

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1700 San Gabriel Street**

HISTORIC NAME: **Ewell Nalle House**

DATE OF CONSTRUCTION: ca. **1928** TCAD 1924. Estimated Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Excellent architectural and historic integrity from period of significance.

MAP KEY NUMBER: SG1700

ORIGINAL LOCATION: yes



Tax Parcel Number: Ref ID2 Number: 01120003190000
Legal Description: LOT 1 * & E 85 FT AV OF LOT 18 Vance Park OLT 12-14 DIV E
Plus 1/2 ADJ VAC ST & 80X200'
Owner: Julie Dee Blakeslee (as of 4/29/2011)
Owner Address: 1700 San Gabriel, Austin TX 78701

BUILDING INFORMATION: 1700 San Gabriel # stories: 2 basement: _____

STYLE: Italian Renaissance Revival
DESIGNATION: City RTHL NR
PLAN: _____
 Square/rectangular
 Wing & gable L-plan T-plan
 Asymmetrical

CONSTRUCTION
 Frame: wood metal
 Solid Brick Solid Stone
_____:

FOUNDATION
 Pier & beam Slab
 ? Stone Brick

EXTERIOR WALLS
 Wood
 Stucco
 Stone
 Brick
 Synthetic siding
_____ (type)
 Awnings

ROOF TYPE
 Gable Hipped
 Flat w/ parapet
 Gambrel
 Exposed rafter ends
 Brackets
 Dormers:
_____ (type: gable/hipped/shed)
 Other: _____

ROOF MATERIALS
 Composition shingles
 Tile
 Metal
 Other: _____ (type)

CHIMNEYS
 2 Number: Exterior Interior
 Brick
 Stone Stuccoed
 Other: _____ (type)

WINDOWS
 Fixed Wood sash
 Double hung: 1/1
 Aluminum sash
 Vinyl Casement
on 2nd floor extensions
Iron railing on 1 set of lower windows

DOOR FEATURES: single double entry
 Glazing
 Transom
 Sidelights

FRONT PORCH
 Inset w/ decorative iron rail on 2nd story (Weigl?)

PORCH ROOF
 Gabled
 Hipped
 Shed

PORCH POSTS
 Full height
 On piers: _____ (material)
 Turned wood Square wood
 Metal – 2nd story
 Spindlework: _____
Stone surround with scroll above entry

PORCH RAILINGS
 None
 Turned wood
 Square wood
 Metal

LANDSCAPE FEATURES
 Fence: _____ (material)
_____ (height)
 Wall: shrubbery _____ (material)
_____ (height)
 Other: _____
 Sidewalks Gardens: huge oak,
curved brick walk to front door

DRIVEWAY Materials/Configuration:
Concrete, side

OUTBUILDINGS: none
 Detached single-story garage
 Garage apartment (2-story)
_____ Wall material
_____ Roof material
_____ Roof type
 Other: barn, shed _____

1700 San Gabriel

Stylistic influence(s): Italian Renaissance Revival

Architect: **George Louis Walling** (1901-1986), Austin native.

From *Austin: Its Architects and Architecture (1836-1986)*: Walling attended Kemper Military Institute class of 1919, UT Architecture through 1922. Worked with A.O. Watson and San Antonio architect Ralph H. Cameron in summers. Attended Fontainebleau School of Fine Arts in Paris in 1923. Opened his Austin practice at age 24. Joined National Park Service in 1933 in Omaha as a staff architect. Served with Federal Housing Administration, Washington, and in 1935 opened an office there with Horace Peasly. Designed several Austin projects during this time. Served in WWII with the US Navy in the civil engineer corps. Worked as a consultant with Fehr and Granger and with Lockwood Green in New York. After further naval service he returned to private practice in Austin. Retired 1967, spent 10 years in France, and lived in Austin until his death. Designed: St. Martin's Evangelical Lutheran Church at Congress & 13th street (1929, razed 1959), Tisdale Residence (1956) at 4205 Caswell, St. John's United Methodist Church (1957) at 2140 Allandale Road.

"The most notable of the Stacy homes was that built in 1926 for Gillespie and Agnes Doran Stacy at 1300 Alta Vista. It was the first local commission for young architect George Louis Walling (1901-1986). Educated at the University of Texas and Fountainbleu, he may have picked up a penchant for picturesque Mediterranean inspired design in Europe. Scion of a pioneer Austin family, I believe was related to Nancy Bowman's late husband." – Peter Maxson

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications

Circa 1947: The Josephs glazed in the upstairs porches and replaced a kitchen stairway with an elevator.

Building History

Built for **Ewell Nalle** circa 1928; designed about 1927, listed in CD 1929, whose father Joseph Nalle was a 19th Century mayor of Austin. (Joseph Nalle moved to Austin in 1869; he built his landmark 1872 home at 409 East 2nd @ Neches, and his 1891 mansion at 1216 West 6th Street.) Ewell was associated with his father's lumber business and used only the finest lumber and materials in his home, importing the roof slate from Belgium and the breakfast room tiles from Italy. The exterior is white cut-stone. Weigl wrought iron balustrades highlight the entry foyer.

The house was purchased in 1947 by Thelma Rogers and Edward Joseph. Their son, Roger Joseph, and daughter, Mrs. John R. Williams, grew up in the home. The house was a Designers' Showcase for the Austin Symphony League in 1983.

Sheryl Michels bought the house from Roger Joseph in 1992. She had the original blueprints on linen; the house sold in April 2011. sherylmichels@gmail.com

Significant Persons Associated with Building and Date(s) of Association

Ca. 1928-1947: **Ewell Nalle**, well-known Austin businessman, had interests in the carbon black and gasoline industries. Ewell graduated from Cornell in 1901; he studied internal combustion engines and brought back one of the first automobiles, an Orient buckboard. He went into the lumber business (established in 1871) with his father after college, then into the manufacture of carbon black and the gasoline industry in Texas and Oklahoma. He was Austin's postmaster from 1935 to 1939. Ewell Nalle built the Ewell Nalle Building on Brazos Street at 7th in the 1940s (razed).

1947-83(?): **Edward Joseph**, Austin-born businessman

The large oak tree in the front yard had a circumference of 13 feet 9 inches in the 1976 Tree Registry. (90 x 137 foot lot)

Other historical designations: none

SURVEY DATE: July 7, 2008
SURVEYOR: Phoebe Allen
Address: 2510 Cedarview Drive 78704
RESEARCHER: (same)

PERSON MAKING EVALUATION OF CONTRIBUTING/NON-CONTRIBUTING STATUS: City of Austin Historic Preservation Office

1700 San Gabriel: Attached garage addition (2009), which was approved by the City.



1700 San Gabriel Detail of front door and porch.



JUDGES' HILL HISTORIC DISTRICT
HISTORIC STRUCTURES SURVEY

ADDRESS: **1701 San Gabriel Street**

HISTORIC NAME: **Ireland Graves House**

DATE OF CONSTRUCTION: 1912/27 TCAD: 1928/30 Estimated x Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING:

Although the windows on the south façade, facing 17th Street, have been replaced, the structure appears to have historic integrity from the period of significance.

MAP KEY NUMBER: SG1701

ORIGINAL LOCATION: yes



Tax Parcel Number: Property ID Number: 202030 Ref ID2 Number: 02110104090000
Legal Description: W 90 FT OF S 137 FT OF OLT 16 DIV E
Owner: Robert L. & Peggy M. Russell
Owner Address: 1701 San Gabriel, Austin TX 78701

BUILDING INFORMATION: 1701 San Gabriel

stories: 2 1/2 basement: _____

STYLE: Colonial Revival
DESIGNATION: __City __RTHL __NR
PLAN: _____
____ Square/rectangular
____ Wing & gable __L-plan __T-plan
x Asymmetrical (addition)

DOOR FEATURES: single __double entry
____ Glazing
 Transom: fan
 Sidelights: 4 vertical
4 columettes, 1-story, w/ pediment above

CONSTRUCTION
____ Frame: __wood __metal
x Solid Brick: painted cream
____:

FRONT PORCH None
____ Full-width ____ Partial-width
____ Independent ____ Inset
____ Wraparound

FOUNDATION
____ Pier & beam ____ Slab
 Stone ____ Brick

PORCH ROOF
____ Gabled
____ Hipped
____ Shed

EXTERIOR WALLS
____ Wood
____ Stucco
____ Stone
 Brick: painted cream
____ Synthetic siding
____ (type)
____ Awnings
Features dentil trim @ cornice (main)

PORCH POSTS
____ Full height
____ On piers: _____ (material)
____ Turned wood ____ Square wood
____ Metal
Stairs and open brick patio

ROOF TYPE
 Gable ____ Hipped
____ Flat ____ w/ parapet
____ Gambrel
____ Exposed rafter ends
____ Brackets
3 Dormers: 6/6 (type: gable; central
dormer is arched)
____ Other: _____

PORCH RAILINGS
____ None
____ Turned wood
____ Square wood
____ Metal

ROOF MATERIALS
 Composition shingles
Addition has shed roof over a front door;
brick, gable roof, no shutters

LANDSCAPE FEATURES
No Fence: _____ (material)
____ (height)
no Wall: _____ (material)
____ (height)
____ Other: _____
 Sidewalks Gardens
Brick walks to front door

CHIMNEYS
 1 Number: ____ Exterior ____ Interior
____ Brick
 Stone ____ Stuccoed
____ Other: _____ (type)

DRIVEWAY Materials/Configuration:
concrete

WINDOWS
____ Fixed Wood sash
____ Double hung: 8/8 w/ wood shutters
____ Aluminum sash
____ Vinyl ____ Casement

OUTBUILDINGS:
____ Detached single-story garage
 Detached garage apartment (2-
story)
wood: Wall material
composition shingles: Roof material
hipped: Roof type
____ Other: barn, shed _____

1701 San Gabriel

Stylistic influence(s): Colonial Revival

Architect: Edwin C. Kreisle, for Judge Ireland Graves

Historic Use: residential

Current Use: residential

List and Date of Architectural Modifications

1930 – added or completed 2nd story? Appears to have an early north addition, set back. Windows on south have been replaced.

Building History

The **Graves House** at 1701 San Gabriel was designed by Edwin C. Kreisle and built for **Judge Ireland Graves** (1885-1969) in 1927. Judge Graves and his wife Mary owned the property and resided at this location until 1936. The Graves' address is listed in city directories as 910 West 17th from 1912 until at least 1924, on the same corner as the present house. It is thus not certain whether the current house was built in 1912 and remodeled by Kreisle, or demolished and built anew. According to George Shelley, Mr. & Mrs. Graves lived with her parents, the Stedmans, at 807 W. 16th while their new home was being built. [The 1912 City Lot Register indicates Graves as the owner of the W90 ft. of S 137 ft in Outlot 16.] In 1929 Graves is listed at 1701 San Gabriel. The current floor plan is quite similar to the 1935 Sanborn map floorplan; prior Sanborn maps do not include this block.

Eddie Robinson (brother of Mrs. Robert Ship, who was related to the Bremond family) lived at the home for a time. The home was purchased in 1992 by Robert & Peggy Russell from the Moyer family.

Significant Persons Associated with Building and Date(s) of Association

1912-1936: Judge Ireland Graves, 26th District Judge; attorney with White, Wilcox, Graves & Taylor.

Judge Ireland Graves (1885-1969) Graves, long-time Austin attorney, was born in Seguin, Texas. He was the grandson of former Texas governor (1883-1887) and associate justice for the Supreme Court of Texas, **John Ireland**. After graduating from UT in 1908, Graves was admitted to the Texas bar and practiced law in Austin. He also became director of the Austin Savings and Loan Association and Austin National Bank. He served as district judge of Travis and Williamson Counties and was a lecturer in the UT Law School in the late Teens and Twenties. He founded his own law firm, Graves, Dougherty, Gee, Hearon, Moody & Garwood, and was involved with local, state, and national professional and civic organizations. Graves also served on the Austin School Board (1922-24), as a director of Austin National Bank and of Austin Savings and Loan Association, and as a president of the Kiwanis Club. He married the former **Mary Willis Stedman**, granddaughter of a former Texas Attorney General and daughter of **Nathan A. Stedman** (1924-1929), a prominent lawyer who served as Railroad Commissioner of Texas. Graves' daughter, Mary Ireland, married J. Chrys Dougherty, another well-known Austin attorney. Mr. & Mrs. Graves lived at the Stedman home, 807 W. 16th, while their home was being built on San Gabriel. In 1936 Graves built a new home in Pemberton Heights with Mansbendel carvings. ~ <http://www.lib.utexas.edu/taro/utlaw/00005/law->

[00005.html](#) **Guide to the Ireland Graves Papers at the Tarlton Law Library** (UT Alcade, April 1930)

Other historical designations: none

SURVEY DATE: July 7, 2008
SURVEYOR/Researcher: Phoebe Allen
Address: 2510 Cedarview Drive 78704

PERSON MAKING EVALUATION OF CONTRIBUTING STATUS: City of Austin Historic Preservation Office



1701 San Gabriel View of south and west facades.



1701 San Gabriel

Detached Garage Apartment

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1706 San Gabriel Street**

HISTORIC NAME: **Young House**

DATE OF CONSTRUCTION: **1957** Estimated: TCAD Factual

NON-CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF NON-CONTRIBUTING: Built outside the period of significance.

MAP KEY NUMBER: SG1706 ORIGINAL LOCATION: yes



Tax Parcel Number: Property ID Number: 202016 Ref ID2 Number: 01120003170000
Legal Description: Lot 2 OLT 12-14 Division E Vance Park
Owner: Larry D. Little
Owner Address: 1706 San Gabriel, Austin TX 78701

BUILDING INFORMATION: 1706 San Gabriel # stories: 1 basement: _____

STYLE: Modern Contemporary
DESIGNATION: __City __RTHL __NR
PLAN: _____
____ Square/rectangular
____ Wing & gable __L-plan __T-plan
__x__ Asymmetrical

CONSTRUCTION
__x__ Frame: __wood __metal
____ Solid Brick ____Solid Stone
____:

FOUNDATION
____ Pier & beam __x__ Slab
____ Stone ____ Brick

EXTERIOR WALLS
____ Wood
____ Stucco
____ Stone
__x__ Brick
____ Synthetic siding
____ (type)
____ Awnings

ROOF TYPE
__x__ Gable w/ brick gable ends
____ Flat ____w/ parapet
____ Gambrel
____ Exposed rafter ends
____ Brackets
____ Dormers:
____ (type: gable/hipped/shed)
____ Other: _____

ROOF MATERIALS
__x__ Composition shingles
____ Tile
____ Metal
____ Other: _____ (type)

CHIMNEYS
__0__ Number: __Exterior __Interior
____ Brick
____ Stone ____Stuccoed
____ Other: _____ (type)

WINDOWS
____ Fixed __x__ Wood sash
__x__ Double hung
____ Aluminum sash
____ Vinyl ____ Casement
____ Decorative screens

DOOR FEATURES: x_single __double entry
____ Glazing
____ Transom
____ Sidelights

FRONT PORCH
____ Full-width ____Partial-width
____ Independent __x__ Inset
____ Wraparound

PORCH ROOF: none
____ Gabled
____ Hipped
____ Shed

PORCH POSTS
____ Full height
____ On piers: _____ (material)
____ Turned wood ____Square wood
____ Metal
____ Spindlework: _____
____ Columns: _____

PORCH RAILINGS
____ None
____ Turned wood
____ Square wood
____ Metal

LANDSCAPE FEATURES
____ Fence: _____ (material)
____ (height)
__x__ Wall: brick
____ 2-3 feet; retaining: height)
____ Other: _____
____ Sidewalks ____Gardens

DRIVEWAY Materials/Configuration:

OUTBUILDINGS:
__x__ Detached single-story garage- 2 bay
____ Garage apartment (2-story)
____ brick: Wall material
____ shingles: Roof material
____ gable: Roof type
____ Other: barn, shed _____

DRIVEWAY: cement

1706 San Gabriel

Stylistic influence(s): Modern Contemporary

Architect/Builder: unknown

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications: none apparent

Building History

Originally built for UT librarians.

Not listed in 1957 CD

CD 1958: Heartsill H. & Faye G. Young (o), asst. librarian UT

Significant Persons Associated with Building and Date(s) of Association: ?

Other historical designations

SURVEY DATE: July 2008
SURVEYOR: Phoebe Allen
Address: 2510 Cedarview Drive 78704
RESEARCHER: (same)

PERSON MAKING EVALUATION OF CONTRIBUTING STATUS: City of Austin Historic Preservation Office

Detached garage:



JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: 1711 San Gabriel Street

HISTORIC NAME: Oscar Robinson House

DATE OF CONSTRUCTION: TCAD: 1923 Estimated ___ Factual x

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Built in period of significance. City of Austin Historic Landmark. See City narrative for full details.

MAP KEY NUMBER: SG1711 ORIGINAL LOCATION: yes



Tax Parcel Number: Property ID Number: 202024 Ref ID2 Number: 02110104010000
Legal Description: W50FT OF W160FT OF N136FT OF OLT 16 DIVISION E
Owner: Jane L. & Bennett Schotz
Owner Address: 1711 San Gabriel St, Austin TX 78701

BUILDING INFORMATION: 1711 San Gabriel

stories: 2; basement: partial, 1 room replaced the front windows with double-hung wood to more clearly follow the original front façade. They plan to replace all of those metal windows in the coming years.

STYLE: Colonial Revival
DESIGNATION: City RTHL NR
PLAN: _____
 Square/rectangular w/ side entry room
 Wing & gable L-plan T-plan
 Asymmetrical

DOOR FEATURES: single double entry
Glazed - 3/5 lights, curved hood surround with ornamental brackets

CONSTRUCTION
 Frame: wood metal
 Solid Brick Solid Stone
_____:

FRONT PORCH None
 Full-width Partial-width
 Independent Inset
 Wraparound

FOUNDATION
 Pier & beam Slab
 Stone Brick

PORCH ROOF: hood, stairs only
 Gabled
 Hipped
 Shed

EXTERIOR WALLS
 Wood – solid clapboard under stucco
 Stucco
 Stone
 Brick
 Synthetic siding
_____ (type)
 Awnings

PORCH POSTS
 Full height
 On piers: _____ (material)
 Turned wood Square wood
 Metal
 Spindlework: _____
 Columns: _____

ROOF TYPE
 Gable
 Hipped ends over side porch
 Flat w/ parapet
 Gambrel
 Exposed rafter ends
 Brackets
 Dormers:
_____ (type: gable/hipped/shed)
 Other: _____

PORCH RAILINGS
 None
 Turned wood
 Square wood
 Metal railing at stairs

ROOF MATERIALS
 Composition shingles (original)
 Tile
 Metal (flat over north entry)

LANDSCAPE FEATURES
 Fence: _____ (material)
_____ (height)
X Side Wall: cinder block & stucco (material)
3-4 feet, stepped (height)
 Other: _____
 Sidewalks: north Gardens
Entry wall: stone & stairs are cement
Rear retaining wall is stone w/ metal fence on top.

CHIMNEYS
 Number: Exterior Interior
Brick

DRIVEWAY Materials/Configuration:
Cement, new

WINDOWS
 Fixed Wood sash
 Double hung: 8/1 (old) in front; some are 6/1 on sides and rear and extension. Shutters on most windows.
Windows on south extension were originally metal casement (aluminum); present owners

OUTBUILDINGS:
 Detached single-story garage (new)
 Garage apartment (2-story)
 stucco _____ Wall material
 metal _____ Roof material
 hipped _____ Roof type
Metal casement window, wood on inside.

