

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2025-0059

HLC DATE: June 4, 2025

PC DATE: July 8, 2025

CC DATE: August 28, 2025

APPLICANT: Alessio Franko for Whitehall Intentional Society (owner-initiated)

HISTORIC NAME: Whitehall Cooperative, Alpha Epsilon Phi

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 2500 Nueces Street

ZONING CHANGE: MF-4-NP to MF-4-H-NP

COUNCIL DISTRICT: 9

STAFF RECOMMENDATION: Grant the proposed zoning change from multifamily-neighborhood plan (MF-4-NP) to multifamily-historic landmark-neighborhood plan (MF-4-H-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION: architecture, community value, and historical associations.

HISTORIC LANDMARK COMMISSION ACTION: Recommend the proposed zoning change from multifamily-neighborhood plan (MF-4-NP) to multifamily-historic landmark-neighborhood plan (MF-4-H-NP) combining district zoning, 7-0.

PLANNING COMMISSION ACTION: Recommend the proposed zoning change from multifamily-neighborhood plan (MF-4-NP) to multifamily-historic landmark-neighborhood plan (MF-4-H-NP) combining district zoning, 12-0.

CITY COUNCIL ACTION:

CASE MANAGER: Kalan Contreras, 512-974-2727

NEIGHBORHOOD ORGANIZATIONS: Central Austin Combined: West University Neighborhood Plan, Austin Independent School District, Austin Neighborhoods Council, CANPAC (Central Austin Neigh Plan Area Committee), Friends of Austin Neighborhoods, Homeless Neighborhood Association, Preservation Austin, Shoal Creek Conservancy, University Area Partners, West Campus Neighborhood Association

DEPARTMENT COMMENTS: The 2020 North Central Austin Historic Resource Survey did not recommend the property for individual local or National Register listing; however, no research on the home's significance was done at that time. Throughout 2024, City staff and Preservation Austin worked with Whitehall Cooperative leadership to highlight this building's deep significance as an Austin institution.

BASIS FOR RECOMMENDATION:

The historic zoning application summarizes Whitehall Cooperative's importance to Austin, to the University of Texas, to the history of women University students' resilience and ambition, to integration efforts during the mid-twentieth century, and to the cooperative housing movement across Texas:

Whitehall Cooperative, the oldest independently run residential cooperative in Texas, has a rich history that dates to 1896. Originally built by Samuel D. Harlan as a single-family home, it was later transformed into a boarding house in the 1920s to accommodate University of Texas students. The property...was purchased by Whitehall in 1960 and became a hub for student

activism and affordable housing. Over the years, Whitehall has been a model for cooperative living, emphasizing shared responsibilities and democratic decision-making. The cooperative has expanded to include non-students, contributing to Austin's broader cooperative movement by supporting various community initiatives, including the founding of Wheatsville Co-op and the People's Community Clinic. Today, Whitehall remains an affordable, community-oriented space for people of all ages and backgrounds, maintaining its historical charm while adapting to the needs of its diverse members.¹

§ 25-2-352(3)(c)(i) Architecture. *The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building.*

The 2025 historic zoning application describes Whitehall Co-Op's transformation from a traditional Queen Anne to an eclectic and whimsical Austin establishment.

The property's evolution from a single-family home to student housing and cooperative living makes it a rare example of a structure that has served multiple purposes while maintaining much of its original form and materials. Its use as a cooperative residential space also distinguishes it from more typical residential properties in Austin. [...] The location of the house has remained unchanged since its construction in 1896. Despite its transformation from a single-family dwelling to cooperative residential housing, the house largely preserves its original design, setting, and materials. The [wood-clad] building still evokes the feeling and historical association of student housing, while also honoring its origins as a home for a prominent family in Austin. Maintenance was often performed by residents who lived at the house—as this was a critical aspect of reducing costs in cooperative living...The original single-family dwelling, with later additions, exemplifies an 1890s Queen Anne style building. The use of creative, unconventional materials and construction methods, such as the "glass bottle wall" created by architecture students in the 1970s for insulation, is an example of technological innovation that speaks to the building's character and sustainable practices over time. The stained-glass transoms and other resident-led [interior] artistic additions (like the garden and bottle wall) reflect cultural and folk-art traditions, representing the cooperative's spirit of communal involvement and individual creativity... The use of the property for student housing links it directly to Austin's university culture, while its ongoing role as a cooperative adds a layer of social and historical significance.²

§ 25-2-352(3)(c)(ii) Historical Associations. *The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historical importance that contributed significantly to the history of the city, state, or nation or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.*

2500 Nueces Street's historical associations span three distinct periods of occupancy: first, its original construction and habitation by the Harlan family; the 1920s-era boarding house established by Sarah Harlan; and the Whitehall Cooperative's move to the house in 1955, which sparked an era of cooperative housing centered around creativity and community. In their 2025 narrative history of the property, Jackson-Stakem and Seghal describe these three epochs of the Whitehall property:

The Harlan House was built in 1896 by an unknown architect, commissioned by Sam Harlan,

¹ Jackson-Stakem, Jessica and Sonya Seghal. "Whitehall Co-Op: Historical Narrative." 2025

² Ibid.

a democratic state official [...] who was involved in state politics, appointed as State Superintendent of Public Grounds in 1900. Businesses associated with the Harlan family and the 2500 Nueces St. address include banking, petroleum, and even farm animal sales...

Harlan's daughter, Sarah, inherited the house after Sam Harlan's passing in 1924. Sarah Harlan was a secretary to the dean in the College of Engineering at UT. In 1925, Sarah [added] second story rooms to rent to university students...All university students were required to live in university approved housing and were subject to policies and regulations that closely aligned with UT's standards for women's housing, including curfews and minimum grade point averages. Despite being a privately owned and off-campus boarding house, the women were subject to the same regulations...

At the time, boarding houses and co-ops were an affordable alternative to dormitories...According to *The Ernest Women*, an anonymous essay included in the UT Dean of Women's archives, the cost to reside in a dormitory in the late 1930s was \$72 per month, meanwhile boarding houses and cooperatives were renting rooms for closer to \$20-40 per month. A listing from the Dean of Women's Official List of Boarding and Lodging Accommodations for Women Students indicates that the cost of a room at the Ms. Sam Harlan Boarding house was \$22.50. [...]

In 1960, the women of Whitehall voted to purchase 2500 Nueces Street from Sarah Harlan, who agreed to sell the property for \$25,000. [...] In 1965 the University of Texas pulled away from its support of off campus housing [and housing] facilities, including Whitehall, were able to integrate and establish their own organizational structure. This shift in power marked a turning point in student housing at UT and contributed to the broader narrative of student autonomy during the 1960s and 1970s.

The Harlan family's history lends the property a sense of historical weight, connecting it to pivotal figures in Texas' history, from the Civil War era to the development of early state industry and commerce. The transformation of the Harlan House into a boarding house, and later a cooperative, reflects the changing needs and values of Austin's student and activist communities. Whitehall provided an affordable, self-managed living space, fostering independence, mutual support, and a sense of shared purpose. The cooperative's role in hosting activism and becoming a model for communal living played a significant role in shaping the culture of student housing at UT and in the larger Texas cooperative movement.

The house's transformation into an affordable housing cooperative during a time when dormitory costs were much higher makes it a vital part of Austin's history of providing access to affordable living. This aspect of the property directly influenced how students and lower-income individuals could afford housing in the growing city, giving them an option outside of traditional, more expensive housing arrangements. The house is not just a residence but a living history that continues to embody the ideals of affordability, community, and resistance to traditional, top-down structures of authority.

In sum, Whitehall's historical associations with the Harlan family, early student housing, and the cooperative movement have had a profound and lasting effect on its evolution into the vibrant, community-oriented cooperative it is today. The property's legacy is more than just architectural—it is an integral part of Austin's social, political, and cultural history, and its continued existence represents a living testament to the ideals of democracy, activism, and affordable housing.³

§ 25-2-352(3)(c)(iv) Community Value. *The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.*

³ Ibid.

As the home of Whitehall Cooperative, the house at 2500 Nueces Street has had a profound impact on Austin, the University of Texas, and the cooperative housing movement nationwide, as well as the movement toward greater autonomy for women throughout the twentieth century. “Whitehall's history as a hub for student activism in the 1970s marked it as a central player in the cooperative movement in Texas, helping to lay the groundwork for other co-ops that followed,” note Seghal and Jackson-Stakem. As a nexus for integration and political activism, the Whitehall Cooperative’s “home base” was the center of several much larger movements throughout the University, the city, and the state of Texas:

Whitehall Cooperative was founded August 9, 1949, by a group of women from San Antonio who were moving to Austin to attend graduate school at the University of Texas. These...24 women resided at 2505 Whitis, in a former boarding house owned by UT... In Whitehall records it is found that heads of houses, treasurers, and food buyers were elected by the students residing at the cooperative. This original location burned down in 1950 due to a kitchen fire, and the cooperative spent the next few years residing in dormitories on and off campus until their move into the Harlan House at 2500 Nueces Street in 1955...

Whitehall, along with many other cooperatives, and supported by the ICC (Inter-Cooperative Council) voted to integrate in 1956. However, this request was denied by the University of Texas who wouldn’t allow integration of its approved housing facilities until 1965. Despite the University’s rejection of their vote to integrate, Whitehall was the first cooperative, along with the Powell House, to pass a resolution not to discriminate based on race or religion. Later in 1971, Whitehall decided to allow non-students and male residents, becoming a co-ed house.

...By the end of the ‘70s, Whitehall became known as the hub for political activism among the cooperative houses. Whitehall members were involved in anti-nuclear political organizing, as well as the founding of several co-ops throughout Austin. Invigorated by ownership of their land, Whitehall worked to teach other co-ops how to buy their own [property]. It was a lifestyle that had economic and political implications. According to Jim Ellinger, a Whitehall member of the ‘80s, many of the first organizational meetings for Wheatsville Co-op (a cooperative grocery store) were held at Whitehall. Additionally, Whitehall members were involved in the Texas Federation of Consumer Cooperatives, Wind Through the Pines Federal Credit Union, and the People’s Community Clinic.

Members of Whitehall would move on to organize cooperatives across the nation. The house continues to exist as Whitehall Cooperative today [...] The independent, democratic nature of Whitehall Cooperative is what makes it so special in Austin's housing landscape. It contributes not only by offering affordable housing but by creating a strong sense of community, a history of activism, and a sustainable, inclusive model of living. By continuing to thrive as an independent cooperative, Whitehall stands as a symbol of what affordable, equitable housing can look like in an era when such alternatives are increasingly rare.⁴

PARCEL NO.: 0214010408

LEGAL DESCRIPTION: E137.11 FT OF LOT 1 *& E137.11' OF S24' OF LOT 2 OLT 51 DIV D HITCHCOCK SUBD

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

AISD	COA	TC	TC Health	Total
\$3,943.53	\$3,963.03	\$2,858.14	\$895.91	\$11,660.60

APPRAISED VALUE: Land: \$2,236,500; Improvement: \$541,310; Total: \$ 2,777,810

PRESENT USE: Multifamily dwelling

⁴ Ibid.

DATE BUILT/PERIOD OF SIGNIFICANCE: 1896 - 1975

INTEGRITY/ALTERATIONS: High. Most exterior alterations took place during the period of significance, except for the incorporation of the detached rear kitchen in 1981 and the addition of a sundeck atop the kitchen structure. Neither the kitchen nor the deck is visible from the primary or secondary streetscapes. Two upper-story windows appear to have been replaced outside the period of significance, though most of the remaining fenestration appears historic-age. Some of the original 6:6 and 2:2 screens have been removed and stored on the property to accommodate air conditioning units at upper floors, and non-original awnings have been removed.

PRESENT OWNERS: Whitehall Intentional Society, Inc.

ORIGINAL OWNER(S): Sam Harlan

OTHER HISTORICAL DESIGNATIONS: None



Whitehall Cooperative, 2500 Nueces, 1955 and 2025



A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: _____	FILE NUMBER(S) _____
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER _____	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: _____	

BASIC PROJECT DATA:

1. OWNER'S NAME: Whitehall Intentional Society, Inc.	
2. PROJECT NAME: Whitehall Cooperative	
3. PROJECT STREET ADDRESS (or Range): 2500 Nueces St. Austin, TX	
ZIP 78705	COUNTY: Travis
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W. (CIRCLE ONE)</u> SIDE OF	
_____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS	
APPROXIMATELY _____ DISTANCE FROM ITS	
INTERSECTION WITH _____ CROSS STREET.	

