

## ZONING CHANGE REVIEW SHEET

CASE NUMBER: PR-2024-021145; GF-2024-043942

HLC DATE: November 6, 2024

PC DATE: November 19, 2024

CC Date: December 12, 2024

APPLICANT: Collette Bell

HISTORIC NAME: Adam School

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1304 Guadalupe Street

ZONING CHANGE: DMU to DMU-H

COUNCIL DISTRICT: 9

STAFF RECOMMENDATION: Grant the proposed zoning change from downtown mixed use (DMU) to downtown mixed use-historic landmark (DMU-H) combining district zoning.

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

HISTORIC LANDMARK COMMISSION ACTION: Recommend the proposed zoning change from downtown mixed use (DMU) to downtown mixed use-historic landmark (DMU-H) combining district zoning (9-0).

PLANNING COMMISSION ACTION: Recommend the proposed zoning change from downtown mixed use (DMU) to downtown mixed use-historic landmark (DMU-H) combining district zoning (13-0).

CITY COUNCIL ACTION:

CASE MANAGER: Kalan Contreras, [kalan.contreras@austintexas.gov](mailto:kalan.contreras@austintexas.gov)

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Central Austin Community Development Corporation, City of Austin Downtown Commission, Downtown Austin Alliance, Downtown Austin Neighborhood Assn. (DANA), Friends of Austin Neighborhoods, Historic Austin Neighborhood Association, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Old Austin Neighborhood Association, Preservation Austin, SELTexas, Save Our Springs Alliance, Shoal Creek Conservancy, Sierra Club, Austin Regional Group, West Downtown Alliance, Inc.

BASIS FOR RECOMMENDATION:

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

The Adam School at 1304 Guadalupe Street is a rare intact example of early Austin folk architecture. In her 2024 narrative of the building's architectural significance, applicant Collette Bell describes the building's importance as a vernacular structure in Austin, constructed at the very start of the railroad era:

The school was built as a simple Pre-railroad Folk style dwelling located at the corner of Guadalupe and, formerly, Walnut Street...The building uses forms and architectural patterns reflecting longstanding vernacular and folk traditions. Before the arrival of the railroad in Austin in 1871, building methods and forms typically were passed down through hands-on teaching and apprenticeships, often reflecting regional customs or traditions brought to the US by immigrants...1304 Guadalupe Street is a rare and remarkably intact 155-year-old vernacular

structure. It exemplifies the simple beginnings of Austin's pioneer past. It is an excellent example of the simplicity of early architectural endeavors built with local materials...[it] maintains its original frame construction and its original configuration, except for a narrow run along the back of the building thought to have been built in the 1920s when indoor plumbing was added. It has a central area, then smaller rooms on the north and south ends of the structure which could have accommodated a gathering area and two small classrooms.<sup>1</sup>

**§ 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.*

1304 Guadalupe and its next-door neighbor, 1306 Guadalupe, have been intertwined for over 140 years; 1306 Guadalupe was designated in September 2023. The small frame building at 1304 Guadalupe was constructed around 1877. Its original use was as a private school run by Theresa Adam, daughter of German immigrant Augusta Adam. The historic zoning application describes this lot's unique history:

Augusta Adam, a German immigrant, reached Texas by way of Indianola. She was from a wealthy German family decimated by economic losses and war with Prussia. Augusta's husband, father, and brothers were killed in the war. She joined some one million Germans who immigrated to America during the 1850s.

Departing Indianola, she came to Austin by oxcart in 1857. With her were her two young daughters, Mary and Theresa. Her belongings were primarily silver pieces and other valuables, the remains of her family's fortune. At the time of her arrival, Austin was in a growth spurt. Between 1850 and 1860 the population increased from 629 to 3,494...she used a portion of the proceeds from her valuables to purchase Lot 5 and Lot 6 of the Original City of Austin. The family home was constructed at 1403 W. 14<sup>th</sup> Street (later demolished) ...By 1868, a stucco and tan brick cottage was in place at the north end of Lot 5 (Now 1306 Guadalupe).

On September 11, 1876, the Hertels sold Lot 5 to Theresa Adam, Augusta's unmarried granddaughter...The frame house constructed on the south end of Lot 5 became Adam School, where Theresa Adam Ziller taught... A University of Texas master's thesis by Willie Madora Long contains the following information: "Five new schools opened in September 1877. Ms. Theresa Adams (sic) opened a school for young ladies and small girls..." In a 1961 interview, Mr. Robert L. Ziller (Grandson of Augusta Adam Ziller) refers to the frame structure on the south portion of Lot 5 as follows: "This was built sometime later for a private school, which was taught by Theresa and was one of the first private school buildings in Austin. The exterior of the building is just as it was built."<sup>2</sup>

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

1304 Guadalupe Street is part of a duo of vernacular buildings from the 1860s and 1870s; their entwined histories are inextricably tied to the Adam family, women's history, and German history in Austin. The twin structures—and their legacy of enterprising women in Austin--have anchored the corner of Guadalupe and 14<sup>th</sup> Streets for more than 140 years.

It was unusual in the mid-19<sup>th</sup> century for women to immigrate alone and to start a new life for themselves and their families; Augusta Adam did just that. Her daughter, Theresa Adam Ziller, carried on her spirit of boldness by purchasing property in her own right and starting her own business, another rarity for women in the 1870s. Not only was Adam Ziller an early woman entrepreneur, but she also continued her career as a teacher with AISD after converting her schoolhouse to a rental dwelling; her position as an established educator appears to have made an impression on the earliest days of Austin's public education system.

<sup>1</sup> Bell, Collette. "1304 Guadalupe Street." Historic zoning application, 2024.

<sup>2</sup> Bell, 2024.

