

W 16th Street Surveys

17th Street Surveys

18th Street Surveys

Pearl Street Surveys

San Gabriel Street Surveys

West Avenue Surveys

W 16th Street Surveys

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **712 West 16th Street** (originally Cherry Street)

HISTORIC NAME: **Herblin-Shoe/Merritt House**

DATE OF CONSTRUCTION: **1897-1900** Factual X

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING:

Architectural integrity, association with historical figures, Recorded Texas Historic Landmark & City of Austin Historic Landmark. Cooks' cabin outbuilding is also contributing.

MAP KEY NUMBER: 160712

ORIGINAL LOCATION: Yes



Tax Parcel Number: Property ID 202081 Ref ID2 Number: 02110109040000

Legal Description: S 79 FT of W 138 FT Outlot 21 DIV E

Owner: North American Mountain Properties LTD – Clifton Mitchell

Owner Address: 1300 Guadalupe St., Ste. 200, AUSTIN, TX 78701-1630

BUILDING INFORMATION 712 West 16th Street

2 ½ Number of stories

Style: Queen

Anne/Eastlake/NeoClassical

PLAN

X Rectangular w/ irregularities

X Asymmetrical

Originally an irregular Latin cross ground plan; addition of porch and columns gives house a rectangular exterior appearance.

FOUNDATION

X Pier and beam - porch

Stucco underpinning obscures the footing; assumed to be typical pier and beam since house is wood frame.

EXTERIOR WALLS

x Stucco over brick veneer

x Brick: Butler buff under stucco

Original brick is exposed on rear section; rear addition is wood clapboard.

ROOF TYPE

x Gable (steep east-west; stepped on east and west, centered gable at front).

Wooden (fishscale) shingle gable ends

x Dormers: 1 dormer on 2nd story rear.

Gable ends have vents at peaks: 2 on East, 2 West; front gable has round window vent.

x Brackets: jigsaw

ROOF MATERIALS

x Composition shingles (asbestos)

CHIMNEYS

2 Number (4 fireplaces)

x Interior: between 2 rooms on east side and 2 on west side

x Brick

Original Victorian mantels over four fireplaces.

WINDOWS

x Wood sash: double hung, 1/1

1 arched window on west w/ stucco hood

Rough-faced stone sills and flat stone lintels on most windows

FRONT PORCH

x Partial-width + 1-story entry porch

x Wraparound

Entry porch has dormers (2 windows) on the 2nd story, above the front 1-story entry porch

PORCH ROOF

x Flat

PORCH POSTS

x Full height: 7 wooden, 2-story Ionic columns – 3 front, 3 side, 1 corner. 2-story columns have a scotia base, fluted round shafts.

x On piers: concrete (pier material) with stucco underpinning/enclosure wall.

PORCH RAILINGS

x Square wood – lower; upper has solid paneling/clapboard w/ dentils below upper rail. 1st floor gallery railing is solid wood dado on bottom. South elevation gallery is open above the dado with 2 bays screened with shutters inside screens. Railings on 2nd story gallery resemble elements of an entablature: triple fascia topped by row of dentils topped by dado railing. Capital is Roman Ionic. Entablature includes a single architrave, a plain frieze, and overhanging cornice. Entry vestibule has a single Tuscan colonette on a stucco pedestal, connected by wooden dado railing to a set of three Tuscan colonettes.

DOOR FEATURES

x Transom

Single door primary entrance with single pane glass transom. Original exterior rear doors with transoms are now interior doors.

LANDSCAPE FEATURES

Wall: concrete retaining wall at street curb on 16th

OUTBUILDINGS: 2

x Shed: Cook's quarters, circa 1900, side-gabled, vertical board-and-batten frame shed w/ 1 door and 2 shuttered window, pier & beam (brick piers)

x Detached garage apartment (2-story) w/ 3 dormers front/rear

Wall material: brick

Roof material: comp. shingles

Roof type: hipped

DRIVEWAY Materials/Configuration:

Sidewalk on 16th is new concrete, older on west side. New concrete drive to newly remodeled garage.

712 West 16th Street

Stylistic influence(s): Queen Anne/Eastlake. Neo-Classical. Variety of styles exhibits change in taste during early 20th Century from Queen Anne (including interior woodwork and mantels) to Classic Revival styling added to the original house.

Architect/Builder: Contractor/builder **John Allen Greathouse**

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications

No significant changes in interior.

1910-12: Mary & Rufin D. Shofner, associated with Austin National Bank, added the east porch and columns on both the south and east sides, creating a double-loaded, two-story wraparound gallery with 2-story Ionic columns. The original home had only a front porch. This changed the house from its Victorian appearance to neo-Classical, exhibiting the change in taste in Austin, with new interest in Classical Revival.

1917: Mildred & George B. Clark, salesman, removed the original window shutters and enlarged the back porch, enclosing it with a dado railing with screen above. The Clarks apparently stuccoed the brick walls. They also painted the pine floors black.

1927: Mary & William B. Shoe removed the black floor paint from the Bastrop pine, floored the attic, and converted the interior back stairway into closets. Shoe also opened a passageway between the west and east rooms to provide better circulation. Windows were added in the east and west gables to create cross ventilation. Shutters were added inside the screens of the second-floor east gallery. The Shoes put radiant gas stoves in three fireplaces, which were originally designed to burn coal. The living room fireplace burns wood. The original one-story frame carriage house and stable was torn down in the 1950s when a tree limb damaged the roof. It had contained space for a carriage and three horse stalls. An open, rear carport was added at an unknown date.

1971: Benjamin & Lucy Shoe Meritt enclosed the back porch as a permanent room and added many tall bookshelves throughout the house. The original carriage house/stable was demolished. The original north window in the east dining room was removed and a dish closet inserted.

2008: Professional restoration by Clifton Mitchell as a residence. 1-story rear addition was demolished and new 2-story wing constructed in its place; new dormer added to rear attic; remodeled carport to harmonize architecturally with house; replaced front gable attic vent with attic window of same size; replaced double-hung attic window at west gable with casement sash; reconstructed front porch pier. A new carriage house was built at rear (approved by HLC). Request to demolish the cook's shed denied.

Building History

Constructed for William Herblin's family in 1899-1900 as 2-story Late Victorian/Queen Anne w/ gable attic and brick veneer. The Herblins sold the home to Mary & Rufin Shofner in October, 1910, and they sold the house to Mildred & George Clark in October of 1917. Mary & William Shoe purchased the home in July of 1927, and the home was left to their daughter in December of 1969. Lucy Shoe Meritt's career in the East allowed her to spend summers in the home from the time the Shoes first purchased the house in 1927. The Meritts moved to the home permanently in 1971 after their retirement, spending summers at their home in Ontario; their Austin home was not air conditioned.

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

1889-1910: **William Herblin** (b. 1857, TN), associated with Daniel H. Caswell in the cottonseed oil business as the superintendent of the Austin Oil Manufacturing Company.

1927-2003: **William Bonapart Shoe** (d. 1943), one of first safety engineers in the U.S. - WWI chief safety engineer for shipyards in N. Atlantic District of U.S. Shipping Board, helped set Texas rates under Workman's Compensation Act. Insurance actuary and adjuster.

1927-2003: **Lucy Shoe Meritt** (1906-2003), professor of archaeology and Greek at Mt. Holyoke College (1937-1950). One of world's foremost authorities on classical archaeology with particular reference to Greek, Etruscan and Roman architecture. Returned to family home in Austin in 1972 and was a Visiting Scholar in the Dept. of Classics at UT 1973 until her death in 2003. In 1964 she married **Benjamin Dean Meritt** (1899-1989), a professor of Greek epigraphy at the Universities of Vermont, Brown, Michigan, Princeton and the American School in Athens, and later a visiting scholar in the classics department of UT until his death.

Other historical designations:

yes **Recorded Texas Historic Landmark** (1987)*

yes **City of Austin Historic Landmark**

* "The Herblin-Shoe-Meritt House" by Mary-Margaret Byerman, 1984, is on file with UT Historical American Buildings Survey.

SURVEY DATE: June 2008

SURVEYOR/RESEARCH: Phoebe Allen

Address: 2510 Cedarview Drive, Austin, TX 78704

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

712 West 16th Street



712 West 16th Street Cook's cottage at side of house. View from West Ave. below.





712 West 16th Street rear, above

Modern garage apartment replaced the original garage in 2009. Workshops/garages below. Living space above. Some exterior details reflect details on main house.

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **805 West 16th Street**

HISTORIC NAME: **Charles Granger House & The Perch**

DATE OF CONSTRUCTION: 1938 (Perch) & 1951 (House) Factual X

CONTRIBUTING: HOUSE

CONTRIBUTING: PERCH

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING:

The 2 buildings represent the pre-war International style (Perch) and post-war Mid Century Modern Ranch style (house), reflecting the difference in time as well as the influences affecting the architect-owner. House was built outside period of significance. City of Austin Historic Landmark, Recorded Texas Historic Landmark, and National Register of Historic Places.

MAP KEY NUMBER: 160805

ORIGINAL LOCATION - Yes



Tax Parcel Number: Property ID Number: 202053 Ref ID2 Number: 02110107120000
Legal Description: 90 X 177 FT AV of Outlot 9 DIV E

Owner: Mark Wayne Seeger & Jeffrey D. Harper
Owner Address: 805 W. 16th, Austin, TX 78701

BUILDING INFORMATION**805 West 16th Street**

2 Number of stories

Style: International (Perch) & Mid-Century Modern Ranch (main house)**PLAN**☐ Square or rectangular☐ Wing-and-gable/L-plan☒ Asymmetrical: side-facing T (rear screened porch on 2nd level). Tripartite composition**FOUNDATION**☒ Pier and beam (technically)☐ Stone☐ Brick☒ Slab (pre-fab joists on perimeter foundation)**EXTERIOR WALLS**☐ Wood☐ Stucco☐ Stone☒ Brick☒ Synthetic siding

Salvaged brick & corrugated cement-asbestos siding

ROOF TYPE☐ Gable☐ Hipped☒ Flat**ROOF MATERIALS**☐ Composition shingles☐ Tile☐ Metal☒ Other: Torch-down system w/ 4" thick rigid insulation**CHIMNEYS**☐ 1 Number (2 fireplaces, 1 on each level)☒ Exterior ☐ Interior☒ Brick**WINDOWS**☐ Wood sash☒ Aluminum sash☐ Vinyl☒ Casement☐ Decorative screens

FRONT PORCH: brick

☐ None☐ Full-width☐ Partial-width☐ Independent☒ Inset: w/ upper clerestory windows☐ Wraparound

PORCH ROOF: flat, inset

☐ Gabled☐ Hipped☐ Shed**PORCH POSTS**☐ Full height☐ On piers☐ _____ (pier material)☐ Turned wood☐ Square wood☐ Metal**PORCH RAILINGS**☒ None☐ Turned wood☐ Square wood☐ Metal**DOOR FEATURES**☐ 0 Glazing (solid)☒ Transom: stylized clerestory runs length of wall above door☐ Sidelights**LANDSCAPE FEATURES**☐ Fence

Wall: a screen of horizontal steel slats separates front walk from carport

Other: sidewalks, 1 brick pier, brick water garden (koi pond) adjacent to entry walkway, planter along drive

OUTBUILDINGS☒ Garage apt. (2-story): The Perch
stucco :Wall material

_____ :Roof material

flat :Roof type

Other: welded-steel frame bldg. supported by 6 pipe columns, no load-bearing walls; ribbon windows

DRIVEWAY Materials/Configuration:

Cement-brick & concrete drive

805 West 16th Street

Stylistic influence(s): International (Perch) & Mid-Century Modern Ranch (main house)

Architect/Builder: Charles T. Granger, Jr.

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications

1998: New electrical wiring, plumbing and mechanical system. Old built-up roof (leaking) was replaced with torch down system with 4" thick lightweight rigid insulation; not visible from ground. No major changes.

Note: The house that was at this address prior to 1938 was moved to south Austin; it burned some years later.

Building History: SEE National Register and RTHL files for complete details.

From National Register nomination – narrative description:

"The 1951 Granger House and 1938 garage apartment, nicknamed 'The Perch', sit on an ample wooded lot on West 16th Street, northwest of Downtown Austin. The main house sits on the front of the lot and is distinguished by low, horizontal proportions and raw exposed materials such as salvaged brick and unpainted corrugated cement-asbestos siding. Although the house appears to be one story from the street, the lot slopes away from the street revealing a lower floor built into the hillside on the south side. The two-story rear elevation is an almost solid wall of large pane aluminum windows. The extensive glazing and the use of materials continuously as exterior and interior cladding create a seamless interplay between the indoors and outdoors, a hallmark of the Mid Century Ranch Style. The Perch, a two-story square-plan building with a garage on the ground level and studio apartment above, is located on the rear of the lot. White stucco covers the innovative welded steel frame. The smooth stucco skin, continuous band of unadorned steel windows, and asymmetrical geometric massing make it an excellent representation of the International Style and a rare residential example. Both buildings take advantage the slope and wooded lot to create a sense of being surrounded by nature. The property is nominated to the National Register under criterion C in the area of architecture; The Perch for International Style, and the Granger House for Ranch Style. Both are excellent condition and retain a high degree of integrity."

The Perch (garage apartment) was built in 1938 by Charles Granger, Jr. as a garage apartment for his young family (that became his studio), on a lot that was a gift from his wife's parents. The main house was built by Granger in 1951 for his growing family of four children. Louise (an antique collector) & William Denham (a Baptist minister) purchased the house in 1963 and lived there more than 30 years, leaving it virtually unchanged. The current owners bought the property from Louis Denham in 1998, following Mrs. Denham's death in 1997.

D.H. Hart Jr., secretary-treasurer of Acme Life Insurance Company, and his wife Lucille lived at 805 W. 16th in 1929-37. His father, Doc H. Hart, a clerk in the U.S. District Court, lived at 2600 Rio Grande in 1935.

Doc Hart Jr. and Lucile (as it is spelled in the directories) were at 805 West 16th up through the 1942 directory. Up through the 1939 directory they had "Rubie Rivers" in the "rear" of 805. After that she disappears and no one replaces her at "rear".

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

1938-1963: **Charles T. Granger, Jr.** (1913-1966) - architect and owner. Austin native; UT architectural student when hired by Arthur Fehr as intern; opened Austin partnership with Fehr in 1946 at a single drafting board in the back of woodcarver Peter Mansbendel's studio. Fehr & Granger: O. Henry Junior High (1954); St. Stephen's Episcopal School Chapel (1955); Westwood Country Club (1960); Robert Mueller Airport (1961).

D.H. Hart Jr. (1929-1937)

Other historical designations

yes Individually listed in **National Register** of Historic Places

yes Recorded Texas Historic Landmark

yes **City of Austin Historic Landmark**

SURVEY DATE: June 2008

SURVEYOR: Phoebe Allen

Address: 2510 Cedarview Drive 78704

RESEARCHER: (same; from National Register and City of Austin files)

PERSON MAKING EVALUATION OF CONTRIBUTING/NON-CONTRIBUTING

STATUS: City of Austin Historic Preservation Office

805 West 16th Street

Additional photo of main house, front facade:





805 West 16th Street The Pearch (rear garage apartment) above and below



JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **807 West 16th Street**

HISTORIC NAME: **Stedman-Marrs House**

DATE OF CONSTRUCTION: 1921 Factual X

NON-CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF NON-CONTRIBUTING:

Lacks historical integrity due to alterations circa 1985, including the addition of brick façade and alterations to the entry area.

MAP KEY NUMBER: 160807

ORIGINAL LOCATION: Yes



Tax Parcel Number: Property ID Number: 202051 Ref ID2 Number: 02110107100000
Legal Description: 60 X 140 FT Outlot 9 Division E
Owner: Mike and Amanda Bruemmer
Owner Address: 807 W. 16th, Austin TX 78701

BUILDING INFORMATION: 807 West 16th

stories: 2 1/2 + basement:

STYLE: Colonial Revival

DESIGNATION: ☐ City ☐ RTHL ☐ NR

PLAN:

☒ Square/rectangular (original)

☐ Wing & gable ☐ L-plan ☐ T-plan

☒ Asymmetrical (w/ additions)

CONSTRUCTION

☐ Frame: ☐ wood ☐ metal

☒ Solid Brick ☐ Solid Stone

☐:

FOUNDATION

☐ Pier & beam ☐ Slab

☐ Stone ☒ Brick

EXTERIOR WALLS

☐ Wood

☐ Stucco

☐ Stone

☒ Brick: red, added after 1989

☐ Synthetic siding

☐ (type)

☐ Awnings

ROOF TYPE

☒ Gable (ends are red brick)

☐ Hipped ☐ Gambrel

☐ Flat ☐ w/ parapet

☐ Exposed rafter ends

☐ Brackets

☐ Dormers:

☐ (type: gable/hipped/shed)

☐ 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

stone lintels over all front windows; 1 round

window w/ 4-cartouche lintel surround;

arched lintels on 1st floor windows

DOOR FEATURES: ☒ single ☐ double entry

☒ Glazing in fan

☒ Transom - fan

☒ Sidelights w/ 4 lites each, vertical

Wood door in arched window surround

FRONT PORCH

☐ Full-width ☒ None

☐ Independent ☐ Inset

Drum-style round, late addition

PORCH ROOF - flat

☐ Gabled

☐ Hipped

☐ Shed

PORCH POSTS

☐ Full height

☐ On piers: (material)

☐ Turned wood

☒ Square BRICK columns, 1 story

☐ Metal

☐ Spindlework:

☐ Columns:

PORCH RAILINGS

☐ None

☐ Turned wood

☐ Square wood

☐ Metal

LANDSCAPE FEATURES

☒ Fence: iron rails w brick columns

6 feet (height)

☐ Other:

☐ Sidewalks ☐ Gardens

Brick walkway to entry, dry laid

DRIVEWAY Materials/Configuration:

Concrete bricks

OUTBUILDINGS: none

☐ Detached single-story garage

☐ Garage apartment (2-story)

☐ Wall material

☐ Roof material

☐ Roof type

☐ Other: barn, shed

807 West 16th Street

Stylistic influence(s): Colonial Revival

Architect/Builder: Roy L. Thomas (1921) \$8,000. For Judge W.A. Steadman. "The Manufacturer's Record Vol. 42"

Historic Use residential

Current Use residential

List and Date of Architectural Modifications

Circa 1989-90: house was bricked by owners and remodeled. Front porch drum added. The house was modified in 1974 and again in 1985. According to the current owner, "I THINK that in 1974 the brick was added to the exterior, the porch on the east side closed and possibly the new windows added. In 1985 there was an addition built and possibly (maybe even probably) the Anderson's added the new windows and added an entry way that bumped the exterior outward and sported the circular over the front door. Jan Bullock, Lt. Gov. Bullock's widow, was here the other day and said that her mother used to live in this house as a boarder."

Building History

807 W. 16th first appears in the City Directory in 1924 as the residence of lawyer **Nathan A. Stedman**, who is indicated as the owner. Stedman had previously resided at 810 West 17th from 1916 to 1920 as the only resident on that block. His widow, Mrs. Emma S. Stedman, is at 807 W. 16th in 1929. **Starlin M.N. Marrs**, State Superintendent of Public Instruction, State Capitol, is living at the address in the 1930-31 directory. Mrs. Ina C. Marrs, Starlin's widow, is listed there in 1933, and in 1935 and 1937 her occupation is given as secretary of the Board of Examiners, State Department of Education. Further deed research would be needed to establish the builder and possibly the architect, and to establish further owners and residents.

1949: Ray W. Holder is listed as the owner.

Circa 1970's-1989: James & Linda Anderson. Jamie Anderson's ex-wife, Linda, sold the house to the Christians. Jamie owns Anderson's coffee in Jefferson Square.

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

Nathan A. Stedman, lawyer (1924-1929), presumed builder. Stedman was the father of **Mrs. Ireland Graves**. Mr. & Mrs. Graves lived at the Stedman house while their home was being built on San Gabriel. [Note additional info on Stedman's brother below]

Starlin M.N. Marrs, State Superintendent of Public Instruction, State Capitol (1930-37?) Owners of Anderson Coffee Company circa 1989...

Elizabeth (Betsy) Christian: (2000-present) Betsy Christian is the president of Alliance Design, a company that creates statewide communication strategies focusing on legislative and coalition development. Previously, Christian served as the executive director of Keep Texas Beautiful, the grassroots arm of the "Don't Mess with Texas" campaign. Christian served in the administrations of the Texas Attorney General (1991-1994) and Mayor of Houston (1989-1991). Ms. Christian holds a Bachelor's degree from Sweet Briar College in Virginia and is a member at All Saints Episcopal Church, Vice-President of the board of directors of the Heritage Society of Austin, former president of Inherit Austin, and youngest graduate of Leadership Texas.

807 West 16th

George Scott Christian is a political consultant and lawyer. He is a sole practitioner in Austin. A fourth generation Texan and native Austinite, Christian holds undergraduate, masters, doctoral, and law degrees from the University of Texas. He was legislative aide to State Senator Ray Farabee of Wichita Falls from 1983 to 1985 and has practiced law in New York and Texas. Christian joined George Christian, Inc. in 1990 after four years with the Austin office of Hughes & Luce and served as its President until 2002. He has been engaged primarily in legislative lobbying since 1986 with extensive involvement in state finance, state and local taxation, tort reform, workers' compensation, health care, public and higher education, and various business-related issues. Christian's business clients include the Texas Taxpayers and Research Association, Texas Civil Justice League, Association of General Contractors, Wholesale Beer Distributors, Texas Forest Industries Council, Texas Association of Defense Counsel, the Coalition of Publicly Traded Partnerships, and Wagner & Brown.

