

## ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2025-0022

HLC DATE: August 6, 2025    PC DATE: September 9, 2025    CC Date: October 23, 2025

APPLICANT: Shana Feste & Brian Kavanaugh-Jones (owner-initiated)

HISTORIC NAME: Stedman-Graves House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1701 San Gabriel Street, Austin, TX 78701

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

COUNCIL DISTRICT: 9

STAFF RECOMMENDATION: Grant the proposed zoning change from family residence (SF-3) to family residence-historic combining district (SF-3-H) zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION: architecture and historical associations.

HISTORIC LANDMARK COMMISSION ACTION: August 6, 2025: Grant the proposed zoning change from family residence (SF-3) to family residence-historic combining district (SF-3-H) zoning (9-0).

PLANNING COMMISSION ACTION: September 9, 2025: Grant the proposed zoning change from family residence (SF-3) to family residence-historic combining district (SF-3-H) zoning (12-0).

CITY COUNCIL ACTION:

CASE MANAGER: Austin Lukes, 512-978-0766

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

DEPARTMENT COMMENTS: The 2025 Downtown Austin Historic Resource Survey recommends the store building as eligible for designation as contributing resource to both a local Judges Hill historic district and a Judges Hill National Register historic district.

BASIS FOR RECOMMENDATION:

The historic zoning application summarizes the Stedman-Graves house's architectural significance and historical associations with the Stedman and Graves families, as well as to its local architect as follows:

The 1927 Stedman-Graves House merits historic landmark status for its architectural design by prominent Austin architect Edwin Kreisle as a representative of the Colonial Georgian Revival style, and for its importance to the City of Austin as the home of prominent lawyer and judge, Ireland Graves, and of his wife Mary Stedman Graves, who was extremely active in the civic life of Austin.

The home continues to serve as a residence in a neighborhood where homes are increasingly utilized as businesses. The Judges Hill Neighborhood Association supports the inclusion of this home into any future City of Austin and/or National Register Historic Districts.<sup>1</sup>

**§ 25-2-352(3)(c)(i) *Architecture.*** *The property embodies the distinguishing characteristics of a recognized*

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<sup>1</sup> Allen, Phoebe. "1927 Home of Mary Stedman & Judge Ireland Graves, 1701 San Gabriel Street in Judges Hill." 2025.

*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 home at 1701 San Gabriel in the Judges Hill neighborhood of Austin, was designed by prominent Austin architect Edwin C. Kreisle in the Colonial Georgian Revival style for Judge Ireland Graves and his wife, Mary Stedman Graves, in 1927. The home features several hallmarks of this style including a gable roof, rectangular plan, three prominent dormers on the front elevation, classical front porch, and brick exterior walls.

The house is two stories along with an attic and basement. Its exterior is mostly painted brick, with the prominent gable ends covered in plaster. The outside appearance has been maintained almost entirely in its original configuration, with some modifications to window sizes and porches to accommodate inhabitants' needs. A detached garage was likely added around 1946.

Further information about the architect, Edwin Clinton Kreisle, is provided in the application narrative:

Well-known architect Edwin Kreisle, a native of Austin, was the grandson of pioneer merchant of musical instruments and furniture, Matthew Kreisle (1831-1882) and his Prussian wife Sophie, who came to Austin from Hanover, Germany in the 1870s. Edwin received a degree in engineering from Bradley Polytechnic Institute in Peoria, Illinois in 1907. In the 1909-10 City Directory, Edwin is listed as a schoolteacher, and in 1910-11 as a math teacher. Concurrently, he studied architecture through an International Correspondence School course, finishing in 1911, the year he opened his architectural practice in Austin. He is listed in the 1912-13 City Directory as an architect. He worked with three firms during his almost 60-year career: Kleuser & Kreisle, Edwin C. Kreisle, and Kreisle & Brooks.

Kreisle designed more than 1,000 Austin residences and numerous stores, churches, schools - including Fulmore Junior High School, and public buildings whose character matched the neighborhoods they served.

Kreisle was co-architect with Kuehne and Brooks for one of the first federally funded public housing project in the United States, "USA Public Housing Project #1" — the 1938-39 Chalmers Courts in East Austin, which featured 86 units constructed for white families (now largely demolished), thanks to the efforts of FDR, LBJ and Mayor Tom Miller. [Two other sites in the project included Rosewood Courts for African American families (Page & Southerland) and Santa Rita Courts (Giesecke & Harris, & Kuehne) for Mexican American families. The Civil Rights Act of 1968 ended segregation in housing.]

Edwin Kreisle also designed 15 fire stations, including the 1938 Streamline Moderne style Austin Fire Station #1 as part of the federal Public Works Administration (PWA), and the 1932 UT campus station near MLK & Nueces.

Kreisle and Wyatt Hedrick were hired in 1931 to remodel the Scarbrough Building with an Art Deco facade. He designed the Colonial Revival clubhouse for the Lions Club Municipal Golf Course in 1930.

His houses were known for their quality; many were prestigious, built for community leaders and businessmen. He is credited with introducing to Central Texas the concept of the attached garage as an integral part of the structure.

**§ 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.*

In addition to the connections to the architect Edwin Kreisle described in the section above, the historic zoning application goes on to state that:

Kreisle was featured as one of the notable architects in Texas in 1940 in *Texas Architecture*, and in a 1986 publication *Austin: Its Architects and Architecture* (1836-1986) he is listed among the distinguished architects in Austin's history. He was a charter member of the Austin Lion's Club, a member of the Austin Masonic Lodge #12, the Scottish Rite Bodies, the Ben Hut Shrine, and active in St. David's Episcopal Church.

There are also connections explored in the application regarding the initial inhabitants of the property, as well as their families' role in the growth and development of Austin in the first half of the 20<sup>th</sup> Century:

Ireland Graves was a lecturer in the UT Law School in the late Teens and Twenties. His portrait hangs in the faculty research room at the law school. He founded his own law firm - Graves, Dougherty, Gee, Herron, Moody & Garwood - and became involved with local, state, and national professional and civic organizations. He served as vice president of the Austin Chamber of Commerce in 1921, on the Austin School Board (1922-24), as a director of Austin National Bank and of Austin Savings and Loan Association, a president of the Kiwanis Club, and president of the UT Ex-Students Association in the 1930s. He was a member of the Masonic Lodge, University Methodist Church, and the Travis County Bar Association as well as a fellow of the American Bar Association for more than 50 years, having joined in 1917.