1711 San Gabriel

Stylistic influence(s): Colonial Revival

Architect: Edwin C. Kreisle (1923). Source: "The Manufacturer's Record Vol. 83."

Historic Use: residence **Current Use:** residence

List and Date of Architectural Modifications

The Robinsons added the 2-story section on the south side in the late 1940s. The Robinsons added a north side entry porch and created a butler's pantry from existing space. The Lynch family combined the north porch and pantry with the kitchen to make one large room that incorporated the old butler's pantry cabinets (1971). The Schotz family replaced the composition roof with a metal roof in 2008 following a hail storm. Original 1940s metal casement windows on south side of house; Schotz replaced the front windows of the porch to match the windows on the front façade of the house.

Architectural Description

Two sets of stairs and a short walkway lead from the street to the double entry door, which features glazed 3 over 5 lights and an elliptical hood surround supported by ornamental brackets. Windows are double-hung, eight over one, with shutters on the main portion of the front façade. The rectangular plan of the two-story house has a partial basement and is of wood construction on pier and beam. The exterior is solid clapboard under stucco with a hipped metal roof with gable-eyebrow vents at each end. There is one interior brick chimney. The small, one-story north entry projects from the main house and has a flat roof. A separate two-story garage apartment, stucco with hipped metal roof, is a non-contributing, recent replacement of the original garage.

Building History

The Oscar Robinson House is a two-story residence in the Judges' Hill Neighborhood, built in the Colonial Revival style in 1923 by the grandson of pioneer Austin merchant John H. Robinson. Built circa 1923 for Oscar Robinson, the home was occupied by his family for 50 years. Purchased by William and Norma Lynch in 1971, and by Suzanne and Kirby Cannon in 1979. The lot was part of property formerly owned and occupied by Mrs. S. M. Robertson. The Robinsons had a fabulous flower garden with roses and caladiums.

Significant Persons Associated with Building and Date(s) of Association

Circa 1921-1971: A prominent Austin businessman, **Oscar Robinson** (1878-1965) spent 41 years in the cotton oil business as vice president and general manager of the South Texas Cotton Oil Company. Robinson attended UT from 1899 to 1909 but quit just short of a law degree. He began his career by opening a clothing store on Congress Avenue from 1906 to 1914. He married Floy Beckham. He went into the cotton oil business in 1913 and owned four mills in the 1920s. By the mid 1920s he built Travis Cotton Seed Products, which escalated into ten mills. After working for two decades with South Texas Cotton Oil, Robinson was noted as a genius in market analysis and product distribution. In the 1930s Oscar was associated with E.H. Perry and Dave Reed. They sold their mills to Wesson Oil and Snowdrift Company. Robinson remained the vice president and general manager of the South Texas Cotton Oil Company. Oscar was the son of Alonzo Robinson (1852-1936), and grandson of John H. Robinson Sr. (1815-1897), who began a mercantile business in Austin in 1852. John, Alonzo, and Oscar

were also involved in cattle ranching. Oscar and his wife lived at 1711 San Gabriel until their respective deaths.

An interesting and related note: Oscar's grandfather, whose ship from England wrecked off the Virginia coast, drifted to New Orleans and there met Col. E.M. House's father, a baker. The two set up a business with Robinson delivering cakes and pies baked by House.

Other historical designations:

- Individually listed in National Register of Historic Places
- Listed as contributing in the _____ National Register Historic District
- Recorded Texas Historic Landmark
- City of Austin Historic Landmark

SURVEY DATE: September 2008
Survey/Research: Phoebe Allen
Address: 2510 Cedarview Drive 78704

PERSON MAKING EVALUATION OF CONTRIBUTING/NON-CONTRIBUTING STATUS: City of Austin Historic Preservation Office



1711 San Gabriel View of entry on north façade



1711 San Gabriel Garage Apartment, modern

Oscar Robinson House 1711 San Gabriel Street (1923)

Summary

The Oscar Robinson House is a two-story residence in the Judges' Hill Neighborhood, built in the Colonial Revival style in 1923 by the grandson of pioneer Austin merchant John H. Robinson. A prominent Austin businessman, Oscar Robinson spent 41 years in the cotton oil business as vice president and general manager of the South Texas Cotton Oil Company. Noted as a genius in market analysis and product distribution, Oscar was associated in the 1930s with well-known Austin businessmen E.H. Perry and David Reed.

The integrity of the home's exterior, as well as much of its interior, has been maintained and deserves preservation with status as a City of Austin Historic Landmark. A nomination will also be submitted with the state for status as a Recorded Texas Historic Landmark.

Architectural Description

Two sets of stairs and a short walkway lead from the street to the double entry door, which features glazed 3 over 5 lights and an elliptical hood surround supported by ornamental brackets. Windows are double-hung, eight over one, with shutters on the main portion of the front façade. The rectangular plan of the two-story house has a partial basement and is of wood construction on pier and beam. The exterior is solid clapboard under stucco with a hipped metal roof with gable-eyebrow vents at each end. There is one interior brick chimney. The small, one-story north entry projects from the main house and has a flat roof.

A separate two-story garage apartment, stucco with hipped metal roof, is a non-contributing, recent replacement of the original garage.

Architect: **Edwin C. Kreisle (1923)**. According to architectural historian Peter Maxson, "The elliptical cantilevered bracketed porch was a signature element of architect **Raymond Everett**, and the Robinson House reminds me of the Stanley & Emily Finch House at 3312 Duval St. and another house at the NE corner of 32nd & West Ave. He also used it on the Patterson House at 1908 Cliff St. and the Okewell (the Batts Mansion) at Enfield & Windsor." Everett (1885-1948) was a painter, architect and professor who taught at the University of Texas at Austin from 1915 until his death. He received a degree in fine art from Drexel Institute and in both fine arts and architecture from Harvard.

There are also similarities to houses built by **Roy Thomas** (1886-1968), an architect who designed a variety of building types (homes, schools, churches, commercial buildings, apartments) in Austin and Central Texas from 1919 through the 1950s.

List and Date of Architectural Modifications

The Robinsons added the small, north side entry porch and created a butler's pantry from existing space. The Lynch family combined the pantry with the kitchen to make one large room that incorporated the old butler's pantry cabinets (1971). The Cannons added air conditioning in the late 1980s or 1990.

The Schotz family replaced the composition roof with a metal roof in 2008 following a hail storm. The roof is not a strong visual feature of the house.

The Robinsons may have added, enclosed or altered the two-story porch on the south in the late 1940s; their granddaughter Ann Musgrave believes it to be original. The windows on the side porch were originally jalousied (i.e. with horizontal slats), not the later aluminum casement. The Schotzes have replaced the aluminum casement windows on the front façade of the porch to match the original windows on the front of the house, and intend to eventually replace the south casement windows as well.

Neighborhood Context

Shoal Creek was the natural western boundary of Austin when Edwin Waller laid out the city's original one-square-mile grid in 1839. In order to found the City of Austin, the Congress of the Republic of Texas condemned the land in and surrounding the village of Waterloo in 1839, offering the former headright owners either money or land elsewhere in Texas as compensation. The lots inside the 1839 city plan, as well as "Outlots" beyond the "Original City" grid Waller laid out, were sold to the highest bidders. Those who purchased outlots in the future Judge's Hill neighborhood included **Dr. Samuel G. Haynie**, a four-time mayor of Austin, who arrived in Austin in 1839 to practice medicine and by 1950 had purchased Outlots 10, 11 and 19.

The Robinson House is on the southeast corner of the intersection of San Gabriel and Seventeenth Streets in the **Judges' Hill neighborhood**, a few blocks northwest of the Texas State Capitol and southwest of The University of Texas campus. The neighborhood takes its name from the many judges and attorneys who built homes in the area, beginning in 1851, just after Austin was selected as the state capitol, by **Elijah Sterling Clack Robertson** (1820-1879), son of the empresario of Robertson Colony. Robertson's home, built on a bluff overlooking Shoal Creek, was followed by several more along West Avenue, the western boundary of the 1839 Original City of Austin.

Adjacent to the downtown business district, the homes near this street are some of the oldest in Austin and are in easy walking distance to the Capitol. Spanning a period from the 1850s through the turn of the century, the structures provide insight into the transitioning architectural styles and building materials of the time.

The **Glasscock Mansion** (razed 1923) was built in the 1400 block of West Avenue in 1853. The circa 1855 Chandler-Shelley House, also known as **Westhill**, 1703 West Avenue, was likely built by **Abner Cook** about the same time Cook was building the nearby Governor's Mansion. Many elegant, historic homes still line both sides of West Avenue including the landmark 1870 **Denny-Holliday House** at 1803 West Avenue.

There are at least three periods of activity in the Judges' Hill area. First is that beginning during the Republic and running through World War I, roughly 1840 to 1914. The style is reflected in Abner Cook homes and other early buildings. With the Victorian era came a more formal regimen of manners and social style, reflected in homes of the time. A number of these have been lost. The second phase of development includes the period between the two world wars, 1914 to 1945. It includes primarily Italianate, Colonial and Classical Revival, and Arts and Crafts Bungalow styles. The third phase, following WWII, saw the addition of a few homes in the post-war Ranch and Mid Century Modern styles.

The Judges' Hill neighborhood continues to experience controversial revitalization and conversion of some single family residences to professional offices. On West Avenue, for example, is a series of three modern apartment and condominium buildings that replaced exceptional historic homes, including two in the 1700 and 1800 blocks: the Richardsonian Romanesque **Edward Mandell House** home at 1704 West Avenue, built in 1891 and demolished in 1967, and the **Angeline Townsend-Thad Thomson** home at 1802 West Avenue, built in 1868 and demolished in 1962.

The Judges' Hill Neighborhood Association is in the process of nominating the neighborhood as a City of Austin Historic District and National Register Historic District.

History of Outlot #16

The block, Outlot 16 in Division E, was originally patented to **Jacob Buchman**, who sold the block to **Johann Fruth** in 1852. **Frederick (Fritz) A. Bernd**, a carpenter and wagon maker, bought the west half of the block from the homestead of Johann/John and Kuniguntia Fruth in 1870 for \$800.¹ Bernd retained the land until 1910, when he sold the north half of the west half of the block for \$2000 to **Carl Bollmann**, later the executor of Bernd's estate, who two weeks later sold the property to **Ireland Graves** (1885-1969), an attorney and district judge as well as the grandson of former governor John Ireland. Graves built his first house at the southwest corner of the block, facing 16th Street, circa 1912.

Following a series of short-term property owners that included J.W. Graves (1913), Florence Collins (1914), and Lily Burleson MacDonnell and Emma K. Burleson² (1921), the northwest corner lot of Outlot 16 was purchased by **Floy Beckham Robinson**, wife of Oscar Robinson, on **January 25, 1923**, presumably the year the house was built, since the Robinsons are listed at this address in the 1924 City Directory. The house was purchased with her separate funds and the deed indicates that the property is to remain her separate property.

In 1924, there were no other houses in the 1700 block of San Gabriel other than that of Ireland Graves. Neighbors **C.W. Kluge** lived across the street at 1801 San Gabriel, and **Julia Vance** lived cater-corner from the Robinsons at 1802 San Gabriel, in the old **Robertson-Lucy House**, built circa 1851 by Elijah Sterling Clack Robertson.

William and **Anna Kluge**, originally from Germany, owned all of Outlot 15 (just north of 16) and built their brick home facing Pearl Street about 1880. Their sons **Henry T.** and **Charles W. Kluge** established a saddle and harness business on East Sixth Street in 1886. In the 1890s Charles built a charming one-story Victorian house with a wraparound porch and gabled attic at 1801 San Gabriel; it has since been moved to Heritage Square on Bee Caves Road.

Outlot 16 also included illustrious neighbors on the east half of the block, facing Pearl Street. **John Wesley Robertson** (1841-1892) had purchased the east half of Outlot 16 in June of **1872** from Jacob Chandler. This Robertson moved to Texas from Tennessee in the 1860s. After the Civil War, J.W. went to Missouri, and in March of 1866 married **Sophonra M. Austin** (-1921), a relative of Moses and Stephen F. Austin. They returned

¹ City of Austin Lot Registers for 1879 and 1884; occupation from Austin City Directory for 1872 and 1884.

² Emma Kyle Burleson was the mother of Mattie Kyle who married Austin Robinson Swancoat. Austin Robinson Swancoat was the first cousin of Oscar Robinson.

to Tennessee, and in October of 1867 emigrated to Bryan, Texas, where he was soon elected to the 14th State Legislature. Following his legislative term, Colonel Robertson made his home in Austin by 1881 in a two-story frame house at the southwest corner of the block (900 West 17th). Robertson was elected **Mayor of Austin** for three terms (1884-87), returning to his law practice until his death at the age of 52 in 1892.

Sophronia Robertson sold their home in 1906 and moved next door to 1710 Pearl, remaining on the same block until her death in Austin in 1921. The 1906 Georgian Colonial Revival home that replaced the Robertson's house was designed for cattleman **Horace Alexander Thomson** (1846-1940) by his nephew, architect **Henry Bowers 'Hal' Thomson** (1882-1974), a native Austinite, the son of Horace's brother Rector Thomson (the elder) and one of the leading society architects in Dallas and Texas during the first half of the Twentieth Century.

The Oscar Robinson House

Built in 1923 for Oscar and Floy Robinson and occupied by the Robinsons until their deaths in 1965 and 1970, the house at 1711 San Gabriel was purchased by **William D. and Norma Lynch** in 1971, and by **Suzanne and Kirby H. Cannon**, commercial real estate broker and home builder, respectively, in 1979 before the current owners, **Jane Lilly and Ben Schotz**, bought the property in July of 1991.

Oscar & Floy Robinson³

Oscar Alonzo Robinson (1878-1965), born in Montgomery, Louisiana (his mother's home), was one of three children of **Alonzo Robinson** (1852-1936) and **Laura Watson Robinson**, and a grandson of **John H. Robinson Sr.** (1815-1897), who began his pioneer mercantile business in Austin in 1852. John H., Alonzo, and Oscar were involved in cattle ranching at a family ranch in Blanco County near Johnson City. Oscar's siblings were Ethel and Ralph Robinson.

Oscar first lived at the Robinson family home in Austin on the northwest corner of Sixth and San Antonio Streets. He attended grade school in Austin at Pease School and the Texas German and English Academy (1893-94), and attended law school at The University of Texas at Austin circa 1899 to 1901, quitting just one exam short of a law degree and admitting that he "majored in football as general manager and general factotum for the teams."

When cattle prices soared to \$15 a head, Oscar decided that such fantastic prices could never last, so he quit the family cattle business and began his business career by establishing and operating a clothing store on Congress Avenue from 1906 to 1914. He married **Floy Morrison Beckham** (1883-1970) at the home of her parents in Hearne, Texas in 1907.

After closing the clothing business, he diverted his interest to the cotton oil mill business for the next 41 years. In 1913, the family moved to Hearne, where Oscar bought a cotton oil mill together with associates Pat Grogan, Ben Cash and Irvin Astin; he owned

³ Interview with Oscar Robinson, January 14, 1959, Austin History Center; "Robinson Clan Gets an Oscar" from Green, Charles, ed. *Fellow Texans in Profile*, 1948, Steck, Austin, pg. 88. Austin History Center vertical files: Robinson. Anne Dolce, Robinson family history manuscript.

four mills by the 1920s under Travis Cotton Seed Products, which escalated into ten mills by 1930. The family moved back to Austin by 1924, when they are first listed in the Austin City Directory at 1711 San Gabriel.

After working for two decades with South Texas Cotton Oil, Robinson was noted as a genius in market analysis and product distribution. In the 1930s Oscar was associated with **E.H. Perry** and **Dave Reed**, operating mills in Hearne, Taylor, San Antonio, Corpus Christi and Austin. In 1930, during the Depression, they sold their mills to Wesson Oil and Snowdrift Company. Robinson remained the vice president and general manager of the **South Texas Cotton Oil Company**, under the Southern Cotton Oil Company, for almost 25 years, until his retirement in 1954. His office was #408 in the Scarbrough Building in Austin.

Oscar continued to own and operate the family ranch, 52 miles from Austin near Johnson City in the Texas Hill Country. Oscar and Floy Robinson raised two children in their San Gabriel home, a son **Louis Carr Robinson** (1909-1990), who became a partner in Robinson-Adams of Dallas, a vegetable oil products business [Louis' children were Ann Musgrave⁴ (1938-), Oscar Alonzo II (1940-2006) and Carrla (1944-2007)], and a daughter, **Floy Ross Robinson** (1913-1993), a reporter for the Austin Statesman who married **Charles E. Green** (1901-1967), the editor of Austin's two newspapers (the Green's only daughter, Beverly, died in 1968).

Oscar's wife, Floy Robinson, had a fabulous flower garden with roses and caladiums. During one cantankerous rose period, Oscar spent three hours wiring hothouse roses to bushes in the rose garden to surprise his wife.

Oscar's sister **Ethel Robinson Brown** (1882-1959), life-long friend of **Ima Hogg**, built a house just around the corner from the Oscar Robinsons, at 907 West 18th Street, by 1941, where she lived until her death. Her first husband was **Clint Brown**, a prominent San Antonio attorney and mayor of San Antonio from 1913 to 1917. Ethel and their two sons lived in Austin while Brown served in WWII; she organized the Servicemen's Center in Austin during that time and later took an active interest in the Hogg Foundation for Mental Health. The Browns divorced in 1926. She moved to Austin permanently following her 1933 divorce from Dr. Charles Scott Venable, a San Antonio physician.

The Robinson-Bremond Connection

The family of Oscar's grandfather, **John Henry Robinson** (1819-1897), is closely connected to the Bremond family, whose patriarch established the **John Bremond & Company** mercantile store in Austin in 1849. The Robinson and Bremond families were good friends, and three of J.H. Robinson's children married three of John Bremond's children. The Robinson homestead at Bois d'Arc (7th) and Rio Grande was a block from the Bremond homestead at Pecan (6th) and Nueces Streets.⁵

Born in London, England, the elder Robinson, in his younger days, was a seaman on a merchant vessel that traveled between Liverpool and New Orleans. His ship was wrecked off the Virginia coast on his last voyage. In 1836 he married Elizabeth Sheridan in New Orleans. His Irish wife preferred to stay in the United States, so Robinson started a bakery in New Orleans as the door-to-door salesman/hawker of bread, pies and cookies

⁴ Ann Musgrave lives in Dallas. She does not have a historical photo of the house.

⁵ The 1876 Robinson home still stands at 702 Rio Grande and is recognized as a landmark by the Texas Historical Commission.

baked by his partner, who would become the father of Judges' Hill's most illustrious resident, **Col. E.M. House**. Soon Robinson moved to Little Rock, Arkansas, where he opened a store. His first son was born there in 1839.

In the mid-1850s Robinson loaded his family into a covered wagon and brought them to Austin. He opened a general merchandise store on the west side of Congress Avenue just north of Fifth Street in 1856. The twenty-inch-thick, stone, load-bearing walls built in 1856 are incorporated in the oldest documented structure in Austin, the **Robinson-Rosner Building**, which was enlarged in 1886.

