

From: [Brown, Destiny](#)
To: [Contreras, Kalan](#)
Subject: FW: Preservation Austin Letter - 907 E 13th Street
Date: Tuesday, March 24, 2026 11:37:56 AM
Attachments: [2026.3.23_Preservation Austin_907 E 13th St.pdf](#)

Hey, did not see your name on this email and wanted to forward it your way.

From: Meghan King [REDACTED]
Sent: Tuesday, March 24, 2026 9:18 AM
To: Woods, Alice - BC <BC-Alice.Woods@austintexas.gov>; Haney, Casey - BC <BC-Casey.Haney@austintexas.gov>; Garcia, Ella <Ella.Garcia@austintexas.gov>; Brown, Destiny <destiny.brown01@austintexas.gov>
Subject: Preservation Austin Letter - 907 E 13th Street

External Email - Exercise Caution

Hello Chair Woods, Vice Chair Haney, and Members of the Austin Planning Commission,

Please find Preservation Austin's letter of support for historic zoning for 907 E 13th Street attached.

The 2016 East Austin Historic Survey recommended this over 140-year-old property for every possible designation, including as a City of Austin landmark. Its distinctive National Folk style and high integrity convey a sense of Austin history that is rare and quickly vanishing. The working-class people who lived here embody the stories of so many Austinites who, despite inequity and segregation, nurtured lives and communities of their own making.

The Historic Landmark Commission fairly recommended that only the front two rooms, the oldest parts of the building, be zoned historic. This would leave more than half of the lot available for infill development, including through the Preservation Bonus created by City Council as part of the HOME ordinance. Preservation does not have to be a zero-sum game, and we believe that this property holds immense potential for both preservation and future development.

Designating the Nitschke-Versea-Goins House affirms our values as a city—that these people are worth remembering, and these stories are worth preserving. Thank you for

your consideration and your service to the City of Austin.

Meghan King Namour

Policy & Outreach Planner - Preservation Austin

www.preservationaustin.org | [Support Our Mission](#)



CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook. For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".

Letter of Support: Historic Zoning for 907 East 13th Street (C14H-2026-0013 - Nitschke-Versea-Goins House)

Date: March 20, 2026

To: City of Austin Planning Commission

From: Swede Hill Neighborhood Association

Subject: Support for Historic Zoning Case – 907 East 13th Street

Dear Commissioners,

On March 4, 2026, the Swede Hill Neighborhood Association met and voted officially to support the application for **Historic Zoning for 907 East 13th Street**. As one of Austin's earliest residential neighborhoods, Swede Hill has endured years of threat from rapid demolition, and we believe this property is a vital piece of the fabric that remains.

Our support is based on the following critical points:

- **Preservation of Heritage:** 907 East 13th Street is one of the oldest homes in the area. It stands as a physical tie to the immigrant roots that gave our neighborhood its name and unique identity and a tie to the black families that owned the home subsequently.
- **A Reasonable Compromise:** The zoning request is specifically targeted toward the **original front two rooms** of the house. This is a balanced approach that preserves the historic streetscape while leaving a significant portion of the lot available for modern development.
- **Preventing "Demolition Scars":** We have observed a pattern of behavior from the current landowner, who has purchased scores of properties only to leave them as empty, scraped lots. These demolitions leave scars on our blocks that remain vacant for years, providing no housing for new families and offering zero respect for the history of East Austin.
- **Erosion of Character:** Many historic homes in Swede Hill have already faced the business end of a bulldozer. We cannot continue to scrap our history and expect to retain the character of this community. While we often collaborate with landowners to find a middle ground, this owner has shown no interest in preserving our neighborhood's history, making this historic designation necessary.

Enough is enough. We need the Planning Commission to help us protect the few remaining landmarks of our past before the fabric of Swede Hill is eroded beyond repair.

We urge you to approve the Historic Zoning for 907 East 13th Street to ensure this home remains a part of Austin's story.

Respectfully,

The Swede Hill Neighborhood Association

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

You don't often get email from [REDACTED] [Learn why this is important](#)

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

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.

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

You don't often get email from [REDACTED] [Learn why this is important](#)

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

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.

For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".

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

Please Note: Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online. **Por Favor Tome En Cuenta:** La correspondencia y la información enviada a la Ciudad de Austin está sujeta a la Ley de Información Pública de Texas (Capítulo 552) y puede ser publicada en línea.

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.