PARCEL NO.: 0210021311

LEGAL DESCRIPTION: GUADALUPE HEIGHTS BLK 156 LOT 5B (B)

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

AISSD	COA	TC	TC Health	Total
\$1,096.55	\$1,137.50	\$777.36	\$256.93	\$3,268.34

APPRAISED VALUE (2024): Land: \$1,020,640; Improvement: 0; Total: \$1,020,640

PRESENT USE: Office

DATE BUILT/PERIOD OF SIGNIFICANCE: 1877; 1877-1974

INTEGRITY/ALTERATIONS: High. The few major exterior changes to the building occurred within the period of significance and do not significantly affect the building's main elevation. The shed-roof front porch does not alter the building's essential form, nor do the rear bathroom and porch extensions. Original materials and fenestration elements have been restored.

PRESENT OWNERS: James and Katherine Ray, 518 CLIFF DR AUSTIN TX 78704-1413

ORIGINAL OWNER(S): Augusta Adam

OTHER HISTORICAL DESIGNATIONS: Contributes to West Downtown NRHD



City of Austin - Historic Preservation Office  
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: Katherine Bennett Ray James F. Ray

2. PROJECT NAME: Adams School

3. PROJECT STREET ADDRESS (or Range): 1304 Guadalupe Street Austin, Tx 78701  
 ZIP 78701 COUNTY: Travis

IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:  
 LOCATED \_\_\_\_\_ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF  
 \_\_\_\_\_ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS  
 APPROXIMATELY \_\_\_\_\_ DISTANCE FROM ITS  
 INTERSECTION WITH \_\_\_\_\_ CROSS STREET.

**AREA TO BE REZONED:**

4. ACRES 0.0858 (OR) SQ.FT. 3,137

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>DMU</u>	<u>General office</u>	_____	<u>0.0858 / 3,137</u>	<u>General office</u>	<u>DMU-H</u>
_____	_____	_____	_____	_____	_____

**RELATED CURRENT CASES:**

6. ACTIVE ZONING CASE? (YES / <input checked="" type="checkbox"/> NO)	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES / <input checked="" type="checkbox"/> NO)	FILE NUMBER: _____
8. SUBDIVISION? (YES / <input checked="" type="checkbox"/> NO)	FILE NUMBER: _____
9. SITE PLAN? (YES / <input checked="" type="checkbox"/> NO)	FILE NUMBER: _____

### City of Austin - Historic Preservation Office Historic Zoning Application Packet

**PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):**

**10a. SUBDIVISION REFERENCE:** Name: Guadalupe Heights  
 Block(s) 156 Lot(s) 5B(D)U 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.:**

**11. VOLUME:** \_\_\_\_\_ **PAGE:** \_\_\_\_\_ **TAX PARCEL I.D. NO.** 0210021311

**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: Katherine Bennett Ray NAME: Katherine Bennett Ray James F. Ray  
 FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER: (512) 913-0331  
 STREET ADDRESS: 318 Cliff Drive  
 CITY: Austin Tx STATE: Tx ZIP CODE: 78704  
 EMAIL ADDRESS: \_\_\_\_\_

**AGENT INFORMATION (IF APPLICABLE):**

**17. AGENT CONTACT INFORMATION**

SIGNATURE: Collette Bell NAME: Collette Bell  
 FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER: (469) 215-0741  
 STREET ADDRESS: 1107 Garner Avenue #202  
 CITY: Austin STATE: Tx ZIP CODE: 78704  
 CONTACT PERSON: Collette Bell TELEPHONE NUMBER: 469-215-0741  
 EMAIL ADDRESS: \_\_\_\_\_

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, Katherine & James Ray 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

1304 Guadalupe Street

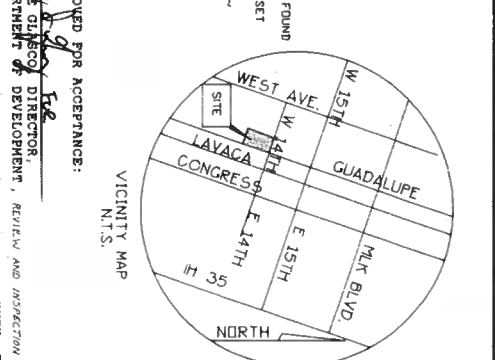
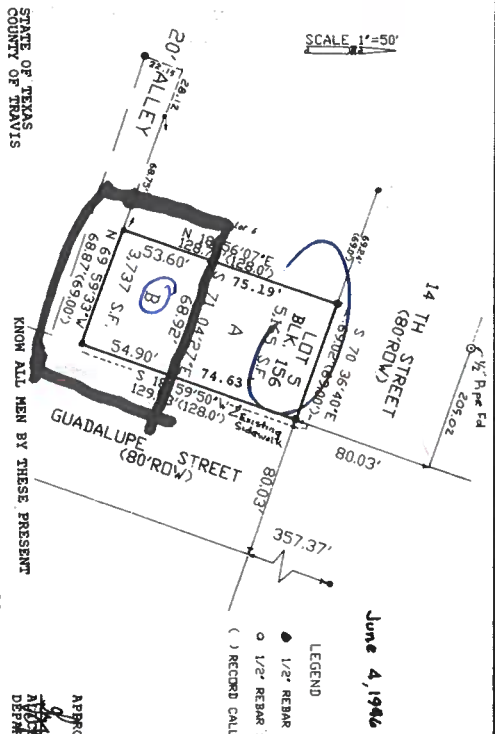
(Address or Legal Description)

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.

Katherine & James Ray  
(Applicant's signature)

10/9/24  
(Date)



APPROVED FOR ACCEPTANCE:  
 [Signature]  
 AUSTIN DIRECTOR,  
 DEPARTMENT OF DEVELOPMENT, REVIEW AND INSPECTION

1. DANA DEBRAVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT'S WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 15th DAY OF APRIL 1997, AT 1:00 O'CLOCK P.M. AND DULY RECORDED ON THE 15th DAY OF APRIL 1997, AT 1:00 O'CLOCK P.M. IN PLAT BOOK 98, PAGE 53, WITHIN MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 15th DAY OF APRIL 1997, A.D.