John H. Robinson was in partnership for a time with **Eugene Bremond**, who married Robinson's daughter, **Mary Amelia Robinson**, in 1861. When Eugene went back to work for his father at John Bremond & Company, Robinson partnered with his own son, John Robinson Jr., as **J.H. Robinson & Son**. In 1868, **John Robinson Jr.** married **Madeline Bremond**. When John Jr. decided to join John Bremond & Company as a partner, his younger brother **Alfred Robinson**, who **married Pauline Bremond** in 1869, replaced him as the 'Son' in the Robinson firm. Alfred died in 1885, leaving the store to his younger brother **Alonzo, Oscar's father**. The Robinson family founded the Austin White Lime Company, which is still in operation today in northwest Austin. A number of descendants of both the Bremonds and Robinsons still live in Austin.⁶

Jane & Ben Schotz, current owners

Jane and Ben were drawn to the Oscar Robinson house for its simplicity of design, its hearty and quality construction, including the original long leaf pine flooring, and to the Judges Hill neighborhood for its location and character. Their future renovation plans include landscape improvements and cosmetic interior changes.

Jane Lilly Schotz came to Austin from Houston in 1977. After completing a B.A. at the University of Texas in Austin, she lived in London, England for four months and completed a certificate program at the Cordon Bleu in London. She returned to Austin and opened a take-out and catering business, Lilly & Company, in the historic Clarksville section of Austin, which she operated from 1984-1998. She has served on the boards of Women & Their Work and All Saints' Episcopal Day School and currently sits on the vestry of All Saints' Episcopal Church.

Ben Schotz currently serves as the president of the Judges Hill Neighborhood Association, the only remaining residential neighborhood in downtown Austin. He received a B.A. magna cum laude in philosophy from Haverford College in Pennsylvania, and was a doctoral candidate in the University of Texas philosophy department from 1971-73. Ben was the founder/owner/operator of Ben's Workshop, the largest independent Mercedes-Benz maintenance and repair center in the region, from 1979 to 2007. He has a strong interest in the preservation, restoration, ownership, and enjoyment of Italian automobiles and is a member of the Hill Country Region of the Alfa Romeo Owners Club of America.

Both Ben and Jane are committed to preserving the historic character of the Judges' Hill Neighborhood *and* the Oscar Robinson House.

CONCLUSION

⁶ Robinson biographical files, Austin History Center, and Robinson descendants: Ann Dolce, Aubrey Smith Jr. and Jean Umstead.

The 1923 Oscar Robinson House merits historic landmark status for its architectural design as a representative of the Colonial Revival style and for its importance to the City of Austin as the home of prominent citizen and cotton oil businessman Oscar Robinson.

The home continues to serve as a residence in a neighborhood where homes are increasingly utilized as businesses. The Judges' Hill Neighborhood Association supports the inclusion of this home into future City of Austin and National Register Historic Districts.

APPENDIX: Photos, Site Map, Metes & Bounds

DEED & OCCUPANCY RESEARCH 1711 San Gabriel, Austin TX 78701

Legal Description: W 50 FT OF W160 FT OF N136 FT OF **OLT 16** DIVISION E

Patent **J. Buchman** (Sandusky map, 1840/63) Patent #199, Vol. 2

Mar. 16, 1852 **Jacob Buchman** to Johann Fruth E/478

Mar. 25, 1870 **John Fruth** & wife Kuniguntia Fruth to **Fr. Bernd** \$800 U/440
W ½ of Lot 16, 2 acres "being the part of our homestead acquired from
Jacob Buchman, Letter Patent #199 Vol. 2

May 11, 1910 Fred Bernd (unmarried, Hays County) to Chas. **Bollmann** 241/26, W
½ of 16E

*Note: Charles Bollman was executor of F.A. Bernd's estate (wife Friedericke C. Bernd
d1879) according to Amanda Bollmann in an affidavit filed 15 Feb. 1923 345/443*

June 1, 1910 Charles Bollman and wife Amanda to **Ireland Graves** 240/393

*[April 17, 1913 J.W. Graves to Carl & Maria Luetcke, \$2800, all of NW ¼ of Outlot
16 except a tract or lot 120' wide @ the north line 256/491]*

Mar 12, 1914 J.W. Graves to **Florence H. Collins** \$1,495 266/32 (Robinson lot)

*Mar 12, 1914 J.W. Graves executed deed of trust conveying to Sam Sparks, trustee
for Tx. Trust Co of Austin, the N ½ of W ½ of 16E for note executed by Ireland Graves
260/234-237*

Jan 4, 1921 Florence M. Collins to **Lily Burleson MacDonnell & Ema K.
Burleson** \$2000 327/305

Feb 19, 1923 Emma K. Burleson & Lily Burleson MacDonnell to **Floy B.
Robinson**, \$2,500 345/443; FBR is resident of Robertson
County, from her separate funds and as her separate property. Signed
Jan. 25, 1923.

1970 *Robinson estate to Bank?*

May 19, 1971 Capital National Bank to Wm. D. **Lynch** 4053/1011

Jan. 3, 1979 Wm. D. Lynch to Kirby H. **Cannon** 6429/834

July 25, 1991 Cannon to Jane Lilly & Ben **Schotz** 11491/1337

OCCUPANCY

CITY DIRECTORY for 1711 San Gabriel

1922 No O. Robinson; no houses in 1700 block of San Gabriel
1924 Oscar & Floy Robinson (only listing in 1700 block)
1801 San Gabriel – C.W. Kluge
1802 San Gabriel – Julia E. Vance
1970 Floy Robinson (wid. Oscar)
1971 Lynch, Wm. D. lawyer (Norma A.)
1978 Vacant
1979 Vacant
1980 Kirby H. & Suzanne E. Cannon, structural eng. Datum Structure;
1990 Cannon, K. H., Cannon Home
1992-current Schotz, Ben

PHOTOS

PICH 03850 1940, 1711 San Gabriel, rear view of north and east façades; black male stands at corner by a stone column at end of a stone fence

No other historical photo was located, despite a search of family contacts.

Photos by Phoebe Allen, July-September 2009

IMGP1212.JPG Front (west) façade
IMGP2178.JPG Northwest façades
IMGP2179.JPG North facade
IMGP2180.JPG East façade (rear)
IMGP2181.JPG South façade
IMGP2183.JPG West façade
IMGP2184.JPG Mantle
IMGP2185.JPG Light fixture
IMGP2554.JPG Front/west & north façades
IMGP2557.JPG Entry Hood
IMGP2558.JPG Entry w/ stairs
IMGP2559.JPG Entry w/ double flight stairs
IMGP2561.JPG Front/west & south façades
IMGP2564.JPG 1901 Cliff, Patterson House by Everett, note similar hood by Everett
10840014.JPG Webb-Simms-Aldridge House, 108 W. 32nd; note similar hood

LEGAL DESCRIPTION

DESCRIPTION OF 8490 SQUARE FEET, MORE OR LESS, OF LAND AREA, BEING A PORTION OF OUTLOT 16, DIVISION E, OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF, ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED DATED JANUARY 3, 1979 FROM WILLIAM D. LYNCH, ET UX, TO KIRBY M. CANNON, ET UX, AS RECORDED IN VOLUME 6429, PAGE 834 OF THE TRAVIS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

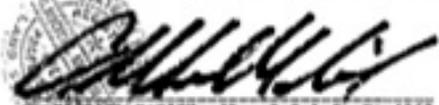
BEGINNING at a 5/8" iron rod found at the intersection of the east line of San Gabriel Street, and the south line of West 18th Street, for the northwest corner of the aforementioned Cannon Tract, same being the southwest corner of the herein described tract of land, from which a 1/2" iron pipe found at the centerline intersection of said streets bears N 20° 29' 30" W 39.09 feet;

TRENCH leaving the PLACE OF BEGINNING, and said San Gabriel Street, with the common line of West 18th Street and the Cannon Tract, S 70° 32' 30" E 42.55 feet to a 1/2" iron rod found for the northeast corner of the Cannon Tract, same being the northwest corner of that tract of land described in a deed dated March 28, 1984 from Lloyd Austin Hawthorne, et alius, to Peggy Brown Gunter, as recorded in Volume 8641, Page 67 of the Travis County Deed Records, and being the northeast corner of the herein described tract of land;

TRENCH leaving West 18th Street, with the common line of the Cannon Tract and the aforementioned Gunter Tract, S 19° 00' W 135.96 feet, to a calculated point in a deteriorating rock wall, in the north line of that tract of land conveyed in a deed dated September 1, 1988 from Aubrey L. Moyer, to Mary Alice Moyer, as recorded in Volume 10746, Page 6 of the Travis County Deed Records, for the southeast corner of the Cannon Tract, same being the southwest corner of the Gunter Tract, and being the southeast corner of the herein described tract of land, from which a 1/2" iron pipe found bears N 70° 32' 30" W 1.47 feet, and S 19° 27' 38" W 0.40 feet;

TRENCH leaving the Gunter Tract, with the common line of the Cannon Tract and the aforementioned Moyer Tract, N 70° 32' 30" W 42.55 feet to a 5/8" iron rod found in the east line of San Gabriel Street, for the southwest corner of Cannon Tract, same being the northwest corner of the Moyer Tract, and being the southwest corner of the herein described tract of land;

TRENCH leaving the Moyer Tract, with the common line of San Gabriel Street and the Cannon Tract, N 19° 00' E 135.96 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds 8490 square feet, more or less, of land area as described from record information and measurements made on the ground on July 18, 1991 by McMinn Land Surveying Company of Austin, Texas.



MICHAEL McMINN, JR., S.F.L.S. No. 4267
McMINN LAND SURVEYING COMPANY
4210 Spicewood Springs Road, Suite 201
Austin, Texas 78759
(512) 343-1978

DATE : July 19, 1991
SUBDIVISION: Outlot 16, Division E, City of Austin
COUNTY : Travis, Texas

J.O.# 874491
IND0744

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1800 San Gabriel Street**

HISTORIC NAME: **Matsen House**

DATE OF CONSTRUCTION: **1953**. Factual

NON-CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Outside of period of significance.

MAP KEY NUMBER: SG1811 ORIGINAL LOCATION: yes



Tax Parcel Number: Property ID Number: 112015 Ref ID2 Number: 01120003160000

Legal Description: Lot 3 OLT 12-14 Division E Vance Park

Owner: Megan Matsen Meisenbach

Owner Address: 1800 San Gabriel, Austin TX 78701

BUILDING INFORMATION: **1800 San Gabriel** # stories: 2

1800 San Gabriel

Stylistic influence(s): International
Architect: Carlton Brush

Historic Use: residence **Current Use:** residence

List and Date of Architectural Modifications

Circa 1959, a 12 inch extension was added to the laundry room, making it flush with the carport shed. Roof was added about 1963: bitumin, (hot mop) with metal gutters (by Austin Gutterman Company) for the rain.

Building History (by Megan Matsen)

The Matsen House was built by my father and mother from 1952 to 1953. I lived there from 1953 to 1969 and from 2000 to the present. They owned it until they died and I purchased it in 2006.

Two Oakhill limestone walls go through the house to the 2 southern rooms (up and downstairs) A third limestone wall extends into the living room and becomes part of the chimney-fireplace and a ledge to sit on.

My parents were influenced by **Frank Lloyd Wright** (being from Racine, WI, where Wright was active) and the entry way opens to the large living-dining room (high ceilings) with a beautiful effect (a Wright idea). Metal gutters have been added. No changing of porches. The house makes great use of cross ventilation and sits on the lot in a diagonal in order to receive the breezes. It is spit level to reflect the slope. Large overhangs and a large screened porch on the back, a large cement terrace on the south.

The Julia Vance house was at 1802 San Gabriel when the Matsen house was built. The cement (Matsen) driveway, lined with elm trees, follows the route of the road to the stables of the Vance estate. Four old horseshoes were found at the site.

Significant Persons Associated with Building and Date(s) of Association:

My father was **Frederick Albert Matsen**, Professor of Chemistry & Physics at the University of Texas at Austin died on May 30, 2006. He was preceded in death by his beloved wife of 68 years, **Cecelia Kirkegaard Matsen** in January of 2006. He is survived by two children, his son Frederick Albert (Rick) Matsen III and daughter Megan Cecelia Meisenbach, Rick's wife Anne Lovell Matsen, their children Susanna Lovell Matsen, Frederick Albert Matsen IV, Laura Jane Megan Matsen and his son-in-law Albert Meisenbach.

He was born on July 26, 1913 in Racine, Wisconsin to Danish immigrant parents Frederick Albert Sr. and Karen Madsen. Al was the only surviving child of his seamstress mother and his barber father. He was the first college graduate in the family, earning his BS degree from the University of Wisconsin in 1937. He went on to complete his PhD in both Chemistry & Physics at Princeton University. After a year at Bucknell University as an Associate Professor, he joined the staff of the University of Texas at Austin, where he did research and taught for over 50 years. He was the pivotal force in convincing the UT's administration to establish their first computer center in 1950, and had much later influence, also.

Scientific lectures and conferences necessitated many trips to Europe to confer with colleagues there. In 1950 Matsen received a Guggenheim Fellowship to Oxford, England where he studied under the renowned Professor Charles Coulson. He arranged perhaps the first quantum chemistry conference, in 1956 at UT. In 1961 he received a National Science Foundation Senior post-doctoral Fellowship to the Institute Henri

Poincaré in Paris, France. There his paper entitled "Sous-Algèbre de Complexes Associés in Spectroscopie Théorique" was communicated to the French Academy by the Nobel Laureate Prince Louis Broglie.

Matsen published over 200 papers and was the author or co-author of six books: *Premedical Physical Chemistry* (with Hackerman and Meyers (1950); *Quantum Chemistry Integrals and Tables* (with Miller and Gerhauser); *Vector Spaces and Algebras for Chemists and Physicists* (1970); *The Unitary Group in Quantum Chemistry* (with Ruben Pauncz, 1968); *Algorithms, Architectures and Scientific Computation* (with T. Tajima); *Science Tales*, a popular overview of great accomplishments in science.

He pioneered a unique undergraduate honors chemistry course first called "The Vector Space Theory of Matter" and later "Theories of Matter." There for more than three decades he taught, using an iconoclastic choice of algebraic quantum mechanical ideas – the course was often described as "mind-expanding" by the students exposed to his teaching. During the 1970s he pioneered use of the computer in teaching, especially in the context of his freshman chemistry course. He was a fellow of the American Physical Society and a member of the International Academy of Quantum Molecular Science, and an Exxon consultant for 35 years, helping to develop the processes for the liquefaction & gasification of coal.

He was a valued advisor to Professors John Silber & Norman Hackerman during their administrative careers at UT, and he was much involved in developing chemistry & physics at UT, particularly in choosing & recruiting candidates for chaired positions there. Professor Matsen personally endowed two graduate fellowships in Physics and Theoretical Chemistry. In 1988, colleagues, family, friends and former students endowed a Regents Lectureship on Theories of Matter to honor Matsen's outstanding contributions in research & teaching.

His research was primarily in chemical physics, with much early interest in molecular electronic spectra. Upon his visit to Coulson in 1950 he became an early advocate of first-principles computational quantum chemistry, and published electronic-structure papers through the 1950s & 1960s, first on atoms, then on diatomics, especially LiH and numerous states of He₂, as well as some smaller species. This multi-configurational electronic-structure computation occupied much of his group's efforts through the 1950s on into the 1960s. With his visit to Paris his interest in group theory was heightened, so that he pursued some ligand-field theory for transition-metal complexes, but mainly it culminated in a long series of papers on "Spin-free Quantum Chemistry." Some of this concerned the clarification of the idea & role of spin, while some concerned related novel group algebraic ideas & techniques. This spin-free & symmetry-related research occupied much of his group's efforts from the 1960s on through the 1990s, with initial work focused on the symmetric group of permutations, and later work (especially after a short visit with Marcos Moshinsky in Mexico) focused on the unitary group, and related Lie algebras. This work was marked by a strong focus on the formal mathematics translated into a convenient but still abstract physical form, much of which could also be discerned in his freshmen chemistry course. From his group came a four-decade long string of more than 3 dozen PhD students in Chemistry & Physics (and occasionally in Computer Science), who went into both industry and academia (in physics, chemistry, & computer science).

Professor Matsen was the embodiment of a committed deep-thinking researcher, with interdisciplinary interests, and he exemplified a unique teacher, with a style, methods, & course-content unmimickable by those with a purely educational focus.

Other historical designations

_____ Individually listed in National Register of Historic Places

Listed as contributing in the _____ National Register Historic District
 Recorded Texas Historic Landmark
 City of Austin Historic Landmark

SURVEY DATE: September 2008
Survey/Research: Phoebe Allen
Address: 2510 Cedarview Drive 78704

PERSON MAKING EVALUATION OF CONTRIBUTING STATUS: City of Austin Historic Preservation Office

1800 San Gabriel View of east and north facades



JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: 1501 West Avenue

HISTORIC NAME: Alan-Palm Duplex

DATE OF CONSTRUCTION: **1951** TCAD (1960 CD) Estimated x Factual

NON-CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF NON-CONTRIBUTING: Built outside period of significance.

MAP KEY NUMBER: WA1501 ORIGINAL LOCATION: yes



Tax Parcel Number: Property ID: 202087 Ref ID2 Number: 02110110050000
Legal Description: S 61.5FT OF W 90FT OF OLT 22 DIVISION E
Owner: HORTON JOHN C III & WILMONT R
Owner Address: 903 Nueces Street, Austin TX 78701

BUILDING INFORMATION: 1501 West Avenue # stories: 2 basement: rear garage

STYLE:

DESIGNATION: City RTHL NR
PLAN:

rectangular w/ irregularities, small projecting bay on north façade and rear projecting addition

Wing & gable L-plan T-plan
 Asymmetrical

CONSTRUCTION

Frame: wood metal
 Solid Brick Solid Stone
_____:

FOUNDATION

Pier & beam
 ? + Brick/concrete?

EXTERIOR WALLS

Wood
 Stucco
 Stone
 Brick - cream
 Synthetic siding
_____ (type)
 Awnings

ROOF TYPE

Hipped
 Flat w/ parapet
 Gambrel
 Exposed rafter ends
 Brackets
 0 Dormers:

ROOF MATERIALS

Composition shingles
 Tile
 Metal
 Other: _____ (type)

CHIMNEYS

0 Number: Exterior Interior

WINDOWS

Wood sash

Double hung
 + Aluminum storm windows
 Decorative shutters on front windows

DOOR FEATURES: single entry

0 Glazing
 0 Transom
 Sidelights

FRONT PORCH

Full-width None Partial-width
 Independent Inset
 Wraparound

PORCH ROOF

Flat w/ upper metal rails and door w/ glazed panes
 Hipped
 Shed

PORCH POSTS

Full height
 On piers: _____ (material)
 Turned wood Square wood
 Metal corner post
 Spindlework: _____
 Columns: _____

PORCH RAILINGS

None
 Turned wood
 Square wood
 Metal - on upper deck only

LANDSCAPE FEATURES

0 Fence: _____ (material) _____ (height)
 Wall: concrete retaining wall 18"-3' along 15th Street
 Sidewalk Gardens

DRIVEWAY Materials/Configuration:
Concrete, 15th Street entry to garage

OUTBUILDINGS: 0

JUDGES' HILL HISTORIC DISTRICT
HISTORIC STRUCTURES SURVEY

ADDRESS: **1502 West Avenue**

HISTORIC NAME: **William Caswell House & Carriage House**

DATE OF CONSTRUCTION: **1904** Estimated Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING/NON-CONTRIBUTING:
Retains architectural integrity from period of significance. City of Austin Historic
Landmark. Listed on National Register of Historic Places.

