

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

SBR Draft

1. Name of Property

Historic Name: West Downtown Austin Historic District
Other name/site number: N/A
Name of related multiple property listing: NA

2. Location

Street & number: Roughly bounded by W. 15th Street (north), San Antonio/Nueces Streets (east), W. 7th Street (south), and West Avenue/Shoal Creek (west)
City or town: Austin State: Texas County: Travis
Not for publication: Vicinity:

1. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
 national statewide local

Applicable National Register Criteria: A B C D

State Historic Preservation Officer
Signature of certifying official / Title Date
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting or other official Date

State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register.
- ___ removed from the National Register
- ___ other, explain: _____

Signature of the Keeper

Date of Action

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

5. Classification

Ownership of Property: Private; Public-Local

Category of Property: District

Number of Resources within Property

Contributing*	Noncontributing	
193	40	buildings
0	0	sites
1	1	structures
0	0	objects
194	41	total

**The table above excludes resources previously listed in the National Register, which are listed below.*

Number of contributing resources previously listed in the National Register: 13 [1. Boardman-Webb-Bugg House; 2. Caswell, Daniel H. House; 3. Fischer House; 4. Fannie Moss Miller House; 5. Gilfillan House; 6. Moonlight Tower; 7. Robinson-Macken House; Sampson, 8, 9, & 10. George W. House (main house plus two auxiliary buildings); 11 & 12. Smith-Clark and Smith-Bickler Houses (two buildings); 13. Tucker-Winfield Apartment House]

6. Function or Use

Historic Functions: DOMESTIC: single dwelling, multiple dwelling, secondary structure
GOVERNMENT: office, public works
EDUCATION: school, gymnasium
COMMERCE/TRADE: business/office, organizational

Current Functions: DOMESTIC: single dwelling, multiple dwelling, secondary structure
GOVERNMENT: office, public works
EDUCATION: school, gymnasium
COMMERCE/TRADE: business/office, organizational

7. Description

Architectural Classification:

- OTHER: Pre-railroad Folk, National Folk
- LATE VICTORIAN STYLES: Folk Victorian, Queen Anne, Italianate, Romanesque Revival
- LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Classical Revival, Colonial Revival, Tudor Revival, Mission Revival, Spanish Colonial Revival
- LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Prairie Style, Craftsman
- MODERN MOVEMENT: Art Deco, Ranch Style, Mid-century Modern, Brutalist
- NO STYLE

Principal Exterior Materials: Wood, Brick, Stucco, Stone

Narrative Description (see continuation sheets 7-xx)

8. Statement of Significance

Applicable National Register Criteria: A, C

Criteria Considerations: N/A

Areas of Significance: Community Planning and Development, Architecture

Period of Significance: 1856-1968

Significant Dates: 1871 (railroad arrival), 1928 (Koch & Fowler City Plan), 1958 (Austin Plan)

Significant Person (only if criterion b is marked): N/A

Cultural Affiliation (only if criterion d is marked): N/A

Architect/Builder: Denis Walsh; Hugo Kuehne; Charles H. Page, Sr.; Charles H. Page, Jr.; Fehr and Granger; Giesecke and Harris

Narrative Statement of Significance (see continuation sheets 8-xx)

9. Major Bibliographic References

Bibliography (see continuation sheet 9-xx)

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): NA

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

10. Geographical Data

Acreage of Property: 82 acres

Coordinates: (see continuation sheets 10-xx)

Verbal Boundary Description: (see continuation sheets 10-xx)

Boundary Justification: (see continuation sheets 10-33)

11. Form Prepared By

Name/title: Emily Payne, Architectural Historian

Organization: HHM & Associates, Inc.

Street & number: P.O. Box 9648

City or Town: Austin State: TX

Zip Code: 78766

Email: epayne@hhmic.com

Telephone: 512/478-8014

Date: August 2022

Additional Documentation

Maps (see continuation sheets Maps, x)

Additional items (see continuation sheets Figures, x)

Photographs (see continuation sheets Photos, x)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Photograph Log

All photographs reflect the current appearance of the nominated properties.

Photo 1

Photo of 1402 West Avenue, facing northwest.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 2

Photo of 712 W. 14th Street, facing north.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 3

Photo of 603 W. 8th Street, facing south.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 4

Photo of 708 W. 10th Street, facing north.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 5

Photo of 1008 West Avenue, facing west.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 6

Photograph of 808 West Avenue, facing southwest.

Photographer: Emily Payne

Date Photographed: November 2019

Photo 7

Photograph of 504 W. 14th Street, facing north.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 8

Photograph of 900 Rio Grande Street, facing west.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 9

Photograph of 800 Rio Grande Street, facing west.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 10

Photograph of 600 W. 7th Street, facing north.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 11

Photograph of 716 West Avenue, facing west.

Photographer: Emily Payne

Date Photographed: November 2019

Photo 12

Photograph of Shoal Creek at 12th street, facing south.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 13

604 W. 11th Street, facing north.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 14

Photograph of 1306 Guadalupe Street, facing northwest.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 15

Photograph of the south-facing façade of 1003 Rio Grande Street, facing north by northeast.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 16

Photograph of 517 W. 7th Street, facing southwest.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 17

Photograph of 605 W. 10th Street, facing south.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 18

Photograph of 1212 Rio Grande Street, facing west.

Photographer: Cydni Seifert

Date Photographed: August 2022.

Photo 19

Photograph of the circa 1930 Prairie Style house at 602 W. 11th Street, facing north.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 20

Photograph of the 1931 Tudor Revival house at 1308 West Avenue, facing west.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 21

Photograph of the 1926 Classical Revival house at 1400 West Avenue, facing west.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 22

Photograph of 819 W. 11th Street, facing south.

Photographer: Emily Payne

Date Photographed: November 2019

Photo 23

Photograph of 504 W. 12th Street, facing north.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 24

Photograph of the Tucker Apartment House at 1105 Nueces Street, facing east.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 25

Photograph of the 1960 Regency Apartments at 601 W. 11th Street, facing southeast.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 26

Photograph of 600 W. 10th Street, facing northwest.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 27

Photograph of the Moon Tower at 12th Street and Rio Grande Street, facing south.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 28

Photograph of 502 W. 13th street, facing southeast.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 29

Photograph of 505 W. 12th Street, facing southwest.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 30

Photograph of 500 W. 13th Street, facing northeast.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 31

Photograph of 408 W. 14th Street, facing north.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 32

Photograph of 701 W. 12th Street as seen from Rio Grande Street, facing west.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 33

Photo of house converted to commercial use at 700 Rio Grande, looking northwest.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 34

Photograph of an apartment complex constructed around 1945 at 1306 Rio Grande, facing east.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 35

Photograph of 812 W. 12th Street, facing north.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 36

Photograph of 1411 West Avenue, facing northeast.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 37

Photograph of 704 W. 9th Street, facing north.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 38

Photograph of 1102 West Avenue, facing west.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 39

Photograph of 1002 West Avenue, facing northwest.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 40

Photograph of 611 W. 15th Street, facing south.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 41

Photograph of 1218 West Avenue, facing west.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 42

Photograph of 1101 Nueces Street, facing east.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 43

Photograph of 1307 Nueces Street, facing east.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 44

Photograph of 1410 Rio Grande Street, facing west.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 45

Photograph of 802 Rio Grande Street, facing west.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 46

Photograph of 820 W. 10th Street, facing north.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 47

Photograph of 710 West Avenue, facing west.

Photographer: Katie Hill

Date Photographed: November 2019

West Downtown Austin Historic District, Austin, Travis County, Texas

Photo 48

Photograph of 806 W. 11th Street, facing northwest

Photographer: Katie Hill

Date Photographed: November 2019

Photo 49

Photograph of 1405 Rio Grande Street, facing east.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 50

603 W. 14th Street, facing south.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 51

1100 Nueces Street, facing north.

Photographer: Katie Hill

Date Photographed: November 2019

Photo 52

W. 12th Street from West Avenue

Photographer: Emily Payne

Date Photographed: March 2023

Photo 53

West Avenue from W. 10th Street

Photographer: Emily Payne

Date Photographed: March 2023

Photo 54

W. 12th Street from Rio Grande Avenue

Photographer: Emily Payne

Date Photographed: March 2023

Photo 55

Rio Grande Avenue from W. 8th Street

Photographer: Emily Payne

Date Photographed: March 2023

SBR Draft

Description

The West Downtown Austin Historic District lies within the original town plat for Austin, which established a street grid centering on the site proposed for the new state capitol building. Though predominantly residential, the district also includes commercial, educational, and governmental buildings and structures. Bungalows are the most common housing form, but the district contains a large and diverse array of popular styles, many of which are among the best examples of a particular type or style in the city. Residences are generally scaled lower than the surrounding tree canopy. Although midcentury zoning changes tried to encourage multi-family development, multi-family housing comprises only about ten percent of the district's resources. Commercial resources are nearly all offices, generally respecting the low-rise scale of the district, with most examples one story in height. The educational resources include schools and a gymnasium, while governmental resources include offices and a 1895 Moonlight Tower, an early municipal street lighting structure. The boundary encompasses hilly land developed shortly after Austin's founding, with the oldest extant resources dating from the 1850s. The proposed district contains 248 resources, of which more than 80 percent are contributing. The mix of resources displays a diverse array of architectural styles, but the district maintains a sense of unity through the scale of the buildings, consistent setbacks, and use of similar landscape features.

Setting

The West Downtown Austin Historic District is located in central Austin, just west of the central business district and Capitol complex. The city lies in Central Texas, with gently sloping Blackland Prairie to the east and the higher, rocky Edwards Plateau and Hill Country to the west. The topography within the district's boundaries is hilly, sloping downward dramatically at the western edge along the banks of Shoal Creek. Soil is thin and rocky, and the climate is hot and sub-tropical.

The rectilinear street grid dates to the original land grants that preceded the founding of Austin, while the street network and lot layouts date to the original 1839 city plat, which placed the Texas State Capitol at its center and the future University of Texas just to the north. The area west of the capitol historically was primarily residential, areas to the south and east were primarily commercial, and the area to the north was a mix of commercial and residential. Today, high-rise mixed-use residential and commercial development abuts the southern boundary of the district, a modern state and local governmental complex lies to the east, and dense university-oriented housing lies to the north. The surrounding development gives the district a sense of peaceful isolation and calm amid the bustle of the city.

The residential blocks in West Downtown are subdivided into standard rectangular lots, generally deeper than they are wide – although some lots have been merged to accommodate larger buildings. Buildings are uniformly set back from the street and separated from one another with open space. Vegetation includes a number of old native live oak trees, as well as modern-day lawns with decorative plantings (Photos 1 and 2). Because of the hilly topography of the district, some properties include historic limestone retaining walls and terraced soil berms (Photos 3 and 4). A number of landscapes also retain historic-age wrought iron fences or stone walls (Photos 5, 6, 7, and 8). Most properties include a central paved walkway leading from a public sidewalk to a main front entrance, many of which include steps to navigate sloping terrain (Photos 2, 9, and 10). On some properties, driveways along the side of the main building lead to a secondary garage (Photo 11), while other properties have vehicular access from alleys at the rear. Just west of the district, the Shoal Creek greenbelt and trail provide public open space and a circulation network for bicycles and pedestrians (Photo 12).

Range and Distribution of Construction Dates

The buildings within the proposed West Downtown Austin Historic District stand as physical documents of the growth and development of Austin during the period of significance from 1856 through 1968, ending prior to the late-twentieth-century movement to construct mid-rise office blocks and surface parking lots in the district. The inventory of buildings extant within the district's boundaries today illustrates the original development, redevelopment, and continued use of the district over this 112-year period. Examples of architectural styles and methods of construction from every decade during the period of significance remain intact today, as documented within Table 1 and Map 5.

Construction from the 1850s through 1880s was scattered and low-density. Intact examples of early development include the 1856 Hatzfeld House at 604 W. 11th Street (designated as a local landmark and Recorded Texas Historic Landmark/RTHL, Photo 13) and the 1868 house at 1306 Guadalupe Street (RTHL, Photo 14). One notable example is the George W. Sampson House at 1003 Rio Grande Street, constructed in 1875 in the Italianate style (Photo 15, RTHL, local landmark, NRHP).¹ By 1894, Sanborn maps show widespread development in the district but varying densities, with some blocks including one or two large homesteads and others densely developed with many small dwellings.

Development followed similar patterns until about 1915, with sizeable new single-family houses constructed on the limited remaining empty land. For example, the Classical Revival house still standing at 708 W. 10th Street was constructed around 1905 on a lot shown as empty on the 1900 Sanborn maps (Photo 4). Over the next few decades, the neighborhood grew denser, as some owners of large plots built smaller homes on the same blocks as new estates and others demolished older homes to construct denser new housing, including multifamily housing such as the Emma West Flats at 511 W. 7th Street (Photo 16, RTHL) and the apartment building at 605 W. 10th Street (Photo 17). Newer, larger schools in the district were constructed to respond to population growth, such as the new Allan Junior High at 1212 Rio Grande Street (later Austin High School, now Austin Community College, Photo 18). By 1928, the survey area was one of Austin's densest neighborhoods, as indicated on a map showing existing housing density at the time from Koch & Fowler's *A City Plan for Austin, Texas* (Figure 8).

Over time, houses in the district were reused as businesses, and some lots were redeveloped with new commercial buildings. This process began as early as the 1920s. The few large single-family houses constructed in the area in the 1920s and early 1930s either replaced earlier large houses—as did the house at 602 West 11th Street built around 1930 (Photo 19)—or were constructed on the steep bluffs along West Avenue (Photos 20 and 21). A number of smaller bungalows were also constructed in the 1920s and 1930s, such as the examples at 819 W. 11th Street and 504 W. 12th Street (Photo 22 and 23). During the Great Depression and the years that followed, very little economic expansion and land development occurred in the historic district. Residential construction within the historic district was limited to a few modest houses and outbuildings, plus a few multi-family buildings like the Tucker Apartment House at 1105 Nueces Street (Photo 24).

In the late 1940s and 1950s, commercial development ensued, especially along West 12th Street. At the same time, additional low-rise apartment buildings were constructed. The Regency Apartment Building constructed at 601 West 11th Street in 1960 illustrated this trend, replacing older single-family homes with a modern apartment building (Photo 25). Some limited development for office use occurred from the 1970s onward, but for the most part, the older building fabric remains intact and preserved today.

Property Uses, Types, and Forms

Today, the resources extant within the district's boundaries are predominantly residential (87 percent), along with a mix of commercial resources (25 percent) and a scattering of educational and governmental resources (five and two percent, respectively). Among residential resources, most are single-family. Bungalows are the most common housing form, as exemplified by 819 W. 11th Street (Photo 22). Other common forms include center-passage houses (such as 1306 Guadalupe Street or 504 W. 14th Street, Photos 14 and 7) and irregular house forms (such as 712 W. 14th Street, Photo 2). Houses are typically one or two stories, scaled lower than the surrounding tree canopy. Although midcentury zoning changes tried to encourage multi-family development, multi-family housing comprises only about 10 percent of the district's resources. Most multi-family houses are small duplexes or back houses, but there are twelve apartment complexes (about five percent of the district's resources). Nearly all apartment complexes are low-rise and modest in scale (two or three stories tall), but the seven-story Regency South apartment tower at 600 W. 10th Street provides an

¹ David Moore [HHM], "Sampson, George W., House," National Register of Historic Places Nomination Form, Texas Historical Commission, 1984, from the THC Historic Sites Atlas, <https://atlas.thc.state.tx.us/NR/pdfs/82004526/82004526.pdf>.

example of midcentury redevelopment efforts (Photo 26). Commercial resources are nearly all offices, generally respecting the low-rise scale of the district, with most examples one-story in height and only a few two- or three-story examples. The educational resources include schools and a gymnasium, while governmental resources include offices and a “Moonlight Tower” – an early City of Austin street lighting structure, installed in 1895 (Photo 27, designated as a local landmark and individually listed in the National Register). The historic Moonlight Tower is the tallest resource in the district, its steel frame rising 165 feet tall atop a 15-foot foundation. (See Table 2 for more detailed counts and percentages of property uses and types.)

Common Construction Materials

Wood is the most common construction material in the district, used as the primary exterior material for more than 45 percent of the extant resources. Wood exterior siding is especially prominent among residential resources. Brick and stucco exterior walls are also relatively common, appearing on approximately 22 percent and 16 percent of the district’s resources, respectively. Some stone masonry buildings survive as well, especially among the oldest examples in the district (Photo 28). The oldest houses in the district used stone or brick masonry, but wood became more prevalent after about 1905. A minority of resources in the district have been altered to include asbestos shingle, vinyl, or fiber cement siding, and several concrete and metal resources are found as well. (See Table 3.)

Architectural Styles

The architectural styles found within the district vary widely, providing a breadth of examples of stylistic tastes across the period of significance. The Craftsman style is the most prevalent in the district (accounting for about 18 percent of resources), followed by National Folk stylistic influences (about 13 percent) and the Prairie style (about seven percent.) These styles are used for residences, while educational and governmental buildings used the Prairie, Classical Revival, and Art Deco styles, and commercial buildings more often used the Ranch and Midcentury Modern styles. (Table 4 provides detailed counts and percentages of stylistic influences.) For discussion of examples of significant architectural styles within the district, refer to the Criterion C discussion in Section 8, beginning on page 51.

Integrity

Overall District Integrity

Overall, the West Downtown Austin Historic District retains a strong integrity of setting, feeling, and association. The original street grid remains intact, continuing to communicate the original 1839 plan for the City of Austin. There have been no major changes to the street grid or overall layout of blocks since the nineteenth century. The overall scale of the buildings remains under the tree canopy, following patterns begun early in the period of significance. The setbacks from the street and separation of buildings from one another continue to follow historic patterns also. Historic-age landscape features like sidewalks, walkways, and retaining walls remain largely intact, and significant old-growth trees continue to punctuate the district’s landscape. The high percentage of contributing resources in the district helps to communicate the overall integrity as well – with 207 contributing resources (83 percent) and only 41 noncontributing resources (17 percent). Most noncontributing resources were constructed after the end of the period of significance but continue to use a low scale and preserve neighborhood landscape patterns so that they do not overwhelm the district’s overall integrity of setting, feeling, or association. One example is the 1971 office building at 505 W. 12th Street (Photo 29). (See Table 5 for details regarding the justifications for contributing versus noncontributing recommendations.)

Common Alterations to Design, Materials, and Workmanship

The vast majority of resources within the district also individually retain their integrity of design, materials, and workmanship. Many property owners have valued historic preservation since at least the 1960s, and most alterations and additions have been compatible with the historic character of the district. For example, the old Allan Junior High School at 1212 Rio Grande Street recently replaced non-original windows with more historically accurate new windows (Photo 18). In other cases, when inappropriate alterations have been made, they are minor enough that the building still retains the majority of its character-defining features and continues to contribute to the historic character of the district. For example, the house at 500 W. 13th Street has some upstairs windows replaced with incompatible fixed windows, and a

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

rear addition has been constructed, but it retains the majority of the character-defining features of the Romanesque Revival Style and survives as one of the few examples of the style in the district (Photo 30). Only about eight percent of the resources in the district have been altered so significantly that they no longer contribute to the historic character of the district. Among the noncontributing resources that lack integrity, the most common alterations are porch reconfigurations or enclosures, along with large-scale additions.

Table 1. Decades of construction in the proposed West Downtown Austin Historic District.

Decade Built	Percent	Count
1850	0%	1
1860	0%	1
1870	4%	9
1880	4%	11
1890	4%	10
1900	7%	17
1910	21%	52
1920	18%	46
1930	18%	45
1940	6%	15
1950	4%	9
1960	4%	11
1970	4%	9
1980	1%	2
1990	0%	1
2000	1%	2
2010	2%	5
2020	0%	1

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

Table 2. Counts and percentages of original use and building type within the district.

Original use	Count	%	Type	Count	%
Residential	216	87.10%	Single-family house	155	62.50%
			Back house	12	4.84%
			Duplex	12	4.84%
			Garage	12	4.84%
			Low-rise apartment	7	2.82%
			Garage apartment	5	2.02%
			Mid-rise apartment building	4	1.61%
			Carriage house	3	1.21%
			Shed	3	1.21%
			Fourplex	2	0.81%
			Triplex	1	0.40%
Commercial	25	10.08%	Office	20	8.06%
			Store	3	1.21%
			Bank	1	0.40%
			Gas station	1	0.40%
Educational	5	2.02%	Public school	3	1.21%
			Gymnasium	1	0.40%
			Private school	1	0.40%
Governmental	2	0.81%	Moonlight Tower	1	0.40%
			Office	1	0.40%

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

Table 3. Counts and percentages of exterior materials within the district.

Primary Exterior Wall Material	Count	%	Secondary Exterior Material	Count	%
Wood	113	45.56%	N/A	104	41.94%
			Brick	2	0.81%
			Metal	1	0.40%
			Permastone	1	0.40%
			Stone	3	1.21%
			Stucco	1	0.40%
Brick	57	22.98%	N/A	37	14.92%
			Ceramic tile	1	0.40%
			Concrete	3	1.21%
			Stone	4	1.61%
			Stucco	5	2.02%
			Wood	7	2.82%
Stucco	40	16.13%	N/A	32	12.90%
			Aluminum	2	0.81%
			Brick	1	0.40%
			Stone	1	0.40%
			Wood	4	1.61%
Stone	18	7.26%	N/A	10	4.03%
			Asbestos shingles	1	0.40%
			Fiber cement siding	1	0.40%
			Stucco	2	0.81%
			Wood	4	1.61%
Asbestos shingles	6	2.42%	N/A	6	2.42%
Vinyl	5	2.02%	N/A	5	2.02%
Fiber cement siding	5	2.02%	N/A	5	2.02%
Concrete	2	0.81%	N/A	2	0.81%
Metal	2	0.81%	N/A	2	0.81%

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

Table 4. Counts and percentages of architectural styles within the district.

