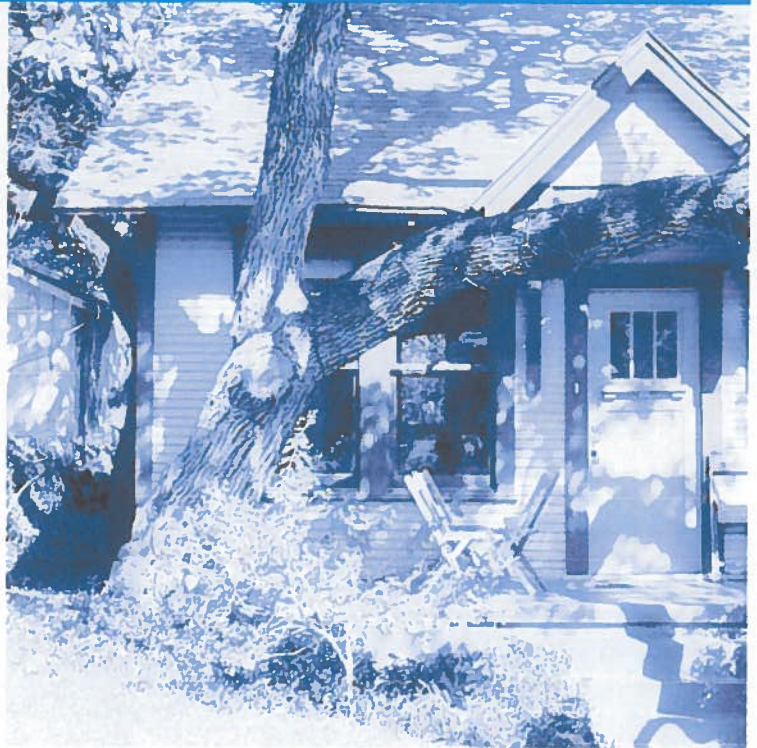


Blue Bonnet Hills Local Historic District

Application

Austin, Texas



Blue Bonnet Hills Local Historic District Nomination Form

**Submitted to
the City of Austin City Historic Preservation Office**

**Prepared by
Josh Conrad and Emily Reed
on behalf of
Blue Bonnet Hills Neighborhood**

July 2014

Contents

Nomination Application Form

Appendix A. Maps

Appendix B. Inventory of Properties

Appendix C. Survey Sheets with Owner Signatures

Appendix D. Preservation Plan

BLUE BONNET HILLS LOCAL HISTORIC DISTRICT NOMINATION FORM

1. NAME OF DISTRICT

Blue Bonnet Hills Local Historic District

2. GEOGRAPHIC DESCRIPTION

The Blue Bonnet Hills Historic District encompasses approximately four blocks and 22 acres. The proposed district boundaries follow those of the "Blue Bonnet Hills Addition, being the Paul Pfeifer Subdivision," platted in 1928. The boundaries are E. Annie Street to the north, East Side Drive to the east, and Leland Street to the south. To the west, the boundaries are Newning Avenue and Brackenridge Street. The district includes homes on the south side of the 500 block of E. Annie Street, two homes on Brackenridge Street (1913 & 1915), homes in the 1800 to 2000 block of East Side Drive, homes on the north side of Leland Street west of Newning Avenue, all homes in the 500 block of Lockhart Drive, all homes in the 500 block of E. Mary Street, the homes in the 1800 to 2000 block of Newning Avenue, and all homes on Terrace Drive.

3. PROPERTIES WITHIN THE DISTRICT

There are 115 properties within the district; 86 structures (75%) are contributing to the historic character of the district and 29 properties (25%) are not contributing, including one vacant lot. Structures inventoried include principal structures and outbuildings of substantial scale that serve as a residence. In order to be considered contributing, structures must date to the district's period of significance (1928-1964) and maintain integrity (see **Section 7**).

4. PRINCIPAL ARCHITECTURAL STYLES AND PERIODS OF CONSTRUCTION

Representing almost 60 percent of the properties in the Blue Bonnet Hills District, the Craftsman style is the most prevalent architectural style. Minimal Traditional style homes and Tudor revivals represent approximately 19 percent and 11 percent of the contributing structures in the district, respectively. The contributing Craftsman style homes in the district were constructed between 1928 and 1950, with a median year built date of 1931. Although found throughout the district, Craftsman style homes are particularly concentrated on Lockhart Drive, Mary Street, and Terrace Drive. Constructed between 1932 and 1951, the contributing Minimal Traditional style homes have a median year built date of 1937. The Tudor revival style homes in the district were constructed between 1930 and 1939 and have a median year built date of 1933.

Blue Bonnet Hills Local Historic District Nomination

ARCHITECTURAL STYLES OF CONTRIBUTING STRUCTURES IN THE DISTRICT

STYLE	COUNT	PERCENT
Craftsman	50	59%
Minimal Traditional	16	19%
Tudor Revival	9	10%
Colonial Revival	3	3%
Ranch	2	2%
Mediterranean Revival	1	1%
Prairie	1	1%
Classical Revival	1	1%
Modernistic	1	1%
No Discernable Style	2	2%
TOTAL	85	100%



511 Lockhart Drive is a good example of the **Craftsman** style in the Blue Bonnet Hills Historic District. This single-family, rectangular plan dwelling was constructed in 1928. The structure has clapboard siding and rests on a masonry pier and beam foundation. The windows are double hung and feature wooden screens. The glazed front door also has a screen door. The roof is a front-facing jerkinhead gable featuring an extended cornice, exposed rafters, and brackets. The partial-width front porch features a smaller jerkinhead gable and mimics the detailing of the larger gable. The porch is supported by square posts and features wood railings and banisters.

