



COX | McLAIN
Environmental Consulting

8401 Shoal Creek Boulevard,
Suite 100
Austin, Texas 78757
Phone: 512-338-2223
www.coxmclain.com



DRAFT REPORT: HISTORIC RESOURCES SURVEY OF NORTH LOOP, HANCOCK, AND UPPER BOGGY CREEK PLANNING AREAS (AUSTIN, TEXAS)

Prepared for the City of Austin, Texas | 2020–2022

Prepared by Cox|McLain Environmental Consulting (CMEC), now
Stantec; Preservation Central; and Elemental Text

Cover photographs: Cox McLain Environmental Consulting, Inc.

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1 EXECUTIVE SUMMARY

This document presents the findings of a historic resources survey of the North Loop, Hancock, and Upper Boggy Creek planning areas in Austin, Texas. The City of Austin retained a team led by Cox|McLain Environmental Consulting, Inc. (now Stantec) in August 2019 to conduct the survey. The purpose of the survey was to document and evaluate all buildings, sites, structures, objects, and districts (broadly described as “resources”) within the boundaries of the survey area and to identify potential heritage tourism sites. The survey focused on resources built in 1973 or earlier (defined as “historic-age”). **Figure 1** depicts the survey area, which comprises 4,537 parcels.

The project involved neighborhood contextual development, community involvement, fieldwork, research, and documentation. Contexts were developed for the North Loop, Ridgetop, Hancock, Cherrywood, Delwood I & II, Delwood Duplex, Schieffer Willowbrook, and Wilshire Wood neighborhoods. CMEC conducted fieldwork between November 2019 and February 2020. In total, 4,055 historic-age resources were documented with a survey form, assigned a preservation priority, and evaluated for Austin Historic Landmark and National Register of Historic Places (NRHP) eligibility based on their historic significance and integrity. The survey area was also evaluated for potential new local and NRHP historic districts; district summaries were prepared for potential new districts. Individual properties and districts with potential or known historical significance were evaluated for their potential to be heritage tourism sites.

As a result of the survey, 119 individual resources, or 3 percent of the historic-age resources in the survey area, are recommended eligible for Austin Historic Landmark and/or NRHP designation. Three existing NRHP districts in the survey area are recommended eligible as local historic districts, and five new districts are recommended eligible as local districts and NRHP historic districts. These districts represent a total of 486 parcels, or 11 percent of the parcels in the survey area (**Table 1**). Additionally, 31 individual resources and 9 districts appear to have potential for heritage tourism, collectively representing 11 percent of the survey area.

Table 1. Recommended local historic districts and percent contributing/noncontributing properties

Name	Recommendation	Neighborhood	#/% Contributing Properties*	#/% Noncontributing Properties*
Delwood Duplex Historic District	Local historic district (existing NRHP district)	Delwood Duplexes	73 / 95%	4 / 5%
French Place-Breeze Terrace Historic District	Local historic district	Cherrywood	208 / 85%	36 / 15%
Hancock Estates Historic District	Local historic district; NRHP district	Hancock	10 / 91%	1 / 9%
Hancock Golf Course Historic District	Local historic district (existing NRHP district)	Hancock	9 / 64%	5 / 36%
Hancock South Historic District	Local historic district; NRHP district	Hancock	102 / 81%	24 / 19%
Hancock West Historic District	Local historic district; NRHP district	Hancock	83 / 72%	32 / 28%
North Loop Historic District	Local historic district	North Loop	10 / 77%	3 / 23%
Park Boulevard Historic District	Local historic district; NRHP district	Hancock	28 / 85%	5 / 15%
Wilshire Wood Historic District	Local historic district (existing NRHP district)	Wilshire Wood	95 / 86%	15 / 14 %
		Total	610	120

*Contributing/noncontributing counts reflect the primary resource on a property. Table excludes secondary resources and properties not visible from the right-of-way.

The draft report was reviewed by City of Austin representatives and the public. The final report incorporated additional information and feedback provided from these parties. Digital files, including a GIS geodatabase and survey photographs, were provided with the final deliverable.

This report begins with an introduction to the project and its objectives, followed by an overview of the survey methodology. Next is a brief overview of the NRHP, Austin's Historic Landmark program, and the Texas Historical Commission's (THC's) preservation priorities system. The results of the survey are then presented along with a discussion of eligibility, and a bibliography follows at the end of the report. Included in the appendices are public engagement document items (**Appendix A**), an architecture context developed to evaluate the architectural significance of properties in the survey area (**Appendix B**), and neighborhood packets for each neighborhood in the survey area (**Appendix C**). Each packet includes a results summary, results maps, a neighborhood context, summary survey records, an inventory table, and, if applicable, historic district summaries. The full inventory form for each surveyed property was provided to the City under separate cover (**Appendix D**).

SUMMARY OF HISTORIC CONTEXTS

The neighborhoods of north-central Austin represent suburban development and the growth of the City of Austin from early to mid-twentieth century, beginning with streetcar-oriented subdivisions and evolving into automobile-oriented subdivisions. In the mid- to late-nineteenth century, the land now occupied by these residential developments was characterized by large agricultural properties on the outskirts of the Texas capital, traversed by Waller and Boggy Creeks. The Austin State Hospital and St.

John's Orphanage were north of the City's core, in the vicinity of the present-day North Loop and Ridgetop neighborhoods.

The turn of the twentieth century marked the beginning of intense residential growth as continued expansion of the state capital led to suburban development radiating farther away from downtown. The present-day Hancock and Cherrywood neighborhoods were platted as outlots for future growth in the 1840 city plan; early developers saw the potential for transforming the still largely rural area just north of Austin into residential subdivisions and began to buy these outlots from the farmers who occupied them in the 1890s. Development was delayed by the economic depression that began in 1893, but by 1900, the early residential subdivisions were developed in the southernmost parts of the Hancock neighborhood and the westernmost parts of the Cherrywood neighborhood, spurred by the growth of the University of Texas, the construction of streetcar lines, and the success of the residential development in the Hyde Park neighborhood to the north. In the Hancock neighborhood, the first residential developments were larger estates owned by wealthy individuals attracted to both the University of Texas and the Austin Country Club, which had a golf course. However, after the construction of the Duval streetcar line in the 1910s, a period of more-intensive development was characterized by smaller, more-uniform lots, and housing geared more toward middle- and upper-middle-class residents. Developers engaged in typical practices of the era, with additions platted near amenities such as transportation corridors, commercial centers, and parks, but located off main streets and sheltered from heavily trafficked areas. Builders and homeowners purchased lots and built houses in this comfortable zone.

Developers began platting the Cherrywood neighborhood early in the twentieth century, particularly along East Avenue. Cherrywood was slow to develop until the 1920s. Residential subdivisions in the 1920s and 1930s in Hancock and Cherrywood were early automobile-oriented developments featuring curbs, paved streets, electricity, and other city utilities already in place. Early twentieth-century residences were designed in nationally popular styles, including Period Revival style for the larger estates of Hancock and Craftsman-influenced bungalows and Period Revivals for the more-modest houses in both neighborhoods. Later infill of the Hancock neighborhood occurred from the 1940s through the early 1970s, and the eastern part of the Cherrywood neighborhood also experienced a postwar building boom. Houses in these neighborhoods built during the postwar period are characterized by Minimal Traditional, Minimal Ranch, and Ranch-style residences.

The North Loop and Ridgetop neighborhoods were on the outskirts of Austin but proximate to the Austin State Hospital, St. John's Orphanage, and a small, Black agricultural community. North Loop and Ridgetop were subdivided and developed from the late 1910s through the mid-1960s, and early subdivisions within these neighborhoods are representative of the City's early automobile-suburban growth. The earliest subdivisions within these neighborhoods were platted in the 1920s and 1930s, but only a small number of lots were developed in these decades. The opening of the Robert Mueller Municipal Airport in 1930 followed by the opening of a federal magnesium plant to support the war effort in 1942 were the first catalysts to spur growth in these neighborhoods. Additional development occurred in North Loop and Ridgetop after the war. Most single-family residences were constructed in the 1940s and 1950s, and multi-family residences were built in the 1960s and 1970s. Most houses in these neighborhoods are Minimal

Traditional, Minimal Ranch, Ranch, or Post-war Modern style, with older residences in Ridgetop south of Airport Boulevard exhibiting Craftsman and Period Revival stylistic influences.

The neighborhoods in northeast-central Austin, east of Interstate Highway 35 (I-35), historically known as East Avenue, and north of Cherrywood, including the Delwood Duplexes, Delwood I and II, Wilshire Wood, and Schieffer Willowbrook, were platted and developed after World War II. Properties in these neighborhoods mostly date to the 1940s through the 1960s, with some modern infill. These neighborhoods developed rapidly in response to postwar economic growth, the mid-twentieth-century baby boom, and the construction of the interstate highway in the former location of East Avenue. The establishment of the Federal Housing Administration (FHA) resulted in residential building standards and styles; houses in these neighborhoods conform to the FHA-approved elements of the Minimal Traditional, Minimal Ranch, and Ranch styles. Although early development practices consisted of platting subdivisions and selling lots to prospective homeowners and builders, this trend changed after the founding of the FHA, which made it easier for developers to secure FHA-backed loans to build neighborhoods and sell move-in-ready residences. This led to more conformity in building design and style within subdivisions. Many of the buildings in northeast-central Austin share a building design and style unique to Austin, particularly exemplified by the Delwood Duplex neighborhood, which is composed entirely of two-story duplexes with a stucco finish on concrete block walls and a combination of stripped-down elements from Minimal Traditional, Ranch, and Classical/Period Revival styles. These neighborhoods shared prized mid-twentieth-century amenities, like suburban schools, parks, and churches, as well as the prominent Delwood Shopping Center, the first automobile-oriented shopping center in Austin. They also had typical characteristics of contemporary automobile-oriented developments, such as curvilinear paved streets with single-family residences at their center with commercial and multi-family developments lining main transportation corridors.

Neighborhood developers enacted deed restrictions, excluding people of color from property ownership or occupancy in these neighborhoods, with the exception of servants for larger estates within the Hancock neighborhood.

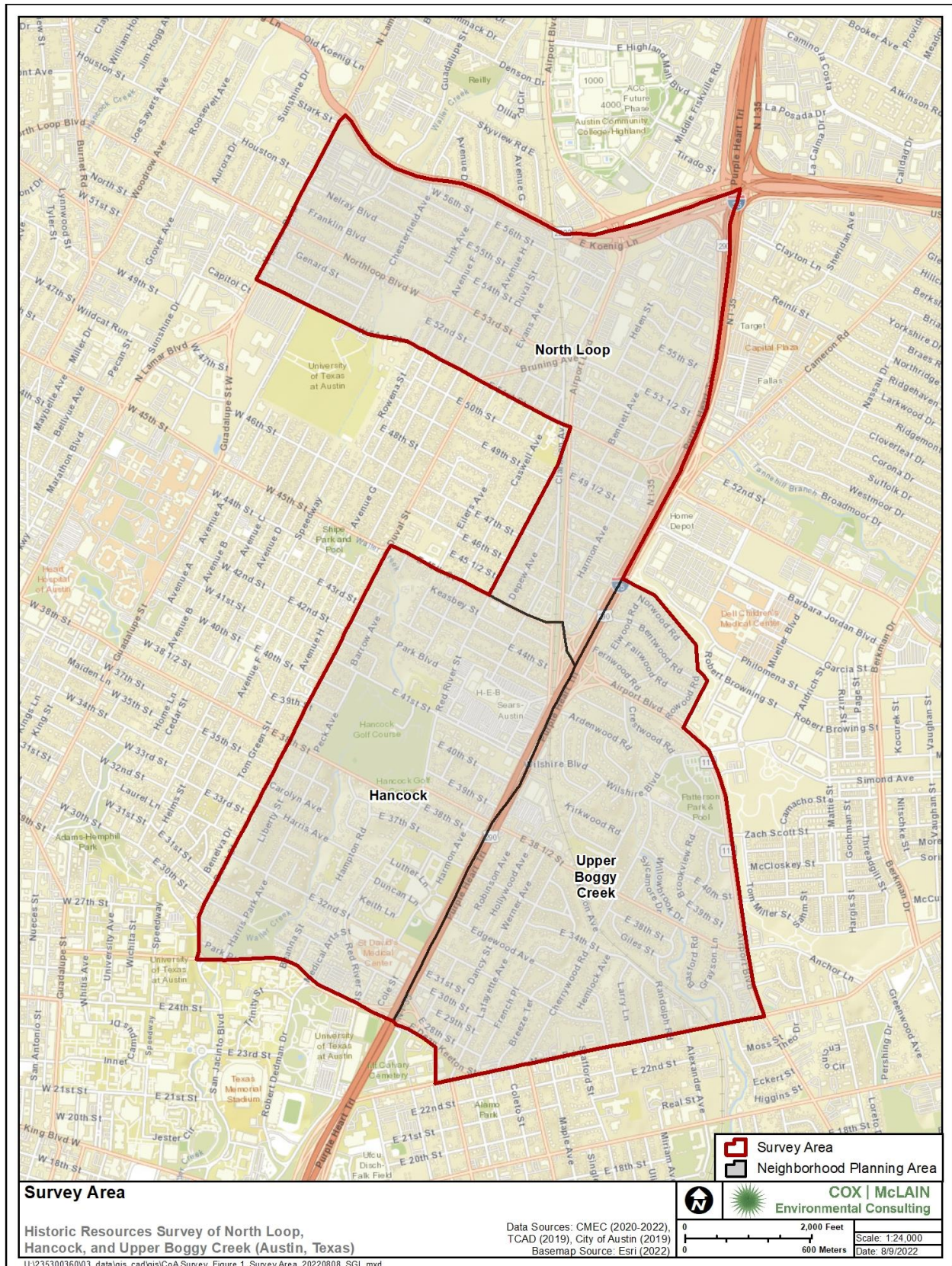


Figure 1. Survey Area

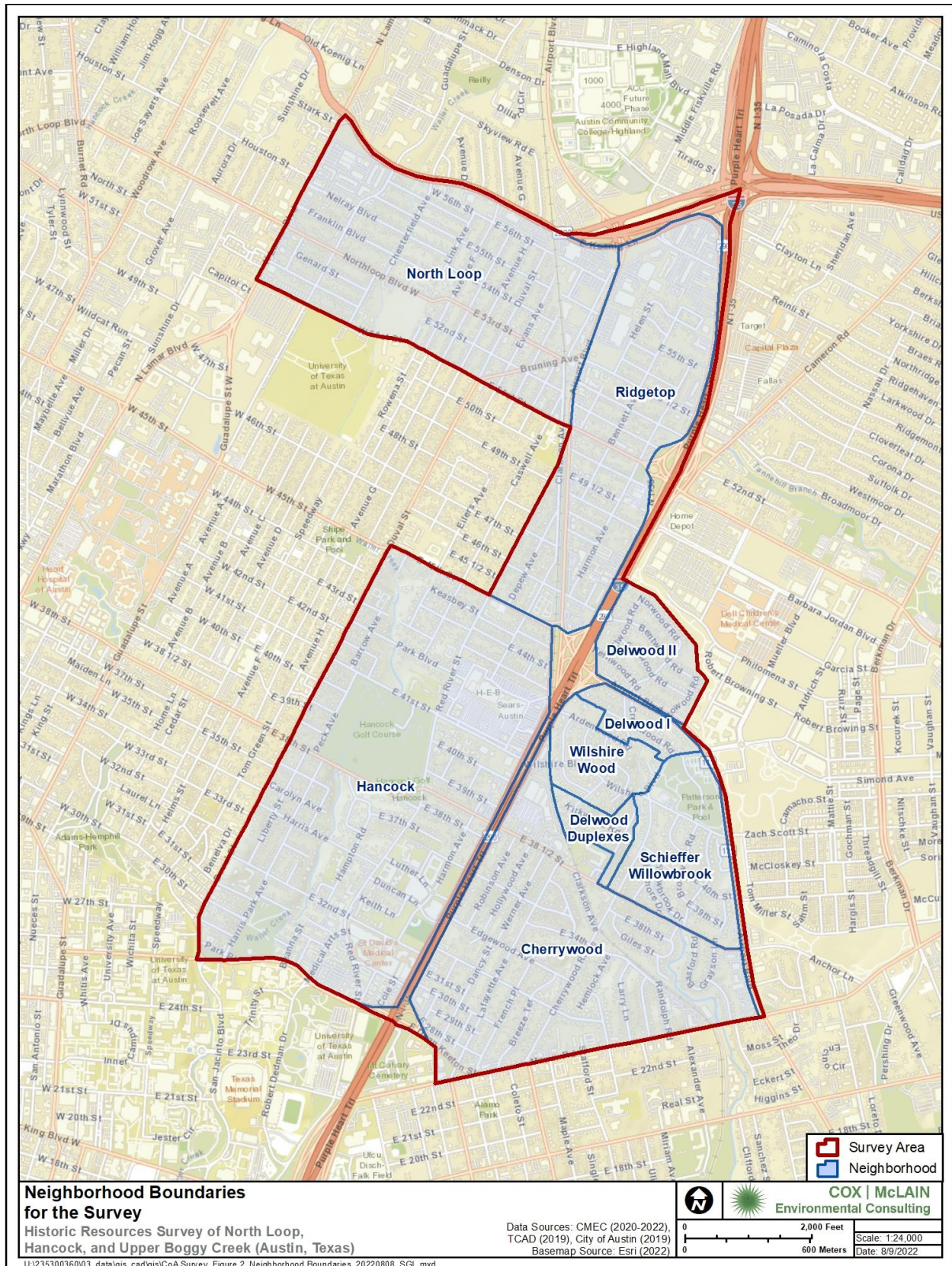


Figure 2. Neighborhood Boundaries

INTRODUCTION

PROJECT OVERVIEW AND OBJECTIVES

The City of Austin (the City) commissioned Cox|McLain Environmental Consulting, Inc. (CMEC), and teaming partners Preservation Central, Inc., and Elemental Text, LLC, to conduct a historic resources survey of the North Loop, Hancock, and Upper Boggy Creek neighborhood planning areas.¹ Concurrently, another firm conducted a historic resources survey of the University, Windsor, and Hyde Park neighborhood planning areas. Both of these projects build upon a historic resources survey of East Austin completed in 2016.

The goals for this project included:

- expanding the geographic and cultural diversity of historic sites and districts in Austin by surveying new areas of the City and identifying potential landmarks, districts, and heritage tourism sites;
- providing the City, residents, and tourists a more thorough understanding of north-central Austin's history, cultural depth, and special character; and
- providing a foundation upon which preservation planning, heritage tourism, and community development initiatives can be based.

The survey's scope of work included:

- conducting research to understand neighborhood history as it relates to development and building types and developing a historic context for each neighborhood;
- engaging the community in the process;
- documenting properties throughout the survey area (**Figure 1**) and making recommendations regarding Austin Historic Landmark and NRHP eligibility; and
- identifying potential heritage tourism sites.

In addition to this report, deliverables include digital photographs and a GIS geodatabase with raw survey data linked to survey points and polygons.

¹ The project team is referred to collectively as "CMEC" henceforth.

This project was conducted in accordance with standards and guidelines for historic resources surveys and reports set by the National Park Service (NPS), the agency that administers the NRHP, and the THC. Historic-age resources were evaluated based on criteria set by the NPS and the City (outlined in **Section 4**). The year 1973 (inclusive) was used as the survey cut-off date. This date reflects NPS and City standards that eligible historic resources generally be 50 years old or older and was prescribed by the City.

CMEC project personnel are professionals who meet or exceed the Secretary of the Interior's Professional Qualification Standards for Architectural History and/or History and have extensive experience with similar projects. CMEC Preservation Program Manager Emily Reed served as the Project Principal and coordinated all aspects of the survey and deliverables. CMEC Senior Architectural Historian Sandy Shannon served as the Project Manager for community involvement, contextual development, fieldwork, quality assurance/quality control (QA/QC), and recommendations development. Ms. Reed and Ms. Shannon also participated in fieldwork. CMEC Senior Architectural Historians Adrienne Vaughan Campbell and Amy E. Dase and Architectural Historian Kelsey Riddle provided support, including contextual development, fieldwork, QA/QC, research, and recommendations. CMEC Senior Architectural Historian Ann Keen participated in fieldwork, and Architectural Historians Marcus Huerta and Kory Van Hemert contributed to contextual development and QA/QC. Ms. Shannon, Ms. Campbell, and Ms. Reed authored this report. CMEC's Sara Laurence provided GIS services and figures, and Rob Abbey developed and managed the survey database. Terri Myers of Preservation Central authored the Hancock context, led oral history interviews, contributed to research, and participated in QA/QC of high-priority properties and districts. Heather Stettler of Elemental Text provided technical editing services.

SURVEY AREA DESCRIPTION

The survey area is in north-central and northeast-central Austin and comprises 4,537 parcels. It is roughly bounded by Koenig Lane to the north, I-35 and Airport Boulevard to the east, Manor Road and Dean Keeton Street to the south, and Duval Street, Red River Street, and North Lamar Boulevard to the west (**Figure 1**). It is primarily characterized by neighborhoods with early to mid-twentieth-century single-family residential properties, with concentrations of commercial, multi-family, medical, religious, and other property types found along the survey area's major corridors. The survey area boundaries were established by the City.