Primary Stylistic Influence	Count	%	Secondary	Count	%
No stylistic influences visible	46	18.55%	N/A	46	18.55%
Craftsman	45	18.15%	N/A	44	17.74%
			Tudor Revival	1	0.40%
National Folk	32	12.90%	N/A	19	7.66%
			Classical Revival	7	2.82%
			Colonial Revival	5	2.02%
			Craftsman	1	0.40%
Prairie	18	7.26%	N/A	18	7.26%
Classical Revival	13	5.24%	N/A	13	5.24%
Italianate	12	4.84%	N/A	11	4.44%
			Classical Revival	1	0.40%
Queen Anne	9	3.63%	N/A	7	2.82%
			Classical Revival	2	0.81%
Tudor Revival	9	3.63%	N/A	8	3.23%
			Craftsman	1	0.40%
Ranch	9	3.63%	N/A	9	3.63%
Colonial Revival	8	3.23%	N/A	8	3.23%
Mid-century Modern	8	3.23%	N/A	8	3.23%
Folk Victorian	6	2.42%	N/A	5	2.02%
			Classical Revival	1	0.40%
Spanish Colonial Revival	5	2.02%	N/A	4	1.61%
			Prairie	1	0.40%
Minimal Traditional	5	2.02%	N/A	4	1.61%
			Tudor Revival	1	0.40%
Brutalist	4	1.61%	N/A	2	0.81%
			International Style	1	0.40%
			New Formalism	1	0.40%
Neo-traditional	4	1.61%	N/A	1	0.40%
			Neo-colonial	3	1.21%
Romanesque Revival	3	1.21%	N/A	2	0.81%
			Classical Revival	1	0.40%
Mission Revival	3	1.21%	N/A	2	0.81%
			Prairie	1	0.40%
Contemporary	3	1.21%	N/A	3	1.21%
Pre-railroad Folk	2	0.81%	N/A	2	0.81%
Art Deco	2	0.81%	N/A	2	0.81%
Streamline Moderne	1	0.40%	N/A	1	0.40%
Postmodern	1	0.40%	N/A	1	0.40%

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

Table 5. Counts and percentages of contributing and noncontributing resources within the district, as well as justification for contributing and noncontributing recommendations.

Contributing/ Noncontributing Recommendation	Count	%	Justification for Recommendation	Count	%
Contributing	207	83.47%	Possesses sufficient integrity and significance	207	83.47%
Noncontributing	41	16.53%	Outside district period of significance	18	7.25%
			Outside district period of significance, Lacks integrity	1	0.40%
			Lacks integrity	20	8.06%
			Lacks significance	2	0.81%

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

Inventory

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	507 W 7 ST 194188	1930 In field estimate, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	511 W 7 ST 194187	1905 RTHL Marker, 1935 Sanborn	Residential Low-rise apartment building per 1935 Sanborn - Compound plan	Classical Revival Fischer & Lambie	Contributing RTHL: Emma West Flats
	600 W 7 ST 105349	1903 https://atlas.thc.state.tx.us/ Details/5453012793	Residential Single-family house - L-plan	Queen Anne George Fiegel	Contributing Local Landmark: Martin House; RTHL marker
	600 W 8 ST 196684	1984 Appraisal district	Commercial Office - Mid-rise box	Contemporary	Noncontributing
	603 W 8 ST 105348	1905 Marker	Residential Single-family house - Center passage	Mission Revival, Prairie Charles Page	Contributing Local Landmark: Gilfillan House; NR- listed Gilfillan House
	705 W 8 ST 105337	1948 Appraisal district, 1962 Sanborn	Residential Duplex house - Rectangular	No stylistic influences visible	Contributing
	708 8 ST 196645	1925 Appraisal district	Residential Single-family house - Other	No stylistic influences visible	Noncontributing
	600 W 9 ST B 196692	1905 Appraisal district, 1935 Sanborn	Residential Back house - Garage apartment	Craftsman	Contributing
	600 W 9 ST 196692	1925 In field estimate, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	602 W 9 ST 196693	1880 Marker	Residential Single-family house - L-plan	Italianate	Contributing Local Landmark NR-listed RTHL
	603 W 9 ST 196682	1930 Appraisal district, 1935 Sanborn	Residential Duplex house - Foursquare	Colonial Revival	Contributing
	604 W 9 ST 196694	1927 Appraisal district, 1935 Sanborn	Residential Duplex house - Duplex house	Craftsman	Contributing
	605 W 9 ST 196681	1924 Appraisal district, 1935 Sanborn	Residential Duplex house - Duplex house	Craftsman	Contributing
	609 W 9 ST 196680	1910 Appraisal district, 1935 Sanborn	Residential Single-family house - Foursquare	National Folk	Contributing
	703 W 9 ST 196655	1904 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	National Folk	Contributing
	704 W 9 ST 196663	1910 In field estimate, 1900 & 1935 Sanborns	Residential Single-family house - Square plan hipped-roof	National Folk, Classical Revival	Contributing
	600 W 10 ST 821200	1968 Newspaper	Residential Mid-rise apartment building - Three- part vertical block	Mid-century Modern Robert P. Pringle Royce Faulkner	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	605 W 10 ST 196689	1924 Appraisal district, 1935 Sanborn	Residential Low-rise apartment - Compound plan	Colonial Revival	Contributing
	607 W 10 ST 196688	1915 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Tudor Revival	Contributing
	609 W 10 ST 196687	1919 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Tudor Revival	Contributing
	702 W 10 ST B 196674	1912 Appraisal district, 1935 Sanborn	Residential Back house - Shotgun	Craftsman	Contributing
	702 W 10 ST 196674	1912 Appraisal district, 1935 Sanborn	Residential Single-family house - Center passage	Classical Revival	Contributing
	703 W 10 ST B 196659	1920 In field estimate, 1935 Sanborn	Residential Single-family house - Square plan hipped-roof	National Folk, Classical Revival	Contributing
	707 W 10 ST B 196657	1901 Appraisal district, 1935 Sanborn	Residential garage Garage - Rectangular	No stylistic influences visible	Contributing
	707 W 10 ST 196657	1901 Appraisal district, 1935 Sanborn	Residential Single-family house - Foursquare	Tudor Revival	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	708 W 10 ST 196666	1905 Appraisal district, 1935 Sanborn	Residential Single-family house - L-plan	Romanesque Revival, Classical Revival	Contributing
	806 W 10 ST B 196617	1936 Appraisal district, 1962 Sanborn	Residential Back house - Rectangular	No stylistic influences visible	Contributing
	806 W 10 ST 196617	1936 Appraisal district, 1962 Sanborn	Residential Duplex house - Irregular plan	Colonial Revival	Contributing
	808 W 10 ST 196618	1948 Appraisal district, 1962 Sanborn	Residential Low-rise apartment building - L-plan	Ranch Style	Noncontributing
	810 W 10 ST A 196619	1890 1984 HHM survey	Residential Single-family house - Center passage	Folk Victorian	Contributing Local Landmark: Mayer-Howse House
	810 W 10 ST B 196619	1948 Appraisal district, 1962 Sanborn	Residential Back house - Rectangular	No stylistic influences visible	Contributing
	812 W 10 ST A 196620	1930 Appraisal district, 1935 Sanborn	Residential Single-family house - Square plan hipped-roof	National Folk	Contributing
	812 W 10 ST B 196620	1930 Appraisal district, 1935 Sanborn	Residential Garage apartment - Rectangular	No stylistic influences visible	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	814 W 10 ST A 196621	1925 Appraisal district, 1935 Sanborn	Residential Single-family house - Square plan hipped-roof	National Folk, Colonial Revival	Contributing
	814 W 10 ST B 196621	2015 In field estimate	Carport shed - Rectangular	No stylistic influences visible	Noncontributing
	816 W 10 ST 196622	1920 In field estimate, 1935 Sanborn	Residential Single-family house - Square plan hipped-roof	National Folk	Contributing
	818 W 10 ST A 196623	1937 Appraisal district, 1962 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	818 W 10 ST B 196623	1937 Appraisal district, 1962 Sanborn	Residential Garage apartment - Rectangular	Craftsman	Contributing
	820 W 10 ST A 196624	1937 Appraisal district, 1962 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	820 W 10 ST B 196624	1937 Appraisal district, 1962 Sanborn	Residential Garage apartment - Rectangular	Craftsman	Contributing
	601 W 11 ST 196698	1959 Appraisal district, 1962 Sanborn	Residential Low-rise apartment building - Compound plan	Ranch Style C.D. Yarbrough	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	602 W 11 ST 196706	1930 Appraisal district, 1935 Sanborn	Residential Single-family house - Center passage	Prairie	Contributing
	604 W 11 ST 196707	1856 Marker	Residential, outbuilding Single-family house - Center passage	Pre-railroad Folk	Contributing Local Landmark: Hatzfeld House; RTHL marker
	606 W 11 ST 196708	1900 1900 Sanborn	Residential Single-family house - Irregular plan	Queen Anne	Contributing
	701 W 11 ST B 196670	1930 In field estimate, 1935 Sanborn	Residential Garage - Rectangular	Craftsman	Contributing
	701 W 11 ST 196670	1930 In field estimate, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	703 W 11 ST 196669	1935 Appraisal district, 1935 Sanborn	Residential Low-rise apartment building per 1935 Sanborn - Center passage	Prairie	Contributing
	806 W 11 ST 196641	1920 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	808 W 11 ST A 196642	1910 In field estimate, 1935 Sanborn	Residential Single-family house - Rectangular	Classical Revival	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	808 W 11 ST B 196642	1969 Appraisal district	Residential Garage - Rectangular	No stylistic influences visible	Noncontributing
	810 W 11 ST 196643	1930 In field estimate, 1935 Sanborn	Residential Single-family house - Bungalow	Minimal Traditional	Contributing
	813 W 11 ST A 196612	1917 Appraisal district, 1935 Sanborn	Residential Single-family house - Irregular	No stylistic influences visible	Noncontributing
	813 W 11 ST B 196612	1917 Appraisal district, 1935 Sanborn	Residential Garage apartment - Rectangular	Craftsman	Noncontributing
	815 W 11 ST A 196611	1910 Appraisal district, 1935 Sanborn	Residential Single-family house - Modified L-plan	National Folk	Contributing
	815 W 11 ST B 196611	1910 Appraisal district, 1935 Sanborn	Residential Back house - Rectangular	No stylistic influences visible	Contributing
	817 W 11 ST A 196610	1914 Appraisal district, 1935 Sanborn	Residential Single-family house - Modified L-plan	Folk Victorian	Contributing
	817 W 11 ST B 196610	1914 Appraisal district, 1935 Sanborn	Residential garage Carport shed - Rectangular	No stylistic influences visible	Contributing
	819 W 11 ST 196626	1925 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	819 1/2 W 11 ST 196609	1915 Appraisal district, 1935 Sanborn	Residential Single-family house - Foursquare	National Folk, Craftsman	Contributing
	821 W 11 ST A 196608	1907 Appraisal district, 1935 Sanborn	Residential Single-family house - Modified L-plan	National Folk, Colonial Revival	Contributing
	821 W 11 ST B 196608	1950 In field estimate, 1962 Sanborn	Residential garage Garage - Rectangular	No stylistic influences visible	Contributing
	823 W 11 ST A 196607	1951 Appraisal district, 1962 Sanborn	Residential Single-family house - Ranch	Minimal Traditional	Contributing
	823 W 11 ST B 196607	1951 Appraisal district, 1962 Sanborn	Residential Garage apartment - Rectangular	No stylistic influences visible	Noncontributing
	402 W 12 ST 196767	1900 Appraisal district, 1900 Sanborn	Residential Single-family house - Irregular plan	Queen Anne likely Arthur O. Watson (original owner,)	Contributing Local Landmark: Watson (A.O.) House
	501 W 12 ST A 196743	1918 Appraisal district, 1935 Sanborn	Residential Single-family house - Irregular plan	Colonial Revival	Contributing Local Landmark: Kleberg House
	502 W 12 ST 196753	1920 Appraisal district, 1935 Sanborn	Residential Single-family house - Foursquare	Spanish Colonial Revival	Contributing
	504 W 12 ST 196754	1920 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Spanish Colonial Revival	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	505 W 12 ST 196744	1971 Appraisal district	Commercial Office - Mid-rise office tower	Brutalist	Noncontributing
	506 W 12 ST 196755	1920 Appraisal district, 1935 Sanborn	Residential Single-family house - Irregular plan	Spanish Colonial Revival	Contributing
	508 W 12 ST 196756	1930 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	509 W 12 ST 196740	1922 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	603 W 12 ST 196701	1922 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	604 W 12 ST 196724	1925 In field estimate, 1935 Sanborn	Residential Single-family house - L-plan	Queen Anne	Contributing
	605 W 12 ST 196700	1910 Appraisal district, 1935 Sanborn	Residential Duplex house - Square plan hipped- roof	No stylistic influences visible	Noncontributing
	606 W 12 ST 449263	1915 Appraisal district, 1935 Sanborn	Residential Single-family house - Modified L-plan	National Folk	Contributing
	608 W 12 ST 196724	1915 In field estimate, 1935 Sanborn	Residential Single-family house - L-plan	Classical Revival	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	701 W 12 ST 196675	1896 https://atlas.thc.state.tx.us/Details/5507017181	Educational Public school - Massed block	Prairie Additions by Dennis Walsh (1916) and Hugo Kuehne (1926)	Contributing RTHL marker, OTHM marker
	801 W 12 ST 196634	1932 1932 City Directory, 1935 Sanborn	Commercial Gas station - Box	Streamline Moderne	Noncontributing
	807 W 12 ST 196633	1939 City Directories, 1935 & 1962 Sanborns	Residential Duplex house per City Directories - Center passage	No stylistic influences visible	Contributing
	809 W 12 ST 196632	1930 In field estimate, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	812 W 12 ST 199615	1948 Appraisal district, 1962 Sanborn	Commercial Store - One-part commercial block	No stylistic influences visible	Contributing
	500 W 13 ST 544246	1900 Appraisal district	Residential Single-family house - Irregular plan	Romanesque Revival	Contributing
	502 W 13 ST A 199729	1883 Newspaper article	Residential Single-family house - Irregular plan	Italianate James Baird Smith	Contributing Local Landmark: Smith House;
	502 W 13 ST B 199729	1883 Newspaper article	Residential Carriage house - Rectangular	No stylistic influences visible James Baird Smith	Contributing Local Landmark: Smith House;
	504 W 13 ST A 199730	1930 In field estimate, 1935 Sanborn	Commercial Single-family house - L-plan	Minimal Traditional	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	504 W 13 ST B 199730	1957 City building permit data	Residential Back house - Irregular plan	No stylistic influences visible	Contributing
	600 W 13 ST A 199688	1940 Appraisal district, 1962 Sanborn	Residential Single-family house - Bungalow	Tudor Revival	Contributing
	600 W 13 ST B 199688	1940 Appraisal district, 1962 Sanborn	Residential Shed - Rectangular	No stylistic influences visible	Noncontributing
	602 W 13 ST 199684	1905 HHM 1984 survey, 1935 Sanborn	Residential Single-family house - Modified L-plan	Folk Victorian	Contributing
	603 W 13 ST 196713	1978 Appraisal district	Commercial Office - Mid-rise box	Mid-century Modern	Noncontributing
	604 W 13 ST 199685	1907 Appraisal district, 1935 Sanborn	Residential Single-family house - L-plan	National Folk, Classical Revival	Contributing
	405 W 14 ST 199801	1915 In field estimate, 1935 Sanborn	Residential Single-family house - Center passage	Classical Revival	Contributing
	408 W 14 ST 199808	1877 Marker	Residential Single-family house - Compound plan	Classical Revival	Contributing Local Landmark: Mauthe-Myrick House; RTHL: Mauthe-Myrick Mansion
	409 W 14 ST 199800	1933 City building permit data	Residential Single-family house - Center passage	Prairie	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	502 W 14 ST 199736	1886 https://atlas.thc.state.tx.us/NR/pdfs/79003016/79003016.pdf	Residential Single-family house - Center passage	Italianate James Baird Smith	Contributing Local Landmark: Smith-Phillips Houses; NR-listed: Smith-Clark and Smith- Bickler Houses
	503 W 14 ST 199725	1920 In field estimate	Residential Single-family house - Bungalow	Craftsman	Contributing
	504 W 14 ST 199737	1886 https://atlas.thc.state.tx.us/NR/pdfs/79003016/79003016.pdf	Residential Single-family house - Center passage	Italianate James Baird Smith	Contributing NR-listed: Smith-Clark and Smith-Bickler Houses; RTHL: Smith- Clark-Smith House
	505 W 14 ST 199724	1925 1900 & 1935 Sanborns	Residential Single-family house - Bungalow	Craftsman	Contributing
	506 W 14 ST 199738	1890 1984 HHM Survey, 1900 Sanborn (beyond boundaries of earlier Sanborns)	Residential Single-family house - Irregular plan	Italianate	Contributing
	508 W 14 ST 747355	1915 Appraisal district, 1935 Sanborn	Residential Single-family house - Foursquare	Prairie	Contributing
	601 W 14 ST A 199682	1910 Appraisal district, 1935 Sanborn	Residential Single-family house - Irregular	Italianate	Contributing
	603 W 14 ST 199682	1910 Appraisal district, 1935 Sanborn	Residential Single-family house - Other	No stylistic influences visible	Noncontributing
	605 W 14 ST B 199681	1910 Appraisal district, 1935 Sanborn	Residential Back house - Rectangular	No stylistic influences visible	Noncontributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	605 W 14 ST 199681	1910 Appraisal district, 1935 Sanborn	Residential Duplex house - Square plan hipped- roof	No stylistic influences visible	Noncontributing
	606 W 14 ST 199694	1962 Appraisal district	Unknown Office - Oblong Box	Ranch Style	Noncontributing
	611 W 14 ST 199679	1910 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	No stylistic influences visible	Contributing
	707 W 14 ST 199640	1927 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	709 W 14 ST 199635	1915 In field estimate, 1900 & 1935 Sanborns	Residential Single-family house - Square plan hipped-roof	National Folk, Colonial Revival	Contributing
	710 W 14 ST 199627	1930 In field estimate, 1900 & 1935 Sanborns	Residential Low-rise apartment building per Sanborns - Irregular	Colonial Revival	Contributing
	711 W 14 ST 199634	1920 1984 survey data	Residential Single-family house - Square plan hipped-roof	National Folk	Contributing
	712 W 14 ST 199628	1890 HHM 1984 survey, 1900 & 1935 Sanborns	Residential Single-family house - Irregular plan	Queen Anne	Contributing
	713 W 14 ST 361397	1910 In field estimate, 1935 Sanborn	Residential Single-family house - Modified L-plan	National Folk	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	509 W 15 ST 199733	1967 Appraisal district	Residential Office - Other	Mid-century Modern	Contributing
	515 W 15 ST 199732	1960 Appraisal district, 1962 Sanborn	Commercial Office - Box	Mid-century Modern	Contributing
	605 W 15 ST 199695	2013 Appraisal district	Commercial Bank - Box with Canopy	No stylistic influences visible	Noncontributing
	611 W 15 ST 199692	1910 Appraisal district, 1935 Sanborn	Residential Single-family house - Compound plan	Prairie Fehr & Granger (1960 renovations)	Contributing
	1304 GUADALUPE ST 441816	1886 Marker text for similar building nextdoor, 1894 Sanborn	Residential Single-family house - Center passage	National Folk	Contributing
	1306 GUADALUPE ST 199802	1868 Marker	Residential Single-family house - Center passage	Pre-railroad Folk	Contributing RTHL: Adams-Ziller House
	607 NUECES ST 194187	1872 RTHL marker	Residential Single-family house - Shotgun	National Folk	Contributing RTHL marker
	807 NUECES ST 196727	1927 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	808 NUECES ST 196683	1979 Appraisal district	Commercial Office - Other	No stylistic influences visible	Noncontributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	809 NUECES ST 196727	1927 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	811 NUECES ST 196727	1927 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	901 NUECES ST A 196734	1922 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	901 NUECES ST B 196734	1922 Appraisal district, 1935 Sanborn	Residential Garage - Garage	No stylistic influences visible	Contributing
	903 NUECES ST 196734	1922 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	905 NUECES ST 196734	1922 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	1100 NUECES ST 196705	1951 Appraisal district, 1962 Sanborn	Commercial Office - Box	Mid-century Modern	Noncontributing
	1101 NUECES ST 196736	1940 Appraisal district, 1962 Sanborn	Commercial Office (clinic per 1962 Sanborn) - Rectangular	Ranch Style	Contributing
	1103 NUECES ST 196737	1949 Appraisal district, 1962 Sanborn	Residential Single-family house - Other	Ranch Style	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	1104 NUECES ST 196704	1933 City building permit data	Residential Duplex house - Other	Craftsman	Noncontributing
	105 NUECES ST 196738	1938 Appraisal district, 1962 Sanborn	Residential Fourplex - Center passage	Tudor Revival Harry Hargrave	Contributing NR-listed: Tucker Apartment House; Local landmark: Tucker-Winfield Apartment House
	1107 NUECES ST 196739	1950 Appraisal district, 1962 Sanborn	Residential Single-family house - Other	No stylistic influences visible	Contributing
	1107 NUECES ST 196739	1950 Appraisal district, 1962 Sanborn	Residential Single-family house - Ranch	No stylistic influences visible	Noncontributing
	1108 NUECES ST 196703	2022 In field estimate (under construction)	Residential Mid-rise apartment building -	Contemporary	Noncontributing
	1200 NUECES ST A 196721	1940 In field estimate, 1935 & 1962 Sanborns, City Directories	Residential Triplex per City Directories - Foursquare	No stylistic influences visible	Contributing
	1202 NUECES 196724	1960 In field estimate, 1962 Sanborn	Residential Back house - Compound plan	No stylistic influences visible	Contributing
	1204 NUECES ST 196723	1949 In field estimate, 1935 & 1962 Sanborns	Residential Mid-rise apartment building per 1962 Sanborn - Center passage	No stylistic influences visible	Contributing
	1206 NUECES ST 196715	1930 In field estimate, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	209 NUECES ST 196746	1990 Appraisal district	Commercial Office - Other	Neo-colonial	Noncontributing
	1210 NUECES ST 196714	1967 Appraisal district, Newspapers	Commercial Office - Box	Brutalist	Noncontributing
	1301 NUECES ST 199731	1964 Appraisal district	Commercial Office - Other	No stylistic influences visible	Contributing
	1304 NUECES ST A 199687	1925 In field estimate, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	1304 NUECES ST B 199687	1910 Appraisal district, 1935 Sanborn	Residential Garage - Rectangular	No stylistic influences visible	Contributing
	1306 NUECES ST 199683	1930 In field estimate, 1935 Sanborn	Residential Single-family house - Square plan hipped-roof	National Folk, Classical Revival	Contributing
	1307 NUECES ST 199722	1965 In field estimate, 1962 Sanborn	Commercial Store - Enframed window wall	Mid-century Modern	Contributing
	1315 NUECES ST 199723	1915 Appraisal district, 1935 Sanborn	Residential Single-family house - Center passage	National Folk, Classical Revival	Contributing
	1402 NUECES ST 199693	1885 City Directories, 1900 Sanborn	Residential Single-family house - Center passage	National Folk	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	700 RIO GRANDE ST 105343	1933 Original City water permit	Residential Single-family house - Foursquare	Prairie	Contributing
	702 RIO GRANDE ST 105342	1876 Appraisal district, RTHL marker	Residential Single-family house - Irregular plan	Italianate Campbell and Deats	Contributing Local Landmark: Robinson-Macken House;NR-listed: Robinson-Macken House;RTHL: Robinson-Macken House
	704 RIO GRANDE ST 105341	1930 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	706 RIO GRANDE ST 105340	1872 RTHL, 1900 & 1935 Sanborns	Residential Single-family house - Center passage	Classical Revival	Contributing RTHL: McNeal Home
	708 RIO GRANDE ST 105339	1930 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	709 RIO GRANDE ST 105354	1910 Appraisal district, 1935 Sanborn	Residential Single-family house - Center passage	Mission Revival	Contributing Local Landmark: Sayers House
	800 RIO GRANDE ST 196654	1930 Appraisal district, 1935 Sanborn	Residential Single-family house - Irregular plan	Spanish Colonial Revival Hugo Kuehne	Contributing
	801 RIO GRANDE ST 196676	1910 Appraisal district, 1935 Sanborn	Residential Single-family house - Center passage	Queen Anne, Classical Revival	Contributing
	802 RIO GRANDE ST 196653	1923 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	804 RIO GRANDE ST 196652	1937 Appraisal district, 1935 Sanborn	Residential Duplex house - Other		Contributing
	805 RIO GRANDE ST 196677	1910 1900 & 1935 Sanborns	Residential Single-family house - Foursquare	National Folk, Colonial Revival	Contributing Local Landmark: Crow- Tenant House
	807 RIO GRANDE ST 196678	1970 Appraisal district	Educational Private school - Compound plan	No stylistic influences visible	Noncontributing
	808 RIO GRANDE ST 196651	1965 In field estimate, 1962 Sanborn	Commercial Office - T-shaped	Mid-century Modern	Contributing
	809 RIO GRANDE ST A 196679	1910 In field estimate, 1900 & 1935 Sanborns	Residential Single-family house - Modified L-plan	Italianate	Contributing
	900 RIO GRANDE ST 196661	1910 In field estimate, 1935 Sanborn	Residential Single-family house - Modified L-plan	Folk Victorian	Contributing Local Landmark: Campbell-Miller House;NR-listed: Fannie Moss Miller House
	901 RIO GRANDE ST 196695	1887 marker	Residential Single-family house - Foursquare	Classical Revival Charles Funk	Contributing Local Landmark: Moore-Flack House;RTHL: Moore- Flack House
	902 RIO GRANDE ST 196660	1920 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	904 RIO GRANDE ST C 196659	1937 City building permit data	Residential Duplex house - Foursquare	Colonial Revival	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	906 RIO GRANDE ST A 196659	1920 In field estimate, 1935 Sanborn	Residential Single-family house - Center passage	Prairie	Contributing
	907 RIO GRANDE ST 196686	1910 Appraisal district, 1935 Sanborn	Residential Single-family house - L-plan	Italianate	Contributing
	1002 RIO GRANDE ST A 196673	1912 Appraisal district, 1935 Sanborn	Residential Single-family house - Square plan hipped-roof	National Folk, Classical Revival	Contributing
	1003 RIO GRANDE ST A 821201	1875 Appraisal district, Marker	Residential Single-family house - Irregular plan	Italianate, Classical Revival	Contributing Local Landmark: Sampson (George W.) House;NR-listed: Sampson, George W., House;RTHL: George W. Sampson House
	1003 RIO GRANDE ST B 821201	1875 Appraisal district	Residential Back house - Other	National Folk	Contributing Local Landmark: Sampson (George W.) House;NR-listed: Sampson, George W., House
	1003 RIO GRANDE ST C 821201	1875 Appraisal district	Residential Carriage house - Carriage house	National Folk	Contributing Local Landmark: Sampson (George W.) House;NR-listed: Sampson, George W., House
	1010 RIO GRANDE ST 196672	1920 Appraisal district, 1935 Sanborn	Residential Single-family house - Center passage	Prairie	Contributing
	1012 RIO GRANDE ST 196671	1900 Appraisal district, 1900 Sanborn	Residential Single-family house - Irregular plan	Queen Anne	Contributing
	1105 RIO GRANDE ST A 196699	1931 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman, Tudor Revival	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	1105 RIO GRANDE ST B 196699	1931 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Minimal Traditional, Tudor Revival	Contributing
	1111 RIO GRANDE ST 196709	1922 City building permit data	Commercial Store - Mid-rise box	No stylistic influences visible	Noncontributing
	1201 RIO GRANDE 196724	1910 In field estimate, 1935 Sanborn	Residential Single-family house - Irregular plan	Italianate	Contributing
	1205 RIO GRANDE 196724	1910 In field estimate, 1935 Sanborn	Residential Single-family house - Irregular plan	National Folk	Contributing
	1212 RIO GRANDE ST A 199676	1915 https://www.loyalforever.com/events/the-rio-grande-campus-50-years-of-history	Educational Public school - Courtyard Plan	Classical Revival Giesecke & Harris	Contributing Local Landmark: Allan Jr. High School;RTHL: Austin High School, Rio Grande Campus
	1212 RIO GRANDE ST B 199676	1939 https://www.loyalforever.com/events/the-rio-grande-campus-50-years-of-history	Educational Public school - Compound plan	Art Deco Giesecke & Harris Rex D. Kitchen, O.K. Johnson	Contributing Local Landmark: Allan Jr. High School
	1301 RIO GRANDE ST 199686	1885 Appraisal district	Residential Single-family house - L-plan	National Folk	Contributing
	1304 RIO GRANDE ST 199638	1916 Appraisal district, 1900 & 1935 Sanborns	Residential Low-rise apartment building per 1935 Sanborn - Center passage	Prairie	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	1306 RIO GRANDE ST 199636	1945 Appraisal district, City Directories, 1962 Sanborn	Commercial, Residential Office per 1962 Sanborn - Rectangular	Mid-century Modern	Contributing
	1400 RIO GRANDE ST 199626	1970 Newspapers	Residential Mid-rise apartment building - Compound plan	No stylistic influences visible	Noncontributing
	1401 RIO GRANDE ST 199689	1940 Appraisal district, 1962 Sanborn	Commercial Office (clinic per 1962 Sanborn) - Irregular	Ranch Style	Contributing
	1403 RIO GRANDE ST 199690	1940 Appraisal district, 1962 Sanborn	Commercial Office - Irregular	Ranch Style	Contributing
	1405 RIO GRANDE ST 199691	1930 In field estimate, 1900 & 1935 Sanborns	Residential Single-family house - Bungalow	Tudor Revival, Craftsman	Contributing
	1410 RIO GRANDE ST 199625	1909 City Directories, 1900 & 1935 Sanborns	Residential Single-family house - Irregular	Prairie C.H. Page Jr (Clayton & Little - 2009)	Contributing Local Landmark: Byrne Reed House
	12 ST AT RIO GRANDE ST 199676	1895 In field estimate	Governmental Moonlight Tower - Lighting Tower	No stylistic influences visible	Contributing Local Landmark: Moonlight Tower, Individually listed on NRHP, SAL, and OTHM: Moonlight Towers
	1104 SAN ANTONIO ST B 196741	1890 1894 Sanborn map	Residential Garage - Rectangular	No stylistic influences visible	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	1104 SAN ANTONIO ST 196741	1890 1894 Sanborn map	Residential Single-family house - Irregular plan	Queen Anne	Contributing
	1106 SAN ANTONIO ST B 196743	1918 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing Local Landmark: Kleberg House
	1200 SAN ANTONIO ST 196752	1920 Appraisal district, 1935 Sanborn	Residential Single-family house - Compound plan	Prairie	Noncontributing
	1205 SAN ANTONIO ST 196765	1910 Appraisal district, 1935 Sanborn	Residential Single-family house - Hall-and-parlor	Classical Revival W. D. and Mrs. Bowen, Mabel Smith	Contributing
	1206 SAN ANTONIO ST 196749	1920 Appraisal district, 1935 Sanborn	Residential Single-family house - Center passage	Tudor Revival	Contributing Local Landmark: Allen- Williams House
	1210 SAN ANTONIO ST 196748	2002 Appraisal district	Governmental Office - Three-part vertical block	Postmodern	Noncontributing
	1304 SAN ANTONIO ST 199727	1974 Appraisal district	Commercial Office - Raised box	Brutalist, International Style	Noncontributing
	1305 SAN ANTONIO ST 199799	1915 In field estimate, 1935 Sanborn	Residential Single-family house - Square plan hipped-roof	Prairie	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	1310 SAN ANTONIO ST 199726	1910 In field estimate, 1935 Sanborn	Residential Single-family house - Center passage	Prairie	Contributing
	1402 SAN ANTONIO ST A 199735	1920 Appraisal district, 1935 Sanborn	Residential Single-family house - Foursquare	Mission Revival	Contributing
	1402 SAN ANTONIO ST B 199735	1920 Appraisal district, 1935 Sanborn	Residential Garage - Garage	No stylistic influences visible	Contributing
	710 WEST AVE 105315	1940 Appraisal district	Residential Single-family house - Bungalow	Craftsman	Contributing
	715 WEST AVE 105344	1875 Appraisal district, 1900 Sanborn	Residential Single-family house - Center passage	National Folk	Contributing
	716 WEST AVE A 196591	1910 In field estimate	Residential Single-family house - Foursquare	Prairie	Contributing
	716 WEST AVE B 196591	1970 Appraisal district	Commercial Back house - Square plan hipped-roof	Craftsman	Noncontributing
	717 WEST AVE 105345	1875 Appraisal district, 1900 Sanborn	Residential Single-family house - Center passage	National Folk	Contributing
	800 WEST AVE C 196591	1970 Appraisal district	Commercial Office - Other	Ranch Style	Noncontributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	801 WEST AVE 196645	1970 Appraisal district	Residential Office - Two-part mid-rise box	No stylistic influences visible	Noncontributing
	803 WEST AVE A 196646	1930 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	803 WEST AVE B 196646	1930 Appraisal district, 1935 Sanborn	Residential Garage - Box	No stylistic influences visible	Contributing
	803 1/2 WEST AVE 196647	1930 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	805 WEST AVE A 196648	1927 City building permit data	Residential Single-family house - Bungalow	Craftsman	Contributing
	806 WEST AVE 196588	1895 In field estimate, 1900 Sanborn	Residential Single-family house - Irregular plan	Queen Anne, Classical Revival	Contributing
	807 WEST AVE 196649	1925 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Minimal Traditional	Noncontributing
	808 WEST AVE B 196587	2011 Appraisal district	Commercial Back house - Rectangular	Neo-traditional	Noncontributing Local Landmark (parcel): Montgomery House