500 Lockhart Drive is a good example of the **Minimal Traditional** style. Constructed in 1950, this one-story, side-gabled, massed plan house is clad in wood. The low-pitched roof has composition shingles. Consistent with the simplicity of design common to Minimal Traditional style homes, the house has a little architectural detailing. The windows are double hung wood, featuring eight-over-eight and six-over-six pane styles. A partial width porch features a shed roof and metal porch supports.





514 Terrace Drive is a good example of the **Tudor Revival** style. The house was constructed in 1937 and features rubblework masonry exterior walls. The roof is comprised of composition shingles with steeply pitched front gables typical of the Tudor style. The larger gable features a decorative arched attic vent echoing the arched fanlight window below. The entryway is also arched, with a glazed front door.

5. PERIOD(S) OF SIGNIFICANCE

The period of significance for the Blue Bonnet Hills Historic District is **1928 to 1964**. Blue Bonnet Hills was platted in 1928 and the first homes in the district were also constructed in that year (see **Section 9**). The final year of the period of significance is 1964, 50 years prior to the date of this application (2014). Only fourteen structures within the district were constructed outside of the period of significance.

6. ARCHITECTURAL COMPOSITION OF THE DISTRICT

CONTRIBUTING SINGLE-FAMILY RESIDENTIAL BUILDINGS

A. STORIES

The overwhelming majority (85%) of contributing single-family residential structures in the district are single-story buildings. There are five 1.5 story homes and eight two-story contributing structures in the district, although few of these were originally constructed with 1.5 or two stories. This group of homes includes structures that were originally one story with a later addition that does not detract from the character of the resource, allowing for contributing status

B. MATERIALS

WALLS

Almost 70 percent of contributing buildings in the district are clad in wood. About ten percent have asbestos siding, and there are six stucco and four stone homes. Other exterior materials with a small representation include aluminum and brick.

ROOF

Most homes in the district (60 percent) have composition shingle roofs, although about 30 percent are metal.

WINDOWS

Over 90 percent of windows in the district are wooden double-hung units. Other window materials include vinyl and aluminum.

C. ROOF TYPES

The most prevalent roof type in the district is side-gabled (40 percent), followed by front-gabled (25 percent). Other roof types include cross-gabled, hipped, and flat.

D. ADDITIONS

Additions to contributing structures allow the buildings to retain integrity and are therefore commonly found at the rear of the house and executed with compatible materials and scale. 502 Lockhart Drive provides an example of a half-story addition that is compatible with the existing character.

E. PORCHES

Front porches are a significant architectural feature of houses in the district. Porches are present on the vast majority of contributing structures in the district; over 80 percent have a full or partial width front porch. Porches with simple stoop roofs are also found on approximately 14 percent of contributing buildings.

F. CHIMNEYS

Only 11 contributing buildings in the district have chimneys. When present, chimneys are constructed of a variety of materials, including brick, stone, and metal.

G. GARAGE APARTMENTS

There are three contributing structures in the district that are garage apartments. The garage apartment 1926 Newning Avenue is associated with the John House at 1924 Newning Avenue, and was constructed two years after the principal residence on the southwestern (rear) part of the lot. The building is clad in wood and has a hipped-with-gable roof. The garage apartment at 308 Leland Street is located to the rear of 409 Terrace Drive. These two buildings are located on a parcel that has been subdivided into two since its original platting. The structure at 308 Leland Street is estimated to have been constructed in circa 1950, at a time when automobiles had become much more prevalent (approximately 20 years later than 409 Terrace Drive). 308 Leland Street is clad in wood and has a side gable roof. The garage apartment at 519 E Mary Street was likely historically associated with the single-family dwelling at 1900 East Side Drive that has since been significantly altered and expanded. The garage apartment building is clad in stone and has a hipped metal roof.

H. WALLS/FENCES/LANDSCAPE FEATURES

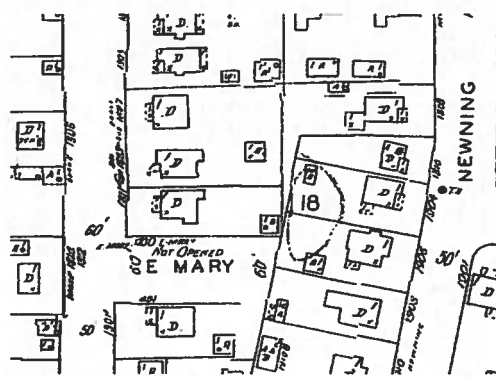
Because there are only a few streets with sidewalks and roadside mailboxes in the district, many yards have walkways of various types from the street to the front door or porch. These walkways are generally separate from driveways, which often lead to the side or rear of the buildings. Often fences and short retaining walls will line the edge of the street. The most common landscape feature in the district is retaining walls, which are present for approximately 20 percent of the contributing resources. These walls are commonly stone or concrete. The mature trees throughout the district are also a notable landscape feature. Nearly all of the district's lots are shaded by dense tree cover. Along some streets this tree canopy is effectively contiguous, particularly near Blunn Creek.