PROJECT CONSTRAINT

The 2020 coronavirus pandemic began approximately two-thirds of the way through the course of this project, which limited research activities. Prior to the pandemic, CMEC visited local repositories to conduct research for the draft historic contexts. Once the pandemic started and repositories closed, the team was unable to conduct additional in-person research. Additionally, some Austin historic landmark files stored at the City's historic preservation office were unavailable to the team due to closure.

REPORT TERMINOLOGY

Terminology in this report is based on standards set by the NPS and can be further referenced in “National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation” (NPS 2002).² This survey documents “resources,” which can be buildings, structures, objects, sites, or districts, as defined by the NPS.

Some resources are described in this report and appendices with a “Survey ID.” This is a unique identification number assigned by CMEC to each surveyed historic-age resource, derived from Travis County Appraisal District (TCAD) parcel numbers. The tables and survey forms in **Appendices C** and **D** provide detailed information about each resource labeled with its Survey ID.

The term “parcel” refers to a legally defined piece of real estate. Typically, a piece of property that a business or individual owns is a single parcel. In some cases, more than one substantive historic-age resource is on a single parcel; these historic-age resources were surveyed with separate inventory forms.

² National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, (U.S. Department of the Interior, National Park Service, originally published 1990, revised for internet 2002), https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf, accessed October 9, 2018.

3

RESEARCH DESIGN AND METHODOLOGY

CMEC's methodology for this project is based on NPS standards and THC guidelines for historic resources surveys. Approaches to research, survey, and evaluation were established at the project's onset and were adhered to throughout the course of the project. The following section describes the methodology for the survey component of this project, which had four main tasks: (1) research and context development, (2) fieldwork preparation, (3) fieldwork, and (4) post-field data processing and evaluation.

RESEARCH AND CONTEXT DEVELOPMENT

A historic context is a tool often developed in advance of fieldwork to facilitate the identification and evaluation of resources within a survey area. Contexts provide surveyors with an understanding of historical trends as they relate to a survey area and the types of built resources that illustrate those trends. Historic contexts are intended to be a framework rather than a comprehensive narrative of history.

Since a citywide context was developed in 2016 that outlines broad trends in Austin's history, the focus of this project was to develop contexts specific to the architecture of the survey area and to its neighborhoods.³ The architecture context focuses on common early to mid-twentieth century architecture throughout the survey area (**Appendix B**). The neighborhood contexts are in **Appendix C** in their respective neighborhood packets. Contexts were developed for the following neighborhoods in the survey area:

³ Hardy Heck Moore, Inc., *City of Austin Historic Resources Survey Final Report Volume II* (Prepared for the City of Austin, Contract No. MA 6800 NA160000013, Prepared by Hardy Heck Moore, Inc, Austin, Texas, October 24, 2016), Accessed July 24, 2020, <http://www.austintexas.gov/edims/document.cfm?id=269308>.

- North Loop Planning Area
 - o North Loop
 - o Ridgetop
- Upper Boggy Creek Planning Area
 - o Cherrywood
 - o Delwood I and Delwood II
 - o Delwood Duplexes
 - o Schieffer Willowbrook
 - o Wilshire Wood
- Hancock Planning Area
 - o Hancock

Historical development patterns and current neighborhood boundaries informed the identification of these neighborhoods and their borders (see **Figure 2**).

At the beginning of the project, CMEC conducted a literature review to inform contextual development. For the architecture context, this included review of Virginia McAlester’s *A Field Guide to American Houses*, which is recognized by historic preservation professionals as the industry standard for residential architecture, and the THC’s preferred architectural style nomenclature.⁴

For the neighborhood contexts, CMEC reviewed the citywide context and the NPS publication *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*.⁵ CMEC also obtained and reviewed Sanborn Fire Insurance maps and aerial images from the U.S. Geological Survey to understand general development trends of Austin and the survey area. Sanborn Fire Insurance maps covering portions of the survey area date to 1921, 1935, 1961/1962. CMEC reviewed Handbook of Texas Online articles, and books and publications about the history of Austin and Travis County to support the development of the historic context. Austin Historic Landmark, Recorded Texas Historic Landmark (RTHL), and NRHP nominations for properties and districts in the survey area were reviewed for their historical information.⁶ CMEC reviewed online repositories, including The Portal to Texas History, for photographs, articles, or other relevant materials. CMEC historians reviewed materials

⁴ Virginia Savage McAlester, *A Field Guide to American Houses, Second Edition* (New York: Alfred A. Knopf, 2013); Texas Historical Commission, “Architectural Styles: Residential,” 2020, <https://www.thc.texas.gov/public/upload/preserve/survey/survey/architectural%20styles%20residential.pdf>; Texas Historical Commission, “Commercial and Civic Architecture,” 2020, <https://www.thc.texas.gov/public/upload/preserve/survey/survey/Commercial%20Architecture.pdf>; Texas Historical Commission, “Taking Stock of Treasure: Modern Architecture,” 2020, <https://www.thc.texas.gov/public/upload/preserve/survey/survey/Modern%20Architecture.pdf>.

⁵ David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, (U.S. Department of the Interior, National Park Service, National Register of Historic Places, September 2002), https://shpo.nv.gov/uploads/documents/NR_Bulletin_Suburbs-compressed.pdf, 60–62.

⁶ Not all Austin Landmark files could be reviewed due to coronavirus pandemic restrictions. Some files, but not all, were available online or provided by City staff.

at local repositories, including the Austin Public Library and the Austin History Center's vertical files, plat books, maps, city plans, and other publications for in-library use. Extensive archival newspaper research was conducted of digitized Austin newspapers. A full list of sources is included in each historic context in **Appendices B and C**.

FIELDWORK PREPARATION

To prepare for fieldwork, CMEC created an ArcGIS Online (AGOL) map with a variety of layers useful to surveyors. The map included the survey area and neighborhood boundaries; the most recent parcel data from the TCAD (2019); City of Austin building outline data (2015); georeferenced high-resolution aerial images from 1940, 1952, 1954, 1966, and 1973; georeferenced Sanborn Fire Insurance maps from 1921, 1935, 1961, and 1962; and known historic resources from the City Landmark GIS file, the THC Historic Sites Atlas, and the Texas Department of Transportation's Historic Properties and Districts and Historic Bridges of Texas databases. CMEC also identified the earliest TCAD construction date of each parcel and created a chronology map layer to illustrate building trends by decades.

The AGOL map was linked to CMEC's tablet-based data collection platform, which was customized for this project. Prior to developing the database, CMEC's database manager and GIS analyst coordinated with City GIS staff to ensure the raw data could be seamlessly integrated into the City's system. After this discussion, CMEC developed survey forms for high-priority buildings, medium- and low-priority buildings, and non-building resources with data collection fields that reflect the THC's survey form and that meet the City's needs. The low-priority building form and non-building resources form were designed to collect digital survey photographs, address, parcel number, a unique Survey ID number, current and former use, architectural style, date, alterations, notes, and recommendations. The medium- and high-priority building forms include this information plus a more-detailed architectural description. The database was pre-loaded with information about each parcel from TCAD, including address and earliest improvement date (which was verified in the field), any existing historic designations, and historical information supplied by members of the community (community involvement is described in **Section 6**). The AGOL map and connected database were loaded onto iPads for field data collection.

CMEC conducted training with all members of the survey team to review fieldwork methodologies; database technology; and architectural styles, materials, and alterations that would be common to resources in the survey area.

SURVEY

A team of professional historians (Adrienne Vaughan Campbell, Amy E. Dase, Ann Keen, Emily Reed, Kelsey Riddle, and Sandy Shannon) familiar with the historic contexts developed for the project conducted fieldwork between November 2019 and February 2020. Fieldwork began with a windshield survey of each neighborhood where historians, including one or more Senior Professional Historian, methodically drove the neighborhood to identify properties with potential historical significance and potential historic

districts. The potentially significant properties were noted in the tablet-based data collection system so that surveyors would complete a higher level of documentation for these resources.

Next, the survey team began reconnaissance-level documentation of resources constructed in 1973 or earlier visible from the public right-of-way (“historic-age resource”) as well as any post-1973 resources that may have exceptional importance as defined by National Register Bullet 15. The team documented buildings, structures, sites, objects, and districts; archeological survey was outside the scope of this project. Each neighborhood was completed before the survey team moved on to the next neighborhood. Resources were photographically documented from the right-of-way, and information about each resource’s characteristics was entered into the tablet form. At least two photographs were taken of each resource showing the main façade and an oblique view where possible. When appropriate, images showing detailed views of character-defining features, potentially significant landscape features, and major exterior modifications not readily apparent in the primary photograph were also taken. Data collected for each documented resource included fields on the THC inventory form, including materials, architectural style, visible alterations, etc. (**Appendix D**). Some primary resources were not visible or not fully visible from the right-of-way. In these instances, the resource was documented with limited photography where possible and with limited architectural information. Known historic resources and resources with potential historic significance were documented with additional information.

Visible historic-age ancillary buildings were assigned a Survey ID and recorded separately on a survey form only if they were notable in terms of size, style, or age, such as two-story garage-apartments. Otherwise, a commonplace historic-age ancillary building, such as a detached garage or shed, was photographed when visible from the right-of-way, and the image was included in the record of the primary resource on the parcel.

For each documented resource, the survey photographs and data were automatically linked to a corresponding GIS point. A Survey ID number was assigned based on the TCAD parcel ID number with a number value appended at the end to identify primary versus secondary resources. For example, the main house and freestanding garage-apartment on parcel number 999222 would receive Survey ID numbers of 999222_01 and 999222_02, respectively.

The survey team carried a supply of flyers that explained the project to curious community members. When members of the public relayed historical information about a property or the neighborhood to a member of the team, that information was noted in the survey record.

POST-FIELD DATA PROCESSING AND EVALUATION

Following the completion of fieldwork, CMEC completed QA/QC for every survey form and ensured survey photographs were clear and captured the necessary details of a property. Research conducted on properties with potential historic significance as an Austin Historic Landmark and/or NRHP property included reviewing newspapers, searching the internet, reviewing publications, gathering neighbor and owner knowledge, and other methods. Due to the coronavirus pandemic, the team was unable to visit local archives like the Austin History Center to research specific properties. For resources with potential

to meet the qualification for designation as an Austin Historic Landmark, CMEC conducted occupancy research and oral history interviews. Historical city directories were used to compile occupancy histories in 5-year intervals, followed by research of occupants with potential historic significance.⁷ Interviews were conducted with persons with knowledge of a potentially significant property's history (**Appendix A**). Interview candidates were identified through the online community questionnaire, research, and by sending letters to owners of potentially eligible properties. The results of the property-specific research and interviews informed final recommendations for individually eligible resources, which CMEC senior staff reviewed to ensure they met applicable criteria. Resources that were recommended individually eligible as Austin Historic Landmarks and/or for the NRHP were assigned a preservation priority of high (using the THC's definition of the category; see **Section 4**). All other historic-age resources were assigned a preservation priority of medium or low based on their significance and integrity.

Research was conducted on potential historic districts, and historic district summaries were prepared (**Appendix C**). In consideration of a district's historic significance and period of significance, each resource was categorized as contributing or noncontributing with high- and medium-priority properties generally correlating with a contributing status. Low-priority historic-age resources and non-historic-age resources would be considered noncontributing resources.

In addition to making Austin Historic Landmark and NRHP eligibility recommendations, CMEC made recommendations regarding potential heritage tourism sites. The City defined a potential heritage tourism site as:

- a property that appears to be historically significant, has been designated historic, and/or is a house museum; and
- a property that appears to be of potential or demonstrated interest to out-of-town tourists.

Both historic and current use were considered in the identification of potential heritage tourism sites, and potential sites were assigned one or more heritage tourism categories provided by the City (e.g., Architecture, Legacy Business: Bars and Lounges, Cultural Heritage: African American, etc.) and visitor accessibility was identified.

City staff reviewed the draft survey data and recommendations, and revisions were made accordingly.

⁷ City directory occupancy research was limited to the years available online, which included 1872, 1881, 1885–1893, 1897, 1903–1906, 1909–1924, 1927, 1929–1932, 1935, 1937, 1939–1942, 1944, 1947, 1949, 1952–1955, 1957–1958, the second half of 1959 (from “Lunsford” to the end), and the first half of 1960 (from the beginning to “Earl”). Additional editions of printed and bound city directories are available at the Austin History Center, but the facility was closed to researchers during this phase of the project as a result of the coronavirus pandemic.

4 | NRHP, AUSTIN HISTORIC LANDMARK, AND PRIORITY OVERVIEW

Resources documented in this survey were evaluated for potential NRHP and Austin Historic Landmark eligibility. The survey area was assessed for new historic districts, and the boundaries of the current districts were reevaluated. Additionally, resources documented in this survey were assigned a preservation priority based on the THC's three-tier rating system. For context, a brief overview of the NRHP program and associated terminology is presented, followed by an overview of Austin's Historic Landmark program and the THC's preservation priority rating system.

NRHP

The NRHP is a federal list of historic properties deemed worthy of preservation for their historical significance. The list is administered by the NPS, and inclusion in the list is an honorary designation bestowed upon properties that meet registration criteria (for more information see www.nps.gov/nr). In general, for a property to be deemed eligible for inclusion in the NRHP, it must be at least 50 years old and must possess historic significance and integrity (NPS 2002).⁸ Both individual properties and districts can be listed in the NRHP.

⁸ National Park Service, *National Register Bulletin 15*.

NRHP SIGNIFICANCE

The NPS has established four criteria under which a property may be significant, and a resource must possess significance under at least one criterion to be listed in the NRHP. The four criteria are:

- Criterion A. Properties associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B. Properties associated with the lives of persons significant in our past;
- Criterion C. Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and
- Criterion D. Properties that have yielded, or may be likely to yield, information important in prehistory or history.⁹

Since Criterion D generally applies to archeological resources, resources evaluated as part of this survey were not evaluated for significance under this criterion.

For each property significant under Criterion A, B, C, or D, an area of significance must be identified from a list provided by the NPS.¹⁰ The area of significance relates to the property's contributions to the broader patterns of American history, architecture, archeology, engineering, and culture. For example, the area of significance for the home of an eminent physician would be "health/medicine."

NRHP INTEGRITY

For a historic resource to be determined eligible for the NRHP, it must retain enough physical and historical integrity to convey its significance.¹¹ For the NRHP, there are seven aspects of integrity:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

⁹ National Park Service, *National Register Bulletin 15*.

¹⁰ National Park Service, *National Register Bulletin 16: How to Complete the National Register Registration Form* (U.S. Department of the Interior, National Park Service, 1997), <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>, page 40-41.

¹¹ National Park Service, *National Register Bulletin 15*.

All seven aspects of integrity do not need to be present for a property to be eligible for the NRHP if the overall sense of a past time and place is evident. The level of integrity required for NRHP eligibility is also different for each of the four NRHP Criteria of Significance.¹² For example, a property eligible for architectural significance (Criterion C) should retain the aspects of integrity linked to its physical qualities (design, materials, and workmanship) to a higher degree than one that is eligible for its historical associations (Criterion A or B). However, a property that is eligible for its historical associations (Criterion A or B) should still possess sufficient physical integrity to be recognizably associated with the time or era in which it attained significance. Exterior alterations visible from the right-of-way affect the integrity of a resource. Design, materials, and workmanship are the aspects of integrity that are most commonly diminished as a result of alterations like additions, porch enclosures, and replacement siding, windows, or doors.

NRHP PERIOD OF SIGNIFICANCE

NRHP evaluations should establish a period of significance (POS). According to the NPS, a POS is “the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing.”¹³ For individual properties significant under Criterion C for Architecture, the POS is typically the date of construction. For districts or properties that are eligible under other criteria where the significance may span a period of time, the POS may be a date range. NPS allows that 50 years ago may be “used as the closing date for periods of significance where activities begun historically continued to have importance and no more specific date can be defined to end the historic period.”¹⁴

NRHP DISTRICTS

An NRHP historic district is a concentration of resources that share historic significance. A district must be significant, as well as being an identifiable entity that can be distinguished from surrounding properties by visual changes or by documented differences in patterns of historic development or associations. To be listed in the NRHP, a district must have enough properties within it that can convey the historic significance of the district. Therefore, each resource within a district is classified as “contributing” or “noncontributing.” To be classified as contributing, a resource must share the historic associations of the district, have been built within the POS, and retain sufficient integrity to convey its historic character, as discussed above. Noncontributing buildings include those that do not share the historic associations of the district, were built within the POS of the district but do not retain their historic character due to alterations, or were built after the POS of the district. There is no official requirement, but successful NRHP district nominations typically encompass areas that are at least one block face in length with at least 50 percent of the resources within the boundary classified as contributing; however, the NPS does allow for discontinuous districts.

¹² National Park Service, *National Register Bulletin 15*.

¹³ National Park Service, *National Register Bulletin 16*, page 5.

¹⁴ National Park Service, *National Register Bulletin 16*.

CITY OF AUSTIN HISTORIC PRESERVATION PROGRAM

The City has a local historic preservation program that includes individual resources and districts designated by the City Council.

INDIVIDUAL HISTORIC LANDMARKS

The City code outlines a set of criteria that must be met for a resource to be designated as a historic landmark. In general, it reads:

The council may designate a structure or site as a historic landmark combining district if:

- 1) the property is at least 50 years old and represents a period of significance of at least 50 years ago, unless the property is of exceptional importance as defined by National Register Bulletin 22, National Park Service (1996);
- 2) the property retains a high degree of integrity, as defined by the NRHP, that clearly conveys its historical significance and does not include an addition or alteration which has significantly compromised its integrity; and
- 3) the property:
 - a) is individually listed in the NRHP; or is designated as a RTHL, State Antiquities Landmark, or National Historic Landmark; or
 - b) demonstrates significance in at least two of the following categories:
 - i) Architecture. The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building. A property within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture unless it possesses exceptional significance or is representative of a separate period of significance.
 - ii) Historical Associations. The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance that contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.

- iii) Archeology. The property has, or is expected to yield, significant data concerning the human history or prehistory of the region.
- iv) Community Value. The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.
- v) Landscape Feature. The property is a significant natural or designed landscape or landscape feature with artistic, aesthetic, cultural, or historical value to the city.¹⁵

When a property is designated a historic landmark by the City, the entire parcel is designated. The City does not distinguish between contributing and noncontributing resources on the property. Additionally, the City does not identify areas of significance.

LOCAL HISTORIC DISTRICTS

Per Austin City code, local historic districts can be designated “if at least 51 percent of the principal structures within the proposed district are contributing to the historic character of the district when the historic preservation officer certifies that the zoning or rezoning application is complete.”¹⁶ Additionally, the district must be supported by the owners of at least 51 percent of the land, by land area, in the proposed district or at least 51 percent of the owners of individual properties in the proposed district. The minimum size for a local historic district is one block face.

PRESERVATION PRIORITY RATINGS

Surveys conducted to THC standards require the assignment of a high, medium, or low preservation priority to each historic-age resource to help prioritize resources. The THC defines these terms as:

- **High:** A high-priority property has demonstrated significance in the community or is a rare example of its type. It also has a high degree of historic integrity and would most often qualify individually for NRHP designation.
- **Medium:** A medium-priority property is also historically significant but is slightly less of a priority, perhaps because it is relatively common or has been altered. Although it may not qualify for individual designation, it would likely be a contributing resource within the boundaries of an NRHP district.

¹⁵ City of Austin, Code of Ordinances, § 25-2-352 – Historic Designation Criteria, https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_BZOPSPRECEDI_ART2SPRECEDI_DIV3HILAHIARDI_S25-2-352HIDECR.

¹⁶ City of Austin, Code of Ordinances, § 25-2-352.

- **Low:** A low-priority property either lacks a demonstrated historical significance, has been substantially altered, or is too new to be considered a historic resource. It would most likely not qualify for historical designation.¹⁷

¹⁷Texas Historical Commission, "Historic Resources Survey Manual, Austin, 2016, <https://www.thc.texas.gov/public/upload/preserve/survey/survey/THC%20Historic%20Resources%20Survey%20Manual%202016%2012.pdf>, pages 20–21.

5

KNOWN HISTORIC RESOURCES

PREVIOUSLY DESIGNATED HISTORIC RESOURCES

The survey area has 26 historic properties and 4 historic districts currently listed at the local, state, and/or national levels, including Austin Historic Landmarks, RTHLs, a Historic Texas Cemetery (HTC), and NRHP properties and districts. No local historic districts, State Antiquities Landmarks, or National Historic Landmarks are in the survey area. **Table 2** summarizes the individually designated resources in the survey area. All of these properties are in the Hancock neighborhood, except for one property in Cherrywood and one in North Loop. **Table 3** summarizes the NRHP historic districts in the survey area. **Figure 3** shows previously designated historic resources.