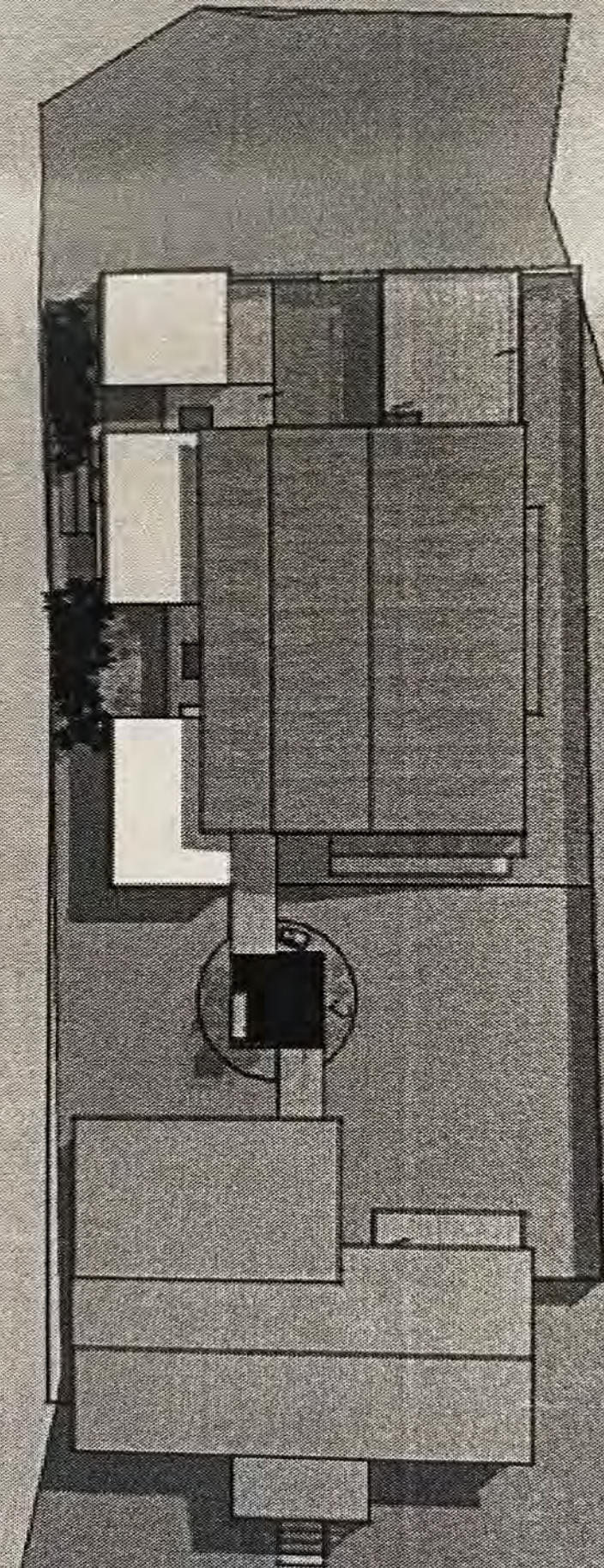
With love and light,

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

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.

For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".



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

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.

For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".

From: [River Roaring](#)
To: [LandUseLiaison](#); [Contreras, Kalan](#)
Cc: [McKnight, Kim](#)
Subject: RE: March 24, 2026, Planning Commission Agenda and Speaker Registration Link
Date: Tuesday, March 24, 2026 1:03:14 PM
Attachments: [image001.png](#)
[image1774375319821](#)

External Email - Exercise Caution

Dear Planning Commission,

Thank you for the opportunity to comment on **Item 14, 907 East 13th Street**, for this evening.

I am the next door neighbor to 907, and I am also the previous owner of 907.

I plan to testify in person if possible.

I have attached and linked several important documents:

- **Around 2019, I sold 907 East 13th Street to Eureka**, although they used a holding company name. See **attached first page of our contract** that closed - it is Eureka.
- **When I sold them the home, I gave them the original hand written deed and requested that they preserve the front two rooms** which were built in the 1880s. See **attached hand written original deed**.
- **When I sold 907 to Eureka, the front two rooms were in magnificent condition**. See the 9 photos of the front two rooms at the time I sold it to them in this folder. <https://www.dropbox.com/scl/fo/nnllt4st42ncp7s6btng0/AD4SY5-hONjq6z7mWVHAM1g?rlkey=fpb8q8j99n5m8ie4ujydm53mt&dl=0>
- **Before I sold 907 to Eureka, I hired architect Jamie Chioco to draw up plans for an addition** to the property. Jamie Chioco drew up plans, and we had the plans approved by the city and I changed my mind just as we were about to break ground. ... So the plans approved by the city demonstrate that **someone can build to maximum envelope on the 907 land AND AT THE SAME TIME, ONLY THE FRONT TWO HISTORIC ROOMS ARE VISIBLE FROM THE FRONT** due to the slope of the ground and street level. I looked for the front rendering, and realized that he never rendered the front view because I was going to preserve the front two historic rooms - so there is literally NO CHANGE to the front view even with maximum build behind it. **See the attached floor plans** that Jamie drew up that show what I mean.

Unique Architectural Design

- 907 is in the **Swede Hill** Neighborhood Association.
- My good friend is Finnish and spent summers in Sweden. She said that **907 East 13th reminded her of the typical Swedish home** up on a hill that she grew up around in Sweden.
- **No other home in the Swede Hill N.A.** has these uniquely Swedish stylings in its front facade.
- My friend said that there is **no other home in Austin that has the subtle architectural details of an authentic Swedish home**.