MAP KEY NUMBER: WA1502 ORIGINAL LOCATION: yes



Tax Parcel Number: Property ID: 202056 Ref ID2 Number: 02110107150000
Legal Description: ACR .512 Outlot 9, Division E
Owner: William B. & Cynthia L. Baschnagel
Owner Address: 1502 West Avenue, Austin TX 78701

BUILDING INFORMATION: 1502 West Avenue

stories: 2 1/2 + basement

STYLE: Neoclassical w/ double gallery
across front supported by 4 2-story columns

Double hung 1/1
3 stained glass windows on north façade,
round, 1 front window has curved glass
upper/lower 1/1

DESIGNATION: City RTHL NR
PLAN: _____
 rectangular + projecting bays,
irregular
 Wing & gable L-plan T-plan
 Asymmetrical

DOOR FEATURES: double-door entry w/
arched stone surround
 Glazing – leaded glass
 Transom
 0 Sidelights

CONSTRUCTION
 Frame: wood
 metal
 Solid Brick

FRONT PORCH None
 Full-width Partial-width
 Independent Inset
 Wraparound

FOUNDATION
 Pier & beam + Stone
 Stone

PORCH ROOF: flat, upper porch is glass-
enclosed

EXTERIOR WALLS
 Wood
 Stucco
 Stone
 Brick
 Synthetic siding
 Awnings

PORCH POSTS
 Full height
 On piers: _____ (material)
 Turned wood Square wood
 Metal
 Spindlework: _____
 4 Columns: Corinthian, 2-story, + two
1-story columns support semi-circular
projecting bay with gallery on 2nd level,
turned rails above. South irregular projecting
porch w/ turned wood rails above and four 1-
story columns

ROOF TYPE
 Gable
 Hipped
 Flat w/ parapet
 Gambrel
 Exposed rafter ends
 Brackets
 Dormers: front & side dormers w/
arched windows
gable, some w/ hips

PORCH RAILINGS
 None on lower porch
 Turned wood - upper
 Square wood
 Metal

ROOF MATERIALS
 Composition shingles
 Tile
 Metal
 Other: _____ (type)

LANDSCAPE FEATURES
 0 Fence: _____ (material)
_____ (height)
 0 Wall: _____ (material)
_____ (height)
 Other: _____

CHIMNEYS
 2 Number: 1 Exterior 1 Interior
 Brick
 Stone Stuccoed
 Other: _____ (type)

Sidewalk Gardens + rear garden
remnants

WINDOWS
 Fixed Wood sash

DRIVEWAY Materials/Configuration: asphalt
OUTBUILDINGS:
 3-story carriage house, stone, metal
hipped roof w/ gable dormer

1502 West Avenue

Stylistic influence(s): Neoclassical
Architect/Builder: A.O. Watson

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications: Renovated in 1978.

Building History & Significant Persons Associated with Building:

Constructed circa 1904 by A.O. Watson of rusticated ashlar limestone in the Classic Revival style on land purchased by **Louisa Caswell** from **Frank Brown**, the second-story balcony of this home affords an excellent view of the Capitol. "From the central entrance bay is a one-story rounded portico supported by one-story composite columns projecting beyond the two-story gallery. A slightly larger one-story rounded porch projection with identical detail extends the southeast corner of the gallery. A square-shaped porte cochere also supported by one-story composite columns extends from the north facade. Each of these one-story porch extensions contains a wide entablature, flat roof and is crowned by a turned balustrade and finials. An identical balustrade is used across the second floor gallery, which has been enclosed in recent years. Originally the same balustrade also crowned the roof of the two-story gallery. The body of the house is constructed of rusticated limestone with smooth stone string courses at various levels. The large trabeated windows have a double hung sash. Creating a further picturesque quality is the irregular roofline with a profusion of gables, dormers and chimneys. The roof is basically hipped with gabled pavilions projecting from the north, west and south facades. The gables contain a single fan window or a Palladian window. The eaves of the gables, as well as those of the roofline, have wide extensions. A large hipped roofed dormer with a small central pediment projects from the roof on the main facade, while smaller dormers project from the north and south facades. An interesting feature in the south dormer is that it contains a chimney, rather than a window. At the rear of the house is a two-story hipped roofed garage which has been converted into a garage apartment. The rear yard is terraced and was once beautifully landscaped."

Second son of Daniel Caswell, **William T. Caswell** (1877-1962) graduated from Vanderbilt in 1899 with a degree in civil engineering. He lived with his parents until his 1904 marriage to **Vivian Brenizer**, daughter of an Austin homeopath and a close friend of Ima Hogg, **N.O. Brenizer**. (One of Will's sisters also married a Brenizer: Mrs. Willard Brenizer.) The newlyweds lived at 1608 Rio Grande (razed), where their first child was born circa 1905. William's family resided in the Caswell House at 1502 West Avenue for over 70 years, **from 1904 until 1976**.

Will started out as a cottonseed buyer for the family business, but after a few months started in business for himself buying and selling cotton. Besides operating the Austin Cotton Gin, known as "Big Gin," he was president of the Capitol city Compress Company and of the San Marcos and Elgin Compress Companies. He also served as president of the Woodward Manufacturing Company in Austin. He became one of the leading cotton exporters in the United States. He also promoted real estate development and had timber holdings. He chaired the first city park commission, which acquired land for public parks. He was interested in athletics and developed the tennis center which bears his name at 24th and Lamar, donating half of the required money to build it. In 1900 when

the dam broke, Will and his father hooked up the boiler at their cotton gin to the city power supply so the emergency services at the hospital could continue, and enabled the City to pump drinking water to its residents.

In 1978 Roy A. Bechtol and Corbin J. Robertson Jr. purchased and renovated the badly deteriorated residence for office use. The front door, beveled glass windows, stained glass, and inlaid oak floors in the entry are original. Handsome wainscot paneling is found throughout the downstairs. The front door, beveled glass windows, stained glass, and inlaid oak floors in the reception area are original. Minimal partitioning preserves the original floor plan..

Other historical designations

Individually listed in National Register of Historic Places 1975
City of Austin Historic Landmark

SURVEY DATE: September 2008
SURVEYOR: Phoebe Allen
Address: 2510 Cedarview Drive 78704
RESEARCHER: (same, primarily from National Register file)

PERSON MAKING EVALUATION OF CONTRIBUTING STATUS: City of Austin Historic Preservation Office

1502 West Avenue Carriage House



JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1503 West Avenue**

HISTORIC NAME: **Dozier-Beal House**

DATE OF CONSTRUCTION: **1924** Estimated Factual x

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Retains architectural integrity from the period of significance and is a City of Austin Historic Landmark.

MAP KEY NUMBER: WA1503 ORIGINAL LOCATION: yes



Tax Parcel Number: Ref ID2 Number: 02110110030000
Legal Description: N 60FT OF W 90FT OF S 121.5FT OLT 22 DIVISION
Owner: Gail Ann Blachly & Donna Linette Beal-Stubbs (2011)
Owner Address: 2928 Flat Creek Road, Johnson City, TX 78636-4504

BUILDING INFORMATION: 1503 West Avenue # stories: 2 ½ + full basement and attic

STYLE: Tudor Revival
DESIGNATION: City RTHL NR
PLAN: _____

rectangular w/ irregularities
 Wing & gable L-plan T-plan
 Asymmetrical

CONSTRUCTION
 ? Frame: wood metal
 ? Solid Brick Solid Stone
_____:

FOUNDATION
 Pier & beam Slab
 Stone Brick

EXTERIOR WALLS
 Wood
 Stucco
 Stone
 Brick – patterned with arches, brick
lintels on all levels
 Awnings

ROOF TYPE
 Gable: double front and side gable
 Flat w/ parapet
 Gambrel
 Exposed rafter ends
 Brackets
 0 Dormers:
_____ (type: gable/hipped/shed)
 Other: _____

ROOF MATERIALS
 Composition shingles
 Tile
 Metal
 Other: _____ (type)

CHIMNEYS
 2 Number: 1 Exterior 1 Interior
 Brick
 Stone Stuccoed
 Other: _____ (type)

WINDOWS

1 Wood sash 1/1 Double hung
Upper 3rd story windows are narrow, arched
w/ brick surrounds in gable ends, wood trim,
possibly casement.

DOOR FEATURES: single entry w/
shuttered front door (cannot see actual entry
door)
 ? Glazing
 ? Transom
 0 Sidelights

FRONT PORCH None
 Full-width Partial-width
 Independent, patio @ entry, pebbled
concrete; brick surround at entry w/ ½ posts
in brick

PORCH ROOF: 0, projecting gable over
entry door slightly projects from facade
 Gabled
 Hipped
 Shed

PORCH POSTS: 0

PORCH RAILINGS
 None
 Turned wood
 Square wood
 Metal

LANDSCAPE FEATURES
 Fence: _____ (material)
_____ (height)
 Wall: low retaining wall (12 inches)
on south property line.
Fence: Six-foot stone posts w/ metal rails on
north line, partially a retaining wall
 Sidewalks Gardens

DRIVEWAY Materials/Configuration:
concrete

OUTBUILDINGS:
 1 Detached single-story garage:
wood, composition shingle, gable roof

1503 West Avenue

Stylistic influence(s): Tudor Revival

Architect: Roy Thomas. **Builder:** W.E. Dozier

Historic Use: residence **Current Use:** residence

List and Date of Architectural Modifications: Lower side porch enclosed, unknown date; historical drawing shows open lower porch.

Building History: DOZIER-BEAL HOUSE, 1503 West Avenue.

The Walker-Thomson farm occupied the entire block before Rector Thomson sold one corner of the block to William Dozier in 1924.*

Designed by **Roy Thomas**, this two-story brick home was built in 1924 by **William Enoch Dozier** (1880-1930). Dozier, a former city engineer of Temple, came to Texas with his parents at the age of five from Tennessee, grew up on his family's farm and became a self-taught engineer. The Doziers raised two daughters in this home.

Following Dozier's death, his wife Minnie Mahan Dozier resided here until her own death in 1960. Their son W.E. Dozier II sold the home in 1962 to **Frances** and **Worth Beal** (1902-1979). Worth and his brother **Roy Beal** were in business together in fine furniture and design. After a fire destroyed the business, Worth opened the first carpet and floor-covering business in Austin. He later opened Worth Beal Rentals and ran this successful business with his wife for 27 years. Frances and their daughter Lannette Beal lived together in the home.

*The block was passed to G.R. Freeman, assignee of D.C. Freeman, in 1859. Ownership was followed by R.D. Carr in 1860, L.D. Carrington in 1863, George W. White in 1863, and James Chandler in 1866. M.H. Bowers purchased the block Nov. 29, 1866 and built a house on the northwest corner of the block. The Bowers family lived here until Mr. Bowers' death circa 1872, when the property passed to his wife, Mary Maxwell Bowers, who married her husband's law partner, A.S. Walker Sr. (see Alexander-Thomson House at 1507 Rio Grande). At her death, the block eventually passed to her daughter Mary Belle Thomson and her husband, Rector Thomson, who sold the lot to Dozier in January of 1924.

Linette Beal-Stubbs: "The house is considered English Tudor. Roy Thomas, the architect, never designed the same style of house twice. All of his houses were different styles ... Santa Fe stucco, contemporary, and more. So each house was distinct and never copied. This was considered his style. The West Avenue house has a full concrete basement. It also has an attic that if finished out would make three very large rooms."

Significant Persons Associated with Building and Date(s) of Association

1922-1930: William Enoch Dozier (see above), contracting engineer

1962-1979: Worth Beal (1902-1979) was born in Nacona, Texas. He moved to Wheeler, then Tyler, where he opened several businesses. He married Frances L. Moore from Asheville, NC, in 1950 and moved to Austin to join in a fine furniture and design business with his brother Roy. After a fire destroyed the business, Worth opened the first

carpet and floor-covering business in Austin. He later opened Worth Beal Rentals and ran this successful business with his wife for 27 years. Frances and their daughter Lannette Beal (born 1954) lived together in the home and continued the business until 1983.

Other historical designations: City of Austin Historic Landmark

SURVEY DATE: September 2008
SURVEYOR: Phoebe Allen
Address: 2510 Cedarview Drive 78704
RESEARCHER: (same)

PERSON MAKING EVALUATION OF CONTRIBUTING STATUS: City of Austin Historic Preservation Office

1503 West Avenue

View of detached garage below:



JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1504 West Avenue**

HISTORIC NAME: **Dignan-Mickey House**

DATE OF CONSTRUCTION: circa **1889** Estimated Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Retains architectural integrity from the period of significance and is a City of Austin Historic Landmark.

MAP KEY NUMBER: WA1504 ORIGINAL LOCATION: yes



Tax Parcel Number: Ref ID2 Number: 02110107140000
Legal Description: 69 X 185 FT Outlot 9, Division E
Owner: Joseph A. Turner
Owner Address: 1504 West Avenue, Austin TX 78701

BUILDING INFORMATION: 1504 West Avenue # stories: 1 ½ & 2 + basement
___x___ interior shutters on lower windows

STYLE: Queen Anne, Colonial Revival
DESIGNATION: x City RTHL NR
PLAN: _____

 x Rectangular w/ bay on either side
and front porch
 Wing & gable L-plan T-plan
 Asymmetrical

CONSTRUCTION
 x Frame

FOUNDATION
 x Pier & beam Slab
 Stone Brick

EXTERIOR WALLS
 x Wood
 Stucco
 Stone
 Brick
 Synthetic siding
_____ (type)
 Awnings

ROOF TYPE
 x Gable Hipped
 Flat w/ parapet
 Gambrel
 Exposed rafter ends
 Brackets
 x Dormers: front, 2nd story gable end
 Other: _____

ROOF MATERIALS
 Composition shingles
 Tile
 x Metal
 Other: _____ (type)

CHIMNEYS
 1 Number: Exterior x Interior
 Brick
 Stone Stuccoed
 Other: _____ (type)

WINDOWS
 x Wood sash
 x Double hung: 3 or 4 vertical/1

DOOR FEATURES: single entry
 x Glazing
 x Transom
 1 Sidelights

FRONT PORCH None
 x Full-width Partial-width
 Independent Inset
 Wraparound

PORCH ROOF
 x Gabled w/ attic room/dormer
 Hipped
 Shed

PORCH POSTS
 5 Full height, 1- story Ionic (volute)
columns + 2 half-columns
 On piers: _____ (material)
 Turned wood Square wood
 Metal

PORCH RAILINGS
 x None
 Turned wood
 Square wood
 x Metal at stairs only

LANDSCAPE FEATURES
 0 Fence: _____ (material)
_____ (height)
 0 Wall: _____ (material)
_____ (height)
 Other: _____
 x Sidewalk Gardens

DRIVEWAY Materials/Configuration:
Concrete drive

OUTBUILDINGS:
 0 Detached single-story garage
 Garage apartment (2-story)
_____ Wall material
_____ Roof material
_____ Roof type

DIGNAN-MICKEY HOUSE, 1504 West Avenue (sometimes 1506 or 1502).

Stylistic influence(s): Queen Anne, Colonial Revival

Architect/Builder: carpenter and builder **Henry Loughrey**

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications

Alterations were made in 1910 and 1925 (addition to rear and side), changing the home's Victorian era appearance to Classical Revival with the addition of ionic columns. Alterations were also made in 1977. Upper rear addition.

Building History

The property originally belonged to **Charles L. Mann**, who purchased it from the State of Texas in December of 1850. He sold it in 1851, and after a series of hands, it was sold to **W. George Browne** in 1863. W.G. and Julia Ann Browne sold the property to **Frank Brown** in November 1, 1870.

This house was built circa 1889 for **Effie W. Dignan**, widow of J.F. Dignan and daughter of **Frank Brown** (1832-1913), who lived next door. She purchased the land from her father on December 15, 1888. The following March, Effie took a mechanics lien with carpenter and builder **Henry Loughrey** for construction of this late Victorian frame house with a wrap-around porch. She lived here for a time with her sister and sister's husband, **Henry Hutchings**, proprietor of Hutchings Printing House on Congress Avenue before the Hutchings built a house next door.

Brown's wife and Effie's mother, **Georgiana McLemore Brown**, died in 1897. Both Frank and Effie sold their property in October of 1900 to **Louisa Caswell**, wife of D.H. Caswell, who sold it in 1908.

City of Austin Lot Registers:

1890: Frank Brown owns Lot #9 less 150 X 200 NE corner, which is owned by R.C. Walker and valued at \$1500.

1898: Mrs. E. W. Dignan \$800 (46 x 128)

[Her father Frank Brown owns Outlot 9 less 92 x 128 (valued at \$5000), and her sister Witte owns 46 x 128 NE corner, value \$1500.]

1899: Mrs. E. W. Dignan \$800 (46 X 128)

1900: Mrs. E.W. Dignan \$600 (formerly \$900) (46 X 125)

1902: Mrs. L.B. Caswell \$680 (46 X 128)

1904: Mrs. L.B. Caswell \$805 (46 X 128)

Walter Murray Graham (1879-1956), first cousin of the Pease grandchildren and well-known developer of Enfield, and his wife Helen purchased the home in 1911 and lived there until 1916. They sold the property to Fidelia and W.J. McNamara in October, 1916.

The 1865-66 Texas **Governor Andrew J. Hamilton's widowed daughters** Lilly Maloney and Mary Mills purchased the home in September, 1916, and lived here until 1932. After the deaths of the Hamilton sisters, their family sold the home to **Samuel W. Mickey** in 1937.

Significant Persons Associated with Building and Date(s) of Association

1889-1900: **Effie Brown Dignan**, daughter of Frank Brown

1900-1911: **Louisa Caswell**

1911-1916: **Helen & Walter Murray Graham**; Enfield Realty Company.

1916-1932: **Mary Hamilton Mills** (1845-1932) & Lillie H. Maloney – daughters of Gov. A.J. Hamilton. Mills was allegedly the first American woman to live in El Paso. Her husband was the customs collector there, and later U.S. consul in Mexico. The Mills returned to Austin in 1907 and he died in 1913. Lillie Maloney was a lifelong resident of Austin and the mother of Mrs. John H. Chiles (see 1912 Chiles House, 1606 West Ave.)

Other historical designations: City of Austin Historic Landmark

SURVEY DATE: September 2008
SURVEYOR: Phoebe Allen
Address: 2510 Cedarview Drive 78704
RESEARCHER: (same)

PERSON MAKING EVALUATION OF CONTRIBUTING STATUS: City of Austin Historic Preservation Office

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1505 West Avenue**

HISTORIC NAME: **St. Martin's Evangelical Lutheran Church Park**

DATE OF CONSTRUCTION: **NA** Factual **__**

NON-CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING/NON-CONTRIBUTING:
Lacks integrity - Original structures no longer standing, features on land are not historic

MAP KEY NUMBER: **WA1505** ORIGINAL LOCATION: **NA**



Tax Parcel Number: Ref ID2 Number: 0211011001
Legal Description: .6233 acres of: N 154.5FT & S 121.5 X 186FT OLT 22 DIVISION E
Owner: ST MARTINS EVANGELICAL LUTHERAN CHURCH
Owner Address: 606 W 15TH ST, Austin, Texas 78701-1514

SURVEY DATE: September 30, 2013
Survey/Research: Alyson McGee
Address: City of Austin



JUDGES' HILL HISTORIC DISTRICT
HISTORIC STRUCTURES SURVEY

ADDRESS: **1510 West Avenue**

HISTORIC NAME: **Sparks House**

DATE OF CONSTRUCTION: Sparks **1927** Factual **x**

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Retains strong architectural integrity from period of significance.

