

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2026-0013

HLC DATE: December 3, 2025; January 7, 2026; February 4, 2026

PC DATE: March 24, 2026; April 14, 2026 **CC Date:** May 21, 2026; May 28, 2026; July 23, 2026

APPLICANT: Historic Landmark Commission (owner-opposed; see backup for owner submitted materials). The HLC initiated historic zoning in response to receipt of a demolition permit application per the procedures outlined in Land Development Code § 25-11-213 - *Building, Demolition, and Relocation Permits and Certificates of Appropriateness Relating to Certain Buildings, Structures or Sites* and § 25-11-214 - *Pendency of Designation*.

HISTORIC NAME: Goins-Versea-Nitschke House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 907 East 13th Street

ZONING CHANGE: SF-3-NP to SF-3-H-NP

COUNCIL DISTRICT: District 1; Central East Austin: Subdistrict 1 NPA.

STAFF RECOMMENDATION: Recommend historic zoning for the front part of the lot containing the original portions of the house, including only the front two rooms and side lean-to structure retaining historic-age siding and fenestration. Limited historic zoning is recommended to facilitate any future removal of non-original additions and/or new construction behind the existing building (see figure).

QUALIFICATIONS FOR LANDMARK DESIGNATION: architecture and historical associations

HISTORIC LANDMARK COMMISSION ACTION: December 3, 2025 – postpone the public hearing on an owner-submitted demolition permit application to January 7, 2026 (10-0, Commissioner Koch absent). January 7, 2026 – Initiate historic zoning (11-0). February 4, 2026 – Recommend historic zoning for only the front portion of the lot containing the original parts of the house (11-0).

PLANNING COMMISSION ACTION: March 24, 2026 – postpone the public hearing per property owner request (12-0). April 14, 2026 – Recommend historic zoning for only the front portion of the lot containing the original parts of the house (11-1, Commissioner Ahmad opposed).

CITY COUNCIL ACTION: May 21, 2026 – Postpone the public hearing to May 28, 2026 per Council request (9-0, CM Harper-Madison and CM Fuentes absent). May 28, 2026 – Postpone the public hearing to July 23, 2026 per Council request (9-0, CM Harper-Madison and CM Fuentes absent).

CASE MANAGER: Kalan Contreras, 512-974-2727 / kalan.contreras@austintexas.gov

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Organization of Central East Austin Neighborhoods, Overton Family Committee, Preservation Austin, Residents of E 12th St, Swede Hill Neighborhood Association, Waterloo Greenway

DEPARTMENT COMMENTS: The 2016 East Austin survey lists the property as eligible for local landmark listing, individual listing on the National Register of Historic Places, contributing to a potential local

historic district (Swedish Hill and Extension Historic District), and contributing to a potential National Register district (Extension to 1986 Swedish Hill National Register Historic District).

BASIS FOR RECOMMENDATION:

§ 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 property embodies the distinguishing characteristics of the National Folk style. It is a one-story center-passage National Folk building, constructed between circa 1873 and 1884. Details include horizontal wood siding, a partial-width front porch supported by turned posts, a side-gabled roof clad with standing-seam metal, and double-hung wood windows. While the front door has been replaced, the trim and transom above the window remain. It is likely one of the oldest remaining structures in the Swedish Hill area, according to district recommendations by the East Austin Historic Resources Survey.¹

Neighborhood histories also note its resemblance to 19th-century Swedish construction methods, which may infer a connection to the original Swedish Hill neighborhood a block away. The 2016 survey notes that during and after the arrival of the railroad in Austin, “infill construction continued to increase the density of development in earlier subdivisions, often following the ethnic settlement patterns established earlier...One such example is the house at 1001 East 13th Street, constructed ca. 1910 by Swedish immigrant William Swenson, near the Swedish Hill community established in the mid-1870s.”² It also appears similar in form to the larger ca. 1886 Cumberland-style house at 1000 E. 14th Street, a contributing building to the Swedish Hill National Register historic district.³

§ 25-2-352(3)(c)(ii) Historical Associations. *The property has long-standing significant associations with people, 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.*

The building is associated with the Nitschke family, German immigrants who owned and operated one of Austin’s first cabinetmaking businesses. It is also associated with the Goins family, long-term residents who exemplify the demographic transition of the area during the segregation era. The building is also associated with Reverend Andrew W. Versea and his family; though the Verseas did not remain in the home for long, their residence there marks a pivotal transition in the demographic shifts of the neighborhood as African American families, increasingly displaced from other parts of Austin, settled

¹ Hardy-Heck-Moore, Incorporated. 2016. "Final Report, Volume V: Appendix D." Historic Resources Surve Report, City of Austin. <https://austintexas.app.box.com/s/30ttic0nqmpmv1qzoycwpa0uh5o1diw3>.

² Hardy-Heck-Moore, Incorporated. 2016. "Final Report, Volume I: East Austin Historic Context." Historic Resources Surve Report, City of Austin. Pp I-38. <https://services.austintexas.gov/edims/document.cfm?id=269307>.

³ Texas Historical Commission. "Swedish Hill Historic District (National Register of Historic Places Registration Form)," Reference Number 86001088. May 12, 1986. Texas Historic Sites Atlas, Texas Historical Commission. <https://atlas.thc.texas.gov/NR/pdfs/86001088/86001088.pdf>

in the growing East Side neighborhoods around 12th and 13th Streets. The 2016 East Austin survey notes that the building is important for its association with neighborhood development patterns, as its occupants show these characteristic demographic changes as the neighborhood transitioned from a majority immigrant European population to a majority African American population during the early 20th century.⁴

The house at 907 E. 13th St., originally addressed as 907 E. Peach St., was built between 1873 and 1885. Its earliest occupants, Julius H. Nitschke and his family, immigrated from Saxony, Germany in 1855. Nitschke and his four brothers owned and operated Nitschke Brothers Cabinetmakers on Congress Ave. He married Louisa Phillips in 1871. He worked as a carpenter, cabinetmaker, and carpet layer until his death in 1910. His son, J.H. Nitschke Jr., also worked as a carpenter and dabbled in car repair and railroad work before becoming a career fireman. He sold 907 E. 13th St. to Reverend Andrew W. Versea and his wife, Edith A. Versea, in 1914. It appears that Versea rented out the home to tenants until it was sold to Anna Liza Goins.

Long-term resident Anna Liza Goins lived in the home from around 1924 until her death in 1956. She was born in 1865 in Virginia and married Texan J. Cicero Goins, the son of African Methodist Episcopal minister Reverend V. B. Goins. The couple settled in Manor around 1894. J. Cicero Goins was a trustee of the Colored Knights of Pythias Hall in Manor. The Goins family had six children. J. C. Goins was fatally shot in 1903, and his widow and children moved to Austin around 1911. She purchased and occupied a series of homes in the following decade, including 1153 San Bernard St., next door to her brother-in-law Rev. V. B. Goins, Jr.⁵ She purchased 907 E. 13th Street from Reverend Versea between 1922 and 1924. She worked as a cook and as a laundress while also renting out rooms. Her children and their spouses lived with her throughout the early 20th century. After her death, her daughter Roxy Tucker lived there until at least the 1960s.

The home's occupancy is emblematic of how the demographics of this East Austin neighborhood changed. European immigrant families, numerous at the turn of the century, gradually migrated elsewhere while African American families were forced eastwards during the era of segregation. The building's occupants were working class people who innovated to support their families and to build communities in the face of inequality and segregation.