AREA TO BE REZONED:

4. ACRES <u>0.2282</u>	(OR)	SQ.FT. _____			
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>MF-4-NP</u>	<u>Residence</u>	_____	<u>0.2282</u>	<u>Residence</u>	<u>MF-4-H-NP</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES / <u>NO</u>)	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES / <u>NO</u>)	FILE NUMBER: _____
8. SUBDIVISION? (YES / <u>NO</u>)	FILE NUMBER: _____
9. SITE PLAN? (YES / <u>NO</u>)	FILE NUMBER: _____

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Hitchcock Subdivision, Division 2

Block(s) _____ Lot(s) 1 & 2 Outlot(s) 49, 50, 51

Plat Book: _____ Page _____

Number: _____

10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: 2 PAGE: 522 TAX PARCEL I.D. NO. 0214010408

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO

TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) NP

13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / NO

14. IS A TIA REQUIRED? YES / NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)

TRIPS PER DAY: _____

TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. SOLE COMMUNITY PROPERTY PARTNERSHIP X CORPORATION TRUST

If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION

SIGNATURE: [Signature] NAME: Whitehall Intentional Society, Inc.

FIRM NAME: Whitehall Intentional Society, Inc. TELEPHONE NUMBER: [REDACTED]

STREET ADDRESS: 2500 Nueces St.

CITY: Austin STATE: TX ZIP CODE: 78705

EMAIL ADDRESS: _____

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: [Signature] NAME: Alessio Franko

FIRM NAME: Whitehall Intentional Society, Inc. TELEPHONE NUMBER: [REDACTED]

STREET ADDRESS: 2500 Nueces St.

CITY: Austin STATE: TX ZIP CODE: 78705

CONTACT PERSON: _____ TELEPHONE NUMBER: _____

EMAIL ADDRESS: _____

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.**



Signature

Date

Alessio Franko

Name (Typed or Printed)

Whitehall Intentional Society, Inc.

Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.**



Signature

Date

Alessio Franko

Name (Typed or Printed)

Whitehall Intentional Society, Inc.

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, Alessio Franko have checked for subdivision plat notes, deed restrictions,

(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

2500 Nueces St.

(Address or Legal Description)

Austin, TX 78705

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.



(Applicant's signature)

01/29/2025

(Date)

F. 1: Historical Documentation - Deed Chronology

Deed Research for (fill in address) 2500 Nueces St.

List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.

For each transaction please include: name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.

Example:

Transaction

Vol./Page

John Doe to Mary Smith,
Lots 1-3, Block B, Driving Park Addition
March 13, 1882
\$2500

Vol. 52, pp. 22-60

Mary Smith, estate, to Ingrid Jones
Lots 1-2, Block B, Driving Park Addition
January 12, 1903

Vol. 409, pp. 552-554

(Continue through the present)

F. 2: Historical Documentation - Occupancy History

Occupancy Research for (fill in address) 2500 Nueces St.

Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present. For commercial property, please provide residential information on business owner as well.

Year	Occupant Name and Reference	Source
1872-1873	A.S. Roberts, Dry Goods and general groceries provisions, City Directories e s Congress b Hickory and Ash Streets A.S. Roberts (Ada), Roberts Dry Goods, r. 610 W. 12 th Street, 2.	
1877-78	Jones, David W., Wholesale Furniture dealer and carpets, 806 Congress Avenue Jones, David W. (Martha), Furniture Dealer, r. 312 W. 5 th Street, 4.	City Directories

(Continue through the present)

Historical Narrative

Period of Significance: 1896 - 1975

Introduction

Whitehall Cooperative, the oldest independently run residential cooperative in Texas, has a rich history that dates back to 1896. Originally built by Samuel D. Harlan as a single-family home, it was later transformed into a boarding house in the 1920s to accommodate University of Texas students. The property, located at 2500 Nueces Street, was purchased by Whitehall in 1960 and became a hub for student activism and affordable housing. Over the years, Whitehall has been a model for cooperative living, emphasizing shared responsibilities and democratic decision-making. The cooperative has expanded to include non-students, contributing to Austin's broader cooperative movement by supporting various community initiatives, including the founding of Wheatsville Co-op and the People's Community Clinic. Today, Whitehall remains an affordable, community-oriented space for people of all ages and backgrounds, maintaining its historical charm while adapting to the needs of its diverse members.

Architecture

The location of the house has remained unchanged since its construction in 1896. Despite its transformation from a single-family dwelling to cooperative residential housing, the house largely preserves its original design, setting, and materials. The building still evokes the feeling and historical association of student housing, while also honoring its origins as a home for a prominent family in Austin. The major renovations took place in 1925, when two bedrooms were added on the first floor and a second story with 11 bedrooms was built to accommodate students attending the nearby University of Texas. In the 1970s, a group of architecture students demolished a bedroom wall and created a "glass bottle wall" made from 5-gallon glass jugs, using it as insulation. A second significant alteration occurred in 1981, when the exterior kitchen was incorporated into the house and a sundeck was added. Maintenance was often performed by residents who lived at the house—as this was a critical aspect of reducing costs in cooperative living. Artistic stained glass transoms, added over the front door and kitchen exterior door, were made in the 1980s by a Whitehall resident. Additional details include two original fireplaces, which have remained intact since 1896, although they can no longer be used due to the second-story addition in 1925. The kitchen flooring features rust-colored tiles from Saltillo, Mexico, and the exterior is primarily constructed of wooden clapboard and masonry. Despite these various renovations, the house at 2500 Nueces Street retains much of its original integrity, materials, and architectural style.

The original single-family dwelling, with later additions, exemplifies an 1890s Queen Anne style building. The use of creative, unconventional materials and construction methods, such as the "glass bottle wall" created by architecture students in the 1970s for insulation, is an example of technological innovation that speaks to the building's character and sustainable practices over time. The stained glass transoms and other resident-led artistic additions (like the garden and bottle wall) reflect cultural and folk art traditions, representing the cooperative's spirit of communal involvement and individual creativity. These artistic choices contribute to the building's character and historical charm. The property's evolution from a single-family home to student housing and cooperative living makes it a rare example of a structure that has served multiple purposes while maintaining much of its original form and materials. Its use as a cooperative residential space also distinguishes it from more typical residential properties in Austin. While the house was not designed by a famous architect, it has been shaped by local artisans, builders, and residents over the years, particularly in the way residents have contributed to renovations and artistic additions. This ongoing involvement of the community in the building's transformation adds to its historical and architectural significance. The house's long history, from its construction in 1896 to its transformation into student housing and later a cooperative, ties it closely to the cultural and historical development of Austin. Its architectural value lies in how it retains much of its original design, setting, and materials, even through multiple renovations. The use of the property for student housing links it directly to Austin's university culture, while its ongoing role as a cooperative adds a layer of social and historical significance.

Historical Associations

The Harlan House (1896-1925)

The Harlan House was built in 1896 by an unknown architect, commissioned by Sam Harlan, a democratic state official and the son of a prolific steamboat Captain. Harlan's father, Captain Samuel Harlan (1818-1887), was a steamboat captain sailing out of Pittsburgh, Pennsylvania. According to *Indian Wars and Pioneers of Texas History*, Captain Harlan's boat, named Washington, sailed along the Colorado river. He was known as one of the earliest navigators of the Galveston Bay, Buffalo Bayou, Brazos, and Trinity. He became one of the originators and influential stockholders of the Houston Direct Navigation Company, leading to the growth of the city of Houston. Captain Harlan was credited with helping Sam Houston's troops flee from Santa Anna's army. Samuel Harlan identified with the Southern Confederacy and offered his services to the state government. Harlan was a large purchaser of mules and horses for the Confederacy during the Civil War, and later was involved in the cotton trade industry in Houston, as well as acquiring businesses in Colorado and Chicago. He settled in Austin in 1887 and lived there with his wife, Sarah, and five children. His son Samuel D. Harlan (1866-1924) who commissioned the Harlan House, was involved in state politics in his own right, appointed as State Superintendent of Public Grounds in 1900. There were many historical

businesses associated with the Harlan family and the 2500 Nueces St. address, including a business in banking, petroleum, and even farm animal sales.

Ms. Sam Harlan's Boarding House

Harlan's daughter, Sarah, would come to inherit the house after Sam Harlan's passing in 1924. Sarah Harlan was a secretary to the dean in the College of Engineering at UT. In 1925, Sarah commissioned a renovation to add second story rooms to rent to university students attending the University of Texas. Dating back to 1938 in the Dean of Women's student housing listings, the house was originally listed as a non-university owned boarding house, referred to as the "Ms. Sam Harlan Boarding House." All university students were required to live in university approved housing and were subject to policies and regulations that closely aligned with UT's standards for Women's housing, including curfews and minimum grade point averages. Despite being a privately owned and off-campus boarding house, the women were subject to the same regulations that on campus residents abided by. At the time boarding houses and co-ops were an affordable alternative to dormitories. Dormitories on campus had staff working as the Head of House, who supported the student's endeavors. Boarding houses and cooperatives lessened costs as they managed their own house with scheduled work hours, fed themselves, and most significantly their head of house was a student resident that was voted in by other members. According to university regulation, heads of houses were expected to regularly meet with the Dean of Women for support regarding student affairs. According to the Deans of Women's records, the Dean of Women maintained a relationship with campus housing facilities to protect students, promote disciplinary standards, inform health services of illness, and support scholarship and intellectual efforts in the home. According to *The Ernest Women*, an anonymous essay included in the UT Dean of Women's archives, the cost to reside in a dormitory in the late 1930s was \$72 per month, meanwhile boarding houses and cooperatives were renting rooms for closer to \$20-40 per month. A listing from the Dean of Women's Official List of Boarding and Lodging Accommodations for Women Students, indicates that the cost of a room at the Ms. Sam Harlan Boarding house was \$22.50. All students attending the university were required to live in university approved housing.

In 1960, the women of Whitehall voted to purchase 2500 Nueces Street from Sarah Harlan, who agreed to sell the property for \$25,000. With the aid of a \$2,000 down payment loan approved by UT's Dean of Women and a \$500 loan from the ICC, the women of Whitehall were able to purchase the property, finally paying off the mortgage by 1979. This made Whitehall the second cooperative to own the property they resided on, after Campus Guild. By 1961, cooperatives around campus had grown to 18 houses, housing about 500 members—most of these being university owned. Though as stated in John Powell's Master's Thesis on the Co-op, "ownership did not come with full autonomy from UT...into the mid-60s the house was still submitting to bed checks." In 1965 the University of Texas pulled away from its support of off campus housing—doing away with many of these mandated regulations. Now facilities, including Whitehall, were able to integrate and establish their own organizational structure. This shift in power marked a turning point in student housing at UT and contributed to the broader narrative of student autonomy during the 1960s and 1970s.

Whitehall's history as a hub for student activism in the 1970s marked it as a central player in the cooperative movement in Texas, helping to lay the groundwork for other co-ops that followed. The Harlan's family's history lends the property a sense of historical weight, connecting it to pivotal figures in Texas' history, from the Civil War era to the development of early state industry and commerce. The transformation of the Harlan House into a boarding house, and later a cooperative, reflects the changing needs and values of Austin's student and activist communities. Whitehall provided an affordable, self-managed living space, fostering independence, mutual support, and a sense of shared purpose. The cooperative's role in hosting activism and becoming a model for communal living played a significant role in shaping the culture of student housing at UT and in the larger Texas cooperative movement. The house's transformation into an affordable housing cooperative during a time when dormitory costs were much higher makes it a vital part of Austin's history of providing access to affordable living. This aspect of the property directly influenced how students and lower-income individuals could afford housing in the growing city, giving them an option outside of traditional, more expensive housing arrangements. The house is not just a residence but a living history that continues to embody the ideals of affordability, community, and resistance to traditional, top-down structures of authority.

In sum, Whitehall's historical associations with the Harlan family, early student housing, and the cooperative movement have had a profound and lasting effect on its evolution into the vibrant, community-oriented cooperative it is today. The property's legacy is more than just architectural—it is an integral part of Austin's social, political, and cultural history, and its continued existence represents a living testament to the ideals of democracy, activism, and affordable housing.