DANA DEBRAVOIR, COUNTY CLERK  
 TRAVIS COUNTY, TEXAS

[Signature]  
 DEPUTY FOR RECORD AT 1:00 O'CLOCK P.M., THIS THE 15th DAY OF APRIL 1997, A.D.

DANA DEBRAVOIR, COUNTY CLERK  
 TRAVIS COUNTY, TEXAS

[Signature]  
 DEPUTY FOR RECORD AT 1:00 O'CLOCK P.M., THIS THE 15th DAY OF APRIL 1997, A.D.

DANA DEBRAVOIR, COUNTY CLERK  
 TRAVIS COUNTY, TEXAS

[Signature]  
 DEPUTY FOR RECORD AT 1:00 O'CLOCK P.M., THIS THE 15th DAY OF APRIL 1997, A.D.

DANA DEBRAVOIR, COUNTY CLERK  
 TRAVIS COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT WALNUT-GUADALUPE JOINT VENTURE, OWNER OF LOT 5, BLOCK 156, ORIGINAL CITY OF AUSTIN ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AS CONVEYED TO IT BY DEED RECORDED IN VOLUME 12706, PAGE 2276 OF THE TRAVIS COUNTY RECORDS, PURSUANT TO THE SUBDIVISION HAVING BEEN APPROVED AND REAPPROVED BY THE PUBLIC NOTICE AND DOES HEREBY RESUBDIVIDE THE ABOVE DESCRIBED LOCAL GOVERNMENT, WITH CHAPTER 212.015 OF THE TEXAS LOCAL GOVERNMENT CODE AND APPLICABLE ORDINANCES AND RULES OF THE CITY OF AUSTIN, SUBJECT TO ALL EXISTING RECORDED RESTRICTIONS, COVENANTS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED, AS SHOWN HEREON. THIS SUBDIVISION SHALL BE KNOWN AS GUADALUPE HEIGHTS.

WITNESS OUR HAND THIS 14th DAY OF March 1997.

MALINI-GUADALUPE JOINT VENTURE

[Signature]  
 M. ANON BURTON JR., MANAGING VENTURER  
 1306 GUADALUPE  
 AUSTIN, TEXAS 78701

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 7, 1997  
 BY W. H. HARRIS, JR. & S.K.

SIGNATURE OF NOTARY *Ralph W. Harris, Jr.*  
 PRINTED NAME OF NOTARY Ralph W. Harris, Jr.  
 MY COMMISSION EXPIRES: 6-3-97

[Notary Seal: RALPH W. HARRIS, JR., NOTARY PUBLIC, STATE OF TEXAS, COMM. EXP. 6-03-97]

1. RALPH W. HARRIS, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLEIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, IS TRUE AND ACCURATE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY:  
 RALPH HARRIS, JR. SURVEYOR, INC.  
 1406 HETTER STREET  
 AUSTIN, TEXAS 78704

[Notary Seal: RALPH W. HARRIS, JR., SURVEYOR, INC., 1406 HETTER STREET, AUSTIN, TEXAS 78704]

THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISIONS IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLANTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

BUILDING SETBACK LINES SHALL BE IN COMPLIANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

PRIOR TO CONSTRUCTION, EXCEPT FOR SINGLE FAMILY DETACHED, ON ANY LOT IN THIS SUBDIVISION A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN AND DRAINAGE PLANS SUBMITTED TO THE CITY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT THE TIME THIS PLAT WAS APPROVED BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON THESE LOTS REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT.

WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LOC SECTION 13-7-19 AS PUBLISHED OCTOBER 1, 1996.

EROSION/SEDIMENTATION CONTROL ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO LOC SECTION 13-7-14, AND THE ENVIRONMENTAL CRITERIA MANUAL AS PUBLISHED ON OCTOBER 1, 1996.

THE SLOPE ACROSS THIS PROPERTY IS 1% OR LESS ACCORDING TO THE CITY OF AUSTIN TOPOGRAPHIC MAP, 3-23

EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO LOC SECTION 13-7-14.

WATERSHED STATUS-THIS SUBDIVISION IS LOCATED IN THE SHOAL CREEK WATERSHED CLASSIFIED AS URBAN AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 13-2, ARTICLE V AND CHAPTER 13-7, ARTICLE I OF THE CITY LAND DEVELOPMENT CODE.

25% 21 10 39%  
 27% 54  
 23 01% 26

H. W. CUNNINGHAM, REG. NO. 6575  
 1406 HETTER STREET, AUSTIN, TEXAS 78704

[Notary Seal: H. W. CUNNINGHAM, SURVEYOR, 6575]

96-96-0161.0A

GUADALUPE HEIGHTS  
 MISC. FILM CODE  
 00009711376

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

NO 2315962

ACCOUNT NUMBER: 02-1002-1311-0000

PROPERTY OWNER:

RAY JAMES F & KATHERINE BENNETT RA  
518 CLIFF DR  
AUSTIN, TX 78704-1413

PROPERTY DESCRIPTION:

LOT B GUADALUPE HEIGHTS

ACRES .0858 MIN% .000000000000 TYPE

SITUS INFORMATION: 1304 GUADALUPE ST

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
2023	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
	AUSTIN DOWNTOWN PUBLIC IMPROV DIST	*ALL PAID*

TOTAL SEQUENCE 0

\*ALL PAID\*

TOTAL TAX:	*ALL PAID*
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	*ALL PAID*

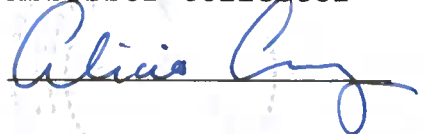
TAXES PAID FOR YEAR 2023 \$18,947.48

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2023 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 05/23/2024

