards do not regulate alterations and additions on noncontributing buildings, property owners of noncontributing buildings are encouraged to consult these design standards for recommendations in their design decision-making process.

¹ Note that an owner of a noncontributing property owner voluntarily may opt to follow these standards if seeking to change the property's status from noncontributing to contributing. For a noncontributing building dating from the district's period of significance (1840–1965), the Historic Preservation Office (HPO) may change the status to contributing if non-historic alterations are removed and/or historic features are restored. Work that changes the building's status to contributing is eligible for City tax credits. (Refer to the [Resources for Property Owners in Section 2](#) of this appendix for additional details.)

Table 1. Secretary of the Interior's Standards for Rehabilitation

Secretary's Standards for Rehabilitation	General Meaning
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.	If a new use is necessary, prioritize a use that will allow preservation of a property's character-defining features.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	Do not remove or change character-defining features such as building scale, massing, materials, and how parts of a property relate to each other.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Avoid false historicism with alterations and additions.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.	Preserve historic-age elements if they are compatible with the historic building, even if they are not original to the property.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Preserve character-defining architectural elements, materials, and finishes.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Repair first. Do not replace or alter historic-age elements unless they are deteriorated beyond repair, and then replace them in-kind to the greatest extent possible. Avoid conjecture when replacing a missing element.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Don't treat a building with materials and techniques that may damage historic materials.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	If site or foundation work is occurring, be mindful of archeological resources that may be present.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	Ensure that alterations and additions do not damage or destroy character-defining features. Design new construction so that it is compatible with but differentiated from the historic-age property.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Design new construction to minimally impact historic fabric. If possible, additions should be able to be reversed without major damage to the historic building.

1.2.1. GENERAL STANDARDS

In general, the design standards for alterations to contributing buildings follow these basic principles:

1.2.1.1. Do not alter or remove historic features unless they are deteriorated beyond repair.

Some exterior alterations to a historic building may be needed as part of a rehabilitation project to ensure the building's continued use. Such alterations should not radically change, obscure, or destroy character-defining historic materials and features. In the Nomination Form that accompanies this appendix, *Section 4* identifies the character-defining historic features for each architectural style found in the district. The materials and features that are important in defining the building's historic character must be retained to preserve that character unless they are deteriorated beyond repair. The Historic Preservation Office (HPO) and the Historic Landmark Commission (HLC) will determine when the level of deterioration is great enough to require replacement. In general, an individual building component is considered deteriorated beyond repair when it is decayed to the point where it cannot serve its structural purpose(s) (find a more detailed definition and examples in the [Glossary in Section 3](#) of this appendix).

1.2.1.2. If replacing deteriorated historic features, match the original as close as possible.

If the level of deterioration or damage to a historic feature means that repair is not possible, or if it is critical to the preservation of the building (e.g., a roof), the damaged feature should be replaced to match the historic feature based on physical or historical documentation of its form and detailing. The design standards recommend the replacement of the entire feature in-kind (i.e., with the same material, such as wood for wood). However, a similar substitute material is an acceptable alternative if the form, design, texture, and scale can effectively replicate the appearance of the remaining features, such as fiber-cement siding that imitates wood siding.

1.2.1.3. Do not add a new feature that was not there historically.

When an entire feature is missing, such as a porch, it no longer plays a role in physically defining the historic character of the building unless it can be accurately restored in form and detailing after carefully examining primary source documentation of the feature's historic appearance, such as historic photographs or original architectural drawings. If the feature is not critical to the preservation of the building, allowing the building to remain without the feature is one option. If the missing feature is important to the historic character of the building—and adequate documentary and physical evidence exists—the design standards recommend its reproduction and replacement.

A second option for replacing a missing feature—particularly when the available information about the feature is inadequate to permit an accurate reconstruction—is to design a new feature that is compatible with the overall historic character of the building. To be compatible, the new design should always take into account the size, scale, and material of the building itself, and should be clearly differentiated from the authentic historic features.

Keep in mind that the City will never require replacement, but these standards will apply if an owner initiates a replacement project.

1.2.2. SPECIFIC STANDARDS

1.2.2.1. Front exterior walls

Requirements

- Retain and repair the historic exterior materials on front walls, as well as side walls and roofs within 15 feet of the front of the building
- If replacement of historic exterior wall materials is necessary, choose a material identical in dimensions, profile, reveal, and texture to the historic material, and install the new materials so that they maintain the spatial relationships (including depth and dimension) and joint patterns as existed historically relative to window frames, door frames, and other exterior features
- Maintain and repair historic exterior walls according to accepted preservation techniques (as shown in [Section 2](#) of this appendix, *Resources for Property Owners*)

Recommendations

- Identify and treat the causes of deterioration to exterior wall materials, such as poor site drainage, moisture retention, clogged gutters and downspouts, leaky roofs, deteriorating paint, sprinklers pointed toward the building, and vegetation or moisture-retaining soil that touches wood elements
- Clean soiled historic exterior wall surfaces with the gentlest method possible (see [Resources for Property Owners regarding Work on Historic Exterior Walls below in Section 2.2.1.](#))

1.2.2.2. Doors and door openings

Requirements

- Do not enlarge, alter or relocate doorways, or add new door openings on front and side walls within 15 feet of the front of the building
- Retain and repair historic doors and door frames according to accepted preservation techniques (see [Section 2](#) of this appendix, *Resources for Property Owners*), unless Historic Preservation Office (HPO) staff and/or the Historic Landmark Commission (HLC) agree that deterioration is beyond repair
- Retain and repair door glazing (window or glass) in its historic configuration
- In cases where a historic entry door is missing or deteriorated beyond repair, choose a replacement door that is similar in terms of design and appearance with the historic character of the building
- If a new door or door frame is required, install the new components so that they maintain the spatial relationships (including depth and dimension) and joint patterns as existed historically relative to door frames, exterior wall planes, and other exterior features