PARCEL NO.: 0208060203

LEGAL DESCRIPTION: W20.5FT OF LOT 23 & E26.5FT OF LOT 24 OLT 41 DIVISION B

ESTIMATED ANNUAL TAX EXEMPTION (non-homestead, not capped, estimate based on entire parcel values):

AI SD	CO A	TC	TC Health	Total
\$940.17	\$1,166.61	\$763.86	\$239.87	\$3,110.51

APPRAISED VALUE: Land: \$429,643; Improvement: \$191,652; Total: \$621,295

PRESENT USE: Vacant

⁴ Hardy-Heck-Moore, Incorporated. 2016. Pp. I-66.

⁵ Goyen, Doug. "State – Texas." Goyen Family Tree. 2016. <https://goyengowengoyneandgone.com/state-texas/>

DATE BUILT/PERIOD OF SIGNIFICANCE: ca. 1873-1885; 1885-1976

INTEGRITY/ALTERATIONS: A portion of the house was placed on a slab foundation during the period of significance in 1959. The nearly full-width porch that appears in the 1935 Sanborn map was reduced to the current size between 1965 and 1977, within the period of significance, according to aerial photographs. The porch was rehabilitated and the incompatible asbestos siding removed, in either 1977, 1983, or 1995 per permit history. The provenance of the existing turned posts, replacing the boxed columns shown in a ca. 1970-1984 Texas Historical Commission photo, is unclear. Removal of the asbestos siding has restored some of the building's integrity, which remains high despite the porch addition.

PRESENT OWNERS: BUBBLE BEE LP

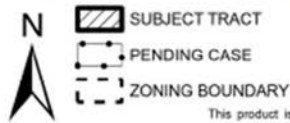
ORIGINAL OWNER(S): Julius H. and Louisa Nitschke

OTHER HISTORICAL DESIGNATIONS: None



Figure 1. Recommended historic zoning is limited to the front of the lot, containing the original portions of the existing building only, including the front two rooms and rear-side lean-to with historic-age windows.

Location Map



HISTORIC ZONING
ZONING CASE#: C14H-2026-0013

1" = 200'

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 Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Property Information

Photos



Texas Historical Commission. [Historic Property, Photograph THC_06-0551], photograph, Date Unknown; (<https://texashistory.unt.edu/ark:/67531/metaph671523/m1/1/>), University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>.



Feb 2016

Image ID 13705



Feb 2016

Image ID 13704

2016 East Austin Historic Resource Survey, HHM Inc.







Demolition permit application, 2025



Google Street View, 2023





https://www.zillow.com/homedetails/907-E-13th-St-Austin-TX-78702/29387470_zpid/, 2019



1940 aerial photo



1958 aerial photo



1965 aerial photo



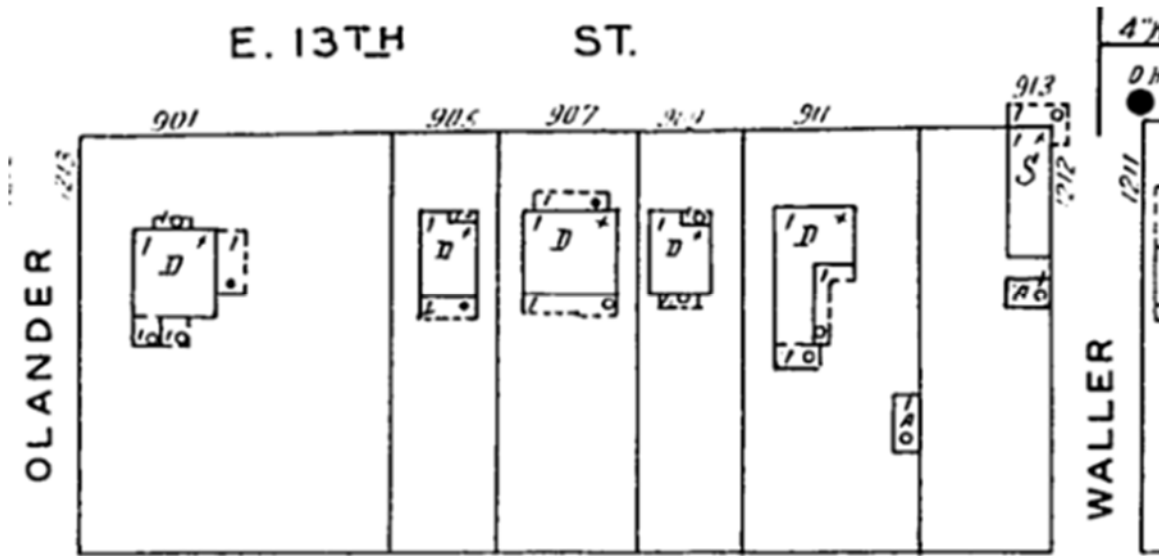
1977 aerial photo

Occupancy History
City Directory Research

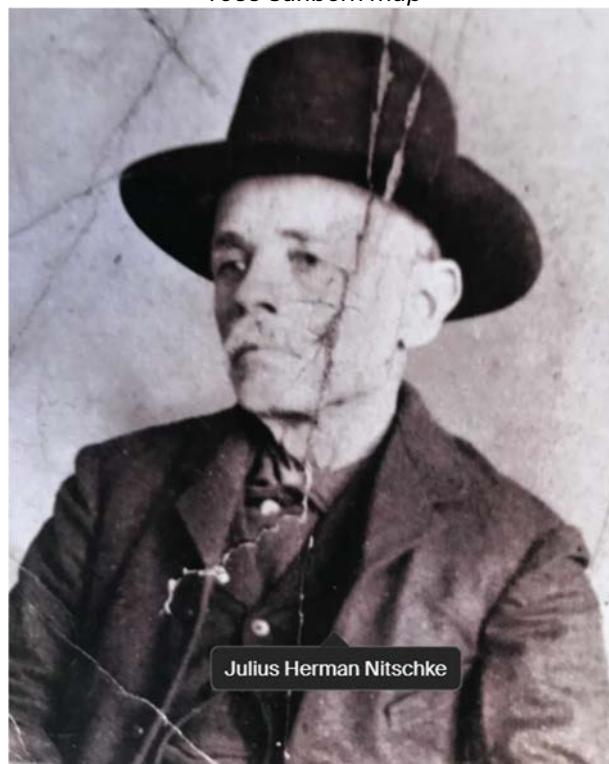
1970	Address not listed
1965	Annie Goins, owner
1959	Roxey Tucker and O. C. Leslie, owners – custodian, Ebenezer Baptist Church
1952	Mrs. Anna Goins, owner – widow of Cicero Goins James A Howard, renter Roxie Leslie - cook
1947	Mrs. Annie L Goins, owner Harriet Bryan, renter – driver John and Eva Southall, renters Wilbur A Walker – printer
1941	Annie L Goins, owner Jesse N Green, renter Theodore and Leah Piper--yardman and laundress
1939	Annie L Goins, owner—laundress Jesse N Green, renter Leah Piper, renter – laundress Kittie Pollard, renter
1932	A L Goins, owner Jesse and Ada Green, renters Theodore and Leah Piper
1929	Anna L Goins, owner Toby Goines – Porter, Stebbins & James Jesse Green, renter Leah Piper
1924	Annaliza Goins, owner - cook
1922	Thomas and Georgia Hammond, renters U S Hammond

