
PROPOSAL

Demolish the remainder of the roof and gables and a rear addition at a ca. 1930 house.

ARCHITECTURE

One-and-a-half story irregular-plan cross-gabled brick Tudor Revival-styled house with a round-arched recessed entry set into a gablet, and a prominent chamfered brick chimney on the front of the house. The windows, a portion of the back roof, and the back wall of the house have been removed.

RESEARCH

The house was built in 1930 for Eugene and Lois Sanders. According to his 1974 obituary, Eugene Sanders apparently moved to Austin around 1928; by 1930, he was working for the Secretary of State's office. The 1930 U.S. Census report indicates that he was the fire chief at the General Land Office, and he served as the assistant or full fire marshal for the State Board of Insurance Commissioners from the early 1930s through the mid-1960s, when he retired and entered a private law practice in Austin with his son. Both Eugene and Lois Sanders were born in Texas, and married around 1929. In 1930, Eugene Sanders was 25, and Lois Sanders was 29. Earlier census records indicate that Eugene Sanders was living as a lodger in the home of William and Mae Allen in Hearne, Texas in 1920 – Allen was a dry goods merchant and Sanders worked as the manager of an auto-related business. The 1910 U.S. Census shows Eugene Sanders as the 15-year old son of William and Lena Sanders, farmers in Kent County, Texas.

After Eugene's death in 1974, his widow Lois continued to live in the house until close to her death in 1987. Lois Sanders was a native of Austin, attended Austin public schools, and was a kindergarten teacher when she married Eugene. Eugene had rented a place on 11th Street prior to their marriage, then moved to a rented house at 403 W. 13th Street when he and Lois married in 1929. They moved into this house in 1930 and lived here the rest of their lives.

STAFF COMMENTS

The former owner of this house obtained a remodel permit in 2008, but demolished the back side of the house and the back side of the roof, work which was outside of the purview of the remodel permit. The current applicant purchased the house on March 31, 2010 in the current condition. The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984).

STAFF RECOMMENDATION

Release the demolition permit but request that the applicant consider incorporating more of the original structure into the plans for new construction on the site. The house was partially demolished by a previous owner; the current applicant should not be held responsible for the demolition without a permit. However, staff does recognize that the house is a nice example of Tudor Revival architecture which typifies Travis Heights architecture, and asks that the applicant re-consider his current plans in favor of an addition which retains more of the features of the Tudor Revival style on the front of the house.

HALLBERG CUSTOM HOMES, INC.

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June 23, 2010

City of Austin
Historic Landmark Commission
P.O. Box 1088
Austin, TX 78767

Re: Recusal request for Joe Arriaga HDP-2010-0170 1608 Travis Heights Blvd

Dear Commissioners,

As the owner of this property, I respectfully ask that Commissioner Joe Arriaga recuse himself from hearing my determination case. The South River City Citizens neighborhood association has submitted a letter urging the commission to initiate Historic Zoning on my property. Commissioner Arriaga served as co-president of the association during 2008-2009. He also has a long history of participation in the association. His close connection to the association and their opposition to my request for a demolition permit(via Historic Zoning) represent a conflict of interest.