Recommendations

- When choosing a replacement door, look to other buildings of similar age and style, or consult publications, catalogs, or design professionals to determine the appropriate door styles and materials for the age and style of your building

1.2.2.3. Windows and window openings

Requirements

- Do not enlarge, alter or relocate window openings, or add new window openings on front walls, side walls, or roofs within 15 feet of the front of the building
- Retain and repair all components of existing historic windows unless Historic Preservation Office (HPO) staff and/or the Historic Landmark Commission (HLC) agree that the individual component is deteriorated beyond repair
- If replacement of historic windows is necessary, use windows that are the same size and match the dimensions, profile, and configuration of the historic windows
- Substitute materials are appropriate if they maintain the profile and finish appearance of the historic window; extruded aluminum and wood-clad aluminum are acceptable replacement materials; vinyl is not an acceptable material
- If replacement windows are required, install the new windows so that they maintain the same spatial relationships (including depth and dimension) and joint patterns as existed historically relative to window frames, exterior wall planes, and other exterior features
- Maintain and repair historic windows according to accepted preservation techniques (see [Section 2](#) of this appendix, *Resources for Property Owners* for more information)

Recommendations

- Improve the energy efficiency of original windows by using methods that do not damage historic sashes, glass, or frames, such as weather stripping, insulating weight pockets, adding interior storm windows, applying a clear interior film, adding insulated glass and the necessary additional balancing weights, or a combination of these methods
- Consult with the Historic Preservation Office (HPO), Preservation Austin, and local neighborhood groups like the Guadalupe Association for an Improved Neighborhood (GAIN) Design Review Committee for affordable ways to maintain and enhance the efficiency of historic windows

1.2.2.4. Roofs and roof features

Requirements

- Retain the original roof shape, including pitches, profiles, and eave heights
- Retain historic dormers, gable/attic vents, roof brackets and chimneys unless they are deteriorated beyond repair
- Maintain and repair historic roof materials and features according to accepted preservation techniques (see [Section 2](#) of this appendix, *Resources for Property Owners*)

Recommendations

- If replacing roof materials and features that are deteriorated beyond repair, first consider using the original material, then the use of a product that resembles the size and matches the dimensions, profile, appearance, and configuration of the historic material; standing-seam metal roofs are also acceptable for all roof forms

1.2.2.5. Porches

Requirements

- Retain and repair the historic front porch materials and features unless Historic Preservation Office (HPO) staff and/or the Historic Landmark Commission (HLC) agree that they are deteriorated beyond repair
- If replacing deteriorated historic porch materials or features, use materials that are the same size and match the dimensions, profile, texture, and configuration of existing historic porch features
- If enclosing front porch, use materials that do not visually detract from the historic character of the building—like non-reflective screening or glass—and install the enclosure in a reversible manner that does not damage historic features
- Maintain and repair historic porches according to accepted preservation techniques (see [Section 2](#) of this appendix, *Resources for Property Owners*)

Recommendations

- If replacing deteriorated historic porch materials or features, consider using the historic material before considering a substitute material
- Consider keeping front porches open if they were open during the period of significance

1.3. Additions to Contributing Buildings

The design standards require that new additions to contributing buildings within the district must be “differentiated but compatible” with the historic building. Essentially, this means that new additions must reflect the form of the existing historic buildings, but they should not be so similar as to be mistaken for historic or original to the building.

Requirements

- New additions should be compatible with the historic building by reflecting the scale, massing, and/or materials of the historic building, but differentiated enough so that they are not confused as historic or original to the building
- If designing an addition in a contemporary style, reflect the scale, massing, and/or materials of the historic building; if designing an addition in a style that reflects the style of the historic building, differentiate the scale, massing, and/or materials, at least slightly
- Design new additions that are subordinate to and do not overpower the historic building
- Construct additions that avoid the removal or obstruction of any historic exterior features on the front of the building or the sides within 15 feet of the front
- Set back a new ground-level addition a minimum of 15 feet measured from the front wall of the building (excluding the porch)
- A new basement addition may extend to the front of the building
- Design basement additions so that they do not raise the floor level of the building, or so that the new floor level of the building is not higher than either the average of the contributing buildings on the same block face, or the average of the adjacent buildings if contributing
- Modern materials such as fiber-cement siding are appropriate for additions, provided that the overall design is compatible with the historic building

Recommendations

- Consider altering existing interior spaces to increase living space before considering the construction of an addition
- Consider creating usable space by finishing out an existing attic, including the addition of dormers on a side or rear roof slope that are set back from the front of the building at least 15 feet
- A one-story addition to a one-story building is recommended but not required
- Large additions may be constructed as a separate building and connected to the existing building with a linking element such as a breezeway to minimize the impact to the historic building
- Consult with the Guadalupe Association for an Improved Neighborhood (GAIN) Design Review Committee about the design of additions to contributing buildings
- Design new additions according to accepted preservation techniques (see [Section 2](#) of this appendix, *Resources for Property Owners*)

1.4. New Construction

The design standards recognize that any building should reflect its time; consequently, contemporary design for new residential construction is appropriate, as long as it is compatible with the design patterns of the district and the buildings immediately around it.