	Beulah Hammond Derotha Hammond Irene Hammond Garfield Butler, renter
1920	Sherman and Myrtle Hoard, renters - laborer
1918	<i>Also addressed as 903 E 13th</i> Sherman and Myrtle Hoard, renters George W and Eva Peterson, renters – postal carrier
1916	Jesse Morrow, renter - laborer
1914	Reverend Andrew W. and Edith A. Versea, owners
1912	Julius H Nitschke, owner – carpenter William M Armstrong, renter – driver Martha Pool, renter — widow of ID Pool Wright Thompson, renter
1910	Julius H Nitschke, owner – cabinet maker Julius H Nitschke, Jr., renter – carpenter Andrew Scott, renter Miss Cora M Scott, renter Frank Scott, renter - driver James Scott, renter - waiter at Avenue restaurant
1909	Julius H Nitschke, owner – carpenter Julius H Nitschke, Jr., renter – car repair
1906	J H Nitschke Jr, owner – fireman Lawson Salatiel
1905	Julius H Nitschke, owner – cabinet maker Julius H Nitschke, Jr., renter – brakeman, H and TC railroad
1903	Julius H Nitschke, owner – Cabinet maker Julius H Nitschke, Jr., renter – carpenter
1895	Julius H Nitschke, owner – carpet layer
1893	Julius H Nitschke, owner – carpet layer, C A Dahlich
1889	Julius H Nitschke, owner – Carpenter and carpet layer
1887	<i>Address listed as south side of East 13th between East Ave and Navasota</i> Julius H Nitschke, owner – Cabinetmaker
1885	<i>Address listed as 907 E Peach St</i> Julius H Nitschke, owner – Cabinetmaker
1872	<i>Julius H Nitschke of WL Nitschke Brothers Cabinetmakers (Congress Avenue between Hickory and Bois d’Arc streets) is listed as residing on East Avenue near the Blind Asylum. Brothers OE, CL, and WL Nitschke are listed as living at the southeast corner of Cherry and Sabine streets.</i>

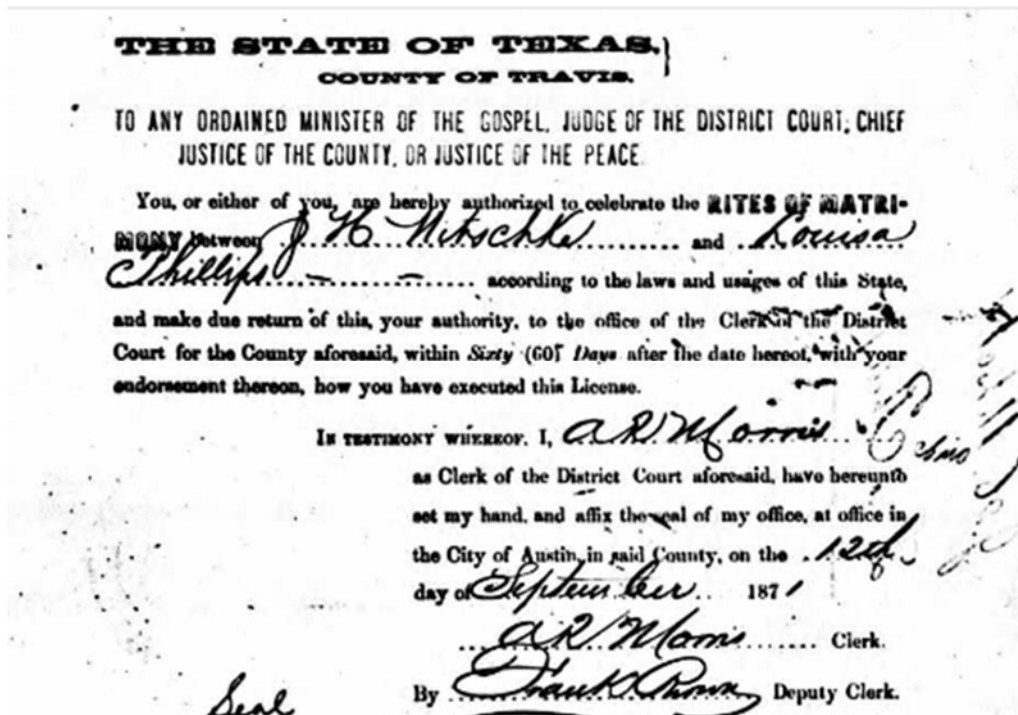
Historical Information



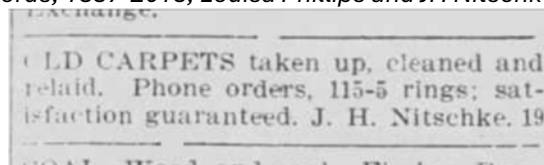
7
1935 Sanborn map



J. H Nitschke, n.d. <https://www.ancestrylibrary.com/mediaui-viewer/tree/43787211/person/12705728663/media/74d66eb4-c36e-48af-b6b4-9f8115cff26d>



Texas, County Marriage Records, 1837-2015; Louisa Phillips and JH Nitschke, 12 Sep 1871. Ancestry.com



Austin American-Statesman, 19 Nov 1902, via <https://www.ancestrylibrary.com/mediaui-viewer/collection/1030/tree/43787211/person/12705728663/media/6da03d33-1595-4e7c-89a3-a5b28b2a8da6?galleryindex=5&sort=-created>

—Mrs. Louise Nitschke, aged 54 years, died yesterday morning at 4 o'clock at the family residence No. 907 East Thirteenth street. Mrs. Nitschke had been ill for sometime and her death was due to a cancer. She was the wife of J. H. Nitschke, the well known carpet layer. She leaves, besides her husband, several children. The funeral will be held this morning at 10 o'clock from the residence and the remains will be interred in the City cemetery.

J. H. NITSCHKE.

J. H. Nitschke, a citizen of Austin since 1855, died last night at 8:30 at his home, 1308 East Thirteenth street. Hemorrhage of the brain was assigned as the cause of death. Mr. Nitschke was born in the province of Saxony, Germany, July 4, 1844. He is survived by three children, Mrs. Laura Lentz of Williamson county, and Julius H. Nitschke and Miss Mary of Austin. He is also survived by four brothers and two sisters, as follows: W. L. O. E. J. B. and R. E. Nitschke, Mrs. Mary Ezell and Mrs. M. M. Isherwood. He was a member of the order of Select Knights. The funeral will take place this afternoon at 5 o'clock from the residence of W. L. Nitschke, corner East avenue and Sixteenth street, interment being in Oakwood cemetery. Friends and acquaintances are invited to attend.

MORTUARY.

J. H. Nitschke, an old and well-known citizen of Austin, died at 8:30 last night at his residence at 1308 East Thirteenth street. Mr. Nitschke was born July 4 in the province of Saxony, Germany. He came to Austin in 1855 and resided here continuously up to the day of his death. A large circle of friends and acquaintances will be pained to know of his demise. The deceased leaves three children, Mrs. Laura Lentz of Williamson county, and Julius H. and Miss Mary Nitschke of Austin. Four brothers and two sisters also survive him. He was a respected member of the order of Select Knights. The funeral will take place this afternoon at 5 o'clock from the residence of W. L. Nitschke, corner East avenue and Sixteenth street.

Austin Daily Statesman (Austin, Tex.), Vol. 32, Ed. 1 Monday, September 8, 1902. The Portal to Texas History, <https://texashistory.unt.edu>.
The Austin Statesman (Austin, Tex.), Vol. 41, No. 270, Ed. 1, p.3, Tuesday, September 27, 1910, 3. The Portal to Texas History, <https://texashistory.unt.edu>



Oakwood Cemetery Plot: Sec 4, Lot 852. Photo: 2012, Ancestry.com

FRANK SCOTT.
The funeral of Frank Scott, who died Thursday night at the age of 83 years, will take place this morning at 10 o'clock from the family residence, 907 East Thirteenth street. Interment at Oakwood Cemetery. The pallbearers will be S. Cooley, Frank Stark, Felix Davis, B. H. Weaver, J. H. Nitschke and Howard Dugdale. Friends and acquaintances are respectfully invited.

