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SPOTLIGHT ON GREATER AUSTIN NEIGHBORHOODS

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Spotlight on Barton Hills



Nestled in the rolling hills just south of Zilker Park, Barton Hills is one of Austin's more historically eclectic neighborhoods. A Civil War hero and an Austin pioneer both claimed the grounds where this picturesque community now stands. Primarily developed between the 1950s and 1980s, modest ranch style homes on large lots are interwoven with the expansive Zilker Park and Barton Creek Greenbelt along the neighborhood's western edge. A combination of all the attributes help bolster this neighborhood's reputation as a mature and cohesive place to live.

While many long-time residents remain, the neighborhood is also popular with young families drawn by the highly-regarded Barton Hills Elementary School.

HISTORY

Barton Hills is named for William "Uncle Billy" Barton who settled in the area in the late 1830s. He was known as a colorful character and named the main waters of Spring Creek (now Barton Springs) after his three daughters: Parthenia, Eliza and Zenobia. Barton farmed and raised cattle on nearly 180 acres straddling the springs without title until he died in the 1840s.

The first houses in the area now known as Barton Hills were built in the 1940s, but the neighborhood didn't gain steam until a group of local homebuilders got together in the 1950s to build what was then the largest-centrally planned subdivision in Austin.

The 535-acre development included 1,585 lots and was estimated to cost \$53 million. In 1956, the Austin Association of Homebuilders held its annual Austin Parade of Homes in the neighborhood and advertised it as the "World's Largest Air Conditioned Subdivision."

By 1990, the neighborhood's population was just shy of 7,000. A decade later, it was home to more than 8,000 residents.

NOTEWORTHY

Barton Springs Pool — Considered one of the crown jewels of Austin, this three-acre swimming pool — often referred to as the "soul of the city" — is fed by underground springs and maintains an average temperature of 68 degrees year round. Robert Redford learned to swim here as a child, and the pool attracts hundreds of thousands of visitors each year.

The Barton Creek Greenbelt — Free and open to the public, this 805-acre natural preserve offers shallow swimming areas, limestone cliffs and seven miles of rustic hiking and biking trails. This quiet sanctuary extends from Zilker Park to the Capital of Texas Highway and can be easily accessed from the Barton Hills neighborhood via the Gus Fruth Trail at 2642 Barton Hills Drive.

Robert E. Lee Road — Despite opposing secession and an offer to serve as a senior Union command, Robert E. Lee's loyalty to his home state of Virginia gave rise to his role as a commander in the Civil War. But before that, he helped protect Texans from the Indians after it was annexed into the Union. It was during that stint that he, like many others, was attracted to the nearby waters of Barton Springs. The road that bears his name was a common path for soldiers traveling to more western front.

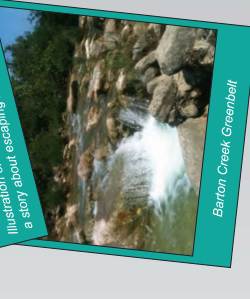
Sources: Texas State Historical Association, Austin American-Statesman, National Register of Historic Places, Dick Walker and the Barton Hills Neighborhood Association, Austin Post and stenger@tfxrrgs.com.



Barton Springs Pool



Illustration of William Barton, relating a story about escaping from Indians



Barton Creek Greenbelt



Barton Hills

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Spotlight on Bouldin



"Greetings from Austin" reads the postcard mural in the heart of Bouldin Creek. Located at 1720 S. 1st Street, this much-photographed piece of art boasts an endearing quality for the neighborhood which happens to offer some of the best features that Austin has to give. Quiet, tree-lined streets make the neighborhood seem far removed from the bustle of the city yet neighborhood hilltops offer stunning views of downtown.

Local recreational sites such as Auditorium Shores, Butler Park, Lady Bird Lake and The Long Center for the Performing Arts are within easy walking distance, as are the boutiques and restaurants along South First Street and South Congress Avenue.

HISTORY

Virginia-native James Bouldin moved to the area south of the Colorado River in the 1850s and acquired land south nearly to what is now William Cannon Drive.

Bouldin ran a large plantation. After the Civil War, many emancipated slaves living on his property and other nearby farms stayed in the area. In the 1890s, Bouldin's descendants began subdividing and selling the land for development but frequent flooding and difficult commutes over the Colorado River to downtown slowed development throughout South Austin.

In 1910, a concrete bridge was constructed. The city soon extended streetcar service to South Austin making the area more desirable for development. The ongoing risk of flooding kept land prices cheap relative to other parts of the city. The area remained popular among African-American families for decades.

Many of Bouldin Creek's original, modest houses were built in the 1920s and 1930s as car ownership increased and more people sought to live farther from the center of town. Real estate remained relatively cheap until post-war damming and flood controls were enacted.

NOTEWORTHY

1312 S. 1st St. is perhaps the oldest surviving house located on land once owned by the Bouldin family. Built in the early 1900s, the L-plan cottage retains its original wood-frame windows and siding. While the site has changed over the years, the house remains a significant artifact from late 19th century life in the Bouldin Creek area.

The Texas School for the Deaf was established in the area in 1856. The original structure no longer stands but the school and beautiful 65-acre campus remain between South Congress Avenue, South First Street, Elizabeth Street and Barton Springs Road.

Several historic African-American churches remain in the neighborhood today including the **St. Anne African Methodist Episcopal Church** at 1711 Newton St. and the **Goodwill Baptist Church** at 1700 Newton St.

Iconic restaurant **Green Pastures** is nestled in a sprawling Victorian estate that was once occupied by famous writer and first amendment activist, John Henry Faulk and his family. Located at 811 W. Live Oak, Green Pastures was listed in the National Register of Historic Places in 1980.

Actor **Elijah Wood** made local headlines when he purchased a "rather dashing Victorian mansion" in Bouldin Creek in the summer of 2013.

Sources: City of Austin Bouldin Creek Neighborhood Plan, Austin American-Statesman, "A Short History of Green Pastures" by Anne C. McHale (posted on greenpasturesaurant.com) and CultureMap.



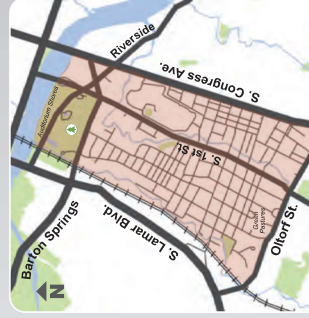
Auditorium Shores overlooking downtown



The famous "Greetings from Austin" mural



Home of actor Elijah Wood



Bouldin

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Spotlight on Bryker Woods



Modest homes, inviting front porches and open front yards define this historic yet unpretentious Central Austin neighborhood. Bryker Woods features some of the oldest and largest elm and live oak trees in all of Austin.