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	808 WEST AVE 196587	1884 https://www.statesman.com/news/20180603/austin-artist-paints-a-royal-gallery-in-an-alternate-universe ; 1900 Sanborn	Residential Single-family house - Center passage	Classical Revival	Contributing Local Landmark: Montgomery House
	809 WEST AVE 196650	1910 Appraisal district, 1935 Sanborn	Residential Single-family house - Other	Colonial Revival	Contributing
	901 WEST AVE 196665	2019 In field estimate	Residential Single-family house - Other		Noncontributing
	903 WEST AVE 196656	1930 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Tudor Revival	Contributing
	1000 WEST AVE 196616	1958 Appraisal district, 1962 Sanborn	Residential Duplex house - Ranch	Ranch	Contributing
	1002 WEST AVE 196615	1930 In field estimate, 1900 & 1935 Sanborns	Residential Single-family house - Center passage	Colonial Revival	Contributing
	1004 WEST AVE 196614	1920 In field estimate, 1900 & 1935 Sanborns	Residential Single-family house - Center passage	Prairie	Contributing
	1005 WEST AVE 196667	1922 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	1007 WEST AVE 196668	1916 Appraisal district, 1935 Sanborn	Residential Single-family house - Center passage	Prairie	Contributing
	1008 WEST AVE A 196613	1882 Appraisal district	Residential Single-family house - Center passage	Italianate Joseph Fischer and Jacob Fischer	Contributing Local Landmark: Burlage-Fischer House;NR-listed: Fischer House;RTHL: Fischer House
	1008 WEST AVE B 196613	2004 City building permit data	Residential Carriage house - Other	No stylistic influences visible	Noncontributing
	1100 WEST AVE 196640	1895 1900 Sanborn	Residential Single-family house - Modified L-plan	National Folk	Contributing
	1102 WEST AVE 196639	1912 Appraisal district, 1935 Sanborn	Residential Single-family house - Shotgun	Folk Victorian	Contributing
	1104 WEST AVE 196638	1930 Appraisal district, 1935 Sanborn	Residential Single-family house - Bungalow	National Folk	Contributing
	1106 WEST AVE 196637	1895 1900 Sanborn	Residential Single-family house - Square plan hipped-roof	National Folk, Classical Revival	Contributing
	1108 WEST AVE 196636	1915 In field estimate, 1935 Sanborn	Residential Single-family house - Modified L-plan	Folk Victorian, Classical Revival	Contributing
	1110 WEST AVE A 196635	1935 City building permit data, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	1110 WEST AVE B 196635	1935 City building permit data, 1935 Sanborn	Residential Single-family house - Bungalow	Craftsman	Contributing
	218 WEST AVE 199608	1929 https://www.loyalforever.com/events/the-rio-grande-campus-50-years-of-history	Educational Gymnasium - Central block with wings	Art Deco Giesecke & Harris	Contributing
	302 WEST AVE 199607	1915 In field estimate, 1935 Sanborn	Residential Single-family house - Foursquare	Prairie	Contributing
	1304 WEST AVE 199606	1910 Appraisal district, 1935 Sanborn	Residential Single-family house - Other	National Folk, Colonial Revival	Contributing
	1306 WEST 875558	2016 Appraisal district	Residential Fourplex - Compound	Contemporary	Noncontributing
	1307 WEST AVE 199633	1940 In field estimate, 1962 Sanborn	Residential Single-family house - Square plan hipped-roof	Spanish Colonial Revival, Prairie	Contributing
	1308 WEST AVE B 199621	1931 Appraisal district, 1935 Sanborn	Residential Garage - Garage	No stylistic influences visible	Contributing Local Landmark: Mueller House;
	1308 WEST AVE 199621	1927 Local Landmark Designation	Residential Single-family house - Foursquare	Tudor Revival	Contributing Local Landmark: Mueller House
	1400 WEST AVE B 199620	1926 Appraisal district, 1935 Sanborn	Residential Garage - Garage	No stylistic influences visible	Contributing Local Landmark: Mueller-Danforth House;

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

	Address and ID#	Date (and source)	Type	Style and Architect	Status
	1400 WEST AVE 199620	1926 Appraisal district, 1935 Sanborn	Residential Single-family house - Center passage	Classical Revival	Contributing Local Landmark: Mueller-Danforth House;
	1402 WEST AVE A 199604	1890 Appraisal district	Residential Single-family house - Irregular plan	Classical Revival	Contributing Local Landmark: Coon- Gilbert-Doggett House
	1402 WEST AVE B 199604	1925 Appraisal district, 1935 Sanborn	Residential Garage - Other	No stylistic influences visible	Contributing Local Landmark (parcel): Coon-Gilbert- Doggett House
	1404 WEST AVE A 199622	1900 Marker	Residential Single-family house - Irregular plan	Romanesque Revival	Contributing Local Landmark: Caswell (Daniel) House; NR-listed: Caswell, Daniel H., House; RTHL: Daniel H. Caswell House
	1404 WEST AVE B 199622	1980 City building permit data	Residential Back house - Rectangular	Neo-traditional	Noncontributing Local Landmark (parcel): Caswell (Daniel) House; NR- listed: Caswell, Daniel H., House
	1411 WEST AVE 199624	1969 Appraisal district	Commercial Office - Raised box	Brutalist, New Formalism Ed Powell, Maurice Doke	Noncontributing

Statement of Significance

Development in the West Downtown Historic District has reflected the community planning and urban design decisions made by the City of Austin. The street grid present today continues to reflect the original city plat, and building typologies continue to communicate the streetscape patterns and land uses advocated by the 1928 and 1958 city plans. The original plat for the neighborhood included large lots, designed to accommodate large homes for affluent families. The orthogonal street grid also created straight streets with long vistas, punctuated by old-growth oak trees and strategically placed public landmarks designed at a grand institutional scale using expressive architectural detailing. The architectural styles and methods of construction in the district continue to communicate the tastes of the day as well. The earliest buildings in the district include many of the finest examples of nineteenth-century architecture in Austin, including examples of the Italianate, Classical Revival, and Queen Anne styles. The district also includes many of the City's best examples of rusticated native limestone masonry—known statewide as “Austin stone” construction—creating the signature local vernacular architecture that continues to distinguish the city today. As the district continued to develop in the twentieth century, the district's architecture continued to include examples of high-style architecture—including the City's best examples of the Mission Revival and Prairie styles—alongside modest but thoughtfully detailed examples of the National Folk houses and Craftsman bungalows. In the mid- to late-twentieth century, representative examples of Modern and Ranch style architecture began to filter into the district, and the emergence of Austin's creative economy allowed this central neighborhood to evolve and thrive despite the trend of suburban sprawl. These influences have created a mixed-use blend of building types and a visually dynamic variety of styles that mesh with the inherent walkability of the original 1839 street grid to create one of Austin's most vibrant and sustainable neighborhoods. As such, the district is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development, as well as Criterion C in the area of Architecture. The district's period of significance spans from 1856 through 1968, ending prior to the late-twentieth-century movement to construct mid-rise office blocks and surface parking lots that disrupted the district's historic character-defining landscape and streetscape patterns.

Criterion A: Community Planning and Development

Founding and Early Settlement of Austin, 1839–1870

The boundaries of the West Downtown Austin Historic District encompass land developed shortly after Austin's founding, with the oldest extant resources dating from the 1850s. Beginning in the 1830s, Austin slowly transitioned from undeveloped land into a small city because of the arrival of the government of the Republic of Texas. In 1838, the Republic of Texas moved the capital closer to the center of Texas and the Old San Antonio Road (El Camino Real).² On April 13, 1839, a commission selected a site located about 40 miles upstream from the town of Bastrop on the Colorado River, near the small settlement of Waterloo. The Republic purchased 7,735 acres of land from private landholders, excluding any improvements that had already been made to the tracts (Figure 1).³ Edwin Waller, secretary to President Mirabeau B. Lamar, platted the townsite.⁴ Waller hired surveyors L. J. Pilié and Charles Schoolfield to lay out the city using a grid pattern, selecting a one-square-mile tract that included most of the historic district (Figure 2). By 1840,

² Sam A. Shuler, “Stephen F. Austin and the City of Austin,” *Southwestern Historical Quarterly* LXIX, no. 3 (1966): 275.

³ “A Guide to the Austin City Lots and Outlots Records, 1839-1890; 1957” Texas Archival Resources Online, accessed June 8, 2016, <http://www.lib.utexas.edu/taro/txglo/00012/glo-00012.html>. With the exception of the Neil and Vandever tracts, the other surveys mentioned originally were within an eight-league Mexican title issued to Thomas J. Chambers. Since the title had never been filed, the General Land Office considered the Chambers survey to be vacant and unappropriated land.