Community Value

Cooperative Housing

Cooperative Housing is known as an affordable living alternative, in which residents share responsibilities and resources within the house. The operating structure of a cooperative house includes rotating duties, committee structures, and a democratic voting process. According to *Many Hands: A History of the Austin Cooperative Community*, the first student cooperative housing unit was formed by Northwestern University in 1873, as a means of providing housing for women who were previously not allowed to study at the university before the civil war, and so lacked housing accommodations. Later, this model was adopted by communities throughout the nation due to the Great Depression. Cooperatives were established in Berkeley, Seattle, Ann Arbor, and would first come to Texas at A&M in 1932. The model of students rotating housework, performing maintenance, and sharing food allowed many students who would not otherwise be able to afford university living. This residential structure became increasingly popular, with universities even building housing to aid these efforts. The first cooperative in Austin was formed in 1936 through the Dean of Women at UT, under the direction of Dorothy Gebauer. It was a housing cooperative located on campus named Halstead

Co-op, and within the next year a campus-owned cooperative for men would form as well. The Inter-Cooperative Council was formed to manage coordination between these groups and served as an umbrella organization for cooperatives to address shared concerns. By 1938, there were seven cooperative houses for men, but all of these were university-owned. The first truly independent cooperative was known as Campus Guild, formed in 1937. Here the land was bought, and the house was built by future residents. Campus Guild—a men's cooperative that no longer exists today—would later play a pivotal role in the independence of Whitehall Cooperative.

Whitehall Cooperative

Whitehall Cooperative was founded August 9, 1949, by a group of women from San Antonio who were moving to Austin to attend graduate school at the University of Texas. These women were seeking affordable housing, and originally the 24 women of Whitehall resided at 2505 Whitis Street, in a former boarding house owned by UT, paying only \$37 in monthly rent. This former location was near the growing complex of Women's dormitories and cooperatives. By the time these women attended the university, there were already nine other cooperatives on campus, five of them were women's co-ops and all located within the same block on Whitis Avenue. The Daily Texan article "Girls Work Hard to Fix New Co-op", shed light on the house structure and original women who established the co-op. Whitehall followed the Dean of Women's head-of-house organization structure that was common for university-owned co-ops at the time. In Whitehall records it is found that heads of houses, treasurers, and food buyers were elected by the students residing at the cooperative. This original location burned down in 1950 due to a kitchen fire, and the cooperative spent the next few years residing in dormitories on and off campus until their move into the Harlan House at 2500 Nueces Street in 1955. By this point Sarah Harlan had moved to Abilene, where she died in 1963.

In 1956, the university began racial integration for undergraduate students. Whitehall, along with many other cooperatives, and supported by the ICC (Inter-Cooperative Council) voted to integrate in 1956. However, this request was denied by the University of Texas who wouldn't allow integration of its approved housing facilities until 1965. Despite the University's rejection of their vote to integrate, Whitehall was the first cooperative, along with the Powell House, to pass a resolution not to discriminate on the basis of race or religion. Later in 1971, Whitehall decided to allow non-students and male residents, becoming a co-ed house.

The Heart of The Cooperative Movement

According to *Many Hands: A History of the Austin Cooperative Community*, Whitehall members "would become important actors in both food, housing, and labor cooperatives, both in Austin and eventually across the country". By the end of the 70s, Whitehall became known as the hub for political activism among the cooperative houses. Whitehall members were involved in anti-nuclear political organizing, as well as the founding of several co-ops throughout Austin. Invigorated by ownership of their land, Whitehall worked to teach other co-ops how to buy their own land by hosting workshops. It was a lifestyle that had economic and political implications. According to Jim Ellinger, a Whitehall member of the 80s, many of the first organizational

meetings for Wheatsville Co-op (a cooperative grocery store) were held at Whitehall. Additionally, Whitehall members were involved in the Texas Federation of Consumer Cooperatives, Wind Through the Pines Federal Credit Union, and the People's Community Clinic. These members of Whitehall would move on to organize cooperatives across the nation. The house continues to exist as Whitehall Cooperative today, known for its democratic structure—housing students and non-students alike, including peoples of all genders, races, and ages. It currently houses 12 people, including working professionals, retired Austinites, and UT students.

The independent, democratic nature of Whitehall Cooperative is what makes it so special in Austin's housing landscape. It contributes not only by offering affordable housing but by creating a strong sense of community, a history of activism, and a sustainable, inclusive model of living. By continuing to thrive as an independent cooperative, Whitehall stands as a symbol of what affordable, equitable housing can look like in an era when such alternatives are increasingly rare. It's more than just a place to live—it's a vital part of the cultural fabric of Austin, contributing to a stronger, more just community for all.

Whitehall Co-op Timeline – 1949-2014

1949 – Whitehall was founded on August 6, 1949 as a University-owned women's student coop at 2500 Whitis. At that time, there were already 9 other coops in Austin, 5 of them women's coops.

1950 – The house at 2500 Whitis caught fire on November 3rd. Whitehall moved to 1811 Colorado.

1951 – After renovations were completed, Whitehall moved back into 2500 Whitis.

1953 – To make space for the International Advisory Office / Foreign Students Association, UT moved Whitehall to the Driskill Mansion at 2610 Whitis in June. In July, Whitehall moved into 1914 Nueces (the corner of 21st & Nueces).

1955 – Whitehall moved to 2500 Nueces. The house, built in 1896, had been a boarding house for about 20 years.

1956 – The first African American undergrads were admitted to UT. The Inter-Cooperative Council and Whitehall voted to integrate, but UT didn't allow integrated housing until 1964.

1960 – 2500 Nueces was purchased for \$25,000 in the names of four members. These four women would be the official owners of the house in absentia for more than 50 years. Irene Braden later wrote, "Little did we know in 1960 that by signing the deed we were the ones that actually owned the building."

1968 – Whitehall voted to sell 2500 Nueces and move back on campus to 2610 Whitis, next to the other UT women's coops.

1969 – Whitehall voted 15-5 to keep 2500 Nueces as a private women's coop.

1971 – Non-students and men were first accepted as members. (First, boyfriends were unofficially living at the house, until the women decided that the boyfriends should start paying rent and doing labor. One former member recalled, "We didn't tell our parents.")

1974 – "The Revolution": All rooms became singles (where previously 18-23 people had lived in the house); officers no longer got rent credit; and applicants had to interview with every member. Whitehall joined the Austin Community Project, a coalition of co-ops.

1975 – Inspired by the Austin Community Project, Whitehall unanimously decided to switch to consensus decision making. The house also became vegetarian, and Personal Space was added to the beginning of the meetings.

1979 – Whitehall paid off the mortgage for the house.

1998-2003 – After being threatened with a lawsuit, UT told the University Women's Co-ops to allow men. Over the course of a few years, all of the women's campus co-ops were dissolved by UT.

2011 – The deed of ownership of 2500 Nueces was signed over from the original 4 owners to Whitehall Intentional Society.

2014 – Whitehall celebrated its 65th anniversary.

Written by Jessica Jackson-Stakem and Sonya Sehgal.

F. 1: Historical Documentation - Deed Chronology

Deed research for 2500 Nueces St. Austin, TX 78705

**Irene Bradem Marva Carter, Patsy Mayhew, and Martha Willow to WHITEHALL
INTENTIONAL SOCIETY, INC.**

Lots 1 & 2, Outlots 49-51, Hitchcock Subdivision
February 11, 2011

Vol. 2, pp. 522

Sarah Harlan to Irene Bradem Marva Carter, Patsy Mayhew, and Martha Willow

Lots 1 & 2, Outlots 49-51, Hitchcock Subdivision
January 25th, 1960

Vol. 2141, pp. 508

F. 2 Historical Documentation - Occupancy History

Occupancy research for 2500 Nueces St. Austin, TX 78705

1893-1955: Harlan Family

Samuel D. Harlan, Annie M. Harlan, Sarah Harlan

1955-present: Whitehall Cooperative

First as an all women's UT-affiliated student co-op house

Then as an independent women's student co-op starting in 1969

Then as an all gender non-student co-op starting in 1971

Incorporated as a non-profit in 2011 with a member-owner structure

An incomplete list of Whitehall residents and member-owners over the past 75 years includes:

1959-1969 residents:

Lola Marie Bostic	Gloria Ann Pope
Irene Andrea Braden	Janie Ramelle Proflitt
Frances Azleane Crawford	Roberta Jo Redmon
Virginia Lee Flores	Maria del Carmen Rios
Beverly Sue Fulkes	Joan Ruesch
Margaret Evelia Godbold	Anne Elizabeth Seidensticker
Eftekhar Ghanin Hedjazi	Linda Lucretia Shuler
Cynthia Anne Huxall	Evelyn Sue Simpson
Vera Ann Luker	Karen Louise Slovacek
Susie Martinez	Mary Ann Waters
Patsy Mayhew	Martha Whitlow
JoAnn Kay Pankratz	Mary Esther Bazaldua
Elwanda Sue Bourne	Linda Jean Hicks
Nancy D. Hicks	Claudia Vivian Laney
Deanna Jean Reel	Nona Marie Strange
Judith Elaine Willenborg	Rose Lillian Apolon
Sarah Annette Zimmerman	Mary Jo Battaglia
Linda Kay Bryant	Gretchen Elizabeth Blackman
Desta Ann Colborn	Patricia Ann Cagle
Lydia Frances Giddens	Rebecca Sue Ihrig
Rosa lee Strange	Sandra Gayle Satterwhite
Delores Ann Ashorn	Martha Kaye Austin
Janice Galle	Julia Ann Labay
Celia Lanell Moore	Sharon Ruth Perdotti
Bonnie Jane Richards	Johnette Yoland Schelin
Mary Ann Kukyendall	Mary Ruth Birkenbach

Linda Ruth Milligan
Santos Susana Rios
Nelida Luzmila Romero
Ruth Ann Berry
Claudia Jean Day
Glenda Frances Fuhrmann
Virginia Dell Giesecke
Dianne Elizabeth Rogan
Aimee Maria Verduzco
Mary Knipstein
Nina Glasgow
Martha Ferguson
Bertha Hill
Sue Haugarth
Marie Bader
Mary Denny

Draida Francisca Padron
Norma Linda Rodriguez
Judy Schreck
Diana Aurora Carsey
Carlo Lynn Doss
Nola June Loving
Gay Bronwyn Newell
Joyce Ann Stendebach
Conne Gene West
Cynthia Lear
Sandra Rannels
Elizabeth Tubbs
Emily Schanzer
carol Mitchell
Edith Domel
Paula Baker

Recent and current member-owners:

Alexandra Free
Kent Coupe
Jonathan Lowell
Will Slade
Patrick Parker
Luca Masters
Pratim Patil
Rachel Enav
Miranda O'Brien
Jayce Williams
Laura Larsen-Strecker
Nathan Smith
Elissa Goodman
Manmeet Singh
Payton Gueterrataz

Katie Louise Lerer
Katie Cunningham
Pace Davis
Christina Huizar
Madison Huckins
Maya Havenwood
Macaella Gray
Elday Kornberg
William Edelbrock
Jiyu Yan
Alessio Franko
Cristina Ricci
Tobias Lund Rasmussen
Liana Owens-Korman
Jessica Jackson-Stakem

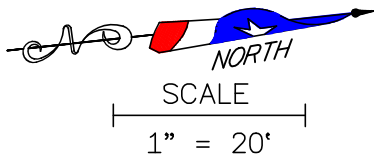
OWNER:
WHITEHALL INTENTIONAL
SOCIETY, INCORPORATED

ADDRESS:
2500 NUECES STREET
AUSTIN, TEXAS 78705

Waterloo Surveyors Inc.
SURVEY PLAT

J15195

LEGAL DESCRIPTION:
PARTS OF LOTS 1 & 2 OF THE HITCHCOCK
SUBDIVISION OF OUTLOTS 49, 50 AND 51,
DIVISION 2, IN THE CITY OF AUSTIN, TRAVIS
COUNTY, TEXAS, ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN VOLUME 2,
PAGE 522 OF THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS, AND BEING THE SAME
PROPERTY CONVEYED TO GRANTOR BY AND
DESCRIBED IN A DEED, DATED JANUARY, 25,
1960, RECORDED IN VOL 2141, PAGE 508, ET
SEQ., TRAVIS COUNTY DEED RECORDS.



CURB & GUTTER

WEST 25th STREET

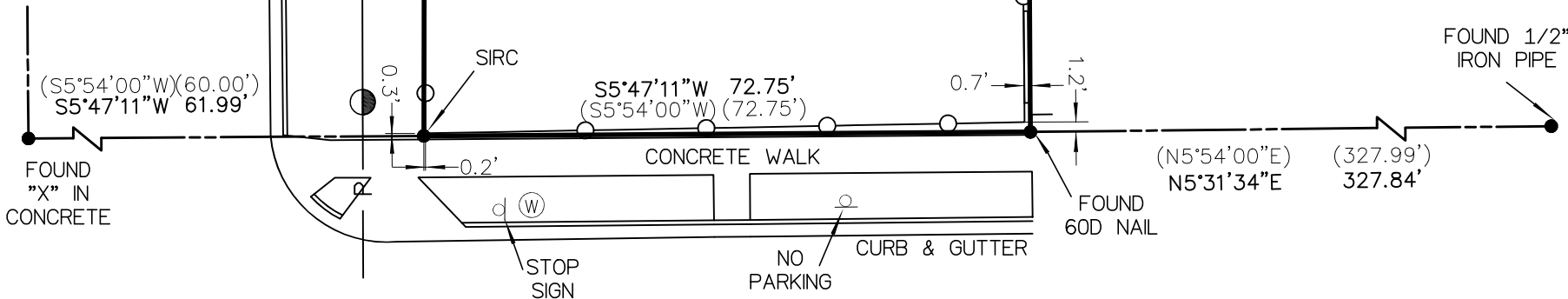
NOTE:
NOT ALL IMPROVEMENTS SHOWN.