Santa Fe.

Cicero Goins, the Manor negro who was shot Sunday, died. Puckett was admitted to \$1000 bond.

Harris county Democrats will hold pri-

The Austin Statesman (1902-1915); Austin, Tex.. 30 Mar 1912: 2.

Galveston Tribune. (Galveston, Tex.), Vol. 24, No. 155, Ed. 1 Wednesday, May 25, 1904 Page: 2.

<https://texashistory.unt.edu/ark:/67531/metaph1213333/m1/2/>

County of Travis # Before me, the undersigned authority, on this day came Ann Eliza Goins of Austin, Travis County, Texas, known to me to be a credible person, who, having been by me duly sworn, on her oath deposes and says as follows, to wit: My name is Ann Eliza Goins, I am 49 years of age, I a widow and the surviving wife of Cicero Goins, deceased, who departed this life on May 22nd 1904, in Travis County, Texas; that we were married in or about the year 1890, and lived together as man and wife until his death; that there were born to us six children; and that neither of us was ever married to any other person. That six of said children are now living and are the sole heirs of the said Cicero Goins, deceased, that their names and residences are as follows, to wit: Leah A. Goins Piper, the wife of Garrett Piper, Roxey D. Goins Walker, the wife of Crawford Walker, Guybrett Goins a single woman, Ben T. Goins, all of Travis County, Texas; John D. Goins of Harris County, Texas, and C. Goins of Bexar County, Texas; and that we had no other children.

Ann Eliza Goins

Sworn to and subscribed before me by Ann Eliza Goins this the 22nd day of December, A.D. 1920.

(Notary Seal)

Jas. M. Harris

Notary Public in and for Travis County, Texas.

THE STATE OF TEXAS #

County of Travis # Before me, the undersigned authority, on this day personally appeared Ann Eliza Goins, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office at Austin, Texas, this the 22nd day of December, A.D. 1920.

The State of Texas #
County of Travis # KNOW ALL MEN BY THESE PRESENTS: That we, John D. Goins, of Harris County, Texas, James C. Goins, of Bexar County, Texas, Leah A. Piper, joined by her husband, Garrett Piper, Roxey D. Walker, joined by her husband, Crawford Walker and Ben T. Goins and Guybrett Goins, all of Travis County, Texas, being all of the children and all of the heirs of Cicero Goins, deceased, for and in consideration of the love and affection which we have and bear unto and toward our mother, Ann Eliza Goins, as well as for her better support, maintenance and livelihood, have given, granted and confirmed, and by these presents do give, grant, confirm and convey unto the said Ann Eliza Goins of Austin, Travis County, Texas, all of our undivided one half (1/2) interest, being the community interest of the said Cicero Goins, our deceased father, in and to Lots Numbered Nine (9) and Ten (10) in Block Number Forty-Six (46) in the town of Manor in Travis County, State of Texas, as represented on the map of said town drawn by The. Kesse, and recorded in the Deed Records of Travis County, Texas, in Vol. "V" page 796, to which reference is hereby made for further description, together with all the improvements situated on said two lots, and being the same property conveyed to Cicero Goins and Ann Eliza Goins by John D. Field by deed dated April 4th 1894, and recorded in said Deed Records in Book No. "133" page 84, to which reference is also hereby made.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Ann Eliza Goins, her heirs and assigns, forever.

Witness our hands this the 11th day of December, A.D. 1920.

John D. Goins	Ben T. Goins
Crawford Walker	Guybrett Goins
	Leah A. Piper
	Garrett Piper
	Roxey D. Walker
	James C. Goins

The State of Texas #

Travis County (Tex.). Clerk's Office. Travis County Deed Records: Deed Record 327, book, 1920-11/1921-03, pp 220-224; University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>;

LAST RITES ARE HELD HERE FOR NITSCHKE

Funeral services for J. Bassett Nitschke, former city councilman and state official, were held at 10 a. m. today from St. Austin's chapel with the Rev. Father William Blakeslee officiating, assisted by Father O'Brien of St. Edward's university, Father O'Reilly of Seton infirmary, and Father Lynnehan of St. Austin's.

Following requiem mass, interment was in Oakwood cemetery.

Mr. Nitschke, who died at his home Sunday evening, was a native of Travis county. He served as city councilman for 20 years, and was in charge of the paving of Congress avenue. He was president of Protection company No. 3, Austin volunteer firemen; past grand knight of the Knights of Columbus, and an officer and member of the bricklayers' union, Sons of Hermann, Woodmen of the World, Fraternal Aid union and other organizations.

He is survived by his widow and two sons, Lewis E. Nitschke and William F. Nitschke.

His nephews, William G. Clark, R. E. Nitschke, Homer Nitschke, Julius Nitschke, Herbert Nitschke, and W. R. Smith Jr., served as active pallbearers. Hon-

W. L. NITSCHKE

Funeral services for W. L. Nitschke, 84, who died Thursday afternoon at his home, 1508 East avenue, were held Saturday afternoon at 5 o'clock from the family residence, with the Rev. H. C. Garlson officiating. Burial was in Oakwood cemetery.

Mr. Nitschke is survived by one brother, J. Bassett Nitschke, and one sister, Mrs. Emma Isherwood.

Pallbearers were: Alf Waechter, William Uhl, A. J. Zilker, Joe Amstead, Ed Schutze and Fred Munson.

The Austin American (1914-1973); Austin, Tex.. 22 May 1927: 8.

The Austin Statesman (1921-1973); Austin, Tex.. 30 Oct 1929: 12.

224-101-229-1-0 TEXAS DEPARTMENT OF HEALTH 3310 22
BUREAU OF VITAL STATISTICS 39300

STATE OF TEXAS CERTIFICATE OF DEATH STATE FILE NO.

1. PLACE OF DEATH a. COUNTY Travis		2. USUAL RESIDENCE (Where deceased lived. If institution: residence before admission). a. STATE Texas b. COUNTY Travis	
b. CITY (If outside corporate limits, write RURAL and give precinct no.) Austin		c. CITY (If outside corporate limits, write RURAL and give precinct no.) Austin	
d. FULL NAME OF HOSPITAL OR INSTITUTION 1004 Olive Street		d. STREET ADDRESS (If rural, give location) 907 E. 13th Street	
3. NAME OF DECEASED (Type or Print) a. (First) Anna b. (Middle) Liza c. (Last) Goins		4. DATE OF DEATH July 15, 1956	
5. SEX Female	6. COLOR OR RACE Negro	7. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) Widowed	8. DATE OF BIRTH May 29, 1865
9. AGE 91	10. MONTHS 1	11. DAYS 16	12. BIRTHPLACE (State or foreign country) Abinggow Va.
10a. USUAL OCCUPATION (Give kind of work done during most of working life, even if retired) Housewife		10b. KIND OF BUSINESS OR INDUSTRY Home	
12. FATHER'S NAME Unknown		13. MOTHER'S MAIDEN NAME Caroline Johnson	
14. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes, no, or unknown) No		15. SOCIAL SECURITY NO. Unknown	
16. INFORMANT'S SIGNATURE J.C. Goins			

IN THE REVERSE SIDE 324

Death certificate for Mrs. Anna Goins, 1956

Police Probe Man's Death

City detectives Tuesday were investigating the death of a 70-year-old Leander man who appeared to be a victim of foul play when he was admitted to Brackenridge Hospital early Monday.