Table 2. Individually designated historic resources in the survey area

Address	Survey ID	Name	Neighborhood	Austin Historic Landmark	RTHL	HTC	NRHP
201 W North Loop Blvd	221431_01	Austin State Hospital Cemetery	North Loop			x	
500 E 32 St	208693_01	Hugo Kuehne House	Hancock	x			
501 E 32 St	208692_01	T. C. Rather House	Hancock				x
502 E 32 St	208695_01	Fitzgerald-Short House	Hancock	x			
720 E 32 St	208751_01	Cox-Craddock House	Hancock	x			x
900 E 37 St	209023_01	Addcox House	Hancock		x		
811 E 38 St	210606_01	Pennybacker-Alexander House	Hancock	x			
512 E 39 St	213228_01	Old Golf Club House	Hancock	x			
710 E 41 St	214879_01	Commodore Perry Estate	Hancock	x			
811 E 41 St	211727_02	Hancock Recreation Center	Hancock		x		
602 E 43 St	216072_01	Inshallah	Hancock	x			
700 E 44 St	214942_01	Dempsey House	Hancock	x			
506 Bellevue Pl	208684_01	Adkins-Tharp House	Hancock	x			
508 Bellevue Pl	208683_01	Gerhardt-Street House	Hancock	x			
600 Bellevue Pl	459734_01	Suehs House	Hancock	x			
603 Carolyn Ave	211692_01	Harris-Carter House	Hancock	x			
702 E Dean Keeton St	208776_01	J. Frank Dobie House	Hancock	x	x		x
3215 Duval St	211616_01	Ben M. Barker House	Hancock	x			
3215 Fairfax Walk	208753_01	W. L. Stark House	Hancock	x			
508 Harris Ave	211632_01	Walker-Stiles House	Hancock	x			
3110 Harris Park Ave	208687_01	Worrell-Ettlinger House	Hancock	x			x
801 Park Blvd	214869_01	Edgar Perry Jr. House	Hancock	x			x
3805 Red River St	211733_01	Red River International House (McFarland House)	Hancock	x			
712 Sparks Ave	208727_01	Jacob and Bertha Schmidt House	Hancock	x			
506 Texas Ave	211658_01	Wupperman House	Hancock	x			
1110 E 32 St	207016_01	Damon-Brown-Pierce House	Cherrywood	x			

Table 3. NRHP historic districts in the survey area

District Name	Neighborhood	Year Listed	Number of Resources	Criteria/Area of Significance	Period of Significance	Level of Significance
Hancock Golf Course	Hancock	2014	7	A – Entertainment/Recreation	1899–1964	Local
Perry Estate/St. Mary's Academy	Hancock	2001	14	A – Education B – Politics/Government C – Architecture, Landscape Architecture	1920–1944; 1947–1951	Local
Delwood Duplex Historic District	Delwood Duplexes	2011	150	A – Community Planning and Development	1948	Local
Wilshire Historic District	Wilshire Wood	2011	110	A – Community Planning and Development C – Architecture	1941–1958	Local

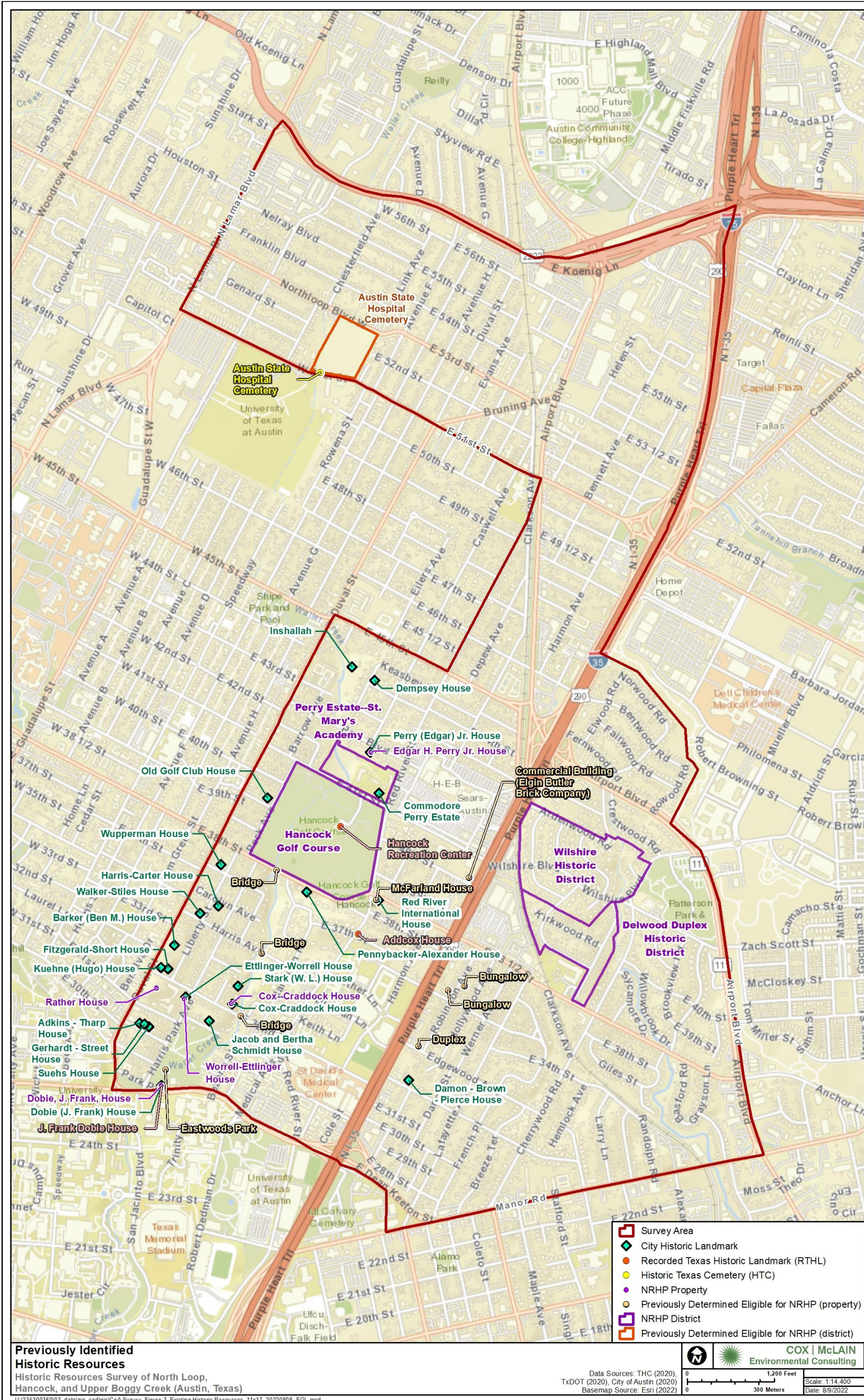


Figure 3. Previously Identified Historic Resources

RESOURCES PREVIOUSLY DETERMINED ELIGIBLE FOR THE NRHP

The survey area has nine properties and one district that were previously determined eligible for the NRHP by the THC. In some cases, surveys conducted for the Texas Department of Transportation (TxDOT) resulted in these eligibility determinations. As part of the survey, each of these resources was reviewed for additional areas of significance and recent alterations that may diminish NRHP eligibility. Resources with a determination of eligibility (DOE) are summarized in **Table 4** and shown in **Figure 3**.

Table 4. Resources previously determined eligible for the NRHP

Address	Survey ID	Description	Neighborhood	Criteria/Area of Significance	DOE Source
201 W North Loop Blvd	221431_01	Austin State Hospital Cemetery (district)	North Loop	A – (not provided)	TxDOT
E 32nd St over Waller Creek	55555_4464	Bridge	Hancock	C – Engineering	TxDOT
E 38th St over Waller Creek	55555_4628	Bridge	Hancock	C – Engineering	TxDOT
4000 N Interstate HY 35	211825_01	Commercial building (Elgin Butler Brick Company)	Hancock	C – Architecture	TxDOT
Harris Ave over Waller Creek	55555_4446	Bridge	Hancock	C – Engineering	TxDOT
Harris Park Ave at Park Pl	208700_01	Eastwoods Park	Hancock	A – Entertainment / Recreation	THC
3805 Red River St	211733_01	McFarland House	Hancock	C – Architecture	THC
3300 Robinson Ave	209080_01	Duplex	Cherrywood	C – Architecture	TxDOT
3502 Robinson Ave	209108_01	Bungalow	Cherrywood	C – Architecture	TxDOT
3509 Robinson	209144_01	Bungalow	Cherrywood	C – Architecture	TxDOT

6 | COMMUNITY ENGAGEMENT SUMMARY

Public outreach is an essential tool for historic resources survey projects. The foundation for any community-supported preservation effort is a group of residents and property owners who are well informed and provided with the opportunity to participate in the process. At the onset of the project, CMEC developed a community engagement strategy with three primary objectives:

1. Distribute information about the survey and its goals;
2. Gather information about resources in the survey area and the history of the neighborhoods; and
3. Promote an appreciation for the historic built environment.

The community involvement strategy was designed to meet these goals through regular interaction with the public using a variety of platforms and engagement opportunities. **Table 5** summarizes the outreach activities used to engage the public, the goal of each outreach activity, when the activities occurred, and the target audience. Public engagement materials and the results of the community questionnaire are in **Appendix A**.

Table 5. Outreach opportunities used to meet the community engagement strategy goals

Outreach Activity	Description	Timing	Target Audience(s)	Goals
Public kick-off meeting	Presentation during the September 2019 Historic Landmark Commission meeting providing a brief introduction to the project explaining the survey area and how community members could get involved.	September 23, 2019	Historic Landmark Commission; survey area property owners/residents	<ul style="list-style-type: none"> • Introduce the project • Inform community members of future opportunities to get involved
Project email address	Project-specific email address established for the public to submit information about the history of the survey area and/or specific historic resources.	Duration of project	Survey area property owners/residents; interested members of the public	<ul style="list-style-type: none"> • Gather information from the public
Community questionnaire	Online questionnaire distributed to members of the community to solicit information for the historic context and survey. Was available in English and Spanish. Responses about specific properties were incorporated into the survey database for surveyor reference.	Launched November 2019	Survey area property owners/residents; interested members of the public	<ul style="list-style-type: none"> • Gather opinions from members of the community about places in the survey area that matter most to them
Mailing to property owners	Flyers mailed to survey area property owners informing them of the project, inviting them to the upcoming neighborhood kick-off meeting, and providing information about how to get involved. Included a survey area map, link to the community questionnaire, and an invitation to submit information to the survey team via email. Flyer indicated a Spanish version was available on the project website.	Mailed November 2019	Survey area property owners	<ul style="list-style-type: none"> • Introduce the project • Inform community members of opportunities to get involved • Gather information from the public
Public bulletin boards	Flyers posted on community bulletin boards in businesses/organizations in or near the survey area.	November 2019	Area residents; interested members of the public	<ul style="list-style-type: none"> • Introduce the project • Inform community members of opportunities to get involved • Gather information from the public
Project website	Content for Historic Preservation Office's Current Projects web page included English and Spanish versions of the flyer, information about the neighborhood meeting, and a link to the community questionnaire.	Created November 2019	Survey area property owners/residents; interested members of the public	<ul style="list-style-type: none"> • Disseminate information about the project • Inform members of the public of opportunities to get involved

Outreach Activity	Description	Timing	Target Audience(s)	Goals
Neighborhood Kick-off Meeting	Neighborhood kick-off meeting for property owners, residents of the survey area, and interested members of the community. Included open-house-style posters and the opportunity to fill out a community questionnaire, speak with a member of the survey team, and share photographs, plans, or other materials related to the history of a property in the survey area. Also included presentation by City staff about how the project aligns with City goals and a presentation by CMEC about the project, the schedule, and how people could get involved. Concluded with a Q&A session. In addition to members of the survey team, a bilingual CMEC employee with significant public engagement experience was present.	December 4, 2019	Survey area property owners/residents	<ul style="list-style-type: none"> • Promote an appreciation for how historic preservation aligns with the City's broader goals • Promote how the City values the history of the neighborhoods in the survey area • Provide detailed information about the project • Gather information from the public
Messaging via neighborhood listservs and social networking platforms	Messages to neighborhood listservs and social networking platforms about the project and inviting readers to attend the neighborhood meetings and complete the community questionnaire. Sent reminders about when fieldworkers would be surveying. Facilitated by City's Public Information Officer.	In advance of neighborhood meetings and fieldwork	Members of neighborhood NextDoor groups (approximately 6,635 recipients) and recipients of neighborhood association listservs	<ul style="list-style-type: none"> • Provide information about the project and project activities • Inform community members of opportunities to get involved
Fieldwork	Survey teams often encountered residents during fieldwork who were curious about the project or had something they wanted to share. CMEC historians are trained in how to interact with members of the public and were supplied with business cards and copies of the project flyer in English and Spanish to distribute to interested parties. When members of the public shared information about a property or the neighborhood, this was noted in the survey database and later confirmed through research (if possible) and incorporated into the survey forms and/or the appropriate context.	December 2019–February 2020	Members of the public encountered during fieldwork	<ul style="list-style-type: none"> • Disseminate information about the project • Inform community members how they can participate • Gather information from the public
Oral history interviews	Interviews with persons knowledgeable about the history of a property with high potential to meet the qualifications for designation as a historic landmark. The results of these interviews informed final recommendations and provided additional detail on property histories. Letters and handwritten notes were sent to the owners of potentially high-priority properties inviting them to participate. Additional interviewees were identified through the community questionnaire, phone calls, and other outreach methods.	March–July 2020	Local historians; members of the public with knowledge of individual properties	<ul style="list-style-type: none"> • Gather information from the public to enhance survey forms and inform recommendations

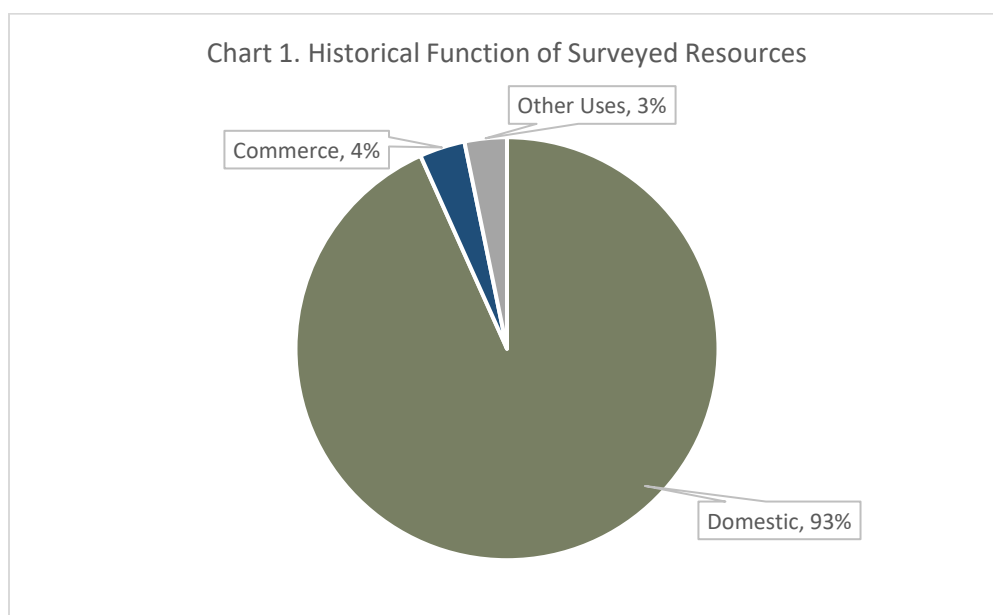
Outreach Activity	Description	Timing	Target Audience(s)	Goals
Results meeting	CMEC will host a virtual neighborhood meeting to present draft findings. The meeting will be advertised on the project website and via the previously identified channels of communication (social media, listservs, community organizations, etc.).	Anticipated August 2020	Survey area property owners/residents; interested members of the community	<ul style="list-style-type: none"> • Disseminate information • Gather feedback • Promote an appreciation for how survey results may enhance the neighborhoods surveyed and the City

SURVEY RESULTS

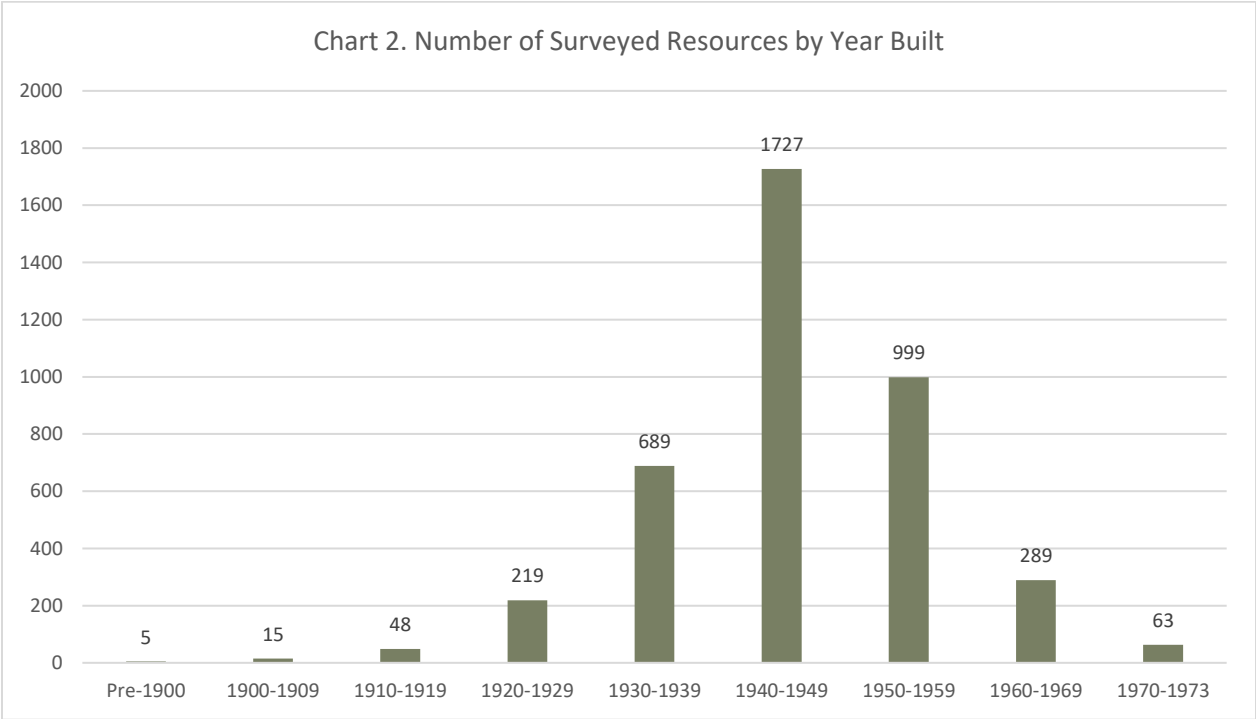
This section describes survey results. A general results summary is provided first, followed by an overview of the preservation priority, Austin Historic Landmark, NRHP, district, and heritage tourism recommendations. Historic Landmark and NRHP recommendations made as the result of a historic resources survey are preliminary, and further research is needed to document a property for a nomination.

RESULTS SUMMARY

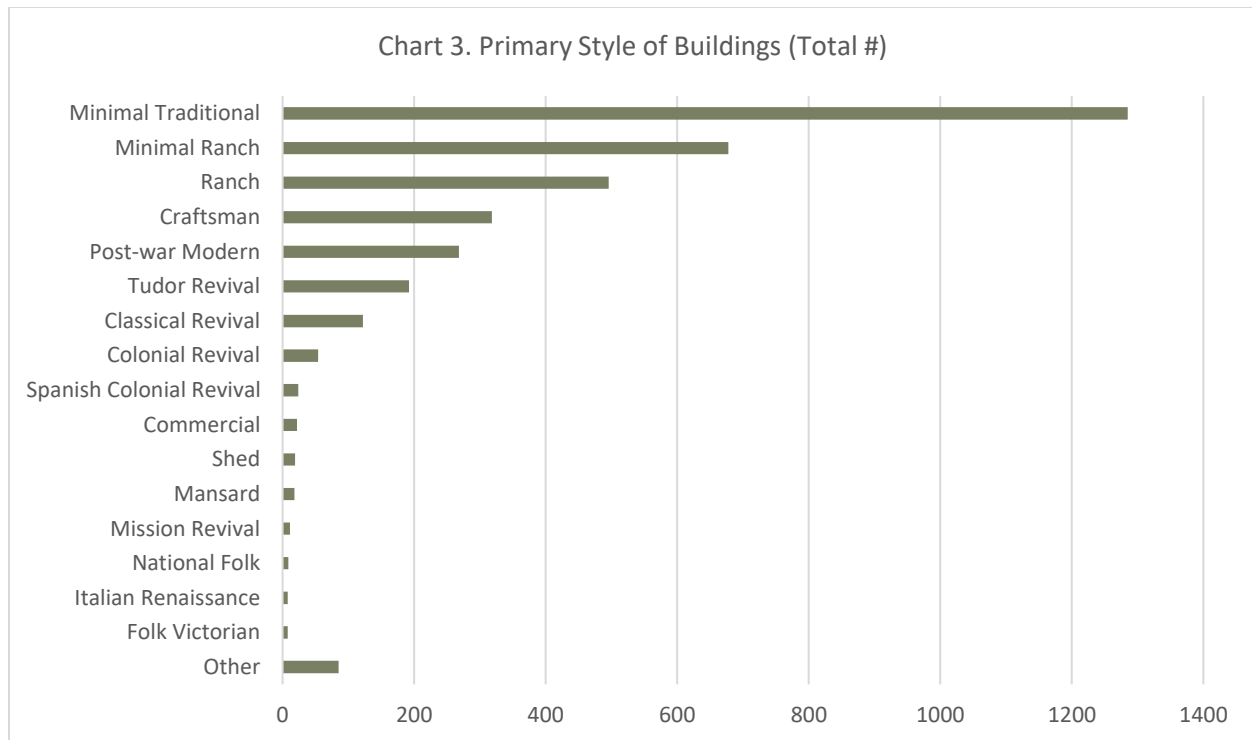
In total, 4,055 historic-age resources were documented as a result of this survey. An additional 561 properties were identified as non-historic-age (parcels where all resources are visible from the right-of-way were constructed in 1974 or later) and 172 parcels are vacant or parking lots. Most historic-age resources are buildings; however, sites, objects, and structures were also documented. A majority of the surveyed resources were single-family residences (**Chart 1**). Other documented historic functions include commerce, education, funerary, government, healthcare, landscape, recreation and culture, religion, and transportation.



