



Historical Resources Survey Report

Capital Express Central – Intensive-level Survey:

Alfred and Jacqueline Haster House, 3009 North Interstate Highway (I-) 35

Project Name: Capital Express Central – I-35

Project Limits: U.S. Highway (US) 290 East to US 290 West/State Highway 71

District(s): Austin

County(s): Travis

CSJ Number(s): 0015-13-388

Principal Investigators: Rick Mitchell and Emily Pettis, Mead & Hunt, Inc.

Report Completion Date: September 2022

This historical resources survey report is produced for the purposes of meeting requirements under Section 106 of the National Historic Preservation Act, the Antiquities Code of Texas, and other cultural resource legislation related to environmental clearance as applicable.

Abstract

The proposed Interstate Highway (I-) 35 Capital Express Central Project is to improve an approximately 8-mile segment of I-35 from U.S. Highway (US) 290 East to US 290 West/State Highway 71. The project Area of Potential Effects (APE) includes the Alfred and Jacqueline Haster House (Haster House) at 3009 North I-35, which was recommended as individually eligible for the National Register of Historic Places (NRHP) as part of the DRAFT [2020] Cox McLain/City of Austin *Historic Resources Survey of North Loop, Hancock, and Upper Boggy Creek* under Criterion A as “a surviving intact example of the type of housing that once lined East Avenue, Austin’s main boulevard, before it was converted into IH-35” and under NRHP Criterion C as “a good example of a 1920s Colonial Revival bungalow in Austin.”¹ Based on this previous finding, the Texas Department of Transportation (TxDOT) concluded that intensive-level work would be required to provide a definitive NRHP evaluation for the property. A description of the overall project area and detailed survey results are included in the reconnaissance *Historic Resources Survey Report*.

On behalf of the TxDOT Environmental Affairs Division (ENV), Mead & Hunt, Inc. performed an intensive survey in February 2022 to provide a definitive evaluation of NRHP eligibility for the Haster House. The intensive survey included extensive research, fieldwork, and comparative analysis.

Based on the findings of the intensive survey, the Haster House is recommended eligible for listing in the NRHP under Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. Based on the project designs as shown on August 2022 schematics and design files, both build alternatives (Alternative 2 and Modified Alternative 3) will displace the Haster House, resulting in an adverse effect under Section 106. An individual Section 4(f) evaluation will be required for the NRHP-eligible property.

¹ Cox McLain Environmental Consulting, Inc. and Preservation Central, *DRAFT Historic Resources Survey of North Loop, Hancock, and Upper Boggy Creek: Cherrywood Neighborhood Packet* (Prepared for the City of Austin, [2020]).

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Project Identification

- **Report Completion Date:** 09/30/2022
- **Date(s) of Fieldwork:** 02/18/2022; 3/18/2022
- **Survey Type:** ☐ Windshield ☐ Reconnaissance ☒ Intensive
- **Report Version:** ☐ Draft ☒ Final
- **Regulatory Jurisdiction:** ☒ Federal ☐ State
- **TxDOT Contract Number:** WA57008SH004
- **District or Districts:** Austin
- **County or Counties:** Travis
- **Highway or Facility:** Interstate Highway (I-) 35
- **Project Limits:**
 - **From:** U.S. Highway (US) 290 East
 - **To:** US 290 West/State Highway (SH) 71
- **Main CSJ Number** 0015-13-388
- **Report Author(s):** Angela Hronek; Mead & Hunt, Inc. (Mead & Hunt)
- **Principal Investigators:** Rick Mitchell and Emily Pettis, Mead & Hunt
- **List of Preparers:**

Rick Mitchell – Principal Investigator, directed fieldwork and research activities, performed quality control for intensive survey products, reviewed National Register of Historic Places (NRHP) evaluation, prepared and reviewed effect recommendation.

Emily Pettis – Principal Investigator, performed quality control for intensive survey products, reviewed NRHP evaluation and effect recommendation.

Angela Hronek – primary author of intensive survey report, prepared NRHP recommendation.

Lauren Kelly – conducted fieldwork and research.

Mackenzie Machuga – conducted fieldwork.

Caroline Bruchman – prepared field survey maps, survey report maps, and GIS deliverables.

Area of Potential Effects (APE)

- ☐ Existing ROW
- ☐ 150' from Proposed ROW and Easements
- ☐ 300' from Proposed ROW and Easements
- ☒ Custom: Haster House (3009 North I-35, Travis Central Appraisal District [TCAD] parcel 206956). (Note: The APE for the I-35 Capital Express Central Project reconnaissance HRSR extends 150 feet beyond the project's Environmental Study Area.)

- **Historic-Age Survey Cut-Off Date:** 1980
- **Study Area** For the I-35 Capital Express Central Project as a whole, the historic resources study area extends 1,300 feet beyond proposed new right-of-way (ROW) and easements. Results of the overall study area analysis are available in the project's *Historic Resources Research Design* and reconnaissance-level *Historic Resources Survey Report* (HRSR).

For purposes of this intensive survey, the historic resources study area is limited to the Haster House parcel.

Section 106 Consulting Parties

- **Public Involvement Outreach Efforts:**

The proposed project includes ongoing focused Section 106 of the National Historic Preservation Act of 1966, as amended (Section 106) public involvement outreach, as well as incorporation of historic resources as part of the National Environmental Policy Act (NEPA) public involvement process. The Texas Department of Transportation (TxDOT) held a virtual Section 106 consulting parties meeting on October 6, 2021, to provide an overview of the project, cultural resources management as part of TxDOT's project development process, consulting party opportunities and roles in the Section 106 process, and upcoming historic resources survey tasks and schedule. TxDOT posted the draft I-35 Capital Express Central reconnaissance-level HRSR and seven intensive-level HRSRs on the project website for public access on May 24, 2022. A Section 106 consulting party meeting was held on June 10, 2022, to gather comments and questions. TxDOT will involve consulting parties throughout the Section 106 process, including a meeting to discuss project impacts and potential mitigation activities. Additional information on Section 106-focused public involvement efforts for the I-35 Capital Express Central Project is included in the reconnaissance-level HRSR.

▪ **Identification of Section 106 Consulting Parties:**

TxDOT identified 28 potential consulting parties for the I-35 Capital Express Central Project. Of the consulting parties, the following groups are most likely to have interest in the Haster House based on geographic location and/or historical associations:

- Texas Historical Commission
- Travis County Historical Commission
- Preservation Austin
- Preservation Texas
- City of Austin Historic Landmark Commission/Historic Preservation Office
- Cherrywood Neighborhood Association

▪ **Section 106 Review Efforts:**

As noted above, TxDOT held a Section 106 consulting party meeting on October 6, 2021, to provide an overview of the project, cultural resources management as part of TxDOT's project development process, consulting party opportunities and roles in the Section 106 process, and upcoming historic resources survey tasks and schedule. On December 6, 2021, TxDOT updated consulting parties on the in-progress cultural resources investigations via email. TxDOT provided another update and outlined upcoming steps in the Section 106 process via email on February 2, 2022. In this email, TxDOT reminded consulting parties of the opportunity to provide input on potentially historic resources in the project APE. Mead & Hunt contacted several consulting parties to request additional information in the course of developing the draft HRSR. These included:

- City of Austin Historic Landmark Commission/Historic Preservation Office
- City of Austin Parks and Recreation Department, Historic Preservation and Tourism
- Preservation Austin
- Texas Historical Commission

TxDOT initiated formal review of the draft I-35 Capital Express Central reconnaissance-level HRSR and seven intensive-level HRSRs on May 24, 2022. The HRSRs were posted to the project website. Consulting parties were notified and invited to send comments and questions via email to the TxDOT project historian. A Section 106 consulting party meeting was held on June 10, 2022, to gather comments and questions. Section 106 consulting parties were also invited to request individual meetings with the TxDOT project historian if desired.

Information provided to date by the consulting parties pertains to other resources and neighborhoods in the I-35 Capital Express Central Project area, and did not include information related to the Haster House.

TxDOT will continue to involve consulting parties throughout the Section 106 process. A second meeting to discuss potential mitigation activities will be held at a date to be

determined during the fall of 2022. Results of this meeting, including additional consulting party comments related to the Haster House, will be included in the final I-35 Capital Express Central reconnaissance-level HRSR.

- **Summary of Consulting Parties Comments:**

There have been no consulting party comments regarding the Haster House to date.

Stakeholders

- **Stakeholder Outreach Efforts:**

In addition to the Section 106 consulting parties, anticipated project stakeholders may include property owners, residents, and business owners in and near the project APE; neighborhood associations and planning contact teams; other neighborhood and community groups; and elected officials. The reconnaissance-level HRSR provides additional information on stakeholder outreach for the overall I-35 Capital Express Central Project.

A Mead & Hunt historian spoke with the owner of the Glass Coffin Vampire Parlour, a retail business that currently occupies the Haster House, on February 18, 2022, to gather additional information on the history of the property.

- **Identification of Stakeholder Parties:**

Joey Slayne, business owner
The Glass Coffin
3009 North I-35
Austin, TX 78702

- **Summary of Stakeholder Comments:**

Discussions with business owner Joey Slayne focused on a tour of the building interior. No verbal comments regarding the I-35 Capital Express Central Project were received, other than a general interest in receiving project information as it is updated.

Project Setting/Study Area

- **Study Area**

The overall historic resources study area for the I-35 Capital Express Central Project extends 1,300 feet beyond maximum proposed ROW. For the purposes of this intensive survey, the study area is confined to the parcel boundary of the Haster House. Parcel data obtained through TCAD shows that the property comprises TCAD parcel 206956, which contains 0.1814 acres.

- **Previously Evaluated Historic Resources**

This property was evaluated as part of the DRAFT [2020] Cox McLain/City of Austin *Historic Resources Survey of North Loop, Hancock, and Upper Boggy Creek* and recommended individually eligible for the NRHP under Criterion as a “surviving intact example of the type of housing that once lined East Avenue” and under Criterion C as a “good example of a 1920s Classical Revival bungalow in Austin.”²

- **Previously Designated Historic Properties**

This property has not received a previous historic designation.

- **Previously Designated Historic Districts**

There are no previously designated historic districts on this property.

- **Historic Land Use**

Prior to the 1920s this area, comprising Division C of the East Austin Outlots, was sparsely populated and largely used for agrarian purposes. Although there were some platted subdivisions, including the Dancy Addition to the south of the Haster House, few were built out and research did not reveal evidence that this lot was developed prior to construction of the Haster House in 1923. It was among a first wave of houses in current Cherrywood constructed in the 1920s, with many located along East Avenue. Additional residential development continued through the 1930s and 1940s. By the late 1940s this and several other properties in the vicinity were rezoned from residential to commercial. The development of I-35 to the west by the early 1960s further drove commercial development, which was accelerated by construction of the I-35 upper deck in the late 1960s. While many of the residences along former East Avenue (now I-35) were demolished for multi-family or commercial development, the area to the east remained predominantly residential. The Haster House served as an office in addition to a residence beginning in the 1950s.

- **Current Land Use and Environment**

The current owner purchased the property in 1991. In the 1990s the house served as a law office. Since 2021 it has been a retail store named the Glass Coffin Vampire Parlour.

The I-35 northbound frontage road borders the property to the west and a 1960s office building borders it to the north. A c.1925 bungalow is located just south of the house, and additional residential development extends to the east in the Cherrywood neighborhood.

- **Historic Period(s) and Property Types**

The subject property is a 1923 residence that also served as a commercial office beginning in the 1950s and has been occupied by a retail business, the Glass Coffin Vampire Parlour, since 2021.

² Cox McLain Environmental Consulting, Inc. and Preservation Central, *DRAFT Historic Resources Survey of North Loop, Hancock, and Upper Boggy Creek: Cherrywood Neighborhood Packet*.

- **Integrity of Historic Setting**

The integrity of the historic residential setting was diminished by the initial construction of I-35 to the west in the early 1960s and subsequent addition of the upper decks in the late 1960s. Many of the residences previously located along former East Avenue (now I-35) have been demolished and replaced with multi-family housing and commercial buildings, which continue to compromise the integrity of the historic setting. Detailed integrity information is provided in the NRHP Eligibility Recommendations section below.

Survey Methods

- **Methodological Description**

The intensive survey is in compliance with TxDOT's latest Environmental Toolkit Standards and Historical Studies guidance. A reconnaissance-level survey has been performed for the full project corridor between US 290 East and US 290 West/SH 71. This intensive-level investigation focused on clarifying the NRHP eligibility of the Haster House at 3009 North I-35 in North Central Austin. Maps are provided in Appendix D. The historic-age resource was identified using available historic maps, atlases, and aerials in combination with field observations. The property was evaluated for potential NRHP eligibility applying appropriate regional and thematic contexts. The historic context was developed using primary and secondary source material and information provided by local informants.

On behalf of TxDOT ENV, Mead & Hunt performed an intensive survey of the Haster House in February 2022. Field survey for the property included detailed photography and fieldnotes recorded electronically on tablets. Mead & Hunt gained access to the interior of the building. Survey photographs and field data were used to produce an inventory form for the historic-age resources (see Appendix C).