Homicide investigators were called to the city hospital Tuesday morning shortly after Julius Nitschke, of Route 1, Leander, was pronounced dead by attending physicians.

Detective Douglas Eastman said hospital authorities reported that Nitschke had suffered bruises and lacerations of the hands and arms when admitted to the hospital Monday.

Eastman said his investigation showed that Nitschke was brought to the hospital by Delbert Hill, operator of the Rocking V Inn on Farm Road 620, where the elderly man lived in a trailer house.

Hill, who had been looking after Nitschke, said he found the man lying on the floor of his trailer house partially beneath the bed Sunday night.

At the time Hill said he feared the aged man had been attacked during a robbery because his billfold was missing. Later, he reported to the hospital, a complete search of the trailer house had been made and the missing billfold located.

Eastman said police were not notified of the incident until after

Nitschke died in the hospital Tuesday morning.

Justice of the Peace Curtis Lacy was called to the hospital to hold a coroner's inquest into the death.

JULIUS H. NITSCHKE

Funeral services will be held Thursday at 11 a.m. at the Fredrich-Guthrie Funeral Home in Georgetown for Julius Herman Nitschke, 78, retired railroad man of Leander, who died Tuesday in an Austin hospital.

The Rev. Robert Briles will officiate. Burial will be in Oakwood Cemetery in Austin.

Nitschke was born in Austin and had lived the past 40 years in Georgetown, Leander and Austin. He is survived by a sister, Mrs. Mary Welborn of Beaumont.

The Austin Statesman (1921-1973); Austin, Tex.. 10 Jan 1961: 15.

The Austin Statesman (1921-1973); Austin, Tex.. 11 Jan 1961: 19.

State – Texas

goyengoiinggowengoyneandgone.com/state-texas



March 20, 2016

From Gowen

Manuscript: <http://freepages.genealogy.rootsweb.ancestry.com/~gowenrf/Gowenms118.htm>

TEXAS: GENERAL

The federal census of Texas in 1850 and 1860 revealed only 17 Gowen [and variations] families of interest to chroniclers. These two census reports, indexed in "Texas Census Record, 1850-1860" by C. R. Law Microfilm Service, Austin, Texas, released November 16, 1961, have been interspersed through the county sections in this volume.

[...]

Joshua V. B. Goins, negro, is believed to have been born in Ohio January 1, 1844. He was married about 1878, wife's name Mollie. "Joshua Goins" who served in an Ohio infantry company during the Civil War, later lived in Waxahachie, Texas. "J. Goins," negro preacher, believed to be Joshua V. B. Goins, was listed in the 1875 city directory of Dallas living at 116 Juliette.

Rev. Joshua V. B. Goins, "negro minister of the gospel," performed a wedding May 25, 1882 and another December 17, 1899 in Ellis County, Texas. Rev. Joshua V. B. Goins lived at 417 Robbin, Houston, Texas, in 1903, according to the city directory of Houston. Two people composed the household. In the 1905-06 edition of the directory he was listed as the presiding elder of the Brenham AME Church.

Rev. Joshua V. B. Goins died January 14, 1907 and was buried in the Waxahachie Cemetery. Mollie Goins later returned to Dallas to make her residence. She wrote her will there June 28, 1927, naming sons, Austin Goins and Joshua Goins. Mentioned in her will were her grandchildren,

Julius Goins, May Ella Goins and Lillian Goins. Witnesses were Ludie Austin and Bessie Richie.

It is believed that children born to Joshua B. V. Goins and Mollie Goins include:

Joshua V. B. Goins, Jr. born June 5, 1879

J. Cicero Goins born about 1880

Austin Goins born about 1883

Joshua V. B. Goins, Jr, believed to be the first child of Joshua V. B. Goins and Mollie Goins was born June 5, 1879, place unknown. On November 14, 1918 Joshua V. B. Goins, Jr. and B. J. Goins, assumed to be his wife, Beulah J. Goins, received a deed from H. M. Jackson to Lot 1, Block 2, Division B, Austin, Texas,

according to Travis County Deed Book 305, page 319. On August 23, 1922 they sold the property to H. D. Dear, according to Travis County Deed Book 337, page 180.

Joshua V. B. Goins, Jr. received a release from H. M. Jackson December 13, 1921 to Lot 56. Block 2, Division B. Austin, according to Travis County Deed Book 333, page 598. On August 23, 1922 Joshua V. B. Goins, Jr. gave a mechanics lien to H. D. Dear on five acres of land, according to Travis County Deed Book 333, page 463.

In the 1924 edition of the Austin city directory, Rev. Joshua V. B. Goins, Jr. appeared as “presiding elder Temple District, AME with address at 12157 San Bernard. The address remained the same for the next 25 years. In the 1924 edition “Vernie J. Goins” unidentified, appeared in the household at 1157 San Bernard. She was listed as a teacher at Olive Street High School. She reappeared in the same listing in the 1927 and 1928 editions.

On May 4, 1926 “B. J. Goins,” assumed to be Beulah J. Goins, received a release from W. S. Drake to Lots 1 and 2, Block 56B, according to Travis County Deed Book 387, page 472.

On March 22, 1930 they received a deed from W. E. Keesee to one acre of land at Sealy, Texas, according to Travis County Deed Book 450, page 159. In the 1930 and 1932 editions of the Austin city directory she appears as a teacher in the Olive Street School living at 1157 San Bernard.

Beulah J. Goins received a deed from Trini M. Silba to Lot 5, Block 3B, Austin, September 4, 1931, according to Travis County Deed Book 472, page 33. She received a deed from Jacob Schutterle November 16, 1933 to Lots 4 & 5, Block 4B, Austin, according to Travis County Deed Book 496, page 577.

She received a deed of trust from Ted Wentlandt March 27, 1936, to Lot 5, Block 3D, Austin, according to Travis County Deed Book 537, page 280. They received a deed from Paul O. Simms December 27, 1940 to Lot 1, Block 2B, Austin, according to Travis County Deed Book 661, page 428

On October 24, 1944 Joshua V. B. Goins, Jr. and Beulah J. Goins received a deed from J. M. Johnson to Lot 9, Block 44, Manor, Texas, according to Travis County Deed Book 749, page 92.

She gave a deed to Lot 45, Block 38B, Austin, to Asilea Campbell March 7, 1945, according to Travis County Deed Book 752, page 551. On March 21, 1946 she received a deed to Lot 79 Glen Acres Addition, Austin, from Walter Grieg, according to Travis County Deed Book 793, page 251. She received a deed from Daisy Walker November 3, 1947 to Lot 6, Block 15B, Austin, according to Travis County Deed Book 963, page 265.

In 1947, Beulah J. Goins was listed as the treasurer of the Order of Eastern Star of Texas with residence at 1157 San Bernard, according to the Austin city directory. Joshua V. B. Goins, Jr. was listed as “AME Church.”

She gave a deed to Bessie M. Carter November 19, 1947 to Lot 5, Block 3B, Austin, according to Travis County Deed Book 871, page 567. On July 12, 1948 she deeded Block 79, Glen Oaks Addition to Children's Haven Association, according to Travis County Deed Book 914, page 247.

In 1949 Rev. Joshua V. B. Goins, Jr. was listed in the city directory of Austin as the pastor of A. M. E. Church.

On January 12, 1950 Joshua V. B. Goins, Jr., and Beulah J. Goins gave a deed to Lot 5, Block 3B, Austin, to Dora Thompson, according to Travis County Deed Book 1021, page 190.

