

**REVISED HISTORIC RESOURCES SURVEY REPORT  
FOR THE CITY OF AUSTIN  
PROPOSED IMPROVEMENTS TO SPICEWOOD SPRINGS ROAD  
AUSTIN, TRAVIS COUNTY, TEXAS**

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Submitted to:  
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APTIM

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## INTRODUCTION AND PROJECT DESCRIPTION

Hicks & Company conducted a reconnaissance-level field survey in June 2018 and completed a historic resources survey report (HRSR) at that time to document existing historic-age resources (non-archeological, standing structures) for the City of Austin's (COA's) proposed improvements to Spicewood Springs Road in Austin, Travis County, Texas. The proposed project would involve roadway improvements to Spicewood Springs Road, including road widening, the addition of center medians and left turn lanes, and modifications to sidewalks, beginning at Capital of Texas Highway (Loop 360) and ending at Mesa Drive for a distance of approximately 1.2 miles. In addition, the project would include the construction of approximately 400 feet of storm drain on Old Spicewood Springs Road, a new waterline along Spicewood Springs Road (varying in diameter from 16 to 48 inches, for a distance of approximately 3,700 feet [0.7 miles]), and a series of detention ponds and rain gardens within the central medians and portions of the right of way (refer to figures in **Appendix A**). All work is anticipated to be conducted within the existing COA-owned right of way. One historic-age resource (**Resource 05c**) associated with the property at 4615 Spicewood Springs Road and currently recommended not eligible is located primarily *within* the existing right of way and is anticipated to be removed for the proposed project.

The previous HRSR for the project, as noted above, was prepared and submitted to the COA by Hicks & Company in September 2018. At that time, the project was anticipated to be entirely locally funded, and as such, was subject only to regulations of the Antiquities Code of Texas (ACT). Although not required at that time, the previous HRSR was prepared in accordance with regulations of Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, at the request of the COA as a "best practices approach." However, project coordination for Section 106 review with the Texas Historical Commission (THC) was not undertaken.

At this time, the project potentially involves a U.S. Fish & Wildlife Service (USFWS) Incidental Take Permit (ITP) application to the USFWS for the threatened Jollyville Plateau Salamander (*Eurycea tonkawae*) (JPS) to ensure environmental compliance for the proposed COA project. If a federal USFWS permit is required, the project will be subject to regulations of the Section 106 of the NHPA and will require review and concurrence by the THC. The HRSR has been updated to reflect the revised project description (including the proposed storm drain, waterline, detention ponds, and rain gardens), the potential federal permitting requirement, a revised historic-age cut-off date for historic resources, and additional background research. This revised HRSR provides a general historical overview of the project area, photo-documentation and completion of survey forms for each historic-age resource, an evaluation of potential eligibility for listing in the National Register of Historic Places (NRHP), and an updated assessment of project effects based on further development of the design plans. All work was performed in accordance with the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation*.

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## SURVEY AREA OVERVIEW

The project area along Spicewood Springs Road consists of a primarily two-lane corridor along a curving route that extends generally southeast to northwest between Mesa Drive and Loop 360. Limited areas with an additional lane on one side of the road are included on the northbound side at the junction of Spicewood Springs Road and Loop 360 and for a short distance on the southbound side south of Old Spicewood Springs Road, which extends primarily east to west within the project area. Near the Mesa Drive intersection, Spicewood Springs Road has a grassed median with turn lanes separating two lanes in each direction. The southeastern half of the project area is characterized by suburban commercial and residential development, while the northwestern half of the project area primarily includes large undeveloped parcels immediately adjacent to Spicewood Springs Road. Most of the development within the project area is not of historic age and includes shopping centers, apartment and condominium complexes, office buildings, and single-family homes. Refer to **Figure 1** in **Appendix A**.

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## METHODOLOGY

The principal investigator conducted a desktop file search and literature review for the project area to identify previously evaluated or designated historic resources. The THC Historic Sites Atlas was reviewed for previously identified properties, including NRHP-listed or determined eligible sites or districts, State Antiquities Landmarks (SALs), Recorded Texas Historic Landmarks (RTHLs), Official Texas Historical Markers (OTHMs), cemeteries, and local neighborhood surveys. The Texas Department of Transportation (TxDOT) Historic Districts and Properties of Texas and NRHP Listed and Eligible Bridges of Texas online GIS maps were evaluated. Additionally, the COA maps of locally designated historic districts and list of individual local historic landmarks were assessed. No previously evaluated or designated resources were identified within the project area.

The principal investigator reviewed historic aerial imagery and historic topographic maps (Jollyville 1968 and 1973; Austin West [Travis County] 1955, 1966, 1973, and 1988), available online through Historic Aerials.com, EarthExplorer, and the University of Texas at Austin Perry Castañeda Library Map Collection. Research conducted by Travis County Historical Commission (TCHC) member Richard Denny regarding the historic development of the Spicewood Springs Road area and the early Thurm and Venable families who settled nearby in the mid- to late nineteenth century was also reviewed.

Additional research conducted by the principal investigator for resources previously recommended NRHP eligible in the 2018 HRSR included deed information available online through the Travis County Clerk, Austin City Directory research available online through HeritageQuest, and newspaper articles available online through Newspapers.com and NewspaperArchive.com. An online obituary from Beck Funeral Home provided further information about a resource and former property owner.

The area of potential effects (APE) for the project was determined to be 150 feet from the edge of the existing right of way and included all parcels partially or wholly therein. The APE is defined as the area or areas in which a project may directly or indirectly have an effect or cause changes to the character or use of existing historic properties.

Prior to the field survey, the principal investigator reviewed available Travis Central Appraisal District (CAD) data to determine potential historic-age resources within the APE. While not entirely comprehensive or up-to-date, CAD data (year-built dates) are useful in understanding development trends and in generating preliminary construction dates for resources. Aerial maps of the project area with CAD parcel data (as available) for all properties within the APE were generated for use during the field survey. The principal investigator verified CAD dates for historic-age resources in the field and documented additional resources encountered during the survey within the APE that appeared to be of historic age. An age of 45 years or older was used to identify historic-age resources to take into consideration the length of time that often occurs between environmental studies, agency clearances, and construction. The historic-age cut-off-date for the project has been revised to 1975 from the prior HRSR date of 1973. All resources constructed in or prior to 1975 were documented and evaluated.

A Hicks & Company senior architectural historian (the principal investigator) and an assistant conducted a reconnaissance-level historic resources survey of extant historic-age resources within the APE of the project area on June 25, 2018. All parcels partially or wholly within the APE that contained resources of known or apparent historic age were evaluated from the public right of way. At that time, the historic-age cut-off date was 1973. At least two digital photos were taken of all historic-age resources from the right of way. Information related to property type, architectural style, materials, and integrity was recorded during the field survey and incorporated into a table of surveyed resources and survey forms (refer to **Appendices B and C**). The individual resources were then evaluated for potential NRHP eligibility, and an assessment of project effects was made for all recommended NRHP-eligible resources. All evaluated historic-age resources were then mapped (refer to **Figures 2a-2c** in **Appendix A**). Although the project limits extend from Loop 360 to Mesa Drive, the prior HRSR sequentially numbered the evaluated resources in the opposite order from Mesa Drive to Loop 360. The numbering system for this revised HRSR has not been altered.

One resource was not visible from the public right of way during the initial field survey due to a large setback and a heavily wooded parcel. The COA coordinated right of entry (ROE) with the property owner in August 2018, and the principal investigator was granted permission to access the property. The principal investigator conducted a second field survey for this property on September 6, 2018 to photo-document and evaluate the resource.

For this revised HRSR, the principal investigator conducted additional site visits on January 24 and February 6, 2020, to verify the existence of the previously evaluated resources and to reevaluate and photo-document those resources previously recommended NRHP eligible in the 2018 HRSR. One resource from the 2018 survey (**Resource 06**) is no longer extant, and the site is currently under construction. An additional resource (**Resource 08**) not included in the 2018 HRSR was constructed in 1975 and is now considered of historic age. It was also evaluated in the recent field survey and has been included in this revised HRSR.



## EVALUATION CRITERIA

All resources within the reconnaissance survey area were evaluated for NRHP eligibility utilizing the criteria identified below. The NRHP Criteria for Evaluation state that: “the quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, setting, materials, workmanship, feeling, and association, and:

- **Criterion A:** that are associated with events that have made a significant contribution to the broad patterns of our history;
- **Criterion B:** that are associated with the lives of significant persons in our past;
- **Criterion C:** 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 value, or that represent a significant and distinguished entity whose components may lack individual distinction; or
- **Criterion D:** that have yielded or may be likely to yield information important in history or prehistory.”<sup>1</sup>

In addition to significance, eligible properties must also retain integrity. Integrity is defined by the U.S. Department of the Interior as “the ability of a property to convey its significance.”<sup>2</sup> To retain historic integrity, a property must possess at least several, if not all, of the seven aspects of integrity, which include:

- *“Location:* the place where the historic property was constructed or the place where the historic event took place. This refers to whether a property has been moved or relocated since construction. A property is considered to have integrity of location if it was moved before or during its period of significance.
- *Design:* the composition of elements that constitute the form, plan, space, structure, and style of a property.
- *Setting:* the physical environment of a historic property that illustrates the character of the place.
- *Materials:* the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. A property must retain the key exterior materials dating from the period of its historic significance.
- *Workmanship:* the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling:* a property’s expression of the aesthetic or historic sense of a particular period of time.
- *Association:* the direct link between an important historic event or person and a historic property.”<sup>3</sup>

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## HISTORIC CONTEXT

The project area along the Spicewood Springs Road corridor between Mesa Drive and Loop 360 was historically sparsely developed until the late twentieth century. The project area is located northeast of Bull Creek and largely separate from the Bull Creek Valley, where settlers established homesteads in the mid-nineteenth century. Bull Creek and its many springs and tributaries provided ample water for farming and milling activities for early area settlers. Nineteenth-century rural settlement along Bull Creek also extended north of the project area near today's Spicewood Springs Road north of Loop 360. Early settlers within the nearby Bull Creek area included the Thurm, Venable, Waechter, Preece, and Boatright families.<sup>4</sup> The families often intermarried and formed a close-knit community that was largely isolated from subsequent development occurring in Austin until the mid-twentieth century.<sup>5</sup>

A review of available maps and historic aerial imagery indicates sparse development along Spicewood Springs Road within the project area through the mid-twentieth century. The alignment of Spicewood Springs Road is identified on an 1898–1902 map of Travis County roads with no evidence of settlement within the project area.<sup>6</sup> The road alignment and lack of development appears relatively unchanged on a 1932 map of Travis County.<sup>7</sup> The only other identifying feature on both maps is the actual Spicewood Springs along a tributary of Bull Creek (near the alignment of today's N. MoPac Expressway) outside of the current project area.