Other historical designations: none

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

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

View of north and west façades:



807 West 16th Street

Nathan Stedman's brother:

STEDMAN, EDWARD BERNARD (1848 ~ 1920). Edward Bernard Stedman, Confederate veteran, was born in North Carolina, circa 1848, to William and Clara Harvey White **Stedman**. Shortly after his birth, his family moved to Texas and settled in Henderson, Rusk County, where William, an attorney, served in the Texas House of Representatives and was elected Attorney General, but never took office.

With the outbreak of the Civil War, Edward, who most likely lied about his age to enter military service, enlisted on February 26, 1862, in his hometown of Henderson. He served in Captain James H. Jones' Company in Colonel O. M. Roberts' Regiment of the Texas Infantry, which later became known as the 11th Texas Infantry. He was mustered into service as a private by Colonel Roberts, a State Supreme Court Justice and future Governor of Texas.

After serving only a short time in Company B of the 11th Infantry, Edward, on May 14, 1862, transferred to Company G of the 18th Texas Infantry, which was also known as Ochiltree's Regiment. He was ultimately discharged, most likely due to his age. Though, Edward's name has not been found on any 18th Infantry records. To further confuse matters, an E. B. Steadman, a private in Company B of Morgan's Battalion of Texas Volunteers, was found on a roll of prisoners of war, who were surrendered on May 26, 1865, in Shreveport, Louisiana. This E. B. Steadman, who was paroled on June 7, 1865, and listed his home in Rusk County, Texas, has not been found on any of those muster roles either.

After the War, Edward returned to Henderson, but moved to Marshall, Harrison County, Texas with his family in 1867. There he met and later married a woman named Kate. They were married on January 30, 1879. The next year, Edward, who was working as a merchant, was listed in the 1880 United States Census with Kate and a four month old daughter, Lucille.

Between 1904 and 1913, Edward and Kate appear to have separated, though they never divorced. In Kate's 1933 application for a Confederate Widow's Pension from the State of Texas, she stated that she had been living in Dallas for the last twenty years. Between 1880 and 1919, Edward continued to live in Marshall, until March 29, 1919, when he moved to Austin to live in the Confederate Men's Home.

When he entered the Home, Edward claimed that he was widowed, which was not true. As mentioned above, Kate was living in Dallas with their daughter Lucille. Edward, upon entering the Home, listed his only contact as **his brother, Judge Nathan Alexander Stedman**, a former member of the Railroad Commission of Texas, who was also living in Austin.

After living in the Home for a year, Edward died on June 21, 1920, and was buried in the Texas State Cemetery the next day. His wife, Kate, and daughter, Lucille, who married a man by the name of Williams, remained in Dallas, and tried to receive a Confederate Widow's pension from the State, but were rejected, because Kate had not been living with Edward prior to his entering the Confederate Home.

Information taken from: "STEDMAN, WILLIAM." The Handbook of Texas Online. [Accessed Mon Sep 29 10:05:22 US/Central 2003].; Compiled Military Service Record; National Park Service Website, <http://www.itd.nps.gov/cwss>; 11th Texas Confederate Infantry Regiment Website, <http://www.cba.uh.edu/~parks/tex/irg0110.html>; 18th Texas Infantry Website, <http://www.angelfire.com/tx/RandysTexas/page131.html>; 1880 United States Census; Confederate Home Roster; "STEDMAN, NATHAN ALEXANDER." The Handbook of Texas Online. [Accessed Mon Sep 29 10:06:00 US/Central 2003].; Death Certificate # 21007; and Widow's Application For A Pension - Rejected.

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **900 West 16th Street** (and 1600 Pearl Street)

HISTORIC NAME: **Goodman Duplex**

DATE OF CONSTRUCTION: 1955 Estimated X Factual

NON-CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING/NON-CONTRIBUTING:

Although built during the period of significance, this dwelling does have sufficient integrity.

MAP KEY NUMBER: 160900

ORIGINAL LOCATION: Yes



View from West Sixteenth Street

Tax Parcel Number: Property ID Number: 202046 Ref ID2 Number: 02110107040000

Legal Description: 71.91 X 166.2 FT Outlot 11 Division E

Owner: Denise Swann

Owner Address: 900 W. 16th, Austin TX 78701

900 West 16th Street

Stylistic influence(s): Minimal Traditional

Architect/Builder: Architect might have been Ned Granger? Goodman?

Historic Use: duplex residence

Current Use: duplex residence

List and Date of Architectural Modifications

The flat roof was recently raised to a slightly inclined gable. Clapboard was added in 1993 to enclose ½ of carport. Marvin windows were added in 1993.

Building History

CD 1955: Goodman, F.C. Jack (Janie O.) lawyer (first listing)

The two identical homes are attached by a carport. One faces Pearl, one faces W. 16th. They were built by an attorney and builder, **Jack Goodman**, circa 1955. The current owner has lived in the home about 30 years, since 1973. **George Zapalac** (assoc. Fehr & Granger) lived in the duplex (1600 Pearl in CD1955) for a time while he was building his adjacent home. The current owner, a widow, is associated with the University, as was her husband.

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

Other historical designations: none

SURVEY DATE: August 2008

Survey/Research: Phoebe Allen

Address: 2510 Cedarview Drive 78704

RESEARCHER: (same)

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



View of duplex at 1600 Pearl Street

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **901 West 16th Street**

HISTORIC NAME: **Max Bickler House**

DATE OF CONSTRUCTION: 1911 Estimated ☐ Factual ☒

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING/NON-CONTRIBUTING:

Built in the period of significance, this house is a City of Austin Historic Landmark.

MAP KEY NUMBER: 160901

ORIGINAL LOCATION: Yes



Tax Parcel Number: Property ID Number: 202050 Ref ID2 Number: 02110107090000
Legal Description: 104 X 176 FT Outlot 9 Division E
Owner: Michael E. Ward
Owner Address: 901 W. 16th, Austin TX 78701

BUILDING INFORMATION

1 ½ + basement: Number of stories
Craftsman with Tudor elements

PLAN: Bungalow

x Rectangular w/ irregularities
Wing-and-gable/L-plan
Asymmetrical

FOUNDATION

x Pier and beam
Stone
x Brick
Slab

EXTERIOR WALLS: frame

Wood
Stucco
Stone
Red Brick: modified English bond brickwork
Synthetic siding

ROOF TYPE

x Gable – stucco ends w/ windows
Hipped
Flat
Gambrel
2 shed Dormers
Other: Tudor-type vents in roof, wood trim
x Exposed rafter ends
Brackets

ROOF MATERIALS

x Composition shingles
Tile
Metal
Other
(type)

CHIMNEYS

2 Number
x Exterior & Interior: LR/DR
x Brick
Stone
Other

WINDOWS: double hung

x Wood sash: 9/1, 6/1, 4/1

FRONT PORCH

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

PORCH ROOF

Gabled
Hipped
x Shed: decorative rafter tails, jigsaw brackets

PORCH POSTS

Full height
x On piers: brick
Turned wood
x Square wood
Metal

PORCH RAILINGS

None
Turned wood
x Square wood: balusters
Metal

DOOR FEATURES: single-door primary,
Dutch, multi-light

x Glazing
Transom
Sidelights

LANDSCAPE FEATURES

Other: large oak tree in front planted by
Bickler in 1911. Sidewalk, terracing, gardens

OUTBUILDINGS: none

Detached single-story garage
Garage apartment (2-story)
Wall material
Roof material
Roof type
Other:

DRIVEWAY Materials/Configuration:

901 West 16th Street

Stylistic influence(s)

Craftsman with Tudor elements

Architect/Builder

Hugo Kuehne. Contractor: McLellen, Schmidt. Builder: H. E. Wattinger.

Historic Use residence

Current Use residence

List and Date of Architectural Modifications

1916: addition of a sleeping porch in rear. Two unfinished upstairs bedrooms were completed circa 1926. Kitchen remodeled in 1990 in keeping with original design.

Building History (see *City nomination file for more complete narrative*)

Built in 1911 by architect Hugo Kuehne for Max and Mary Bickler, the house remained in the family until purchase by the present owners in 1989. Bickler penciled a chronicle of Austin's history on the underside of the stairway. Bickler's brother Harry Bickler lived next door in a circa 1910 home. Kuehne was a fraternity brother of Max Bickler. Occupied by various Bickler grandchildren between 1971 and 1989.

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

1910 – 1971: Max Hermann Bickler (1881-1970), son of Texas educator Jacob Bickler, German descent; a clerk at the Texas Supreme Court and keeper of the state's official Bible.

1910: Hugo Kuehne, architect.

Other historical designations

_____ Individually listed in National Register of Historic Places

_____ Listed as contributing in the _____ National Register Historic District

_____ Recorded Texas Historic Landmark

x _____ **City of Austin Historic Landmark**

SURVEY DATE: June 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: **903 West 16th Street**

HISTORIC NAME: **Harry Bickler House**

DATE OF CONSTRUCTION: **1910** Estimated **X** Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING:

Strong historic integrity from the period of significance, though dormer is altered.

MAP KEY NUMBER: 160903

ORIGINAL LOCATION: Yes



Tax Parcel Number:	Property ID Number: 202049	Ref ID2 Number: 02110107080000
Legal Description:	154 X 176 FT Outlot 9 Division E	
Owner:	Paul & Margaret Gosselink	
Owner Address:	903 W. 16 th , Austin TX 78701	

BUILDING INFORMATION

1 ½ Number of stories
Style: Craftsman, Colonial Revival

PLAN

x Rectangular + breakfast nook
Wing-and-gable/L-plan
Asymmetrical

FOUNDATION

x Pier and beam
Stone
x Brick: Old Austin white
Slab

EXTERIOR WALLS

x Wood: clapboard addition on east
Stucco
Stone
x Brick
Synthetic siding
(type)

ROOF TYPE

x Gable: fish scale gable end on east
w/ windows
Hipped
Flat
Gambrel
Dormers: attic dormer, originally
shed roof, now gable
Exposed rafter ends
Brackets

ROOF MATERIALS

x Composition shingles
Tile
Metal
Other
(type)

CHIMNEYS

1 Number
x Interior: double flue
x Brick
Stone
1 chimney for coal stove removed

WINDOWS

x Wood sash: double-hung
2 original front windows have stone sills

FRONT PORCH: on cement slab

903 West 16th Street

None
Full-width
x Partial-width
Independent
Inset
Wraparound

PORCH ROOF

Gabled
Hipped
Shed

PORCH POSTS

3 Full height + 3 truncated columns
with caps – 1 front/east end and 2 at front
entry porch
On piers
(pier material)
Turned wood
Square wood
Metal

PORCH RAILINGS

None
Turned wood
Square wood
Metal

DOOR FEATURES: single-door entry,
Federalist style, 16 panes 4/4. glazed

LANDSCAPE FEATURES

x Fence: around pool/carport
iron/wood (material)
4-5 feet (height)
x Wall: 4 to 6' stone retaining wall
between street and lower front yard
Other: brick & limestone walkways

OUTBUILDINGS

x Detached single-story carport w/
garden shed
x Garage apartment (1 ½ -story)
Wall material: stone
Roof material: metal
Roof type: hipped
x Other: inconspicuous pool &
carport/shed are fenced and gated (1980s);
original stone wall at rear of house is on
edge of cliff wall, 5 to 6 feet in height.

DRIVEWAY Materials/Configuration: cement

903 West 16th Street

Stylistic influence(s): Craftsman, Colonial Revival

Architect/Builder: unknown

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications

1920s/30s: Porch enclosed. 2004: Restored porch railings and posts and reopened to original space based on historic photo. Rear porch was probably originally screened in; enclosed with glass prior to 2004. Front windows were replaced before 2004 and converted to the current double glass doors in 2004. 2004: original shed roof of dormer - 6 feet high, metal and in disrepair – was converted by architect Emily Little to gable roof in style of period.

Building History

The lot was obtained by Jacob Bickler, Harry and Max's father, from Daniel Caswell. Harry Bickler built the house circa 1910. It passed to his daughter after his death, was sold to Robert F. Davis in 1982, and sold to the current owners in 2004.

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

1910 to at least 1955: Harry Bickler, official stenographer 26th judicial district court, also notary. Son of well-known educator Jacob Bickler.

Other historical designations: none

SURVEY DATE: June 2008

Survey/Research: Phoebe Allen

Address: 2510 Cedarview Drive 78704

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

View of garden shed, not contributing



903 West 16th Street Detail of front facade



903 West 16th Street

Rear Apartment

House before alteration, in May 2004 (below, from Emily Little):



JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **908 West 16th Street**

HISTORIC NAME: **Hornaday House (under construction)**

DATE OF CONSTRUCTION: 2012 Estimated ☐ Factual ☒

NON-CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF NON-CONTRIBUTING: Under construction.

MAP KEY NUMBER: 160908

ORIGINAL LOCATION



Tax Parcel Number: Property ID Number: **726994** Ref ID2 Number: **02110107310000**

Legal Description: **LOT 1 JUST HOME SUBD**

Owner: **Walter & Raina Hornaday**

Owner Address: **908 West 16th Street, Austin TX 78701**

SURVEY DATE: **April 2012**

SURVEYOR: **Phoebe Allen**

Address: **2510 Cedarview Drive 78704**

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

17th Street Surveys

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **803 West 17th Street**

HISTORIC NAME: **House Stable / Fichtenbaum House**

DATE OF CONSTRUCTION: 1924 TCAD Estimated X Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING:

Historic fabric appears to have integrity from period of significance. The building is said to have originally been a carriage house/stable for Col. House, according to George Shelley.

MAP KEY NUMBER: 170803

ORIGINAL LOCATION: Yes



Tax Parcel Number: Property ID Number: 202070 Ref ID2 Number: 02110108020000
Legal Description: N 138 FT of E CEN 62 FT Outlot 10 Division E
Owner: Amy Susan & Warren David Long
Owner Address: 15241 County Road 288, Tyler, TX 75707

BUILDING INFORMATION: 803 West 17th # stories: 2 +basement: yes

STYLE: Colonial 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: shiplap
☐ Stucco
☐ Stone
☐ Brick
☐ Synthetic siding
_____ (type)
☐ Awnings

ROOF TYPE

☐ Gable ☒ Hipped, clipped
☐ 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

☐ Fixed ☒ Wood sash
☒ Double hung: 1/1
☐ Aluminum sash
☐ Vinyl ☐ Casement
☒ Shutters, decorative

DOOR FEATURES: x-single ☐ double entry

☒ Glazing

☐ Transom

☐ Sidelights

Door surround of false, flat columns. 4 lights in door

FRONT PORCH

☐ None
☐ Full-width ☐ Partial-width
☒ Independent ☐ Inset
☐ Wraparound

Upper partial rear porch on 1st floor supported by square posts at basement level

PORCH ROOF

☐ Gabled
☒ Hipped
☐ Shed

PORCH POSTS

☐ Full height
☐ On piers: _____ (material)
☒ 2 Square wood posts
☐ Metal
☐ Spindlework: _____

PORCH RAILINGS

☒ None
☐ Turned wood
☐ Square wood
☐ Metal

LANDSCAPE FEATURES

Other: concrete steps to front entry w/ metal railing.

☒ Sidewalks ☐ Gardens

DRIVEWAY Materials/Configuration:

Asphalt

OUTBUILDINGS:

☒ Detached single-story garage: barn style gambrel roof - corrugated metal, w/ wood and corrugated metal walls
☐ Garage apartment (2-story)
_____ Wall material
_____ Roof material
_____ Roof type

☐ Other: barn, shed _____

803 West 17th Street

Stylistic influence(s): Colonial Revival

Architect/Builder: unknown

Historic Use: residence

Current Use: apartments

List and Date of Architectural Modifications: unknown

Building History

According to neighbor George P. Shelley, this structure was originally the **stable** for E.M. House's House on West Avenue. Shelley said that **Warren Robertson**, son of **Jim J.H. Robertson**, bought it from House and was likely the one who converted it to a single family home.

This address is first listed in the 1924 City Directory, with **Louis Fichtenbaum** (dry goods) as resident. **E.E. Hill** resides at the address in 1929 and 1930-31. Thelma and **J.R. Mahone** and their son John, a student at UT, are listed in 1933.

Mary J. and **Randolph Coleman** are residents in 1935. The Colemans had four children: Randolph, Coleman, Beverly, and Dabne (according to George Shelley) **J.E. Sisson** is listed in the City Directories for 1937, 1944-45, and 1949, with Jack Grisson (rear) also in 1949.

Belle S. Bryson (widow of George, a cotton buyer), is the owner from 1952 through at least 1960. (She had previously lived with her husband in the Millican House on the corner.)

By 1965, the City Directory indicates two apartments, with L.M. Braziel in unit A, and Henry Harrison in B. According to Geo. Shelley, it was purchased by Denman Moody.

Significant Persons Associated with Building and Date(s) of Association: E.M. House.

Other historical designations: none

SURVEY DATE: June 2008

Survey/Research: Phoebe Allen

Address: 2510 Cedarview Drive 78704

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



Outbuilding

803 West 17th

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **804 West 17th Street**

HISTORIC NAME: **Ahlgrimm House**

DATE OF CONSTRUCTION: 1936-37 Estimated x (CD) Factual

CONTRIBUTING
JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING:

The original main house façade is intact, the modern addition, is set back from original house, and does not adversely impact the integrity of the home.

MAP KEY NUMBER: 170804

ORIGINAL LOCATION: Yes



Tax Parcel Number: Property ID Number: 201983 Ref ID2 Number: 02110102080000
Legal Description: 67 X 87 FT Outlot 17 Division E
Owner: Rose & Matthew Neas
Owner Address: 804 W. 17th, Austin TX 78701

BUILDING INFORMATION: 804 West 17th

stories: 2 basement: _____

STYLE: Tudor Revival w/modern addition
 DESIGNATION: __City__ __RTHL__ __NR__
 PLAN: _____
 _____ Square/rectangular
 _____ Wing & gable __L-plan__ __T-plan__
 x _____ Asymmetrical

CONSTRUCTION
 __x__ Frame: __wood__ __metal__
 __x__ Solid Brick __Solid Stone__
 _____:

FOUNDATION
 __x__ Pier & beam _____ Slab
 _____ Stone _____ Brick

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

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

ROOF MATERIALS
 __?__ Composition shingles
 __?__ Tile (flat, fish scale)
 _____ Metal
 _____ Other: _____ (type)

CHIMNEYS
 __1__ Number: __Exterior__ __x__ Interior
 _____ Brick
 _____ Stone _____ Stuccoed
 _____ Other: _____ (type)

WINDOWS
 _____ Fixed __x__ Wood sash
 __x__ Double hung: 1/1
 __x__ Casement
 _____ Decorative screens
 Brick sills upper & lower on front; iron
 window in LR

DOOR FEATURES: x_single __double entry__
 __x__ Glazing
 _____ Transom
 _____ Sidelights
 Arched wood door w/ 3-brick-inset arch
 surround

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

PORCH ROOF
 _____ 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
 __x__ Fence: _____ (material)
 _____ (height)
 __x__ Wall: _____ (material)
 _____ (height)
 _____ Other: _____
 __x__ Sidewalks __X__ Gardens
 Flagstone in back yard

DRIVEWAY Materials/Configuration:
 __X__

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

__x__ Other: shed _____
 2-story modern addition w/ carport. Flat
 siding (?) w/ aluminum bars; flat roof.

804 West 17th Street

Stylistic influence(s): Tudor Revival with modern addition

Architect/Builder: unknown

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications

Modern (2006) carport/garage apartment addition.

Building History

Built in mid 1930s on land trust originally in estate of Col. House. George P. Shelley recalled that there had been a trough or pond, presumably for watering horses, near the sidewalk.

Built by **Erwin Ahlgrimm** for residential use by his family, including his wife Gussie and son James A. Ahlgrimm, a student at UT. The address is listed in City Directories for the first time in 1937, with Erwin and Gussie Ahlgrimm as owners through at least 1970. Sold in the 1970s to the Shoup family, and in 1991 to Lowell Feldman.

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

1937-1970 **Erwin Ahlgrimm** was a salesman for Carl Wendlandt & Sons

Other historical designations: none

SURVEY DATE: June 2008
SURVEYOR: Phoebe Allen
Address: 2510 Cedarview Drive 78704
RESEARCH: (same)

PERSONS MAKING EVALUATION OF NON-CONTRIBUTING STATUS: Peter Maxson, Greg Smith, City of Austin Historic Preservation Office

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **805 West 17th Street**

HISTORIC NAME: **Anderson Hobby House**

DATE OF CONSTRUCTION: **1949** Estimated TCAD Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Residence of person of significance.

