

## East Austin

The East Austin Multiple Resource Nomination is comprised of 25 individually eligible buildings and cemeteries, as well as three historic districts. The first district, Rainey Street, is comprised of 34 buildings, of which 21 are contributing and 13 noncontributing. A second, the Willow-Spence Streets District, is comprised of 68 buildings, of which 38 are contributing and 30 noncontributing. A third historic district, Swedish Hill, includes 12 buildings, 10 of which are contributing and two of which are noncontributing. The National Register districts vary in size and are scattered throughout the general East Austin area. However, they share a residential quality and a number of general building types--such as the T- plan, L-plan, Pyramidal, and Bungalow--which are common to each district.

It is difficult to characterize the East Austin area generally. Often perceived of as very uniform architecturally and socially, the area is in fact marked by an unusual degree of heterogeneity. The term "eclectic" particularly as it pertains to architectural styles, building types, materials, and density more appropriately describes East Austin. This same eclecticism testifies to a remarkably complex and rich social and cultural history which began in the early 1870s and continues to the present.

### Description of the Resource Area During the Periods in Which it Achieved Significance.

Historic East Austin, an area lying east of downtown and north of the Colorado River, has been typified for well over a century by rich ethnic, social, and cultural traditions. For most of its existence, the East Austin area was much like any other desirable suburb. Topographically attractive and agriculturally rich, in the nineteenth century it became a mecca for families who wanted to live in a somewhat rural setting within easy reach of their businesses, which were located downtown to the west, or along the railroads near East Avenue (now IH35). In time, East Austin acquired the sophistication and density of other popular suburbs; to this day it has kept many vestiges of its originally strong sense of community and neighborliness. At the height of its popularity, historic East Austin was not only rich in fine architecture, but was also fairly integrated, both in the racial sense and with the rest of Austin.

A study of topographical maps and aerial views immediately reveals some of the reasons why East Austin was among the first of the city's outlying areas to become the focus of speculation and subdivision. Located only a mile to a mile and a half from the city's center of commerce on Congress Avenue, much of the land was ideally suited to building residences, for the area was topographically varied. Flat, level land on the south near the Colorado River gradually rises north of presentday East 5th Street and continues until, broken by occasional drainages, it culminates in a series of hills between present East 6th Street and Martin Luther King Boulevard (East 19th Street). Dense woods once covered much of the land, but views of the city from the hills near East Avenue, where many homes were built facing west, must have been pleasant.

Subdivision activity began early in East Austin and much of it responded strongly to the area's distinctive topographic features. One of the first sub-divisions was platted south of the present-day East 1st Street on land which was easily "buildable." Laid out in 1869 by the Reverend Benjamin A. Rogers, the Canterbury Square development was located on predominantly flat

farm land. Sixty lots measured 65 x 128 feet each and were embraced by lot 33 and part of lot 45 in Division 0. Rogers' success in selling lots led him to enlarge the original plan, and in 1874 he added to Canterbury Square and revised the size of lots he had not yet sold so that they became smaller and thus more numerous.

Other subdivisions soon followed Canterbury Square and included portions of almost every area of historic East Austin. Unlike Canterbury Square, which was an unusual distance from major thoroughfares, almost all early subdivisions and house-building efforts were tied to the existence of transportation arteries. It was no accident that most plats adjoined East Avenue, a broad north-south boulevard, the east-west-running H&TC Railroad, or East 6th Street, another important east-west street which linked East Austin to the downtown area. It was also no accident that development increased dramatically after 1870, the date when the East Austin Bridge opened up across Waller Creek to provide a direct link between that area and downtown.

By 1880, East Austin was characterized by approximately a dozen formal sub-divisions, most of which were located near major transportation arteries and many of which demonstrated a strong sensitivity to physical setting. Typical of such developments was George L. Robertson's subdivision of a part of Robertson Hill, where lots were laid off in a radiating fashion.

The tentative forays into wooded hills and newly platted subdivision's, which characterized East Austin in the 1870s, changed to full-scale real estate promotion and homebuilding in the last two decades of the nineteenth century. The opening of increased numbers of east-west streets made the area more desirable to families whose businesses were downtown, just as the opening of local companies such as the Nalle Lumber Company and the San Antonio Brewing Association on East 4th Street made housing more attractive and practical. Simultaneously, the existence of railyards between East 4th and 5th streets attracted entrepreneurs such as lumbermen, stonemasons, and millers whose businesses were dependent on rail transportation.

By 1900, Sanborn Fire Insurance Company maps of Austin and an Augustus Koch aerial view showed that East Austin was institutionally, commercially, and residentially well developed. Major churches were located on East 1st Street and Robertson Hill; two Black colleges, Tillotson and Samuel Huston, were located on East 7th Street and East Avenue, respectively; a private school for young black women was established at 1611 Hackberry in 1892; and two large and important burial grounds--the State Cemetery and Oakwood Cemetery--encompassed areas west of Tillotson College and south of East 19th Street (now Martin Luther King Boulevard).

Businesses were concentrated along East Avenue, both sides of the H&TC and Austin & Northwestern railroad yards, and along Pecan or East 6th Street. On the south side of East 4th Street were the Steussy family's stone building, a number of frame saloons, feed stores, harness shops, general stores, groceries, J. Condon's cotton gins, frame boarding houses, Black tenements, the Austin stock yards, and a generous scattering of private residences. Located near the railroad tracks were Joseph Nalle's Planing Mill and Lumber Yard and a stone-cutting factory. East 6th Street was filled with businesses and residences in almost equal concentrations. While some buildings were described as "Negro tenements," city directories reveal that homes on many streets were fairly evenly distributed among Black and White residents. To the north, along East 11th Street, commercial development kept pace with residential.

Residential development continued to grow, with a majority of subdivisions platted and lots developed by 1900-1915. J. L. Driskill's and Frank Rainey's subdivision, which was located west of East Avenue but which was similar demographically and topographically to areas to the east, was an especially popular neighborhood. Perhaps because it was so close to downtown and to the numerous businesses across East Avenue, the area filled rapidly with late Victorian frame cottages which were similar to those constructed in Canterbury Square, the Welch Subdivision (platted in 1884), and later, the MK&T and Spence additions.

Grander homes owned by successful downtown businessmen were also located in the area. George and Augusta Evans and Ferdinand Dohme lived in substantial and larger-than-average homes on East 1st Street. John Southgate, who owned a printing and bookbinding company, lived in a two-story home on East 12th Street (Site No. 23). And Charles W. Barnes' house at 1105 East 12th Street (Site No. 22) was an impressive two-story Victorian structure.

Developing simultaneously were homes and commercial structures built and owned by Black residents and individuals of varying ethnic backgrounds. San Bernard Street soon filled with lovely homes owned by Blacks, Anglos, Italians and Germans. The Bailetti, and later Haehnel, Store at 1101 East 11th Street (Site No. 18) was a landmark, as was the Buratti Brother's Building at 1001 East 6th Street (Site No. 8), owned by an Austrian-Italian family.