The construction date of surveyed resources ranged from c. 1872 to 1973. As shown in **Chart 2**, most surveyed resources were constructed between 1930 and 1959, with the 1940s representing the largest share of documented resources. Few resources constructed prior to 1920 were identified in the survey area, including just five built prior to 1900. By the 1960s, neighborhoods in the survey area were mostly built out, and resources constructed in this decade and the early 1970s were constructed on an ad hoc basis rather than as part of a planned development.



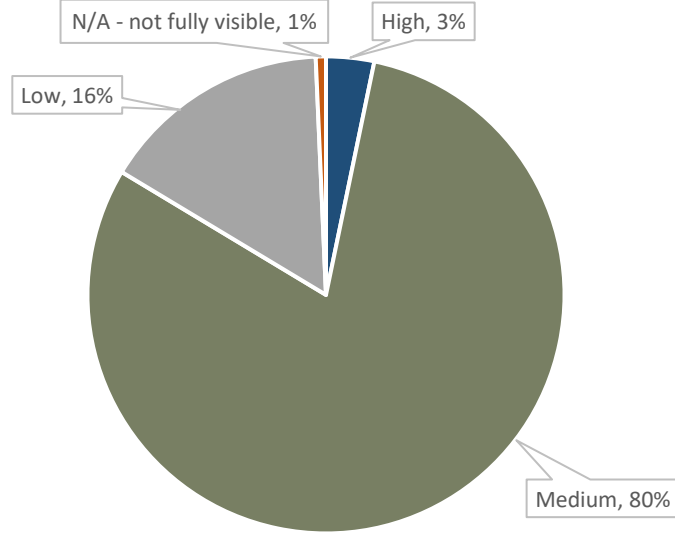
The most common architectural styles were Minimal Traditional, Minimal Ranch, Ranch, Craftsman, Postwar Modern, Tudor Revival, and Classical Revival (**Chart 3**). Less commonly observed were the Colonial Revival, Spanish Colonial Revival, Commercial, Shed, Mansard, Mission Revival, National Folk, Folk Victorian, Italian Renaissance, and other styles. Some buildings were not assigned a style because they either originally did not have a style, such as a house with a bungalow form but no characteristics of the Craftsman style or any other style, or have been altered beyond recognition of their original style.



PRESERVATION PRIORITIES

Documented historic-age resources were assigned a preservation priority based on the THC definitions provided in **Section 4**. Using these guidelines, 132 resources were assigned a high priority, 3,258 were assigned a medium priority, and 637 were assigned a low priority (**Chart 3**). An additional 28 resources were not sufficiently visible from the right-of-way and were not assigned a priority. Research revealed that one of these resources has potential to be assigned a status of high priority, but right-of-entry would be needed to evaluate the property (610 East 43rd Street; Survey ID 216071_01). **Figures 4–12** illustrate the geographic distribution of preservation priorities in each neighborhood.