Separated from downtown and the University of Texas by Shoal Creek, Bryker Woods is bounded by Westover Road to the south, Shoal Creek to the east, 35th Street to the north and MoPac Expressway to the west.

Bungalows and cottages in the "asymmetrical Colonial Revival" style are the most common design, but many homes don't fit any particular architectural category. Most homes are similar in height and size and feature pyramidal or gabled roofs.

Jefferson Street is a major north-south connector and serves as a gateway into the neighborhood. Named for the U.S. President Thomas Jefferson, the street dates back to the early 1900s.

HISTORY

A combination of many small subdivisions, Bryker Woods dates back to 1886 — when William Thiele platted 14 lots in a rural area near Shoal Creek.

Within 10 years, Camp Mabry was established nearby as the summer encampment of the Texas Military Forces, now the Texas National Guard. By 1911, the army had grown from 90 to 400 acres, spurring development nearby. In 1913, the Camp Mabry Heights subdivision was platted in the northwest corner of what is now Bryker Woods. The area includes Pershing Street, named for World War I hero General John Joseph "Black Jack" Pershing, and Funston Street, named for General Frederick Funston who fought in the Spanish-American War.

Austin fared better than many cities during the Great Depression. The New Deal helped fund many public projects, including a building spree at Camp Mabry which spurred the city's population by more than 60 percent. With the newly created Federal Housing Administration encouraging new home construction, Bryker Woods experienced its most intense period of development from 1936 to 1940.

The Bryker Woods name appeared for the first time on nine subdivisions platted during this period, with the "Bryker" name derived from the first three letters in the last names of developers J.C. Bryant and McFall Kerney. The "Woods" comes from the area's many elm, live oak and pecan trees, which are some of the oldest and largest in Austin.

Bridges are an important component to the Bryker Woods neighborhood. The bridges are of both historical and functional significance. Shoal Creek separates Bryker Woods from the downtown business district and the University of Texas. In addition, the 34th Street Bridge, 29th Street Bridge and State Street Bridge are significant to the development of the neighborhood.

Bryker Woods was completed in the 1950s. Now comprised of nearly 750 lots, the neighborhood retains much of its original character and charm. Bryker Woods is also part of the Old West Austin Historic District and is recognized for its historic significance on the National Register of Historic Places.

NOTABLE SITES

Bohn House — Notable local architect Roy Thomas designed this eye-catching house of Art Moderne design at 1301 West 29th Street in 1938. Inspired by the 1937 science fiction movie *Lost Horizon*, the futuristic structure was built for Herbert Bohn whose family owned the Bohn Brothers department store downtown until 1960. Original features unique to the home include: porthole windows on both sides of the front door, crystal halls between the aluminum walls that line the staircase, a circular door between the living and dining rooms that disappears into a wall above at the press of a button and a living room solarium with a curved wall of windows. These windows look out onto Shoal Creek and also provide a view of downtown, the University of Texas and the Texas Capitol. It's one of the few remaining examples of Art Moderne style homes in Austin.

29th Street Bridge — Prone to flooding, Shoal Creek served as a barrier to development of the Bryker Woods area until sturdy bridges were built in the 1920s and 1930s. A reinforced concrete bridge was built at 29th Street in 1926, replacing a steel-frame bridge with wood planking. The Public Works Administration replaced the bridge again in 1938, improving capacity and safety with a straighter bridge of concrete girder I-beam construction. The 29th Street bridge serves as a nice complement to the Bohn House on the upper west bank of Shoal Creek.

Sources: Bryker Woods Neighborhood Association, Texas Military Forces Museum, National Register of Historic Places, Texas Historical Commission and the Austin American-Statesman.



Bryker Woods



The Bohn House was inspired by a science fiction movie.



The historic 29th Street Bridge originally built in 1926.



The original Kerbey Lane Cafe on Kerbey Lane, which runs through Bryker Woods.

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Spotlight on Clarksville



Built along rolling hills overlooking the Texas State Capitol, Clarksville is one of Austin's oldest neighborhoods. Its name is derived after Charles Clark, a freed slave who founded the neighborhood in 1871.

The area's narrow streets are lined with an eclectic mix of architectural styles including historic bungalows, elegant Victorians and modern designs. A number of modest apartment buildings mixed with high-end condominiums and townhomes add to the diversity of housing and residents.

The homes are interspersed with open spaces, such as the Mary Francis Baylor-Clarksville Park, named after a neighborhood advocate. The Castle Hill Local Historic District lies within this neighborhood, while the 42-acre Pease Park and Shoal Creek Greenbelt are also nearby.

It's also fitting that Clarksville is a short distance from the world headquarters of the popular natural grocer Whole Foods. In 1979, Craig Weller and Mark Skiles opened Clarksville Natural Grocery at the corner of West Lynn and 10th Streets. A year later, they joined forces with John Mackey to open the first Whole Foods Market.

HISTORY

This area now known as Clarksville was once part of Texas Governor Elisha Pease's Woodlawn plantation. Following Emancipation, Pease gifted land in the area to some of his former slaves and sold land to others.

Freed slave Charles Clark purchased two acres and established a freedman's community for former slaves in 1871. Many African-American families built simple wood-frame homes in the heavily wooded area and gathered regularly at the Sweet Home Missionary Baptist Church. The Church, in the 1700 block of West 11th, has operated continuously since the 1880s and remains an important part of the community today.

In 1928, the City of Austin began denying city services to Clarksville as part of its attempt to force all of the African-American residents to relocate to East Austin. While most relocated by 1932, many in Clarksville stayed despite the hardships.

In the mid-1960s, Mary Francis Freeman Baylor began what would be a decades-long effort to advocate for services for the neighborhood. Baylor was a lifelong resident of the neighborhood, and her ancestors were among the original settlers of Clarksville.

In order to make room for the construction of MoPac Expressway (also known as Loop 1) in the 1970s, more than 60 African-American owned homes were eliminated, and redevelopment only added to the area's affordability issues. Although Baylor wasn't able to prevent the development of Loop 1, she and other neighborhood advocates were successful in raising more than \$1 million dollars for much needed services such as building needed road-infrastructure, repairing dilapidated homes and constructing a playground.