By 1954, limited development in the southern part of the project area near today's Mesa Drive is evident on topographic maps. Mesa Drive was not yet on the map, but two churches, identified as Spicewood Springs Church and Hyde Park Chapel, are noted slightly north of the future Mesa Drive intersection.<sup>8</sup> By 1966, an unpaved road on the south side of Spicewood Springs Road (at the location of today's Mesa Drive) is visible, but the road did not extend across Spicewood Springs Road.<sup>9</sup> Both churches remain visible in both 1966 and 1973 topographic maps and historic aerials.<sup>10,11</sup> By 1973, Mesa Drive had been constructed and spanned both sides of Spicewood Springs Road. The intersection, however, still reflected very limited development.<sup>12</sup> The northern half of the project area was also very sparsely developed in the mid-1960s. A small number of scattered buildings that appear to be houses are located along the road and visible in historic aerials in 1967.<sup>13</sup> Loop 360 was not yet built at that time, but Lakewood Drive extended southwest from Spicewood Springs Road in the general area of the future Loop 360. By 1973, Loop 360 was under construction, as well as a realignment of the Spicewood Springs/Loop 360 intersection.<sup>14</sup> Prior to this time, Spicewood Springs veered left at this location before making a dogleg and continuing north. Spicewood Springs was realigned in a straight corridor where it meets Loop 360, and the former dog-leg alignment was left in place but is now known as Old Spicewood Springs Road. Even in 1973, development along the northern half of the project area remained sparse with only a small number of additional buildings.<sup>15</sup>

The most significant development within the project area occurred after 1973 and was evident by the mid-1980s in historic aerial imagery. This included non-historic commercial development at the Mesa Drive intersection and residential neighborhood and apartment development on both sides of Spicewood Springs Road in the southern half of the project area and on the east side of Spicewood

Springs Road near Loop 360.<sup>16</sup> This development pattern is still apparent today, with denser development in the southern half of the project area. The two small churches that were visible in the mid-twentieth century are identified on a 1988 topographic map but are no longer extant.

## SURVEY RESULTS AND ELIGIBILITY RECOMMENDATIONS

A total of eight parcels containing fourteen historic-age resources were evaluated during the reconnaissance-level survey. The resources included a ca. 1972 commercial building (now a Randalls grocery store); a ca. 1955 animal hospital; a set of two stone entry walls associated with a large parcel of non-historic-age apartments; a ca. 1963 residence and stone retaining wall; a ca. 1935 residence with an outbuilding and stone perimeter wall; a foundation associated with a former building or residence that is no longer extant; landscape features thought to have been associated with a former nineteenth-century residence near Loop 360; and a ca. 1975 gas station. The previous 2018 HRSR included recommendations of NRHP eligibility for six resources on two parcels: **Resources 05a–05c** and **Resources 07a–07c**.

However, further research conducted for the current revised HRSR indicates that the previously recommended NRHP-eligible resources do not appear to meet the eligibility criteria for NRHP eligibility due to relocation (**Resource 05a**) and probable site disturbance from the construction of Loop 360 (**Resources 07a–07c**). At this time, all fourteen historic-age resources are recommended not eligible for NRHP listing due to lack of integrity or significance. A table of surveyed resources is included in **Appendix B**. Survey forms for each resource are included in **Appendix C**.

### Resources Recommended Not Eligible

#### Resource 01



The resource at 8040 Mesa Drive (**Resource 01**) at the Mesa Drive/Spicewood Springs Road intersection is a large commercial building currently utilized as a Randalls grocery store. The building may have originally been a Skillern's Drug Store, based on a 1975 newspaper article that noted a Skillern's location at Mesa Drive and Spicewood Springs Road.<sup>17</sup> According to Travis CAD data, the building was constructed in 1972. A large addition on the north side elevation is not original and, based on a

review of historic aerials, was not constructed until after 1985. The building has a flat roof and apparent original concrete aggregate cladding on the south side elevation. The façade has been altered by a front addition that extends the length of the original façade, as well as the addition of a non-historic-age entrance portico and a parapet with a hipped roof of standing-seam metal. The altered façade is clad with stucco and features stone-clad piers along the portico. The large side addition is of concrete block construction with a flat roof and two large loading bays. The addition has been incorporated into the non-historic façade alterations. The building is not a significant example of an early 1970s commercial building, and it no longer retains integrity of design, materials, workmanship, or feeling due to the

extensive façade alterations and large side addition. Therefore, the resource is recommended not eligible for NRHP listing.

## Resource 02



The building at 4606 Spicewood Springs Road (**Resource 02**) is a ca. 1955 commercial building currently serving as the Spicewood Springs Animal Hospital. The building has a wide, low-pitched, front-gabled roof of standing-seam metal; stone cladding; and aluminum windows and doors with exterior metal security bars. A large rear addition of concrete block construction with a standing-seam metal roof and a large side shed addition was incorporated sometime after 1973 (based on historic aerial imagery) and is

not of historic age. A patio or outdoor space at the front of the building is enclosed by a low concrete wall with wood fencing. The building is not architecturally significant and no longer retains integrity of design, materials, or workmanship due to the large rear addition. It is therefore recommended not eligible for NRHP listing.

## Resources 03a–03b



Two driveway entrances with large stacked stone walls (**Resource 03a** and **Resource 03b**) are located on either side of the above referenced Spicewood Springs Animal Hospital. The entrances are part of Neely Drive, a circular road associated with a large adjacent condominium complex known as Neely's Canyon. The entrances to the complex from Spicewood Springs Road appear to be rear entrance drives, as the main entrance of Neely Drive is located on the far north side of the parcel fronting Steck

Avenue. The condominium complex does not appear on historic aerials until after 1973 and is therefore not of historic age. No information about the complex was available through Travis CAD data. Although the condominiums are not of historic age, the two driveway entrances from Spicewood Springs are visible in historic aerials as early as 1966. Both driveways accessed former resources with large setbacks that are no longer extant. Due to the presence of the driveways on 1966 aerial imagery, it is possible that the stacked stone walls located at both drives are of historic age and may have been associated with previous resources no longer on the property. The stone walls at both driveways are approximately four feet in height and constructed of large, dry-stacked limestone boulders. The stone entrance walls



are not associated with additional historic-age resources on the parcel, and as such, are recommended not eligible for NRHP listing due to lack of integrity of setting and association.

#### Resources 04a–04b

The resource at 4612 Spicewood Springs Road (**Resource 04a**) is a ca. 1960s residence that is currently used in part as a commercial CPA business. Travis CAD data list the property with a year-built date of 1963, but the resource and driveway are not evident on 1960s topographic maps until 1968. The resource has an approximately 650-foot setback accessed down a long driveway on a large, heavily wooded parcel and was not visible from the public right of way. Right of entry to the property was granted by the property owner in coordination with the COA, and a field survey was conducted on September 6, 2018.



The resource is a cross-gabled ranch-style house with a composition shingle roof, unpainted wood cladding, both original aluminum and replacement multi-light vinyl windows, and an uncovered wooden deck along the façade. The residence is sited on a steeply sloping lot and includes a lower level along the rear elevation. The front entrance includes non-historic-age double doors and stone cladding. A small detached outbuilding located behind the house has a gambrel roof, apparent hardiplank siding, and vinyl multi-light windows and does not appear to be of historic age. A large concrete driveway and parking bay is located immediately in front of the house. The resource is entirely shielded from view from



Spicewood Springs Road due to the large setback and dense trees on the parcel. The long, curving, gravel driveway has a metal entry gate, a small metal pole sign at Spicewood Springs Road, and a stacked stone retaining wall along the western edge (**Resource 4b**). The stone retaining wall may be of historic age and is likely associated with the construction of the house and associated driveway on the parcel in the 1960s. A portion of the stacked stone retaining wall is located adjacent to the existing right of way near the front of the property line. The residence (**Resource 04a**) is not an architecturally significant example of a 1960s ranch-style house and lacks integrity of materials, workmanship, and feeling due to incorporation of mostly replacement vinyl windows, front deck, and a non-historic-age front door. The stacked stone retaining wall along the driveway appears to have been constructed in

association with the 1960s-era residence and is not historically significant. Therefore, the resources are recommended not eligible for NRHP listing.

### Resources 05a–05c

The main resource at 4615 Spicewood Springs Road (**Resource 05a**) is a bungalow residence that appears to date to ca. 1935. Despite the Travis CAD year-built date of 1971, the house is visible in 1966 aerial imagery and, based on architectural style, appears to have been constructed in the 1930s. The house is sited at a slight angle near the front of the property line close to Spicewood Springs Road. The house has a hipped-roof of asphalt shingles with a minimal eave overhang and a small, projecting, front-gabled, inset porch. Windows are original six-over-six-light wood-framed sash with exterior shutters and apparent multi-light wooden screens on the façade. An exterior stone chimney is located on the south side elevation. The random-coursed ashlar stone cladding on the house does not appear to be original, and according to research, was added by one of the house's longtime occupants, Willie Waechter, in the mid-twentieth century. A large ca. 1970 rear addition spans the width of the rear elevation. The rear addition has a low shed roof and different irregular-shaped stone cladding with heavy mortar. Part of the rear addition appears to be a garage with a single bay and double door of corrugated metal. Other alterations to the house include a low, decorative stone screening wall and iron security gate along the front porch, apparent replacement front doors, and a wooden wheelchair ramp and steps on the north side elevation.



A small, stone-clad outbuilding (**Resource 05b**) is located immediately north of the house next to the rear addition and connected to the house by a decorative stone wall with an arched entry. The outbuilding appears to have been constructed in the 1960s and has a shed roof, irregular rubble stone cladding, an enclosed window, and a single wooden door. According to research, the small outbuilding may have been a bomb shelter constructed by former owner Willie Waechter in the mid-twentieth century.<sup>18</sup>

The front and side yards are enclosed with a low stone wall and stone paving (**Resource 05c**). The stone wall is approximately three feet in height along part of the front and north side yards and includes a small decorative iron gate (since detached from the wall) at the front entrance walk. The other portion



of wall along the front and south side yards includes a split-rail wooden fence atop a lower stone wall with stone piers. The front and north side yards include several low brick and stone planting beds. Portions of the stone perimeter wall are in disrepair and include areas of apparent reconstruction with varying types of stone and methods of stone masonry. The wall has reportedly been damaged numerous times by motor vehicle collisions. As noted previously, the majority of the wall (**Resource 05c**) is located within the existing right of way and is anticipated to be removed for the proposed project.

Research indicates that the property (larger than the existing parcel today) was conveyed in 1957 to Willie W. Waechter, grandson of Louise Thurm Waechter and great-grandson of one of the area's initial settlers, William Thurm.<sup>19</sup> An additional portion of property was conveyed to Willie and (wife) Margaret Waechter in 1961.<sup>20</sup> Austin City Directories identify the residence of Mrs. Margaret Waechter on Spicewood Springs Road by 1959 but not prior to this time.<sup>21</sup> Willie W. (Bill) Waechter (ca. 1924–1973) was the son



of Gustav (Gus) Adolph Waechter (ca. 1879–1973) and grew up in the Bull Creek area.<sup>22, 23</sup> Gus Waechter was the son of Louise Thurm Waechter (1841–1922) who in turn was the daughter of one of the area's earliest settlers, William Thurm.<sup>24</sup> William Thurm immigrated with his wife and daughters from Prussia in the 1850s and settled on Bull Creek in 1855.<sup>25</sup> Daughter Louise Thurm married F. August Waechter, another early area settler, in 1866 and established a homestead along northern Bull Creek near Oak Grove Cemetery on today's north Spicewood Springs Road (outside of the current project area).<sup>26</sup> The previously referenced 1898–1902 map of Travis County Roads identifies two Waechter properties (although with a slightly altered spelling), including L. Wachter [sic] and Louis Wachter [sic] (a son of Louise and August Waechter) at the far northern end of Spicewood Springs Road.<sup>27</sup> The Waechter's continued to live along Bull Creek well into the twentieth century. After Willie (Bill) Waechter's death in 1973, his wife Margaret continued to own the home (**Resources 05a–05c**) until the property was sold in 1983.