MAP KEY NUMBER: WA1510 ORIGINAL LOCATION: yes



Tax Parcel Number: Ref ID2 Number: 02110107130000
Legal Description: N 92FT OF E 182.95FT AV OF Outlot 9 Division E
Owner: Terry and Suzanne Burgess (2013)
Owner Address: 1510 West Avenue, Austin, TX 78701

BUILDING INFORMATION: 1510 West Avenue # stories: 2 + rear partial basement
surround and decorative bas relief on lower level

STYLE: Spanish Eclectic
DESIGNATION: __City __RTHL __NR
PLAN: _____

____ Square/rectangular
 Wing & gable/L-plan, irregular
____ Asymmetrical

CONSTRUCTION

Frame: __wood __metal
____ Solid Brick ____ Solid Stone
____:

FOUNDATION

Pier & beam ____ Slab
____ Stone ____? Brick

EXTERIOR WALLS

____ Wood
____ Stucco
____ Stone
 Brick
____ Synthetic siding
____ (type)
____ Awnings

ROOF TYPE

Hipped w/ flat peak
____ Flat ____w/ parapet
____ Gambrel
 Exposed rafter ends
____ Brackets
____ Dormers:
____ Other: _____

ROOF MATERIALS

Composition shingles
____ Tile
____ Metal
____ Other: _____ (type)

CHIMNEYS

Number: Exterior ____ Interior
 Brick
____ Stone ____ Stuccoed
____ Other: _____ (type)

WINDOWS

Fixed
 Wood sash, Double hung 1/1
Decorative metal grill/rail on upper 3-window group; 3 arched windows w/ arched

DOOR FEATURES: two entries on front porch; 1 is arched wood door w/ 2 panes and brick surround; 1 set double French doors w/ multi-lights

Glazing
 Transom
 Sidelights

Side entry door faces 16th Street, single door w/ multi-lights; solid fan transom above w/ design in cement surround, sidelights with multi-panes

FRONT PORCH

Inset: corner w/ patio/porch
____ Wraparound

PORCH ROOF

____ Gabled
____ Hipped
____ Shed

PORCH POSTS: brick and molded concrete, 1/2 columns and posts

Metal: upper balcony, partial

PORCH RAILINGS

None
____ Turned wood
____ Square wood
____ Metal

LANDSCAPE FEATURES

Fence: metal rails & concrete posts, 6 feet in height

____ Wall: _____ (material)
____ (height)

Other: semi-circular fountain embedded in front façade

Sidewalks Gardens

DRIVEWAY Materials/Configuration:
concrete

OUTBUILDINGS:

Detached single-story garage- triple, faces 16th Street – composition shingles, wood walls, hipped roof

____ Garage apartment (2-story)

1510 West Street

Stylistic influence(s): Spanish Eclectic

Architect/Builder: Page Brothers.

The lumber company was Brydson and the price was \$25,000. The contract for a deposit is dated 6/24/27 with the final payment on completion dated 2/14/28. Plans on file at Austin History Center.

Historic Use: residence **Current Use:** residence

List and Date of Architectural Modifications: The house was renovated by owner Paul Parson in 2006. Parson added on a back bedroom, but the exterior is otherwise historic, based on historic research and the original plans of the house. Parson: "The only change we made to the shape of the house was the addition of the bedroom above the old screen porch. We did change some windows including closing in the screen porch with windows. We did not change the shape of the original windows. We added wrought iron railing on the second floor balcony and raised the railing on the first floor porch. There was also an iron "S" on the chimney that I removed and gave to Melinda Sparks. Also the center window upstairs above the three arched windows originally had a wrought iron rail and no shutters. I removed that rail (it is in the attic) and replaced the shutters on the three windows in front. The house originally had what looked like a green tile roof. We discovered that they were actually cement and since it was in very bad repair replaced it with composition shingles.

Building History:

A previous house, the HUTCHINGS-SPARKS House (1891/1927) at 1510 West Avenue was razed in 1927. Effie Dignan (widow), the daughter of Frank Brown, is listed in the home of **Henry Hutchings** at 1506 West Avenue, at the corner of West Avenue, in the 1889-90 city directory. In 1891-92, Effie Dignan is listed at 1506 West and Hutchings is listed at 1510 West, corner of 16th. In the 1895-96 city directory, Hutchings is at 1510 West; Dignan is at 1502 West. Effie Dignan and her father Frank Brown both sold their lots in October of 1900. By 1905, there is a listing for 1500 and 1502 West, but no others are listed in the 1500 block; the William Caswell House at 1502 was built in 1904. Hutchings is still at 1510 West Ave in 1903-04, but the address is not listed in 1905.

The only record the city has is a water service permit to Sam Sparks in 1928 – it does not indicate a previous structure, but water service permits only go back to the early 1920s.

City of Austin Lot Registers:

- 1899: Mrs. S. W. Hutchings \$1500 92 X 128
- 1900: Wittie Hutchings \$1000 92 X 128
- 1902: Mrs. S. W. Hutchings \$1130 92 X 128 NE corner
- 1904: Mrs. S. W. Hutchings \$1130 92 X 128 NE corner
- 1905: Austin Real Estate and Abstract, NE cor 92 X 128, \$1130
- 1910: W.B. Johnsey, NE cor 92 X 195, \$3,600
- 1915: Sam Sparks, 92 X 195, \$5,000
- 1920: Sparks, 92 X 195, \$5,000; + 124 X 175, \$800
- 1925: Sparks, \$5,000 + \$400 (less 60 X 160)
- 1928: Sparks, \$5,400
- 1930: Sparks, \$14,200 + \$1530

The house currently at 1510 West is listed by TCAD as a 1927 house. According to Paul Parson, past owner, "I have a copy of the original plans which mention an existing retaining wall. When we were excavating in the back yard for drainage we discovered some evidence of a previous house. 1510 West Avenue as it stands now was built as a new house in 1927. Perhaps the original house burned. We have the original deed and records that show the lumber company that built it and the price."

1910: James Knight, bricklayer

1912: Sam Sparks is listed at 1510 West Avenue beginning in **1912**. The current house was built in 1927, and the Sparks family members occupied the home until at least 1949. The Sparks family lived in a rear apartment, since demolished, while the house was being demolished and rebuilt.

Original wrought iron "S" on the chimney was given to the Sparks family. This and other original ironwork was created by Weigl Ironworks. A copy of a watercolor from the 1920s was given to Parson by Melinda Sparks [338-6028, mesparks@austin.rr.com. Diane James near Smithville and Yeager Hill of Austin may have historic photos of the house – Yeager is son of Mary Louis, who had family photos.]

Sam Sparks had four children – Jack, Mary Louise, George, and an infant Sam who died. By 1935, Sam Sparks' widow **Bertha "Polly" Sparks** (-1948) owns the home. Jack is the father of the current U.S. District (federal) **Judge Sam Sparks** (1939-), who lived here with his grandmother when he was a small boy, while his father was at war and times were hard. His grandmother leased the basement to college students during that time. After Bertha died, the house was sold. Their son George Sparks was born circa 1915 and is listed as the owner (executor) in 1949, though he may have lived at this address only briefly, until he moved to Houston; George worked for the attorney general.

Roman Berezoytch is listed beginning in 1955. He sold the home to Paul Parson June 10, 2005. The house is currently for sale.

Significant Persons Associated with Building w/ Dates of Association:

1891-1905: **Henry Hutchings** (1865-1939), soldier, publisher, and politician, was born in Somersetshire, England and brought to America by his parents in 1866. He became a private in the Iowa National Guard in 1882 and, after moving to Texas, joined the Texas National Guard in 1885. In 1890 he founded and published the Austin *Evening News* and, for a time, published the Austin *Statesman*. He was adjutant general of Texas from 1911 to 1917, when he resigned to organize the Seventy-first Infantry Brigade; he commanded this brigade in the United States Army overseas during World War I. He was Secretary of State under Governor Pat M. Neff in 1925. He served again as adjutant general from 1933-35. Hutchings married **Wittie Brown**, daughter of **Frank Brown**, in **1886**. They had seven children. In 1935, he married Mrs. Hallie White of Dallas. He died at his home in Austin in 1939, survived by his widow and six children. At the time of his death he was executive officer in charge of the narcotics division of the Texas Department of Public Safety.

1910-1933: **Sam Sparks** (1873-1933). In 1912 Sparks was the president of Texas Trust Company and vice-president of the Business Men's Accident Association. In 1929 he is

listed as the president of Texas Bank & Trust Company and as president of Woodward Body Works; William (adopted after the death of infant Sam) Sparks is also listed at the address in 1929. In 1932-33, Sparks is vice president and chairman of the board of Republic Bank & Trust Company and president of Woodward Manufacturing Company as well as vice president of Julius Seaholm Memorials.

1939- circa 1945: **Judge Sam Sparks**, U.S. District Judge, appointed by President Bush. Judge Sparks' great-grandfather and his grandfather were also named Sam Sparks; the former was sheriff of Bell County, Texas, and the latter succeeded him in 1897. Judge Sam Sparks became president of the Texas Sheriff's Association in 1903 and the Texas state treasurer in 1906. [1] He was married to Arden Reed Sparks, until she died in 1990. He married his second wife, Melinda Echols, formerly of Fort Worth, in 1995.

Other historical designations: none

SURVEY DATE: September 2008
Survey/Research: Phoebe Allen
Address: 2510 Cedarview Drive 78704

PERSON MAKING EVALUATION OF CONTRIBUTING/NON-CONTRIBUTING
STATUS: City of Austin Historic Preservation Office

1510 West Avenue View of north façade, facing 16th Street





1510 West Avenue South and East facades, above. Garage below.



1510 West Avenue Detail of front façade



JUDGES' HILL HISTORIC DISTRICT
HISTORIC STRUCTURES SURVEY

ADDRESS: **1600 West Avenue**

HISTORIC NAME: **1973 Apartments**

DATE OF CONSTRUCTION: **1973** Factual **x**

NON-CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING/NON-CONTRIBUTING:
Not built during period of significance. 3-story wood frame apartment complex.

MAP KEY NUMBER: WA1600 ORIGINAL LOCATION: yes



Tax Parcel Number: Ref ID2 Number: 02110108050000
Legal Description: S 138FT OF E 187.6FT OLT 10 DIVISION E
Owner: YEN HSI SHENG & YECU SEH YEN (1993)
Owner Address: CO TRUSTEE, 6472 OAKCREST CIR.
HUNTINGTON BEACH, CA 92648-6126

SURVEY DATE: September 2008
Survey/Research: Phoebe Allen
Address: 2510 Cedarview Drive 78704

*Former site of **John H. Chiles** residence at 1606 West. Chiles owned Chiles Drug Store on the southwest corner of 6th & Congress. Built by John Brady. Pictured below:*



JUDGES' HILL HISTORIC DISTRICT
HISTORIC STRUCTURES SURVEY

ADDRESS: **1605 West Avenue**

HISTORIC NAME: **Finlay Duplex**

DATE OF CONSTRUCTION: 1923 TCAD Estimated: X (CD 1st listing 1940)

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Retains architectural integrity from period of significance.

MAP KEY NUMBER: WA1605 ORIGINAL LOCATION: yes



Tax Parcel Number: Ref ID2 Number: 02110109050000
Legal Description: S CEN 68FT OF W 138FT OLT 21 DIVISION E
Owner: BALLARD JAMES M & VIVIAN S
Owner Address: 1304 NEWNING AVE, AUSTIN, TX 78704-1841

BUILDING INFORMATION: 1605 West Avenue

stories: 2

STYLE: Duplex, Colonial?

DESIGNATION: __City __RTHL __NR

PLAN: _____

- rectangular
- Wing & gable L-plan T-plan
- Asymmetrical

CONSTRUCTION

- Frame: wood metal
- Solid Brick Solid Stone
- _____:

FOUNDATION

- Pier & beam Slab
- Stone ? Brick

EXTERIOR WALLS

- Wood
- Stucco
- Stone
- Brick
- Synthetic siding- rear faces have aluminum siding

ROOF TYPE

- Gable, side
- Hipped
- Flat, rear portion is 1- story
- Exposed rafter ends
- Brackets
- Dormers: eyebrow, front
- Other: _____

ROOF MATERIALS

- Composition shingles
- Tile
- Metal
- Other: _____ (type)

CHIMNEYS

- 0 Number: Exterior Interior
- Brick
- Stone Stuccoed
- Other: _____ (type)

WINDOWS

- Wood sash
- Double hung 6/6, 1 narrow 2/4
- Brick sills on front, lintels and sills on both sides
- Aluminum sash
- Vinyl Casement
- Decorative screens

DOOR FEATURES: two separate entries
 Glazing – fan lights in wood door at north, A.

Single glass pane door on B w/ projecting gable ‘roof’ w/ scalloped wood trim.

FRONT PORCH

2, A & B - Independent

PORCH ROOF

- Gabled
- Hipped
- ? Flat/Shed w/ low brick wall on upper deck

PORCH POSTS:

A – 2 brick archways.

PORCH RAILINGS: 0

LANDSCAPE FEATURES

- Fence: _____ (material)
_____ (height)
- Wall: 2-3 foot stone retaining wall on north side
- Other: _____
- Sidewalk Gardens

DRIVEWAY Materials/Configuration:
concrete

OUTBUILDINGS: not historic

- 1 Detached single-story shed
- wood: Wall material
- metal: Roof material
- hipped: Roof type

1605 West Avenue

Stylistic influence(s): Colonial Revival

Peter Maxson: "I'd say Colonial Revival influence. Not a pure example of anything. The rounded arch in the left entry could suggest a touch of Med Rev, and I can't quite see what's going on with the right entry. The brickwork and the 6/6 windows suggest Colonial to me. Paneled doors? Not a pure example of any style."

Architect/Builder:

Historic Use: residences

Current Use: offices

List and Date of Architectural Modifications

Unknown. None apparent.

Building History

TCAD date is 1923, but there is no listing in 1932-37 city directories.

1605 West Avenue is first listed in the City Directories in 1939 with Mrs. Texana (widow Richard W.) Finlay in 1605A and N.C. Kress in 1605.

CD1940: Aurora M. & Joseph Stanley (no occupation) are listed at the 1605 address, with T. Finlay in 1605A.

CD1944-45: Mary Burleson; 1605A - Marvin H. Gossett

CD1949: Mary D. Shoe; Mrs. Quay M. McFadden

CD1955: Both units are vacant

CD1960: A- J. Vance Riley; B- vacant

Significant Persons Associated with Building and Date(s) of Association: none

Other historical designations: none

SURVEY DATE: September 2008

SURVEYOR: Phoebe Allen

Address: 2510 Cedarview Drive 78704

RESEARCHER: (same)

PERSON MAKING EVALUATION OF CONTRIBUTING/NON-CONTRIBUTING

STATUS: City of Austin Historic Preservation Office

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1607 West Avenue**

HISTORIC NAME: **Mendell House**

DATE OF CONSTRUCTION: **1898 TCAD, CD-1909** Estimated x Factual __

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Retains architectural integrity from the period of significance. Front ramp does not significantly detract from historical appearance.

MAP KEY NUMBER: WA1607

ORIGINAL LOCATION: The house is on the 1935 Sanborn map, but not the 1900 map. The current co-owner heard rumors that this house was moved to this site; no evidence was discovered. George P. Shelley recalls that he heard it was originally at 15th Street and was moved when that street was cut through.



Tax Parcel Number: Ref ID2 Number: 02110109060000
Legal Description: N CEN 65FT OF W 138FT OLT 21 DIVISION E
Owner: CSM WEST HOLDINGS LLC
Owner Address: 1221 S MOPAC EXPY STE 330, AUSTIN, TX 78746

BUILDING INFORMATION: 1607 West Avenue

stories: 2

STYLE: Folk Victorian
DESIGNATION: none

PLAN: _____
_____ Square/rectangular
 Wing & gable L-plan T-plan
with 1-story side bay

CONSTRUCTION
 Frame: wood metal
_____ Solid Brick _____ Solid Stone
_____:

FOUNDATION
 Pier & beam _____ Slab
_____ Stone _____ Brick

EXTERIOR WALLS
 Wood
_____ Stucco
_____ Stone
_____ Brick
_____ Synthetic siding
_____ (type)
_____ Awnings

ROOF TYPE
 Gable _____ Hipped
_____ Flat w/ parapet
_____ Gambrel
 Exposed rafter ends w/
 Brackets
 Dormers
Decorative wood cornice, carved

ROOF MATERIALS
_____ Composition shingles
_____ Tile
 Metal
_____ Other: _____ (type)

CHIMNEYS
 1 Number: _____ Exterior Interior
 Brick
_____ Stone _____ Stuccoed
_____ Other: _____ (type)

WINDOWS
 Wood sash
 Double hung 20/1, 4/4, 1/1, 2
verticle
_____ Aluminum sash
_____ Vinyl _____ Casement
Decorative wood on upper frames of
windows
Arched window on south façade over bay

DOOR FEATURES: single entry
 Glazing – 2 arch, 2 rectangular
 Transom – glazed, etched w/ '1607'
Sidelights

FRONT PORCH _____ None
_____ Full-width Partial-width
_____ Independent _____ Inset
_____ Wraparound

PORCH ROOF
_____ Gabled
_____ Hipped
 Shed

PORCH POSTS
 Full height – 1 story
 On piers: _____ (material)
2 columns + two 1/2 columns, simple tuscan,
tapered wood

PORCH RAILINGS
_____ None
 Turned wood
_____ Square wood
_____ Metal

LANDSCAPE FEATURES
 Fence: _____ (material)
_____ (height)
 Wall: retaining wall on side, brick,
fromm 2 feet to 6 feet in height.

Sidewalks _____ Gardens

DRIVEWAY Materials/Configuration:
concrete

OUTBUILDINGS: none

1607 West Avenue

Stylistic influence(s): Folk Victorian

Architect/Builder: unknown

Historic Use: residence

Current Use: office

List and Date of Architectural Modifications

Restored by Steve Grinnell circa 1982. Added/enclosed rear upper story and added rear deck.

Building History

CD1909-10: **George W. Mendell Sr.** (lawyer) & **William A. Laybourn** (traveling salesman); neither is listed at this address in the alphabetical section of the directory.

CD1910-11: Thomas J. Bennett, physician/surgeon

CD1912-13: Frank Bowles

CD1916: James F. Royster, UT professor English

CD1920: James F. Royster (o)

CD1924: E.E. Hills, r.

CD1929: **John B. Moore** (o) – farmed in Onion Creek area near SH 130; wife was a good friend of G.P. Shelley’s mother. [Near the location of his family farm, Moore’s Bridge Road near 973 and Burleson Road has 3 spans of the 1884 Congress Avenue bridge. The bridge was stored in 1910 and 3 spans moved to Moore’s Crossing in 1915; it was wiped out in a storm in 1921 and reassembled with the remaining 3 spans; closed to traffic in 1991. ~Geo. Shelley]

CD1935-40: **J.B. Moore** (o)

CD1939: **J.B. Moore** (o), rear vacant

CD1944-45: **Virginia M. Moore** (o), rear-vacant

CD1949: Mrs. Maggie Young

CD1955: Mrs. Sophie Winfield

CD1960: Ray Bolton (Eula), atndt BAFB; & Mrs. Bolton’s Nursery School
George James Malios?

The 1909 City Lot Register does not list Mendell as owning property in Outlot 21. The property is probably owned by **Austin Real Estate**. E.H. Perry owns 69 X 138’ of NW corner.