- **Comments on Methods**

Investigations include one non-archaeological cultural resources intensive survey, including photographic documentation and research. Findings of the intensive survey are compiled into this HRSR completed in accordance with TxDOT's *Documentation Standard: Historical Resources Survey Report*.

Survey Results

- **Project Area Description**

Two alternatives are currently under consideration for the proposed improvements: Alternative 2 and Modified Alternative 3. Under both alternatives, proposed improvements include removing the existing I-35 upper decks, lowering the roadway, and adding two non-tolled high-occupancy-vehicle managed lanes in each direction from US 290 East to SH 71/Ben White Boulevard. Both alternatives would reconstruct frontage roads, ramps,

intersections, and east-west cross-street bridges. Shared-use (pedestrian and bicycle) paths would be added along the corridor. Under Alternative 2, additional flyovers would be constructed at the I-35 and US 290 East interchange. Under both alternatives, additional ROW acquisition would be required intermittently along areas throughout the corridor. In most areas, the proposed new ROW would not extend past the first tier of parcels adjacent to the existing I-35 ROW. Design files for both alternatives are available on the project website (www.my35capex.com). Parcels adjacent to the I-35 ROW include a mix of historic-age and non-historic-age commercial, institutional, or high-density multi-family residential resources. Several parks, cemeteries, and sports and entertainment stadiums/arenas are also present. Beyond the first tier of parcels, the 150-foot APE includes a wider mix of resources, including established single-family residential neighborhoods, a wide range of commercial properties, governmental buildings, and educational properties.

This intensive survey focuses only on the Haster House, located in North Central Austin. As noted above, the Haster House encompasses an area bounded by East 31st Street to the north, Dancy Street to the east, East 30th Street to the south, and the I-35 northbound frontage road to the west. It is currently occupied by the Glass Coffin Vampire Parlour, a retail store. The immediate surrounding area features mostly commercial development to the north and south and residential subdivisions to the east.

▪ Literature Review

Mead & Hunt consulted a range of primary and secondary sources to develop the historic context and reevaluate the subject property for NRHP eligibility. Below is a general description of sources used and how each informed the intensive survey. Individual resources are also identified in the References Cited section.

The following secondary sources provided both general background information on the study area and property-specific information for the historic context:

- Entries from the *Handbook of Texas Online*.
- Historic contexts on the City of Austin and I-35 previously prepared by Hardy-Heck-Moore, Inc. (HHM, Inc.):
 - City of Austin Historic Resources Study, 2016
 - Interstate Highway 35 Corridor Historic Resources Investigations, 2004
- A DRAFT [2020] historic context on the Cherrywood neighborhood prepared by Cox McLain Environmental Consulting, Inc. and Preservation Central for the City of Austin.

- Information on the Calcasieu Lumber Company from the following sources:
 - “Calcasieu Lumber Company Records: An Inventory of the Collection,” from the Austin History Center
 - A 1930 Calcasieu plan book from the Austin History Center

The following historic mapping and aerial imagery sources obtained online were used to trace development patterns and land uses in the study area:

- Historic and current aerial imagery obtained through Historicaerials.com, Google Earth, and U.S. Geographical Survey (USGS) Earth Explorer
- General Land Office Maps of Travis County available through the Portal to Texas History
- USGS topographic maps of Austin available through USGS TopoView
- Current property parcel data available from TCAD
- Historic Sanborn maps obtained through the University of Texas at Austin, Perry-Castañeda Library Map Collection and through the Library of Congress website

Property-specific primary source materials were obtained online and at the Austin History Center and Travis County Clerk. These materials were used along with other sources to develop a historic overview of the Haster House. These sources included the following:

- City directories available from the Austin History Center and Ancestry.com
- Tax records available at the Austin History Center
- Deed and mechanic’s lien records available from the Portal to Texas History and Travis County Clerk
- United States Census records available on Ancestry.com
- Issues of the *Austin American-Statesman* and *Austin American* available through Newspapers.com
- A recent local news article on the opening of the Glass Coffin Vampire Parlour

Historical Context Statement

Historic contexts related to the I-35 corridor, East Austin, and the city of Austin were previously developed by HHM, Inc. Relevant sections of these historic contexts are directly quoted and shown in *italics* to differentiate them from Mead & Hunt's authorship (note: figure captions also appear in italics but were all authored by Mead & Hunt).

Community Development and Housing Along East Avenue

The Haster House is located in what is now Austin's Cherrywood neighborhood, which is in the northcentral part of the city and largely developed in the post-World War II (postwar) era. Cherrywood extends east of I-35 between East Dean Keeton Street to the south and Wilshire Boulevard to the north. The Haster House is in the southwest portion of the neighborhood, in a small pocket of three parcels fronting the I-35 northbound frontage road between East 30th Street and East 31st Street that are not within a platted subdivision. This pocket is surrounded by the Dancy Addition to the south and Avalon Subdivision I to the north, both of which began to develop in the 1930s, after the Haster House was constructed. This portion of the current Cherrywood neighborhood was part of Division C of the East Austin Outlots, which extended from Manor Road north on either side of what was Cameron Road (now I-35). Specifically, the Haster House is located in Outlot 28 of Division C. HHM, Inc. covers the history of Division C, which includes their Segment 3 study area, in its 2004 I-35 context:

Division C of the Austin Outlots was originally conceived as part of the 1840 outlot plan, which allowed for future growth east and north of the city.... Lot sizes and street networks were sparse in comparison with the more detailed outlots designed for immediate and early development. Nevertheless, the 1840 map indicates streets and roads, which would become important arteries in the city's street network, including Manor Road, which is located three blocks south of the Haster House site...and Cameron Road, later serving as the northern extension of East Avenue. From Austin's early existence until the end of the nineteenth century, [this] area remained sparsely developed, with the majority of development outside of the city center occurring in East Austin south of Manor Road. Land north of Manor Road was primarily pastureland dedicated to agrarian pursuits, including cotton production. One newspaper account describes the area in 1867 as being the site of a major cattle trail along the north/south Cameron Road. Great herds of cattle followed the route north to Kansas City.³

By 1885 the Sanborn Map Company of New York published the first of a series of maps that documented the city's densest concentrations of commercial development for fire insurance purposes.... In later years, map coverage extended to residential areas; however, in 1885

³ HHM, Inc., *Interstate Highway 35 Corridor, Austin, Travis County, Texas, Historic Resources Investigations, Intensive-Level Survey, Segment 3 Study Area: Manor Road to East Thirty-Eight Street* (Prepared for the Texas Department of Transportation, 2004), III-1.

when it published its first set of fire insurance maps of Austin, the Sanborn Map Company coverage did not incorporate [Division C of the outlots]. By the latter part of the nineteenth century, some signs of development interest emerged in [this] area. Records at the Travis County Courthouse indicate that...in April 1887, Mrs. L.A. Dancy filed a plat map that subdivided Outlot 28, Division C of the City of Austin. The Dancy Addition was just north of Mount Calvary Cemetery and adjacent to Cameron Road (East Avenue). Significant development within the addition, however, did not occur until the 1930s, suggesting that the area north of Manor Road and east of Cameron Road stimulated little demand for residential development in the late nineteenth and early twentieth centuries. Therefore, it is likely that the Dancy Addition was established for speculative reasons.⁴

During the early part of the twentieth century, the establishment of several subdivisions in [Division C] signaled an emerging interest among developers in the area north of Manor Road....and by 1919 the northeastern city limits extend[ed] through outlots 28 (where the Haster House is located) and 29.... This development suggests that the city had begun expanding northward.... Nevertheless, the [Miller Blueprint Company's] 1919 map reveals the study area's large areas of undeveloped land within outlots 28, 29, 21, 22, and 23. North of the Dancy Addition and Fellman Heights, the [area] was primarily undeveloped pastureland. The map also illustrates the area's limited road infrastructure. Most of the thoroughfares present in [this area] in 1919 emerged from the early street network devised in the original 1840 outlot plan, including Red River Street, Cameron Road, and Manor Road. These thoroughfares often determined the irregular shapes of outlots in the 1840 map. The map also reveals the importance of Cameron Road as a vital north/south artery connecting the [area] to the city center.⁵

The 1922 edition of the Sanborn maps...includes a portion of the Dancy Addition and the intersection of East Avenue and Manor Road. The map reveals empty lots in the southeast portion of the Dancy Addition (the only coverage available). The intersection of Manor Road and East Avenue, however, shows a more active residential and commercial area given its strategic location.... The map further demonstrates the prevalence of development at the southern portion of the [Division C area] at this time, with areas north remaining undeveloped. In 1925, a second city map reveals additional details and trends concerning the increased development... [and] especially the growing street network. Excluding Cameron and Manor roads, streets in the...area that did exist remained unpaved, indicating the city's lack of interest and/or limited resources to provide municipal improvements in areas northeast of the city center. Thus, while the automobile spurred street improvements

⁴ HHM, Inc., *Interstate Highway 35 Corridor, Austin, Travis County, Texas, Historic Resources Investigations, Intensive-Level Survey, Segment 3 Study Area: Manor Road to East Thirty-Eight Street*, III-2, III-9.

⁵ HHM, Inc., *Interstate Highway 35 Corridor, Austin, Travis County, Texas, Historic Resources Investigations, Intensive-Level Survey, Segment 3 Study Area: Manor Road to East Thirty-Eight Street*, III-9-10, III-15.

in much of the downtown and outlying areas, property northeast of Manor Road was relatively ignored.

In 1927 the City of Austin adopted the city-manager type of government to better coordinate municipally sponsored activities, improve service to the citizens of Austin, and manage growth. A year later, the City hired a Dallas consulting firm, Koch and Fowler, to prepare a citywide plan that ultimately had profound consequences to...East Austin.... [Division C in the vicinity of the Haster House] in 1928 was racially mixed, including some areas where Anglos and African-Americans lived in the same neighborhood. The few areas listed as commercial were located along East Avenue at the intersections of E. Thirty-second Street, Thirty-eighth Street, and Manor Road. The business properties most likely were grocery stores and other neighborhood enterprises.

Besides documenting existing conditions, the 1928 report also proposed a segregated and racially divided city in which minority populations would be concentrated in neighborhoods in East Austin. The City's subsequent adoption of the segregationist provisions of the 1928 plan ultimately began a process that changed the demographics of neighborhoods in East Austin.... Neighborhoods to the north and northeast of Austin were subsequently viewed as areas for future Anglo settlement. In the coming years, developers of land north of Manor Road in some cases described their new subdivisions as exclusively "white," a trend mirroring recommendations set forth in the 1928 plan.

A major aspect of the 1928 plan that most directly affected [this] area involved street improvements, specifically related to East Avenue, which was "destined to be the backbone for all traffic in the eastern portion of the City." It also stated the thoroughfare "will be favored as a radial arterial highway for the entire northeast section of Austin. By developing East Avenue so it will be a desirable trafficway, we assist in carrying the northeast traffic down East Avenue and feed it into the business district from the east side." Thus, the 1928 plan's identification of East Avenue as a vital roadway resulted in further street improvements that facilitated or at least contributed to greater land development in nearby areas and subdivisions.⁶

By the 1930s, significant development northeast of Manor Road began to appear.... On the east side of Cameron Road, Addie Damon in April 1931 filed a plat that subdivided a portion of Outlot 28 in Division C of the City of Austin. Mrs. Damon continued to subdivide portions of her land in Outlot 28 during the next three decades (Avalon A, 1936; Avalon-B, 1941; Avalon C, 1948; and Avalon-D, 1960). [The 1935 Sanborn maps show] the importance of East Avenue...due to the high number of adjacent lots that were improved. The maps also show areas with little to no growth, such as the Dancy Addition. Despite being platted in

⁶ HHM, Inc., *Interstate Highway 35 Corridor, Austin, Travis County, Texas, Historic Resources Investigations, Intensive-Level Survey, Segment 3 Study Area: Manor Road to East Thirty-Eight Street*, III-15-III-16.

1887, the addition remained mostly undeveloped by 1935. [A 1940 aerial photograph depicts] several areas of relatively dense development. Outlot 28, which included the Avalon Subdivisions and the Dancy Addition, shows signs of strengthening residential development with a grid-like street network and numerous improved lots.⁷

[After World War II] the construction of a new highway along East Avenue proved to be a particularly significant event that would affect the character of [this area]. Planned in the mid-1940s and completed by the early 1950s, the highway was intended to improve vehicular traffic within the city and relieve downtown congestion. The design for the Interregional, as the highway was called, included a below-grade highway at strategic locations that would enable motorists to avoid cross traffic and stops at busy intersections. In May 1946, local voters approved a \$940 million bond package to fund the highway's construction.

