

**DISCLAIMER:**

This document does not meet the  
current format guidelines of  
the Graduate School at  
The University of Texas at Austin.

It has been published for  
informational use only.

Copyright  
by  
Molly Lochridge Powers  
2013

**The Thesis Committee for Molly Lochridge Powers  
Certifies that this is the approved version of the following thesis:**

**Land and Homeownership in the Chestnut Neighborhood: Oral  
Histories of Change in the Community**

**APPROVED BY  
SUPERVISING COMMITTEE:**

**Supervisor:**

---

Elizabeth J. Mueller

---

Heather K. Way

**Land and Homeownership in the Chestnut Neighborhood: Oral  
Histories of Change in the Community**

**by**

**Molly Lochridge Powers, B.A.**

**Thesis**

Presented to the Faculty of the Graduate School of

The University of Texas at Austin

in Partial Fulfillment

of the Requirements

for the Degree of

**Master of Science in Community and Regional Planning**

**The University of Texas at Austin**

**December 2013**

## **Abstract**

### **Land and Homeownership in the Chestnut Neighborhood: Oral Histories of Change in the Community**

Molly Lochridge Powers, M.S.C.R.P.

The University of Texas at Austin, 2013

Supervisors: Elizabeth J. Mueller, Heather K. Way

The Chestnut Neighborhood is a well-established, historically African-American neighborhood in East Austin that has undergone significant social, economic, and physical transformations. Chestnut prides itself on its culture of homeownership and has one of the highest percentage rates of low-income homeownership in the City of Austin. At the same time, the neighborhood also has a high percentage of vacant parcels and abandoned homes. This thesis investigates the current and past ownership of vacant lots as a way to understand the process of neighborhood change. Oral histories with longtime residents provide insight into how these residents experienced the change. This information helps identify strategies to support the needs of long-time homeowners and also respond to the needs of the broader, diverse neighborhood. The findings support recommendations such as: educating residents about the appeal of property tax assessments, continuing to support home repair and assistance programs, supporting

groups that help with the payment of property taxes, and assisting heirs with the probate process.

## Table of Contents

List of Figures .....	viii
Introduction .....	1
Chapter 1: Methodology .....	3
Oral Histories .....	3
Visual Survey .....	4
Further Research .....	7
Chapter 2: Unoccupied Residential Lots in Chestnut .....	9
Chapter 3: Property Taxes in Chestnut .....	17
Tax Delinquencies .....	18
Property Tax Exemptions .....	20
Property Tax Deferrals .....	21
Fixed Incomes .....	21
East Austin Resources .....	22
Chapter 4: Inheritance in Chestnut .....	25
Intestate Succession .....	25
Devise by Will and Pending Probate Case .....	25
Devise by Will and Not Probated .....	26
Chapter 5: Home Repair in Chestnut .....	27
Chapter 6: Conclusion and Recommendations .....	29
1. Educate about the Appeal of Property Tax Assessments .....	30
2. Continue to Support Home Repair and Assistance Programs .....	30
3. Support Groups that Help with Payment of Property Taxes .....	30
4. Assist with the Probate Process .....	31

Appendix A Oral History Project .....	33
Appendix B Vacant Lot Survey Documents.....	39
Appendix C Heard Transcript.....	68
Appendix D Hunter Transcript .....	77
Appendix E Nelson Transcript.....	82
Appendix F Slade Transcript .....	86
Appendix G Walker Transcript.....	92
Appendix H White Transcript.....	98
References.....	103
Vita.....	105



## **List of Figures**

Figure 1: Vacant parcel located at 1903 E. 17th Street (6-2).....	5
Figure 2: Abandoned home located at 2008 E. 13th Street (11-42). ....	6
Figure 3: Lots under construction located at 1809 and 1811 Singleton Avenue (4-10 and 4-11).....	7
Figure 4: Map of the visual survey results.....	10
Figure 5: Owner Occupied Homes. ....	13
Figure 6: Vacant Housing Units Rate. ....	14
Figure 7: Value of Lots Less than \$50,000.....	15
Figure 8: Percentage of Structures Built 2000 to 2004.....	16
Figure 9: The exemption figures for the five taxing authorities of Chestnut.....	18
Figure 10: Parcels on which property taxes are due. ....	20

## Introduction

The Chestnut Neighborhood is a well-established, historically African-American neighborhood in East Austin that has undergone significant social, economic, and physical transformations. The neighborhood boundaries are Martin Luther King, Jr. Boulevard to the north, East 12th Street to the south, Chicon Avenue to the west, and the Red Line MetroRail tracks to the east. Unique characteristics distinguish Chestnut from the larger adjacent neighborhoods. For example, Chestnut has one of the highest percentage rates of low-income homeownership in the City of Austin and prides itself on its culture of homeownership.<sup>1</sup> Chestnut is racially and socioeconomically diverse, but supporting longtime homeowners is critical to maintain this diversity. The objective of this thesis is to research reasons why longtime residents of Chestnut leave and to formulate strategies to support longtime residents who wish to stay.

Chapter 1 presents the methodology used to collect data (oral histories and a visual survey). The subsequent chapters present the findings of the collected data. Chapter 2 outlines three major findings relating ownership of the vacant lots and abandoned homes in Chestnut. Chapter 3 explores the subject of property taxes in Austin to understand how property taxes specifically impact low-income homeowners in Chestnut. Chapter 4 highlights three inheritance issues faced by longtime homeowners in

---

<sup>1</sup> More specifically, low-income homeowners as a share of total homeowners. Austin Housing Repair Coalition, "Housing Repair Needs Assessment" 5 (Feb. 22, 2011) *available at* [http://austintexas.gov/sites/default/files/files/Housing/Reports\\_and\\_Publications/housing\\_repair\\_needs\\_position.pdf](http://austintexas.gov/sites/default/files/files/Housing/Reports_and_Publications/housing_repair_needs_position.pdf). "Chestnut Neighborhood Plan" 17 (July, 1999) *available at* [ftp://ftp.ci.austin.tx.us/npzd/website/planning/neighborhood/downloads/chestnut/chestnut\\_parks\\_housing.pdf](ftp://ftp.ci.austin.tx.us/npzd/website/planning/neighborhood/downloads/chestnut/chestnut_parks_housing.pdf).

the area. Chapter 5 examines the effectiveness of past home repair efforts. The final chapter summarizes my findings and identifies strategies to support the needs of long-time homeowners for their benefit and the benefit of the broader, diverse neighborhood.

## Chapter 1: Methodology

I utilized two key research methods to uncover trends in landownership: oral histories, a visual survey, and researched the property data for the lots in the neighborhood. The oral histories with longtime residents provided insight into how these residents experienced the change. The visual survey and subsequent title research provided context to understand changes in the physical form of community. The following section describes the methodologies of the two different approaches.

### **ORAL HISTORIES**

I conducted six oral history interviews. First, I identified twelve households that participated in a neighborhood revitalization grant project five years earlier.<sup>2</sup> Only elderly, low-income, or disabled longtime homeowners qualified for the grant project. Each of these residents received a letter with an introduction and description of the oral history project.<sup>3</sup> Next, I followed up with the homeowners whose telephone number could be found in the phonebook. This strategy was successful with only one resident. The following week I went door to door to introduce myself and schedule the interviews or collect a working telephone number. This technique proved more successful. Residents also recommended neighbors for the project based on their long history living in the neighborhood or civic involvement.

There were many unforeseeable challenges to scheduling the interviews such as health emergencies, frequent medical appointments, and conflicts with childcare for their grandchildren. All of the residents I interviewed were over the age of 65 or living with

---

<sup>2</sup> Details about the Habitat for Humanity project can be found in Chapter 5, page 26.

<sup>3</sup> A copy of this letter can be found in Appendix A.

disabilities. For the six residents interviewed, I first explained the project and answered any initial questions in person or by phone. Then, a time was set up to record the interview. I prepared a list of questions that served as a guide and permitted the resident to share any memories of Chestnut that arose and they felt comfortable disclosing. The oral histories ranged from thirty minutes to an hour long. Both the audio and transcription files will reside at the Austin History Center.<sup>4</sup>

### **VISUAL SURVEY**

The visual survey identified vacant lots and abandoned homes in the neighborhood. I conducted the survey of the 665 Chestnut properties during the week of March 11th, 2013. The City of Austin formalized the Chestnut boundaries during the neighborhood planning process in 1997. In comparison to other East Austin neighborhoods, Chestnut encompasses a smaller geographic area. The Neighborhood Planning Contact Team subdivided the area into sixteen smaller areas for newsletter distribution. Using these smaller districts, I generated maps of the lot lines and overlaid the property tax identification numbers on top. Then, each lot was assigned a number within the smaller sixteen districts. For example, 2-4 signifies district 2-lot 4.<sup>5</sup>

Next, I created a coding system providing a classification system for the unoccupied residential lots: vacant parcels (VP), abandoned homes (AH), and under construction (UC). The idea for this came from the neighborhood plan. Residents expressed concern about the abandoned homes and vacant lots in the 1999 neighborhood

---

<sup>4</sup> Copies are provided in appendices C-H.

<sup>5</sup> These maps can be found in Appendix A.

plan.<sup>6</sup> The inventory of these lots provides a snapshot of the current development pattern. It will also be helpful to neighborhood groups for future projects.



Figure 1: Vacant parcel located at 1903 E. 17th Street (6-2).

VP indicates a vacant parcel of land. Often there were signs of demolition such as a concrete foundation slab or an existing fence (shown in Figure 1). I noted any informal uses of the vacant parcel such as a parking lot or if a fence surrounded the property.

---

<sup>6</sup> “Chestnut Neighborhood Plan” 5 (July, 1999) *available at* [ftp://ftp.ci.austin.tx.us/npzd/website/planning/neighborhood/downloads/chestnut/chestnut\\_parks\\_housing.pdf](ftp://ftp.ci.austin.tx.us/npzd/website/planning/neighborhood/downloads/chestnut/chestnut_parks_housing.pdf).



Figure 2: Abandoned home located at 2008 E. 13th Street (11-42).

AH indicates an abandoned home on the property. This category proved to be the most difficult to characterize. The characteristics included debris blocking the entryway, no furniture in the house, no trashcans on the property, old phone books still in the plastic bag on the porch, and boarded up windows (shown in Figure 2).



Figure 3: Lots under construction located at 1809 and 1811 Singleton Avenue (4-10 and 4-11).

UC indicates construction on the property (to the extent no one was living there—not minor remodels). All of the projects listed as “under construction” were new construction with the exception of one major restoration on a historic home. Beyond annotating the three categories described above, I noted if any of the properties were listed for sale or for rent and if there was a posted notice for code violations.

I entered this information into a spreadsheet with the corresponding address, property tax identification number, and a data set of the lot boundaries from a GIS shapefile.<sup>7</sup> The leaders of the neighborhood’s historical survey project will be able to utilize this spreadsheet because the tax parcel number, site number, and date the home was built were added to the document to correspond with their historical resources survey. I photographed all parcels identified as VP, AH, or UC and labeled them by their division number and lot number. The photographs show any existing uses of vacant lots (formal or informal) and abandoned homes that may be demolished before the neighborhood’s historical survey is complete.

#### **FURTHER RESEARCH**

After cataloging the lots, a second step of analysis took place to understand why the vacant lots remained unoccupied and who controlled them. My initial research question looked to answer if developers, the county, or past residents own these vacant parcels. For each property listed as abandoned or vacant I conducted a brief deed history on the Travis Central Tax Appraisal District website to determine who held title to the

---

<sup>7</sup> A copy of the spreadsheet can be found in Appendix B.



property, *e.g.*, was it an entity such as a church or was it an individual? If it was an individual, was the mailing address the same as the physical address of the property? If the mailing address was different, was it in-state or out-of-state?

During the final step of mapping I searched the property tax status for every residential property in Chestnut. I looked up each address through the Travis County Property Tax Assessor/Collector website located at [www.traviscountytax.org](http://www.traviscountytax.org). On the property information page, I could determine if the record showed tax delinquency. The property's record lists any money owed and the number of years with delinquent property taxes. On the excel spreadsheet, I recorded (1) whether or not property taxes were owed, (2) the number of years that the property taxes were delinquent, (3) the amount owed for past years, (4) the amount owed for 2012, and (5) if the property was owner-occupied. This spreadsheet was then utilized to create a map identifying only the tax delinquent properties in the research area.<sup>8</sup>

---

<sup>8</sup> A copy of the spreadsheet can be found in Appendix B.

## Chapter 2: Unoccupied Residential Lots in Chestnut

This chapter maps the vacant lots, abandoned homes, and lots under construction to recognize current ownership and trends in Chestnut. Analysis of the vacant lots and abandoned homes in Chestnut is important for two reasons. First, it provides information as to why longtime residents leave the area. Second, it provides information about the future use of the property within the neighborhood *e.g.*, does one entity retain control of adjacent lots? Neighborhood groups and residents could use this information as they plan for the future of the neighborhood.

The visual survey and Travis CAD data identified 665 residential lots in the Chestnut Neighborhood.<sup>9</sup> This total does not include townhomes or condominiums because of the limitations of the Travis CAD mapping system. These 665 residential lots include: 20 lots with abandoned homes (AH), 59 lots without any structure (VP), 11 lots under construction (UC), and 5 lots with for sale signs (FS). In addition to the five residential parcels for sale, there are four commercial lots for sale. A large site known as the Ulit Avenue Missionary Church is also up for sale.<sup>10</sup>

There were three key findings of the visual survey. First, there are a much greater number of vacant parcels than abandoned homes.<sup>11</sup> Second, the ratio of lots with new construction compared to renovation of existing structures shows the common, and perhaps most feasible, building practice in the area. Third, the visual survey suggested a

---

<sup>9</sup> The methodology can be found in Chapter 1.

<sup>10</sup> A copy of the brochure can be found in Appendix B.

<sup>11</sup> Specifically there were 59 lots without any structure and 20 lots with abandoned homes.

lack of available rental housing in the neighborhood. Although there were five properties with for sale signs, none had options to lease.



Figure 4: Map of the visual survey results.

The second step of the analysis of the visual survey data was an ownership search of vacant lots and abandoned homes mentioned in Chapter 1. Three surprising findings did come out of this stage of analysis. First, instead of private investors, the data showed that the neighborhood churches hold title to many of the abandoned homes and vacant parcels. These lots are typically adjacent to the parish structure or directly across the street. The three churches with extensive property holdings included Zion Hill Missionary Baptist Church, the David Chapel Missionary, and the Ulit Avenue Missionary Baptist Church. The City of Austin owns only one property characterized as abandoned or vacant. The other noteworthy group of properties is located near Chicon Street and 13th Street. This is the site for the Chestnut Neighborhood Revitalization

Corporation's (CNRC) Chicon Corridor Project.<sup>12</sup> The project will have 9,000 square feet of commercial space and 45 owner-occupied units. Thirty-three of these units are designated for affordable housing.<sup>13</sup>

Second, a landowner named Milton Gooden emerged during the research. Mr. Gooden inherited the properties from his wife after she passed away in 2001. He has no direct connection to the neighborhood.<sup>14</sup> He owns fifteen parcels of land in the Chestnut Neighborhood. One grouping is residential and located in the center of Chestnut. The structures appear to be some of the oldest in the neighborhood and the homes require extensive repair even though they are currently occupied units. Often, more than one housing structure exists on the lots. The second grouping is located along Martin Luther King, Jr. Boulevard and includes commercial property as well. Efforts were made to reach out to Mr. Gooden for the oral history project, but he did not feel he could contribute to the project because he did not grow up in the area.<sup>15</sup>

Third, the title search revealed that only one of the vacant lots was owned by a homeowner living on the adjacent property.<sup>16</sup> In this situation, the owner used as a side yard expansion for additional parking and to stow a storage unit. Neighbors may have used other adjacent lots informally, but there was only situation where the owner of the vacant lot lived next door.

---

<sup>12</sup> Vicky Garza, *\$5M of retail, condos slated for E. Austin*, <http://www.bizjournals.com/austin/print-edition/2012/07/13/5m-of-retail-condos-slated-for-austin.html?page=all> (July 13, 2012).

<sup>13</sup> *Id.*

<sup>14</sup> Telephone Conversation with Milton Gooden (Apr. 15, 2013).

<sup>15</sup> *Id.*

<sup>16</sup> This is lot 10-2 on the spreadsheet in Appendix B.

Using the categories from the visual survey, I mapped corresponding attributes using census data to understand if these characteristics were unique to Chestnut. On account of my limited GIS skills, I had to utilize overlapping census tract boundaries rather than neighborhood boundaries. Still, the maps adequately display the information that is important to the later recommendations found in the report. I found four trends that distinguish the neighborhood from surrounding East Austin neighborhoods. These four attributes are: (1) a higher percentage of owner occupied homes, (2) a higher rate of vacant housing, (3) a greater supply of vacant lots valued at less than \$50,000, and (4) a concentration of homes built before 1940 and after 2000.

First, the census data supports the assertion made throughout this thesis of a high rate of homeownership. Census data estimates that 59% of occupied housing units are owner-occupied. In the surrounding areas, the highest percentage is 39.2%.<sup>17</sup> Both Sarah Andre of CNRC and Will Meredith of MFI Real Estate mentioned the Chestnut community's desire to continue this homeownership tradition during the public input processes for Chestnut Commons and the Chicon Corridor Project.<sup>18</sup>

---

<sup>17</sup> General Housing Characteristics: 2011. Travis County Census Tract 8.03, Austin, Texas. *American FactFinder*. Bureau of the Census. Web. 9 April 2013.

<sup>18</sup> Interview with Sarah Andre (Apr. 5, 2013).

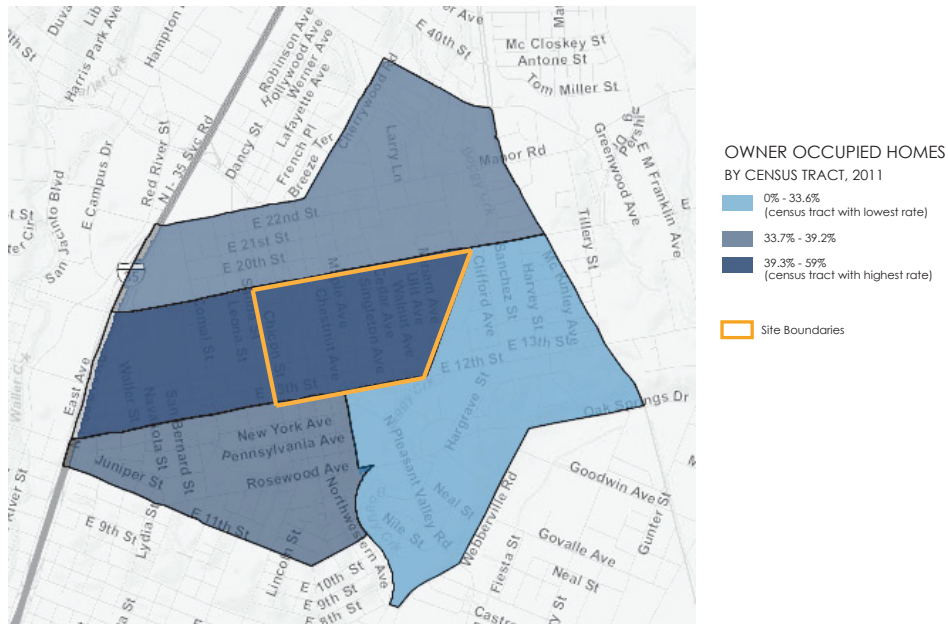


Figure 5: Owner Occupied Homes.<sup>19</sup>

Second, the percentage of vacant housing units is higher than those in the surrounding census tracts.<sup>20</sup> Chestnut has a 16.7% vacant housing rate whereas the census tract directly south has a 6.9% vacant housing rate. This corresponds with the abandoned home category of the visual survey. Many of the abandoned homes identified in the visual survey were older, historic homes that are more likely to be demolished rather than rehabilitated. This, in turn, will create more vacant parcels of land. The CNRC does not provide financial support for home repair programs. Instead, its efforts are on new construction such as Franklin Gardens and its current project, the Chicon Corridor project.

<sup>19</sup> General Housing Characteristics: 2011. Travis County Census Tract 8.03, Austin, Texas. *American FactFinder*. Bureau of the Census. Web. 9 April 2013.

<sup>20</sup> *Id.*

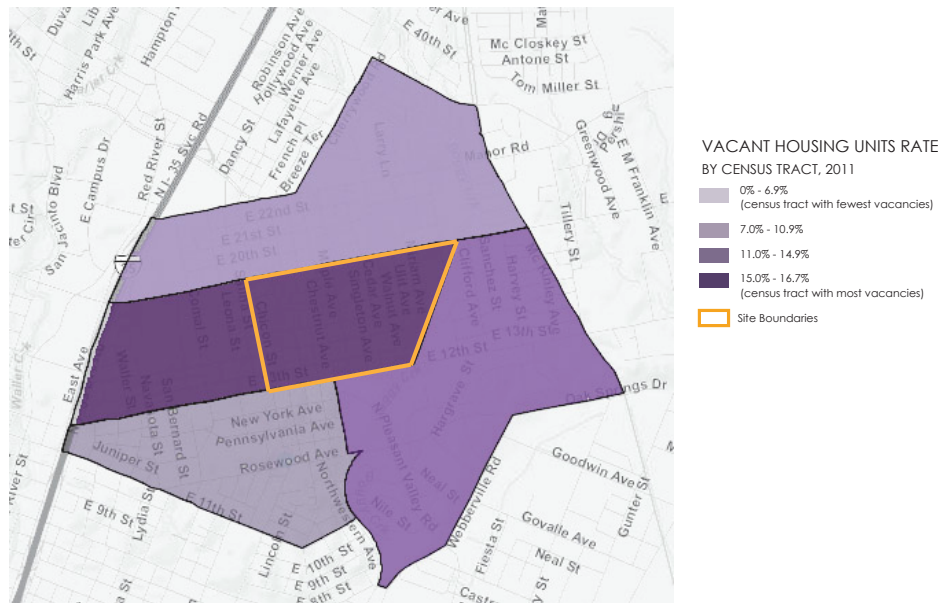


Figure 6: Vacant Housing Units Rate.<sup>21</sup>

Third, there are significantly more lots valued at under \$50,000 in Chestnut than in the surrounding census tracts.<sup>22</sup> This corresponds with the high number of vacant parcels identified in the visual survey. Specifically, 14.2% of the lots in the Chestnut census tract are valued at less than \$50,000. The highest rate from an adjacent census tract is 9.9%.

<sup>21</sup> General Housing Characteristics: 2011. Travis County Census Tract 8.03, Austin, Texas. *American FactFinder*. Bureau of the Census. Web. 9 April 2013.

<sup>22</sup> *Id.*

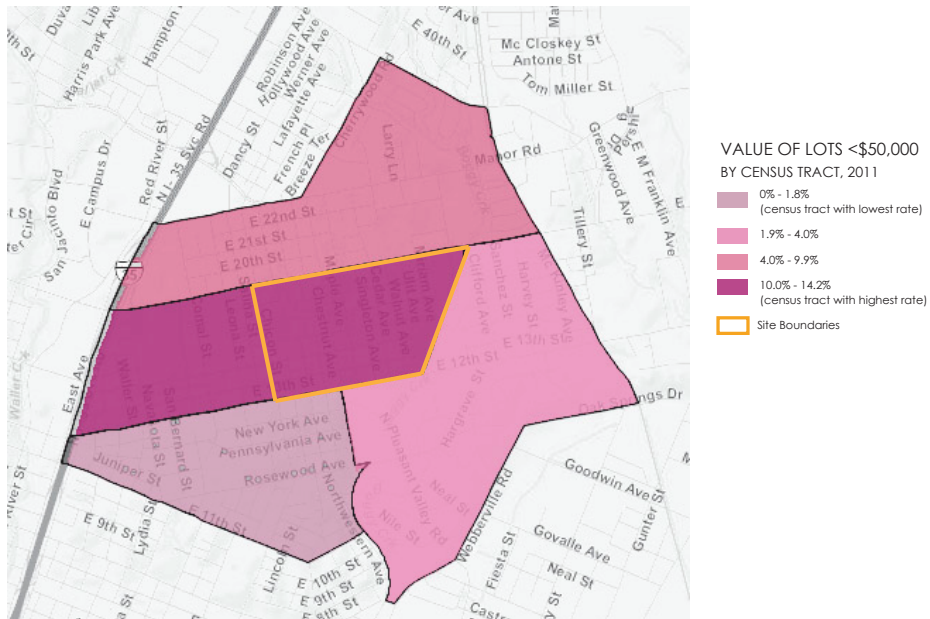


Figure 7: Value of Lots Less than \$50,000.<sup>23</sup>

Lastly, Chestnut has a much higher percentage (19.6%) of structures built between 2000 and 2004 than surrounding census tracts.<sup>24</sup> The adjacent census tracts' percentages fall between 1.6% and 3.2%.<sup>25</sup> This census data aligns with the findings of the visual survey: the prevalence of new construction. Even more extreme is the percentage of structures built prior to 1940 in Chestnut's census tract. Census data estimates 40.5% existed before 1940. In contrast, the other neighborhoods had significantly more homes constructed in the 1960's and 1970's and less new construction in recent years.