Fee Paid: \$10.00

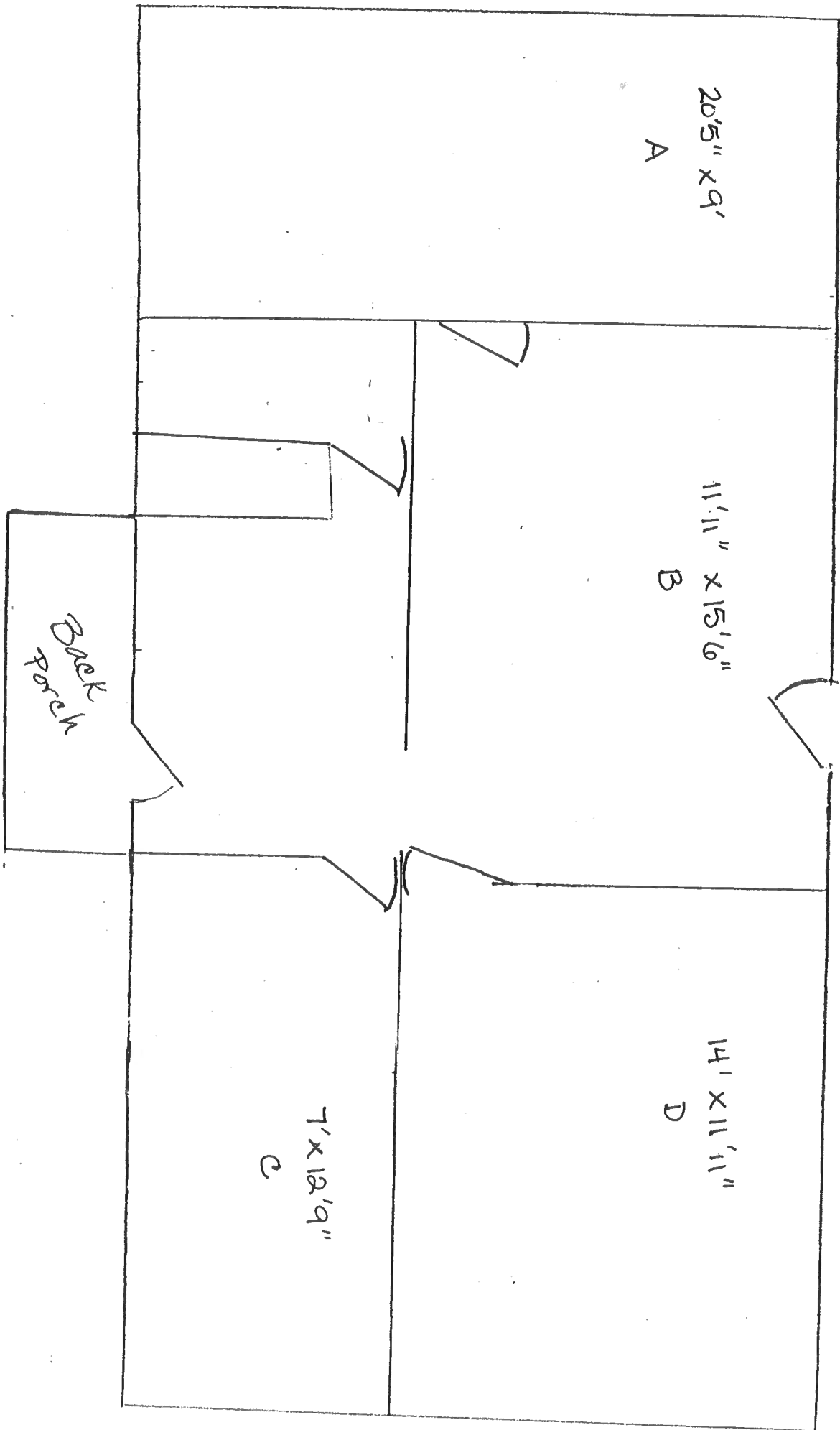
Bruce Elfant  
Tax Assessor-Collector

By: 