A racially varied population was one of the hallmarks of East Austin until World War I, but after that date, de facto segregation, which intensified in the 1920s, accelerated the migration of White families out of the area and migration of Blacks and Hispanics into it. These segregation patterns were accelerated both by the gradual deterioration of the area's infrastructure--created by the refusal of the City of Austin to upgrade utility and transportation lines--and by the construction in the 1950s of IH-35, a major interstate highway, along the old route of East Avenue. Where once commercial and social traffic flowed freely between East Austin and the downtown, now a physical and visual barrier existed between the two parts of the city.

This deterioration of the physical infrastructure together with the segregation of East Austin had a dramatic impact on the development of the area. Large-scale redevelopment which characterized many parts of Austin in the 1960s and 1970s never occurred in East Austin. Simultaneously, the lower income levels typical of much of the population made redevelopment of individual properties a rare event. As a result, the area became typified by monumental, but severely deteriorated, public and private buildings located along major thoroughfares such as East 1st, 6th, 7th, 11th, and 12th streets; and small, intact residential neighborhoods such as those south of East 1st Street, east of the French Legation between East 7th and 9th streets, and on Swedish Hill west of Oakwood Cemetery.

Strong commercial development along major east-west streets placed stress on these neighborhoods where ownership nevertheless remained generally stable and architectural changes to residences were largely of a cosmetic nature.

The Architectural Development of East Austin.

The architectural development of East Austin closely followed the economic and social development of the area. The combined influences of topography, land speculation, settlement patterns, development of commerce and transportation, and social and cultural values had an impact on the construction and use of buildings in the area. Like the topography, the architecture varied, and the range of architectural types and styles--from humble and inexpensive vernacular buildings to high-style mansions--is typical of the diverse ethnic and economic status of the people who once lived in this area.

A number of public and private buildings remain from the nineteenth-century period of settlement in East Austin, attesting to the range of building materials and styles in vogue at that time. Stone structures include the early 1870s Stuart & Mair House at 1201 Inks Street on Robertson Hill, the 1890s Stavelly-Kunz-Johnson House at 1401 East 1st Street (National Register 1980), and the San Antonio Brewing Association Building on East 4th Street. Brick structures are represented by the fine two-story Ferdinand Dohme House at 1112 East 1st Street, the Lindeman (Site No. 13) and Rogers-Lyons houses constructed on East 8th Street in the early 1890s, and an industrial structure at 102 Chicon (Site No. 5). Frame structures predominated in East Austin, with especially noteworthy examples being situated along East 1st Street (Moreland House, 1301 East 1st Street, 1898, Site No. 4; Wolf House, 1602 East 1st Street, ca. 1900); on Robertson Hill along East 8th Street between San Marcos and Waller; at 1013 East 9th Street (the Newton House, 1885); along East 11th Street (Haynes-DeLashwah House, 1209 Rosewood Avenue, 1890s, National Register 1983; the German-American Ladies' College, 1604 East 11th Street, 1876); on Pennsylvania Avenue (the Fiegel-Campbell House, 1610 Pennsylvania Avenue); along East 12th Street (Barnes House, 1105 East 12th Street, 1885, Site No. 22; Southgate-Lewis House, 1501 East 12th Street, 1888, Site No. 23); and Swedish Hill (Limerick-Frazier House, 810 East 13th Street, ca. 1876; 100 East 14th Street, ca. 1886, Site No. 138).

The first two decades of the twentieth century ushered in a period of intense building during which the numbers of structures increased dramatically but variation in materials remained relatively stable. Brick was a favored material, particularly for commercial buildings such as Joe's Place at 1701 1/2 East 1st Street, the Guerrero Produce Building (1001 East 6th Street, Site No. 8), the Sport Bar (1200 East 6th Street), and the Haehnel Store at 1101 East 11th Street (Site No. 18). Wood, however, was the most commonly used residential material. Finally, the structural use of stone all but disappeared, being replaced during the first two decades of the twentieth century by rusticated cast stone, a building material largely fabricated by the industrial students at Tillotson College and used in the construction of a commercial building at 1618 East 6th Street and Evans Industrial Building on the Tillotson campus (National Register 1981). Polychromatic field stone was commonly used in the area after World War I, usually replacing deteriorated wooden elements such as steps, decks, and columns, or else for decorative effect. Interestingly, the most obvious change that occurred in East Austin after 1900 was the almost complete lack of construction of "grand" buildings. Residences, especially in the subdivisions platted after 1900 (such as the MK&T and Spence additions south of East 1st Street), followed almost without exception the pattern set by the smaller, vernacular structures in earlier subdivisions. Popular house forms after 1910 included the hipped-roof, "pyramidal" pattern with a small corner front porch, and later, modest-sized frame bungalows, some of which represented redevelopments of previously occupied lots (92 Rainey Street, Site No. 57). Clearly, monumental, high style architecture was still in evidence. However, the most widely distributed

building form was the small, vernacular, wood-frame, vaguely late Victorian or Prairie Style cottage with varying degrees of elaborate carpentry decoration. Such buildings not only existed to serve the residential needs of a tightly knit, middleincome community but, in concert with nearby commercial structures, helped to form a cohesive neighborhood.

### Notes on Building Types

A number of building types in the project area recurred over a considerable span of time and were common to every part of East Austin. Classified according to building form, these types were a function of specific construction techniques, available materials, prevailing styles and conventions, and social and cultural influences. Five distinctive building forms were found to be present in quantities large enough to be significant. All are vernacular and all demonstrate a remarkable variety in terms of elaboration on basically simple forms. They are distinct from high style architecture and express economy and practicality.

#### T-Plan Houses.

One of the most common house forms found in East Austin is the T-plan house, a form which proliferated in urban and rural areas of Texas from the 1880s until the early 1900s. Often called "Carpenter Gothic" because of its distinctive wood detailing, the building form is characterized by a generally I-shaped floor plan, intersecting gable roofs, (Some T-plan houses in East Austin have combined gable and hipped roofs.) front and/or rear porches, and by more-or-less elaborate detailing in the form of turned porch columns, balusters, brackets, spindles, and gable elaborations. Commonly used materials were wooden shingle or lock-seam metal roofing. Wood siding was most often drop siding, but sometimes board-and-batten. Windows were usually two-over-two or four-over-four, and footings were of brick, cut stone, or wood block. The structural system was balloon framing on piers, and the plan was easily expandable, making the T-plan affordable, attractive housing.

In East Austin, the earliest T-plan houses which still stand were located in the Driskill & Rainey Subdivision and on Robertson Hill. Examples of such structures built prior to 1890 include the Robert Irvin House (1008 East 9th Street, 1885, Site No. 15) constructed by a carpenter contractor; 90 Rainey Street; ca. 1885 (Site No. 55), 88 Rainey Street; ca. 1889 (Site No. 51), and 97 Rainey Street; ca. 1889 (Site No. 62).

