

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H- 1987-0016

HLC DATE: March 4, 2026 PC DATE: March 24, 2026 CC Date: May 7, 2026

APPLICANT: Historic Landmark Commission (owner-supported)

HISTORIC NAME: Mayer-Howse House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 810 W. 10th Street

ZONING CHANGE: GO-ETOD-DBETOD to GO-H-ETOD-DBETOD

COUNCIL DISTRICT: 9

STAFF RECOMMENDATION: Staff recommends the proposed zoning change from general office-equitable transit-oriented development-equitable transit-oriented density bonus (GO-ETOD-DBETOD) district zoning to general office-historic landmark-equitable transit-oriented development-equitable transit-oriented density bonus (GO-H-ETOD-DBETOD) district zoning as a means of correcting the existing administrative record.

QUALIFICATIONS FOR LANDMARK DESIGNATION: architecture and historical associations

HISTORIC LANDMARK COMMISSION ACTION: November 23, 1987 – public hearing occurs. February 4, 2026 – Reinitiate historic zoning (11-0). March 4, 2026 – Recommend historic zoning (10-0).

PLANNING COMMISSION ACTION: 1988 minutes unavailable. March 24, 2026 – Recommend historic zoning (13-0).

CITY COUNCIL ACTION: 1988 ordinance unavailable.

CASE MANAGER: Kalan Contreras, 512-974-2727

DEPARTMENT COMMENTS: The building appears to have been regulated as a landmark since the late 1980s: it has received a City of Austin Landmark medallion and has filed Certificates of Appropriateness for work done on the property exterior. However, the building's original paper landmark casefile is largely missing, with original copies of the HLC, PC, and Council minutes and ordinance apparently lost before the era of digitization. Thus, the Historic Preservation Office seeks to correct this administrative oversight in obtaining a new valid ordinance for its designation.

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Neighborhoods Council, City of Austin Downtown Commission, Downtown Austin Alliance, Downtown Austin Neighborhood Assn. (DANA), Friends of Austin Neighborhoods, Historic Austin Neighborhood Association, Homeless Neighborhood Association, Old Austin Neighborhood Association, Preservation Austin, Shoal Creek Conservancy

BASIS FOR RECOMMENDATION: See original 1987 application in backup. The building is associated with German American businessman Ernst Mayer and his wife, Mary Mayer. Mayer was a highly skilled tailor by profession in Austin from 1892 through 1927; there were brief periods within this timeframe when he ran saloons in downtown Austin. Ernst Hayer died in Austin in August 1934, and was buried in Oakwood Cemetery. It is also associated with Carrie Howse, who appears to have worked in banking at a time when women did not typically work in the finance industry. The house's architecture is a unique intact example of a hall-and-parlor cottage whose ornate trim speaks to the railroad's construction in Austin.

PARCEL NO.: 0208000814

LEGAL DESCRIPTION: 46 X 138 FT OLT 4 DIVISION E

ESTIMATED ANNUAL TAX EXEMPTION (non-homestead, not capped):

AISSD	COA	TC	TC Health	Total
\$1,425.74	\$1,769.13	\$1,158.36	\$363.75	\$4,716.99

APPRAISED VALUE: Land: \$634,800; Improvement: \$299,004; Total: \$933,804

PRESENT USE: Office

DATE BUILT/PERIOD OF SIGNIFICANCE: ca. 1885; 1885-1937 (calculated from 1987 application date)

INTEGRITY/ALTERATIONS: High. No work has been done to the building without obtaining required approval from the Historic Landmark Commission since its 1987 designation.