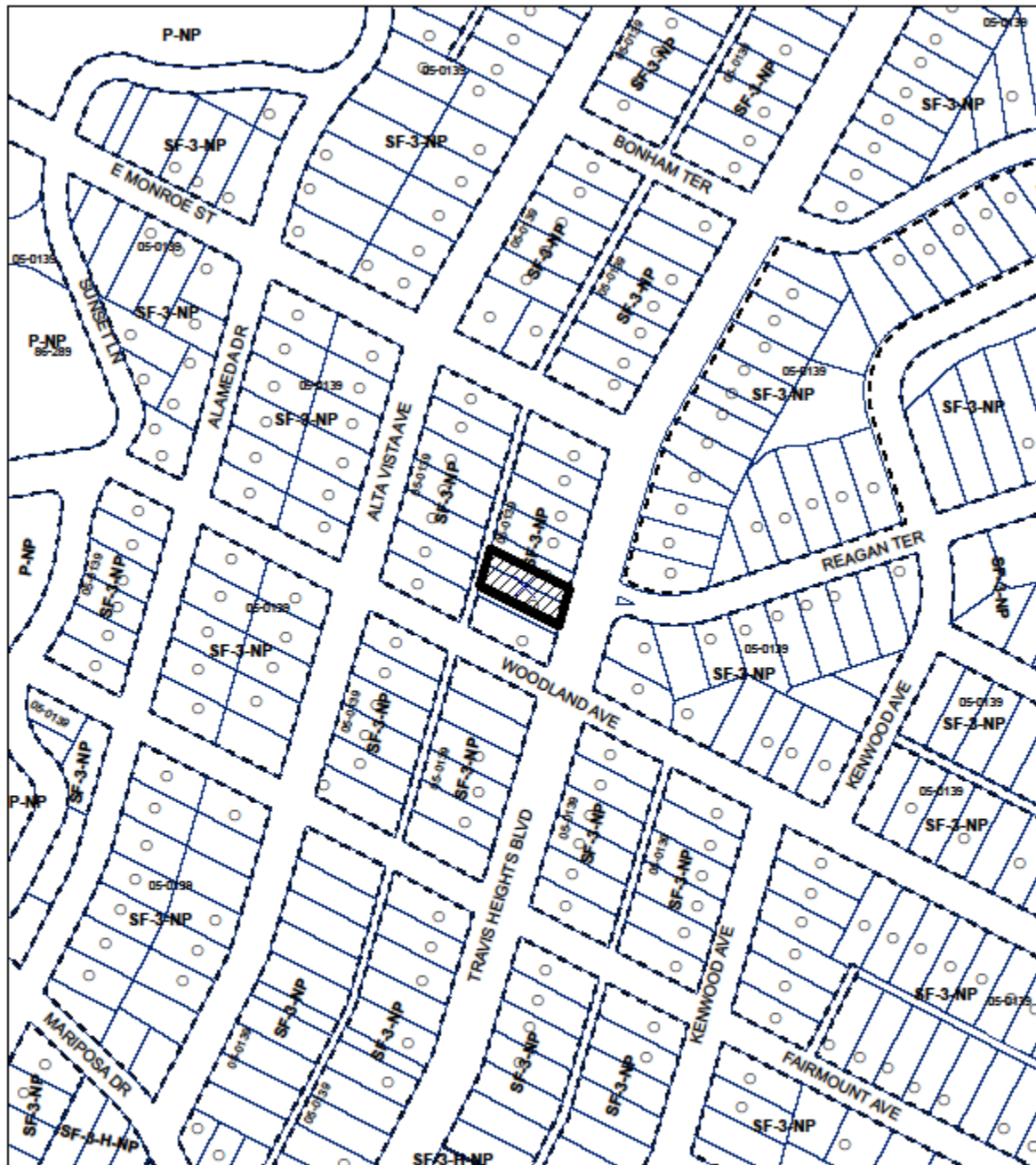
At the May 25th hearing, Commissioner Arriaga's passion and scorn related to my property were apparent. He specifically recalled making an inquiry to Mr. Steve Sadowsky related to the prior owner's construction/demolition activity when it began in 2008. I am not sure why Commissioner Arriaga's concerns from 2008 did not result in a more timely designation hearing, but at the time of my application, the damage was already done. I am deeply concerned that his familiarity with the project and its history will prevent him from making a determination based on the facts and current circumstances of my property.




Sincerely,

A handwritten signature in black ink, appearing to be 'Tom Hallberg', with a stylized, sweeping flourish at the end.

Tom Hallberg
Hallberg Custom Homes, Inc.

LOCATION MAP



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

HISTORIC DEMOLITION PERMIT

ZONING CASE#: HDP-2010-0170
 ADDRESS: 1608 TRAVIS HEIGHTS BLVD
 SUBJECT AREA: 0.000 ACRES
 GRID: J20
 MANAGER: STEVE SADOWSKY



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1608 Travis Heights Boulevard
ca. 1930



OCCUPANCY HISTORY
1608 Travis Heights Boulevard

City Directory Research, Austin History Center
By City Historic Preservation Office
May, 2010