Historic Associations

- **My neighbor across the street, Deloria Grant, told me many stories** about the block before she passed away. She lived in the home across the street for over 70 years.
- **907 should be considered not alone, but as part of the block** because the **whole block functioned as one family** at one time.
- It was an African American block that sat next to a Swede block and there was some intermingling.
- **Two Huston College professors lived at 907 East 13th**, one in each of the front rooms. Huston College was 2 blocks away. The home had no running water at first, so they each lived in one room sharing an outhouse.
- Later, **a tailor lived at 907 who drank a lot, and who made clothing for Azie Morton** so she could attend Huston College in decent clothes since she was from the country town of San Marcos.
- **The block was like a family**. One man had a truck and he would go hunt for squirrel and other local game and bring it home for everyone on the block. Another person on the block made great beans and always shared her beans with others on the block. **The tailor in 907 took care of mending and clothes for everyone on the block**. In that way, the block functioned as one family caring for one another with their unique gifts they each brought to bear.

There was more interracial connection than usual for that time as the African American block was adjacent to the Swede block and one family lived across the line.

- Across the street, Deloria Grant's father was a famous track coach at High Schools in town, then at Colleges and then a Pro Football coach briefly. **Her father organized the group of people, on this block, that strategized about how to get Heamon Sweat into UT Law School.** Their tightly coordinated effort resulted in Heamon Sweat being the first ever African American admitted to UT Law.
- **The 907 home is all that is left** of this beautiful part of Austin history.

Community Value

- **There are not many homes left from the original Austin plat.**
- **On this block, only 907 and 909 remain.** I've lived in one or the other for 23 years, and I will continue to preserve 909.
- **The condition of the front two rooms was perfect** when Eureka purchased the home. It has remained vacant since then, and it has deteriorated under the ownership of Eureka. However **I do not feel it would be fair to reward Eureka for this neglect.** See the images of the front two rooms when I sold it to them, referenced above with the link.

Thank you again for your time and attention.

Please preserve the front two rooms of this home for the benefit of the city of Austin and her people.

With love and light,



River del Llano
909 East 13th Street
Austin, Texas 78702

On Tuesday, March 24th, 2026 at 11:24 AM, Contreras, Kalan <Kalan.Contreras@austintexas.gov> wrote:

Hi River,

Thanks for reaching out, and we will see you there tonight. And yes, the Planning Commission will use the same Code section to evaluate eligibility. Please send documents to this thread ASAP, as they must be queued for posting by 2.



Kalan Contreras

Principal Planner, Historic Preservation Office

Austin Planning

512-974-2727

kalan.contreras@austintexas.gov

Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

La correspondencia y la información enviada a la Ciudad de Austin está sujeta a la Ley de Información Pública de Texas (Capítulo 552) y puede ser publicada en línea.

External Email - Exercise Caution

Kalan thank you for your support so that I can offer my testimony in person this evening.

I'm copying both you and Ella.

What are the criteria for item 14 on the agenda, 907 East 13th? In other words, what is the rule or law that the Planning Commission will be deciding related to this property? Is it the exact same standards that the historic commission used to decide?

Also, I want to send in documents - do I send them here to you both today by 2pm? Or is there a different way to get them to the Commissioners for this evening?

Thanks in advance.

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 the "i". The signature is written in a cursive, flowing style.

On Monday, March 23rd, 2026 at 7:52 AM, Contreras, Kalan <Kalan.Contreras@austintexas.gov> wrote:

Dear applicants, property owners, and interested parties,

Your historic zoning case is scheduled to be heard at the March 24 meeting of the Planning Commission, beginning at 6 p.m. at City Hall, 301 W. 2nd St. Please view the [Planning Commission Webpage](#) for the agenda, also attached to this email.

To sign up to speak on this item, click the following link:
<https://forms.office.com/g/W9r6dSSkUG> .

For questions on the participation and signup process, please contact
LandUseLiaison@austintexas.gov.



Kalan Contreras

Principal Planner, Historic Preservation Office

Austin Planning

512-974-2727

kalan.contreras@austintexas.gov

Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

La correspondencia y la información enviada a la Ciudad de Austin está sujeta a la Ley de Información Pública de Texas (Capítulo 552) y puede ser publicada en línea.

Good afternoon,

You are receiving this email because you have an item on the March 24, 2026, Planning Commission meeting agenda.

Please view the [Planning Commission Webpage](#) for the agenda, also attached to this email.

Speaker registration link to be shared with applicants and interested parties:
<https://forms.office.com/g/W9r6dSSkUG>

Please let me know if there are any questions or concerns.

Thanks!

