

**ZONING CHANGE REVIEW SHEET****CASE NUMBER:** C14H-2017-0038**HLC DATE:**

May 22, 2017

**PC DATE:**

May 23, 2017

**APPLICANTS:** Alex and Eileen Davern, owners**HISTORIC NAME:** Pennybacker-Alexander House**WATERSHED:** Waller Creek**ADDRESS OF PROPOSED ZONING CHANGE:** 811 E. 38<sup>th</sup> Street**ZONING FROM:** SF-2-CO-NP to SF-2-H-CO-NP

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from single family residence, standard lot, conditional overlay, neighborhood plan (SF-2-CO-NP) combining district to single family residence, standard lot – Historic Landmark – conditional overlay, neighborhood plan (SF-2-H-CO-NP) combining district zoning.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

Architecture and historical associations.

**HISTORIC LANDMARK COMMISSION ACTION:****PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984).

**CITY COUNCIL DATE:****ACTION:****ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Steve Sadowsky**PHONE:** 974-6454**NEIGHBORHOOD ORGANIZATION:** Hancock Neighborhood Association**BASIS FOR RECOMMENDATION:****Architecture:**

The house was constructed in 1941, and designed by the local Austin architectural firm of Jessen Associates. The house is two stories, with an Austin limestone veneer, shallow side-gabled roof, and single and paired 6:6 fenestration, with the paired windows in the ground floor framed with inset panels beneath. The second floor of the house is slightly set back from the ground floor. The house has a projecting one-bay integral garage.

The house was designed by the local Austin architectural firm of Jessen and Associates in 1941, and represents one of their early residential designs. Jessen and Associates the partnership of two brothers: Harold E. ("Bubi") and Wolf Jessen in the late 1930s, and added Charles A. Millhouse as an associate shortly thereafter. The firm disbanded during World War II, but resumed their practice in Austin in 1946. Among their best-known work in Austin are the Palmer Auditorium (with Page Southerland Page), the Texas Supreme Court Building, St. Martin's Evangelical Lutheran Church, St. Ignatius Catholic Church in South Austin, and the Faulk Central Library. Their residential commissions are far fewer.

## **Historical Associations:**

The house was built in the Beau Site subdivision in 1941. Beau Site was developed by Dr. J.R. Bailey around the old Austin Country Club (now Hancock Golf Course), and, with its proximity to the country club, was designed to be a neighborhood of large houses and estates. However, when the large lots did not sell well, Dr. Bailey began scaling back on the plans for the development, and subdivided the lots into smaller parcels, attracting middle-class home buyers. This house on E. 38<sup>th</sup> Street was the first on the street, which is noted for its steep inclines and difficult building lots, but located across from the golf course. The house was built in 1941 for Percy Pennybacker, Jr., a prominent highway engineer who developed the technology necessary for welded, rather than riveted, highway bridges.

Percy Pennybacker was born in Palestine, Texas to a school superintendent who died when Percy was very young. His mother moved the family to Austin in 1900, where she became a public school teacher and principal. She went on to be a nationwide lecturer, and was very active in various political and philanthropic organizations.



The New  
Mrs. Percy V.  
Pennybacker  
Rose  
Photo of Portrait  
By Miss Violet  
Oakley

## A New *Vestal* Rose

*Named in Honor of*  
**Mrs. Percy V. Pennybacker of Austin**

This year we have presented to the public our Texas collection of new roses named after eminent women of the Lone Star State. This particular rose is called the "Mrs. Percy V. Pennybacker." Mrs. Pennybacker is one of Austin's and Texas' most active and well-known citizens. She wrote a History of Texas which was used in the public schools for many years, served as Past-President of General Federation of Women's clubs, and has been active in other ways.

Other of our new roses are named after Cynthia Ann Parker, Joanna Troutman, Margaret Belle Houston and Grace Noll Crowell.

See Page 7 of Our Spring Guide!

### **Plant this Lovely Vestal Rose**

The "Mrs. Percy V. Pennybacker" rose is an unusually beautiful rose of our own production. A fine grower, with stout thornless canes coming freely from base of the plant. Peach-pink with silvery suffusions in color. Makes other pink roses look commonplace by comparison. Remarkable for its lasting quality, either cut or on the bush. One year plants, 50c. Two year old plants, sent prepaid, each—\$2.50.

Plant a garden of these roses in honor of Mrs. Percy V. Pennybacker.

### **Send For Free Spring Guide!**

If you are interested in a complete description of the various new roses named after these Texas women and other of our choice roses, shrubs, and other plants, send for our 1929 Planting Guide. A valuable reference book, and a handy catalog. It's free. Write Department "A"

**Jos. Vestal**  
**W. & Son**  
BOX 856 • LITTLE ROCK, ARK.

Advertisement for the Mrs. Pennybacker rose  
Austin American-Statesman, March 17, 1929  
This rose was named for Percy Pennybacker's mother.