MAP KEY NUMBER: 170805

ORIGINAL LOCATION: Yes



Tax Parcel Number: Property ID Number: 202069 Ref ID2 Number: 02110108010000
Legal Description: 67 X 87 FT Outlot 17 Division E
Owner: William P. Hobby Jr. (Lt. Governor)
Owner Address: P.O. Box 326, Houston, TX 77001

BUILDING INFORMATION: 805 West 17th Street # stories: 2 + basement: full

STYLE: International

DESIGNATION: City RTHL NR

PLAN: _____

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

CONSTRUCTION

 Frame: wood metal
 x Solid Brick Solid Stone
 : _____

FOUNDATION

 Pier & beam x Slab
 Stone Brick: buff

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

 Fixed x Wood sash
 x Double hung: 6/6, brick sills
 Aluminum sash
 Vinyl Casement
 x Blue shutters
1 front vertical 4/4 wood sash, inoperative

DOOR FEATURES: x-single double entry
1 window light in door, asymmetrical

 x Glazing
 Transom
 Sidelights

FRONT PORCH

 None
 Full-width x Partial-width
 Independent x Inset, entry

PORCH ROOF

 Gabled
 Hipped
 Shed

PORCH POSTS

 Full height
 On piers: _____ (material)
 Turned wood Square wood
 x Metal: Decorative iron support and hand rail
 Spindlework: _____
 Columns: _____

PORCH RAILINGS

 None
 Turned wood
 Square wood
 Metal

LANDSCAPE FEATURES

 Fence: _____ (material)
 _____ (height)
 Wall: _____ (material)
 _____ (height)
 Other: _____
 x Sidewalks x Gardens

DRIVEWAY Materials/Configuration: asphalt

OUTBUILDINGS:

 0 Detached single-story garage
 Garage apartment
 _____ Wall material
 _____ Roof material
 _____ Roof type

 Other: barn, shed _____

805 West 17th Street

Stylistic influence(s): International

Architect/Builder: **W.D. Anderson, contractor**

Historic Use: residence/duplex

Current Use: residence

List and Date of Architectural Modifications

Rear Addition 2006 – 2-story rear porch enclosed, open below, supported by posts at basement level.

Building History

According to George Shelley, the lot was vacant through WWII and had a steep slope.

W.D. Anderson, a contractor, purchased the lot and brought in loads of fill dirt when the tennis courts were being built at 24th Street, making the front yard more level with the street. Anderson built the house as a duplex. At one time he was president of the Association of General Contractors. He rented it out for a number of years before selling it.

This address is listed in the City Directories beginning in 1949 with **C. Neil Vogel** as the resident.

1952: Neil C. Vogel 805b, and Mrs. Constance James 805a (tenant, granddaughter of Abner Cook who formerly lived on West 6th Street)

1953: Mrs. Constance James (a) and H. L. Arnold (b)

1955: Virginia Parton

1960-1970: Capitol Report Service merc. Agency (a) and Lulu D. Ames, owner (b)

Lt. Governor William Hobby is the current owner.

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

Currently owned/occupied by **Lt. Gov. William Pettus Hobby** (1932-) of Houston and his wife Diana. Hobby is a 1953 graduate of Rice University. His father, **William P. Hobby Sr.** (1878-1964) served as the governor of Texas from 1917-1921. He published the Houston Post and during his term as governor revitalized the Texas Highway Department. Bill Hobby Jr. served four years in the U.S. Navy, was a journalist – becoming president and executive editor of the Houston Post in 1965, a professor at the LBJ School, and a parliamentary expert. He became Lieutenant Governor in 1972 and is currently serving in that position. His wife Diana graduated from Radcliffe and has a masters in English literature from George Washington University.

Other historical designations: none

SURVEY DATE: June 2008

Survey/Research: Phoebe Allen

Address: 2510 Cedarview Drive 78704

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

JUDGES' HILL HISTORIC DISTRICT HISTORIC STRUCTURES SURVEY

ADDRESS: **806 West 17th Street**

HISTORIC NAME: Seventeenth Street Condominiums

DATE OF CONSTRUCTION: **1981** TCAD Estimated Factual **X**

NON-CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF NON-CONTRIBUTING: Less than 50 years old.

MAP KEY NUMBER: 170806

ORIGINAL LOCATION: Yes



Legal Description: UNT (1) 17th Sreet Condominiums plus 10% interest in Common Area

Tax Parcel Numbers:

201984 02110102090011 NATIONS SWANZY B & JESSE STURGEON W 806 17 ST 1

201985 021101 02090012 Ahmed Naila W 806 17 ST 2

201986 02110102090013 HILL GERALD W & DONNA P W 806 17 ST 3

201987 02110102090014 WORSHAM WILLIAM LEE W 806 17 ST 4

201988 02110102090015 ISBELL DONNA KAY W 806 17 ST 5

20198902110102090016 FOGLE ALAN D & BECKY W 806 17 ST 6

20199002110102090017 VAN WISSE CORRIE I W 806 17 ST 7

20199102110102090018 COMPOSTELA INC W 806 17 ST 8

20199202110102090019 REED Johanna & John 806 17 ST 9

20199302110102090020 PATEL KAVITA B W 806 17 ST 10

Stylistic influence(s): Modern apartment building
Current Use: condominiums

SURVEY DATE: June 2008
SURVEY: Phoebe Allen
Address: 2510 Cedarview Drive 78704

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **808 West 17th Street**

HISTORIC NAME: **Trimble House**

DATE OF CONSTRUCTION: **1950-52**

Factual x

NON-CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Structure does not contribute to the historical narrative of neighborhood.

MAP KEY NUMBER: 170805

ORIGINAL LOCATION: Yes



Tax Parcel Number:	Property ID Number: 201995	Ref ID2 Number: 02110102100000
Legal Description:	83 X 125 FT Outlot 17 Division E	
Owner:	Kohler Family Limited Partnership	
Owner Address:	3902 Idlewild Road, Austin, TX 78731	

808 West 17th Street

Stylistic influence(s): Minimal Traditional

Architect/Builder: unknown

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications

According to my Anne Kohler, there have been no architectural changes to the house since it was built.

Building History

According to owner Rob Kohler, "My Great Grandfather, **Terrill Marshall "T.M." Trimble** started the house in 1950. Shortly before it was finished he died, and his daughter (my grandmother) **Anne Kohler** finished it in 1952. My great grandmother, Elizabeth Trimble rented to a widower and her two sisters for several years before she moved into it. My great-grandmother lived at 2512 Pearl prior to moving into this house. This house has been in my family since it was built, and should be referenced as the Trimble House."

This address is first listed in the City Directory in 1953 & 1955. **Mrs. Juanita B. Price**, the widow of **G.W. Price**, was the first occupant. She lived at 3010 Windsor Road in 1952. By 1960, Mrs. Eula Webster is listed at the address, and in 1965 through at least 1970, **Elizabeth L. Trimble**.

The current owner has been told there was a church on this land at one time, but no church listing was found at this address in the City Directory.

Significant Persons Associated with Building and Date(s) of Association: above
Other historical designations: none

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

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



808 West 17th

Detached Garage

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **900 West 17th Street**

HISTORIC NAME: **Horace Thomson-Alexander House**

DATE OF CONSTRUCTION: **1906** (TCAD 1894) Estimated ☐ Factual ☒

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Retains sufficient architectural integrity to the period of significance.

MAP KEY NUMBER: 170900

ORIGINAL LOCATION? Yes



Tax Parcel Number: Property ID Number: 202028 Ref ID2 Number: 02110104070000
Legal Description: East 163 FT of South 130 FT of Outlot 16 Division E
Owner: Jeanne H. & Glenn R. Graves
Owner Address: 900 W. 17th Street, Austin, TX 78701

BUILDING INFORMATION: 900 West 17th

STYLE: Georgian Neoclassical 1906

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 veneer: painted white☐ Synthetic siding

_____: _____ (type)

☐ Awnings**ROOF TYPE**☐ Gable ☐ Hipped☐ Flat ☐ w/ parapet☒ Gambrel; flat over sunporch☐ Exposed rafter ends☐ Brackets☒ 2 Dormers:☐ gable _____ (type: gable/hipped/shed)☐ Other: _____**ROOF MATERIALS**☒ Composition shingles☐ Tile☐ Metal☐ Other: _____ (type)**CHIMNEYS**☒ 4 Number: ☒ 2/2 Exterior ☐ Interior☐ Brick☐ Stone ☐ Stuccoed☐ Other: _____ (type)**WINDOWS**☐ Fixed ☒ Wood sash☒ Double hung: 9/9☐ Aluminum sash☐ Vinyl ☐ Casement☐ Decorative screens

Stone lintels, wood shutters

stories: ☒ 2.5 ☐ basement: ☐ ? ☐DOOR FEATURES: ☒ single ☐ double entry☐ 0 Glazing☒ Transom: fan☒ Sidelights**FRONT PORCH: PORTICO**☐ Full-width ☒ Partial-width☒ Independent ☐ Inset☐ Wraparound**PORCH ROOF**☒ Gabled☐ Hipped☐ Shed**PORCH POSTS**☒ Full height☐ On piers: _____ (material)☐ Turned wood ☐ Square wood☐ Metal☐ Spindlework: _____

2 pairs of 2-story Ionic Columns: fluted shafts hand carved from cypress, wood, wood bases. Capitals are sculpted from plaster. Hand carved entablature across front and rear of house.

PORCH RAILINGS☐ None☐ Turned wood☒ Square wood, upper balcony☐ Metal**LANDSCAPE FEATURES**☒ Fence: brick posts & iron rails

(Weigl?), 6 feet (height)

☒ Wall: side wall is solid brick, 6-7 feet

_____ (height)

☐ Other: _____☐ Sidewalks ☒ Gardens

DRIVEWAY Materials/Configuration:

OUTBUILDINGS:☐ Detached single-story garage☒ Carriage House: 2-story, 3-bay garage; wood - Wall material

shingle - Roof material

☒ Gable w/ 3 dormers: Roof type☐ Other: barn, shed _____

3-bay front, dentil trim

900 West 17th Street

Stylistic influence(s): Neoclassical.

House features Palladian influences in its bracketed pediment, oval attic window, arched front door opening.

Architect: Henry 'Hal' Bowers Thomson, nephew of first owner/builder. It is believed that he copied crown moldings and woodwork from Mt. Vernon. Mantels in LR/DR carved by Mansbendel. **Builder:** alleged to be George Fiegel.

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications:

The house was originally built with a one-story colonnaded portico extending the full length of the east side of the house, with concrete steps approaching from the east. In the 1970s a second floor side porch, above the portico, was enclosed as a sunroom. The original beveled glass, double front door was moved to the new room.

Around 1929 a major interior remodeling was done. At this time, the house boasted an Otis elevator with its own landing room on the 2nd floor; said to be one of only two residential elevators in Texas at the time. In 1976-1979, Richard & Sandra Kocurek finished the third floor.

Building History:

The **Thomson-Alexander House** at 900 West 17th Street, was built for cattleman Horace A. Thomson by his nephew, architect Henry Bowers Thomson. It is located on property that originally belonged to Sophronia and John Wesley Robertson. Sophronia, who lived at this address in 1905, sold the lot to **Horace Alexander Thomson** (-1942) in 1906, and an additional 30 feet along the northern lot line in 1909.

Horace Thomson's father, Thomas Coke Thomson, came to Texas in 1831 with his father's family. In 1849 Thomas Coke Thomson married Mary Jane Chriesman, eldest daughter of Horatio Chriesman, the surveyor of Stephen F. Austin's original 1839 colony. Two of their sons, H.A. and his brother Rector MacDonald Thomson, became wealthy cattle ranchers, predominately in Comfort, Texas, and the first to bring cotton farming to Runnels, Texas. One of H.A. Thomson's sons married **Peggy Drake**, from a prominent Austin family; his daughter Mary Lee married D.K. Woodward of Dallas.

The Woodward's sold the property in 1940 to **Judge James P. Alexander** and his wife, Elizabeth Akin. Mrs. Alexander remained in the house for two years after the Judge's death in 1947.

NOTE: This was the original site of the home of **Sophronia & J.W. Robertson** (see JHND history). Robertson is first listed at what could be this address in the CD1881: "Robertson, John W., attorney, r. first st w of West ave bet Magnolia and Chestnut". Yet in the CD 1889: "Robertson, John W. (Robertson & Williams) r. 900 first st w of West ave bt W. 17th, 18th". And in the CD1881: Robertson, John W. Attorney, r. 900 W. 17th. Sophronia, his widow, continues to be listed at 900 W. 17th through 1905. There is nothing listed beyond 810 W. 17th in 1909 – Horace is at 1703 West Ave. and Sophronia

Robertson is at 1710 Pearl. Horace Thomson is first listed at 900 W. 17th in 1910 (Sophronia is at 1710 Pearl next door).

Sophronia sold the property to Thomson on 10/15/1906. The Robertsons purchased the property from Jacob T. Chandler 6/29/1872. "From about 1883 until his death in 1892, Robertson resided at this location in a two-story frame house."

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

1883-1892: **John Wesley Robertson**, born Oct. 26, 1840 in Washington County TN. resided at this location in a two-story frame house until his death. Mayor of Austin 1884-87, state legislator from Bryan.

1906-40: **Horace Alexander Thomson** (d.1942), leading Texas cattleman and rancher; built the home. Hal B. Thomson, his nephew, was the architect. H.A. Thomson's father, Thomas Coke Thomson, came to Texas in 1831 with his father's family. In 1849 H.A. married Mary Jane Chriesman, daughter of Capt. Horatio Criesman, who was the surveyor of Austin's original colony in 1839. H.A. and his brother Rector MacDonald were wealthy cattle ranchers, predominantly in Comfort.

1940-49: **Judge James P. Alexander** (-1947) came to Austin from Waco in 1931 as an Associate Judge of the Texas Supreme Court; he became Chief Justice in 1941.

1949-65: Charley F. & Margaret Hilsberg, creators of Hansel & Gretel Restaurant.

1972-1976: David C. & Martha Tiller, owners of Mrs. Robinson's Restaurants.

1976 - ? : Sandra and Richard Kocurek.

Other historical designations: none

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

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



900 West 17th Street Rear garage apartment above. Front façade below.



JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **903 West 17th Street**

HISTORIC NAME: **Taylor-Brewster House**

DATE OF CONSTRUCTION: 1935 (TCAD) Estimated x Factual

CONTRIBUTING: YES

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Architectural integrity is strong and dates to the period of significance.

MAP KEY NUMBER: 170903

ORIGINAL LOCATION: Yes



Tax Parcel Number: Property ID Number: 202065 Ref ID2 Number: 02110107270000

Legal Description: Lot A, The Hoey Addition

Owner: Elizabeth S. Morin Bradshaw

Owner Address: 903 W. 17th Street, Austin, TX 78701

BUILDING INFORMATION: **903 West 17th** # stories: 1 ½ basement: _____

STYLE: Colonial Revival

DESIGNATION: __City __RTHL __NR

PLAN: _____

__x__ Square/rectangular (original)

____ Wing & gable __x__ L-plan __T-plan

Addition created L-plan

CONSTRUCTION

__x__ Frame: __wood __metal

____ Solid Brick ____ Solid Stone

____:

FOUNDATION

__x__ Pier & beam ____ Slab

____ Stone ____ Brick

EXTERIOR WALLS

__?__ Wood

____ Stucco

____ Stone

____ Brick

__?__ Synthetic siding

____ (type)

____ Awnings

ROOF TYPE

__x__ Gable ____ Hipped

____ Flat ____w/ parapet

____ Gambrel

____ Exposed rafter ends

____ Brackets

__3__ Dormers: Gable

____ Other: _____

ROOF MATERIALS

__x__ Composition shingles

____ Tile

____ Metal

____ Other: _____ (type)

CHIMNEYS

__1__ Number: __1__ Exterior ____ Interior

__x__ Brick

____ Stone ____ Stuccoed

____ Other: _____ (type)

WINDOWS

____ Fixed ____x__ Wood sash

__x__ Double hung: 6/6

____ Aluminum sash

____ Vinyl ____ Casement

____ Decorative screens

DOOR FEATURES: x-single __double entry

____ Glazing

____ Transom

__x__ Sidelights: 2/4

FRONT PORCH

__x__ Full-width ____ Partial-width

____ Independent __x__ Inset

____ Wraparound

PORCH ROOF

__x__ Gabled

____ Hipped

____ Shed

PORCH POSTS

__x__ Full height

____ On piers: _____ (material)

__x__ Square wood: 8 box columns

____ Columns: _____

PORCH RAILINGS

____ None

____ Turned wood

____ Square wood

____ Metal

LANDSCAPE FEATURES

__0__ Fence: _____ (material)

____ (height)

__0__ Wall: _____ (material)

____ (height)

____ Other: _____

__Sidewalks x_Gardens: front shrubbery

DRIVEWAY Materials/Configuration:

Cement

OUTBUILDINGS: none

____ Detached single-story garage

____ Garage apartment (2-story)

____ Wall material

____ Roof material

____ Roof type

____ Other: barn, shed _____

903 West 17th Street

Stylistic influence(s): Colonial Revival.

Architect/Builder: unknown architect; built for James McClendon

Historic Use: residential

Current Use: residential

List and Date of Architectural Modifications

Current owners added onto the back of the house but kept the front façade intact.

Removed a newer layer of siding years back to restore the original.

Building History

According to a note in the Austin History Center's McClendon file, handwritten by Mrs. Sumners (an owner of 1603 Pearl) the **McClendons** built homes at both 903 and 905 West 17th Street. This address is first listed in the **1937** City Directory as the residence of **W.M. Taylor** (Nelle H.); the Taylors rented the house through at least 1944. Justice Few Brewster resided in the home from 1945 to 1957. John H. Jones is listed at the address in 1960, and **William T. Hoey** (a UT artist and husband of the McClendon's granddaughter Ann) in 1965. Hoey's parents then lived in the home for several years, according to George Shelley. The McClendons always owned the house. Mrs. Frank Knight, McClendon's daughter, owned the house after her parents' deaths.

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

Judge McClendon, builder.

1937-45: **Judge William McLaughlin 'Mac' Taylor** (1876-) Associate Judge, Commission of Appeals Section B, State of Texas (1937). Born in Tennessee, he retired to Dallas as an Associate Justice of the Texas Supreme Court. Taylor first served on the old Supreme Court commission of appeals by appointment from 1918-22. In 1930 he began a five-year tenure as judge of Dallas' Fourteenth District Court. In 1935 he again was appointed to the commission of appeals, and in 1945 he became an associate justice when the court was enlarged. Mrs. Taylor, a native of Denton, was the former Helen Imogene Hoffman (1881-1949), daughter of Mary Patterson Clark (1847-1920) and granddaughter of Hollen Mangum Carrington (1824-1872). The couple first moved to Austin in 1918 when Taylor was appointed to the Commission of Appeals, and returned to Austin in 1935.

1945-57: **Justice Few Brewster** (1889-1957), CD 1949-58, Associate Justice State Supreme Court. Married in 1918 to Myra Kilpatrick, who was a pianist (though not a great one according to George Shelley, who recounted that a "wild" son lived with them). LLB '16, became an associate justice in 1945 after serving on the Commission of Appeals of the Texas Supreme Court. Born in Williamson County, graduate of Killeen High School and Howard Payne College at Brownwood, Texas. He graduated from UT in 1913 (he taught school for three years while attending college), and received his LLM degree in 1916, when he began a law practice in Temple. He later served as a member of the University's board of chancellors. He also attended Baylor University at Waco. He served in WWI and was discharged as a Lieutenant in the Infantry. He was president of the Bell County Bar Association in 1937; president of the Judicial Section, Texas Bar Association 1938-39; vice president of the Texas Bar Association 1939-40; and ad

interim vice-president of the State Bar of Texas in 1940, president of the State Bar 1940-41, as the first elected president of the organization. Brewster was admitted to the bar of Texas in 1915, was county attorney of Bell County from 1919-1923; district attorney of the 27th Judicial District 1923-29; district judge of the 27th Judicial District 1929-41. On November 1, 1941, he was appointed to the Supreme Court by the Justices thereof as a member of Section A of the Commission of Appeals, which position he held until he was elevated to the Supreme Court as Associate Justice on Sept. 21, 1945. Since the death of Justice Graham Smedley in 1954, he had been senior associate justice until he retired Oct. 1, 1957. He died at his home later that month from a heart attack while watching the Texas-Oklahoma game on TV.

Other historical designations: none

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

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

903 West 17th Street

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **906 West 17th Street**

HISTORIC NAME: **Freida & Walter Bohn House** ("Freida & Janet House")

DATE OF CONSTRUCTION: 1924 Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING STATUS:

Windows have been added to front gable end, but overall architectural style and integrity is very strong, well-preserved, and dates to the period of significance.

MAP KEY NUMBER: 170906

ORIGINAL LOCATION: Yes



Tax Parcel Number:	Property ID Number: 202029	Ref ID2 Number: 02110104080000
Legal Description:	Cen 80 FT of S 137 FT of Outlot 16 Division E	
Owner:	Janet Kaufman Swaffar	
Owner Address:	906 W. 17 th Street, Austin, TX 78701	

BUILDING INFORMATION: 906 West 17th # stories: 1 1/2 story (w/ attic dormers) with 2 story rear 1950s addition

STYLE: Craftsman Bungalow

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 w/ wood trim

☐ Stone

☒ Brick: veneer, brown

☐ Synthetic siding

_____ (type)

☐ Awnings

ROOF TYPE

☒ Gable

☐ Flat ☐ w/ parapet

☐ Gambrel

☐ Exposed rafter ends

☐ Brackets

☒ 2 Dormers: side, hipped roof

☐ Other: _____

ROOF MATERIALS

☐ Composition shingles

☐ Tile

☒ Metal, 1980s (originally cedar shakes)

CHIMNEYS

☒ 1 Number: ☐ Exterior ☒ Interior

☐ Brick

☐ Stone ☐ Stuccoed

Converted to gas logs

WINDOWS

☐ Fixed ☒ Wood sash

☒ Double hung

☐ Aluminum sash

☐ Vinyl ☐ Casement

☒ Decorative art craftsman wood screens on front door and windows

DOOR FEATURES: x-single ☐ double entry

☒ 0 Glazing

☒ 0 Transom

☒ 0 Sidelights

Side wood panels and wood transom panel surround

FRONT PORCH

☐ Full-width ☒ Partial-width

☒ Independent ☐ Inset

☒ Wraparound: tile porch wraps around but is not covered

PORCH ROOF: flat

☐ Gabled

☐ Hipped

☐ Shed

PORCH POSTS

☒ Full height

☐ On piers: _____ (material)

☐ Turned wood ☐ Square wood

☒ Metal on brick piers

☐ Spindlework: _____

☐ Columns: _____

PORCH RAILINGS

☒ None

☐ Turned wood

☐ Square wood

☐ Metal

LANDSCAPE FEATURES

☒ 0 Fence: _____ (material)

☐ _____ (height)

☒ 0 Wall: _____ (material)

☐ _____ (height)

☐ Other: _____

☒ Sidewalks ☒ Gardens

Front cement entry walk; tiled stairs and front porch

DRIVEWAY Materials/Configuration: cement

OUTBUILDINGS:

☒ Studio (2-story) of rammed earth with concrete and stone beams. 10 Glass doors downstairs and 16 windows upper level. and many windows.