Interestingly, T-plan cottages appear to have become more elaborate after 1890, with the proliferation of fancy carpentry detailing. Examples of such houses dating from the period 1890-1910 include, but are not restricted to, 83 Rainey Street (1909, Site No. 47); 89 Rainey Street (1904, Site No. 52); 905, 907, and 909 East 2nd Street; 905, 1007, and 1112 East 3rd Street; 1204 East 6th Street; 902 East 7th Street; 1022 East 7th Street (1905/1906, Site No. 9); 1012 East 8th Street (ca. 1904, Site No. 12); 1109 East 9th Street; 1201 Canterbury (1909, Site No. 125); 1400 Canterbury (1897, Site No. 3); 1504 Canterbury; 1178 San Bernard and 1302, 1603, 1607, and 1612 Willow. (The one known, brick, T-plan structure is the Polhemus House at 912 East 2nd Street (ca. 1901, Site No. 6) a single plane and the L is situated at the rear of the house.)

As are all wooden buildings, T-plan cottages in East Austin were at the mercy of the ravages of weather and the relative ability of owners to maintain or replace wooden surfaces or structural elements. Very few buildings remain in pristine condition. Common changes include the replacement of wooden steps or wrought iron; and replacement of wood shingle or metal roofs with asbestos. Sometimes entire buildings are sheathed in polychromatic field stone; more commonly, asbestos siding is applied for a maintenance free exterior surface.

#### L-plan Houses.

A second common form found in East Austin is the L-plan house, a form which is similar to the T plan in chronology and distribution. The building is characterized by a more or less generous L-shaped floor plan, intersecting gable roofs, front porch, and detailing in the form of elaborated porch columns, balusters, brackets, spindles, and gable decoration. Commonly used materials are similar to those appearing in T-plan houses, and the structural system is balloon framing on piers. Interestingly, the L plan appears in two different forms; in the first, the L is formed by an open porch on the front facade; in the second, the front facade is a single plane and the L is situated at the rear of the house.

Fine examples of L-plan houses occur at 84 Rainey Street (1891, Site No. 48), 1115 East 3rd Street (1884, Site No. 7), 1403 East 6th Street, 909 East 12th Street, and 1604 New York Avenue. However, like the T-plan houses, few of the L-plan structures remain in pristine condition, their original floor plans being obscured by the numerous additions which were necessary to accommodate families of more than a few individuals.

#### Shotgun Houses.

The Shotgun house, an early to mid-nineteenth century building form which some scholars maintain originated in Africa and the Caribbean, is a building type which once was widely distributed throughout East Austin. Used by Black, White, and Hispanic residents alike, the long, narrow house form was characterized by a single-room width and two- or three-room depth. The Shotgun was usually only twelve to fourteen feet wide and was built of simple, inexpensive materials. With few exceptions, there was little decoration save porch trim and door and window detailing, both of which were usually reserved for the front of the house. In almost all cases, the gable end of the building was oriented to the street. Common exterior materials were wooden siding or board-and-batten. Corrugated metal was the most frequently used roofing material, and box and simple stud framing was the most common structural system.

Sanborn Fire Insurance Company maps after 1900 show Shotgun houses distributed throughout East Austin. By 1984 most of these buildings had disappeared, probably because they were so easily relocated and because they seem to have been particularly vulnerable to structural deterioration. Good examples in nearly original condition are rare and include those at 1206 Canterbury Street (ca. 1903-1904, Site No. 2) and 1203-1205 Bob Harrison (Site No. 27).

#### Pyramidal Cottages.

A fourth type of frame house which is commonly found in East Austin is the Pyramidal cottage. This type, which provided economical housing, was popular from ca. 1910 until the late 1920s. It was characterized by a more-or-less square floor plan, inset front porch, and generous hipped roof with overhangs. Detailing was usually extremely simple: porch columns, railing, and balusters were plain and there was a total absence of ornate trim. Examples of this building type occur throughout East Austin. Typical structures include, but are not limited to, 73 Rainey Street (ca. 1913, Site No. 35), 751/2 Rainey Street (1915-1916, Site No. 38), 900 Willow Street (1913, Site No. 63), 908 Willow Street (ca. 1923, Site No. 69), 1013 Willow Street (1910, Site No. 85), 1111 Willow Street (1912, Site No. 94), 808 Spence Street (ca. 1930, Site No. 98), 900 Spence Street (ca. 1917-1918, Site No. 99), 902 Spence Street (ca. 1925 1926, Site No. 101), 903 Spence Street (ca. 1915, Site No. 102), 905 Spence Street (ca. 1915, Site No. 104), 1008 Spence Street (1916, Site No. 108), 1020 Spence Street (ca. 1915, Site No. 114), and 903 East 15th Street (ca. 1915, Site No. 139).

#### Bungalows.

A fifth type of residence which is common to East Austin is the bungalow, a house form characterized by one to one-and-a-half stories, a projecting and bracketed front gable, and prominent front pillars which were constructed of brick or plastered wood. In East Austin, the style was especially popular after World War I and probably represented the upper economic end of residential construction, especially in neighborhoods on Robertson Hill and New York Avenue. Particularly noteworthy in this area are structures at 1504 New York and 1608 New York, the latter building being one of the most elegant and finely detailed of such structures in Austin; and 1160, 1171 1/2, 1194, 1196, 1196 1/2, and 1198 San Bernard Street.

A large number of bungalows are also located on East 1st Street at 1009, 1305, 1609, 1611, and 1805; on Comal Street (608, 610, and 612); and in the vicinity of Oakwood Cemetery (903 East 14th Street, ca. 1920s, Site No. 133; 907 East 15th Street, ca. 1938, Site No. 141; 1007 and 1010 East 15th Street; and 807 East 16th Street). Finally a number of bungalows are interspersed in neighborhoods; where most residences are ten to thirty years older: 76 Rainey Street (ca. 1917, Site No. 39), 78 Rainey Street (Site No. 41), 79 Rainey Street (ca. 1934, Site No. 42), 92 Rainey Street (ca. 1935 1938, Site No. 57), and 1606 Willow Street.

#### Miscellaneous Building Types.

While most of the residential, commercial, and public buildings in East Austin were not only easily classified by style and period, but were also all-pervasive in distribution, a number of other buildings fell outside conventional boundaries, either because there was a limited number of each type or because they were unique. One of the miscellaneous types was comprised of residential structures, many of them built between 1895 and 1915, which were located on corners or at other prominent sites. Such structures usually were typified by a complex hipped and gabled roof and responded to their corner locations with generous wrap around porch and at least two front entrances. Examples of such buildings occur at, but are not limited to, 910 Willow Street (1910-1911, Site No. 71), 1004 Spence Street (ca. 1911, Site No. 107), 1601 Willow Street, 1001 East 13th Street, 1007 East 16th Street, 1113 East 9th Street (ca. 1900, Site No. 16), 1170 San Bernard Street (ca. 1905, Site No. 20), and 1406 Waller (ca. 1912, Site No. 142).