On April 22, 1954 Beulah J. Goins gave a deed to Lot 79, Glen Oaks Addition to E. E. Nauman, according to Travis County Deed Book 1447, page 348.

On June 8, 1955 Beulah J. Goins, president of Children's Haven Association, gave an affidavit to the public, according to Travis County Deed Book 1591, page 326.

From 1952 forward the residence of Joshua V. B. Goins, Jr., and Beulah J. Goins was listed as 2015 Manor Road, according to the Austin city directory. Joshua V. B. Goins, Jr. gave a quit claim deed to Vivian L. Morris April 2, 1958 to Lot 10, Block 11B, according to Travis County Deed Book 1914, page 48. He gave a deed to Lot 1, Block 2B, Austin to Annie Hillery, November 10, 1958, according to Travis County Deed Book 1971, page 20. He gave a deed to the same property to Mattie Dodson Hudson January 2, 1962, according to Travis County Deed Book 2402, page 216.

Beulah J. Goins died January 16, 1964 leaving an estate valued at \$52,271.77, according to Travis County Probate File 25505. She was born August 22, 1882 and lived to be 81. Her husband was named executor and retained his residence at 2015 Manor Road, Austin.

Rev. Joshua V. B. Goins, Jr. died February 2, 1966 at age 86, leaving an estate valued at \$40,000, according to Travis County Probate File N. 28012. He continued to live at 2015 Manor Road at the time of his death.

Joshua V. B. Goins, Jr. had no children according to the probate record, but had adopted Ima Gladys Dudley, the daughter of Roy Dudley, September 9, 1924. Ima Gladys Dudley was born December 2, 1919. Ima Gladys Dudley Goins appeared in the household of the Rev. Joshua V. B. Goins, Jr. at 1157 San

Bernard as a student in the 1937 city directory of Austin. Ima Gladys Dudley Goins was cashier for the "Austin Informer" in 1941, according to the Austin city directory. She had married Roger Clinton Runnells and lived in Dallas, Texas in 1966.

The will of Joshua V. B. Goins, Jr., listed five nieces and nephews as heirs and provided that \$500 of the estate would go to each of them.

Recipients of the \$500 bequests were:

James Austin, nephew, 9003 43rd Street, Los Angeles.

Allean Francis, niece, 831 East 47th St. Los Angeles.

Lonnie Asamore, niece, 900 East 43rd St. Los Angeles.

Walter P. Austin, nephew 9003 43rd St, Los Angeles.

Clara White niece, 1415 E. Hoffer, Banning, CA.

J. Cicero {or Sisero} Goins, negro, regarded as the son of Rev. Joshua V. B. Goins and Mollie Goins, was born about 1880. He and his wife, Anna Liza Goins, received a deed from John D. Fields April 4, 1894 to Lots 9 & 10, Block 46, Manor, Texas, according to Travis County Deed Book 133, page 84.

J. Cicero Goins was a trustee of the Colored Knights of Pythias Hall at Manor, according to Travis County Deed Book 166, page 257. He participated in a real estate transaction for the lodge April 15, 1902. Anna Liza Goins, daughter of Carolina Johnson, father unknown, was born May 29, 1865 in Abingdon Parish, Virginia.

J. Cicero Goins died in 1903, probably at Manor, according to Travis County Deed Book 3766, page 1612.

Anna Liza Goins gave an acknowledgement to Thomas Goggan & Bro. July 6, 1904 regarding Lots 1 & 2, Block 46, Manor, according to Travis County Deed Book 181, page 320. Apparently Anna Liza Goins moved to Austin about 1911.

She received a deed to Lot 1, Block 4, Crow Addition from E. J. Hofheinz for \$225 on March 10, 1911, according to Travis County Deed Book 247, page 299.

She received a deed from Hall Hailey to Lots 23 & 24, Block 41, Division B, Austin, January 3, 1920, according to Travis County Deed Book 316, page 46. On February 25, 1919 she gave a deed to Hal Hailey to the Crow Addition property, according to Travis County Deed Book 306, page 510. Anna Liza Goins appeared in the 1920 city directory of Austin as a laundress living at 1153 San Bernard, adjacent to the home of Joshua V. B. Goins, Jr, regarded as her brother-in-law.

In 1922, she appeared as a cook living at that same address. In the 1924 city directory of Austin Anna Liza Goins appeared as a cook living at 907 East 13th Street, an address she maintained for the next 32 years. She received a release to the property from Hal Hailey July 20, 1925, according to Travis County Deed Book 376, page 183. In 1922 and 1924, Carrie L. Goins, negro student at Samuel Huston College, lived at 1203 East Avenue in the home of Anna Liza Goins.

She received a deed from Charley Lee January 7, 1926 to Lots 9 and 10, Block 46, Manor, property she and J. Cicero Goins has originally purchased in 1894, according to Travis County Deed Book 383, page 79. Anna Liza Goins gave a deed to her property in Manor to Mattie Lee February 15, 1930, according to Travis County Deed Book 448, page 38.

Anna Liza Goins, age 89, was listed as non compos mentis in 1954, according to Travis County Probate File 16404. Her daughter, Roxie D. Goins Leslie, was appointed her guardian, and James C. Goins, her son, was appointed surety.

Anna Liza Goins died July 15, 1956, of a cerebral vascular accident, according to Travis County Death Certificate 10260. She was 91. Anna Liza Goins had appeared in the Austin city directory at 907 East 13th Street each year until her death. She was listed as a cook, laundress, and a maid.

Children born to J. Cicero Goins and Anna Liza Goins include:

John Daniel Goins born about 1888

James C. Goins born about 1891

Leah Augusta Goins born about 1894

Benjamin Trigg Goins born in 1896

Guybrett Goins born about 1898

[infant] born about 1899, died at birth

Roxie D. Goins born April 24, 1900

John Daniel Goins, believed to be the first child of J. Cicero Goins and Anna Liza Goins, was born about 1888. He joined his brothers and sisters in deeding their interest in Lots 9 and 10, Block 46, Manor to his mother December 23, 1920, according to Travis County Deed Book 327, page 223. He was a resident of Harris County, Texas, at that time; he died in 1926 as a single man.

James C. Goins, assumed to be the second child of J. Cicero Goins and Anna Liza Goins, was born about 1891. He was married to Estrella Drake January 5, 1915, according to Bexar County, Texas Marriage Book 7, page 302.

They received a warranty deed from D. D. Harrigan July 17, 1918 to Lot E, Block B, NCB631, San Antonio, Texas, according to Bexar County Deed Book 543, page 107. He joined his brothers and sisters in deeding his interest in Lots 9 and 10, Block 46, Manor to his mother December 23, 1920, according to Travis County Deed Book 327, page 223. He was a resident of Bexar County at that time.

James C. Goins and Estrella Drake Goins gave a warranty deed to G. W. Bouldin September 6, 1924, according to Bexar County Deed Book 786, page 260. An Ester Goins, possibly Estrella Drake Goins, appeared in the 1932-33 city directory as a domestic, living at 304 Washington Street.

Estrella Drake Goins sued James C. Goins for a divorce in 1954, but the case was dropped. James C. Goins died December 28, 1957, according to Bexar County Deed Book 4229, page 339 and BVS File 6546. Estrella Drake Goins gave an affidavit to the public October 16, 1969, according to Travis County Deed Book 3766, page 1612.

One child was born to James C. Goins and Estrella Drake Goins and she lived only three weeks. She was identified as Ella Jay Weise Goins.