☐ metal _____ Roof material

☐ gable _____ Roof type

906 West 17th Street

Stylistic influence(s): Craftsman

Architect/Builder: Hugo Kuehne (1924). Plans on file at Austin History Center.

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications:

1950s: added 2nd story to rear attic for one large bedroom and bath for boys to share. 1972: Consolidated small rooms and porch into one large kitchen. 1975-76: Added trapezoid windows to front attic, not visible from street. 1980s: New roof; enlarged upstairs hallway at rear with windows; finished out attic. 2005: Two-story pottery studio built on footprint of original garage. 2008: Added eaves to screened porch to prevent rain damage; eaves are identical to original house eaves.

Building History

Hugo Kuehne built the house for the family of **Freida and Walter Bohn**. The Bohn's address is first listed in the 1929 City Directory. The Bohns sold the property to Janet Kaufman Swaffar in 1969.

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

Hugo Kuehne, architect. A native of Austin, Kuehne attended Austin High School, received a bachelor's degree in civil engineering from the University of Texas in 1906, and a bachelor's in architecture from the Massachusetts Institute of Technology in 1908. Subsequently he worked as a draftsman for G. Henri Desmond, a Boston architect, before he was called back to Austin to organize an architectural program in the UT College of Engineering. The founder of the School of Architecture at UT, Kuehne served as an adjunct professor from 1910 to 1915 and founded the architecture library, which became one of the most important collections in the country. Kuehne was involved in the master plans for the Enfield suburb in 1915, and in the development of Austin's first master plan in 1928. Kuehne is probably best known for the Old Austin Library (1933), now the Austin History Center, at 400 West Ninth Street. Kuehne also designed The Tavern (1916) at Lamar and 15th Streets for Niles Graham.

1924-1969: **Walter Bohn**, one of three brothers (William, Walter & Herbert) in partnership as **Bohn Brothers**, a dry goods and department store at 517-19 Congress, which was designed by Kuehne in 1929. Walter Bohn was also in banking and real estate; he developed the Rivercrest subdivision on Lake Austin, near St. Stephens School. The Bohns moved to their summer cottage in Rivercrest in 1969.

Other historical designations: none

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

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



Bohn House, 906 West 17th Street View of east and south facades; detail below.





906 West 17th Street

Addition of rear pottery studio is recent.





906 West 17th Street

Rear/north façade of main house 1950s 2nd story addition

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1001 West 17th Street**

HISTORIC NAME: **McClendon-Kozmetsky House**

DATE OF CONSTRUCTION: **1955** Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF NON-CONTRIBUTING: Representative of Contemporary Style and residence of person of significance.

MAP KEY NUMBER: 171001

ORIGINAL LOCATION: Yes



Tax Parcel Number: Property ID Number: 202064 Ref ID2 Number: 02110107260000
Legal Description: Lot 2 Outlot 11 Division E McClendon Anne Watt Subdivision
Owner: Jay Tassin & Brent Danninger
Owner Address: 1001 W. 17th Street, Austin, TX 78701

BUILDING INFORMATION: 1001 West 17th # stories: 1 story with 2 separate basements

STYLE: Contemporary.

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: brown
☐ Other: _____ (type)

CHIMNEYS

☐ 3 Number: ☒ Exterior ☒ Interior
☒ Brick
☐ Stone ☐ Stuccoed
☒ Other: board and batten/wood

WINDOWS

☒ Fixed ☒ Wood sash
☒ Double hung
☐ Aluminum sash
☐ Vinyl ☒ Casement
☐ Decorative screens

DOOR FEATURES: ☐ single ☒ x-double entry

☒ Glass doors
☒ Glazing
☒ Transom
☐ Sidelights

FRONT PORCH

☐ Full-width ☒ Partial-width
☐ Independent ☒ Inset
☐ Wraparound

PORCH ROOF

☒ Gabled
☐ Hipped
☐ Shed

PORCH POSTS

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

PORCH RAILINGS

☒ None
☐ Turned wood
☐ Square wood, box columns
☐ Metal

LANDSCAPE FEATURES

☒ Fence: ☒ metal _____
(material) _____
_____ 3 to 6 feet _____ (height)
☒ Wall: limestone, brick _____ (material)
_____ 3 to 6 feet _____ (height)
☐ Other: _____
☐ Sidewalks ☒ Gardens

DRIVEWAY Materials/Configuration:
brick/side entry to garage

OUTBUILDINGS:

☒ Detached single-story garage
brick & board & batten :Wall material
_____ metal _____ :Roof material
_____ gable _____ :Roof type
☐ Other: barn, shed _____

3,958 sq. ft.

1001 West 17th Street

Stylistic influence(s): Contemporary

Architect/Builder: Page Southerland Page & Roland Gommel Roessner, UT professor

Historic Use: residential

Current Use: residential

List and Date of Architectural Modifications

Swimming pool and library added by Ronya and George Kozmetsky/Architect Roland Gommel Roessner in 1985. The swimming pool predates 1985 modifications.

Building History

Built by Judge James McClendon and his wife Anne Watt McClendon in 1955 as 905 W. 17th. The city directory for 1960 indicates the address as 909 W. 17th, with Mary A. McClendon as the resident owner. James W. McClendon is listed in the city directory in 1965.

Purchased by the Kozmetsky family in 1966. George Kozmetsky, UT Business School Dean (1966-82), mentored his student/protégé Michael Dell in the library as Dell hatched his original business plan.

Detached (breezeway) garage in rear of house added by Jay Tassin and Brent Danninger (current owners) in 2007

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

Judge James McClendon (1955-1966)

Ronya and George Kozmetsky (1966-2003)

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: June 2008

SURVEYOR: Phoebe Allen

Address: 2510 Cedarview Drive 78704

RESEARCHER: (same)

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



McClendon Kozmetsky House, 1001 West 17th Detached Garage above.
Front façade below.



18th Street Surveys

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **707 West 18th Street**

HISTORIC NAME: **Westhill Carriage House**

DATE OF CONSTRUCTION: circa **1855**; 1980 TCAD Estimated x Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Architectural integrity for the period of significance. City of Austin Historic Landmark.

MAP KEY NUMBER: 180707

ORIGINAL LOCATION: yes



Tax Parcel Number: Ref ID2 Number: 02110105010000
Legal Description: E28FT OF W128FT OF N55FT OF OLT 20 DIVISION E PLUS PT
OF VAC STREET & ALLEY
Owner: William Charles Schmidt
Owner Address: 707 W. 18th, Austin TX 78701

BUILDING INFORMATION: 707 West 18th # stories: 1 1/2

STYLE: Early Classical 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 w/ gable-end window, fan arch

☐ Flat ☐ w/ parapet

☐ Gambrel

☐ Exposed rafter ends

☐ Brackets

☒ Dormers: gable, wood, metal roof; w/ windows, fan transoms

ROOF MATERIALS

☐ Composition shingles

☐ Tile

☒ Metal

☐ Other: _____ (type)

CHIMNEYS

____ Number: ☐ Exterior ☐ Interior

☐ Brick

☐ Stone ☐ Stuccoed

☒ Other: weather-vane on elaborate base

WINDOWS: Arched windows (3) in east wall

☐ ? Fixed ☐ Wood sash

☐ Double hung

☐ Casement

DOOR FEATURES: double entry w/ arched brick surround

☒ Glazing

☐ Transom

☐ Sidelights

FRONT PORCH

☐ Full-width ☒ None

☐ Independent ☐ Partial-width

☐ Wraparound ☐ Inset

LANDSCAPE FEATURES

☐ 0 Fence: _____ (material)

_____ (height)

☐ 0 Wall: _____ (material)

_____ (height)

☐ Other: _____

☒ Sidewalks ☐ Gardens

DRIVEWAY Materials/Configuration:

Concrete, off 17th; garage doors at street façade; alley entry to offices – 2 single doors

OUTBUILDINGS:

☐ Detached single-story garage

☐ Garage apartment (2-story)

_____ Wall material

_____ Roof material

_____ Roof type

☐ Other: barn, shed _____

707 West 18th Street

Stylistic influence(s): Early Classical Revival

Architect/Builder: probably **Abner Cook**

Historic Use: Carriage House for Westhill at 1703 West Avenue

Current Use: office

List and Date of Architectural Modifications

Wood addition on south end of structure.

Building History

Building was a carriage house for the Chandler Shelley House, aka Westhill. The property is first listed as an individual address in the 1952 City Directory, unoccupied between 1952 and 1965. William Schmidt purchased the property as his law office in 1992. See WestHill file for history of the estate.

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

See Westhill City of Austin Historic Landmark nomination for full details.

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 STATUS: City of Austin Historic Preservation Office

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: 900 B West 18th Street

HISTORIC NAME: Chestnut Place Condominiums

DATE OF CONSTRUCTION: 1984

NON-CONTRIBUTING

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

MAP KEY NUMBER: 180900

ORIGINAL LOCATION: Yes



View of south/front façade

Tax Parcel Number: ID Number 201975 Ref ID2: 02110101210011
Legal Description: UNT 2 BLD J CHESTNUT PLACE CONDOMINIUM
AMENDED PLUS 8.3333% INTEREST IN COMMON AREA
Owner: Dorothy & John Reiser
Owner Address: 900 W 18TH ST APT B, AUSTIN, TX 78701-1058



900 West 18th Street View of east façade

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

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

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **901 West 18th Street**

HISTORIC NAME: **James Smith House**

DATE OF CONSTRUCTION: **1941** Estimated Factual **x**

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING:

Architectural integrity; built during the period of significance. Modifications on the front (French doors to patio replaced original window) do not appear to significantly alter architectural style.

MAP KEY NUMBER: 180901

ORIGINAL LOCATION: yes



Tax Parcel Number: Property ID Number: 202027 Ref ID2 Number: 02110104060000
Legal Description: E 73FT of E 173FT of N 143FT of Outlot 16 Division E
Owner: Keith and Pace Lossen (2013)
Owner Address: 901 W. 18th, Austin TX 78701

BUILDING INFORMATION: 901 West 18th Street # stories: 2 basement: _____

STYLE: Colonial Revival

DESIGNATION: ___City___ RTHL ___NR

PLAN: garage wing could be a late addition

___ Square/rectangular

___x___ Wing & gable ___x___ L-plan ___T-plan

___ Asymmetrical

CONSTRUCTION

___x___ Frame: ___wood___ metal

___x___ Solid Brick ___Solid Stone

FOUNDATION

___x___ Pier & beam ___ Slab

___ Stone ___ Brick

EXTERIOR WALLS

___ Wood

___ Stucco

___ Stone

___x___ Brick: reddish orange

___ Synthetic siding

___ (type)

___ Awnings

ROOF TYPE

___x___ Gable ___ Hipped

___ Flat ___w/ parapet

___ Gambrel

___ Exposed rafter ends

___ Brackets

___ Dormers: modified – 2 front

windows have gables that extend into roof;
not actually dormers.

ROOF MATERIALS

___x___ Composition shingles

___ Tile

___ Metal

___ Other: _____ (type)

CHIMNEYS

___1___ Number: ___1___ Exterior ___Interior

___x___ Brick

___ Stone ___Stuccoed

___ Other: _____ (type)

WINDOWS

___x___ Wood sash

___x___ Double hung: 8/8 + 1 set French

doors exiting to front terrace; shutters on
front windows

___x___ 1 round window above door, 6 lights

DOOR FEATURES: x-single

4-part fan lights in door. (glazing)

Wood door is surrounded by arched wood &
decorative fan surround with flat half-
pilasters. French doors open to front patio.

FRONT PORCH

___x___ None

___ Full-width ___Partial-width

___ Independent ___Inset

___x___ Terrace, flagstone near front door

PORCH ROOF

___ Gabled

___ Hipped

___ Shed

PORCH POSTS

___ Full height

___ On piers: _____ (material)

___ Turned wood ___Square wood

___ Metal

___ Spindlework: _____

___ Columns: _____

PORCH RAILINGS

___x___ None

___ Turned wood

___ Square wood

___ Metal

LANDSCAPE FEATURES

___ Fence: _____ (material)

_____ (height)

___ Wall: _____ (material)

_____ (height)

___ Other: _____

___x___ Sidewalks ___Gardens

DRIVEWAY Materials/Configuration:

At side of house, off Pearl, concrete

OUTBUILDINGS: none

___ Detached single-story garage

___ Garage apartment (2-story)

___ Wall material

___ Roof material

___ Roof type

___ Other: barn, shed _____

901 West 18th Street

Stylistic influence(s): Colonial Revival

Architect/Builder: The current owner confirmed that the house was built by Mr. Smith; construction was begun in 1941.

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications

The original house had no garage. There was an upstairs sleeping porch over the laundry room/back porch off of the kitchen. The sunroom was probably an open terrace. All of the above changes were made very soon after the house was built, as the brick and mortar match perfectly.

Kilduff & Johnson completely remodeled the kitchen and put in the French doors and patio in the front. (The French doors replaced a small window like the bathroom window next to the door.) They also rearranged the upstairs hallway.

Building History

The first time the location appears in a City Directory, **Bertha and James E. Smith**, rancher, are listed as owners at this address from 1942 through at least 1959. J.E. Smith donated land which he inherited from his grandfather for **McKinney Falls Park**. [Mrs. Perry Jones, grandmother to Woodie Jones, was a Butte and said her family had a home on this site at one time, according to George Shelley.]

Mark Finley (2nd owner) and family lived here for many years. Finley sold the house to Mike Valigura and Cari Clark in December 2003, but the house had been empty for some time as Mr. Finley and his wife were living in the Cambridge Tower on Lavaca. Mike did some renovation on the house and then used it as a rental.

Martin Kilduff, and Conni Johnson bought the house on June 30, 2006.

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

Other historical designations: none

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

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

JUDGES' HILL HISTORIC DISTRICT

ADDRESS: **902A West 18th Street**

HISTORIC NAME: **Condo A**

DATE OF CONSTRUCTION: 1984 Estimated Factual TCAD

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

MAP KEY NUMBER: 18902A ORIGINAL LOCATION: yes



Tax Parcel Number: Property ID Number: 201973 Ref ID2 Number: 021100101210009
Legal Description: Unt 2 Bld 1, Chestnut Place Condominium Amended Plus 8.333%
interest in common area
Owner: Carolyn L. & Kenneth Shine I
Owner Address: 902 West 18th Street Apt. B, Austin TX 78701

902A W. 18th Street

Stylistic influence(s): Contemporary

Architect/Builder:

Historic Use: residence

Current Use: residence

SURVEY DATE: March 2012
SURVEYOR: Phoebe Allen
Address: 2510 Cedarview Drive 78704

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

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **903 West 18th Street**

HISTORIC NAME: **Robbins House**

DATE OF CONSTRUCTION: **1938-39** Estimated TCAD Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Built during period of significance. Maintains architectural integrity.

MAP KEY NUMBER: 180903

ORIGINAL LOCATION: yes



Tax Parcel Number: Property ID Number: 202031 Ref ID2 Number: 02110104100000
Legal Description: 90 X 143 FT & 10 X 136 FT of Outlot 16 Division E
Owner: Jerri Hudson Bell & Johnston Emmett Bell Jr. (3/7/2008)
Owner Address: 903 W. 18th St., Austin TX 78701

BUILDING INFORMATION: 903 West 18th Street # stories: 2 w/ basement garage

STYLE: Neoclassical

DESIGNATION: ☐ City ☐ RTHL ☐ NR

PLAN: set-back sleeping porch on east facade

☐ 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 (buff) w/ quoin pattern at corners

_____ (type)

☐ Awnings

ROOF TYPE

☒ Hipped

☒ w/ parapet: metal railing

☐ 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

☐ Fixed ☒ Wood sash

☒ Double hung: 1/1

☒ Shuttered, green, on 4 front windows

1 octagonal window above door

DOOR FEATURES: ☒ single ☐ double entry

Scrolled surround above door

☒ Transom

FRONT PORCH

☐ Full-width ☐ None

☒ Independent ☐ Partial-width

☐ Wraparound ☐ Inset

PORCH ROOF

☒ Gabled – Greek pediment w/fan light

☐ Hipped

☐ Shed

PORCH POSTS

☒ Full height: 2-story

☒ On piers: concrete, wood bases

☐ Turned wood ☐ Square wood

☐ Metal

☐ Spindlework: _____

☒ 2 Columns: 2-story Corinthian and 2 square ½ posts, also Corinthian, set onto facade

PORCH RAILINGS

☒ None

☐ Turned wood

☐ Square wood

☐ Metal

LANDSCAPE FEATURES

☐ Fence: _____ (material)
_____ (height)

☐ Wall: _____ (material)
_____ (height)

☐ Other: _____

☒ Sidewalk ☐ Gardens

DRIVEWAY Materials/Configuration:
concrete

OUTBUILDINGS: none visible from street

☐ Detached single-story garage

☒ Garage apartment (2-story)

☐ Wood ☐ Wall material

☐ Compositio ☐ Roof material

☐ Gable ☐ Roof type

☐ Other: barn, hed _____

903 West 18th Street

Stylistic influence(s): Neoclassical
Architect/Builder: unknown

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications: unknown

Building History

Margaret J. and Leonard A. Robbins and their two children are listed at 903 W. 18th in 1940, the first listing for this address. Robbins is listed on 13th Street in 1937.

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

Mr. Robbins was associated with The Robbins Company, Rentals Surety Bonds, General Insurance.

Other historical designations: none

SURVEY DATE: August 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: **904 West 18th Street**

HISTORIC NAME: Chestnut Place

DATE OF CONSTRUCTION: 1990

NON-CONTRIBUTING

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

MAP KEY NUMBER: 180904

ORIGINAL LOCATION: Yes



Tax Parcel Number: ID Number 201963 Ref ID2: 02110101180000

Legal Description: LOT 8 CHESTNUT PLACE

Owner: Gary D Cartwright

Owner Address: 904 W 18TH ST, AUSTIN, TX 78701

SURVEY DATE: June 2008

Survey/Research: Phoebe Allen
Address: 2510 Cedarview Drive 78704

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

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **907 West 18th Street**

HISTORIC NAME: **Ethel Brown House**

DATE OF CONSTRUCTION: 1939 Estimated TCAD Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Built during period of significance. Architectural integrity.

MAP KEY NUMBER: 180907 ORIGINAL LOCATION: yes



Tax Parcel Number: Property ID Number: 202026 Ref ID2 Number: 02110104030000
Legal Description: E 50' of W 160' of N136' of Outlot 16 Division E
Owner: John and Helen Zook
Owner Address: 907 West 18th, Austin TX 78701

BUILDING INFORMATION: 907 West 18th # stories: 2, 1 basement: _____

STYLE: **Monterey**

DESIGNATION: ___City ___RTHL ___NR

PLAN: rear sleeping porch, 2-story, attached

___ Square/rectangular

___x___ Wing & gable ___x___ L-plan ___T-plan

___ Asymmetrical

CONSTRUCTION

___x___ Frame: ___x___ wood ___metal

___ Solid Brick ___ Solid Stone

___:

FOUNDATION

___x___ Pier & beam ___ Slab

___ Stone ___ Brick

EXTERIOR WALLS

___ Wood

___x___ Stone

___ Brick

___ Synthetic siding

___ (type)

___ Awnings

ROOF TYPE

___x___ Gable ___ Hipped

___ Flat ___w/ parapet

ROOF MATERIALS

___x___ Composition shingles

___ Tile

___ Metal

___ Other: _____ (type)

CHIMNEYS

___1___ Number: ___1___ Exterior ___Interior

___ Brick

___ Stone ___x___ Stuccoed

___ Other: _____ (type)

WINDOWS

___ Fixed ___x___ Wood sash

___x___ Double hung

___ Aluminum sash

___x___ Shutters on all front windows and most 5 side windows (green)

DOOR FEATURES: x-single: ¾ lights w/

one wood panel with door knocker

Shuttered door.

Glazed, multi-lites

FRONT PORCH

___x___ Partial-width across 2nd story

excepting the garage wing

___x___ Inset 2nd story w/ metal railing and

posts. Lower floor is protected by 2nds story

porch, simple concrete walk.