⁴ P. E. Peareson, “Reminiscences of Judge Edwin Waller,” *Southwestern Historical Quarterly* IV, no. 1 (1900): 45; Ernest William Winker, “The Seat of Government of Texas,” *Southwestern Historical Quarterly* X, no. 3 (1907): 227.

President Lamar foresaw Austin's future growth and hired draftsman William Sandusky to plat the town's development beyond the original square-mile grid.⁵ Sandusky's 1840 plan created the "Austin Outlots" radiating out from downtown to the east, north, and west. The lots at the western edge of the historic district, adjacent to Shoal Creek, fall within this larger plan.

Austin's growth slowed between 1842 and 1845 when Sam Houston succeeded Lamar as President of the Republic and relocated the Texas capital to Houston. After Austin officially became the state capital again in 1846, construction began on a permanent capitol complex. Construction of the capitol and governor's mansion required recruiting skilled craftsmen from Europe, some of whom eventually settled in the historic district. For example, mason Joseph Fischer immigrated to the United States from Germany in 1851. Fischer first arrived in New Orleans, then came to Texas by 1854 and worked with Abner Cook on construction of the capitol.⁶ Another craftsman who worked with Abner Cook was Raphael Mauthe, who came to Texas from Germany by 1852 and worked as a master stonemason and noted mechanic.⁷ Both Fischer and Mauthe gradually built careers and accumulated wealth over the decades to come. Raphael Mauthe eventually built a grand Classical Revival home in 1877 at present-day 408 West 14th Street on land purchased from Abner Cook in 1852 (extant, designated as a local landmark and a RTHL, Photo 31), while Joseph Fischer built a high-style Italianate home at present-day 1008 West Avenue in 1882 (local landmark, RTHL, NR; Photo 5).

Most of the construction in the historic district in the 1850s and 1860s continued to exhibit vernacular construction methods with little stylistic expression. One extant vernacular building from this era remains within the historic district, at 604 W. 11th Street (Photo 13). The building historically functioned as an outbuilding associated with the Edward Clark homestead (no longer extant, exact location unclear). Edward Clark served as secretary to Governor Pease from 1853 to 1857, then as lieutenant governor under Sam Houston from 1859 until Houston resigned from the office in 1861, choosing resignation rather than leading Texas into joining the Confederacy. The outbuilding at 604 W. 11th Street likely housed enslaved individuals who lived and worked on the Clark homestead.⁸

Edward Clark also played a pivotal role in the next era of Austin's development – the Civil War years. As governor, Clark signed the Articles of Secession, bringing Texas into the confederacy – an act Sam Houston refused. After losing the gubernatorial election in late 1861, Clark joined Confederate forces and fought in the war.⁹ Like Clark, many Austinites joined the Confederate war effort, although Travis County had voted against secession. Austin subsequently was a source of supplies for Confederate forces. A cannon foundry operated near the mouth of Waller Creek, and the General Land

⁵ "A Guide to the William H. Sandusky Papers, 1838-1894," *Texas Archival Resources Online*, accessed June 8, 2016, <http://www.lib.utexas.edu/taro/drtsa/00118/drt-00118.html>; G. K. Teulon, *The Austin City Gazette* 1, ed.1 (Austin, Texas), Sept. 23, 1840, accessed June 9, 2016, <https://texashistory.unt.edu/ark:/67531/metapath80005/ml12/>.

"Fischer House," Recorded Texas Historic Landmark, Texas Historical Commission, 1982, <https://atlas.thc.state.tx.us/Details/5453006452>; Passenger Lists and Birth Records, 1851-1860, Ancestry.com.

⁷ "Mauthe-Myrick Mansion," Recorded Texas Historic Landmark, Texas Historical Commission, 1981, <https://atlas.thc.state.tx.us/Details/5453006420>; "Death's Doing" [obituary for Mrs. Mary Mauthe], *Austin Daily Statesman*, Oct. 17, 1898, Newspapers.com.

⁸ "Edward Clark House Outbuilding," Recorded Texas Historical Landmark, Texas Historical Commission, 2012, <https://atlas.thc.state.tx.us/Details/5507017293>; Ralph A. Wooster, "Clark, Edward," *Handbook of Texas Online*, June 12, 2010, updated Feb 8, 2020, accessed Nov. 24, 2019, <http://www.tshaonline.org/handbook/online/articles/fcl04>; United States Slave Census, 1860, Austin, Texas, p. 28, from Ancestry. Note that tax records from 1860 do not reveal Clark's street address, ad valorem tax schedules do not show Clark owning property in Travis County, so that the exact location of Clark's homestead could not be determined within the research scope for this project. Note also that maps within the 1928 Koch & Fowler plan indicate that this block continued to house "miscellaneous" non-white individuals.

⁹ Wooster, "Clark, Edward."

Office building was used as a cartridge factory.¹⁰ Overall, construction and development slowed during the Civil War, and no known resources from this period remain within the historic district today.

The Gilded Age in Austin, 1871–1892

Austin's economy grew during the 1870s as the nation entered a new period of prosperity. An expanded rail network brought more commerce to Austin (Figure 3), and an increased statewide tax revenue led to the growth of the state government and Austin's universities. The prospering businessmen who owned rail-related enterprises sought to construct new homes close enough to the rail lines to provide an easy commute but far enough away to provide separation from their noise and bustle. The area within the historic district proved ideal. It was located just blocks away from the rail lines and the Congress Avenue commercial district, but the higher elevation allowed for more light and fresh air. Beginning in 1875, the presence of Austin's first horse-drawn streetcar system nearby made the area desirable as well.¹¹ The larger lots also allowed for construction of grand new homes to showcase new affluence. The railroad not only imported building materials but provided exposure to new architectural styles as well.

The railroad brought an influx of diverse new residents, with Austin's population tripling from 1870 to 1880. Between 1870 and 1880, census counts of Austin's population experienced an almost three-fold increase from a decade earlier.¹² The 1880 census identified almost one-third of Austin's population as "colored."¹³ Foreign-born immigrants constituted another 10 percent of Austin's population in 1880, originating from Germany, Mexico, Ireland, Sweden, England, Poland, France, Italy, and China.¹⁴

The growth and diversification of Austin's population and economy, in turn, facilitated development of new public buildings and institutions. One of the state's first public schools was constructed in 1876 on the site of present-day Pease Elementary at 701 W. 12th Street (alternately addressed as 1106 Rio Grande Street, Figure 4, rebuilt in 1896 and enlarged in 1916 and 1926 as shown in Photo 32).¹⁵ The original Austin High School also opened in the early 1880s, located on Rio Grande Street north of W. 12th Street (the block set aside and marked "University" in the Sandusky plan).¹⁶ The proximity of the neighborhood to institutions like the Travis County Courthouse (first constructed in 1876), Texas State Capitol (constructed 1881), and the University of Texas (constructed beginning in 1882) made the area attractive for government officials, lawyers, and educators as well. By the 1890s, development had already occupied most blocks throughout the historic district (Figure 5).

Turn of the Twentieth Century, 1893–1932

Across the city and the nation, single-family residential development shifted to the suburbs in this era, encouraged by streetcars and automobiles. In Austin, the horse-drawn streetcar line expanded in the 1880s, traversing the downtown area. A map of Austin from 1900 shows that the streetcar line stretched along W. 6th Street, Lamar Boulevard, Congress Avenue, and part of Colorado Street (from Martin Luther King Jr. Boulevard to Congress Avenue). Construction of the

¹⁰ Humphrey and Crawford, 57; Richard E. Steuart, "Gun Manufacturing During the Civil War," *The Handbook of Texas Online*, June 15, 2010, updated Jan. 29, 2020, accessed June 30, 2016, <https://tshaonline.org/handbook/online/articles/dlg01>.

¹¹ A. T. Jackson, "Austin's Streetcar Era," *Southwestern Historical Quarterly* 58, no. 2 (1954): 235-238.

¹² *Report on the Social Statistics of Cities, Part II: The Southern and Western States* (Washington, D.C.: Government Printing Office, 1887), 304.

¹³ Mears, "African American Settlement Patterns." This is an excellent source of information about the history and physical limits of Austin's freedmen communities and early segregation patterns.

¹⁴ David C. Humphrey and William C. Crawford, Jr., *Austin: An Illustrated History* (Sun Valley, California: American Historical Press, 2001), 82.

¹⁵ "Pease School Building," Recorded Texas Historical Landmark, Texas Historical Commission, 2012, <https://atlas.thc.state.tx.us/Details/5507017181>.

¹⁶ *Morrison & Fourmy's General Directory of the City of Austin, 1885–86* (Galveston: Morrison & Fourmy, 1885), 47.

bridge along West 6th Street over Shoal Creek in 1887 facilitated development to move westward.¹⁷ By 1891, electric streetcars ran throughout Austin, roughly following the old horse-drawn streetcar lines (Figure 6).¹⁸ Automobiles arrived in Texas as early as October 1899.¹⁹ Quickly, the automobile replaced the streetcar as Austinites' preferred means of transportation. At first, however, the lack of paved roads made auto transportation slow. Statewide, city and county governments issued bonds to fund road paving. Congress Avenue was paved with brick in 1905.²⁰ Beginning in 1913, Travis County funded asphalt paving along some major streets in downtown Austin. With the increase in road paving, auto ownership significantly increased. Motor vehicle registration records in 1916 documented about one vehicle per 25 persons in the State of Texas.²¹ By 1920, motor vehicle registrations in the state rose to one vehicle per 10 persons.²² These changes radically impacted development of Austin's suburban fringes, especially after the adoption of Koch & Fowler's 1928 plan, which promoted suburban growth and segregation. In downtown Austin, these historical forces led to more subtle changes in land use and demographics.

After 1928, the Koch & Fowler plan also encouraged general commercial development at the periphery of the district along W. 6th, West 7th, Lavaca, and Colorado Streets (Figure 7). These recommendations took time to implement, though, and Sanborn maps from 1935 continue to show numerous residential properties in the blocks adjacent to these commercially zoned corridors. Newer houses were especially likely to remain in residential use for decades to come, such as the circa 1933 house at 700 Rio Grande Street (Photo 33). (Today, however, very few single-family residential resources remain in the areas zoned commercial in the 1928 plan.)

Amid this context, residential land use at the core of the historic district remained relatively stable between 1893 and 1932. The boundaries of Austin's Sanborn maps expanded to include the historic district in 1894, and the maps show widespread development but varying densities, with some blocks including one or two large homesteads and others densely developed with many small dwellings. Development followed similar patterns until about 1915, with sizeable new single-family houses constructed on the limited remaining empty land. For example, the Classical Revival house still standing at 708 W. 10th Street was constructed around 1905 on a lot shown as empty on the 1900 Sanborn maps (Photo 4). Over the next few decades, the neighborhood grew denser, as some owners of large plots built smaller homes on the same blocks as new estates and others demolished older homes to construct denser new housing, including multifamily housing such as the apartment building at 605 W. 10th Street (Photo 17). By 1928, the historic district was one of Austin's densest neighborhoods, as indicated on a map showing existing housing density at the time from Koch & Fowler's *A City Plan for Austin, Texas* (Figure 8). The few large single-family houses constructed in the area in the 1920s and early 1930s either replaced earlier large houses—as did the house at 602 W. 11th Street built about 1930 (Photo 19)—or were constructed on previously undeveloped lots lining the steep bluffs along West Avenue (Photos 20 and 21).

Demographically, the area transitioned to predominantly white residents even before the 1928 Koch & Fowler plan recommended pushing non-white public schools and cultural institutions to Austin's East Side (Figure 10) – likely because commercial development surrounding West 6th Street increased property values. Maps in the 1928 Koch &

¹⁶ Jimena Cruz Pifano and Gregory Smith, "West Sixth Street Bridge at Shoal Creek," National Register of Historic Places Registration Form, Texas Historical Commission, Austin, 2014, Texas Historical Commission, <https://atlas.thc.state.tx.us/NR/pdfs/14000499/14000499.pdf>; Terri Myers and A. Elizabeth Butman, "West Line Historic District," National Register of Historic Places Registration Form, Texas Historical Commission, 2005, Texas Historical Commission, <https://atlas.thc.state.tx.us/NR/pdfs/05001166/05001166.pdf>.

¹⁸ Cruz Pifano and Smith, "West Sixth Street Bridge at Shoal Creek;" Myers and Butman, "West Line Historic District."

¹⁸ Hardy·Heck·Moore, Inc., "The Development of Highways in Texas: A Historic Context of the Bankhead Highway and Other Historic Named Highways," prepared for the Texas Historical Commission and Texas Department of Transportation, 2014.

²⁰ *Paving of Congress Avenue* [photo], 1905, The Portal to Texas History, <https://texashistory.unt.edu/ark:/67531/metapath125155/>, crediting the Austin History Center, Austin Public Library.

²¹ Frank M. Stewart, *Highway Administration in Texas: A Study of Administrative Methods and Financial Policies*, Bureau of Research in the Social Sciences Study no. 8, The University of Texas Bulletin no. 3423 (Austin: The University of Texas, 1934), 16-19.

²² Peter J. Hugill, "Good Roads and the Automobile in the United States 1880–1929," *The Geographical Review* 72, no. 3 (July 1982): 340.

Fowler plan show that the only remaining pocket of “miscellaneous” non-white residents in the historic district was the 600 block of W. 11th Street (the location of the former Edward Clark slave cottage, Photo 13).

Municipal and public works projects included the improvement of schools. The new Allan Junior High School building was constructed in 1915 on the former site of Austin High School at W. 12th Street and Rio Grande. Austin High temporarily moved to a site at E. 9th and Trinity Streets from 1915 and 1925, but the school moved back to the Rio Grande Campus in 1925. Allan Junior High swapped sites with the high school, moving into the campus at East 9th and Trinity Streets. Over the coming years, Austin High expanded on the Rio Grande site, including a gymnasium behind the school at 1218 West Avenue in 1929.²³

Great Depression and World War II, 1933–1945

During the Great Depression and the years that followed, little economic expansion and land development occurred in the historic district. Although Austin’s population continued to rise, suburban areas absorbed most of the new housing growth, consistent with the recommendations of the 1928 Koch & Fowler plan and mortgage lending practices of the day. During the Depression, the Home Owners’ Loan Corporation (HOLC) created maps that evaluated mortgage loan risk and considered the aging housing stock in the historic district “definitely declining” (Figure 11).²⁴ Residential construction within the historic district was limited to a few modest houses and outbuildings, plus a few multi-family buildings like the Tucker Apartment House at 1105 Nueces Street (Photo 24).

The US entrance into World War II in December 1941 led to a rapid decline in civilian public works projects. Instead, federal spending turned to the war effort and included the buildup of military bases and industrial facilities to provide the goods and materials to support the war. These military-related developments brought more people to Austin, creating a housing shortage. The limited construction in the area throughout the 1940s reflects the need for modest, affordable apartment housing during that time. An example of these affordable apartments remains at 1306 Rio Grande Street (Photo 34).

Postwar Development, 1946–1968

In the postwar era, the US economy boomed, and urban centers grew as returning veterans found new jobs. Austin’s governmental and higher education sectors grew alongside the overall state economy. The majority of residential growth in Austin continued to follow suburban patterns advocated by the 1928 Koch & Fowler plan and mortgage lenders (Figure 11). Families moved out of single-family homes downtown and relocated to new subdivisions in the rapidly expanding suburbs. In the late 1940s and 1950s, commercial development ensued, especially along W. 12th and W. 15th Streets. Businesses gradually moved eastward along W. 12th Street into the residential core of the neighborhood, generally respecting the residential scale and height of the neighborhood but using new modern architectural idioms to differentiate themselves from the surrounding houses. One typical example is the one-story commercial building constructed at 812 W. 12th Street in 1948 (Photo 35).

By the mid-1950s, commercial development surrounded the district to the east and south (Figure 12). Beginning in 1955, the City of Austin revisited its city plan and zoning ordinance, hiring the California firm of Harold F. Wise Associates to prepare a comprehensive master plan addressing the city’s postwar development issues. The *Austin Plan* focused on “urban renewal” or “slum clearance” in areas perceived as “definitely declining” or “hazardous” for mortgage financing. (See Figure 11). Consistent with nationwide urban renewal trends of the day, the plan focused on demolition and large-

²³ “The Rio Grande Campus – 50 Years of History,” Loyal Forever: The AHS Alumni Association, accessed Nov. 26, 2019, <https://www.loyalforever.com/events/the-rio-grande-campus-50-years-of-history>.

²⁴ *Urban Oasis: Research Projects: Digital HOLC Maps*, “Austin, Texas,” accessed July 28, 2016, <http://www.urbanoasis.org/projects/holc-fha/digital-holc-maps/>.

scale reconstruction subsidized by federal funding, with some limited public investment in rehabilitation of older buildings.²⁵ The plan also recommended broad investment in suburban parks and schools while abandoning many older central parks and schools downtown and in East Austin. As shown in Figure 13, the *Austin Plan* recommendations for the West Downtown Historic District included:

- Retaining a pocket of “Low Density Residential” zoning north of W. 11th Street and west of Nueces Street (limited to three dwelling units per acre – significantly less dense than existing conditions at the time),
- Implementing “High Density Residential” zoning (allowing 15 dwellings per acre) north of W. 11th Street and east of Nueces Street, as well as south of W. 11th Street and west of Nueces,
- Abandoning the public playground at park Pease Elementary School and Austin High School, and
- Allowing downtown commercial zoning just southeast of the district’s boundaries, in the area south of W. 11th Street between San Antonio and Guadalupe Streets.

The City of Austin formally adopted the *Austin Plan* in 1958.²⁶ Development aligned with the plan’s goals followed but to a limited degree. New residential development in the historic district continued to shift toward apartments. Low-rise apartment buildings began to appear, catering to the growing number of white-collar office workers employed at the University of Texas and State and municipal governments who sought housing downtown. As families moved to the suburbs, the downtown area’s demographic shifted younger. The Regency Apartment Building constructed at 601 W. 11th Street from 1959 to 1960 illustrated this trend, replacing older single-family homes with modern apartment buildings (Photo 25). Longtime residents at the apartment complex, many of whom were women, recollected moving to postwar Austin to work at the nearby capitol, recalling the excitement of being a single working woman in the city.²⁷ Some scattered low-rise commercial buildings also were constructed in the district in this era, epitomized by 1411 West Avenue (Photo 36).

Urban Renewal and Preservation, 1969–Today

Beginning around 1969, a number of midrise commercial buildings began to infiltrate the district. Often these new buildings disrupted the neighborhood’s consistent pattern of setbacks and introduced surface parking lots. A number of examples also used the Brutalist architectural style, with heavy concrete forms and windowless façades that turned away from the traditionally public-oriented character of the district (Photo 29). However, the district managed to withstand the threat of widescale redevelopment. Historic preservation played a major role in staving off redevelopment. In 1973, the City of Austin passed a historic zoning ordinance offering tax abatements for preservation of properties with historic zoning, and a number of individual landmark designations ensued. Today, 28 properties in the district are designated local landmarks, encompassing 38 resources (about 15 percent of the district’s resources, as detailed in Table 6). Adjacent to the district, areas historically associated with the neighborhood did experience significant demolition and redevelopment – including governmental development to the southeast along Guadalupe Street in the 1970s and 1980s, as well as commercial and high-density residential development to the south along W. 6th Street in the 2010s. Today the vast majority of the historic resources in the district are not protected by historic zoning, and substantial development pressures threaten the neighborhood. Grassroots neighborhood planning efforts hope to keep demolition of historic resources at bay. In 2019, the Old Austin Neighborhood Association (OANA) received a Certified Local Government (CLG) grant from the Texas Historical Commission (THC) to complete a survey and historic context for the West Downtown neighborhood. This nomination also represents a neighborhood effort to incentive preservation.

²⁵ Pacific Planning and Research, *The Austin Plan*, 23.

²⁶ “Max Anderson Remembered,” University of California at Berkeley, accessed June 29, 2016, <http://ced.berkeley.edu/events-media/news/max-anderson-remembered>.

²⁷ Personal recollection of the author, who lived in the Regency Apartments from 2004 to 2008.

Criterion C: Architecture

The buildings composing the West Downtown Austin Historic District embody a wide variety of significant architectural styles. The diverse architecture within the district reflects popular nationwide architectural tastes dating from the mid-nineteenth through the mid-twentieth century. The historic district also includes a number of examples of the work of significant architects, some of whom gained statewide and national recognition.

Association with Significant Architectural Styles

The West Downtown Historic District provides an exceptional inventory of a broad range of architectural styles, as described below. The neighborhood offers a physical textbook of the evolution of architectural styles from the 1860s through today. Additional details regarding architectural styles found within the district are presented within the inventory table in Section 7.

Folk Styles

Many of the early buildings in the district use building forms and architectural patterns reflecting longstanding vernacular or folk traditions. Before the arrival of the railroad in Austin in 1871, building methods and forms typically were passed down through hands-on teaching and apprenticeships, often reflecting regional customs or traditions brought to the US by immigrants. More consistent national folk forms and patterns became popular after the railroad arrived and standardized milled lumber became readily available. These forms and patterns persisted in the district for decades, continuing into the early twentieth century. Buildings classified as folk-influenced typically do not include ornamentation or detailing influenced by another style. Folk forms, though, were often reused and modified by other styles. For example, the Folk Victorian Style (discussed below under *Late Victorian Styles*) commonly uses the same building forms as National Folk but with Victorian-influenced applied ornamentation. Examples of buildings with folk-influenced styles are discussed below.