As originally conceived, the Interregional required minimal amounts of new land acquisition and, whenever possible, was built on existing right-of-way. Improvements...included overpasses at Manor Road, E. Thirty-second Street, and E. Thirty-eighth Street. Not long after completion of the Interregional, President Eisenhower led efforts to establish the interstate highway system in 1956. State highway designers recognized that any efforts to upgrade and integrate the Interregional into the new [IH] 35 would require additional land. To minimize cost and take advantage of existing infrastructure, highway planners utilized completed segments of the Interregional highway for the southbound lanes but made plans to construct northbound lanes on a new right-of-way...[T]he state acquired the lots east and west of the highway in several additions including...the Dancy Addition.⁸

Construction for IH 35 began in late 1959 and took over two and one-half years to complete. The dedication ceremony on May 29, 1962, marked the completion of the final segment of the Austin corridor of IH 35....[The areas east and west of I-35, between Manor Road and East 38 ½th Street] underwent a period of growth during the 1960s and early 1970s as city services were directed toward the ever-increasing number of suburban neighborhoods that emerged along IH 35. The 1962 edition of the Sanborn maps confirm that the majority of [this] area was developed. The maps also reveal that, in many cases, commercial development along IH 35 encroached upon existing residential neighborhoods

⁷ HHM, Inc., *Interstate Highway 35 Corridor, Austin, Travis County, Texas, Historic Resources Investigations, Intensive-Level Survey, Segment 3 Study Area: Manor Road to East Thirty-Eight Street*, III-21-III-22.

⁸ HHM, Inc., *Interstate Highway 35 Corridor, Austin, Travis County, Texas, Historic Resources Investigations, Intensive-Level Survey, Segment 3 Study Area: Manor Road to East Thirty-Eight Street*, III-26, III-28.

and resulted in the removal of older properties to make way for service stations, apartment complexes, parking lots, convenience stores, and businesses.⁹

Austin's continued growth also burdened the city's infrastructure, most notably IH 35, which also had an effect on [the area surrounding the Haster House]. When originally constructed in the 1950s and expanded in the early 1960s, the highway accommodated existing traffic loads at the time. However, greater reliance on the automobile, along with rapid citywide growth, greatly increased traffic along IH 35, and plans were made to expand and improve the highway in the 1960s. Rather than expand outward from the existing right-of-way, highway planners designed and subsequently built an elevated deck to relieve congestion, facilitate through traffic, and enable many motorists to avoid the dangerously short exit and entrance ramps along the sub-grade highway. By constructing the upper level, the expansion of the highway minimized further encroachment and expansion into nearby neighborhoods but also created a concrete structure that had a major visual impact on the aesthetic character of areas fronting on the interstate highway. Work on the upper deck took place during the early 1970s.¹⁰

Throughout East Austin, including in the area now known as Cherrywood, lots along East Avenue were the first to develop. In present-day Cherrywood the earliest subdivisions were built out in the 1920s through the early 1940s, with many East Avenue properties including the Haster House at 3009 East Avenue dating to the 1920s.¹¹ By 1935 Sanborn maps show a high concentration of one-story frame dwellings fronting East Avenue; they number more than 150. South of Manor Road, almost every East Avenue-facing lot is filled with a residence of this type.¹² The area around the Haster House (see Figure 1) stretching east from East Avenue from Manor Road north to Edgewood Avenue, is more sparsely developed, but there is still a collection of several, mostly one-story, frame houses fronting East Avenue.¹³ As East Avenue morphed into the Interregional Highway and then I-35 in the 1950s and 1960s, the nature of the thoroughfare and buildings along it shifted.¹⁴ Many of the early frame dwellings were removed to make way for increasing commercial and multi-family development. The 1962 Sanborn update map (see Figure 2) shows an increasing number of multi-family dwellings, as well as commercial development north of Edgewood

⁹ HHM, Inc., *Interstate Highway 35 Corridor, Austin, Travis County, Texas, Historic Resources Investigations, Intensive-Level Survey, Segment 3 Study Area: Manor Road to East Thirty-Eight Street*, III-28.

¹⁰ HHM, Inc., *Interstate Highway 35 Corridor, Austin, Travis County, Texas, Historic Resources Investigations, Intensive-Level Survey, Segment 3 Study Area: Manor Road to East Thirty-Eight Street*, III-33.

¹¹ Cox McLain Environmental Consulting, Inc. and Preservation Central, *DRAFT Historic Resources Survey of North Loop, Hancock, and Upper Boggy Creek: Cherrywood Neighborhood Packet*, Appendix C.2.1, pg. 12.

¹² "Austin, Texas, 1935 Vol. 1.," 1:600 (New York: Sanborn Map Company, 1935), Sheets 201, 203, 207, 211, 217, Library of Congress, https://www.loc.gov/item/sanborn08415_006/.

¹³ "Austin, Texas, 1935 Vol. 1.," Sheet 308.

¹⁴ Cox McLain Environmental Consulting, Inc. and Preservation Central, *DRAFT Historic Resources Survey of North Loop, Hancock, and Upper Boggy Creek: Cherrywood Neighborhood Packet*, Appendix C.2.1, pg. 12.

Avenue. Nevertheless, a number of frame houses were still present at that time, which coincided with the completion of I-35.¹⁵

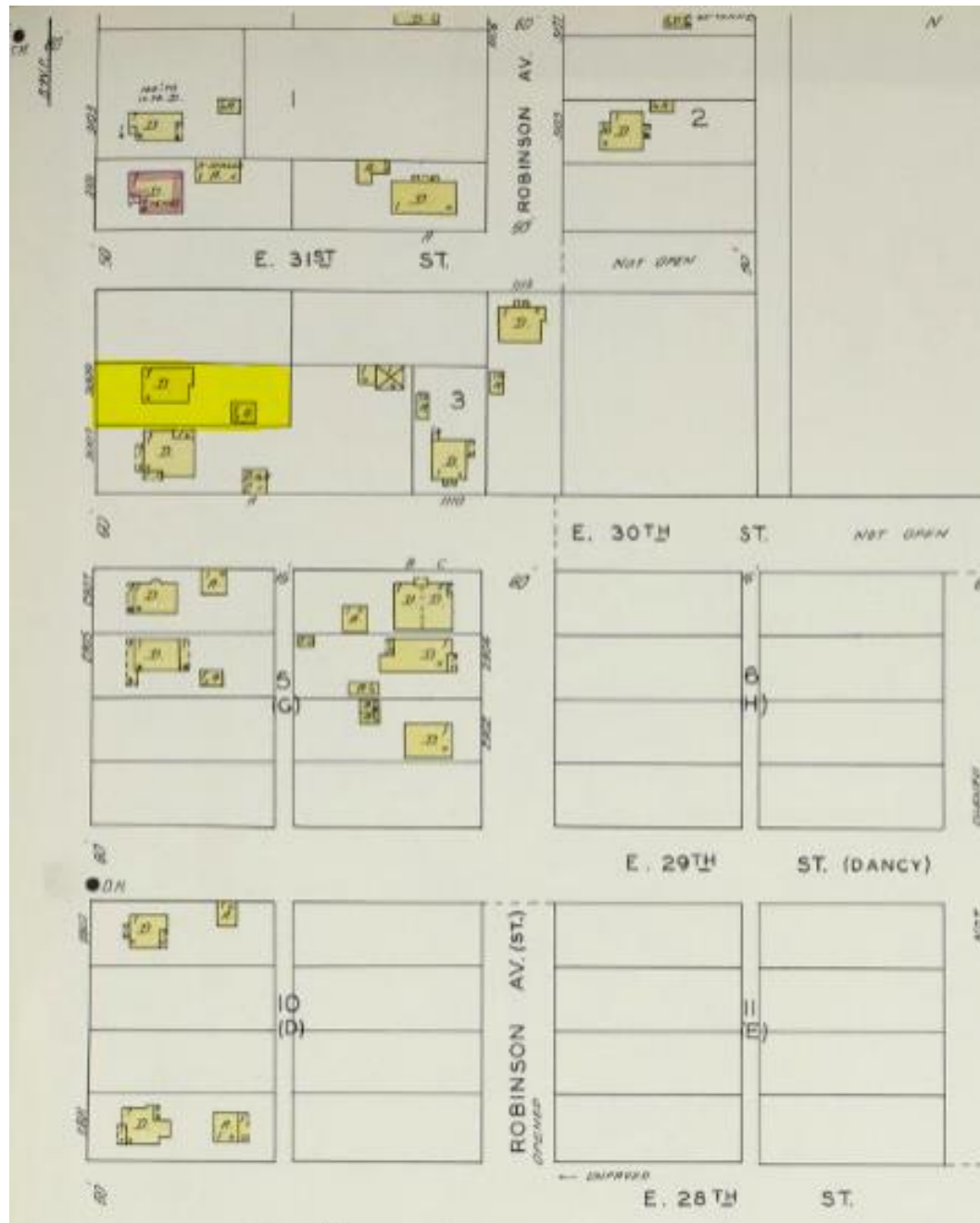


Figure 1. 1935 Sanborn map, with the Haster House highlighted in yellow. East Avenue is located at the far left.¹⁶

¹⁵ "Austin, Texas, 1935 (Revised 1962) Vol. 3.," 1:600 (New York, 1962), Sheets 308, 327, 326, 336, Digital Sanborn Maps, 1867-1970, ProQuest.

¹⁶ "Austin, Texas, 1935 Vol. 1.," Sheet 308.

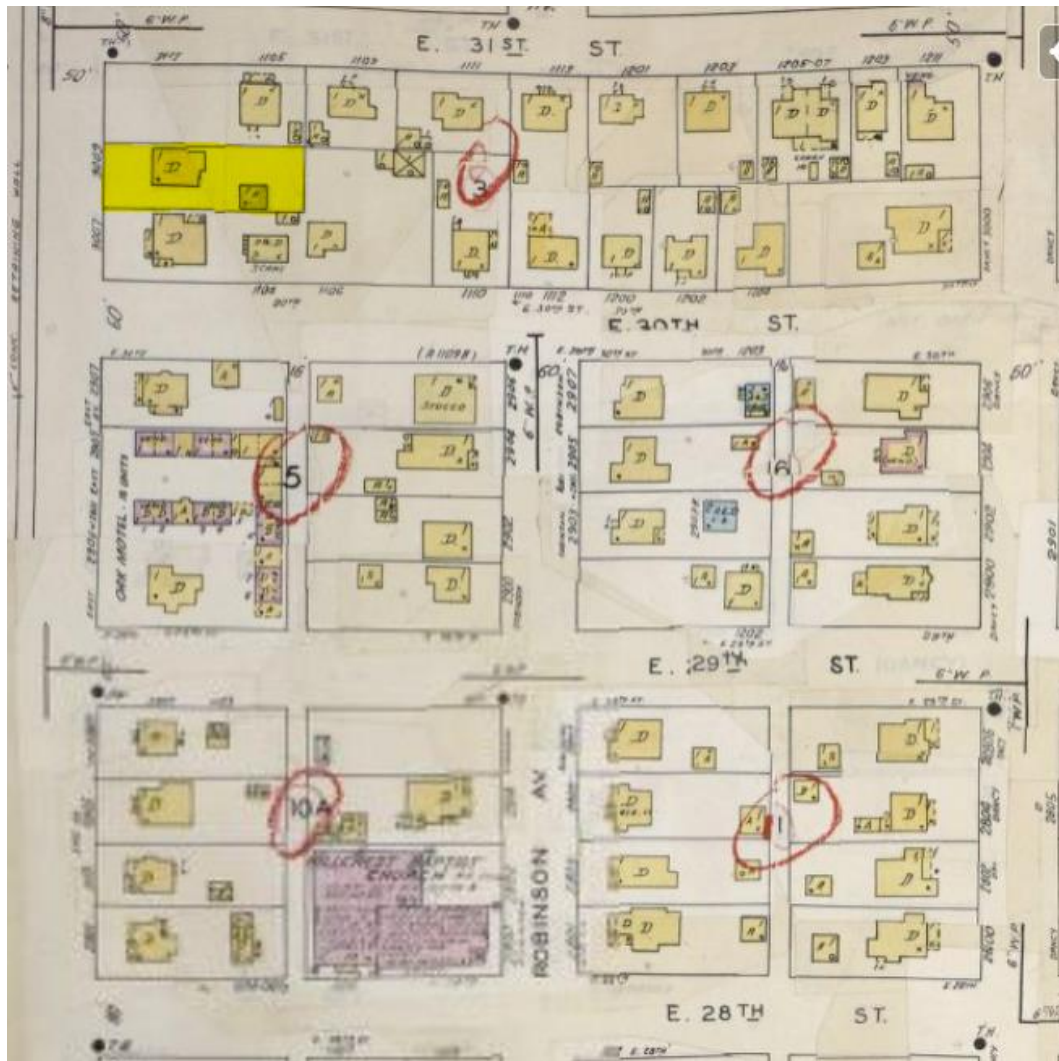


Figure 2. 1962 Sanborn map update, with Haster House highlighted in yellow. East Avenue is located at the far left.¹⁷

The present survey identified only approximately 10 extant houses adjacent to I-35 that date prior to World War II (see the reconnaissance HRSR for more information). Of these, several (including 806 East 13th Street, 809 East 9th Street, 104 Brushy Street, 901 Willow Street, 1001 Holly Street, and 1101 Clermont Avenue) are not actually oriented to face I-35 or what was formerly East Avenue; it is likely that lots previously located to their west were acquired, and houses demolished, to accommodate the I-35 northbound frontage road. Only two other properties were identified that are similar in age to the Haster House and oriented to face former East Avenue. These include the property located immediately to the south, 3007 North I-35, which is a c.1925 bungalow with Craftsman details and a replacement porch, and 3509 North I-35, located four blocks north, which is a c.1930 modest Tudor Revival