PRESENT OWNERS: Mayer-Howse House LP

ORIGINAL OWNER(S): Ernst and Mary Mayer

OTHER HISTORICAL DESIGNATIONS: None

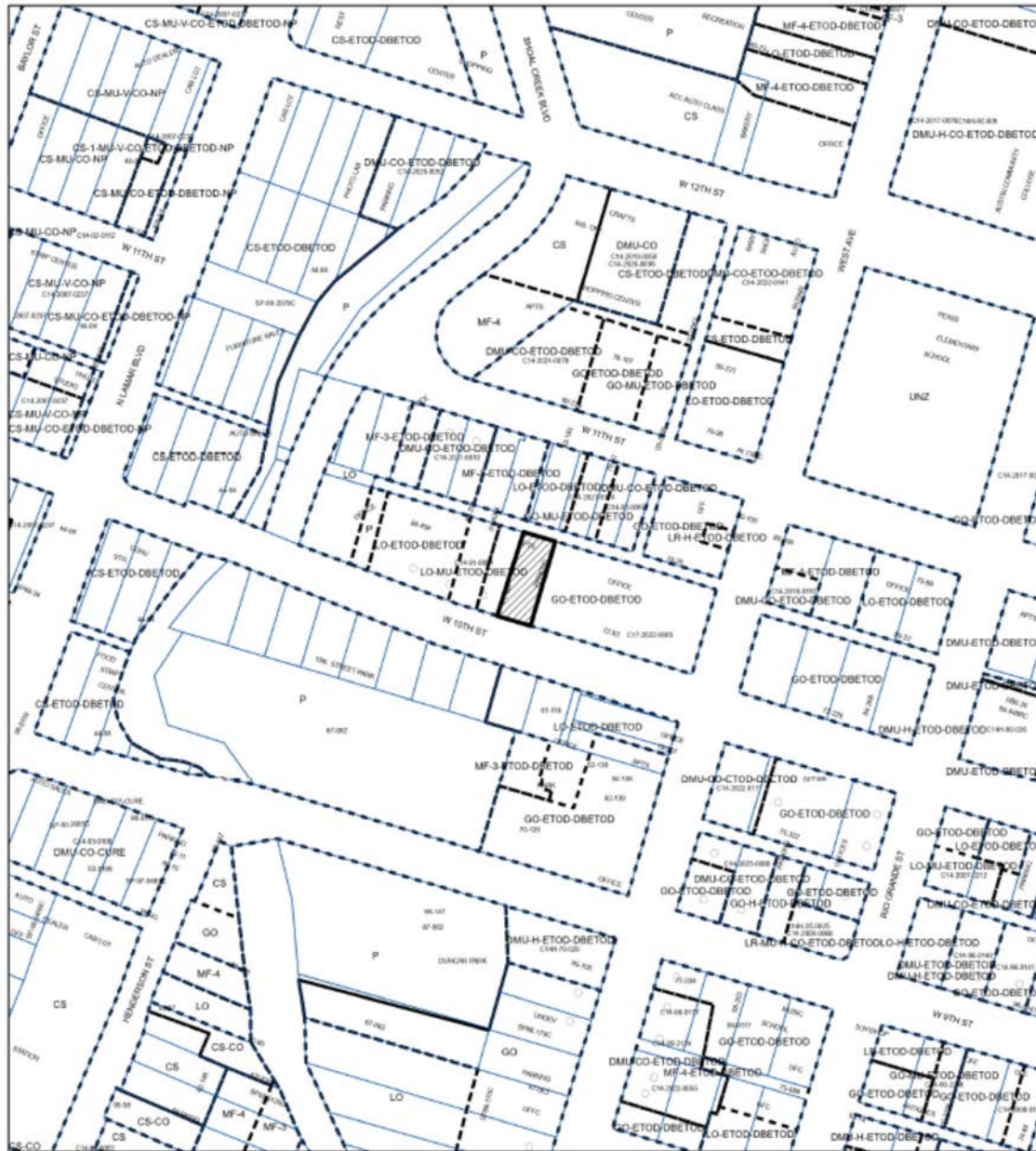


Source: Certificate of Appropriateness for repair, 1999.