<sup>23</sup> *Id.*

<sup>24</sup> *Id.*

<sup>25</sup> *Id.*



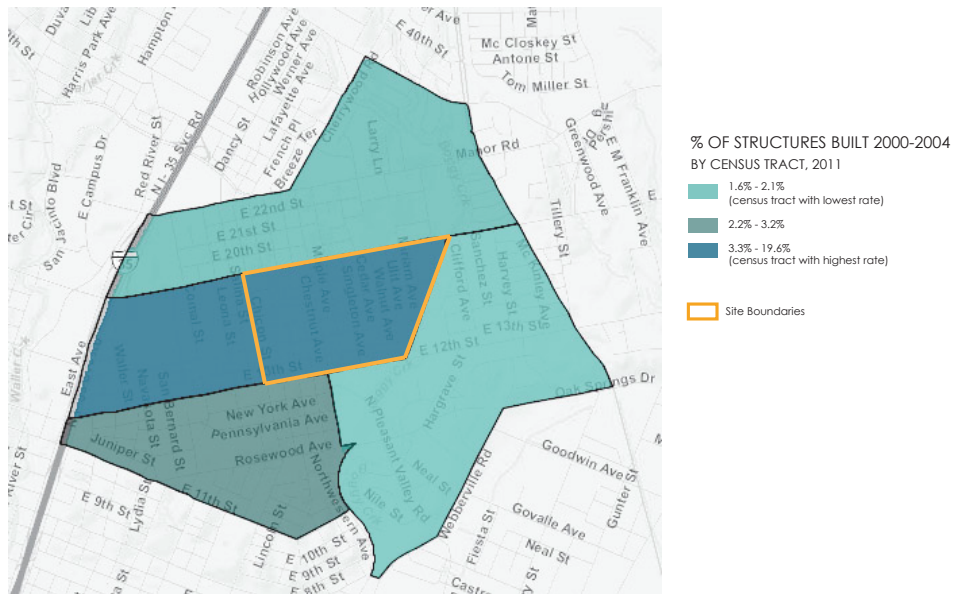


Figure 8: Percentage of Structures Built 2000 to 2004.<sup>26</sup>

In conclusion, these distinctions highlight how Chestnut is different from surrounding neighborhoods and thus inform the recommendations presented in Chapter 6. First, the high rate of owner occupied homes as compared to surrounding neighborhoods endorses solutions to support existing homeowners living in neighborhood rather than absentee homeowners. Second, the prevalence of low cost vacant lots and vacant housing units reinforce the ongoing trend of change in the neighborhood with demographics and new residents. Third, the high percentage of recently built structures demonstrates that individuals are willing to invest in Chestnut. These findings will help neighborhood groups plan for the future and advocate for their neighborhood. The information provides context for solutions specific to Chestnut that may not work in the surrounding neighborhoods and vice versa.

<sup>26</sup> General Housing Characteristics: 2011. Travis County Census Tract 8.03, Austin, Texas. *American FactFinder*. Bureau of the Census. Web. 9 April 2013.

### Chapter 3: Property Taxes in Chestnut

Homeowners I interviewed agreed that rising property taxes are a problem for the neighborhood.<sup>27</sup> Some believe this is the primary reason that longtime residents leave the area.<sup>28</sup> This chapter of the thesis explores the issue of property taxes in Chestnut by mapping lots delinquent in property taxes, investigating the limited resources available to residents, and understanding how property taxes may be affecting longtime homeowners.

Higher property taxes are the result of an increase in the property tax rates as well as an increase in property values. For example, the property tax rate of Austin Community College rose 184% from 2000 to 2010.<sup>29</sup> Some homeowners I interviewed were skeptical that the rise in property values conferred a benefit to them.<sup>30</sup> One resident stated that if they sold the property, they would not be given a fair price as “people won’t give you what its worth”.<sup>31</sup> Some of these beliefs came out of the University of Texas’ past history in East Austin. Multiple residents mentioned the University’s interaction with the Blackland Neighborhood. This neighborhood is located northwest of Chestnut. Longtime homeowners were familiar with the history of the area because family members lived in the neighborhood. One resident specifically mentioned a Baptist

---

<sup>27</sup> Oral History Interview with Willie Edith Nelson (Apr. 11, 2013); Oral History Interview with Cindy Walker (Apr. 17, 2013); Oral History Interview with Billy Hunter (Apr. 14, 2013); Oral History Interview with Arvella Slade (Apr. 12, 2013); Oral History Interview with Dorothy Heard (Apr. 23, 2013).

<sup>28</sup> Oral History Interview with Willie Edith Nelson (Apr. 11, 2013); Oral History Interview with Cindy Walker (Apr. 17, 2013); Oral History Interview with Billy Hunter (Apr. 14, 2013); Oral History Interview with Arvella Slade (Apr. 12, 2013); Oral History Interview with Dorothy Heard (Apr. 23, 2013).

<sup>29</sup> Marty Toohey, *Austin property taxes jump 38% over past decade*, AUSTIN AMER. STATESMAN, (July 1, 2012) available at <http://www.statesman.com/news/news/local/austin-property-taxes-jump-38-over-past-decade/nRprf/>.

<sup>30</sup> Oral History Interview with Willie Edith Nelson (Apr. 11, 2013); Oral History Interview with Billy Hunter (Apr. 14, 2013); Oral History Interview with Dorothy Heard (Apr. 23, 2013).

<sup>31</sup> Oral History Interview with Billy Hunter (Apr. 14, 2013).

Church on MLK Boulevard and 19th Street. As she saw it, “UT wanted that land, got that land, what did they do? Made it into a parking lot so they could park.”<sup>32</sup> Another homeowner described UT “like an octopus. That’s all they wanted to do was put their palms out and grab up everything.”<sup>33</sup> One resident also mentioned the disconnect between rising property values and the deterioration of the housing structure.<sup>34</sup> Another homeowner looked across the street to new construction and acknowledged the likelihood of even greater property tax increases in the next year.<sup>35</sup>

Homeowners in Chestnut pay property taxes to five taxing authorities: Austin Community College, Austin ISD, the City of Austin, Travis County, and Central Health.

Jurisdiction	2012 Rate per \$100 Valuation	2011 Rate per \$100 Valuation	Homestead Exemption %	Homestead Exemption Minimum	Over 65 Exemption	Disability Exemption
ACC	0.0951	0.0948	1%	5000	115000	115000
AUSTIN ISD	1.242	1.242	0%	15000	25000	25000
CITY OF AUSTIN	0.5029	0.4811	0%	0	51000	51000
CENTRAL HEALTH	0.078946	0.0789	20%	5000	70000	70000
TRAVIS COUNTY	0.5001	0.4855	20%	5000	70000	70000

Figure 9: The exemption figures for the five taxing authorities of Chestnut.<sup>36</sup>

### TAX DELINQUENCIES

If a Chestnut homeowner is unable to pay his or her property taxes, penalties and interest will accrue on the unpaid balance if a payment plan is not set up.<sup>37</sup> These

<sup>32</sup> Oral History Interview with Cindy Walker (Apr. 17, 2013).

<sup>33</sup> Oral History Interview with Willie Edith Nelson (Apr. 11, 2013).

<sup>34</sup> *Id.*

<sup>35</sup> Oral History Interview with Dorothy Heard (Apr. 23, 2013).

<sup>36</sup> Travis County Tax Assessor-Collector. “Rates + Exemptions” <http://www.traviscountytax.org/goPropertiesRatesExemptions.do>.

<sup>37</sup> Taxing entities are now required to notify homeowners of a right to a payment plan with the tax assessor office.

penalties and interest increase each month and can reach up to 24% annually.<sup>38</sup> If the debt is not paid, then a lawsuit will eventually be filed. This action adds an additional cost of \$335 plus attorney's fees of 15% of the amount due.<sup>39</sup>

Homestead property can be foreclosed upon either by banks with mortgages or by the taxing authorities for any resident owing property taxes.<sup>40</sup> Only one site in Chestnut reached the point of a tax sale in the last year.<sup>41</sup> Another site was listed, but was then pulled when the homeowner reached an agreement with Travis County.<sup>42</sup> The map below highlights the properties where back taxes are owed for years past. It is also apparent that a number of homeowners are delinquent on this year's taxes as well as of March 2013.



---

<sup>38</sup> Travis County Tax Assessor-Collector, "Penalties and Interest"  
<http://www.traviscountytax.org/pdfs/2011PandIChart.pdf>.

<sup>39</sup> *Id.*

<sup>40</sup> Also, the federal government can put a lien against the property if federal taxes are owed.

<sup>41</sup> Travis County, "Tax Foreclosure Sale,"  
[https://www.co.travis.tx.us/tax\\_assessor/foreclosure/Jun/#control19](https://www.co.travis.tx.us/tax_assessor/foreclosure/Jun/#control19).

<sup>42</sup> Travis County, "Tax Foreclosure Sale,"  
[https://www.co.travis.tx.us/tax\\_assessor/foreclosure/Sep/#control5](https://www.co.travis.tx.us/tax_assessor/foreclosure/Sep/#control5).

Figure 10: Parcels on which property taxes are due.<sup>43</sup>

## **PROPERTY TAX EXEMPTIONS**

A resident is able to apply for a “homestead exemption” if they own the property and use the home as his or her principal residence.<sup>44</sup> The homestead exemption lowers the taxable value of the property for taxes owed to Travis County and Central Health by 20%. It lowers the property tax for ACC by 1%. For example, if a property in Chestnut is valued at \$100,000 and the homeowner qualified for the homestead exemption, then the homeowner would pay Travis County and Central Health taxes on the property as if it were worth \$80,000. The homeowner would pay ACC property taxes on the property as if it were worth \$99,000. In Austin ISD, the homestead exemption is a set amount of \$15,000, so the homeowner would pay Austin ISD taxes on the property as if it were worth \$85,000 following the logic of the exemptions granted by other taxing entities. The City of Austin has not adopted a homestead exemption for homeowners even though it is entitled to do so under state law.

A homeowner who is over 65 or disabled qualifies for additional property tax exemptions for all five taxing authorities. For Austin ISD (and all school districts), the law provides for a unique arrangement in which the homeowners over 65 or disabled receive a “tax ceiling.” As a result of the “tax ceiling,” property taxes are capped at the amount owed for the year that the homeowner qualified for the exemption, as long as no significant improvements are made to the home.

---

<sup>43</sup>Data Source: Travis County Tax Assessor-Collector, <http://www.traviscountytax.org/>.

<sup>44</sup> Travis County Tax Assessor-Collector, “Tax Breaks”  
<http://www.traviscountytax.org/goPropertiesTaxBreaks.do>.

## **PROPERTY TAX DEFERRALS**

Owners with an over-65 or disability homestead exemption can choose to put off the payment of property taxes by deferral. A property tax deferral would allow the homeowners to pay taxes at any time without a penalty, although 8% interest per year is still assessed. The taxes are due 181 days after the homeowner passes away. All standard penalty and interest charges then become due.

One current resident described a situation where members of her extended family “lost” their homes because of property taxes.<sup>45</sup> These homes were not (yet) foreclosed upon in tax sales.<sup>46</sup> Instead, the family members sold the homes to pay the taxes themselves.<sup>47</sup> In one of the examples, the resident reported that the sons (her cousins) remodeled the home before listing it for sale.<sup>48</sup> The real estate agent for the family explained that the owner was living in the house and did not know how much taxes would be due.<sup>49</sup> After the owner passed away, there were heirs all over the country.<sup>50</sup> The family decided to sell it.<sup>51</sup>

## **FIXED INCOMES**

One resident explained that she would be unable to pay the property taxes on the home without the assistance of her siblings.<sup>52</sup> In 2007, her mother paid \$78.69 in property taxes for the year. After she passed away in 2010, the resident along with her siblings

---

<sup>45</sup> Oral History Interview with Cindy Walker (Apr. 17, 2013).

<sup>46</sup> *Id.*

<sup>47</sup> *Id.*

<sup>48</sup> *Id.*

<sup>49</sup> Telephone Conversation with Jerry G. Hunter (May. 12, 2013).

<sup>50</sup> *Id.*

<sup>51</sup> *Id.*

<sup>52</sup> *Id.*

inherited the property. By 2011, the property tax amounted to \$879.73 (a 251.88% tax imposed change from the previous year). This jump can be attributed to the loss of the “tax ceilings” upon her mother’s death, an increase in the appraised value after the resident received home repair assistance, and rising property values in the area.. Still, the resident did have an over-65 homestead exemption on the property. The elderly and disabled homeowners are typically living on a fixed income whether it is a pension, social security disability benefits, or social security retirement benefits. The average income of a person receiving social security retirement benefits is \$1,201.19 a month.<sup>53</sup>

#### **EAST AUSTIN RESOURCES**

Currently the only resource to help Chestnut residents with delinquent property tax payments is the East Austin Conservancy. The East Austin Conservancy provides tax assistance exclusively to homeowners located in the 78702 zip code.<sup>54</sup> In order to qualify, a homeowner must have lived in their home for at least twenty years and meet the income requirements.<sup>55</sup> In 2012, fifteen homeowners applied for the assistance. Four of these applicants met the eligibility requirements, completed the financial coaching, and received tax assistance.<sup>56</sup> These four homeowners signed three- to five-year agreements, meaning that they will receive assistance for more than a year.<sup>57</sup> The financial coaching

---

<sup>53</sup> U.S. Social Security Administration, “Monthly Statistical Snapshot” (Aug. 8, 2013) [http://www.ssa.gov/policy/docs/quickfacts/stat\\_snapshot/](http://www.ssa.gov/policy/docs/quickfacts/stat_snapshot/).

<sup>54</sup> East Austin Conservancy, “2012 End of Year Report” (Apr. 2012) *available at* <http://www.eastsideguardians.org/wp-content/uploads/2013/05/End-of-Year-Report-2012.pdf>.

<sup>55</sup> *Id.*

<sup>56</sup> *Id.*

<sup>57</sup> *Id.*

program focused on financial literacy education, homeownership education, and foreclosure prevention.<sup>58</sup> The current level of assistance is \$3,000 per homeowner.<sup>59</sup>

In April of 2012, the East Austin Conservancy, together with People Organized in Defense of Earth & Her Resources (PODER), published the report “Land of Broken Dreams & Land of Opportunity.” The report examined homeownership trends in the Chestnut, East Cesar Chavez, and Holly Neighborhoods as well as portions of the Rosewood Neighborhood. The report highlights two trends facing the neighborhood: the departure of longtime homeowners from the area and an increasing number of current homeowners delinquent on their property taxes.<sup>60</sup> Specifically, the report found that between 2002 and 2012, one of every three longtime East Austin homeowners (from the neighborhoods listed above) were no longer in their homes.<sup>61</sup> Of the longtime homeowners who did remain, one-third of them were delinquent on their property taxes.<sup>62</sup>

The report asserts that an expanded tax payment assistance program has the potential to preserve 100 existing affordable housing units for \$420,000. In comparison, the cost of building new affordable housing for these households would be \$17 million.<sup>63</sup> Specifically, the report suggests:

---

<sup>58</sup> *Id.*

<sup>59</sup> East Austin Conservancy and PODER, “Land of Broken Dreams & Land of Opportunity” 16 (Apr. 2012) <http://www.eastsideguardians.org/wp-content/uploads/2012/04/Land-of-Broken-Dreams-Report-Final.pdf>.

<sup>60</sup> East Austin Conservancy and PODER, “Land of Broken Dreams & Land of Opportunity” (Apr. 2012) <http://www.eastsideguardians.org/wp-content/uploads/2012/04/Land-of-Broken-Dreams-Report-Final.pdf>.

<sup>61</sup> *Id.*

<sup>62</sup> *Id.*

<sup>63</sup> East Austin Conservancy and PODER, “Land of Broken Dreams & Land of Opportunity” 16 (Apr. 2012) <http://www.eastsideguardians.org/wp-content/uploads/2012/04/Land-of-Broken-Dreams-Report-Final.pdf>.



“As a way of demonstrating the impact of such a “basic” approach, let’s suggest that the goal for the 10 year period from 2012 to 2022 is to safeguard 100 existing affordable units (10 units per year). If we assume that the current level of assistance is \$3000 per homeowner and that this level of assistance increases by \$250 every year, then in order to help 100 homeowners over 10 years, the cost to assist these owners would be on the order of \$420,000. By way of comparison, if we try to build 100 affordable units in East Austin during that same period of time, the total cost would be approximately \$17 million (assuming a cost of \$170,000 per unit).”<sup>64</sup>

East Austin Conservancy’s program is the only property tax assistance program in Travis County.

---

<sup>64</sup> *Id.*

## **Chapter 4: Inheritance in Chestnut**

During the oral history interviews, many of the residents expressed that they already had a will. Three of the residents inherited their property after the death of both parents. The residents I interviewed were aware of the probate process or the need to present the death certificate to the county clerk's office. None of these three residents have followed the formal probate process, and this could be problematic in the future for the homeowners or their heirs.

### **INTESTATE SUCCESSION**

In the first example, the resident's mother died without a will in 2009. The resident explained: "Me and my sister just worked it out. No sense in fighting over it. If she wanted this house today, she could have it. I would split it."<sup>65</sup> The recorded documents on file with Travis Central Appraisal District show that the title is still held in her mother's name. There is no homestead exemption. Also problematic from the perspective of the resident is what might happen to the property if the resident's sister were to pass away without a will (intestate). As it is now, her sister's one-half interest in the property would pass to her husband if she does not have a will. If the sister does have a will, it will pass according to the terms of the will. The resident hopes that one of her daughters will live here eventually and "that's why [she is] keeping it up."<sup>66</sup>

### **DEVISE BY WILL AND PENDING PROBATE CASE**

In the second example, the resident's mother died with a will. At the time of her death, the resident was living in the home and took care of her mother. The resident

---

<sup>65</sup> Oral History Interview with Cindy Walker (Apr. 17, 2013).

<sup>66</sup> *Id.*

stated: “I thought we [she and her siblings] were in agreement. Some of the worst things come about when there is money involved. At first my brother was a spokesperson because he was the oldest boy. We agreed at the time that we would all be responsible for it until the will was probated. So that is where I am now. Hopefully I can get it probated in the next year.”<sup>67</sup> When asked if she wanted to stay in the house, the resident responded, “They want me to. Seem like, well I was able to file for homestead so that the taxes did go down some . . .”<sup>68</sup> The resident mentioned, “They chip in. I couldn’t pay it with my income. They are still going to go up with all the new buildings going in.”<sup>69</sup>

#### **DEVISE BY WILL AND NOT PROBATED**

In the third example, the resident’s mother died with a will, but it was not admitted to probate. The resident stated, “It wasn’t probated in time. We just probated my dad’s will. We didn’t go to court . . . My younger brother passed. He had a son. I had to buy him out. My [older] brother gave me his portion. Now I own this portion.”<sup>70</sup> The resident was not sure if his children will want stay in the neighborhood after he passes away.<sup>71</sup> Currently two children and three grandchildren are living in the home.<sup>72</sup>

---

<sup>67</sup> Oral History Interview with Dorothy Heard (Apr. 23, 2013).

<sup>68</sup> *Id.*

<sup>69</sup> *Id.*

<sup>70</sup> Oral History Interview with Billy Hunter (Apr. 14, 2013).

<sup>71</sup> *Id.*

<sup>72</sup> *Id.*

## Chapter 5: Home Repair in Chestnut

Twelve households in Chestnut received home repair assistance between 2008 and 2010 through a unique revitalization project. Originally landowner Tom Meredith and developer Terry Mitchell planned to develop low- to mid-priced housing units on site called Chestnut Commons. The units were sold for market value instead on account of unexpected cleanup costs of the site. Meredith and Mitchell made an arrangement with the Austin Community Foundation for the proceeds of townhouse sales to go to an affordable housing fund to benefit Central East Austin.

Habitat for Humanity received \$250,000 of the sale proceeds from Chestnut Commons. The Entrepreneurs Foundation of Central Texas donated an additional \$50,000 to the project. As of March 2013, eleven of the twelve families still live in the neighborhood.<sup>73</sup> The grants ranged from \$2,921.02 to \$41,875.30. The applicants were elderly or disabled longtime homeowners.

The only family to move relocated to Colony Park in November of 2012.<sup>74</sup> Here, they were able to afford a newer home after the ceiling of their home in Chestnut fell through.<sup>75</sup> They had let the homeowner insurance on the home lapse and, as a result, the repairs would not be covered. The home was demolished in December 2012.<sup>76</sup>

One of the residents I interviewed mentioned that, after the assistance, her home

---

<sup>73</sup> These longtime homeowners were the original twelve residents I contacted about participating in the oral history project as explained in Chapter 1.

<sup>74</sup> Interview with Athena Laroux (Apr. 14, 2013).

<sup>75</sup> *Id.*

<sup>76</sup> *Id.*

“was 100% better. They did everything, plumbing. It was good.”<sup>77</sup> Since then, the resident has received help from other home repair assistance sources as well. For example, the resident mentioned, “ABLE came by. It’s a group of families with children that the mother and son paired together and they came here and did work, on Saturday the dad would chip in. It was beautiful, them doing that for me!” The resident applied to another program for the siding on her home to be replaced last year.<sup>78</sup> This is the same resident that would be unable to pay her property taxes without the assistance of her siblings due to her fixed monthly income.

The GO Repair Program assists income-eligible homeowners with certain repairs.<sup>79</sup> Between the years of 2000 and 2005, 31% of the program’s clients resided in the 78702 zip code (Chestnut’s zipcode).<sup>80</sup> The Austin Housing Repair Coalition interviewed households who received assistance. A majority of clients responded that they felt safer in their homes after the repairs and that the repairs greatly improved their breathing ability.<sup>81</sup> The average client receiving assistance through the GO Repair Program lives alone on a fixed income of \$600 to \$1,200 per month.<sup>82</sup>

---

<sup>77</sup> Oral History Interview with Dorothy Heard (Apr. 23, 2013).

<sup>78</sup> *Id.*

<sup>79</sup> Austin Housing Repair Coalition, “2012 Report on GO Repair Program Impacts” 1 (Aug. 2012) <http://www.caction.org/CAN-Research/Reports/2012/2012ReportonGOREpairProgramImpacts.pdf>.

<sup>80</sup> *Id.* at 3.

<sup>81</sup> *Id.* at 5.

<sup>82</sup> *Id.* at 3.

## **Chapter 6: Conclusion and Recommendations**

The Chestnut community values its longtime tradition of homeownership and current diverse population. In order to maintain this diversity, it is critical to support the longtime homeowners. The goal of this thesis is to understand how this could be accomplished by first exploring values and characteristics unique to the neighborhood. Next, the thesis established the common challenges these longtime elderly and disabled residents encounter as homeowners.

The previous chapters determined that the Chestnut community can be distinguished from the surrounding neighborhoods with its high rate of owner occupied homes, vacant lots, and new construction. The vacant lots and new construction in the neighborhood suggest that change will continue, but also presents opportunities for the neighborhood groups to affect the change in a manner consistent with their values and priorities. This data provided a context for solutions sensitive to the neighborhood environment.

The oral histories illuminated the changes in the neighborhood and how the longtime residents experienced this transformation. These interviews highlighted challenges the residents are facing with rising property taxes, inheritance issues, and maintaining their homes. The oral histories also illustrated successful assistance efforts in the past and the long-term benefits of the intervention, *e.g.*, the 2008 repair grant. Based on these findings from the visual survey, research into property records, and oral histories this final chapter presents four strategies to support the longtime homeowners of Chestnut.

## **1. EDUCATE ABOUT THE APPEAL OF PROPERTY TAX ASSESSMENTS**

All but one of the residents I interviewed had an over-65 or disability property tax exemption on their homestead. None of the residents interviewed had appealed their property tax assessments. Residents may be able to successfully appeal the assessed value of improvements to the land (the home) based on the condition of the home.<sup>83</sup> A neighborhood group or other nonprofit could provide information to prepare homeowners for the protest hearing before the Appraisal Review Board. It does not go to the Appraisal Review Board if the staff, in an informal hearing, refuses to lower the amount. The assistance could be in the form of a training, or volunteers could help by making home visits and taking digital photographs of problems with the structure such as cracks in the foundation or the need for a new roof. These photos may help the homeowner argue that a lowering in the value of the house is warranted by the Appraisal District.

## **2. CONTINUE TO SUPPORT HOME REPAIR AND ASSISTANCE PROGRAMS**

The Habitat for Humanity project affirms the value of home repair programs in Chestnut. Eleven out of twelve of the homeowners I interviewed for oral histories were still living in a home that benefitted from a repair assistance program. The City of Austin's GO Repair Program targets a similar population and could continue to assist the elderly and low-income homeowners in Chestnut.

## **3. SUPPORT GROUPS THAT HELP WITH PAYMENT OF PROPERTY TAXES**

As mentioned in the preceding chapters, there is unfortunately a trend of delinquent property taxes in Chestnut. Residents interviewed for the oral history project affirmed the rising property taxes as a significant reason longtime homeowners left the neighborhood for places like Round Rock. Elderly and disabled homeowners are able to defer paying taxes. The property tax assistance could help their heirs keep the home and

---

<sup>83</sup> Travis Central Appraisal District, "FAQs – Arb Protest" [http://www.traviscad.org/faq\\_arb\\_protest.html](http://www.traviscad.org/faq_arb_protest.html).

avoid the escalation in taxes and interest due. In one of the households I spoke with, three generations are currently living in the home.<sup>84</sup> Property tax assistance would help the resident's children afford living in the home after his death with their young kids. Consequently, programs like East Austin Conservancy's tax assistance program should be supported and, if expanded, could have a positive impact on the Chestnut community.<sup>85</sup>

#### **4. ASSIST WITH THE PROBATE PROCESS**

The scenarios presented by the three residents who inherited their property in Chapter 4 demonstrate how assistance through the probate process could be invaluable to longtime residents whether or not the decedent left a will. Furthermore, of the six elderly residents I interviewed, two were the primary caregivers for siblings living with severe disabilities. The older residents occasionally saw one another at the Connelly-Guerro Senior Activity Center where Meals on Wheels hosts a congregate meal everyday for lunch. This could be a convenient site for informational materials or sessions on the probate process hosted by an organization like Family Eldercare.