7. ASSESSMENT OF INTEGRITY

The evaluation of architectural integrity and the determination of which buildings are contributing and non-contributing to the historic district was made by architectural historians meeting the Secretary of the Interior's Professional Qualifications for an Architectural Historian, as described in Code of Federal Regulations Title 36, Chapter I, Part 61.

For the Blue Bonnet Hills Historic District, individual structures were evaluated to determine whether each building has retained sufficient historic integrity of those features necessary to convey its significance. The National Park Service has identified seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Structures that have lost integrity were determined to be noncontributing to the district.

In some cases, the nature of additions and other modifications resulted in the loss of integrity of design, materials, and/or workmanship. These types of modifications include incompatible, large-scale additions and replacement or removal of character-defining features. Modifications were considered in sum for each property; replacement of doors or windows alone did not necessarily result in a determination of loss of integrity. Porch enclosures also did not always necessarily result in a determination of loss of integrity; some buildings retain the ability to convey their historic appearance with enclosed partial width porches. Eighteen properties that date to the period of significance were determined to lack sufficient integrity to contribute to the historic character of the district, primarily due to large additions.



Section of E. Mary Street shown on 1962 Sanborn map

Regarding the district as a whole, the Blue Bonnet Hills subdivision retains a remarkable degree of integrity. The spatial organization of the district has remained relatively unchanged over time. Although early maps showed a portion of E. Mary Street west of Newning Street, this section was never opened and was in-filled with lots sometime after 1962. In 1932, the residents of Lockhart Drive petitioned the City Council to open the street from Brackenridge Street to Newning Avenue, which required the purchase of one lot; the remaining land between the lot and Brackenridge Street was donated by the owner.¹ None of the streets

in the district were paved when it was first established, and were still not paved in 1940, based on an analysis of historic aerial photography. Although the streets have since been improved, they have not been widened and sidewalks have not been added.

Seventy-five percent of homes in the district have retained their integrity and are contributing structures. The district appears much as it did during the period of significance.

8. BUILDING LOCATIONS AND LANDSCAPE FEATURES

Buildings are generally oriented towards the street and are set back from the lot line by 20

¹ Austin City Council Meeting Minutes, April 14, 1932.

to 40 feet. Although some homes are set back as far as 60 to 70 feet from the lot line, these instances are rare, and the district conveys a uniform streetscape. Almost all properties in the district have a street-facing driveway, often single-car width. About half of the contributing properties have detached garages; few have attached garages or carports. Historically, the majority of homes had garages as well. On the 1935 Sanborn map, there are auto garages noted on 59 of 74 developed lots within the district. Other outbuilding types include detached sheds and studios. See **Section 6.A.viii** for further discussion of landscape features.

9. HISTORIC CONTEXT OF THE DISTRICT

SOUTH AUSTIN CONTEXT

Blue Bonnet Hills is located in south-central Austin, approximately one mile south of the Colorado River and one block north of Live Oak Street. As of 1927, one year before Blue Bonnet Hills was platted, Live Oak Street was the southern boundary of the city limits. The Colorado River served as the southern boundary of the 1839 plat of Austin; the city limits were not extended south of the river until 1891. In 1852, James G. Swisher granted Travis County right of way through his farm for a road connecting Austin to San Antonio that would later become South Congress Avenue. Development was limited, however, by the lack of a reliable crossing over the Colorado River. After the collapse of several wooden bridges, an iron bridge was constructed in 1883, financed by a toll.² The City of Austin and Travis County purchased the bridge and opened it to the public free of charge in 1886.³ At the time the free bridge was opened, two residential areas had been platted south of the river in anticipation of the desirability of the area for development.

In 1876, James Swisher's son, John Milton Swisher, subdivided 180 acres of the family farm into lots along both sides of South Congress Avenue. Fairview Park, established by Charles Newning and his partners William Stacy and George Warner, was platted in 1886, north and east of the Swisher Addition. Newning established a line of horse-drawn omnibuses that carried southsiders across the bridge; the fare was exclusive of the bridge toll, which he subsidized.⁴ Although Fairview Park enjoyed some early success, including the construction of several large homes for prominent Austin businessmen, growth in the district was limited by two factors: the small market for large homes and lots as well as wealthy Austinites' disinclination to live south of the river, separated from the employment and political center of town.

The late 1920s and early 1930s were an important period in the development of south Austin. The effects of the Great Depression were countered somewhat by New Deal programs, which worked to pave streets and build bridges and parks.⁵ Although citizens had been petitioning the City to pave South Congress since at least 1916, the 90-foot wide paving to Riverside was finally completed in 1931.⁶ In 1928, the Dallas engineering firm Koch and Fowler developed the first comprehensive planning document for the city of Austin, which recommended that all of the land along Blunn Creek between the river and East Live Oak Street become parkland. Much of the land that comprises today's Blunn Creek greenbelt was initially platted as part of residential subdivisions. In 1929 the City purchased almost all of the land that would comprise Big and Little Stacy Parks and the greenbelt from individual property owners as well as the developers of the Travis Heights subdivision.