¹⁷ "Austin, Texas, 1935 (Revised 1962) Vol. 3.," Sheet 308.

home that belonged to R.L. and Rose Roberts.¹⁸ An *Austin American-Statesman* article from 1985 on the history of the R.L. and Rose Roberts House (Roberts House) parallels many developments that would have also affected the Haster House. For example, when I-35 was constructed, TxDOT bought land amounting to 20 feet from the front yard of the Roberts House to accommodate the frontage road. Construction of the upper deck of I-35, which began in 1968, further affected the setting of the house. As the article describes, “Neighbors moved on and private homes were torn down to become gas stations...The noise of the highway is constant.”¹⁹

Property History

In March 1920 Austin residents Ferdinand and Lydia Haster purchased land in Division C, Outlot 28 of the East Austin Outlots from F.L. and Sallie A. Calvert. This included the land where the Haster House would be constructed.²⁰ Both Ferdinand and Lydia were originally from Texas, though Ferdinand had been born to German parents. In 1920 they lived on East 17th Street with three of their children, including their oldest son Alfred, who was 20 years old. Ferdinand worked as an engraver.²¹ In May 1923 Ferdinand and Lydia Haster conveyed a piece of land comprising the current Haster House lot (measuring 50 by 158 feet) to their son Alfred, who would marry Jacqueline (Jackie) Lipscomb in September of that same year.²² Also in May, mechanic’s lien records show that Alfred contracted with W.S. Drake to “construct, erect, finish, complete, and deliver...a one-story dwelling home” at this location. The agreed-upon cost was \$3,500.²³ Therefore, the Haster House was completed in 1923 for Alfred and Jackie Haster. By 1924 Alfred and Jackie Haster are listed in the city directory at 2803 East Avenue, which was the original address of the Haster House. Ferdinand and Lydia Haster lived next door at 2801 East Avenue (extant, now 3007 North I-35).²⁴

Notably W.S. Drake, who is listed on the original mechanic’s lien, may be William Sherman Drake, who was the president and founder of Calcasieu Lumber Company, Austin’s largest lumber business. Calcasieu Lumber Company contributed to a housing boom in Austin in the 1920s by planning, financing, and building homes across the city, especially in suburban

¹⁸ Neither of these houses warranted intensive survey; 3007 North I-35 has considerable alterations resulting in a lack of historic integrity and 3509 North I-35, despite having a high-pitch gable on the front, is missing other characteristic Tudor Revival elements.

¹⁹ William Booth, “A Family History Perches at the Curb of Progress,” *Austin American-Statesman*, August 4, 1985.

²⁰ “Deed, F.L. and Sallie A. Calvert to F. Haster,” March 10, 1920, Vol. 317, Page 367-368, Register of Deeds Office, Travis County, Texas.

²¹ United States of America, Bureau of the Census, *Fourteenth Census of the United States, 1920* (Washington, D.C.: National Archives and Records Administration, 1920), Roll: T625_1852; Page: 8B, Ancestry.com.

²² “Deed, F. and Lydia Haster to A.L. Haster,” May 30, 1923, Vol. 350, Page 158-159, Register of Deeds Office, Travis County, Texas; “Marriage Licenses Issued,” *Austin American-Statesman*, September 16, 1923.

²³ “Mechanic’s Lien between W.S. Drake and A.L. Haster,” May 30, 1923, Vol. 299, Page 313-315, Travis County Clerk, Travis County, Texas.

²⁴ *Austin City Directory* (Austin, Tex., 1924).

areas surrounding the city center. Research was not able to confirm this association or identify a Calcasieu house plan that reflects the design of the Haster House.²⁵ A 1930 Calcasieu Lumber Company plan book did not include any house plans that resembled the Haster House.²⁶

Alfred and Jackie Haster did not live at the Haster House for long after its construction; by 1926 the family had moved to Waco. During their brief time in the house Alfred was an engraver, following in his father's footsteps. They had a daughter, Katie Will, in August 1924.²⁷ In late 1924 Ferdinand Haster (referred to as Fred) founded the Austin Engraving Company, with Alfred and Jackie Haster listed as stockholders and directors of the business.²⁸ By 1926 newspaper articles indicate that Alfred and Jackie Haster had moved to Waco, where Alfred also practiced as an engraver.²⁹ The 1930 census lists the Hasters living in Waco with their daughters Katie and Mary.³⁰

After the Hasters left the house it cycled through a series of renters and owners until the late 1930s. In June 1926 an article in the *Austin Statesman* advertises the house as "For Sale or Rent" and encourages interested parties to "apply next door" at Ferdinand and Lydia Haster's house for information.³¹ Deed records indicate that the Hasters sold the house to an L.E. Posey in 1929.³² In the 1930 census Curtis and Viola Posey, who were both Texas-born, appear as residents of the house. Curtis worked as a sign writer at an advertisement shop.³³ It is possible that the "L.E." in the deed records was a typo, or that L.E. Posey was a relative of Curtis and Viola. Also in 1930 additional deed records show that the Poseys conveyed the house to Fred Morse.³⁴ Morse worked for the Mutual Deposit & Loan Company, suggesting that the loan company may have acquired the house during what would have been the early months of the Great Depression.³⁵ Following this, the house

²⁵ "Calcasieu Lumber Company Records: An Inventory of the Collection," *Austin History Center*, accessed March 21, 2022, https://txarchives.org/aushc/finding_aids/00184.xml.

²⁶ "Artistic Homes: A Monthly Publication for Home Lovers" (Calcasieu Lumber Company, Austin, Texas, 1930), Austin History Center.

²⁷ Winifred Travis, "Society and Clubs," *The Austin Statesman*, August 19, 1924.

²⁸ "Austin Engraver Opens \$10,000 Plant," *The Austin Statesman*, December 11, 1924.

²⁹ "Engravers: Mueller Welcomes Engravers," *Austin American-Statesman*, September 4, 1926.

³⁰ United States of America, Bureau of the Census, *Fifteenth Census of the United States, 1930* (Washington, D.C.: National Archives and Records Administration, 1930), Page: 10B; FHL microfilm: 2342107, Ancestry.com.

³¹ "Real Estate for Sale," *The Austin Statesman*, June 29, 1926.

³² "Deed, A.L. and Jackie Haster to L.E. Posey," September 13, 1929, Vol. 441, Page 479-480, Register of Deeds Office, Travis County, Texas.

³³ United States of America, Bureau of the Census, *Fifteenth Census of the United States, 1930*, Page: 10B; FHL microfilm: 2342136.

³⁴ "Deed, C.E. and Viola Posey to Fred C. Morse, Trustee," June 6, 1930, Vol. 452, Page 158-161, Register of Deeds Office, Travis County, Texas.

³⁵ "Official Statement of Financial Condition of the Mutual Loan & Deposit Co.," *Sunday American-Statesman*, January 28, 1934.

appears as a rental in the newspaper throughout the 1930s, including in 1937, when it was listed as “a home of five large rooms, breakfast nook, bath and garage; located at 3009 East Ave. Fresh paper and good general condition” (see Figure 3).³⁶ At some point prior to 1935 the address numbering changed from 2803 East Avenue to 3009 East Avenue, which is how it appears on the Sanborn map in that year.³⁷



Figure 3. Rental advertisement for the Haster House in 1937.³⁸

In 1938 deed records indicate that a Mrs. W.W. Long sold the Haster House to Mayme Roberts.³⁹ It is unclear how Mrs. W.W. Long came into possession of the house. The 1940 census indicates that Mayme B. Roberts, age 51, who was Texas-born, lived at the house with her son Marvin D. Roberts and daughter Lillian R. Roberts. Interestingly, Marvin worked as an engraver at the local W-R Engraving Company, suggesting perhaps some connection with the Haster family. Lillian worked as a salesperson at a dress shop.⁴⁰ In 1949 city directory records show Mayme and Marvin still living at the house with a Marie Roberts, who may have been Marvin's wife.⁴¹ That same year the house and surrounding lots comprised one of 16 properties rezoned from residential to commercial.⁴² By 1953 the city directory shows just Mayme Roberts in the house.⁴³

Mayme Roberts sold the house to William P. Simms, who immediately sold it to Hilmer W. and Barbara L Kieke, in January 1954.⁴⁴ The Kiekes were longstanding residents of the house and, with the new commercial zoning, ran their business, Kieke Electric Company,

³⁶ "Houses, Unfurnished," *The Austin American*, December 7, 1937.

³⁷ "Austin, Texas, 1935 Vol. 1.," Sheet 308.

³⁸ "Houses, Unfurnished."

³⁹ "Deed, Mrs. W.W. Long to Mayme Roberts," July 7, 1938, Vol. 594, Page 26-27, Register of Deeds Office, Travis County, Texas.

⁴⁰ United States of America, Bureau of the Census, *Sixteenth Census of the United States, 1940* (Washington, D.C.: National Archives and Records Administration, 1940), Roll: m-t0627-04148; Page: 3A, Ancestry.com.

⁴¹ *Austin City Directory* (Austin, Tex., 1949).

⁴² "Legal Notices," *The Austin Statesman*, April 4, 1949.

⁴³ *Austin City Directory* (Austin, Tex., 1953).

⁴⁴ "Deed, Mayme Roberts to William P. Simms," January 30, 1954, Vol. 1423, Page 226-227, Register of Deeds Office, Travis County, Texas; "Deed, William P. Simms to Hilmer and Barbara Kieke," January 30, 1954, Vol. 1423, Page 363-364, Register of Deeds Office, Travis County, Texas.

from the property (see Figure 4).⁴⁵ By the early 1960s, the installation of I-35 immediately west of the house on what had been East Avenue impacted the surroundings and setting of the residence. Aerial photographs show the encroachment of the I-35 northbound frontage road on the property.⁴⁶ By the late 1970s a billboard was installed adjacent to the house, and in 1987 it fell on both the structure and an oak tree in the front yard during a storm (see Figure 5). Damage was not extensive, and the house was repaired afterward.⁴⁷ City directories list Barbara Kieke at the residence until 1992.⁴⁸



Figure 4. Kieke Electric Company ad from 1956.



Figure 5. Former owner Barbara Kieke standing in front of the subject property in 1987 following a storm that caused a billboard to fall on the house.⁴⁹

⁴⁵ "Electrical Work in the Home of the Month," *The Austin American-Statesman*, March 25, 1956.

⁴⁶ "Aerial Image, Austin, Texas, 1952," 1952, Historic Aerials by NETR Online, <https://www.historicaerials.com/viewer>; "Aerial Image, Austin, Texas, 1966," 1966, Historic Aerials by NETR Online, <https://www.historicaerials.com/viewer>.

⁴⁷ Joe Vargo, "Wind, Rain Batter Austin," *Austin American-Statesman*, September 28, 1987.

⁴⁸ *Austin City Directory* (Austin, Tex., 1992).

⁴⁹ Vargo, "Wind, Rain Batter Austin."

The current owner, Tom E. Sapp, purchased the home from Barbara Kieke in 1991. There is no evidence that Sapp used it as a residence; he may have rented the house back to Kieke for some time since she appears there in the 1992 city directory. He currently owns four additional properties to the south and east of the Haster House along East 30th Street.⁵⁰ City directories show that attorney Lisa De Long occupied the Haster House as a renter from 1996 until at least 2000.⁵¹ Evidently she practiced law out of the house, again taking advantage of its commercial zoning.⁵² The Glass Coffin Vampire Parlour, which is the current retail business operating from the property, opened at this location in October 2021.⁵³

The Bungalow in Austin

HHM's 2016 East Austin and city of Austin contexts covered the history of the Bungalow nationally and in Austin:

From the late 1910s through the 1930s, Craftsman bungalows gained widespread acceptance locally and throughout much of the nation. Plans for these houses appeared in pattern books available at lumberyards or in magazines with mass circulation, which greatly influenced the character of residential architectural design and development patterns. These house types became widely popular and spread rapidly across much of the state and nation at the time. Independent carpenters and builders continued to construct these dwellings, which were relatively simple and inexpensive to construct using building supplies and materials from local lumber yards and dealers.⁵⁴ Variations used stylistic detailing indicative of revivals or new interpretations of Tudor, Spanish Colonial, or Mission styles.⁵⁵

The bungalow plan type was the most common form of single-family domestic buildings constructed in the early 1900s. In East Austin, bungalows were constructed from 1900 to 1970. Character-defining features of a Bungalow include:

- *One-story in height with low-pitched roof, broad overhanging eaves, and prominent porches.*
- *Roofs could be front-gabled, cross-gabled, side-gabled, or hipped.*

⁵⁰ "Property 206956," Travis Central Appraisal District, 2022, <https://stage.travis.prodigycad.com/property-detail/206956>.

⁵¹ *Austin City Directory* (Austin, Tex., 1996); *Austin City Directory* (Austin, Tex., 2000).

⁵² "Lisa De Long, Attorney at Law," *Austin American-Statesman*, March 23, 1995.

⁵³ Olivia Levada, "The Glass Coffin: Vampire Parlour Is Back in Austin Just in Time for Halloween," *Spectrum News 1*, October 9, 2021, <https://spectrumlocalnews.com/tx/austin/news/2021/10/08/the-glass-coffin-vampire-parlour-is-back-in-austin-halloween>.