Significant Persons Associated with Building and Date(s) of Association

Circa 1909-11: **George W. Mendell**, president and general manager Security Fire Insurance Company in 1903 CD; lawyer in 1909.

Other historical designations: none

SURVEY DATE: September 2008
Survey/Research: Phoebe Allen
Address: 2510 Cedarview Drive 78704

PERSON MAKING EVALUATION OF CONTRIBUTING STATUS: City of Austin Historic Preservation Office

1607 West Avenue

Detail of eaves, brackets, bay window



JUDGES' HILL HISTORIC DISTRICT
HISTORIC STRUCTURES SURVEY

ADDRESS: **1608 West Avenue**

HISTORIC NAME: **Robbins-Davis House**

DATE OF CONSTRUCTION: **1909** Estimated Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Retains architectural integrity from period of significance.

MAP KEY NUMBER: WA1608 ORIGINAL LOCATION: yes



Tax Parcel Number: Ref ID2 Number: 02110108040000
Legal Description: S 69FT OF N 138FT OF E 125FT OLT 10 DIVISION E
Owner: David Bruce Kruger
Owner Address: 1608 WEST AVE, AUSTIN, TX 78701-1532

BUILDING INFORMATION: 1608 West Avenue

stories: 2 basement: _____

_____ Casement

STYLE: Craftsman

DESIGNATION: __City __RTHL __NR

PLAN: _____

- Square/rectangular w/ irregularities
- _____ Wing & gable __L-plan __T-plan
- _____ Asymmetrical

DOOR FEATURES: single entry

- Glazing – leaded glass
- Transom
- Sidelights

CONSTRUCTION

- Frame: __wood __metal
- _____ Solid Brick _____ Solid Stone
- _____ :

FRONT PORCH

- _____ None
- _____ Full-width _____ Partial-width
- _____ Independent Inset
- Wraparound – lower

FOUNDATION

- Pier & beam _____ Slab
- _____ Stone _____ ? _____ Brick

PORCH ROOF

- _____ Gabled
- _____ Hipped
- _____ Shed

EXTERIOR WALLS

- _____ Wood
- _____ Stucco
- _____ Stone
- Brick
- _____ Synthetic siding
- _____ (type)
- 3 Awnings on south façade

PORCH POSTS

Brick arches on lower porch w/ 4 brick posts on front/east façade, 3 posts on south façade – posts rest on brick pony wall as pier

- _____ Full height
- _____ On piers: _____ (material)
- _____ Turned wood _____ Square wood
- _____ Metal
- _____ Spindlework: _____
- _____ Columns: _____

ROOF TYPE

- Hipped
- _____ Flat _____ w/ parapet
- _____ Gambrel
- _____ Exposed rafter ends
- _____ Brackets
- Dormers: hipped, shuttered, for ventilation

PORCH RAILINGS

- 0 None
- _____ Turned wood
- _____ Square wood
- Metal handrail at front stairs on projecting brick piers

ROOF MATERIALS

- Composition shingles
- _____ Tile
- _____ Metal
- _____ Other: _____ (type)

LANDSCAPE FEATURES

- 0 Fence: _____ (material) _____ (height)
- Wall: 18 inch stone retaining wall on property line

CHIMNEYS

- 2 Number: 2 Exterior _____ Interior
- Brick
- _____ Stone _____ Stuccoed

- Sidewalks _____ Gardens

WINDOWS

- Wood sash w/ stone lintels and shashes, 1/1 + multi-lights
- _____ Double hung
- Aluminum sash screens/windows – upper sleeping porch

DRIVEWAY Materials/Configuration: concrete

OUTBUILDINGS: Detached single-story garage of wood w/ composition shingle roof, hipped; deteriorating condition, roof caved in

1608 West Avenue

Stylistic influence(s): Craftsman

Architect/Builder: H.D. Dear, contractor

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications

A second bathroom was added upstairs, and a cook's quarters was attached behind the kitchen. The exterior of the house has had very few minor changes.

Building History: ROBBINS-DAVIS HOUSE, 1608 West Avenue.

This two-story bungalow style, brick home was built by contractor **H.D. Dear** in 1909. Dear used a photo of the house in the City Directory the following year to advertise his business. The home was designed to be as cool as possible in the Texas heat, situated on a high point with wide overhangs, porches on three sides, ceiling-high windows, and with the kitchen located on the north side. Highlights of the house include rich paneling, leaded glass front door and sidelights, the entry area with shutters, fireplace and window seats, and stained glass windows over the built-in buffet in the dining room.

Julia "Peachie" Eilers and **R. Brown Robbins** were the first owners. Robbins was the son of John William Robbins, Texas Legislator and State Treasurer for nine years, who resided down the street at 1300 West Avenue. Young Robbins was a successful partner with his father in the **Stacy Robbins Company**, a real estate and insurance company. The Robbins family developed Travis Heights with the Stacys.

The Robbins couple sold the home nine years later to **Caroline and Louis Davis**, vice president of **McKean-Eilers**, a wholesale drygoods company. Members of the Davis family lived here for 51 years. **Judge Edward R. Kone**, Caroline's father, lived here for some time during that period. He came to Austin as commissioner of the Texas Department of Agriculture when it was first created and had been a County Judge in Hayes County for many years.

When Caroline Davis died in 1969 (she was a widow by 1960), Phillip Shaw, a retired air force colonel, became the owner. The present owners, Peggy and Bruce Kruger, bought the property in 1977.

Significant Persons Associated with Building and Date(s) of Association

1909-1918: **R. Brown Robbins** (see above)

1918-69: **Caroline and Louis Davis** and her father, **Judge Edward R. Kone**

Other historical designations: none

SURVEY DATE: September 2008
Survey/Research: Phoebe Allen
Address: 2510 Cedarview Drive 78704

PERSON MAKING EVALUATION OF CONTRIBUTING STATUS: City of Austin Historic Preservation Office



1608 West Avenue Front door detail above. Garage below.



JUDGES' HILL HISTORIC DISTRICT
HISTORIC STRUCTURES SURVEY

ADDRESS: **1610 West Avenue**

HISTORIC NAME: **Millican House**

DATE OF CONSTRUCTION: **1905** Estimated Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Retains architectural integrity from period of significance. City of Austin Historic Landmark.

MAP KEY NUMBER: WA1610 ORIGINAL LOCATION: yes



Tax Parcel Number: Ref ID2 Number: 02110108030000
Legal Description: N 69FT OF N 138FT OF E 125FT OLT 10 DIVISION E
Owner: WRIGHT EQUITY HOLDINGS LLC
Owner Address: PO BOX 291278, KERRVILLE, TX 78029-1278

BUILDING INFORMATION: 1610 West Avenue

stories: 2 1/2 + rear basement

STYLE: Neoclassical
DESIGNATION: City RTHL NR
PLAN: _____
 rectangular w/ side bay
 Wing & gable L-plan T-plan
 Asymmetrical

Double hung
 Aluminum sash
 Vinyl Casement

CONSTRUCTION
 Frame: wood metal
 Solid Brick Solid Stone
_____:

DOOR FEATURES: single entry
 Glazing – leaded glass, stained
 Transom – “
 Sidelights – “

FOUNDATION
 Pier & beam Slab
 Stone Brick

FRONT PORCH
 Full-width double gallery w/ 1-story
columns – 4 above and 4 below

EXTERIOR WALLS
 Wood
 Stucco – historically accurate
 Stone
 Brick
 Synthetic siding
_____ (type)
 Awnings

PORCH ROOF
 Gabled
 Hipped
 Shed

ROOF TYPE
 Gable Hipped
 Flat w/ parapet
 Gambrel
 0 Exposed rafter ends
 0 Brackets
 Dormers: front and sides, gable

PORCH POSTS
 Full height: 1/2 square posts above
and below on façade (4+2), 4” piers
 Columns: 1-story columns – 4
above and 4 below
 Turned wood – upper veranda

ROOF MATERIALS
 Composition shingles
 Tile
 Metal
 Other: _____ (type)

PORCH RAILINGS
 None

CHIMNEYS – non-working fireplace
 0 Number: Exterior Interior
 Brick
 Stone Stuccoed
 Other: _____ (type)

LANDSCAPE FEATURES
 0 Fence: _____ (material)
_____ (height)
 0 Wall: _____ (material)
_____ (height)
 Other: _____
 Sidewalks Gardens

WINDOWS
 Wood sash: verticle upper lights/1
on lower windows; upstairs 1/1; some
square windows on north façade

DRIVEWAY Materials/Configuration:
Concrete drives on 17th and on West Ave.

OUTBUILDINGS: built 1935
 Rear 2-story duplex w/ carport (not
historic)
wood: Wall material
metal: Roof material
gable: Roof type

2-

1610 West Avenue.

Stylistic influence(s): Neoclassical.

Architectural note: Irregular Victorian plan - door off center, bay windows, portico of regular Corinthian columns.

Architect/Builder: unknown

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications

New roof 1999.

2006 – ADA compliance ramp added at rear

Building History

This lot was purchased by E.S.C. Robertson from Samuel G. Haynie January 17, 1852.

Oliver H. Millican (1871-1930) purchased the lot from E.M. and Louise M. House January 17, 1908. He is first listed at this address in 1909. He and his wife Alhalie built this two-story frame home with a duplex in the rear and resided here until his death in 1930.

Belle S. and George E. Bryson owned the home from 1933 to 1945. Bryson was a cotton buyer in the 1939 CD, associated with David and/or Malcolm Reed. [Bryson had two daughters: Louise married Marshall Graham, a Graham family member who practiced law in Corpus Christi. They have two children, Marshall Graham and Georgia Marshall. The second daughter married Donald Duncan and lives near Wharton in Little Egypt. – G.Shelley]

Charles N. Carter was the owner in 1960.

The home now serves as office space.

COA 1987. [Zoned historic 1974; removed 1978; rezoned 1987]

Significant Persons Associated with Building and Date(s) of Association

1908-1930: Oliver H. Millican (1871-1930) was in insurance and real estate and served as a deputy federal district clerk. Millican was a board member of State National Bank, Austin National Bank, and Mutual Deposit & Loan Company; he was president of Mutual Deposit and Loan in 1929. He was secretary-treasurer of the Austin Automobile Club in 1914. His firm was Dismukes & Millican in 1905; Millican & Collett 1906-1914;; O.H. Millican Co. 1915, Millican & Hamby 1920-1930.

Other historical designations: City of Austin Historic Landmark

SURVEY DATE: September 2008
Survey/Research: Phoebe Allen
Address: 2510 Cedarview Drive 78704

PERSON MAKING EVALUATION OF CONTRIBUTING STATUS: City of Austin Historic Preservation Office

1601 West Avenue Rear Garage Apartment



JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1611 West Avenue**

HISTORIC NAME: **Edgar Perry House**

DATE OF CONSTRUCTION: **1907** Estimated Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Retains significant architectural integrity from period of significance. Early home of Edgar H. Perry. Home of Liz Carpenter when she was a teenager.

MAP KEY NUMBER: WA1611

ORIGINAL LOCATION: yes



Tax Parcel Number: Ref ID2 Number: 02110109070000
Legal Description: N 65 Ft of W 138 FT Outlot 21 Division E
Owner: 1611 West LTD [ck@mq-c.com]
Owner Address: 1611 West Avenue, Austin TX 78701

BUILDING INFORMATION: 1611 West Avenue # stories: 2 1/2

STYLE: Queen Anne, Colonial Revival
DESIGNATION: City RTHL NR

PLAN: _____
 Square/rectangular
 Wing & gable L-plan T-plan
 Asymmetrical – front and side bays

CONSTRUCTION
 Frame: wood metal
 Solid Brick Solid Stone
_____:

FOUNDATION
 Pier & beam Slab
 Stone Brick

EXTERIOR WALLS
 Wood
 Stucco
 Stone
 Brick
 Synthetic siding
_____ (type)
 Awnings

ROOF TYPE
 Gable Hipped
 Flat w/ parapet
 Gambrel
 Exposed rafter ends
 Brackets
 Dormers: Gable-end dormers on front, sides and rear; front has fishtale shingles
 Other: _____

ROOF MATERIALS
 Composition shingles
 Tile
 Metal
 Other: _____ (type)

CHIMNEYS
 1 Number: Exterior Interior
 Brick
 Stone Stuccoed
 Other: _____ (type)

WINDOWS
 Wood sash
 Double hung 1/1
 Aluminum sash
 Vinyl Casement
 Decorative screens

DOOR FEATURES: single entry
 Glazing
 Transom – glazed, multi lights
 Sidelights

FRONT PORCH None
 Full-width Partial-width
 Independent Inset
 Wraparound

PORCH ROOF
 Gabled
 Hipped
 Shed

PORCH POSTS
 Full height (1-story)
 On piers: short, 6" wood
 Turned wood Square wood
 Metal
 Spindlework: _____
10 1/2 Columns: simple, tapered, wood

PORCH RAILINGS
 None
 Turned wood
 Square wood
 Metal

LANDSCAPE FEATURES
 0 Fence: _____ (material)
_____ (height)
 0 Wall: _____ (material)
_____ (height)
 Other: _____
 Sidewalks Gardens

DRIVEWAY Materials/Configuration:
No drive in front. Brick walk to front entry.

OUTBUILDINGS: none

1611 West Avenue

Stylistic influence(s): Queen Anne, Colonial Revival

Architect/Builder: Built by Edgar Perry, according to G.P. Shelley

Historic Use: residence

Current Use: office

List and Date of Architectural Modifications

Rear stairwell added, 3-story. Stuccoed in the Thirties; removed stucco in 1970s after Beardsleys moved out; new owner rewired and put in AC. A porch railing was removed.

Building History

- There are no listings for the 1600 block of West Avenue in the 1905 City Directory. The address is first listed, under **Edgar H. Perry**, in the 1909-10 directory, the same year as the Millican House across the street and 1607 West Avenue next door. By 1912 John H. Chiles, owner of Chiles Drug Store, lived across the street at 1606 West (razed). Perry is last at this address in the 1912-13 directory. The 1909 City Lot Register also indicates Perry as owner of this NW corner lot, valued at \$4,500, indicating the presence of a house. G.P. Shelley says the house was originally a barn-red color.
- City Directories for 1914 and 1916 indicate that **Ewell Nalle** resided here.
- In 1920, Irene and **W. Thurman Mayne** of Mayne & Reed are listed, and in 1924 indicated as owner.
- In 1929, **John W. Hornsby**, state senator and attorney, is the owner. G.P. Shelley says that the house was stuccoed in the 30s.
- CD1930-31: Allie (widow of R.E.) Summerow, resident.
- In 1935, 1937 and 1940 **Thomas S. Sutherland** (Mary E.), contractor, is listed. G.P. Shelley says the Sutherlands moved in in 1932 and rented for 10 years as they could not afford to buy the home.
- The 1944-45 directory lists a Bell (Harris? Bell - promoted Westminster Manor), Holme and Jamison as occupants, presumably an office or rooming house. The house is vacant in 1949 and 1955.
- CD1960: Charles H. Beardsley Jr., owner.
- The house served as office for Third Coast Magazine for a time, and as a bridal shop.

Significant Persons Associated with Building and Date(s) of Association

Circa 1909-1912: **Edgar H. Perry**, prominent cotton buyer and exporter.

1916-1920: **Ewell Nalle**, well-known Austin businessman, had interests in the carbon black and gasoline industries. Ewell graduated from Cornell in 1901; he studied internal combustion engines and brought back one of the first automobiles, an Orient buckboard. He went into the Nalle & Company lumber business (established in 1871) with his father after college, then into the manufacture of carbon black and the gasoline industry in Texas and Oklahoma. He was Austin's postmaster from 1935 to 1939.

1920: **Thurman Mayne**, Mayne & Reed (Malcolm), wholesale fruits and groceries, sundries at 411-12 E. 4th. In 1916 Mayne was the secretary and manager of the John Bremond Company.

1932-42: Thomas S. Sutherland Sr. was an asphalt contractor and worked on roads in West Texas. The Sutherlands were quite poor, but his wife, Mary Elizabeth Robertson, a 4th-generation descendant of Sterling C. Robertson, had a sister (7 siblings), who married Jim West, a Houston oilman; she sent the Sutherlands \$100/month to pay the rent for a time. Sterling's wife Lucille made life unpleasant at the homeplace in Salado, so Alice Robertson moved in with her daughter, Mrs. Sutherland. The Sutherlands had five children:

1. Thomas Shelton Sutherland Jr (IV) (1911-1991) was a professor of American Literature at UT Arlington, a friend of J. Frank Dobie, and director of Texas Commission on Race Relations beginning in 1954.
2. Alice, married a lawyer in Gonzales, John Hoffman (?)
3. Mary Elizabeth "Liz" born 1920, married Leslie Carpenter. **Liz Carpenter** - writer, feminist, political humorist - was Lady Bird's press secretary and staff director during LBJ's term in office (1963-69)
4. George, born circa 1925 – his widow lives in Austin
5. William Gordon, born 1929, died circa 2005

Other historical designations: none

SURVEY DATE: September 2008

SURVEY/research: Phoebe Allen

Address: 2510 Cedarview Drive 78704

PERSON MAKING EVALUATION OF CONTRIBUTING STATUS: City of Austin Historic Preservation Office

JUDGES' HILL HISTORIC DISTRICT
HISTORIC STRUCTURES SURVEY

ADDRESS: **1700 West Avenue**

HISTORIC NAME: **Steiner-Shelley House**

DATE OF CONSTRUCTION: circa **1923** Estimated Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Retains architectural integrity from period of significance.

MAP KEY NUMBER: WA1700 ORIGINAL LOCATION: yes



Tax Parcel Number: Ref ID2 Number: 02110102070000
Legal Description: 87 X 120 FT of Outlot 17 Division E
Owner: Blue Dragon LTD as of 11/8/2011 (formerly George P. Shelley)
Owner Address: 1921 W. Commerce Street, Dallas TX 75208

BUILDING INFORMATION: 1700 West Avenue a# stories: 1 ½ ; 2nd story attic is finished with gable end windows.

STYLE: Tudor Revival
DESIGNATION: City RTHL NR
PLAN: _____
 Square/rectangular
 Wing & gable L-plan T-plan
 Asymmetrical

CONSTRUCTION
 Frame: wood metal
 Solid Brick Solid Stone
_____:

FOUNDATION
 Pier & beam Slab
 Stone Brick

EXTERIOR WALLS
 Wood
 Stucco
 Stone
 Brick
 Synthetic siding
_____ (type)
 Awnings

ROOF TYPE
 Gable Hipped
 Flat w/ parapet
 Gambrel
 Exposed rafter ends
 Brackets
 Dormers: gable-ends of attic have windows

ROOF MATERIALS
 Composition shingles
 Tile
 Metal
 Other: _____ (type)

CHIMNEYS
 1 Number: 1 Exterior Interior
 Brick
 Stone Stuccoed
 Other: _____ (type)

WINDOWS
 Wood sash 6/1
 Double hung
 Aluminum sash
 Vinyl Casement

Gable-end windows composed of 4 vertical panels, single panes

DOOR FEATURES: single entry
 Transom, fan screen, solid arched door

FRONT PORCH None
 Full-width Partial-width
 Independent Inset
Sleeping porch has working casement windows. Front patio.