² "Early Austin Bridge," *The Texas Public Employee*, January 1969.

³ Ibid.

⁴ *Austin Weekly Statesman*, Vol. 18, No. 27, Ed. 1, Thursday, May 23, 1889.

⁵ Elizabeth Smyrl, "Travis County," *Handbook of Texas*, <http://www.tshaonline.org/handbook/online/articles/hct08>.

⁶ Austin City Council Meeting Minutes, March 7, 1929; *Austin Daily Statesman*, January 5, 1916, as transcribed in the 1916 Austin File Chronological, Austin History Center.

By 1931, 600 lots had been sold in Travis Heights, with 171 homes built.⁷ By 1937, over 300 homes had been built, and developer Harwood Stacy described the year as the neighborhood's best to date.⁸ Meanwhile, in Fairview Park, sales had slowed since the initial opening, and parts of the neighborhood were subdivided to create smaller lots. Woodlawn and Norwood Heights were subdivided from Fairview Park in 1926 and 1930, respectively. Blue Bonnet Hills was platted in 1928, and the small Roy C. Archer subdivision was platted in 1935. Although early development in Fairview Park and Travis Heights was characterized by grand Victorian homes on large lots, more modest homes dominated development in the late 1920s and later. Within the earliest platted subdivisions, bungalows slowly in-filled previously undeveloped lots, creating an eclectic mix of styles and periods of construction. Travis Heights area subdivisions platted in the 1920s and later reflected more rapid and uniform development in terms of style and scale. Blue Bonnet Hills was over 60 percent built out by 1935, with an overwhelming majority of the homes constructed in that period executed in the Craftsman and Tudor Revival styles. The demographics of residents also shifted; in contrast to the wealthy first residents of Fairview Park, Blue Bonnet Hills was a working-class neighborhood comprised of a mix of owners and renters.

A flood in June 1935 caused significant damage to South Austin, including South Congress Avenue. The city entered into an agreement to with the State Highway Department to finance flood repairs to the avenue, and destroyed buildings were also rebuilt. The *Statesman* noted in 1936 that the businesses that were destroyed "have been replaced by bigger, more attractive structures."⁹ South Congress Avenue continued to develop as a commercial corridor, including several roadside motels. The Austin Motel was established in 1938 and the San Jose Motel was built a year later. According to a 1939 issue of the *South Austin Advocate* reflecting on the history of South Austin, in 1909 "South Congress was a muddy lane with three grocery stores and one market"; by 1939 there were 13 groceries and markets and many other types of business.¹⁰ In 1941, the South Lamar bridge was constructed, providing an alternative to the Congress Avenue bridge. Development in South Austin still paled in comparison to the growth of the city north of the river. In 1950, the population south of the river was only 15,000, compared to a population of 132,000 for the city as a whole.¹¹ The first high school in South Austin, Travis High School, was constructed in 1953, and in 1956 Oltorf Street was extended to connect Lamar Boulevard and the new Interregional Highway (I-35).

BLUE BONNET HILLS

Historical development patterns in the Blue Bonnet Hills District were traced based on an analysis of Travis County Central Appraisal District year-built data; Austin City Directory records from 1927, 1929, 1930-31, 1932-33, and 1935; and Sanborn maps from 1922, 1935 and 1962. The "Paul H. Pfeifer Subdivision" was platted in March 1928, comprised of 33 lots along Leland Street and Terrace Drive, east of Brackenridge Street. One month later, the subdivision was expanded under the name "Blue Bonnet Hills Addition," which extended the boundaries to the north and east.

The Blue Bonnet Hills Addition had nine blocks with between five and 23 lots in each block. Blocks Six through Eight were platted on the east side of East Side Drive; these 22 lots became

7 "Stacy Firm Has Fostered Many Additions," *Austin Statesman*, August 12, 1931.

8 "Travis Heights Develops Rapidly," clipping in Austin File Collection S6300: Subdivisions—Travis Heights, Austin History Center.

9 Madison, "Our Little Town."

10 *South Austin Advocate*, Centennial Edition, #21, Vol. 3, April 28, 1939.

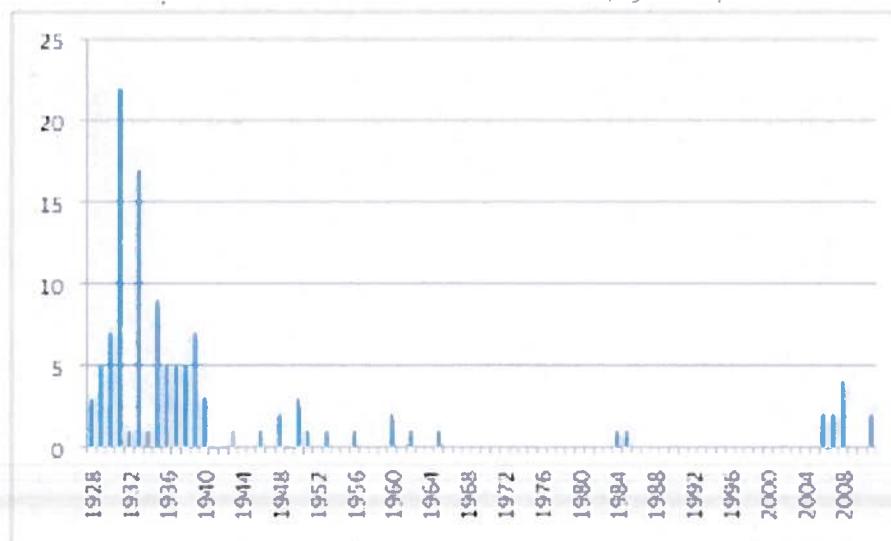
11 Mike Cox, "South Austin Comes of Age," *Austin-American Statesman*, 1976, clipping in Austin File Collection S6290: Subdivisions—South Austin, Austin History Center.