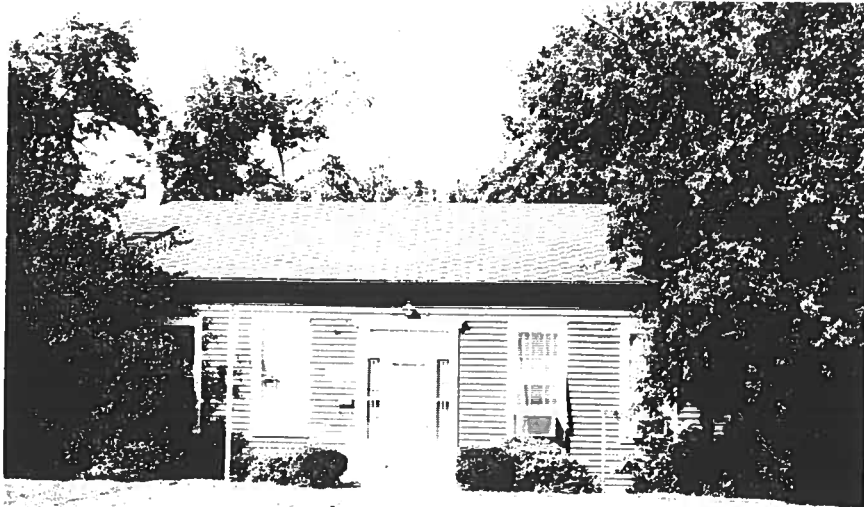


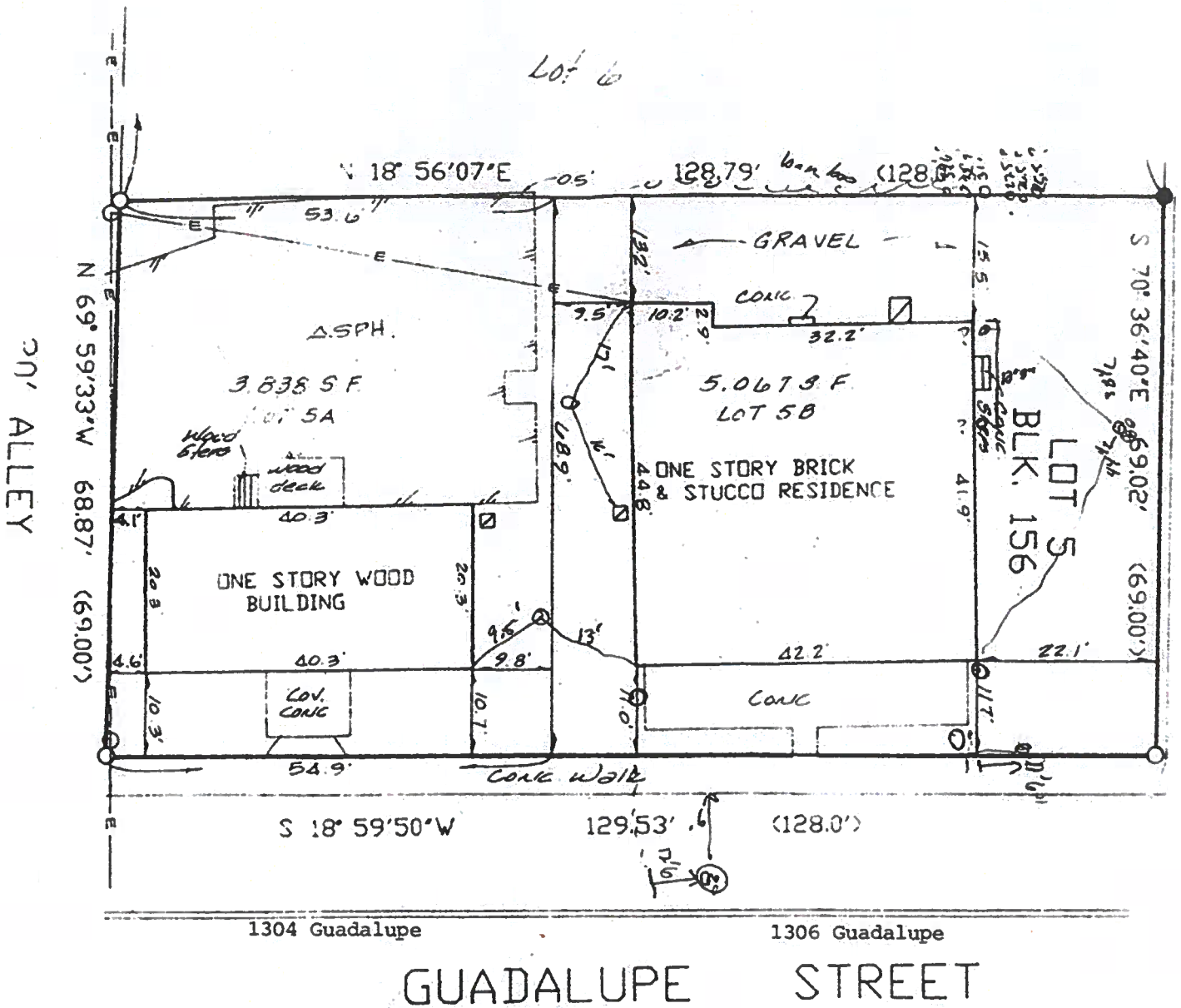
1304 Guadalupe  
820 sq ft

1304

2

# Austin History Center





LEGEND  
 ● 1/2" REBAR FOUND  
 ○ 1/2" REBAR SET  
 □ AIR CONDITIONER  
 ○ RECORD CALL  
 ○ SHIELD LINE

North ↑



21002

Revision Date:  
3/10/2021

0 120  
Feet



NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet  
Projection: Lambert\_Conformal\_Conic

Scale: 1" = 120' Scale Map  
Title: 1" = 120' Scale Map  
Date: 3/10/2021

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

**Travis Central Appraisal District**  
8314 Cross Park Drive  
Austin, Texas 78754  
Internet Address: [www.traviscad.org](http://www.traviscad.org)  
Main Telephone Number (512) 834-9317  
Appraisal Information (512) 834-9318  
TDD (512) 836-3328



## Historical Narrative

### 1304 Guadalupe

#### Austin, Texas

#### Summary

The Augusta Adams Ziller School was built as a simple Pre-railroad Folk style dwelling located at the corner of Guadalupe and, formerly Walnut-Street in downtown Austin. At the time 1304 Guadalupe was built, the area that is now the University of Texas was a native American camping site. The building is a contributing building to the newly designated West Downtown Historic District. The building uses forms and architectural patterns reflecting longstanding vernacular and folk traditions. Before the arrival of the railroad in Austin in 1871, building methods and forms typically were passed down through hands-on teaching and apprenticeships, often reflecting regional customs or traditions brought to the US by immigrants. Buildings classified as folk-influenced typically do not include ornamentation or detailing influenced by another style. The small frame building at 1304 Guadalupe was constructed in about 1877. Its original use was as a private school run by Theresa Adam, daughter of a pioneering female immigrant to Texas.

1304 Guadalupe and its next-door neighbor, 1306 Guadalupe, have been intertwined for over 140 years; 1306 Guadalupe was designated as historical in September 2023.

Each has its beginning when Augusta Kohn Adams immigrated to the United States, and ultimately to Austin, in 1857 with two young daughters. She had lost her father and husband and hoped to make a new life for her children in America.

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

1304 Guadalupe Street is a rare and remarkably intact 155-year old vernacular structure. It exemplifies the simple beginnings of Austin's pioneer past. It is an



excellent example of the simplicity of early architectural endeavors built with local materials, prior to the arrival of the railroad in Austin in 1871.

**25-2-352(3)(c)ii Historical Associations.** *The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance which 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.*

**Augusta Adams** Mrs. Adam, a German immigrant, reached Texas by way of Indianola. She was from a wealthy German family which had been decimated by economic losses and war with Prussia. Augusta's husband, her father, and her brothers were killed in war.

She joined some one million Germans who immigrated to America during the 1850's.