Mary Stedman Graves was born in Fort Worth and grew up in Palestine. She attended Hollins College in Roanoke, Virginia and graduated from UT in 1907. In Austin she was a leading civic worker for more than 50 years. She was an organizer and charter member of the Austin Branch of the American Association of University Women, a member of Colonial Dames, a charter member of Open Forum, and member of Austin Woman's Club, Heritage Club of Austin, English Speaking Union of Austin, Woman's Parliament, the Alumnae Association of Kappa Kappa Gamma, Austin Law Wives Club, Foster Parent, and Save the Children Federation, and served as a director of Planned Parenthood of Austin.

The application also addresses the historical associations that extend to their couple's daughter and son-in-law:

In 1946 Ireland Graves founded the Graves-Dougherty law firm with his son-in-law Robert Henderson Dougherty III. Dougherty was involved in a number of important cases over the years, most notably the Tideland case – a legal battle between the State of Texas and the federal government over rights to offshore oil. He served as President of the Texas State Bar Association in 1979-80. Chrys had a strong belief in the rule of law as an alternative to violence. Accordingly, he served as state president of the United World Federalists in the late 1940s. He also had a strong belief in the importance of making legal services available to everyone, not just those privileged enough to be able to pay for them. He focused his attention on expanding legal services for the poor, urging lawyers to devote time to pro bono work. In recognition of these efforts, the State of Texas Bar Association established the J. Chrys Dougherty Legal Services Award in his honor.

PARCEL NO.: 0211010409

LEGAL DESCRIPTION: W 90 FT OF S 137 FT OF OLT 16 DIVISION E

ESTIMATED ANNUAL TAX EXEMPTION:

| AISD       | COA        | TC         | TC Health  | Total       |
|------------|------------|------------|------------|-------------|
| \$4,780.47 | \$4,804.11 | \$3,464.72 | \$1,086.04 | \$14,135.34 |

APPRAISED VALUE: \$2,611,487 (Land: \$1,199,435; Improvement: \$1,412,052)

PRESENT USE: Residence

DATE BUILT/PERIOD OF SIGNIFICANCE: 1927; 1927-1938

INTEGRITY/ALTERATIONS: Medium-to-high. Previous to the Graves family owning the property, there was another house on site, and it has not been determined whether this was demolished or incorporated into the 1927 building. Around this time, the property's address in city directories switched from a listing associated with West 17<sup>th</sup> Street to being listed with San Gabriel Street numbering, indicating an alteration to what was considered the front of the property. Around 2020, a previous owner replaced some windows with vinyl units. These have been replaced by the current owner with aluminum-clad wood windows with divided lites. Screened porches on the first and second floor have been enclosed and wood windows installed on exterior walls to maintain some transparency. Minor site work has also occurred since the current owner purchased the property.

PRESENT OWNERS: Shana Feste & Brian Kavanaugh-Jones

ORIGINAL OWNER(S): Ireland & Mary Stedman Graves

OTHER HISTORICAL DESIGNATIONS: None

*Photos*



*Application photos of exterior viewed from San Gabriel Street*

## Historic Zoning Application Packet

### A. APPLICATION FOR HISTORIC ZONING

#### PROJECT INFORMATION:

| DEPARTMENTAL USE ONLY            |                          |
|----------------------------------|--------------------------|
| APPLICATION DATE: _____          | FILE NUMBER(S) _____     |
| <b>TENTATIVE HLC DATE:</b> _____ |                          |
| 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: SHANA FESTE AND BRIAN KAVANAUGH-JONES                          |
| 2. PROJECT NAME: STEDMAN-GRAVES HOUSE                                           |
| 3. PROJECT STREET ADDRESS (or Range): 1701 SAN GABRIEL STREET, AUSTIN, TX 78701 |
| ZIP 78701 COUNTY: TRAVIS                                                        |
| <b>IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:</b>                              |
| 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 _____                             | (OR)            | SQ.FT. 14,111                 |                 |                 |                    |
| <b>5. ZONING AND LAND USE INFORMATION:</b> |                 |                               |                 |                 |                    |
| EXISTING<br>ZONING                         | EXISTING<br>USE | TRACT#<br>(IF MORE<br>THAN 1) | ACRES / SQ. FT. | PROPOSED<br>USE | PROPOSED<br>ZONING |
| SF-3                                       | RESIDENCE       | _____                         | 14,111 SF       | RESIDENCE       | SF-3-H             |
| _____                                      | _____           | _____                         | _____           | _____           | _____              |
| _____                                      | _____           | _____                         | _____           | _____           | _____              |

#### RELATED CURRENT CASES:

|                                                                                                  |                    |
|--------------------------------------------------------------------------------------------------|--------------------|
| 6. ACTIVE ZONING CASE? (YES / <span style="border: 1px solid red; padding: 0 2px;">NO</span> )   | FILE NUMBER: _____ |
| 7. RESTRICTIVE COVENANT? (YES / <span style="border: 1px solid red; padding: 0 2px;">NO</span> ) | FILE NUMBER: _____ |
| 8. SUBDIVISION? (YES / <span style="border: 1px solid red; padding: 0 2px;">NO</span> )          | FILE NUMBER: _____ |
| 9. SITE PLAN? (YES / <span style="border: 1px solid red; padding: 0 2px;">NO</span> )            | FILE NUMBER: _____ |

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Historic Zoning Application Packet

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: W 90 FT OF S 137 FT OF LOT 16 DIVISION E

Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_ Outlot(s) \_\_\_\_\_

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.:

DOCUMENT # 2004034736

11. VOLUME: \_\_\_\_\_ PAGE: \_\_\_\_\_ TAX PARCEL I.D. NO. 202030

OTHER PROVISIONS:

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

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

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 ☐ 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: \_\_\_\_\_ NAME: SHANA FESTE AND BRIAN KAVANAUGH-JONES

FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_

STREET ADDRESS: 1701 SAN GABRIEL STREET

CITY: AUSTIN STATE: TX ZIP CODE: 78701

EMAIL ADDRESS: [REDACTED]

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: \_\_\_\_\_ NAME: SEAN REYNOLDS

FIRM NAME: SIDE ANGLE SIDE (ARCHITECT) TELEPHONE NUMBER: (713)376-7392

STREET ADDRESS: 4709 RED BLUFF ROAD

CITY: AUSTIN STATE: TX ZIP CODE: 78702

CONTACT PERSON: SEAN REYNOLDS TELEPHONE NUMBER: \_\_\_\_\_

EMAIL ADDRESS: [REDACTED]

**City of Austin - Historic Preservation Office  
Historic Zoning Application Packet****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.**

DocuSigned by:

*Sean Reynolds*

Signature

Date

SEAN REYNOLDS

Name (Typed or Printed)

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.**

DocuSigned by:

*Sean Reynolds*

Signature

Date

SEAN REYNOLDS

Name (Typed or Printed)

Firm (If applicable)

City of Austin - Historic Preservation Office  
Historic Zoning Application Packet**E. ACKNOWLEDGMENT FORM**

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

I, SEAN REYNOLDS 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

1701 SAN GABRIEL, AUSTIN, TX 78701  
(Address or Legal Description)

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.