0.2286 Acres
9958.6 Sq.ft.

FOUND 1/2" IRON PIPE
FOUND PINCHED PIPE
SET IRON ROD WITH CAP SIRC
WATER METER (W)
SIGN POST d
UTILITY POLE/GUY ANCHOR (P) →
UTILITY LINE — P — P —
CHAIN LINK FENCE — ○ —

2502 NUECES, LLC.
DOC No. 2016086616

NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE
BENEFIT OF A COMMITMENT FOR TITLE,
AND MAY BE SUBJECT TO ADDITIONAL
EASEMENTS OR RESTRICTIONS NOT SHOWN
HEREON. NO ADDITIONAL EASEMENT
RESEARCH WAS DONE FOR THE PURPOSE
OF THIS SURVEY.



NUECES STREET

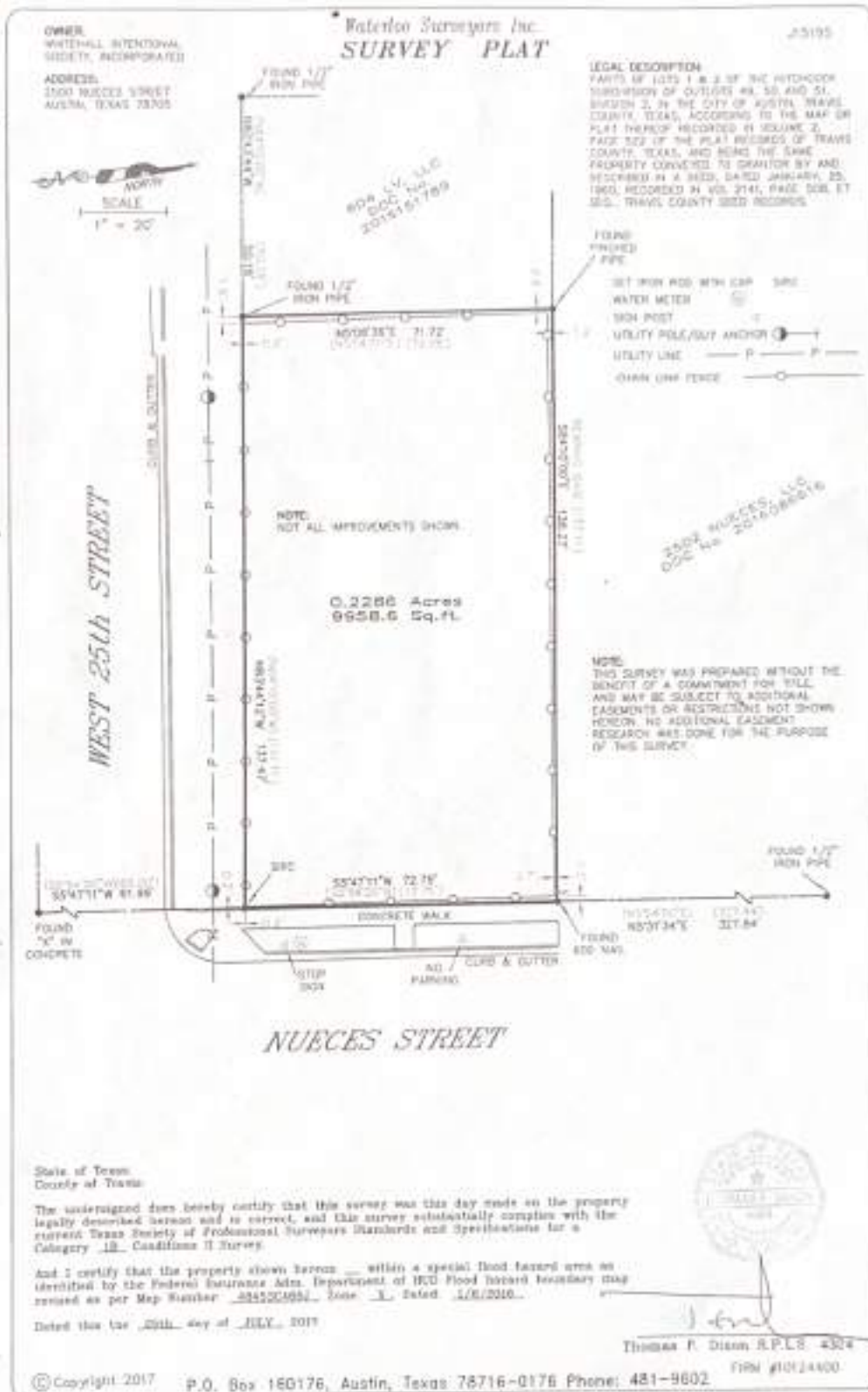
State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property
legally described hereon and is correct, and this survey substantially complies with the
current Texas Society of Professional Surveyors Standards and Specifications for a Category
1B Conditions II Survey.

And I certify that the property shown hereon ___ within a special flood hazard area as
identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map
revised as per Map Number: 48453C465J, Zone: X, Dated: 1/6/2016.

Dated this the 25th day of JULY, 2017.

Thomas P. Dixon R.P.L.S. 4324



Current photos







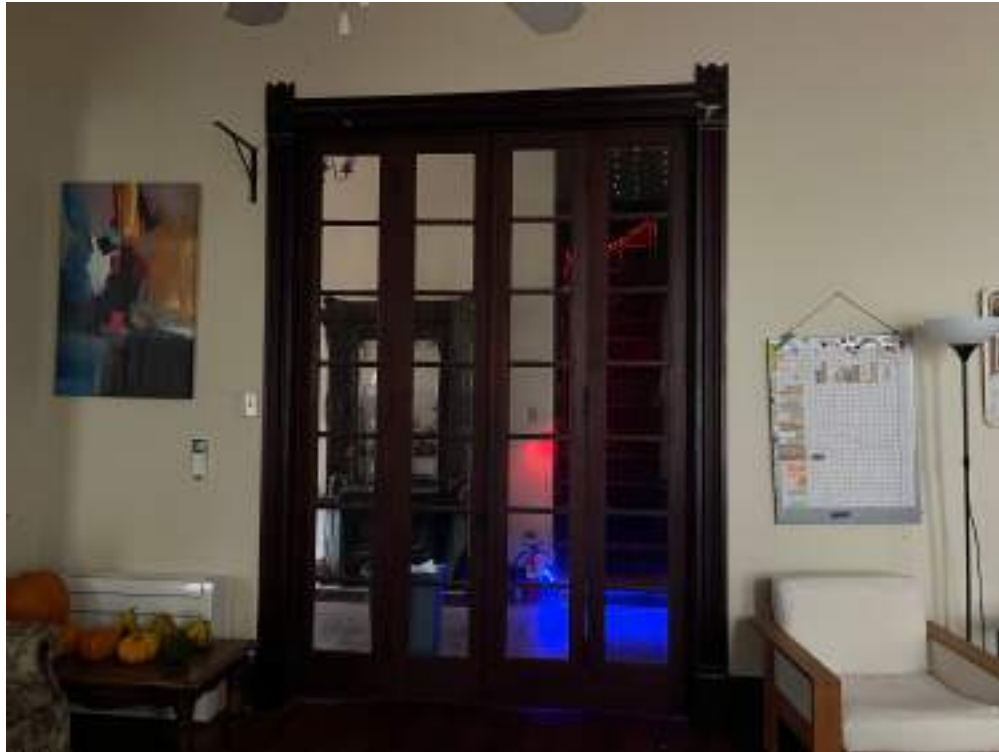




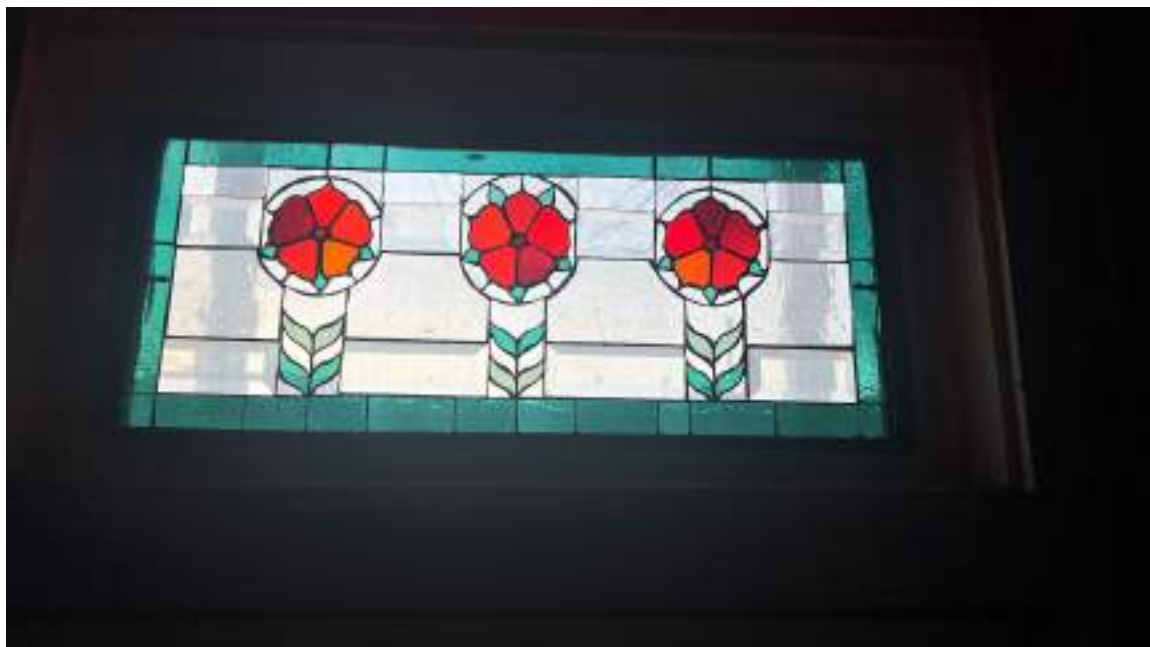








Stained glass transom, back kitchen door.



Dining room, door details.



Bottle wall, kitchen view



Bottle wall, 1925 addition, bedroom view.



Maps

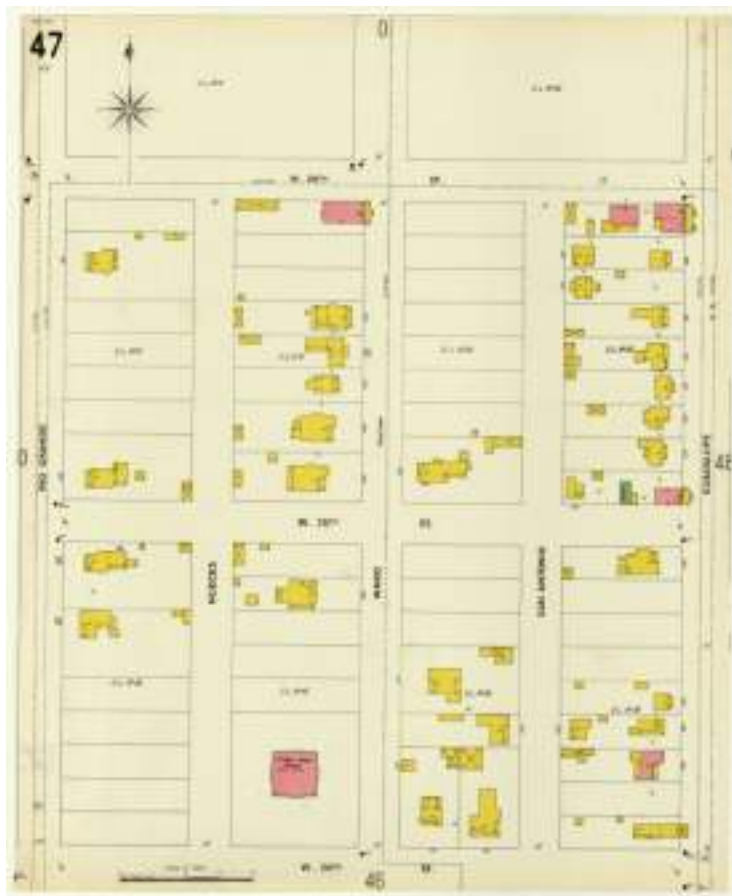
Google Earth maps with boundary



Floor plans



Sanborn Map 1900



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

Historic Photos



1955, women of Whitehall move in to 2500 Nueces St.