Departing Indianola, she came to Austin by Oxcart in 1857. With her were her two young daughters, Mary and Theresa. Her belongings were primarily silver pieces and other valuables, the remains of her family's fortune.

At the time of her arrival in 1857, Austin was in a growth spurt. Between 1850 and 1860 the population increased from 629 to 3,494. A 445.4% increase in the population within the city's limits.

Augusta used a portion of the proceeds from her valuables to purchase Lot 5 and Lot 6 of the Original City of Austin.

The family home was constructed on Lot 6, (1403 West Fourteenth Street).

Augusta made this her home and that of her new husband, Herman Hertel, along with Theresa and Mary, and, eventually, their husbands and families. This structure was later torn down and is now a parking lot. Augusta Adam (Mrs. Hertel) had purchased an interest in Lot 5 (now 1304 and 1306 Guadalupe) from a Mary Kohn, who received Lot 5 in 1870, from a Louis Dohme, whose ownership came by way of the Republic of Texas.

By 1868, a stucco and tan brick cottage was in place at the north end of Lot 5. Now 1306 Guadalupe, the cottage is still in its original configuration as well as maintaining its original stucco and brown brick exterior.

An interesting note about 1306 Guadalupe is that, early on, Mary Adam taught school there. Records show that Ima Hogg, daughter of future Governor James Hogg, was a pupil of hers.

**Theresa Adam – Ziller.** On September 11, 1876, the Hertels sold Lot 5 to Theresa Adam, Augusta’s granddaughter. At that time Theresa was unmarried. Her age in the 1875 census was listed as 26.

She later married William Ziller, whose family has a rich history as prominent figures in early Austin. Theresa’s sister Mary also married a Ziller brother, August. August was active in state and local governments. A photo taken in 1884 shows him as Chief of the Austin Fire Department.

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

**Adams School.** The frame house constructed on the south end of Lot 5 (1304 Guadalupe) became Adam School, where Theresa Ziller taught. The school must have been built after 1868. Tax Records “Prior to 1879”, p. 53 in the Austin History Center shows the south half of Lot 5 as Adams (sic) School.

A University of Texas Master’s Thesis by Willie Madora Long contains the following information: “Five new schools opened in September 1877. ... Ms. **Theresa Adams (sic) opened a school for young ladies and small girls. ...**”

Thus, 1877 is the probable date for construction of the frame building on the south end of Lot 5, now 1304 Guadalupe, where Theresa Adam operated “Adam School.”

The cottage at 1306 appears on the 1873 Koch map of Austin. The map shows no structure at that time on the south portion of Lot 5.

In a 1961 interview, Mr. Robert L. Ziller (Grandson of Augusta Adam Ziller) refers to the frame structure (1304 Guadalupe) on the south portion of Lot 5 as follows “On the same lot is a frame building now occupied by Dr. George Francis as a dental clinic. This was built sometime later for a private school (which was taught by Theresa and was one of the first private school buildings in Austin). The exterior of the building is just as it was built.”

Tax Records “Prior to 1879”, p. 53 in the Austin History Center shows the south half of Lot 5 as Adams (sic) School.

A University of Texas Master’s Thesis by Willie Madora Long contains the following information: “Five new schools opened in September 1877. ... Ms. Theresa Adams (sic) opened a school for young ladies and small girls. ...”

Thus, 1877 is the probable date for construction of the frame building on the south end of Lot 5, now 1304 Guadalupe, where Theresa Adam operated "Adam School."

Ms. Theresa's school must have closed by 1882, when she is listed as a teacher in the Austin public schools.

**Subsequent Uses of 1304 Guadalupe.** The January 1894 Sanborn's map of Austin lists 1304 Guadalupe as a dwelling. The Austin City Directory of 1905 shows W. F. Robinson, an engineer with Swift Packing Company, as residing at 1304 Guadalupe.

Over the years, 1304 Guadalupe has been used as a small residence, a dental office, a private advocacy group's office, and as an interior design studio.

For a period prior to 1996, Lot 5 (1304 Guadalupe, as well 1306 Guadalupe) were in the ownership of the Scottish Rite Bodies and the Scottish Rite Learning Center of Austin, Inc.

In 1996, following a successful lawsuit to confirm the legitimacy of Mr. Amon Burton's right to exercise an option to purchase Lot 5 and its two buildings, Mr. Burton and his spouse Carol then purchased Lot 5 and almost immediately formed Walnut-Guadalupe Joint Venture with Katherine and James (Jim) Ray to own the two buildings and pay off a loan on the property.

The loan was paid off in 2005. Thereafter, the property was subdivided with the southern portion (1304 Guadalupe) separated from the northern portion (1306 Guadalupe).

The current owners of 1304 Guadalupe are James F. (Jim) and Katherine Bennett Ray who have their own ties to Texas history.

Katherine Bennett served as Director of Administration for the Texas Constitutional Revision Commission (1973) and the Texas Constitutional Convention (1974). James F. (Jim) Ray was Executive Director of the Texas Constitutional Revision Commission and Texas Constitutional Convention (1973-1974).

Their historic work to revise the Texas Constitution was done with a leave of absence from their previous positions as Director of Administration (Mrs. Bennett) and Executive Director (Mr. Ray) of the Texas Advisory Commission on Intergovernmental Relations (TACIR), a state agency charged to conduct research on issues of importance to Texas. They both returned to the TACIR in their previous capacities following the conclusion of the Constitutional Convention in

1974, Mr. Ray left the TACIR in September 1977 to marry Katherine Bennett and to begin his own management consulting practice, Ray Associates, Inc., in Austin. Mrs. Ray worked in the consulting business with her husband on nights and weekends until she joined Ray Associates, Inc., as Vice President in 1981.

The Rays' consulting practice focused on service primarily to local governments in Texas. In addition to serving their local government clients, they managed by contract the Texas Association of Regional Councils from 1977 to 2005 (28 years, with Mr. Ray as Executive Director), the Texas Recreation and Park Society for 10 years (with Mrs. Ray as Executive Director), and the Emergency Management Association of Texas for two years. Mr. Ray's consulting specialty was public policy and Mrs. Ray's consulting specialty was in the fields of finance and human resources and leadership training.