1990	Jere and Gale Locke, renters No occupation listed NOTE: The directory indicates that Jere and Gale Locke were new residents at this address.
1985-86	Lois B. Sanders, owner Retired
1981	Lois B. Sanders, owner Retired
1976	Lois B. Sanders, owner Widow, Eugene Sanders Retired
1972	Eugene and Lois B. Sanders, owners Retired
1967	Eugene and Lois B. Sanders, owners Retired

1963	Eugene and Lois B. Sanders, owners Acting State Fire Marshal, State Board of Insurance Commissioners
1959	Eugene and Lois B. Sanders, owners Department supervisor, State Board of Insurance Commissioners
1957	Eugene and Lois B. Sanders, owners Fire director, State Board of Insurance Commissioners
1954	Eugene and Lois B. Sanders, owners Fire prevention chief, State Board of Insurance Commissioners
1952	Eugene and Lois B. Sanders, owners Fire prevention chief, State Board of Insurance Commissioners
1949	Eugene and Lois B. Sanders, owners Fire prevention chief, State Board of Insurance Commissioners
1947	Eugene and Lois B. Sanders, owners Fire prevention chief, State Board of Insurance Commissioners
1944-45	Eugene and Lois B. Sanders, owners Fire prevention chief, State Board of Insurance Commissioners
1941	Eugene and Lois B. Sanders, owners Department supervisor, State Board of Insurance Commissioners
1939	Eugene and Lois B. Sanders, owners Division chief, State Board of Insurance Commissioners
1937	Eugene and Lois B. Sanders, owners Chief, fire prevention, State Fire Insurance Department
1935	Eugene and Lois B. Sanders, owners Chief, fire prevention, State Fire Insurance Department
1932-33	Eugene and Lois B. Sanders, owners Chief, fire prevention, Fire Insurance Department
1930-31	Eugene and Lois B. Sanders, owners No occupation listed.
1929	The address is not listed in the directory. NOTE: Eugene Sanders (no wife listed) is listed as living at 501 E. 11 th Street, he was listed as the chief of the fire prevention inspectors, State Fire Insurance Department.

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

N^o.A 3024
Sec. 183

PERMIT FOR WATER SERVICE Austin, Texas

M. Eugene Sanders Address 1608 Travis Heights Blvd.
Plumber Purman Size of Tap 1/2 Date 2-20-30

Meter relocated 2' from S.D. on slab # 923

Foreman's Report.

Date of Connection	2/24/30	No. Fittings	1
Size of Tap Made	1/2	1. Curb Cock	1
Size Service Made	1/2	1. Elbow	1
Size Main Tapped	6"	1. St. Elbow	1
From Front Prop. Line to Curb Cock	18"	1. Bushing	1
" " " " " "	11"	1. Reducer	1
Location of Meter	at curb	1. Pipe	10
Type of Box	lock	1. Lead-Comp.	1
Depth of Main in St.	4' 4"	Nipples	1
" " Service Line	20"	Union	1
From Curb Cock to Tap on Main	11"	Plug	1
Checked by Engr. Dept.	3-8-30	1. Stop	1
		Box	1
		Lid	1
		Valves	1
		Req. No.	3913

Foreman's Signature Purman

INDEXED

Water service permit to Eugene Sanders (1930)

on See map - Survey

Connecting Charge \$ 12.00

Application for Sewer Connection.

N^o 9378A

Austin, Texas, 4/17/30 192

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas.

Sir:-

I hereby make application for sewer connection and instructions on premises owned by Eugene Sanders at 1608 Travis Blvd Street Pl. Lot 38 Pl. Lot 2 which place is to be used as a residence BK 23 In this place there are to be installed 4 fixtures. I agree to pay the City Sewer Department the regular ordinance charge.

Respectfully, Eugene Sanders

Location of Public Sewer Anderson Street

Connected 4-22-1930

Size of Main 6" inches

Size of Service 4" inches

21" Feet Deep in St

26 Feet from Property Line

Feet from Curb Line

Connection made by C. B. and

DIAGRAM

RICHTER & BAUSTIN

Sewer connection application by Eugene Sanders for 1608 Travis Heights Boulevard (1930)

Eugene Sanders	" "	1608 Travis Hgts. Blvd.
133	23	3
Travis Heights		
Reroof residence		
26993 - 4/18/45		\$189.00
Lodd		

Building permit to Eugene Sanders to re-roof the house (1945)