Another type of building which occurs only rarely in East Austin is the Cumberland Plan, a style typified by two equally spaced entrances on the front facade and one or two stories. Examples of this plan are a onestory structure at 904 East 14th Street (Site No. 134), and a two-story residence at 1000 East 14th Street (ca. 1886, Site No. 138).

Finally a type of building occurs in East Austin which can only be described as "architectural curiosity." The single best example of such structures is the Briones House at 1204 East 7th Street (1947-1953, Site No. 11), the salient feature of which is exuberant, polychromatic plaster surfaces which have been treated to look like organic objects. Other examples of this plaster treatment occur in East Austin--most notably on East 12th Street commercial structures--but none of these examples matches the craftsmanship so apparent in the Briones House.

Archeological Component.

No comprehensive archeological surveys or site specific excavations of pre-historic sites have occurred in the project area to date. As a result, almost nothing is known of the prehistory of the East Austin Multiple Resource District. Similarly, there have been no assessment of the historic archeological resources. Some nineteenth-century structures are assumed to have significant archeological components (Site No. 5, the Industrial Structure at 102 Chicon; the French Legation, National Register 1967); and important sites such as the former location of the Governor Davis mansion adjacent to, and west of, the Rainey Street District may merit assessment in the future.

The East Austin multiple resource area is comprised of a number of intact residential, commercial, educational, and institutional properties. Vernacular versions of popular late nineteenth- and twentiethcentury architectural styles which distinguish the residences and commercial buildings document the community's main developmental stages; this documentation is amplified and given depth by the presence of a number of institutional structures and sites which have a significance extending beyond the East Austin community. The properties reflect the area's residential, commercial, and educational development; they also provide three dimensional evidence of the multiethnic character which has distinguished the district throughout its history. Additional areas of significance evident in the multiple resource area are art, commerce, education, invention, politics/government, sculpture, and social/humanitarian.

General Historical Background.

The City of Austin was established in 1839 as the new capital of the Republic of Texas, and was laid out by Edwin Waller under the direction of President Mirabeau B. Lamar. Waller's plan, based on the eighteenth-century plan for Philadelphia, consisted of a grid with a central square at which major crossing axes terminated; smaller, secondary squares were located within the plan. The grid was part of a larger government tract which encompassed what would later become East Austin. However, during the first decades of the new city's life, the eastern parts of the government tract remained undeveloped save for the occasional use of the City Cemetery (Site No. 28), State Cemetery (Site No. 11), and the construction of the French Legation (National Register 1969), a lone outpost on Robertson Hill in 1841.

Building was slow in Austin until about 1850, when the city was assured of its position as the state capital. After that point, many new and substantial buildings were constructed by a small



but active population. Commercial, religious, and governmental structures proliferated, and along with them the demand for housing. As a result, residential construction began to spread throughout the city's original grid and to push on the boundaries of those parts of the government tract which were undeveloped.

The city experienced a brief building slowdown during the Civil War and Reconstruction periods, but the arrival of the railroads in 1871 and 1876 brought tremendous growth in population and commerce. Predictably, parts of East Austin which were located in areas contiguous to the railroad on East 4th and 5th streets experienced immediate and dramatic growth, and the remainder of the original government tract was surveyed as large parcels with a few roads.

Because of the pressure for housing which occurred throughout Austin after the Civil War, subdivision activities in the district were in full swing by the mid 1870s. For, instance, Benjamin A. Rogers was a rector of St. David's Episcopal Church who subdivided his farm in 1869 and called the resulting development Canterbury Square. R. H. Peck, both singly and with J. D. McGary, platted two sub divisions south of Pine or 5th Street in 1870. North of Pine, J. H. Conner sub-divided ten acres in 1871 and immediately sold six lots to Stuart & Mair whose own subdivision was to be located to the north of Robertson Hill. Also in 1871, directly to the east, Dr. M. A. Taylor, well-known Austin physician, subdivided Outlot. 2. C. J. Johns--land developer, educator, politician, and promoter subdivided a part of Division C bounded by East Avenue on the northwest; and Stuart & Mair, Austin capitalists and entrepreneurs, divided Outlot 4, Division B, on Robertson Hill--land which they had bought from Robertson in 1872.

While most nineteenth-century developers of East Austin were German or Anglo-Saxon, other ethnic groups were represented as well. Masontown, a Black community which developed before the railroad was built, and which continued to exist after 1872, was bounded by East 6th Street on the north, East 3rd Street on the south, Waller on the west, and Chicon on the east. It was named for two brothers who were stone, cement, and brick contractors and it remained an identifiable neighborhood long after the general vicinity became a popular location for Anglo American home-builders. To the north, Swedes settled on the north side of Robertson Hill, while sufficient Germans had moved to the same vicinity by the 1870s to warrant the opening of a German American school by Jacob Bickler.

The multiethnic quality of East Austin persisted well into the twentieth century, and different racial groups, even if they did not always live in close proximity to each other, were represented in various important public institutions which were geographically close. For Example, Bickler's school was not so many blocks from the Black Ebenezer Third Baptist Church; while the Moreaus' German American Ladies' College on the north side of the State Cemetery (Site No. 11), was only a few blocks from the Black college (Site No. 14) founded by George Jeffrey Tillotson. Stuart Female Seminary (White) and Robertson Hill School (Black) both were located near the French Legation.

By 1900, intense population pressures stimulated by the commercial development of downtown Austin worked with the availability of building materials provided by firms such as the Nalle Lumber Company, located in East Austin along the 4th Street railroad tracks, to create

neighborhoods and individual architectural monuments which are largely intact today. Carpenters, salesmen, butchers, teamsters, railroad engineers, tailors, and grocers lived in the Rainey Street District or on Swedish Hill and worked downtown, in businesses along East 6th Street, or closer to home at locations such as the Austin Soap Factory, a company whose proprietor Arthur Leser, lived at 93 Rainey Street (Site No. 58). Such individuals were moderately well-to-do and their homes on Rainey Street and East 14th, such as saloon proprietor Herman Schuller's Victorian cottage at 75 Rainey Street (Site No. 37) or carpenter John Johnson's Victorian cottage at 910 East 14th Street, (Site No. 137), were predictably modest. Other typical homes and representative residents of the period included those of Robert Irvin at 1008 East 9th Street, who was a carpenter and lived in a modest but elegantly fashioned Tplan house (Site No. 15); John W. Maddox, driver with the Texas Express Company, whose home at 1115 East 3rd Street was a pleasing, Victorian, L plan building (Site No. 7); and grocer Salvatore Bailetti at 1006 Waller Street (Site No. 18), whose business was located across Waller Street at 1101 East 11th Street. Indeed, the grander homes which were interspersed along streets such as East 1st were the exception in East Austin, and few residential structures could rival the exuberance of Charles Moreland's 1898, Victorian, two-story residence at 1301 East 1st (Site No. 4), or of the Wolf House at 1602 East 1st Street.