In 1996, the purchase of 1304 Guadalupe, under the umbrella of Walnut-Guadalupe Joint Venture with Amon and Carol Burton, coincided with an expansion of Ray Associates, Inc., and the need for additional office space. Ray Associates, Inc., had been operating out of offices located at 508 West 12<sup>th</sup> Street and 1305 San Antonio Street (about one and one-half blocks apart), and 1304 Guadalupe Street was separated from their offices on San Antonio Street only by a parking lot between the two buildings. The Rays restored 1304 Guadalupe to its original beauty, removing the dropped acoustical tile ceilings to reveal 12-foot ceilings and repaired the wood floors that needed repair, endeavoring to keep the interior colors and wallpaper to colors and patterns appropriate to the 1800s, and installed antique furniture, with inset sinks, as fixtures in the bathroom and small kitchen areas.

The Rays used 1304 Guadalupe as an extension of their offices from 1996 through 2007, then leased the property to Robert L. Kamm, an attorney and lobbyist from 2008 to March 2020, then to Mr. Kamm's assistant Jocelyn Dabeau from March 2020 to March 2024.

**1304 Guadalupe Today.** 1304 Guadalupe maintains its original frame construction and its original configuration, except for a narrow run along the back (west) side of the building thought to have been built about 100 years ago in the 1920s when indoor plumbing was added.

It has a central area, then smaller rooms on the north and south ends of the structure. Conceivably, this could have accommodated a gathering area and two small classrooms.

# Austin History Center

403 West 14th - home of Zackman family  
in old Giller houses - (sold over 100 years  
1960)

W. Hill + Guad <sup>(1906)</sup> - brick cottage - occupied  
by Jack Schick furniture - adorning  
room facing on Guad St - no 1304 built  
by Dr. Geo. Francis Dentist 1960 -  
place was built by the Giller family for  
private school where the daughter Theresa  
Mrs. Wm. Giller - taught school - house is  
built 1960 - 1960 still owned by  
Bill L. Giller

***Adam School***, the building at 1304 Guadalupe is one of the very few structures immediately west of the Texas Capitol that survives in its original form from the 1800s.

## Attachments

Photo of 1304 Guadalupe St., Austin History Center, undated. (Window AC unit and porch lights suggest 1950s date).

Photo of 1304 Guadalupe St., Front View, 2021.

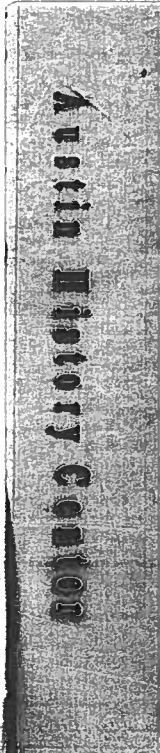
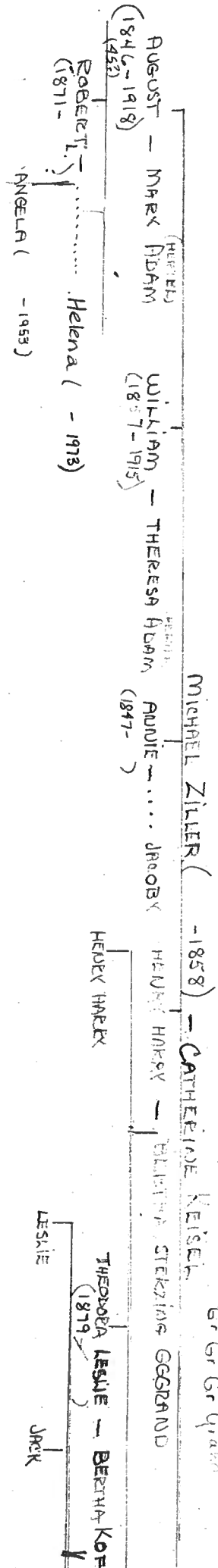
Photo of 1304 Guadalupe St., Rear, View, 2021.

Floor plan of 1304 Guadalupe St., 2021

Biography of the Ziller Family (Ziller, Michael, 1858) Austin History Center. See “William (1857-1915) – Theresa Adam.

Summary of Statement by Robert L. Ziller, Austin History Center, 1961. Refers to 1304 Guadalupe as a private school where Theresa Adam Ziller taught.

AF - BIOGRAPHY - Ziller family (Ziller, Michael, -1858)



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City of Austin-Historic Preservation Office  
 Historic Zoning Application Packet

F.2 Historical Documentation-Occupancy History

Occupancy Research for 1304 Guadalupe St. Austin, TX 78701

Year	Owner/Occupant	Occupation	Source
1877-78	Theresa Adams(wid)August Xiller	Deputy City Tax Assessor	City Directories
1879-80	August Ziller	Deputy City Tax Assessor	City Directories
1885-86	August Ziller	Deputy City Tax Assessor	City Directories
1889-90	August Ziller	Deputy City Tax Assessor	City Directories
1895-96	August Ziller	Deputy City Tax Assessor	City Directories
1900-01	August Ziller	Deputy City Tax Assessor	City Directories
	1905 Jonathan Simmons		City Directories
1909-1910	Charles Bonte	Fireman	City Directories
	1914 Charles Bonte	Fireman	City Directories
	1920 Miss Anna Randolph	Daughter of Cyrus Halbert State Treasurer	City Directories
	1924 J.C. Denny	Hotel Clerk	City Directories
	1929 J.C. Denny	Hotel Clerk	City Directories
	1933 Mrs. I.L. Denny, G.R. Ezelle	Unknown	City Directories
	1937 Paul Bolton	News Editor	City Directories
	1942 Ralph S. Rowntree	Artist	City Directories
	1947 Orion P. Wilkins	Unknown	City Directories
	1952 Thelma Coffey	Coffey's Maternity	City Directories
	1957 Nordyke's Maternity	Nordyke's Maternity	City Directories
	1962 Not Listed		City Directories
	1967 Jack Scheib Furniture	Furniture	City Directories
	1971 Jack Scheib Furniture	Furniture	City Directories
	1975 Nicholson Interiors	Interior Design	City Directories
	1980 Nicholson Interiors	Interior Design	City Directories
1996-2007	Ray & Associates	Consulting	Owner
2008-2020	Bob Kamm	Lobbyist	Owner
2020-2024	Jocelyn Dabeau	Lobbyist	Owner