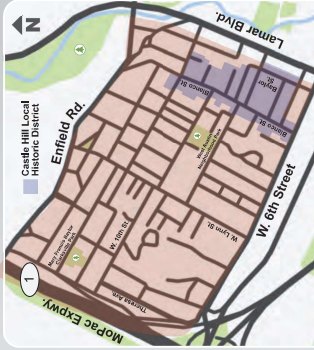
Clarksville was listed as a National Register Historic District in 1976 and is recognized as the oldest surviving freedtown, or original post-Civil War settlement founded by former slaves, west of the Mississippi River.

NOTABLE SITES + LANDMARKS

"The Castle" — This unusual Victorian Gothic style structure at 1111 West 11th Street was built in 1869 to house the Texas Military Institute which later became Texas A&M University in College Station. Now used as private offices, it is the oldest existing college building in Texas.

The Haskell House — Built by freed slave Peter Tucker in 1879, this Cumberland-style home at 1703 Waterston Avenue is representative of the humble homes built by many of Clarksville's earliest residents. Single-wall construction with double separated front doors enabled two families to live in the house which was common at the time for financial reasons. Tucker sold the home to Mary and Edwin Smith, whose daughter married Hezekiah Haskell, a Union soldier. The house now serves as a museum of Clarksville's history and a neighborhood meeting place.

Sources: HistoricClarksville.org, The Austin Chronicle and Whole Foods



Clarksville

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Spotlight on The Carillon



The Carillon



Original stained glass windows



The "Pink Sisters"

Pictures of The Carillon immediately harken a spiritual purpose. Narrow arched windows and the quintessential steeple are all clues of this office building's origins as a convent.

Specifically, it was established by the Sister Servants of the Holy Spirit of Perpetual Adoration. They were sent to Austin in 1953 to open a third U.S. installation of their cloistered order. The sisters bought five acres at the southwest corner of Exposition Boulevard and Westover Road where they spent \$80,000 on a convent and chapel that opened in 1958, along with gardens that were surrounded by a six-foot rock wall.

Five years later, they held a fundraising drive to purchase stained glass windows. A total of 18 in all, they were crafted in Germany and depicted three archangels along with the mysteries of the rosary.

Affectionately known as the "Pink Sisters" due to the rose-colored shade of their habits, the nuns engaged in prayer, meditation and adoration, taking turns kneeling before the altars of the chapel throughout the day and night.

Committed to living in silence and prayer, the sisters didn't leave the convent or appear in public. They maintained a private chapel and a separate public chapel called the Adoration Chapel of Divine Love. The Adoration Chapel attracted a significant following among Catholics and neighbors, many of whom admired the sisters' beautiful Gregorian chants.

Built for 50, just 15 sisters resided in the convent at its peak

TOUGH TIMES

Unfortunately, The Carillon was plagued by structural problems from the beginning. Walls were structurally led to the floor with steel – and the builders were apparently unaware of the way water would seep from limestone "bedrock" that was excavated for the basement portion of the structures. As the ground moved, it eventually caused the slab to swell – causing the walls to start pulling apart.

The sisters took on some repairs, separating the basement floor from the walls by jackinghammering the perimeter. But with costs mounting and the number of sisters and recruits declining, the sisters sold the property to local developer Tom Francis for \$2.2 million in 1983. At the time, just 10 sisters remained at the Adoration Convent.

Efforts to save the Adoration Chapel failed but the 18 stained glass windows were carefully removed and sent to a Nebraska convent for storage. The windows now hang in the parish hall and sanctuary of the St. Elizabeth Ann Seton Church in North Platte, Nebraska.

PRESENT DAY

Francis redeveloped the convent's gardens into the Hillview Green subdivision and sold the original building to another developer. The property soon fell into foreclosure and the lender sought the help of Austin firm Live Oak Development.

Live Oak redeveloped the building into Class A office space in 1986, opening the original public chapel to arts groups. On July 1, 2006, Heritage Title opened its third office in The Carillon, centrally located in the heart of Tarrytown at 2630 Exposition Blvd.

Other parts of the building were used by Live Oak for its offices until it merged with another firm to form Live Oak-Gottesman. The law firm Saunders, Norval, Parigaman & Atkins, LLP has been an office tenant since 1992.

From the outside, the facade remains much as originally constructed, including sealed cracks in exterior walls that serve as a reminder of prior foundation problems. Large portions of the original garden wall also endure.

Sources: The Catholic Diocese of Austin, the Austin American-Statesman, Austin History Center and the Saunders, Norval, Parigaman & Atkins law firm.



The Carillon

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Spotlight on Davenport Ranch



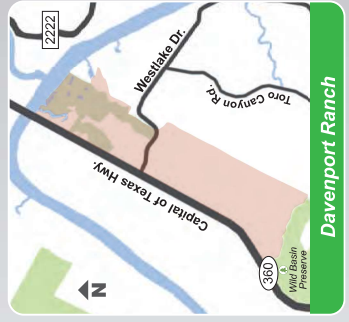
Wild Basin Preserve



Pennybacker Bridge



Austin Country Club



Davenport Ranch

A lakeside master-planned community, Davenport Ranch is one of Austin's most carefully developed and appealing residential areas.

This exclusive community offers a broad selection of luxury homes and several distinct neighborhoods featuring beautiful Hill Country and lake views—and even glimpses of downtown Austin. From estates to town homes, the combination of housing types, large lots and clustered homes preserve much of the area's natural beauty.

Located in the heart of Austin's technology corridor, just a short commute to Northwest or Southwest Austin, this area is enjoyed by many corporate and high tech executives.

Davenport Ranch falls within the boundaries of the acclaimed Eanes Independent School District and its northern boundary includes the scenic Austin Country Club.

HISTORY

In 1947, Osceola Heard Davenport, wealthy widow of a Rio Grande Valley oilman, paid \$40,000 in cash to buy 1,280 acres near Lake Austin to start a cattle ranch. Mrs. Davenport built a small stone ranch house and grazed cattle on 200 acres but thick vegetation severely restricted grazing elsewhere on the ranch. Davenport's efforts to clear large areas of trees and brush fueled several wildfires in the area including one in 1961 that eventually consumed 4,000 acres.

Corbin J. Robertson Jr., an All American linebacker at the University of Texas at Austin and heir to oil magnate Hugh Roy Cullen, bought the ranch along with other family members while still a UT student in 1967. The land was intended to be a long-term investment and weekend getaway.

The Robertson family decided to develop the land in the late 1970s when announced plans to build the Loop 360 Bridge made the area extremely attractive for luxury home-builders. The Robertson family formed a development company and began planning an upscale master planned community called Davenport Ranch.