PORCH ROOF

___x___ Gabled

___ Hipped

___ Shed

PORCH POSTS

___ Full height

___ On piers: _____ (material)

___ Turned wood ___ Square wood

___x___ Metal: black, very decorative (not Weigl)

PORCH RAILINGS

___ None

___ Turned wood

___ Square wood

___x___ Metal

LANDSCAPE FEATURES

___x___ Fence: black iron rails (material)

3-4 feet (height)

___side Wall: stone material)

2.5 feet-3 feet: height)

___x___ Sidewalks ___ Gardens

DRIVEWAY Materials/Configuration:

concrete

OUTBUILDINGS: none

___ Detached single-story garage

___ Garage apartment (2-story)

Other: original front garage has been enclosed.

907 West 18th Street

Stylistic influence(s): Monterey

Architect/Builder: unknown

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications

Original, attached front garage has been enclosed for some time.

Building History

Ethel Robinson Brown is listed at this location in 1942, the first time it appears in the City Directory. She was a sister of neighbor **Oscar Robinson** and lived in the house until her death in August of 1959. She was a close friend of **Ima Hogg**. She was a business woman and property owner as well as a community volunteer. SEE OSCAR ROBINSON house file (1711 San Gabriel) for more detail about Robinson family.

Significant Persons Associated with Building: see above

Other historical designations: none

SURVEY DATE: August, 2008

SURVEY/Research: Phoebe Allen

Address: 2510 Cedarview Drive 78704

PERSON MAKING EVALUATION: City of Austin Historic Preservation Office

Front façade



JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **908 West 18th Street**

HISTORIC NAME: Hornaday House

DATE OF CONSTRUCTION: 1990 TCAD

NON-CONTRIBUTING

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

MAP KEY NUMBER: 180908

ORIGINAL LOCATION: Yes



Tax Parcel Number: ID Number 201961 Ref ID2: 02110101160000
Legal Description: LOT 6 & 7 CHESTNUT PLACE
Owner: Doug and Jana Harker
Owner Address: 908 W 18TH ST, AUSTIN, TX 78701-1010

SURVEY DATE: February 2012
Survey/Research: Phoebe Allen
Address: 2510 Cedarview Drive 78704

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

Vacant lot east of house



JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **909 West 18th Street**

HISTORIC NAME: **Wolfe-Pendexter House**

DATE OF CONSTRUCTION: 1916 (remodeled 1932?) Estimated: from City Directory

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Built during period of significance and retains integrity.

MAP KEY NUMBER: 180909

ORIGINAL LOCATION: yes



Tax Parcel Number: Property ID No.: 202025 Ref ID2 Number: 02110104020000
Legal Description: CEN 60' of W160' of N136' of Outlot 16 Division E
Owner: Andreas Grubert (10/14/2005)
Owner Address: 909 W. 18th Street, Austin TX 78701

BUILDING INFORMATION: 909 W. 18th Street # stories: 1 ½ basement: partial, rear

STYLE: Craftsman

DESIGNATION: ___City ___RTHL ___NR

PLAN: bungalow plan

___ Square/rectangular

___ Wing & gable ___L-plan ___T-plan

___x___ Asymmetrical

CONSTRUCTION

___x___ Frame: ___x___ wood ___metal

___ Solid Brick ___Solid Stone

___: shiplap, solid

FOUNDATION

___x___ Pier & beam ___ Slab

___ Stone ___ Brick

EXTERIOR WALLS

___ Wood

___x___ Stucco

___ Stone

___ Brick

___ Synthetic siding

___ (type)

___ Awnings

ROOF TYPE

___x___ Gable front ___ Hipped

___x___ Flat : rear ___w/ parapet

___ Gambrel

___x___ Exposed rafter ends over porch

___ Brackets

___1___ Dormers: shed roof over 3 windows

ROOF MATERIALS

___x___ Composition shingles

___ Tile

___ Metal

___ Other: ___ (type)

CHIMNEYS

___1___ Number: ___Exterior ___x___Interior

___ Brick

___ Stone ___x___Stuccoed

___ Other: ___ (type)

WINDOWS

___3___ French doors on front porch

___x___ Double hung, older windows on sides, gable ends

___x___ Vinyl sash/casement: most side windows – newer replacements

DOOR FEATURES: 3 sets of French doors on front façade

___x___ Glazing - multi

___ Transom

___ Sidelights

FRONT PORCH: 4 bays

___ Full-width ___Partial-width

___ Independent ___ Inset

___x___ Wraparound

PORCH ROOF - flat

___ Gabled

___ Hipped

___ Shed

PORCH POSTS

___ Full height

___ On piers: ___ (material)

___ Turned wood balusters

___ Metal

___ Spindlework: ___

___6___ Columns: large, round, plain, no piers, supported on concrete terrace, 1-story.

PORCH RAILINGS

___ None

___ Turned wood

___ Square wood

___ Metal

LANDSCAPE FEATURES

___x___ Sidewalk ___x___ Gardens

DRIVEWAY Materials/Configuration:
concrete

OUTBUILDINGS:

___ Detached single-story garage

___x___ Shed/Apartment (1.5-story)

stucco: Wall material

composite shingles: Roof material

Gable w/ gable dormer: Roof type

909 West 18th Street

Stylistic influence(s): Craftsman

Architect/Builder: **Hugo F. Kuehne** (1932). Plans on file at Austin History Center.

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications

Upstairs rear 2nd floor was added between 5-8 years ago by Winston & Isabelle DeBlanc. Peggy Gunter owed it before DeBlancs. French doors may be a late addition.

Building History

909 W. 18th is listed in the City Directory in 1916 and 1920 under **Albert E. Wolfe**, PhD, the only house on the block.

In 1924, **Harry T. Ables** (no occupation) is at 909.

Elma & George Pendexter Jr. are listed from 1927 until at least 1942. Mrs. Pendexter Sr. lived in the 18th Street home before her death circa 1934.

Daniel W. Powers is the owner in 1944-45.

Robert W. French is the owner in 1949.

Dorothy "Dot" Thornton is the owner in 1955. Ima Hogg purchased the house for Miss Thornton.

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

1916-1920: **Albert E. Wolfe**, PhD - professor economics & sociology UT

1927-1942: **George F. Pendexter Jr.** (Sneed, Pendexter & Burleson) [George Pendexter Sr. (1851-1900) was the 1885 City Attorney for Austin. The 1889 George Pendexter House at 2806 Nueces, a two-story Queen Anne frame structure, is a city landmark; the Pendexters sold that house to Nathan A. Steadman in 1907. Pendexter Sr. was the maternal uncle of George E. Shelley, who lived at 1700 West Avenue.]

Other historical designations: none

SURVEY DATE: August, 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



909 West 18th Front façade above. Outbuilding below.



JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **910 West 18th Street**

HISTORIC NAME: Chestnut Place Lot 5

DATE OF CONSTRUCTION: 1991

NON-CONTRIBUTING

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

MAP KEY NUMBER: 180910

ORIGINAL LOCATION: Yes



Tax Parcel Number: ID Number 201963 Ref ID2: 02110101180000
Legal Description: LOT 5 CHESTNUT PLACE
Owner: Lisa J. Kaindle
Owner Address: 910 W 18TH ST, AUSTIN, TX 78701-1010

910 West 18th Street

Style: Contemporary

SURVEY DATE: June 2008

Survey/Research: Phoebe Allen

Address: 2510 Cedarview Drive 78704

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

Pearl Street Surveys

JUDGES' HILL HISTORIC DISTRICT
HISTORIC STRUCTURES SURVEY

ADDRESS: **1601 Pearl Street**

HISTORIC NAME: **John W. Brady House**

DATE OF CONSTRUCTION: circa 1915 (CD1916) Estimated x Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Architectural integrity from 1910. City of Austin Historic Landmark. See City narrative for full details.

MAP KEY NUMBER: PS1601

ORIGINAL LOCATION: yes



Tax Parcel Number: Ref ID2 Number: 02110108060000
Legal Description: S 69FT OF S 138FT OF W 187.5' OLT 10 DIVISION E
Owner: Betty Hung (2013)
Owner Address: 1601 Pearl Street, Austin, TX 78701

BUILDING INFORMATION: 1601 Pearl Street

STYLE: Craftsman (bungalow)
DESIGNATION: ☐ City ☐ RTHL ☐ NR
PLAN:
☒ Rectangular w/ side porch
☐ 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 w/ some wood trim
☐ Synthetic siding
☐ Awnings

ROOF TYPE

☒ Gable ☐ Hipped
☐ Flat ☐ w/ parapet
☐ Gambrel
☐ Exposed rafter ends
☐ Brackets
☒ Dormers: 1 central, large, w/ gable roof, front and rear

ROOF MATERIALS

☐ Composition shingles
☐ Tile
☒ Metal: green
☐ Other: _____ (type)

CHIMNEYS

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

WINDOWS

☐ Fixed ☒ Wood sash
☒ Double hung
☐ Aluminum sash
☐ ? Vinyl – some side windows may have been replaced w/ vinyl; 2 window spaces are boarded up. Undergoing restoration.

stories: 1 3/4 basement: no
_____ Decorative screens

DOOR FEATURES: single entry

☒ Glazing
☐ Transom
☒ Sidelights

FRONT PORCH

☒ Full-width
Side porch (corner) is partial width and similar to front, with more elaborate, exposed rafter tails, flat roof.

PORCH ROOF

☒ Gabled (side porch has exposed rafters, flat roof)
☐ Hipped
☐ Shed

PORCH POSTS

☐ Full height
☐ On piers: _____ (material)
☐ Turned wood ☐ Square wood
☐ Metal
☐ Spindlework: _____
☒ Columns: brick, square, supported on brick base

PORCH RAILINGS: brick 1/2 rails, square, some wider with brick design

☐ None
☐ Turned wood
☐ Square wood
☐ Metal

LANDSCAPE FEATURES

☒ Fence: around garage apt. in rear open wire (material), 4 ft (height)
☐ Wall: _____ (material) _____ (height)
☐ Other: _____
☒ Sidewalks ☐ Gardens

DRIVEWAY Materials/Configuration:
concrete

OUTBUILDINGS:

☒ Detached Garage apartment (2-story)
Nova long brick & hardy board: Wall material
Metal: Roof material
Gable: Roof type

1601 Pearl Street

Stylistic influence(s): Craftsman (bungalow)

Architect/Builder: Dennis R. Walsh, address at the time on Bee Caves Rd.

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications

Window replacements on the side porch – date? (undergoing restoration)

“The porches had been enclosed and a room had been added on the Southwest corner. The idea behind the [1977] demolition of the closed porches and the added room was to bring the house back to original. The foundation is new and the brick has been relaid. The plumbing as well as electrical has also been refurbished.” ~E. L. Taylor, owner.

Building History

John W. Brady (1876-1945) and this address are first listed in city directories in 1916. In 1920 he is indicated as the owner. From 1929-1940 he is listed with his wife Nellie, and his occupation is indicated as lawyer. John W. Brady is listed in 1906-07 as County Attorney (Brady & Caldwell), h 913 Colorado. 1910: special assistant attorney general, r 913 Colorado. 1914: Brady - (Lightfoot, Brady & Robertson) r. W. 6th; no listing for 1601 Pearl.

The current owner bought the property from a group of artists and entertainers called Imagine, Inc. Dee McCandless, a dance choreographer of some note, was among that group. “At that time, the house was divided into 12 rooms. The porches had been enclosed and a room had been added on the Southwest corner. The residents before that were a family named Butler, according to Virginia Sumners. They lived here for over 20 years and raised a family in the house. I'm not sure about owners during the time between the Dudleys and the Bradys. The Dudleys may have purchased the house from the Bradys. I purchased the house in 1977. (R.D. Dudley, et ux, to E.E. Dudley, et ux, Vol. 1966, Page 312, Travis county Deed Records. 1977.) The exterior of the house is as true to original as I have been able to ascertain.” ~ E.L. Taylor, owner

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

1916-1945: **Judge John W. Brady** (1876-1945) had a much larger house behind this one at the corner of 16th and West Avenue, where apartments now stand -- 1606 West, which had served as the home of **John Chiles**. He sold that house and built this one as a downsizing measure in 1916.

Brady was one of five children born in Austin to James and Agnes Brady. His father was a grocer, born in Ireland, and his mother was English. Brady received a law degree from UT in 1896. He began his career in a law partnership with E.B. Robertson of Fort Worth. Later, as county attorney of Travis County, Brady was the driving force behind the dissolution of the Standard Oil Company's monopoly in Texas. The state of Texas awarded him \$90,000.00 for the effort. He also worked as special counsel for Governor “Ma” Ferguson. Subsequently he became the assistant attorney general, served as an attorney for the State Banking Board, and was appointed justice of the 3rd Court of Civil Appeals in Austin (1918-1923), but was defeated for election in 1923.

There is a less glamorous chapter in John Brady's life. At the age of 60 he had a young paramour for whom he secured a job at the state capitol. Lehlia Highsmith was a stenographer for the Supreme Court Commission of Appeals. She “was found in the company of other men” and was stabbed to death on November 9, 1929, in front of her boarding house. Brady was incarcerated the next day.

His wife, **Nellie Burns Brady** (1876-1945), testified that since Brady's defeat in the re-election, her husband had been on a 10-year downward spiral of drinking and infidelity. Dr. Goodall Wooten testified that Brady was an alcoholic. Brady pleaded temporary insanity caused by chronic drinking and was tried twice – the first trial in Austin resulted in a deadlocked jury in Austin; the second trial was in Dallas, where he was convicted of murder without malice and sentenced to prison for three years, though he served less than two years, from January 28, 1931 to July 1932, having whittled off more than a year with credits for his work as a penitentiary school teacher among other jobs.

Brady's wife stood by him through the ordeal, and he returned to his wife at 1601 Pearl after prison and engaged in legal research until his death. Mrs. Brady died in September of 1945.

[According to George P. Shelley: After Brady returned from prison, the Bradys had difficulty paying the taxes on their house. Two Buckley women, who lived on the corner of 19th and Lavaca, had a rich brother in the oil business in Mexico. The brother was the father of William Buckley. The Bradys and Buckleys were Catholics, and the Buckley women, who were friends of Mrs. Brady, paid her taxes. Mrs. Brady died after the Judge. Brady had one or both legs amputated, probably due to diabetes. After the Judge died, Mrs. Brady gave her house to the nuns at Seton hospital and was under their care at Seton. Mrs. Sparks took her grandson Sam to visit Mrs. Brady. From interviews with George P. Shelley in November 2008.]

Other historical designations: City of Austin Historic Landmark

SURVEY DATE: August, 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



1601 Pearl Street



Garage Apartment behind main house was built in 2008.

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1603 Pearl Street**

HISTORIC NAME: **McClendon Rectory**

DATE OF CONSTRUCTION: **1910** (1912 CD-vacant) Estimated TCAD Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Relates to context and period of significance. City of Austin Historic Landmark.

MAP KEY NUMBER: PS1603

ORIGINAL LOCATION: yes



Tax Parcel Number: Ref ID2 Number: 02110108070000
Legal Description: N 69FT OF S 138FT OF W 187.5' OLT 10 DIVISION E
Owner: Robert Dintzner
Owner Address: 1603 PEARL ST, AUSTIN, TX 78701-1523

BUILDING INFORMATION: 1603 Pearl Street # stories: 2 ½
basement: semi, no windows

STYLE: Colonial Revival, Craftsman
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, stuccoed

EXTERIOR WALLS

☒ Wood lower (weatherboard siding)
upper wood shingles
☐ 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

☐ 1 Number: ☒ Exterior lower story
Interior – upper story
☒ rock lower story

WINDOWS

☐ Fixed ☒ Wood sash
☒ Double hung
Original windows, all around house, have
upper lights divided into 3 or 4 or 8 lights
with pointed arch, wood detail

DOOR FEATURES: single entry, set back
porch

☐ Glazing
☒ Transom
☒ Sidelights

FRONT PORCH: side wing porch w/ entry

☐ Full-width ☒ Partial-width
☐ Independent ☒ Partial Inset
☐ Wraparound

PORCH ROOF

☐ Gabled
☒ Hipped
☐ Shed

PORCH POSTS

☒ Square wood, ht. of porch (1 story)

PORCH RAILINGS

☐ None
☐ Turned wood
☒ Square wood, 3 ft., attached to
single front ½ post
☐ Metal

LANDSCAPE FEATURES

☐ Fence: _____ (material)
_____ (height)
☐ Wall: _____ (material)
_____ (height)
☐ Other: _____
☒ Sidewalk ☒ Gardens

DRIVEWAY Materials/Configuration:
concrete

OUTBUILDINGS:

☒ Detached single-story carport w/
storage: flat roof, wood posts as supports
☐ Garage apartment (2-story)
_____ Wall material
_____ Roof material
_____ Roof type
☐ Other: barn, shed _____

1603 Pearl Street

Stylistic influence(s): Colonial Revival, Craftsman

Architect/Builder: possibly Page Brothers

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications

See city narrative for full details. Restoration completed in 2008.

Building History

Lots 10 & 11 were sold to S.C. Robertson, assignee of Samuel G. Haynie, in 1850. In 1858, Robertson sold the lots to the Rev. Charles Gillette, who planned to be the rector of Christ Episcopal Church, which later joined the Church of the Epiphany and became St. David's church at 7th & San Jacinto. Gillette was rector in 1859. Gov. Pease mortgaged the property in 1879, and released it in 1890. Sixteenth (Cherry) Street was cut through by 1890. In 1905 W.T. Watt of Waco bought the property from the Gillette family. Watt's daughter Annie married James McClendon and the couple built their home across the street at 1606 Pearl. Watt deeded Lot 10 to Anne Watt McClendon as a wedding present in 1909.

The McClendons built the residence at 1603 Pearl circa 1910 as a rent house, and are believed to have lived here while their house across the street was being renovated; they moved back to their home in 1912. Much later they also built 903 and 905 W. 17th.

The address is listed as vacant in 1912. In 1914 the property was bought by Walter Bremond and D.K. Woodward from the McClendons, and in 1916 the ownership was conveyed to Bishop Kinsolving of the Diocese of Texas as the rectory for St. David's Church, for the minister and his family.

Reverend Milton R. Worsham is the first name listed at this address (1916 CD).

Rev. L. Carter Harrison (1920 CD) - Nov. 1, 1916-Oct. 1, 1923. Vacant 1924 CD.

Rev. Lenoir Valentine Lee, Nov. 1, 1924 – Sept. 1, 1928.

Rev. Beverly M. Boyd (1929 CD) – Nov. 18, 1928 – Apr. 15, 1934.

Rev. James S. Allen (1935-37 CD) - June 3, 1934 – April 1939.

Mrs. Marguerite Bell, 1940 CD.

Rev. & Mrs. Charles A. Sumners moved to the home as bride and groom in June 1940.

Mr. Sumners had come to St. David's in April 1939. He retired in 1975; the members of St. David's presented the deed to the home as a gift to the Sumners. He died in 1977.

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

1909-1914: **Judge James & Annie Watt McClendon**, builders and original owners.

1914-1916: **Dudley K. Woodward** was later chairman of the Board of Regents of UT and one of the founders of St. David's Hospital. Mr. Woodward was a cousin of Rev. Charles Sumners.

Other historical designations: City of Austin Historic Landmark

SURVEY DATE: August 2008

SURVEYOR: Phoebe Allen

Address: 2510 Cedarview Drive 78704
RESEARCHER: (same)

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



1603 Pearl Street

Outbuilding/Carport

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1604 Pearl Street**

HISTORIC NAME: **Zapalac House**

DATE OF CONSTRUCTION: circa 1959

Estimated x

Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION CONTRIBUTING: Modern Design. Appears on 1961 Sanborn map.

MAP KEY NUMBER: PS1604

ORIGINAL LOCATION: yes.



Tax Parcel Number: Property ID: 202044 Ref ID2 Number: 02110107030000
Property ID: 202042 Ref ID2 Number: 02110107030000
Property ID: 202043 Ref ID2 Number: 02110107030000
Legal Description: 25% OF 65 X 166.22FT OF OLT 11 DIVISION
75% OF 65 X 166.22FT OF OLT 11 DIVISION E
Owner: Joseph David Kunz 10/14/1998
Owner Address: 1604 PEARL ST, AUSTIN, TX 78701-1523

BUILDING INFORMATION: 1604 Pearl # stories: 1 basement: full basement in rear

STYLE: Contemporary Modern

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

__x__ Pier & beam __x__ Slab

____ Stone ____ Brick

EXTERIOR WALLS

__x__ Wood

____ Stucco

____ Stone

__x__ Brick

____ Synthetic siding

____ (type)

____ Awnings

ROOF TYPE

__x__ 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

__x__ Fixed ____ Wood sash

__x__ Double hung

____ Aluminum sash

__x__ Vinyl ____ Casement

DOOR FEATURES: single side entry,
glazed – faces south

FRONT PORCH

____ Full-width ____ None

____ Independent ____ Inset

____ Wraparound

PORCH ROOF

____ 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)

____ Wall: _____ (material)

____ (height)

____ Other: _____

__x__ Sidewalks ____ Gardens

DRIVEWAY Materials/Configuration:
concrete

OUTBUILDINGS: semi-detached garage
has been enclosed for living quarters.

____ Detached single-story garage

____ Garage apartment (2-story)

Brick & wood: Wall material

Metal: Roof material

Flat, with very slight rise: Roof type

1604 Pearl Street

Stylistic influence(s): Contemporary Modern

Architect/Builder: Built by George M. Zapalac, owner, architect with Fehr & Granger. Zapalac was the architect of the Wells Fargo Bank Building.

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications: unknown, not researched

Building History

George M. & Beverly Zapalac are listed in the city directory as owners of 1602 Pearl beginning in 1960. Lankford K. Griffin is also listed there in 1962. In 1966, the address is listed as 1604 A (Zapalac) and 1604 B (Griffin, Langford O.)