part of the Blunn Creek Greenbelt rather than ever being developed as residential property. Only one existing structure is depicted on the 1928 plat map—a relatively large one-story dwelling on Terrace Drive that has since been demolished. Also of note, the portion of Annie Street west of Newning was labeled Turner Avenue on the Blue Bonnet Hills plat map; by the time the first residences were constructed there (1930), the street was known as Annie, a continuation of the street that extended west of S. Congress Avenue. Leland Street was also historically labeled on maps as Sandow Avenue, although this street name did not appear in city directories.

The first homes in the district were constructed the same year the subdivision was platted (1928), on Lockhart Drive and Terrace Drive. The oldest homes in the district are likely 511 Lockhart Drive, 514 Lockhart Drive, and 503 Terrace Drive. Four more homes were constructed in 1929, followed by a surge of building activity in the early 1930s. It should be noted that because a single city directory was published for the years 1930-1931 and 1932-1933, addresses first appearing in these editions were conservatively assumed to have been constructed in the second year of the publishing dates. Based on data from Sanborn maps and city directories, it is estimated that 74 homes, or approximately 63 percent of the district, had been constructed by 1935 (65 of those remain today). At this time, within seven years of its platting, development was spread relatively uniformly throughout the district, with East Side Drive and Leland Street having the most vacant lots. An additional 22 homes were constructed between 1936-1939, after which development began to taper off; seven homes were constructed in the 1940s and six were constructed in the 1950s. According to Sanborn maps, only five vacant lots remained within the district in 1962. The uptick in new home construction in the district beginning in 2006 illustrates the recently renewed interest in the larger Travis Heights/ Fairview Park community as an attractive, close-in neighborhood. This area is so desirable that buyers are willing to purchase developed lots and demolish existing structures to make way for larger modern residences.

About 70 percent of the homes in Blue Bonnet Hills constructed between 1928 and 1935 were Craftsman style, with some Colonial Revival and Tudor Revival styles as well. There were also a handful of early Minimal Traditional style homes present in the district in 1935. Consistent with national trends in architectural styles, homes constructed in the 1940s were primarily Minimal Traditional style, while homes constructed in the 1950 and 1960s were primarily ranch-style homes.

HOMES CONSTRUCTED IN BLUE BONNET HILLS BY YEAR, 1928-2014



SIGNIFICANT EVENTS REFLECTED IN THE DISTRICT

The Blue Bonnet Hills subdivision and its immediate surroundings reflect several important development trends that shaped the growth of the City of Austin and also follow nationwide trends. In 1928, the Dallas engineering firm Koch and Fowler developed the first comprehensive planning document for the city of Austin. Recommendations made in the plan reflected several nationwide trends, including the City Beautiful Movement.

The rapid growth of American cities following the Civil War was largely unplanned, and caused concern among architects. As director of the 1893 World's Columbian Exhibition, architect Daniel Burnham helped to spread a growing nationwide interest in urban planning that would continue to develop over the next several decades as the City Beautiful Movement. This concept promoted beautification through order and harmony in architecture and urban design, including incorporation of parks and green spaces. The execution of some of these trends in Texas was several years behind the east coast (as is also observed in the spread of architectural styles), but is nonetheless part of the legacy of the movement.

The 1928 plan mapped existing as well as proposed parkland, and recommended that all of the land bordering the north side of the Colorado River within the city limits be future park space. In South Austin, the area between South 1st Street and Lamar Boulevard; the area that today is occupied by Edgecliff Terrace; and all of the land along Blunn Creek between the river and Live Oak Street was proposed for parkways. The City took action to purchase the required land almost immediately. The 1927 Austin city directory reported eight parks; by 1931 the number had increased to 12, encompassing 375 acres.

The strip of parkland dividing Blue Bonnet Hills from Travis Heights is known as the Blunn Creek Greenbelt and links Big Stacy Park on the south to Little Stacy Park to the north. Part of the land that comprises the greenbelt was initially platted as part of the Blue Bonnet Hills subdivision in 1928. In the spring of the following year, the City purchased almost all of the land that would comprise these two parks and the greenbelt between. In April of 1929, all of the lots platted east of East Side Drive within Blue Bonnet Hills were sold to the City. Seventeen lots in Blocks Seven and Eight were sold by T.H. Lockhart and his wife Sadie, while the five lots in Block Six were sold by Albert and Beatrice Moore. To complete the contiguous parkway, the Stacy Realty Company, the developers of the Travis Heights subdivision, sold additional land to the City in the following months. Minutes from a 1934 City Council meeting noted the receipt of a letter of thanks from Mrs. Frances H. Stacy for the naming of Stacy Park after her deceased husband, William H. Stacy.