These recommendations and the data presented in this thesis suggest both simple and innovative ways longtime homeowners (often elderly, low-income, or living with disabilities) could be supported in the Chestnut neighborhood. A neighborhood group, nonprofit organization, or even one individual could implement and support any of the recommendations. The suggestions are designed to provide long-term benefits for the residents and the community. These efforts will allow residents the choice to stay in the

---

<sup>84</sup> Oral History Interview with Billy Hunter (Apr. 14, 2013).

<sup>85</sup> East Austin Conservancy, "2012 End of Year Report" (Apr. 2012) *available at* <http://www.eastsideguardians.org/wp-content/uploads/2013/05/End-of-Year-Report-2012.pdf>.



neighborhood and possibly their heirs if they desire. Implementation of these recommendations would help Chestnut to continue to maintain the socioeconomic and racial diversity historical to Chestnut for the benefit of its residents and the Austin community as a whole.

## Appendix A Oral History Project

Project Title: Chestnut Neighborhood Oral History Project

Description: The Chestnut Neighborhood Oral History Project hopes to conduct interviews with ten participants with long-time connections to the Chestnut neighborhood. Twelve potential households have been identified. We hope that they will suggest others who have lived in the neighborhood, but relocated for various reasons.

The goals of the interviews are to hear firsthand how residents experience the changes in the Chestnut neighborhood and preserve this resource for future generations.

Primary Researcher: Molly Powers (Elizabeth Mueller, Supervisor)

Media Format: The interviews will be recorded with digital audio. The interview will then be transcribed. This transcription will provide a narrative whereby themes can be identified for the purposes of the class project and thesis.

Process: Each interviewee will be contacted via letter or email. This will be followed up with a phone call to schedule a pre-interview meeting. At this pre-interview meeting, the interviewee will sign consent and release forms for audio tape use and schedule the interview. The interview will be conducted and afterwards, the interviewee will be provided with a copy of the interview transcription.

### Letter Goals:

- Introduce the project to the interviewee
- Provide contact information to the interviewee

### Pre-Interview Goals<sup>86</sup>:

- Meet and establish communication with the interviewee (ice-breaker)
- Explain and discuss the purpose of the project
- Explain issues of confidentiality and the accessibility of the interviews and signed the consent form
- Review the logistics of the interview
- Encourage interviewee to find any photos or other items that may help them to remember their pasts and connections to the community
- Gather basic factual information about the interviewee

### Interview Goals:

- Conduct interview

---

<sup>86</sup> <http://storytelling.concordia.ca/oralhistory/resources/tips/Documents/Interview-Guidelines-April2009.pdf>

Post-Interview Goals:

Process audio file into transcription in a timely manner

Follow up with resident in case there are any concerns raised after the interview and provide the transcription

Provide contact information for the Austin History Center

John Schooley

[512-974-7580](tel:512-974-7580)

[john.schooley@austintexas.gov](mailto:john.schooley@austintexas.gov)

Cynthia Evans

[512-974-7390](tel:512-974-7390)

[cynthia.evans@austintexas.gov](mailto:cynthia.evans@austintexas.gov)

March 26, 2013

Dear Ms. \_\_\_\_\_,

I am a graduate student at UT-Austin. This spring I am working on a project to record stories about the Chestnut Neighborhood. I understand that you are a longtime resident of the neighborhood. Little information exists specifically about Chestnut in the archives of the Austin History Center. I am writing to invite you to share your memories of the neighborhood by participating in a recorded oral history interview.

The purpose of the interview is to hear firsthand stories from residents about Chestnut and how the neighborhood has changed over the years. The interview would be preserved at the Austin History Center for future generations. We estimate that the pre-interview will take approximately 30 minutes to complete. The interview itself will take approximately an hour and a half.

I will call you later this week to tell you more about the project and answer any questions you have. I hope that we can set up a time for an interview about the Chestnut Neighborhood. If you have any questions or concerns, please do not hesitate to contact me. My name and contact information (as well as my supervising professor's) are included at the bottom of this letter, which you are welcome to keep as your record.

I look forward to visiting with you soon.

Sincerely,

Molly Powers  
Graduate Student, School of Architecture  
512-815-0330 (c)  
[mpowers@utexas.edu](mailto:mpowers@utexas.edu)

Elizabeth Mueller  
Associate Professor, School of Architecture  
512-471-1151 (o)  
[ejmueller@mail.utexas.edu](mailto:ejmueller@mail.utexas.edu)

## Pre-Interview Outline

This form will gather basic biographical information about the interviewee. This information will not be made public.

- Meet and establish communication with the interviewee (ice-breaker)
- Explain and discuss the purpose of the project
- Explain issues of confidentiality and the accessibility of the interviews and signed the consent form
- Review the logistics of the interview
- Encourage interviewee to find any photos or other items that may help them to remember their pasts and connections to the community
- Inquire if they are in contact with any residents who have relocated from the neighborhood
- Gather basic factual information about the interviewee

Name of Interviewee:

Age:

Occupations:

Year Moved to Chestnut:

Civic Involvement (e.g. church, schools, neighborhood planning process):

Family and children:

History with the property:

## Interview Outline

This is Molly Powers. Today is [month/day/year]. I am interviewing for the first time [full name of narrator]. This interview is taking place at the home of [name of narrator] in Austin, Texas. This interview is part of the Chestnut Neighborhood Oral History project.

### **Chestnut Neighborhood:**

#### **Description (boundaries)**

How would you describe the neighborhood?

Has it always been known as the Chestnut Neighborhood? (Origin of name)

#### **Earliest memories**

What are your earliest memories of the neighborhood?

What was here? (residences, businesses, schools, churches, parks)

How did people get around? (modes of transportation)

What were the times people got together? (when, where, why? e.g., politics, sports, play, social, holiday celebrations)

Racial/ethnic/economic make-up

Leaders and characters

#### **Effects of rising property taxes**

Why have people moved out of the neighborhood?

Do they return to the neighborhood (church, visit family, social, holiday celebrations)?

How do you feel about the property tax increase? Is it good or bad?

#### **Changes over time**

Has safety been an issue in the neighborhood? (health, crime, environment)  
Has it changed for better or worse?

What is a normal day like for you now?

Are you part of any clubs or associations?

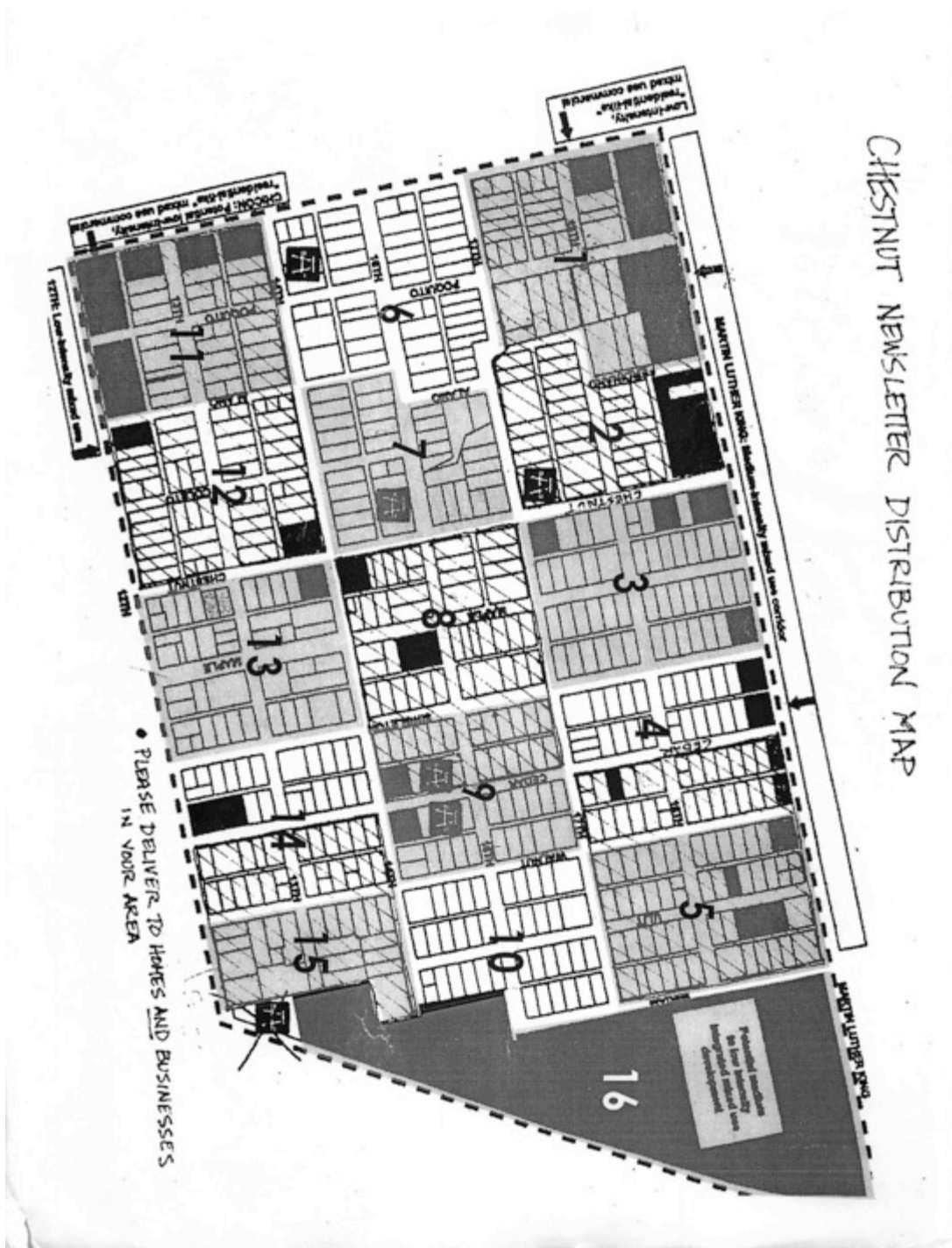
How do people get around? (modes of transportation)

Where do you go to socialize? When are times people get together? (when, where, why? e.g., politics, sports, play, social, holiday celebrations)

Racial/ethnic/economic make-up

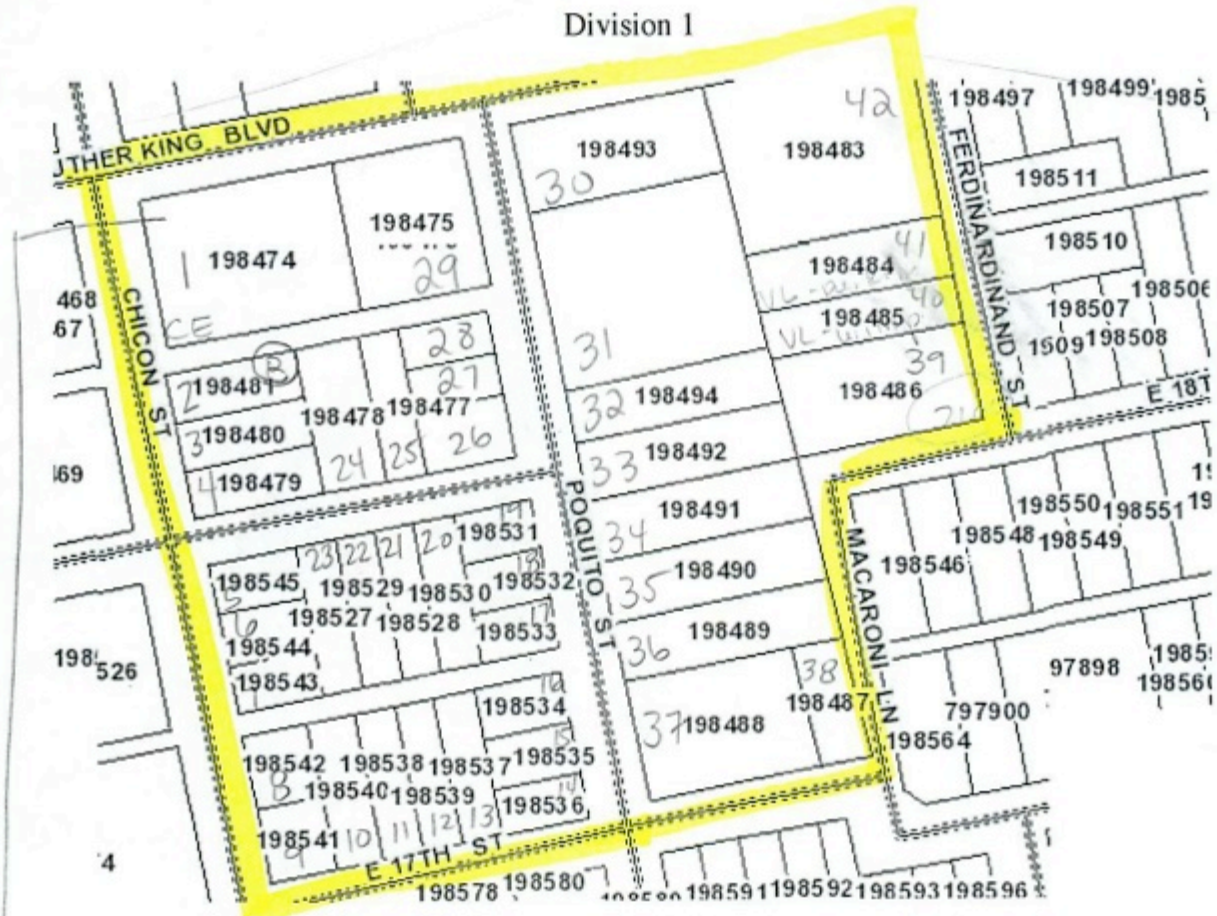
Leaders and characters

# Appendix B Vacant Lot Survey Documents



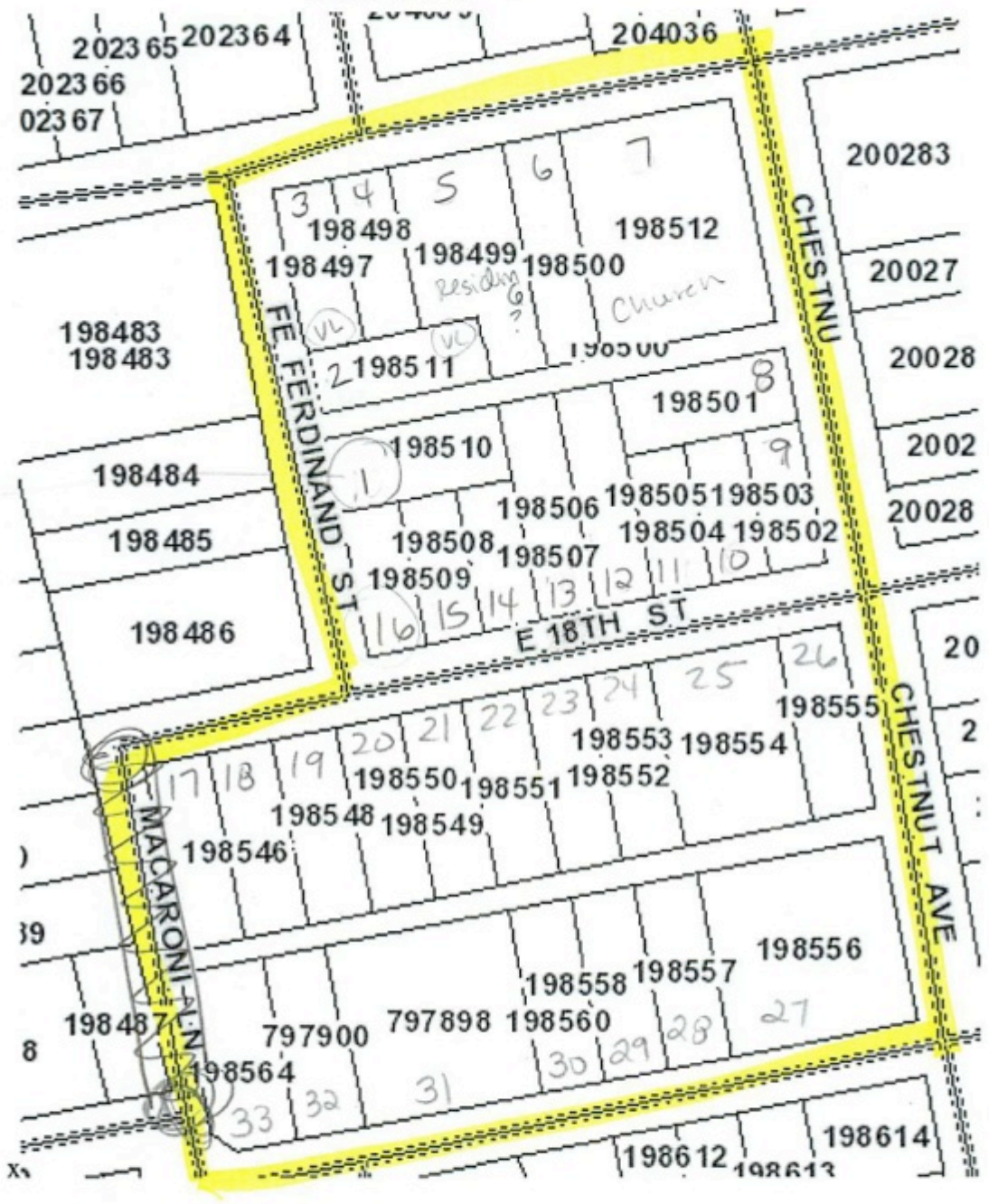


Division 1



1903 MLK

Division 2



1805 Ferdinand St.

#1 Now Owned by Church w/ HSE Exempt?

Division 3



1701 Chestnut Ave

Division 4

106



1701 Singleton Ave

Division 5



1701 Walnut Ave



## *Ulit Ave. Missionary Baptist Church*

### 1802 Ulit Avenue \$130,000

- 756 Square Foot House
- Built 1935
- 2 Bedrooms/1 Bath
- Wood Floors
- Utilities and Gas on Property
- Storage Area
- Addition on Back of Home

### 1805 Ulit Avenue \$130,000

- Lot
- 0.13 Acres
- Used for Church Parking

### 1807 Ulit Avenue \$130,000

- Lot
- 0.13 Acres
- Used for Church Parking

### 1804 Ulit Avenue \$385,000

- 3,000+/- sq ft Church Building
- Built 1945 Approx
- Wood and Carpet Flooring
- Ramp and Wheelchair Access
- Updated Central Heat and Air
- 2 Interior Office spaces
- Kitchen, Restrooms, & Storage Area
- Pews, Seating for 100-120 People

### 1806 Ulit Avenue \$180,000

- 952 Square Foot House
- Built 1945
- 3 Bedrooms/1 Bath
- Wood Floors
- Utilities and Gas on Property
- (Currently Used for Meetings and Sunday School)

*For Additional Information On This Home, Please Contact:*

[www.Homesinaustintexas.com](http://www.Homesinaustintexas.com)

**Jack McDonald**

RE/MAX Austin Associates

Private Office: (512) 249-7770

Cell: (512) 422-4816

E-mail: [jack@jackmcdonald.com](mailto:jack@jackmcdonald.com)

For More Pics, Visit [Homesinaustintexas.com](http://Homesinaustintexas.com) or [jackmcdonaldproperties.shutterfly.com](http://jackmcdonaldproperties.shutterfly.com)

All information contained herein has been obtained from other sources and cannot be guaranteed for accuracy.