The home appears to be a duplex, perhaps with the front semi-detached garage enclosed at a later date. Metal roof with slight slant over rear; flat metal over front. Patterned brick fronts the structure; remainder is wood. Vinyl windows, some fixed, most double hung.

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

Other historical designations: none

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

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

View from front corner toward rear section of house.



JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1605 Pearl Street**

HISTORIC NAME: Patricia Robertson House

DATE OF CONSTRUCTION: 1948 TCAD Estimated x Factual

NON-CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF NON-CONTRIBUTING: Facade significantly altered.

MAP KEY NUMBER: PS1605

ORIGINAL LOCATION: yes



Tax Parcel Number: Property ID: 202076 Ref ID2 Number: 02110108080000
Legal Description: S 60 FT AV OF N135 FT OLT 10 DIVISION E
Owner: Catherine Parker 2/16/07
Owner Address: PO Box 163404, AUSTIN, TX 78716-3404

BUILDING INFORMATION: 1605 Pearl Street # stories: 2 basement: _____

STYLE: Minimal Traditional

DESIGNATION: __City__ __RTHL__ __NR

PLAN: _____

☒ Square/rectangular – basically, 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

____ 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

☒ Number: __Exterior__ __Interior__

____ Brick

____ Stone ____Stuccoed

____ Other: _____ (type)

WINDOWS

____ Fixed

☒ Wood sash

____ Double hung

____ Aluminum sash

____ Vinyl ____ Casement

☒ Shutters, decorative

DOOR FEATURES:

Two front doors, one for each part of duplex, both with federalist surrounds.

FRONT PORCH ☒ None

Simple stairs to adjacent doorways

PORCH ROOF - none

____ Gabled

____ Hipped

____ Shed

PORCH POSTS - none

____ Full height

____ On piers: _____ (material)

____ Turned wood ____Square wood

____ Metal

____ Spindlework: _____

____ Columns: _____

PORCH RAILINGS

____ None

____ Turned wood

____ Square wood

☒ Metal at front doorstep

LANDSCAPE FEATURES

____ Fence: _____ (material)

____ (height)

____ Wall: _____ (material)

____ (height)

____ Other: _____

☒ Sidewalk ____Gardens

DRIVEWAY Materials/Configuration:

concrete

OUTBUILDINGS: none

____ Detached single-story garage

____ Garage apartment (2-story)

____ Wall material

____ Roof material

____ Roof type

____ Other: barn, shed _____

1605 Pearl Street

Stylistic influence(s): Minimal Traditional

Architect/Builder: unknown

Historic Use: residence, duplex

Current Use: residence, duplex

List and Date of Architectural Modifications:

Building History

The address does not appear in the City Directory before 1949.

CD 1949: M. Patricia Robertson

CD 1955: Clifford B. Hunter

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

Other historical designations: none

SURVEY DATE: August 2008

SURVEYOR: Phoebe Allen

Address: 2510 Cedarview Drive 78704

RESEARCHER: (same)

PERSON MAKING EVALUATION OF CONTRIBUTING/NON-CONTRIBUTING
STATUS:

Address:

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1606 Pearl Street**

HISTORIC NAME: **McClendon Price House**

DATE OF CONSTRUCTION: 1906 Estimated ☐ Factual ☒

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Strong architectural integrity from 1906. City of Austin Historic Landmark, Recorded Texas Historic Landmark

MAP KEY NUMBER: PS1606

ORIGINAL LOCATION: yes



Tax Parcel Number: Property ID: 804073 Ref ID2 Number: 0211010733 0000
Legal Description: 138 X 165.5 FT of Outlot 11 DIVISION E
Owner: Patricia Price Monroe 6/17/1999
Owner Address: 1606 PEARL ST, AUSTIN, TX 78701-1524

BUILDING INFORMATION: 1606 Pearl St. # stories: 2 1/2 basement: partial, rear

DESIGNATION: ☒ City ☐ RTHL ☐ NR
PLAN: _____

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

CONSTRUCTION

☐ Frame: ☐ wood ☐ metal
☒ Solid Brick; interior walls are type of concrete plaster
☐ Solid Stone
_____:

FOUNDATION

☐ Pier & beam
☒ Stone & brick foundation

EXTERIOR WALLS

☐ Wood
☐ Stucco
☐ Stone
☒ Brick: buff
☐ Synthetic siding
_____ (type)
☐ Awnings

ROOF TYPE

☐ Gable ☒ Hipped
☐ Flat ☐ w/ parapet
☐ Gambrel
☐ Exposed rafter ends
☐ Brackets
☒ 2 Dormers: gable w/ intricately molded entablature on gable end, gable roof
Other: _____

ROOF MATERIALS

☒ Composition shingles
☐ Tile
☐ Metal
Other: _____ (type)

CHIMNEYS

☒ 3 Number: ☒ Interior, originally exterior before sleeping porch added
☒ Brick

WINDOWS

☒ Wood sash
☒ Double hung 1/1
☐ Aluminum sash

DOOR FEATURES: single entry

☒ Glazing
☒ Transom
☒ Sidelights and sidelight transoms
Decorative, leaded glass of entry door has been restored

FRONT PORCH ☐ None

☒ Full-width ☐ Partial-width;
originally 2/3 around of original house;
sleeping porch was added circa 1923 with lower side porch with flat roof.

PORCH ROOF

☐ Gabled
☒ Hipped
☐ Shed

PORCH POSTS

☒ Full height of 1 story porch
☒ On piers: brick (material)
☐ Turned wood ☐ Square wood
☐ Metal
Spindlework: _____
☒ 5 Columns: brick at front, 2 on side porch, which has sleeping porch above

PORCH RAILINGS

☐ None
☐ Turned wood
☐ Square wood
☒ Metal: iron w/ wood top, original shaped, cut limestone slabs on top of brick sidewalls at front and 2 side entries

LANDSCAPE FEATURES

☒ Fence: iron rails, decorative
3 feet (height)
☒ Other: brick posts at front entry, 4 feet, supporting lights
☒ Sidewalks ☒ Gardens
Ironworks over north side entry are probably Weigl.

DRIVEWAY Materials/Configuration:
Concrete, stone

OUTBUILDINGS:

☒ Garage apartment (2-story), former carriage house
stucco: Wall material
shingles: Roof material
gable: Roof type
☒ Other: basketball court, pergola

Stylistic influence(s): Prairie Style

Additional architectural description: Spanish Revival details. Series of Beaux-Arts and Mediterranean details include rusticated porch columns and a cartouche and garlands on the front dormer. Foursquare with massive hipped roof, one-story front porch, extended bay on southwest/front façade.

Architect/Builder: Designed by **Charles H. Page** (1876-1957), possibly with his brother **Louis Page** (1883-1934), who was first listed as an architect in the 1906 City Directory. Contractor: **Polemus**.

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications

1910-12: McClendon's upgraded interior engineering; They also built a 2-bay carriage house with living quarters above on the west end of property. 1923: McClendon's enclosed the area over the southeast gallery to create a second-story sleeping porch. 1945: 1st and 2nd story rear/west porches were enclosed. Added 1-bay of garage space to east side of the existing 2-bay carriage house with additional second story hardwood floor living room to the existing quarters. 1963: original Spanish tile, half-moon slate roof replaced with red shingles due to leakage. 1946-1977: embedded small stone terrazzo porch areas are gradually replaced with wood as various owners try to save it. 1999: added a wrought iron 3-foot perimeter fence, and a half-size sports court with privacy fence at the back of the property. 2001: front door restored to original style with crystal glass replicating other major windows on the transom and dining room.

Building History

The **McClendon-Price House** is listed as 1606 Pearl beginning in 1916, but was originally 1600 in the 1909 and 1912 City Directories, as Pearl did not exist between 16th and 17th until circa 1915.

In 1905, **W. T. Watt** of Waco purchased property (lots 10 and 11 are from the original c. 1940 S.G. Haynie headright) from Pearl to Shoal Creek, and 16th to 17th, and allowed his daughter **Annie Hale Watt** and her new husband, **James Wooten McClendon** (1873-1972) to build their foursquare Prairie Style home with Spanish Revival details on the corner of 17th and Pearl. Here the couple spent their first night and entertained on the Texas Governor's inaugural evening in January 1907. [Married 12/14/1904] and lived here until 1926, when they moved into their summer house, "The Towers on Town Lake," later known as the Westwood Country Club.

Judge & Mrs. Thomas B. Greenwood rented the home from 1926 to 1937, and **Judge Charles G. Krueger** from 1937-42. **Dr. Henry and Aldo Blaustone** began renting in 1943 and purchased the home in 1944, remaining there until 1958. It was sold to **Edwin B. and Betty Love Price** in 1960. The home remains in the hands of their daughter, Patricia Price Monroe. COA.

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

1906-1926/44: **James Wooten McClendon** was born in West Point, Georgia. His father was a merchant and mayor of West Point. In 1889 his widowed mother moved her five children to Laredo, where she worked for 21 years as a missionary. McClendon graduated from UT in 1895 and received his law degree there in 1897.

McClendon practiced law in Austin for 21 years, serving as president of the Travis County Bar Association in 1912-13. In 1918 he was appointed by Gov. Hobby to the

Commission of Appeals, where he served for five years, the last two as chief justice. In 1923 he was appointed Chief Justice of the Court of Civil Appeals, Associate Justice of the State Supreme Court, where he remained until 1949.

McClendon was a friend and attorney of Elisabeth Ney; he established a foundation to support the Elisabeth Ney Texas Fine Arts Association, and also served as the first president of the Texas Fine Arts Association (1911-17). As a Texas Alumni, he served on committees that helped build Gregory Gym, Memorial Stadium, Kirby Hall and the University YMCA. He also served for over 40 years on the board of directors of the Scottish Rite Dormitory.

1926-37: **Judge Thomas B. Greenwood** (1872-1946) served on the Supreme Court of Texas (1918-34) and was appointed a Regent of UT in 1907. Greenwood served as a commissioner of the Texas Court of Criminal Appeals (1933-1950) and County Judge of Austin County. After retirement from the Supreme Court, he practiced with Greenwood, Moody & Robertson.

1937-42: **Judge Charles G. Krueger** served as a commissioner of the Texas Court of Criminal Appeals (1933-1950), 20 years as attorney for Sealy Mattress Company, and County Judge of Austin County

1943-1958: **Dr. Henry Blaustone** (1893-1985), physician, surgeon.

1960-current: **Edwin B. Price** (born, Brownwood: 1909 - died 1976) – UT head football coach (1951-56), Lettered in 3-sports; football, baseball, basketball (Captain) (1929-32). Longhorn “Hall of Honor” (1974) and UT Dean of Students. Met his bride, **Betty Love Rugeley** (died 1998) while recruiting football players at House Park. – Born in Matagorda (1912) where the Rugeley clan arrived in Texas (circa 1845) to bring “21 Sons for Texas”. Reading & Physical-Ed Teacher, Austin High. Wrote the lyrics to AHS fight song “*Loyal Forever*”. She founded AHS “Red Jackets”, women’s drill team. AHS “Hall of Honor” (2001). Daughter and artist **Patricia Isabel Price** now resides in the home with husband **Bill Monroe, CPA** and sons **Win & Price**.

Other historical designations

_____ Individually listed in National Register of Historic Places

_____ Listed as contributing in the _____ National Register Historic District

_____ Recorded Texas Historic Landmark

 x _____ City of Austin Historic Landmark

SURVEY DATE: September 2008

SURVEYOR: Phoebe Allen

Address: 2510 Cedarview Drive 78704

RESEARCHER: (same, from COA and AHC files)

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



1606 Pearl Street – view of south and east/front façades above;
garage apartment below.



JUDGES' HILL HISTORIC DISTRICT
HISTORIC STRUCTURES SURVEY

ADDRESS: **1615 Pearl Street**

HISTORIC NAME: **James C. Nagle House**

DATE OF CONSTRUCTION: **1914** Estimated x Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Built during period of significance. City of Austin Historic Landmark.

MAP KEY NUMBER: PS1615 ORIGINAL LOCATION: yes



Tax Parcel Number: Ref ID2 Number: 02110108090000
Legal Description: 75 X 128 FT of Outlot 10 DIVISION E
Owner: J.C. Browne 4/30/1975 browne@cs.utexas.edu,
 gbrowne@austin.rr.com
Owner Address: 1615 PEARL ST, AUSTIN, TX 78701-1523

BUILDING INFORMATION: 1615 Pearl Street # stories: 2 basement: yes

STYLE: Edwardian & Classical 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 & partially Hipped
☐ Flat ☐ w/ parapet
☐ Gambrel
☐ Exposed rafter ends
☐ Brackets
☐ Dormers:

ROOF MATERIALS

☐ Composition shingles
☐ Tile
☒ Metal
☐ Other: _____ (type)

CHIMNEYS

☒ Number: ☐ Exterior ☒ Interior
☒ Brick w/ corbelled caps
☐ Stone ☐ Stuccoed
☐ Other: _____ (type)

WINDOWS

☒ Wood sash ☒ Double hung
triple vertical lights above 1 single pane
Stained glass window on 17th St. side, fixed
☒ Shutters, decorative

DOOR FEATURES: single entry

☐ Glazing
☒ Transom - fan
☒ Sidelights

FRONT PORCH

☐ Full-width ☐ None
☒ Independent ☐ Partial-width
☐ Wraparound ☐ Inset

PORCH ROOF

☒ Gabled
☐ Hipped
☐ Shed

PORCH POSTS

☒ Height of porch (1 story)
☐ On piers: _____ (material)
☐ Turned wood ☐ Square wood
☐ Metal
☐ Spindlework: _____
☒ Columns: tapered, cylindrical, ionic,
wood – supported by brick and concrete
porch

PORCH RAILINGS

☒ None
☐ Turned wood
☐ Square wood
☐ Metal

LANDSCAPE FEATURES

☒ Side Fence: wood pickets (material)
3 feet (height)
☐ Wall: _____ (material)
_____(height)
☒ Sidewalks front and side
☒ Gardens, pool fountain

DRIVEWAY Materials/Configuration:
concrete

OUTBUILDINGS: none

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

Other: barn, shed _____

1615 Pearl Street**Stylistic influence(s):** Edwardian & Classical Revival**Architect/Builder:** James Nagle, builder.**Historic Use:** residence, rooming house**Current Use:** residence**List and Date of Architectural Modifications**

The Brownes restored and remodeled the home in the early 1980s, adding a basement apartment. They added the **front portico and columns** (the front door and surrounding fan light and side lights are original), removed an added bedroom/bath, **enclosed the side porch** on the south side of the house, and added a glassed-in living area in the rear (not seen from the street). The large **stained glass window** on the north side of the house was added where an added upstairs bath was removed. *Historical photo is available; see City narrative.*

Building History: see City narrative for full details.

The **James C. Nagle House** at 1615 Pearl is first listed in city directories in 1929 but was originally listed in the 1916 and 1920 directories as 1607 Pearl. **Emily and James Nagle** purchased this lot in 1914 and erected a two-story frame house for their residence. James was chairman of the State Board of Water Engineering at the time, a position he held until 1916. He became president of the Panama Pacific Products Company in 1918. Though the Nagles retained ownership until 1924, by 1918 the house was occupied by **Cordelia and John W. Scarbrough**. John was one of the sons of E.M. Scarbrough & Sons. The Scarbroughs lived here until 1920, when they moved to 1801 West Avenue (see J.W. Scarbrough House).

Real estate agent **K.C. Miller** purchased the property in 1924 and leased it to a variety of tenants. **Zula & G.H. Harrington** resided here from at least 1935 to 1949. According to George Shelley the Harringtons (who were very wealthy but rented this house) were at this address by 1928, when his parents moved into 1700 West Avenue. Harrington had a stroke and, unable to climb stairs, converted the downstairs porch into a bedroom and bath. He died in 1947 and Zula moved out in late 1949.

Charles Hilberg purchased the house in 1955 and rented it to a succession of tenants and UT students.

In 1975 Hilberg sold the home to UT professor James C. Browne and his wife Gayle, who restored and remodeled the house for their own use after first renting out the house for a few years. They moved into the home in 1984.

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

1914-24: **James C. Nagle** was chairman of the State Board of Water Engineering at the time, a position he held until 1916. He became president of the Panama Pacific Products Company in 1918.

1918-20: **John W. Scarbrough** was one of the sons of E.M. Scarbrough & Sons.

Other historical designations: none; City status was denied, due to rear addition

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

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



1615 Pearl Street: front entry with added portico; north façade below.



JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1705 Pearl Street**

HISTORIC NAME: **Ben F. McDonald House**

DATE OF CONSTRUCTION: 1939 (1944 CD) Estimated x Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Structure was built during the period of significance and has had few modifications, according to the 2008 owner (Harriette Cecile Kunz).

MAP KEY NUMBER: PS1705

ORIGINAL LOCATION: yes



Tax Parcel Number: Ref ID2 Number: 02110102110000
Legal Description: 70 FT X 125 FT of Outlot 17 DIVISION E
Owner: S. Beck & Victoria Carol Devenyns 11/16/2010
Owner Address: 1705 Pearl St. Austin TX 78701-1024

BUILDING INFORMATION: 1705 Pearl Street # stories: 1 basement: _____

STYLE: Minimal Traditional.

DESIGNATION: __City __RTHL __NR

PLAN: _____

____ Square/rectangular
____ Wing & gable __L-plan __T-plan
__x__ Asymmetrical - H-Plan

CONSTRUCTION

__x__ Frame: __x__ wood __metal
____ Solid Brick ____ Solid Stone
____: _____

FOUNDATION

__x__ Pier & beam ____ Slab
____ Stone ____ Brick

EXTERIOR WALLS

__x__ Wood
____ Stucco
__x__ Stone (inset porch)
____ Brick
____ Synthetic siding
____ (type)
____ Awnings

ROOF TYPE

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

ROOF MATERIALS

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

CHIMNEYS

__1__ Number: ____ Exterior __x__ Interior
__x__ Brick
____ Stone ____ Stuccoed
____ Other: _____ (type)

WINDOWS

____ Double hung
__x__ Aluminum sash
____ Vinyl ____ Casement
__x__ Decorative shutters

DOOR FEATURES: two entries, one facing south, one facing street

__x__ Glazing
____ Transom
____ Sidelights

FRONT PORCH

____ None
____ Full-width __x__ Partial-width
____ Independent __x__ Inset
Inset walls are of stone

PORCH ROOF

____ Gabled
____ Hipped
____ Shed

PORCH POSTS

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

PORCH RAILINGS

____ None
____ Turned wood
____ Square wood
__x__ Metal

LANDSCAPE FEATURES

____ Fence: _____ (material)
____ (height)
____ Wall: _____ (material)
____ (height)
____ Other: _____
__Sidewalks __Gardens

DRIVEWAY Materials/Configuration:
concrete

OUTBUILDINGS:

__x__ Detached single-story garage w/
apartment; has built-ins
____ Garage apartment (2-story)
wood: Wall material
comp. shingles: Roof material
gable: Roof type
____ Other: barn, shed _____

3/2; hardwood floors, fireplace

1705 Pearl Street

Stylistic influence(s): Minimal Traditional
Architect/Builder: unknown

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications: unknown

Building History

The first listing in city directories for this house is in 1944.

CD1935, 1937 & 1940: not listed

CD1944: McDonald, Ben F. (o), rear: Clemmens, Fred

CD1949: **McCall, Aileen Mrs. (o)**

CD1955: **McCall, Aileen Mrs. (o)**

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

Other historical designations: none

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

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

Outbuilding/garage below:



JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1707 Pearl Street**
HISTORIC NAME: **Raymond Dear House**

DATE OF CONSTRUCTION: circa 1948 (TCAD 1940) Estimated x Factual

NON-CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF NON-CONTRIBUTING: Structure appears to have had various additions, including a front 3-car garage not present on the 1961 Sanborn map. Cast iron fence along front property lines is very old.

MAP KEY NUMBER: PS1707

ORIGINAL LOCATION: yes



Tax Parcel Number: Property ID: 201997 Ref ID2 Number: 02110102120000
 Property ID: 202002 Ref ID2 Number: 02110102180000
Legal Description: 60.5 FT X 187.5 FT of Outlot 17 DIVISION E
Owner: David H. Gilliland & Laquita A. Hamilton
Owner Address: 1707 Pearl St., Austin, TX 78701-1024

BUILDING INFORMATION: 1707 Pearl Street # stories: 2 basement: _____

STYLE: ?