Eugene Sanders		1608 Travis Heights Blvd.
133	3	23
Travis Heights		
Detached double garage with storage room.		
67646	10/3/57	1900.00
H. B. Ross		none

GARAGE

Building permit for the construction of the garage (1957)

EUGENE SANDERS

~~Eugene Sanders, 77, of 1888~~

~~Travis Heights Boulevard,~~

~~died Monday in Austin. A~~

~~resident of Austin for the past~~

~~forty-six years, he was~~

~~employed in the office of the~~

~~Secretary of State in 1930, then~~

~~became Assistant State Fire~~

~~Marshal for the State Board~~

~~of Insurance for more than~~

~~thirty years. Following~~

~~retirement he practiced as an~~

~~attorney, sharing an office~~

~~with his son, Phil Sanders. He~~

~~was a member of the First~~

~~Baptist Church.~~

~~Survivors also include his~~

~~widow, Mrs. Lois Burdett~~

~~Sanders of Austin, a sister,~~

~~Mrs. Roscoe Perry of Lufkin,~~

~~a brother, Philip A. Sanders of~~

~~Nacogdoches, and three~~

~~grandchildren.~~

~~Funeral Services will be~~

~~Tuesday at 4pm from~~

~~White City Funeral Home, with~~

~~Reverend John Smith,~~

~~Associate Pastor of First~~

~~Baptist Church, officiating.~~

~~Burial will be in Austin~~

~~Memorial Park.~~

~~Those desiring may make~~

~~contribution to the First~~

~~Baptist Church, 901 Trinity.~~

Obituary of Eugene Sanders
Austin American-Statesman
March 20, 1974

Lois Burdett Sanders

Lois Burdett Sanders, age 86, of Austin, died Sunday.

Born in Austin, December 22, 1900, she attended public schools in Austin, and was a lifelong member of the First Baptist Church. She was well-known for the birthday and wedding cakes she baked for more than 30 years.

Her husband, Eugene Sanders, preceded her in death, March 19, 1974.

Survivors include her son and daughter-in-law, Philip Eugene and Kay Wallace Sanders, Austin; three grandchildren, Philip Eugene Sanders, Jr. (Texas A&M class of 1985), Alison Kay Sanders (Texas A&M class of 1987), Nancy Ellen Sanders (Texas A&M class of 1989); four nieces and three nephews.

Graveside services, 1:00 PM, Tuesday, Austin Memorial Park, with Reverend Tom Martin officiating.

Memorial contributions may be made to First Baptist Church, Austin.

Arrangements by Weed-Corley Funeral Home, 3125 N. Lamar. 452-8811.

Obituary of Lois B. Sanders
Austin American-Statesman
December 1, 1987

TEXAS DEPARTMENT OF INSURANCE. The state legislature's authorization for the Board of Insurance Commissioners became effective April 18, 1876, though this agency actually began its operations in 1875, first under the State Comptroller of Public Accounts, but transferred its operations the following year to the Commissioner of Insurance, Statistics, and History under the Department of Insurance, Statistics, and History, as authorized by the state's constitution and as prescribed by the legislature. From 1887 until 1927 the supervision of insurance companies was handled by the Commissioner of Agriculture, Insurance, Statistics, and History (1887-1907), the Commissioner of Insurance and Banking (1907-13), and the State Insurance Commission, of which the Commissioner of Insurance and Banking (called Commissioner of Insurance and administering to the Department of Insurance after the establishment of the Banking Department^{qv} in 1923) was a member (1913-27). In 1927 the legislature established the Board of Insurance Commissioners, composed of three members, appointed by the governor for six-year terms. The Board of Insurance Commissioners was abolished in 1957 with the establishment of the State Board of Insurance, also composed of three gubernatorial appointees serving six-year terms. The board determined policy, made rules, determined rates, and heard appeals. Administrative functions were left to the commissioner of insurance, who was appointed by the board. The agency's primary functions included chartering insurance companies, examining them