All new construction within the district shall conform to the Austin City Code, Land Development Code, and any other applicable development-related regulations, unless specified below.

Requirements

- New construction shall have the same street-front orientation and distance from adjacent buildings as the contributing buildings in the same block
- Setbacks for new construction shall be consistent with setbacks of the district's contributing buildings by taking the average of the existing setbacks of contributing buildings on the same block face, or by aligning with the setback of one adjacent contributing building; this may allow setbacks that are shallower than the base zoning
- Design new buildings so that they are compatible with and differentiated from historic buildings in the district
- If designing an addition in a contemporary style, reflect the scale, massing, and/or materials of the historic building; if designing an addition in a style that reflects a style borrowed from surrounding historic buildings, differentiate the scale, massing, and/or materials
- New construction should have floor-to-floor heights and roof heights that are the same or similar to those on contributing buildings throughout the district
- Select materials for new construction that are the same as or similar to those found on contributing buildings existing in the district
- For new buildings, a garage shall not be located less than 15 feet from the front wall of the building (excluding the porch) or one-third of the depth of the building from the front wall of the building, whichever is greater; both attached and detached garages are permitted if set back accordingly
- Front porches shall be present on new principal residential buildings and must be at least 6 feet deep, with an area of at least 70 square feet

- Protect large trees and other significant site features from damage during construction and from delayed damage due to construction activities

Recommendations

- Avoid using a historical style not found among the contributing buildings in the district
- Consider using the same or similar front proportions and fenestration patterns as contributing buildings
- Consider the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be similar to surrounding contributing buildings
- Consider using roof forms that are the same as or similar to the roof form of adjacent contributing buildings
- Consult with the Guadalupe Association for an Improved Neighborhood (GAIN) Design Review Committee at the outset of the design of new construction

2. Resources for Property Owners

Many resources exist to guide property owners in preserving their historic buildings, including the Preservation Briefs and Preservation Tech Notes provided by the National Park Service (see below). Locally in Austin, the nonprofit organization Preservation Austin (www.preservationaustin.org/) provides advice about treatments and suggestions for professional services. The Texas Historical Commission (<http://www.thc.texas.gov/>) is also available to provide assistance. Within the Robertson/Stuart & Mair Historic District, neighborhood groups like the Guadalupe Association for an Improved Neighborhood (GAIN) Design Review Committee provide advice and services for owners of historic properties in the district.

2.1. City of Austin Regulatory Resources

2.1.1. HISTORIC LANDMARK COMMISSION (HLC)

Website: <https://www.austintexas.gov/hlc>

Phone: (512) 978-4000

Address: One Texas Center (5th Floor), 505 Barton Springs Rd., Austin, Texas 78704

The Historic Landmark Commission is an 11-member board appointed by the City Council and composed of Austin residents having “knowledge of and experience in the architectural, archaeological, cultural, social, economic, ethnic, or political history of the City, and a demonstrated interest or competence in or knowledge of historic preservation” (City of Austin Code of Ordinances, Section 2-1-147).

Among many other duties related to the promotion and preservation of historic places in Austin, the Historic Landmark Commission (HLC) reviews and approves proposed changes to contributing properties and proposed new construction in local historic districts.

A Certificate of Appropriateness is required in advance of performing all non-routine exterior and site work requiring a building permit within the historic district. Building permits will not be released without a Certificate of Appropriateness review by the City Historic Preservation Office or the Historic Landmark Commission (HLC).

2.1.2. HISTORIC PRESERVATION OFFICE (HPO)

Website: <https://www.austintexas.gov/department/historic-preservation>

Phone: (512) 978-4000

Address: One Texas Center (5th Floor), 505 Barton Springs Rd., Austin, Texas 78704

The City of Austin Historic Preservation Office (HPO) supports the Historic Landmark Commission (HLC) with dedicated professional staff.

2.2. Online Resources

The National Park Service also provides technical assistance and guidance on the preservation of historic properties through the publication of *Preservation Briefs* and *Preservation Tech Notes* and are all available online at <https://www.nps.gov/tps/how-to-preserve.htm>. These resources focus on specific issues common in preservation. The following is a list of publications by the NPS and others relevant to the issues faced by owners of properties in local historic districts.

2.2.1. SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

- *Secretary of the Interior's Standards for Rehabilitation*, <https://www.nps.gov/tps/standards.htm>. The design standards are based on the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, which are one component of the overall *Standards and Guidelines for the Treatment of Historic Properties*. The *Standards* are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The *Guidelines* offer general design and technical recommendations to assist in applying the *Standards* to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property.

2.2.2. WORK ON HISTORIC EXTERIOR WALLS

- *NPS Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*, <https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>
- *NPS Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*, <https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>
- *NPS Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings*, <https://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>
- *NPS Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings*, <https://www.nps.gov/tps/how-to-preserve/briefs/8-aluminum-vinyl-siding.htm>
- *NPS Preservation Brief 10: Exterior Paint Problems on Historic Woodwork*, <https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>
- *NPS Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors*, <https://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm>
- *NPS Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings*, <https://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>

- *NPS Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, <https://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exterior.htm>