Division 6



1901 E 17th St.

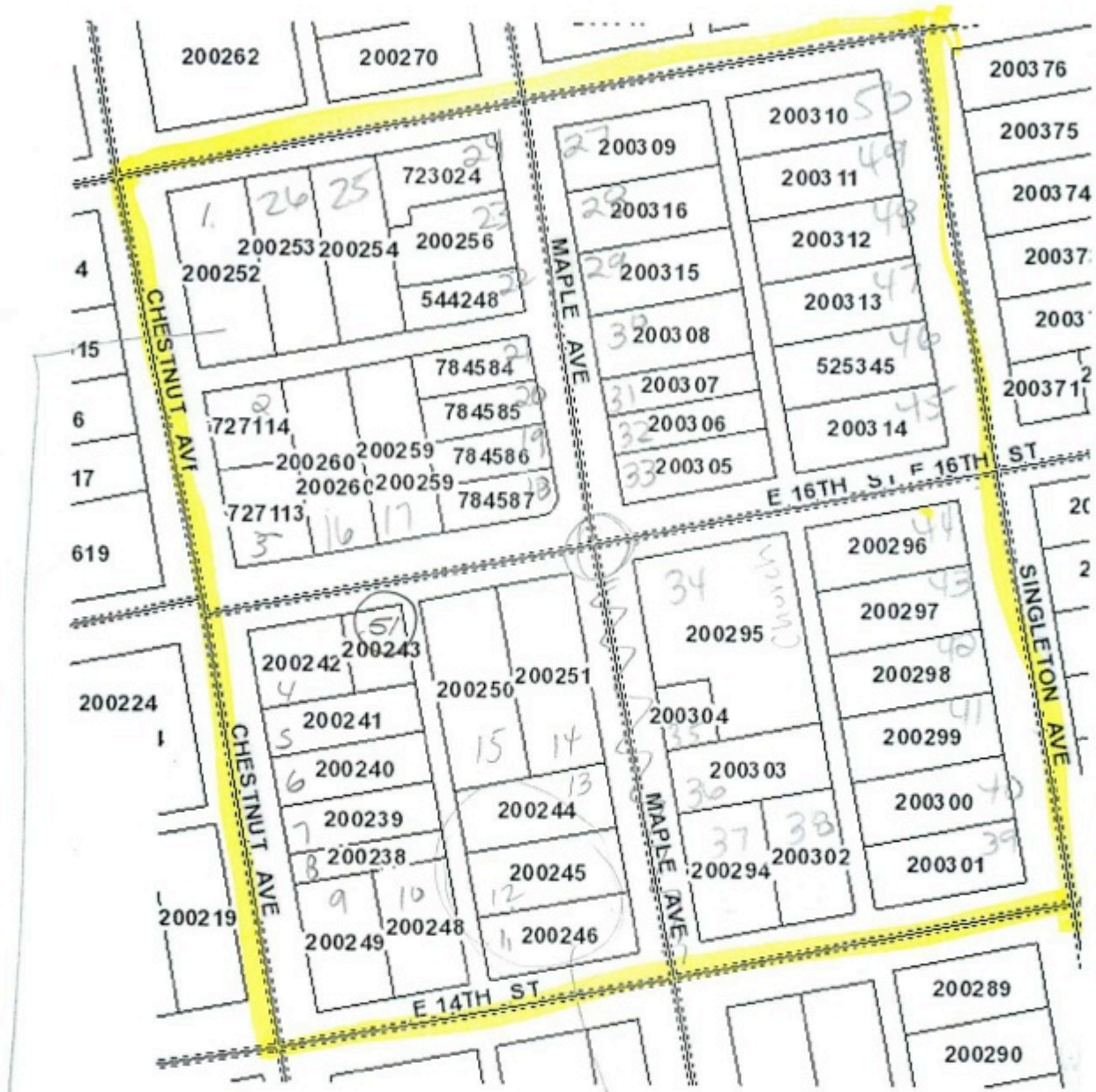
Division 7



2100 E 14th St



Division 8



2301 E. 17 St

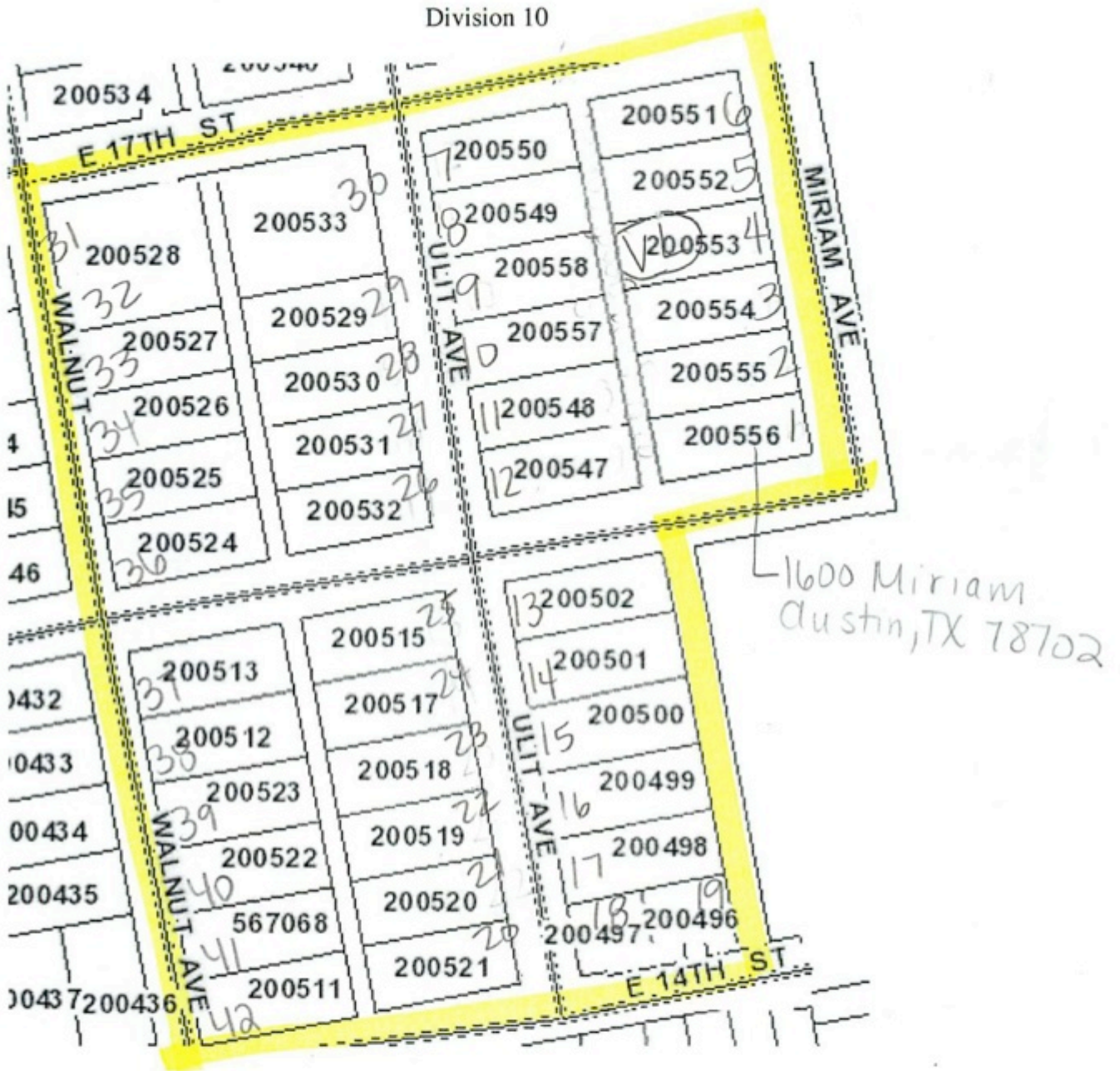
Division 9



1611 Singleton Ave

2502 16m

Division 10

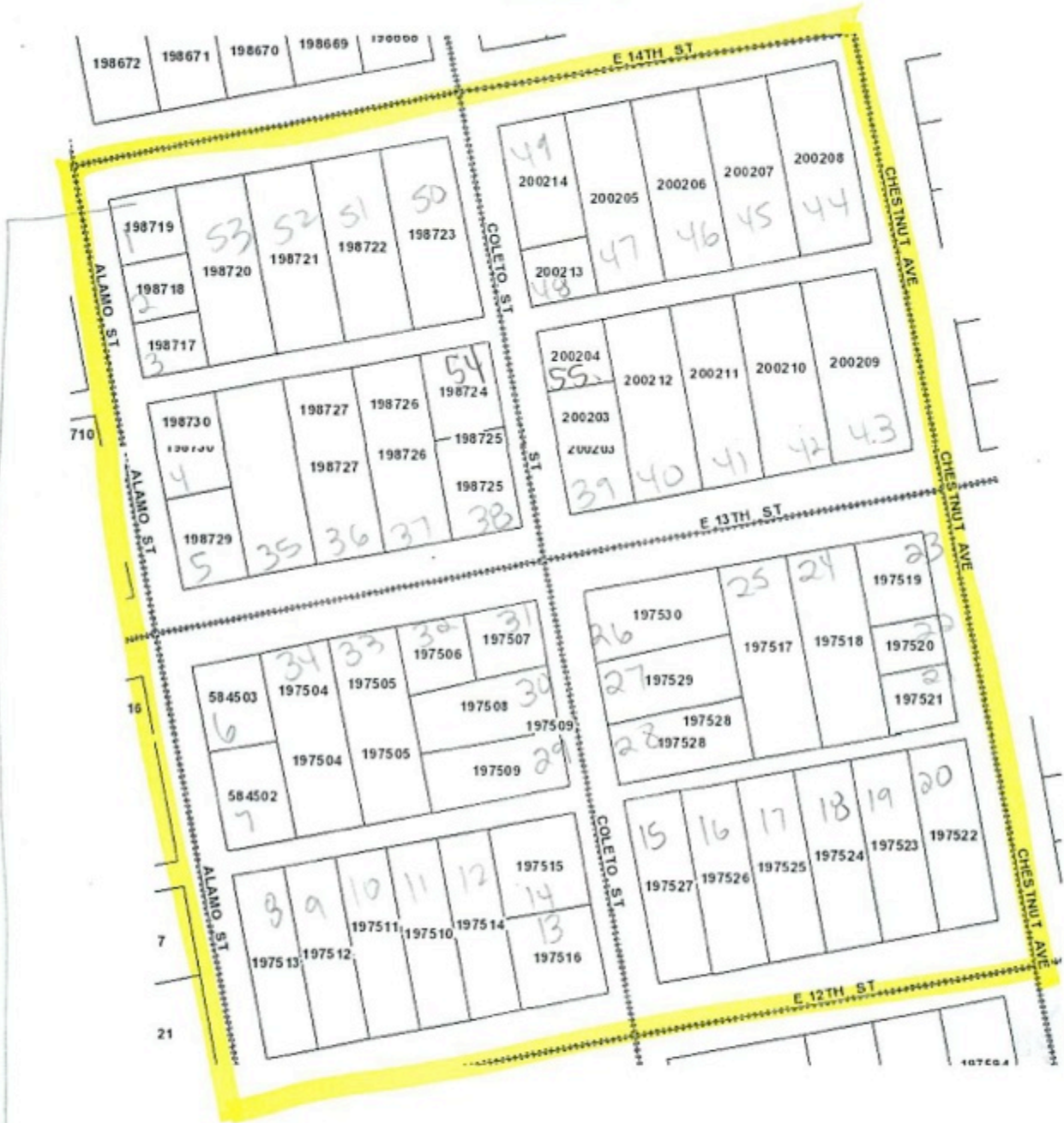


Division 11



1309 Chicon St up

Division 12



2101 E. 14<sup>th</sup> St

#8 Manyhouses

#15?

Division 13



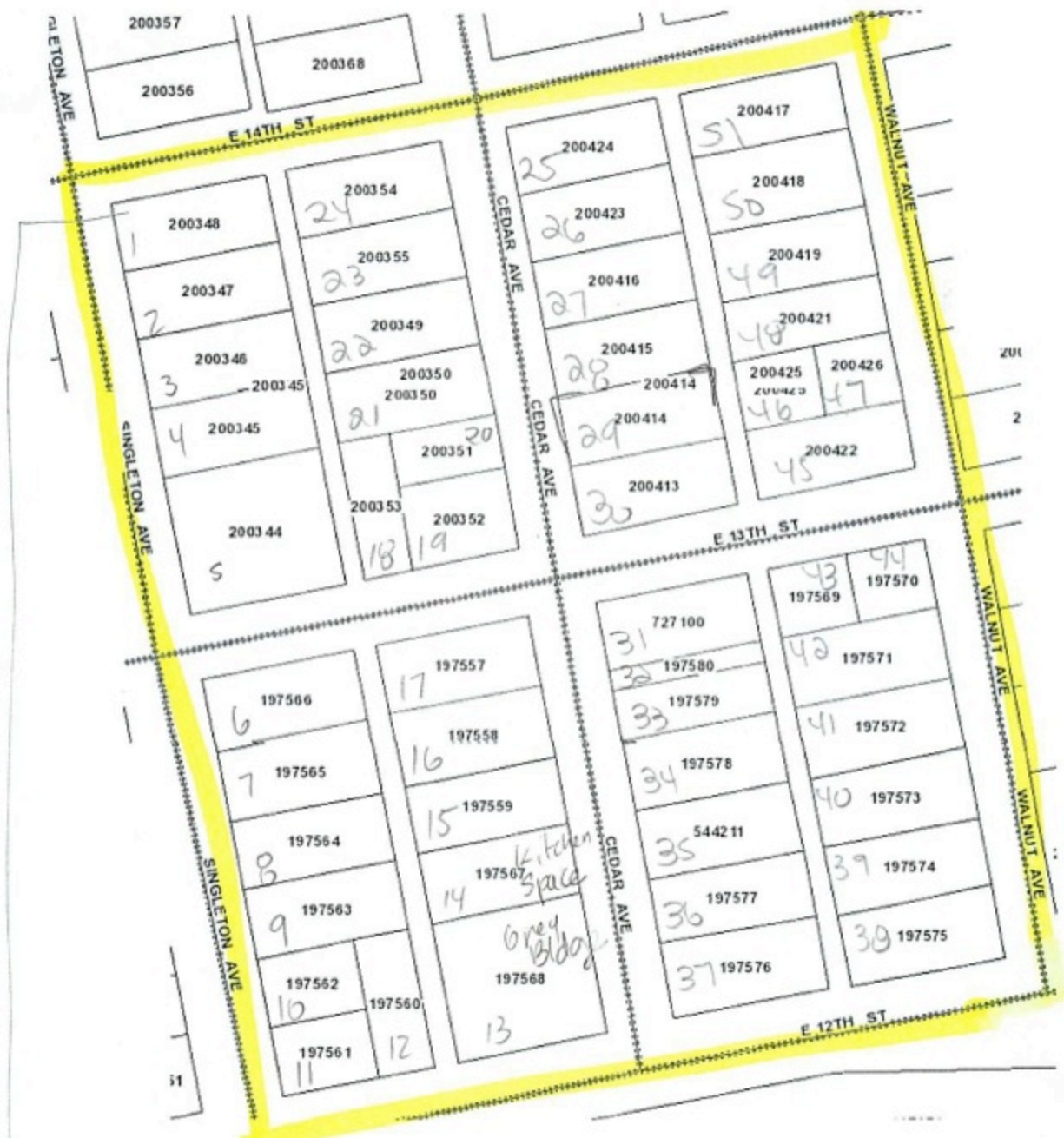
197671

1310 Maple Ave

confusing one w/ Maple Ave

48

Division 14



1311 Singleton Ave

# 25  
Beautiful  
Garden

Division 15



Downs  
Mabson  
Complex

1311 Walnut Ave



LOT LOG:  
Chestnut Division 3

Lot #	Street Address	Code	For Sale or Rent? Phone # and Realtor	Notes
1	1701 Chestnut	CE		Zion Hill Miss. Bapt Church
7	1803 Chestnut	VP-I		Parking Lot Grass
8	1807 Chestnut	VP-I		Parking Lot ravel
10	2301 MLK	VP-I	No Photo	Paved Parking Lot
16	1804 Maple	VP		
26	1705 Maple	AH		No entry / Debris
30	1861 Maple	AH		No signs of hab. t
37	2403 MLK	VL		No Imp Mowed
38	2411 MLK	CE		Long Horn meat
43	1802 Singleton	UC-N		Kris Mar

#37 = City of Austin

PID_10	PROP_ID	SITUS	FULL_STREE	CODE	DIVISION	Notes	FS?	Prc# of 'Amount	2012 DEFER	OO?	LAND USE C
209090301	198474	1903	1901 E MARTIN	LUT	CE	1.01 Shell Station					COMMERC
209090308	198481	1805	1805 CHICON	ST		1.02					COMMERC
209090307	198480	1803	1803 CHICON	ST	CE	1.03 Vain Hair Salon					
209090306	198479	1801	1801 CHICON	ST		1.04	N				
209090819	198545	1711	1711 CHICON	ST		1.05	N				
209090818	198544	1709	1709 CHICON	ST		1.06	N				
209090817	198543	1707	1707 CHICON	ST		1.07	N				Same owner as M
209090816	198542	1703	1703 CHICON	ST		1.08	N				
209090815	198541	1701	1701 CHICON	ST	AH	1.09 Boarded up windows	N				1015 Properties L
209090814	198540	1902	1902 E 17TH	ST	VP	1.1 Unimproved	Y	4	#####	####	Sam Burleson
209090813	198539	1904	1904 E 17TH	ST		1.11	N				
209090812	198538	1906	1906 E 17TH	ST		1.12	N				
209090811	198537	1908	1908 E 17TH	ST		1.13	N				
209090810	198536	1700	1700 POQUITO	ST		1.14	N				
209090809	198535	1702	1702 POQUITO	ST		1.15	N				
209090808	198534	1704	1704 POQUITO	ST	VP	1.16 Unimproved (mowed)	N				UNDEVELO
209090807	198533	1706	1706 POQUITO	ST		1.17	N				
209090806	198532	1708	1708 POQUITO	ST		1.18	N				
209090805	198531	1710	1710 POQUITO	ST		1.19	Y			####	
209090804	198530	1909	1909 E 18TH	ST		1.2	N				
209090803	198529	1907	1907 E 18TH	ST		1.21	N				
209090802	198528	1905	1905 E 18TH	ST		1.22	N				
209090801	198527	1903	1903 E 18TH	ST		1.23	N				
209090305	198478	1906	1906 E 18TH	ST		1.24	N				MX3 INVESTMENT
209090304	198477	1908	1908 E 18TH	ST		1.25	N				
					UC	1.26 New Construction (foundation up)					
					UC	1.27 New Construction (foundation up)					
					UC	1.28 New Construction (foundation up)					
209090302	198475	1915	1915 E MARTIN	LUT	MF	1.29 Rehab Facility					CIVIC
209090415	198493	2001	2001 E MARTIN	LUT	CE	1.3 Bennu Coffee					COMMERC
					Condo	1.31 Willow Branch Lofts					
209090416	198494	1803	1803 POQUITO	ST		1.32	N				TRUSTEE
209090412	198492	1801	1801 POQUITO	ST		1.33	N				
209090411	198491	1709	1709 POQUITO	ST	VP	1.34 Improved (Fenced)	N				UNDEVELO
209090410	198490	1707	1707 POQUITO	ST		1.35	Y	8	#####	####	MAYS WILLIE D
209090409	198489	1705	1705 POQUITO	ST		1.36	N				
209090408	198488	1701	2008 E 17TH	ST		1.37	N				
209090407	198487	2008	1701 POQUITO	ST		1.38	N				UNDEVELO
209090405	198486	1800	1800 FERDINAND	ST		1.39	Y			####	
209090404	198485	1806	1806 FERDINAND	S' VP		1.4 Unimproved	N				SYLVE UNDEVELO
209090403	198484	1808	1808 FERDINAND	S' VP		1.41 Improved (Dumpsters + Parking)	N				UNDEVELO
209090402	198483	2113	2115 E MARTIN	LUTHER	KIN	1.42	N				SYLVE OFFICE
209090517	198510	1805	1805 FERDINAND	S' AH		2.01 Church?	Y			####	DAVID CHAPEL MI
209090518	198511	1807	1807 FERDINAND	S' VP		2.02 Mowed, church owned?	?				DAVID UNDEVELO
209090501	198497	2201	2201 E MARTIN	LUT	VP	2.03 Church?	?		\$61.35		DAVID UNDEVELO
209090502	198498	2203	2203 E MARTIN	LUT	CE	2.04 Church	?				
209090504	198499	2207	2205 E MARTIN	LUT	CE	2.05 Church					CIVIC
209090505	198500	2209	2209 E MARTIN	LUT	VP	2.06 Church					CIVIC
209090519	198512	2211	2211 E MARTIN	LUT	CE	2.07 David Chapel Baptist Church					CIVIC
209090508	198501	1806	1806 CHESTNUT	AVE		2.08	N				
209090509	198502	2214	2214 E 18TH	ST		2.09	N				
209090510	198503	2212	2212 E 18TH	ST		2.1	N				
209090511	198504	2210	2210 E 18TH	ST		2.11	N				
209090512	198505	2208	2208 E 18TH	ST		2.12	N				
209090513	198506	2206	2206 E 18TH	ST		2.13	N				
209090514	198507	2204	2204 E 18TH	ST		2.14	N				
209090515	198508	2202	2202 E 18TH	ST		2.15	N				
209090516	198509	2200	2200 E 18TH	ST		2.16	N				
209090901	198546	2101	2101 E 18TH	ST		2.17	N				
						2.18					
209090903	198548	2113	2113 E 18TH	ST		2.19	N				
209090904	198549	2115	2115 E 18TH	ST		2.2	N				
209090905	198550	2201	2201 E 18TH	ST		2.21	N				
209090906	198551	#####	2203 E 18TH	ST		2.22	N				
209090907	198552	2205	2205 E 18TH	ST		2.23	N				
209090908	198553	2207	2207 E 18TH	ST		2.24	N				
209090909	198554	2209	2209 E 18TH	ST		2.25	N				
209090910	198555	1710	1710 CHESTNUT	AVE		2.26	N				

209091001	198556	2210	2210 E 17TH ST	2.27		N				
209091002	198557	2204	2204 E 17TH ST	2.28		N				
209091003	198558	2202	2202 E 17TH ST	2.29		N				
	198560		2200 E 17 ST TX 78702	2.3		Y	####		Y	
209091007	198564	2100	2100 E 17TH ST	2.33		N				
				2.34						
210110601	200262	1701	1701 CHESTNUT AV CE	3.01	Zion Hill Mission Baptist Church					CIVIC
210110603	200263	1705	1705 CHESTNUT AVE	3.02		N				
210110604	200264	1707	1707 CHESTNUT AVE	3.03		N				
210110605	200265	1711	1711 CHESTNUT AVE	3.04		N				
210110716	200282	2302	2302 E 18TH ST	3.05		N				
210110715	200281	1801	1801 CHESTNUT AVE	3.06		Y	2 #####	####		N
210110702	200271	1803	1803 CHESTNUT AV VP	3.07	Used as grass parking lot					
210110718	200284	1807	1807 CHESTNUT AV VP	3.08	Improved Paved Parking Lot					CIVIC
210110704	200272	1809	1809 CHESTNUT AVE	3.09		Y	11 #####	####	DEFERED	
210110717	200283	2301	2301 E MARTIN LUT VP	3.1	Improved Paved Parking Lot					TRANSPORT
210110707	200273	1814	1814 MAPLE AVE	3.11		N				
210110708	200274	1812	1812 MAPLE AVE	3.12		N				
210110709	200275	1810	1810 MAPLE AVE	3.13		N				
210110710	200276	1808	1808 MAPLE AVE	3.14		N				
210110711	200277	1806	1806 MAPLE AVE	3.15		Y	3 #####	####		
210110712	200278	1804	1804 MAPLE AVE VP	3.16		Y	4 #####	####		N UNDEVELO
210110713	200279	1802	1802 MAPLE AVE	3.17		Y		####		Y
210110714	200280	1800	1800 MAPLE AVE	3.18		N				
210110606	200266	1710	1710 MAPLE AVE	3.19		N				
210110607	200267	1708	1708 MAPLE AVE	3.2		N				
210110608	200268	1706	1706 MAPLE AVE	3.21		N				
210110609	200269	1702	1702 MAPLE AVE	3.22		N				
210110610	200270	1700	1700 MAPLE AVE	3.23		N				
210111101	200317	1701	1701 MAPLE AVE	3.24		N				
210111102	200318	1703	1703 MAPLE AVE	3.25		N				
210111103	200319	1705	1705 MAPLE AVE AH	3.26	No entry and debris	N				
210111104	200320	1707	1707 MAPLE AVE	3.27		N				
210111105	200321	1709	1709 MAPLE AVE	3.28		N				
210111106	200322	1711	1711 MAPLE AVE	3.29		N				
210111201	200329	1801	1801 MAPLE AVE AH	3.3	No signs of habitation	Y	8 #####	####		N
210111202	200330	1803	1803 MAPLE AVE	3.31		N				
210111203	200331	1805	1805 MAPLE AVE	3.32		N				
210111204	200332	1807	1807 MAPLE AVE	3.33		N				
210111205	200333	1809	1809 MAPLE AVE	3.34		Y		####		
210111206	200334	1811	1811 MAPLE AVE	3.35		N				
210111207	200335	1813	1813 MAPLE AVE	3.36		N				
210111208	200336	2403	2403 E MARTIN LUT VP	3.37	Mowed					OPEN SPAC
210111209	200337	2411	2411 E MARTIN LUT CE	3.38	Long Horn Meat					COMMERC
210111210	200338	1810	1810 SINGLETON AVE	3.39		Y		####		
210111211	200339	1808	1808 SINGLETON AVE	3.4		N				
210111212	200340	1806	1806 SINGLETON AVE	3.41		N				
210111213	200341	1804	1804 SINGLETON AVE	3.42		N				
210111214	200342	1802	1802 SINGLETON A\ UC	3.43	Under Construction	N				KRISV UNDEVELO
210111215	200343	1800	1800 SINGLETON	3.44		N				
210111107	200323	1710	1710 SINGLETON AVE	3.45		N				
210111108	200324	1708	1708 SINGLETON AVE	3.46		N				
210111109	200325	1706	1706 SINGLETON AVE	3.47		N				
210111110	200326	1704	1704 SINGLETON AVE	3.48		N				
210111111	200327	1702	1702 SINGLETON AVE	3.49		N				
210111112	200328	1700	1700 SINGLETON AVE	3.5		Y		####	Y	
210111601	200383	1701	1701 SINGLETON A\ AH	4.01	Phone books still on porch	Y		####	N	
210111602	200384	1705	1705 SINGLETON A\ VP	4.02	Improved	N				
210111603	200385	1707	1707 SINGLETON AVE	4.03		N				
210111604	200386	1709	1709 SINGLETON AVE	4.04		N				
210111605	200387	1711	1711 SINGLETON AVE	4.05		N				
210111701	200395	1801	1801 SINGLETON AVE	4.06		Y	2 #####	####	Y	
210111702	200396	1803	1803 SINGLETON AVE	4.07		Y			434 Y	
210111703	200397	1805	1805 SINGLETON AVE	4.08		N				
210111704	200398	1807	1807 SINGLETON A\ VP	4.09	Resident across street is concerned about	N				UNDEVELO
210111705	200399	1809	1809 SINGLETON A\ UC	4.1		Y		####		
210111706	200400	1811	1811 SINGLETON A\ UC	4.11		Y		####		
210111707	200401	1813	1813 SINGLETON A\ VP	4.12		N				
210111708	200402	1815	1815 SINGLETON AVE	4.13		N				

210111709	200403	2503	2503 E MARTIN LUTHER KIN		4.14		?		
210111710	200404	1814	1814 CEDAR AVE		4.15		N		MULTI-FAM
210111711	200405	1812	1812 CEDAR AVE		4.16		N		
210111712	200406	1810	1810 CEDAR AVE	VP	4.17	Improved with mulch for parking	N		UNDEVELOI
210111713	200407	1808	1808 CEDAR AVE		4.18		N		
210111714	200408	1806	1806 CEDAR AVE		4.19		N		
210111715	200409	1804	1804 CEDAR AVE		4.2		N		
210111716	200410	1802	1802 CEDAR AVE	AH	4.21	Unused trashcans	N		
210111717	200411	1800	1800 CEDAR AVE		4.22		N		
210111718	200412	2506	2506 E 18TH ST		4.23		N		
210111606	200388	1710	1710 CEDAR AVE		4.24		N		
210111607	200389	1708	1708 CEDAR AVE		4.25		N		
210111608	200390	1706	1706 CEDAR AVE		4.26		N		
210111609	200391	1704	1704 CEDAR AVE		4.27		Y	####	N
210111610	200392	2514	2514 E 17TH ST		4.28		N		
210111611	200393	2512	2512 E 17TH ST		4.29		N		
210111612	200394	2510	2510 E 17TH ST		4.3		N		
210112114	200459	2600	2600 E 17TH ST		4.31		N		
210112116	200461	1703	1703 CEDAR AVE		4.32		Y	####	Y
210112104	200449	1705	1705 CEDAR AVE		4.33		Y	####	Y
210112105	200450	1707	1707 CEDAR AVE		4.34		N		
210112106	200451	1709	2601 E 18TH ST		4.35		Y	####	N MULTIFAMI
210112202	200463	1801	1801 CEDAR AVE		4.36		N		
210112201	200462	2602	2602 E 18TH ST		4.37		Y	425	Y
210112203	200464	1803	1803 CEDAR AVE		4.38		N		
210112204	200465	1805	1805 CEDAR AVE		4.39		N		
210112205	200466	1807	1807 CEDAR AVE		4.4		N		
210112206	200467	1809	1809 CEDAR AVE		4.41		N		
210112207	200468	1811	1811 CEDAR AVE		4.42		N		
210112208	200469	1813	1813 CEDAR AVE		4.43		N		
210112209	200470	1815	1815 CEDAR AVE	VP	4.44		N		UNDEVELOI
210112210	200471	2605	2605 E MARTIN LUT	VP	4.45		?		UNDEVELOI
210112211	200472	1812	1812 WALNUT AVE		4.46		N		2803 E MAF
210112212	200473	1810	1814 WALNUT AVE		4.47		N		
210112213	200474	1808	1808 WALNUT AVE	AH	4.48		Y	1 330.04 ####	Y
210112214	200475	1806	1806 WALNUT AVE		4.49		N		
210112215	200476	1804	1804 WALNUT AVE		4.5		N		DUPLEX
210112216	200477	1802	1802 WALNUT AVE		4.51		N		
210112217	200478	1800	1800 WALNUT AVE		4.52		N		
210112218	725359	2608	2608 E 18TH ST		4.53		N		
210112108	200453	1712	1712 WALNUT AVE		4.54		Y	2 #####	#### Y WEIRD NO HS EXE
210112107	200452	2607	2607 E 18TH ST		4.55		N		
210112109	200454	1710	1710 WALNUT AVE		4.56		N		
210112110	200455	1708	1708 WALNUT AVE		4.57		N		
210112111	200456	1704	1704 WALNUT AVE		4.58		N		
210112112	200457	1702	1702 WALNUT AVE		4.59		N		
210112113	200458	1700	2604 E 17TH ST		4.6		N		
210120401	200534	1701	1701 WALNUT AVE		5.01		N		
210120402	200535	1703	1703 WALNUT AVE		5.02		Y	572	Y
210120403	200536	1705	1705 WALNUT AVE		5.03		N		
210120404	200537	1707	1707 WALNUT AVE		5.04		N		
210120415	200545	1709	1709 WALNUT AVE	VP	5.05	Owned by #6	N		UNDEVELOI
210120416	200546	1711	1711 WALNUT AVE		5.06		N		
212120101	204134	1801	1801 WALNUT AVE		5.07		N		
212120102	204135	1803	1803 WALNUT AVE		5.08		N		
212120103	204136	1805	1805 WALNUT AVE		5.09		N		
212120104	204137	1807	1807 WALNUT AVE		5.1		Y	####	Y
212120105	204138	1809	1809 WALNUT AVE		5.11		N		
212120106	204139	1811	1811 WALNUT AVE		5.12		N		COMMERC
212120107	204140	2701	2705 E MARTIN LUTA-CE		5.13	FS	255-1060		COMMERC
212120116	368769	1814	1814 ULIT AVE		5.14		N		
212120117	368770	1812	1812 ULIT AVE		5.15		N		
212120110	204143	1810	1810 ULIT AVE		5.16		N		
212120111	204144	1808	1808 ULIT AVE		5.17		Y	1 #####	#### Y
212120112	204145	1806	1806 ULIT AVE	CE	5.18	Church Ed Center	FS		
212120113	204146	1804	1804 ULIT AVE	CE	5.19	Church	FS		CIVIC
212120114	204147	1802	1802 ULIT AVE	CE	5.2	Church House	FS		
212120115	204148	1800	1800 ULIT AVE		5.21		N		
210120412	200542	1710	1710 ULIT AVE		5.22		Y	1 \$25.00	