⁵⁴ HHM, Inc., *City of Austin Historic Resources Survey: Final Report, Volume I* (Prepared for the City of Austin, October 2016), I-40.

⁵⁵ HHM, Inc., *City of Austin Historic Resources Survey: Final Report, Volume II* (Prepared for the City of Austin, October 2016), II-71.

- Typically demonstrates Craftsman stylistic influences, although Prairie and Period Revival styles also are popular.
- Typically have exposed rafter tails, low-pitched rooflines, and large porch areas.⁵⁶

A DRAFT [2020] study completed by Cox McLain for the city of Austin did not identify any other bungalow-form houses as “High Preservation Priorities” in Cherrywood and only one other residence with Classical Revival-style elements among “High Preservation Priorities” in the neighborhood: an apartment building at 1110 East 32nd Street.⁵⁷

National Register Eligibility Recommendations

▪ Eligible Properties/Districts

Resource 295: Haster House, 3009 North I-35

The Haster House was built in 1923 and designed in the Bungalow form with Classical Revival elements applied. It is a one-and-one-half-story, hip-on-gable residence with a T-plan and clapboard siding. The house rests on a pier and beam foundation and displays a low-pitch, hip-on-side-gable roof with eave overhangs, beadboard soffits, cornice returns, and a concrete chimney. Fenestration generally consists of original Craftsman-style, multi-light-over-one screens mounted over what appears to be original, one-over-one, double-hung sash; the windows and doors are set in beveled wood surrounds. Many of the windows have ornamental metal grates blocking the bottom openings. Additional decorative details consist of cornices and endboards. The house is situated on the western end of the large city block bordered by the North I-35 frontage road to the west, East 30th Street to the south, Dancy Street to the east, and East 31st Street to the north. It is located in the middle of three lots along the North I-35 frontage road with a 1960s office building to the north and another historic-age residence to the south. A wide sidewalk is located along the frontage road and a concrete path leads to the central entrance to the house. A small grassy lawn stretches between the sidewalk and the building face, and hedge bushes are planted on either side of the central entrance. A concrete driveway south of the house provides access to a paved parking area behind the house and extending to the rear of the adjacent property. A large antenna and billboard are both located just south of the Haster House, with the antenna base installed in the driveway. A small, prefabricated, modern metal shed stands at the rear, northeast corner of the house. A wood-fenced area at the rear of the parcel surrounds utility equipment.

⁵⁶ HHM, Inc., *City of Austin Historic Resources Survey: Final Report, Volume I*, I-200.

⁵⁷ Cox McLain Environmental Consulting, Inc. and Preservation Central, *DRAFT Historic Resources Survey of North Loop, Hancock, and Upper Boggy Creek: Cherrywood Neighborhood Packet*, Survey Forms for High Preservation Priority Buildings.

The front (west) facade is three bays across with a central entrance that consists of a central glazed wood door that appears to be historic age with simple wood surrounds. The door is sheltered by a front-gable portico with a vent and cornice returns. It is supported by Doric-style wood columns that rest on a central, scored concrete pad. Pairs of wood, double-hung windows set in original wood surrounds are located to the north and south of the central entrance. Along the roofline, the rear intersecting roofline juts out over the side gable, creating what appears as a central dormer with a semicircular vent.

The side (south) elevation consists of three sections. The westernmost features cornice returns and a fixed, multi-light window in the gable end; a pair of double-hung wood windows; and a secondary entrance with paneled wood door and historic-age screen door. The middle section has single and paired, double-hung, wood windows. The easternmost section is located along a flat-roof, c.1940 addition that extends from the rear of the building. It features a secondary paneled wood door and double-hung wood window. Wood coping lines the flat roof along the addition. The side (north) elevation, which is located very close to the adjacent office building, also has three sections. The westernmost portion features cornice returns; a concrete chimney; a fixed, multi-light window in the gable end; and a central casement window with a Craftsman-style screen. The middle portion consists of paired and single, double-hung, wood windows. The easternmost portion of the elevation consists of an alcove with a single, double-hung window, and the c.1940 addition, which features screens that are open to a small interior storage space.

The rear (east) elevation consists of the c.1940 flat-roof addition with wood coping around the roof that extends from the rear of the structure. Along this elevation is a grouping of three windows, which lack the decorative screens that most others have; a replacement glazed wood door with concrete stoop that leads to the interior storage space and rear entrance; and a screened opening.

The interior of the Haster House has been converted into a retail business for the Glass Coffin Vampire Parlour. Many surfaces are covered (for example with furniture or wall hangings), but Mead & Hunt historians gleaned that the house retains its original wood floors and trim, a historic-age front door, and the original brick fireplace and hearth. Business owner Joey Slayne said the house retained its original layout.⁵⁸

The property has not undergone significant alterations over time. A garage that appears in the 1935 and 1962 Sanborn maps is nonextant, and a non-historic age prefabricated shed is located at the rear of the building. The flat-roof addition was added to the rear of the building c.1940. At least one of the doors has been replaced at the rear of the building. Some portions of siding at the rear of the building are covered with corrugated metal.

⁵⁸ Joey Slayne, Interview with Mead & Hunt, Inc., February 18, 2022.

Significance

Criterion A

Based on historic contexts, the Haster House possesses significance under Criterion A in the area of Community Planning and Development for its role as one of the only remaining residential properties along the former East Avenue corridor. The house was built as part of a wave of early construction of one-story, frame dwellings along the major thoroughfare of East Avenue in the 1920s, which heralded the beginning of residential development in this area of the East Austin Outlots, including what would become the Cherrywood neighborhood. Among the dozens of houses that represented this early development pattern, the Haster House is one of only three that remain; the vast majority of these properties were lost to I-35 and increasing commercial and multi-family development along the corridor. As previously discussed, of the three, the Haster House is the best example of early one-story frame dwellings along East Avenue with the highest degree of integrity. The period of significance dates to 1923, when the house was constructed.

Criterion B

According to the NRHP bulletin *How to Apply the National Register Criteria for Evaluation*, a property can be significant under Criterion B if it illustrates the “important achievements” of a person “whose specific contributions to history can be identified and documented.”⁵⁹ Although the Haster family, including Ferdinand Haster, Alfred Haster, and Jacqueline Haster, were active in the photoengraving business in Austin and Waco, research did not reveal significant achievements that would set them apart from their peers in Austin’s business circles. Moreover, they were only associated with the house for a few years. Similarly, the Kieke family’s electrical company, which operated out of the house, appears to have been one of many such businesses in Austin. These associations do not qualify the subject property for significance under Criterion B for its association with the Hasters or Kiekes. Research did not indicate historic associations with other significant figures in local, state, or national history. Therefore, the Haster House does not possess NRHP significance under Criterion B.

Criterion C

Based on historic contexts, the Haster House is significant under Criterion C in the area of Architecture. According to the NRHP bulletin *How to Apply the National Register Criteria for Evaluation*, a property can be significant under Criterion C if it “embodies distinctive characteristics of a type, period, or method of construction; represents the work of a master; or possesses high artistic value.”⁶⁰ The property displays several character-defining features of a bungalow, including its one-story height, low-pitch roof, overhanging eaves, and defined front porch. Classical Revival embellishments include its Doric column porch supports, cornice, and cornice returns. A recent evaluation of Austin’s Cherrywood neighborhood found that this property is the only bungalow identified as “High Preservation Priority,” and

one of only two such properties with Classical Revival features. The period of significance aligns with the property's date of construction of 1923.

Integrity

The Haster House has not moved since its original construction and retains integrity of location. It has strong integrity of design, materials, and workmanship, retaining its original form and most of its original materials and displaying only a small, historic-age, rear addition. Modern development including the construction of I-35 with the frontage road, upper decks, and large adjacent billboard, and significant construction of infill commercial and multifamily residential properties in the surrounding area, has compromised the property's historic setting. However, the bungalow immediately to the south and residential neighborhood to the east do contribute to integrity of feeling and association, as does the retention of many interior features. Overall, the property retains sufficient integrity to convey its historic and architectural significance under Criteria A and C as a 1923 bungalow residence along former East Avenue.

NRHP Boundaries

The recommended NRHP boundary corresponds to the legal parcel (TCAD parcel 206956). The Haster House is recommended eligible under Criterion A in the area of Community Planning and Development for its association with early residential development along East Avenue and under Criterion C in the area of Architecture as an example of a bungalow with Classical Revival features. According to the NRHP bulletin *How to Complete the National Register Registration Form*, boundaries for historic sites should be selected to "encompass the area where the historic events took place."⁶¹ This corresponds to the property parcel boundaries including the building footprint and its immediate surroundings, which encompass the area used as a residence since 1923.

▪ Ineligible Properties/Districts

None.

▪ Recommendations for Further Study

Evaluations of NRHP eligibility can be made from existing project information and the findings of the intensive-level survey, as documented in this report. No further work is recommended at this time.

⁵⁹ National Park Service, *How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: Department of the Interior, 1997), 14.

⁶⁰ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 17.

⁶¹ National Park Service, *National Register Bulletin: How to Complete the National Register Registration Form*, 1997, 56, <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>.

Determination of Section 106 Effects Recommendations

- **Direct Effects**

Information regarding direct effects to the NRHP-eligible property is included in the reconnaissance-level HRSR.

- **Indirect, Cumulative or Reasonable Foreseeable Effects**

Information regarding indirect, cumulative or reasonable foreseeable effects to the NRHP-eligible property is included in the reconnaissance-level HRSR.

U.S. DOT Section 4(f) Applicability Statement

The NRHP-eligible Haster House property parcel (Resource 295) is 0.1814 acres in size, conforming to the parcel boundaries as shown in TCAD records. TxDOT would acquire 100 percent of the parcel. Under Alternative 2 and Modified Alternative 3, project activities constitute a Section 4(f) use of the historic property as defined in 23 CFR 774. Both alternatives would have an adverse effect to the historic property. An individual Section 4(f) evaluation will be required for the property.

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Appendix A: Project Information and ROW Information

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- [WPD Section I - Project Definition](#)
- [WPD Section II - Tool](#)
- [WPD Section III - Project Work Plan](#)
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Project Definition

Project Name:

CSJ: - -

Anticipated Environmental Classification:

Is this an FHWA project that normally requires an EIS per 23 CFR 771.115(a)?



Project Association(s)

Manually Associate CSJ:

CSJ	DCIS Funding	DCIS Number	Env Classification	DCIS Classification	Main or Associate	Doc Tracked In	Actions
CSJ:091404341	Federal,State	F()	EIS	CSD	Associate	Main	
CSJ:001513433	Federal,State	F()	EIS	CSD	Associate	Main	
CSJ:001513432	Federal,State	F()	EIS	BWR	Associate	Main	
CSJ:001513423	Federal,State	F()	EIS	WF	Associate	Main	
CSJ:001513428	Federal,State	F()	EIS	FOI	Associate	Main	
CSJ:001513399	State	ROW 15-13-399	EIS	ROW	Associate	Main	



DCIS Project Funding and Location

Funding

DCIS Funding Type:

☒ Federal

☒ State

☐ Local

☐ Private

Location

DCIS Project Number:

Highway:

District:

County:

Project Limit -- From:

Project Limit -- To:

Begin Latitude: + .

Begin Longitude: - .

End Latitude: + .

End Longitude: - .



DCIS & P6 Letting Dates

DCIS District:

DCIS Approved:

DCIS Actual:

P6 Ready To Let:

P6 Proposed Letting:



DCIS Project Description

Type of Work:

Layman's Description:

DCIS Project Classification:

Design Standard: 4R - New Location and Reconstruction

Roadway Functional Classification: 1 - Interstate

☐ Jurisdiction

No

Does the project cross a state boundary, or require a new Presidential Permit or modification of an existing Presidential Permit?

Who is the lead agency responsible for the approval of the entire project?

☒ FHWA - Assigned to TxDOT
 ☐ TxDOT - No Federal Funding
 ☐ FHWA - Not Assigned to TxDOT

TXDOT

Who is the project sponsor as defined by 43 TAC 2.7?

No

Is a local government's or a private developer's own staff or consultant preparing the CE documentation, EA or EIS?

Yes

Does the project require any federal permit, license, or approval?

☒ USACE
 ☐ IBWC
 ☐ USCG
 ☒ NPS
 ☒ IAJR
 ☐ Other

No

Does the project occur, in part or in total, on federal or tribal lands?

☐ Environmental Clearance Project Description

Project Area

Typical Depth of Impacts: 26 (Feet)

Maximum Depth of Impacts: 80 (Feet)

New ROW Required: 50 (Acres)

New Perm. Easement Required: 0 (Acres) New Temp. Easement Required: 3 (Acres)

Project Description

Describe Limits of All Activities:

TxDOT is proposing improvements to I-35 from US290E to US290W/SH71 in Travis County (~8 miles in length).

The proposed improvements include the removal of the existing I-35 decks from Airport Blvd. to MLK Jr. Blvd., lowering the roadway, and adding two HOV managed lanes in each direction. One alternative would add direct connectors at I-35/US 290E. The project will also reconstruct east-west cross-street bridges, add shared-use paths (SUP), and make additional safety and mobility improvements within the project limits.