DEVELOPER PAUL PFEIFER

Blue Bonnet Hills was platted by Paul Herbert Pfeifer (1894-1989), a real estate and insurance agent. He is listed in the 1924 Austin city directory as a salesman at Carl Wendlandt & Sons, a real estate firm. In 1927 he was listed as being employed as an agent at Hal Hailey Company; by 1929 he had hung out his own shingle as Pfeifer & Baggett Real Estate, Loans, and Insurance with an office on Lavaca Street. In the 1930-1931 city directory, the company is listed as Paul H. Pfeifer Company Real Estate, Loans, and Insurance with an office on Colorado Street.

Pfeifer was recorded in the 1930 Census as residing with his wife Mildred Giles Pfeifer in a home they owned at 4209 Avenue G in Hyde Park. Pfeifer married Mildred Giles in 1927. She was born in Manor, Texas, and the 1924 city directory indicates that she worked as a teacher while living with her parents on W. 23rd Street. Her father served as president of Capital City Farm Loan Association. In the 1930 Census, Pfeifer reported that his father was born in Germany and his mother was born in Sweden. By the time of the 1940 Census, the

Pfeifers had two sons and were living at 911 W. 5th Street. Pfeifer was listed as the owner of the dwelling, with five other households listed as renters at the address. The 1940 Census record indicates that Pfeifer had a 6th grade education; his wife was listed as having completed four years of college. By 1947, the Pfeifers had moved to 4413 Avenue G in Hyde Park. Pfeifer continued to work in real estate and died in Austin in 1989 at age 94.

RESIDENTS OF THE DISTRICT

An analysis of early residents of the district utilizing Austin city directories and the 1940 Census suggests that Blue Bonnet Hills was a working-class neighborhood comprised of a mix of owners and renters. Both sources indicated that households had multiple wage earners, including women. Early residents reported a variety of occupations in the 1940 Census, including grocery clerk, chef, fireman, cashier, and mason. City directory records from 1930 to 1960 listed occupations such as mail carrier, painter, plumber, shoe repairman, carpenter, mechanic, teller, typist, nurse, and teacher.

Teachers included staff at Austin High School and the Texas School for the Deaf (TSD). Recognizing the close connection between the TSD and the surrounding neighborhood, TSD historian Franna Camenisch prepared an inventory of TSD staff members who lived in the Travis Heights/Fairview Park area based on city directories. An analysis of this data showed that there were at least 129 TSD staff members who have resided in the larger Travis Heights/Fairview Park neighborhood and at least seven who resided in the Blue Bonnet Hills subdivision. Jerry Hassell lived at 1912 Newning Avenue, and was listed as residing there in the 1955 Austin city directory. Hassell (1928-2007) was a graduate of the TSD, and taught there for 30 years. He was also the first deaf instructor hired by the University of Texas.¹² Jack Hensley and his wife Norma resided at 1910 Newning Avenue in the 1950s. Hensley (1919-1989) was a student at TSD and returned to teach there for 39 years until his retirement in 1984.¹³ He also served on the school's governing board. The Upper School Library at the TSD was later named the Jack Hoit Hensley Library in his honor.

NEIGHBORING SUBDIVISIONS

When the Blue Bonnet Hills subdivision was established in 1928, most of the immediately surrounding land had been already been platted. To the west were Fairview Park (1886) and Newning and Warner's Subdivision (1894); to the south were Pleasant View (1915) and the Swisher Addition (1876); to the east was Travis Heights (1913). To the north was the Roy C. Archer subdivision, platted in 1935. This small, 15-lot development was subdivided out of Fairview Park and was the only neighboring subdivision to post-date the first development in Blue Bonnet Hills. Although the other adjacent subdivisions had been platted decades before Blue Bonnet Hills, these subdivisions were not yet built out in 1928 and continued to be developed contemporaneously with Blue Bonnet Hills. In terms of architectural character, the style, scale, and age of the housing stock in Blue Bonnet Hills is very similar to that of neighboring subdivisions, including Travis Heights. Like Blue Bonnet Hills, homes in the adjacent subdivisions are primarily one-story, modest-scale homes in the Craftsman, Tudor Revival, and Minimal Traditional styles.

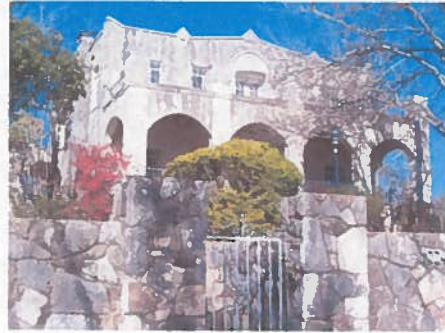
SIGNIFICANT BUILDINGS IN THE DISTRICT

The two-story Moorish-influenced Mediterranean revival residence at 1924 Newning is one of the largest homes in the district and perhaps the most architecturally significant home in the district. The structure is designated as a City of Austin Landmark for its architecture

¹² "Jerry Hassell," http://deafpeople.com/history/history_info/hassell.html.