It is not known for whom the original residence at 4615 Spicewood Springs Road (**Resource 05a**) was built, but Margaret Waechter's obituary in 2018 specifically references the residence at 4615 Spicewood Springs Road. The obituary called it her "favorite house," noting that "she and Bill had the house moved onto their lot and made a home of it."<sup>28</sup> Furthermore, according to the obituary, "Bill, being a rock mason, did all the stonework on and around the house" including "a bomb shelter Bill built with thick-foot walls and roof."<sup>29</sup> As noted previously, the house appears to date to ca. 1935, based on architectural style, and it may have originally been located nearby in the vicinity of Spicewood Springs Road prior to its relocation.

Therefore, it appears that the residence was relocated from an undisclosed location to the current site in the late 1950s, likely between 1957 when Willie (Bill) Waechter acquired the property (per deed

records) and 1959 when city directories first identify the Waechters residing on Spicewood Springs Road. Review of available historic aerial imagery supports the relocation of the house to the site during this time. Aerial imagery from 1940, 1952, and 1954, although not entirely clear, indicates what appears to have been a wooded parcel with no visible buildings.<sup>30</sup> However, the house, small outbuilding, and stone wall at the front of the property (**Resources 05a–05c**) are clearly visible in their current locations on 1966 and 1967 aerial imagery, prior to construction of the rear addition.<sup>31, 32</sup> The rear addition appears evident by 1973.<sup>33</sup> Research revealed no further information about the relocation of the house. The small stone outbuilding (**Resource 05b**) located near the house may be the former bomb shelter noted in Margaret Waechter’s obituary.

Previous owner Margaret Waechter was herself apparently interested in the history of her home. In 1982, she submitted a question to a newspaper columnist seeking help determining the age of her house on Spicewood Springs Road, stating “I own what I term to be an old house.”<sup>34</sup> The house was also featured in a 1983 newspaper article when the stone wall (**Resource 05c**) around the front yard was struck twice and damaged by vehicles within a five-week period.<sup>35</sup> Margaret Waechter noted that her late husband had constructed the stone walls at the front of the property about twenty years before (or ca. the early 1960s).<sup>36</sup> The article stated that accidents involving the wall happened “several times a year.”<sup>37</sup>



**Resources 05a–05c** were previously recommended NRHP eligible under Criterion C in the 2018 HRSR as a significant example of a 1930s bungalow and the oldest remaining residence within the survey area (**Resource 05a**). **Resources 05b–05c** were recommended as contributing resources to the property. The resources were also previously recommended NRHP eligible under Criterion A for their association with descendants of one of the area’s earliest families. Evaluation of additional historic aerial imagery and discovery of the description of the residence in Margaret Waechter’s obituary, however, indicates that the residence was relocated to the site in the late 1950s and therefore lacks integrity of original location or setting. Furthermore, due to the application of the stone cladding sometime after its relocation and the construction of the rear addition ca. 1970, the resource no longer retains integrity of design, materials, and workmanship of the original ca. 1930s bungalow. Although the resource (**Resource 05a**) continues to convey the overall feeling of an historic-age residence and is indeed the oldest residence



within the immediate project area, the relocation to the site from an undisclosed location and the extent of exterior alterations in the mid-twentieth century have significantly undermined its architectural integrity. The small outbuilding (**Resource 05b**) and stone perimeter wall and stone paving (**Resource 05c**) are considered non-contributing resources, and **Resource 05c** appears to have been altered over time by frequent repair and reconstruction due to collisions from vehicles along Spicewood Springs Road. **Resources 05a–05c** are therefore recommended not eligible under Criterion C.

Descendants of the pioneering Waechter family occupied the residence (**Resource 05a**) for nearly twenty-five years and contributed improvements to the property with the construction of the stone perimeter wall and small outbuilding (**Resources 05b–05c**). However, the residence does not appear to have been constructed exclusively for Waechter family members or to have been historically associated with the Waechter family prior to its relocation in the late 1950s. This is supported by the fact that Margaret Waechter, in the 1980s, sought help in researching the history of her home (refer to the previously noted newspaper article). It is unlikely that the residence would have been historically associated with earlier generations of Waechter family members without Margaret Waechter's knowledge. Therefore, the resources are recommended not eligible under Criterion A.

#### Resource 06



The resource at 4901 Spicewood Springs Road (**Resource 06**) is a concrete foundation that remains from a former building. A review of historic aerial images indicates that a small building or residence was on the site through at least 1973. The original building is no longer extant, and the only remaining evidence at the time of the 2018 field survey was the concrete slab foundation. No other resources were visible on the property. The resource lacked integrity due to loss of the original building and was therefore

recommended not eligible for NRHP listing. The 2020 field survey for the revised HRSR revealed that the foundation has been removed, and the site is currently under construction.

#### Resources 07a–07c

The large property identified as Parcel 141853 (**Resources 07a–07c**) located at the southwest corner of Spicewood Springs Road and Loop 360 on the north side of Old Spicewood Springs Road is part of the COA Lower Bull Creek Greenbelt. The parcel was noted during the public involvement portion of the project as being of potential significance for its possible association with the early settlement of the Bull Creek area along Spicewood Springs Road primarily north of today's Loop 360. TCHC member Richard Denney has conducted extensive research on Bull Creek and the Thurm family who were early settlers of the area in the mid-nineteenth century. His research included material for a proposed THC marker at the location of ruins of a house within the Upper Bull Creek Greenbelt (on the east side of Spicewood Springs Road north of Loop 360 and outside of the current project area) that are associated with Isaac

and Tena Thurm Venable. Interpretive signage at the site already exists highlighting the later association of the property with the Smith family in the mid-twentieth century, but the Thurms and Venables were early nineteenth-century settlers also associated with the former house. The partial ruins of a stone house are also located on a property opposite the Upper Bull Creek Greenbelt on the west side of Spicewood Springs Road north of Loop 360 (also outside of the current project area). Mr. Denney's research indicates that this former house was associated with later property owner Dorothy Duvall, who purchased the Thurm-Venable property in the 1930s.<sup>38</sup>



Within the current project area in the portion of the Lower Bull Creek Greenbelt south of Loop 360, Mr. Denney's research into the Thurm family indicates that the original Thurm house, constructed for Tena Thurm Venable's mother and father may have been located near the alignment of today's Loop 360 and Spicewood Springs Road. Her parents were William and Caroline Thurm who came from Prussia with their daughters in the mid-1850s.<sup>39</sup> William Thurm purchased land along Bull Creek in 1855 and constructed a log cabin

at the base of what became known as "Thurm Hill."<sup>40</sup> William and Caroline Thurm had three daughters: Louise, Tena, and Bettie.<sup>41</sup> As noted previously in association with **Resources 05a–05c**, Louisa Thurm married F. August Waechter in the 1860s and settled further north on Bull Creek. Tena Thurm, also noted previously, married Isaac Venable and settled along Bull Creek on property given to her by her father.<sup>42</sup> The youngest Thurm daughter, Bettie, never married and remained in the family home with her mother after William Thurm's death in 1887.<sup>43</sup> Bettie outlived her mother, who passed away in 1897, and inherited the family home.<sup>44</sup> It is presumed that Bettie continued to reside there until her death in 1934.<sup>45</sup>

Mr. Denney believes that the original Thurm home, constructed for William and Caroline in the mid-nineteenth century and occupied by Bettie Thurm through the mid-1930s, may have been located south of Loop 360 in today's Lower Bull Creek Greenbelt on a large parcel within the APE of the current project. A review of historic aerials from 1937 and 1967 indicates the presence of a building in this location prior to the construction of Loop 360.<sup>46</sup> In the historic aerials, the building (an apparent residence) is clearly visible slightly north of today's Old Spicewood Springs Road. The small building or residence was flanked by a large tree on





either side. An entrance drive curved in front of the residence before continuing northeast beyond the resource. A large rectangular-shaped area immediately northeast of the residence was also visible and may have been an enclosed pasture or garden.<sup>47</sup> By 1973, Loop 360 was under construction, and the residence and enclosed area are no longer visible on aerial imagery.<sup>48</sup>

During the field survey for the current project, the principal investigator and assistant walked a portion of the property in the approximate area of the former building. Part of the property southeast of the former house site is now a parking lot and restroom facility for the Lower Bull Creek Greenbelt. No foundation or other evidence of the former residence was identified during the field survey. However, three landscape elements that may have been part of the original property were observed. These included two round, rock-lined, former



flower beds (**Resource 07a** and **Resource 07b**) and the remnants of a paved drive (**Resource 07c**) that appears to have been the former driveway or entrance road to the property. The rock-lined flower beds are located around two clusters of trees that appear to be the trees flanking the former house visible in the above-noted 1937 and 1967 historic aerials. The beds consist of low stacked stones in a circular form around the trees. The remnants of the paved drive are located northeast of the restroom facility and continue in a northeasterly direction toward Loop 360. These remnants appear to be part of the same alignment visible in the 1966 historic aerial.

The landscape features potentially associated with what may have been the original Thurm residence of the mid-nineteenth century are the only visible resources from this period that appear to remain on the property. The resources alone do not represent an intact former homestead site and lack integrity of design, materials, workmanship, feeling, setting, and association. Much of the property has been previously disturbed by the construction of Loop 360 in the early 1970s and the later construction of the parking lot and restroom facility sometime after 1985. The resources are therefore recommended not eligible for NRHP listing under Criteria A, B, or C.

In the prior HRSR, **Resources 07a–07c** were noted as having the *potential* to yield information about the early development of the Bull Creek area and early area settlers, and were therefore, previously recommended as *potentially* NRHP eligible under Criterion D. However, although it is possible that the property may contain subsurface archeological deposits associated with the former homestead, **Resources 07a–07c** that were associated with the former buildings on the property are located on a large parcel of land and are approximately 395 feet from the existing right of way of Spicewood Springs Road where project activities would occur. Due to the distance of the remaining landscape features from the project area, the lack of standing structures remaining on the property, and the potential for

past site disturbance from the construction of Loop 360, for the purposes of this revised HRSR, **Resources 07a–07c** are at this time recommended not eligible.

### Resource 08

The resource at 8103 Mesa Drive (**Resource 08**), at the northeast corner of the Spicewood Springs intersection, is a ca. 1975 gas station. The resource includes a small concrete and glass building with four island pumps below a flat metal canopy with brick supports. Although not evident on 1973 historic aerial imagery, the resource has a Travis CAD year-built date of 1975 and is evident on historic aerial imagery by 1981. The adjacent retail shopping center is not of historic age. The resource is not an architecturally or historically significant example of a late twentieth century gas station and lacks integrity due to apparent non-historic alterations to the gas pumps and canopy. Therefore, it is recommended not eligible for NRHP listing.



## **ASSESSMENT OF EFFECTS**

During the reconnaissance survey the fourteen individual historic-age resources were evaluated for historic and architectural significance and integrity, and a recommendation of NRHP eligibility was made. Section 106 requires an assessment of project effects to eligible or NRHP-listed resources.

The previous 2018 HRSR included recommendations of NRHP eligibility for six resources on two parcels. However, further research conducted for the current revised HRSR indicates that the previously recommended NRHP-eligible resources do not appear to meet the criteria for NRHP eligibility due to relocation and probable site disturbance from the construction of Loop 360. Therefore, all of the surveyed historic-age resources are recommended not eligible for NRHP listing due to lack of integrity or significance, and the project is anticipated to have no effects to historic resources.