Ca. 1959.



Yard party, 1959. Original caption from scrapbook:



Original caption from the scrapbook:

"September 26, 1959, twenty-three impatient girls waited for a shower to subside so they could begin the annual yard party. It finally stopped and they rushed onto the scene and soon became industriously engaged in beautifying the landscape of Whitehall.

Various onlookers contributed advice and remarks (especially the male inhabitants of Brownlee), but unfortunately none offered to help in the actual labor.

After the work was done, dinner was served outside and a riotous hula hoop elimination was held. All in all, it was quite an afternoon."



Whitehall members, 1956-1957.



Whitehall members, ca 1960-1961.

WHITEHALL 1965

Marilyn Elizabeth Barwick
Diana A. Carsey
Yolanda Cavazos
Barbara Louise Comiskey
Mary Elizabeth Crawford
Claudia Jean Day
Nancy Jean Dlabaj
Carol Lynn Doss,
Co-Ordinator

Glenda Frances Fuhrmann
Virginia Dell Giesecke
Elizabeth J. Labay
Nola June Loving
Gay Bronwyn Newell
Jean Adele Palmer
Carol Sue Pankratz

Dianne Elizabeth Rogan
Norma Linda Rodriguez
Anita Sanchez
Johnette Yoland Schelin
Joyce Ann Stendebach
Aimee Maria Verduzco
Connie Gene West
Janice Eileen Willenborg



1965 group photo.

The beginnings of Whitehall Co-op, Daily Texan Article, 09/25/1925

September 25, 1949 THE DAILY TEXAN

Girls Work Hard To Fix New Co-Op

Where but in one of the University's six girls' co-operative houses can a girl have the advantages of a boarding house for \$37 a month and at the same time be a very important person on whose work and play depend the success of the house?

White Hall, 2500 White Street, is the newest and largest girls' co-operative. The University had planned to use the former boarding house for office space—but now rents it to twenty-four girls.

Fourteen of the girls are upper-classmen and former co-op members. No one on scholastic probation may live at White Hall.

In addition to preparing meals, washing dishes, scrubbing floors, keeping the yard and their own rooms, many of the girls find time to work at part-time jobs on the campus and in town.

Supervised by the Dean of Women, girls make their own decisions by majority vote. Linda Bartels is co-ordinator. She was co-ordinator of Halstead House last summer, so she knows the work entailed in ordering supplies, paying bills, preparing menus and dividing duties.

There is plenty of storage space in the large house and no more than three girls in any room. In most cases, there are only two.

Betty Woods, who has the smallest room to herself, is putting on finishing touches after a week of decorating and repainting. The girls do the work themselves, with the help of anyone willing. They expect to have their rooms redecorated within two weeks. Greg Salas, president of Inter-Co-Operative Council, believes they can.

The Inter Co-Operative Coun-

cil has helped the girls with a substantial loan and with labor. Established co-operatives have contributed furniture and assistance. Boys who come to call are likely to be met at the door with a bucket of paint and put to work.

Chairs and beds, some with "mosquito bars" have been furnished by the Army Air Force. Scarborough's Department Store has given the girls \$50 credit, and many individuals have contributed furniture.

"University people have been particularly helpful," said Linda. Dorothy Gebauer, dean of women, who spoke at the first house meeting Tuesday, contributed tableware. Margaret Peck, assistant dean of women, gave china, and Mrs. Ann Allison, assistant to the dean of women, cutting shears and other implements.

Dr. Caroline Crowell donated a living room stove and dishes. The union board gave a large rug, and Mrs. Margaret Batta Tobin, member of the Board of Regents, will pay for cutting and laying it. Mrs. Guiton Morgan and Mrs. Willis Maxon are other contributors.

The girls started official duties Wednesday, working in pairs for most tasks. Rachel Clark halted her scrubbing to point out a new refrigerator and kitchen stove which the girls have bought.

Virginia Hendricks, living in a co-op for the first time arised a dripping brow to say, "I think it's swell—even though I did get right into washing the stove first thing!"

Evalyn Bubendorf, ironing her clothes, commented, "We seem to have some pretty good cooks."

"You learn things you never thought you'd learn," observed Linda, "like what to do when a hot water pipe breaks upstairs, as it did Saturday night, and the water comes right on through."

"I couldn't ever go back to a dormitory now," she said, "where there's a housemother. The girls take the responsibility themselves here, and I think that's much better."

Completing membership of the White Hall Co-Op are Lois Arndt, Midge Hall, Dorothy Brahm, Marjorie Bus, Alice Clements, Susanna Collins, Dolores Duval, Nel-da Elliott, Alice Harbison, Margaret Hassinger, Collen Higgins, Paula Huston, Mary Elizabeth Jones, Oralia Maldonado, Edith Miller, Katherine Peltar, Ann Taylor and Mary Beth Vantreese, AA/

1979 Kitchen Demolition





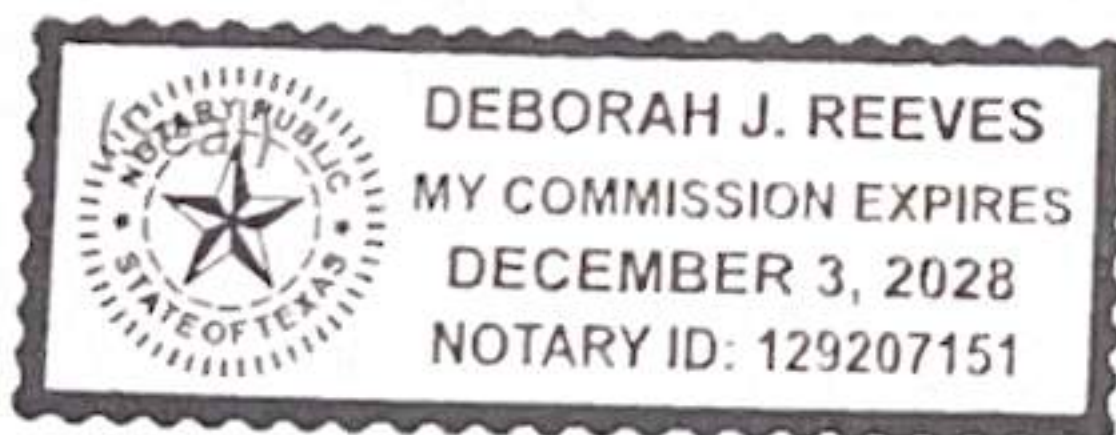
Certificate of Acknowledgment

The State of Texas §
County of Travis §

Before me, Deborah J Reeves (Notary name and Title), on this day personally appeared Jessica Jackson-Stakem (Member/Non-Member Name), known to me through Texas Driver's License (Description of valid identification Ex. DL/passport) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

The Notary Public completing this Certificate verifies only the identity of the individual who signed the document to which this Certificate is attached, and not the truthfulness, accuracy or validity of that document. Further, this Certificate of Acknowledgement is not valid unless the forgoing instrument is also initialed and dated by same.

Given under my hand and seal of office this 14th day of January, 2025.



Deborah J Reeves
(Notary's Signature)
Notary Public, State of Texas

OPTIONAL

Description of Attached Document

Title or Type of Document: Designation of Authorized Agents
Document Date: 01/14/2025 Number of Pages: 1
Signer(s) Other Than Named Above: Nathan Smith, Alessio Franko



Certificate of Acknowledgment

The State of Texas §
County of Texas §

Before me, Devin Gage Garza (Notary name and Title), on this day personally appeared Nathan Smith (Member/Non-Member Name), known to me through Driver license (Description of valid identification Ex. DL/passport) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

The Notary Public completing this Certificate verifies only the identity of the individual who signed the document to which this Certificate is attached, and not the truthfulness, accuracy or validity of that document. Further, this Certificate of Acknowledgement is not valid unless the forgoing instrument is also initialed and dated by same.

Given under my hand and seal of office this 24th day of Jan., 2025.



[Signature]
(Notary's Signature)
Notary Public, State of Texas

OPTIONAL

Description of Attached Document

Title or Type of Document: Designation of authorized agents

Document Date: 1/24/2025 Number of Pages: 1

Signer(s) Other Than Named Above: Alessio Franko, Jessica Jackson -Spoken.



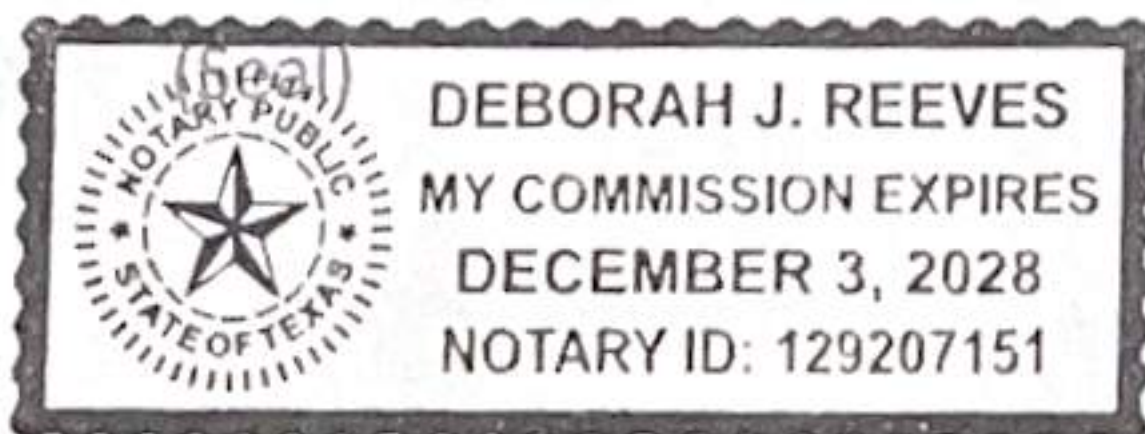
Certificate of Acknowledgment

The State of Texas §
County of Travis §
 §

Before me, Deborah J Reeves (Notary name and Title), on this day personally appeared Alessio Franko (Member/Non-Member Name), known to me through Texas Driver's License (Description of valid identification Ex. DL/passport) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

The Notary Public completing this Certificate verifies only the identity of the individual who signed the document to which this Certificate is attached, and not the truthfulness, accuracy or validity of that document. Further, this Certificate of Acknowledgement is not valid unless the forgoing instrument is also initialed and dated by same.

Given under my hand and seal of office this 14th day of January, 2025.



Deborah J Reeves
(Notary's Signature)
Notary Public, State of Texas

OPTIONAL

Description of Attached Document

Title or Type of Document: Designation of Authorized Agents

Document Date: 01/14/2025 Number of Pages: 1

Signer(s) Other Than Named Above: Jessica Jackson-Stakem,
Nathan Smith

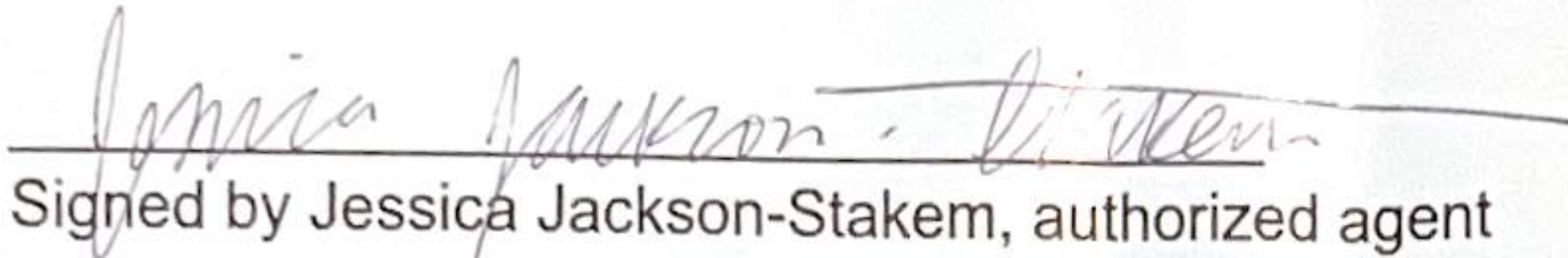
01/10/2024

Be it resolved, the member-owners of Whitehall Cooperative aka Whitehall Co-op aka Whitehall Educational, Inc. aka WHITEHALL INTENTIONAL SOCIETY, INC authorize Jessica Jackson-Stakem and Alessio Franko to be authorized agents for the purpose of submitting the Application for Historic Zoning to the City of Austin Historic Preservation Office.