Building began in the early 1980s after prolonged negotiations with the City of Austin and local environmentalists. The City of Austin annexed the neighborhood in 1997.

NOTABLE SITES

Wild Basin Wilderness Preserve – Founded in 1974, this sanctuary aims to protect a pristine portion of the Hill Country and provide nature education programs. The 227-acre preserve was completed in the 1980s and includes land donated by Davenport Ranch. The preserve features 2.5 miles of hiking trails through woodland, grassland and streamside habitats.

360 Bridge – Also known as the Pennybacker Bridge, this "through-arch" over the Colorado River has become an icon of Austin's majestic scenery. Using more than 600 tons of steel, construction began in 1979 and opened to the public in 1982. It was named after Percy Pennybacker, who worked for the Texas Highway Department and is considered a pioneer in the technology of welded structures.

Austin Country Club – Dating back to 1899, the Austin Country Club is one of the oldest existing clubs in Texas and home to one of the greatest golf instructors who ever lived, Harvey Penick. The Club consists of an 18-hole Pete Dye design golf course, Harvey Penick learning center, 10 lighted tennis courts (two of which are clay surface), heated swimming pool, fitness facility, 57 boat slips and a large clubhouse

Sources: Texas Real Estate, Travis County Parks, the City of West Lake Hills and Bridges & Tunnels.

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Spotlight on Downtown Austin



In 1839, shortly after the tiny village then-known as Waterloo was selected as the new capital of the Republic of Texas, the city's first mayor, Edwin Waller, designed downtown's first 14 blocks. Streets running north and south were named for Texas rivers with the exception of Congress Avenue. Streets running east and west were originally named for Texas trees, though later changed to a numbered system.

By the late 1840s, a bustling downtown business district was well established featuring hotels, saloons, stores, restaurants and government offices. Many of early Austin's most prominent families built stately homes in the northwest corner of downtown. The Bremond family, which made its fortune in dry goods and banking, was one of the first to move in the 1850s. Family members went on to build six Victorian homes in a well-preserved area now known as the Bremond Block Historic District.

Around 1885, Frank Rainey and Jesse Driskill began developing a more modest neighborhood for the middle class in the southeastern portion of downtown, now known as the Rainey Street Historic District. Driskill, a cattle baron and entrepreneur, also built the Driskill Hotel on East Sixth Street the following year, described at the time as "the finest hotel south of St. Louis."

BOOM TO BUST

At the turn of the 20th century, Congress Avenue was crowded with pedestrians, buggies and streetcars. The grand avenue remained unpaved and riddled with potholes until 1905, when brick was added - making it the first paved street in Austin.

As car ownership increased, many upper and middle class families moved to the suburbs, leaving mostly working class families and ethnic minorities living downtown by the 1920s. As suburban development accelerated in the post-war era, retailers began their own exodus out of the urban core.

By 1970, downtown's population had fallen by more than half. Falling rents helped usher in a thriving bar and live music scene along East Sixth Street, but empty storefronts, seedy bars and parking parking lots began to characterize the once-proud Congress Avenue. By 1980, just 3,000 people lived downtown, down from 12,500 in 1940, and many Austinites found little reason to visit.

A RENAISSANCE

City leaders made the revitalization a priority in the 1990s with a vision of transforming downtown into a 24-hour community where people lived, worked, shopped, ate and enjoyed entertainment beyond the bars of Sixth Street. Presidential daughter Luci Baines Johnson was one of the first to invest in new downtown housing when she spearheaded the redevelopment of the historic Brown Building at 706 Colorado St. from offices into lofts in 1996.

The City of Austin played an active role in the revitalization from the beginning, often leveraging underutilized city properties to lure new development, a process that continues today. In 1996, the city signed a long-term lease with Post Properties to redevelop a three-acre utility storage yard along Shoal Creek into the 293-unit West Avenue Lofts on the southwestern edge of downtown (now Gables West Avenue). More than 1,000 apartments and condominiums were built downtown in the next three years, despite the tech bust that had hit Austin's economy.

The Frost Bank Tower, home to Heritage Title's main office, became the first new downtown high rise in nearly 20 years when it opened in 2004. In 2010, the ultra-high end, 56-story Austinian condo tower at Congress Avenue and Second Street became the tallest building in Austin. This has now been replaced by The Independent.

The current estimated downtown residential population to over 12,000. In addition, the 1,030 units under construction should add nearly 1,500 new residents, and another 1,700 more units are being planned. Today, downtown has evolved back into being a desirable and vibrant neighborhood.

Sources: Austin American-Statesman, National Register of Historic Places, Texas Historical Commission, City of Austin and Downtown Austin Alliance.



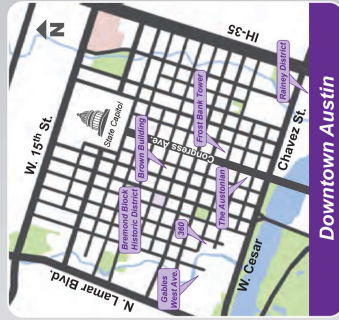
Original map of Austin circa 1873



Driskill Hotel



Present-day skyline



Downtown Austin

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Spotlight on Hyde Park



Hyde Park sign



Col. Monroe M. Shippe House, c. 2005



Hyde Park

Wide streets, majestic oaks and charming, old homes reflect the rich history of Hyde Park, considered to be Austin's first actual suburb. Located immediately north of the University of Texas at Austin, Hyde Park includes one of the highest concentrations of historic homes and buildings in Austin.

Victorian and Tudor Revival homes are found mixed with charming, wood frame bungalows - giving way to two historic areas within its territory, namely the Hyde Park and Shadow Lawn Historic Districts. North-South streets are named in order after the alphabet (Avenues A through H), while East-West streets continue the numerical grid beginning in downtown (38th through 45th Streets).

This area remains one of the most authentic neighborhoods in Austin, which can be credited to strong neighborhood involvement. Founded in 1974, the Hyde Park Neighborhood Association, or HPNA, exists to preserve the unique community, amenities and historic character of Hyde Park.

HISTORY

Platted in 1891 by the Missouri, Kansas and Texas Land and Town Company, Hyde Park was initially marketed to Austin's elite class as the "fashionable part of the wealthiest and most aristocratic city in the land." Expansive Queen Anne style homes were among the first built. Developer Monroe M. Shippe envisioned a self-sufficient community. A streetcar line offered a reliable transportation connection to downtown for 50 years. In addition, municipal services, such as mail delivery, street lighting and sanitation were provided. He also encouraged the development of a school, church, and grocery store to attract families that were interested in buying land in the neighborhood.