DESIGNATION: __City __RTHL __NR

PLAN: _____

_____ Square/rectangular

__x__ Wing & gable __L-plan __T-plan

_____ Asymmetrical

CONSTRUCTION

__x__ Frame: __wood __metal

_____ Solid Brick _____ Solid Stone

_____ : _____

FOUNDATION

_____ Pier & beam __?__ Slab

_____ Stone _____ Brick

EXTERIOR WALLS

_____ Wood

__x__ Stucco

_____ Stone

_____ Brick

_____ Synthetic siding

_____ (type)

_____ Awnings

ROOF TYPE

_____ Gable __x__ Hipped

__x__ Other: parapet on top of main roof
w/ green shutters, perhaps venting?

ROOF MATERIALS

__x__ Composition shingles

_____ Tile

_____ Metal

_____ Other: _____ (type)

CHIMNEYS

__1__ Number: __x__ Exterior _____ Interior

_____ Brick

_____ Stone _____ Stuccoed

__x__ Other: wood (type)

WINDOWS

_____ Fixed __x__ Wood sash

__x__ Double hung

_____ Aluminum sash

_____ Vinyl _____ Casement

__x__ Decorative shutters, some need to
be rehung or replaced

DOOR FEATURES: single entry facing
south, plus 2 sets of French doors facing
street on front porch

__x__ Glazing, multi

_____ Transom

_____ Sidelights

FRONT PORCH

_____ Full-width _____ None

__x__ Independent __x__ Partial-width

_____ Wraparound _____ Inset

PORCH ROOF

_____ Gabled

__x__ Hipped

_____ Shed

PORCH POSTS

__x__ Full height of single story porch

_____ On piers: _____ (material)

_____ Turned wood _____ Square wood

_____ Metal

_____ Spindlework: _____

_____ Columns: _____

PORCH RAILINGS

__x__ None

_____ Turned wood

_____ Square wood

_____ Metal

LANDSCAPE FEATURES

__x__ Fence: along property line on south,
pickets wood, 4 feet

Iron fence, very old, w/ gate along front
property line – decorative work

_____ Wall: _____ (material)

_____ (height)

_____ Other: _____

__Sidewalks __Gardens

DRIVEWAY Materials/Configuration:
asphalt

OUTBUILDINGS:

_____ Detached single-story garage

_____ Garage apartment (2-story)

_____ Wall material

_____ Roof material

_____ Roof type

Attached 3-car garage is at front of house;
could have been an add-on.

Stylistic influence(s): ?

Architect/Builder:

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications

Garage may have been added?

Building History

Raymond H. Dear (o) CD 1949

1707 Pearl Street is not listed in city directories before 1949.

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

Other historical designations: none

SURVEY DATE: August, 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

Iron fence along front property line



JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1711 Pearl Street**

HISTORIC NAME: **Ruckman-Hudson House**

DATE OF CONSTRUCTION: 1925 Estimated TCAD Factual x

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Appears to have sufficient architectural integrity from the period of significance.

MAP KEY NUMBER: PS1711

ORIGINAL LOCATION: yes



Tax Parcel Number: Property ID Number: 202001 Ref ID2 Number: 02110102170000
Legal Description: 62.5 FT X 127.5 FT of Outlot 17 Division E
Owner: George and Elizabeth Christian
Owner Address: 1711 Pearl Street, Austin TX 78701

BUILDING INFORMATION: 1711 Pearl St. # stories: 2 basement: ☐ no ☐

STYLE: Colonial Revival.

DESIGNATION: ☐ City ☐ RTHL ☐ NR

PLAN: 4-square w/ sleeping porch

☒ Square/rectangular + side porch

☐ Wing & gable ☐ L-plan ☐ T-plan

☐ Asymmetrical

CONSTRUCTION

☒ Frame: ☒ wood ☐ metal

☐ Solid Brick ☐ Solid Stone

☐: _____

FOUNDATION

☒ Pier & beam ☐ Slab

☐ Stone ☐ Brick

EXTERIOR WALLS

☒ Wood (shiplap)

☐ 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

☐ 1 Number: ☐ Exterior ☒ Interior

☒ Brick

☐ Stone ☐ Stuccoed

☐ Other: _____ (type)

WINDOWS

☐ Fixed ☒ Wood sash

☒ Double hung 1/1

☐ Aluminum sash

☐ Vinyl ☐ Casement

☐ Decorative screens

DOOR FEATURES: single entry

☒ Glazing – beveled glass

☐ Transom

☒ Sidelights ½ lights above wood panels

FRONT PORCH

☐ Full-width ☐ None

☒ Independent ☐ Partial-width

☐ Wraparound ☐ Inset

PORCH ROOF

☐ Gabled

☐ Hipped

☒ Shed

PORCH POSTS: none

Brackets support shed roof.

Side sleeping porch is screened, 1 story w/ upper deck, 2' wood slat rails. Classical posts - 2 simple, round, tapered columns; 2 ½ columns.

PORCH RAILINGS

☐ None

☐ Turned wood

☐ Square wood

☒ Metal handrails at entry stairs

LANDSCAPE FEATURES

☐ Fence: _____ (material)

☐ _____ (height)

☐ Wall: _____ (material)

☐ _____ (height)

☐ Other: _____

no Sidewalks ☐ Gardens

DRIVEWAY Materials/Configuration:

concrete

OUTBUILDINGS:

☒ Detached single-story garage

☐ Garage apartment (2-story)

wood: Wall material

shingles: Roof material

hipped: Roof type

☐ Other: barn, shed _____

1711 Pearl Street

Stylistic influence(s): Colonial Revival

Architect/Builder: Roy L. Thomas (1925) plans at UT Alexander Archive

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications: unknown

Building History

1711 Pearl is first listed in the **1929** City Directory with **Hugh B. Ruckman** as the resident owner. The Ruckmans built the house.

1935 CD: Dr. K.E. Miller (son was Knox Miller)

1937 and 1940 CD: Meyer, Henry C.

1944: McBride, Robt. W.

1949: **Hudson, Wilson M.**

1955: vacant

Their daughter **Mildred Ruckman** married **Dr. Wilson Hudson** in 1932 and they lived here in the late 1940s until her death in 1949. Dr. Wilson Hudson married his second wife, Browning scholar and Southwest Texas State University English professor **Gertrude Catherine Reese**, in 1951 (she died in 2001). They lived in the Pearl Street house for several years (and then moved to a house that was hers on 22nd Street).

Raymond and Irene Dear, who lived at 1707 Pearl, bought it in the early 1950s and used it as a rent house for 4 years. The Dears sold it to **Nancy and Gerald Langford** in January of 1966. Nancy's daughter Mary lives there presently. [*Nancy (Anne) Langford, Westminster Retirement Center #104. 419-1955.*]

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

Wilson Mathis Hudson was born in Flatonia, Texas, December 26, 1907. He spent his early childhood in Mexico and Flatonia, but for most of his life Austin was home. He not only received his high school and much of his college education in this city, but he also taught at The University of Texas for 28 years. After earning a BA (Phi Beta Kappa) in English and French in 1929 and an MA in English in 1930 at the University, Professor Hudson spent seven years as an English instructor at what was then the Rice Institute in Houston, attending graduate summer school at the University of Chicago for four of those years. Following a short hiatus from academe working for G. & C. Merriam Co., the publisher of Webster's Dictionary, he began full-time graduate study in English at the University of Chicago in 1938. Soon after the United States of America entered World War II, Professor Hudson joined the Army Air Force as a second lieutenant, finishing his tour of duty in 1946 with the rank of captain. In the fall of that year he joined the University's English department as an instructor. After earning his PhD from Chicago, he was promoted to assistant professor in 1947, to associate professor in 1953, and to full professor in 1964. He retired in the summer of 1974 and was accorded professor emeritus status by President Stephen H. Spurr. Throughout his career, Professor Hudson was unusually eclectic in his teaching, especially at the undergraduate level. He offered courses in language, poetry, and fiction in regional as well as in international literatures. Starting in the fall of 1950, he taught the upper-division Life and Literature of

the Southwest course almost every year, taking it over from the faculty member who had designed and instituted it, J. Frank Dobie, and assuring the continuity of a course that is still a vibrant part of the University's English department curriculum. Almost as often, he taught The European Novel course that included works of internationally renowned writers, from Dostoyevsky to Camus. Professor Hudson's course offerings also spanned lengthy historical periods, encompassing not only The American Novel after 1920 but also The Poetry of Milton. His graduate seminars, too, embraced a variety of topics, from the Epic, to T.S. Eliot, to Yeats and the Irish Revival. It was folklore of the Southwest, however, that quickly became Wilson Hudson's overriding interest, and it was in the service of folklore that he spent most of his energies. (from UT memorial resolution)

Other historical designations: none

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

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

1711 Pearl Street

Rear Garage:



JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1803 Pearl Street**

HISTORIC NAME: **Finley House**

DATE OF CONSTRUCTION: 1953 Estimated TCAD Factual

NON-CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING/NON-CONTRIBUTING:

Though built in period of significance, this structure has had substantial changes, including enclosure of the garage and alteration of windows. The architectural integrity appears to have been somewhat compromised.

MAP KEY NUMBER: PS1803 ORIGINAL LOCATION: yes



Tax Parcel Number: Property ID: 201998 Ref ID2 Number: 02110102140000
Legal Description: 68.3 FT X 107 FT of Outlot 18 DIVISION E
Owner: Massaed Bassam & Wanda Green 7/3/2003
Owner Address: PO Box 50367, Austin, TX 78763-0367

BUILDING INFORMATION: **1803 Pearl** # stories: 1 basement:

 Decorative screens

STYLE: Ranch style

DESIGNATION: City RTHL NR

PLAN: duplex

 Square/rectangular

 Wing & gable L-plan T-plan

 x Asymmetrical

DOOR FEATURES: single entry

 Glazing

 Transom

 Sidelights

CONSTRUCTION

 x Frame: wood metal

 Solid Brick Solid Stone

 :

FRONT PORCH

 None

 Full-width x Partial-width

 Independent x Inset

 Wraparound

FOUNDATION

 Pier & beam ? Slab

 Stone Brick

PORCH ROOF

 Gabled

 Hipped

 Shed

EXTERIOR WALLS

 Wood

 Stucco

 Stone

 x Brick

 x Synthetic siding

asbestos? (type)

 Awnings

PORCH POSTS

 x Full height

 On piers: (material)

 Turned wood Square wood

 Metal

 Spindlework:

 4 Posts, wood, square, 4"

ROOF TYPE

 x Gable w/ partial Hipped

 Flat w/ parapet

 Gambrel

 Exposed rafter ends

 Brackets

 Dormers:

 (type: gable/hipped/shed)

 Other:

PORCH RAILINGS

 x None

 Turned wood

 Square wood

 Metal

ROOF MATERIALS

 x Composition shingles

 Tile

 Metal

 Other: (type)

LANDSCAPE FEATURES

 Fence: (material)

 (height)

 Wall: (material)

 (height)

 Other:

 Sidewalks Gardens

CHIMNEYS

 0 Number: Exterior Interior

 Brick

 Stone Stuccoed

 Other: (type)

DRIVEWAY Materials/Configuration:

concrete

WINDOWS

 x Fixed Wood sash

 Double hung

 Aluminum sash

 Vinyl x Casement

OUTBUILDINGS:

 Detached single-story garage

 Garage apartment (2-story)

 Wall material

 Roof material

 Roof type

 Other: barn, shed

1803 Pearl Street

Stylistic influence(s): Minimal Traditional

Architect/Builder: unknown

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications

Originally a duplex; garage on north was enclosed. Now a rental.

Building History

The address is first listed in the City Directory for 1955 for Mark Finley (not shown as an owner).

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

Other historical designations: none

SURVEY DATE: August 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: **1805 Pearl Street**

HISTORIC NAME: **Dr. George C. Butte House**

DATE OF CONSTRUCTION: **1920** Estimated ☐ Factual ☒

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING/NON-CONTRIBUTING:
Architectural integrity has been altered by addition of front balcony, but this could be easily removed. Built during period of significance; retains sufficient integrity.

MAP KEY NUMBER: PS1805 ORIGINAL LOCATION: yes



Tax Parcel Number: Ref ID2 Number: 02110102150000
Legal Description: 90 FT X 107 FT of Outlot 18 DIVISION E
Owner: Inter Cooperative Council 8/21/1974
Owner Address: University of Texas, 2305 Nueces Street, Austin, TX 78705-5207

BUILDING INFORMATION: 1805 Pearl Street # stories: 2 1/2 basement: _____

STYLE: Colonial Revival

DESIGNATION: __City__ __RTHL__ __NR__

PLAN: _____

☒ Square/rectangular w/ port cochere
____ 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

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

WINDOWS

____ Fixed ☒ Wood sash
☒ Double hung.
____ Aluminum sash
____ Vinyl ____ Casement

☒ Decorative screens: 3 vertical/1 screens

DOOR FEATURES: single entry

☒ Glazing – octagonal pane
☒ Transom above door and sidelights
☒ Sidelights

FRONT PORCH

____ None
____ Full-width ☒ Partial-width
☒ Independent ____ Inset
____ Wraparound

PORCH ROOF

____ Gabled
____ Hipped
☒ Flat w/ upper deck

PORCH POSTS

____ Full height
☒ On piers: wood on concrete slabs (material)
☒ Square wood (probably not original)
____ Metal
____ Spindlework: _____
☒ Columns: 3 simple, round columns on lower porch

PORCH RAILINGS

____ None
____ Turned wood
☒ Square wood
____ Metal

LANDSCAPE FEATURES

____ Fence: _____ (material)
____ (height)
____ Wall: _____ (material)
____ (height)
____ Other: _____
____ Sidewalks ____ Gardens

DRIVEWAY Materials/Configuration:
concrete

OUTBUILDINGS:

☒ Detached single-story apt. in rear, probably not original; wood, gable roof, comp shingles, single entry w/ lights either side
☒ Other: shed - wood

1805 Pearl Street

Stylistic influence(s): Colonial Revival

Architect/Builder: **Walsh & Giesecke** (1920). Dr. George C. Butte Residence - "The American Contractor Vol. 41"

Historic Use: residence, rooms

Current Use: Official UT Co-op residence

List and Date of Architectural Modifications

Front deck and side decks are relatively recent. Upper and lower porches may have been modified.

Building History

1924 CD: **Butte, Dr. George C. (Bertha)**, owner; Geo. M. student UT

1929 CD: vacant

1935 CD: Bell, A.L.

1937 CD: Blankenbeckler, F.A.

1940 CD: Matthews, Ollie

1944-45 CD: Quirino, Felix (o); Winters, John H.

1949 CD: Chi Phi Fraternity; Swanson, Willie G.

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

Dr. George C. Butte, UT law professor in 1924. [Mrs. Perry Jones, grandmother of Woodie Jones, was a Butte.]

Other historical designations: none

SURVEY DATE: August 2008

Survey/Research: Phoebe Allen

Address: 2510 Cedarview Drive 78704

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



1805 Pearl Street Outbuildings



JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1806 Pearl Street** (also 1804; plus 1808 – rear)

HISTORIC NAME: **F.A. Blankenbeckler House**

DATE OF CONSTRUCTION: **1935** Estimated x Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING:

Architectural integrity appears to be strong and from period of significance.

MAP KEY: PS1806

ORIGINAL LOCATION: yes



Tax Parcel Number: Ref ID2 Number: 02110101040000
Legal Description: CEN 65.5 FT X E 173 FT of Outlot 15 DIVISION E
Owner: Carsten & Chantal Beck
Owner Address: 4 Bourdon Street Flat 2, London, England W1K 3PA

BUILDING INFORMATION: 1806 Pearl Street # stories: 2 basement: _____

STYLE: Colonial Revival

DESIGNATION: __City__ __RTHL__ __NR__

PLAN: _____

____ Square/rectangular

____ Wing & gable __L-plan__ __T-plan__

__x__ Asymmetrical

CONSTRUCTION

__?__ Frame: __wood__ __metal__

____ Solid Brick __?__ Solid Stone

____:

FOUNDATION

__x__ Pier & beam _____ Slab

____ Stone __?__ Brick

EXTERIOR WALLS

____ Wood

____ Stucco

____ Stone

__x__ Brick

____ Synthetic siding

____ (type)

____ Awnings

ROOF TYPE

__x__ Gable _____ Hipped

____ Flat __w/ parapet__

____ Gambrel

____ Exposed rafter ends

____ Brackets

____ Dormers:

____ (type: gable/hipped/shed)

____ Other: _____

ROOF MATERIALS

__x__ Composition shingles

____ Tile

____ Metal

____ Other: _____ (type)

CHIMNEYS

__1__ Number: __Exterior__ __x__ Interior

__x__ Brick

____ Stone _____ Stuccoed

____ Other: _____ (type)

WINDOWS

____ Fixed __x__ Wood sash

__x__ Double hung 6/6

____ Aluminum sash

____ Vinyl _____ Casement

____ Decorative screens

DOOR FEATURES: two entries, 1 to each apartment (1804, 1806)

____ Glazing – solid doors to both entries

____ Transom

____ Sidelights

FRONT PORCH

____ None

____ Full-width __x__ Partial-width

__x__ Independent _____ Inset

____ Wraparound

PORCH ROOF

____ Gabled

____ Hipped

__x__ Shed

PORCH POSTS

____ Full height

__x__ On piers: wood (material)

__x__ Square wood

____ Metal

____ Spindlework: _____

____ Columns: _____

PORCH RAILINGS

__x__ None

____ Turned wood

____ Square wood

____ Metal

LANDSCAPE FEATURES

Side Fence: wood picket/ low stone base

____ Wall: _____ (material)

____ (height)

____ Other: _____

__Sidewalks__ __Gardens__

DRIVEWAY Materials/Configuration:

Flagstone (see photo)

OUTBUILDINGS:

____ Detached single-story garage

__x__ Garage apartment (2-story)

brick: Wall material

comp shingles: Roof material

hipped: Roof type

____ Other: barn, shed _____

1806 Pearl Street

Stylistic influence(s): Colonial Revival
Architect/Builder: unknown

Historic Use: residence
Current Use: residence

List and Date of Architectural Modifications: unknown. Appears to have strong architectural integrity.

Building History

CD1937: Frank A. & Grace Blankenbeckler (no occupation listed); & Betty, student UT CD1939, 40: Mrs. Sallie P. Belle, widow John F. Belle
The address is not listed in the 1944-45 directory.
CD1949: John H. Winters
CD1955: Helen Flynn
House was later in Fish Family Trust, Janet Long Fish as trustee, until her death.

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

Raja Rao (b.1908-2006), well-known Indian novelist who wrote 9 books and was a University of Texas Professor Emeritus. Raja Rao lived in this house from about 1966 to 2006 – source: Megan Meisenbach, Dec. 16-2008.
<http://www.utexas.edu/faculty/council/2007-2008/memorials/rao.html>

Raja Rao was already recognized as a major figure in the world of letters when he joined the faculty of The University of Texas at Austin as a professor of philosophy in 1966. His first novel, *Kanthapura* (1938), partly reflected and partly anticipated his own involvement in Gandhi's movement for achieving independence for India through non-violent resistance. He retired from UT as professor emeritus in 1980, but he continued writing, conducting research, and teaching informally until his final years. He died on July 8, 2006, at his home in Austin, Texas.

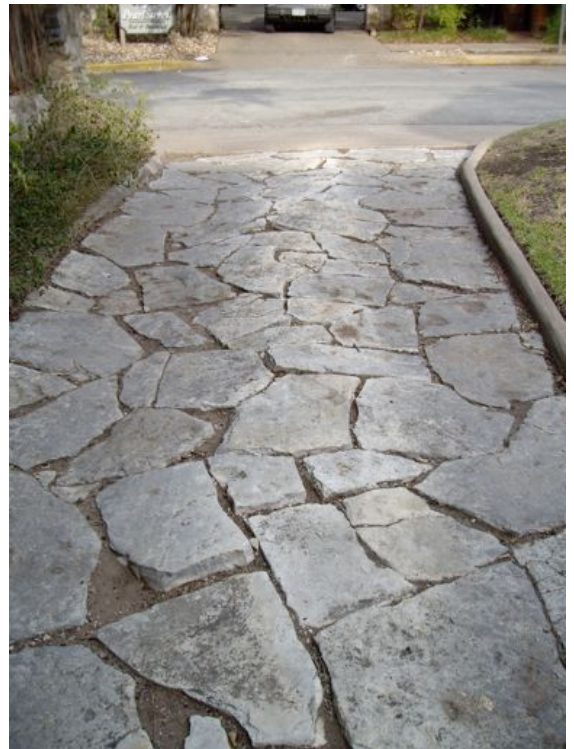
Other historical designations: none

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

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



1806 Pearl Street Front façade (above). Rear garage apartment and drive (below).



JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1807 Pearl Street**

HISTORIC NAME: **Perry L. Jones House** (1940 CD)

DATE OF CONSTRUCTION: 1939 Estimated TCAD x Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Although the south wing was added after 1962, the addition was sensitive to and in keeping with the original building. There is sufficient historical integrity to the period of significance.

MAP KEY NUMBER: PS1807 ORIGINAL LOCATION: yes



Tax Parcel Number: Ref ID2 Number: 02110102160000
Legal Description: 75 FT X 107 FT of Outlot 18 DIVISION E
Owner: Alice Clarissa Bailey 10/1/2010
Owner Address: 1807 Pearl St. Austin 78701

BUILDING INFORMATION: 1807 Pearl Street # stories: 1 basement: _____

STYLE: Minimal Traditional

DESIGNATION: __City__ __RTHL__ __NR__

PLAN: _____

____ Square/rectangular

☒ Modified L-plan

____ Asymmetrical

CONSTRUCTION

____ Frame: __wood__ __metal__

____ Solid Brick ____ ? Solid Stone

____:

FOUNDATION

____ Pier & beam ☒ Slab

____ Stone ____ Brick

EXTERIOR WALLS

____ Wood

____ Stucco

☒ Stone – extension on south appears to be a different stone

ROOF TYPE

X Hipped (front), Gable (back)

☒ Flat – south extension

____ Gambrel

____ Exposed rafter ends

____ Brackets

____ Dormers:

____ (type: gable/hipped/shed)

____ Other: _____

ROOF MATERIALS

☒ Composition shingles

____ Tile

____ Metal

____ Other: _____ (type)

CHIMNEYS

☒ Number: ____ Exterior ☒ Interior

____ Brick

☒ Stone ____ Stuccoed

____ Other: _____ (type)

WINDOWS

☒ Fixed: glass block in front corner

____ Wood sash

☒ Double hung 1/1 in front

☒ Aluminum sash – horizontal, addition

____ Vinyl ____ Casement

____ Decorative screens

DOOR FEATURES: single entry

____ Glazing

____ Transom

____ Sidelights

FRONT PORCH

____ None

____ Full-width ☒ Partial-width

____ Independent ☒ Inset

____ Wraparound

PORCH ROOF

____ 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)

Side Walls: stone, 2 feet

____ Other: _____

____ Sidewalks ____ Gardens

DRIVEWAY Materials/Configuration:
concrete

OUTBUILDINGS:

____ Detached single-story garage

☒ Garage apartment (2-story)

wood: Wall material

comp shingles: Roof material

hipped: Roof type

Outbuilding could not be photographed;
behind fence.