¹³ "Retired School for Deaf Teacher Dies at 69," *Austin American-Statesman*, January 21, 1989.

and its associations with Louis and Flossie John, prominent and representative members of Austin's Maronite Lebanese community. The John family owned grocery stores, liquor stores and other businesses.¹⁴ The two-story structure was constructed in 1937 and sits above the street on a hilltop, bordered by a 4-foot stone retaining wall. The house's exterior walls are limestone and rest on a limestone perimeter wall foundation. The tar and gravel roof is flat and features a parapet with decorative points and detailing. The independent front porch is full-length with multiple archways supported by stone square columns. The porch roof is also flat. The house features metal casement windows and a wooden door with glazing. A detached garage and guesthouse were constructed in 1939 in the Minimal Traditional style at the rear of the property; this structure is also contributing to the district.



10. ARCHITECTS AND BUILDERS

No architects or builders have been identified for contributing buildings within the Blue Bonnet Hills Historic District. The neighborhood likely includes a mix of custom homes designed by architects and vernacular homes inspired by model house designs and published pattern books, constructed by local contractors.

NOMINATION PREPARED BY

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Austin, TX 78701
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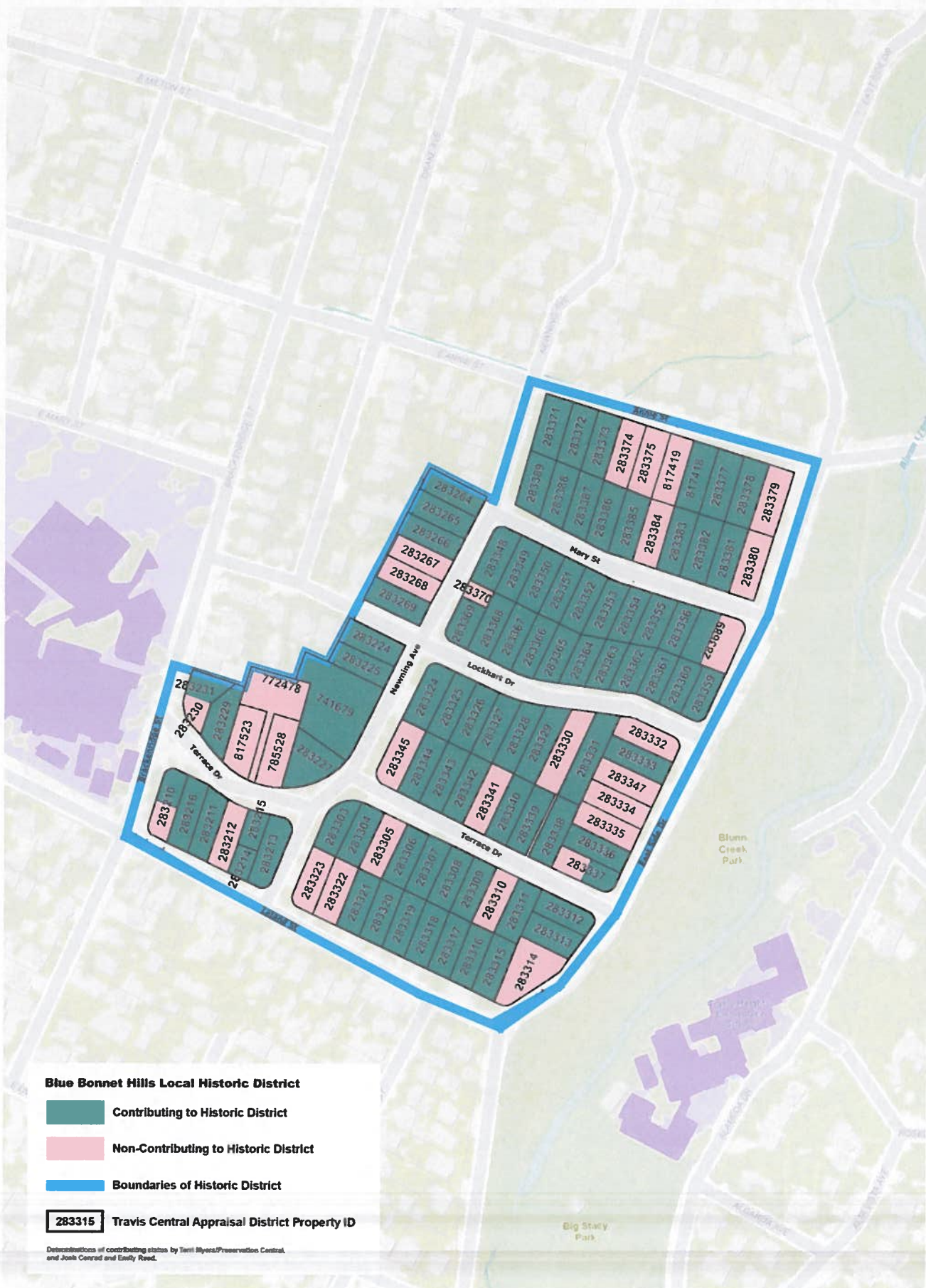
NEIGHBORHOOD REPRESENTATIVES