Despite these promotions, sluggish land sales forced the developer to redirect marketing efforts toward middle and working class families within a decade of the neighborhood's founding. The neighborhood experienced tremendous growth during the 1920s and 1930s as Austin families of more modest means proved eager to buy the wood frame, cottage-style bungalows.

When the University of Texas began allowing students to live off campus in the 1950s many older homes became rental housing. The addition of some apartment buildings in the 1960s attracted a mix of students and young professionals.

Development pressure mounted in the following decades prompting concern among many residents anxious to maintain the neighborhood's historic character. The Hyde Park Local Historic District was formed in 2010 in an effort to preserve and encourage the rehabilitation and maintenance of the area's many historic homes and buildings.

NOTABLE HOMES AND RESIDENTS

Oliphant-Walker House - Built in 1894 by local photographer William J. Oliphant, this Queen Anne style home at 3900 Avenue C was later sold to Anna Walker, a leader in the Texas Woman Suffrage Movement. It was added to the National Register of Historic Places in 1990.

Col. Monroe M. Shippe House - Built in 1892, this house at 3816 Avenue G was the home of prominent Austin businessman and Hyde Park founder Monroe M. Shippe. The two-story structure features an unusual mixture of Queen Anne decorations, Stick-style form and a flat concrete roof. In addition to being one of the first homes built in this neighborhood, construction materials included timbers and plank fencing from the former Texas State Fairgrounds. The house was added to the National Register of Historic Places in 1983.

Famous Residents: Noted German sculptor Elisabet Ney was among the first to buy property in the area. Ney built a small castle-style studio, named Formosa, in northwest Hyde Park that is now home to the Elisabet Ney Museum. The museum is located at 304 E. 44th Street. Dazed and Confused director, Richard Linklater, also resides in the Hyde Park area.

Sources: City of Austin, Hyde Park Neighborhood Association and Texas Historical Commission.

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Spotlight on Judges Hill



Established by prominent Judge Elijah Robertson, this neighborhood became so popular, with his peers that it developed the moniker – Judges Hill – that remains its namesake today.

Recognized in 1851 as Austin's Original City Neighborhood, Judges Hill sits on a bluff overlooking Pease Park north of Austin's Central Business District and south of the University of Texas at Austin. This small, unique neighborhood features some of Austin's oldest estates along with Mid-Century modern and Craftsman-style homes.

Efforts to preserve historic structures have intensified in recent years, most notably, the establishment of The Old Judges Hill Local Historic District aimed at helping to ensure the neighborhood's character endures.

HISTORY

The Judges Hill area was originally inhabited by Tonkawa Indians who hunted around Shoal Creek. Around 1835, the land was granted from the Mexican government to Thomas Jefferson Chambers, a superior judge of the super-judicial court of Texas in the Mexican state of Coahuila and Texas. Chambers later used the land as security to recruit soldiers and buy materials for the provisional government leading up to the Texas Revolution.

The Congress of the Republic of Texas condemned the land in 1839, offering grant holders properties elsewhere and later sold it to eight owners.

In 1851, early Texas attorney and politician Judge Elijah Sterling Clack Robertson built the first home in Judges Hill near the corner of 18th and San Gabriel streets. Although the house no longer stands today, Judge Robertson was the first among resident judges and attorneys who earned the area the name of Judges Hill.

Other notable residents include: Col. E. M. House, close advisor to President Woodrow Wilson; Josh Wesley Robertson, Mayor of Austin from 1843–44; James P. Alexander, Chief Justice of the Texas Supreme Court from 1941–1948; Few Brewster, Associate Judge of Texas Supreme Court from 1945–1957.

NOTABLE HOMES

The Goodall Wooten House — In 1878, Dr. Thomas Dudley Wooten bought one acre of land at the corner of Magnolia and San Bernard Streets for \$2,500. He was a physician and surgeon and became one of the first regents for the University of Texas at Austin. Dr. Wooten's son, Goodall, purchased the house from his father in 1896 and transformed what began as a simple home into a Greek Revival style mansion in 1910. After Goodall's death, his wife, Ella, sold the house in 1944. The house was converted into student housing and continued to operate as a dormitory for nearly 40 years followed by a drug and alcohol rehabilitation center for 20 years. Located at 1900 Rio Grande, the mansion was bought and restored in 2002. Formerly known as the Mansion at Judges Hill, it now houses Hotel Ella, an upscale boutique hotel named after Ella Wooten. The structure was added to the National Register of Historic Places in 1975.

William T. Caswell House — Constructed in 1904 on land purchased by Louisa Caswell, this home — on the National Register of Historic Places list — was built of rusticated limestone ashlar in the Classic Revival style. Roy A. Bechtol and Corbin J. Robertson Jr. purchased the property in 1978 and renovated the deteriorated residence for office use. The reception area features the original front door, beveled glass windows, stained glass and inlaid oak floors. It is located at 1502 West Avenue.

Granger House and Perch — This Mid-Century modern ranch located at 805 W. 16th Street has enough history that it was added to the National Register of Historic Places in 2006. The "Perch" was first built as a garage apartment in 1938 by Charles T. Granger Jr. on a lot that was gifted to him. The main house was built in 1951 for his growing family of four children. In addition to his own home in Judges Hill, Charles and his business partner, Arthur Fehr, are responsible for designing many Mid-Century modern homes in Austin as well as the old Robert Mueller Airport.

Sources: JudgesHill.org, the Old Judges-Hill Historic District, Hotel Ella and Thomas Jefferson Chambers Papers from the San Jacinto Museum of History



The Goodall Wooten House, now the Hotel Ella



William T. Caswell House, c. 2013



Granger House, c. 2011



Judges Hill

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Spotlight on Pemberton Heights



Situated on a limestone bluff that overlooks the city, Pemberton Heights has been transformed from former plantation land into one of Austin's oldest and most exclusive neighborhoods. The natural elevation provides views of downtown, the Texas Capitol and the University of Texas Tower.

Expansive yards and majestic trees characterize this signature neighborhood initially developed in the 1920s. It is recognized as one of Austin's first "automobile suburbs," connected to town by historic bridges crossing Shoal Creek. With that proximity and landscape, the neighborhood has long appealed to prominent Austinites — such as former Mayor Roy Butler, U.S. Rep. Lloyd Doggett and President Lyndon Baines Johnson's mother, Rebekah, to name a few.

Leading architects of their time designed many of the homes in a diverse range of styles including Greek Revival, Monterey Revival, Colonial Revival and Tudor.