DocuSigned by:

*Sean Reynolds*

F1CE87673E51420...

(Applicant's signature)6/24/2025(Date)

City of Austin - Historic Preservation Office  
Historic Zoning Application Packet

**F. 1: Historical Documentation - Deed Chronology**

**Deed Research for (fill in address)** 1701 SAN GABRIEL, AUSTIN, TX 78701

*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)**

City of Austin - Historic Preservation Office  
Historic Zoning Application Packet

## F. 2: Historical Documentation - Occupancy History

**Occupancy Research for (fill in address)** 1701 SAN GABRIEL, AUSTIN, TX 78701

*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,<br>e s Congress b Hickory and Ash Streets<br><br>A.S. Roberts (Ada), Roberts Dry Goods, r. 610 W. 12 <sup>th</sup> Street, 2. | City Directories |
| 1877-78   | Jones, David W., Wholesale Furniture dealer and carpets, 806<br>Congress Avenue<br><br>Jones, David W. (Martha), Furniture Dealer, r. 312 W. 5 <sup>th</sup> Street, 4.                 | City Directories |

**(Continue through the present)**

**F.1: Historical Documentation - Deed Chronology**  
**Occupancy research for 1701 San Gabriel, Austin, TX 78701**

(All information from City Directories at the Brisco Center for American History  
compiled by Phoebe Allen)

| <b>Transaction</b>    |                                                                             | <b>Vol. / Page</b> |
|-----------------------|-----------------------------------------------------------------------------|--------------------|
| <b>1937 to 1956</b>   | See City Directory references on F.2 Documentation of Occupancy / Ownership |                    |
| <b>May 12, 1956</b>   | Marshall Bourne (probable) to A.L. Moyer on May 12, 1956.<br>01696/00460    |                    |
| <b>Sep 1, 1988</b>    | Mary Alyce Moyer to Paul Moyer                                              | 10766/00006        |
| <b>April 28, 1992</b> | Paul Moyer to Robert & Peggy Russell                                        | 11684/01406        |
| <b>June 12, 2014</b>  | Robert & Peggy Russell to Peggy Russell                                     |                    |
| <b>Jan 27, 2021</b>   | Peggy Russell to Shana Feste & Brian Kavanaugh-Jones                        | 2021019926         |

**F.2: Historical Documentation - Occupancy History**  
**Occupancy research for 1701 San Gabriel, Austin, TX 78701**

(All information from City Directories at the Brisco Center for American History and/or Texas  
State Archives compiled by Phoebe Allen)

**Year    Occupant Name and Reference**

- 1922**    No houses are listed in the 1700 block of San Gabriel  
Graves, Ireland (Mary) White, Wilcox & Graves. Lawyer, Austin National Bank Bldg.  
residence **910 W. 17th** (owner)  
H.A. Thomson, 900 W. 17th  
Stedman, Nathan A. (Emma) Lawyer, Scarbrough Bldg. r. 810 W. 17th  
[There is no 807 W. 16th listed. 805 is Sam Sparks, 809/901/903 are Bickler brothers]
- 1924**    Graves, Ireland (Mary) White, Wilcox, Graves & Taylor. Lawyer. r. **910 W. 17th**  
Stedman, Nathan A. (Emma) lawyer, Scarbrough Bldg. **807 W. 16th** (owner)
- 1927**    Graves, Ireland (Mary), White, Wilcox, Graves & Taylor. Lawyer, Austin National Bank  
Bldg. residence **910 W. 17th**  
Stedman, N.A. (Emma S) lawyer, Scarbrough Bldg. r. **807 W. 16th**
- 1929**    Graves, Ireland (Mary S) Black & Graves. Lawyer, Scarbrough Bldg. r. 1701 W. 17th  
[error, should read 1701 San Gabriel rather than W. 17th]  
Steadman [sic], E. S. (Mrs.) owner, 807 W. 16th. (widow Nathan)
- 1930**    Graves, Ireland (Mary S) Black & Graves. Lawyer, 1005 Norwood Bldg. **1701 San  
Gabriel**  
No Stedman or Steadman listed. Marrs, SMN, 807 W. 16th
- 1932-33**  
Graves, Ireland (Mary S) Black & Graves, 1005 Norwood Bldg. home **1701 San  
Gabriel** Marrs, I.C. Mrs. 807 W. 16th
- 1937**    **Robinson, Edward jr.** (Mercedes) Robinson Brothers 1701 San Gabriel.  
Robinson Brothers (Henry & Edward jr) whole grain, 814-116 E. 5th  
Graves is listed at 2 Green Lane
- 1939**    **Robinson, Edward jr.** (Mercedes, 2) 1701 San Gabriel, owner. Robinson Bros.

- 1940 Robinson, Edward Jr.** 1701 San Gabriel, owner. Robinson Bros.  
Robinson Brothers (Henry, Edward jr) whole grain, 814 E. 5th  
1711 San Gabriel: Oscar Robinson, mgr. S. Tx Cotton Oil Co. (Floy)
- 1947** 1701 San Gabriel: **Madison, Perry B.** (Sybil) owner  
1701 1/2 San Gabriel: Cruson, Chas
- 1949** 1701 San Gabriel: **Madison, Perry B.** owner, but not listed as resident  
1701 1/2 San Gabriel: Crush, Chas.
- 1952** 1701 San Gabriel: **Bourne, Marshall** (Celeste), cotton grower. owner  
1701 1/2 Hallmark, Raymond
- 1954** 1701 is vacant, as is 1701 1/2
- 1955** 1701 San Gabriel: **Moyer, Aubrey L.** (Mary A.) (Cochran Kinser-Hewlett Moyer), home  
1701 1/2 is vacant
- 1957 Moyer, Aubrey L.** (Mary A.) home (Cochran Kinser-Hewlett Moyer)
- 1956 - 1992**  
**Paul & Mary Alyce Moyer** (Cochran Kinser-Hewlett Moyer)
- 1992-2021**  
Robert & Peggy Russell
- 2021 - Present**  
Brian Kavanaugh Jones & Shana Feste

**1927 HOME OF MARY STEDMAN & JUDGE IRELAND GRAVES  
1701 SAN GABRIEL STREET IN JUDGES HILL  
Compiled by Phoebe Allen**

**SUMMARY**

The home at **1701 San Gabriel** in the Judges Hill neighborhood of Austin, was designed by prominent Austin architect **Edwin C. Kreisle** in the Colonial Georgian Revival style for Judge Ireland Graves and his wife, Mary Stedman Graves, in 1927. The original architectural plans are preserved by the current owners. The second owner was **Edward Robinson, Jr.** (of the Bremond-Robinson clan) & wife **Mercedes**, from circa 1937 to the mid 1940s, followed by a series of three owners before **Aubrey L. & Mary Moyer** bought the house in 1956

The San Gabriel house was purchased in 1992 by **Robert & Peggy Russell** from the Moyer family. Robert Russell taught most of his adult life at UT Austin, where he won Teacher of the Year award; Peggy Russell was a geriatric specialist. The current owners moved into the newly renovated house in 2021.