Social housing patterns remained relatively constant in East Austin until about 1910, and demographic change occurred so gradually after that date that at least two subdivisions, the Spence and MK&T additions, include examples of architecture which seem surprisingly Victorian for the dates of construction. Indeed, in most respects, the Willow-Spence Streets District seems to have been an extension of the Rainey Street District which had developed approximately twenty years earlier, with typical homes including those of Walter G. Haberlin, railroad engineer, who built a one-and-a-half-story residence with generous porches at 909 Willow Street (Site No. 70), Andreas Anderson, carpenter, who built a one-and-a-half-story, late Victorian house at 910 Willow (Site No. 71), and Walter E. Simms and Olin T. Moore, railroad employees, who built nearly identical houses at 1007 Willow (Site No. 79) and 1009 Willow (Site No. 81) in 1910. On the other hand, demographic changes north of East 1st Street, including the gradual concentration of Black residents into identifiable communities such as Gregorytown northeast of the State Cemetery and north of the Tillotson College campus, were portents of patterns which persist to this day. Whites continued to live in most areas of East Austin until 1920, but after that date, the balance between Blacks and Whites began to change. De facto segregation accelerated the demographic changes, and by the 1930s present-day settlement patterns were clearly established in East Austin. Large communities of Hispanics had settled in the Canterbury Square area and north to East 8th Street, and Black families appeared to prefer the areas around present-day Huston Tillotson College and the streets between Robertson Hill and East 19th Street.

The movement of significant numbers of Black and Mexican families into East Austin since the 1920s has also had an interesting impact on the architecture of the area.

By and large, perhaps because so much of the property is owner-occupied, older structures have remained intact and there has been a remarkably small loss of buildings dating from the 1880-1935 period. On the other hand, each group has had its own impact on the architectural base or resource, and the marks of ethnicity are interesting and all pervasive. The results of such

"overlying" are seen in properties which consist of a Victorian frame cottage facing a swept yard filled with religious grottos and plaster figurines, a late Victorian residence which has been sided with polychromatic fieldstone such as that used to construct the Guajardo Grocery at 809 Lydia; or a World War I-era frame bungalow which has received an application of polychromatic, scored plaster.

In recent years, interest in East Austin has been sufficiently strong to leap the barrier created by IH-35, and developers and young families interested in acquiring some of the only monetarily depressed real estate remaining in the county have begun to take a new look at East Austin. Simultaneously, long-time Hispanic, Black, and White residents, drawn together by strong neighborhood associations, are viewing their older homes with renewed appreciation, as well as certain feelings of apprehension about the long-term impacts of outside investment monies. No economic incentives or investments have been sufficiently strong to reverse the slow deterioration on the area, but East Austin appears to be on the verge of participation in large-scale social and economic events which may have significant impacts on the historic resources located there.

#### General Discussion of Areas of Significance

**Architecture.** East Austin's general social and cultural development is reflected in the heterogeneous nature of its architecture. A full range of architectural types and styles is represented in the area, including vernacular T-plan, L-plan, Shotgun, Pyramidal, and Bungalow structures; various large-scale, richly detailed, late Victorian residences, early twentieth-century commercial and public buildings; and two cemeteries which date from the earliest period of Austin's settlement and contain numerous examples of notable funerary art. The architecture of the area is unusually intact, and changes which have occurred to buildings often reflect changes in the ethnic composition of East Austin during the early to middle twentieth century.

**Art/Sculpture.** While examples of art and sculpture are not widespread in East Austin, those present are so outstanding that their significance extends beyond the district's boundaries. In particular, the statuary located in the State Cemetery (Site No. 11) and executed by the renowned Texas sculptors Elisabet Ney and Pompeo Coppini, is considered among the best examples of their work in the state.

**Commerce.** East Austin has long played a major role in the commercial development of Austin as a whole, while retaining its own distinctive commercial flavor. Some of the city's best examples of late nineteenth- and early twentieth- century commercial buildings stand in East Austin (Site No. 8; Site No. 18); and for years, local produce businesses have provided food goods on a city-wide basis. Districts such as Rainey Street and Willow-Spence Streets traditionally have been typical working-class neighborhoodssmall communities which provided the workforce for the commercial development of Austin.

**Education.** Since the late nineteenth century, education institutions have played an important role in the history of East Austin, not only providing facilities for teaching and learning, but also serving as focal points for community self-identification. One of Austin's oldest White schools--the German-American Ladies' College--still stands, although it has been greatly altered; and

buildings at the area's earliest Black college--HustonTillotson--have remained largely intact, including the 1914 Administration Building (Site No. 14).

Invention. While no inventors of note were located during the course of an historic structures' survey of East Austin, numerous examples of inventiveness were recorded. Such skill was evident on a vernacular level, and pertained specifically to the building industry in structures such as the Administration Building at Huston Tillotson College (Site No. 14) which was fabricated with blocks manufactured by the college's industrial students, and in the Briones House (Site No. 10), an extremely fine example of scored and tinted-plaster work with accompanying sculpted furniture.

Politics/Government. A geographically significant part of East Austin has served for more than 125 years as the State Cemetery, resting place for honored dead of the Texas Revolution and Civil War. Representatives of every department of state government are interred at the Cemetery, which is also associated with some of the state's most famous public figures.

Social/Humanitarian. Public institutions have long played important roles in East Austin, and some of the best known are those associated with social and humanitarian causes. Churches such as Wesley United Methodist (Site No. 19), schools, and clubs such as the Community Club (Site No. 21) are most often thought of as being agencies for social betterment in the community.

Choice of Multiple Resource Area, Historic District, and Individual Properties.

The designation of the multiple resource area was determined by the contractors who had made the 1979-1980 inventory of historic sites, working in concert with the Texas Historical Commission's National Register and Survey staffs. Individual properties not included within the historic districts were selected for nomination on the basis of National Register criteria (for individual properties), following a careful architectural evaluation and using historical research compiled by the Commission during the 1979-1980 survey and by the City Planning staff. Three historic districts, all of which were residential, were selected for inclusion in the nomination on the basis of consistent historical and architectural development, also considering the degree to which each individual district retained its community identity and architectural integrity.

Many individual buildings and neighborhoods were deleted from the nomination because their historic fabric had been covered by siding or removed, or because individual building plans had been significantly altered. However, a large number of these properties could qualify for designation in the future if certifiable restoration work is performed.