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## CONCLUSION

The proposed improvements to Spicewood Springs Road are anticipated to occur within the existing COA-owned right of way with no additional right of way acquisition required. A total of fourteen individual historic-age resources on eight parcels were evaluated in the reconnaissance survey within the APE. At this time, all of the resources are recommended not eligible due to lack of integrity or significance, and the project is anticipated to have no effects to historic resources.

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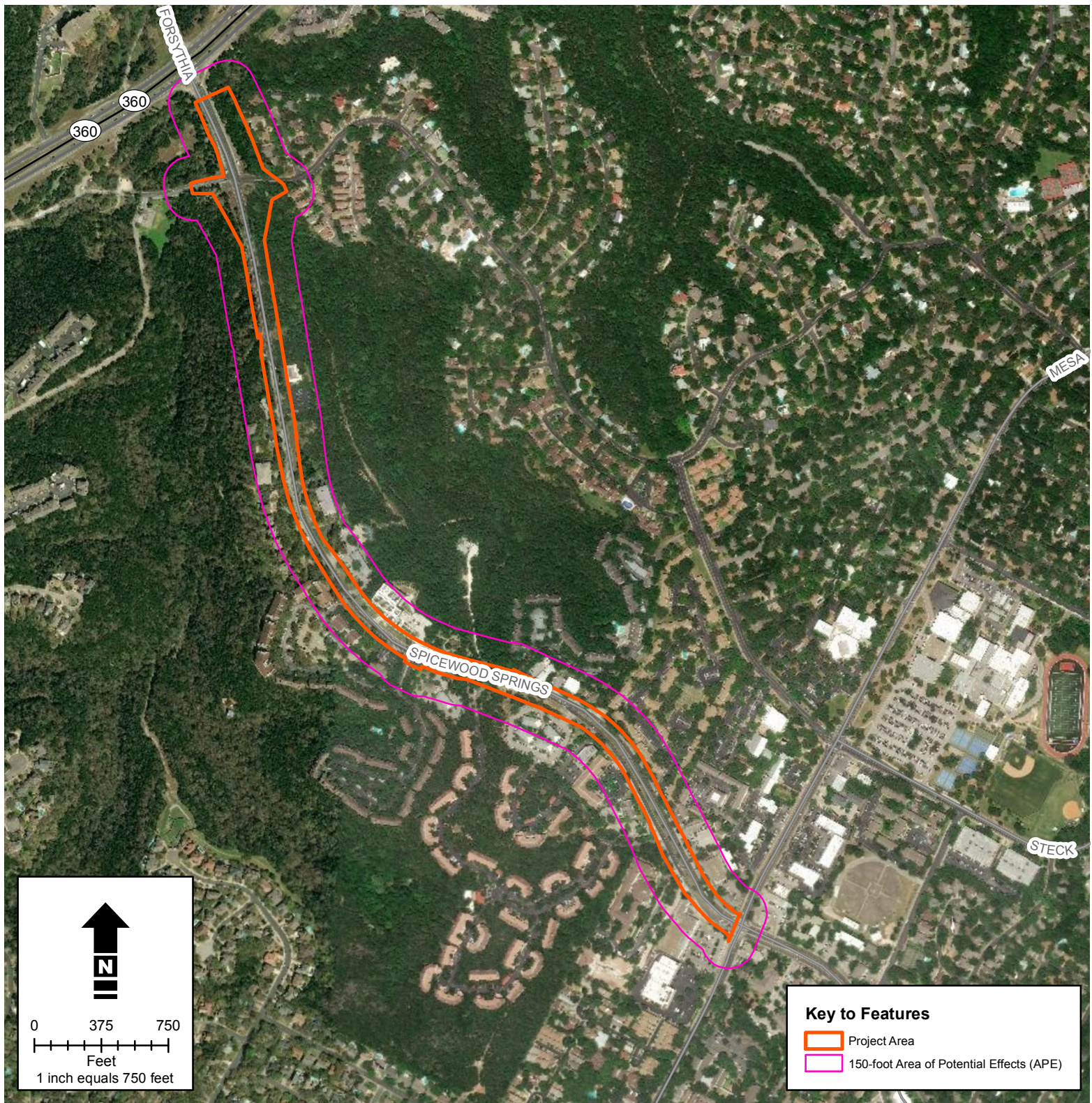
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**APPENDIX A**

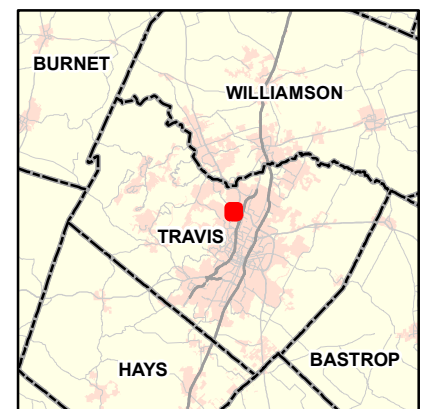
**FIGURES**





**Figure 1**  
**Project Location**

City of Austin  
Proposed Improvements to  
Spicewood Springs Road  
Austin, Travis County, Texas

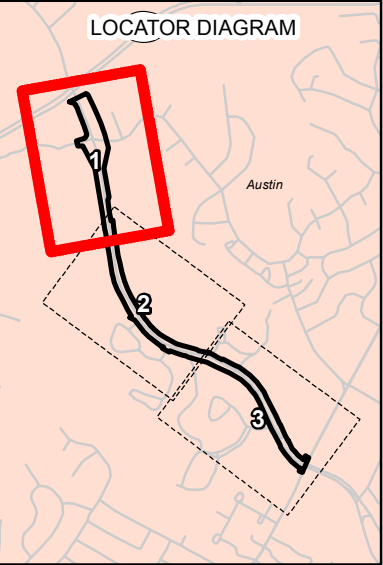




**Figure 2a**

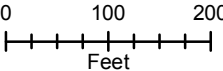
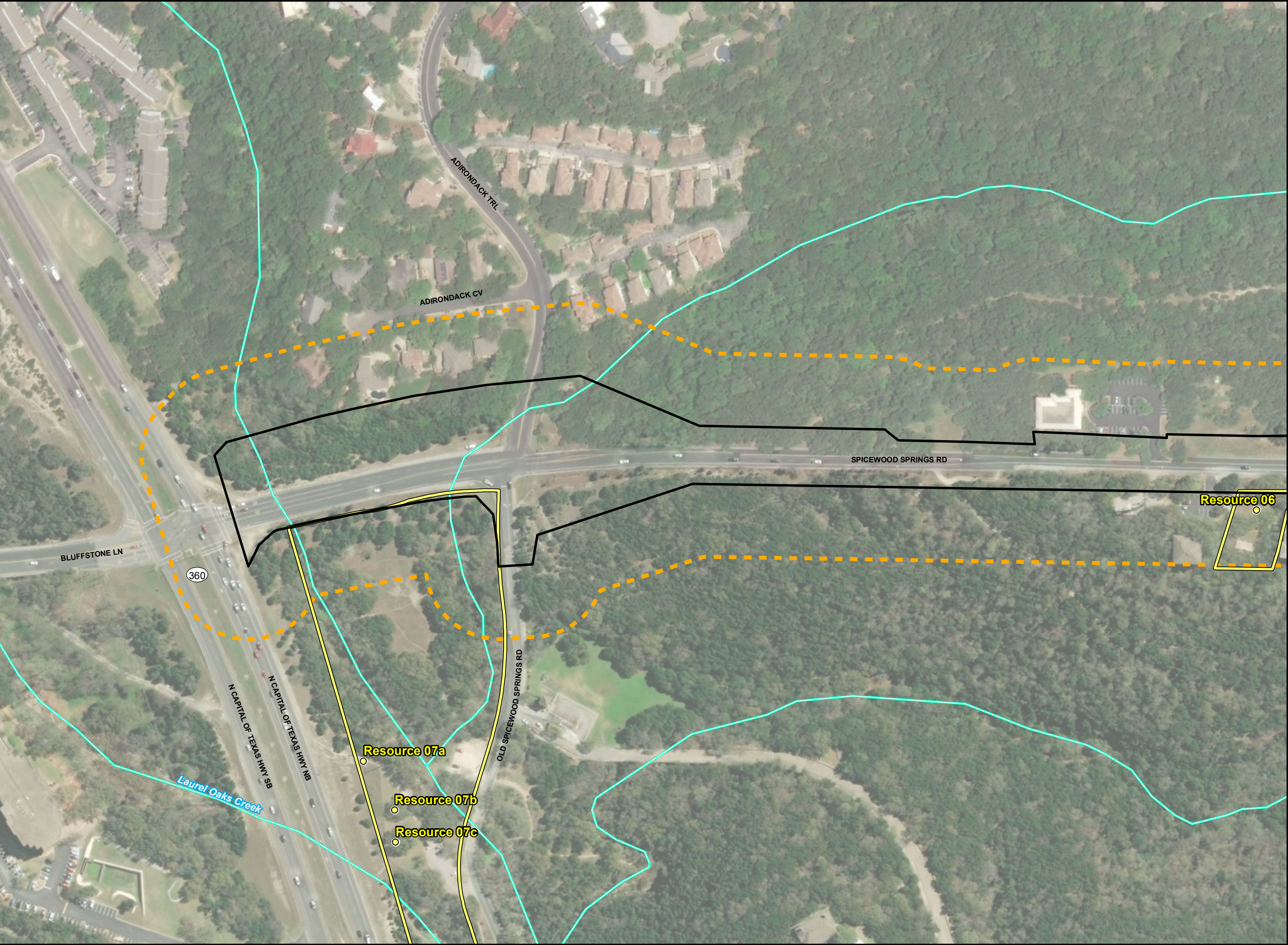
**Historic-age Resources**

City of Austin  
Proposed Improvements to  
Spicewood Springs Road  
Austin, Travis County, Texas



**Key to Features**

- Existing ROW
- 150ft Area of Potential Effects (APE)
- Recommended Not Eligible
- Recommended Not Eligible Resources
- Streams



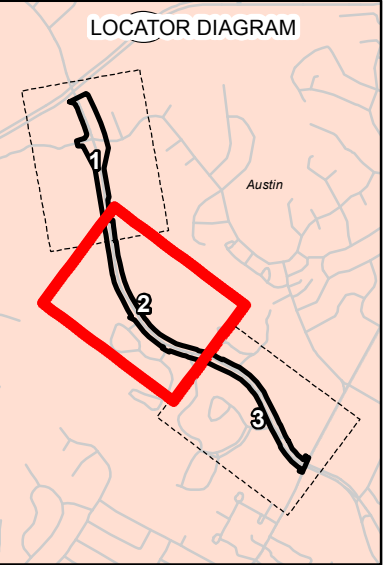
1 inch equals 200 ft



**Figure 2b**

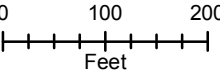
**Historic-age Resources**

City of Austin  
Proposed Improvements to  
Spicewood Springs Road  
Austin, Travis County, Texas