210120411	200541	2705	2705 E 18TH ST		5.23		N		
210120407	200538	1708	1708 ULIT AVE		5.24		N		
210120413	200543	1706	1706 ULIT AVE		5.25		N		
210120414	200544	1704	1704 ULIT AVE		5.26		N		
210120409	200539	1702	1702 ULIT AVE		5.27		N		
210120410	200540	1700	1700 ULIT AVE		5.28		N		
210120601	200559	2800	2800 E 17TH ST	VP	5.29	Recent Demo	Y	1 #####	#### N
210120602	200560	1703	1703 ULIT AVE		5.3		Y		#### Y
210120603	200561	1705	1705 ULIT AVE		5.31		N		
210120604	200562	1707	1707 ULIT AVE		5.32		N		
210120605	200563	1709	1709 ULIT AVE		5.33		N		
210120606	200564	1711	1711 ULIT AVE		5.34		N		
212120401	204200	1801	1801 ULIT AVE		5.35		N		LYNDEN COMMUNITIES
212120402	204201	1803	1803 ULIT AVE		5.36		N		
212120403	204202	1805	1805 ULIT AVE	CE	5.37	Parking Lot	FS		TRANSPORT
212120404	204203	1807	1807 ULIT AVE	CE	5.38	Parking Lot	FS		UNDEVELOP
212120406	204204	1809	1809 ULIT AVE	CE	5.39	Peaceful St. James Church			CIVIC
				VP	5.4				
				VP	5.41				
	425738		1814 MIRIAM AVE		5.42		Y		#### Y
212120408	204207	1812	1812 MIRIAM AVE		5.43		N		
212120409	204210	1810	1810 MIRIAM AVE		5.44		N		
212120410	204212	1808	1808 MIRIAM AVE		5.45		N		
212120411	204213	1806	1806 MIRIAM AVE		5.46		N		
212120412	204214	1804	1804 MIRIAM AVE		5.47		N		
212120415	708215	1802	1802 MIRIAM AVE		5.48		N		
212120413	204215	1800	1800 MIRIAM AVE		5.49		N		
210120607	200565	1710	1710 MIRIAM AVE		5.5		N		
210120608	200566	1708	1708 MIRIAM AVE		5.51		N		
210120609	200567	1706	1706 MIRIAM AVE		5.52		N		
210120610	200568	1704	1704 MIRIAM AVE		5.53		Y	7 #####	502 DEFERRED
210120611	200569	1702	1702 MIRIAM AVE		5.54		N		
210120612	200570	1700	1700 MIRIAM AVE		5.55		N		
209091301	198575	1901	1901 E 17TH ST		6.01		N		
209091302	198576	1903	1903 E 17TH ST	VP	6.02	Recent Demo	N		
209091303	198577	1905	1905 E 17TH ST		6.03		N		
209091304	198578	1907	1907 E 17TH ST		6.04		N		
209091305	198579	1909	1909 E 17TH ST		6.05		N		
209091306	198580	1911	1911 E 17TH ST		6.06		N		
209091307	198581	1913	1606 POQUITO ST		6.07	Also took photos of 37 and 38, but one l	N		
209091308	198582	1910	1910 E 16TH ST		6.08		N		
209091309	198583	1908	1908 E 16TH ST	AH	6.09	Historic	N		
209091310	198584	1906	1906 E 16TH ST		6.1		N		
209091311	198585	1904	1904 E 16TH ST		6.11		N		
209091312	198586	1902	1902 E 16TH ST		6.12		N		
209091314	198588	1603	1603 CHICON ST		6.13		N		
209091313	198587	1900	1900 E 16TH ST		6.14		Y		#### Y
209091801	198643	1901	1901 E 16TH ST		6.15		Y		#### N
209091802	198644	1903	1903 E 16TH ST		6.16		Y		#### Y
209091803	198645	1905	1905 E 16TH ST		6.17		N		
209091804	198646	1907	1907 E 16TH ST		6.18		N		
209091805	198647	1909	1909 E 16TH ST		6.19		N		
					6.2				
209091902	198655	2003	2003 E 16TH ST		6.21		N		
209091903	198656	2005	2005 E 16TH ST		6.22		N		
209091904	198657	2007	2007 E 16TH ST		6.23		N		
209091905	198658	2009	2009 E 16TH ST		6.24		N		
209091906	198659	2006	2006 E 14TH ST		6.25		N		
209091910	525340	2004	2004 E 14TH ST		6.26		N		
209091907	198660	2002	2002 E 14TH ST		6.27		N		
209091908	198661	2000	2000 E 14TH ST		6.28		Y		#### Y
209091909	198662	1403	1403 POQUITO ST		6.29		Y		286 Y
	808125		1908 E 14TH		6.3		N		
	808124		1404 POQUITO		6.31		N		UNDEVELOP
209091807	198649	1904	1904 E 14TH ST		6.32		N		
209091808	198650	1902	1902 E 14TH ST	VP	6.33	Bulldozer	N		UNDEVELOP
209091809	198651	1401	1401 CHICON ST		6.34		N		
209091810	198652	1403	1403 CHICON ST		6.35		N		
209091811	198653	1405	1405 CHICON ST		6.36		Y	3 #####	863 Y

209092010	198672	2100	2100 E 14TH ST		7.01	Y				####	N	
209092009	198671	2102	2102 E 14TH ST		7.02	N						
209092008	198670	2104	2104 E 14TH ST		7.03	N						
209092007	198669	2106	2106 E 14TH ST		7.04	N						
209092006	198668	2108	2108 E 14TH ST		7.05	N						
210110211	200223	2200	2200 E 14TH ST		7.06	N						
210110210	200222	2202	2202 E 14TH ST		7.07	N						
210110209	200221	2204	2204 E 14TH ST		7.08	N						
210110208	200220	2206	2206 E 14TH ST		7.09	N						
210110207	200219	2208	2208 E 14TH ST		7.1	N						
210110212	200224	1404	2207 E 16TH ST	CE	7.11	Park						OPEN SPAC
210110204	200218	2205	2205 E 16TH ST	CE	7.12	Park						OPEN SPAC
210110203	200217	2203	2203 E 16TH ST	CE	7.13	Park						OPEN SPAC
210110202	200216	2201	2201 E 16TH ST		7.14		Y	1	14.52		Y	
210110201	200215	1407	1407 COLETO ST		7.15		Y			####	Y	
209092005	198667	2109	2109 E 16TH ST		7.16	N						
209092004	198666	2107	2107 E 16TH ST		7.17	N						
209092003	198665	2105	2105 E 16TH ST		7.18	N						
209092002	198664	2103	2103 E 16TH ST		7.19	N						
209092001	198663	2101	2101 E 16TH ST		7.2		Y			####	Y	
209091507	198607	2108	2108 E 16TH ST		7.21	N						
209091505	198606	2110	2110 E 16TH ST		7.22		Y			340	N	
209091504	198605	2112	2112 E 16TH ST		7.23	N						
209091503	198604	2114	2114 E 16TH ST		7.24	N						
209091502	198603	2116	2116 E 16TH ST		7.25	N						
209091519	198621	2200	2200 E 16TH ST		7.26	N						
209091518	198619	1600	1600 CHESTNUT AVE		7.27	N						
209091517	198617	1602	1602 CHESTNUT AVE		7.28	N						
209091516	198616	1604	1604 CHESTNUT AVE		7.29		Y	1	886.55	515	Y	
209091515	198615	1606	1606 CHESTNUT AVE		7.3	N						
209091514	198614	1608	1608 CHESTNUT AVE		7.31		Y			####	Y	
209091513	198613	2205	2205 E 17TH ST		7.32	N						
209091512	198612	2203	2203 E 17TH ST		7.33	N						
209091511	198611	2201	2201 E 17TH ST		7.34	N						
209091510	198610	2111	2111 E 17TH ST		7.35	N						
209091509	198609	1609	1609 ALAMO ST		7.36	N						
209091508	198608	1605	1607 ALAMO ST		7.37	N						
210110501	200252	2301	2301 E 17TH ST		8.01		Y	1	63.08	####	Y	
210110512	727114	1605	1605 CHESTNUT AVE		8.02	N						
210110511	727113	2300	2300 E 16TH ST		8.03	N						
210110405	200242	2301	2301 1/2 E 16TH ST UC		8.04	Foundation Up	N					UNDEVELOI
210110404	200241	1415	1415 CHESTNUT AVE		8.05	N						
210110403	200240	1413	1413 CHESTNUT AVE		8.06	N						
210110402	200239	####	1411 CHESTNUT AVE		8.07	N						
210110401	200238	1405	1411 CHESTNUT AVE		8.08							COMMERC
210110413	200249	2300	1403 CHESTNUT AVE		8.09							COMMERC
210110412	200248	2302	2302 E 14TH ST	VP	8.1	Unimproved	Y			####	N	
210110410	200246	2310	2310 E 14TH ST		8.11	N						
210110409	200245	2306	2306 E 14TH ST		8.12	N						
210110408	200244	2304	2304 E 14TH ST		8.13	N						
210110415	200251	2307	2307 E 16TH ST		8.14		Y	4	#####	391	N	
210110414	200250	2305	2305 E 16TH ST		8.15	N						
210110507	200260	2302	2302 E 16TH ST		8.16	N						
210110506	200259	2304	2304 E 16TH ST		8.17	N						
	784587		1600 MAPLE AVE 1 TX 7870		8.18		N					UNDEVELOI
	784584				8.19		N					
210110509	544248	1606	1606 MAPLE AVE		8.22	N						
210110504	200256	1608	1608 MAPLE AVE		8.23	N						
210110510	723024	1610	1610 MAPLE AVE		8.24	N						
210110503	200254	2305	2305 E 17TH ST		8.25	N						
210110502	200253	2303	2303 E 17TH ST		8.26	N						
210111006	200309	1611	1611 MAPLE AVE		8.27	N						
210111013	200316	1609	1609 MAPLE AVE		8.28	N						
210111012	200315	1607	1607 MAPLE AVE		8.29	N						
210111004	200308	1605	1605 MAPLE AVE		8.3	N						
210111003	200307	1603	1603 MAPLE AVE		8.31		Y	3	#####		Y	
210111002	200306	1601	1601 MAPLE AVE	UC	8.32	Frame up	N					
210111001	200305	2406	2406 E 16TH ST		8.33		N					NEW HOPE MISSI
210110902	200295	2405	2403 E 16TH ST	CE	8.34	New Hope Baptist Church						CIVIC



210120507	200552	1610	1610	MIRIAM AVE		10.05			N		
210120506	200551	1612	2805	E 17TH ST		10.06					
210120505	200550	1611	1611	ULIT AVE		10.07			N		
210120504	200549	1609	1609	ULIT AVE		10.08			N		
210120513	200558	1607	1607	ULIT AVE		10.09			N		
210120512	200557	1605	1605	ULIT AVE		10.1			N		
210120502	200548	1603	1603	ULIT AVE		10.11			N		
210120501	200547	1601	1601	ULIT AVE		10.12			Y	####	Y
210120130	200502	1411	1411	ULIT AVE	AH	10.13	For sale sign on counter and vacant insid		N		
210120129	200501	1409	1409	ULIT AVE	VP	10.14			N		
210120128	200500	1407	1407	ULIT AVE		10.15			N		
210120127	200499	1405	1405	ULIT AVE		10.16			N		
210120126	200498	1403	1403	ULIT AVE		10.17			N		
210120125	200497	1401	1401	ULIT AVE	UC	10.18	Renovation/Rehab.		N		
210120124	200496	2802	2802	E 14TH ST		10.19			Y	305	Y
210120210	200521	1400	1400	ULIT AVE	VP	10.2	Fenced in.		N		UNDEVELOI
210120209	200520	1402	1402	ULIT AVE		10.21			N		
210120208	200519	1404	1404	ULIT AVE	VP	10.22			Y	####	Y UNDEVELOI
210120207	200518	1406	1406	ULIT AVE		10.23			N		
210120206	200517	1408	1408	ULIT AVE		10.24			N		
210120205	200515	1410	1410	ULIT AVE		10.25			N		
210120310	200532	1600	2704	E 16TH ST	UC	10.26	Foundation Only		N		
210120309	200531	1602	1602	ULIT AVE		10.27			N		
210120308	200530	1604	1604	ULIT AVE		10.28			N		
210120307	200529	1608	1608	ULIT AVE		10.29			Y	####	Y
210120311	200533	1610	1610	ULIT AVE		10.3			Y	478	Y
210120305	200528	1611	1611	WALNUT AVE		10.31			N		
210120304	200527	1607	1607	WALNUT AVE		10.33			N		
210120303	200526	1605	1605	WALNUT AVE		10.34			N		
210120302	200525	1603	1603	WALNUT AVE		10.35			Y	4 #####	#### Y
210120301	200524	1601	1601	WALNUT AVE		10.36			N		
210120204	200513	1413	1413	WALNUT AVE		10.37			N		
210120203	200512	1411	1411	WALNUT AVE		10.38			N		
210120212	200523	1409	1409	WALNUT AVE		10.39			N		
210120211	200522	1405	1405	WALNUT AVE		10.4			N		
210120213	567068		1401	WALNUT AVE		10.41			N		
210120201	200511	1401	1401	WALNUT AVE	AH	10.42	Possibly for rent, Five Brothers Mortgage				
209092301	198693	1309	1307	1/2 CHICON S'	VP	11.01	Red Dog and CNRC		N		UNDEVELOI
209092311	198702	1305	1305	CHICON ST	VP	11.02					COMMERC
209092310	198701	####	1301	CHICON ST	VP	11.03			N		
209092309	198700	1301	1301	CHICON ST	VP	11.04					COMMERC
208090401	197298	1213	1211	CHICON ST		11.05					COMMERC
208090411	197308	1203	1203	CHICON ST		11.06					TRANSPORT
208090413	197310	1203	1209	CHICON ST		11.07					COMMERC
208090412	197309	1900	1900	E 12TH ST		11.08					COMMERC
208090410	197307	1906	1904	E 12TH ST		11.09					COMMERC
208090409	197306	1914	1914	E 12TH ST	VP	11.1			N		
208090408	197305	1916	1916	E 12TH ST		11.11					TRANSPORT
208090407	197304	1920	1920	E 12TH ST		11.12			N		UNDEVELOI
208090406	197303	1204	1204	POQUITO ST		11.13			N		UNDEVELOI
208090405	197302	1909	1212	POQUITO ST		11.14			N		
208090404	197301	1907	1907	E 13TH ST		11.15			N		
208090403	197300	1905	1905	E 13TH ST		11.16			N		
208090402	197299	1903	1903	E 13TH ST		11.17			Y	5 #####	#### N BONN UNDEVELOI
209092308	198699	1904	1904	E 13TH ST	VP	11.18			N		
209092307	198698	1906	1906	E 13TH ST		11.19			Y	####	Y
209092313	198704	1908	1908	E 13TH ST		11.2			Y	####	Y
209092306	198697	1304	1304	POQUITO ST		11.21			Y		LYNDI UNDEVELOI
209092305	198696	1909	1306	POQUITO ST		11.22			N		
209092304	198695	1907	1907	E 14TH ST		11.23			Y	6 #####	506 Y DEFERMENT
209092302	198694	1905	1905	E 14TH ST	AH	11.24	Tinfoil Window		N		
209092401	198705	2001	2001	E 14TH ST		11.25			Y	399	Y
209092412	198716	1303	1303	POQUITO ST		11.26			N		
209092411	198715	2000	2000	E 13TH ST		11.27			N		
208090501	197311	2001	2001	E 13TH ST		11.28			N		
208090510	197320	2000	2000	E 12TH ST		11.29	Sam's BBQ				COMMERC
208090509	197319	2002	2002	E 12TH ST		11.3			N		UNDEVELOI
208090508	197318	2004	2004	E 12TH ST		11.31			N		UNDEVELOI
208090511	197321	2008	2008	E 12TH ST		11.32			Y	8 #####	#### Y



208090507	197317	1206	1206	ALAMO ST		11.33			N	
208090506	197316	2009	2009	E 13TH ST	VP	11.34			N	
						11.35				
208090503	197313	2005	2005	E 13TH ST		11.36			N	
						11.37				
						11.38				
						11.39				
						11.4				
209092408	198712	2006	2006	E 13TH ST		11.41			N	UNDEVELOP
209092407	198711	2008	2008	E 13TH ST	AH	11.42		FS	N	
209092406	198710	1304	1304	ALAMO ST		11.43			N	
	786946			2009 E 14 ST TX 78702		11.45			N	
209092404	198708	2007	2007	E 14TH ST		11.46			N	
209092403	198707	2005	2005	E 14TH ST		11.47			Y	230 Y
209092402	198706	2003	2003	E 14TH ST		11.48			N	
209092503	198719	2101	2101	E 14TH ST		12.01			N	
209092502	198718	1309	1309	ALAMO ST		12.02			N	
209092501	198717	1307	1307	ALAMO ST	UC	12.03	New Construction		N	
209092514	198730	1303	1303	ALAMO ST	VP	12.04			N	
209092513	198729	2100	2100	E 13TH ST	AH	12.05	Code Compliance		N	
208110117	584503	2101	2101	E 13TH ST		12.06			N	
208110116	584502	1207	1207	ALAMO ST		12.07			N	
208110112	197513	2100	2100	E 12TH ST		12.08			N	
208110111	197512	2102	2102	E 12TH ST		12.09			N	UNDEVELOP
208110110	197511	2104	2104	E 12TH ST		12.1			N	
208110109	197510	2106	2106	E 12TH ST		12.11			N	
208110113	197514	2108	2108	E 12TH ST		12.12		Y 3.00	#####	#### N
208110115	197516	2110	2110	E 12TH ST		12.13			N	
208110114	197515	1204	1204	COLETO ST		12.14			N	
208110211	197527	2200	2200	E 12TH ST		12.15			N	
208110210	197526	2202	2202	E 12TH ST		12.16			N	
208110209	197525	2204	2204	E 12TH ST		12.17		Y		
208110208	197524	2206	2206	E 12TH ST		12.18			N	
208110207	197523	2208	2208	E 12TH ST		12.19			N	
208110206	197522	2210	2210	E 12TH ST		12.2			N	UNDEVELOP
208110205	197521	1206	1206	CHESTNUT AVE		12.21			N	
208110204	197520	1208	1208	CHESTNUT AVE		12.22			N	
208110203	197519	2209	2209	E 13TH ST		12.23		Y		#### Y
208110202	197518	2207	2207	E 13TH ST		12.24		Y 3	#####	#### N
208110201	197517	2205	2205	E 13TH ST		12.25			N	
208110214	197530	2203	2203	E 13TH ST		12.26			N	
208110213	197529	1209	1209	COLETO ST		12.27			N	
208110212	197528	1207	1207	COLETO ST		12.28			N	
208110107	197509	1206	1206	COLETO ST		12.29			N	
208110106	197508	1208	1208	COLETO ST		12.3			N	
208110105	197507	1210	1210	COLETO ST		12.31			N	
208110104	197506	2107	2107	E 13TH ST		12.32			N	
208110103	197505	2105	2105	E 13TH ST		12.33		Y		#### Y
208110102	197504	2103	2103	E 13TH ST		12.34			N	
						12.35				
209092511	198727	2104	2104	E 13TH ST		12.36			N	
209092510	198726	2106	2106	E 13TH ST	VP	12.37	New Castle		N	
209092509	198725	1302	1302	COLETO ST	VP	12.38			N	
210110101	200203	2200	2200	E 13TH ST	VP	12.39			N	
210110111	200212	2202	2202	E 13TH ST		12.4			N	
210110110	200211	2204	2204	E 13TH ST	VP	12.41			N	
210110109	200210	2206	2206	E 13TH ST		12.42			N	
210110108	200209	2208	2208	E 13TH ST	AH	12.43	Toy on porch		N	MCELROY BUILDING CO
210110107	200208	2209	2209	E 14TH ST	CE	12.44	St. Paul's			CIVIC
210110106	200207	2207	2207	E 14TH ST	VP	12.45	Parking lot			
210110105	200206	2205	2205	E 14TH ST		12.46			N	
210110104	200205	2203	2203	E 14TH ST		12.47			N	
210110112	200213	1307	1307	COLETO ST		12.48			N	
210110113	200214	2201	2201	E 14TH ST		12.49			N	
209092507	198723	2109	2109	E 14TH ST	VP	12.5	Trees		N	
209092506	198722	2107	2107	E 14TH ST		12.51		Y		#### Y
209092505	198721	2105	2105	E 14TH ST		12.52			N	
209092504	198720	2103	2103	E 14TH ST		12.53		Y 2	#####	#### Y
209092508	198724	1304	1304	COLETO ST		12.54			N	

210110102	200204	1305	1305 COLETO ST	12.55					N
210110308	200233	1310	1310 MAPLE AVE	13.01	Y	3	#####	####	Y
210110307	200231	2307	2307 E 14TH ST	13.02	Y	4	#####	391	N BYRD THIRD TIME
210110306	200230	1315	2303 E 14TH ST	13.03					COMMERC
210110305	200229	1309	1309 CHESTNUT AVE	13.04					COMMERC
210110304	200228	1307	1307 CHESTNUT AVE	13.05					N
210110303	200227	1305	1305 CHESTNUT AVE	13.06					N
210110302	200226	1303	1303 CHESTNUT AVE	13.07					N
210110301	200225	1301	1301 CHESTNUT AVE	13.08					N
208110314	197544	2301	2301 E 13TH ST VP	13.09	N				UNDEVELO
208110313	197543	1209	1209 CHESTNUT AV VP	13.1	N				UNDEVELO
208110312	197542	1207	1207 CHESTNUT AVE	13.11					N
208110311	197541	1205	1205 CHESTNUT AVE	13.12					N
208110310	197540	1203	1203 CHESTNUT AVE	13.13					N
208110309	197539	1201	1201 CHESTNUT AVE	13.14					N
208110308	197538	2302	2302 E 12TH ST	13.15					N
208110307	197537	2304	2304 E 12TH ST	13.16					N
208110306	197536	2310	2310 E 12TH ST	13.17					N
208110316	197545	1204	1204 MAPLE AVE	13.18	Y	6	#####	90.1	N TRAVIUNDEVELO
208110305	197535	1206	1206 MAPLE AVE	13.19					N
208110304	197534	1208	1208 MAPLE AVE	13.2					N
208110303	197533	2311	1210 MAPLE AVE	13.21					N
208110302	197532	2309	2309 E 13TH ST	13.22					N
208110301	197531	2307	2307 E 13TH ST	13.23					N
210110311	200237	2304	2304 E 13TH ST	13.24					N
210110310	200236	2310	2310 E 13TH ST	13.25					N
210110309	200235	1304	1304 MAPLE AVE	13.26					N
				13.27					
210110811	584507	2402	2402 E 13TH ST	13.28					N
208110412	733677	2403	2403 E 13TH ST	13.29					N
208110411	197556	1209	1209 MAPLE AVE	13.3					N
208110410	197555	1205	1205 MAPLE AVE VP	13.31	N				UNDEVELO
208110409	197554	2400	2400 E 12TH ST	13.32					N
208110408	197553	2406	2406 E 12TH ST	13.33	Y	2	#####	####	N
208110407	197552	2408	2408 E 12TH ST	13.34					N
208110406	197551	2410	2410 E 12TH ST	13.35	Y			12	Y
208110405	197550	1202	1202 SINGLETON A\ VP	13.36	N				UNDEVELO
208110404	197549	1204	1204 SINGLETON AVE	13.37					N
208110403	197548	1206	1206 SINGLETON AVE	13.38					N
208110402	197547	1208	1208 SINGLETON AVE	13.39					N
208110401	197546	1210	1210 SINGLETON AVE	13.4					N
210110809	200293	1300	1300 SINGLETON AVE	13.41					N
210110810	584506	2404	2404 E 13TH ST	13.42					N
210110808	200292	1302	1302 SINGLETON AVE	13.43					N
210110807	200291	1304	1304 SINGLETON AVE	13.44					N
210110812	726391	1306	1306 SINGLETON AVE	13.45					N
210110806	200290	1308	1308 SINGLETON AVE	13.46					N
210110805	200289	1310	1310 SINGLETON A\ VP	13.47	Y			####	N AUSTIN HOME CO
210110804	200288	2403	2403 E 14TH ST	13.48					N
210111305	200348	1311	1311 SINGLETON AVE	14.01					N
210111304	200347	1309	1309 SINGLETON AVE	14.02					N
210111303	200346	1307	1307 SINGLETON AVE	14.03					N
210111302	200345	1305	1305 SINGLETON AVE	14.04					N
210111301	200344	2500	2500 E 13TH ST	14.05					N
208110511	197566	1211	2503 E 13TH ST VP	14.06	N				UNDEVELO
208110510	197565	1209	1209 SINGLETON AVE	14.07					N
208110509	197564	1207	1207 SINGLETON AVE	14.08					N
208110508	197563	1205	1205 SINGLETON AVE	14.09					N
208110507	197562	1203	2500 E 12TH ST	14.1	N				SINGLETON
208110506	197561	2500	2500 E 12TH ST	14.11	N				SINGLETON
208110505	197560	2502	2502 E 12TH ST	14.12	N				SINGLETON
208110513	197568	2510	2512 E 12TH ST	14.13					COMMERC
208110512	197567	1204	1204 CEDAR AVE	14.14					COMMERC
208110503	197559	1206	1206 CEDAR AVE	14.15					TRANSPOR/
208110502	197558	1208	1208 CEDAR AVE	14.16					N
208110501	197557	1210	1210 CEDAR AVE AH	14.17					N
210111311	200353	2504	2504 E 13TH ST	14.18	Y			67.5	Y
210111310	200352	2506	2506 E 13TH ST AH	14.19					N
210111309	200351	1302	1302 CEDAR AVE	14.2					N