Chart 3. Preservation Priorities



NORTH LOOP PLANNING AREA PRESERVATION PRIORITY FIGURES

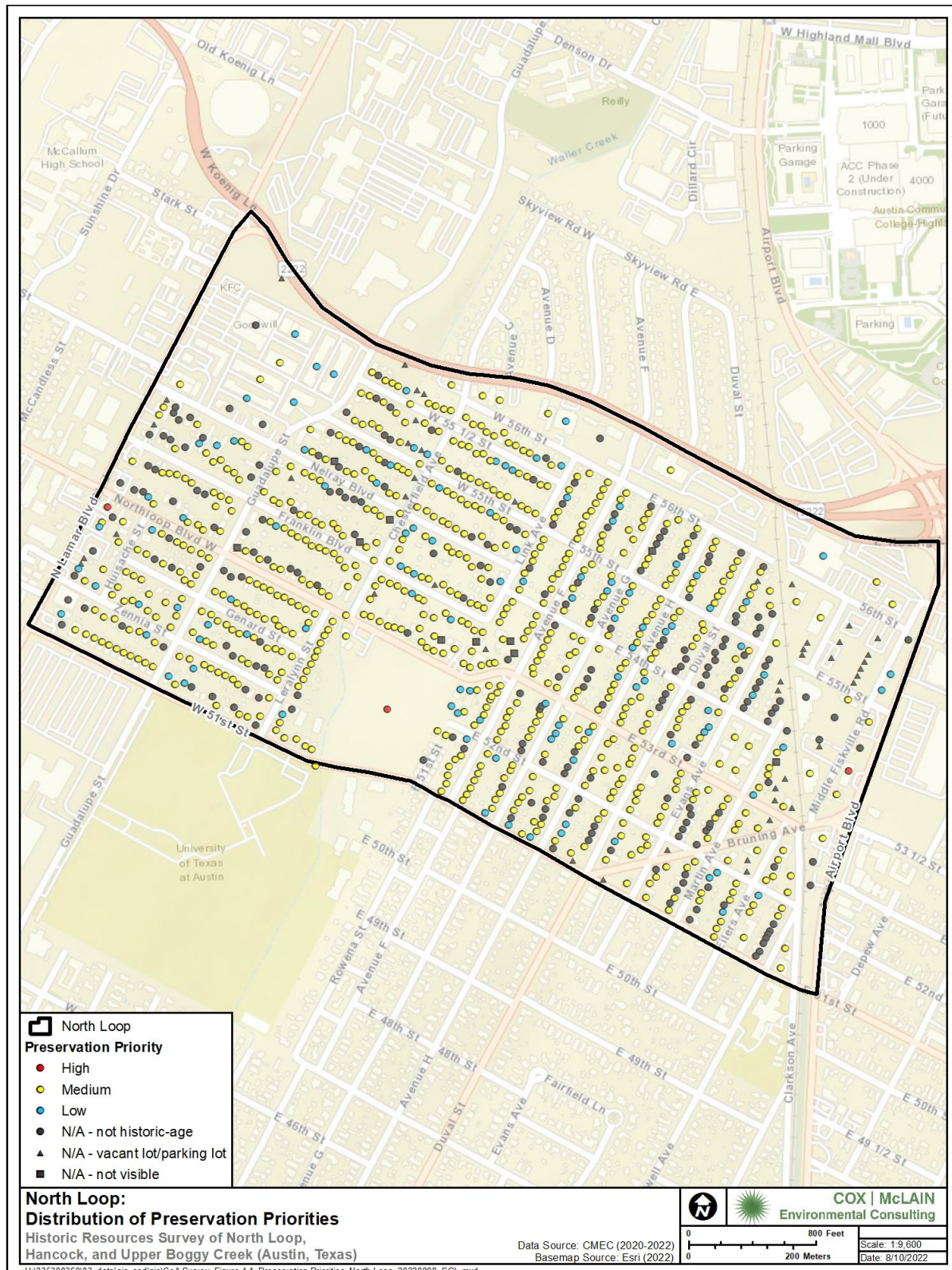


Figure 4. North Loop: Distribution of Preservation Priorities

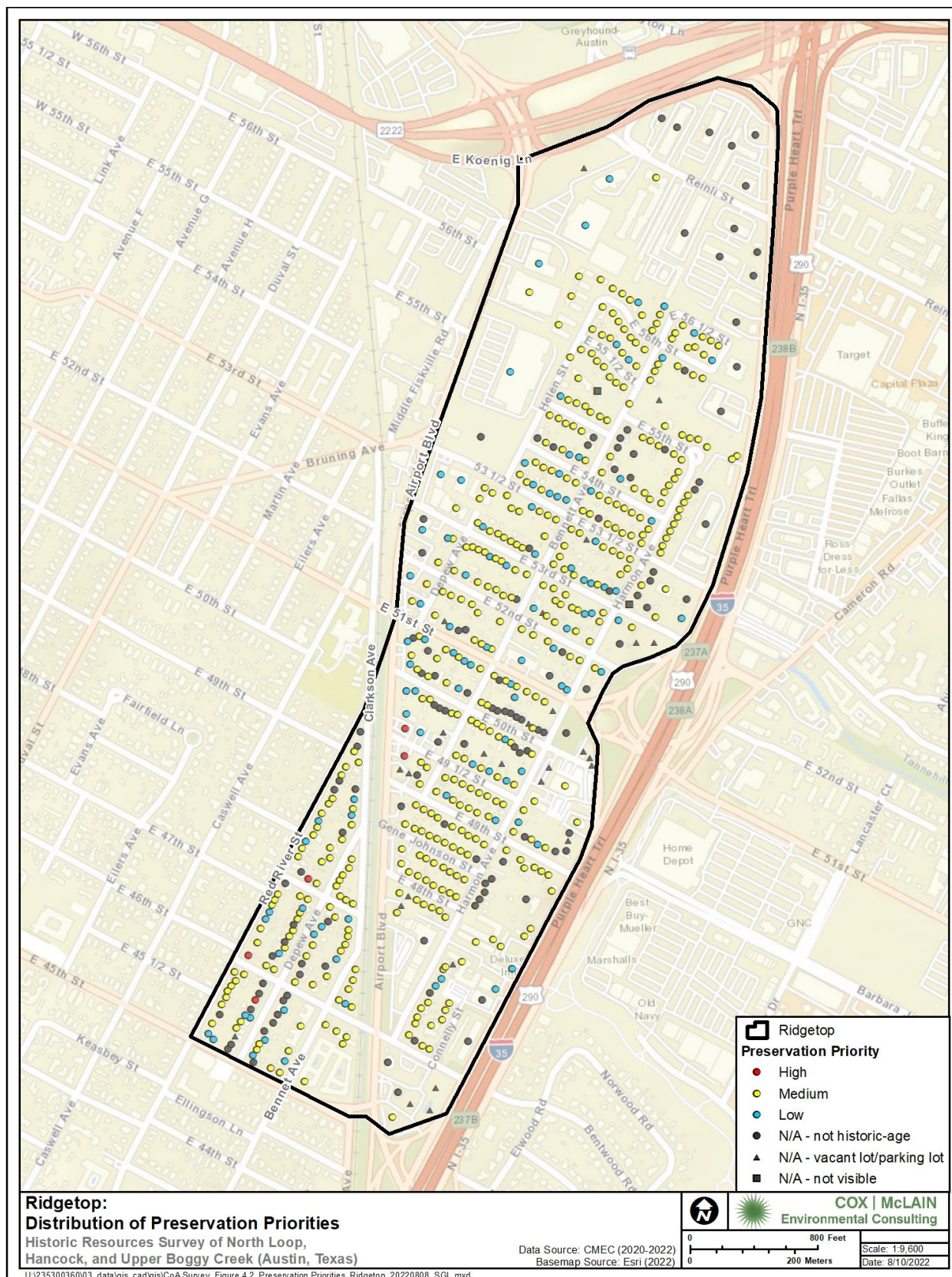


Figure 5. Ridgetop: Distribution of Preservation Priorities

UPPER BOGGY CREEK PLANNING AREA PRESERVATION PRIORITY FIGURES

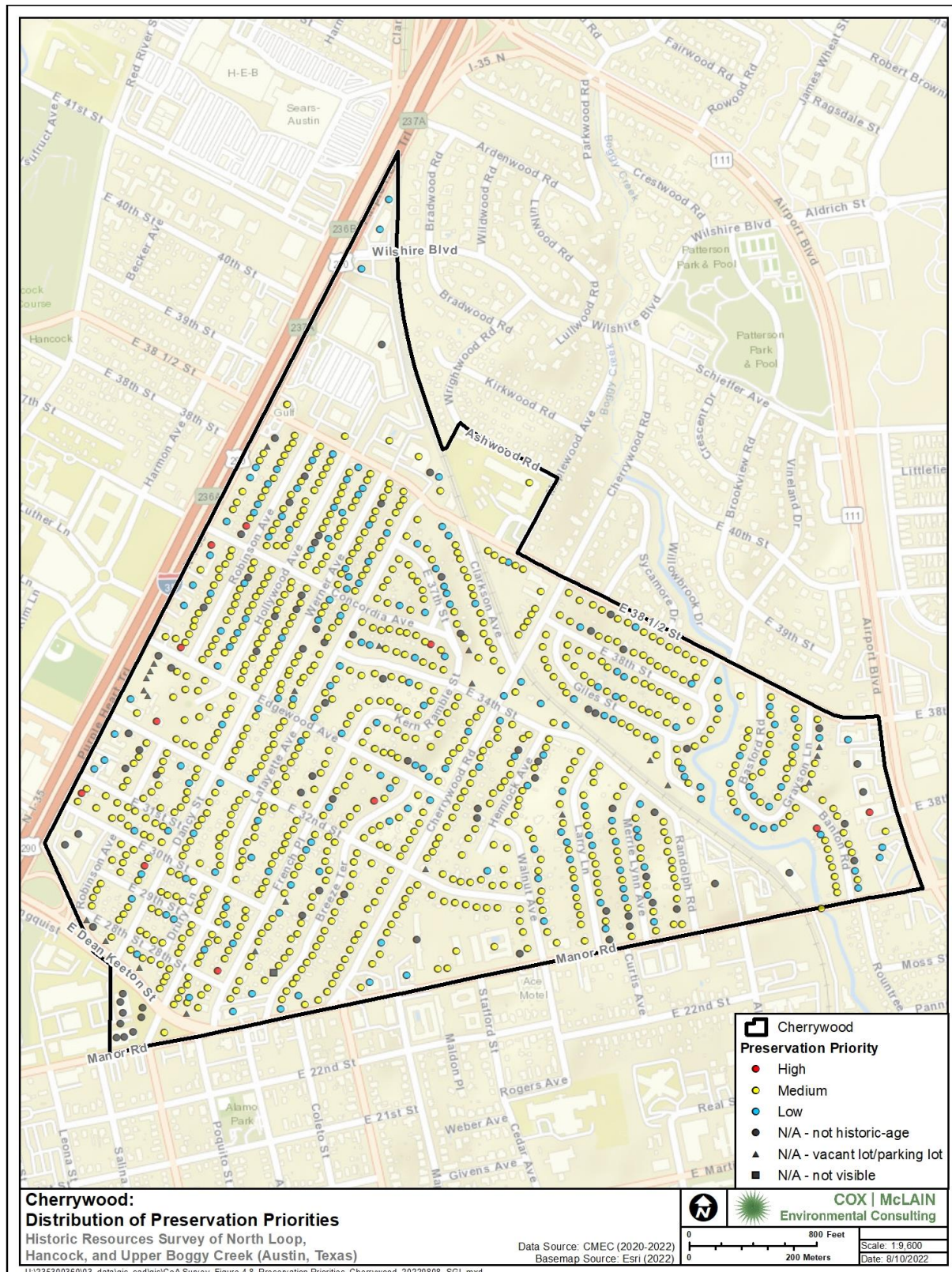


Figure 6. Cherrywood: Distribution of Preservation Priorities

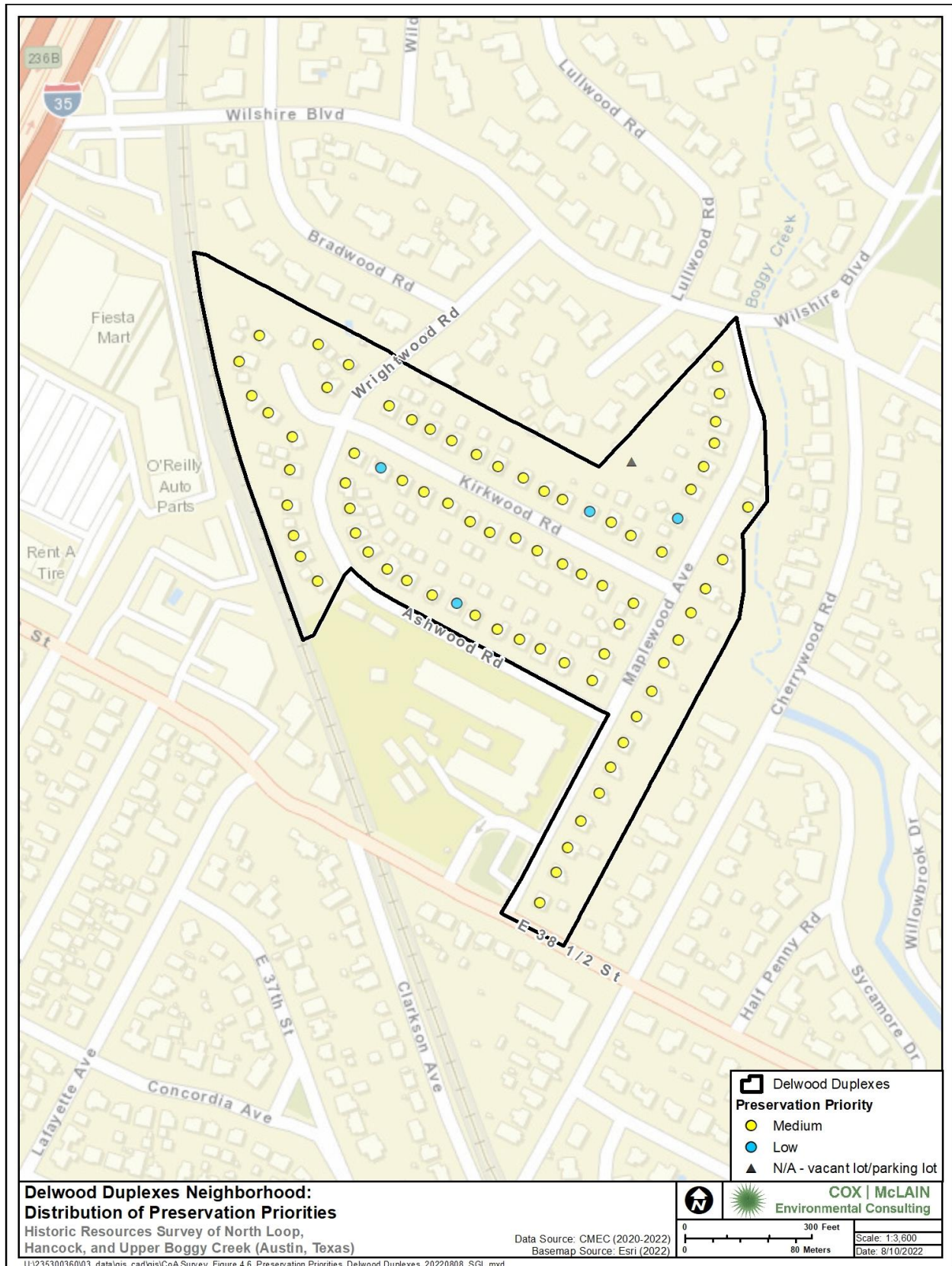


Figure 7. Delwood Duplexes: Distribution of Preservation Priorities

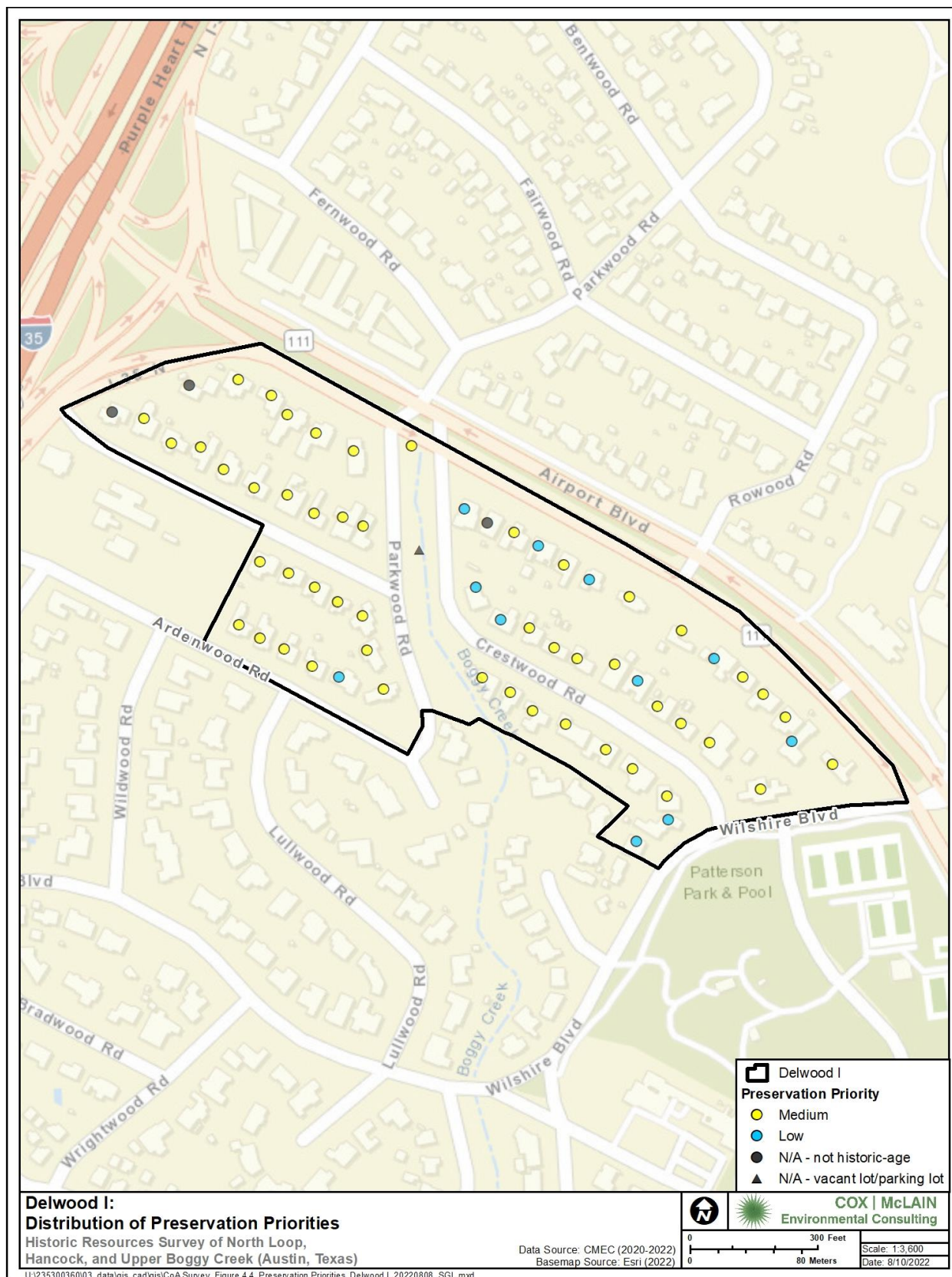


Figure 8. Delwood I: Distribution of Preservation Priorities

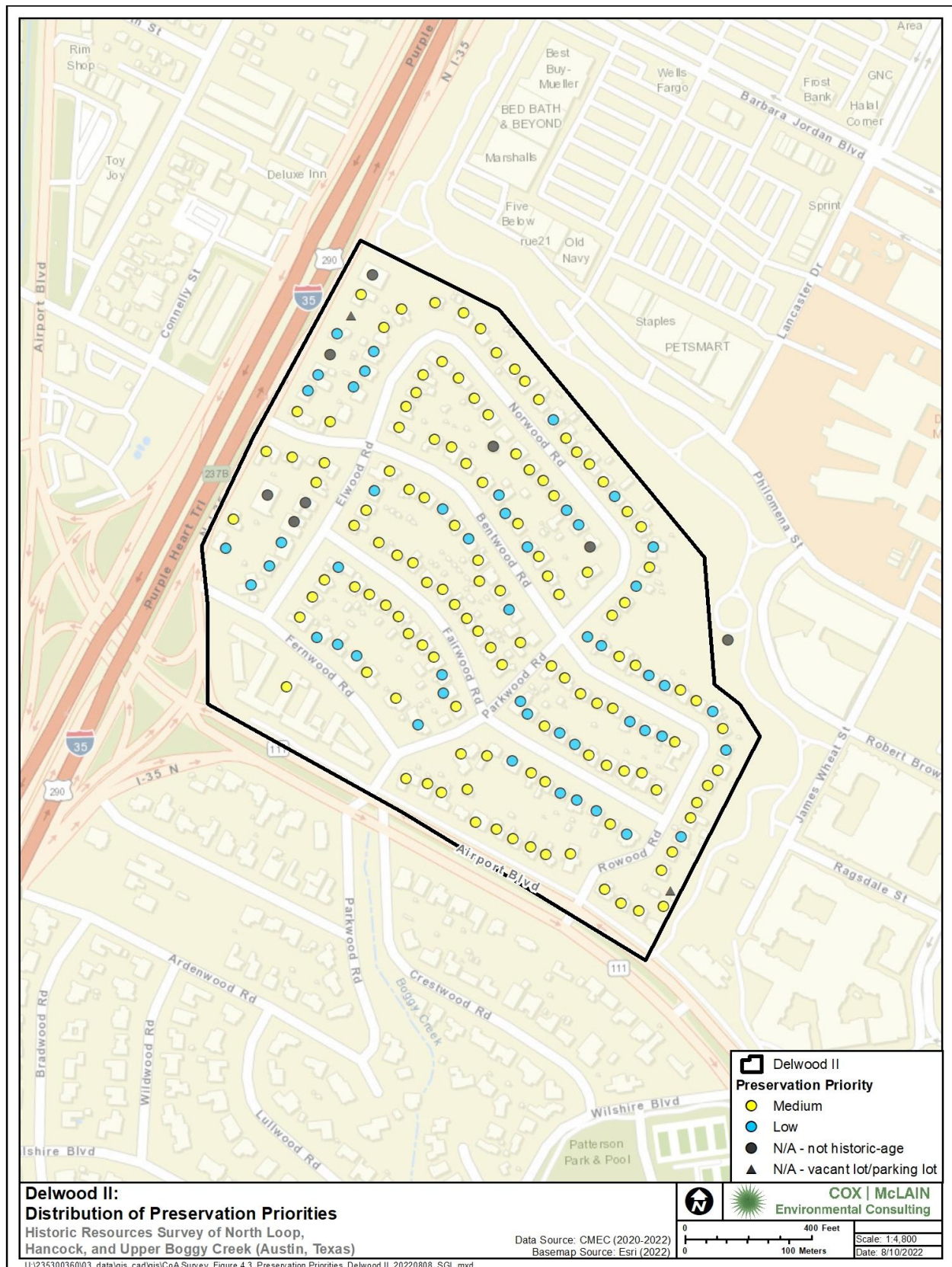


Figure 9. Delwood II: Distribution of Preservation Priorities

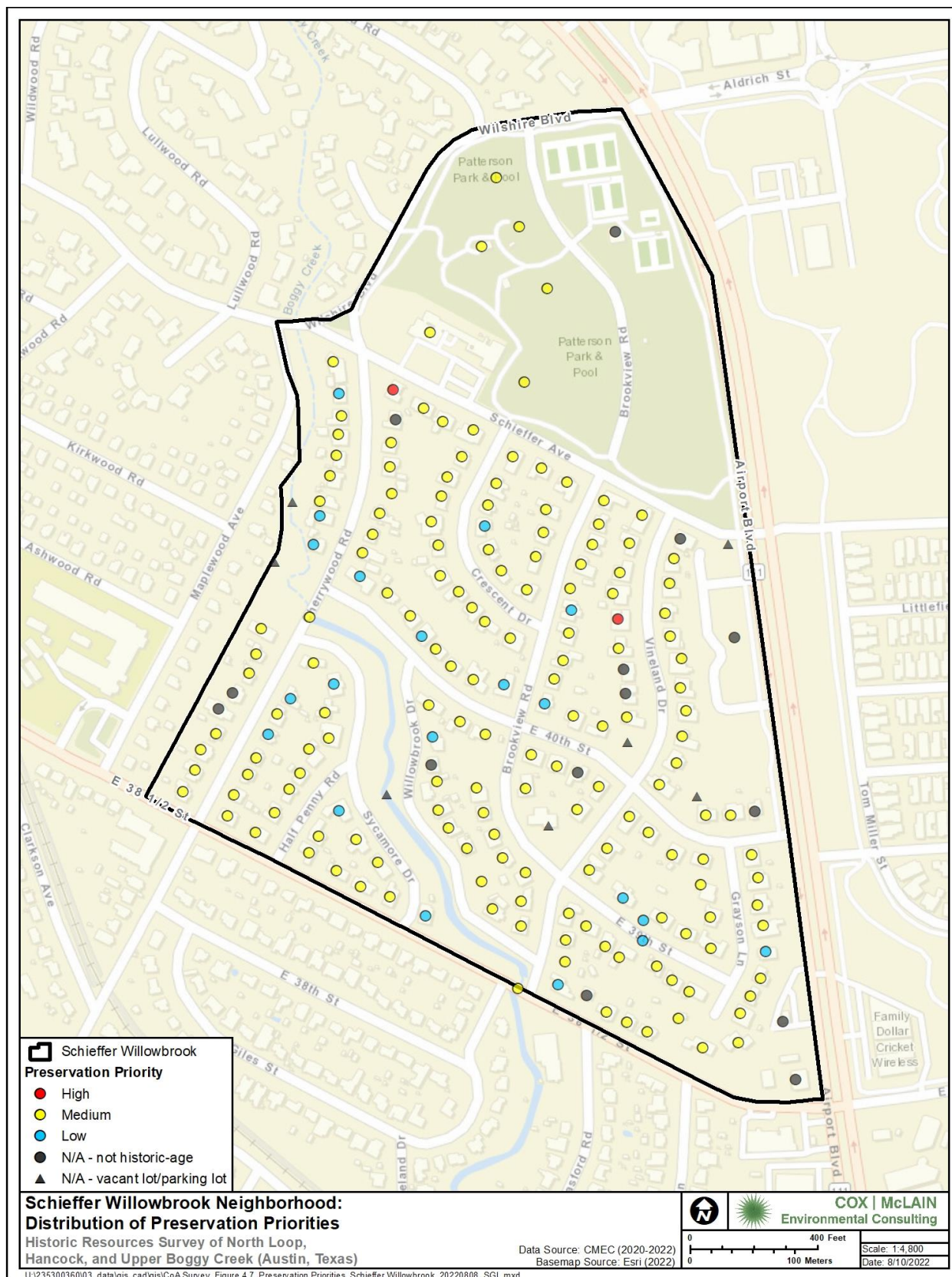


Figure 10. Schieffer Willowbrook: Distribution of Preservation Priorities

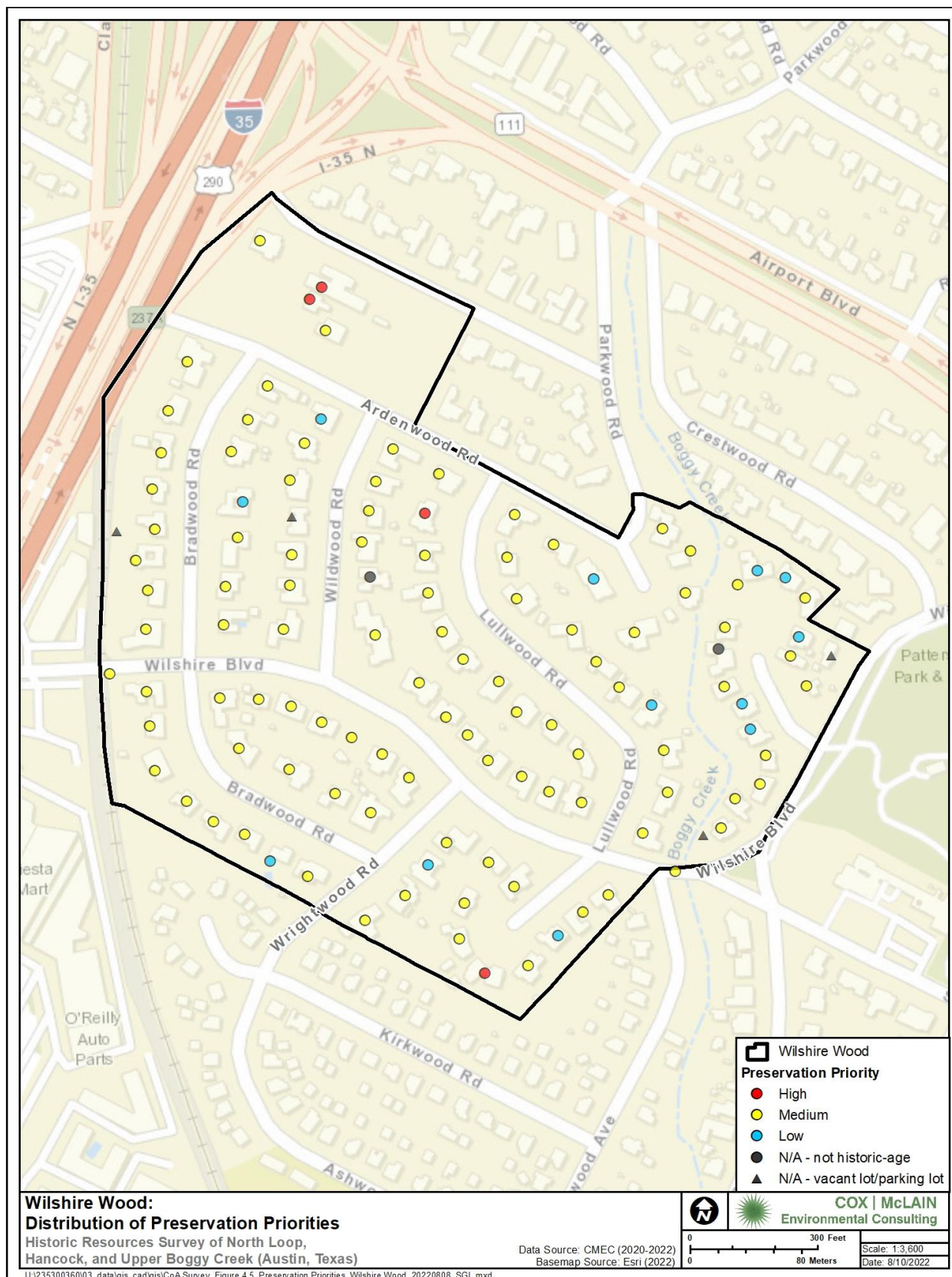


Figure 11. Wilshire Wood: Distribution of Preservation Priorities

HANCOCK PLANNING AREA PRESERVATION PRIORITY FIGURE

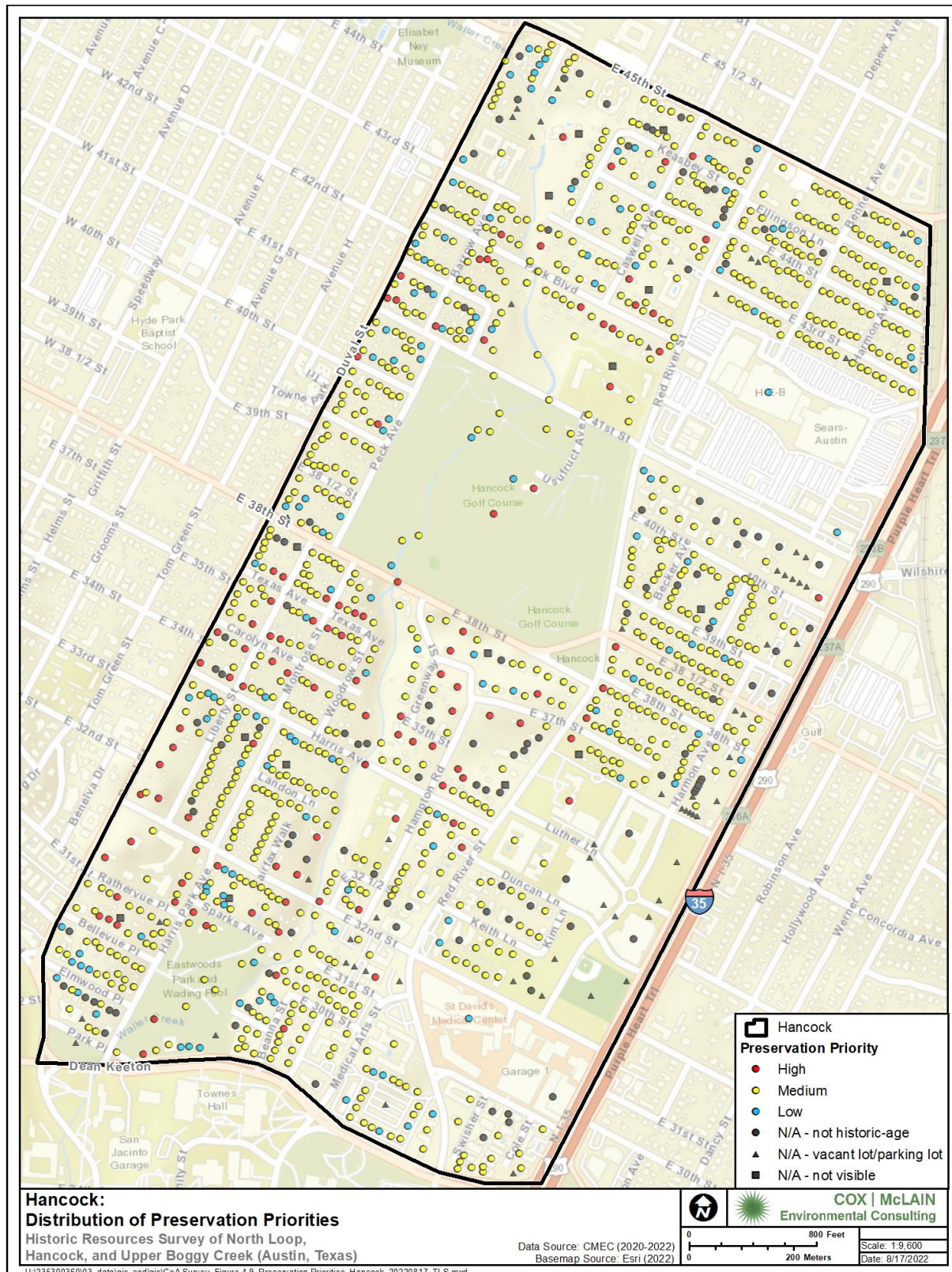


Figure 12. Hancock: Distribution of Preservation Priorities

AUSTIN HISTORIC LANDMARK AND INDIVIDUAL NRHP RECOMMENDATIONS

In total, 119 resources are recommended eligible for Austin Historic Landmark and/or NRHP listing based on the criteria outlined in **Section 4**. Additionally, 12 secondary resources are recommended as contributing to a primary resource recommended individually eligible for the NRHP. Lastly, four resources that were previously determined eligible for the NRHP were reassessed, and each appears to retain sufficient integrity to convey its significance; no change is recommended to the status of these properties.

The properties recommended as individually eligible were constructed between 1872 and 1966 in six neighborhoods: 98 are in Hancock, 10 are in Cherrywood, 5 are in Ridgetop, 4 are in Wilshire Wood, 3 are in North Loop, and 2 are in Schieffer Willowbrook. No resources in Delwood I, Delwood II, or Delwood Duplexes are recommended individually eligible for Austin Historic Landmark or NRHP listing.

A summary of these resources, including the criteria for which they are recommended eligible is in **Tables 6–11**, a map of their locations is in **Figures 13–21**, and additional information about each resource is in individual survey forms (**Appendix D**). Fifty-seven resources are recommended eligible for the NRHP but are not recommended eligible as an Austin Historic Landmark because a second local criterion was not identified, as required by City code. These resources would be eligible as Austin Historic Landmarks if listed in the NRHP or if a second City criterion is identified.