TxDOT, in coordination with the City of Austin and the University of Texas (UT), is designing the project to accommodate potential deck plaza locations that would cover sections of the main and HOV lanes of I-35 and provide community enhancement opportunities in those areas. The City is currently evaluating potential deck plazas between Cesar Chavez St. and 8th St. UT is evaluating potential deck cap areas between Dean Keeton St. and 15th St. In addition, "stitches," or bridges with enhanced (widened) pedestrian and bicycle accommodations and amenities, are being evaluated at the following locations: the CapMetro Red Line crossing south of Airport Blvd., Wilshire Blvd., 38th ½ St., 32nd St., 12th St., 11th St., Holly St., and Woodland Ave.

In addition, this project will make improvements to the drainage system including potential drainage tunnels and outfall sites. Currently, TxDOT is proposing major drainage systems along and

Describe Project Setting:

The proposed project location is in an urban setting. The existing roadway experiences high traffic volume throughout the day, as I-35 is one of only three north-south-oriented controlled-access facilities in the Austin metropolitan area.

Land use in the vicinity of the project area is highly developed and comprised of a variety of property types including commercial (large shopping and office/retail centers, car dealerships, hotels/motels, restaurants, municipal buildings), churches, hospitals/health care providers, schools, parks, and residential (single-family residential and multi-family apartment and condominium complexes). There are a few undeveloped parcels; however, none are being used for cropland, pasture, or range land.

Eight stream features cross the project area and include two tributaries of Tannehill Branch (intermittent), Boggy Creek (intermittent flow regime), Lady Bird Lake (perennial), two unnamed tributaries of the Colorado River/Lady Bird Lake (one perennial and one ephemeral), and two tributaries of Blunn Creek (one ephemeral and one intermittent).

Vegetation in the project area consists of maintained roadside grasses and forbs within existing ROW. Landscaped grasses, forbs, and shrubs are located within developed areas. In undeveloped areas, vegetation consists of disturbed pasture, Ashe juniper/live oak woodlands, and narrow riparian areas.

Cemeteries adjacent to the project area include Mt. Calvary, Oakwood, and Assumption.

There are Section 4(f)- and Section 6(f)-protected parkland properties adjacent to the project limits, including: Northwest Greenway along Philomena Street; Swede Hill Pocket Park; Waller Creek Greenbelt; Waterloo Greenway; Waller Beach at Town Lake Metro Park (Section 6(f)); Sir Swante Palm Neighborhood Park; Edward Rendon Sr. Metro Park at Festival Beach (Section 6(f)); Norwood Tract at Town Lake Metro Park; and Ann and Roy Butler Hike and Bike 1300 Riverside Easement. There are also some historic sites that may trigger individual Section 4(f) evaluations, such as the Haster House, Elgin-Butler Brick Company Main Office, Dura Tune Service Station and Ann and Roy Butler Hike and Bike Trail.

There are adjacent properties that are listed in or are possibly eligible for the NRHP (i.e. Mt. Calvary Cemetery, Elgin-Butler Brick Company Main Office, Palm Park, etc.).

This project is located in USFWS karst zone 3B, but it is not located within the Edwards Aquifer Recharge Zone.

There is potential freshwater mussel habitat in the Colorado River near Longhorn Dam.

Describe Existing Facility:

The existing I-35 roadway from US290E to US 290W/SH71 is located in an urban area with adjacent commercial, residential, institutional, governmental, and parks/open space properties. Within the proposed project limits, I-35 is an access-controlled interstate highway. Beginning at the southern limit, US 290W/SH 71, the roadway typically has three to four, 12-foot-wide mainlanes (concrete barrier-separated) with 4- to 12-foot-wide inside shoulders, 10- or 12-foot-wide outside shoulders, and two to three, 11- or 12-foot-wide frontage road lanes with curb and gutter in each direction. From Lady Bird Lake to 15th St., I-35 generally includes three 12-foot-wide mainlanes in each direction with auxiliary lanes between some of the ramps. North of 15th St., the roadway has four mainlanes in each direction and includes the upper/lower deck split just north of MLK Jr. Blvd. with a continuation of the upper decks to north of Airport Blvd. From Airport Blvd. to US 290E, I-35 includes four barrier-separated mainlanes in each direction. The roadway here typically has 2- to 6-foot-wide inside shoulders, 10-foot-wide outside shoulders, and two to four, 11- or 12-foot-wide frontage road lanes with curb and gutter in each direction. US 290E, between I-35 and Cameron Rd., is a four-lane freeway with 12-foot-wide mainlanes in each direction and 6-foot inside and 5'-20' outside shoulders. Frontage roads are 2 to 4 lanes in each direction and direct connector ramps provide access to and from the I-35 general purpose lanes.

Sidewalks exist in most, but not all, locations throughout the project area and SUP are located within the project area in "downtown" Austin, defined as between MLK Jr. Blvd. and Holly St. Drainage along the roadway (mainlanes and frontage roads) is provided by storm sewer networks and

Describe Proposed Facility:

~8 m in length - 1,500 ft north of US290E to 1,000 ft south of SH71. Removal of decks (Airport to MLK), lowering roadway, adding 2 HOV lanes in each direction, reconstructing E-W cross-streets, adding SUP.

Construction access/staging needed within parkland: Waller Beach (6(f)); Edward Rendon (6(f)); Norwood Tract; & Ann/Roy Butler Hike & Bike Easement.

Improvements to drainage include new drainage systems & outfalls. Project lowers roadway profile below existing grade north/south of Lady Bird Lake, which severs drainage systems connected to Harpers Branch, Lady Bird Lake, Colorado River, Waller Creek, & Boggy Creek. New systems needed to drain runoff severed from existing outfalls: storm drains along both FRs & MLs (Harper's Branch outfall to Oltorf); tunnel east I35 (Lady Bird Lake to 15th); tunnel west I35 (Waller Creek outfalls [3rd, 9th, & 15th] to Hancock Center), tunnel down Cesar Chavez (CO River downstream of Longhorn Dam to I35); tunnel Clarkson Branch to I35 (via 38th & north to Hancock Center); & storm drain Boggy Creek to the west of I35 (via a crossing north of Airport).

Based on alternatives screening process, TxDOT is analyzing 2 build alts. and the No Build in the EIS:

Alt. 2

Would the project add capacity?

Transportation Planning

Is the project within an MPO's boundaries?

Does the project meet the definition for a grouped category for planning and programming purposes?

The project is located in area.

This status applies to:

☐ CO - Carbon Monoxide

☐ O3 - Ozone

☐ NO2 - Nitrogen Dioxide

☐ PM10 - Particulate

☐ PM2.5 - Particulate

Environmental Clearance Information

Environmental Clearance Date:

Environmental LOA Date:

Closed Date:

Archived Date:

Approved Environmental Classification:

Project Contacts

Last
Updated Tricia Bruck-Hoyt-C
By:

Last Updated Date: 09/16/2022 04:59:15

Appendix B: Tabular Inventory of Surveyed Properties

Resource No.	Address/ Location	Function/ Sub-function	Architectural Style	Date(s)	Description/Comments	Integrity Considerations	NRHP Eligibility
295	3009 North Interstate Highway 35, Austin, Texas 78702; 30.28821, -97.72329	DOMESTIC/ single dwelling; COMMERCE/ TRADE/ business	Bungalow	1923	<p>The Haster House was designed in the bungalow form with Classical Revival elements applied. It is a one-and-one-half-story, hip-on-gable residence with a T-plan and clapboard siding. The house rests on a pier and beam foundation and displays a low-pitch, hip-on-side-gable roof with eave overhangs, beadboard soffits, cornice returns, and a concrete chimney. Fenestration generally consists of original Craftsman-style, multi-light-over-one screens mounted over what appears to be original, one-over-one, double-hung sash; the windows and doors are set in beveled wood surrounds. Additional decorative details consist of cornices and endboards. A wide sidewalk is located along the frontage road and a concrete path leads to the central entrance to the house. A small grassy lawn stretches between the sidewalk and the building face, and hedge bushes are planted on either side of the central entrance, which consists of a central glazed wood door sheltered by a front-gable portico that rests on Doric wood columns. The interior retains its original wood floors and trim, a historic-age front door, and brick fireplace.</p> <p>Resource 295 is significant under NRHP Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. It does not possess significance within the historic contexts necessary for NRHP eligibility under Criterion B.</p>	The Haster House retains integrity of location. It also has strong integrity of design, materials, and workmanship, retaining its original form and most of its original materials and displaying only a small, historic-age, rear addition. Modern development has compromised the property's historic setting. However, the residence immediately to the south and residential neighborhood to the east contribute to integrity of feeling and association, as does the retention of many interior features. Its integrity is sufficient to convey its significance under NRHP Criteria A and C as a bungalow built along former East Avenue in 1923.	Eligible (Criterion A: Community Planning and Development; Criterion C: Architecture)

Appendix C: Survey Forms for All Surveyed Properties

Date:	March 18, 2022
Resource No:	295
Project Location:	Austin, Travis County, I-35: US 290 East to US 290 West/SH 71
Project Name and CSJ:	Capital Express Central – Haster House Intensive Survey; 0015-13-388
Address, Lat/Long:	3009 North Interstate Highway 35, Austin, Texas 78702; 30.28821, -97.72329
Function/Sub-function:	DOMESTIC/single dwelling; COMMERCE/TRADE/business
Construction Date:	1923
Architectural Style/Form:	Bungalow
NRHP Eligibility	Eligible (Criterion A: Community Planning and Development; Criterion C: Architecture)
Description/Comments:	<p>The Haster House was designed in the bungalow form with Classical Revival elements applied. It is a one-and-one-half-story, hip-on-gable residence with a T-plan and clapboard siding. The house rests on a pier and beam foundation and displays a low-pitch, hip-on-side-gable roof with eave overhangs, beadboard soffits, cornice returns, and a concrete chimney. Fenestration generally consists of original Craftsman-style, multi-light-over-one screens mounted over what appears to be original, one-over-one, double-hung sash; the windows and doors are set in beveled wood surrounds. Additional decorative details consist of cornices and endboards. A wide sidewalk is located along the frontage road and a concrete path leads to the central entrance to the house. A small grassy lawn stretches between the sidewalk and the building face, and hedge bushes are planted on either side of the central entrance, which consists of a central glazed wood door sheltered by a front-gable portico that rests on Doric wood columns. The interior retains its original wood floors and trim, a historic-age front door, and brick fireplace.</p> <p>Resource 295 is significant under NRHP Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. It does not possess significance within the historic contexts necessary for NRHP eligibility under Criterion B.</p>
Integrity Considerations:	<p>The Haster House retains integrity of location. It also has strong integrity of design, materials, and workmanship, retaining its original form and most of its original materials and displaying only a small, historic-age, rear addition. Modern development has compromised the property's historic setting. However, the residence immediately to the south and residential neighborhood to the east contribute to integrity of feeling and association, as does the retention of many interior features. Its integrity is sufficient to convey its significance under NRHP Criteria A and C as a bungalow built along former East Avenue in 1923.</p>



Overall view facing northeast.

Date:	February 18, 2022
Resource No:	295
Project Location:	Austin, Travis County, I-35: US 290 East to US 290 West/SH 71
Project Name and CSJ:	Capital Express Central – Haster House Intensive Survey; 0015-13-388
Address, Lat/Long:	3009 North Interstate Highway 35, Austin, Texas 78702; 30.28821, -97.72329
Function/Sub-function:	DOMESTIC/single dwelling; COMMERCE/TRADE/business
Construction Date:	1923
Architectural Style/Form:	Bungalow
NRHP Eligibility	Eligible (Criterion A: Community Planning and Development; Criterion C: Architecture)
Description/Comments:	<p>The Haster House was designed in the bungalow form with Classical Revival elements applied. It is a one-and-one-half-story, hip-on-gable residence with a T-plan and clapboard siding. The house rests on a pier and beam foundation and displays a low-pitch, hip-on-side-gable roof with eave overhangs, beadboard soffits, cornice returns, and a concrete chimney. Fenestration generally consists of original Craftsman-style, multi-light-over-one screens mounted over what appears to be original, one-over-one, double-hung sash; the windows and doors are set in beveled wood surrounds. Additional decorative details consist of cornices and endboards. A wide sidewalk is located along the frontage road and a concrete path leads to the central entrance to the house. A small grassy lawn stretches between the sidewalk and the building face, and hedge bushes are planted on either side of the central entrance, which consists of a central glazed wood door sheltered by a front-gable portico that rests on Doric wood columns. The interior retains its original wood floors and trim, a historic-age front door, and brick fireplace.</p> <p>Resource 295 is significant under NRHP Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. It does not possess significance within the historic contexts necessary for NRHP eligibility under Criterion B.</p>
Integrity Considerations:	<p>The Haster House retains integrity of location. It also has strong integrity of design, materials, and workmanship, retaining its original form and most of its original materials and displaying only a small, historic-age, rear addition. Modern development has compromised the property's historic setting. However, the residence immediately to the south and residential neighborhood to the east contribute to integrity of feeling and association, as does the retention of many interior features. Its integrity is sufficient to convey its significance under NRHP Criteria A and C as a bungalow built along former East Avenue in 1923.</p>



View of west facade, facing east.