The home was recently featured to great acclaim on the April 27, 2025 Preservation Austin Homes Tour.

**ARCHITECTURAL DESCRIPTION**

From Side Angle: "The house features 2 full stories + an attic and basement. Painted brick covers the majority of the home, with the large gable ends plastered. The exterior of the home has been maintained almost entirely in its original configuration, with some modifications to window sizes and porches to accommodate its inhabitants' needs over its life. The interior of the home has recently been reconfigured to better suit the current owner's contemporary lifestyle. The team worked to meticulously restore the home's original features (longleaf pine wood floors, intricate molding, cabinetry, fireplaces, and windows) to maintain its historic essence while still meeting modern needs. ... The home features several hallmarks of this style including a gable roof, rectangular shape, 3 prominent dormer windows facing the front (sporting 2 gables and one rounded in the center), classical front porch (pediment with Ionic-style pilasters and Palladian window motif), original brick exterior (repainted), 96 year old fireplaces and hearth, and original long-leaf pine floors that have all been maintained and restored throughout the life of the home. The roof is composition shingle. Pier and beam foundation. A detached garage was likely added circa 1946."

**DATES OF ARCHITECTURAL MODIFICATIONS**

**1912-1924 (assumed)**

House reconfigured to move the front facade from West 17th Street to current orientation facing San Gabriel Street

**1980s-2020 (assumed)**

Interior Renovation, vinyl windows on the South facade added in 2020.. (not a lot of information on this particular renovation, but the home has had several minor improvements around this time period).

## 2021-2024

### Interior Modifications:

- First Floor: Complete reconfigure of kitchen, dining room, pantry, mudroom spaces, enclosing screened porch / back stoop entry on Southeast side to add to dining room space (no modification to footprint), existing trim, molding, wood flooring maintained or restored.
- Second Floor: Complete reconfigure of the bedroom spaces, enclosing screened porch on Southeast side to add to primary bedroom space (no modification to footprint), vaulted boy's bedroom up into attic to create loft space, existing trim, molding, wood flooring maintained or restored.
- Attic: Finish out of unfinished attic space into screening room with half bath, 5 bunks, and access to boy's bedroom loft.

### Exterior Modifications:

- Divided lite steel windows added at "breakfast nook" on Northeast corner of house (not visible from the street).
- Vinyl windows on South face replaced with new aluminum clad wood windows to match the character of the home, additional openings added on attic floor.
- Enclosed screened porch on level 1 and 2 (listed above), wood windows to match character of the home replaced existing screened openings. These openings are mostly concealed from the street with landscaping
- Vinyl windows on South face level 1 replaced with aluminum clad wood patio doors opening onto wood deck (the deck is temporary, a new patio matching the character of the home is planned for future construction). These windows are mostly concealed from the street with landscaping.
- Exterior of the house was repainted and plaster was replaced on North and South gable facades.
- Garage painted.
- Brick path in front yard reconfigured with larger, grand approach adding stairs from the street.

## Neighborhood Context

Shoal Creek was the natural western boundary of Austin when Edwin Waller laid out the city's original one-square-mile grid in 1839. In order to found the City of Austin, the Congress of the Republic of Texas condemned the land in and surrounding the village of Waterloo in 1839, offering the former headright owners either money or land elsewhere in Texas as compensation. The lots inside the 1839 city plan, as well as "Outlots" beyond the "Original City" grid Waller laid out, were sold to the highest bidders. Those who purchased outlots in the future Judge's Hill neighborhood included **Dr. Samuel G. Haynie**, a four-time mayor of Austin, who arrived in Austin in 1839 to practice medicine and by 1950 had purchased Outlots 10, 11 and 19. 17th Streets in the Judges Hill neighborhood, a few blocks northwest of the Texas State Capitol and southwest of The University of Texas campus.

The neighborhood takes its name from the many judges and attorneys who built homes in the area, soon after Austin was selected as the state capitol. The first judge to own property in the area may have built a home as early as 1851 — **Elijah Sterling Clack Robertson** (1820-1879), son of the Empresario of Robertson Colony and a Texas Ranger, practiced law and in 1858 became the Chief Justice of Bell County. Robertson's property, on a bluff overlooking Shoal

Creek, would have been an excellent vantage point for observing Shoal Creek, which Native Americans used for travel north and south.

Several early 1950s homes were built along West Avenue, the western boundary of the 1839 Original City of Austin. Adjacent to the downtown business district, the homes near this street are some of the oldest in Austin and are in easy walking distance to the Capitol and the Courts. Spanning a period from the 1850s through the turn of the century, the structures provide insight into the transitioning architectural styles and building materials of the time.

The **Glasscock Mansion** (razed 1923) was built in the 1400 block of West Avenue in 1853. The circa 1855 Chandler-Shelley House, also known as **Westhill**, 1703 West Avenue, was likely built by **Abner Cook** about the same time Cook was building the nearby Governor's Mansion. Many elegant, historic homes still line both sides of West Avenue including the landmark 1870 **Denny-Holliday House** at 1803 West Avenue.

There are at least three periods of activity in the Judges' Hill area. First is that beginning during the Republic and running through World War I, roughly 1850 to 1914. The style is reflected in Abner Cook homes and other early buildings. With the Victorian era came a more formal regimen of manners and social style, reflected in homes of the time. A number of these have been lost. The second phase of development includes the period between the two world wars, 1914 to 1945. It includes primarily Italianate, Colonial and Classical Revival, and Arts and Crafts Bungalow styles. The third phase, following WWII, saw the addition of a few homes in the post-war Ranch and Mid Century Modern styles.