Resolution passed on January 10th, 2024 at the meeting of the Membership.



Signed by Secretary, Nathan Smith



Signed by Jessica Jackson-Stakem, authorized agent



Signed by Alessio Franko, authorized agent

TAX CERTIFICATE
Celia Israel
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767

NO 2322514

ACCOUNT NUMBER: 02-1401-0408-0000

PROPERTY OWNER:

WHITEHALL INTENTIONAL SOCIETY INC
2500 NUECES ST
AUSTIN, TX 78705-4522

PROPERTY DESCRIPTION:

E137.11 FT OF LOT 1 *& E137.11' OF
S24' OF LOT 2 OLT 51 DIV D HITCHC
OCK SUBD

ACRES

.2282 MIN%

.000000000000 TYPE

SITUS INFORMATION: 2500 NUECES ST AUSTIN

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2024	AUSTIN ISD	22,047.22
	CITY OF AUSTIN (TRAV)	11,078.12
	TRAVIS COUNTY	7,989.54
	TRAVIS CENTRAL HEALTH	2,504.38
	ACC (TRAVIS)	2,349.69
TOTAL SEQUENCE 0		45,968.95

TOTAL TAX:	45,968.95
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	45,968.95

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2024 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

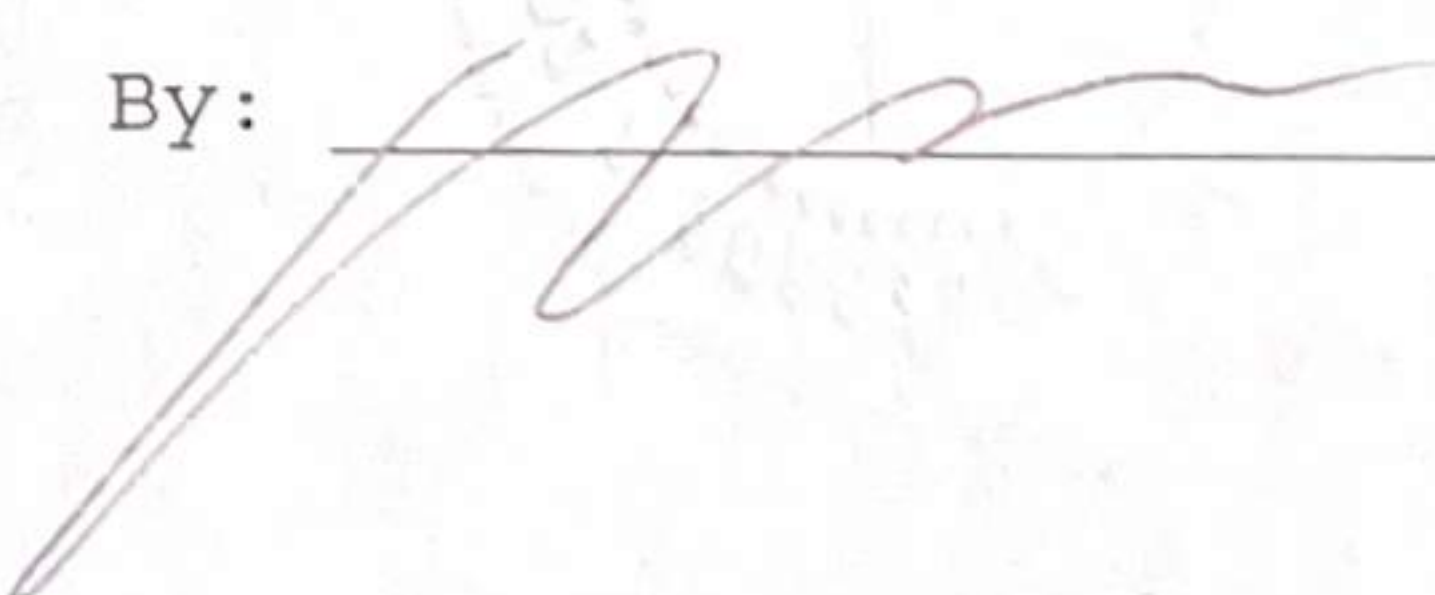
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 01/15/2025

Fee Paid: \$10.00

Celia Israel
Tax Assessor-Collector

By: 



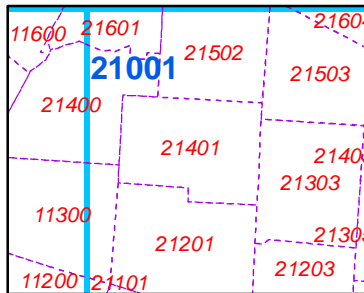
Travis Central Appraisal District
850 E Anderson Lane
Austin, TX 78752
P.O. Box 149012
Austin, Texas 78714
www.traviscad.org
Main Telephone Number (512)-834-9317

This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

NAD_1983_StatePlane_
Texas_Central_FIPS_4203_Feet
Projection: Lambert Conformal Conic



Italic = 120 scale map
Thin = 100 scale map
Bold = 400 scale map



0 100 Feet

Revision Date:
7/5/2024

21401



TRV

2011033627

4 PGS

4AB

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

AFTER RECORDING, PLEASE RETURN TO:

Christina Huizar and William Slade
Financial Coordinator and President
Whitehall Intentional Society Inc.
2500 Nueces Street
Austin, Texas 78705

WARRANTY DEED

THE STATE OF TEXAS

§

COUNTY OF TRAVIS

§

KNOW ALL BY THESE PRESENTS:

That **IRENE BRADEN, COORDINATOR TRUSTEE, MARVA CARTER, PATSY MAYHEW AND MARTHA WHITLOW, TRUSTEES OF AND FOR WHITEHALL COOPERATIVE**, a voluntary association of Travis County, Texas, as "Grantor", for the consideration hereinafter stated paid and in fulfillment of the purposes of the conveyance to them described below, have GRANTED AND CONVEYED, and by these presents do GRANT and CONVEY unto **WHITEHALL INTENTIONAL SOCIETY, INCORPORATED**, a Texas corporation, as "Grantee" the following described real property, together with all improvements thereon, to wit:

Parts of Lots 1 and 2 of the Hitchcock Subdivision of Outlots 49, 50 and 51, Division 2, in the City of Austin, Travis County, Texas, according to the map of said subdivision recorded in Vol. 2, Page 522, of the records of Travis County, Texas, and being the same property conveyed to Grantor by and described in a Deed, dated January 25, 1960, recorded at Vol. 2141, Page 508, et seq., Travis County Deed Records (herein called the "Property").

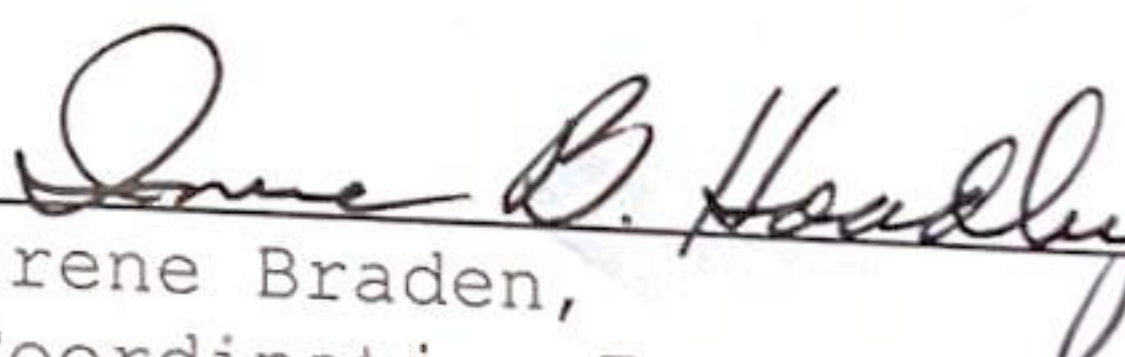
TO HAVE AND TO HOLD the Property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors unto Grantee and Grantee's FOREVER DEFEND the Property against every person whomsoever successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.


However, this conveyance is made subject to the liens securing standby fees, taxes and assessments by any taxing authority for the year 2011 and subsequent years, (collectively, "Ad Valorem Taxes"), as well as to all easements of record in Travis County, Texas, or visible or apparent on the ground, and all reservations, covenants, conditions, restrictions and outstanding mineral or royalty interests which are in effect and apply to the Property (collectively, "Permitted Exceptions"). Grantee by acceptance of delivery of this deed assumes and agrees to pay the Ad Valorem Taxes.

Grantee's address:

2500 Nueces Street
Austin, Texas 78705

Executed this 11 day of February, 2011.


Irene Braden,
Coordinating Trustee

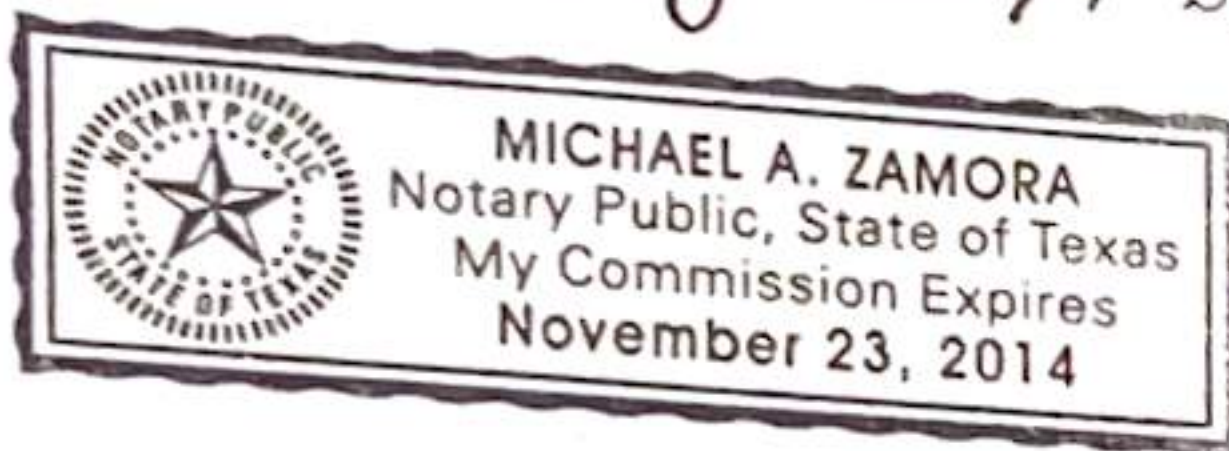

Marva Carter, Trustee

Patsy Mayhew
Patsy Mayhew, Trustee

Martha Whitlow
Martha Whitlow, Trustee

THE STATE OF TEXAS §
COUNTY OF Travis §
 §

This instrument was acknowledged before me on the 11 day
of February, 2010, by Irene Braden, as Coordinating Trustee.

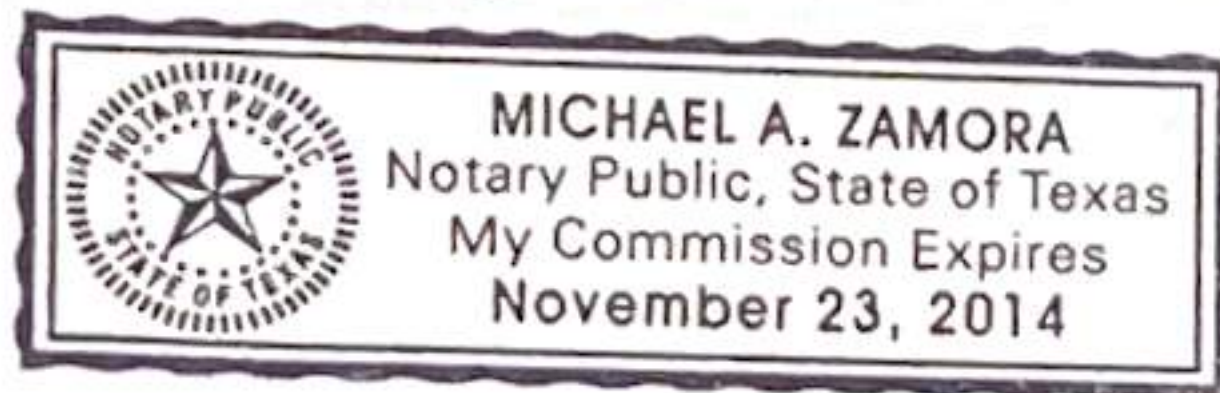


Texas

Michael A. Zamora
Notary Public, State of

THE STATE OF TEXAS §
COUNTY OF Travis §
 §

This instrument was acknowledged before me on the 11 day
of February, 2010, by Marva Carter, as Trustee.