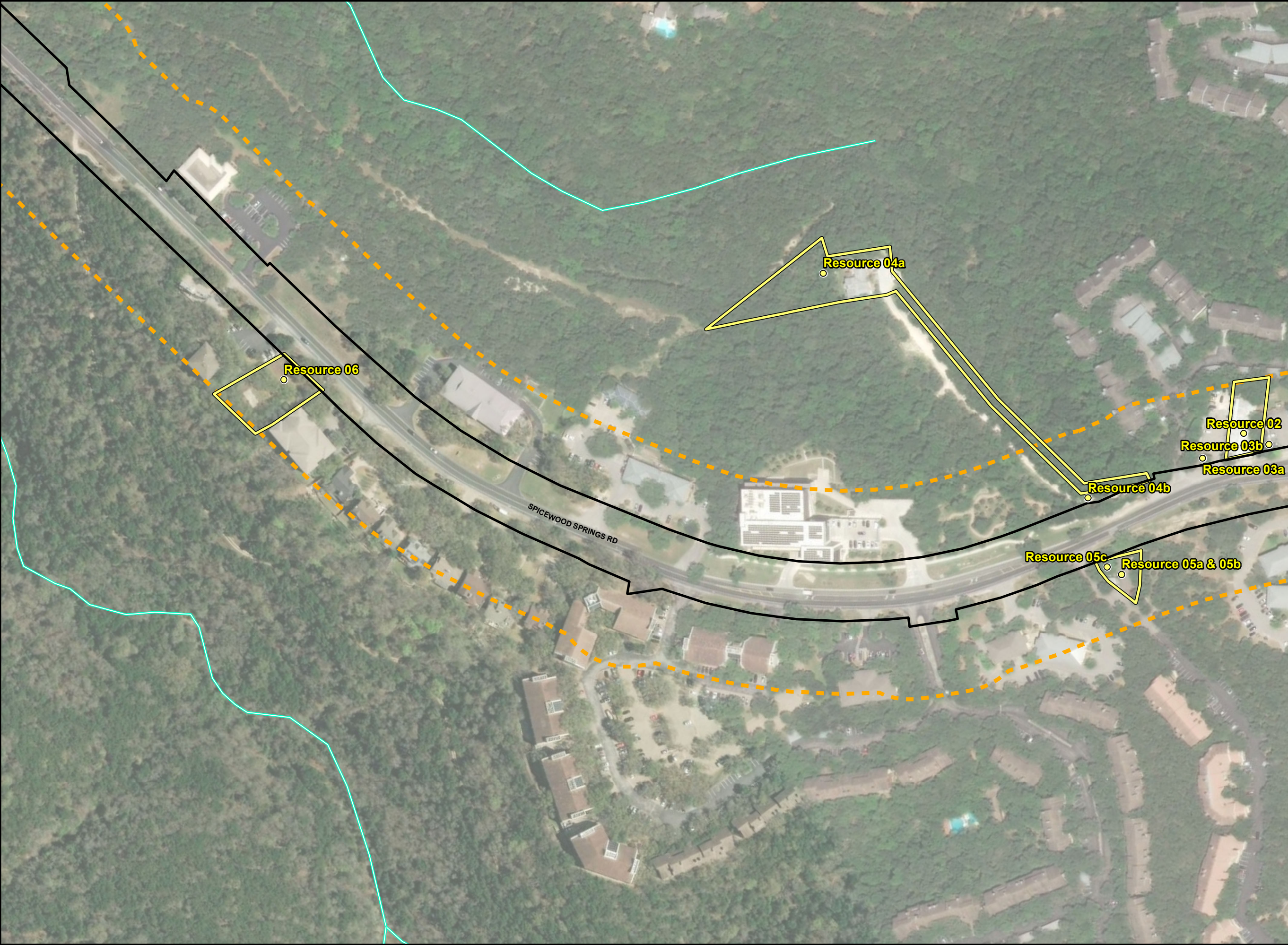


**Key to Features**

- Existing ROW
- 150ft Area of Potential Effects (APE)
- Recommended Not Eligible
- Recommended Not Eligible Resources
- Streams



1 inch equals 200 ft

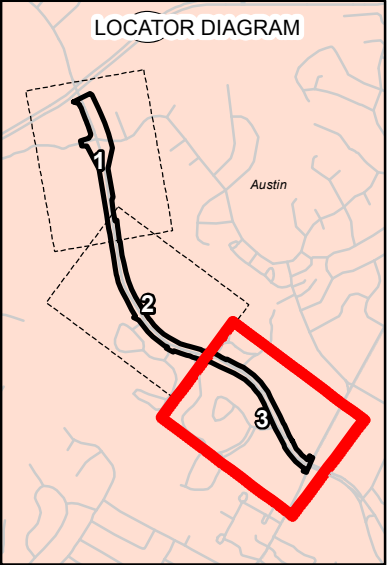




**Figure 2c**

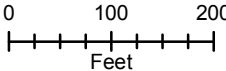
**Historic-age Resources**

City of Austin  
Proposed Improvements to  
Spicewood Springs Road  
Austin, Travis County, Texas

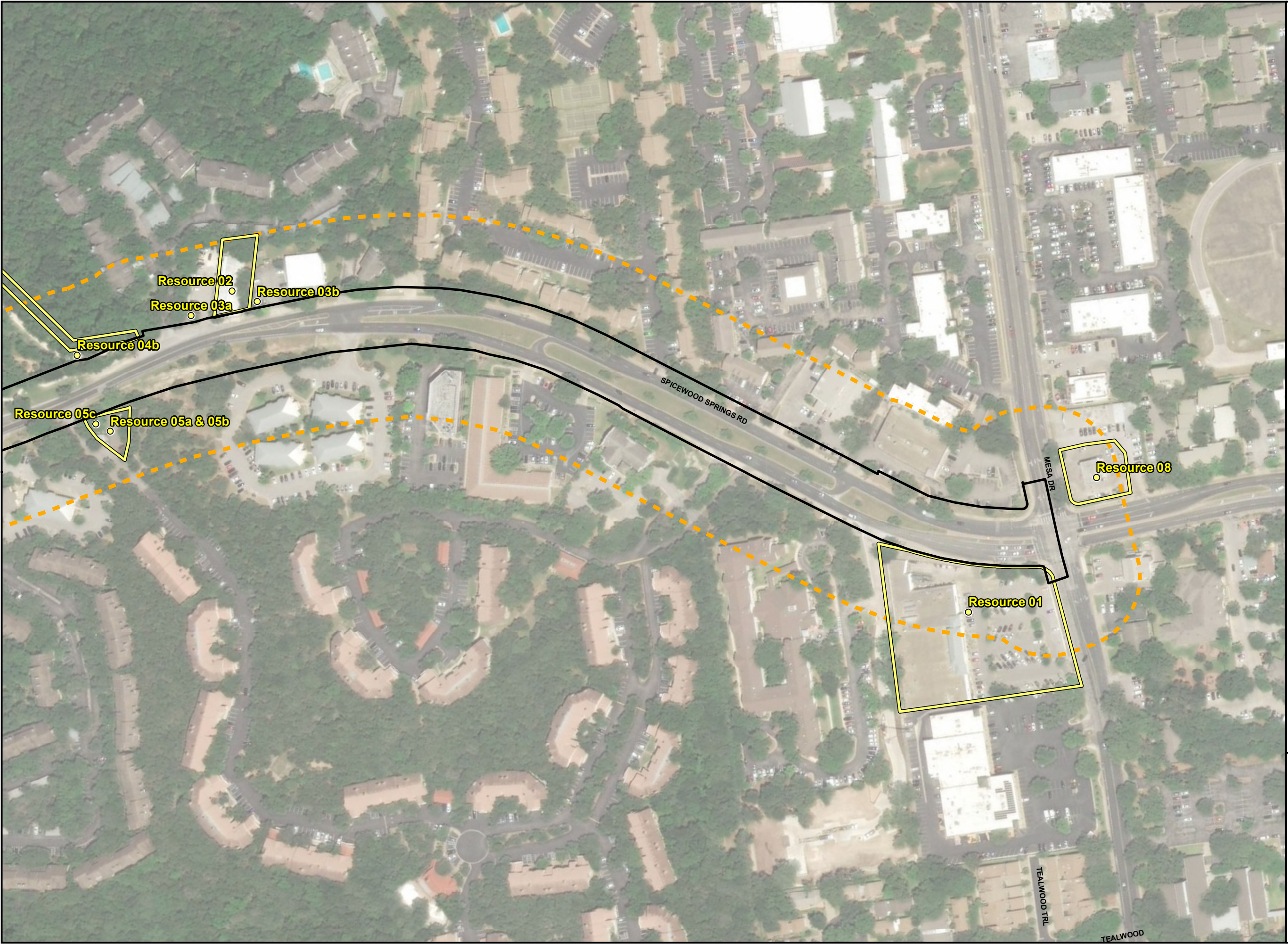


**Key to Features**

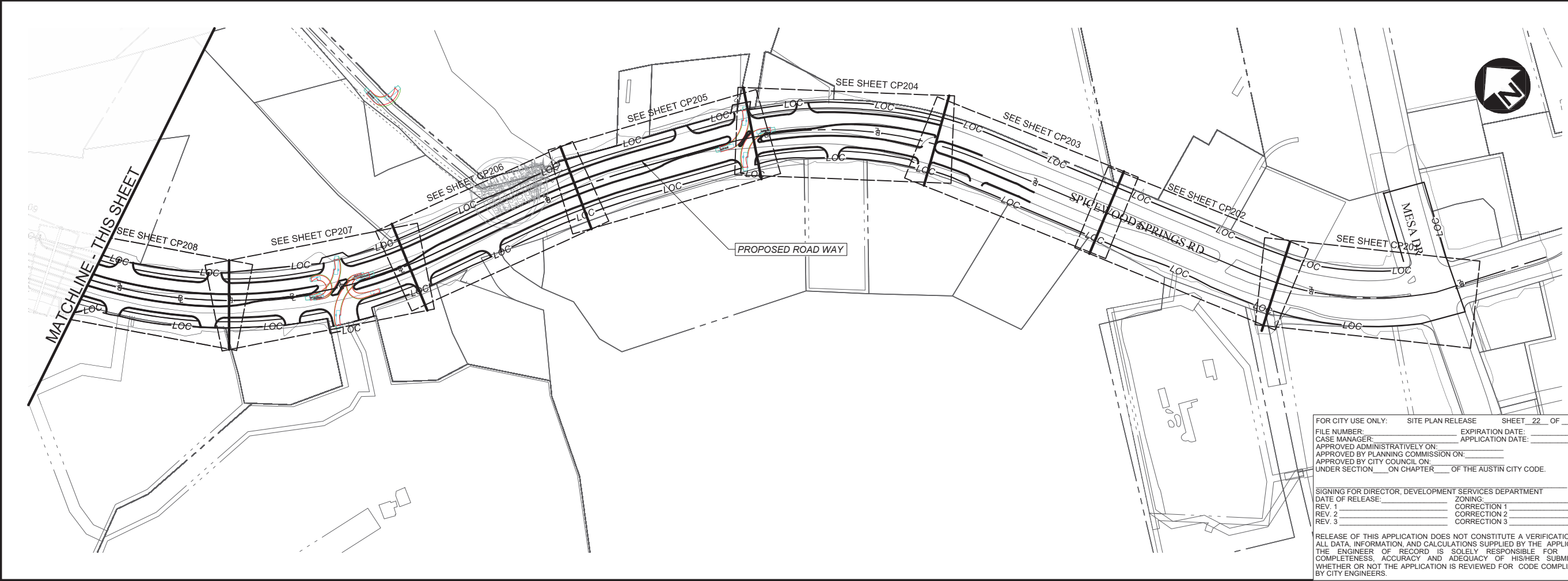
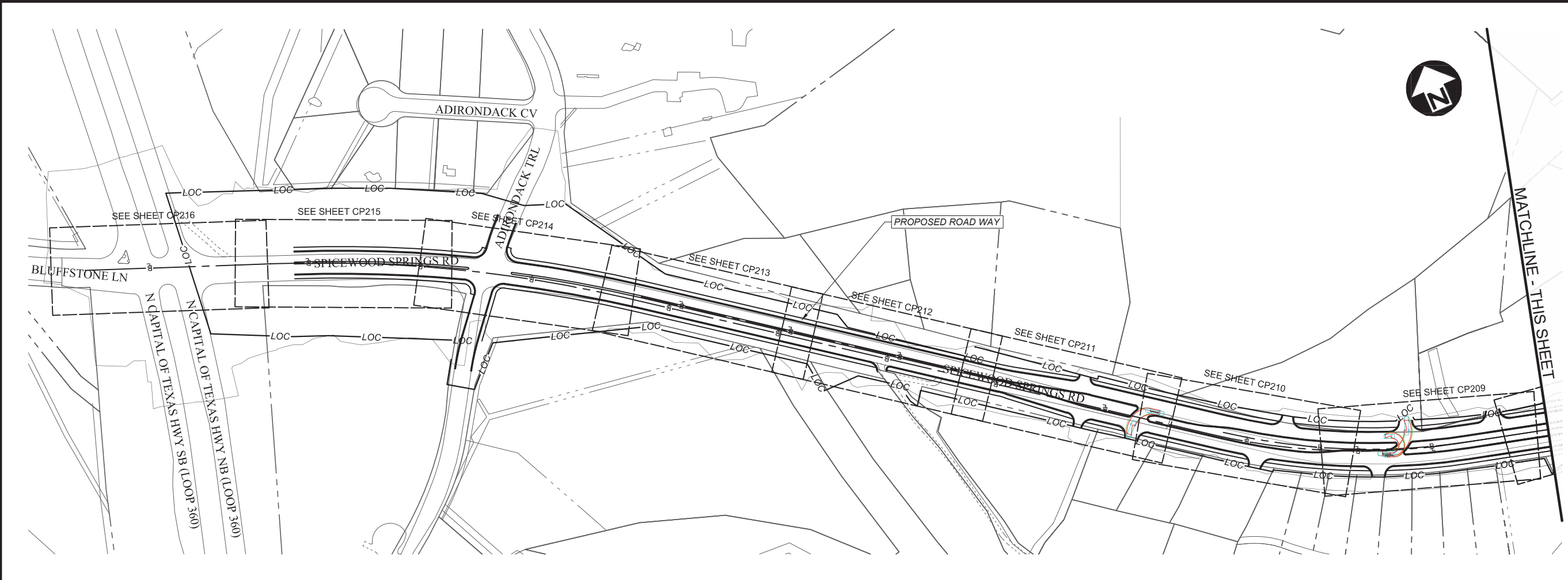
- Existing ROW
- 150ft Area of Potential Effects (APE)
- Recommended Not Eligible
- Recommended Not Eligible Resources
- Streams