PORCH ROOF
 Gabled
 Hipped
 Shed

PORCH POSTS
 0 Full height
 On piers: _____ (material)
 Turned wood Square wood
 Metal
 Spindlework: _____
 Columns: _____

PORCH RAILINGS- low brick wall surrounds patio
 None
 Turned wood
 Square wood
 Metal

LANDSCAPE FEATURES
 0 Fence: _____ (material)
_____ (height)
 0 Wall: 3-foot stone retaining wall on north line
 Other: _____
 Sidewalks Gardens

DRIVEWAY Materials/Configuration:
Concrete, entry on 17th St.

OUTBUILDINGS:
 1 Detached single-story garage
 Garage apartment (2-story)
vinyl siding: Wall material
composition shingles: Roof material
hipped: Roof type

1705 West Avenue

Stylistic influence(s): Tudor Revival

Architect/Builder: Edwin Kreisle (1888-1971)

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications

Upper windows of gable end were added in 1940, replacing the original narrow attic windows; original windows can be seen on rear of attic. Windows facing 17th are the 1940 windows; windows on the gable end facing West Avenue were replaced recently due to rotten wood; similar size but single panes rather than multi.

Building History

The home is on property that belonged to Col. E.M. House, whose home was next door. House had built a stone wall across the property along West Avenue. The fence was moved to an east-west direction to form the north boundary of the Shelley property.

The first listing for 1700 West Avenue in the City Directory is in 1924, with a physician, **Dr. Ralph Steiner**, as owner. (Mr. Shelley recently replaced a 1924 toilet, presumed the original). Steiner's wife, Lily B. Steiner, is listed at the same address as a widow in 1927. (Photo in Violet Crown.) George E. Shelley purchased the house in 1928. In 1960, his widow Helen C. Shelley was the owner. Their son G.P. Shelley lived in the home until its recent purchase by Blue Dragon LTD.

George Elgin Shelley (1873-1955) was born in Austin and completed law school at UT in 1894 or 95. He began practicing law with his uncle **George F. Pendexter**. In 1927 he married Helen Carroll (Smith, 1st husband died of TB) and they had one son, **George Pendexter Shelley**, born in October of 1928. G.E. Shelley served on the board of legal examiners for the 3rd Supreme Judicial District. He practiced law in Austin for 60 years. G.P. was associated with his father's practice for two years before his father's death. G.E. was a director of the Capital National Bank, Mutual Savings Institution, and Walkers Austex Chili Company. He was president of the State Bar in 1936. G.E.'s law partnerships included:

Brooks & Shelley 1900-04

Fiset & Shelley 1918-24

Shelley & Harris 1906-08

Shelley 1924-54

Fiset, McClendon & Shelley 1913-18

Shelley & Shelley 1954-55

Significant Persons Associated with Building and Date(s) of Association

Circa 1922-28: Dr. Ralph Steiner, physician, ear-nose-throat

Circa 1928-current: **George E. Shelley** received his law degree at UT in 1894 and practiced with his uncle, **George F. Pendexter**, city attorney. He had one child, **George Pendexter Shelley**.

George Elgin Shelley was the son of **Robert Cravens Shelley**, a Confederate officer, and **Lydia Jane Drew Pendexter**. Oldest child was Maude Mallory Shelley, grandmother of W. Mayes' mother. She married E.O. Evans.

Alabama senator **Jacob D. Shelley** fathered six children, including Robert, **Henry E. Shelley** (1841-1906?), and **Sarah Francis Shelley**. Thus Henry, who owned the Chandler-Shelley home across the street, was an uncle of G.E. Shelley.

Sarah married her first cousin, in 1853 – attorney, Alabama and Texas legislator, and Confederate officer Brigadier General **Nathan George Shelley** (1825-1898). Born in Tennessee to William Parke and Margaret F. (Etter) Shelley, Nathan moved from Alabama to Austin in 1855 and served as the attorney general of Texas (1862). The family's home was on Blanco Street. Nathan and Sarah owned a large piece of property between 12th and 13th Streets, Blanco and West Lynn, which may have run to the river at one time. When G.P. Shelley was a boy, west of Shelley Avenue was a pasture. Windsor Oaks is now where the Shelley home was located. Shelley Street is named for the Shelley family. Nathan and Sarah's oldest son **William D. Shelley** (c1857-1928) was the mayor of Austin 1905-07. James "Bosun" (illiterate), Percy and Lula (blind) were William's siblings.

Other historical designations: none

SURVEY DATE: September 2008
Survey/Research: Phoebe Allen
Address: 2510 Cedarview Drive 78704

PERSON MAKING EVALUATION OF CONTRIBUTING STATUS: City of Austin Historic Preservation Office

1700 West Avenue

South façade from 17th Street



1700 West Avenue Garage



JUDGES' HILL HISTORIC DISTRICT
HISTORIC STRUCTURES SURVEY

ADDRESS: **1701 West Avenue**

DATE OF CONSTRUCTION: **1962** TCAD Estimated Factual x

NAME: Texas Hotel Association Office Building

NON- CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF NON - CONTRIBUTING: Not build during period of significance.

MAP KEY NUMBER: WA1701

ORIGINAL LOCATION: yes



Tax Parcel Number: Ref ID2 Number: 02110105050000
Legal Description: S 60 FT of W 128 FT of Outlot 20 Division E
Owner: Texas Hotel & Lodging Association Inc. (2008)
Owner Address: 1701 West Avenue, Austin TX 78701

BUILDING INFORMATION: 1701 West Avenue # stories: 1+ basement: yes, with 3-car parking below overhang on east end

STYLE: International
DESIGNATION: City RTHL NR
PLAN: _____

 x Square/rectangular
 Wing & gable L-plan T-plan
 Asymmetrical

CONSTRUCTION

 Frame: wood metal
 Solid Brick Solid Stone
 x : rock and mortar

FOUNDATION

 x Pier & beam Slab
 Stone Brick

EXTERIOR WALLS

 Wood
 x Stucco on lower level
 x Stone
 Brick
 Synthetic siding
_____ (type)
 Awnings

ROOF TYPE

 Gable Hipped
 x Flat w/ parapet
 Gambrel
 Exposed rafter ends
 Brackets
 Dormers:
_____ (type: gable/hipped/shed)
 Other: _____

ROOF MATERIALS

 Composition shingles
 Tile
 x Metal
 Other: _____ (type)

CHIMNEYS

 Number: Exterior Interior
 Brick
 Stone Stuccoed
 Other: _____ (type)

WINDOWS

 9 Fixed: large, single panes
 Wood sash
 Double hung
 Aluminum sash
 Vinyl Casement

 Decorative screens
1 front (west) window or door has been closed up w/ stucco.

DOOR FEATURES:

X - single : glass & metal
 Glazing
 Transom
 Sidelights

FRONT PORCH

 None
 Full-width Partial-width
 Independent
 x Inset (partial) on south side
 Wraparound

PORCH ROOF

 Gabled
 Hipped
 Shed

PORCH POSTS: 0

 Full height
 On piers: _____ (material)
 Turned wood Square wood
 Metal
 Spindlework: _____
 Columns: _____

PORCH RAILINGS

 x None
 Turned wood
 Square wood
 Metal

LANDSCAPE FEATURES

 x Fence: metal & wire (material)
4 feet (height)
 x Wall: retaining/stucco: material
5-6 feet height
 Other: _____
 x Sidewalks – very short, crushed granite
 x Gardens

DRIVEWAY Materials/Configuration:

Concrete/asbestos parking area downstairs, south side of building

OUTBUILDINGS: none

 Detached single-story garage
 Garage apartment (2-story)

Stylistic influence(s): International

Architect/Builder: unknown

Historic Use: office

Current Use: office

List and Date of Architectural Modifications: no research done on this property.

Building History

Significant Persons Associated with Building and Date(s) of Association

Other historical designations: none

SURVEY DATE: September 2008
Survey/Research: Phoebe Allen
Address: 2510 Cedarview Drive 78704

PERSON MAKING EVALUATION OF CONTRIBUTING/NON-CONTRIBUTING
STATUS: City of Austin Historic Preservation Office



View of south façade of 1701 West Avenue from 17th Street at West Avenue.

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1703 West Avenue**

HISTORIC NAME: **Chandler-Shelley House, aka Westhill**

DATE OF CONSTRUCTION: circa **1855** Estimated **x** Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Westhill retains sufficient architectural integrity, was built during period of significance, and is both a City of Austin Historic Landmark and Recorded Texas Historic Landmark.

MAP KEY NUMBER: **WA1703** ORIGINAL LOCATION: **yes, but faced Rio Grande**



Tax Parcel Number: Ref ID2 Number: 02110105060000
Legal Description: S Cen 70 FT of W 128 FT of Outlot 20 Division E
Owner: Sandra Hicks Van Zandt
Owner Address: 3001 Bonnie Road, Austin TX 78703

BUILDING INFORMATION: 1703 West Avenue

stories: 2 w/ 1st level visible from rear

Wood sash 6/6 w/ stone lintels

STYLE: Greek Revival

DESIGNATION: City RTHL NR

PLAN: _____

Square/rectangular
 Wing & gable L-plan T-plan
 Asymmetrical

DOOR FEATURES: single double entry

Glazing – beveled glass, 2 panels

Transom – “

Sidelights

Rear ‘front’ door has glazing, transom, sidelights.

CONSTRUCTION

Frame: wood metal

Solid Brick ? Solid Stone

_____:

FRONT PORCH

None

Full-width Partial-width

Independent Inset

Wraparound

FOUNDATION

Pier & beam Slab

? Stone Brick

PORCH ROOF - 0

Gabled

Hipped

Shed

EXTERIOR WALLS

Wood

Stucco

Stone – lower floor

Brick – upper floor

Synthetic siding

_____ (type)

Awnings

PORCH POSTS

Full height

On piers: short wood bases

2 Square wood – not free standing

Metal

_____ Spindlework: _____

Rear face has 6 columns, tapered, plain style Tuscan, no base, 2-story, wood; upper stick-cluster rail; lower has no rails.

ROOF TYPE

Gable Hipped

Flat w/ parapet

Gambrel

Exposed rafter ends

Brackets

Dormers:

_____ (type: gable/hipped/shed)

Other: _____

PORCH RAILINGS

None

Turned wood

Square wood

Metal

ROOF MATERIALS

? Composition shingles (not visible)

Tile

Metal

Other: _____ (type)

LANDSCAPE FEATURES

Wall: 4 foot stone retaining wall in rear (formerly front)

Sidewalks Gardens

Stone steps and brick entry walk at front

CHIMNEYS

2 Number: 1 Exterior 1 Interior

Brick

DRIVEWAY Materials/Configuration: rear

WINDOWS

OUTBUILDINGS:

Detached single-story carriage house – brick, gabled metal roof

1703 West Avenue

Stylistic influence(s): Greek Revival

Architect/Builder: Abner Cook

Historic Use: residence, fraternity house **Current Use:** residence

List and Date of Architectural Modifications: 1969 - Major restoration

Building History

WESTHILL: CHANDLER-SHELLEY HOUSE, 1703 West Avenue. Circa 1855.

This fine antebellum home was in all likelihood built on a hill just west of the Capitol by **Abner Hugh Cook** and his son about the same time he built the Governor's Mansion. Both buildings feature Cook's signature clustered-stick balustrades and similar interior woodwork. Westhill's grand double-gallery entrance with six fluted, cypress-staved Greek Doric columns faces Rio Grande and the Capitol; visitors originally reached the house via a casual entrance on West Avenue or via the "carriage" entrance to the ground floor by way of a sweeping semicircular flagstone drive from Rio Grande. The cornice gorge is accented by a necklace of dentils. Interior framing and trim are pine, and flooring is wide pine plank.

Built to accommodate the sloping terrain, with Austin limestone forming the lower walls and brick masonry above, this unique split-level Greek Revival home is believed to have been constructed about 1855 for **Mary and Reuben Runner**, who were issued a homestead patent for the property by Governor Pease in November of 1854. Mary Runner was an assignee of **G.K. Lewis**, first settler to buy the land circa 1940.

The kitchen and cistern were separate, northwest of the house, serving through the north doorway.

The Runners sold Outlot 20 and buildings in 1858 to merchant **Nathaniel Townsend** (1804-1864), whose relative, Caroline Townsend, in 1863 sold it to **Colonel Frederick W. Chandler**, a Civil War veteran and prominent Austin attorney as well as the secretary-treasurer of the Austin City Water Company. Chandler came to Texas from Massachusetts and apparently purchased Westhill with Confederate money.¹ He and his wife Fannie had one daughter, **Cornelia** who first married a Mr. Rice, and later married the general land agent and brickmaker-contractor **Henry E. Shelley**, a brother of Texas attorney general (1862) and three-term state senator **Nathan G. Shelley**. Henry moved in with the Chandlers by 1872 and became an attorney and notary by 1881. In the late 1890s Henry became the superintendent of the Confederate Home and later member of the board of pardons and prison advisors.

Alabama senator **Jacob D. Shelley** fathered six children, including Robert, **Henry E. Shelley** (1841-1906?), and **Sarah Francis Shelley**. (Thus Henry, who owned the Chandler-Shelley home, was an uncle of G.E. Shelley, who lived across the street from Westhill beginning in 1928.) **Sarah** married her first cousin, in 1853 – attorney, Alabama and Texas legislator, and Confederate officer Brigadier General **Nathan George Shelley** (1825-1898). Born in Tennessee to William Parke and Margaret F. (Etter) Shelley, Nathan moved from Alabama to Austin in 1855 and served as the attorney general of Texas (1862). The family's home was on Blanco Street. Nathan and

¹ According to a note in the Townsend biographical file at the Austin History Center, Nathaniel Townsend was declared an alien enemy and his property (including lots 7 and 8 in block 127) sold at a public auction in 1863.

Sarah owned a large piece of property between 12th and 13th Streets, Blanco and West Lynn, which may have run to the river at one time. When G.P. Shelley was a boy, west of Shelley Avenue was a pasture. Windsor Oaks is now where the Shelley home was located. Shelley Street is named for the Shelley family. Nathan and Sarah's oldest son **William D. Shelley** (c1857-1928) was the mayor of Austin 1905-07. James "Bosun" (illiterate), Percy and Lula (blind) were William's siblings.

Travis County **Judge A.S. Thompson Jr.** resided in the home in 1898-99. Westhill became the Phi Kappa Psi Chapter House about 1906, and in 1909, the Shelleys' daughter Louise sold Westhill. **May (Mrs. Charles M.) Thompson** and her children owned and resided in the home from 1917 until 1969, when it underwent major restoration by the **Travis Williamson** family.

Westhill's original **Carriage House**, 707 West 18th Street, is used as an office. Westhill originally had a separate kitchen and other outbuildings. COA.

Significant Persons Associated with Building and Date(s) of Association: *above*

Other historical designations: Recorded Texas Historic Landmark and City of Austin Historic Landmark

SURVEY DATE: September 2008
Survey/Research: Phoebe Allen
Address: 2510 Cedarview Drive 78704

PERSON MAKING EVALUATION OF CONTRIBUTING STATUS: City of Austin Historic Preservation Office

1703 West Avenue Carriage House





1703 West Avenue Original front façade, now rear, above. Historic drawing below.



1704 JUDGES' HILL HISTORIC DISTRICT
HISTORIC STRUCTURES SURVEY

ADDRESS: **1704 West Avenue**

NAME: **West Avenue Condominiums**

DATE OF CONSTRUCTION: **1986** Estimated Factual

NON-CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING/NON-CONTRIBUTING:
Not built during period of significance.

MAP KEY NUMBER: WA1704

ORIGINAL LOCATION: yes. The original home of E.M. House was razed in 1967.



Tax Parcel Number: Ref ID2 Number: 02110111020000-0211011113000
Legal Description: UNT 101 1704 WEST AVENUE CONDOMINIUMS AMENDED PLUS 8.88% INT IN COM AREA
Owner: Various (See list below)
Owner Address: 1704 West Avenue, Austin TX 78701

544322 02110111020000 KIMBERLY A & DOUGLAS W MOORE 1704 WEST AVE 101
544323 02110111030000 CAVE MESA PROPERTIES LLC 1704 WEST AVE 102
544324 02110111040000 KERATEX L P 1704 WEST AVE 103
544325 02110111050000 AUSTIN CONDO LLC 1704 WEST AVE 104
544326 02110111060000 LINDSAY B STANFORD 1704 WEST AVE 105
544327 02110111070000 BERCEN CAROL L 1704 WEST AVE 106
544328 02110111080000 MONTGOMERY STEPHEN N & 1704 WEST AVE 107
544329 02110111090000 BLAZER RESOURCES INC 1704 WEST AVE 108
544330 02110111100000 ELLIS MARY DALE 1704 WEST AVE 301
544331 02110111110000 JOCELYN LAM SHAW 1704 WEST AVE 302
544332 02110111120000 GAGARIN ALEXANDRA 1704 WEST AVE 303
544333 02110111130000 ZAHID H & SHAHNAZ AYUB 1704 WEST AVE 304

SURVEY DATE: September 2013
Survey/Research: Phoebe Allen
Address: 2510 Cedarview Drive 78704

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1705 West Street**

HISTORIC NAME: **Roberts-Crawford House**

DATE OF CONSTRUCTION: **1947** TCAD, 1949 CD Estimated: X Factual

NON-CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF NON-CONTRIBUTING: Built outside the period of significance.

MAP KEY NUMBER: WA1705 ORIGINAL LOCATION: yes



Tax Parcel Number: Ref ID2 Number: 02110105070000
Legal Description: N CEN 54 FT of W 128 FT of Outlot 20, Division E
Owner: Milton R. Felger
Owner Address: 10008 CORMORANT CV, AUSTIN, TX 78730-3583

BUILDING INFORMATION: 1705 West Avenue

stories: 1 + partial basement in rear

Composition shingles: green

STYLE: Minimal Traditional

CHIMNEYS: 0

PLAN:

Wing & gable L-plan T-plan
w/ projecting sheds at side and rear

WINDOWS

Wood sash 1/1

Double hung

CONSTRUCTION

Frame: wood metal

DOOR FEATURES: two separate entries

no Glazing

no Transom

no Sidelights

FOUNDATION

Pier & beam Slab

EXTERIOR WALLS

Brick

Synthetic siding: asbestor siding on rear and sides

FRONT PORCH: None

LANDSCAPE FEATURES: none

ROOF TYPE

Hipped

DRIVEWAY Materials/Configuration: Front yard is gravel parking area

OUTBUILDINGS: none

ROOF MATERIALS

Stylistic influence(s): Minimal Traditional

Architectural note: Brick duplex w/ hipped roof

Architect/Builder: unknown

Historic Use: residence

Current Use: duplex residence

List and Date of Architectural Modifications: none

Building History

The house was built as a duplex in 1949, according to the current owner, who purchased the property from Ms. Crawford.

CD1949: Carl A. Roberts (Esther), salesman Capitol Welding Supply.

CD1955: Geraldine M. Crawford (o)

The original structure on lot held an appendage building for the historic house at 1703 West Avenue (Westhill).

Significant Persons Associated with Building and Date(s) of Association: unknown

Other historical designations: none

SURVEY DATE: September 2008

SURVEYOR/research: Phoebe Allen

Address: 2510 Cedarview Drive 78704

PERSON MAKING EVALUATION OF CONTRIBUTING STATUS: City of Austin Historic Preservation Office

JUDGES' HILL HISTORIC DISTRICT
HISTORIC STRUCTURES SURVEY

ADDRESS: **1717 West Avenue**

HISTORIC NAME: **Hugh B. Hancock House**

DATE OF CONSTRUCTION: **1886** Estimated Factual

NON-CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF NON-CONTRIBUTING: This structure was moved to this location from East Austin in 1979.