Preservation-Restoration Activities Within the Multiple Resource Area.

Activities in East Austin encompassing preservation, restoration, and adaptive reuse have been uneven in quality, generally without direction, and sporadic. Running the gamut from destructive to textbook in quality, these activities have been funded by individual property owners and a wide range of organizations, including the City of Austin, Huston Tillotson College, the Austin Heritage Society, and the Texas Historical Commission (which provided a matching grant for a preservation plan and analysis of Evans Industrial Hall on the Huston-Tillotson campus in 1981).

Most work in East Austin has been performed by individuals who have attempted to restore buildings for use as residences or offices. Some of these projects, such as the Wolf House restoration at 1602 East 1st Street, have been monumental in scope and beyond the resources of most private investors. Other projects, including the renovation of the Moreland House (1301 East 1st Street, Site No. 4), the Haynes DeLashwah House (1209 Rosewood), the Southgate Lewis House (1501 East 12th Street, Site No. 26), the Newton House (1013 East 9th Street), the Lindeman House (1100 East 8th Street, Site No. 13), and the Sparks-Ledesma House (1306 East 7th Street), have been executed successfully in financial terms but vary widely in quality from certifiable to noncertifiable work. The Zeta Phi Beta Sorority has adaptively reused the Thompson House at 1711 San Bernard Street for that organization's headquarters, and the French Legation at 802 San Marcos Street has been the location of a number of renovation projects during the past twenty years.

The City of Austin has recently become involved in renovation work on a number of East Austin properties which uses Federal funds. Much of the work may have a direct effect on structures which are potentially eligible for nomination to the National Register; it is hoped that adherence to Federal regulations concerning the appropriateness of the work will result in the enhancement of the historic qualities of several East Austin neighborhoods.

## INDIVIDUAL PROPERTIES

No. 1. Floyd McGown House. 1202 Garden Street. ca. 1888. Physical Condition: Good. Date(s) of Alterations: Kitchen wing removed ca. 1970s. Current Use: Residential.

The McGown House is a two-story, wood-frame, Victorian structure with an asymmetrical plan. A central tower dominates the front facade. A brick skirting surrounds the perimeter of the building. A front porch which is located across a portion of the first floor has deteriorated since 1980, but carpentry details such as turned columns, spindles, cut trim, and nicely detailed balusters are largely intact.

While the house is unusually large for the Canterbury Square area, it does share certain architectural features with smaller, less ostentatious residences located nearby: clipped corners are decorated with brackets and pendants, and brackets occur at the cornice on the first and second floor. Exterior walls of the building are drop siding and windows are two-overtwo double hung. A central chimney which is located behind the tower rises far above it and reinforces the strong verticality of the house.

Significance: Period: 1800-1899, 1900; Areas of Significance: Architecture.

The McGown House, a visually imposing building appropriately sited on a large lot in the Canterbury Square Subdivision, is one of the earliest and most architecturally impressive residences in the subdivision area. While sources are conflicting about the construction date, the deed records, assessor's abstracts, and city directories strongly suggest that the building was erected in 1888, one year after Floyd McGown purchased from his brother, prominent Austin physician W.C. McGown, the three lots on which it was originally located. Floyd McGown, partner in the Congress Avenue law firm of West & McGown, resided in his Victorian house

until about 1900 when he moved to San Antonio. Subsequently, the house was owned by seven different individuals between 1901 and 1914, including newspaper publisher Henry Steussy and contractor R. C. Lambie. After 1914, ownership of the building remained with one family for more than 50 years, a fact which may account for the relatively intact condition on the building.

No. 2. Shotgun at 1206 Canterbury Street. Ca. 1930/1904. Physical Condition: Good. Date (s) of Alterations: None apparent on exterior. Current Use: Residential.

1206 Canterbury is an early twentieth-century shotgun house which is both typical and classic regarding the tradition of its architectural typology. Supported by brick piers, this board-and-batten wood-frame structure has a hipped roof and a simple front porch. The house is oriented with its length at right angles to the street; the porch covers a central front door which is surmounted by a transom. Porch columns are turned and support a bracketed cornice. Boards and battens rise to a continuous frieze board overhung by a projecting eave trimmed with stock molding typical of the period. The boards are simple "one by" lumber while the battens are milled pieces with finely detailed edges.

Significance: Period: 1900-; Areas of Significance: Architecture.

1206 Canterbury is one of the best examples of an architectural type which once was prolific in East Austin, but which has rapidly disappeared in recent years. Despite the fact that the house was constructed as rental property and owned by a number of speculators, the original builder appears to have expended unusual care in the execution of decorative wood details and general carpentry work.

No. 3. House at 1400 Canterbury Street. 1897. Physical Condition: Excellent. Date (s) of Alterations: Small addition to rear, ca. 1950s; second rear addition removed between 1980 and 1984. Current Use: Residential.

The Martin House is a T-plan, one-story, late Victorian, wood-frame cottage with steeply pitched roof. A portion of the house has been enclosed and the original plan is slightly obscured. However, almost all other details are intact and clearly visible; the house rests on brick piers and features the same type of drop siding and two-over-two double-hung windows as those at Site No. 1, 1202 Garden Street. The front porch is intact and has its original turned columns. Simple hooded windows occur at each elevation, and the eave of each gable features fishscale shingles and a small, rectangular window. Rake returns occur at the gables and a finely detailed brick chimney flue is located at the ridge.

Significance: Period: 1800-1899, 1900- ; Areas of Significance: Architecture.

The Martin House is significant because it is an excellent, almost completely unaltered example of a common vernacular house form: the T plan. As with the shot-gun at 1206 Canterbury (Site No. 2), the Martin House apparently was constructed for use as rental property. Unusual care seems to have been exercised in its building, as evidenced by its excellent condition and profusion of pleasing and ornate detailing.

No. 4. Moreland House. Charles B. Moreland House. 1301 East 1st Street. 1898. Physical Condition: Excellent. Date (s) of Alterations: None apparent. Renovated between 1980 and 1984.

The Moreland House is a two-story, late Victorian, wood frame structure with a two-story gallery. A front door which opens onto a porch is offset from the entrance pavilion, while a corresponding door occurs at the porch on the second floor. The house is most notable for its profusion of textures and ornate carpentry details. Fish scale shingles occur in each gable end as well as in a continuous band at the head of the first-floor windows; spindles and drops, like those at Site No. 1, occur at the gables together with elaborate barge trim. Indeed, the House is a compendium of building materials available in East Austin at the turn of the century, with the beaded siding which is used under the bay window on the northeast elevation matching that used on 910 East 14th Street (see the Swedish Hill National Register District), and various turned balusters, columns, and spindles being similar to those used at Site No. 13 (1012 East 8th Street).

Significance: Period: 1800-1899, 1900- ; Areas of Significance: Architecture, Commerce.