210111308	200350	1304	1304 CEDAR AVE	14.21		N				
210111307	200349	1306	1306 CEDAR AVE	14.22	Y	9	#####	####	Y	
210111313	200355	1308	1308 CEDAR AVE	14.23		N				
210111312	200354	1310	1310 CEDAR AVE	14.24	Y	7	#####	####	Y	
210111811	200424	2603	2603 E 14TH ST	14.25		N			SAM HIGGINS	
210111813	200423	1309	1309 CEDAR AVE	14.26	Y			####	Y	
210111804	200416	1307	1307 CEDAR AVE	14.27		N				
210111803	200415	1305	1305 CEDAR AVE	14.28		N				
210111802	200414	1303	1303 CEDAR AVE	14.29		N				
210111801	200413	1301	1301 CEDAR AVE	14.3		N				
208110616	727100		1213 CEDAR AVE	14.31		N				
208110613	197580	1213	1213 CEDAR AVE	14.32		N				
208110612	197579	1209	1209 CEDAR AVE	14.33		N				
208110611	197578	1207	1207 CEDAR AVE	14.34	Y			890	N	
208110615	544211	1205	1205 CEDAR AVE	14.35		N				
208110610	197577	1203	1203 CEDAR AVE	14.36		N				
208110608	197576	1201	1201 CEDAR AVE	14.37		N				
208110607	197575	1200	1200 WALNUT AVE	14.38		N				
208110606	197574	1202	1202 WALNUT AVE	14.39	Y			####	N	
208110605	197573	1204	1204 WALNUT AVE	14.4		N				
208110604	197572	1206	1206 WALNUT AVE	14.41		N				
208110603	197571	1208	1208 WALNUT AVE	14.42		N				
208110601	197569	2605	2605 E 13TH ST	14.43		N				
208110602	197570	2607	2607 E 13TH ST	14.44		N				
210111812	200422	1300	1300 WALNUT AVE AH	14.45	FS	Y	7	#####	####	N
210111815	200425	####	1302 1/2 WALNUT AVE	14.46						
210111816	200426	1302	1302 WALNUT AVE AH	14.47	FS	N				
210111810	200421	1304	1304 WALNUT AVE	14.48		N				
210111808	200419	####	1306 1/2 WALNUT AVE	14.49		N				
210111807	200418	1308	1308 WALNUT AVE	14.5		N				
210111806	200417	1310	1310 WALNUT AVE	14.51		N				
210120119	200493	1311	1311 WALNUT AVE	15.01	Y	5	#####	####	Y	DEFERED
210120118	200492	1309	1309 WALNUT AVE	15.02		N				
210120117	200491	1307	1307 WALNUT AVE	15.03		N				
210120116	200490	1305	1305 WALNUT AVE	15.04		N				
210120115	200489	1303	1303 WALNUT AVE	15.05		N				
210120114	200488	1301	2712 E 13TH ST	15.06		N				
210121601	776768	1211	1211 WALNUT AVE	15.07		N				
210120106	200484	1209	1209 WALNUT AVE	15.08		N				
210120105	200483	1207	1207 WALNUT AVE	15.09		N				
210120104	200482	2700	2700 E 12TH ST	15.1		VP	N			
210120103	200481	2702	2702 E 12TH ST	15.11		VP	N			UNDEVELOI
			15.12			VP	N			
			15.13			VP				
			15.14			VP				
			15.15			VP				
210120101	200479	2708	2720 E 12TH ST	15.16		VP	N			
210120150	738412		2709 E 13TH ST	15.17		N				UNDEVELOI
210120138	200507		2709 E 13TH ST	15.18		N				UNDEVELOI
	817385			15.19						UNDEVELOI
210120149	738404	2705	2705 E 13TH ST	15.2		N				
210120113	200487	2704	2704 E 13TH ST	15.21	Y	1	#####	####	N	
210120112	200486	2706	2706 E 13TH ST	15.22		N				E I-35 PROPERTIES
210120111	200485	2708	2708 E 13TH ST	15.23		N				
210120147	709378	2819	2819 E 14TH ST	15.24		VP	N			PEVEHOUSE INVE:
210120146	709377	2815	2815 E 14TH ST	15.25		N				PEVEHOUSE INVE:
210120145	709376	2811	2811 E 14TH ST	15.26		VP	N			PEVEHOUSE UNDEVELOI
210120144	709375	2807	2807 E 14TH ST	15.27		N				PEVEHOUSE UNDEVELOI
210120142	567066	2803	2803 E 14TH ST	15.28		N				
210120136	200505	2709	2709 E 14TH ST	15.29		N				
210120135	200504	2707	2707 E 14TH ST	15.3		N				
210120120	200494	2705	2705 E 14TH ST	15.31		N				
209090303	198476	1910	1812 POQUITO ST							
209091004	198561	2200	2200 E 17TH ST							
209091005	797898	2108	2108 E 17TH ST	2.31		N				
209091006	797900	2102	2102 E 17TH ST	2.32		N				
209091401	198589	2001	2001 E 17TH ST							
209091402	198590	2003	2003 E 17TH ST							
209091403	198591	2005	2005 E 17TH ST							

209091404	198592	2007	2007 E 17TH ST			
209091405	198593	2009	2009 E 17TH ST			
209091406	198594	2011	2011 E 17TH ST			
209091407	198595	2103	2103 E 17TH ST			
209091408	198596	2105	2105 E 17TH ST			
209091409	198597	2012	2012 E 16TH ST			
209091410	198598	2006	2006 E 16TH ST			UNDEVELOI
209091411	198599	2004	2004 E 16TH ST			
209091412	198600	2002	2002 E 16TH ST			
209091414	198601	2000	2000 E 16TH ST			
209091415	198602	1603	1603 POQUITO ST			
209091806	198648	1908	1908 E 14TH ST			
209091901	198654	2001	1511 POQUITO ST			
209092405	786947	2009	1306 ALAMO ST	11.44		N
210110411	200247	2308	2308 E 14TH ST			UNDEVELOI
210111809	200420	1306	1306 WALNUT AVE			
210120102	200480	2706	2710 E 12TH ST	MAJOR DIVISIONS!!!!!!		
210120139	200508	2712	2724 E 12TH ST			OPEN SPAC
210120140	200509		2705 E 13TH ST			
210120141	200510	2712	2718 1/2 E 12TH ST			
210120801	200571	2907	2907 E MARTIN LUTHER KING JR BLVD			
210120812	200579		1400 ALEXANDER AVE			
210120813	200580	2816	2730 E 12TH ST			
212120108	204141	1814	1814 ULIT AVE			
212120407	204205	2803	2803 E MARTIN LUTHER KING JR BLVD			UNDEVELOI
212120901	204239	2907	2909 E MARTIN LUTHER KING JR BLVD			
105000103	374454		2718 1/2 E 12TH ST			
105000103	374454		2907 E MARTIN LUTHER KING JR BLVD			
212120414	425738	1814	1814 MIRIAM AVE			
210120151	738411		2705 E 13TH ST			
210112301	750453	2301	2401 E 14TH ST			
210121201	750460	1601	2903 1/2 E 17TH ST			
209092901	752849	2002	2002 E 13TH ST			UNDEVELOI
209093001	752869	2102	2102 E 13TH ST			
212121101	762671		1801 1/2 ALEXANDER AVE			
212121201	762672	1801	2901 E MARTIN LUTHER KING JR BLVD			
212121202	762673	1719	1801 1/2 ALEXANDER AVE			
210121301	762674	1701	2921 1/2 E 17TH ST			
210121401	762675		1702 1/2 ALEXANDER AVE			
209093101	772299	2103	2103 E 18TH ST			
209093201	772306	2004	2004 E 13TH ST			
212121301	772331	1800	1709 MIRIAM AVE			
210110513	784585	1604	1604 MAPLE AVE	8.21		
210110514	784586	1600	1600 MAPLE AVE	8.2		
208092901	775492	2007	2007 E 13TH ST	CONDO		
209093301	776714	1807	1807 POQUITO ST	CONDO		COMMERC
	820950		2708 E 12TH ST			UNDEVELOI
	820951		2706 E 12TH ST			UNDEVELOI
	820949		2710 E 12TH ST			UNDEVELOI
	820948		2712 E 12TH ST			UNDEVELOI

## Appendix C Heard Transcript

### TRANSCRIPT

Interviewee: Ms. Dorothy Heard

Interviewer: Molly Powers

Date: April 23, 2013

Place: Austin, Texas

Transcriber: Molly Powers

Abstract:

**MP:** This is Molly Powers. Today is April 23, 2013. I am interviewing for the first time Ms. Dorothy Heard. This interview is taking place at her home in Austin, Texas. This interview is part of the Chestnut Neighborhood Oral History Project. Thank you Ms. Heard for being with us today. How would you describe the neighborhood?

**DH:** It was it was nice. It was, um, everybody knew each other and we just lived together and all around we just. If mama needed a cup of sugar, she would I would go to the back door of Ms. Walker's and they just did like that. Well. It was, it was nice. I mean I really enjoyed it and I really enjoyed our childhood here in this neighborhood because as I said it was like families. Not just one family it was all of us. If someone wasn't doing something right, maybe the neighbor would shake his finger. They wanted us to be productive and be somebody. It was good. We had momma and daddy here. Daddy did handiwork. People would give him junk and he'd bring it here and patch it up. We rented the house for years and when the owners want to sell it they gave daddy first choice because he took care of it so well. We just went from there. I went to LL Campbell, which is right here. After Campbell we went to Kealing. After Kealing we went to Anderson. That was the whole neighborhood because all of the kids went to same school because it was segregated. It was ok.

**MP:** That is so special though. When you were growing up, you were renting here. Then when the landowner decided to sell, he offered it to your dad first?

**DH:** Uh huh, and he gave him a fair price. We bought it in 1960, but when we first came to Austin in 1941, we lived over here. Then, when this house became available we moved over here. At the time it had electricity but it didn't have gas I believe, I remember kerosene stoves. We had an inside toilet. We knew everybody. Our neighbors were like family. When we first came, Dr. Ward lived in the two-story house there. Then, around the corner on 17<sup>th</sup> street, well Mr. Norman lived on the corner house, he taught at Kealing. Dr. Hill was a dentist, he was around the corner. We all attended churches in the vicinity. It was nice growing up. Sunday dinner was always roast beef that my mama cooked. I hate roast beef. Then she would fix oxtail. Just a typical black family, we did typical things on Sunday, everybody go to church.

**MP:** What church did you go to?

**DH:** At 22<sup>nd</sup> and Poquita, Main East Austin Baptist Church. They are no longer located there. Now on Cameron Road. It was a smaller building that accommodated small families.

**MP:** Do you still attend that Church?

**DH:** No, just until the 1960s. Then St. James Baptist Church in Glen Oaks. Urban renewal came and bought them out. We were poor, but we didn't know we were poor, because everyone else was in the same situation.

**MP:** When your mom and dad bought the house, was that really meaningful for them?

**DH:** Oh yes. Mama had been sick for a while, and she had a sister that lived in Austin, so they just bought the house. My friends always say, you go to the Benford's house, you walk in the front door and fall out the back, that's how compact it was. Then most of us got married when we moved out. They made more space for them. In the meantime, we all lived right in this house. And the funny thing about it, the pastor of the church, my mother's brother, was the pastor. He was robust. He went to a church convention and the train had an accident. He was on the train. Being as big as he was he got pneumonia and died from that I think. His family, were without a house, so they moved into our little bitty house. Aunt Melissa and her three children were our age. They stayed here until they had their house built on 20<sup>th</sup>.

**MP:** How many brothers and sisters do you have?

**DH:** I have two sisters and one brother that's living. One younger brother passed away in the 90's. He was my friend. We have had to go on with our lives. He worked at the airport here. He had an illness he would not really reveal to us. He said, "I want to go to Baltimore and work there." We drove all the way to Baltimore. We stopped along the way to see a nephew in Atlanta. And then some other friends in North Carolina. They prepared dinner for us, then we went to Maryland where he had inlaws. He had to get to work. He stayed about a year and was then ready to come home, so I went and got him. He got me a plane ticket to BWI, he was a redcap there. On the way back, my sister lived in Mount Pleasant, MI, and he had never been there, so we drove from Baltimore all the way to Michigan to her house. We stayed there a few days. He did some work for her. Then we got back in the car and came home. About I guess a few months later, he had moved with my sister because he couldn't take care of himself. Then he passed away one day when I was at work. He was my friend, it was a loss, he loved everybody.

**MP:** Especially when it was the baby of the family, it's hard.

**DH:** I'm 79 so he would've been 77. He just wanted company because he did most of the driving. He loved to drive through the country and enjoy the scenery, especially the barns. We always enjoyed the country life, because we were born there.

**MP:** Were y'all born outside of Austin?

**DH:** Between Bastrop and Elgin.

**MP:** How old were you when you moved to Austin?

**DH:** I think I was 6. In 1941. I went to Campbell.

**MP:** What were some of your earliest memories? Where would you play in the neighborhood?

**DH:** There wasn't much traffic then, so we could play in the street. We would walk to Rosewood Park and go swimming. It was like here you are. You know where you are and even our teachers were neighbors in the neighborhood. It was nice. It was like family growing up.

**MP:** What were some of the events you'd get together for? Church events? School events? Family events?

**DH:** Well, church of course. At school, we'd have field day and other different things. Games and stuff.

**MP:** Who were some of the leaders of the neighborhood?

**DH:** We had political leaders, and Dr. Gibbons was the second owner of Dr. Ward. He was a dentist also. He was very influential. They named the park for him on 12<sup>th</sup> st.

**MP:** What was the learning tree? Were you familiar with that? Ms. Slade told me about that. If you get in trouble, you had to stand next to it?

**DH:** I don't remember that. She's a little older than me. But I'm glad you talked to her, she speaks for Chestnut, she's in the newsletter. When she was able, she would bring mom hot bread, and I feel like now that she can't do it, I step in and do it for her, and it makes me feel good.

**MP:** You are all so caring and civic minded in the sense that you do so much for each other.

**DH:** Our PTA's and things, we work together on decisions to be made.

**MP:** Over the years, why do you think people have moved out of the neighborhood?

**DH:** I don't know. Maybe they want to see something different. Maybe a better environment, but it was always the same.

**MP:** How do you feel about property taxes in the neighborhood? Is it good that your value is rising?

**DH:** I wasn't so concerned until my mama in her advanced age and she wanted to make sure we had all the taxes paid. It just involved all of us because if it was too much for her to pay we'd all have to chip in. But she was the lady that made decisions.

**MP:** Did you inherit the house from your mom?

**DH:** She left it to all the children and even included the grandchildren of my deceased brother.

**MP:** Did she have a will?

**DH:** Yes and I gotta get it probated. That's my next project. It's four years.

**MP:** All of you are in agreement on the house?

**DH:** I thought we were in agreement. Some of the worst things come about when there is money involved. At first my brother was a spokesperson because he was the oldest boy. We agreed at the time that we would all be responsible for it until the will was probated. So that is where I am now. Hopefully I can get it probated in the next year.

**MP:** Do you hope to continue living in the house?

**DH:** They want me to. Seem like, well I was able to file for homestead so that the taxes did go down some. It was way up in the thousands of dollars at first and I went back to the tax office. They looked up my record and my tax record was frozen and she apologized for the mistake. Then I got another and it was a lot better.

**MP:** So you had to go down there?

**DH:** Yeah, after I filed homestead because I was the only one in Austin without a home then. So they let me do that.

**MP:** Do you pay all the taxes or do your brothers and sisters help you?

**DH:** They chip in. I couldn't pay it with my income. They are still going to go up with all the new buildings going in.



**MP:** Your home is so beautiful. You should be so proud of yourself.

**DH:** I am in a group called ABLE, for assisted living. They met with me and made a date to come out and assessed a date to come out and help me live here. One day last year, a crew of people, young and old. They were beautiful. They did the house from the front door all the way to the gate. Before then, I was going to Connelly Guerrero. I was living here. Momma didn't want people to help her, she was always satisfied. I guess you call it pride. Well, I swallowed it. Habitat stepped in, they asked me if I needed some help. One of the ladies, they wanted to see how she would manage a project. So they gave her this residence to redo. They said they wanted us out on the 8<sup>th</sup> of December. I had to go through validating my income and I qualified for habitat. Erik, my son, and I were rolling and trying to fix it so we could stay. Finally she come in one day and say "Dorothy put that down! We are going to fix this house for you." And the ball started rolling. We had to move out completely. They gutted the walls and took everything out. We had to move into a storage house with furniture and stuff. This place wasn't as good as it was now. He did the best he did with what he had. It took three months to finish.

**MP:** Were you happy with everything?

**DH:** It was 100% better. They did everything, plumbing. It was good. It was nice. I would come from Connelly Guerrero. I helped them do that, my "sweat time." Me and Erik, he would come by from work. It's beautiful inside. Just last year I filed a thing and they came and put new siding on it. Then, ABLE came by. It's a group of families with children that the mother and son paired together and they came here and did work, on on Saturday the dad would chip in. It was beautiful, them doing that for me! After my mom passed, I got everything together with the death certificate. I went down to Habitat and talked to Joe. They said they do not take homes from people, and they wanted you to stay ten years. That was 2008. Sometimes I had to get help from different sources to pay my utilities. Of course I am redoing some plants there. It was gorgeous. I saw the lady at church who turned me in to get some work done. She said ABLE wants to come back. I said, "tell them I am still here." I am looking forward to them coming back. They want to help with the yard. A bunch of Christian people, they prayed with me. It was a great experience. I was always in tears. One other child was a girl, she wanted to do a special project, she had an eldest. She asked to do the chair. She and her dad came over and they did it. So that chair there is special.

**MP:** A normal day for you now, you do puzzles at Connelly Guerrero? What puzzle are on you on now?

**DH:** I just finished a hometown. I love puzzles, I have some in there. I enjoy that. I used to quilt, I had a sewing machine. And I love to come here and work a little and sit down and I enjoy it.

**MP:** For the leaders of the community today, is it still the pastors, or are there any new leaders?

**DH:** Yeah, my mother went to the Chestnut meetings. I went once but it wasn't for a meeting, they had a pastor, and we had another pastor. They meet, but I haven't been really been able to go. Do you know Anne White?

**MP:** Mama White? I've heard of her.

**DH:** Most of the older people have gone off. Ms. Foster right there is one of the older ones. The churches let them have meetings there.

**MP:** Do you know what's going on at the old Featherlight district? Do you have any memories of that?

**DH:** Oh it was always there. We called it the rock quarry or something. It's been gone for quite a while now. It was really busy.

**MP:** Do you know anything about the new development going on there?

**DH:** I read about it in the Chestnut paper. It's real pretty, looks like storybook houses. I used to see it from the bus when I'd go to church. It's developed into quite a place. These trees are so old, they need so much work, if my brother would ever come and get it assessed, it would be good, because I don't want a limb to fall on me! An elementary schoolteacher lived there, Ms. Egg.

**MP:** When you were raising your kids were you working at the same time?

**DH:** Yes, I did. I don't know if you'd call it work, but I worked for a family that had a retarded child. We spent a lot of time together because they travelled so I'd live with child when they were gone. When I could drive, I would drive this lady, she took me to DPS and told them that they needed me to drive. I got through it all right. I used their car! Anyway, we grew up together. She later moved to Austin state school. After I left, which we all cried the day of, I went to California, and came back, and she had gotten someone else to take care of the child. Then I read a year or two ago that the child passed, but now she was a grown up. And I didn't get to see her anymore, and we loved each other. When I couldn't communicate, it was so frustrating for her when I couldn't understand her. She was a beautiful person, but her mom told me that when she was born, they pushed her head back and that made her retarded. That's why I have feelings for Arvella.

**MP:** It is so amazing that so many people are caretakers for others in this neighborhood. It's really neat.

**DH:** I want to look up Barbara sometime and call her and see her. If she said something out of line, they'd pop her in the mouth. They were good Baptist people. He was from Missouri and she was from San Antonio I think. He was once the speaker of the house at the Capital. I got the job through Ms. Hunt because she was a cook for the governor. Mr. Hunt worked as a custodian at Central Christian Church. They have a daughter and she and her mom sold their house, and I still have this with her, whatever it is, because when she was a baby, her mom would take me with her. She's now 67, lives near Pflugerville, works as a registered nurse. We have rejoined. When she had a hip replacement I'd stay with her and take care of her for the first hip. Then she had the same hip done last year and I stayed with her again. She has a lot of input about growing up around her. She said Grandma Reece treated her like a grandchild. We would all go to the country and her mom would put us on the train all so I could get a train ride. We'd go to Elgin and her mom would be there when we got there. We went here and there, and her friends were my friends, she was a part of this family. One day she got made and her parents and said she was running away, then she took off from here! When it got dark, though, my brother walked her back home. We were always close-knit on the street, knew everybody young and old.

**MP:** Did you know Ms. Gooden? Milton Gooden's mom?

**DH:** Milton? He went to college with my brother and they were fraternity brothers. His wife was given all those homes.

**MP:** What kind of homes are they called?

**DH:** They were called Hofine, is that right?

**MP:** I think so.

**DH:** A lot of people lived in those. There are about 10 of them.

**MP:** Yeah. They are all built the same way, but some are really rundown now.

**DH:** It seems to me they could've managed it better. Maybe fixed them up. But it did provide a lot of affordable houses. We lost the meaning of affordable somewhere along the way. Three years ago, Thomas Henderson wrote us letters and we went to the city council to discuss the gentrification. They brought up the word "grandfather clause," something they promised way back that they are still honoring. It's for property taxes.

**MP:** How did you feel going to city hall about that? Were you comfortable doing that?

**DH:** Well, I have been to city hall many years, because I used to own a cab company, and I had to go to the council for most everything pertaining to the taxicab industry. So I've been introduced to the council through the years, that started in 1958 I believe. And

the owner of the cab company passed away in 1974, and he left me as part owner, so I did that for a while. I have been to council meetings so many times that I said I've had enough and I'm getting out, and the guys didn't want me to, they wanted to get together and hold it together. Mr. Knox was proud and he owned black cars for a black company. The new owners didn't like it, they wanted everyone to feel like they were a part of it, so they bought the company from us. They painted the cars white. It's like a dream, "did that happen?" Once upon a time I was an influential owner of a cab company. There were a lot of men that didn't want to take orders from a woman.

**MP:** Especially an African American woman!

**DH:** Yeah! I sold my stock in the company. We had formed a corporation. And we had officers and secretaries and whatever else. Sometimes I drove a cab that I bought with my own company. It seems like a dream now, "Did I really do that?" Every morning I would leave the house, have breakfast with mommy and daddy, and pray all the way to 11<sup>th</sup> st. I had gained a lot of police friends, and you looked up to them for protection and guidance, but they were also people, they weren't animals. We had quite a few blacks on the police force, everyone knew them, and when they spoke, you respected them.

**MP:** Does the neighborhood feel safer today than growing up?

**DH:** No it seemed like it was safer then. We used to sleep in the back yard! You could hear whatever was going on on 12<sup>th</sup> st. You could hear the church, they had guitars and tambourines. Rosewood Park was done there and they'd play baseball and softball and whatever. You could hear them on the mics. It was safe. You didn't have to lock all your doors. The lock might've been a latch! Everyone used to seem to care for each other.

**MP:** When you went to City Council for the gentrification, do you feel like you were listened to? Was that a valuable experience?

**DH:** I only went to listen, the spokesperson just wanted our support.

**MP:** For me gentrification is a tough subject, I know its important, but it's difficult. Especially as you've seen the neighborhood change, where it used to be all black, but now the new residents are Anglo or Hispanic, it's a lot of change.

**DH:** Even if we had a Spanish family in the neighborhood, we still could bond, you know. I like this one up here, they like to talk to you. Its all about sharing.