1807 Pearl Street

Stylistic influence(s): Minimal Traditional

Architect/Builder: not known

Historic Use: residence

Current Use: residence

List and Date of Architectural Modifications

South wing addition is later.

Building History

Attorney **Perry L. Jones** (Cath; 2) is first listed at this address in the 1940 CD and also in 1944-45 and 1955 directories.

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

CD1939-1955+: **Perry Jones** is listed as the assistant district attorney for Travis County in 1944.

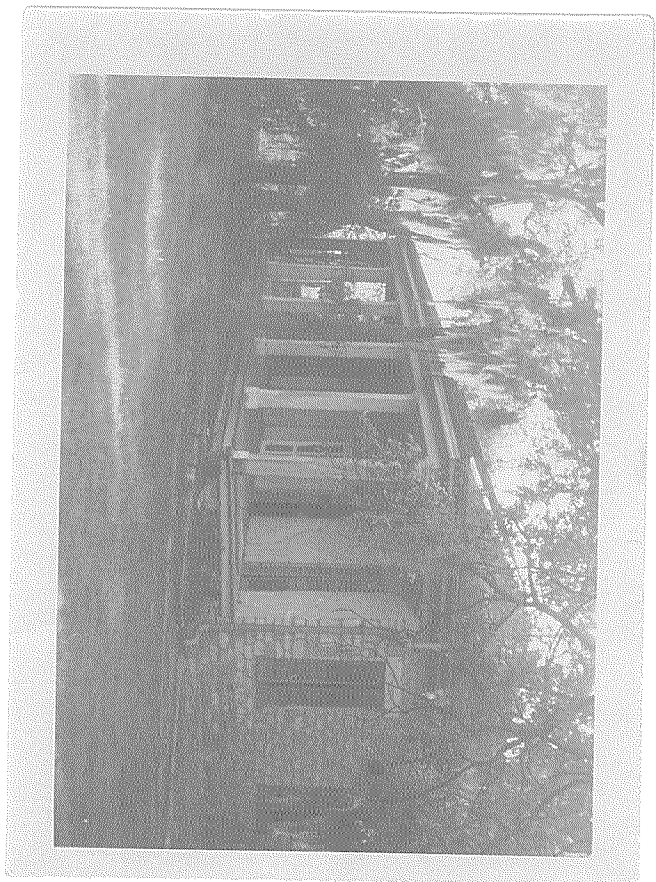
Other historical designations: none

SURVEY DATE: August 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

No photo of outbuilding; behind fence.

San Gabriel Street Surveys



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 **x** 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 Fontainebleau, 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

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

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

FOUNDATION
 _____ Pier & beam _____ Slab
 x Stone _____ Brick

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

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

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

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

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

stories: 2 1/2 basement: _____
 DOOR FEATURES: x single _double entry
 _____ Glazing
 x Transom: fan
 x Sidelights: 4 vertical
 4 columettes, 1-story, w/ pediment above

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

PORCH ROOF
 _____ Gabled
 _____ Hipped
 _____ Shed

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

PORCH RAILINGS
 _____ None
 _____ Turned wood
 _____ Square wood
 _____ Metal

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

DRIVEWAY Materials/Configuration:
 concrete

OUTBUILDINGS:
 _____ Detached single-story garage
 x 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 CONTRIBUTING: Outside of narrative for neighborhood – infill construction and design.

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 ☒

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

STYLE: Colonial Revival

DESIGNATION: ☐ City ☐ RTHL ☐ NR

PLAN:

☒ Square/rectangular w/ side entry room☐ Wing & gable ☐ L-plan ☐ T-plan☐ Asymmetrical

CONSTRUCTION

☒ Frame: ☒ wood ☐ metal☐ Solid Brick ☐ Solid Stone

_____:

FOUNDATION

☒ Pier & beam ☐ Slab☐ Stone ☐ Brick

EXTERIOR WALLS

☒ Wood – solid clapboard under stucco☒ Stucco☐ Stone☐ Brick☐ Synthetic siding

_____ (type)

☐ Awnings

ROOF TYPE

☒ Gable☒ Hipped ends over side porch☐ Flat ☐ w/ parapet☐ Gambrel☐ Exposed rafter ends☐ Brackets☐ Dormers:

_____ (type: gable/hipped/shed)

☐ Other: _____

ROOF MATERIALS

☐ Composition shingles (original)☐ Tile☒ Metal (flat over north entry)

CHIMNEYS

☐ 1 Number: ☐ Exterior ☒ Interior

Brick

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

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.

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

FRONT PORCH

☐ Full-width ☐ None ☐ Partial-width☒ Independent ☐ Inset☐ Wraparound

PORCH ROOF: hood, stairs only

☐ 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 railing at stairs

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.

DRIVEWAY Materials/Configuration:

Cement, new

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

JUDGES' HILL HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: **1800 San Gabriel Street**

HISTORIC NAME: **Matsen House**

DATE OF CONSTRUCTION: **1953**. Factual

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Representative of International Style.

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

STYLE: International

DESIGNATION: ☐ City ☐ RTHL ☐ NR

PLAN: set at angle to street

☐ Square/rectangular

☐ Wing & gable ☐ L-plan ☐ T-plan

☒ Asymmetrical

CONSTRUCTION

☒ Frame: ☐ wood ☐ metal

☐ Solid Brick ☒ Stone

FOUNDATION

☐ Pier & beam ☒ Slab

Slab foundation over 6 feet of gravel.

EXTERIOR WALLS

☐ Wood

☐ Stucco

☒ Stone w/ wood shingle trim; wood shingle on rear extension and carport shed
Old growth cedar "shakes" on the outside walls.

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: flat (type)

CHIMNEYS

☐ 1 Number: ☐ Exterior ☒ Interior

☐ Brick

☒ Stone ☐ Stuccoed

☐ Other: (type)

WINDOWS

☐ Fixed ☒ Wood sash

☒ Double hung: 3/3 and 2/2
horizontal

☐ Decorative screens

DOOR FEATURES: X single ☐ double entry
2 side windows; 2nd entry door a few feet away

FRONT PORCH

Carport at angle with shed creates covered entry, not a porch

☐ Full-width ☐ Partial-width

☐ Independent ☐ Inset

☐ Wraparound

PORCH ROOF

☐ 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

Side Fence: metal rails (material)

5 feet (height)

☒ Wall: stone (material)

3 feet (height) – halfway deep into yard

Other:

0 Sidewalks ☐ Gardens

DRIVEWAY Materials/Configuration:
concrete

OUTBUILDINGS:

☒ Attached carport

☐ Garage apartment (2-story)

Wall material

Roof material

Roof type

☐ Other: barn, shed

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



West Avenue Surveys

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

CONTRIBUTING

JUSTIFICATION FOR DETERMINATION OF CONTRIBUTING: Post War Modern.

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

____ None
____ Full-width ____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

1501 West Avenue

Stylistic influence(s): Minimal Traditional
Architect/Builder: unknown

Historic Use: residence

Current Use: office

List and Date of Architectural Modifications: unknown

Building History

1501 West Avenue is not listed in City Directories from 1872 through 1955.
CD1960: A. Gloria Allen; B. Rufus Palm

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

Other historical designations: none

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

View of south façade below, from 15th Street:



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 ½ + basement

STYLE: Neoclassical w/ double gallery
across front supported by 4 2-story columnsDESIGNATION: __City __RTHL __NR
PLAN: _____☒ rectangular + projecting bays,
irregular☐ Wing & gable ☐ L-plan ☐ T-plan
☐ Asymmetrical**CONSTRUCTION**☒ Frame: ☒ wood
☐ metal
☐ Solid Brick**FOUNDATION**☒ Pier & beam + Stone
☒ Stone**EXTERIOR WALLS**☐ Wood
☐ Stucco
☒ Stone
☐ Brick
☐ Synthetic siding
☐ Awnings**ROOF TYPE**☒ Gable
☒ Hipped
☐ Flat ☐ w/ parapet
☐ Gambrel
☐ Exposed rafter ends
☐ Brackets
☒ Dormers: front & side dormers w/
arched windows
gable, some w/ hips**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
3 stained glass windows on north façade,
round, 1 front window has curved glass
upper/lower 1/1DOOR FEATURES: double-door entry w/
arched stone surround☒ Glazing – leaded glass
☒ Transom
☐ Sidelights**FRONT PORCH**☐ None
☒ Full-width ☐ Partial-width
☒ Independent ☐ Inset
☒ WraparoundPORCH ROOF: flat, upper porch is glass-
enclosed**PORCH POSTS**☒ Full height
☐ On piers: _____ (material)
☐ Turned wood ☐ Square wood
☐ Metal
☐ Spindlework: _____
☒ 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**PORCH RAILINGS**☒ None on lower porch
☒ Turned wood - upper
☐ Square wood
☐ Metal**LANDSCAPE FEATURES**☐ Fence: _____ (material)

(height)
☐ Wall: _____ (material)

(height)
☐ Other: _____☒ Sidewalk ☒ Gardens + rear garden
remnants

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: Perry Barth
Owner Address: 1503 West Avenue

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

☐ Dormers:

_____ (type: gable/hipped/shed)

☐ Other: _____

ROOF MATERIALS

☒ Composition shingles

☐ Tile

☐ Metal

☐ Other: _____ (type)

CHIMNEYS

☐ Number: ☐ Exterior ☐ Interior

☒ Brick

☐ Stone ☐ Stuccoed

☐ Other: _____ (type)

WINDOWS

☐ 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

☐ 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:

☐ 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

___x___ Full-width _____ None
_____ Independent _____ Partial-width
_____ Wraparound _____ Inset

PORCH ROOF

___x___ Gabled w/ attic room/dormer
_____ Hipped
_____ Shed

PORCH POSTS

___5___ Full height, 1- story Ionic (volumes)
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: **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, ½ 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: nonePLAN: _____
_____ Square/rectangular
___x___ Wing & gable ___x___ L-plan ___T-plan
with 1-story side bayCONSTRUCTION
___x___ Frame: ___x___ wood ___metal
_____ Solid Brick _____ Solid Stone
_____:FOUNDATION
___x___ Pier & beam _____ Slab
_____ Stone _____ BrickEXTERIOR WALLS
___x___ Wood
_____ Stucco
_____ Stone
_____ Brick
_____ Synthetic siding
_____ (type)
_____ AwningsROOF TYPE
___x___ Gable _____ Hipped
_____ Flat ___w/ parapet
_____ Gambrel
___x___ Exposed rafter ends w/
___x___ Brackets
___0___ Dormers
Decorative wood cornice, carvedROOF MATERIALS
_____ Composition shingles
_____ Tile
___x___ Metal
_____ Other: _____ (type)CHIMNEYS
___1___ Number: ___Exterior ___x___ Interior
___x___ Brick
_____ Stone _____ Stuccoed
_____ Other: _____ (type)WINDOWS
___x___ Wood sash
___x___ 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 bayDOOR FEATURES: single entry
___x___ Glazing – 2 arch, 2 rectangular
___x___ Transom – glazed, etched w/ '1607'
SidelightsFRONT PORCH _____ None
_____ Full-width ___x___ Partial-width
_____ Independent _____ Inset
_____ WraparoundPORCH ROOF
_____ Gabled
_____ Hipped
___x___ ShedPORCH POSTS
___x___ Full height – 1 story
___0___ On piers: _____ (material)
2 columns + two ½ columns, simple tuscan,
tapered woodPORCH RAILINGS
_____ None
___x___ Turned wood
_____ Square wood
_____ MetalLANDSCAPE FEATURES
___0___ Fence: _____ (material)
_____ (height)
___x___ Wall: retaining wall on side, brick,
fromm 2 feet to 6 feet in height.

___x___ 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

CONSTRUCTION☒ Frame: __wood __metal

_____ Solid Brick _____ Solid Stone

_____:

FOUNDATION☒ Pier & beam _____ Slab

_____ Stone _____? _____ Brick

EXTERIOR WALLS

_____ Wood

_____ Stucco

_____ Stone

☒ Brick

_____ Synthetic siding

_____ (type)

☒ 3 Awnings on south façade**ROOF TYPE**☒ Hipped

_____ Flat _____w/ parapet

_____ Gambrel

_____ Exposed rafter ends

_____ Brackets

☒ Dormers: hipped, shuttered, for ventilation**ROOF MATERIALS**☒ Composition shingles

_____ Tile

_____ Metal

_____ Other: _____ (type)

CHIMNEYS☒ 2 Number: ☒ 2 Exterior _____ Interior☒ Brick

_____ Stone _____ Stuccoed

WINDOWS☒ Wood sash w/ stone lintels and shashes, 1/1 + multi-lights

_____ Double hung

☒ Aluminum sash screens/windows – upper sleeping porch**DOOR FEATURES:** single entry☒ Glazing – leaded glass☒ Transom☒ Sidelights**FRONT PORCH**

_____ None

_____ Full-width _____ Partial-width

_____ Independent ☒ Inset☒ Wraparound – lower**PORCH ROOF**

_____ Gabled

_____ Hipped

_____ Shed

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: _____

PORCH RAILINGS☒ 0 None

_____ Turned wood

_____ Square wood

☒ Metal handrail at front stairs on projecting brick piers**LANDSCAPE FEATURES**☒ 0 Fence: _____ (material)

_____ (height)

☒ Wall: 18 inch stone retaining wall on property line☒ Sidewalks _____ Gardens**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 ½ + rear basement

STYLE: Neoclassical

DESIGNATION: ☒ City ☐ RTHL ☐ NR

PLAN:

☒ rectangular w/ side bay☐ 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 – historically accurate☐ Stone☐ Brick☐ Synthetic siding

_____ (type)

☐ Awnings**ROOF TYPE**☒ Gable ☐ Hipped☐ Flat ☐ w/ parapet☐ Gambrel☐ 0 Exposed rafter ends☐ 0 Brackets☒ Dormers: front and sides, gable**ROOF MATERIALS**☐ Composition shingles☐ Tile☒ Metal☐ Other: _____ (type)**CHIMNEYS – non-working fireplace**☐ 0 Number: ☐ Exterior ☐ Interior☐ Brick☐ Stone ☐ Stuccoed☐ Other: _____ (type)**WINDOWS**☒ Wood sash: verticle upper lights/1
on lower windows; upstairs 1/1; some
square windows on north façade☒ Double hung☐ Aluminum sash☐ Vinyl ☐ Casement**DOOR FEATURES:** ☐ single entry☒ Glazing – leaded glass, stained☒ Transom – “☒ Sidelights – “**FRONT PORCH**☒ Full-width double gallery w/ 1-story
columns – 4 above and 4 below**PORCH ROOF**☐ Gabled☐ Hipped☒ Shed**PORCH POSTS**☐ Full height: ½ square posts above
and below on façade (4+2), 4” piers☒ Columns: 1-story columns – 4
above and 4 below☒ Turned wood – upper veranda**PORCH RAILINGS**☒ None**LANDSCAPE FEATURES**☐ 0 Fence: _____ (material)

_____ (height)

☐ 0 Wall: _____ (material)

_____ (height)

☐ Other: _____☒ Sidewalks ☐ Gardens**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 x 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 Arliington, 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

__x__ Asymmetrical

CONSTRUCTION

__x__ Frame: __wood __metal

____ Solid Brick ____Solid Stone

____: _____

FOUNDATION

__x__ Pier & beam ____ Slab

____ Stone ____ Brick

EXTERIOR WALLS

____ Wood

__x__ Stucco

____ Stone

__x__ Brick

____ Synthetic siding

____ (type)

____ Awnings

ROOF TYPE

__x__ Gable ____ Hipped

____ Flat ____w/ parapet

____ Gambrel

____ Exposed rafter ends

____ Brackets

____ Dormers: gable-ends of attic have windows

ROOF MATERIALS

__x__ Composition shingles

____ Tile

____ Metal

____ Other: _____ (type)

CHIMNEYS

__1__ Number: __1__ Exterior ____Interior

__x__ Brick

____ Stone ____Stuccoed

____ Other: _____ (type)

WINDOWS

__x__ Wood sash 6/1

__x__ Double hung

____ Aluminum sash

____ Vinyl ____ Casement

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

DOOR FEATURES: single entry

__x__ Transom, fan screen, solid arched door

FRONT PORCH

____ None

____ Full-width __x__ Partial-width

____ Independent __x__ Inset

Sleeping porch has working casement

windows. Front patio.

PORCH ROOF

__x__ 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 ☒

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

☐ 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

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

<u> </u> x <u> </u>	None
<u> </u>	Turned wood
<u> </u>	Square wood
<u> </u>	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 ☒ 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**CONSTRUCTION**☒ Frame: ☐ wood ☐ metal☐ Solid Brick ☐ Solid Stone

_____:

FOUNDATION☒ Pier & beam ☐ Slab☐ Stone ☐ Brick**EXTERIOR WALLS**☐ Wood☐ Stucco☒ Stone – lower floor☒ Brick – upper floor☐ 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 (not visible)☐ Tile☐ Metal☐ Other: _____ (type)**CHIMNEYS**☐ Number: ☐ Exterior ☐ Interior☒ Brick**WINDOWS**DOOR FEATURES: ☐ single ☐ double entry☒ Glazing – beveled glass, 2 panels☒ Transom – “☒ Sidelights

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

FRONT PORCH☐ Full-width ☐ None☐ Independent ☒ Partial-width☐ Wraparound ☒ Inset**PORCH ROOF - 0**☐ Gabled☐ Hipped☐ Shed**PORCH POSTS**☒ Full height☐ On piers: short wood bases☐ 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.

PORCH RAILINGS☐ None☐ Turned wood☐ Square wood☒ Metal**LANDSCAPE FEATURES**

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

☐ Sidewalks ☐ Gardens

Stone steps and brick entry walk at front

DRIVEWAY Materials/Configuration: rear

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*

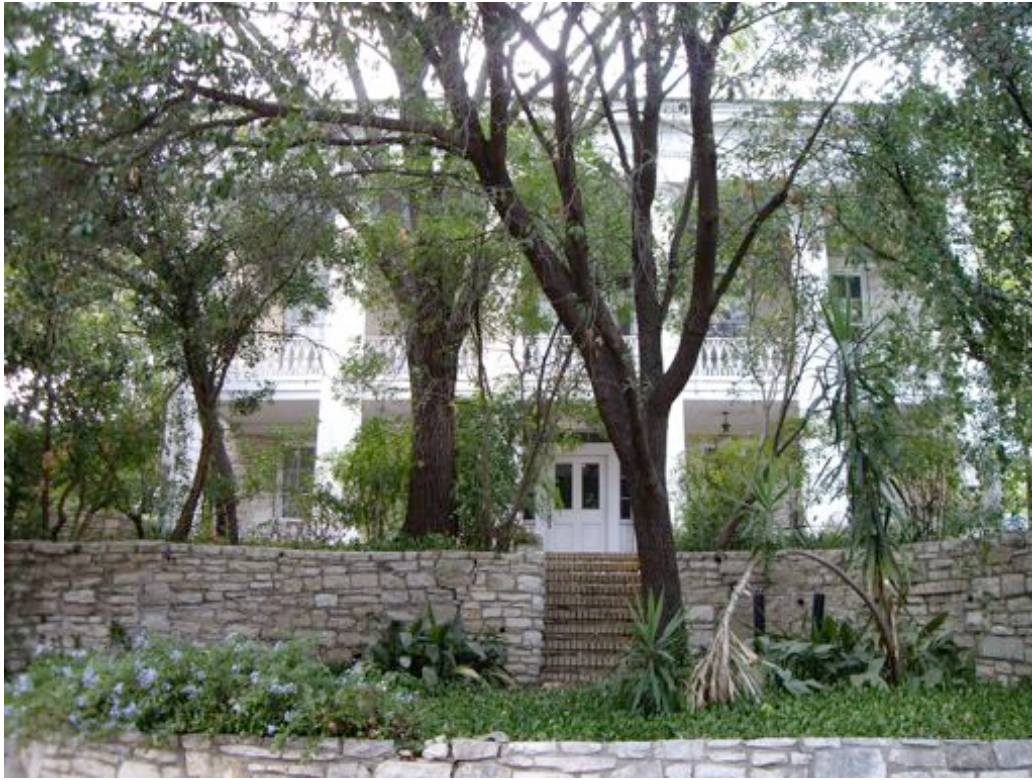
Other historical designations: Recorded Texas Historic Landmark and City of Austin Historic Landmark

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.



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: Façade significantly altered.

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

☒ HippedDRIVEWAY 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

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

☒ Operable shutters on upper
windows

DOOR FEATURES: single entry

☒ Glazing: multiple lights
☐ Transom
☐ Sidelights

FRONT PORCH

☐ None
☐ 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-feet 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: **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-feet 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.