One of the most ornate, visually impressive, and architecturally intact Victorian residences in East Austin, the Moreland House was constructed by contractor C. W. Moore who used plans and specifications prepared by J. J. Byrdson, a prolific Austin architect. (Byrdson's House at 1605 East 1st Street, constructed in about 1896, incorporated many of the carpentry details used in the Moreland House, but on a more modest scale.) Charles B. Moreland was a wholesale and retail dealer in wallpaper, paints, and painters' supplies, and was the sole proprietor of a Congress Avenue firm founded with partner William B. Keisel in 1888. The cost of the house was \$1939.00; Moreland, appropriately enough, completed the painting and papering himself.

No. 5. Industrial Structure at. 102 Chicon Street. Industrial structure: ca. 1880s House: ca. 1906. Physical Condition: Excellent. Date (s) of Alterations: Room added on orthwest corner between ca. 1906 and 1921; part of porch on southwest elevation enclosed between 1921 and 1935. Current Use: Residential (rental).

The Walter Schulze House is a one-story, wood-frame, late Victorian, T-plan cottage on brick piers having a hipped roof and projecting front gable. Fenestration consist of two-over-two double-hung windows. Exterior trim, drop siding, and hoods are similar to those at Sites No. 1 and 4. Fish-scale shingles are visible in the east gable, which dominates the front elevation, and turned columns and ornate brackets occur onthe front porch. An atypical, exterior, plastered-brick flue is located on the south elevation.

Located on the north side of the Walter Shulze House and attached to it by a covered breezeway is an earlier, one room building constructed of Austin common brick on rubble limestone footings. A shuttered window is centered on the east facade and a door with transom and stone lintel is located on the south facade. The industrial appearance of the building is reinforced by the low pitch of the standing seam metal roof.

Significance: Period: 1800-1899, 1900- (Industrial Structure) 1900- (Schulze House); Area of Significance: Architecture, Commerce, Industrial.

The history of improvements located at 102 Chicon is unclear and indefinite prior to the construction of the Walter Schulze House. Originally part of the Government Tract adjoining the City of Austin, the property was owned by Amelia and G. M. Brass by the 1880s. By 1884, when they sold a portion of Block 3, Outlot 22, to the American Powder Mills of Boston, Massachusetts, the purchase price suggests that there were no improvements. However, when the property appeared as part of the T. Burns Subdivision in 1890, the one-room brick building presently located north of the Walter Shulze House clearly was already present. Notations on the Burns Plat suggest that the tract was used by Tipps [sic] and Brass, dealers in hardware, but no other records seem to exist which might assist in ascribing a construction date, builder, or user of the building during the 1890s. (Corporation Charter No. 000048 notes that the purpose of the company was to manufacture and sell explosives.)

In 1902, the American Powder Mills Company sold the tract to W. R. Shulze, at that time a driver with the San Antonio Brewing Association, an organization whose stone building still stands at 815 East 4th Street. Four years later, Schulze had a new residence constructed at 102 Chicon, and he moved to that location. He and his wife subsequently lived in the house until 1944 and 1956, respectively; in 1956 the property was left to the present owner, a niece. In the intervening time, the Shulzes amassed a large amount of real estate, most of it in East Austin, and ran a well-known neighborhood business at property on East 1st Street adjacent to their home. For more than 40 years, the Schulze business was a convenient store for local residents interested in purchasing groceries, beer, feed, cigar, wood, and charcoal, or who wished to have shoes repaired or hair cut.

The combined buildings at 102 Chicon are significant for their association with a well-known East Austin businessman. They also are significant because the residence is an excellent example of a late Victorian, wood frame, vernacular building which has stood relatively intact since its construction ca. 1906; and because the attached brick building is a pristine example of a nineteenth-century industrial structure.

No. 6. Joseph O. Polhemus House. 912 East 2nd Street. ca. 1901. Physical Condition: Excellent. Date (s) of Alterations: Undesignated improvements made to house in 1902; rear porch enclosed by 1935. Current Use: Residential.

The Polhemus House is a one-story, brick, T-plan residence with gabled roof, projecting front bay, and a mansard roof surmounted by a stepped brick parapet. A frame addition at the rear of the house partially obscures the original plan.

The house is an exceptionally sophisticated, well conceived, and finely crafted structure. The walls are of red brick and the mortar joints are no more than one eighth to one-quarter inch across. Split, rusticated bricks are used to create a belt course at the floor line continuously around the building, for decorative effect at the parapet, and to form inset medallions at various locations on the front facade: under the window on the projecting bay and on the porch walls. Rusticated stone is used in a similar fashion and appears in the form of lintels and sills at the one-over-one, double-hung windows and over the front door which is surmounted by a dormer. A low brick wall at the front porch is capped with a rusticated stone coping. Doric columns on plinths rest on the coping and support the porch roof, the ceiling of which has been painted blue.



The most distinctive features of the house--the stepped parapet walls at each gable end--are corbeled to receive the eaves that die into them. An arched centered window is located in each of the two gable ends, while a small dormer is centered in the asbestos-shingle roof over the front door.

Landscaping features postdate the construction of the house, but are compatible with the original design.

Significance: Period: 1900- ; Areas of Significance: Architecture.

The Polhemus House is the best and most finely crafted example, in East Austin, of an early twentieth century brick residence. The structure probably was built by its first owner, Joseph O. Polhemus, who was active in Austin as a contractor and bricklayer.

No. 7. John W. Maddox House. 1115 East 3rd Street. 1884. Physical Condition: Fair. Date (s) of Alterations: Unknown. Current Use: Residential.

The Maddox House is a Victorian, central-hall, L-plan structure with gabled roof and Italianate detailing. Brick piers support the house. A porch which extends across a portion of the front facade is richly detailed with turned columns and scrolled brackets. A wide frieze occurs at the eave and is punctuated by ornate brackets not only on the major facades but also on the rear L. Vertical trim at the corners of the house is surmounted by brackets on which the gable returns rest. Windows are four-over-four double-hung sash, while the double, arched, centered front door has a transom. All doors and windows are simply and elegantly trimmed with pointed, arched hoods.

The house is remarkably intact. Two apparent alterations have been the removal of two chimney flues from the front rooms facing East 3rd and modifications to the back porch.

Significance: Period: 1800-1899, 1900- ; Areas of Significance: Architecture.

The Maddox House is an excellent, unusually elegant example of a Victorian L-plan residence. Unlike most such structures, the original plan of the house has remained intact, there having no been additions or porch enclosures that altered the building's configuration.

Tax records indicate that the house was built for John Maddox, a driver with the Texas Express Company, in 1884. Some ten years later the building was occupied by O.J. Clements, who lived in the house and operated a meat market at the same address in a small frame structure just northeast of the house.