Source: H-H-M, Inc., 2019

Location Map



N

 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

HISTORIC ZONING
ZONING CASE#: C14H-1987-0016

1:2,400

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**SURVEY FORM FOR HISTORIC LANDMARK INVENTORY
CITY OF AUSTIN, TEXAS**

NAME OF SITE: Mayer-Howse, House	FILE NO.: C14H-87-016
SITE ADDRESS: 810 West 10th Street	PARCEL NO.: 02-0800-0814
LEGAL DESCRIPTION: 46'x138', Outlot 4, Division E, Original City	GRID NO.: H/J23

DEEDS RECORDS: Volume 8969	Page 194	
Volume	Page	<u>ZONING</u>
TAX ABATEMENT: (Appraisals)		
<u>City</u>	<u>AI</u> <u>SD</u>	<u>ACC</u> <u>County</u> <u>Total</u>
	\$1,437.39	
\$802.29	\$71.67	\$420.83 \$2,732.18
		From: MF-3, Multi-Family
		To: MF-3-H, Multi-Family, Historic

PRESENT USE: Residential
CONSTRUCTION / DESCRIPTION: One-story, brick residence, arched windows and decorative wood trim.

CONDITION:
Exterior: Good **Interior:** Unknown

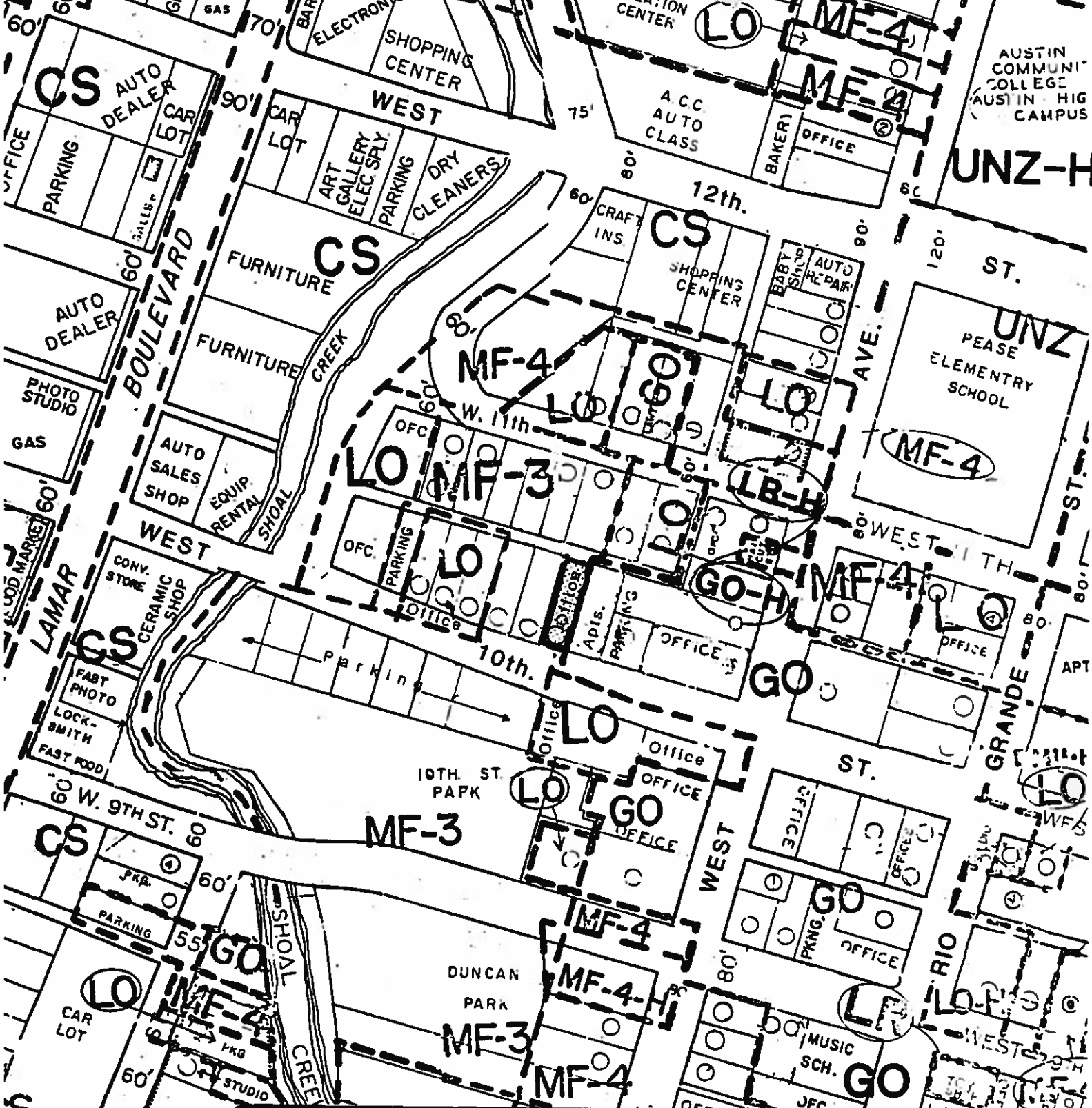
<u>PRESENT OWNERS</u>	<u>ADDRESS</u>	<u>TELEPHONE NO.</u>
Joella Howse	607 Jessie Street (04)	