The Judges' Hill neighborhood continues to experience controversial revitalization and conversion of single family residences to condos and professional offices. On West Avenue, for example, is a series of three modern apartment and condominium buildings that replaced exceptional historic homes, including two in the 1700 and 1800 blocks: the Richardsonian Romanesque **Edward Mandell House** home at 1704 West Avenue, built in 1891 and demolished in 1967, and the **Angeline Townsend-Thad Thomson** home at 1802 West Avenue, built in 1868 and demolished in 1962.

The Judges Hill Neighborhood Association is in the process of nominating the neighborhood as a National Register Historic District.

## **Outlet # 16 History**

Graves bought his property in 1910 from the executor of the estate of Frederick 'Fritz'. Bernd, a carpenter and wagon maker who had purchased the west half of the block in 1852 from the homestead of Johann & Kuniguntia Fruth, who had purchased the land from Jacob Buchman, owner of the original 1852 patent. The **1923 Oscar Robinson House**, a City Historic Landmark, is on the northwest corner of the block at 1711 San Gabriel Street.

The Graves family likely built their first house at the southwest corner of the block, facing 17th Street. Graves is listed at this location at the corner address of 910 W. 17th in City Directories from 1912 through 1927 and at the same location, different address - 1701 San Gabriel from 1927 until 1938. According to neighbor George Shelley, the Graves couple lived with her father and step-mother one block away - at 807 West 16th Street (which the Stedmans built in 1921) - while the Graves house was being built.

It is not known whether their previous house was razed, rebuilt, moved or incorporated into the 1927 plan [the block is not depicted on the Sanborn map], which faced San Gabriel at the corner of West 17th Street. The Graves family lived in this home until 1938, when they moved into a new home at 2 Green Lanes in Pemberton Heights.

## **ARCHITECT Edwin Clinton Kreisle (1888-1971)**

Well-known architect Edwin Kreisle, a native of Austin, was the grandson of pioneer merchant of musical instruments and furniture, Matthew Kreisle (1831-1882) and his Prussian wife Sophie, who came to Austin from Hanover, Germany in the 1870s. Edwin received a degree in engineering from Bradley Polytechnic Institute in Peoria, Illinois in 1907. In the 1909-10 City Directory, Edwin is listed as a school teacher, and in 1910-11 as a math teacher. Concurrently, he studied architecture through an International Correspondence School course, finishing in 1911, the year he opened his architectural practice in Austin. He is listed in the 1912-13 City Directory as an architect. He worked with three firms during his almost 60-year career: Kleuser & Kreisle, Edwin C. Kreisle, and Kreisle & Brooks.

Kreisle designed more than 1,000 Austin residences and numerous stores, churches, schools - including Fulmore Junior High School, and public buildings whose character matched the neighborhoods they served.

Kreisle was co-architect with Kuehne and Brooks for one of the first federally funded public housing project in the United States, "USA Public Housing Project #1" — the 1938-39 Chalmers Courts in East Austin, which featured 86 units constructed for white families (now largely demolished), thanks to the efforts of FDR, LBJ and Mayor Tom Miller. [Two other sites in the project included Rosewood Courts for African-American families (Page & Southerland) and Santa Rita Courts (Giesecke & Harris, & Kuehne) for Mexican-American families. The Civil Rights Act of 1968 ended segregation in housing.]

Edwin Kreisle also designed 15 fire stations, including the 1938 Streamline Moderne style Austin Fire Station #1 as part of the federal Public Works Administration (PWA), and the 1932 UT campus station near MLK & Nueces.

Kreisle and Wyatt Hedrick were hired in 1931 to remodel the Scarbrough Building with an Art Deco facade. He designed the Colonial Revival clubhouse for the Lions Club Municipal Golf Course in 1930.

His houses were known for their quality; many were prestigious, built for community leaders and businessmen. He is credited with introducing to Central Texas the concept of the attached garage as an integral part of the structure.

A friend of the Pease heirs, notably Niles Graham, Kreisle was frequently consulted to help monitor the architectural development of the Enfield neighborhood. He designed and built many early Enfield homes, including 1702 Windsor (supervising architect with Atlee B. Ayers, 1919), a home for Dr. John C. Thomas at Three Niles Road, his own Tudor Revival style home at Five Niles Road (1928, altered), the Watt-Scruggs House at 1502 Marshall Lane (1921), as well as the Paul Simms Tudor-style home at 212 West 33rd in Aldridge Place.

Kreisle was known for attention to detailing and reliance on the finish work of his friends - woodcarver Peter Mansbendel, who was a close friend of Niles Graham, and Mansbendel's apprentice, ironworker Fortunat Weigl.

In the Judges Hill neighborhood, Kreisle designed the **1923 Steiner-Shelley House at 1700 West Avenue**, and the **1920 home of J.W. Scarbrough at 1801 West Avenue**, a City of Austin Historic Landmark.

Kreisle was featured as one of the notable architects in Texas in 1940 in *Texas Architecture*, and in a 1986 publication *Austin: Its Architects and Architecture* (1836-1986) he is listed among the distinguished architects in Austin's history. He was a charter member of the Austin Lion's Club, a member of the Austin Masonic Lodge #12, the Scottish Rite Bodies, the Ben Hut Shrine, and active in St. David's Episcopal Church.

In 1909 Edwin married concert pianist Antonie Marianne Leonardt (1887-1968), born in Cuero, Texas. They had one son, Leonardt Kreisle.

#### **Kreisle Sources:**

"Kreisle Home Typifies European Style," West Austin News, June 26, 1987.

*Austin: Its Architects and Architecture* (1826-1986), Austin Chapter AIA 1986, page 67.

Preservation Austin's research for their April 27, 2025 Homes Tour regarding 1701 San Gabriel. [http://genealogy.ravensbeak.com/histories/Kreisle History Part 3 - The Kreisles in Austin.pdf](http://genealogy.ravensbeak.com/histories/Kreisle%20History%20Part%203%20-%20The%20Kreisles%20in%20Austin.pdf) by Harold Mueller, 1983.

#### **MARY STEDMAN & IRELAND GRAVES**

**Ireland Graves** was born in 1885 in Seguin, Texas, to John William Graves (1885-1969) and Mary Frances 'Mollie' Ireland (1859-1891) and was the grandson of former 1883-1887 Texas Governor John Ireland, who also served as a state senator, district judge, and associate justice for the Supreme Court of Texas.

Ireland Graves became a noted lawyer and judge. As a young man, Ireland Graves joined the law firm of Robert Lee Penn (1854 San Felipe de Austin - 1909 Austin).