Texas

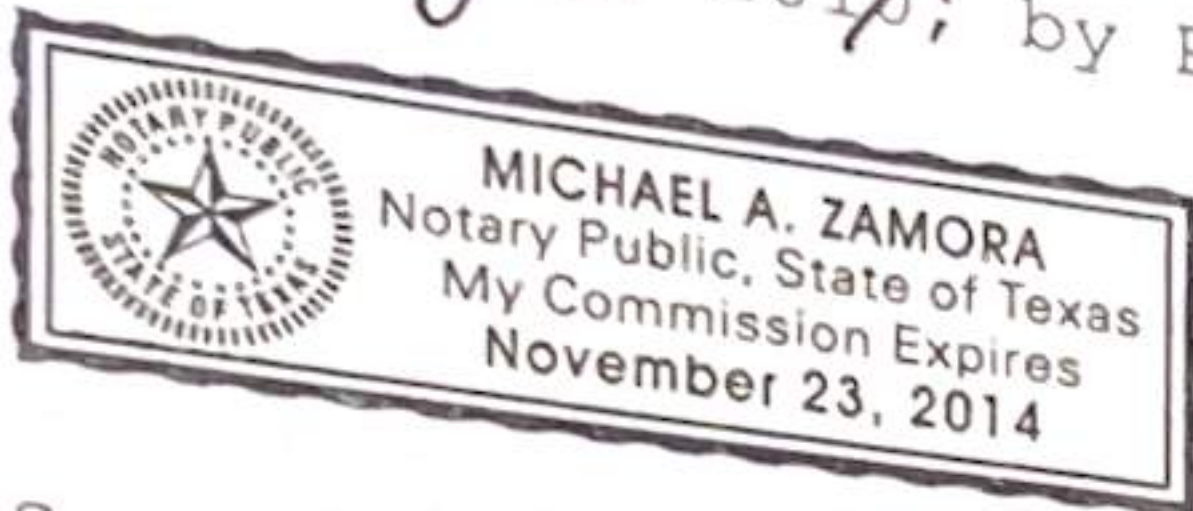
Michael A. Zamora
Notary Public State of

THE STATE OF TEXAS

COUNTY OF Travis

§
§
§

This instrument was acknowledged before me on the 11 day
of February, 2010, by Patsy Mayhew, as Trustee.



Texas

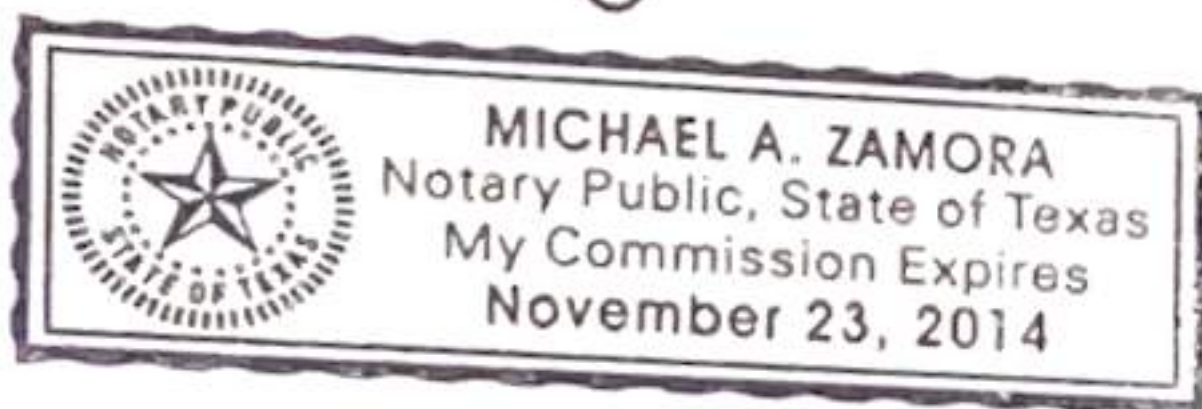
Michael A. Zamora
Notary Public, State of

THE STATE OF TEXAS

COUNTY OF Travis

§
§
§

This instrument was acknowledged before me on the 11 day
of February, 2010, by Martha Whitlow, as Trustee.



Texas

Michael A. Zamora
Notary Public, State of

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Mar 07, 2011 03:39 PM

2011033627

BERNSTA: \$28.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

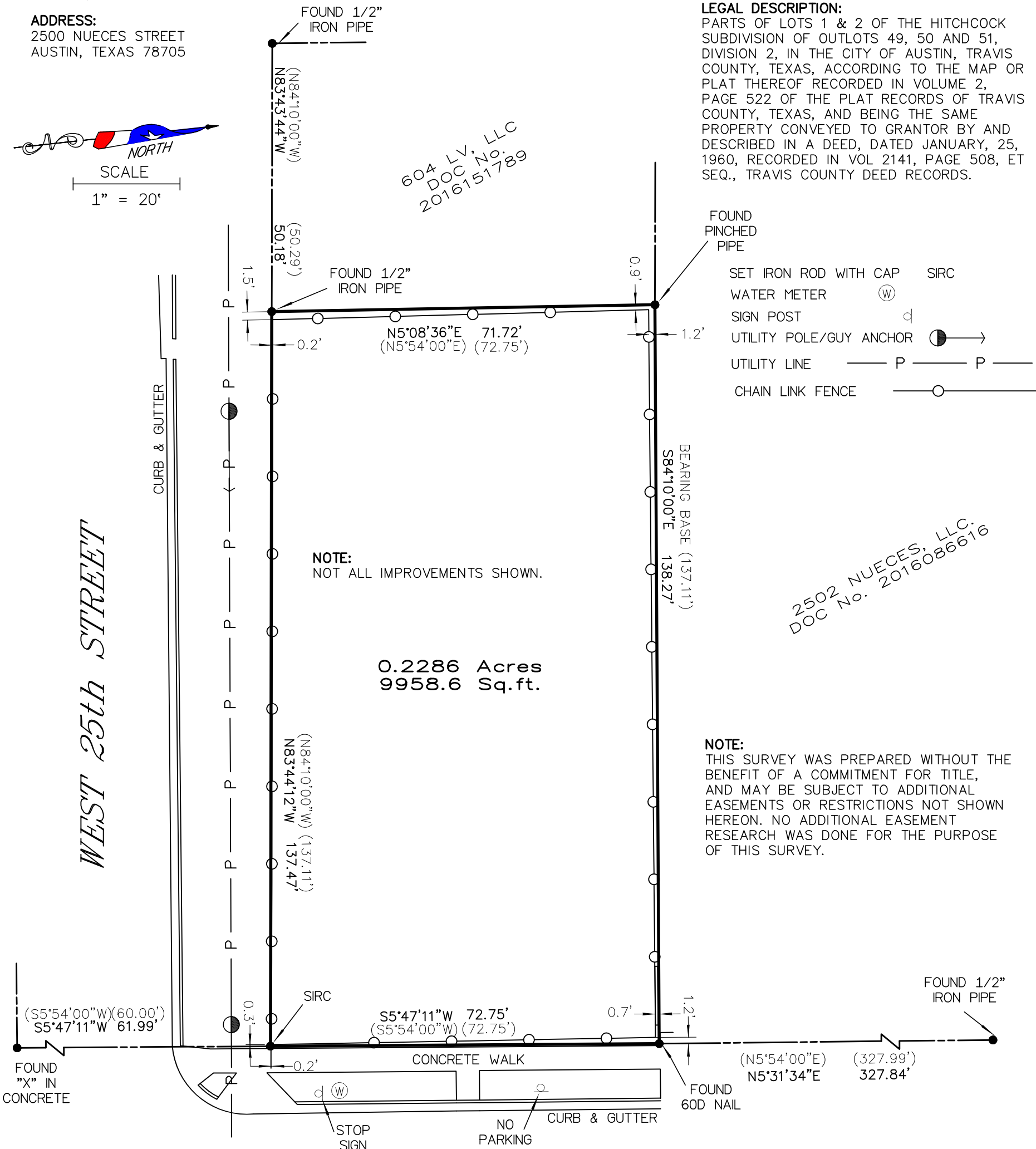
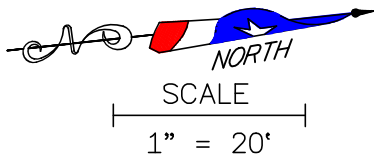
OWNER:
WHITEHALL INTENTIONAL
SOCIETY, INCORPORATED

ADDRESS:
2500 NUECES STREET
AUSTIN, TEXAS 78705

Waterloo Surveyors Inc.
SURVEY PLAT

J15195

LEGAL DESCRIPTION:
PARTS OF LOTS 1 & 2 OF THE HITCHCOCK
SUBDIVISION OF OUTLOTS 49, 50 AND 51,
DIVISION 2, IN THE CITY OF AUSTIN, TRAVIS
COUNTY, TEXAS, ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN VOLUME 2,
PAGE 522 OF THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS, AND BEING THE SAME
PROPERTY CONVEYED TO GRANTOR BY AND
DESCRIBED IN A DEED, DATED JANUARY, 25,
1960, RECORDED IN VOL 2141, PAGE 508, ET
SEQ., TRAVIS COUNTY DEED RECORDS.



State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Conditions II Survey.

And I certify that the property shown hereon ___ within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C465J, Zone: X, Dated: 1/6/2016.

Dated this the 25th day of JULY, 2017.

Thomas P. Dixon R.P.L.S. 4324

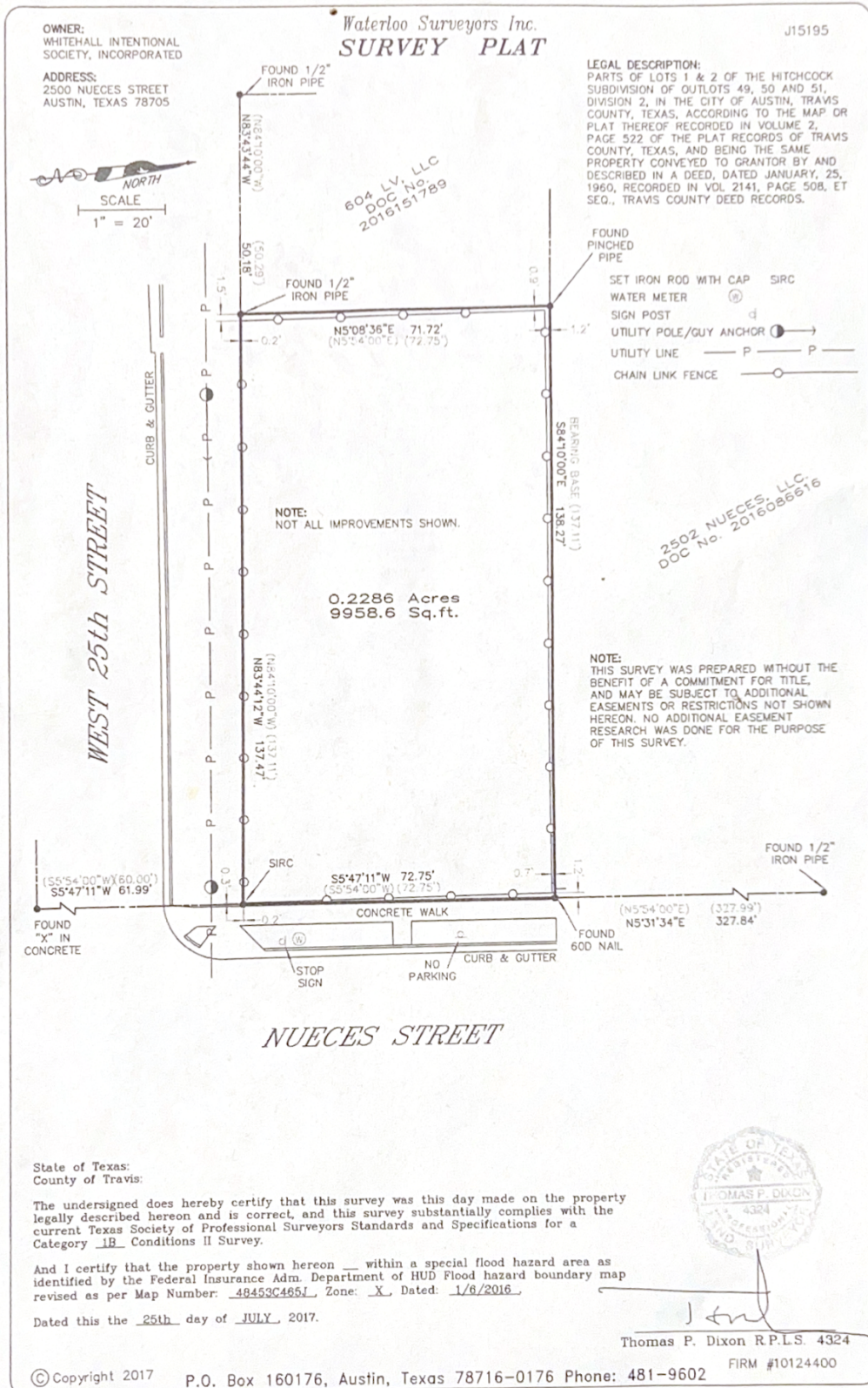


EXHIBIT A

BEING A 0.227 ACRE TRACT, MORE OR LESS, ALSO BEING PARTS OF LOTS 1 & 2 OF THE HITCHCOCK SUBDIVISION OF OUTLOTS 49, 51, & 51, DIVISION 2 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREFOR RECORDED IN VOLUME 2, PAGE 522, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY AND DESCRIBED IN A DEED DATED JANUARY 25, 1960, RECORDED IN VOLUME 2141, PAGE 508, ET SEQ., TRAVIS COUNTY, DEED RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND IN THE NORTH ROW OF WEST 25TH STREET, ALSO BEING THE SE CORNER OF A 0.0837 ACRE TRACT DEEDED TO RESOLUTE TOWER LLC IN DOCUMENT NO. 2024069831, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THE SW CORNER OF THE HEREIN DESCRIBED TRACT;