1 inch equals 200 ft







FOR CITY USE ONLY: SITE PLAN RELEASE SHEET 22 OF 83

FILE NUMBER: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_  
CASE MANAGER: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_  
APPROVED ADMINISTRATIVELY ON: \_\_\_\_\_  
APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_  
APPROVED BY CITY COUNCIL ON: \_\_\_\_\_  
UNDER SECTION \_\_\_\_\_ ON CHAPTER \_\_\_\_\_ OF THE AUSTIN CITY CODE.

SIGNING FOR DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT \_\_\_\_\_  
DATE OF RELEASE: \_\_\_\_\_ ZONING: \_\_\_\_\_  
REV. 1 \_\_\_\_\_ CORRECTION 1 \_\_\_\_\_  
REV. 2 \_\_\_\_\_ CORRECTION 2 \_\_\_\_\_  
REV. 3 \_\_\_\_\_ CORRECTION 3 \_\_\_\_\_

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.


**Figure 3a**  
Roadway  
Overview Plan

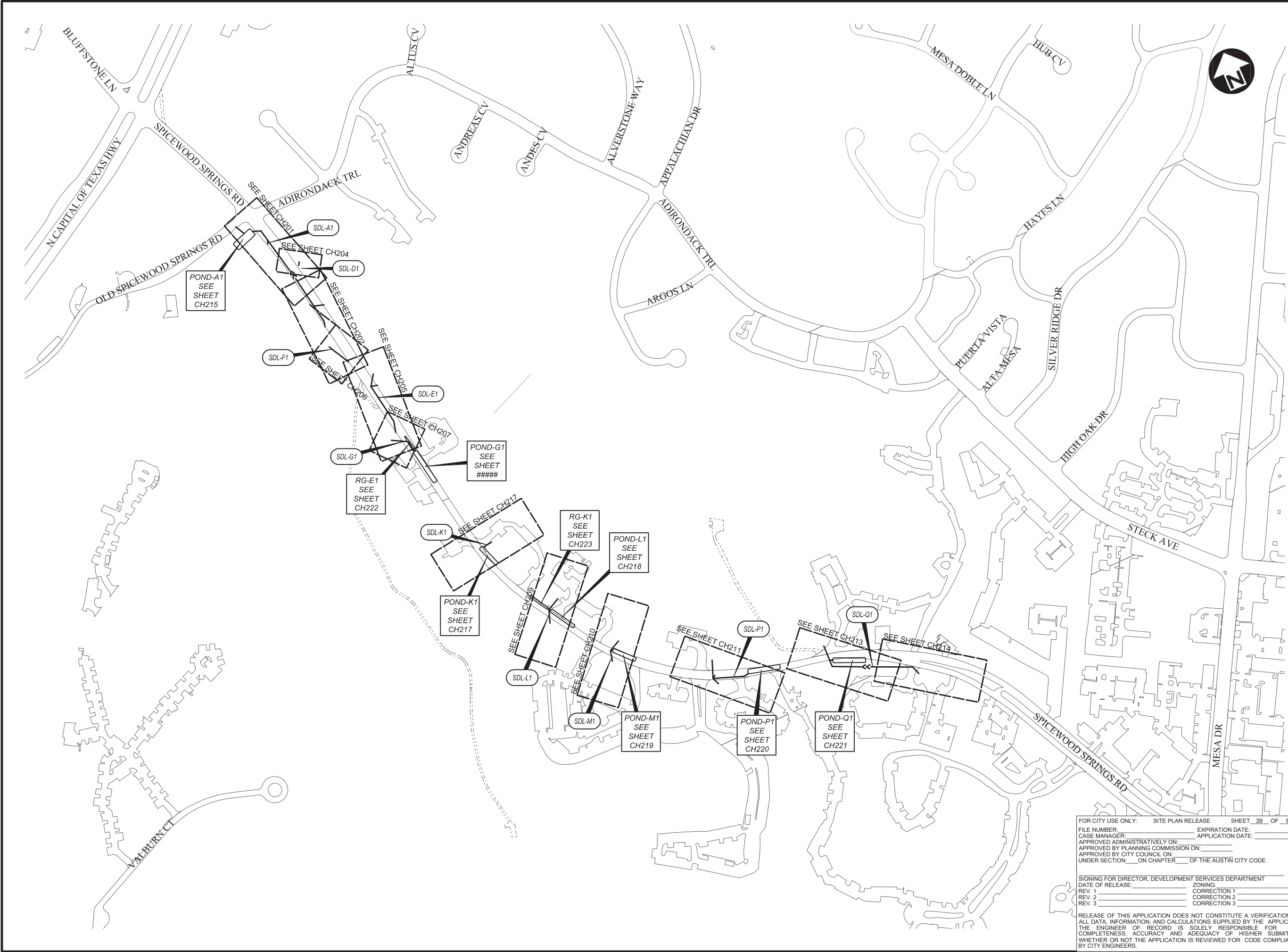
City of Austin  
Proposed Improvements  
to  
Spicewood Springs  
Road  
Austin, Travis County,  
Texas

CITY OF AUSTIN, TEXAS  
PUBLIC WORKS DEPARTMENT  
ENGINEERING SERVICES DIVISION

SPICEWOOD SPRINGS ROAD  
REGIONAL MOBILITY IMPROVEMENTS

ROADWAY OVERVIEW  
PLAN

		
NOTES	NAME	DATE
SURVEY BY	HALFF	03/19
DRAWN BY	MN	08/19
DESIGNED BY	MN	08/19
CHECKED BY	JMG	08/19
REVIEWED BY	ESD	09/19
0 120 240 HORIZONTAL SCALE IN FEET		
CP601	22	OF 83




**Figure 3b**  
Storm Drain,  
Detention Pond  
& Rain Garden  
Overview Plan

City of Austin  
Proposed Improvements  
to  
Spicewood Springs  
Road  
Austin, Travis County,  
Texas

CITY OF AUSTIN, TEXAS  
PUBLIC WORKS DEPARTMENT  
ENGINEERING SERVICES DIVISION

SPICEWOOD SPRINGS ROAD  
REGIONAL MOBILITY IMPROVEMENTS

STORM DRAIN, DETENTION POND & RAIN GARDEN  
OVERVIEW PLAN

		
NOTES	NAME	DATE
SURVEY BY	HALFF	03/19
DRAWN BY		
DESIGNED BY	KD	08/19
CHECKED BY		
REVIEWED BY	ESD	09/19
0 200 400 HORIZONTAL SCALE IN FEET		
CH111	39	OF 83

FOR CITY USE ONLY: SITE PLAN RELEASE SHEET 39 OF 83

FILE NUMBER: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_  
CASE MANAGER: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_  
APPROVED ADMINISTRATIVELY ON: \_\_\_\_\_  
APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_  
APPROVED BY CITY COUNCIL ON: \_\_\_\_\_  
UNDER SECTION \_\_\_\_\_ ON CHAPTER \_\_\_\_\_ OF THE AUSTIN CITY CODE.