**Penn** moved to Georgetown in 1880, engaged in land surveying, and graduated from Southwestern University in 1884. He was admitted to the bar in 1886, served as Williamson County Commissioner, and in 1901 was elected Williamson County Judge. He was appointed to the 26th Judicial District Court in 1901 and elected to a term in 1902. Judge Penn went into private practice in 1905 with Judge T.B.Cochran. Penn took a young Ireland Graves into his practice. Anna Maria (Penn) Ireland (widow of Governor Ireland) was Penn's aunt.

Ireland Graves received a B.S. degree at Southwestern University in Georgetown in 1905 and a law degree from UT in 1908. He practiced law for six months in Williamson County before moving to Austin. He primarily practiced civil law. Graves served as 26th District Judge of Travis and Williamson Counties (1916-1921), the same court his grandfather Ireland served on in 1866-67 before being replaced "with Yankee carpetbaggers."

Ireland Graves was a lecturer in the UT Law School in the late Teens and Twenties. His portrait hangs in the faculty research room at the law school. He founded his own law firm - Graves, Dougherty, Gee, Herron, Moody & Garwood - and became involved with local, state, and national professional and civic organizations. He served as vice president of the Austin Chamber of Commerce in 1921, on the Austin School Board (1922-24), as a director of Austin National Bank and of Austin Savings and Loan Association, a president of the Kiwanis Club, and president of the UT Ex-Students Association in the 1930s. He was a member of the Masonic Lodge, University Methodist Church, and the Travis County Bar Association as well as a fellow of the American Bar Association for more than 50 years, having joined in 1917.

In 1909 Graves married the former **Mary Willis Stedman** (1884-1965), granddaughter of a former Texas Attorney General and daughter of Elizabeth Rowlett (1864-1902) and **Nathan Alexander Stedman** (1854-1927), a prominent lawyer who served on the Railroad Commission of Texas (1895-97) and later general counsel for the Missouri-Pacific Railroad, a Harrison County district attorney, district judge in Fort Worth from 1892-95, and UT regent 1912-15. In 1904, after his first wife's death, he married Emma Shapard Hicks. The couple built a home one block from the Graves house in 1921.

Mary Stedman Graves was born in Fort Worth and grew up in Palestine. She attended Hollins College in Roanoke, Virginia and graduated from UT in 1907. In Austin she was a leading civic worker for more than 50 years. She was an organizer and charter member of the Austin Branch of the American Association of University Women, a member of Colonial Dames, a charter member of Open Forum, and member of Austin Woman's Club, Heritage Club of Austin, English Speaking Union of Austin, Woman's Parliament, the Alumnae Association of Kappa Kappa Gamma, Austin Law Wives Club, Foster Parent, and Save the Children Federation, and served as a director of Planned Parenthood of Austin.

Ireland and Mary Graves are buried in Oakwood Cemetery.

Their daughter **Mary Ireland 'Miggie' Graves** (1919-1977) in 1942 married **J. Chrys Robert Henderson Dougherty III** (1915-2014), lawyer and champion of legal assistance for the poor. His grandfather Robert Dougherty immigrated from Ireland and founded a boys school in south Texas. His Aunt Lida was the first woman superintendent of schools in Texas. After his father's death in 1932, Chrys III changed his birth name to that of his father.

During the War, Chrys III served in the Counter-Intelligence Corps, and in France as an attorney in the Judge Advocate General Corps. There he added a love of the French language to the love of Spanish he'd grown up with as a child in south Texas. Years later Chrys served as the Honorary French Consul of Texas. Returning from the war, Chrys studied International Law at Harvard.

**In 1946 he co-founded the Graves, Dougherty law firm with his father-in-law Ireland Graves.** He was involved in a number of important cases over the years, most notably the Tidelands case – a legal battle between the State of Texas and the federal government over rights to offshore oil. He served as President of the Texas State Bar Association in 1979-80. Chrys had a strong belief in the rule of law as an alternative to violence. Accordingly, he served as state president of the United World Federalists in the late 1940s. He also had a strong belief in the importance of making legal services available to everyone, not just those privileged enough to be able to pay for them. He focused his attention on expanding legal services for the poor, urging lawyers to devote time to pro bono work. In recognition of these efforts, the State of Texas Bar Association established the J. Chrys Dougherty Legal Services Award in his honor. Sources: (<https://www.tshaonline.org/handbook/entries/dougherty-john-chrysostom-iii>) (<https://www.dignitymemorial.com/obituaries/austin-tx/j-dougherty-8208577>)

## CONCLUSION & JUSTIFICATION

The 1927 Stedman-Graves House merits historic landmark status for its architectural design by prominent Austin architect Edwin Kreisle as a representative of the Colonial Georgian Revival style, and for its importance to the City of Austin as the home of prominent lawyer and

judge, Ireland Graves, and of his wife Mary Stedman Graves, who was extremely active in the civic life of Austin.

The home continues to serve as a residence in a neighborhood where homes are increasingly utilized as businesses. The Judges Hill Neighborhood Association supports the inclusion of this home into any future City of Austin and/or National Register Historic Districts.

**APPENDIX: Photos, Site Map, Metes & Bounds**

Legal Description: West 90 Feet of South 137 Feet of Outlot 16 Division E

Map ID 021001 Property ID 202030

Travis Central Appraisal District  
P.O. Box 149012  
Austin, TX 78714  
www.travisappraisal.org  
Main Telephone Number (512) 834-8317

This 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. Consideration of the information and the responsibility of the user. The TCAD makes no claim, promises or guarantees about the accuracy, completeness or 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  
Scale: 1 inch = 125 feet  
Scale: 1 inch = 100 feet  
Scale: 1 inch = 400 feet



Revision Date:  
7/5/2024

21101



Bruce Elfant  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

ACCOUNT NUMBER: 02-1101-0409-0000

PROPERTY OWNER:

RUSSELL PEGGY M  
1701 SAN GABRIEL ST  
AUSTIN, TX 78701-1028

PROPERTY DESCRIPTION:

W 90 FT OF S 137 FT OF OLT 16 DIVI  
SION E

ACRES

.2831 MIN%

.000000000000 TYPE

SITUS INFORMATION: 1701 SAN GABRIEL 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      |
|-------------------|-----------------------|------------|
| 2020              | AUSTIN ISD            | *ALL PAID* |
|                   | CITY OF AUSTIN (TRAV) | *ALL PAID* |
|                   | TRAVIS COUNTY         | *ALL PAID* |
|                   | TRAVIS CENTRAL HEALTH | *ALL PAID* |
|                   | ACC (TRAVIS)          | *ALL PAID* |
| TOTAL SEQUENCE 0  |                       | *ALL PAID* |
| TOTAL TAX:        |                       | *ALL PAID* |
| UNPAID FEES:      |                       | * NONE *   |
| INTEREST ON FEES: |                       | * NONE *   |
| COMMISSION:       |                       | * NONE *   |
| TOTAL DUE ==>     |                       | *ALL PAID* |