Michele Webre
511 Lockhart Dr.
Austin, TX 78704
512-422-1262

¹⁴ City of Austin, Third Reading Summary Sheet, C14H-2010-0001 (Louis and Flossie John House, 1924 Newning Avenue), <http://www.austintexas.gov/edims/document.cfm?id=140646>

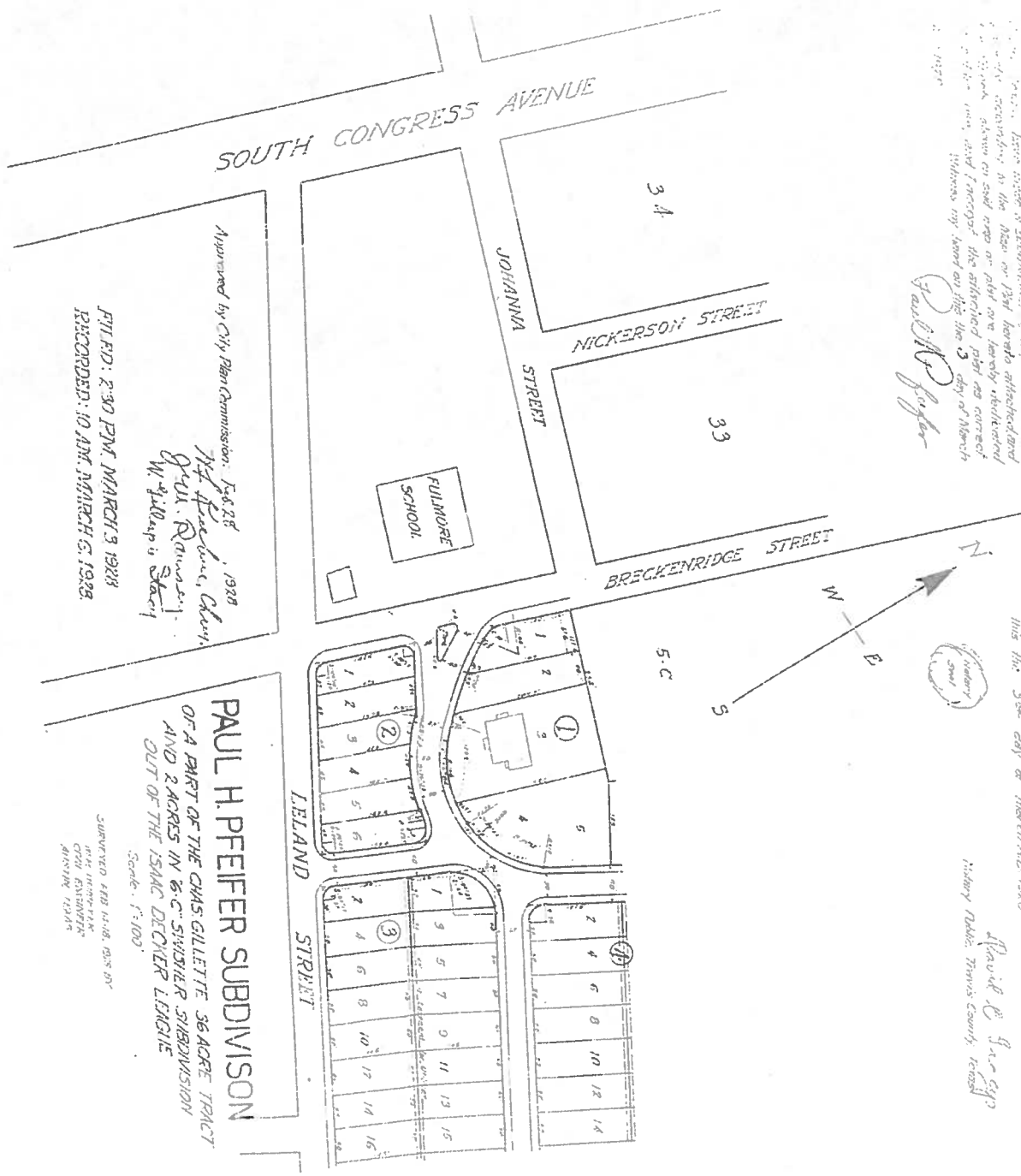
Appendix A

Maps



Dear Mr. Foster

David E. Green
Ordinary Public Trustee's County Treas.



Approved by City Plan Commission. Feb 28th, 1928
 H. H. Jackson, Mayor.
 Geo. A. Ransaw.
 W. Phillips is Secretary

FILED: 2:30 PM. MARCH 3 1928
 RECORDED: 10 AM. MARCH 5, 1928

PAUL H. PFEIFER SUBDIVISION
OF A PART OF THE CHAS GILLETTE 36 ACRE TRACT
AND 2 ACRES IN 6-C" SWISHER SUBDIVISION
OUT OF THE ISAAC DEWEY LEASE
Scale: 1"=100'
SURVEYED FEB. 14-18, 1935 BY
JOHN HENRY PAK
CITY ENGINEER
AUSTIN, TEXAS



1935 Sanborn



TEXAS 004
224
(60-0354)

1962 Sanborn