MAP KEY NUMBER: WA1717

ORIGINAL LOCATION: No. Moved from East Austin in 1979



Tax Parcel Number: Property ID: 202039 Ref ID2 Number: 02110105080000
Legal Description: N 92 FT of W 128 FT less 28 X 55 Outlot 20, Division E
Owner: Mary G Yancy PHD LLC
Owner Address: 1135 West 6th Street, Ste 120, Austin, Texas 78703-5309

BUILDING INFORMATION: 1717 West Avenue # stories: 1

STYLE: Victorian

DESIGNATION: City RTHL NR

PLAN:

Square/rectangular

Wing & gable L-plan T-plan

Asymmetrical

CONSTRUCTION

Frame: wood metal

Solid Brick Solid Stone

_____:

FOUNDATION

Pier & beam (raised above grade)

EXTERIOR WALLS

Wood

Stucco

Stone

Brick

Synthetic siding

_____ (type)

Awnings

ROOF TYPE

Gable Hipped

Flat w/ parapet

Gambrel

Exposed rafter ends

Brackets

Dormers:

_____ (type: gable/hipped/shed)

Other: _____

ROOF MATERIALS

Composition shingles

Tile

Metal

CHIMNEYS

Number: Exterior Interior

Brick

Stone Stuccoed

Other: _____ (type)

WINDOWS

Wood sash

Double hung 2/2

Aluminum sash

Vinyl Casement

Decorative screens

DOOR FEATURES: double entry

Glazing

Transom: multi-lights

Sidelights

FRONT PORCH

Partial-width

PORCH ROOF

Gabled

Hipped

Shed

PORCH POSTS

Full height

On piers: 3 inch wood bases

3 + two ½ columns: Corinthian, tapered, fluted, wood

PORCH RAILINGS

None

Turned wood

Square wood

Metal

LANDSCAPE FEATURES

Wall: 1-4 foot stone

Sidewalks Gardens

DRIVEWAY Materials/Configuration:

Adjacent paved/gravel-concrete parking lot

OUTBUILDINGS: none

1717 West Avenue

Stylistic influence(s): Classical Revival

Architect/Builder: unknown architect; Hugh Hancock was original owner and probably builder

Historic Use: residence

Current Use: office

List and Date of Architectural Modifications

Moved to present location in 1978. Restored by 1980.

Building History

The 1886 Victorian **HUGH B. HANCOCK HOUSE** now at 1717 West Avenue was relocated from East Seventh Street in the Robertson Hill area of East Austin in 1979. The home, built in the Victorian style with classical ornamentation, was constructed in 1886 for a successful African American businessman, the proprietor of the Black Elephant Saloon and the H.B. Hancock Saloon on East 6th Street.

The Hancock House was sold in 1904 to German native **Charles Frederick Mann**, a local railroad engineer for Southern Pacific, and his wife Sophia, who raised eight children in the home.

It remained in the Mann family until 1959, and in 1978 was moved to its present location and renovated by **Dr. & Mrs. Earl Howard** for use as a physician's office. Original pine and oak floors were refinished, specially milled wood ceilings recreated, and outdoor columns and trim cleaned and repainted. The Howards received a Heritage Society award in 1980 for their efforts.

Significant Persons Associated with Building and Date(s) of Association

1886-1904: Hugh B. Hancock

1904-1959: Charles F. Mann

Other historical designations

Recorded Texas Historic Landmark

City of Austin Historic Landmark

SURVEY DATE: September 2008
SURVEYOR: Phoebe Allen
Address: 2510 Cedarview Drive 78704
RESEARCHER: (same)

PERSON MAKING EVALUATION OF NON-CONTRIBUTING STATUS: City of Austin
Historic Preservation Office

JUDGES' HILL HISTORIC DISTRICT
HISTORIC STRUCTURES SURVEY

ADDRESS: **1801 West Avenue**

HISTORIC NAME: **J.W. Scarbrough House**

DATE OF CONSTRUCTION: **1920** Estimated Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Strong architectural integrity; built during period of significance. City of Austin Historic Landmark; Recorded Texas Historic Landmark.

MAP KEY NUMBER: WA1801 ORIGINAL LOCATION: yes



Tax Parcel Number: Property ID: 202009 Ref ID2 Number: 02110103060000
Legal Description: S 96 FT of W 138 FT & 10 FT X 46 FT of Outlot 19, Division E
Owner: Jo Sue Howard
Owner Address: 1801 West Avenue, Austin TX 78701

BUILDING INFORMATION: 1801 West Avenue # stories: 2 basement:: partial

Operable shutters on upper windows

STYLE: **Italian Renaissance**

PLAN:

Square/rectangular (basically)
 Wing & gable L-plan T-plan
 Asymmetrical

CONSTRUCTION

Frame: wood metal
 Solid Brick Solid Stone
_____:

FOUNDATION

Pier & beam Slab
 Stone Brick

EXTERIOR WALLS

Wood
 Stucco: cement plaster
 Stone
 Brick
 Synthetic siding
_____ (type)
 Awnings

ROOF TYPE

Hipped
 Exposed rafter ends
 Brackets
 Dormers: hipped, ventilation

ROOF MATERIALS

Slate shingles
 Tile
 Metal
 Other: _____ (type)

CHIMNEYS

Number: Exterior Interior
 Brick
 Stone Stuccoed
 Other: _____ (type)

WINDOWS

Wood sash
 Double hung 6/6
 Casement: 4/4 on porch wing
2 1st-floor front windows have fan transoms giving appearance of elliptical arched windows

DOOR FEATURES: single entry

Glazing: multiple lights
 Transom
 Sidelights

FRONT PORCH

Full-width Partial-width
 Independent Inset
 Wraparound

PORCH ROOF: projecting, arched pediment/hood over entry

Gabled
 Hipped
 Shed

PORCH POSTS: 0

Full height
 On piers: _____ (material)
 Turned wood Square wood
 Metal
 Spindlework: _____
 Columns: _____

PORCH RAILINGS: 0

None
 Turned wood
 Square wood
 Metal

LANDSCAPE FEATURES

Fence: 3-foot high, metal rails & concrete pillars
 Wall: _____ (material)
_____ (height)
 Other: brick walkways inside fence
 Sidewalks Gardens

DRIVEWAY Materials/Configuration:

Concrete and brick

OUTBUILDINGS:

Detached 1-story garage and servants' quarters
concrete plaster: Wall material
comp. shingles: Roof material
hipped: Roof type

1801 West Avenue

Stylistic influence(s): Italian Renaissance

Architect/Builder: Edwin C. Kreisle (1888-1971)

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications

Extensive plumbing, rewiring, addition of dual pipe heating and AC system, update of the kitchen, and addition of butler's pantry were all done (by the Scarbroughs) before the Howards bought the house in 1976. The current owners refinished the floors, rebuilt perimeter wall around the grounds, renovated servants' quarters, refinished exterior cement plaster, and stripped and repainted exterior wood trim in or after 1976, with restoration by Dailey & Wann, AIA.

The wooden, Anderson windows in the upstairs, south porch were added by the Howards in 1982-83. They also added the breakfast room wing on the northeast corner of the house at that time. All other porches had been enclosed by the Scarbroughs prior to 1976. The ones on the east side, upstairs, are metal frames & have a rolling screen on the inside of the windows. Owner has been told that the wrought iron fencing & railing was made by Weigl.

Building History: J.W. SCARBROUGH HOUSE, 1801 West Avenue.

The property was originally purchased by Louis Horst in 1847; it was sold to Charles A. Denny in 1875 and ultimately to the Scarbroughs on Dec. 26, 1916.

Before the Scarbrough House was built here, **C.W. Firebaugh's** home was at this location. Firebaugh & Company was a wholesale and retail hardware store. City Lot Register for 1890 indicates that Firebaugh owned all of Outlot 19 less the NW corner at a value of \$3750.

Architect **Edwin C. Kreisle** (1888-1971) designed this Italian Renaissance Revival home – with slate roofing, deep overhanging cornice, arched pediment over the entry, and elliptical arched windows on the main floor level – for one of the two sons of Scarbrough & Sons. The Scarbrough family lived here for over 50 years. Weigle Ironworks gates in rear garden.

John William Scarbrough (1885-1960) became the general manager of Scarbrough's after his father's death in 1925, and later president. Will's father, **Emerson Monroe Scarbrough**, was co-founder of Scarbrough and Hicks in 1893 on Congress Avenue, and established Scarbrough & Sons in 1913. Will's wife, **Cornelia Quarles Rice Scarbrough** (1889-1974), was the daughter of Edwin Eldridge Rice (1842-1927) of Galveston.

The couple resided in the Bremond-Robinson House, 404 W. 7th, after their 1912 marriage, and at the Nagle House in Judges' Hill, 1615 Pearl, for two years before building this house. The Scarbroughs purchased this property in 1916 and resided here until their deaths. They had one son, J.W. 'Jack' Scarbrough Jr. A garage served as servants' quarters. Guests at this home included former Texas governors Miriam and James Ferguson, Allan Shivers and Tom Moody; R. Niles Graham; Walter Long; and numerous civic leaders.

Jo Sue and Dr. Earl W. Howard purchased the home Dec. 31, 1976 and began restoration.

Historic Photo available in Austin American Statesman, Aug. 22, 1920.

Significant Persons Associated with Building and Date(s) of Association

1922-1971: J.W. Scarbrough, Scarbrough & Sons

1976-current: Jo Sue & Dr. Earl W. Howard, physician

Edwin C. Kreisle, architect

Other historical designations:

Recorded Texas Historic Landmark and City of Austin Historic Landmark

SURVEY DATE: September 2008

Survey/Research: Phoebe Allen

Address: 2510 Cedarview Drive 78704

PERSON MAKING EVALUATION OF CONTRIBUTING/NON-CONTRIBUTING

STATUS: City of Austin Historic Preservation Office

1801 West Avenue

Detached garage and servant's quarters, rear



1801 West Avenue Front door detail.



JUDGES' HILL HISTORIC DISTRICT
HISTORIC STRUCTURES SURVEY

ADDRESS: **1802 West Avenue**

NAME: **Lantana Condominiums**

DATE OF CONSTRUCTION: **1962** Estimated Factual

NON-CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Built after period of significance.

MAP KEY NUMBER: WA1708 ORIGINAL LOCATION: yes



Tax Parcel Number: Property ID: 202003 Ref ID2 Number: 02110102690000
Legal Description: Lantana Condominium Homes Lot 1 AYDAM Addition
Owner: SC Lantana Investors LLC
Owner Address: 1802 West Avenue, Ste 100, Austin, Texas 78701

BUILDING INFORMATION: 1802 West Avenue

stories: 2 basement: _____

STYLE: Modern
DESIGNATION: City RTHL NR
PLAN: _____
 x Square/rectangular w/ inner courtyard & pool
 Wing & gable L-plan T-plan
 Asymmetrical

CONSTRUCTION
 Frame: wood metal
 x Solid Brick Solid Stone
_____:

FOUNDATION
 Pier & beam x Slab
 Stone Brick

EXTERIOR WALLS
 Wood
 Stucco
 Stone
 x Brick
 Synthetic siding
_____ (type)
 Awnings

ROOF TYPE
 Gable Hipped
 x Flat w/ parapet
 Gambrel
 Exposed rafter ends
 Brackets
 Dormers:
_____ (type: gable/hipped/shed)
 Other: _____

ROOF MATERIALS
 Composition shingles
 Tile
 ? Metal
 Other: _____ (type)

CHIMNEYS
 0 Number: Exterior Interior
 Brick
 Stone Stuccoed
 Other: _____ (type)

WINDOWS
"Windows" are all double sliding glass doors.

DOOR FEATURES: x double entry: glas
 x Glazing – large glass fixed panes on either side of doors
 Transom
 Sidelights

FRONT PORCH None
 Full-width x Partial-width
 Independent x Inset
 Wraparound

PORCH ROOF
 Gabled
 Hipped
 Shed

PORCH POSTS
 x Full height: brick piers
 On piers: _____ (material)
 Turned wood Square wood
 Metal
 Spindlework: _____
 Columns: _____

PORCH RAILINGS
 None
 Turned wood
 Square wood
 x Metal on front, entry area, recessed with porch

LANDSCAPE FEATURES
 Fence: _____ (material)
_____ (height)
 x Wall: brick @ entry (material)
1.5 feet (height)
 Other: _____
 0 Sidewalks x Gardens

DRIVEWAY Materials/Configuration: asphalt

OUTBUILDINGS: 0
 Detached single-story garage
 Garage apartment (2-story)
_____ Wall material
_____ Roof material
_____ Roof type

 Other: barn, shed _____
Asphalt parking lot on lot to south of building.

Stylistic influence(s): Modern

Architect/Builder:

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications: no research done on this building.

Building History

Significant Persons Associated with Building and Date(s) of Association

Other historical designations

- _____ Individually listed in National Register of Historic Places
- _____ Listed as contributing in the _____ National Register Historic District
- _____ Recorded Texas Historic Landmark
- _____ City of Austin Historic Landmark

SURVEY DATE: September 2008
SURVEYOR: Phoebe Allen
Address: 2510 Cedarview Drive 78704
RESEARCHER: (same)

PERSON MAKING EVALUATION OF CONTRIBUTING/NON-CONTRIBUTING
STATUS: City of Austin Historic Preservation Office

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1803 West Avenue**

HISTORIC NAME: **Denny-Holliday House**

DATE OF CONSTRUCTION: circa **1870** Estimated **x** Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Built in period of significance. City of Austin Historic Landmark, Recorded Texas Historic Landmark.

MAP KEY NUMBER: WA1803

ORIGINAL LOCATION – yes. Current photo below is the original front facade, which faces Rio Grande; see additional photos for front façade now facing West Avenue.



Tax Parcel Number: Ref ID2 Number: 02110103070000
Legal Description: CEN 90 FT of W 138 FT of Outlot 19, Division E
Owner: Gaddis Real Property Holdings LLC (1998)
Owner Address: 1801 N. Lamar Blvd, Austin TX 78701

BUILDING INFORMATION: 1803 West Avenue

stories: 2

STYLE: Italianate with Neoclassical porch addition

DESIGNATION: _City _RTHL _NR
PLAN:

_Square/rectangular w/ north entry porch added and west (front) 1-story sleeping porch extension, stucco
_Wing & gable _L-plan _T-plan
_Asymmetrical

CONSTRUCTION

? Frame: _wood _metal
_Solid Brick _?_Solid Stone
Stone blocks?

FOUNDATION

? Pier & beam _Slab
? Stone _Brick

EXTERIOR WALLS

_Wood
_Stucco – exterior now features block stone imprinting
_Stone – limestone lower behind stucco

ROOF TYPE

_Gable _Hipped
_Flat _w/ parapet
_Gambrel
_Exposed rafter ends
_Brackets
_Dormers:
_ (type: gable/hipped/shed)
_Other: _____

ROOF MATERIALS

_Composition shingles
_Tile
_Metal
_Other: _____ (type)

CHIMNEYS

2 Number: _Exterior _Interior
_Brick
_Stone _Stuccoed
_Other: _____ (type)

WINDOWS

_Wood sash – 4/4 + 1/1
_Double hung
_Aluminum sash

_Casement – west porch, wood
_Decorative screens

DOOR FEATURES: single entry

_Glazing - multi
_Transom - fan
_Sidelights

PORCH: No “front” porch faces West Avenue; main entry is through side entry porch - independent; cornice trim with dentils.

Rear (original front) has double gallery with two sets of 1-story Tuscan columns, tapered, wood, on wood bases. Both galleries are screened.

PORCH ROOF

_Gabled - metal
_Hipped
_Shed

West porch roof is flat

PORCH POSTS

_Full height
_On piers: _____ (material)
_Square wood – enclosed w/ windows

PORCH RAILINGS

East porch has turned wood railings upper and lower galleries
_None on front

LANDSCAPE FEATURES

_Fence: metal rails with gate, 5-foot high
no Sidewalks _Gardens
Stepping stones along street edge

DRIVEWAY Materials/Configuration:

Concrete drive

OUTBUILDINGS:

_Detached single-story garage
_apartment (2-story):
_____ Wall material
_____ Roof material
_____ Roof type

_Other: barn, shed _____

1803 West Avenue

Stylistic influence(s): Italianate with Neoclassical porch addition

Architect/Builder: unknown

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications: See details below.

Building History: DENNY-HOLLIDAY HOUSE, 1803 West Avenue.

Among the first of the early neighborhood structures was a one-story limestone cottage, built between 1869 and 1871 for **Eva and Charles Adolphus Denny**, a bookkeeper with Sawyer, Ficklin and Scott, stage proprietors. It originally faced east, on a lot that extended from Rio Grande to West Avenue. The kitchen was probably an outbuilding. After Eva's death in childbirth in 1871, Charles enlarged the house and resided there with their daughter Tula and his new bride, Mary Barefield of San Antonio, until he sold the house in 1884.

Mrs. N.L. Holliday bought the property in 1898, and in 1906 had contractor Charles A. Schurr move the entry to the north side and add the second story with porches on the east and south sides. She resided there with her mother, a sister, five sons and one daughter. The new second story featured two bathrooms with **indoor plumbing!** Her daughter, **Dr. Margaret Holliday**, a 1906 graduate of UT Medical School and one of only three female physicians in the city at the time, and Margaret's husband, **Dr. Simon J. Clark**, remodeled the house extensively between their marriage in 1918 and 1920, incorporating the master carpentry of **Peter Mansbendel**, who carved mantels for five wood-burning fireplaces.

An elegant entry portico was added to the north entrance. Oak floors were laid over the original pine planks, and a curved staircase was built. Plastered walls were decorated with molding, and the entire exterior was stuccoed with block stone imprinting. A covered terrace was built on the west side of the house and a guesthouse on the northeast corner of the property. During the remodeling work, the couple leased Laguna Gloria from Mrs. Clara Driscoll Sevier and lived there for several months shortly after their marriage. Margaret contracted flu during the epidemic of 1918 and never fully recovered; she died in December of 1921. Her pallbearers included Dr. H.Y. Benedict, Judge Ireland Graves, D.B. Gracy, Walter Bremond, Dr. W.J. Battle, Dr. Z.T. Scott, former Governor J.D. Sayers, and Dr. Herman G. Jones. Dr. Clark continued to reside at their home until September 1926, when he sold the house at a public auction.

The Alpha Delta Pi Sorority owned the palatial estate from 1927 to 1943. **Dr. & Mrs. Allan Neighbors** owned and resided in the house from 1943 to 1974, when Mary Alyce and Aubrey L. Moyer acquired the property for a residence for their son, Vincent M. Moyer, and office space for their real estate firm. Moyer & Sons (of which there were three) were honored by the Heritage Society in 1978 for their renovation. The east galleries extending across the entire façade were restored with columns and balustrades hand-turned on the site. Walls, plaster and molding were repainted, oak floors refinished, and central heat and air-conditioning installed.

Significant Persons Associated with Building and Dates of Association: see above.

Other historical designations

___x___ Recorded Texas Historic Landmark

___x_ City of Austin Historic Landmark

SURVEY DATE: September 2008
SURVEYOR/research: Phoebe Allen
Address: 2510 Cedarview Drive 78704

PERSON MAKING EVALUATION OF CONTRIBUTING STATUS: City of Austin Historic Preservation Office

1803 West Avenue West Avenue (formerly the rear façade) and north façades.



1803 West Avenue North and east (the original front, now rear) façades.