Ella Garcia

Business Process Specialist



Land Use Liaison | Planning and Zoning and Platting Commission

512-978-0821

landuseliaison@austintexas.gov

From: LandUseLiaison <LandUseLiaison@austintexas.gov>

Sent: Friday, March 20, 2026 4:44 PM

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.
For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".

From: River Roaring [REDACTED]

Sent: Tuesday, March 24, 2026 11:19 AM

To: Contreras, Kalan <Kalan.Contreras@austintexas.gov>; LandUseLiaison <LandUseLiaison@austintexas.gov>

Cc: McKnight, Kim <Kim.McKnight@austintexas.gov>

Subject: Re: March 24, 2026, Planning Commission Agenda and Speaker Registration Link

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.
For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".



City of Austin

Council Meeting Backup May 2026

EXECUTIVE COMMITTEE

Miriam Conner, President
Travis Smith, President-Elect
Elisha Perez, Vice President
Kelly Little, Secretary
Perry Lorenz, Vice President
Nora Keane, Treasurer

DIRECTORS

Atif Ahmad
Erika Bonfanti
Will Bridges
Nikki DaVaughn
Leah Derton
Frank Farkash
Roland Galang
Ryan Gugenheim

Travis Holler
Steve Jordan
Mary Kahle
Mallory Laurel
Murray Legge
Francois Levy
Emily Reed
Mueni Rudd
Kevin Sinkar

EX-OFFICIO

Charles Peveto, Austin History Center Association
Kelley Russell, Travis County Historical Commission

ADVISOR

Cyndee Lake

EXECUTIVE DIRECTOR

Lindsey Derrington

File ID: 26-1718

March 23, 2026

RE: Nitschke-Versea-Goins House - 907 E 13th Street

Dear Chair Woods, Vice Chair Hainey, and Members of the Austin Planning Commission,

[Preservation Austin](#) exists to empower Austinites to shape a more inclusive, resilient, and meaningful community culture through preservation. We write today to express our support for the designation of 907 E 13th Street, also known as the Nitschke-Versea-Goins House, as a City of Austin Landmark for its architecture and historic associations.

Built between 1873 and 1884, the house at 913 E. 13th Street stands today as one of the oldest houses in the Swede Hill area. Its National Folk style speaks to its humble, working-class history. The Nitschke family, German cabinetmakers, built the home using construction techniques reminiscent of those in the nearby Swede Hill neighborhood. Anna Eliza Goins, a widow and mother of six children, purchased the home around 1924 and lived there until her passing in 1956. As a Black woman living in segregated Austin, she made a living working as a cook and a laundress, renting out rooms in her modest home to drivers, porters, cooks, and the like.

The 2016 East Austin Historic Survey recommended this property for every possible designation, including as a City of Austin landmark. Its distinctive style and high integrity convey a sense of Austin history that is rare and quickly vanishing. The working-class people who lived here embody the stories of so many Austinites who, despite inequity and segregation, nurtured lives and communities of their own making.

The Historic Landmark Commission fairly recommended that only the front two rooms, the oldest parts of the building, be zoned historic. This would leave more than half of the lot available for infill development, including through the Preservation Bonus created by City Council as part of the HOME ordinance. Preservation does not have to be a zero-sum game, and we believe that this property holds immense potential for both preservation and future development.

Designating the Nitschke-Versea-Goins House affirms our values as a city—that these people are worth remembering, and these stories are worth preserving. Thank you for your consideration and your service to the City of Austin.

Sincerely,

Miriam Conner, President

From: [River Roaring](#)
To: [LandUseLiaison](#); [Contreras, Kalan](#)
Cc: [McKnight, Kim](#)
Subject: RE: March 24, 2026, Planning Commission Agenda and Speaker Registration Link
Date: Tuesday, March 24, 2026 1:03:14 PM
Attachments: [image001.png](#)
[image1774375319821](#)

External Email - Exercise Caution

Dear Planning Commission,

Thank you for the opportunity to comment on **Item 14, 907 East 13th Street**, for this evening.

I am the next door neighbor to 907, and I am also the previous owner of 907.

I plan to testify in person if possible.

I have attached and linked several important documents:

- **Around 2019, I sold 907 East 13th Street to Eureka**, although they used a holding company name. See **attached first page of our contract** that closed - it is Eureka.
- **When I sold them the home, I gave them the original hand written deed and requested that they preserve the front two rooms** which were built in the 1880s. See **attached hand written original deed**.
- **When I sold 907 to Eureka, the front two rooms were in magnificent condition**. See the 9 photos of the front two rooms at the time I sold it to them in this folder. <https://www.dropbox.com/scl/fo/nnllt4st42ncp7s6btng0/AD4SY5-hONjq6z7mWVHAM1g?rlkey=fpb8q8j99n5m8ie4ujydm53mt&dl=0>
- **Before I sold 907 to Eureka, I hired architect Jamie Chioco to draw up plans for an addition** to the property. Jamie Chioco drew up plans, and we had the plans approved by the city and I changed my mind just as we were about to break ground. ... So the plans approved by the city demonstrate that **someone can build to maximum envelope on the 907 land AND AT THE SAME TIME, ONLY THE FRONT TWO HISTORIC ROOMS ARE VISIBLE FROM THE FRONT** due to the slope of the ground and street level. I looked for the front rendering, and realized that he never rendered the front view because I was going to preserve the front two historic rooms - so there is literally NO CHANGE to the front view even with maximum build behind it. **See the attached floor plans** that Jamie drew up that show what I mean.