Today the main entrance is considered to be Harris Boulevard at Windsor Road. Windsor Road named for Windsor, Connecticut, bounds Pemberton Heights from the south and Harris Boulevard is named after one of the earliest settlers to the area, Judge John Woods Harris.

HISTORY

Pemberton Heights has long been an affluent area dating back to the 19th century when Governor Elisha Pease and Attorney General, John Woods Harris owned farmland in the area. Governor Elisha Pease moved from Connecticut to Texas in 1835. Pease, for whom Pease Park was named, and Harris were real estate partners at the time.

The Fisher family inherited the farm and established the Austin Land Company. The land was officially named and platted as Pemberton Heights in 1926. The following year, the company built a bridge across Shoal Creek and began development. Until then, frequent flooding of Shoal Creek had prevented the westward expansion of Austin into this area. Between 1927 to the early 1940s, Pemberton Heights was developed in 12 sections. Historians presume that Pemberton was named for both Samuel Fisher's uncle, Walter Pemberton Fisher, and for James Pemberton, a Fisher family ancestor.

In 2003, Pemberton Heights was accepted into the National Register as the Old West Austin National Register Historic District.

NOTABLE LANDMARKS

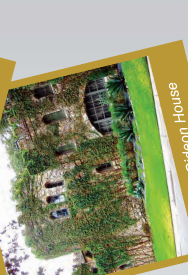
The Bohm House — Located at 1301 29th Street, the iconic Bohm House was built in 1939 as a modern, art deco home. Herbert Bohm designed the home to look like the castle in the science fiction film, *Lost Horizon*. Emulating a 1930's ocean-liner with porthole windows, rounded balconies with ship railings, and a cantilevered top floor, this historical home sits on a cliff overlooking Shoal Creek.

The Fisher-Gideon House — The Fisher-Gideon House commonly known as the Pemberton Castle sits at 1415 Woodbridge Drive. The original cylindrical structure was built as a water cistern for the city's first fire fighters in the late 1800s. It evolved into a water tower and pump house and was later inherited by Samuel Fisher, a relative of Judge Harris. The tower was flanked by two limestone wings on each side and was topped with square notches to emit the "castle-like" appearance. The castle then posed as the Pemberton Heights subdivision sales office until 1937 when it was bought by UT architecture professor, Samuel Gideon. Gideon used bricks and stained glass windows and other materials from the University of Texas Main building that was demolished in 1934 to enhance the castle and thus making the structure livable.

The Keith House — Featuring characteristics of the Monterey Revival and Colonial Revival styles popular in the 1920s and 1940s, this brick house at 2400 Harris serves as the gateway to Pemberton Heights. Built in 1932, the house offers an unobstructed view of the Texas State Capitol from its front balcony. It's listed in the National Register of Historic Places.



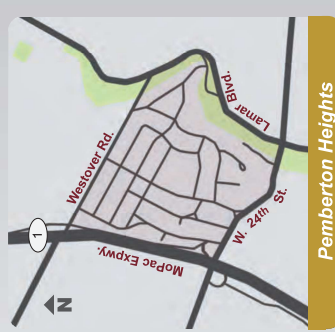
Bohm House



Fisher-Gideon House



The Keith House



Pemberton Heights

KNOW YOUR HERITAGE

Spotlight on Rollingwood



Named for its densely wooded rolling hills, this quaint, affluent community offers small-town charm in the midst of a big city.

Rollingwood is situated between West Lake Hills and Austin, bordered by McPac Expressway/Loop 1 to the east, Bee Cave Road to the South and Stratford Drive to the North. It lies within the acclaimed Ennes Independent School District and is a short distance from Zilker Park, Barton Springs and Lady Bird Lake.

Many houses are built on large lots in this quiet, densely wooded area where deer and other wildlife are frequently spotted. Much of the neighborhood developed in the 1930s, with most homes still resembling their outer character, specifically one and two-story brick homes built with Mid-Century Modern style.

Other homes emerged in the 1970s and 1980s, along with the addition of modern mansions. Many of the older homes have been extensively remodeled, offering a blend of the character of an established neighborhood with modern conveniences.

HISTORY

Perhaps one of Rollingwood's most unique features is Bondi's Caves, located at Riley Road and Pickwick Lane. It was reputed to have been the hideout of a gang that robbed the state treasury of \$17,000 in 1860.

In the early 1900s, the area now known as Rollingwood was part of a poor, isolated community known as Ennes. Families were large and many survived by raising livestock or chopping cedar.

The area began to change in the 1930s when reliable electricity and telephone service made life easier and more attractive to affluent families seeking an escape from city life. Road improvements, including the paving of Bee Cave Road in 1936, made commuting to Austin easier.

In 1946, brothers A.B. and George B. Halley bought 300 acres of pasture land between Bee Cave Road, the Colorado River and Zilker Park for \$300 an acre. By 1955, they formed a village with 28 homes. Many Rollingwood streets are named for the Halley family and their friends including Halley Drive, Riley Road, Farley Trail and Vance Lane.

Fewer than 400 people lived in the community in 1960 but development picked up considerably as more families left Austin seeking low taxes, good schools and a quieter way of life.

The Village of Rollingwood became a city in 1963 with its own mayor and court system. A six-member council oversees all public services, including the police, fire department, EMS and garbage service that picks up twice a week.

Rollingwood gradually expanded its services to accommodate its growing population, imposing a special paving tax on homeowners in 1967 that resulted in the first widespread effort to pave the community's roads. The town's population doubled to nearly 800 people by 1970 and today is home to more than 1,450 residents. While Rollingwood has grown tremendously in just a few decades, the community takes pride in its small-town feel.

NOTABLE SITES & PEOPLE

The Butterfly House — Arthur Dallas (A.D.) Stenger, one of Austin's earliest mid-century modern architects and developers, built this glass and steel frame home at 312 Ridgewood Road in 1964. Known for its unusual scalloped roof with symmetrical wings, the home includes his signature riverstone walls and clerestory windows designed to maximize natural light. Stenger is responsible for building over 100 homes in the Austin area.

Western Hills Athletic Club — In 1970, a group of Rollingwood residents organized the private Western Hills Athletic Club and acquired several acres in the corner of Rollingwood Park to build a swimming pool and tennis courts. Often referred to simply as the Rollingwood Pool, the club's facilities at 4600 Rollingwood Dr. offer year-round swimming, basketball, tennis, volleyball and outdoor family fun.