Goyen, Doug. 2016. "Goyen Family Tree." <https://goyengowengoyneandgone.com/state-texas/>

Permits

Roxy Tucker 907 E. 13th Street
32 E.26.5' of 24 & W.20.15 of 23
of OL 41
Repair & Remodel Residence
74821 12/8/59 1400.00
Scheumach Bros. =
Raise house-refloor front porch-roof & asbestos sog.

OWNER Roxie Tucker ADDRESS 907 E. 13th
FLAT 32 LOT E. 26.5' of 24 & W. 20.15 BLK
of 23
SUBDIVISION OL 41
OCCUPANCY Residence
BLD PERMIT # 144023 DATE 7-22-74 OWNERS ESTIMATE 500.00
CONTRACTOR Owner NO. OF FIXTURES
WATER TAP REC # Exist SEWER TAP REC # Exist
Remodel Res.
2-1-77 161976 remodel and repair exist res. \$5,500.00

WATER SERVICE PERMIT D No 837
Austin, Texas
Received of _____ Date _____
Address 907 E. 13th St.
Amount _____
Plumber (Replace old service) Size of Tap _____
Date of Connection _____
Size of Tap Made _____
Size Service Made _____
Size Main Tapped _____
From Front Prop. Line to Curb Cock _____
From Prop. Line to Curb Cock 20.2
Location of Meter _____
Type of Box _____
Depth of Main in St. _____
Depth of Service Line _____
From Curb Cock to Tap on Main 11'
Checked by Engr. Dept. 1-30-S1 RW
Replaces Paid Tap 4-23/8
No. Fittings Corp. Cock Elbow St. Elbow Bushing Reducer Pipe Lead Comp. Nipples Union Plug Tee Stop Box Lid Valves Job No. Req. No.

Sturgill, Hunter

From: Polina Koronkevich [REDACTED]
Sent: Wednesday, January 7, 2026 5:27 AM
To: Historic Preservation Office
Subject: PR-2025-138065; GF-2025-144692 ; 907 E 13th

External Email - Exercise Caution

Hello,

I'm writing in opposition to the demolition permit for 907 e 13th street. This is one of the oldest homes in the neighborhood, and Eureka is a rampant demolition-by-neglect bad actor. I spoke at last month's meeting about this property, and my feelings have not changed. I will not be able to attend tonight's meeting.

We reached out to the applicant to come meet with the neighborhood, but have not heard back from them. We suspect that they will not be interested in meeting with us in order to run out the 90-day automatic approval clock. I know that the city is being sued by Eureka because of the Eisenbeiser building, but we need to put a stop to these tactics because they are ruining neighborhoods. There is another property on east 13th that they recently tore down, which had been a rental but now is just an empty lot. I pass it walking every day and it's a blatant reminder that these people do not have any interest in improving the East Side.

This building certainly meets the criteria for architecture, association with important people (the first settlers to this part of Austin), and community value -- it is one of the oldest homes in this neighborhood and connects us the Swede portion of our Swede Hill neighborhood name, much of which we have lost to I-35 development.

Thank you,
Polina

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Julius Nitschke House – Historic Landmark Packet

Statement of Significance

Under the City of Austin Historic Landmark criteria, the Julius Nitschke House is significant for its association with historically important persons, its representation of early residential development patterns, and its strong associative integrity.

The property is associated with the Nitschke family, a German-American family active during Austin's late-19th- and early-20th-century growth. Members of the family contributed to Austin through skilled labor and civic leadership during a formative period in the city's development. Notably, Julius Nitschke's uncle, J. Bassett Nitschke, served for twenty years on the Austin City Council and played a key role in early municipal infrastructure, including street paving and storm sewer installation.

Julius Nitschke personally built and occupied the house as his residence, reflecting a historic pattern of owner-built homes intended for long-term occupancy rather than speculative development. Approximately four decades later, Julius Nitschke sold the property to **Andrew W. Versea**, an African American reverend, marking an important transition in the property's history that reflects patterns of African American homeownership, community leadership, and neighborhood continuity in East Austin.

This continuity of ownership across racial and cultural lines enhances the property's historical significance by illustrating broader social and demographic patterns in Austin during the early-to-mid 20th century. The property retains integrity of location, association, and feeling, and remains legible as an early Austin residential structure tied directly to its original builder and subsequent community leaders.

Historic Landmark Eligibility Finding

The Julius Nitschke House meets City of Austin Historic Landmark designation criteria for association with historically significant persons, its illustration of historic patterns of development and homeownership, and for its ability to convey these associations through retained integrity of location, association, and feeling.

Demolition Rebuttal Statement

Demolition of the Julius Nitschke House would result in the irreversible loss of a documented historic resource directly associated with early Austin civic leadership, skilled labor history, and African American community leadership in East Austin. The property is not a vacant or speculative structure, but a surviving example of an owner-built home later stewarded by a prominent African American reverend.

The replacement of this structure would permanently sever the physical connection between multiple historically significant communities and the neighborhood they helped build. Preservation of this resource aligns with the City's adopted preservation goals and supports neighborhood continuity, cultural heritage, and responsible growth.

Appendix A: Historical Documentation

City Directory and Property History Evidence

Historic Austin city directories document Julius H. Nitschke as a carpenter residing at 907 East 13th Street, confirming direct association between the subject property and its original builder. Property records further indicate that approximately forty years later, ownership transferred to Andrew W. Versea, an African American reverend, demonstrating continuity of residential use and community leadership.

Newspaper Documentation

A contemporaneous newspaper article documents J. Bassett Nitschke as a long-serving Austin City Council member and early municipal infrastructure leader, including oversight of Congress Avenue paving and Austin's original storm sewer system. This documentation establishes the Nitschke family's direct involvement in shaping Austin's civic and physical infrastructure.

Sturgill, Hunter

From: [REDACTED]
Sent: Tuesday, February 3, 2026 5:41 PM
To: Historic Preservation Office
Subject: PR-2025-138065; GF-2025-144692 ; 907 E 13th Street

Follow Up Flag: Follow up
Flag Status: Completed

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External Email - Exercise Caution

Preservation Board,

I am writing to oppose the demolition permit for 907 E 13th Street.

This house is one of the oldest remaining homes in the neighborhood and meets the City's criteria for historic consideration, including architectural significance, association with early settlers in this area of Austin, and established community value. It is also one of the few remaining structures tied to the Swedish history of Swede Hill, much of which has already been lost to prior development.

Neighborhood representatives have attempted to contact the applicant to discuss alternatives to demolition, but those requests have gone unanswered. This raises concerns about demolition-by-neglect and a lack of good-faith engagement in the preservation review process. The applicant's consistent demolitions among their considerable 12th and 13th Street holdings and plethora of empty lots have become a blight on the East Side. It is about time that the Board and the City of Austin to do something about it as it is long overdue. They are not honest brokers and never will be until they held to account..

I respectfully urge the Commission to deny the demolition permit and to require consideration of preservation alternatives consistent with the City's adopted criteria and long-term neighborhood interests.

Bruce Sheehan
903 East 14th St
Austin, TX 78702

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February 3, 2026

RE: PR-2025-138065; GF-2025-144692 ; 907 E 13th Street

To whom it may concern,

As a resident of Swede Hill, I am writing to express my opposition to the proposed demolition permit for 907 E 13th Street.

The property is one of the oldest remaining residences in the neighborhood and retains clear historical significance. Based on the City's adopted criteria, the building meets multiple standards for consideration, including architectural integrity, association with historically significant individuals, specifically early settlers in this area of Austin, and community value. As one of the few remaining structures connected to the Swedish heritage of Swede Hill, the property represents an increasingly rare link to the neighborhood's cultural and historical identity, much of which has already been lost through prior development, including the construction of I-35.