2.2.3. WORK ON HISTORIC WINDOWS

- *NPS Preservation Brief 9: The Repair of Historic Wooden Windows*, <https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>
- *NPS Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows*, <https://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm>
- *Window Rehabilitation Guide for Historic Buildings*, a comprehensive technical guide to window preservation published by the National Park Service and the Historic Preservation Educational Foundation, www.hpef.us/windows
- *Window Preservation Standards*, a catalog of specific methods for the assessment, maintenance, repair, preservation, and weatherization of older and historic windows published by the Window Preservation Standards Collaborative, www.windowstandards.org
- National Trust for Historic Preservation, “13 Things You Should Know About Retrofitting Historic Windows,” www.savingplaces.org/stories/preservation-tips-tools-retrofitting-historic-windows
- National Center for Preservation Technology and Training, “Saving Windows, Saving Money: Evaluating the Energy Performance of Window Retrofit and Replacement,” www.ncptt.nps.gov/blog/saving-windows-saving-money
- Journal of Preservation Technology, “What Replacement Windows Can’t Replace: The Real Cost of Removing Historic Windows,” www.dahp.wa.gov/sites/default/files/WhatReplacementWindowsCantReplace.pdf

2.2.4. WORK ON HISTORIC ROOFS

- *NPS Preservation Brief 4: Roofing for Historic Buildings*, <https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>
- *NPS Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs*, <https://www.nps.gov/tps/how-to-preserve/briefs/19-wooden-shingle-roofs.htm>
- “The Roofing Handbook for Historic Buildings,” a comprehensive technical guide to historic roof preservation published by the Historic Preservation Educational Foundation, www.hpef.us/roofing

2.2.5. OTHER RELEVANT PUBLICATIONS

- *NPS Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns*, <https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>
- *NPS Preservation Brief 45: Preserving Historic Wooden Porches*, <https://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>
- City of Austin’s list of the limited types of work exempt from permitting, <http://austintexas.gov/page/work-exempt-building-permits>

3. GLOSSARY

3.1. Preservation Terms

CERTIFICATE OF APPROPRIATENESS

A Certificate of Appropriateness is required for all non-routine exterior work, including alterations to historic materials or the visual appearance of a site or building façade within the historic district. These include additions to existing buildings, construction of new buildings, changes in roof materials, major landscape work, and changes in sidewalks and driveways. Historic preservation review is usually not required for ordinary maintenance work such as repainting and performing routine repairs using like materials. Please check with the Historic Preservation Office (HPO) if you are uncertain whether a historic review is required.

The Historic Preservation Office (HPO) may approve certain minor projects without a review by the Historic Landmark Commission (HLC). Minor projects include the construction of one-story rear additions of less than 600 square feet, two-story additions not visible from the street, and pools, decks, fences, back porch enclosures or other minor features.

- Application forms for obtaining a Certificate of Appropriateness:
<http://www.austintexas.gov/page/planning-and-zoning-applications#hist>

CONTRIBUTING PROPERTY

The determination of whether a property is contributing to the historic district is made by the historic preservation professional who evaluated the survey and inventory of the buildings within the district, in conjunction with professional City staff. In general, a building, site, structure, or object within a historic district is considered contributing if it both (a) adds to the values or qualities of that district because it was present during the period of significance (in this case, 1840–1965) and (b) possesses historical integrity. A contributing property may have minor alterations that do not significantly affect its overall historic appearance. (Within the main body of the historic district application, see *Section 7, Assessment of Integrity* for additional information about contributing properties.) An inventory of contributing and noncontributing resources in the Robertson/Stuart & Mair Historic District at the time of this application also is included as part of this application package (see *Appendix A*). For updates to the inventory of contributing properties after the time of application, contact the HPO.

DETERIORATED BEYOND REPAIR

The individual building component is decayed to the point where it cannot serve its structural purpose(s), as determined by the Historic Preservation Office staff and/or the Historic Landmarks Commission; examples include, but are not limited to:

- An individual wood window muntin that is so decayed that it cannot hold a pane of glass as intended; decay is documented by probing the core with an awl and lifting up irregular pieces of wood
- An individual wood weatherboard is decayed to the point where it cannot hold paint to keep the building watertight; decay is documented by probing the core with an awl and lifting up irregular pieces of wood

- An individual porch column is so decayed that it no longer can support the porch roof; decay is documented by a sag in the porch roof even when the porch foundation is shown to be level
- A metal decorative railing is so corroded that it threatens to expand and crack the adjacent surface; corrosion is documented by a bubbling texture, and/or probing the metal with a sharp object and digging out brittle strands

HISTORIC DISTRICT

A historic district is a grouping of adjacent buildings, structures, sites, and/or objects that are more than 50 years old and that retain a significant amount of their historic character. Historic resources that add to the district's overall sense of time and place are classified as contributing properties. Severely altered historic properties and buildings of more recent construction are classified as noncontributing elements. Historic districts are designated on the national and local levels, with different implications for each.

INTEGRITY

A property has integrity if it is physically unaltered, or retains enough of its historic character or appearance to be recognizable as being from the district's period of significance.

NONCONTRIBUTING

A building, site, structure, or object within a historic district that does not contribute to the historic character of the district because it no longer retains integrity. (Within the main body of the historic district application, see *Section 7, Assessment of Integrity* for a more detailed discussion of noncontributing properties.)

PRESERVATION

The act or process of sustaining the existing form, integrity, or material of a building or structure.

RECONSTRUCTION

Treatment that "establishes limited opportunities to recreate a non-surviving site, landscape, building, structure, or object in all new materials."

REHABILITATION

The act or process of returning a historic property to a state of utility through repair or alteration that makes possible an efficient, contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, or cultural character.

RESTORATION

The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular time by means of the removal of later elements or by the replacement of missing earlier elements.

3.2. Architectural Terms

Abut: To adjoin at an end; to be contiguous.

Arch: A curved and sometimes pointed structural member used to span an opening.

Awl: A small, pointed tool.