TAXES PAID FOR YEAR 2020 \$20,065.79

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2020 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 03/26/2021

Fee Paid: \$10.00

Bruce Elfant  
Tax Assessor-Collector

By: 



FIELD NOTES

FIELD NOTES FOR 14,111 SQUARE FEET OF LAND MORE OR LESS, BEING A PORTION OF OUTLOT 16, DIVISION E, OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED UNTO MARY ALYCE MOYER RECORDED IN VOLUME 10766, PAGE 06 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS; SAID TRACT OF LAND BEING CALLED THE WEST NINETY (90) FEET OF THE SOUTH ONE HUNDRED THIRTY-SEVEN (137) FEET OF SAID OUTLOT 16, DIVISION E AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin set at the intersection of the east R.O.W. line of San Gabriel Street and the north R.O.W. line of West 17th Street for the southwest corner hereof; said iron pin bears N 58°-48'-20" E 39.05 feet from a City of Austin monument found at the centerline intersection of San Gabriel Street and West 17th Street;

THENCE with said east R.O.W. line of San Gabriel Street, N 19°-00' E 137.41 feet to an iron pin found at the southwest corner of that certain tract conveyed unto Schotz Bennett by Deed recorded in Volume 11491, Page 1337 of the Real Property Records of Travis County, Texas; said iron pin being the northwest corner hereof;

THENCE with the south line of said Bennett tract, S 70°-10'-30" E 61.06 feet to an old iron pipe found at the west end of a rock wall; said iron pipe being the southwest corner of that certain tract conveyed unto Gordon Gunter by Deed recorded in Volume 8641, Page 67 of the Real Property Records of Travis County, Texas;

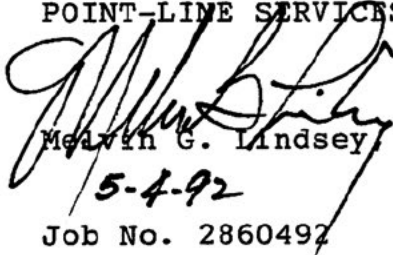
THENCE with the south line of said Gunter tract and a rock wall; S 70°-39' E at 28.94 feet the northeast corner hereof at ninety (90) feet from San Gabriel Street, in all 41.97 feet to an ell corner of said rock wall and the occupied and recognized eastern limits of the herein described tract; said point being the northwest corner of that certain tract conveyed to Swaffar Janet Kaufman by Deed recorded in Volume 4490, Page 253 of the Real Property Records of Travis County Texas;

THENCE with the western limit of said rock wall, S 19°-03'-30" W 136.91 feet to a point on said north R.O.W. line of West 17th Street for the southeast corner hereof;

THENCE with said north R.O.W. line of West 17th Street, N 70°-39' W at 12.93 feet pass an iron pin set at the southeast corner hereof at ninety (90) feet from San Gabriel Street, in all 102.93 feet to the POINT OF BEGINNING, containing 14,111 feet of land more or less.

As Surveyed By:

POINT-LINE SERVICES, INC.

  
Melvin G. Lindsey, RPLS #1587

5-4-92  
Job No. 2860492



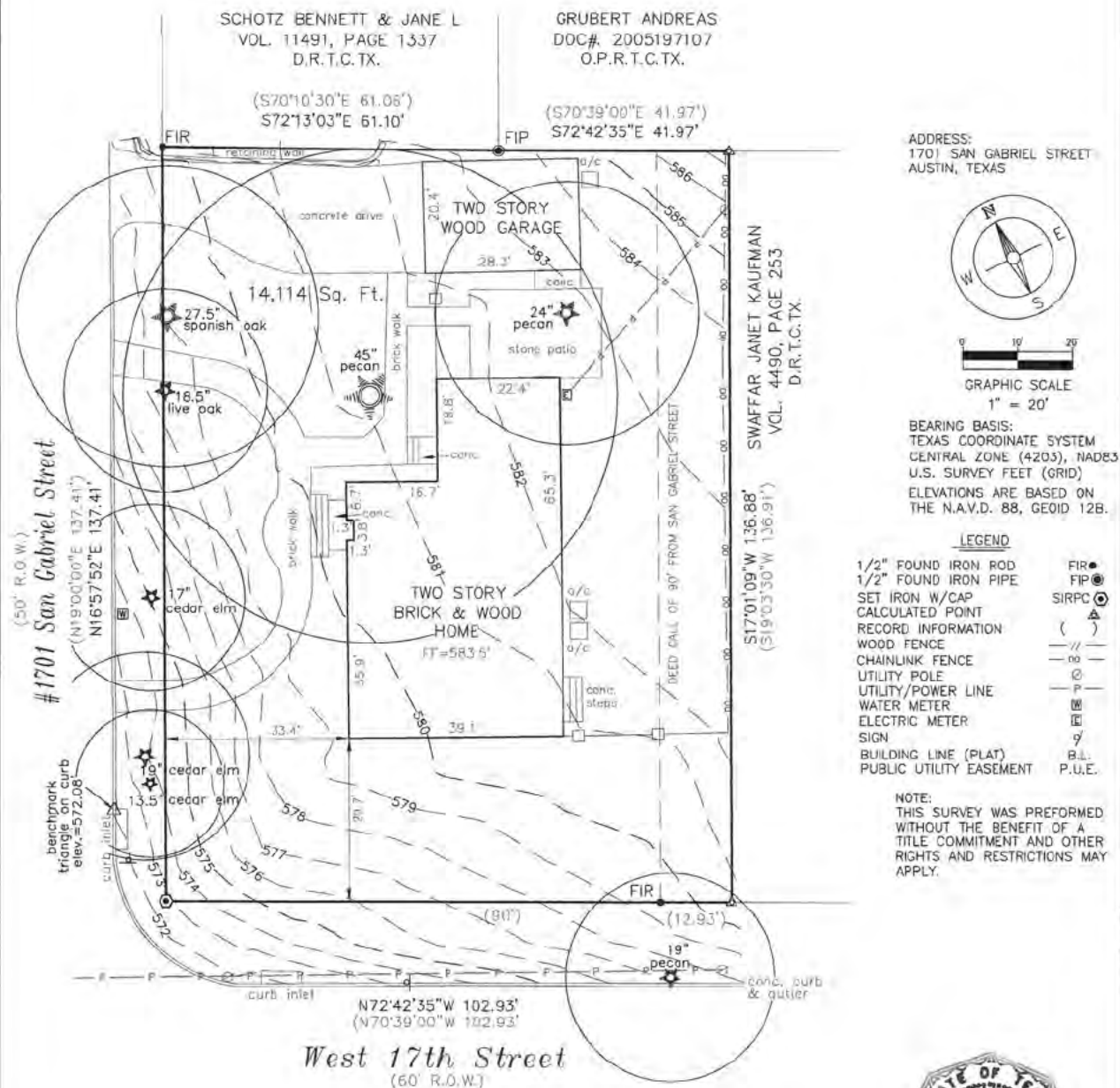
City of Austin  
Council Meeting Backup: October 23, 2025