Unique Architectural Design

- 907 is in the **Swede Hill** Neighborhood Association.
- My good friend is Finnish and spent summers in Sweden. She said that **907 East 13th reminded her of the typical Swedish home** up on a hill that she grew up around in Sweden.
- **No other home in the Swede Hill N.A.** has these uniquely Swedish stylings in its front facade.
- My friend said that there is **no other home in Austin that has the subtle architectural details of an authentic Swedish home**.

Historic Associations

- **My neighbor across the street, Deloria Grant, told me many stories** about the block before she passed away. She lived in the home across the street for over 70 years.
- **907 should be considered not alone, but as part of the block** because the **whole block functioned as one family** at one time.
- It was an African American block that sat next to a Swede block and there was some intermingling.
- **Two Huston College professors lived at 907 East 13th**, one in each of the front rooms. Huston College was 2 blocks away. The home had no running water at first, so they each lived in one room sharing an outhouse.
- Later, **a tailor lived at 907 who drank a lot, and who made clothing for Azie Morton** so she could attend Huston College in decent clothes since she was from the country town of San Marcos.
- **The block was like a family**. One man had a truck and he would go hunt for squirrel and other local game and bring it home for everyone on the block. Another person on the block made great beans and always shared her beans with others on the block. **The tailor in 907 took care of mending and clothes for everyone on the block**. In that way, the block functioned as one family caring for one another with their unique gifts they each brought to bear.

There was more interracial connection than usual for that time as the African American block was adjacent to the Swede block and one family lived across the line.

- Across the street, Deloria Grant's father was a famous track coach at High Schools in town, then at Colleges and then a Pro Football coach briefly. **Her father organized the group of people, on this block, that strategized about how to get Heamon Sweat into UT Law School.** Their tightly coordinated effort resulted in Heamon Sweat being the first ever African American admitted to UT Law.
- **The 907 home is all that is left** of this beautiful part of Austin history.

Community Value

- **There are not many homes left from the original Austin plat.**
- **On this block, only 907 and 909 remain.** I've lived in one or the other for 23 years, and I will continue to preserve 909.
- **The condition of the front two rooms was perfect** when Eureka purchased the home. It has remained vacant since then, and it has deteriorated under the ownership of Eureka. However **I do not feel it would be fair to reward Eureka for this neglect.** See the images of the front two rooms when I sold it to them, referenced above with the link.

Thank you again for your time and attention.

Please preserve the front two rooms of this home for the benefit of the city of Austin and her people.

With love and light,



River del Llano
909 East 13th Street
Austin, Texas 78702

On Tuesday, March 24th, 2026 at 11:24 AM, Contreras, Kalan <Kalan.Contreras@austintexas.gov> wrote:

Hi River,

Thanks for reaching out, and we will see you there tonight. And yes, the Planning Commission will use the same Code section to evaluate eligibility. Please send documents to this thread ASAP, as they must be queued for posting by 2.



Kalan Contreras

Principal Planner, Historic Preservation Office

Austin Planning

512-974-2727

kalan.contreras@austintexas.gov

Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

La correspondencia y la información enviada a la Ciudad de Austin está sujeta a la Ley de Información Pública de Texas (Capítulo 552) y puede ser publicada en línea.

External Email - Exercise Caution

Kalan thank you for your support so that I can offer my testimony in person this evening.

I'm copying both you and Ella.

What are the criteria for item 14 on the agenda, 907 East 13th? In other words, what is the rule or law that the Planning Commission will be deciding related to this property? Is it the exact same standards that the historic commission used to decide?

Also, I want to send in documents - do I send them here to you both today by 2pm? Or is there a different way to get them to the Commissioners for this evening?

Thanks in advance.

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 the "i". The signature is written in a cursive, flowing style.

On Monday, March 23rd, 2026 at 7:52 AM, Contreras, Kalan <Kalan.Contreras@austintexas.gov> wrote:

Dear applicants, property owners, and interested parties,

Your historic zoning case is scheduled to be heard at the March 24 meeting of the Planning Commission, beginning at 6 p.m. at City Hall, 301 W. 2nd St. Please view the [Planning Commission Webpage](#) for the agenda, also attached to this email.

To sign up to speak on this item, click the following link:
<https://forms.office.com/g/W9r6dSSkUG> .

For questions on the participation and signup process, please contact
LandUseLiaison@austintexas.gov.