Awning: A projecting roof-like structure sheltering a door or window, often canvas.

Balcony: A railed projecting platform found above ground level on a building.

Bargeboard: A board, sometimes decorative, that adorns the gable-end of a gabled roof.

Battered Foundation: A foundation that is inclined, so that it appears to slope inward as it rises upward.

Bead Board: Wood paneling with grooves.

Berm: A raised bank at the edge of a yard beside a road or sidewalk.

Board and Batten: Wood siding with wide boards, placed vertically, and narrow strips of wood (battens) covering the seams between the boards.

Boxed Eaves: Eaves that are enclosed with a fascia and panels under the soffit.

Bracket: A projecting support used under cornices, eaves, balconies, or windows to provide structural or visual support.

Brick: A building or paving unit made of fired clay, usually rectangular in shape.

Canopy: A projection over a niche or doorway; often decorative or decorated.

Capital: The uppermost part, or head, of a column or pilaster.

Casement Window: A window sash that swings open along its entire length; usually on hinges fixed to the sides of the opening into which it is fitted.

Column: A round, vertical support; in classical architecture, the column has three parts: base, shaft, and capital.

Concrete Block: A hollow or solid concrete masonry unit consisting of cement and suitable aggregates combined with water.

Concrete Slab: A flat, rectangular, reinforced concrete structural member; especially used for floors and roofs.

Coping: The protective uppermost course of a wall or parapet.

Corbelling: Pattern in a masonry wall formed by projecting or overhanging masonry units.

Cornice: A projecting, ornamental molding along the top of a building, wall, etc., finishing or crowning it.

Crenelation: A parapet with alternating solid and void spaces, originally used for defense; also known as battlement.

Dormer: A vertically set window on a sloping roof; also the roofed structure housing such a window.

Dentils: A series of closely spaced, small, rectangular blocks, used especially in classical architecture.

Double-Hung Window: A window with two (or more) sashes, or glazed frames, set in vertically grooved frames and capable of being raised or lowered independently of each other.

Eaves: The lower edges of a roof that project beyond the building wall.

Engaged Column: A column that is partially attached to a wall.

Eyebrow Dormer: A low dormer with a wavy line over the lintel, resembling an eyebrow.

Façade: An exterior wall.

Fanlight: An arched window with muntins that radiate like a fan; typically used as a transom.

Fascia Boards: Horizontal boards, typically wood, that cover the ends of rafters.

Fenestration: An opening in a surface.

Fixed Sash: A window, or part of a window, that does not open.

Flat Roof: A roof that has only enough pitch so that water can drain.

Gabled Roof: A roof having a single slope on each side of a central ridge; usually with a gable at one or both ends of the roof.

Gambrel Roof: A roof having a double slope on two sides of a building; the most common example is a barn roof.

Glazing: Window or glass, as within a door or window.

Half-Timbered: Heavy timber framing with the spaces filled in with plaster or masonry.

Hipped Roof: A roof having adjacent flat surfaces that slope upward from all sides of the perimeter of the building.

Hood: A protective and sometimes decorative cover over doors, windows, or chimneys.

In-kind: Replacement of a feature with the same material, such as wood for wood.

Jalousie Window: A window composed of angled, overlapping slats of glass, arranged horizontally like a shutter in order to tilt open for ventilation.

Leaded Glass Window: A window composed of pieces of glass that are held in place with lead strips; the glass can be clear, colored, or stained.

Lintel: The piece of timber, stone, or metal that spans above an opening and supports the weight of the wall above it.

Lites: Window panes.

Mansard Roof: A roof having two slopes on all four sides; the lower slope is much steeper than the upper.

Mortar: A mixture of cement, lime, sand, or other aggregates with water; used in plastering and bricklaying.

Masonry: A construction method that stacks masonry units, such as stones or bricks, and binds them with mortar to form a wall.

Molding: A decorative profile that is given to architectural members and subordinate parts of the buildings; whether cavities or projections such as cornices, bases, door and window jambs and heads.

Mullion: A large vertical member separating two casements or coupled windows or doors.

Muntin: One of the thin strips of wood used to separate panes of glass within a window.

Paneled Door: A door constructed with recessed rectangular panels surrounded by raised moldings.

Parapet: A low wall or protective railing, usually used around the edge of a roof or around a balcony.

Pediment: A triangular section framed by a horizontal molding on its base and two sloping moldings on each side.

Pier and Beam Foundation: Foundation consisting of vertical piers that support horizontal beams.

Pilaster: A rectangular column or shallow pier attached to a wall.

Porch: A covered entrance or semi-enclosed space projecting from the façade of a building; may be open sided, screened, or glass enclosed.

Porte Cochere: A roofed structure attached to a building and extending over a driveway, allowing vehicles to pass through.

Pyramidal Roof: A pyramid-shaped roof with four sides of equal slope and shape.

Quoins: Large or rusticated stone blocks at the corners of a masonry building.

Rafter: One of a series of structural members spanning from the ridge of the roof to the eaves, providing support for the covering of a roof.

Repointing: The act of repairing the joints of brickwork, masonry, etc., with mortar or cement.

Shed Roof: A roof containing only one sloping plane.

Side Light: A vertical window flanking a door.

Side-Gabled Roof: A gable whose face is on one side (or part of one side) of a building, perpendicular to the façade.

Sill: Horizontal member at the bottom of a window or door opening.

Soffit: The underside of overhanging eaves; the underside of other architectural structures such as an arch or balcony.




Storm Window: A secondary window installed to protect and/or reinforce the main window.