SIGNING FOR DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT \_\_\_\_\_  
DATE OF RELEASE: \_\_\_\_\_ ZONING: \_\_\_\_\_  
REV. 1 \_\_\_\_\_ CORRECTION 1 \_\_\_\_\_  
REV. 2 \_\_\_\_\_ CORRECTION 2 \_\_\_\_\_  
REV. 3 \_\_\_\_\_ CORRECTION 3 \_\_\_\_\_

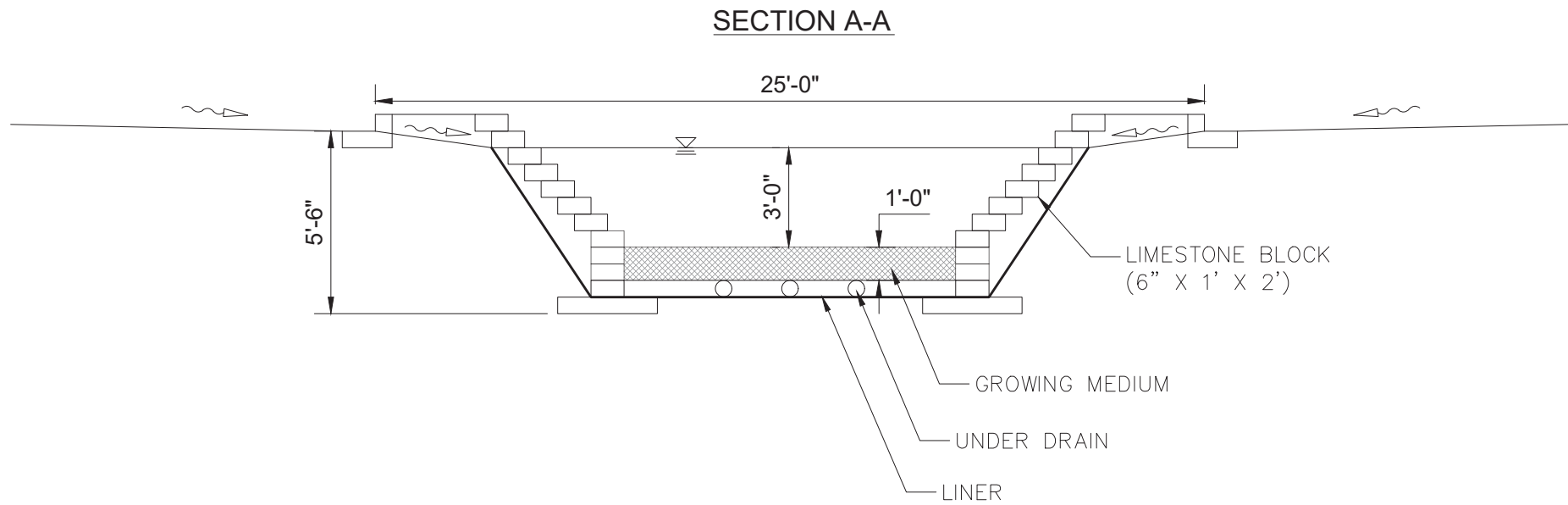
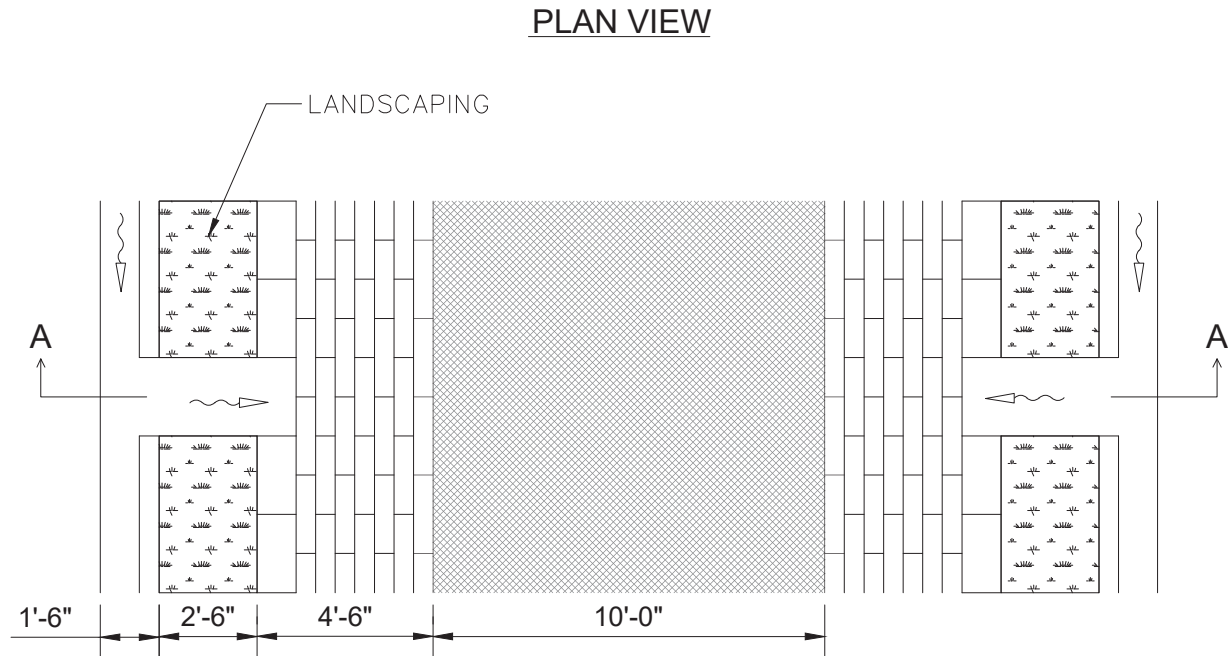
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Figure 3c

Detention Pond  
Typical Section

City of Austin  
Proposed Improvements  
to  
Spicewood Springs Road  
Austin, Travis County,  
Texas



CITY OF AUSTIN, TEXAS  
PUBLIC WORKS DEPARTMENT  
ENGINEERING SERVICES DIVISION

SPICEWOOD SPRINGS ROAD  
REGIONAL MOBILITY IMPROVEMENTS

DETENTION POND  
TYPICAL SECTION



NOTES	NAME	DATE
SURVEY BY	HALFF	03/19
DRAWN BY		
DESIGNED BY	KD	08/19
CHECKED BY		
REVIEWED BY	ESD	09/19

NOT TO SCALE

**APPENDIX B**

**TABLE OF SURVEYED RESOURCES**



**Table of Surveyed Resources**  
**City of Austin Proposed Improvements to Spicewood Springs Road, Austin, Travis County, Texas**

Resource No.	Address/ Location	Function	Architectural Style	Date(s)	Integrity/Comments	NRHP Eligibility
01	8040 Mesa Drive	Commercial	No style	ca. 1972 (CAD)	Large side addition and altered façade; not architecturally significant and lacks integrity of design, materials, workmanship, and feeling	Not eligible
02	4606 Spicewood Springs Road	Commercial	No style	ca. 1955 (CAD)	Large rear addition; not architecturally significant and lacks integrity of design, materials, and workmanship	Not eligible
03a	8200 Neely Drive	Stone walls at first entrance drive	No style	ca. 1965 or earlier	Stone entrance walls at driveway entrances to non-historic condominium complex; drives are visible in 1966 aerials leading to structures that are no longer extant; stone walls may be associated with former structures; lack integrity of association due to loss of historic-age structures	Not eligible
03b	8200 Neely Drive	Stone walls at second entrance drive	No style	ca. 1965 or earlier	Same as above	Not eligible
04a	4612 Spicewood Springs Road	Residential/ Commercial	Ranch	ca. 1963 (CAD)	Ranch-style house with cross-gabled roof, unpainted wood cladding, original aluminum and replacement vinyl windows, and replacement front door; not architecturally significant and lacks integrity of materials, workmanship, and feeling due to mostly replacement windows and door	Not eligible
04b	4612 Spicewood Springs Road	Stone wall at driveway	No style	ca. 1960s	Stacked stone retaining wall along entrance driveway; appears to be associated with construction of main house on property in the 1960s; not historically significant	Not eligible

**Table of Surveyed Resources**  
**City of Austin Proposed Improvements to Spicewood Springs Road, Austin, Travis County, Texas**

Resource No.	Address/ Location	Function	Architectural Style	Date(s)	Integrity/Comments	NRHP Eligibility
05a	4615 Spicewood Springs Road	Residence	Bungalow	ca. 1935	Hipped-roof bungalow with projecting ell over inset front porch; original multi-light wood windows and wooden screens; stone cladding on façade and porch added in late 1950s/early 1960s; alterations include a large rear shed-roof addition (ca. 1970), decorative stone screening wall on front porch, and wooden wheelchair ramp on side elevation; former Waechter family ownership (ca. 1959 through 1983); descendent of one of the area's earliest settlers; oldest extant residence within the project area but relocated from undetermined site in late 1950s; lacks integrity of design, materials, workmanship, location, and setting	Not eligible
05b	4615 Spicewood Springs Road	Outbuilding	No style	ca. 1965	Shed-roof outbuilding with stone cladding, enclosed window, and wooden door; appears to have been constructed in the 1960s; may have been a bomb shelter referenced in family obituary	Not eligible
05c	4615 Spicewood Springs Road	Stone wall and paving along front and sides of property	No style	ca. 1963	Low stone wall and paving along front and side perimeter of property; wall has been repaired/reconstructed numerous times due to damage/collisions	Not eligible
06	4901 Spicewood Springs Road	Foundation	No style	ca. 1965	Foundation of former building (probable residence) noted in 2018 field survey; visible on historic aerial imagery in 1966 and 1973; associated building is no longer extant; lacks integrity due to lack of original building/structure; as of 2020, foundation has been removed and site is under construction	Not eligible

**Table of Surveyed Resources**  
**City of Austin Proposed Improvements to Spicewood Springs Road, Austin, Travis County, Texas**

Resource No.	Address/ Location	Function	Architectural Style	Date(s)	Integrity/Comments	NRHP Eligibility
<b>07a</b>	Parcel 141853 (Spicewood Springs Road and Loop 360) – Lower Bull Creek Greenbelt	Landscape Element	No style	ca. 1937 or earlier	Low, round, rock-lined flower bed encircling one of two trees adjacent to former residence that is thought to have been the mid-nineteenth-century home of William and Caroline Thurm, early area settlers on Bull Creek; no other identified standing structures; site may contain archeological resources of historic significance associated with the Thurm family but has likely been disturbed due to construction of Loop 360	Not eligible
<b>07b</b>	Parcel 141853 (Spicewood Springs Road and Loop 360) – Lower Bull Creek Greenbelt	Landscape Element	No style	ca. 1937 or earlier	Same as above	Not eligible
<b>07c</b>	Parcel 141853 (Spicewood Springs Road and Loop 360) – Lower Bull Creek Greenbelt	Transportation/ Former Drive	No style	ca. 1937 or earlier	Remnant of former drive or road that ran in front of and beyond a building/residence formerly on site (no longer extant) thought to have been the mid-nineteenth-century home of William and Caroline Thurm, early area settlers on Bull Creek; no other identified standing structures; site may contain archeological resources of historic significance associated with the Thurm family but has likely been disturbed due to construction of Loop 360	Not eligible
<b>08</b>	8103 Mesa Drive	Gas Station	No style	ca. 1975	Gas station with small station building, four island pumps, and flat metal canopy with brick supports; not an architecturally or historically significant example of resource type; lacks integrity due to non-historic alterations	Not eligible

**APPENDIX C**  
**SURVEY FORMS**

Survey Date:	June 25, 2018
Resource No:	Resource 01
Project Location:	Austin, Travis County, Texas
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	8040 Mesa Drive 30.371471, -97.758355
Function:	Commercial
Construction Date:	ca. 1972 (CAD)
NRHP Eligibility:	Not eligible
Integrity/Comments:	Randall's grocery store; may have originally been a Skillern's Drug Store; large side addition and altered façade; not architecturally significant and lacks integrity of design, materials, workmanship, and feeling



Camera facing north

Resource No:	Resource 01
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	8040 Mesa Drive 30.371471, -97.758355
NRHP Eligibility:	Not eligible



Camera facing northwest (original concrete aggregate cladding material visible)



Survey Date:	June 25, 2018
Resource No:	Resource 02
Project Location:	Austin, Travis County, Texas
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4606 Spicewood Springs Road 30.375526, -97.760580
Function:	Commercial
Construction Date:	ca. 1955 (CAD)
NRHP Eligibility:	Not eligible
Integrity/Comments:	Spicewood Springs Animal Hospital; large rear addition; not architecturally significant and lacks integrity of design, materials, and workmanship



Camera facing northeast

Resource No:	Resource 02
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4606 Spicewood Springs Road 30.375526, -97.760580
NRHP Eligibility:	Not eligible