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

f. 1: Historical Documentation-Deed Chronology  
 Deed Research for 1304 Guadalupe St. Austin, Tx 78701

<b>Date Executed</b>	<b>Instrument</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Plat Records</b>
February 23, 1857	Letter Patent	State of Texas	Augusta Adams	T-46
September 11, 1876	Warranty Deed	Augusta Hertel and H	Theresa Adam	Volume 32, Page 89
September 6, 1876	Warranty Deed	Fritz and Augusta Tegener	Theresa Adam	Volume 36, Page 235
Monday, November 4, 1929	Warranty Deed	Mary Ziller	Robert L. Ziller	Volume 442,Page 530
Monday, December 10, 1934	Warranty Deed	Robert L. Ziller Ameritrust Texas, N.A. Successor trustee of Trust created under the	Helena Ziller	Volume 01945, Page 00473
Tuesday, June 26, 1990	Special Warranty Deed	will of Helen Ziller	Scottish Rite Bodies Steve G. Harren, Trustee	Volume 11216, Page 00457 Volume 12537, Page 01472
Wednesday October 4, 1995	General Warranty Deed	Scottish Rite Learning Center	Scottish Rite Learning Center	Volume 12706, Page 02259
11-Jun-96	Warranty Deed	Steve G. Harren, Trustee Steve Harren dba GOP Investments formerly GOP	Scottish Rite Learning Center of Austin, Inc	Volume 12706, Page 2262
11-Jun-96	Quitclaim Deed	Investments	Scottish Rite Learning Center of Austin, Inc	Volume 12706, Page, 2276
11-Jun-96	Warranty Deed	Scottish Rite Bodies and Scottish Rite Learning Center of Austin, Inc.	Walnut-Guadalupe Joint Venture	Volume 12706 Page, 2276
17-Nov-11	General Warranty Deed	Walnut Guadalupe Joint Venture		

# Property Profile Report

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

## General Information

Location: **1304 GUADALUPE ST**  
 Parcel ID: **0210021311**  
 Grid: **MJ23**

## Planning & Zoning

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

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

Regulating Plan: **No Regulating Plan**

Zoning: **DMU**

Zoning Cases: [C14H-2023-0074](#)  
[C14H-2024-0154](#)

Zoning Ordinances: [19990225-070b](#)  
[20230914-115](#)

Zoning Overlays: **Capitol Dominance Overlay**  
**Capitol View Corridors: CAPITOL OF TEXAS HIGHWAY**  
**Downtown Austin Plan Districts: Uptown / Capital**  
**Downtown Density Bonus: FAR - 15 | Max Hgt - 400**  
**Green Building Mandatory: Central Business District/Downtown Mixed Use**  
**Residential Design Standards: LDC/25-2-Subchapter F**  
**Selected Sign Ordinances**

Infill Options: --

Neighborhood Restricted Parking Areas: --

Mobile Food Vendors: --

Historic Landmark: --

Urban Roadways: **Yes**

## Zoning Guide

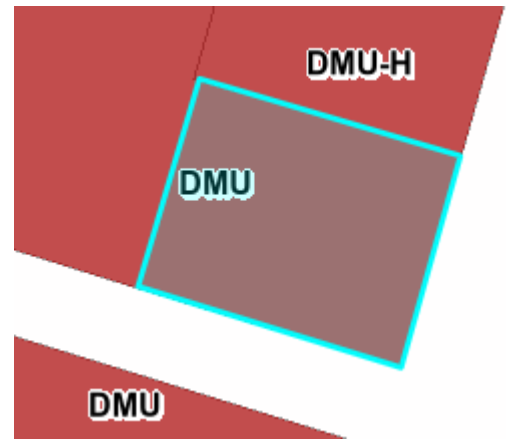
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District.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

## Environmental

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

## Political Boundaries

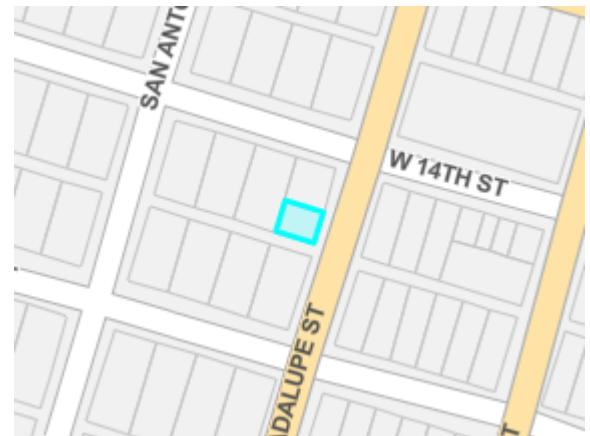
Jurisdiction: **AUSTIN FULL PURPOSE**  
 Council District: **9**  
 County: **TRAVIS**  
 School District: **Austin ISD**  
 Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Central Austin Community Development Corporation, City of Austin Downtown Commission, Downtown Austin Alliance, Downtown Austin Neighborhood Assn. (DANA), Friends of Austin Neighborhoods, Historic Austin Neighborhood Association, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Old Austin Neighborhood Association, Preservation Austin, SELTexas, Save Our Springs Alliance, Shoal Creek Conservancy, Sierra Club, Austin Regional Group, West Downtown Alliance, Inc.**



Zoning Map



Imagery Map



Vicinity Map