<u>OTHER INTERESTED PARTIES:</u>		
<u>NAMES</u>	<u>ADDRESS</u>	<u>TELEPHONE NO.</u>
Five Rivers Nbrd. Assn.	8701 North MoPac (59)	
Sector 1	1711 San Gabriel (01)	
Old Austin Nbrd. Assn.	604 West 11th (01)	

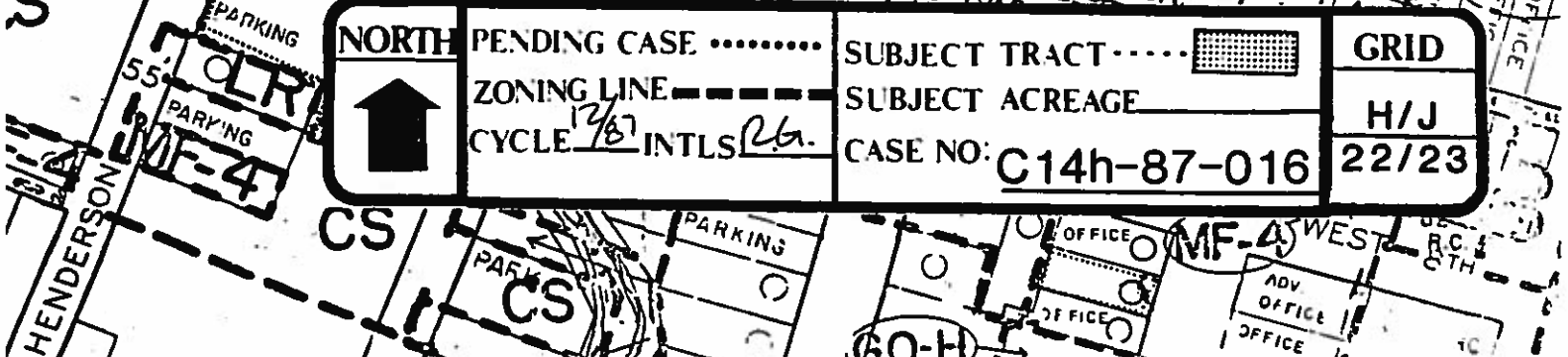
DATE BUILT: 1885 **DATES & EXTENT OF ALTERATIONS/ADDITIONS:** Date Unknown;
(Minor additions to the rear.)

ARCHITECT: Unknown **BUILDER:** Marshall Butler
ORIGINAL OWNER: Ernst Mayer
ARCHITECTURAL STYLE OR PERIOD WITH DESCRIPTION OF ANY INNOVATIVE DESIGN, FEATURES, DETAILS, MATERIALS OR CRAFTSMANSHIP: 19th Century, brick structure with intricate detail and wood trim.

NATIONAL REGISTER? No **NATIONAL LANDMARK?** No **RECORDED TEXAS LANDMARK?** No
LOCAL SURVEYS OR RECOGNITION? Comprehensive Survey of Cultural Resources



 NORTH	PENDING CASE	SUBJECT TRACT	GRID
	ZONING LINE - - - - -	SUBJECT ACREAGE	H/J
	CYCLE ^{12/16} INTLS ²⁶	CASE NO: C14h-87-016	22/23



CITY OF AUSTIN HISTORIC RESOURCE SURVEY

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev. 8-82)