Kalan Contreras

Principal Planner, Historic Preservation Office

Austin Planning

512-974-2727

kalan.contreras@austintexas.gov

Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

La correspondencia y la información enviada a la Ciudad de Austin está sujeta a la Ley de Información Pública de Texas (Capítulo 552) y puede ser publicada en línea.

Good afternoon,

You are receiving this email because you have an item on the March 24, 2026, Planning Commission meeting agenda.

Please view the [Planning Commission Webpage](#) for the agenda, also attached to this email.

Speaker registration link to be shared with applicants and interested parties:
<https://forms.office.com/g/W9r6dSSkUG>

Please let me know if there are any questions or concerns.

Thanks!

Ella Garcia

Business Process Specialist



Land Use Liaison | Planning and Zoning and Platting Commission

512-978-0821

landuseliason@austintexas.gov

From: LandUseLiaison <LandUseLiaison@austintexas.gov>

Sent: Friday, March 20, 2026 4:44 PM

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.
For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".

From: River Roaring [REDACTED]

Sent: Tuesday, March 24, 2026 11:19 AM

To: Contreras, Kalan <Kalan.Contreras@austintexas.gov>; LandUseLiaison <LandUseLiaison@austintexas.gov>

Cc: McKnight, Kim <Kim.McKnight@austintexas.gov>

Subject: Re: March 24, 2026, Planning Commission Agenda and Speaker Registration Link

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.
For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".

✓ Joseph Limerick & wife. To J. H. Nitschke. —.

The State of Texas } Know all men by these presents that the
County of Travis } Joseph Limerick & Elizabeth Limerick, wife of
Joseph Limerick, both of the County of Travis, State of Texas, for
and in consideration of One Hundred and Fifty ⁰⁰ ~~Surrender~~ Dollars
to us in hand paid by J. H. Nitschke, of the County of Travis,
State of Texas, the receipt whereof is hereby acknowledged, have sold
and conveyed, and by these presents do sell, convey and deliver,
unto said J. H. Nitschke, heirs and assigns, all that tract or
parcel of land lying and being in the City of Austin, County of
Travis, and State of Texas, and described as Lot 24. twenty-four,
in Out Lot 41. Forty one, of Division "B." on the map or plan of said
city, To have and to hold able and singular the premises above
mentioned, with the rights, members, hereditaments and appurtenan-
ces to the same belonging, or in anywise incident or appertaining,
unto the said J. H. Nitschke, heirs and assigns forever. And we
hereby bind ourselves, our heirs, executors and administrators, to
warrant and forever defend all and singular, the said premises
unto the said J. H. Nitschke, his heirs and assigns, against every
person whomsoever lawfully claiming or to claim the same or any
part thereof. In testimony whereof we have hereunto set our names
in Austin, the 22nd. day of March, A. D. 1883.

In presence of L. N. Goldstein,
as to Joseph Limerick.

Joseph ^{his} Limerick.
Elizabeth ^{ma} Limerick

The State of Texas } Before me, Flannia Everett, a Notary Public,
County of Travis } This County, on this day personally appeared
Joseph Limerick, known to me to be the person whose name is subscribed
to the foregoing instrument, and acknowledged to me that he executed
the same for the purposes and consideration therein expressed, and
also came Elizabeth Limerick, wife of the said Joseph Limerick, known
to me to be the person whose name is subscribed to the foregoing in-
strument, and having been examined by me privately and apart from
her husband, and having the same fully explained to her, the
said Elizabeth Limerick acknowledged such instrument to be her
act and deed, and declared that she had willingly signed the
same for the purposes and consideration therein expressed.

she did not wish to retract it. — *Union under*
seal of office this 22nd. day of March, A. D. 1883.

✓ *Seal* *Union* *under* *seal* *of* *office* *this* *22nd.* *day* *of* *March,* *A. D.* *1883.*
Flavins Everett, Notary Public, Travis County, Texas.

Filed March 22nd. 1883. at 2. P. M.

Recorded March 24 1883 at 3³⁴ P. M.

✓ Laura H. Kerfoot, et al. (by Atty.) To George B. Gimpleman. —
The State of Texas } Know all men by these presents that the
Travis County } Ellen C. Hunton, joined by her husband, Thomas
as Hunton, Laura H. Kerfoot, Henry D. Kerfoot, F. Howard Ker-
foot, and J. C. Kerfoot, who reside in Clarke County Virginia,
and John D. Kerfoot, who resides in Dallas County, Texas, act-
ing by our Agent and Attorney in fact, G. R. Freeman, and in
consideration of Six Hundred and Seventy-Two Dollars, the receipt
of which is hereby acknowledged, have granted, bargained and
sold, and do by these presents grant, bargain and sell, unto
George B. Gimpleman, his heirs and assigns, all that certain
parcel of land situated in the City of Austin, Texas, being an
undivided half interest in part of Lots Nos. (11+12) Eleven and
Twelve, in Block No. (69) Sixty nine, as shown on the map or
plat of said City of Austin, the part hereby conveyed being de-
scribed as follows: Beginning at the South East corner of Lot
No. 12, corner of Pecan and Brazos Streets. Thence Westerly with
Pecan Street and the South line of Lot No. 12, to a point in
said line, fifty five (55) feet from the beginning corner. Thence
Northward and parallel with the West line of Brazos Street to a
point in the North line of Lot No. (11) Eleven, and fifty five
feet from the West margin of Brazos Street, Thence with said
North line to Brazos Street, and thence with said Street to
the beginning corner. To have and to hold the aforesaid describ-
ed and granted premises, together with all the improvements
and appurtenances therunto belonging, unto the said George B.
Gimpleman, his heirs and assigns forever, against the claim
or claims of any and all persons whomsoever claiming by
through, or under us, In witness whereof we hereunto affix
our hands and the hands of our Agent and Attorney in fact, this