Stucco: Exterior finish material composed of either Portland cement or lime and sand mixed with water.




Transom: A horizontal window over a door or window.




Wing Wall: A portion of the front façade extending past the side façade, often sloping down from the eaves to the ground at an angle; a subordinate wall, one end of which is built against an abutment.




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1100 E 10TH ST	192945	Residential	Single- Family House	Irregular plan	No style	2003	None	Noncontributing
	1102 E 10TH ST	192944	Residential	Single- Family House	Modified L- Plan	National Folk	1912	None	Contributing
	1104 E 10TH ST	192943	Residential	Single- Family House	Center Passage	Folk Victorian	1900	None	Contributing



	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1105 E 10TH ST	192920	Religious	Church	N/A	Gothic Revival	1923	Previously listed as a local landmark	Contributing
	1105 E 10TH ST	192920	Religious	Single- Family House	Center Passage	Craftsman	1923	None	Contributing
	1106 E 10TH ST	192942	Residential	Single- Family House	L-Plan	National Folk	1910	None	Contributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1107 E 10TH ST	192921	Residential	Single-Family House	Bungalow	Minimal Traditional	1927	None	Contributing
	1108 E 10TH ST	192941	Residential	Single-Family House	Hipped-Roof Square-Plan	Classical Revival	ca. 1920	None	Contributing
	1109 E 10TH ST	192922	Residential	Single-Family House	Bungalow	Craftsman	1930	None	Contributing


	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1110 E 10TH ST	192940	Residential	Single- Family House	L-Plan	Folk Victorian	1900	Previously listed as a local landmark	Contributing
	1111 E 10TH ST	192923	Residential	Single- Family House	Bungalow	Craftsman	ca. 1920	None	Contributing
	1112 E 10TH ST	192939	Residential	Single- Family House	Massed Plan	No style	1940	None	Noncontributing

	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1115 E 10TH ST	192924	Residential	Single- Family House	Modified L- Plan	Folk Victorian	1922	None	Contributing
	1022 E 7TH ST	783092	Residential	Single- Family House	Modified L- Plan	Folk Victorian	1905	Previously listed as a local landmark, Previously listed individually on the NRHP	Contributing
	1000 E 8TH ST	194805	Residential	Garage Apartment	N/A	Contemporary	ca. 2010	None	Noncontributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1000 E 8TH ST	194805	Residential	Single- Family House	L-Plan	National Folk	1900	Previously listed as a local landmark	Contributing
	1001 E 8TH ST	194778	Residential	Single- Family House	Irregular plan	Contemporary	ca. 1975	None	Noncontributing
	1001 E 8TH ST	194778	Residential	Single- Family House	L-Plan	Folk Victorian	1891	Previously listed as a local landmark, Previously listed individually on the NRHP	Contributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1003 E 8TH ST	194779	Residential	Single- Family House	Irregular plan	Contemporary	2006	None	Noncontributing
	1005 E 8TH ST	194780	Residential	Single- Family House	U-Plan	Folk Victorian	1906	None	Contributing
	1006 E 8TH ST AUSTIN, TRAVIS COUNTY TX	194804	Residential	Back House	N/A	Neo-Craftsman	2018		Non-contributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1007 E 8TH ST	194781	Residential	Single- Family House	Irregular Plan	National Folk	1906	None	Noncontributing
	1008 E 8TH ST	194803	Residential	Single- Family House	L-Plan	National Folk	1900	None	Contributing
	1009 E 8TH ST	194782	Residential	Single- Family House	Modified L- Plan	Folk Victorian	1907	Previously listed as a local landmark	Contributing


	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1011 E 8TH ST	194783	Residential	Single- Family House	Modified L- Plan	Folk Victorian	1895	Previously listed as a local landmark	Contributing
	1012 E 8TH ST	194801	Residential	Back house	N/A	No style	ca. 2017	None	Noncontributing
	1012 E 8TH ST	194801	Residential	Single- Family House	L-Plan	Folk Victorian	1902	Previously listed as a local landmark, Previously listed individually on the NRHP, Previously designated Registered Texas Historic Landmark (RTHL)	Contributing

	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1014 E 8TH ST	194800	Residential	Single- Family House	Bungalow	Craftsman	1910	None	Contributing
	1100 E 8TH ST	192919	Residential	Garage Apartment	N/A	Neo-Craftsman	ca. 2015	None	Noncontributing
	1100 E 8TH ST	192919	Residential	Single- Family House	Center Passage	Folk Victorian	1887	Previously listed as a local landmark	Contributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1101 E 8TH ST	192889	Residential	Duplex House	Hipped-Roof Square-Plan	National Folk	1940	None	Contributing
	1101 E 8TH ST	192889	Residential	Single- Family House	Bungalow	Craftsman	1940	None	Contributing
	1102 E 8TH ST	192918	Residential	Garage Apartment	N/A	No style	ca. 2010	None	Noncontributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1102 E 8TH ST	192918	Residential	Single- Family House	Modified L- Plan	Folk Victorian	1906	None	Contributing
	1103 E 8TH ST	192890	Residential	Garage	N/A	No style	ca. 2000	None	Noncontributing
	1103 E 8TH ST	192890	Residential	Single- Family House	U-Plan	Folk Victorian	1912	None	Contributing