- The 1868 Adams-Ziller House at 1306 Guadalupe Street follows common Pre-Railroad Folk patterns found in Central Texas, with a hall-and-parlor form, masonry walls, and gable-end chimneys (Photo 14, designated as a RTHL).
- Among the many National Folk houses in the West Downtown Historic District, one notable example was built around 1910 at 704 W. 9th Street, with character-defining features including the square-plan-hipped-roof form popular nationwide at the time, along with simple boxed porch piers and minimal architectural detailing (Photo 37).

Late Victorian Styles

The arrival of the railroad in 1871 helped to import more ornate building materials, and it also provided exposure to new architectural styles – like the Folk Victorian, Queen Anne, Italianate, and Romanesque Revival styles. Examples of each of these styles are discussed below.

- The 1912 Folk Victorian house at 1102 West Avenue uses a shotgun building form with decorative machine-milled wood ornamentation, such as fishscale shingles at the gable-end, turned wood porch posts, and decorative porch balusters (Photo 38).
- The 1890 Queen Anne house at 712 W. 14th Street features a complicated footprint with multiple bay windows, plus a wraparound porch with decorative carved brackets and turned balusters (Photo 2).

- The Italianate George W. Sampson House at 1003 Rio Grande Street was constructed in 1875 and housed multiple generations of Austinites from prominent political and entrepreneurial families (Photo 15, designated as an RTHL and local landmark and individually listed in the National Register).²⁸
- The Romanesque Revival house at 500 W. 13th Street was constructed around 1900 with rusticated limestone masonry and round-arched door and porch openings characteristic of the style (Photo 30).

Late-Nineteenth and Early-Twentieth Century Revival Styles

The late-nineteenth and early-twentieth centuries also saw revivals in the popularity of an eclectic variety of historic styles – such as the Classical Revival, Colonial Revival, Tudor Revival, Mission Revival, and Spanish Colonial Revival styles. Most of the extant buildings within the district were constructed during this era (as documented in Table 1), and examples of revival styles are common throughout the district. Examples of revival styles are especially concentrated along West Avenue, which developed later than the rest of the district because of its steep topography. Typical examples are discussed below.

- The 1884 Montgomery House at 808 West Avenue includes character-defining features of the Classical Revival Style, such as a broad flat-porched with monumental Corinthian columns – influenced by the architecture of ancient Greece and Rome (Photo 6, designated local landmark).
- The Colonial Revival Style house at 1002 West Avenue was constructed around 1930 with brick masonry, a two-story-side-gabled form, and narrow windows with shutters, recalling the architecture of the American colonial era (Photo 39).
- The 1927 Tudor Revival Mueller House at 1308 West Avenue features a steeply pitched crossed-gabled roof form and faux cross-timbers, imitating the architecture of Tudor England (Photo 20).
- The 1905 Gilfillan House at 603 W. 8th Street expresses the Mission Revival Style through its molded parapet, broad eaves with brackets, and elaborate terra cotta door and window surrounds (Photo 3, designated local landmark and individually listed in the National Register).
- The Spanish Colonial Revival house at 800 Rio Grande Street, constructed around 1930, is characterized by architectural details reflecting the Spanish Colonial era in the American Southwest, such as a clay-tile roof, stucco façade, flat-roofed balcony with exposed rafter ends (or *vigas*), and a molded-arched portico (Photo 9).

Late-Nineteenth and Early-Twentieth Century American Movements

Alongside the trend toward revival styles, new American forms and styles began to gain traction in the district in the early twentieth century – like the Prairie and Craftsman styles. These styles were well-suited for the typical grid-based lot layout of American towns at the time, and they could be easily constructed with standard plans and building materials. The examples below show the influence of these movements within the district.

- The Prairie Style house at 611 W. 15th Street uses horizontal lines, neutral brick, broad pilasters, and simple geometric detailing that suggest the landscape of the American midwestern prairies (Photo 40).
- At 819 W. 11th Street, the bungalow built around 1925 communicates the Craftsman Style through its modest scale, tapered porch posts on brick half-piers, and eaves with brackets and exposed rafter tails (Photo 22).

²⁸ David Moore [HHM], “Sampson, George W., House,” National Register of Historic Places Nomination Form, Texas Historical Commission, 1984, from the THC Historic Sites Atlas, <https://atlas.thc.state.tx.us/NR/pdfs/82004526/82004526.pdf>.

Modern Movement

By the 1920s, the adoption of modern architectural styles globally began to influence architecture within the district, particularly for institutional and commercial buildings. Over the next several decades, examples of the Art Deco, Midcentury Modern, and Ranch architectural styles all appeared in the district – exemplified by the properties noted below.

- The gymnasium for Austin High School at 1218 West Avenue was designed in the Art Deco Style by the architectural firm Giesecke & Harris and constructed in 1929. Character-defining features include geometric fluted columns and cast stone medallions (Photo 41).²⁹
- The Ranch Style became popular for small-scale commercial buildings from the 1940s and 1960s to help them fit in with the residential character of the district. The office constructed at 1101 Nueces around 1940 uses the low-sloped hipped roof, narrow limestone masonry, recessed porch, and wide windows that also characterized Ranch Style residential construction in Austin at the time (Photo 42).
- Small-scale commercial buildings constructed in the district in the 1950s and 1960s increasingly used the Midcentury Modern style, typified by the office at 1307 Nueces Street, with its flat roof, corner storefront, and corner lot facilitating access to a rear parking lot (Photo 43).

Significant Architects

The unique and significant architectural character of the West Downtown Austin Historic District also displays the work of a number of significant architecture and construction firms – including Dennis Walsh, Hugo Kuehne, Charles H. Page, Sr., Charles H. Page, Jr., Fehr and Granger, and Giesecke and Harris. The contributions of each of these firms are discussed below.

Dennis Walsh

In 1915, Dennis Walsh was elected as architect for the Austin School Board. In this role, Walsh designed the original 1915 Allan Junior High Building at 1212 Rio Grande Street (later S.F. Austin High, Figure 10), as well as a major addition to the Pease School building at 701 W. 12th Street in 1916 (Photo 32, designated as a RTHL).³⁰ Walsh was an Austin native, born in 1875, who graduated from the University of Texas before the establishment of the architecture program and trained as a draftsman and architect in Washington, D.C. In Austin, he worked in private practice, as well as for the firms Endress & Walsh and Walsh & Giesecke with Bertram E. Giesecke (further discussed below).³¹ Walsh's career focused on education. He began his career working for Bert McDonald and James Reily as a superintendent for the construction of the “Old Red” Austin High School building at 901 Trinity Street (completed 1900, converted to Allen

²⁹ *Austin American*, Dec. 10, 1929, p. 12.

³⁰ “Pease School,” Recorded Texas Historic Landmark (Atlas Number 5507017181), 2012, from the Texas Historical Commission Historic Sites Atlas, <https://atlas.thc.state.tx.us/Details/5507017181>; “The Rio Grande Campus – 50 Years of History,” Loyal Forever: The AHS Alumni Association, accessed Nov. 26, 2019, <https://www.loyalforever.com/events/the-rio-grande-campus-50-years-of-history>. The new Allan Junior High School building was constructed in 1915 on the former site of Austin High School at West 12th Street and Rio Grande. Austin High temporarily moved to a site at East 9th and Trinity Streets from 1915 and 1925, but the school moved back to the Rio Grande Campus in 1925. Allan Junior High swapped sites with the high school, moving into the campus at East 9th and Trinity Streets.

³¹ *Austin Statesman*, Nov. 5, 1921, p. 4.

Junior High in 1925, destroyed by fire in 1956).³² Other notable schools designed by Walsh while working for the school board include the Matthews School at 906 West Lynn Street and the identical Metz School at 73 San Marcos Street.³³

Hugo Kuehne

In 1916 and 1926, architect Hugo Franz Kuehne designed a series of additions to the Pease School building at 701 W. 12th Street.³⁴ Born in Austin in 1884, Kuehne gained his architecture degree from the Massachusetts Institute of Technology in 1908 and worked in Boston until 1910. He returned to Austin to establish an architecture program at the University of Texas, working as a professor until 1915. His private practice included partnerships in a number of firms, including Kuehne, Chasey and Giesecke (1915–1917); Kuehne and Chasey (1917–1919); H. F. Kuehne (1919–1942), Giesecke, Kuehne and Brooks (1942); and Kuehne, Brooks and Barr (1942–1960). Kuehne died in Austin in 1963. Throughout his career, Kuehne was known for working in historical revival styles, especially the Beaux-Arts style. Notable public projects include the 1928 Central Christian Church at 1110 Guadalupe Street, the 1932–1933 Austin Public Library at 810 Guadalupe Street (currently the Austin History Center), and the 1939 Texas State Library at 1201 Brazos Street – all located just east of the boundaries of the West Downtown Austin Historic District. From the 1920s through the 1950s, Kuehne designed at least 86 other buildings in Austin, based upon the collection of Kuehne’s drawings held by the Austin History Center.³⁵

Charles H. Page, Sr. and Charles H. Page, Jr.

Father and son Charles H. Page, Sr. and Charles H. Page, Jr. designed some of Austin’s most notable landmarks. Within the West Downtown Historic District, Charles H. Page, Sr. designed the 1905 Gilfillan House in the Mission Revival Style (Photo 3, designated as a local landmark and individually listed in the National Register).³⁶ His son, Charles H. Page, Jr., designed the 1909 Byrne Reed House at 1410 Rio Grande Street using a grand interpretation of the Prairie Style (Photo 44, designated local landmark). Charles H. Page, Sr. was born in St. Louis, where he trained as an architectural apprentice before moving to Austin in 1886 with his brother, Louis Page. Together, the brothers formed the firm Page Brothers, Architects in 1898, designing the 1910 Littlefield Building at 601 Congress Avenue and the 1930 Travis County Courthouse at 509 W. 11th Street (just east of the district). Charles H. Page, Jr. was born in Austin in 1910 and graduated with an architecture degree from the University of Texas in 1932. He became a partner in his father’s firm in 1934, leading to the firm’s renaming as C.H. Page & Son. (Around the same time, Louis Page’s son—Louis Charles Page, Jr.—formed the separate firm of Page and Southerland.)³⁷ As C.H. Page & Son, the architects designed the 1935 federal courthouse at 200 W. 8th Street.³⁸ The firm worked in a variety of styles representing early twentieth-century American

³² *Austin Statesman and Tribune*, Jul. 27, 1915, p. 10; “Austin High School-- John T. Allan Campus,” Recorded Texas Historic Landmark (Atlas Number 5507015360), 1981, from the Texas Historical Commission Atlas, <https://atlas.thc.state.tx.us/Details/5507015360>.

³³ “Mathews School,” Recorded Texas Historic Landmark (Atlas Number 5507013654), 2006, from the Texas Historical Commission Historic Sites Atlas, <https://atlas.thc.state.tx.us/Details/5507013654>.

³⁴ “Pease School,” Recorded Texas Historic Landmark (Atlas Number 5507017181), 2012, Texas Historical Commission Historic Sites Atlas, <https://atlas.thc.state.tx.us/Details/5507017181>.

³⁵ “Hugo Franz Kuehne Records and Drawings,” Austin History Center, Austin History Center, Accession No. AR.2009.024, https://txarchives.org/aushc/finding_aids/00109.xml. An index of drawings by Kuehne is available at this link.

³⁶ “Gilfillan House,” National Register of Historic Places Inventory-Nomination Form, Austin: Texas Historical Commission, from the Texas Historical Commission Historic Sites Atlas, <https://atlas.thc.state.tx.us/NR/pdfs/80004153/80004153.pdf>.

³⁷ “Page Southerland Page Records and Drawings,” Austin History Center, Accession No. AR.2009.030, https://txarchives.org/aushc/finding_aids/00513.xml. An index of drawings by Page Southerland Page is available at this link.

³⁸ “C. H. Page & Son Records,” Austin History Center, Austin History Center, Accession No. AR.2009.029, https://txarchives.org/aushc/finding_aids/00106.xml. An index of drawings by C.H. Page & Son is available at this link.

movements and early modernism, such as the Prairie Style and the Art Deco Style. The firm remains active today as Page Southerland Page.

Fehr and Granger

In 1960, the architectural firm of Fehr and Granger renovated the Prairie Style house at 611 W. 15th Street, originally constructed in 1910 (Photo 40). Founding partner Arthur Fehr was born in Austin in 1904, graduated from the University of Texas's architecture program in 1925, and began his private practice in Austin in 1937. Charles T. Granger joined Fehr's practice in 1947. Fehr's education focused on Beaux-Arts design, while Granger studied the International Style and worked under modernist architect Eliel Saarinen. The firm's work was known for a modern yet regionally responsive style. In their independent careers and as a firm, Fehr and Granger designed at least 776 buildings in Austin from the 1930s through the 1980s, based upon the collections of the firm's drawings held by the Austin History Center. Notable projects include the Crestview Shopping Center at 7101 Woodrow Avenue (1950), the Robert Mueller Airport at 3600 Manor Road (1959–1961), and numerous local schools. Renovation and addition projects also formed about a third of the firm's work. Granger died in Austin in 1966, followed by Fehr's death in Austin in 1969. The firm then changed names to Emerson Fehr—led by R. Don Emerson and Arthur's son Kilian Fehr—and continued to practice until 1995.³⁹

Giesecke and Harris

The work of the architectural firm Giesecke & Harris is represented by two educational buildings within the district: the 1929 Austin High gym at 1218 West Avenue (Photo 41) and an Austin High annex building located just north of the 1915 building on the property at 1212 Rio Grande Street.⁴⁰ The architectural firm of Giesecke and Harris was established in 1921 by Bertram E. Giesecke and August Watkins Harris, Senior. Giesecke was born in New Braunfels in 1892. His father, Frederick E. Giesecke, taught architectural engineering at A&M between 1886 and 1912 and served as the chair of the architecture department at the University of Texas from 1912 to 1927. Bertram Giesecke studied under his father at both universities, graduating as the first student with an architecture degree from the University of Texas in 1913. Early in his career, Bertram Giesecke worked with Hugo Kuehne, as well as with Dennis Walsh.⁴¹ August W. Harris was born in Austin in 1893, graduated from the UT architecture school around 1915, and began his career in the office of architect Dennis Walsh, alongside Bertram Giesecke. While working for Walsh, Harris was tasked with the role of chief draftsman for the original 1915 Allan Junior High School at 1212 Rio Grande. After leaving Walsh's firm and forming their own partnership, Giesecke and Harris designed a number of school buildings (largely funded by the Public Works Administration in the 1930s), as well as the 1929 Norwood Tower at 114 W. 7th Street. The firm dissolved in 1941, with Giesecke returning to partnership with Hugo Kuehne in 1942 as part of the firm of Giesecke, Kuehne and Brooks.⁴²

³⁹ "Arthur Fehr Papers and Drawings," Austin History Center, Accession No. AR.2013.011, https://txarchives.org/aushc/finding_aids/00353.xml, "Fehr and Granger collection," Austin History Center, Accession No. AR.2009.014; "Fehr & Granger and Emerson Fehr Drawings and Records," Austin History Center, Accession No. AR.2009.014, https://txarchives.org/aushc/finding_aids/00348.xml. Indices of drawings the firms are available at these links.

⁴⁰ *Austin American*, Oct. 5, 1924, p. 9; *Austin American*, Dec. 10, 1929, p. 12.; *Austin American*, Feb. 17 1939, pp. 1, 13; "Austin High School (Former) Annex," Living New Deal, submitted May 24, 2016, <https://livingnewdeal.org/projects/austin-high-school-former-annex-austin-tx/>; "The Rio Grande Campus – 50 Years of History."

⁴¹ Cherise J. Bell, "Giesecke, Bertram Ernest," *Handbook of Texas Online*, accessed August 17, 2022, <https://www.tshaonline.org/handbook/entries/giesecke-bertram-ernest>; Linda Geren Nichols, "Giesecke, Frederick Ernest," *Handbook of Texas Online*, accessed August 17, 2022, <https://www.tshaonline.org/handbook/entries/giesecke-frederick-ernest>.

⁴² "August Watkins Harris Records and Drawings," Austin History Center, Accession No. AR.2009.043, https://txarchives.org/aushc/finding_aids/00506.xml. An index of drawings by Giesecke and Harris is available at this link.

SBR Draft

West Downtown Historic District, Austin, Travis County, Texas

Conclusion

Since the 1850s, the West Downtown Austin Historic District has been shaped by significant trends in community planning and architectural design. Despite development and change throughout the period of significance from 1856 to 1968, the district has retained its essential character, with an array of historic residential properties in varied architectural styles at the core and a mix of small-scale local commerce at the fringes. This organic mixed-use blend and the inherent walkability of the original 1839 grid plan have allowed the neighborhood to remain one of Austin's most vibrant areas for 180 years.

Bibliography

“A Guide to the William H. Sandusky Papers, 1838-1894.” *Texas Archival Resources Online*. Accessed June 8, 2016, <http://www.lib.utexas.edu/taro/drtsa/00118/drt-00118.html>.

“A Guide to the Austin City Lots and Outlots Records, 1839-1890; 1957.” *Texas Archival Resources Online*. Accessed June 8, 2016, <http://www.lib.utexas.edu/taro/txglo/00012/glo-00012.html>.

Ancestry.com.

“Arthur Fehr Papers and Drawings.” Austin History Center. Accession No. AR.2013.011, https://txarchives.org/aushc/finding_aids/00353.xml.

“August Watkins Harris Records and Drawings.” Austin History Center. Accession No. AR.2009.043, https://txarchives.org/aushc/finding_aids/00506.xml.

Austin American. Dec. 10, 1929, p. 12.

Austin American. Oct. 5, 1924, p. 9.

Austin American. Feb. 17, 1939, pp. 1, 13.

“Austin High School -- John T. Allan Campus.” Recorded Texas Historic Landmark (Atlas Number 5507015360). 1981. From the Texas Historical Commission Atlas, <https://atlas.thc.state.tx.us/Details/5507015360>.

“Austin High School (Former) Annex.” Living New Deal. Submitted May 24, 2016, <https://livingnewdeal.org/projects/austin-high-school-former-annex-austin-tx/>.

Austin Statesman. Nov. 5, 1921, p. 4.

Austin Statesman and Tribune. Jul. 27, 1915, p. 10.

Bell, Cherise J. “Giesecke, Bertram Ernest.” *Handbook of Texas Online*. Accessed August 17, 2022, <https://www.tshaonline.org/handbook/entries/giesecke-bertram-ernest>.

“C. H. Page & Son Records.” Austin History Center. Austin History Center. Accession No. AR.2009.029, https://txarchives.org/aushc/finding_aids/00106.xml.

Cruz Pifano, Jimena and Greg Smith. “West Sixth Street Bridge at Shoal Creek.” National Register of Historic Places Registration Form.” Texas Historical Commission. Austin. 2014, <https://atlas.thc.state.tx.us/NR/pdfs/14000499/14000499.pdf>.

“Death’s Doing” [obituary for Mrs. Mary Mauthe]. *Austin Daily Statesman*. Oct. 17, 1898. Newspapers.com.

“Edward Clark House Outbuilding.” Recorded Texas Historical Landmark. Texas Historical Commission. 2012, <https://atlas.thc.state.tx.us/Details/5507017293>.

“Fehr & Granger and Emerson Fehr Drawings and Records.” Austin History Center. Accession No. AR.2009.014, https://txarchives.org/aushc/finding_aids/00348.xml.

“Fischer House.” Recorded Texas Historic Landmark. Texas Historical Commission. 1982, <https://atlas.thc.state.tx.us/Details/5453006452>.

Geren Nichols, Linda. "Giesecke, Frederick Ernest." *Handbook of Texas Online*. Accessed August 17, 2022, <https://www.tshaonline.org/handbook/entries/giesecke-frederick-ernest>.

"Gilfillan House." National Register of Historic Places Inventory-Nomination Form. Austin: Texas Historical Commission. From the Texas Historical Commission Historic Sites Atlas, <https://atlas.thc.state.tx.us/NR/pdfs/80004153/80004153.pdf>.

Hardy•Heck•Moore, Inc. "The Development of Highways in Texas: A Historic Context of the Bankhead Highway and Other Historic Named Highways." Prepared for the Texas Historical Commission and Texas Department of Transportation. 2014.

Hugill, Peter J. "Good Roads and the Automobile in the United States 1880–1929." *The Geographical Review* 72, no. 3 (July 1982).

"Hugo Franz Kuehne Records and Drawings." Austin History Center, Austin History Center. Accession No. AR.2009.024, https://txarchives.org/aushc/finding_aids/00109.xml.

Humphrey, David C. and William C. Crawford, Jr. *Austin: An Illustrated History* (Sun Valley, California: American Historical Press, 2001).

Jackson, A.T. "Austin's Streetcar Era." *Southwestern Historical Quarterly* 58, no. 2 (1954).

"Mauthe-Myrick Mansion." Recorded Texas Historic Landmark. Texas Historical Commission. 1981, <https://atlas.thc.state.tx.us/Details/5453006420>.

"Mathews School." Recorded Texas Historic Landmark (Atlas Number 5507013654). 2006. From the Texas Historical Commission Historic Sites Atlas, <https://atlas.thc.state.tx.us/Details/5507013654>.