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
ONE TO FOUR FAMILY RESIDENTIAL CONTRACT (RESALE)

NOTICE: Not For Use For Condominium Transactions

2-12-18



1. PARTIES: The parties to this contract are Ann Del Llano
(Seller) and Eureka Holdings Acquisitions LP and/or assigns (Buyer).
Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. PROPERTY: The land, improvements and accessories are collectively referred to as the "Property".
W20.5FT OF LOT 23 & E26.5FT OF LOT 24 OLT 41 DIVISION B

A. LAND: Lot West 20.5 Lot 23 and East 26.5 Lot 24, OLT 41 DIV B of the Original City of Austin

Addition, City of Austin, County of Travis,

Texas, known as 907 E 13th Street, 78702

(address/zip code), or as described on attached exhibit.

B. IMPROVEMENTS: The house, garage and all other fixtures and improvements attached to the above-described real property, including without limitation, the following **permanently installed and built-in items**, if any: all equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas, mounts and brackets for televisions and speakers, heating and air-conditioning units, security and fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by Seller and attached to the above described real property.

C. ACCESSORIES: The following described related accessories, if any: window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, and controls for: (i) garage doors, (ii) entry gates, and (iii) other improvements and accessories.

D. EXCLUSIONS: The following improvements and accessories will be retained by Seller and must be removed prior to delivery of possession: _____

E. RESERVATIONS: Any reservation for oil, gas, or other minerals, water, timber, or other interests is made in accordance with an attached addendum.

3. SALES PRICE:

A. Cash portion of Sales Price payable by Buyer at closing \$ 5,000.00

B. Sum of all financing described in the attached: ☐ Third Party Financing Addendum,

☐ Loan Assumption Addendum, ☐ Seller Financing Addendum \$ _____

C. Sales Price (Sum of A and B) \$ 5,000.00

4. LICENSE HOLDER DISCLOSURE: Texas law requires a real estate license holder who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the license holder owns more than 10%, or a trust for which the license holder acts as a trustee or of which the license holder or the license holder's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: Harris A. Block is Buyer Agent.

5. EARNEST MONEY: Within 3 days after the Effective Date, Buyer must deliver \$ 4,500.00 as earnest money to Michelle Hale/Sara McKinney, as escrow agent, at Stewart Title, 524 N. Lamar, Ste 200, Austin TX 78703 (512-472-8421) (address). Buyer shall deliver additional earnest money of \$ 0 to escrow agent within _____ days after the Effective Date of this contract. If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 15, or both, by providing notice to Buyer before Buyer delivers the earnest money. If the last day to deliver the earnest money falls on a Saturday, Sunday, or legal holiday, the time to deliver the earnest money is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday. **Time is of the essence for this paragraph.**