NORTH LOOP PLANNING AREA RECOMMENDATION TABLES

Table 6. Resources recommended individually eligible in North Loop

Street No.	Street	Survey ID	Year Built	Historical Use	Existing Designation	Recommendation	Local Criteria	NRHP Criteria
5400	AIRPORT BLVD	221776_01	1956	Commerce/trade: specialty store	---	Austin Historic Landmark and NRHP	Architecture, historical associations, community value	C (Architecture/Engineering)
5253	LAMAR BLVD N	223221_01	c.1953	Commerce/trade: specialty store	---	NRHP	---	C (Architecture/Engineering)
201	NORTH LOOP BLVD W	221431_01	1882	Funerary: cemetery	HTC	Austin Historic Landmark	Historical associations, community value	---

Table 7. Resources recommended individually eligible in Ridgetop

Street No.	Street	Survey ID	Year Built	Historical Use	Existing Designation	Recommendation	Local Criteria	NRHP Criteria
906	47 ST E	216362_02	1945	Commerce/trade: business	---	Austin Historic Landmark and NRHP	Historical associations, community value	A (Event/Trend)
4905	AIRPORT BLVD	220273_01	c.1956	Commerce/trade: restaurant	---	Austin Historic Landmark and NRHP	Architecture, community value	A (Event/Trend), C (Architecture/Engineering)
4909	AIRPORT BLVD	220286_01	1956	Commerce/trade: restaurant	---	Austin Historic Landmark and NRHP	Architecture, historical associations, community value	A (Event/Trend), C (Architecture/Engineering)
4518	DEPEW AVE	216306_01	1917	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture, community value	C (Architecture/Engineering)
4601	RED RIVER ST	216318_01	1936	Domestic: single dwelling	---	NRHP	---	C (Architecture/Engineering)

UPPER BOGGY CREEK PLANNING AREA RECOMMENDATION TABLES

Table 8. Resources recommended individually eligible in Cherrywood

Street No.	Street	Survey ID	Year Built	Historical Use	Existing Designation	Recommendation	Local Criteria	NRHP Criteria
3800	AIRPORT BLVD	207580_01	1962	Recreation and culture: sports facility	---	Austin Historic Landmark and NRHP	Historical associations, community value	A (Event/Trend)
3506	BANTON RD	207549_01	1949	Domestic: single dwelling	---	NRHP	---	C (Architecture/Engineering)
3208	BREEZE TER	207242_01	1949	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture, historical associations	C (Architecture/Engineering)
1503	CONCORDIA AVE	207170_01	1948	Domestic: single dwelling	---	NRHP	---	C (Architecture/Engineering)
2904	DANCY ST	207035_01	c.1935	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture, community value	C (Architecture/Engineering)
2800	FRENCH PL	205247_01	1939	Domestic: single dwelling	---	NRHP	---	C (Architecture/Engineering)
3009	N INTERSTATE HY 35	206956_01	1927	Domestic: single dwelling	---	NRHP	---	C (Architecture/Engineering)
3421	N INTERSTATE HY 35	209064_01	1951	Commerce/trade: specialty store	---	Austin Historic Landmark and NRHP	Architecture, historical associations	A (Event/Trend), C (Architecture/Engineering)
3300	ROBINSON AVE	209080_01	1947	Domestic: multiple dwelling	---	N/A (previously determined individually eligible for the NRHP)	---	C (Architecture/Engineering)
3502	ROBINSON AVE	209108_01	1939	Domestic: single dwelling	---	N/A (previously determined individually eligible for the NRHP)	---	C (Architecture/Engineering)

Table 9. Resources recommended individually eligible in Schieffer Willowbrook

Street No.	Street	Survey ID	Year Built	Historical Use	Existing Designation	Recommendation	Local Criteria	NRHP Criteria
4017	CHERRYWOOD RD	209327_01	1947	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture, community value	C (Architecture/Engineering)
4010	VINELAND DR	209387_01	1962	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture, historical associations	C (Architecture/Engineering)

Table 10. Resources recommended individually eligible in Wilshire Wood

Street No.	Street	Survey ID	Year Built	Historical Use	Existing Designation	Recommendation	Local Criteria	NRHP Criteria
4001	LULLWOOD RD	210679_01	1957	Domestic: single dwelling	---	NRHP	---	C (Architecture/Engineering)
4208	LULLWOOD RD	213531_01	1949	Domestic: single dwelling	---	NRHP	---	C (Architecture/Engineering)
4301	N INTERSTATE HY 35	213494_01	1879	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture, historical associations	B (Person), C (Architecture/Engineering)
4301	N INTERSTATE HY 35	213494_02	1965	Religion: church school	---	Austin Historic Landmark and NRHP	Architecture, historical associations	A (Event/Trend), C (Architecture/Engineering)

HANCOCK PLANNING AREA RECOMMENDATION TABLE

Table 11. Resources recommended individually eligible in Hancock

Street No.	Street	Survey ID	Year Built	Historical Use	Existing Designation	Recommendation	Local Criteria	NRHP Criteria
808	30 ST E	208819_01	c.1935	Domestic: multiple dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	A (Event/Trend), C (Architecture/Engineering)
500	32 ST E	208693_01	c.1926	Domestic: single dwelling	Austin Historic Landmark	NRHP		C (Architecture/Engineering)
500	32 ST E	208693_02	c.1926	Domestic: multiple dwelling	---	Contributing to property recommended individually eligible for the NRHP	---	---
501	32 ST E	208692_01	1911	Domestic: single dwelling	NRHP	Austin Historic Landmark and NRHP	N/A - Already an NRHP property	---
501	32 ST E	208692_03	1966	Religion: religious facility	---	NRHP		C (Architecture/Engineering)
502	32 ST E	208695_01	1924	Domestic: single dwelling	Austin Historic Landmark	NRHP		C (Architecture/Engineering)
600	32 ST E	837043_01	1930	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	C (Architecture/Engineering)
714	32 ST E	208752_01	1937	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
719	32 ST E	208720_01	c.1931	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
808	32 ST E	208839_01	1941	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
	38 ST E OVER WALLER CREEK	55555_4464	1930	Transportation: road-related (vehicular)	---	Austin Historic Landmark; previously determined eligible for the NRHP	Architecture; Historical associations	C (Architecture/Engineering)
805	35 ST E	210588_01	1935	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
817	37 ST E	210600_01	c.1936	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	C (Architecture/Engineering)
818	37 ST E	210624_01	1938	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
829	37 ST E	210643_01	1940	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	C (Architecture/Engineering)

Street No.	Street	Survey ID	Year Built	Historical Use	Existing Designation	Recommendation	Local Criteria	NRHP Criteria
836	37 ST E	210618_01	1949	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	C (Architecture/Engineering)
900	37 ST E	209023_01	1935	Domestic: single dwelling	RTHL	Austin Historic Landmark and NRHP	N/A - Already an RTHL	C (Architecture/Engineering)
811	38 ST E	210606_01	c.1941	Domestic: single dwelling	Austin Historic Landmark	NRHP		C (Architecture/Engineering)
901	38 ST E	209025_01	c.1930	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
901	38 ST E	209025_02	c.1930	Domestic: single dwelling	---	Contributing to property recommended individually eligible for the NRHP	---	---
	38 ST E OVER WALLER CREEK	55555_4628	1951	Transportation: road-related (vehicular)	---	N/A - previously determined eligible for the NRHP		C (Architecture/Engineering)
500	41 ST E	216016_01	c.1925	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
502	41 ST E	832340_01	c.1926	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
600	41 ST E	214857_01	c.1920	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
700	41 ST E	214882_01	1913	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
811	41 ST E	211727_02	1934	Recreation and culture: outdoor recreation	RTHL	Austin Historic Landmark	N/A - Already an RTHL	---
602	43 ST E	216072_01	c.1872	Domestic: single dwelling	Austin Historic Landmark	NRHP		C (Architecture/Engineering)
700	44 ST E	214942_01	1914	Domestic: single dwelling	Austin Historic Landmark	NRHP		C (Architecture/Engineering)
2909	BEANNA ST	208789_01	1933	Domestic: multiple dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	A (Event/Trend), C (Architecture/Engineering)
506	BELLEVUE PL	208684_01	1918	Domestic: single dwelling	Austin Historic Landmark	NRHP		C (Architecture/Engineering)
508	BELLEVUE PL	208683_01	1912	Domestic: single dwelling	Austin Historic Landmark	NRHP		C (Architecture/Engineering)
600	BELLEVUE PL	459734_01	1914	Domestic: single dwelling	Austin Historic Landmark	NRHP		C (Architecture/Engineering)

Street No.	Street	Survey ID	Year Built	Historical Use	Existing Designation	Recommendation	Local Criteria	NRHP Criteria
501	CAROLYN AVE	211628_01	1935	Domestic: multiple dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	A (Event/Trend), C (Architecture/Engineering)
501	CAROLYN AVE	211628_02	c.1935	Domestic: single dwelling	---	Contributing to property recommended individually eligible for the NRHP	---	---
508	CAROLYN AVE	211644_01	1933	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
509	CAROLYN AVE	211631_01	1924	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	C (Architecture/Engineering)
600	CAROLYN AVE	211709_01	1925	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
602	CAROLYN AVE	211708_01	1939	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
603	CAROLYN AVE	211692_01	1921	Domestic: single dwelling	Austin Historic Landmark	NRHP		C (Architecture/Engineering)
609	CAROLYN AVE	211693_01	1935	Domestic: multiple dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	A (Event/Trend), C (Architecture/Engineering)
705	CAROLYN AVE	210543_01	1936	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
719	CAROLYN AVE	210562_01	1937	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
4205	CASWELL AVE	214989_01	1950	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	C (Architecture/Engineering)
4406	CASWELL AVE	214940_01	1912	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Community value	C (Architecture/Engineering)
4409	CASWELL AVE	215020_01	1925	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
3209	DUVAL ST	208694_01	c.1923	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	C (Architecture/Engineering)
3215	DUVAL ST	211616_01	1921	Domestic: single dwelling	Austin Historic Landmark	NRHP		C (Architecture/Engineering)
3219	DUVAL ST	211617_01	c.1924	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
4001	DUVAL ST	213243_01	1925	Commerce/trade: business	---	Austin Historic Landmark and NRHP	Architecture; Community value	A (Event/Trend), C (Architecture/Engineering)

Street No.	Street	Survey ID	Year Built	Historical Use	Existing Designation	Recommendation	Local Criteria	NRHP Criteria
4105	DUVAL ST	216005_01	1914	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
4105	DUVAL ST	216005_02	c.1915	Domestic: single dwelling	---	Contributing to property recommended individually eligible for the NRHP	---	---
3410	GREENWAY ST	210587_01	1959	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
3500	GREENWAY ST	210586_01	c.1935	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
3308	HAMPTON RD	210527_01	1939	Education: schools	---	Austin Historic Landmark and NRHP	Architecture; Historical associations; Community value	A (Event/Trend), C (Architecture/Engineering)
3403	HAMPTON RD	545536_01	c.1948	Domestic: multiple dwelling	---	NRHP		A (Event/Trend)
3407	HAMPTON RD	545538_01	c.1948	Domestic: multiple dwelling	---	NRHP		A (Event/Trend)
3408	HAMPTON RD	210589_01	1935	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	C (Architecture/Engineering)
3504	HAMPTON RD	210599_01	1909	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	A (Event/Trend), C (Architecture/Engineering)
3509	HAMPTON RD	210642_01	1934	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	C (Architecture/Engineering)
3700	HAMPTON RD	210601_01	c.1936	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
500	HARRIS AVE	211635_01	1924	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	C (Architecture/Engineering)
508	HARRIS AVE	211632_01	c.1924	Domestic: single dwelling	Austin Historic Landmark	NRHP		C (Architecture/Engineering)
508	HARRIS AVE	211632_02	1940	Domestic: single dwelling	---	Contributing to property recommended individually eligible for the NRHP	---	---
600	HARRIS AVE	211698_01	c.1936	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
818	HARRIS AVE	210652_01	1939	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)

Street No.	Street	Survey ID	Year Built	Historical Use	Existing Designation	Recommendation	Local Criteria	NRHP Criteria
823	HARRIS AVE	210633_01	1932	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
	HARRIS AVE OVER WALLER CREEK	55555_4446	1934	Transportation: road-related (vehicular)	---	Austin Historic Landmark; previously determined eligible for the NRHP	Architecture; Historical associations	C (Architecture/Engineering)
3104	HARRIS PARK AVE	208689_01	1936	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
3111	HARRIS PARK AVE	208709_01	c.1926	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	C (Architecture/Engineering)
3306	HARRIS PARK AVE	211681_01	c.1936	Domestic: multiple dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	A (Event/Trend), C (Architecture/Engineering)
	HARRIS PARK AVE AT PARK PL	208700_01	1930	Landscape: park	---	Austin Historic Landmark; previously determined eligible for the NRHP	Historical associations; Community value; Landscape feature	A (Event/Trend)
	HARRIS PARK AVE AT PARK PL	208700_02	c.1930	Recreation and culture: outdoor recreation	---	Contributing to property recommended individually eligible for the NRHP	---	---
	HARRIS PARK AVE AT PARK PL	208700_03	c.1930	Landscape: park	---	Contributing to property recommended individually eligible for the NRHP	---	---
	HARRIS PARK AVE AT PARK PL	208700_04	c.1970	Recreation and culture: outdoor recreation	---	Contributing to property recommended individually eligible for the NRHP	---	---
	HARRIS PARK AVE AT PARK PL	208700_05	1948	Recreation and culture: outdoor recreation	---	Contributing to property recommended individually eligible for the NRHP	---	---
4000	N INTERSTATE HY 35	211825_01	1956	Commerce/trade: business	---	Austin Historic Landmark; previously determined eligible for the NRHP	Architecture; Historical associations	A (Event/Trend), C (Architecture/Engineering)
603	PARK BLVD	214896_01	1962	Domestic: multiple dwelling	---	NRHP		C (Architecture/Engineering)
604	PARK BLVD	214919_01	1935	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
605	PARK BLVD	214858_01	c.1932	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
700	PARK BLVD	214916_01	c.1935	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
721	PARK BLVD	214867_01	c.1937	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)

Street No.	Street	Survey ID	Year Built	Historical Use	Existing Designation	Recommendation	Local Criteria	NRHP Criteria
803	PARK BLVD	214871_01	1938	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
804	PARK BLVD	214982_01	1939	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
808	PARK BLVD	214980_01	1937	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
813	PARK BLVD	214877_01	c.1930	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	B (Person), C (Architecture/Engineering)
813	PARK BLVD	214877_02	c.1930	Domestic: secondary structure	---	Contributing to property recommended individually eligible for the NRHP	---	---
509	RATHERVUE PL	208672_01	c.1922	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
610	RATHERVUE PL	208691_01	1941	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	B (Person), C (Architecture/Engineering)
3100	RED RIVER ST	208824_01	1965	Health care: medical business/office	---	NRHP		C (Architecture/Engineering)
3310	RED RIVER ST	210636_01	1949	Religion: religious facility	---	NRHP		C (Architecture/Engineering)
3501	RED RIVER ST	209004_01	1951	Religion: religious facility	---	Austin Historic Landmark and NRHP	Architecture; Community value	C (Architecture/Engineering)
3511	RED RIVER ST	209005_01	1935	Domestic: multiple dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	A (Event/Trend), C (Architecture/Engineering)
3705	RED RIVER ST	209023_02	1935	Domestic: single dwelling	---	Contributing to property recommended individually eligible for the NRHP	---	---
4312	RED RIVER ST	567392_01	c.1915	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
701	SPARKS AVE	208701_01	c.1925	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
705	SPARKS AVE	208702_01	1935	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	C (Architecture/Engineering)
712	SPARKS AVE	208727_01	1924	Domestic: single dwelling	Austin Historic Landmark	NRHP		C (Architecture/Engineering)

Street No.	Street	Survey ID	Year Built	Historical Use	Existing Designation	Recommendation	Local Criteria	NRHP Criteria
712	SPARKS AVE	208727_02	1924	Domestic: single dwelling	---	Contributing to property recommended individually eligible for the NRHP	---	---
722	SPARKS AVE	208723_01	1924	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
506	TEXAS AVE	211658_01	c.1915	Domestic: single dwelling	Austin Historic Landmark	NRHP		C (Architecture/Engineering)
508	TEXAS AVE	211657_01	1935	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
511	TEXAS AVE	211643_01	1928	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
608	TEXAS AVE	211716_01	c.1924	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	C (Architecture/Engineering)
609	TEXAS AVE	211704_01	1935	Domestic: multiple dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	A (Event/Trend), C (Architecture/Engineering)
700	TEXAS AVE	210573_01	1926	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	C (Architecture/Engineering)
701	TEXAS AVE	210550_01	c.1933	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)
704	TEXAS AVE	210571_01	1930	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	C (Architecture/Engineering)
705	TEXAS AVE	210552_01	1930	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	A (Event/Trend), C (Architecture/Engineering)
706	TEXAS AVE	210570_01	1930	Domestic: single dwelling	---	Austin Historic Landmark and NRHP	Architecture; Historical associations	C (Architecture/Engineering)
3501	WOODROW ST	210563_01	1933	Domestic: single dwelling	---	NRHP		C (Architecture/Engineering)

NORTH LOOP PLANNING AREA RECOMMENDATION FIGURES

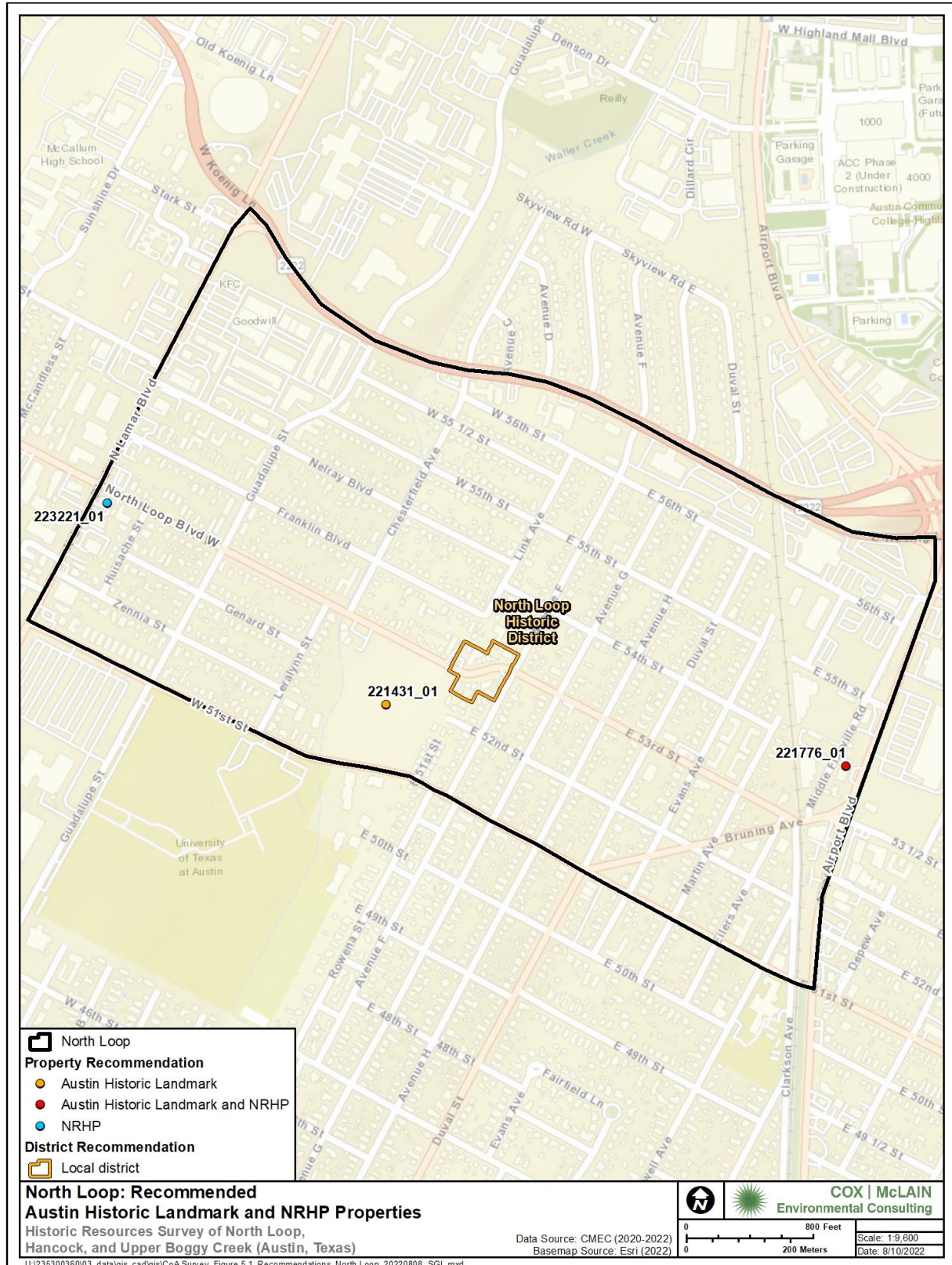
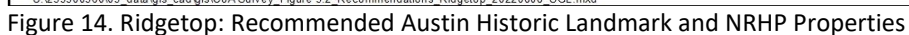