**MP:** I think it's now one of the most diverse neighborhoods in Austin, which is incredible.

**DH:** And it's a special place. We even had a man on 12<sup>th</sup>, his name was Charlie Paypay, he swept the street, and he talked all the time. It wasn't anything for him to use the "N"

word. He talked about races and all that. He was something else. And then we went to school and had our teachers and principles, and they were always encouraging us to do our best. We had Mr. Camelot at Anderson, and he was like everyone's father. He had a voice. Whatever he said was long. He'd call your name out, and you might be in trouble. Our teachers were more caring. If you had a sibling that had been to the school, you had to come up to some standards. It was good, I had to live under my sister! It wasn't so hard. It made me a better person, more appreciative of what I was trying to do. Some of the things the teachers were teaching, most of it was common knowledge. When you think back now, our literature class was the bible. I knew more scriptures coming out of high school than now. And now they want the bible out of schools. We had prayer in the morning and evening back then. The lady would get on the mic, and said "I have wounded any soul today...forgive me." It was beautiful.

**MP:** Oh how good to have your teachers in the neighborhood, too.

**DH:** It was good because it was mostly only P's and Q's. You didn't mention some things. Everything is in the open now, it's looking at you. Then you had shady characters in the neighborhood but they were quiet about it. That house over there, some things went on there that we didn't approve of. Now if they are smoking pot, they are just smoking pot.

**MP:** Thank you so much for sharing your memories.

**DH:** All in all, it helped to make us better people. You didn't see us on the streets with our pants down.

## Appendix D Hunter Transcript

### TRANSCRIPT

Interviewee: Mr. Billy Hunter

Interviewer: Molly Powers

Date: April 14, 2013

Place: Austin, Texas

Transcriber: Molly Powers

**MP:** This is Molly Powers. Today is April 13, 2013. I am interviewing for the first time Mr. Billy Hunter. This interview is taking place at his home in Austin, Texas. This interview is part of the Chestnut Neighborhood Oral History Project. Alright. Mr. Billy, how would you describe the neighborhood?

**BH:** Back in the day it was it was it was real nice. It was you know, full of people and kids and everything now. If we did something wrong back then, your mother would whoop both of us. Then she'd call my mother and I'd get another whopping. I remember those good days. We all had fun. We did different things. We weren't no troublemakers or anything. We did different things. It was not like today.

**MP:** How'd y'all get around the neighborhood?

**BH:** We'd walk.

**MP:** Where did you go to elementary?

**BH:** Campbell then Keeling.

**MP:** When would y'all get together as a neighborhood?

**BH:** It was an everyday thing. We'd play touch football in the street. We didn't tackle, though. We had fun. We made our own wagons and scooters from scratch. And we'd ride down the street.

**MP:** How would you describe the racial makeup of the neighborhood? How would you describe it?

**BH:** It was all black. In the later years, a lot passed away and moved out and some people didn't take care of their homes because they didn't want the responsibility, so others would come in and grab it. I kept mine, though.

**MP:** Who were some of the leaders of the neighborhood when you were growing up? Any pastors, politicians, or someone's dad?

**BH:** Well, a block up this way when I was 18 there was a Dr. Gearin the dentist, and then back this way there was Dr. Hill, a dentist, and the rest were school teachers, and on the corner there was a teacher Ms. Yates, and on the corner of 16<sup>th</sup> and Alamo was another school teacher, my first grade teacher, and I worked for her when I was 13, and I made \$4 a week, and I bought my own school clothes, got my lunch.

**MP:** How many brothers and sisters did you have?

**BH:** Two brothers and a sister. My sister was the oldest, and she moved to Detroit and went to college there. Then she came back here for one year and then left again.

**MP:** Do your brothers still live in the neighborhood?

**BH:** No. My younger brother got killed in the service, and my oldest brother went to the other side of Metro.

**MP:** Did you inherit your house from your parents?

**BH:** Yes.

**MP:** So they lived here before you?

**BH:** Yes.

**MP:** And how did they come to the neighborhood? Were they born here too?

**BH:** My mother is from Manor, and my daddy is from Bastrop. It was my daddy's second marriage. This house was bought in '45, and my mother always says that this house was bought and paid for before I had even thought about being born

**MP:** Is this the first house in the neighborhood they owned?

**BH:** I don't know that part. My daddy owned the pink house too back in the day.

**MP:** What did your dad used to do?

**BH:** He was a businessman. I was eleven years old when my daddy passed.

**MP:** Did your mom have a will?

**BH:** No. It wasn't probated in time. We just probated my dad's will. We didn't go to court, but Dr. Hill, the dentist, um, the house on 14<sup>th</sup> in the will was given to my mother. Then the one on 13<sup>th</sup> Street went to by nanny, and I don't know about this one right here. But he owned quite a few homes.

**MP:** Did you sell any of them?

**BH:** My younger brother passed. He had a son. I had to buy him out. My brother gave me his portion. Now I own this portion.

**MP:** Thank you for sharing that. It is interesting to hear how the house stayed in the family. Why do you think people leave the neighborhood?

**BH:** I assume it's because they can't pay the taxes. You know? If they can't pay taxes, they lose it. Or they move out or pass away. Those are the three things I assume.

**MP:** Does anyone you grew up with ever return to the neighborhood to go to church or visit family? Or are they pretty removed?

**BH:** When we have the Ellison High School, they have two things going on right now, the party, which my wife and I go to all the time, and then the class reunion, which got so expensive I couldn't afford to go, and you see everybody there. I don't know why its so expensive.

**MP:** What do you feel about the increase in your property's value? Is it a good thing or a bad thing?

**BH:** It's a bad thing. For example, if you in the business of buying homes, you wanna get it as cheap as you can and not get it for what its worth, so I say "no no." They are not gonna give me what its worth. What bank gonna finance me a new home? You have a better chance than me. They gonna look at my age – you got 30 years to pay for this home – you are almost 70 years old, and you are gonna be 100 in 30 years! How are you gonna pay for the home? If I were to act crazy and sell it, and not be in the right mind, then I can't buy a new home. These homes in Round Rock, other side of Manor, these little cheap homes, I figure that maybe a nice three-bedroom home probably cost about \$150,000, a reasonable price, but, I am gonna need more money so I can, you know, live. I am not gonna get rich off of you, but pay me what my home is worth, so I can live comfortably. So if I'm gonna buy a new home, I want to pay cash for it and have no bills. I want to "keep up with the Joneses." That's it. But people won't give you what its worth. But taxes go up every year, and if you don't pay, they take the house. It makes no sense but that's how they operate.

**MP:** Do you know people that have sold their house for less than its worth?

**BH:** Well, put it this way, uh, at one point the University came here trying to get older people that don't know, to sell their homes – but where they gonna go? They don't have money to get another home. The lady on Alamo and 16<sup>th</sup>, she's over in the neighborhood now, she is very nice, she has a neighborhood association.



**MP:** Is her name Trinity White? Are you a part of the association?

**BH:** I don't know her name, I think it's Susan something, and yes I'm part of it.

**MP:** Do you think that over the years with these changes crime has gotten better or worse?

**BH:** The crime hasn't gotten any better.

**MP:** What is a normal day in the neighborhood for you like compared to when you were little?

**BH:** Sit back and relax. Right now ain't nothing to do! I would love do certain things, but there's nothing to do. I used to walk but my wife stopped me from doing that because I don't want to do it myself. I'd walk 3-4 miles everyday Monday through Friday, every morning. Some people would look for me when I'm walking, so now I don't got that no more. They would wave at me and speak to me and whatnot. It ain't like it used to be.

**MP:** How has it changed in the way people get around the neighborhood? You mentioned earlier you walked everywhere.

**BH:** I don't work at the store anymore so I don't walk anymore.

**MP:** Are there any leaders now in the neighborhood that you look up to or see as a true leader?

**BH:** Not really, no. I don't get out anymore like I used to, but I guess I should.

**MP:** How would you describe your neighbors today versus how they were?

**BH:** They are fine. My next-door neighbor comes and speaks to me. If we have a conversation, it's fine. But I don't visit people like I used to. I guess I should but I don't.

**MP:** Do you have any other fun memories of the neighborhood, such as what you and your brothers would do?

**BH:** We had a good time. Back in the day, we did everything, had fun, we'd just "go," you know, down to the park, East Alamo, but that isn't there anymore. And go to Rosewood. There'd be a baseball game, you know. And there was a talent show at the park. We'd go there all the time. We'd go swim. We'd walk down there. My mom had no car. Today they think it's too far to walk. But it didn't bother me. We'd go to the park about twice a week. And sometimes on Saturdays we'd go to the picture show. The Harlem picture show that burned down.

**MP:** I also noticed that y'all really use your front porches, like today, and when I came up your family was here eating ice cream, I think that is really special.

**BH:** Right. I want to extend it but its gonna be hard to do the way its built. It could be done, but it would cost me. This is original. But there used to be two front doors, now there's only one because they gut it out.

**MP:** Growing up, did you ever hang out around the Featherlight factory? What used to be there?

**BH:** Oh, the rock quarry. It used to be a rock quarry. Back then there were lots of trucks and they were building a freeway, so we didn't go there to play. But off 4<sup>th</sup> street, there used to be the slaughterhouse, with all the cows. We'd go down there. There was one buy, he was a big stout brother, he had a like sledgehammer, and hit the cow in the head, and kill it. We'd watch the cows come in off the truck, you know. It's not like no more, though. I'd walk downtown, too. Or ride the bus. But the bus had so many stops so I'd just walk. I'd do some shopping then walk on back home.

**MP:** Do you think any of your kids or grandkids will stay in the neighborhood or live in this house?

**BH:** I do not know. My son stayed in New York, you know, for school. He went to O. Henry for high school, then got a job at HEB, then he was so good he got a scholarship from HEB, and he went to UT. And he finished and went to New York to get his masters in music. His wife and 2 kids are in New York now. Then his sister is in Lockhart. I don't know where my other son is, he moves around. So, no.

**MP:** Thank you so much for sharing your memories of Chestnut. It was so great to hear about someone that lives here and had parents here.

**BH:** Right.

## Appendix E Nelson Transcript

### TRANSCRIPT

Interviewee: Ms. Willie Edith Nelson

Interviewer: Molly Powers

Date: April 11, 2013

Place: Austin, Texas

Transcriber: Molly Powers

Abstract: Ms. Nelson is 94 years old and moved to the Chestnut Neighborhood in 1969 from California. She lives in a 19th century home on the corner of 17th and Poquito. In this interview, Ms. Nelson talks about rising property tax values and how she used to know her neighbors.

**MP:** This is Molly Powers. Today is April 11, 2013. I am interviewing for the first time Ms. Willie Edith Nelson. This interview is taking place at Ms. Nelson's home in Austin, Texas. This interview is part of the Chestnut Neighborhood Oral History Project. Ms. Nelson, how would you describe the neighborhood now?

**WEN:** Lost for the simple reason, you look out and you don't know who your neighbors are anymore. You see people going though the neighborhood with their dogs. Nobody seems to care. I'm too old to run after them. That's not good. But anyhow, we are trying to live here. My taxes went from \$250 dollars to \$3000 and something. If they weren't so greedy. Look at our City today. They want everything to come to Austin. They admit there is not enough water. There are others who decide to build hotels. Lots of hotels and still no water. How are you going to do all this with the new buildings and hotels. How many floors in the hotels? I need help because I have no understanding. How can you do all this with no water? I don't understand them. It's all new to me. You probably should have asked someone else to be interviewed.

**MP:** You have so much good information. What are your earliest memories of the neighborhood?

**WEN:** I'll say black and beautiful. I knew who my neighbors were. I was so shocked as they tried to get me into the car. Two fellows came to our aid. I thought that was very nice. So, as I say not knowing who my neighbors are. I have neighbors directly across here. Hunters on the corner right there. I don't even know their name. If I needed help, I am alone now. I am lost. If I didn't have a little button.

**MP:** When you first arrived here in the 1960's, what was here?

**WEN:** All homes but they priced them lower.

**MP:** How did people typically get around the neighborhood?

**WEN:** You walked to the corner to catch the bus on 19<sup>th</sup> Street. When I first came to Austin to visit my mother and sister, it was difficult to walk on the rocks. Then they put some sort of white dust. Then, I don't care what sort of shoes, your shoes would be white. The thing about it is, I should probably shut up.

**MP:** No, this is your interview. You can be honest.

**WEN:** I don't know where our governor or legislator have gone to. I just know there is never enough. I don't care what they take from you. It is taking. I don't care what it is, it is not enough. When I pay my insurance for my social security and the other little check, if I could have not borrowed the money, I could not live here. I too would be gone. Every year they go up. I know what they are doing. They are pushing me out so the developers can come.

**MP:** What were some of the occasions y'all would get together?

**WEN:** To be honest, when I came here my mother was 83 and my sister lost her site at 7. She went to school. I came home March the 7<sup>th</sup>. By November, I had got a job. She passed me the phone. I had to pass it back to her. I am sorry to waste your time, she has a job. I am not going in the kitchen anymore. She gave me her other daughter Mabel. I kept Mabel until the 27<sup>th</sup> of last year. And now I am alone. There were five siblings. As far as getting together, I spent my time with my mother and then I had my sister. She passed away on the 27<sup>th</sup> day of August. Since then I haven't had a chance. Do you see tubs and buckets and things? About how many do I have upstairs? I have been going through all them for quite a long time since my sister's passed. I also have part of my grandmother's, father's and mother's things. I am doing better. I am getting them separated and I am getting rid of a lot of things so it's it's much easier. And.

**Caretaker:** Tell her what you have an eye for, what you are good at. Honey, she got an eye for antiques. That's how you made your living. Tell her how you made your living. That's the swap meet queen right there.

**WEN:** In California for the longest I was the only black out there. And then they got to the point in this respect because they'd ask me, Edith what is this? I don't know. And I didn't know. I had so much fun. I really did. When I left California there was three blacks still working at the swap meets. I met a friend there and they still call me to this day. That was from the swap meet. Bought a house. Never seen before. I had never seen the house before.

**MP:** Really? It's just beautiful.

**WEN:** When I was backing out of the driveway, the lady said why don't you come back and buy my house. So I purchased the house.

**MP:** So you purchased the house in 1969?

**WEN:** All of the worries started then. It was in bad condition. My husband went back to California. I stayed and worked on the house. I was a strange site to see. I had one dress that I could wear. All the rest were packed up. I was wearing my mother's clothes and my mother was tall. So I was the laughing stock of the neighborhood. In April I am out there trying to get the grass started and had the hose going. It was so funny to my neighbors. They were laughing out loud. I am not living in a rented house. We got to know each other from that. We got to be friends. Ms. Hunter, the elderly Ms. Hunter, came over. These are the neighbors that came to say hello. I guess you are welcome in the neighborhood. I had been here seven years when Ms. Hunter found out I was buying the house. I had fun in this neighborhood. I was the laughing stock. I did look strange, I know that. If you have no clothes, you have no clothes. When they got them unpacked I was satisfied. I will always remember.

**MP:** Where there any other leaders or characters in the neighborhood at that time?

**WEN:** UT was trying to take over. They were like an octopus. That's all they wanted to do was put their palms out and grab up everything. And then, we were invited to go to UT. And we went. Franklin I think his name was at that time. Anyway, I listened. Would you please tell me what is the difference between the land east of I-35 and west of I-35. If you go to a department store and the dresses are cheaper, which would you buy? I got a sister kicking me and this is no way to talk to nobody. They had taken most of Blackland by then. My sister bought her house there.

**MP:** So that's your connection to Blackland, your sister lived there.

**WEN:** Then later she wanted the house so that she be next door. She decided to buy this house next door.

**MP:** Do you still own that property?

**WEN:** Holding on to it. I don't know how long I can hold onto it. Also the one on Manor Road.

**MP:** What is the primary reason people leave the neighborhood?

**WEN:** They pushed them out. Old people like I am. Where are they going? To a rest home.

**MP:** Do they come back to the neighborhood?

**WEN:** Many are too old and in rest homes. They can pay taxes all their lives until they cannot. The government decides don't let them stay there no more. Or don't pay taxes. This is what they encourage them not to do. Oh, if you go ahead. How's the term? Anyway, you can live in your home the rest of your life like people do. Most of them they are going to get their home assessed and the property taxed on it.

**MP:** When people decide to defer, is the problem the penalty?

**WEN:** When you leave it as inheritance, they are going to take the money out of it. This time it's too high to pay.

[Phone call received]

**MP:** When most people pass property on, do they have a will?

**WEN:** Sometimes it's inheritance. I think that's the way it is. I don't know what my time here is. I'm just trying to put myself straight. Life has been good to me for the simple reason I bought a house I'd never seen before. Brought furniture that would go in no other place. I don't know about that mirror in the hallway. My brother said I want you to know that I love you, but I think you need help. I lived in an apartment and the mirror was on the side of the wall. I went to Ace's Glass Company. The man wasn't there when I got there. When the boss came in, he looked at me and he said to me, I'll hang it. He walked in and same the mirror and started cursing. I did. I told him it was heavy. He didn't believe me. They put the mirror up for me and I thanked them.

**MP:** Are there any other early memories about the neighborhood? I was curious if you feel that safety is safer today?

**WEN:** It was safer when I moved here. I used to stay out there and fix furniture all night. We have more strangers and dopeheads.

**MP:** Are you in any clubs or associations today?

**WEN:** No. My health is not too good. I don't go to clubs or church. I just read my bible.

**MP:** Thank you so much for your time.

## Appendix F Slade Transcript

### TRANSCRIPT

Interviewee: Ms. Arvella Slade

Interviewer: Molly Powers

Date: April 12, 2013

Place: Austin, Texas

Transcriber: Molly Powers

**MP:** This is Molly Powers. Today is April 12, 2013. I am interviewing for the first time Ms. Arvella Slade. This interview is taking place at the home of Ms. Slade in Austin, Texas. This interview is part of the Chestnut Neighborhood Oral History Project. Ms. Slade, how would you describe the neighborhood?

**AS:** Now? I think it's much improved. We had a cleanup about 15 years ago. We had a lot of drug problems. A lot of bad behavior of people in the neighborhood. We had a cleanup. That's how the Chestnut Neighborhood Association as was started. We started working on various projects. I was Chairman of the Public Safety Committee. We got some sidewalks, more paved streets, more lights. I was very insistent about getting lights in my alley. We had these people penetrating in the night. Going to the City Council and talking to them. One of the Council persons ask why do you have to have lights in the alley? It's like when you turn on the light in your home. If you got roaches, they run. If you have lights in your Alley, people doing all these dirty things will run from it. People surprised. When you need something, you ask for it. I work with the community and city. We acquired a lot of help. My pastor now was very supportive in getting it started. Reverend Parker is my pastor. We had a lot of meetings. We stayed up so late. One time we went to the Planning Commission and didn't get back until one o'clock at night. We were upset and we were determined. The little park down there was really really important. Have you been there?

**MP:** Mmm hmm. It's beautiful.

**AS:** My grandmother is on there. I thought that was very appropriate to have it on there since it's Chestnut neighborhood park and on Chestnut. Anyway, like I said I've worked real hard and given a lot of time and energy. I had a tape made with Paula Roque (?). She made a tape of 15 minutes. It's called treasures. I donated one to the Church. I had the time and energy and used to really enjoy the outdoors.

**MP:** You grew up in the Chestnut neighborhood?

**AS:** I was twelve years old when we moved there. My parents always rented. I can't remember the year, but I was 12 years old. It was a little bitty house. They were able to have enough to get a down payment. I got some of the receipts somewhere. It was seven fifty a month they had to pay or afford. My father was what they call the Austin County

Club. He had to go cut the greens. We thought he meant greens you could eat. So anyway, during WWII, my father was working. During the war a lot of my family members went to California. My father was one that went. That was in 1943. My mother and father didn't get along after that. She didn't want him to go to California. So anyway, there's five in my family. All five of us finished high school. I was the only one that didn't finish. I went back to evening school and got my diploma. I had five boys and got all of them through high school.

**MP:** What high school did they attend?

**AS:** One finished Anderson, one finished Austin the one that passed. We moved to Utah at the time the third boy was in high school. He finished there in Utah. The other two younger boys finished from the new Anderson High School. My youngest boy he gave me a hard time about finishing school. He was cutting school. To be honest, he got out there with the white boys. I called the principal. He grew up in the neighborhood. He didn't know that Thurston was cutting class. I knew the attendance clerk. I called her and let her know to tell me everyday he didn't show up. Mr. Akins was the principal. I told him if I have to come out here everyday, I am going to make sure that Thurston finishes. He was going to be 18 in August 15. He was signed up and went on into the Air Force. He stayed in eight years. Then decided to go on the police force in California. Well, I didn't want him to do that. But he proceeded to do it and called me in. He was accepted. He retired from the police force in Oakland California. He said "mom, you've got to come." We had a retirement and family reunion in Las Vegas. He said "mom, you have got to make it because you'll probably have no other boy to retire from nothing." My other boys have not been as determined as he has. Let me show you some pictures from Las Vegas.

**MP:** Did all of your sons make it?

**AS:** All but one because he was in Germany. Family members came. My brother made it.

**MP:** When you moved to the neighborhood when you were 12, what are some of your earliest memories?

**AS:** My next door neighbor had not long passed, and was alone there, and he was very friendly and a good neighbor. One of my mother's sisters lived next door at the time. She was always nosy. Family always asked why we moved in next to each other because they didn't think we'd get along. I said we'd make it work: I'll stay on my side and she stay on hers! I was looking for a place to buy but it was expensive, and that was the best place I could get. \$500 down was a blessing. \$67 a month in a check from a military wasn't very much at that time, so I could afford it. And I was right close to my mother's. And she could help with the children. And it was a blessing. I ain't let nobody run me away from here. I've kept it up. I've improved it. I've added on. I don't plan to do anymore



rebuilding or adding on. I have a neighbor real good at helping keep it up so that's a blessing. I like it to be comfortable. I like my house livable.

**MP:** Do you have any other early memories of when you moved here? What the neighborhood was like?

**AS:** We didn't have electric lights when we got here or telephones. We had lamps. We didn't even have a bathtub, we used an aluminum tub. We had an outdoor toilet. The people that we sold the property to after my mother passed, ran out of money. That's the city. I was able to sell it to the guy that purchased the front part of the road. He has divided it. The house that we lived in, he divided it off and sold it to someone else. It looks real nice from the road. The built apartments on this side of the creek.

**MP:** When y'all were little how'd you get around?

**AS:** We did a lot of walking. The streetcar came to 12<sup>th</sup> and Chicon. At that time, the grocery stores were there. I remember the Piggly Wiggly. You could walk down to the Piggly Wiggly so you'd have a nickel to spend. And there was a bus too. A lot of people didn't have cars that were available now. We walked most everywhere we went. One of my mother's sisters had a husband. He had a car we could sometimes drive in. My grandmother, my Mother's mother on Cedar. My daddy's parents lived on the next street, Walnut. We were all right here together. The people that lived in the house across the street, she was a schoolteacher, they had a phone. We would get calls or we would have to ask if we could use their phone. People didn't mind and people understood. You didn't bother people, you'd ask them. They'd let you know about any emergency. Now they got phones everywhere.

**MP:** What were the times of year you'd get together?

**AS:** Christmas, Thanksgiving, and Mother's Day. Didn't do much for New Year's. My mother would make custard pies. They were so good. Or teacake. Everytime I asked her to make one, she'd ask, you pregnant again? She was 97 years old when she fell in her house in Walnut. That was the first time. We had to put her in the nursing home. The one on MLK behind the funeral home. She'd ask me to take her home. I'd tell her I can't take you home. "Yes I can." She stayed there seven years. I brought her home with me one day and another cousin. Brought the material to make teacakes. I wrote down the recipe as she had done it that day. When I tried to make them she said "Arvella, what did you do to this cake?" They were so hard, they knock you in the head. I added too much flour. She knew how to do them. They were soft so I could cut them in half.

**MP:** Was there any sort of leader or pastor as you were growing up in the community? I know Reverend Parker has been that in recent history.

**AS:** Oh yeah, we had a pastor. Right about on 14<sup>th</sup>. When I was 8 years old, there was Reverend S.L. Davis. I was baptized when I was 8 down by the river, there weren't the churches like they have today. We made it, you know.

**MP:** As the neighborhood has changed, why do you think people have been moving out?

**AS:** Well, most of them the family has. The older ones have passed and the younger ones have just chosen to go somewhere else or a new town. A lot of them in Pflugerville or Round Rock, all these outskirts town. A lot of them just felt that they didn't like the neighborhood after it got all mixed up. We had a neighborhood association that started with a lady named Anne White years ago. A lot of people quit because they thought the white folks were taking over our neighborhood. I told them it wouldn't get better, it would get worse. The fact is though that I had the advantage of and lived with people going from place to place. You learn that people are what they are no matter what race they are. I got people out here over the phone periodically. One of my friends, Susan Wallace, she brought be a big surprise lunch yesterday. You have to accept people. You need friends. It doesn't matter what nationality or race. It's up to you to make friends. They talked about me because I was doing this with the white folks or Mexicans. I just kept being Arvella and letting nobody turn me around. I am so glad that I am who I am and my children are who they are. I got grandchildren and great grandchildren and I've travelled. I went to Atlanta for Thanksgiving. One of my granddaughters lived in Houston. I'm the oldest one of the bunch. My older brother died about 7 years ago, and my younger brother, too, he died 7 months after my other brother. He was a pharmacist for 31 years. It was a real shock. And I have a sister who I'm 9 years older than, she lives in San Antonio. She kept my mother when she was sick. Anyway, we made it. My sister said if I couldn't take of my brother, she wouldn't have any problem putting him in nursing home. I would never want him in a nursing home. He's free and he's happy. He goes to the senior center five days a week. He rides the bus. When he came along, the City of Austin couldn't care for that kind of person, and the school said they couldn't teach him anything. So I fought like the dickens for him, and the social worker couldn't do anything. We told them that the family would continue to take care of him. Believe you me, I did good for him. He is important to me. My mother told me, before she passed, "Arvella, I hope your brother goes before you because no one can take care of him like you do." I said, "oh no!" I got him embalmed. We are blessed to have had the education that we did in our family growing up and being able to help one another, its amazing to me, I never thought I'd get to be this old, but Lord has blessed me and I'm grateful. I've helped a lot of people.