6. TITLE POLICY AND SURVEY:

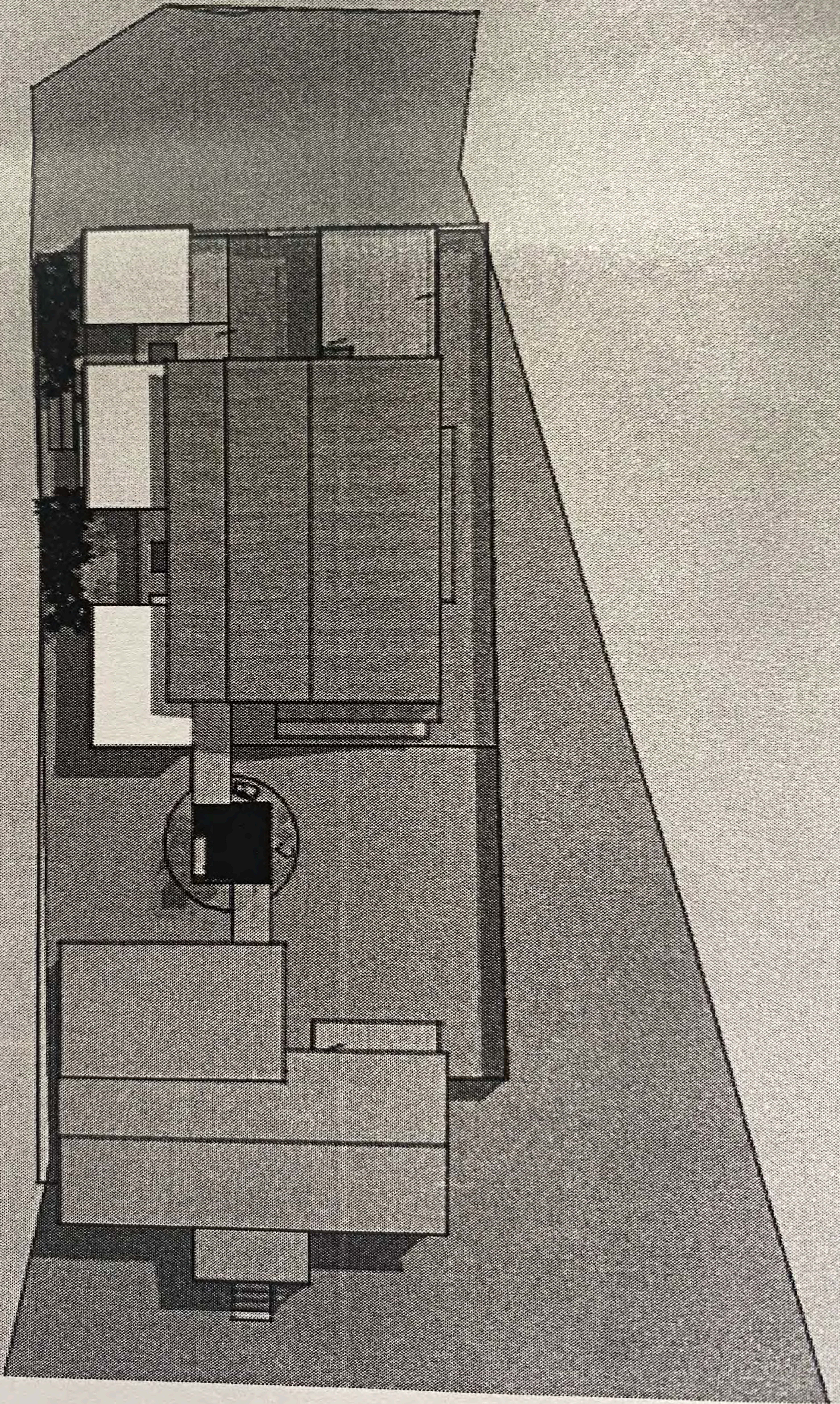
A. TITLE POLICY: Seller shall furnish to Buyer at ☒ Seller's ☐ Buyer's expense an owner policy of title insurance (Title Policy) issued by Stewart Title (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:

(1) Restrictive covenants common to the platted subdivision in which the Property is located.

(2) The standard printed exception for standby fees, taxes, and assessments.

Initialed for Identification by Buyer ADL and Seller ADL

TREC NO. 20-14



Letter of Support: Historic Zoning for 907 East 13th Street (C14H-2026-0013 - Nitschke-Versea-Goins House)

Date: March 20, 2026

To: City of Austin Planning Commission

From: Swede Hill Neighborhood Association

Subject: Support for Historic Zoning Case – 907 East 13th Street

Dear Commissioners,

On March 4, 2026, the Swede Hill Neighborhood Association met and voted officially to support the application for **Historic Zoning for 907 East 13th Street**. As one of Austin's earliest residential neighborhoods, Swede Hill has endured years of threat from rapid demolition, and we believe this property is a vital piece of the fabric that remains.

Our support is based on the following critical points:

- **Preservation of Heritage:** 907 East 13th Street is one of the oldest homes in the area. It stands as a physical tie to the immigrant roots that gave our neighborhood its name and unique identity and a tie to the black families that owned the home subsequently.
- **A Reasonable Compromise:** The zoning request is specifically targeted toward the **original front two rooms** of the house. This is a balanced approach that preserves the historic streetscape while leaving a significant portion of the lot available for modern development.
- **Preventing "Demolition Scars":** We have observed a pattern of behavior from the current landowner, who has purchased scores of properties only to leave them as empty, scraped lots. These demolitions leave scars on our blocks that remain vacant for years, providing no housing for new families and offering zero respect for the history of East Austin.
- **Erosion of Character:** Many historic homes in Swede Hill have already faced the business end of a bulldozer. We cannot continue to scrap our history and expect to retain the character of this community. While we often collaborate with landowners to find a middle ground, this owner has shown no interest in preserving our neighborhood's history, making this historic designation necessary.

Enough is enough. We need the Planning Commission to help us protect the few remaining landmarks of our past before the fabric of Swede Hill is eroded beyond repair.

We urge you to approve the Historic Zoning for 907 East 13th Street to ensure this home remains a part of Austin's story.

Respectfully,

The Swede Hill Neighborhood Association