1. County Travis TRA
AU
 City/Rural Austin

2. Name _____
 Address 810 W. 10th Street

3. Owner _____
 Address _____

4. Block/Lot _____

10. Description 1 story brick residence

5. USGS Quad No. 3097-242 Site No. J-23-408
 UTM Sector _____

6. Date: Factual _____ Est. 1890

7. Architect/Builder _____
 Contractor _____

8. Style/Type _____

9. Original Use _____
 Present Use _____

11. Present Condition _____

12. Significance _____

13. Relation to Site: Moved Date _____ or Original Site (describe) _____

14. Bibliography _____

15. Informant _____

16. Recorder HMM Date Jan-Mar 84

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

RTHL HABS (no.) TEX _____

NR: Individual Historic District
 Thematic Multiple-Resource

NR File Name _____
 Other AHS, ATCC, THC

PHOTO DATA

B&W 4x5s _____ Slides _____

35mm Negs.

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		26	2	to		
				to		
				to		

Tax Parcel # _____

Original Owner _____

ARCHITECTURAL SIGNIFICANCE:

Outstanding _____ Excellent _____
 Significant _____ Contributory _____

PHYSICAL CONDITION:

	Good	Fair	Poor
Structure	_____	_____	_____
Grounds	_____	_____	_____
Neighborhood	_____	_____	_____

PRESERVATION INDEX:

_____ City Zoning
1
 _____ Priority Research

COMMENTS:

(Photo)

C14H-87-016 - Mayer-Howse House, 810 West 10th Street

Ownership Information:

Joella Howse and Carrie Ophelia Howse, to Joella Howse
Volume 8969, Pages 194, et seq. December 14, 1984

Elisabeth Cabiness, Executrix of the Estate of Ernst Mayer, Deceased, et
al, to Carrie Howse
Volume 623, Pages 284 & 285 November 9, 1939

Ernst Mayer and wife, Anna Mayer, to and with Marshal Butler
Volume 66, Pages 62 et seq. September 30, 1885
(Mechanic's Lien "for a sufficient quantity of bricks and to construct and
erect the brick work for a dwelling house".)

Frances V. Burlage to Ana Mayer, wife of Ernst Mayer, as her separate
property
Volume 63, Pages 243 & 244 January 30, 1885

John C. Hampton and wife, Ann Hampton, to John Burlage
Volume 0, Pages 154, et seq. March 17, 1860

P. H. Bell, Governor of State of Texas, to..."John C. Hampton, assignee of
John W. Hampton"...
Volume 0, Page 154 January 8, 1852

C14H-87-016 - Mayer-Howse House, 810 West 10th Street

Occupancy Information:

<u>Year(s)</u>	<u>City Directory</u>	<u>Page</u>
1892-93	Mayer Ernst (Mayer & Schmitt) r. ns W. 10th bt West ave, Shoalcreek.	p. 206
1895-96	Mayer Ernst merchant tailor, 820 Congress, r. ns W. 10th bt West ave, Shoalcreek.	p. 209
1897-98	Mayer Ernst tailor A. G. Gerjes, r. 808 W. 10th.	p.214
1898-99	Mayer Ernst mcht tailor, 111 E. 7th, r. 808 W. 10th	p. 213
1900-01	Mayer Ernst mcht tailor, 819-1/2 Congress, r. 808 W. 10th	p. 150
1903-04	Mayer Ernst merchant tailor over 918 Congress, r. 808 W. 10th.	p. 187
1905	Mayer Ernst Merchant tailor, 911 Congress Ave, res. 808 W. 10th.	p. 189
1906-07	Mayer Ernst Merchant tailor, 310 Congress Ave, res. 808 W. 10th.	p. 205
1909-10	Mayer, Ernst, saloon, 1508 Sabine, r. 808 W. 10th.	p. 191
1910-11	Mayer Ernst (Mayer Mfg. Co.), r. 808 W. 10th	p. 202
1912-13	Mayer, Frank X., propr. Mayer Mfg. Co, 115 E. 9th, r. 804 W. 10th.	p. 210
1914	Mayer, Ernst, tailor, 804 W. 10th.	p. 573
1916	Mayer, Ernst, saloon, 1005 Congress Av, res. 804 W. 10th.	p. 314
1918	Mayer, Ernst (Mary) tailor, res. 804 W. 10th.	p. 322
1920	Mayer, Ernst (Mary) tailor, res. 804 W. 10th.	p. 302
1922	Mayer, Ernst (Mary) tailor, res. 804 W. 10th.	p. 334
1924	Mayer, Ernst (Mary) tailor, res. 804 W. 10th.	p. 329
1927	Meyer, Ernst (Mary) tailor, res. 804 W. 10th.	p. 521
1929	Meyer, Ernst (Mary), h. 804 W. 10th.	p. 357
1930-31	Mayer, Ernest (Mary) h. 804 W. 10th.	p. 363