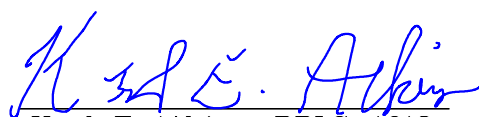
THENCE LEAVING THE NORTH ROW OF WEST 25TH STREET, N03° 02' 02"E A DISTANCE OF 72.05 FEET TO A 1/2" FOUND IRON PIPE, BEING THE COMMON NORTHERN CORNER OF SAID 0.0837 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, ALSO BEING A POINT IN THE SOUTH LINE OF A 0.3117 ACRE TRACT DEEDED TO YUGO AUSTIN NUECES LLC IN DOCUMENT NO. 2022166200, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS;

THENCE WITH THE COMMON LINE OF SAID 0.3117 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, S86° 05' 01"E A DISTANCE OF 137.65 FEET TO A 1/2" IRON ROD SET WITH CAP "WATERLOO SURVEYORS" IN THE WEST ROW OF NUECES STREET;

THENCE WITH THE WEST ROW OF NUECES STREET, S03° 25' 43"W A DISTANCE OF 72.04 FEET TO A MAG NAIL SET IN CONCRETE AT THE NW INTERSECTION OF NUECES STREET AND WEST 25TH STREET;

THENCE WITH THE NORTH ROW OF WEST 25TH STREET, N86° 05' 01"W A DISTANCE OF 137.16 FEET TO THE POINT OF BEGINNING, CONTAINING 0.227 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE FIELD NOTES AND ACCOMPANYING SKETCH WERE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY UNDER MY DIRECT SUPERVISION AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Karl E Atkins, RPLS 4618

6/6/25

Date of Signature





EXECUTIVE COMMITTEE

Melissa Barry, President
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Elisha Perez, Vice President
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Perry Lorenz, Treasurer

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Emily Reed
Mueni Rudd
Travis Smith
Cydney Washington-Moore

EX-OFFICIO

Juliana Felkner, UT Austin School of Architecture
Charles Peveto, Austin History Center Association
Kelley Russell, Travis County Historical Commission

ADVISOR

Cyndee Lake

EXECUTIVE DIRECTOR

Lindsey Derrington

June 2, 2025

RE: Whitehall Cooperative Historic Landmark Designation

Dear Chair Heimsath and Members of the Austin Historic Landmark Commission,

[Preservation Austin](#) exists to empower Austinites to shape a more inclusive, resilient, and meaningful community culture through preservation. We write to you today in support of historic designation for the Whitehall Cooperative building at 2500 Nueces for its Architecture, Historical Association, and Community Value.

The Whitehall Cooperative has provided affordable housing in the West Campus neighborhood since 1949. Established as a women's residence for UT Austin students, Whitehall began occupying the 1896 Queen Anne-style residence at 2500 Nueces in 1955. In 1956, when Black students were first admitted to UT, Whitehall was one of only two University co-ops to integrate racially. In 1960, when the opportunity to purchase the building arose, four of Whitehall's female residents purchased the building for \$25,000. The co-op became a co-ed residence for students and non-students alike in 1971. Over the decades, the home's appearance has evolved, reflecting the cooperative's spirit of communal involvement and individual creativity, all while maintaining its original Victorian character.

As development pressures continue to intensify and the cost of living increases, Whitehall Co-op remains one of the very last affordable housing options in West Campus. Preservation Austin is proud to support Whitehall Cooperative in its pursuit of historic designation so it may continue its historic mission of providing affordable housing to the people of Austin.

We thank you for your consideration and your service to the City of Austin.

Sincerely,

Melissa Barry, President

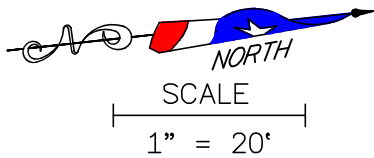
OWNER:
WHITEHALL INTENTIONAL
SOCIETY, INCORPORATED

ADDRESS:
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CURB & GUTTER

WEST 25th STREET

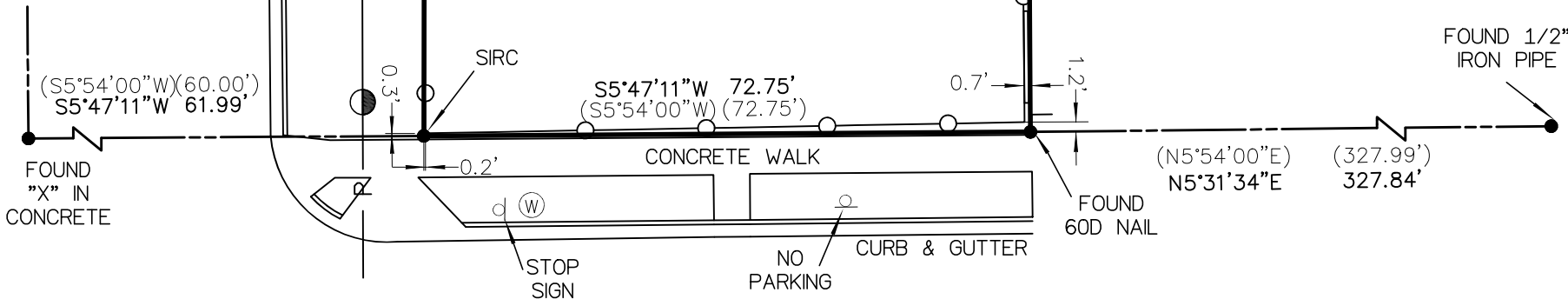
NOTE:
NOT ALL IMPROVEMENTS SHOWN.

0.2286 Acres
9958.6 Sq.ft.

FOUND 1/2" IRON PIPE
FOUND PINCHED PIPE
SET IRON ROD WITH CAP SIRC
WATER METER (W)
SIGN POST d
UTILITY POLE/GUY ANCHOR (P) →
UTILITY LINE — P — P —
CHAIN LINK FENCE — ○ —

2502 NUECES, LLC.
DOC No. 2016086616

NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE
BENEFIT OF A COMMITMENT FOR TITLE,
AND MAY BE SUBJECT TO ADDITIONAL
EASEMENTS OR RESTRICTIONS NOT SHOWN
HEREON. NO ADDITIONAL EASEMENT
RESEARCH WAS DONE FOR THE PURPOSE
OF THIS SURVEY.



NUECES STREET

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property
legally described hereon and is correct, and this survey substantially complies with the
current Texas Society of Professional Surveyors Standards and Specifications for a Category
1B Conditions II Survey.

And I certify that the property shown hereon ___ within a special flood hazard area as
identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map
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Dated this the 25th day of JULY, 2017.

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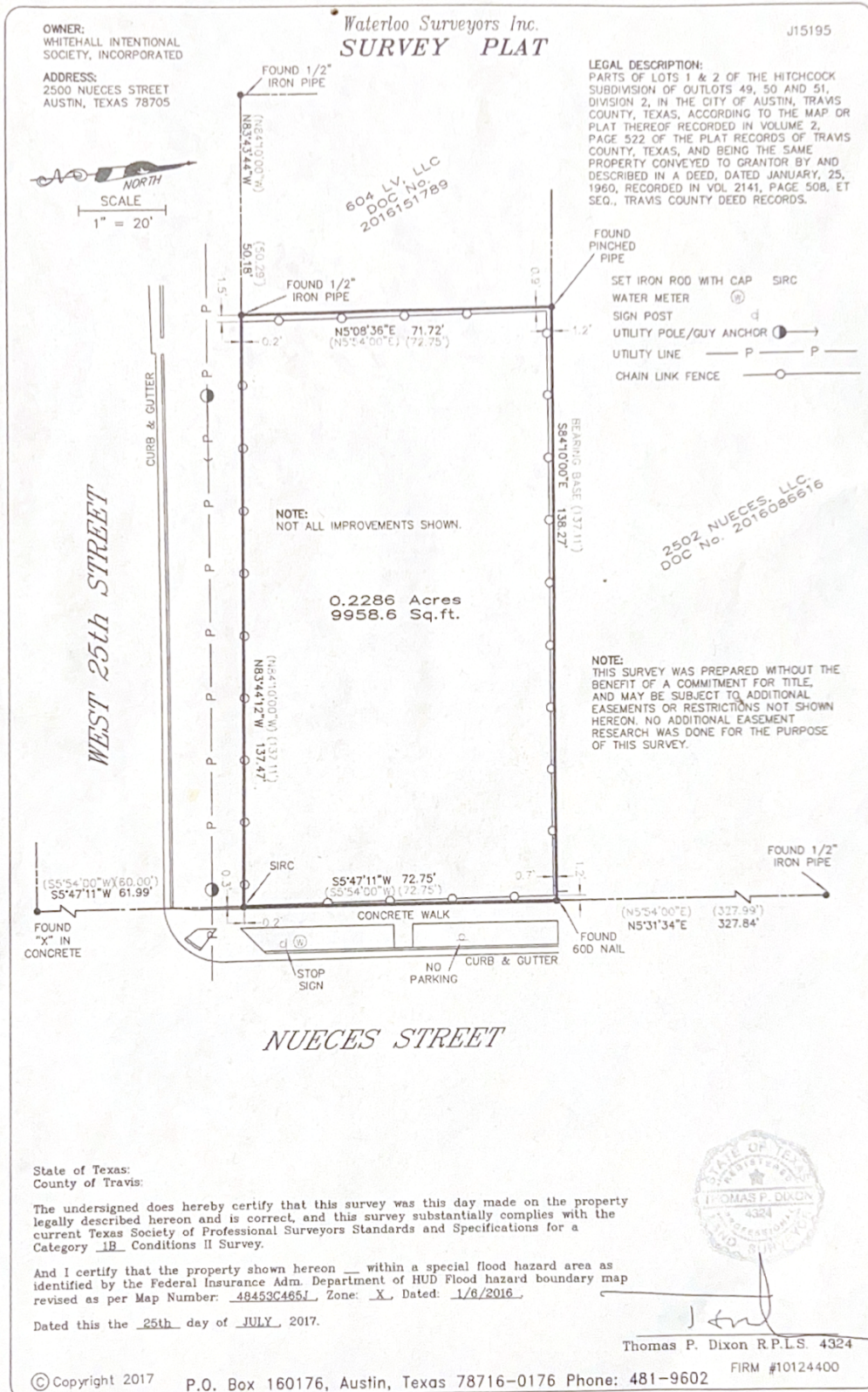


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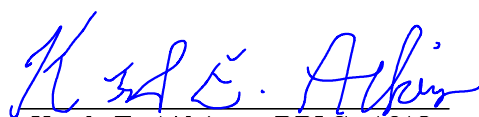
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Karl E Atkins, RPLS 4618

6/6/25

Date of Signature





EXECUTIVE COMMITTEE

Melissa Barry, President
Miriam Conner, President-Elect
Elisha Perez, Vice President
Kelly Little, Secretary
Perry Lorenz, Treasurer

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Vice President

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June 2, 2025

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