"Max Anderson Remembered." University of California at Berkeley. Accessed June 29, 2016, <http://ced.berkeley.edu/events-media/news/max-anderson-remembered>.

Mears, Michelle M. "African American Settlement Patterns in Austin, Texas, 1865-1928." Master's thesis, Baylor University, 2001.

Moore, David [HHM]. "Sampson, George W., House." National Register of Historic Places Nomination Form. Texas Historical Commission. 1984. From the THC Historic Sites Atlas, <https://atlas.thc.state.tx.us/NR/pdfs/82004526/82004526.pdf>.

Morrison & Fourmy's General Directory of the City of Austin, 1885–86 (Galveston: Morrison & Fourmy, 1885), 47.

Myers, Terri and A. Elizabeth Butman. "West Line Historic District." National Register of Historic Places Registration Form. Texas Historical Commission. 2005, <https://atlas.thc.state.tx.us/NR/pdfs/05001166/05001166.pdf>.

Pacific Planning and Research, *The Austin Plan*.

"Page Southerland Page Records and Drawings." Austin History Center. Accession No. AR.2009.030, https://txarchives.org/aushc/finding_aids/00513.xml.

Paving of Congress Avenue [photo]. 1905. The Portal to Texas History, <https://texashistory.unt.edu/ark:/67531/metaph125155/>, crediting the Austin History Center, Austin Public Library.

Pearson, P.E. "Reminiscences of Judge Edwin Waller." *Southwestern Historical Quarterly* IV, no. 1 (1900).

"Pease School." Recorded Texas Historic Landmark (Atlas Number 5507017181). 2012. From the Texas Historical Commission Historic Sites Atlas, <https://atlas.thc.state.tx.us/Details/5507017181>.

Report on the Social Statistics of Cities, Part II: The Southern and Western States (Washington, D.C.: Government Printing Office, 1887).

Shuler, Sam A. "Stephen F. Austin and the City of Austin." *Southwestern Historical Quarterly* LXIX, no. 3 (1966).

Steuart, Richard E. "Gun Manufacturing During the Civil War." *The Handbook of Texas Online*. June 15, 2010, Updated Jan. 29, 2020. Accessed June 30, 2016, <https://tshaonline.org/handbook/online/articles/dlg01>.

Stewart, Frank M. *Highway Administration in Texas: A Study of Administrative Methods and Financial Policies*. Bureau of Research in the Social Sciences Study no. 8. The University of Texas Bulletin no. 3423 (Austin: The University of Texas, 1934).

Teulon, G.K. *The Austin City Gazette* 1, ed.1 (Austin, Texas). Sept. 23, 1840, accessed June 9, 2016, <https://texashistory.unt.edu/ark:/67531/metaph80005/ml12/>.

"The Rio Grande Campus – 50 Years of History." Loyal Forever: The AHS Alumni Association. Accessed Nov. 26, 2019, <https://www.loyalforever.com/events/the-rio-grande-campus-50-years-of-history>.

Urban Oasis: Research Projects: Digital HOLC Maps. "Austin, Texas." Accessed July 28, 2016, <http://www.urbanoasis.org/projects/holc-fha/digital-holc-maps/>.

Winker, Ernest William. "The Seat of Government of Texas." *Southwestern Historical Quarterly* X, no. 3 (1907).

Wooster, Ralph A. "Clark, Edward." *Handbook of Texas Online*. June 12, 2010. Updated Feb 8, 2020. Accessed Nov. 24, 2019, <http://www.tshaonline.org/handbook/online/articles/fcl04>.

Geographical Data

Acreage of Property: 82.052161

Coordinates:

Latitude	Longitude
30.279307°	-97.748141°
30.278349°	-97.744621°
30.270081°	-97.747905°
30.272149°	-97.751089°

Verbal Boundary Description:

Beginning at the northwest corner of the 1404 West Avenue property, the district's northern boundary extends to the east along W. 15th Street for roughly 1,165 feet until it reaches the northeast corner of the 509 W. 15th Street property. From that point, the eastern boundary runs south for a half-block and then turns east following the alley to the northeast corner of the 408 W. 14th Street property. The boundary then turns south until it meets 14th Street, then stretches along W. 14th Street in the easterly direction until it reaches Guadalupe Street. Next, the boundary extends southward for a half-block along Guadalupe Street and turns to the west at the alleyway, following it until it meets San Antonio Street. The boundary follows San Antonio Street for roughly 333 feet and then jogs to the east, then south, following the northern and eastern property lines of 1205 San Antonio Street. The boundary turns east then south again, following the northern and eastern property lines of 402 W. 12th Street. The boundary extends westward along W. 12th Street and turns to the south on San Antonio Street following it for one block. At W. 11th Street the boundary turns to the west and continues along it for one block. The boundary turns south at Nueces Street and runs for approximately 537 feet. At the northwest corner of the 905 Nueces Street property, the boundary jogs to the east following the northern edge of said property and then south along the eastern edges of 901-905 Nueces Street properties. At W. 9th Street the boundary jogs westward and then southward along the eastern property lines of 807-811 Nueces Street. It then turns to the west following the southern edge of 807 Nueces Street. At Nueces Street, the boundary turns southward and continues straight for roughly 515 feet. At W. 7th Street, it turns to the east for around 112 feet and then heads southward along the eastern edges of the 507 W. 7th Street and 607 Nueces Street properties. The southern district boundary then jogs westward reuniting with Nueces Street. It follows Nueces Street to the north for roughly 130 feet, turns left at 7th Street continuing along it for roughly 104 feet, and then turns north following along the western edge of the 600 W. 7th Street property for approximately 213 feet. The boundary runs west along the southern property lines of 603 W. 8th Street and 707 Rio Grande Street for about 226 feet. The boundary turns south at Rio Grande Street and then west on W. 7th Street, following it for roughly 187 feet. It then heads northward approximately 189 feet along the west property lines of 700-702 Rio Grande Street and jogs westward along the southern property lines of 705 W. 8th Street and 715 West Avenue. The boundary cuts north for about 70 feet along West Avenue and then turns west following the southern edge of 710 West Avenue. The district's western boundary then continues northward along the western property lines of 710-808 West Avenue and heads eastward on W. 9th Street until it meets West Avenue. It then turns north on West Avenue and then east on 10th Street, following it for roughly 587 feet. It cuts north along the western property lines of 820 W. 10th Street and 823 W. 11th Street and turns east on W. 11th Street for approximately 256 feet. The boundary runs north along the western property lines of 810 W. 11th Street, 827 W. 12th Street, 809 W. 12th Street, and 812 W. 12th Street; it then jogs east along the northern edge of the 800 W. 12th Street property. It continues northward along West Avenue approximately 244 feet and then runs westward along the southern

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

edge of the 1218 West Avenue property. The boundary continues northwards along west property lines of 1302-1404 West Avenue, until it meets the point of origin.

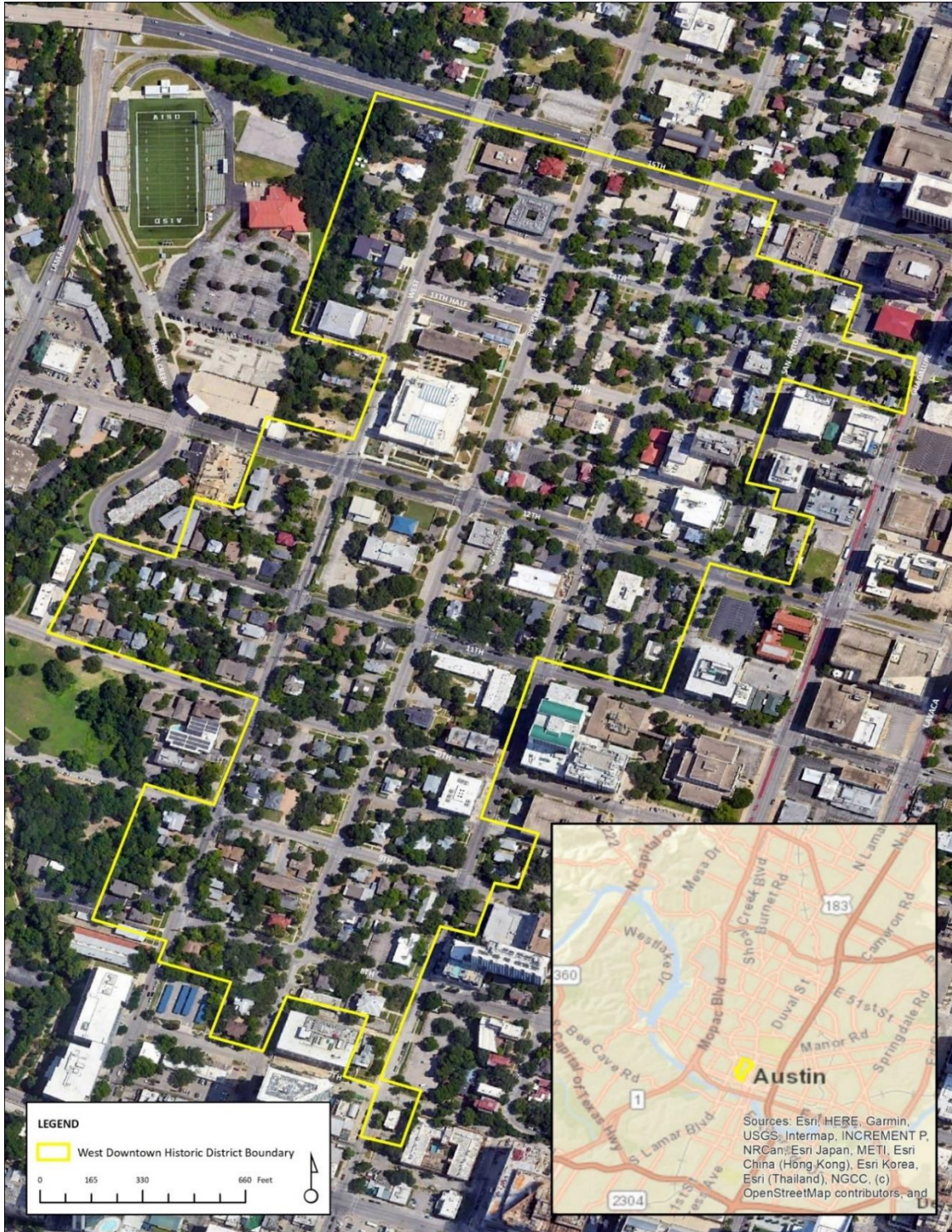
Boundary Justification:

The boundaries of the historic district are formed by major streets, along which substantial non-historic redevelopment has occurred. The area within these boundaries retains the most cohesive collection of remaining resources that retain sufficient integrity to communicate the district's significant associations with architecture and community planning in Austin. Beyond these boundaries, surface parking lots and contemporary high-rise construction are common, and the ratio of contributing to non-contributing resources declines substantially.

Additional Documentation

Maps

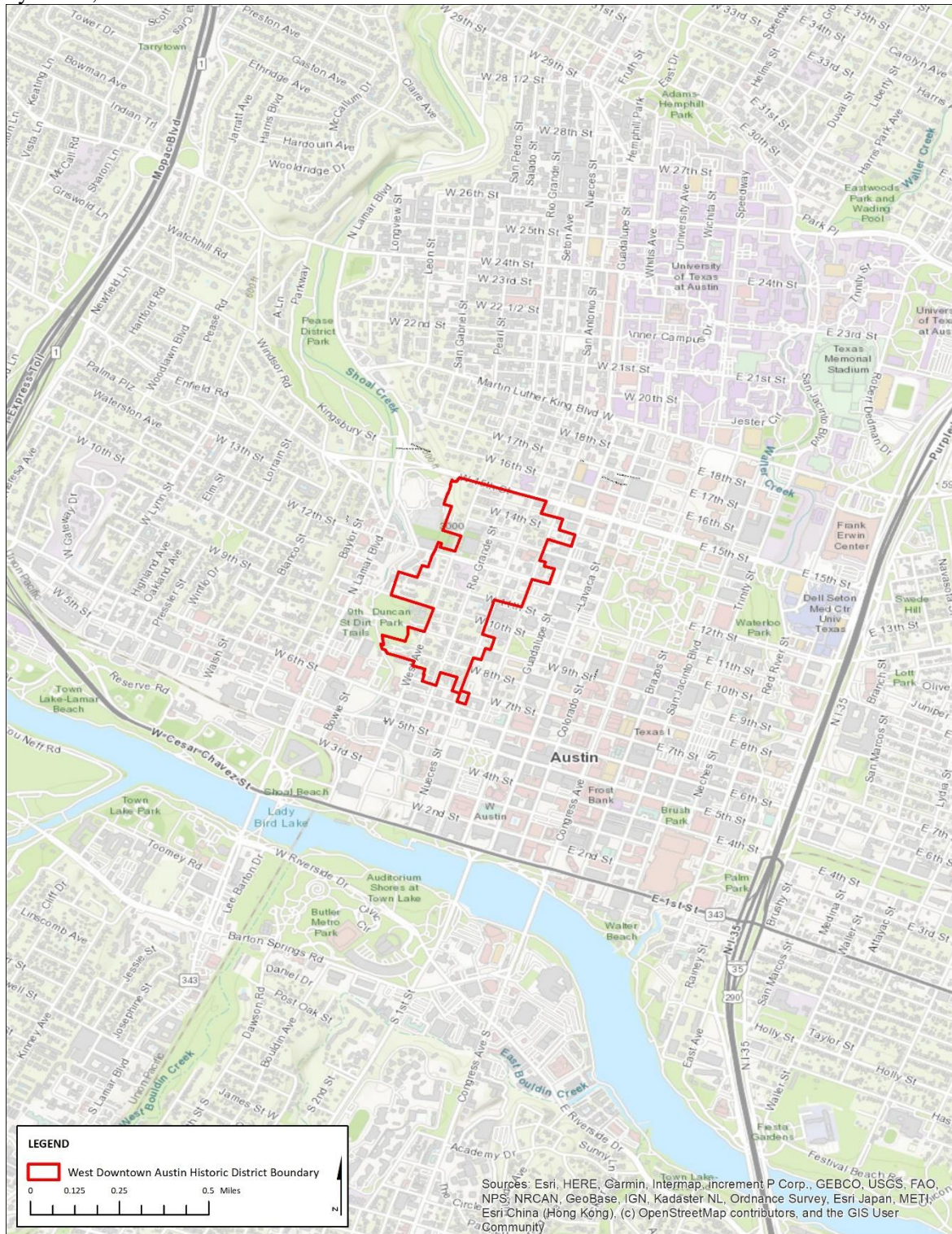
Map 1. Map showing the proposed West Downtown Historic District boundary overlaid on an aerial photo. Map by HHM, 2022.



SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

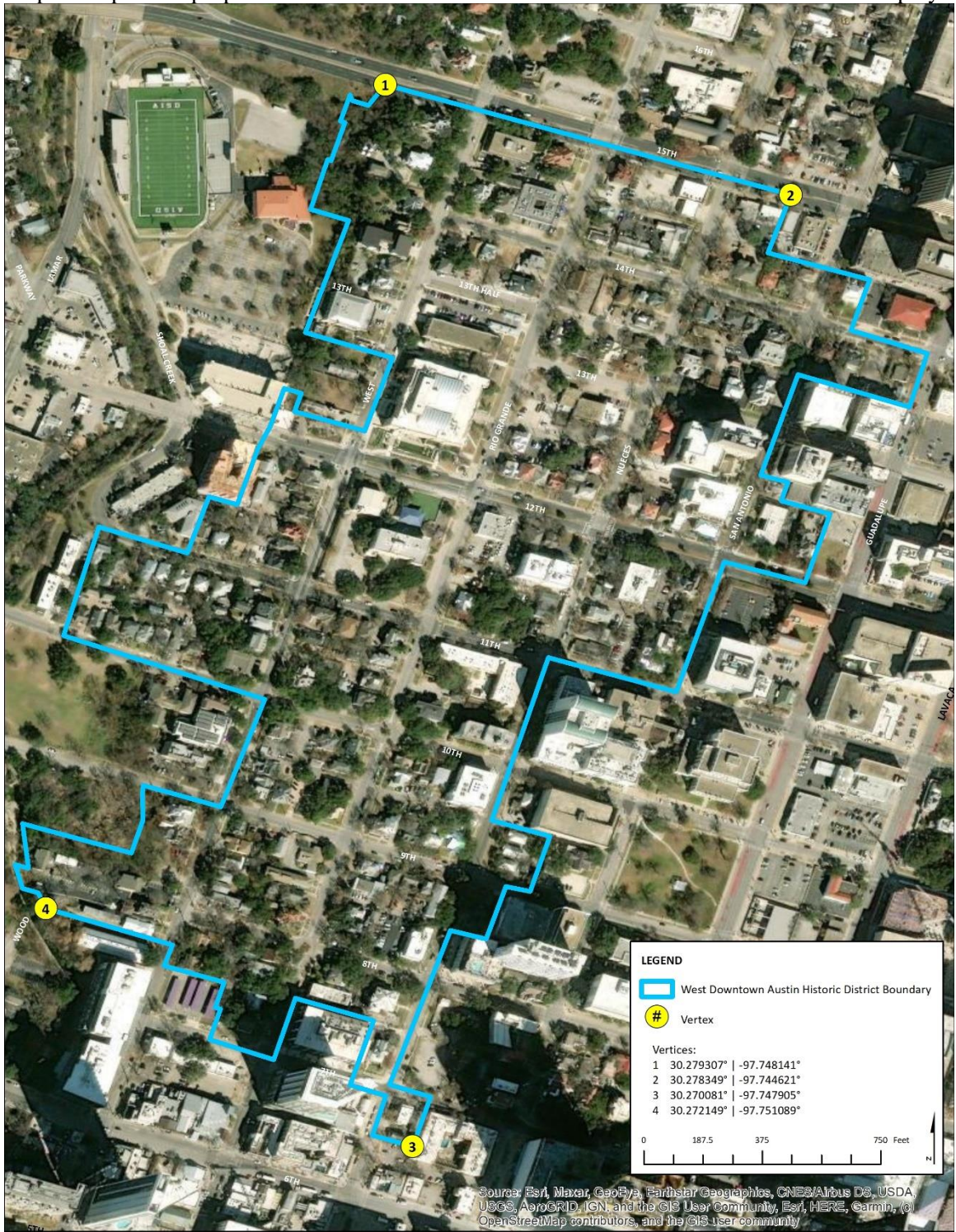
Map 2. Topographical map of the city with the proposed West Downtown Historic District outlined in red. Map by HHM, 2022.



SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

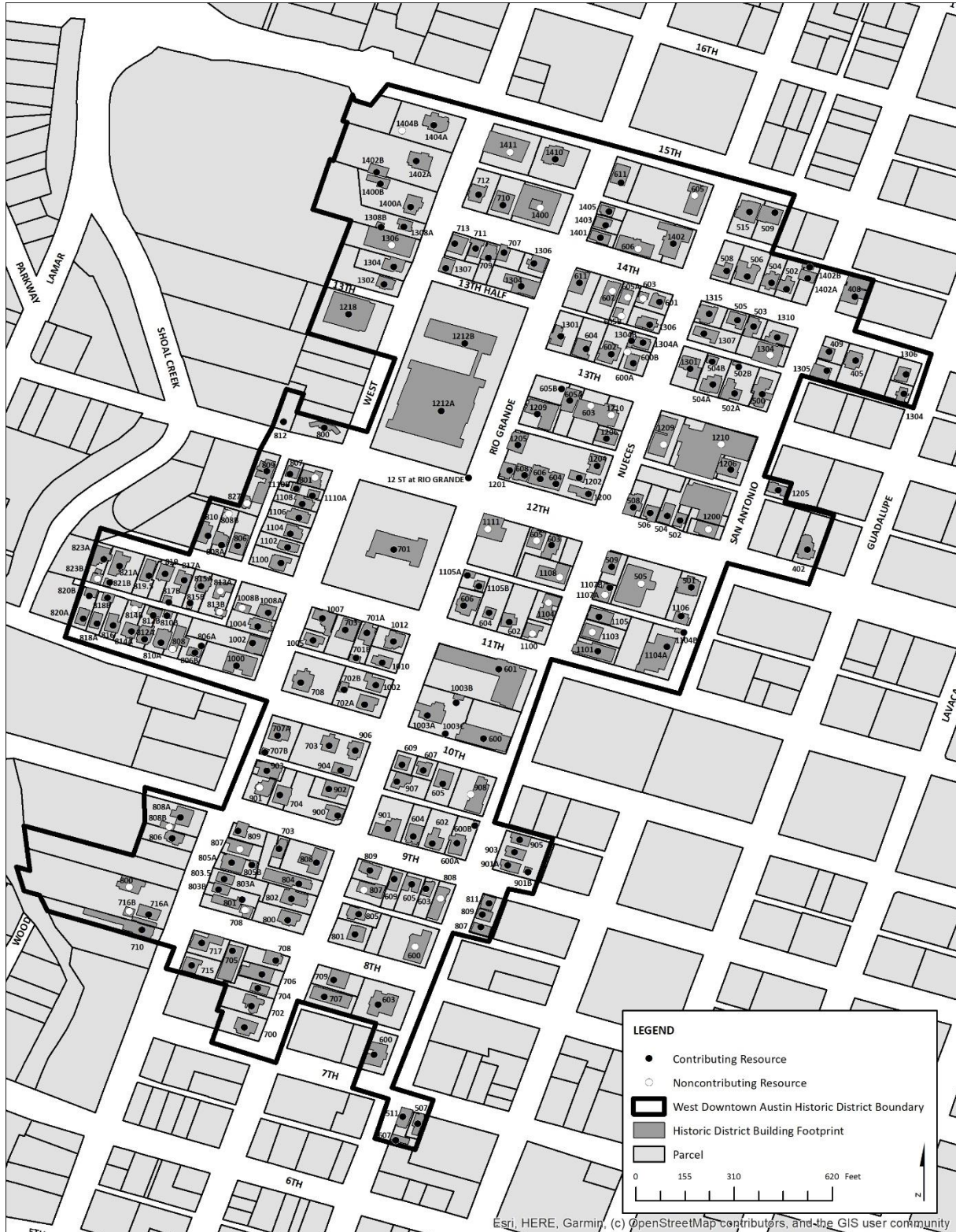
Map 3. Map of the proposed West Downtown Historic District boundaries with vertices. Map by HHM, 2022.



SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

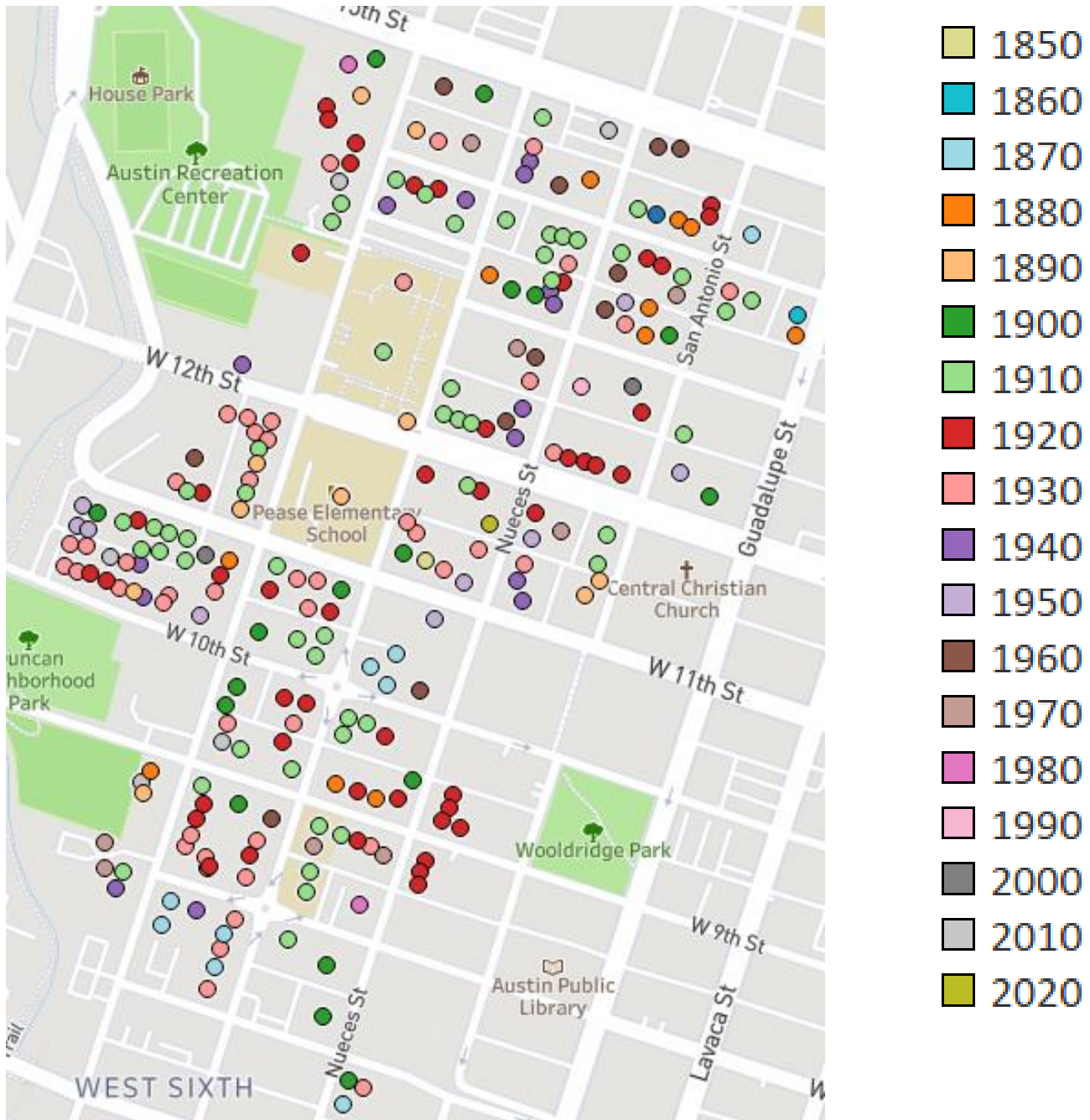
Map 4. Overview of the proposed West Downtown Historic District with recommended contributing and noncontributing resources. Map by HHM, 2022.



SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

Map 5. Color-coded map depicting date of construction by decade in the proposed West Downtown Historic District. Map by HHM, 2022.



SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

Figures

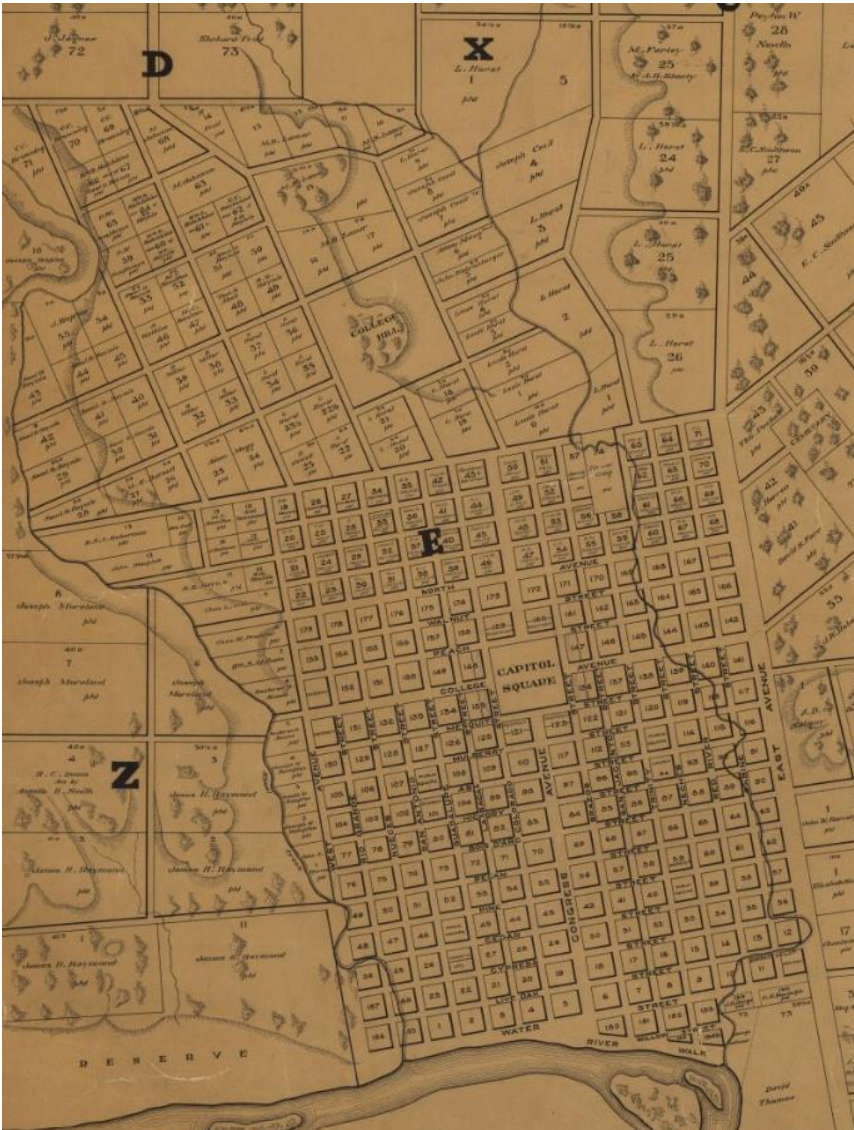
Figure 1. Detail of a map that shows original land surveys in relationship to the land that the Republic of Texas acquired for its new capital in 1839, totaling 7,735 acres on the east (north) bank of the Colorado River. Source: *Map of Travis County, 1861, The Portal to Texas History, <https://texashistory.unt.edu/ark:/67531/metapth89016/m1/1/>* crediting Texas General Land Office.



SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

Figure 2. L. J. Pilié, Plan of the City of Austin. Surveyor Pilié drew this map for the Republic of Texas in 1839. He, along with Charles Schoolfield, surveyed the area for Edwin Waller. This plan served as the blueprint for Austin's initial development; the patterns established at the time still define the physical character of Austin's city center. Moreover, many of the blocks identified for specific functions still contain buildings that show this town plan's enduring quality. Source: Plan of the City of Austin [map], 1839, The Portal to Texas History, <https://texashistory.unt.edu/ark:/67531/metaph123851/>, crediting the Austin History Center, Austin Public Library.



SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Figure 3. Detail of Ruben W. Ford, *Revised Map of Austin, Texas*, 1885. This map captures the railroad network by the mid-1880s. It also notes the several “county roads” that linked Austin with other communities and granted area farmers and ranchers access to outside markets. These roads likewise gained significance over time and include major arterials in our current street network in Central Austin including Lamar Boulevard, Duval Street, Manor Road, Webberville Road, West 6th Street, and South Congress Avenue. Source: Texas Library and Archives Commission.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

Figure 4. Photograph of the original Pease School, likely taken shortly after its construction in 1876. Source: [Pease Elementary School], photograph (n.d.), from The Portal to Texas History crediting Austin History Center, Austin Public Library <https://texashistory.unt.edu/ark:/67531/metaph124170>.



SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

Figure 5. Augustus Koch, *Austin, State Capital of Texas*, 1887, cropped to show the 2019-2020 survey area.
Source: Koch & Fowler, *A City Plan for Austin, Texas*, prepared for the City of Austin, 1928.



SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

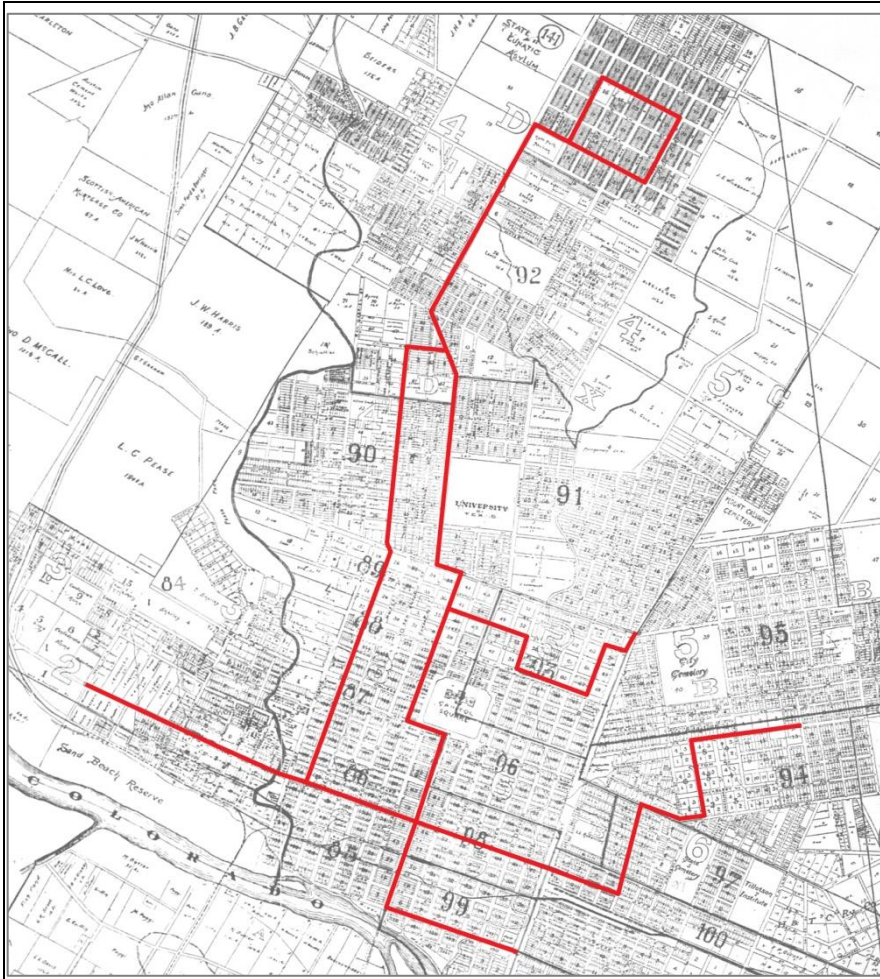
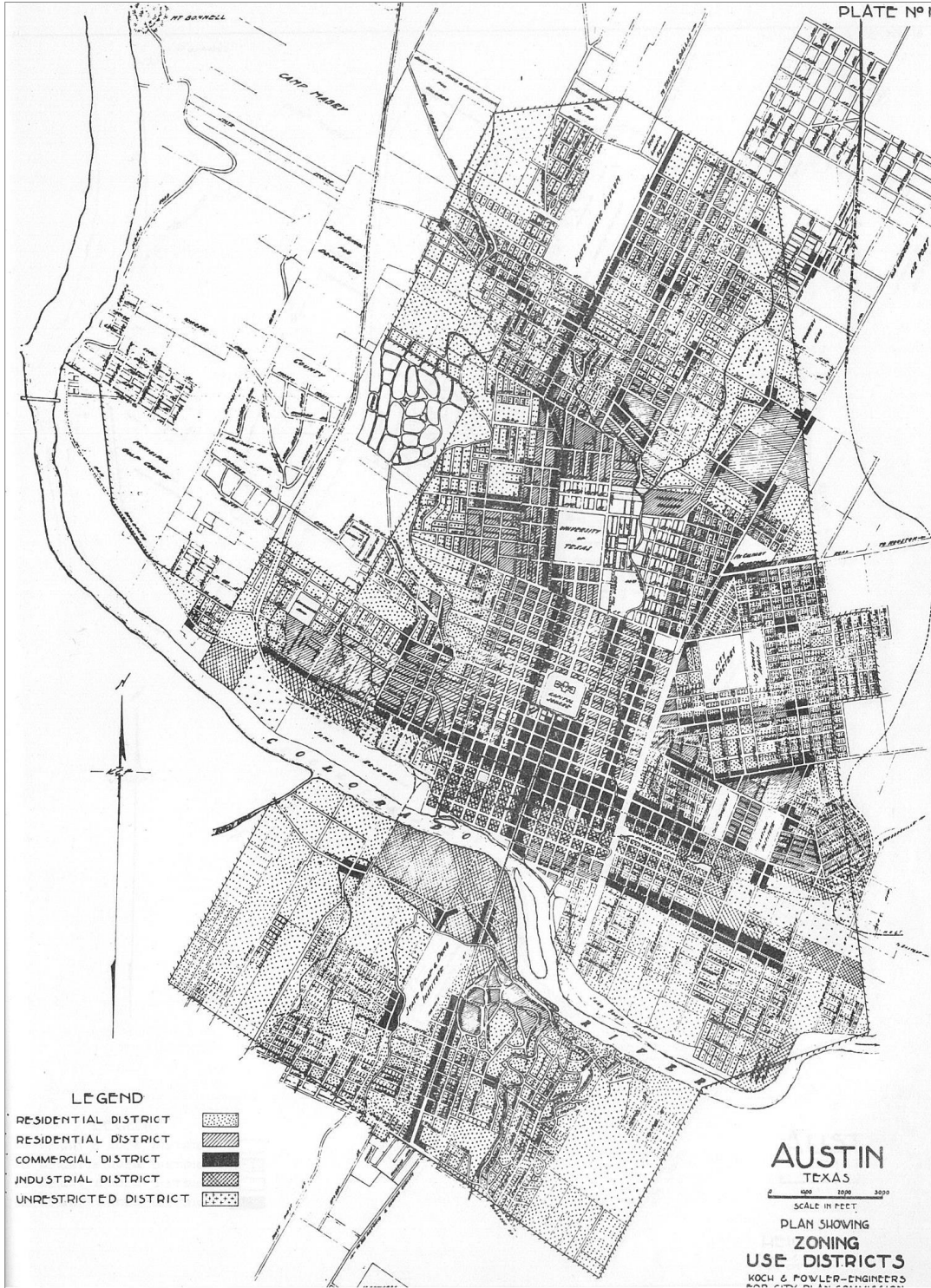


Figure 6. Detail of Morrison & Fourmy Directory Co., *Map of the City of Austin, Texas, 1900*. This map was created by the publisher of the Austin city directory and was also used by the US Census Bureau for the decennial census. The map notes in red the streetcar line that provided service to densely populated areas in the city center as well as to new suburban developments on the outskirts of town, most notably Monroe Shipe's Hyde Park subdivision. Source: Perry Castañeda Map Collection at the University of Texas at Austin, overlay by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

Figure 7. Map showing zoning recommendations, 1928. Note commercial zoning recommended along West 6th Street, West 7th Street, and Colorado Street. Source: Koch & Fowler, *A City Plan for Austin, Texas*, prepared for the City of Austin, 1928.



SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

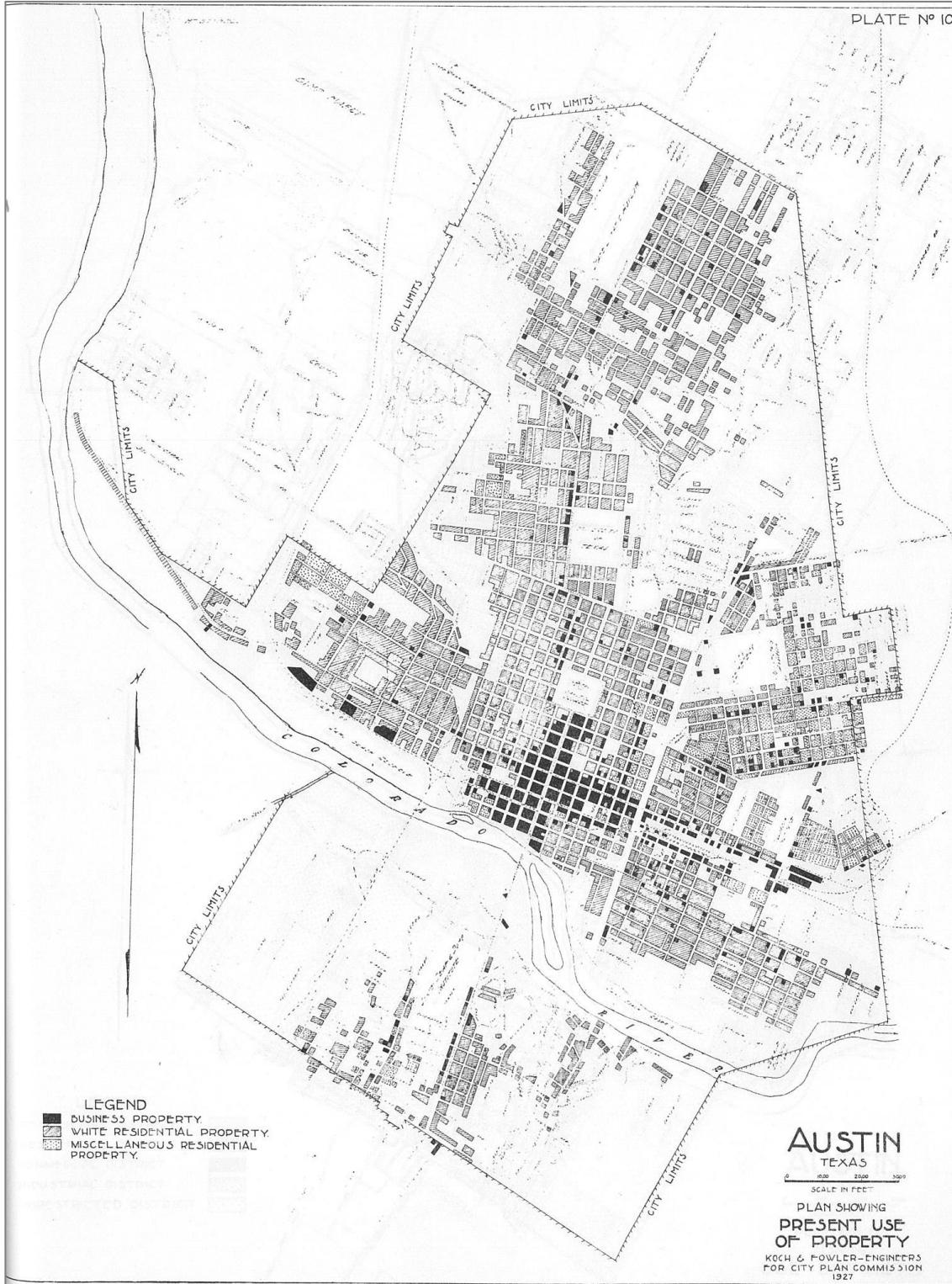
Figure 8. Map showing existing housing density, 1928. Source: Koch & Fowler, *A City Plan for Austin, Texas*, prepared for the City of Austin, 1928.



SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

Figure 9. Map showing racial distribution of population, 1928. Source: Koch & Fowler, *A City Plan for Austin, Texas*, prepared for the City of Austin, 1928.



SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

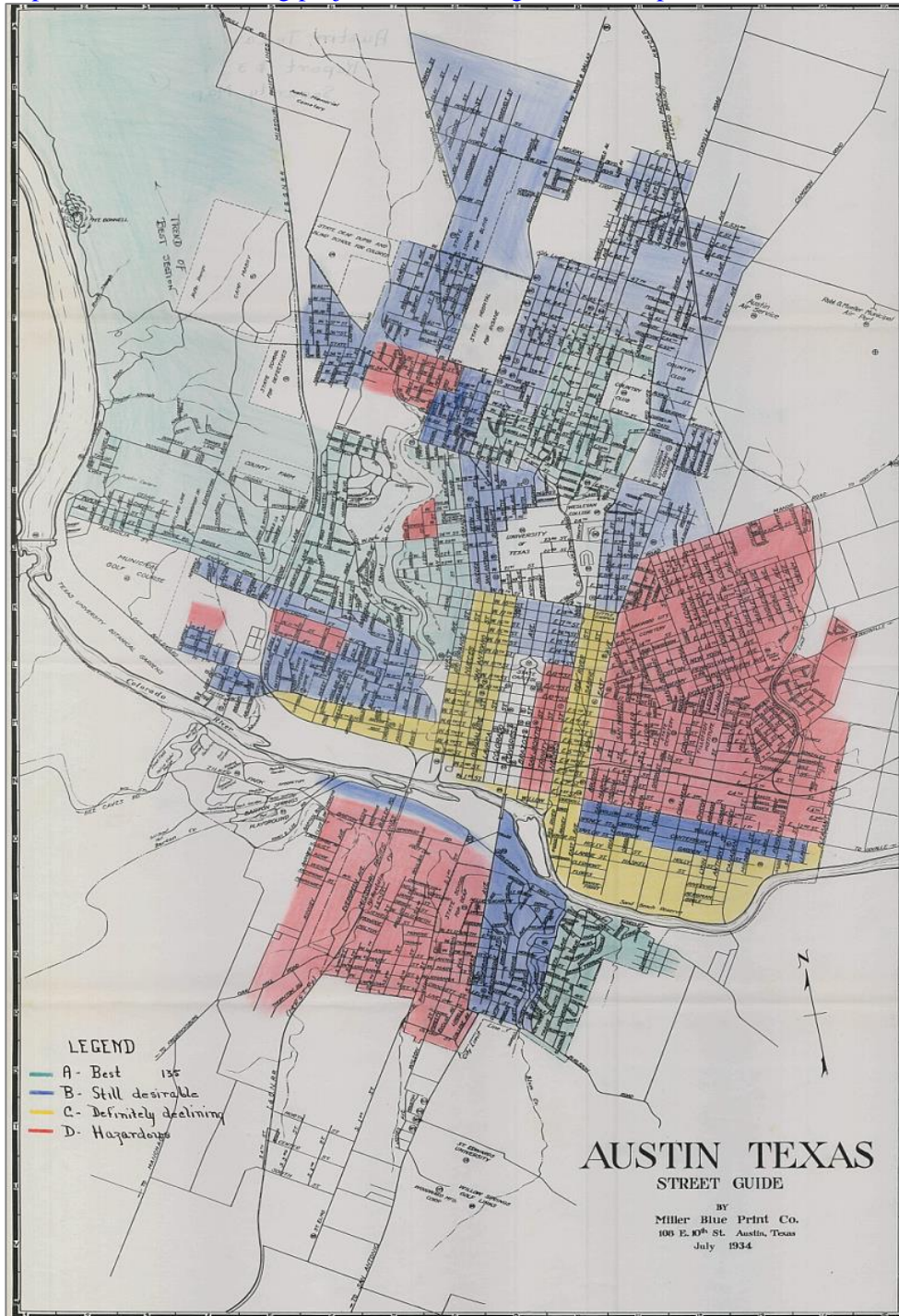


Figure 10. Photograph of the Austin High School campus at West 12th Street and Rio Grande Street, 1934. An earlier high school building was located on the site from about 1885 until 1900. The building shown in this photo was constructed in 1915 and served as Allan Junior High School from 1915 to 1925. Austin High School moved into the building in 1925. Source: The Portal to Texas History, <https://texashistory.unt.edu/ark:/67531/metaph124201/m1/1/>, crediting the Austin History Center, Austin Public Libraries.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

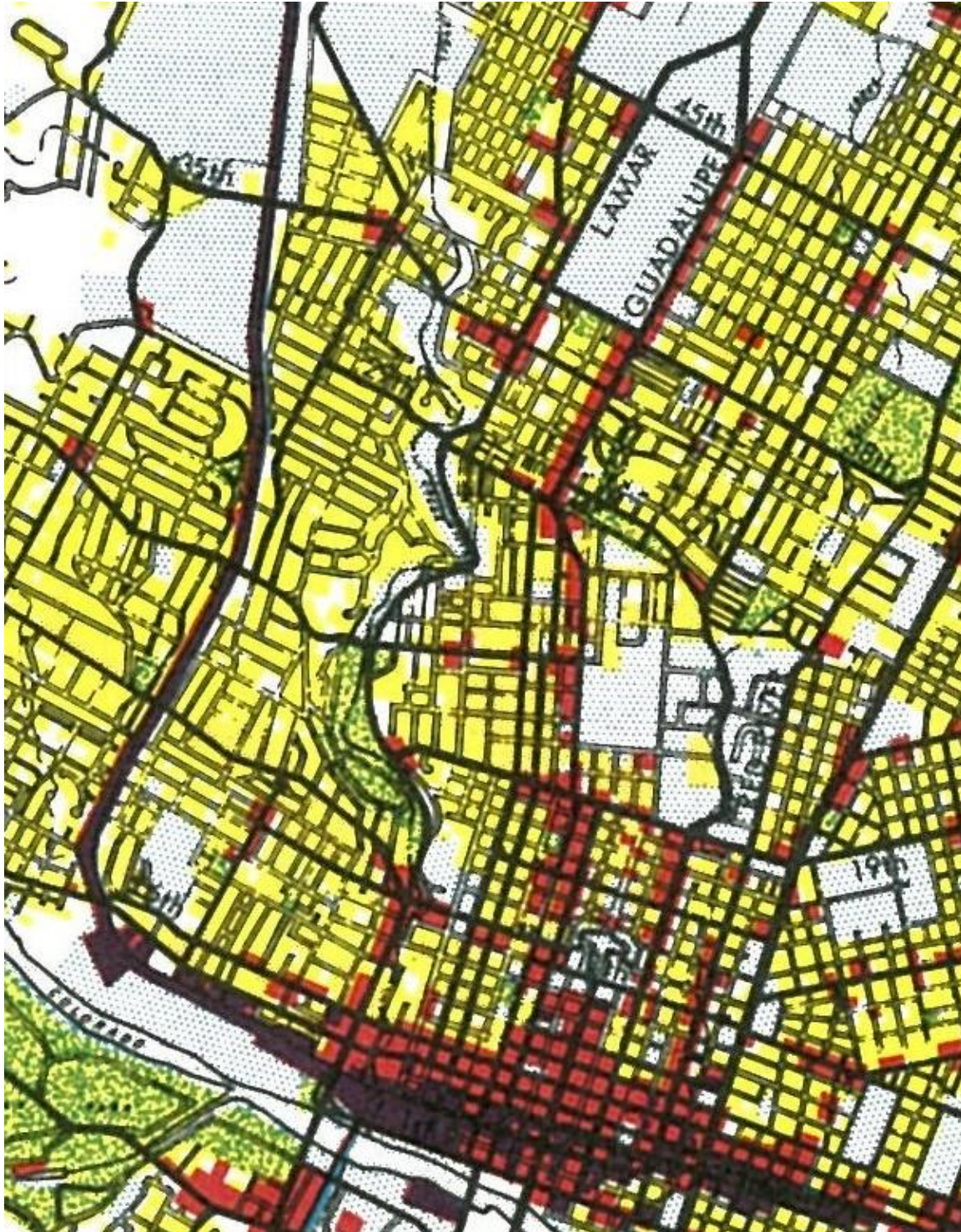
Figure 11. HOLC Map of Austin, 1934, noting tiers of perceived mortgage lending risk. Note that areas with mixed racial demographics and aging housing stock were perceived as “hazardous” (red), while areas with predominantly white residents and aging housing stock were considered “definitely declining” (yellow). Source: *Urban Oasis: Research Projects: Digital HOLC Maps*, “Austin, Texas,” accessed July 28, 2016, <http://www.urban oasis.org/projects/holc-fha/digital-holc-maps/>.



SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

Figure 12. Detail of map showing existing land use in Austin in 1956. Note the residential use (yellow) throughout most of the district, with commercial uses (red) scattered in the district along W. 12th Street, as well as to the east of the district along Guadalupe Street and to the south along 6th Street. Source: Pacific Planning and Research, *The Austin Plan*, 16.



SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

Figure 13. Pacific Planning and Research, *The Austin Plan* [map], 1958, from the Portal to Texas History crediting University of Texas at Arlington Library, <https://texashistory.unt.edu/ark:/67531/metaph193708/>.

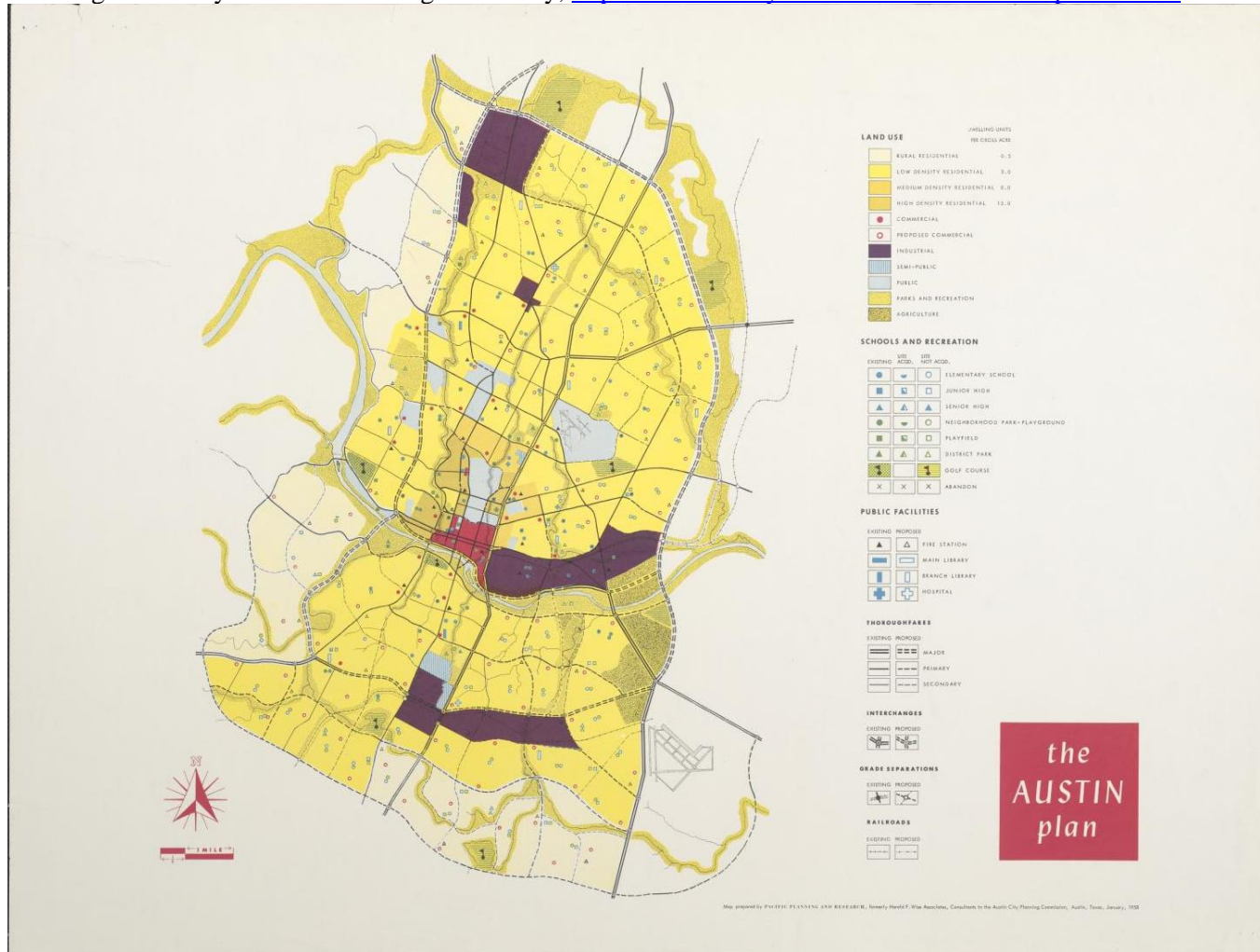


Table 6. Individually designated City of Austin historic landmarks in the proposed West Downtown Historic District. Sources: City of Austin and the Texas Historical Commission.

Address	CAD PIDN	Yr. Built	Prior Designations
600 W 7 ST	105349	1903	Local Landmark: Martin House; RTHL marker
603 W 8 ST	105348	1905	Local Landmark: Gilfillan House; NR-listed Gilfillan House
602 W 9 ST	196693	1880	Local Landmark: Boardman-Webb House; NR-listed: Boardman-Webb-Bugg House; RTHL: Boardman-Webb House
810 W 10 ST A	196619	1890	Local Landmark: Mayer-Howse House
810 W 10 ST B	196619	1948	Local Landmark: Mayer-Howse House
604 W 11 ST	196707	1856	Local Landmark: Hatzfeld House; RTHL marker
402 W 12 ST	196767	1900	Local Landmark: Watson (A.O.) House
501 W 12 ST A	196743	1918	Local Landmark: Kleberg House
502 W 13 ST A	199729	1883	Local Landmark: Smith House

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas

Address	CAD PIDN	Yr. Built	Prior Designations
502 W 13 ST B	199729	1883	Local Landmark: Smith House
408 W 14 ST	199808	1877	Local Landmark: Mauthe-Myrick House; RTHL: Mauthe-Myrick Mansion
502 W 14 ST	199736	1886	Local Landmark: Smith-Phillips Houses; NR-listed: Smith-Clark and Smith-Bickler Houses
1105 NUECES ST	196738	1938	NR-listed: Tucker Apartment House; Local landmark: Tucker-Winfield Apartment House
702 RIO GRANDE ST	105342	1876	Local Landmark: Robinson-Macken House; NR-listed: Robinson-Macken House; RTHL: Robinson-Macken House
709 RIO GRANDE ST	105354	1910	Local Landmark: Sayers House
805 RIO GRANDE ST	196677	1910	Local Landmark: Crow-Tenant House
900 RIO GRANDE ST	196661	1910	Local Landmark: Campbell-Miller House; NR-listed: Fannie Moss Miller House
901 RIO GRANDE ST	196695	1887	Local Landmark: Moore-Flack House; RTHL: Moore-Flack House
1003 RIO GRANDE ST A	821201	1875	Local Landmark: Sampson (George W.) House; NR-listed: Sampson, George W., House; RTHL: George W. Sampson House
1003 RIO GRANDE ST B	821201	1875	Local Landmark: Sampson (George W.) House; NR-listed: Sampson, George W., House
1003 RIO GRANDE ST C	821201	1875	Local Landmark: Sampson (George W.) House; NR-listed: Sampson, George W., House
1212 RIO GRANDE ST A	199676	1915	Local Landmark: Allan Jr. High School; RTHL: Austin High School, Rio Grande Campus
1212 RIO GRANDE ST B	199676	1939	Local Landmark: Allan Jr. High School
1410 RIO GRANDE ST	199625	1909	Local Landmark: Byrne Reed House
12 ST AT RIO GRANDE ST	199676	1895	Local Landmark: Moonlight Tower, Individually listed on NRHP, SAL, and OTHM: Moonlight Towers
1106 SAN ANTONIO ST B	196743	1918	Local Landmark: Kleberg House
1206 SAN ANTONIO ST	196749	1920	Local Landmark: Allen-Williams House
808 WEST AVE	196587	1884	Local Landmark: Montgomery House
808 WEST AVE B	196587	2011	Local Landmark (parcel): Montgomery House
1008 WEST AVE A	196613	1882	Local Landmark: Burlage-Fischer House; NR-listed: Fischer House; RTHL: Fischer House
1308 WEST AVE B	199621	1931	Local Landmark: Mueller House
1308 WEST AVE	199621	1927	Local Landmark: Mueller House
1400 WEST AVE	199620	1926	Local Landmark: Mueller-Danforth House
1400 WEST AVE B	199620	1926	Local Landmark: Mueller-Danforth House
1402 WEST AVE A	199604	1890	Local Landmark: Coon-Gilbert-Doggett House
1402 WEST AVE B	199604	1925	Local Landmark (parcel): Coon-Gilbert-Doggett House
1404 WEST AVE A	199622	1900	Local Landmark: Caswell (Daniel) House; NR-listed: Caswell, Daniel H., House; RTHL: Daniel H. Caswell House
1404 WEST AVE B	199622	1980	Local Landmark (parcel): Caswell (Daniel) House; NR-listed: Caswell, Daniel H., House

Photos



Photo 1. Photo of 1402 West Avenue, facing northwest, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 2. Photo of 712 W. 14th Street, facing north, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 3. Photo of 603 W. 8th Street, facing south, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 4. Photograph of
708 W. 10th Street,
facing north, 2019.
Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 5. Photograph of 1008 West Avenue, facing west, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 6. Photograph of 808 West Avenue, facing southwest, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 7. Photograph of 504 W. 14th Street, facing north, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 8. Photograph of 900 Rio Grande Street, facing west, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 9. Photograph of 800 Rio Grande Street, facing west, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 10. Photograph of 600 W. 7th street, facing north, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 11. Photograph of 716 West Avenue, facing west, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 12. Photograph of Shoal Creek at 12th street, facing south, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 13. 604 W. 11th Street, facing north, 2019. Note the original building's small scale and lack of architectural ornament. The building addition evident in the left portion of the photograph was added in 1930, along with plumbing and electricity. The upper story was added in 2004. Both are alterations made to the original residence. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 14. Photograph of 1306 Guadalupe Street, facing northwest, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 15. Photograph of the south-facing façade of 1003 Rio Grande Street, facing north by northeast, 2019.
Source: HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 16. Photograph of 517 W. 7th Street, facing southwest, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 17. Photograph of 605 W. 10th Street, facing south, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 18. Photograph of 1212 Rio Grande Street, facing west, 2022. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 19. Photograph of the circa 1930 Prairie Style house at 602 W. 11th Street, facing north, 2019. Photo by HHM.



Photo 20. Photograph of the 1931 Tudor Revival house at 1308 West Avenue, facing west, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 21. Photograph of the 1926 Classical Revival house at 1400 West Avenue, facing west, 2019. Photo by HHM.



Photo 22. Photograph of 819 W. 11th Street, facing south, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 23. Photograph of 504 W. 12th Street, facing north, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 24. Photograph of the Tucker Apartment House at 1105 Nueces Street, facing east, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 25. Photograph of the 1960 Regency Apartments at 601 W. 11th Street, facing southeast, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 26. Photograph of 600 W. 10th Street, facing northwest, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 27. Photograph of the moontower at 12th Street and Rio Grande Street, facing south, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 28. Photograph of 502 W. 13th street, facing southeast, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 29. Photograph of 505 W. 12th Street, a noncontributing resource, facing southwest, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 30. Photograph of 500 W. 13th Street, facing northeast, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 31. Photograph of 408 W. 14th Street, facing north, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 32. Photograph of 701 W. 12th Street as seen from Rio Grande Street, facing west, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 33. Photo of house converted to commercial use at 700 Rio Grande, looking northwest, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 34. Photograph of an apartment complex constructed around 1945 at 1306 Rio Grande, facing east, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 35. Photograph of 812 W. 12th Street, facing north, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 36. Photograph of 1411 West Avenue, a noncontributing resource, facing northeast, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 37. Photograph of 704 W. 9th Street, facing north, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 38. 1102 West Avenue, facing west, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 39. Photograph of 1002 West Avenue, facing west, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 40. Photograph of 611 W. 15th Street, facing south, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 41. Photograph of 1218 West Avenue, facing west, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 42. Photograph of 1101 Nueces Street, facing east, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 43. Photograph of 1307 Nueces Street, facing east, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 44. Photograph of 1410 Rio Grande Street, facing west, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 45. Photograph of 802 Rio Grande Street, facing west, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 46. Photograph of 820 W. 10th Street, facing north, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 47. Photograph of 710 West Avenue, facing west, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 48. Photograph of 806 W. 11th Street, facing northwest, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 49. Photograph of 1405 Rio Grande Street, facing east, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 50. Photograph of 603 W. 14th Street, a noncontributing resource, facing south, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 51. Photograph of 1100 Nueces Street, a noncontributing resource, facing north, 2019. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 52. Contextual view of W. 12th Street from West Avenue, facing east, 2023. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 53. Contextual view from West Avenue at W. 10th Street, facing southeast, 2023. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 54. Contextual view of W. 12th Street from Rio Grande Avenue, facing northeast with the Texas state capitol in the background, 2023. Photo by HHM.

SBR Draft

West Downtown Austin Historic District, Austin, Travis County, Texas



Photo 55. Contextual view of Rio Grande Avenue from W. 8th Street, facing southwest showing old-growth oak trees, 2023. Photo by HHM.