	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1104 E 8TH ST	192917	Residential	Single- Family House	Modified L- Plan	National Folk	1906	None	Contributing
	1104 B E 8TH ST	192917	Residential	Garage Apartment	N/A	No style	2013	None	Noncontributing
	1105 E 8TH ST	192891	Residential	Single- Family House	L-Plan	National Folk	1921	None	Contributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1106 E 8TH ST	192916	Residential	Single- Family House	L-Plan	Folk Victorian	1910	None	Contributing
	1110 E 8TH ST	192915	Residential	Single- Family House	Irregular plan	No style	2016	None	Noncontributing
	1111 E 8TH ST	192892	Residential	Back House	N/A	No style	1954	None	Noncontributing



	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1111 E 8TH ST	192892	Residential	Single- Family House	Bungalow	Minimal Traditional	1954	None	Contributing
	1112 E 8TH ST	192914	Residential	Single- Family House	Center Passage	National Folk	ca. 1905	None	Contributing
	1113 E 8TH ST	192893	Residential	Single- Family House	Center Passage	National Folk	1904	None	Contributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1114 E 8TH ST AUSTIN, TX COUNTY 78702	192913	Residential	Multi-family	Mid-rise Condo Building	No style	2018		Noncontributing
	1115 E 8TH ST	192894	Residential	Back House	N/A	No style	ca. 1990	None	Noncontributing
	1115 E 8TH ST	192894	Residential	Single-Family House	Irregular plan	National Folk, Neo-Craftsman	1915	None	Noncontributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1201 E 8TH ST	192962	Residential	Single-Family House	Bungalow	Craftsman	1929	None	Contributing
	1202 E 8TH ST	784503	Residential	Single-Family House	Bungalow	Craftsman	1929	None	Contributing
	1207 E 8TH ST	192964	Residential	Single-Family House	Modified L-Plan	Folk Victorian	ca. 1897	Previously listed as a local landmark	Contributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1000 E 9TH ST	194821	Residential	Single- Family House	Center Passage	National Folk	1920	None	Contributing
	1002 E 9TH ST	194820	Residential	Garage Apartment	N/A	No style	2001	None	Noncontributing
	1002 E 9TH ST	194820	Residential	Single- Family House	L-Plan	National Folk	1900	None	Contributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1003 E 9TH ST	194793	Residential	Single- Family House	L-Plan	Folk Victorian	1902	None	Contributing
	1004 E 9TH ST	194819	Residential	Back house	N/A	No style	ca. 2017	None	Noncontributing
	1004 E 9TH ST	194819	Residential	Single- Family House	Massed plan	Neo-Victorian	ca. 2017	None	Noncontributing

	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1005 E 9TH ST	194794	Residential	Single- Family House	Hipped-Roof Square-Plan	National Folk	1912	Previously listed as a local landmark	Contributing
	1007 E 9TH ST	194795	Residential	Single- Family House	Bungalow	Craftsman	1935	None	Contributing
	1008 E 9TH ST	194818	Residential	Single-Family	L-Plan	National Folk	1885	Previously listed individually on the NRHP	Contributing

	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1009 E 9TH ST	194796	Residential	Back House	Hall-and- parlor	National Folk	1920	None	Contributing
	1009 E 9TH ST	194796	Residential	Single- Family House	Hipped-Roof Square-Plan	National Folk	1920	Previously listed as a local landmark	Contributing
	1010 E 9TH ST	194817	Residential	Single- Family House	L-Plan	Folk Victorian	1904	None	Noncontributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1011 E 9TH ST	194797	Residential	Back House	N/A	No style	1948	None	Contributing
	1011 E 9TH ST	194797	Residential	Single- Family House	Bungalow	Craftsman	1917	None	Contributing
	1012 E 9TH ST	194816	Residential	Single- Family House	L-Plan	National Folk	1902	None	Contributing



	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1013 E 9TH ST	194798	Residential	Single- Family House	Center Passage	Italianate	1884	Previously listed as a local landmark, Previously listed individually on the NRHP	Contributing
	1013 B E 9TH ST	194798	Residential	Back House	N/A	Contemporary	2018	None	Noncontributing
	1014 E 9TH ST	194815	Residential	Single- Family House	Hipped-Roof Square-Plan	National Folk	1920	None	Contributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1014 E 9TH ST	194815	Residential	Single- Family House	Bungalow	Craftsman	1920	None	Contributing
	1101 E 9TH ST	192904	Residential	Single- Family House	Hipped-Roof Square-Plan	National Folk	1915	None	Contributing
	1101 1/2 E 9TH ST	192905	Residential	Back House	Detached one- part commercial	American Commercial	1925	None	Contributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1103 E 9TH ST	192906	Residential	Single- Family House	L-Plan	National Folk	1910	None	Contributing
	1105 E 9TH ST	192907	Residential	Single- Family House	Center Passage	National Folk	1910	None	Contributing
	1106 E 9TH ST	192929	Residential	Single- Family House	Modified Hipped-Roof Square-Plan	National Folk	1923	None	Contributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1107 E 9TH ST	192908	Residential	Single- Family House	L-Plan	National Folk	1906	None	Contributing
	1108 E 9TH ST	192928	Residential	Single- Family House	Bungalow	Craftsman	1927	None	Contributing
	1109 E 9TH ST	192909	Residential	Single- Family House	L-Plan	Folk Victorian	1906	None	Contributing