# COMMERCIAL ENGINEERING, PLLC SURVEY PLAT

File ID: 25-2124

## LEGAL DESCRIPTION:

THE WEST 90 FEET OF THE SOUTH 137 FEET OF OUTLOT 16, DIVISION "E", OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED OF TRUST RECORDED IN DOCUMENT NO. 2004034736, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



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 1A & 6 Condition II Survey. I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Emergency Management Agency, FIRM Flood hazard boundary map revised as per Map Number: 48453C0465K Zone: X Dated: 1/22/2020. Dated this 2nd day of February, 2021.

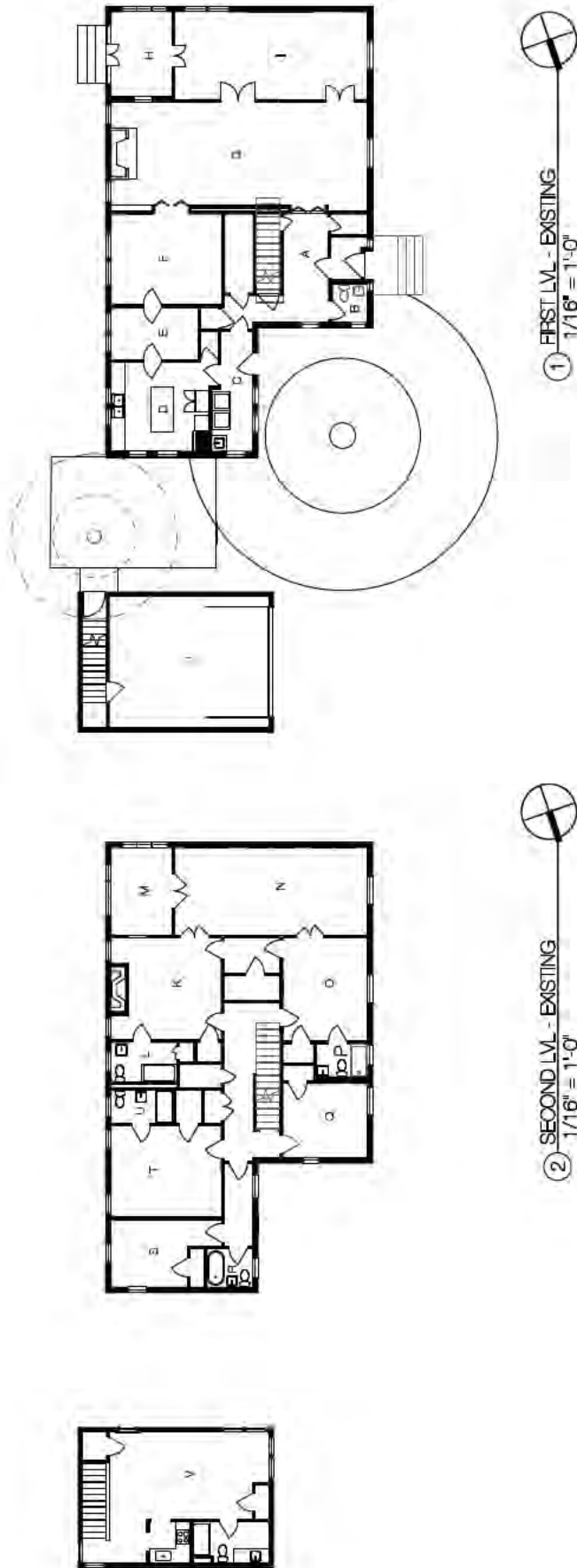
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www.Commercial-Engineering.com \* Austin, Texas \* 512-632-7865 \* TBPES#10181400 J2021-1026



*Todd Blenden*  
Todd Blenden, R.P.L.S. 6186  
Commercial Engineering, PLLC

D:\Design Envelope ID: 3F2F9A91-MED-105-AB5473E1FBFBC915



LEGEND

- A. ENTRY
- B. POWDER
- C. MUDROOM
- D. KITCHEN
- E. BUTLERS PANTRY
- F. DINING
- G. LIVING ROOM
- H. SCREEN PORCH
- I. SUNROOM
- J. GARAGE
- K. PRIMARY BEDROOM
- L. PRIMARY BATHROOM
- M. READING NOOK
- N. BED 02
- O. BED 01
- P. BED 03
- Q. BATH 03
- R. BED 04
- S. BED 05
- T. BED 06
- U. BATH 02
- V. GARAGE
- W. BATH 01
- X. BATH 04
- Y. BATH 05
- Z. BATH 06

1701 SAN GABRIEL

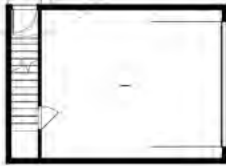
1701 SAN GABRIEL, AUSTIN, TX 78701  
EXISTING FLOOR PLANS

SIDE  
ANGLE  
SIDE

DocuSign Envelope ID: 3F2F9A91-A4ED-4165-A984-73E1FBFEC315



2 LEVEL 2  
1/16" = 1'-0"



3 LOFT  
1/16" = 1'-0"



1 LEVEL 1  
1/16" = 1'-0"

LEGEND

- A. ENTRY
- B. POWDER
- C. MUDROOM
- D. BREAKFAST
- E. KITCHEN
- F. LIVING ROOM
- G. DINING ROOM
- H. SUNROOM
- I. GARAGE
- J. PRIMARY BEDROOM
- K. READING NOOK
- L. PRIMARY BATHROOM
- M. PRIMARY CLOSET
- N. OFFICE
- O. BED 01
- P. BATH 01
- Q. UTILITY
- R. BED 02
- S. BATH 02
- T. GARAGE APARTMENT
- U. LOFT
- V. LOFT NOOK
- W. BATH 03
- X. STORAGE

1701 SAN GABRIEL

1701 SAN GABRIEL, AUSTIN, TX 78701

FLOOR PLANS

SIDE  
ANGLE  
SIDE