**MP:** You mentioned that people move to Round Rock and Pflugerville, do they still come back to go to Church or anything?

**AS:** A lot still go to church. Some still come right back to here, but some go where they moved.

**MP:** How do you feel about the property tax increase in the neighborhood?

**AS:** It's really bad, I hate it. I've been blessed because having had married into the military, I had benefits. My youngest son has always been there to help if I need it. So far, I've been able to pay my taxes and of course homeowner's tax. So I've been blessed to be able to keep myself going. I haven't had to beg but I have had to borrow. It's bad for a lot of people.

**MP:** For the people that you've seen it be bad for, are they typically seniors or families? Who has it impacted the most?

**AS:** I think it affects the seniors because unless you have a good income or family members are working together to pay taxes, you can very well lose your property with the taxes. Like I said, I'm blessed. I have one friend whose son is in the military so she's blessed. There are very few of us that originally were here that are still here. Most are gone. One on 14<sup>th</sup> st., 12<sup>th</sup>, 16<sup>th</sup>, they are still here. But most are gone. Many have deceased. And a lot sold their property and that's why we have so many income people coming in.

**MP:** Most of your friends that have passed away, do you know if they had wills?

**AS:** I don't know. I don't imagine a lot of them had wills. I know my grandparents didn't have much of a will. My grandfather didn't have no will. No one really thinks much about wills. Sometimes the church might buy the property.

**MP:** Do churches often buy up properties?

**AS:** Yes, they can use it for parking lots and whatever. My uncle was renting his property to the church for a dollar a year so they could use it. When he died, it became his son-in-law's property. They had 2 children. I don't have no connection to them. They live in Atlanta now. This house will go to my youngest son when I pass. I know others want to come in here and squat and they aren't gonna pay one dime in taxes. So, I have a will. He's in California, but if he wants to keep it, he can. I've done so much for the rest of them I don't feel like I owe them anything. I feel like he'd take care of it. He'd be happy to share some of it.

**MP:** Would you say that the neighborhood is safer today than in the past?

**AS:** Very much so.

**MP:** Are you still actively involved in the neighborhood associations?

**AS:** I go to meetings at New Hope Church. The pastor graduated with my youngest son, so I got him to get everything on one level. I don't keep attendance as I once did, but I do

go, and I have a sign I put out every third Thursday of the month so tell them about the meeting. And we acquire new members. One guy saw the sign and just went! I'm the person that gets all the donations. The meat market gives us donations and I handle that.

**MP:** Were you in the meetings that discussed what would happen with the Featherlight tract?

**AS:** Yeah. I worked with that. We fought about that. They were gonna do something special, they were gonna put some stuff there, a restaurant, a Chinese restaurant.

**MP:** When you were growing up, was the Featherlight Corp. there?

**AS:** Yeah, it was a rock place. And it was vacant for a long time.

**MP:** Did you just call it the Featherlight tract?

**AS:** It had a name, but trucks just went in and out.

**MP:** Any other stories?

**AS:** I'm pretty well known in the neighborhood, I'm not sure what else you want to know.

**MP:** Has it always been known as the Chestnut neighborhood?

**AS:** Yes, because the street is called Chestnut, it's named after the street. That's how it was acquired. Here's some pictures for you to look at.

**MP:** Do you think the changes in the neighborhood have been for the better?

**AS:** Very much so.

**MP:** Thank you very much for your time.

**AS:** Ok.

## Appendix G Walker Transcript

### TRANSCRIPT

Interviewee: Ms. Cindy Walker

Interviewer: Molly Powers

Date: April 17, 2013

Place: Austin, Texas

Transcriber: Molly Powers

**MP:** This is Molly Powers. Today is April 17, 2013. I am interviewing for the first time Ms. Cindy Walker. This interview is taking place at Ms. Cindy's home in Austin, Texas. This interview is part of the Chestnut Neighborhood Oral History Project. Alright. Ms. Walker, how would you describe the neighborhood?

**CW:** Good. It's a good neighborhood.

**MP:** It's a good neighborhood. Has it always been known as the Chestnut Neighborhood?

**CW:** Playing, having a lot of fun as a kid. Neighbors, the older ladies took care I mean they didn't per se babysit but they were in the house and we were outside playing. It was fun. I wasn't allowed to go further up. I had to be on this street or the next street. We had an imagination. I think we had a better childhood then what kids have today. Like I said, we came up with games. I used to put my dolls in there. You know the spin cycle?

**MP:** Some of your earliest memories of the neighborhood?

**CW:** How we used to play together. We all spoke. We didn't walk with our heads down. There wasn't a lot of crime like today.

**MP:** Does it still look pretty similar?

**CW:** It's different. On Cedar, which is the next street over, they used to have a washeteria. All that is coming back because they have a food court there and a . There is a tree on Cedar called the Learning Tree. That tree taught you a lot. You were either doing something wrong. Then Walnut used to have a big tree right in the center of the street. No baby, the

**MP:** No, this has been wonderful. How did people get around the neighborhood?

**CW:** Bus. My parents didn't have a car. Neither one knew how to drive. He chose not to because he was an alcoholic. He had to quit driving or quit drinking. All about family. I mean we had Anderson High School. Tore everybody up in sports and Kealing Junior High. Then they closed Anderson in the 1970's. That's when busing came about. My

mom went to the original Anderson. My sister went to the second Anderson. I went to the third one which was out in Northwest Hills. 1977. Dr. Charles Akin was our principal.

**MP:** I've heard such wonderful things about him

**CW:** They used to call him Uncle Tom. He was out to help people.

**MP:** How would you characterize the racial

**CW:** No. It was all black families.

**MP:** Do you think there was a range? Professionals

**CW:** Over here?

**MP:** Uh huh

**CW:** Not really. Back in those days, if it was a struggle you didn't know it. All we had to do was be a kid. That was our job. That was fine by me.

**MP:** Were there

**CW:** Oh yeah. There was Dr. John King, prominent citizen. He owned Kings Funeral Home. And Dr. John Holloway. He was a doctor and a physician. As I grew older Dr. Bell. Dr. Sylvester Bradford. He was an optometrist. You know, they named the street after my grandfather. Right off Waverly Road. I think he was the first African American garbage driver for the City. It was way way back in the day. I am not sure if that is true because I wasn't growing up.

**MP:** That's so special. Why do you think?

**CW:** To better their lives. Because on the Eastside as it once was called we were classified as slums. It's a beautiful. No offense, but white people started coming. It's so easy over here. There is no traffic. They just now figuring it out. I will be here until the day I die. I don't have to take 35 if I don't want to. We don't have. You can't miss it. This is still a good old boy state. You don't want to get me started on that. Like the gay rights. They are so opposed to that. If it's in their family, then it's ok. As I was growing up, I didn't see color. My mom used to wash clothes for her boss. There was this girl. My mom worked at Marie Antoinette. I had nice clothes. And she sewed. And my mom used to wash clothes for her boss on Saturdays. So when the little girl's father would come over here, we would play. I wasn't allowed to go to her house. I couldn't go and play with her. We didn't understand that. We were best of friends. We could play at the store. Going down the chute. One day I slid down there and met my mom. I didn't get a

whopping there, but I did when I got home. When her father passed away five years ago, we talked about it. We were just two girls having fun. We are still friends to this day.

**MP:** Wow, that's really special.

**CW:** Her mom came to view my mom's body when she passed away. My mom died five years ago. I was having this house remodeled. I was in pretty bad shape when she passed. She came home that Saturday and she died the day before Thanksgiving within that week. We had a little bitty house. I had this room added on right here to stretch it out. Added a washroom and stuff. I brought her home that Saturday and she passed away.

**MP:** I always hear it's nice to pass away in your own home.

**CW:** I think that is what she was waiting on. Like I said, Habitat did the house. After that I lost my job because I couldn't handle it I guess but I was sick and I didn't know I was sick. About six months after that I found out I had renal disease. I go to dialysis three days a week.

**MP:** Wow, what a series of events to happen all at once.

**CW:** My life turned upside down. I worked at Brakenridge for years. I knew that my productivity was bad. I had a lot going on. I was taking care of two kids. My sister would help. She died. I didn't know what to do. I was so used to her being here. She passed away. I got sick.

**MP:** You are still here. You have such beautiful plants.

**CW:** I hope it rains so it can get the water it needs.

**MP:** Was your mom born in the neighborhood?

**CW:** My mom married and moved here. My father I am not too sure. This year they would have been married sixty-five years. Here is something that is going to interest you. We had this whole block just about. My grandmother on my dad side, not this yellow house, yeah it was the yellow house. My great grandmother lived there. Then my grandmother lived back here. My cousin Pat lived here. My daddy's brother lived here.

**MP:** This is the land that you grew up on?

**CW:** These two houses right here.

**MP:** Do you own this house?

**CW:** That was my Uncle's house. They lost it to taxes.

**MP:** Oh ok. When you say they lost it during taxes, can you describe that for me?

**CW:** They let the taxes get them. Same with my grandmother's house. They lost it too.

**MP:** Were they living there? Or was it after they passed away?

**CW:** It was after they passed away. The son remodeled the house. Him and his brother bought a book.

**MP:** Did they pay the back taxes on it?

**CW:** They are selling it. Most of the people want this house. I tell them it will cost them \$7.2 million. That's what it is worth to me. I'd have to split it with my sister so.

**MP:** And your family and friends who have moved away, do they come back to the neighborhood for anything like to attend church or any sort of gathering?

**CW:** I was the youngest of everyone. They come back to say hi.

**MP:** Oh that's so special to grow up with your grandparents all around.

**CW:** It wasn't all that great because my grandmother didn't like us - me and my sister. I didn't give a damn about her neither. She treated them far better than she treated us. But then I made amends with her before she passed. I named my oldest child after her. Me and my cousin discussed it. She died seven years later. She was 99 when she passed away. She would have been a 102 in two weeks. She was the first, back to politics, she was the one who got me influenced by politics. She said that your vote does matter. She would be at the Baptist Church, the first one to vote for years. Check this out. She was fun.

**MP:** That's really incredible.

**CW:** I wish I had that newspaper clipping. She'd be there at 6 6:30 and polls opened at 7.

**MP:** You kind of alluded to this already. How do you feel about the property tax increase?

**CW:** It's too high.

**MP:** And you have had family that have lost their homes?

**CW:** You know it has to be paid but this is ridiculous. Other areas are not paying as high as it is over here. Look at the Marriot hotel. The windows do not face the eastside. It



faces everywhere else but on this side. Why? Because they didn't want the beauty of east Austin to be shown. To this day it is still like that. Excuse me, central Austin now. It's smooth over here. We got a lot going on. Everybody flocks over here. If for instance, a rock band comes here, they can park on Martin Luther King no towing. You let a black event come and towin' em. That's sad. And to this day, they still do it at the special events center. Another thing they did. Nineteenth Street Baptist Church. UT wanted that land, got that land, what did they do? Made it into a parking lot so they could park. They could still park on that one lane on Martin Luther King.

**MP:** That's really interesting.

**CW:** I don't like UT. They could feed a lot of homeless people here. They really could. They would throw it out. We could have had like when they tore down the airport, could have been a great place for Schlitterbahn. There is nothing here for kids. No waterpark or amusement park. UT doesn't want the money to go anywhere else.

**MP:** That was really helpful hearing the Nineteenth Street Baptist Church. Do you think it's a safer neighborhood than you grew up in or is crime still a problem?

**CW:** When I was growing up, the paddy wagon we used to call it. One of our neighbors called it on us. Not me necessarily, but I was there. It was Officer Horton, friends of my parents. His sister used to keep me. Ms. Jackson who lived across the street. The house is still there. Beautiful home and yard. She had a monkey in the back yard. So the ball went over to their yard a couple of times and they called the police on us. My mother went over to talk to them. We had a few drunks. They were polite alcoholics. Nothing is private anymore. Social media is a trip. As far as I am concerned, I am dead with that. I can email. If you email someone, who is to say it is not going to go to someone else. People need to slow down because they judge too much. What was your question?

**MP:** If safety has changed for better or worse?

**CW:** It's better.

**MP:** Is there any sort of gathering place?

**CW:** Church.

**MP:** Does your family still get together?

**CW:** We were together Easter. I have a cousin. He, my sister, and myself go to lunch once a month and one of us will pay. After I got sick I wanted to be more around family. I wanted my girls. After my mom passed, the family went this way. My mom was the third child of nine. My uncle was a cab driver. Otis Axel. He just passed away in June. He was a cabdriver for years. He had Alzheimer's. My mom had Alzheimer's. My dad

just died. He died when he was 88. My mom was 88 too. No, maybe 89. She was born in 1921. She was older than him. She was a studmuffin. It has changed a lot. They said something on the news last night that made a whole lot of sense. The politicians should be drugtested. You have stipulations for the citizens.

**MP:** When your mom passed away did she have a will?

**CW:** Me and my sister just worked it out. No sense in fighting over it. If she wanted this house today, she could have it. I would split it.

**MP:** Do you think either daughters will live here eventually?

**CW:** Yes, that's why I am keeping it up.

**MP:** Do you remember the Featherlite Tract when you were growing up?

**CW:** The railroad tracks? I didn't play over there. It was dangerous. Lots of trucks coming through. I'm trying to think what we used to call it. The incenerator was over there. Go down 12<sup>th</sup> street. That shit used to stink. I hated Fridays because that is when it used to happen. The rock quarry is what it was.

**MP:** Do you know anything about the development on it?

**CW:** Houses. People are figuring out that Austin is growing.

**MP:** Did your daughters go to Anderson?

**CW:** No, McCallum. I wanted them to go to Anderson.

**MP:** We covered a lot. Thank you so much.

## Appendix H White Transcript

### TRANSCRIPT

Interviewee: Ms. Ann White

Interviewer: Molly Powers

Date: May 1, 2013

Place: Austin, Texas

Transcriber: Molly Powers

**MP:** This is Molly Powers. Today is May 1, 2013. I am interviewing for the first time Ms. Ann White. This interview is taking place at her home in Austin, TX. This interview is part of the Chestnut oral history project. All right, how would you describe the neighborhood?

**AW:** It's an old neighborhood, I've been here 65 years! And they keep asking me if I want to sell and I said, "you don't see a sale sign!" I'm not going anywhere. I always enjoyed the kids. I go back and forth to park with the kids. I love children.

**MP:** What are some of your earliest memories of the neighborhood?

**AW:** There was nothing here! It was just trees when I moved here. There were no houses. That house across the street was moved there about three years ago. Oh, if this old neighborhood could talk. Wow. But anyway at least we got grass, we didn't have grass then.

**MP:** Was the street paved when you first moved in?

**AW:** No. You just walked. There was no sidewalk or nothing. We've come a long ways.

**MP:** How did people get around generally? Bikes? Walking? Any cars or buses?

**AW:** We had bicycles, I always rode one. But the only way to get around that time was using buses. Sometimes maybe a taxi.

**MP:** Was the streetcar here then?

**AW:** Oh yes. That was so long ago. It was kinda like a bus. It could take you anywhere, you just paid about 15 cents, didn't cost no money.

**MP:** Where did you move from to the Chestnut neighborhood?

**AW:** You wouldn't know anything about this. Out in west Austin used to be a neighborhood called Clarksville. Heard of it?

**MP:** I have. They did some oral histories of Clarksville years back because there was such a strong community there. Did you grow up there?

**AW:** I didn't grow up there but I was a little girl there. Later my family moved over to the east part of town. When I was 7, my mother died, and I said that if I ever got to be an adult I'm gonna do something to help children because I know what its like. So I became a foster parent. I love children. But I had four aunties, and when my dad was working, he said if you all keep Ann while I'm working, he'd pay. And they all wanted to keep me. And I had three brothers, so my dad said it wasn't fair.

**MP:** When you had foster kids here did you take in siblings so they could stay together?

**AW:** I always kept 8 or 9 kids at a time! So the families stayed together.

**MP:** When you were living here, when did people get together? School events, holidays, church events? Family events?

**AW:** It didn't have to be a special occasion to get together. We just would, like I said. I had four aunties, and we'd get together and they'd all bring different things. Different types of food. Once a month we'd get together as a family. Now that's why I still tell my family to get together. And they say "mama, that's old timey" and I say "well let's do it old timey." It's good to get together. You never know. I have 5 girls and 2 boys. 5 Ladies and 2 men. I'm proud of all of them.

**MP:** Do any of your children still live in the neighborhood?

**AW:** Yes, one daughter and her husband live here with me. The others live all over. Once a month, we get together, have a family gathering. Everybody brings a dish. They asked me to make peach cobbler.

**MP:** So your brother lives in the neighborhood too?

**AW:** Yes, my baby brother. My other brother lives in California. They are wholesale dealers there, I go down there to shop. Its much cheaper there. Like a suit is \$170 here, it's \$10 there. They get it there for nothing and then sell it here on sale, but it's no sale because they got it for nothing at first!

**MP:** When your kids were growing up here, you'd take them to Rosewood Park, but what else was there in the neighborhood?

**AW:** Oh, we would do different things. Sometimes go to my daughter's place, she had a little park. But this park wasn't here when my children were growing up – so we'd go to Rosewood.

**MP:** Along Cedar St., what kinds of businesses used to be there?

**AW:** Umm, not sure.

**MP:** Who were some of the leaders of the neighborhood back then? Pastors? Schoolteachers? Doctors?

**AW:** Let's see. Long time ago. There weren't hardly any houses back then. We would mostly go back out to Clarksville where I grew up because there wasn't much to do here.

**MP:** When you first moved here, all of your neighbors were African Americans, correct? It was still segregated?

**AW:** When I moved here, there was nothing out here. But, yeah, it was mostly black people, but not that many people here really!

**MP:** Do you know why families leave the neighborhood today? I hear lots of people move to Round Rock or Pflugerville. Have any of your children done that?

**AW:** I know my brother is in California. My baby brother lives around the corner. My oldest brother died.

**MP:** How do you feel about property taxes in the neighborhood? The rising property taxes have been a problem for some people. Does that worry you?

**AW:** I don't worry. Worry doesn't solve anything. Why worry? I'm a Christian. I read my Bible every day. Let me show you some photos of foster children.

**MP:** So when you were fostering them, they were going to Anderson High?

**AW:** No, I kept little ones until they got adopted. They didn't go to school. They were babies.

**MP:** So you had over 200? They are so little! So cute.

**AW:** I kept 220. If this old house could talk.

**MP:** What did your husband do?

**AW:** He passed. Levi White. He worked at Cassis Elementary in West Austin. He worked as head custodian for 25 years. They call him Daddy White and they call me Mama White.

**MP:** Did he grow up in this neighborhood? How did y'all meet?

**AW:** He didn't grow up in Clarksville like me. I don't know, it was so long ago. I should have wrote that down.

**MP:** What is a day like for you today? What's your routine? Our class learned that you walked to the park everyday.

**AW:** I love to walk. I walk to the park and back. Do you know I weighed 225 pounds? And now I weigh 130! I used to be a security guard at night.

**MP:** Today you walk to go see your brother?

**AW:** Oh yes. He lives right up over here around the corner. I love to walk. That's how I lost the weight: walking. Walking is good for you!

[Molly and Ann spend time chatting about photographs]

**MP:** It's amazing so many kids lived here! Do you participate in any of the neighborhood association events? Ms. Slade I know does. And Dorothy Heard.

**AW:** Oh yes, whatever they have, I get involved. Oh yes, I know Arvella Slade, and everybody knows Ms. Benford (Heard).

**MP:** Has anyone ever offered to buy your home?

**AW:** They come by all the time!

**MP:** Has it always been like that?

**AW:** No. Just the last eight or nine months.

**MP:** What keeps you from selling it?

**AW:** Why should I sell it? Haha. If this old house could talk. What would they do with this old house?

**MP:** That's so interesting that they've been coming by more and more. On your walks, have you seen the amount of construction in the neighborhood increase?

**AW:** Mmm, not really.

**MP:** Has it always been known as the Chestnut neighborhood?

**AW:** At one point it didn't have a name, and then they named it Chestnut.

**MP:** Someone said that it was named Singleton for a while, but that might've just been a portion of it?

**AW:** Not this part. This was only Chestnut. But it's been called Chestnut for a long time. Named after the street.

**MP:** When did they talk to you about the Chestnut Park?

**AW:** After I kept so many children, they needed to build a park, so I said to build one for children that I wanted them to enjoy.

**MP:** It's so close to here and so shady, it's so nice! Do you have any memories of the Featherlight tract? Where they would manufacture concrete?

**AW:** No.

**MP:** What's your favorite thing about living here today?

**AW:** I just love it. I've been here so long. That magnolia tree is 25 years old. When we planted it it was really small. The white blooms haven't come out yet.

**MP:** Thank you so much for sharing your stories.

**AW:** Ok!

## References

- Austin Housing Repair Coalition, "Housing Repair Needs Assessment" 5 (Feb. 22, 2011) *available at* [http://austintexas.gov/sites/default/files/files/Housing/Reports\\_and\\_Publications/housing\\_repair\\_needs\\_position.pdf](http://austintexas.gov/sites/default/files/files/Housing/Reports_and_Publications/housing_repair_needs_position.pdf).
- Austin Housing Repair Coalition, "2012 Report on GO Repair Program Impacts" 1 (Aug. 2012) <http://www.caction.org/CAN-Research/Reports/2012/2012ReportonGOREpairProgramImpacts.pdf>.
- "Chestnut Neighborhood Plan" 17 (July, 1999) *available at* [ftp://ftp.ci.austin.tx.us/npzd/website/planning/neighborhood/downloads/chestnut/hestnut\\_parks\\_housing.pdf](ftp://ftp.ci.austin.tx.us/npzd/website/planning/neighborhood/downloads/chestnut/hestnut_parks_housing.pdf).
- East Austin Conservancy, "2012 End of Year Report" (Apr. 2012) *available at* <http://www.eastsideguardians.org/wp-content/uploads/2013/05/End-of-Year-Report-2012.pdf>.
- East Austin Conservancy and PODER, "Land of Broken Dreams & Land of Opportunity" (Apr. 2012) <http://www.eastsideguardians.org/wp-content/uploads/2012/04/Land-of-Broken-Dreams-Report-Final.pdf>.
- Vicky Garza, *\$5M of retail, condos slated for E. Austin*, <http://www.bizjournals.com/austin/print-edition/2012/07/13/5m-of-retail-condos-slated-for-austin.html?page=all> (July 13, 2012).
- General Housing Characteristics: 2011. Travis County Census Tract 8.03, Austin, Texas. *American FactFinder*. Bureau of the Census. Web. 9 April 2013.
- Interview with Athena Laroux (Apr. 14, 2013).
- Oral History Interview with Arvella Slade (Apr. 12, 2013)
- Oral History Interview with Billy Hunter (Apr. 14, 2013)
- Oral History Interview with Cindy Walker (Apr. 17, 2013)
- Oral History Interview with Dorothy Heard (Apr. 23, 2013).
- Oral History Interview with Willie Edith Nelson (Apr. 11, 2013)
- Telephone Conversation with Milton Gooden (Apr. 15, 2013).



Telephone Conversation with Jerry G. Hunter (May. 12, 2013).

Marty Toohey, *Austin property taxes jump 38% over past decade*, AUSTIN AMER. STATESMAN, (July 1, 2012) available at <http://www.statesman.com/news/news/local/austin-property-taxes-jump-38-over-past-decade/nRprf/>.

Travis Central Appraisal District, “FAQs – Arb Protest”  
[http://www.traviscad.org/faq\\_arb\\_protest.html](http://www.traviscad.org/faq_arb_protest.html).

Travis County, “Tax Foreclosure Sale,”  
[https://www.co.travis.tx.us/tax\\_assessor/foreclosure/Sep/#control15](https://www.co.travis.tx.us/tax_assessor/foreclosure/Sep/#control15).

Travis County, “Tax Foreclosure Sale,”  
[https://www.co.travis.tx.us/tax\\_assessor/foreclosure/Jun/#control19](https://www.co.travis.tx.us/tax_assessor/foreclosure/Jun/#control19).

Travis County Tax Assessor-Collector, “Penalties and Interest”  
<http://www.traviscountytax.org/pdfs/2011PandIChart.pdf>.

Travis County Tax Assessor-Collector. “Rates + Exemptions”  
<http://www.traviscountytax.org/goPropertiesRatesExemptions.do>.

Travis County Tax Assessor-Collector, <http://www.traviscountytax.org/>.

Travis County Tax Assessor-Collector, “Tax Breaks”  
<http://www.traviscountytax.org/goPropertiesTaxBreaks.do>.

U.S. Social Security Administration, “Monthly Statistical Snapshot” (Aug. 8, 2013)  
[http://www.ssa.gov/policy/docs/quickfacts/stat\\_snapshot/](http://www.ssa.gov/policy/docs/quickfacts/stat_snapshot/).

## **Vita**

Molly Lochridge Powers was born and raised in Austin, Texas and graduated from St. George's School in 2003. She received a Bachelor of Arts in Spanish from Rhodes College in 2007. Prior to attending The University of Texas at Austin, she taught school in the Rio Grande Valley.

Permanent email: [mpowers@utexas.edu](mailto:mpowers@utexas.edu)

This thesis was typed by Molly Lochridge Powers.