Figure 13. North Loop: Recommended Austin Historic Landmark and NRHP Properties



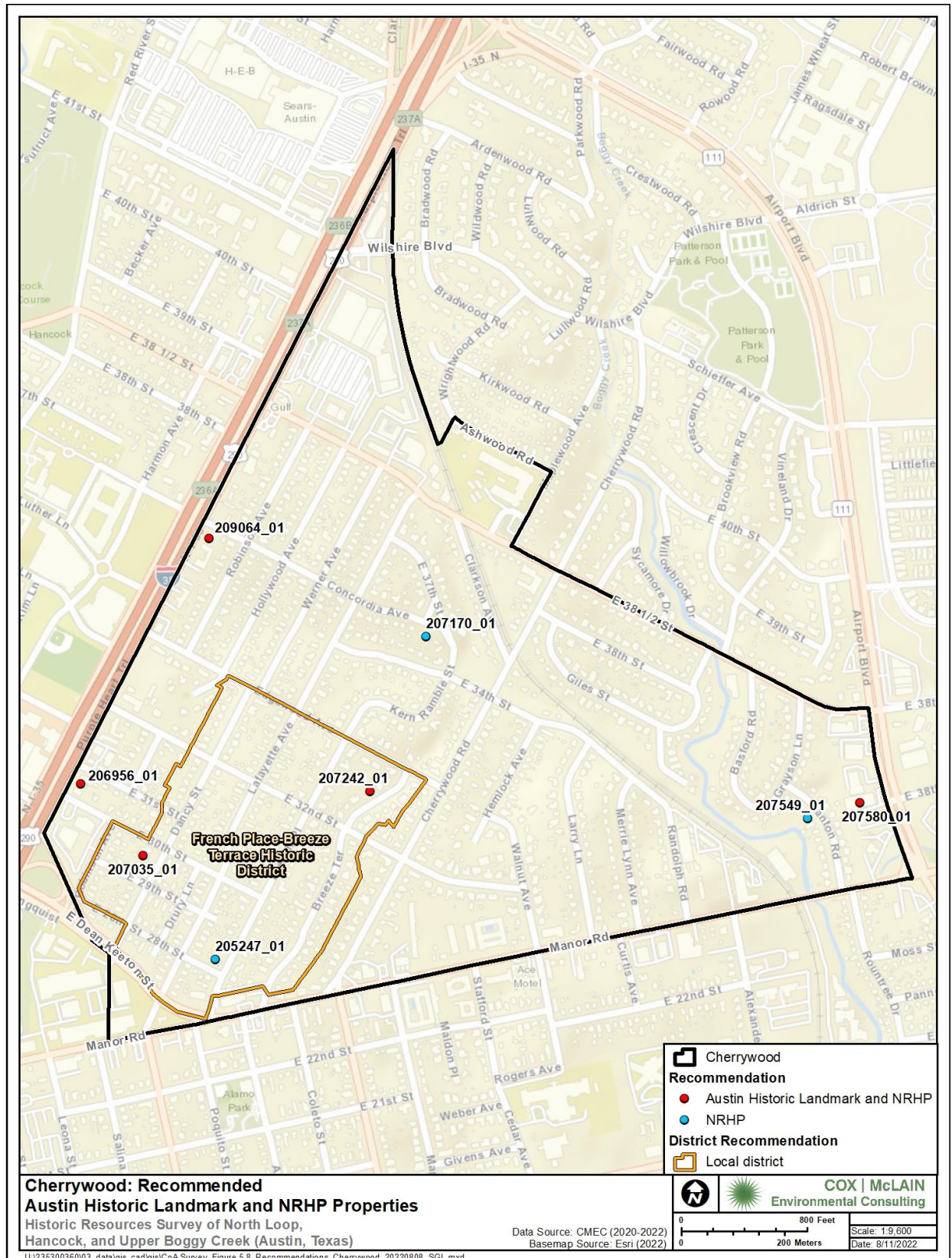


Figure 15. Cherrywood: Recommended Austin Historic Landmark and NRHP Properties

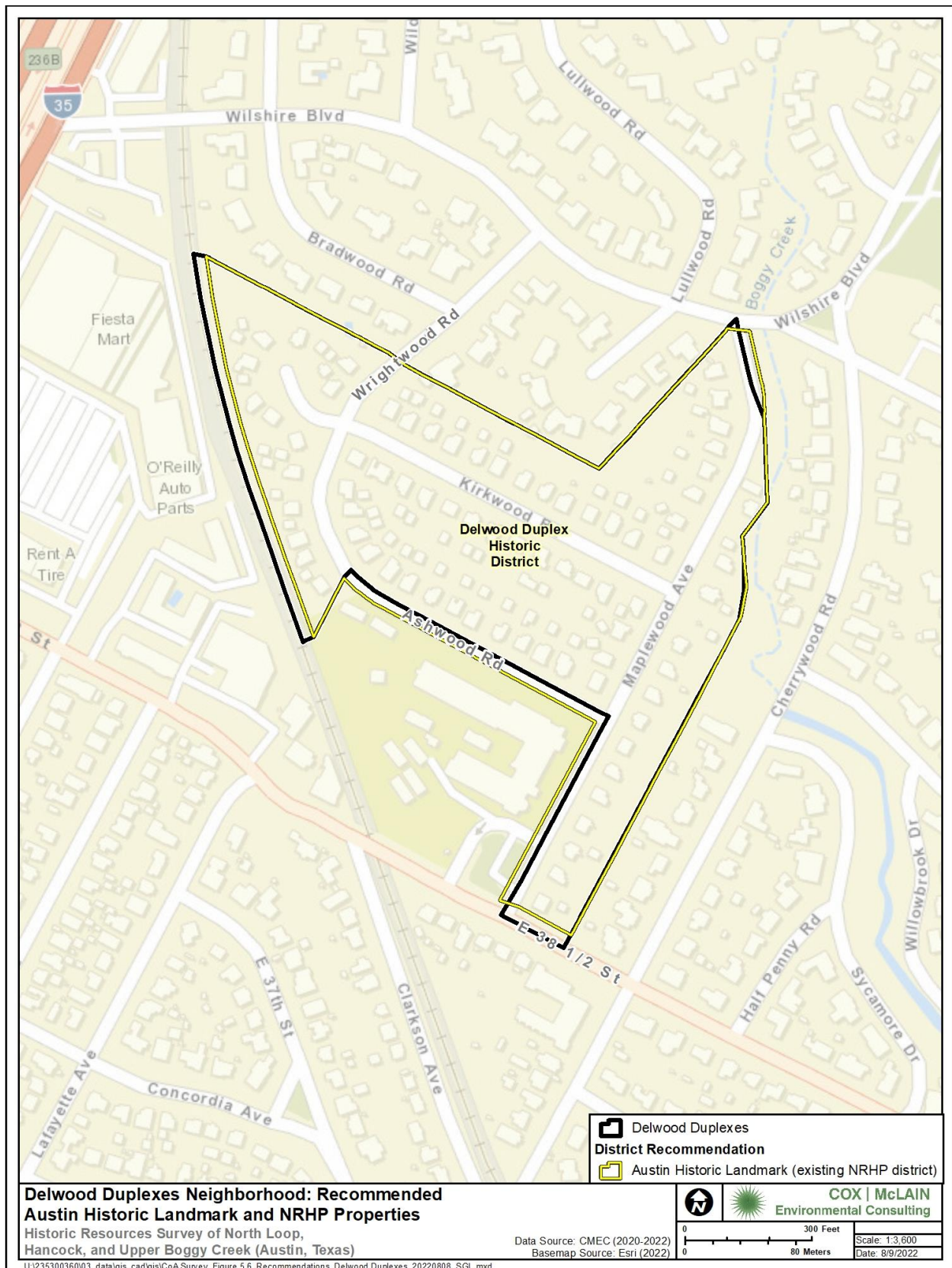


Figure 16. Delwood Duplexes: Recommended Austin Historic Landmark and NRHP Properties

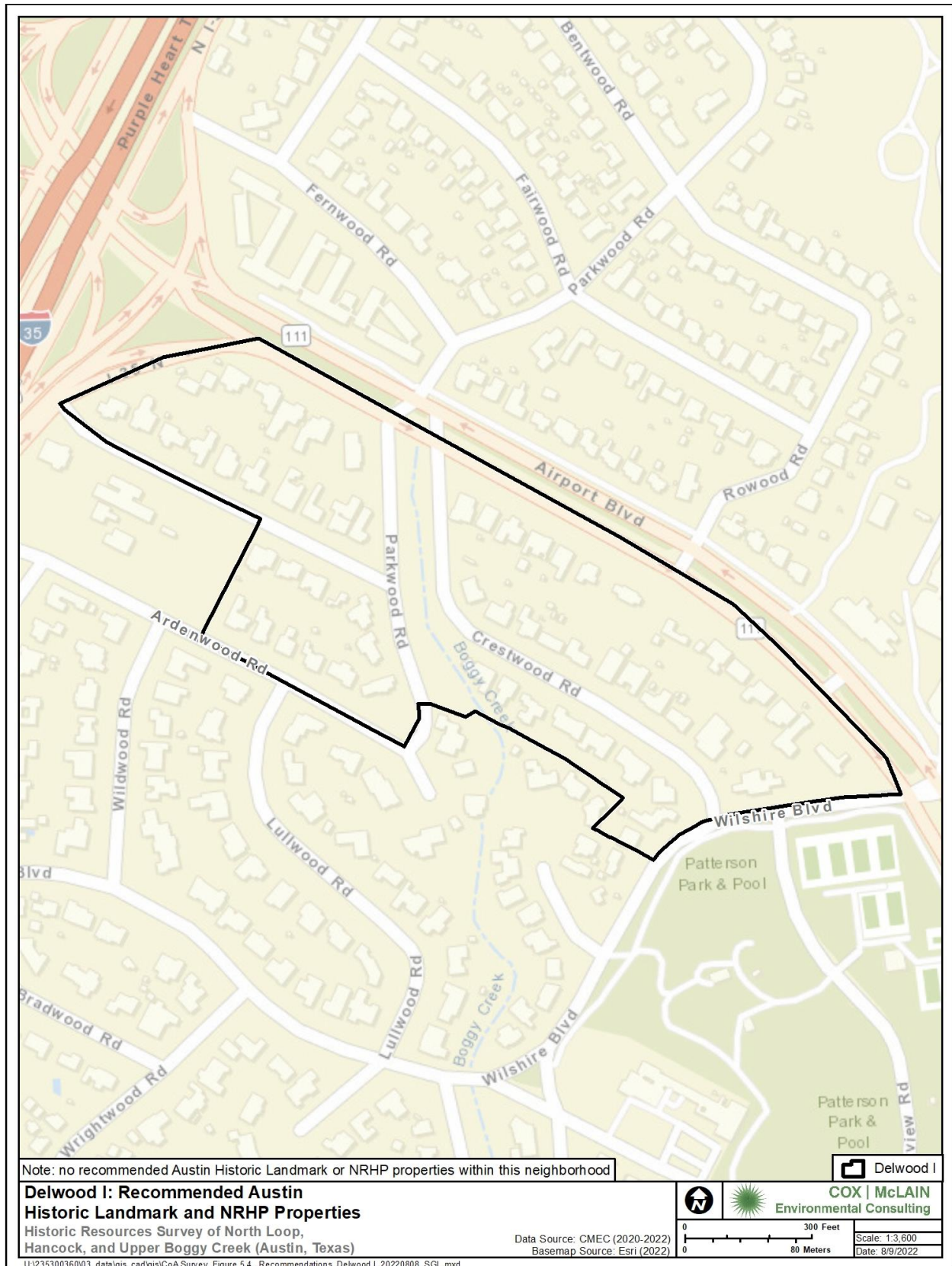


Figure 17. Delwood I: Recommended Austin Historic Landmark and NRHP Properties

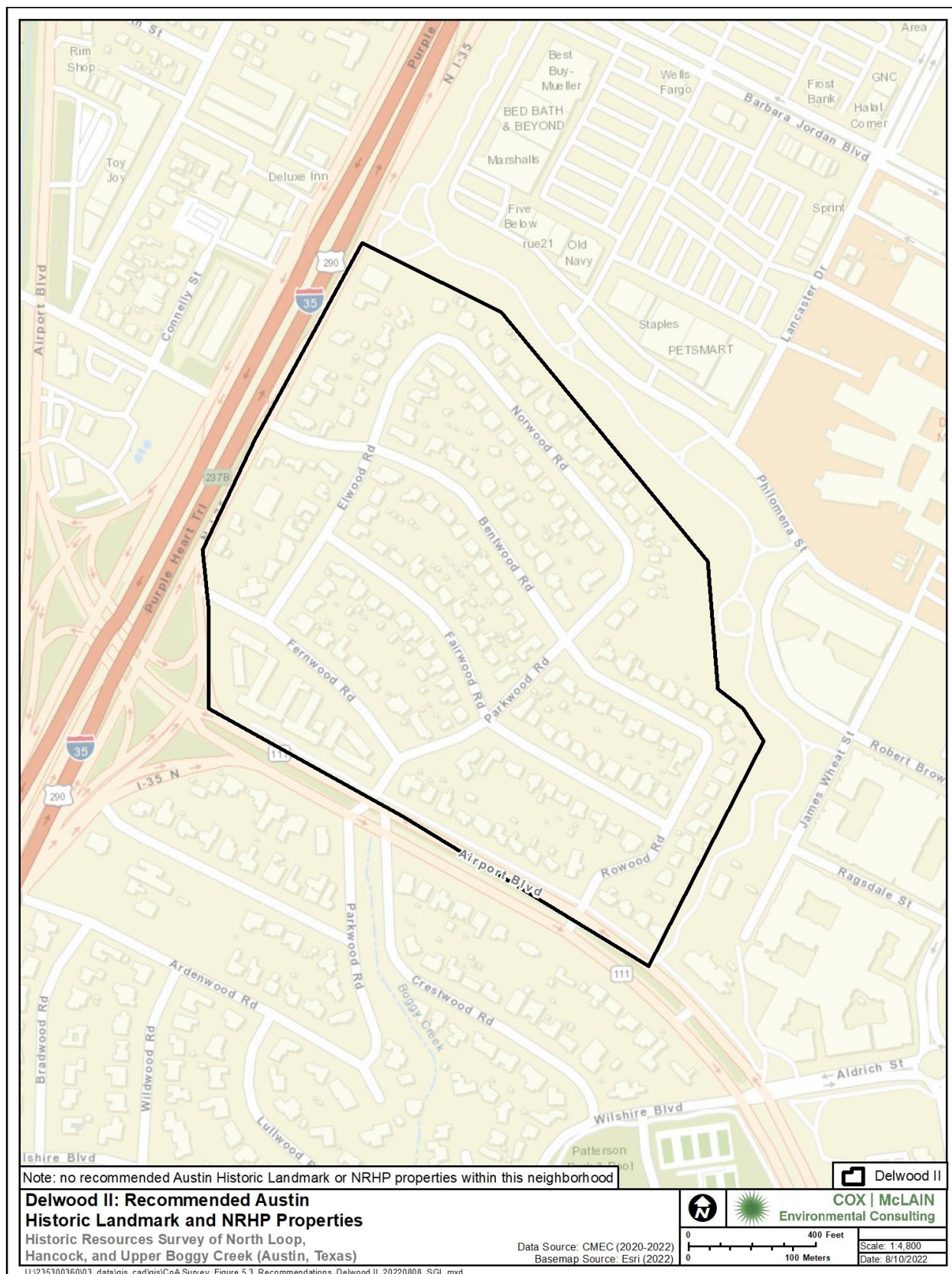


Figure 18. Delwood II: Recommended Austin Historic Landmark and NRHP Properties

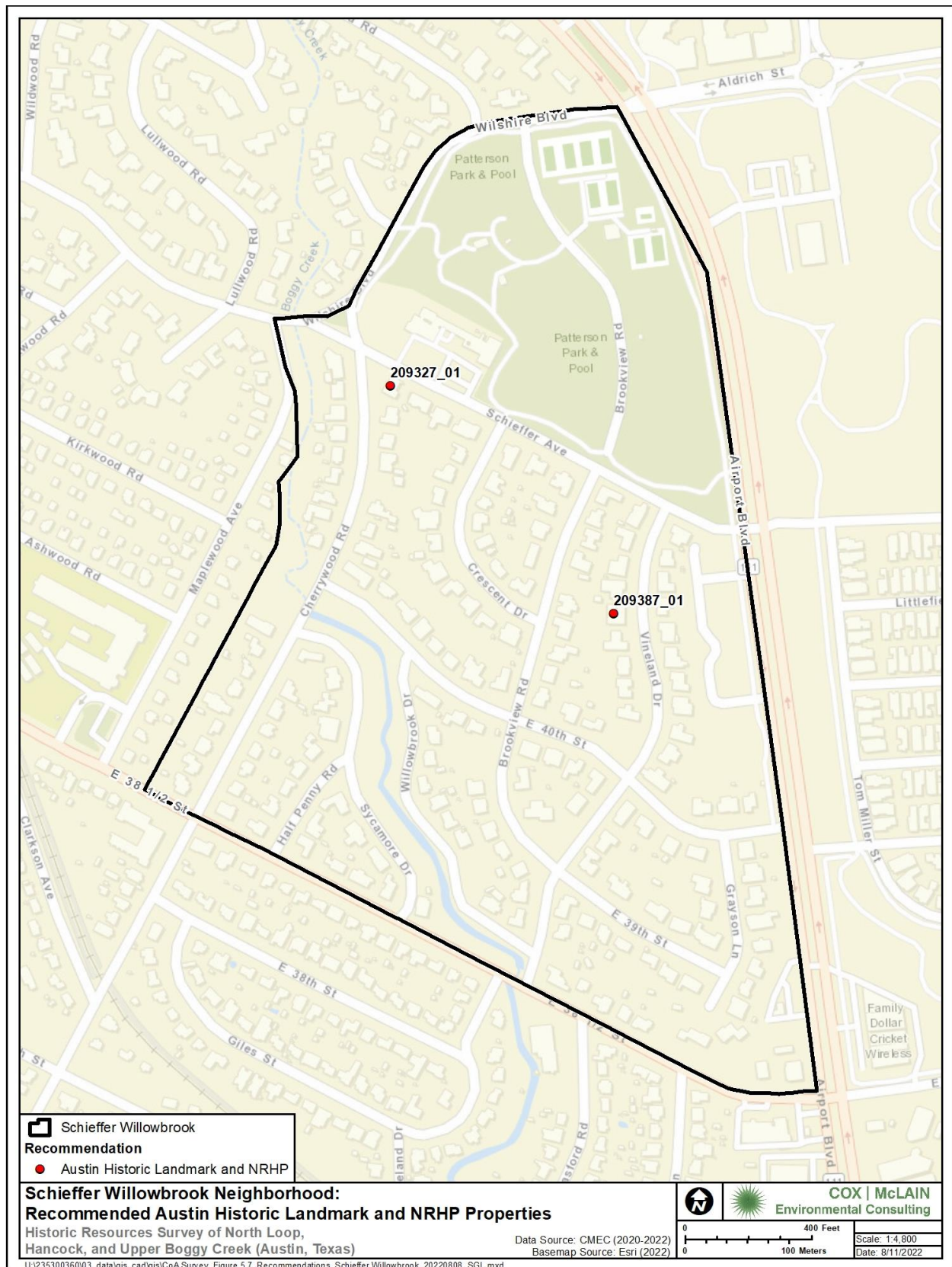


Figure 19. Schieffer Willowbrook: Recommended Austin Historic Landmark and NRHP Properties

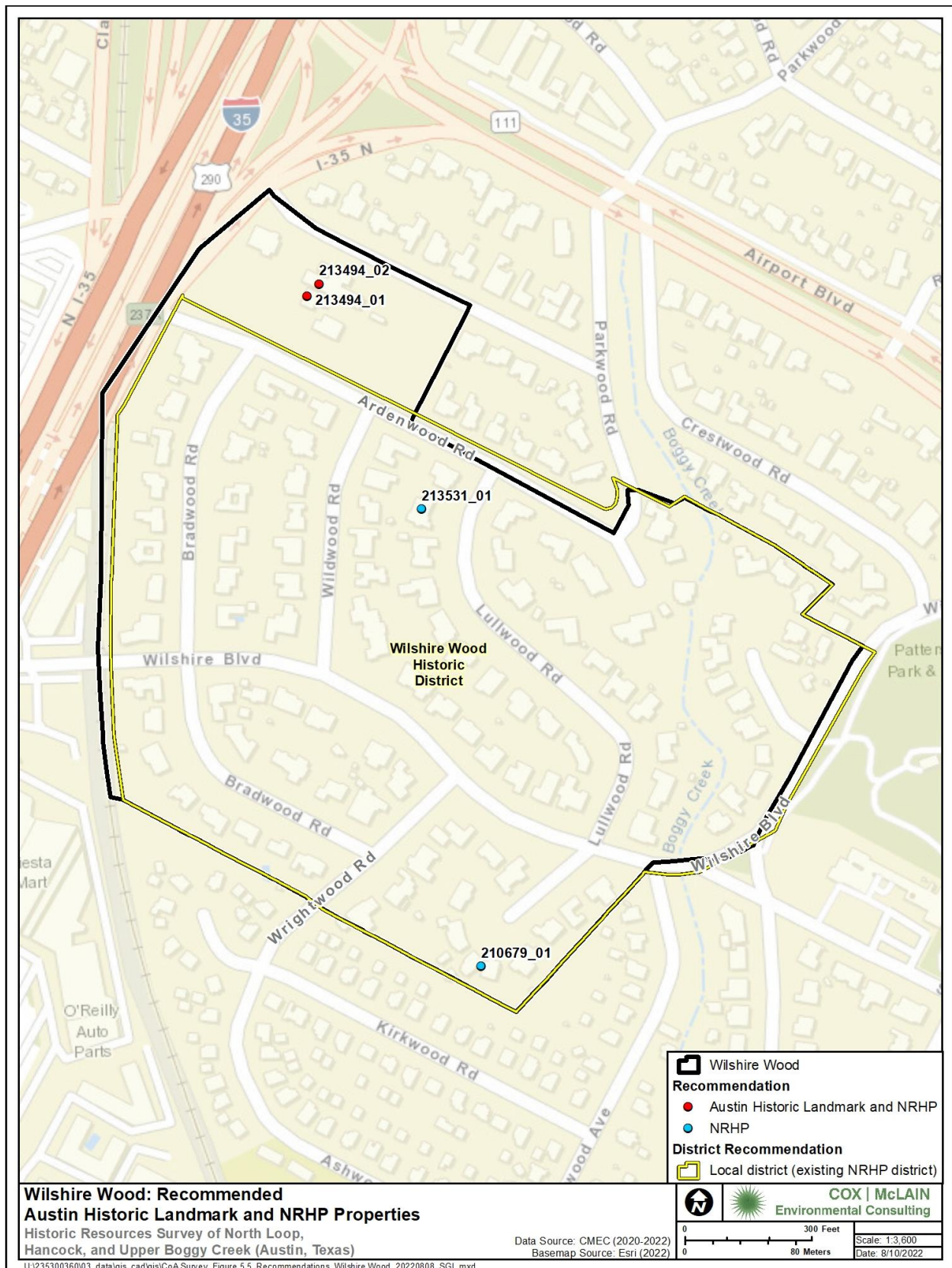


Figure 20. Wilshire Wood: Recommended Austin Historic Landmark and NRHP Properties

HANCOCK PLANNING AREA RECOMMENDATION FIGURE



DISTRICT RECOMMENDATIONS

The survey area was reviewed for cohesive and identifiable collections of intact resources that share historic significance. Areas that met NPS criteria were recommended eligible as NRHP historic districts. Areas with historic character and a majority contributing resources, as defined by city code, were identified as recommended local historic districts.