The applicant has been unresponsive to meet and discuss alternatives to demolition. This lack of engagement raises concerns about their known demolition-by-neglect practices and the potential reliance on procedural timelines rather than good-faith preservation review. These concerns are heightened by the applicant's recent demolition of another property on East 13th Street, which has resulted in another vacant lot rather than meaningful reinvestment. This pattern has had a visible and negative impact on the larger neighborhood.

I respectfully urge the Commission to deny the demolition permit for 907 E 13th Street and to consider preservation-minded alternatives consistent with the City's historic review criteria and neighborhood conservation goals.

Sincerely,

Molly Hubbs

Resident of Swede Hill Neighborhood

Sturgill, Hunter

From: Sturgill, Hunter
Sent: Friday, January 23, 2026 10:49 AM
To: Historic Preservation Office
Subject: FW: Next meeting of Historic Landmark Commission
Attachments: IMG_2499.jpg



Hunter Sturgill (she/her)
Planner II
Historic Preservation Office
Austin Planning
512-974-3393
hunter.sturgill@austintexas.gov

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From: Contreras, Kalan <Kalan.Contreras@austintexas.gov>
Sent: Friday, January 23, 2026 9:12 AM
To: Sturgill, Hunter <hunter.sturgill@austintexas.gov>
Subject: FW: Next meeting of Historic Landmark Commission

Please add to backup. Thank you!

From: River Roaring [REDACTED]
Sent: Tuesday, January 13, 2026 12:46 PM
To: Contreras, Kalan <Kalan.Contreras@austintexas.gov>
Cc: Historic Preservation Office <Preservation@austintexas.gov>; [REDACTED]
Subject: RE: Next meeting of Historic Landmark Commission

External Email - Exercise Caution

Kalan,

I appreciate your willingness to receive information by email!

Attached please find:

- **the first page of my contract of sale of 907 East 13th Street to Eureka.** This shows that the other company name is simply a holding company, as this contract is the one we closed on and the property has not been sold to anyone else since.
- **a rendering by Jamie Chioco's architecture firm for 907 East 13th.** This rendering shows that we had planned to build a LOT of new construction behind the current front two rooms, the historically significant

part, without the public even being able to see the construction behind the historic front. The whole back portion would be hidden from sight from the front! These plans were approved by the city, and we had our construction permits, and were about to break ground when I changed my mind. So **this plan to add new construction behind the historic part was approved already. It can be done easily!**

I'm copying my neighbor Polina on this email to keep her in the loop.

I have many stories to share about the block, and it's history that I learned from Deloria Grant who lived across the street from me for 70 years.

Would you like me to share my stories here by email, or share them in person at the meeting February?
Would they be helpful to you before the hearing?

I very much appreciate your help on this, and look forward to hearing from you.

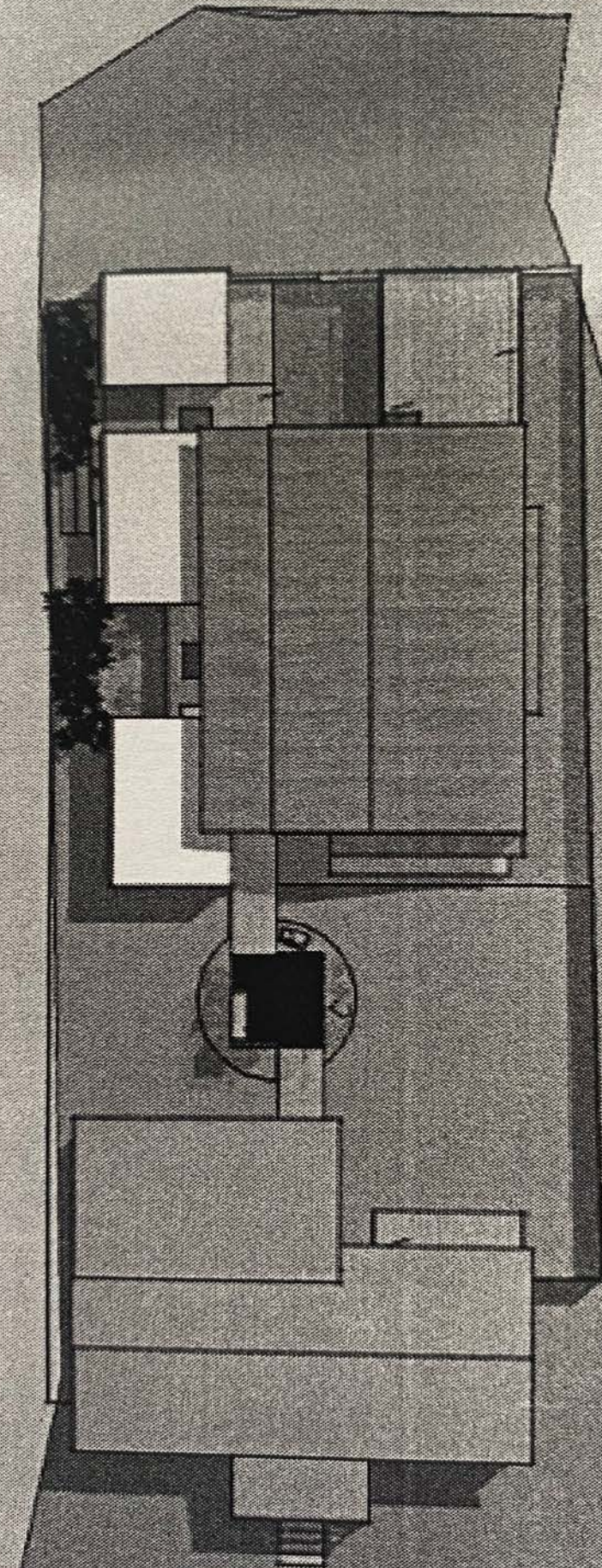
With love and light,

A handwritten signature in black ink that reads "River". The letter "R" is large and stylized, with a small star-like mark above it. The rest of the name is written in a cursive, flowing script.

909 East 13th Street

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From: [Scott Menzies](#)
To: [Contreras, Kalan](#)
Subject: Robertson Hill Neighborhood Association Letter of Support for 907 E.13th
Date: Wednesday, February 4, 2026 2:50:56 PM

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External Email - Exercise Caution

On behalf of the Robertson Hill Neighborhood Association (RHNA), I am writing to formally express our opposition to the proposed demolition of the historic structure located at 907 E. 13th Street, Austin, Texas 78702.

At a duly noticed meeting of the Robertson Hill Neighborhood Association, the membership held a vote regarding the proposed demolition. The vote was unanimous in opposition. This decision reflects the strong and shared belief of our neighborhood that the structure at 907 E. 13th Street holds significant historical and cultural value and should be preserved.

The building is a contributing element to the historic fabric of East Austin and Robertson Hill. Its age, architectural character, and connection to the area's early development make it an important physical reminder of the neighborhood's history. Demolishing this structure would result in an irreversible loss to the community and further erode the historic character of our neighborhood.

At this time, there is no clear or concrete plan for redevelopment that would justify the permanent loss of this historic resource. Preservation, rehabilitation, or adaptive reuse should be fully explored as viable alternatives that respect both the site's history and the surrounding community.

The Robertson Hill Neighborhood Association respectfully urges the **Planning Commission** and all relevant decision-making bodies to deny the demolition request for 907 E. 13th Street and to support efforts that prioritize preservation of historic resources in East Austin.

Thank you for your time and consideration of the neighborhood's position on this matter.

Sincerely,

Scott Menzies
President
Robertson Hill Neighborhood Association

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