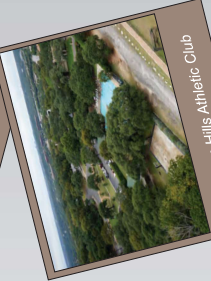
Many prominent Austinites have called Rollingwood home, including **Karen Hughes**, counselor to former U.S. President George W. Bush.

In 2019, Rollingwood was crowned No. 1 suburb in the Austin Area to raise a family and suburb to live.

Sources: Ennes: Portrait of a Community by Linda Vance; the Texas State Historical Association; architect Riley Triggs; local historian Sherril Jayekumar. Community Impact and Austin History Center.



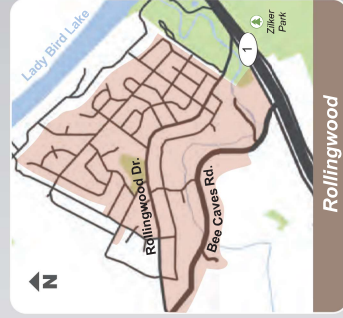
The Butterfly House



Western Hills Athletic Club



Heritage Title Rollingwood Location



Rollingwood

KNOW YOUR HERITAGE

Spotlight on Travis Heights



The Wilkins-Gullett House reflects Colonial Revival.



The Academy, built in 1893.



Swimmers enjoying Big Stacy.



Travis Heights

As one of Austin's most eclectic and hip neighborhoods, Travis Heights offers residents a blend of diverse architecture along with close proximity to downtown. Wide streets, magnificent oak trees, recreational opportunities and one of the city's most coveted entertainment scenes are just a few attributes that make this neighborhood unique.

The automobile was relatively uncommon at the time of this area's inception in 1913, so the streetcar system was integral to the suburb's initial design. Much of the area incorporated a relatively rectilinear plan, though planners capitalized on the area's hilly topography — adding a few curvilinear streets as well.

While the neighborhood's array of architecture reflects the way the neighborhood developed over a long period of time, many homes were constructed in the 1920s and 1930s. Those homes feature Craftsman-influenced bungalows or Tudor Revival elements. The area also has historic Victorian mansions and ultra-modern homes alongside a mix of contemporary apartments. Unlike earlier suburbs, Travis Heights homes had more generous lots and garages were standard.

Deemed a historic neighborhood in south Austin, Travis Heights is bound by Riverside Drive to the north, 1-35 to the east, Oltorf to the south and South Congress Avenue to the west. Travis Heights is within walking distance to downtown, Auditorium Shores (a popular park that serves as a locale for outdoor events) and South Congress Avenue, dubbed SoCo by locals.

HISTORY

Generally regarded as one neighborhood today, the Travis Heights area is actually a collection of three distinct neighborhoods developed over many decades.

In 1877, John Milton Swisher subdivided 23 acres of his family's farm immediately south of the Colorado River in what became known as the Swisher Addition. Swisher named the streets in this flat section along both sides of what is now South Congress Avenue for his family and friends. Many of these names including Elizabeth, Monroe, Mary and Annie remain today.

In 1886, New York bank agent Charles Newmeyer purchased 200 acres on the northeast side of the Swisher Farm and developed a "garden suburb" named Fairview Park. The subdivision's large, irregular shaped lots were designed for large homes but wealthy Austin residents proved reluctant to move south of the Colorado River because of the then-difficult commute to downtown.

In 1913, Newmeyer teamed up with General William Harwood Stacy to develop Travis Heights. Travis Heights proved popular and by the time Gen. Stacy died in 1928, more than 600 lots had been sold and 160 houses built. Travis Heights overhauled the earlier subdivisions, which collectively became commonly known as Travis Heights.

NOTABLE SITES & RESIDENTS

"The Academy" — Also known as the Meibohm-Kirkland House, this Austin landmark was built in 1889 for the president of the Austin Water, Light and Power Company, Myron D. Weather. This imposing home at the corner of Academy Drive and Newmeyer Avenue is said to include granite left over from the construction of the Texas Capitol in 1888. Academy Drive is named for this house and was once home to the Austin Military School in the 1920s. It was rumored that this house was haunted when Roy and Elthys Kirkland took ownership in the 1940s. The private residence at 402 Academy remains known as "The Academy" today. It became part of the National Register of Historic Places in 1976 and a Texas Historic Landmark in 1985.

Wilkins-Gullett House — Linn salesman Frank Wilkins and his wife Virginia, the daughter of a cattleman, built this elegant Colonial Revival house at 1304 Newmeyer Avenue in 1910. Its second owners were Thomas and Lily Oglethorpe. Thomas was a career officer who is the namesake for Gullett Elementary. In 2006, Jimi and Vivian Ballard bought the home as a private residence and converted it into the Fairview Austin Bed & Breakfast in 2014.

Stacy Parks: "Big and Little Stacy" — The city park was donated by General Stacy and bears his name. Little Stacy Park is at the northern end of the Burn Creek Greenbelt which connects to Big Stacy Park and spring-fed pool at the southern end. Both were built in the 1930s as a Works Progress Administration project during the Great Depression. While Stacy Park was intended as a major recreational area, it also served as a natural divider between Travis Heights and the Fairview Park and Swisher subdivisions.

The neighborhood is also known for a number of notable residents, including famous actors and musicians such as: **Robert Plant, Stevie Ray Vaughan, Patty Griffin, Connie Britton and Justin Long.**

Sources: Texas Historical Commission, Travis Heights and Fairview Park Historic District (historictravishighlights.org), Austin American-Statesman, Austin Chronicle.

KNOW YOUR HERITAGE

Spotlight on West Lake Hills



West Lake Hills is an affluent community ideally situated between the heart of Austin and the Texas Hill Country.

Much of West Lake Hills was initially developed in the 1970s and 1980s in the mid-century modern style. Strict development regulations, including a one-acre minimum lot size, have preserved much of the area's clear creeks, dramatic hillsides and abundance of mature trees.

West Lake Hills offers some of the highest points in the Austin area with beautiful views of downtown and Lake Austin. Covering just four square miles, this quiet community of about 1,000 homes lies within the boundaries of the acclaimed Eanes Independent School District.

West Lake Hills is almost entirely residential, but it offers easy access to most of Austin's major employment centers. Some of Austin's most popular recreational destinations such as Zilker Park, Barton Springs and Lake Austin are also close by.

HISTORY

The thriving area now known as West Lake Hills was part of a poor and isolated rural community called Eanes in the early 1900s. Large families often survived off the land, raising goats and cattle or chopping cedar. Most lacked electricity, running water and sewer service until the late 1930s. These self-reliant people had little use for government entities, and the City of Austin seemed far removed.