Date:	February 18, 2022
Resource No:	295
Project Location:	Austin, Travis County, I-35: US 290 East to US 290 West/SH 71
Project Name and CSJ:	Capital Express Central – Haster House Intensive Survey; 0015-13-388
Address, Lat/Long:	3009 North Interstate Highway 35, Austin, Texas 78702; 30.28821, -97.72329
Function/Sub-function:	DOMESTIC/single dwelling; COMMERCE/TRADE/business
Construction Date:	1923
Architectural Style/Form:	Bungalow
NRHP Eligibility	Eligible (Criterion A: Community Planning and Development; Criterion C: Architecture)
Description/Comments:	<p>The Haster House was designed in the bungalow form with Classical Revival elements applied. It is a one-and-one-half-story, hip-on-gable residence with a T-plan and clapboard siding. The house rests on a pier and beam foundation and displays a low-pitch, hip-on-side-gable roof with eave overhangs, beadboard soffits, cornice returns, and a concrete chimney. Fenestration generally consists of original Craftsman-style, multi-light-over-one screens mounted over what appears to be original, one-over-one, double-hung sash; the windows and doors are set in beveled wood surrounds. Additional decorative details consist of cornices and endboards. A wide sidewalk is located along the frontage road and a concrete path leads to the central entrance to the house. A small grassy lawn stretches between the sidewalk and the building face, and hedge bushes are planted on either side of the central entrance, which consists of a central glazed wood door sheltered by a front-gable portico that rests on Doric wood columns. The interior retains its original wood floors and trim, a historic-age front door, and brick fireplace.</p> <p>Resource 295 is significant under NRHP Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. It does not possess significance within the historic contexts necessary for NRHP eligibility under Criterion B.</p>
Integrity Considerations:	<p>The Haster House retains integrity of location. It also has strong integrity of design, materials, and workmanship, retaining its original form and most of its original materials and displaying only a small, historic-age, rear addition. Modern development has compromised the property's historic setting. However, the residence immediately to the south and residential neighborhood to the east contribute to integrity of feeling and association, as does the retention of many interior features. Its integrity is sufficient to convey its significance under NRHP Criteria A and C as a bungalow built along former East Avenue in 1923.</p>



Detail of entrance along west facade, view facing east.

Date:	February 18, 2022
Resource No:	295
Project Location:	Austin, Travis County, I-35: US 290 East to US 290 West/SH 71
Project Name and CSJ:	Capital Express Central – Haster House Intensive Survey; 0015-13-388
Address, Lat/Long:	3009 North Interstate Highway 35, Austin, Texas 78702; 30.28821, -97.72329
Function/Sub-function:	DOMESTIC/single dwelling; COMMERCE/TRADE/business
Construction Date:	1923
Architectural Style/Form:	Bungalow
NRHP Eligibility	Eligible (Criterion A: Community Planning and Development; Criterion C: Architecture)
Description/Comments:	<p>The Haster House was designed in the bungalow form with Classical Revival elements applied. It is a one-and-one-half-story, hip-on-gable residence with a T-plan and clapboard siding. The house rests on a pier and beam foundation and displays a low-pitch, hip-on-side-gable roof with eave overhangs, beadboard soffits, cornice returns, and a concrete chimney. Fenestration generally consists of original Craftsman-style, multi-light-over-one screens mounted over what appears to be original, one-over-one, double-hung sash; the windows and doors are set in beveled wood surrounds. Additional decorative details consist of cornices and endboards. A wide sidewalk is located along the frontage road and a concrete path leads to the central entrance to the house. A small grassy lawn stretches between the sidewalk and the building face, and hedge bushes are planted on either side of the central entrance, which consists of a central glazed wood door sheltered by a front-gable portico that rests on Doric wood columns. The interior retains its original wood floors and trim, a historic-age front door, and brick fireplace.</p> <p>Resource 295 is significant under NRHP Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. It does not possess significance within the historic contexts necessary for NRHP eligibility under Criterion B.</p>
Integrity Considerations:	<p>The Haster House retains integrity of location. It also has strong integrity of design, materials, and workmanship, retaining its original form and most of its original materials and displaying only a small, historic-age, rear addition. Modern development has compromised the property's historic setting. However, the residence immediately to the south and residential neighborhood to the east contribute to integrity of feeling and association, as does the retention of many interior features. Its integrity is sufficient to convey its significance under NRHP Criteria A and C as a bungalow built along former East Avenue in 1923.</p>



Detail of window pairing on west facade, view facing east.

Date:	February 18, 2022
Resource No:	295
Project Location:	Austin, Travis County, I-35: US 290 East to US 290 West/SH 71
Project Name and CSJ:	Capital Express Central – Haster House Intensive Survey; 0015-13-388
Address, Lat/Long:	3009 North Interstate Highway 35, Austin, Texas 78702; 30.28821, -97.72329
Function/Sub-function:	DOMESTIC/single dwelling; COMMERCE/TRADE/business
Construction Date:	1923
Architectural Style/Form:	Bungalow
NRHP Eligibility	Eligible (Criterion A: Community Planning and Development; Criterion C: Architecture)
Description/Comments:	<p>The Haster House was designed in the bungalow form with Classical Revival elements applied. It is a one-and-one-half-story, hip-on-gable residence with a T-plan and clapboard siding. The house rests on a pier and beam foundation and displays a low-pitch, hip-on-side-gable roof with eave overhangs, beadboard soffits, cornice returns, and a concrete chimney. Fenestration generally consists of original Craftsman-style, multi-light-over-one screens mounted over what appears to be original, one-over-one, double-hung sash; the windows and doors are set in beveled wood surrounds. Additional decorative details consist of cornices and endboards. A wide sidewalk is located along the frontage road and a concrete path leads to the central entrance to the house. A small grassy lawn stretches between the sidewalk and the building face, and hedge bushes are planted on either side of the central entrance, which consists of a central glazed wood door sheltered by a front-gable portico that rests on Doric wood columns. The interior retains its original wood floors and trim, a historic-age front door, and brick fireplace.</p> <p>Resource 295 is significant under NRHP Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. It does not possess significance within the historic contexts necessary for NRHP eligibility under Criterion B.</p>
Integrity Considerations:	<p>The Haster House retains integrity of location. It also has strong integrity of design, materials, and workmanship, retaining its original form and most of its original materials and displaying only a small, historic-age, rear addition. Modern development has compromised the property's historic setting. However, the residence immediately to the south and residential neighborhood to the east contribute to integrity of feeling and association, as does the retention of many interior features. Its integrity is sufficient to convey its significance under NRHP Criteria A and C as a bungalow built along former East Avenue in 1923.</p>



View of west facade and side (south) elevation, view facing northeast.

Date:	February 18, 2022
Resource No:	295
Project Location:	Austin, Travis County, I-35: US 290 East to US 290 West/SH 71
Project Name and CSJ:	Capital Express Central – Haster House Intensive Survey; 0015-13-388
Address, Lat/Long:	3009 North Interstate Highway 35, Austin, Texas 78702; 30.28821, -97.72329
Function/Sub-function:	DOMESTIC/single dwelling; COMMERCE/TRADE/business
Construction Date:	1923
Architectural Style/Form:	Bungalow
NRHP Eligibility	Eligible (Criterion A: Community Planning and Development; Criterion C: Architecture)
Description/Comments:	<p>The Haster House was designed in the bungalow form with Classical Revival elements applied. It is a one-and-one-half-story, hip-on-gable residence with a T-plan and clapboard siding. The house rests on a pier and beam foundation and displays a low-pitch, hip-on-side-gable roof with eave overhangs, beadboard soffits, cornice returns, and a concrete chimney. Fenestration generally consists of original Craftsman-style, multi-light-over-one screens mounted over what appears to be original, one-over-one, double-hung sash; the windows and doors are set in beveled wood surrounds. Additional decorative details consist of cornices and endboards. A wide sidewalk is located along the frontage road and a concrete path leads to the central entrance to the house. A small grassy lawn stretches between the sidewalk and the building face, and hedge bushes are planted on either side of the central entrance, which consists of a central glazed wood door sheltered by a front-gable portico that rests on Doric wood columns. The interior retains its original wood floors and trim, a historic-age front door, and brick fireplace.</p> <p>Resource 295 is significant under NRHP Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. It does not possess significance within the historic contexts necessary for NRHP eligibility under Criterion B.</p>
Integrity Considerations:	<p>The Haster House retains integrity of location. It also has strong integrity of design, materials, and workmanship, retaining its original form and most of its original materials and displaying only a small, historic-age, rear addition. Modern development has compromised the property's historic setting. However, the residence immediately to the south and residential neighborhood to the east contribute to integrity of feeling and association, as does the retention of many interior features. Its integrity is sufficient to convey its significance under NRHP Criteria A and C as a bungalow built along former East Avenue in 1923.</p>



Detail of western portion of south elevation, view facing northwest.

Date:	February 18, 2022
Resource No:	295
Project Location:	Austin, Travis County, I-35: US 290 East to US 290 West/SH 71
Project Name and CSJ:	Capital Express Central – Haster House Intensive Survey; 0015-13-388
Address, Lat/Long:	3009 North Interstate Highway 35, Austin, Texas 78702; 30.28821, -97.72329
Function/Sub-function:	DOMESTIC/single dwelling; COMMERCE/TRADE/business
Construction Date:	1923
Architectural Style/Form:	Bungalow
NRHP Eligibility	Eligible (Criterion A: Community Planning and Development; Criterion C: Architecture)
Description/Comments:	<p>The Haster House was designed in the bungalow form with Classical Revival elements applied. It is a one-and-one-half-story, hip-on-gable residence with a T-plan and clapboard siding. The house rests on a pier and beam foundation and displays a low-pitch, hip-on-side-gable roof with eave overhangs, beadboard soffits, cornice returns, and a concrete chimney. Fenestration generally consists of original Craftsman-style, multi-light-over-one screens mounted over what appears to be original, one-over-one, double-hung sash; the windows and doors are set in beveled wood surrounds. Additional decorative details consist of cornices and endboards. A wide sidewalk is located along the frontage road and a concrete path leads to the central entrance to the house. A small grassy lawn stretches between the sidewalk and the building face, and hedge bushes are planted on either side of the central entrance, which consists of a central glazed wood door sheltered by a front-gable portico that rests on Doric wood columns. The interior retains its original wood floors and trim, a historic-age front door, and brick fireplace.</p> <p>Resource 295 is significant under NRHP Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. It does not possess significance within the historic contexts necessary for NRHP eligibility under Criterion B.</p>
Integrity Considerations:	<p>The Haster House retains integrity of location. It also has strong integrity of design, materials, and workmanship, retaining its original form and most of its original materials and displaying only a small, historic-age, rear addition. Modern development has compromised the property's historic setting. However, the residence immediately to the south and residential neighborhood to the east contribute to integrity of feeling and association, as does the retention of many interior features. Its integrity is sufficient to convey its significance under NRHP Criteria A and C as a bungalow built along former East Avenue in 1923.</p>



South elevation and rear (east) elevation, view facing northwest.

Date:	February 18, 2022
Resource No:	295
Project Location:	Austin, Travis County, I-35: US 290 East to US 290 West/SH 71
Project Name and CSJ:	Capital Express Central – Haster House Intensive Survey; 0015-13-388
Address, Lat/Long:	3009 North Interstate Highway 35, Austin, Texas 78702; 30.28821, -97.72329
Function/Sub-function:	DOMESTIC/single dwelling; COMMERCE/TRADE/business
Construction Date:	1923
Architectural Style/Form:	Bungalow
NRHP Eligibility	Eligible (Criterion A: Community Planning and Development; Criterion C: Architecture)
Description/Comments:	<p>The Haster House was designed in the bungalow form with Classical Revival elements applied. It is a one-and-one-half-story, hip-on-gable residence with a T-plan and clapboard siding. The house rests on a pier and beam foundation and displays a low-pitch, hip-on-side-gable roof with eave overhangs, beadboard soffits, cornice returns, and a concrete chimney. Fenestration generally consists of original Craftsman-style, multi-light-over-one screens mounted over what appears to be original, one-over-one, double-hung sash; the windows and doors are set in beveled wood surrounds. Additional decorative details consist of cornices and endboards. A wide sidewalk is located along the frontage road and a concrete path leads to the central entrance to the house. A small grassy lawn stretches between the sidewalk and the building face, and hedge bushes are planted on either side of the central entrance, which consists of a central glazed wood door sheltered by a front-gable portico that rests on Doric wood columns. The interior retains its original wood floors and trim, a historic-age front door, and brick fireplace.</p> <p>Resource 295 is significant under NRHP Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. It does not possess significance within the historic contexts necessary for NRHP eligibility under Criterion B.</p>
Integrity Considerations:	<p>The Haster House retains integrity of location. It also has strong integrity of design, materials, and workmanship, retaining its original form and most of its original materials and displaying only a small, historic-age, rear addition. Modern development has compromised the property's historic setting. However, the residence immediately to the south and residential neighborhood to the east contribute to integrity of feeling and association, as does the retention of many interior features. Its integrity is sufficient to convey its significance under NRHP Criteria A and C as a bungalow built along former East Avenue in 1923.</p>



Rear elevation, view facing northwest.