	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1111 E 9TH ST	192910	Residential	Single-Family House	L-Plan	National Folk	1906	None	Contributing
	1112 E 9TH ST	192927	Residential	Single-Family House	Irregular plan	No style	1996	None	Noncontributing
	1113 E 9TH ST	192912	Residential	Single-Family House	Modified L-Plan	Queen Anne	1900	Previously listed individually on the NRHP	Contributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1203 E 9TH ST	192976	Commercial	Commercial	One-part commercial block	American Commercial	1948	None	Contributing
	1205 E 9TH ST	192978	Residential	Single- Family House	Center Passage	No style	1919	None	Noncontributing
	1207 E 9TH ST	192979	Residential	Single- Family House	Bungalow	Minimal Traditional	1949	None	Contributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1209 E 9TH ST	192980	Residential	Single-Family House	Bungalow	Minimal Traditional	1949	None	Contributing
	1209 1/2 E 9TH ST	192981	Residential	Single-Family House	Hipped-Roof Square-Plan	Minimal Traditional	1936	None	Contributing
	1211 E 9TH ST	192982	Residential	Single-Family House	Hipped-Roof Square-Plan	Minimal Traditional	1936	None	Contributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1215 E 9TH ST	192983	Residential	Single- Family House	Bungalow	National Folk	1929	None	Contributing
	1206 INKS AVE	192986	Residential	Single- Family House	Bungalow	Craftsman	ca. 1930	None	Contributing
	1208 INKS AVE	192986	Residential	Single- Family House	Hall and Parlor	Folk Victorian	1900	Previously listed as a local landmark	Contributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1211 INKS AVE	192991	Residential	Apartment Building	Irregular plan	No style	1983	None	Noncontributing
	1215 INKS AVE	192989	Residential	Single- Family House	Shotgun	Folk Victorian	1936	None	Contributing
	1216 INKS AVE	192985	Residential	Single- Family House	Bungalow	No style	ca. 1935	None	Noncontributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1218 INKS AVE	192987	Residential	Single- Family House	Bungalow	Minimal Traditional	1936	None	Contributing
	1219 INKS AVE	192990	Residential	Single- Family House	Bungalow	National Folk	1962	None	Contributing
	1220 INKS AVE	192984	Residential	Single- Family House	Bungalow	Minimal Traditional	ca. 1964	None	Contributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1005 LYDIA ST	192997	Residential	Building - Residential - Multi-Family House		No style	1983		Non-contributing
	1005 LYDIA ST	192997	Residential	Building - Residential - Multi-Family House		No style	1983		Non-contributing
	1004 LYDIA ST	192939	Residential	Single-Family House	Bungalow	National Folk	2001	None	Noncontributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	1001 LYDIA ST	192996	Residential	Building - Railroad- Related - Train Depot		National Folk	1890		Non-contributing
	710 LYDIA ST	192895	Residential	Single- Family House	Bungalow	Craftsman	1915	None	Contributing
	801 LYDIA ST	784504	Residential	Single- Family House	Bungalow	Craftsman	1929	None	Contributing




	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	803 LYDIA ST	192972	Residential	Single-Family House	Hipped-Roof Square-Plan	National Folk	1930	None	Noncontributing
	805 LYDIA ST	192974	Residential	Garage Apartment	N/A	National Folk	1935	None	Contributing
	805 LYDIA ST	192974	Residential	Single-Family House	Ranch	Ranch	ca. 1948	Previously listed as a local landmark	Contributing



	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	810 LYDIA ST	192912	Residential	Single- Family House	Hall and Parlor	National Folk	ca. 1905	None	Contributing
	900 LYDIA ST	192926	Commercial	Single- Family House	Bungalow	No style	1950	None	Noncontributing
	904 LYDIA ST	192932	Residential	Back House	N/A	Contemporary	ca. 2005	None	Noncontributing

	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	904 LYDIA ST	192932	Residential	Single- Family House	Bungalow	National Folk	1927	None	Contributing
	912 LYDIA ST	192925	Religious	Single- Family House	Irregular plan	Neo-Colonial	ca. 1975	None	Noncontributing
	706 NAVASOTA ST	192965	Religious	Church	N/A	Craftsman	ca. 1942	None	Contributing

	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	802 SAN MARCOS ST	194697	Institutional	Carriage House	N/A	National Folk	ca. 1950	None	Contributing
	802 SAN MARCOS ST	194697	Institutional	Detached Kitchen	N/A	National Folk	ca. 1950	None	Contributing
	802 SAN MARCOS ST	194697	Institutional	Landscape	Center passage	No style	1841	None	Contributing

	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	802 SAN MARCOS ST	194697	Institutional	Single- Family House	Center Passage	Greek Revival	1841	Previously listed as a local landmark, Previously listed as contributing to a NRHP district	Contributing
	809 SAN MARCOS ST	194806	Residential	Single- Family House	Hipped-Roof Square-Plan	Minimal Traditional	1945	None	Contributing
	809 B SAN MARCOS ST	194806	Residential	Single- Family House	Bungalow	Neo-Craftsman	ca. 2000	None	Noncontributing

	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	811 SAN MARCOS ST	194791	Residential	Single- Family House	Hipped-Roof Square-Plan	National Folk	1914	None	Contributing
	815 SAN MARCOS ST	194792	Residential	Single- Family House	L-Plan	Craftsman	1910	None	Noncontributing
	1007 WALLER ST	192945	Residential	Single- Family House	Bungalow	Craftsman	2003	None	Noncontributing

	Address	CAD Parcel ID	Current use	Type	Form	Stylistic influences	Yr. blt.	Prior designations	Recommended local designation
	804 WALLER ST	194799	Residential	Single- Family House	Bungalow	Craftsman	1930	None	Contributing
	807 WALLER ST	192903	Residential	Single- Family House	Rectangular Plan	No style	2014	None	Noncontributing