Camera facing northeast toward rear addition



Survey Date:	June 25, 2018 and February 6, 2020
Resource No:	Resources 03a and 03b
Project Location:	Austin, Travis County, Texas
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	8200 Neely Drive 30.375091, -97.759924
Function:	Stone walls at entrance drives to Neely Canyon (condominiums)
Construction Date:	ca. 1965 or earlier
NRHP Eligibility:	Not eligible
Integrity/Comments:	Stone entrance walls at driveway entrances to non-historic condominium complex; drives are visible in 1966 aerials leading to structures that are no longer standing; stone walls may be associated with former structures; lack integrity of association due to loss of historic-age structures



Camera facing northeast toward southern driveway entrance walls (Resource 03a)

Resource No:	Resources 03a and 03b
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	8200 Neely Drive 30.375091, -97.759924
NRHP Eligibility:	Not eligible



Camera facing north toward southern driveway entrance walls (Resource 03a)



Resource No:	Resources 03a and 03b
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	8200 Neely Drive 30.375091, -97.759924
NRHP Eligibility:	Not eligible



Camera facing northwest toward northern driveway entrance walls (Resource 03b)

Resource No:	Resources 03a and 03b
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	8200 Neely Drive 30.375091, -97.759924
NRHP Eligibility:	Not eligible




Camera facing northeast toward northern driveway entrance walls (Resource 03b)



Survey Date:	September 6, 2018
Resource No:	Resource 04a
Project Location:	Austin, Travis County, Texas
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4612 Spicewood Springs Road 30.377478, -97.761982
Function:	Residential / Commercial
Construction Date:	ca. 1963 (CAD)
NRHP Eligibility:	Not eligible
Integrity/Comments:	Ca. 1960s ranch-style house with cross-gabled roof of composition shingles, unpainted wood cladding, original aluminum and replacement vinyl windows, and replacement front door; uncovered deck across façade; sited on sloping lot with lower level on rear elevation; rear outbuilding (not of historic age); resource accessed via long driveway with large setback from road; not architecturally significant and lacks integrity of materials, workmanship, and feeling due to replacement windows and front door



Camera facing southwest

Resource No:	Resource 04a
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4612 Spicewood Springs Road 30.377478, -97.761982
NRHP Eligibility:	Not eligible
	
Camera facing northwest	



Survey Date:	September 6, 2018
Resource No:	Resource 04b
Project Location:	Austin, Travis County, Texas
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4612 Spicewood Springs Road 30.375659, -97.761454
Function:	Stone wall at driveway
Construction Date:	ca. 1960s
NRHP Eligibility:	Not eligible
Integrity/Comments:	Stacked stone retaining wall along entrance driveway; appears to be associated with construction of main house on property in the 1960s; not architecturally or historically significant



Camera facing west

Resource No:	Resource 04b
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4612 Spicewood Springs Road 30.375659, -97.761454
NRHP Eligibility:	Not eligible



Camera facing southeast



Survey Date:	June 25, 2018 and January 24, 2020
Resource No:	Resource 05a
Project Location:	Austin, Travis County, Texas
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4615 Spicewood Springs Road 30.375284, -97.761692
Function:	Residential
Construction Date:	ca. 1935 / relocated to site in late 1950s
NRHP Eligibility:	Not eligible
Integrity/Comments:	Hipped-roof bungalow with projecting ell over inset front porch; original multi-light wood windows and wooden screens; stone cladding on façade and porch added in late 1950s/early 1960s; alterations include a large rear shed-roof addition (ca. 1970), decorative stone screening wall on front porch, and wooden wheelchair ramp on side elevation; former Waechter family ownership (ca. 1959 through 1983); descendent of one of the area's earliest settlers; oldest extant residence within the project area but relocated from undetermined site in late 1950s; lacks integrity of design, materials, workmanship, location, and setting.



Camera facing southeast toward façade

Resource No:	Resource 05a
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4615 Spicewood Springs Road 30.375284, -97.761692
NRHP Eligibility:	Not eligible



Camera facing southeast with portion of stone wall (Resource 05c) in foreground



Resource No:	Resource 05a
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4615 Spicewood Springs Road 30.375284, -97.761692
NRHP Eligibility:	Not eligible



Camera facing southeast toward west side elevation with section of stone wall (Resource 05c) in foreground

Resource No:	Resource 05a
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4615 Spicewood Springs Road 30.375284, -97.761692
NRHP Eligibility:	Not eligible



Camera facing southeast toward west side elevation



Resource No:	Resource 05a
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4615 Spicewood Springs Road 30.375284, -97.761692
NRHP Eligibility:	Not eligible



Camera facing southwest toward front and east side elevations with section of stone/rail fence (Resource 05c)

Resource No:	Resource 05a
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4615 Spicewood Springs Road 30.375284, -97.761692
NRHP Eligibility:	Not eligible



Camera facing northeast toward rear addition



Resource No:	Resource 05a
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4615 Spicewood Springs Road 30.375284, -97.761692
NRHP Eligibility:	Not eligible



Camera facing north toward rear addition with outbuilding (Resource 05b) at left

Survey Date:	June 25, 2018 and January 24, 2020
Resource No:	Resource 05b
Project Location:	Austin, Travis County, Texas
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4615 Spicewood Springs Road 30.3752896, -97.761836
Function:	Outbuilding
Construction Date:	ca. 1965
NRHP Eligibility:	Not eligible
Integrity/Comments:	Shed-roof outbuilding with stone cladding, enclosed window, and wooden door; appears to have been constructed in the 1960s (per review of historic aerial imagery); may have been a bomb shelter referenced in family obituary



Camera facing northwest



Resource No:	Resource 05b
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4615 Spicewood Springs Road 30.3752896, -97.761836
NRHP Eligibility:	Not eligible



Camera facing northeast from driveway

Resource No:	Resource 05b
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4615 Spicewood Springs Road 30.3752896, -97.761836
NRHP Eligibility:	Not eligible




Camera facing south from right of way toward outbuilding (Resource 05b) with stone wall (Resource 05c) in foreground




Survey Date:	June 25, 2018 and January 24, 2020
Resource No:	Resource 05c
Project Location:	Austin, Travis County, Texas
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4615 Spicewood Springs Road 30.375432, -97.761647
Function:	Stone wall at front and sides of property
Construction Date:	ca. early 1960s
NRHP Eligibility:	Not eligible
Integrity/Comments:	Low stone wall along front and side perimeter of property; has been repaired/reconstructed numerous times due to damage/collisions



Camera facing south showing stone wall and portion of wall with split-rail wooden fencing

Resource No:	Resource 05c
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4615 Spicewood Springs Road 30.375432, -97.761647
NRHP Eligibility:	Not eligible
	
Camera facing southeast	



Resource No:	Resource 05c
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4615 Spicewood Springs Road 30.375432, -97.761647
NRHP Eligibility:	Not eligible
	
Camera facing southeast toward front of property and existing right of way	

Resource No:	Resource 05c
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4615 Spicewood Springs Road 30.375432, -97.761647
NRHP Eligibility:	Not eligible



Camera facing southwest from front of property toward area of stone wall with split-rail wooden fencing



Resource No:	Resource 05c
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4615 Spicewood Springs Road 30.375432, -97.761647
NRHP Eligibility:	Not eligible



Camera facing south toward section of stone wall with split-rail wooden fencing at east side of property



Resource No:	Resource 05c
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4615 Spicewood Springs Road 30.375432, -97.761647
NRHP Eligibility:	Not eligible



Camera facing south from front of property toward section of stone wall with evidence of repair/reconstruction



Resource No:	Resource 05c
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4615 Spicewood Springs Road 30.375432, -97.761647
NRHP Eligibility:	Not eligible



Camera facing south from front of property toward section of stone wall and brick/stone paving



Survey Date:	June 25, 2018 and February 6, 2020
Resource No:	Resource 06
Project Location:	Austin, Travis County, Texas
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4901 Spicewood Springs Road 30.379046, -97.765623
Function:	Foundation
Construction Date:	ca. 1965
NRHP Eligibility:	Not eligible
Integrity/Comments:	Foundation of former structure (probable residence) that remained on site during 2018 field survey; visible on historic aerial imagery in 1966 and 1973; associated structure is no longer standing; not architecturally significant and lacks integrity due to lack of original structure; as of 2020, foundation has been removed and site is under construction




Camera facing southwest toward foundation visible during 2018 field survey




Resource No:	Resource 06
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	4901 Spicewood Springs Road 30.379046, -97.765623
NRHP Eligibility:	Not eligible




Camera facing north in 2020 toward new construction at site of former foundation

Survey Date:	June 25, 2018
Resource No:	Resources 07a–07c
Project Location:	Austin, Travis County, Texas
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	Parcel 141853 (Spicewood Springs Road at Loop 360) 30.383505, -97.768266
Function:	Landscaping Elements and Former Drive
Construction Date:	ca. 1937 or earlier
NRHP Eligibility:	Not eligible
Integrity/Comments:	Two low, round, rock-lined flower beds (Resources 07a and 07b) encircling two trees adjacent to a former residence that may have been the mid-nineteenth-century home of early area settlers William and Caroline Thurm; daughter Bettie Thurm thought to have remained in the house until her death in 1934; also remnants of a former road/drive (Resource 07c) that extended from today's Old Spicewood Springs Road in front of the house and continued northeast on the property; house was visible in 1937 and 1967 aerials; house was demolished ca. 1973 for construction of Loop 360; no other standing structures were identified during the field survey; although site may contain archeological resources of historical significance associated with the Thurm family residence, it has likely been disturbed by the construction of Loop 360 and is recommended not eligible
	
Camera facing southeast toward one of flower beds (Resource 07a)	



Resource No:	Resources 07a–07c
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	Parcel 141853 (Spicewood Springs Road at Loop 360) 30.383505, -97.768266
NRHP Eligibility:	Not eligible
	
Camera facing southeast at detail of flower bed (Resource 07a)	




Resource No:	Resources 07a–07c
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	Parcel 141853 (Spicewood Springs Road at Loop 360) 30.383505, -97.768266
NRHP Eligibility:	Not eligible
	
Camera facing northwest between two large cluster of trees where flowerbeds are located (Resources 07a–07b)	

Resource No:	Resources 07a–07c
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	Parcel 141853 (Spicewood Springs Road at Loop 360) 30.383505, -97.768266
NRHP Eligibility:	Not eligible



Camera facing northeast toward remnants of former road/drive (Resource 07c)



Resource No:	Resources 07a–07c
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	Parcel 141853 (Spicewood Springs Road at Loop 360) 30.383505, -97.768266
NRHP Eligibility:	Not eligible
	
Camera facing northeast at detail of remnants of former road/drive (Resource 07c)	



Survey Date:	January 24, 2020
Resource No:	Resource 08
Project Location:	Austin, Travis County, Texas
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	8103 Mesa Drive (at Spicewood Springs Road) 30.371723, -97.756776
Function:	Gas Station
Construction Date:	ca. 1975
NRHP Eligibility:	Not eligible
Integrity/Comments:	Gas station with small concrete and glass building and four island pumps below a flat metal canopy with brick supports; not evident on 1973 historic aerial imagery but has a Travis CAD year-built date of 1975 and is evident on historic aerial imagery by 1981; adjacent retail shopping center is not of historic age; not an architecturally or historically significant example of a late twentieth century gas station; lacks integrity due to apparent non-historic alterations to the gas pumps and canopy



Camera facing west

Resource No:	Resource 08
Project Name:	City of Austin Proposed Improvements to Spicewood Springs Road
Address, Lat/Long:	8103 Mesa Drive (at Spicewood Springs Road) 30.371723, -97.756776
NRHP Eligibility:	Not eligible



Camera facing north with non-historic-age shopping center in background