District summaries (**Appendix C**) were prepared for each district recommended eligible for the NRHP and/or as a local historic district. The summaries include overview photographs; current designation status; recommendation; description; statement of significance, POS, criteria and area(s) of significance, and summary of significance, if applicable. A table of contributing and noncontributing resources is provided with a corresponding map.

District boundaries were established based on historical development trends, natural delineating features, current legal boundaries, and concentrations of contributing resources. For NRHP districts, contributing resources add to the historic associations and architectural qualities of the district and retain sufficient integrity to convey their significance. Many contributing resources have sustained non-historic-age alterations; however, the alterations are not so considerable as to diminish the resource's ability to convey its historical associations. Noncontributing resources were extensively altered, constructed after the POS, or irrelevant to the district's significance. Alterations that preclude a resource from contributing to the historic district include substantial changes to character-defining features, such as resizing or enclosing windows and doors on the primary elevation and/or a combination of changes that reduce the resource's ability to convey its historic character, such as replacement of all historical materials (windows, doors, cladding, porch supports, etc.) and removal of historical features.

For local districts, contributing resources contribute to the historic character of the district whereas noncontributing resources do not. As with NRHP districts, contributing resources in local districts may have sustained alterations, but the alterations are not so severe as to diminish the resource's ability to convey the district's historic character. Noncontributing resources have more extensive alterations or are more recent construction (less than 50 years old). Noncontributing resources are generally interspersed throughout each NRHP and local district and do not detract from the overall historical character.

EXISTING NRHP HISTORIC DISTRICTS RECOMMENDED ELIGIBLE AS LOCAL HISTORIC DISTRICTS

Three existing NRHP districts in the survey area, the Delwood Duplex Historic District, Wilshire Historic District, and Hancock Golf Course Historic District, were evaluated for their potential to be local historic districts. Each is recommended eligible as a local historic district with the same boundary as the NRHP boundary (**Table 12**, see **Figures 16, 20, and 21**). A fourth NRHP district in the survey area, the Perry Estate/St. Mary's Academy NRHP District, is already listed locally as an Austin Historic Landmark (rather than a district).

Table 12. Existing NRHP historic districts recommended eligible as local historic districts

Name	Neighborhood	Existing District Designation	Recommendation	Number of Resources
Delwood Duplex Historic District	Delwood Duplexes	NRHP District (Delwood Duplex Historic District)	Local historic district	78
Wilshire Wood Historic District	Wilshire Wood	NRHP District (Wilshire Historic District)	Local historic district	114
Hancock Golf Course Historic District	Hancock	NRHP District (Hancock Golf Course Historic District)	Local historic district	14

NEW HISTORIC DISTRICTS

Six new areas are recommended eligible as NRHP historic districts and/or local historic districts (**Table 13**, see **Figures 13, 15, and 21**). Four are in the Hancock neighborhood and illustrate architectural and community planning and development trends of the early twentieth century; each is recommended eligible as NRHP and local historic districts. The North Loop commercial district on North Loop Boulevard west of Avenue F is recommended eligible as a local historic district because of its twentieth century commercial character and value to the community. The area and the businesses within it were frequently mentioned in the community questionnaire. The French Place-Breeze Terrace historic district in Cherrywood is recommended eligible as a local historic district because of its early to mid-twentieth century residential character. The North Loop and French Place-Breeze Terrace historic districts are not recommended eligible for the NRHP because they do not rise to the level of significance necessary to meet NRHP criteria. Additionally, the North Loop district has reduced integrity.

Table 13. Recommended new historic districts

Name	Neighborhood	Existing District Designation	Recommendation	NRHP Significance	Number of Resources
French Place-Breeze Terrace	Cherrywood	None	Local historic district	---	258
North Loop Historic District	North Loop	None	Local historic district	---	15
Park Boulevard Historic District	Hancock	None	Local historic district; NRHP district	Architecture; Community Planning and Development	33
Hancock West Historic District	Hancock	None	Local historic district; NRHP district	Architecture; Community Planning and Development	132
Hancock South Historic District	Hancock	None	Local historic district; NRHP district	Architecture; Community Planning and Development	141
Hancock Estates Historic District	Hancock	None	Local historic district; NRHP district	Architecture; Community Planning and Development	13

HERITAGE TOURISM POTENTIAL

Based on the heritage tourism definitions provided by the City (see Section 3), 54 individual resources were identified as having potential for heritage tourism (Table 14). Additionally, the nine historic districts

in the survey area appear to have heritage tourism potential (Table 15). The identified resources and districts were categorized as being of potential interest in the areas of architecture, engineering, social history, cultural heritage, natural environment, and legacy business. Most were identified for their architectural value. The location of potential heritage tourism sites is mapped in Figure 22.

Table 14. Individual properties with heritage tourism potential

Street No.	Street Name	Neighborhood	Survey No.	Heritage Tourism Tag(s)*	Accessibility*
500	32 ST E	Hancock	208693_01	Architecture	Not open to public
501	32 ST E	Hancock	208692_01	Architecture Social history: Religion	Unknown
501	32 ST E	Hancock	208692_03	Architecture Social history: Religion	Open full-time
502	32 ST E	Hancock	208695_01	Architecture	Not open to public
600	32 ST E	Hancock	837043_01	Architecture	Not open to public
714	32 ST E	Hancock	208752_01	Architecture	Not open to public
719	32 ST E	Hancock	208720_01	Architecture	Not open to public
720	32 ST E	Hancock	208751_01	Architecture	Not open to public
	32 ST E OVER WALLER CREEK	Hancock	55555_4464	Engineering and infrastructure history: Bridges	Open full-time
817	37 ST E	Hancock	210600_01	Architecture	Not open to public
818	37 ST E	Hancock	210624_01	Architecture	Not open to public
829	37 ST E	Hancock	210643_01	Architecture	Not open to public
811	38 ST E	Hancock	210606_01	Architecture	Not open to public
	38 ST E OVER WALLER CREEK	Hancock	55555_4628	Engineering and infrastructure history: Bridges	Open full-time
512	39 ST E	Hancock	213228_01	Social history: Sports	Not open to public
700	41 ST E	Hancock	214882_01	Architecture	Not open to public
710	41 ST E	Hancock	214879_01	Architecture Social history: Other	Open full-time
811	41 ST E	Hancock	211727_01	Social history: Sports	Open full-time
811	41 ST E	Hancock	211727_02	Social history: Sports	Open full-time
3800	AIRPORT BLVD	Cherrywood	207580_01	Social history: Other Cultural heritage: African American Cultural heritage: Mexican American and Latinx	Not open to public
4909	AIRPORT BLVD	Ridgetop	220286_01	Legacy business: Food	Open part-time
5400	AIRPORT BLVD	North Loop	221776_01	Legacy business: Food	Open full-time
603	CAROLYN AVE	Hancock	211692_01	Architecture	Not open to public
719	CAROLYN AVE	Hancock	210562_01	Architecture	Not open to public
4205	CASWELL AVE	Hancock	214989_01	Architecture	Not open to public
4017	CHERRYWOOD RD	Schieffer Willowbrook	209327_01	Architecture	Not open to public
702	DEAN KEETON ST E	Hancock	208776_01	Architecture Arts heritage: Other	Unknown
3209	DUVAL ST	Hancock	208694_01	Architecture	Not open to public
3215	DUVAL ST	Hancock	211616_01	Architecture	Not open to public
3219	DUVAL ST	Hancock	211617_01	Architecture	Not open to public
3500	GREENWAY ST	Hancock	210586_01	Architecture	Not open to public

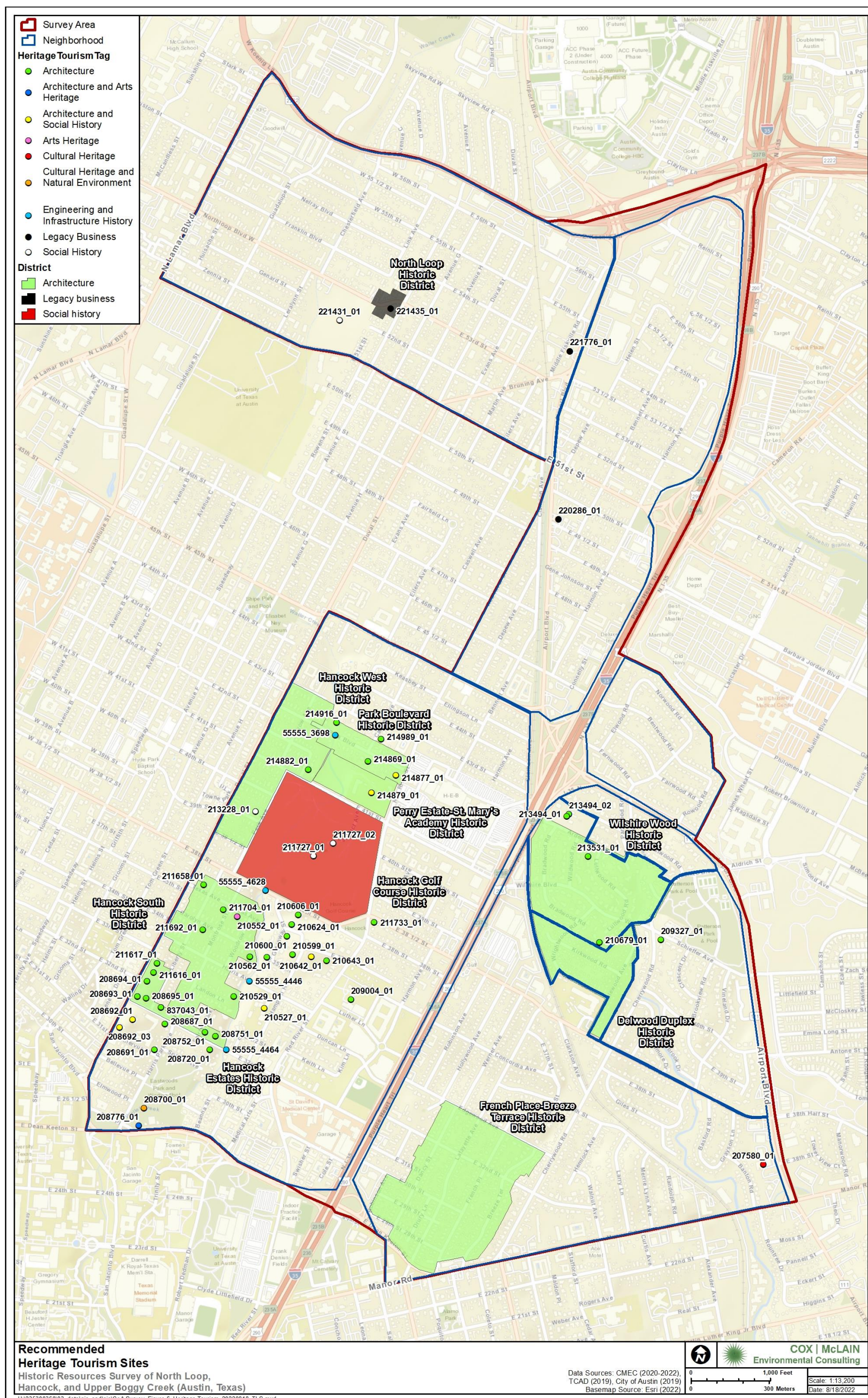
Street No.	Street Name	Neighborhood	Survey No.	Heritage Tourism Tag(s)*	Accessibility*
3308	HAMPTON RD	Hancock	210527_01	Architecture Social history: Other	Not open to public
3504	HAMPTON RD	Hancock	210599_01	Architecture	Not open to public
3509	HAMPTON RD	Hancock	210642_01	Architecture Social history: Women	Not open to public
	HARRIS AVE OVER WALLER CREEK	Hancock	55555_4446	Engineering and infrastructure history: Bridges	Open full-time
3110	HARRIS PARK AVE	Hancock	208687_01	Architecture	Not open to public
	HARRIS PARK AVE AT PARK PL	Hancock	208700_01	Cultural heritage: African American Natural environment	Open full-time
720	LANDON LN	Hancock	210529_01	Architecture	Not open to public
4001	LULLWOOD RD	Wilshire Wood	210679_01	Architecture	Not open to public
4208	LULLWOOD RD	Wilshire Wood	213531_01	Architecture	Not open to public
4301	N INTERSTATE HY 35	Wilshire Wood	213494_01	Architecture	Not open to public
4301	N INTERSTATE HY 35	Wilshire Wood	213494_02	Architecture	Not open to public
117	NORTH LOOP BLVD W	North Loop	221435_01	Legacy business: Other	Open full-time
201	NORTH LOOP BLVD W	North Loop	221431_01	Social history: Other	Open by appointment
700	PARK BLVD	Hancock	214916_01	Architecture	Not open to public
801	PARK BLVD	Hancock	214869_01	Architecture	Not open to public
813	PARK BLVD	Hancock	214877_01	Architecture Social history: Other Social history: Women	Not open to public
	PARK BLVD OVER WALLER CREEK	Hancock	55555_3698	Engineering and infrastructure history: Bridges	Open full-time
610	RATHERVUE PL	Hancock	208691_01	Architecture	Not open to public
3501	RED RIVER ST	Hancock	209004_01	Architecture	Unknown
3805	RED RIVER ST	Hancock	211733_01	Architecture	Unknown
506	TEXAS AVE	Hancock	211658_01	Architecture	Not open to public
609	TEXAS AVE	Hancock	211704_01	Architecture	Not open to public
705	TEXAS AVE	Hancock	210552_01	Arts heritage: Visual arts	Not open to public

*A list of categories and accessibility definitions was provided by the City.

Table 15. Historic districts with heritage tourism potential

District Name	Neighborhood	Heritage Tourism Tag(s)*	Accessibility*
French Place-Breeze Terrace	Cherrywood	Architecture	Not open to the public
Delwood Duplex Historic District	Delwood Duplexes	Architecture	Not open to public
Hancock Estates Historic District	Hancock	Architecture	Not open to public
Hancock Golf Course Historic District	Hancock	Social history: sports	Open full-time
Hancock South Historic District	Hancock	Architecture	Not open to public
Hancock West Historic District	Hancock	Architecture	Not open to public
North Loop Historic District	North Loop	Legacy business: other	Open full-time
Park Boulevard Historic District	Hancock	Architecture	Not open to public
Perry Estate-St. Mary's Academy Historic District	Hancock	Architecture	Unknown
Wilshire Wood Historic District	Wilshire Wood	Architecture	Not open to public

*A list of categories and accessibility definitions was provided by the City.



8

RECOMMENDATIONS FOR FUTURE WORK

1. Conduct outreach with neighborhood associations where historic districts are recommended and with owners of properties that are recommended individually eligible to encourage additional local and NRHP nominations. Members of the community and individual property owners can use historic resources surveys as the foundation for pursuing local and NRHP historic designation. CMEC recommends that the City conduct workshops to help property owners and neighborhood groups in the survey area understand what designation means, what the benefits are, what the designation process is, and what information is needed to complete a nomination. This may include outreach to owners of existing NRHP properties in the survey area since these properties are automatically eligible for local listing. Increasing the number of local and NRHP-listed properties and historic districts in the survey area can help drive heritage tourism and bolster community pride. Additionally, nonprofit properties would be eligible for state historic preservation tax credits and income-producing properties would be eligible for both state and federal tax credits if they are individually listed in the NRHP.

2. Collaborate with stakeholders to identify ways to promote heritage tourism in the survey area. Share the results of this survey and the survey of University, Windsor, and Hyde Park with stakeholders involved in heritage tourism. These groups may include Visit Austin, the Convention Center, the Parks Department, the Heritage Tourism Division of the Economic Development Department, the THC, and Preservation Austin. Working with partners, the City may develop walking tours (with print or digital maps and guides) and lists of attractions grouped by theme or geography, drawing on the two large surveys completed in 2020 as well as the 2016 East Austin survey.

3. Modify City code to allow for discontinuous local historic districts. Discontinuous historic districts are collections of geographically separate resources that share historic significance. The NPS allows for discontinuous districts, but current City code requires districts to be at least one block face. As the City rapidly develops, certain historically significant property types are becoming increasingly rare and scattered throughout the community. For example, Austin used to have many bungalow courts, a distinct early to mid-twentieth-century housing type, but only a handful remain throughout the City. These

resources may not be individually eligible for listing but could contribute to a discontinuous historic district.

4. Adopt the SurveyLA methodology to comprehensively survey the rest of the city and provide the best value to taxpayers. CMEC recommends that Austin's next survey effort follow the SurveyLA fieldwork methodology. The methodology was developed to survey the entire city of Los Angeles and has proven to be the most expeditious, comprehensive, and cost-effective approach for assessing large geographic areas and documenting a city's most important historic places.

The SurveyLA methodology involves conducting a windshield survey of the entire city from a vehicle to identify buildings, districts, sites, and objects visible from the right-of-way with potential historic significance (Phase 1 fieldwork). This is followed by reconnaissance-level research and documentation of historically significant resources (Phase 2 fieldwork). Rather than documenting every historic-age resource within a survey area—a task that requires considerable time and expense—this approach allows for coverage of a broad geographic region in a shorter amount of time and the identification and documentation of a city's most important resources. As a result, time and money are not expended on documentation of resources that have low potential to be locally or NRHP eligible.

The result of Phase 1 fieldwork is a list of potentially significant properties and districts for which additional research and documentation is recommended. For example, surveyors may review more than 3,000 properties during one day of windshield survey fieldwork (depending on conditions such as street layout, parcel size, and number of historic-age resources) and determine that, of those properties, 50 individual resources and 1 district have potential historical significance and should be documented and evaluated for local and NRHP eligibility.

Phase 2 reconnaissance-level field documentation involves photographing and recording details about individual buildings, objects, sites, and districts identified during the windshield survey to assess their potential historic significance. Throughout the windshield and reconnaissance survey process, research is conducted on properties and potential districts to inform the eligibility recommendations. For budgetary reasons, this phase may be accomplished incrementally and repeated as necessary until all resources identified during the windshield survey have been documented at a reconnaissance level.

This model has some similarities to the City of Austin's historic building scan in that both methodologies are a streamlined approach to surveying a large geographic area. However, the City of Austin's building scan methodology involves photographs and baseline data collection (age, form, style, integrity) of all properties, which is more time and labor intensive than the SurveyLA model and can be unnecessary where Google StreetView imagery is available. The SurveyLA model instead focuses on only the most important properties in the city and what makes those properties important.

The City of Los Angeles model also involved the development of extensive and broad historic context statements using the NPS' Multiple Property Documentation approach which provided a framework for identifying and evaluating the city's historic resources. Nine major contexts were identified, each of which

has numerous themes and sub-themes.¹⁸ Each theme and sub-theme narrative includes a context, a period and area or areas of significance, and a discussion of related property types and their associated eligibility standards, including character-defining features and integrity aspects. The fieldwork database was loaded with each theme/sub-theme and its eligibility standards, streamlining the evaluation and documentation process, and ensuring consideration of the standards. The City also categorized existing local landmarks and historic districts within the context framework to ensure consistency with the new approach and to better understand the types of historic properties throughout Los Angeles and the stories they tell.

¹⁸ For more information about the City of Los Angeles' historic context statement, including a full list of contexts, themes, and sub-themes and published contexts/theme narratives, see <https://planning.lacity.org/preservation-design/historic-resources/historic-themes>.

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