1932-33	Mayer, Ernest (Mary) h. 804 W. 10th.	p. 322
1935	Mayer, Mary (wid Ernst) h. 804 W. 10th.	p. 374
1937	Mayer, Mary, h. 810 (804) W. 10th.	p. 423
1939	Mayer, Mary, h. 810 W. 10th.	p. 309
1940	Peters, Helmuth B. (Carrie) mgr, Piggly Wiggly... 810 W. 10th.	p. 482
1941	Howse, Carrie J. (wid Jos)...credit mgr Cohn Bros, h. 810 W. 10th.	p. 324

C14H-87-016 - Mayer-Howse House, 810 West 10th Street

Significant Person(s) Associated with Site and/or Structure:

Hampton, Joseph Wade, was born July 7, 1813, in Surry County, North Carolina and died in 1855. He was a newspaper man and editor by profession. Came to Texas in 1848; affiliated with Presbyterian Church; editor and part-owner of Texas Gazette; was one of the founders of the Southern Presbyterian Church, locally (Austin) and one of its ruling elders.

Hampton, John C., was the brother of Joseph Wade Hampton; came to Austin around 1850. According to Frank Brown's Annals, he "first owned and improved the place on Shoal Creek, fronting West Avenue, known afterwards as the Burlage homestead."

Burlage, John, was born in 1828. In the 1860 Federal Census, he was listed as a 32-year old male with a 36-year old wife and five children. According to the marriage records of Travis County, he performed numerous wedding ceremonies. In 1861, it was noted in the deed records that Burlage conveyed slave holdings to his wife.

Mayer, Ernst, was apparently a highly-skilled tailor by profession in Austin from 1892 through 1927; there were brief periods within this timeframe when Mr. Mayer ran saloons in downtown Austin. Ernst Mayer died in Austin in August, 1934, and was buried in Oakwood Cemetery.

Mayer, Mary, wife of Ernst Mayer, died in 1939.

Sources of Information:

Deed Records of Travis County, Texas
Austin History Center

City Directories
Structure Files
Newspaper Files
Cemetery Records

C14H-78-025 - Burlage Fisher House (City of Austin, O.L.D.S.)

Researched by: Ida Meehan and Betty Baker Compiled by: Betty Baker
November, 1987

810 West 10th

Joella House and Carrie Ophelia House
to Joella House

Volume 8969, Pages 194, et seq. December 14, 1954

Elizabeth Cabiness, Executrix of the Estate of
Ernest Mayer, Deceased, et al, to Carrie House
Volume 633, Pages 284 & 285 November 9, 1939

Francis V. Burlage to Anna Mayer, wife
of Ernest Mayer, as her separate property
Volume 63, Pages 243 & 244 January 30, 1885

Ernest Mayer & wife, Anna Mayers,
to and with Marshal Butler

For a sufficient quantity of bricks and
(To construct and erect the brick work
for a dwelling house
Volume 66, Pages 62, et seq. September 30, 1885

Notice of Public Hearing

Date Mailed: 11-13-87

File No: C14h-87-016

PROPOSED ZONING CHANGE

HISTORIC LANDMARK COMMISSION, CITY OF AUSTIN, TEXAS

HEARING DATE: November 23, 1987

HEARING TIME: 7:00 P.M.

The Historic Landmark Commission will hold a public hearing at the date and time specified in the City Council Chambers, 307 West 2nd Street, to consider a proposed historic zoning designation for the structure described below. You are being notified of this hearing as the City Tax Records indicate you own real property near the property which is being considered for Zoning. You are not required to attend, but if you attend, you will be given opportunity to address the Commission. If you desire additional information, you may contact the Historic Section of the Office of Land Development Services at 499-2680. Before any zoning change is final, action will be taken by the City Council at a later date.