Date:	February 18, 2022
Resource No:	295
Project Location:	Austin, Travis County, I-35: US 290 East to US 290 West/SH 71
Project Name and CSJ:	Capital Express Central – Haster House Intensive Survey; 0015-13-388
Address, Lat/Long:	3009 North Interstate Highway 35, Austin, Texas 78702; 30.28821, -97.72329
Function/Sub-function:	DOMESTIC/single dwelling; COMMERCE/TRADE/business
Construction Date:	1923
Architectural Style/Form:	Bungalow
NRHP Eligibility	Eligible (Criterion A: Community Planning and Development; Criterion C: Architecture)
Description/Comments:	<p>The Haster House was designed in the bungalow form with Classical Revival elements applied. It is a one-and-one-half-story, hip-on-gable residence with a T-plan and clapboard siding. The house rests on a pier and beam foundation and displays a low-pitch, hip-on-side-gable roof with eave overhangs, beadboard soffits, cornice returns, and a concrete chimney. Fenestration generally consists of original Craftsman-style, multi-light-over-one screens mounted over what appears to be original, one-over-one, double-hung sash; the windows and doors are set in beveled wood surrounds. Additional decorative details consist of cornices and endboards. A wide sidewalk is located along the frontage road and a concrete path leads to the central entrance to the house. A small grassy lawn stretches between the sidewalk and the building face, and hedge bushes are planted on either side of the central entrance, which consists of a central glazed wood door sheltered by a front-gable portico that rests on Doric wood columns. The interior retains its original wood floors and trim, a historic-age front door, and brick fireplace.</p> <p>Resource 295 is significant under NRHP Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. It does not possess significance within the historic contexts necessary for NRHP eligibility under Criterion B.</p>
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Detail of rear door on rear elevation, view facing west.

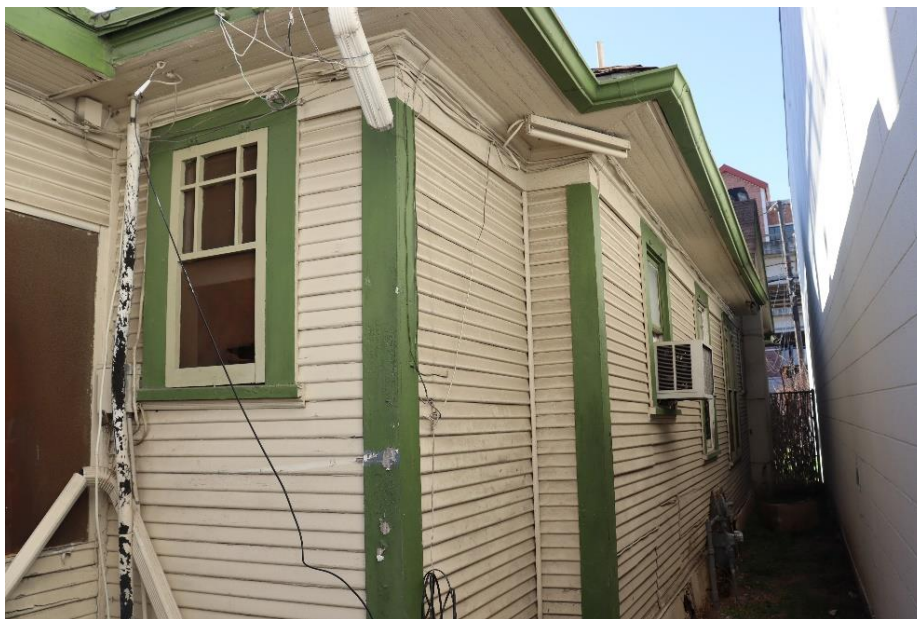
Date:	March 18, 2022
Resource No:	295
Project Location:	Austin, Travis County, I-35: US 290 East to US 290 West/SH 71
Project Name and CSJ:	Capital Express Central – Haster House Intensive Survey; 0015-13-388
Address, Lat/Long:	3009 North Interstate Highway 35, Austin, Texas 78702; 30.28821, -97.72329
Function/Sub-function:	DOMESTIC/single dwelling; COMMERCE/TRADE/business
Construction Date:	1923
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Overview of side and rear elevations, view facing northwest.

Date:	February 18, 2022
Resource No:	295
Project Location:	Austin, Travis County, I-35: US 290 East to US 290 West/SH 71
Project Name and CSJ:	Capital Express Central – Haster House Intensive Survey; 0015-13-388
Address, Lat/Long:	3009 North Interstate Highway 35, Austin, Texas 78702; 30.28821, -97.72329
Function/Sub-function:	DOMESTIC/single dwelling; COMMERCE/TRADE/business
Construction Date:	1923
Architectural Style/Form:	Bungalow
NRHP Eligibility	Eligible (Criterion A: Community Planning and Development; Criterion C: Architecture)
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Detail of westernmost portion of side (north) elevation, view facing southwest.	

Date:	February 18, 2022
Resource No:	295
Project Location:	Austin, Travis County, I-35: US 290 East to US 290 West/SH 71
Project Name and CSJ:	Capital Express Central – Haster House Intensive Survey; 0015-13-388
Address, Lat/Long:	3009 North Interstate Highway 35, Austin, Texas 78702; 30.28821, -97.72329
Function/Sub-function:	DOMESTIC/single dwelling; COMMERCE/TRADE/business
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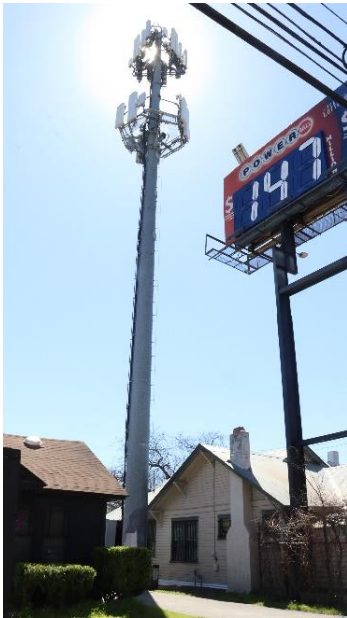


North elevation, view facing southwest.

Date:	February 18, 2022
Resource No:	295
Project Location:	Austin, Travis County, I-35: US 290 East to US 290 West/SH 71
Project Name and CSJ:	Capital Express Central – Haster House Intensive Survey; 0015-13-388
Address, Lat/Long:	3009 North Interstate Highway 35, Austin, Texas 78702; 30.28821, -97.72329
Function/Sub-function:	DOMESTIC/single dwelling; COMMERCE/TRADE/business
Construction Date:	1923
Architectural Style/Form:	Bungalow
NRHP Eligibility	Eligible (Criterion A: Community Planning and Development; Criterion C: Architecture)
Description/Comments:	<p>The Haster House was designed in the bungalow form with Classical Revival elements applied. It is a one-and-one-half-story, hip-on-gable residence with a T-plan and clapboard siding. The house rests on a pier and beam foundation and displays a low-pitch, hip-on-side-gable roof with eave overhangs, beadboard soffits, cornice returns, and a concrete chimney. Fenestration generally consists of original Craftsman-style, multi-light-over-one screens mounted over what appears to be original, one-over-one, double-hung sash; the windows and doors are set in beveled wood surrounds. Additional decorative details consist of cornices and endboards. A wide sidewalk is located along the frontage road and a concrete path leads to the central entrance to the house. A small grassy lawn stretches between the sidewalk and the building face, and hedge bushes are planted on either side of the central entrance, which consists of a central glazed wood door sheltered by a front-gable portico that rests on Doric wood columns. The interior retains its original wood floors and trim, a historic-age front door, and brick fireplace.</p> <p>Resource 295 is significant under NRHP Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. It does not possess significance within the historic contexts necessary for NRHP eligibility under Criterion B.</p>
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Detail of north elevation including c.1940 rear addition, view facing southwest.

Date:	March 18, 2022
Resource No:	295
Project Location:	Austin, Travis County, I-35: US 290 East to US 290 West/SH 71
Project Name and CSJ:	Capital Express Central – Haster House Intensive Survey; 0015-13-388
Address, Lat/Long:	3009 North Interstate Highway 35, Austin, Texas 78702; 30.28821, -97.72329
Function/Sub-function:	DOMESTIC/single dwelling; COMMERCE/TRADE/business
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View of antenna and billboard south of the Haster House, view facing southeast.	

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Address, Lat/Long:	3009 North Interstate Highway 35, Austin, Texas 78702; 30.28821, -97.72329
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Construction Date:	1923
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Prefabricated metal shed south of the house, view facing north.

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Fenced area at the rear of the house, view facing north.

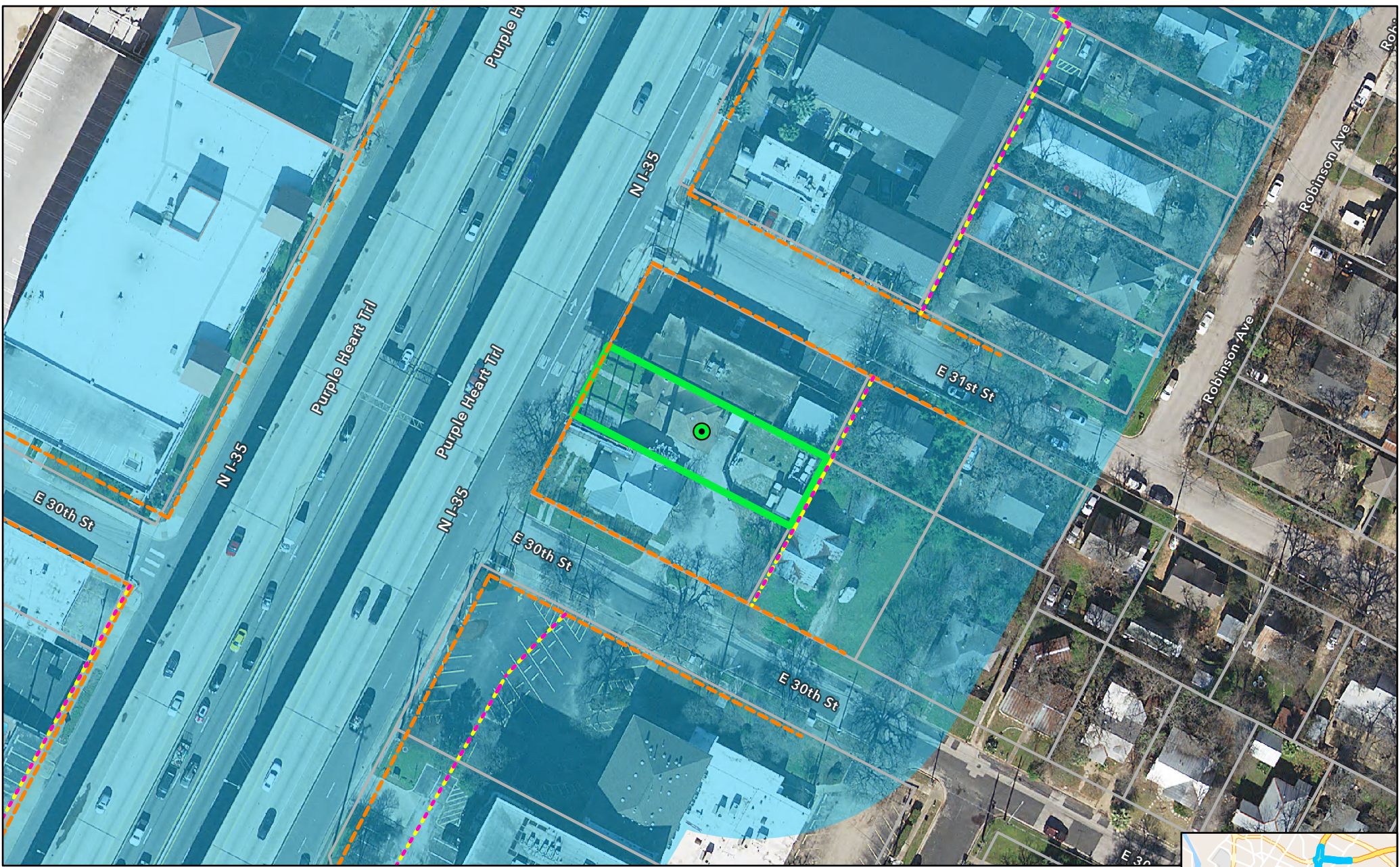
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Detail of front door with original hardware and wood floors.	

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



Detail of brick fireplace and wood floor.

Appendix D: Figures



NRHP Boundary Map
I-35 Capital Express Central
Intensive Survey
CSJ: 0015-13-388

- | | |
|---|--|
|  APE |  NRHP Eligibility |
|  NRHP Boundary |  Eligible |
|  Parcel Boundary (Travis CAD) | |
|  Existing ROW (TxDOT) | |
|  Proposed New ROW (Alt 2) (TxDOT) | |
|  Proposed New ROW (Modified Alt 3) (TxDOT) | |

Resource Name: Haster House
Resource Number: 295