periodically to see if they still met the requirements of Texas laws, licensing out-of-state insurance companies to do business in Texas, and licensing insurance agents. The agency approved policy forms. It also determined rates for all fire and casualty insurance. In 1991 the state legislature voted to change the agency. As the Texas Department of Insurance it implemented major reforms in insurance rating practices in 1992, issuing 145 orders carrying out mandates of these reforms. These orders ranged from massive revisions of the rules governing long-term care and Medicare supplement insurance to the requirement to provide bilingual notices of insurance companies' toll-free numbers. Beyond making such rules, the agency initiated new rate regulatory systems prescribed by the legislature to encourage competition, stabilize rates, and enhance the availability of insurance coverages to the public. Because such insurance reforms strengthened the agency's efforts against insolvency by the end of 1992, Texas became the fourteenth state to win accreditation of its financial regulation program by the National Association of Insurance Commissioners. By 1994 the three-member board was replaced with one commissioner. Some of the department's responsibilities were transferred to other state agencies. The Comptroller's Office assumed the tax operations; the State Office of Administrative Hearings conducted hearings; the [Texas Workers' Compensation Commission](#) took over worker compensation data. Other changes included the establishment of committees to conduct studies of issues such as motor vehicle insurance and health maintenance organizations. Like other accredited states, Texas must undergo future periodic review by the NAIC to assure it continues to conform to NAIC standards.

Dick Smith

REPORT OF THE STATE FIRE INSURANCE COMMISSION

AUSTIN., TEXAS, December 15, 1915.

To His Excellency. James E. Ferguson, Governor of Texas, Capitol.

DEAR SIR : We have the honor to submit to you herewith the second annual report of the State Fire Insurance Commission, embracing certain features of its operation which we think are pertinent, together with various exhibits, for the fiscal year ending August 31, 1915.

In the discharge of our duties we have organized the Department under the following heads: Eating, Engineering, Fire Prevention, and Statistical, and this report will present a brief resume of its operations.

In accordance with the provisions of Chapter 106, Acts of the Thirty-third Legislature, the same being the State Fire Insurance Commission Law, its object and purpose is to provide rate of premiums to be charged by all stock fire insurance companies operating in this State, in order that just and equitable rates may be charged, thus avoiding

discrimination between the large and small insurers, and it has been the consistent endeavor of this Commission to discharge its duties with impartiality, both with reference to the insuring public and the insurance companies.

FIRE PREVENTION DEPARTMENT. .

During the past fiscal year the State Fire Marshal, assisted by special deputies and inspectors, investigated sixty-six fires reported believed to be of incendiary origin. The result of these investigations to date are tabulated elsewhere in this report.

The State Fire Insurance Commission, in its efforts to prevent fires, has continued to urge upon the various cities and towns throughout the State the passage of fire prevention ordinances, especially the ordinance known as the Fire Marshal Ordinance, and the appointment of a city fire marshal to enforce its provisions. There are, at this time, two hundred and fifty fire marshals in this State, being an increase of one hundred and four since the last annual report.

The State Fire Marshal has also organized a corps of special fire inspectors, who, under his direction, conducts general inspections of the cities and towns in the State and whose work, in conjunction with the city fire marshals and other officials interested in fire prevention, has already accomplished a great deal of good, and has reached the point of efficiency where, in the opinion of the Commission, the fire waste in this State should be substantially reduced by reason of the harmonious campaigns against fires that are conducted by the various cities and towns co-operating with the State Fire Marshal's Department. A list of the cities and towns inspected during the fiscal year will be found in this report.

The State Fire Marshal has continued to give close attention to the liability of personal injury from fire and panic in public buildings, and especially in motion picture theaters in this State. The corps of special fire inspectors has made inspections of 528 picture shows during the year and has examined the arrangements for showing pictures in all theaters and opera houses in the cities and towns they have visited. As a result of these inspections, more than 75 per cent of the picture theaters have made improvements varying from the correction of minor defects to the elimination of very dangerous conditions, and many of these places of amusement have been brought up to the standard of efficiency, both in construction and management recommended by this Commission.

Between December 10, 1910, and August 31, 1915, 54,000 fires occurring in Texas were reported to the State Fire Marshal; a classification of these fires with reference to cause and also whether preventable or non-preventable will be found herein. A careful study of these classifications will sustain the conclusion that every activity of the Commission heretofore exercised, having for its purpose fire prevention, is abundantly justified. Furthermore, this Commission is of the opinion that these tables reveal a fire prevention field of such magnitude and one fraught with such potentialities for good that it is justified in asking the cordial co-operation and support of every municipality, every commercial and civic organization and every good citizen in the State in every legitimate effort to stop preventable fire waste.