Living here became easier in the 1930s as modern conveniences such as reliable electricity and telephone service were introduced. The paving of Bee Cave Road in 1936 made commutes into Austin less arduous. In 1963, community leaders decided to establish a municipality, which voters approved 70-0. Preserving the area's natural beauty was a priority for the city's founders, as was avoiding the high taxes found in larger cities.

West Lake Hills had grown from a village of around 300 residents in 1953 to a city of 1,337 residents by 1970. The extension of the MoPac Expressway to the Capital of Texas Highway accelerated development in West Lake Hills in the 1970s and 1980s. In response to growing demand, the city gradually added services and built its first municipal building in 1982.

More than 3,000 people live in West Lake Hills today. The city levies property taxes to pay for the cost of providing basic city services, but the rate remains far below that of most other Central Texas communities. And the small city within a city has retained much of the unique character its founders set out to preserve.

NOTABLE SITES

West Lake Breach — The only privately owned park on Lake Austin has been owned and operated by the Depwe family since they opened their land to the public in 1954. Located at 2509 West Lake Dr., the shaded park is a popular community gathering spot featuring a roped off swimming area, water and sand volleyball equipment, a fishing area, picnic tables and 57 boat stalls.

Eanes School — The first Eanes School was built by Robert Eanes in 1872. It was a small, one-room log cabin that housed about twenty students. In 1896, a new frame house was built to function as the schoolhouse and community church which was later replaced with a rock schoolhouse in 1937. Eanes Elementary was built on this same location and the rock schoolhouse was converted into the Eanes History Center. Having been established in 1872, Eanes Elementary is noted as the longest continuously operating public school in the state of Texas.

Sources: Eanes: Portrait of a Community by Linda Vance, the Austin History Center, Texas State Historical Association, Travis County Tax Office and City of West Lake Hills.



Eanes Rock Schoolhouse



West Lake Beach



Meslake Drive and Redbud Trail Intersection



West Lake Hills

KNOW YOUR HERITAGE

Spotlight on Zilker



Derived from its namesake green space, the Zilker Park Neighborhood unites a spring-fed pool known as the "soul of the city" with iconic local restaurants and a 350-acre park that's home to some of Austin's best-attended special events.

Beloved for its walkability to parkland and festivals, this down-to-earth neighborhood features a number of hillsides offering beautiful views of the park and downtown. Mid-Century Modern homes can be found throughout this neighborhood, characterized by a low-profile, oversized flared eaves, butterfly roofs, angular shapes and open floor plans. A.D. Stenger is a prominent architect known for living in the area and building many custom homes in this neighborhood. Other homes today are found alongside newer homes, often built with timeless finishes.

Families with young children continue to be drawn to the neighborhood because of the highly-rated Zilker Elementary School.

HISTORY

The clear, cool waters of Barton Springs have beckoned people to swim and play in the area now known as Zilker Park since the 1840s, not long after Austin was founded. The area remained mostly rural at the turn of the 20th century when Andrew Jackson Zilker began buying several hundred acres of land around Barton Springs.

A self-made man who made his fortune selling artificial ice, Zilker arranged an unusual deal in 1917 to donate approximately 37 acres of land around Barton Springs to the Public Free Schools of Austin, which would then sell the property to the City of Austin. The sale raised \$100,000 for the school system and significantly increased Austin's nascent parks system. Zilker went on to donate between 250 and 300 adjacent acres to the city in a similar transaction in 1932. A two-story bathing pavilion and dance hall was built near Barton Springs in 1923. Funding from the New Deal helped build the Zilker Club House and the ornamental main entrance during the 1930s. The current bathhouse was constructed in 1947. The Zilker Zephyr Railroad was added in the 1960s, followed by the Botanical Gardens in the 1970s and the Nature and Science Center in the 1980s.

Today, the 350-acre park is home to some of the most popular events in Austin including the Austin City Limits Music Festival, the Zilker Kite Festival and the Austin Trail of Lights.

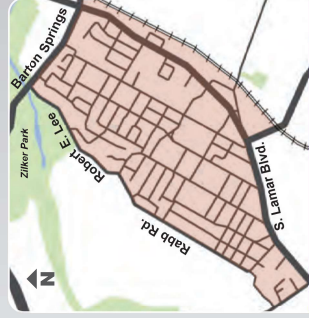
NOTABLE SITES

Barton Springs — William ("Lucky Billy") Barton, the springs' namesake, settled the area in 1837. Long before Barton Springs Pool was built, the springs were considered sacred and were used for purifying rituals by various Native American tribes who inhabited the area. The first private owner of the property, Andrew Jackson Zilker, decided to donate it to Austin in 1918. During the 1920s, the city undertook a construction project to create a larger swimming area by damming the springs and building sidewalks. Considered one of the crown jewels of Austin, the three-acre swimming pool — often referred to as the "soul of the city" — is fed by underground springs and maintains an average temperature of 68 degrees year round. Robert Redford learned to swim here as a child and the pool attracts hundreds of thousands of visitors each year.

Umiauf Sculpture Garden & Museum — Located at 605 Robert E. Lee Road, this beautiful, wooded outdoor museum features sculptures by noted 20th century American sculptor Charles Umiauf. Originally containing small ponds used by soldiers to practice fly casting during the late 1930s and 1940s, these four acres were then forgotten for the next four decades. Angeline Umiauf began creating this unique space in the early 1950s, planting native flowering shrubs around the sculptures that Charles moved out of his studio as he finished them. In 1985 Angeline and Charles donated their home, studio and 168 Umiauf sculptures to the City of Austin. In 1991, the property was transformed into a museum to display the artwork for the public to enjoy.

Zilker Botanical Garden — often been called "the jewel in the heart of Austin," this 26-acre area on the south bank of the Colorado River features diverse topography displaying an array of native, hybrid and exotic plants. Theme gardens such as rose, herb and Japanese garden are interconnected with streams, waterfalls and Koi-filled ponds. More than 300,000 people visit annually from more than 100 countries and it's a popular spot for special events and photo opportunities.

Sources: National Register of Historic Places, City of Austin, Umiaufsculpture.org



Zilker



Downtown: Frost Bank Tower
401 Congress Ave., Suite 1500
Austin, Texas 78701
512.505.5000

Rollingwood: Rollingwood Center
2500 Bee Caves Rd., Bldg. 1, Suite 100
Austin, Texas 78746
512.329.3900

Tarrytown: The Carillion
2630 Exposition Blvd., Suite 105
Austin, Texas 78703
512.380.8900

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