Name of Structure: Mayer House

Location of Structure: 810 West 10th Street

Property Description (map other side): 46 x 138' out of outlot 4, Division E

Proposed Zoning Change

From: "MF-3" Multi-Family Residence

To: "MF-3" Multi-Family Residence-Historic

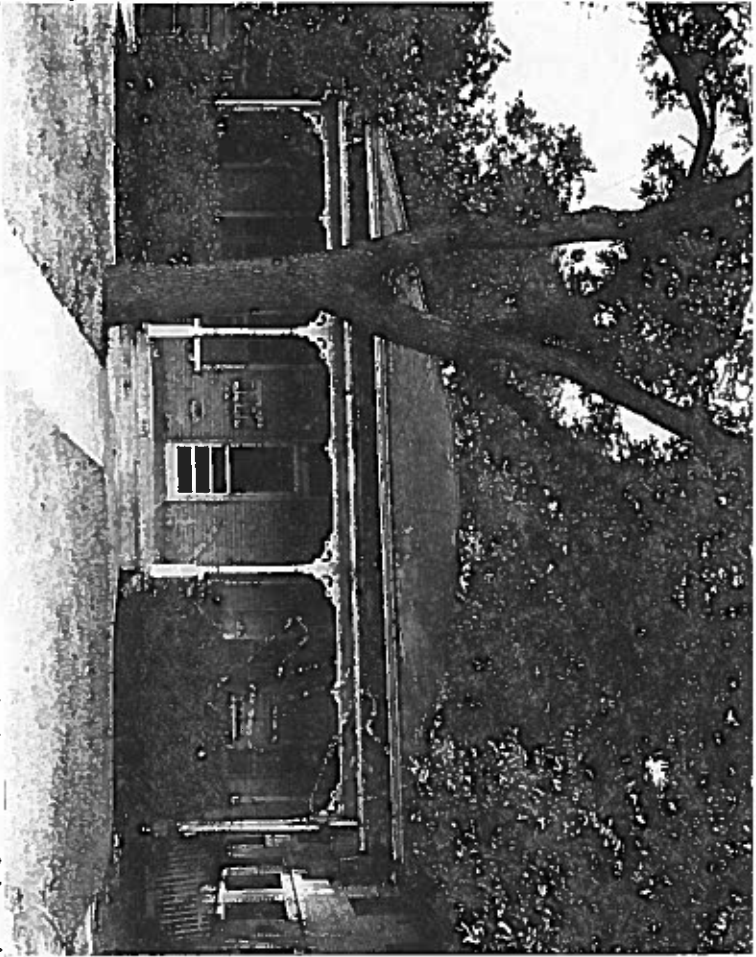
"H" Historic: The Historic designation is an addition to the use zoning designations. Establishing a property as an Historic Landmark provides protection of its exterior and precludes demolition of the Landmark.

(detach here)

If you wish to submit written comment, it will be considered by the Landmark Commission. Send to Office of Land Development Services, P.O. Box 1088, Austin, Texas 78767.
File No. C14h-87-016

Name:
Address:
Comment:

W. 810

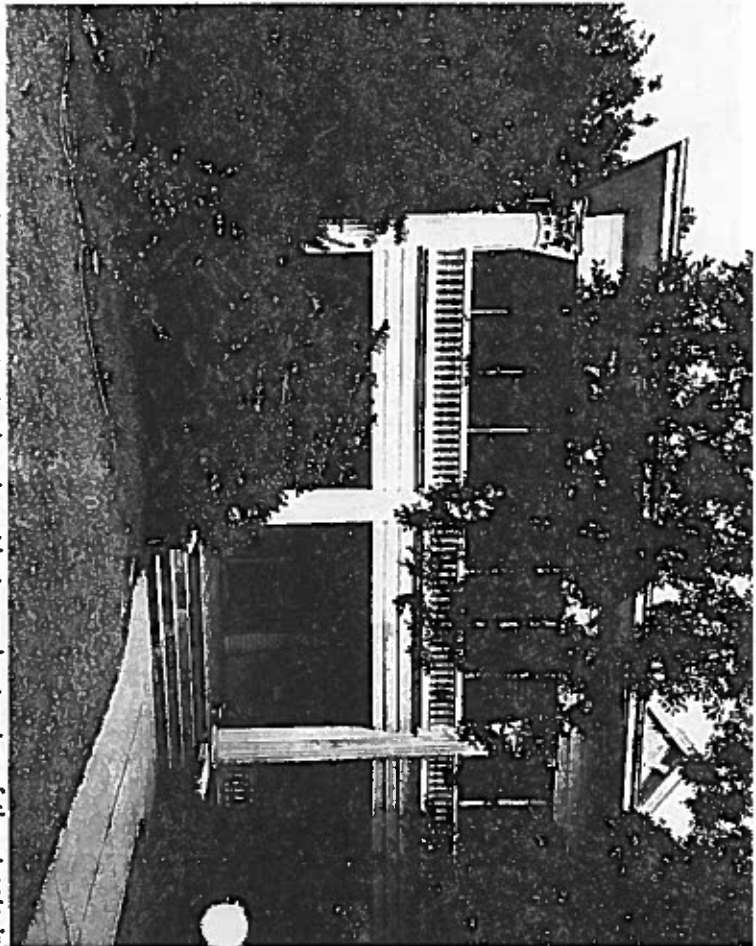


WHAT SOME PRESERVATIONISTS and environmentalists see as the beginning of the end for a peaceful section of residential Austin came to pass when the City Council recently enacted the Ninth and Tenth Street Improvements Project. Scheduled to begin July 18, the project was opposed by the city Historic Landmark Commission, Audubon Society, and Citizens Board of Natural Resources, as well as an ad hoc group, the Old Austin Neighbor-

HB

THE MEDIATION

NOV-DEC.
1974



hood Association. The groups maintain that the widening and extension of the streets in order to improve access to downtown will ultimately put pressure on owners of charming houses such as those pictured to sell out to burgeoning business interests. (THC staff photo)

WEST AVE. 808

Permitting and Development Center | 6310 Wilhelmina Delco Drive, Austin, TX 78752 | (512) 978-4000

General Information

Location: **810 W 10TH ST**
 Parcel ID: **0208000814**
 Grid: **MJ23**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **No Future Land Use Map**

Regulating Plan: **No Regulating Plan**

Zoning: **GO-ETOD-DBETOD**

Zoning Cases: [C14H-1987-0016](#)

Zoning Ordinances: [19990225-070b](#)
[20240516-003](#)

Zoning Overlays: **Selected Sign Ordinances**
Residential Design Standards: LDC/25-2-Subchapter F
ETOD Overlay: Subdistrict 2
Downtown Austin Plan Districts: Northwest
Criminal Justice Center Overlay
Capitol View Corridors: ZILKER CLUBHOUSE, MOPAC BRIDGE - SDCC, MOPAC BRIDGE
ADU Approx Area Reduced Parking

Infill Options: --

Neighborhood Restricted Parking Areas: --

Mobile Food Vendors: --

Historic Landmark: **Mayer-Howse House**

Urban Roadways: **Yes**

Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Use Assistance](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please request a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
 FEMA Floodplain: **No**
 Austin Watershed Regulation Areas: **URBAN**
 Watershed Boundaries: **Shoal Creek**
 Creek Buffers: **No**
 Edwards Aquifer Recharge Zone: **No**
 Edwards Aquifer Recharge Verification Zone: **No**
 Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

Jurisdiction: **AUSTIN FULL PURPOSE**
 Council District: **9**
 County: **TRAVIS**
 School District: **Austin ISD**
 Community Registry: **Austin Independent School District, Austin Neighborhoods Council, City of Austin Downtown Commission, Downtown Austin Alliance, Downtown Austin Neighborhood Assn. (DANA), Friends of Austin Neighborhoods, Historic Austin Neighborhood Association, Homeless Neighborhood Association, Old Austin Neighborhood Association, Preservation Austin, Shoal Creek Conservancy**