No. 8. Guerrero Produce Company. Buratti Brothers. 1001 East 6th Street. ca. 1905 (west portion). Physical Condition: Excellent. Date (s) of Alterations: Not known. Current Use: Commercial.

The Guerrero Produce Company is a one-story, plastered, brick commercial building with a curvilinear Alamo-style parapet. The long axis of the building runs east-west along East 6th

Street, but a clipped corner and curvilinear parapet on the north-west facade acknowledges the intersection of East 6th and San Marcos street.

The Alamo-style parapet which is centered on the north facade is the building's salient feature, serving to unify a structure which appears to have been the product of at least two different building phases. In the portion of the building which was constructed first, a series of evenly spaced arched windows and doors are located across the north facade. There is banding at the transom between each opening and articulated plastered hoods over each arch. Distinctive doors consist of several panels, the uppermost of which is actually an operable window (See Site 19, 1101 East 11th Street, for similar doors).

The eastern portion of the building seems to have been constructed at a later date. It consists, in part, of brick walls with arched openings and, in part, of a frame structure covered in pressed-metal siding designed to look like brick.

Significance: Period: 1900- ; Areas of Significance: Architecture, Commerce.

1001 East 6th Street is a significant commercial building and an excellent example of the Alamo Style, a regional offshoot of the Mission Revival Style which was popular in the Southwest after 1900. The building is also significant for its associations with a prominent East Austin, Austrian-Italian, business family: the Burattis.

Today the location of the L.O. Guerrero Produce Company, 1001 East 6th, has been the site for more than 70 years of commercial businesses specializing in the sale of groceries and produce while owned by one family. Original owners of the property were David and Santo Buratti, who began their business with the sale of groceries and assorted dry goods and who, at one time, ran a wagon yard adjacent to their general merchandise store. The building has been used in recent years by various produce companies, but ownership of the property has not changed.

No. 9. C.E. Johnson House. 1022 East 7th Street. 1905-1906. Physical Condition: Good. Date (s) of Alterations: Foundation skirting plastered after 1980; all else unaltered. Current Use: Residential.

The Johnson House is a one-and-a-half-story, T-plan, Victorian raised cottage which has a projecting front gable on the southeast elevation and a projecting dormer centered on the east elevation. Steps rise to a generous wooden porch which is supported by turned columns with brackets. An ornate porch railing with spindles is intact, as are the delicately carved drops which fill the space between each bracket. A transom is located over the front door as well as over the four-panel back door. Original shutters cover each of the two-over-two double-hung windows.

Significance: Period: 1900- ; Areas of Significance: Architecture.

The Johnson House is an extraordinarily complete and unaltered example of a late Victorian T-plan house. The rear porch, which is still open, is unaltered from its original configuration, while few, if any, carpentry details are missing from the exterior of the structure. The building is also significant because of its scale. Located on the corner of two major streets, the Johnson House

responds to its situation visually, being one of the largest, most generous example of a T-plan in Austin.

No. 10. G.P. Briones House. 1204 East 7th Street. 1947 1961. Physical Condition: Excellent. Date(s) of Alterations: None. Current Use: Residential.

The Briones House is a unique, eclectic, two-story house of plastered cement blocks with has a double porch. Free form concrete steps rise on the east elevation to a second story porch which cantilevers out beyond the plane of the first floor.

The primary feature of the house is its molded and tinted concrete surfaces which have been treated to look like stone and wood. Polychromatic pictorial details such as flowers and stars blend with the implied wood and stone. Columns at the first and second stories terminate in sculptured and painted blossoms and buds. The porch ceiling at the second floor is painted with a bold, geometric, star design. Metal casement windows have been covered with decorative metalwork since 1953, and decorative metal railing has been added to the first-floor porch and second floor balcony.

Inside, the house is also thickly plastered with tinted concrete. The ceiling of the living room is a clear sky blue, with a large gilt circle surrounding a central light fixture. A wall niche in this room is lined and framed by gnarled trees. A gilt shrine is built into the wall of the master bedroom, whose windows are also bordered by smooth asymmetrical rocks. The ceiling of the bathroom, painted a pale green, is decorated with little clubs and crescents, and the corner of a back bedroom seems to be fashioned from knotty logs, sprouts and branches.

Lawn furniture in the yard of the house was fabricated by Briones at the same time the house was constructed and is compatible with it. It consists of a round table, four chairs, a bench and a flower-filled basket. All in the form of weathered wood. The items have been constructed of steel frames to which three layers of concrete have been applied: a "scratch" surface, a "brown" layer, and the "finished" layer. All of these have been molded, patterned and painted to resemble wood.

Significance: Period: 1900- ; Areas of Significance: Architecture, Art, Invention, Sculpture.

Although considerably less than fifty years old, the Briones House is of outstanding significance as a rare example of modern Folk architecture in Texas. It was designed and entirely constructed by Genaro Briones and his wife over a period of approximately 14 years, and undoubtedly represents the finest example in the state of a style of molded and tinted concrete construction, which was introduced from Mexico in the 1920s. Most often practiced in cities with large Mexican-American populations, this technique was used in San Antonio to produce whimsical street furniture by craftsmen Dionicio Rodriguez and Maximo Cortez. Examples of their work include the North Broadway bus stop and other public works such as the entrance to Brackenridge Zoo and a bridge in Brackenridge Park. Other examples of this type of work, however, are extremely rare. With the exception of the furniture at the Briones House itself, no other examples are known to exist in the City of Austin. And while a handful of other homes in

East Austin display multicolored wall treatment, none of these rival in any way the craftsmanship and artistry evident in the Briones House.

Genaro P. Briones began work as a bricklayer at age fourteen, apprenticing to his uncle in El Paso. He learned to mold and tint plaster and concrete eleven years later in Memphis from a craftsman who had been trained in Mexico City. As part of this training he was taught a special formula for mixing the paints he used on the exterior and interior of his home. These, according to Briones, "are acido--acid based--and, except for the gilt, go onto the concrete surface clear as water. The painter must put considerable weight on the brush, so that the liquid can penetrate the concrete. Within minutes, the soft, brilliant hues or the natural wood and leaf tones begin to come out, and all the colors are entirely weatherproof" (from a typescript description in the possession of Mrs. Briones).

During his lifetime, Briones worked and traveled throughout Texas, Tennessee, California, and Mexico. "In the course of his travels he learned to read blue-prints; the plan for his house, as well as its execution, is entirely his own. He says, however, that many of his ideas come from studying and adapting pictures in magazines. The railing surrounding his upstairs balcony, for example, was taken from a picture in Life, and the original graces a house in the Phillipines" (typescript).

The Briones House is well-known to the Austin Hispanic community and is often referred to as the Casa de Suenos, or the "Dream House of 7th Street." It has recently served as the focal point of a tour of Barrio art sponsored by Austin's Museo del Barrio.

**BIBLIOGRAPHY ON FILE IN THE NATIONAL REGISTER**