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May 17, 2010

Mr. Steve Sadowsky
Austin Historic Preservation Office
Planning and Development Review Department
P.O. Box 1088
Austin, Texas 78767

Re: 1608 Travis Heights Blvd 78704 | HDP-2010-0170

Dear Steve-

Per our phone conversation, I am providing some additional background information related to my demolition permit request. I purchased the subject property on 3/31/2010 from Omnibank. The property included an incomplete construction project, associated debris, and many expired permits. There were also active Solid Waste Services citations related to the condition of the property. All work performed on site prior to 3/31/2010 was performed by others.

Since obtaining the property, I have cleaned and secured the site. I have also applied for building and demolition permits.

18 months of exposure to the elements have taken their toll on what little remains of the existing structure. Our demolition permit request encompasses the minimum amount of demolition required to execute the proposed new construction. This demolition is also necessary due to the condition of the existing materials, and for the safety of our workers. In an effort to reduce our costs, and conserve resources, we will utilize as much of the existing structure as possible.

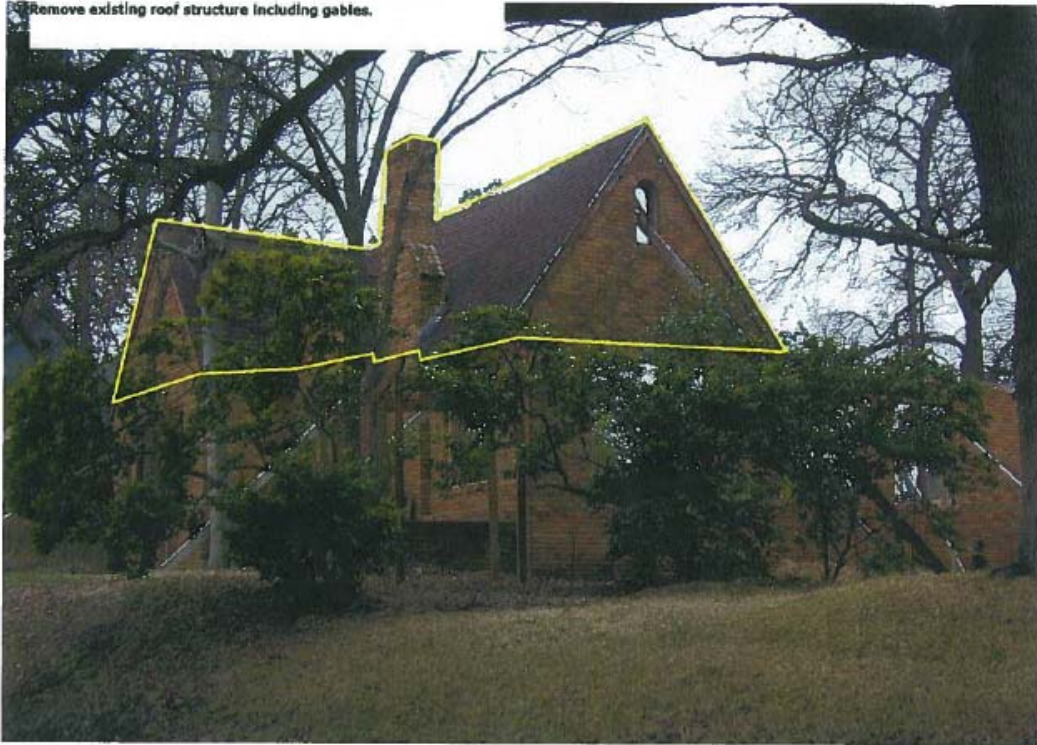
Detailed pictures of our proposed demolition are attached. These pictures were taken prior to 3/31/2010 and show the property in its' current condition at the time of purchase. I am also including the "Notice of Violation" from Solid Waste Services. Please include this letter and attachments in your submittal to the Historic Landmark Commission.

Sincerely,



Tom Hallberg

Remove existing roof structure including gables.



Remove existing roof structure including gables.