Percy Pennybacker studied engineering in Kansas and earned his degree in civil engineering from the University of Texas. He was instrumental in developing the technology that allowed for welded bridge structures, that could withstand greater pressures and wear than the old riveted structures. His technological innovation saved millions for the state in changing the method of bridge construction. The Loop 360 bridge over the Colorado River, an iconic symbol of Austin, is an example of Pennybacker's technology, and was named for him in 1982.



**HEADS WELDING GROUP**—Percy V. Pennybacker, award-winning civil engineer with the Texas Highway Department, has been elected chairman of the newly-organized Austin Division of the American Welding Society.

## PERCY V. PENNYBACKER HEADS AUSTIN WELDERS

Percy V. Pennybacker was elected chairman of the newly-organized local American Welding Society group Thursday night.

Meeting at Randy's Circle R Barbecue, members of the American Welding Society here voted to become the Austin Division of the Houston Section, AWS, until their membership reaches 50. Then they will form an Austin Section.

A 1917 civil engineering graduate of the University of Texas, Pennybacker has been associated with the Texas Highway Department for 19 years.

Supervising field engineering in the Bridge Division of the Highway Department, he was recently named recipient of a \$500 award by the Western Association of State Highway Officials and Western Construction magazine for his work in stressing the economy of welding in repair, strengthening and construction of highway bridges.

Pennybacker is a member of numerous technical societies, among them the American Society of Civil Engineers. He is completing his

third year as Travis Chapter director on the state board of the Texas Society of Professional Engineers and is a director in the Houston Section, American Welding Society.

Other officers of the Austin Section elected Thursday are: Ed Garland, owner of Alamo Welding Supply Company, vice chairman; G. B. Harton, shop superintendent of Walter Tips Engine Works, secretary-treasurer; G. L. (Duke) Wiley, welding specialist, in the Austin office, THD, and Frank W. McBee Jr., research engineer, University of Texas Defense Research Laboratory, directors.

In Austin to help conduct the meeting were three officers of the Houston Section: W. H. Greer, Houston chairman; James Farthman, vice chairman; and John C. Cassidy, director.

Harry F. Reid Jr., manager of the technical service division, the McKay Company, of York, Pa., made the chief address.

Attending were men interested in welding from several other Central Texas towns, among them two San Antonians.

Austin American-Statesman, November 1, 1953

**TRAVIS SOCIETY**

# State's Bridge Expert Named Year's Engineer

Percy V. Pennybacker, bridge construction expert with the Texas Highway Department—and son of one of the most famous women in Texas history—has been named as its "Outstanding Engineer of the Year" by the Travis chapter of Texas Society of Professional Engineers.

He will be honored at the local group's annual Recognition Dinner Feb. 24 at 7 p. m. in the Crystal Ballroom of the Driskill Hotel. This banquet traditionally is the major event of Travis chapter's observance of National Engineers' Week—Feb. 21-27.

For Pennybacker, supervising field engineer with the bridge division of the Highway Department, 1953 was a big year.

In October he received the annual Dr. L. I. Hewes Award from Western Construction magazine "for his outstanding contribution in the use of welding for the repair and construction of highway bridges."

Recommending Pennybacker for this award, a Texas Highway Department committee stated: "We consider his contribution to the increased use of welding with its simplified detailing for structures, its quieter erection, its neater appearance, and its money-saving by reducing dead weight, to be outstanding—far above that expected of any single person in an organization like the Texas Highway Department."

D. C. Greer, Texas state highway engineer, added that he had been advised by "a member of a national organization whose principal work interest is the use of welding in construction of bridges, that the Texas Highway Department is further advanced than most states in such design."

Locally, Pennybacker was named 1953-54 chairman of the Austin division of the American Welding Society.

A long-time member of the Texas Society of Professional Engineers, Pennybacker has been president of Travis chapter, on the state board of directors, and a member of the state TSPE publications committee for three years. Possessed of an unusual knack for personnel relations, he was instrumental in the establishment of some nine new TSPE chapters between 1946-47.

He belongs to the American Society of Civil Engineers, the Austin Chamber of Commerce, and, like his wife, is prominent in Austin Episcopal churchwork.

He attended Austin public schools and received a bachelor of civil

engineering degree from the University of Texas. After participating in "the National Guard-Pancho Villa fracas" and World War I, he joined the just-established Texas Highway Department in 1919.

"At that time, George Wickline, Henry Harkleroad and I were the entire bridge division," he recalls.

A year later, Pennybacker left Texas to do bridge work for private and government groups across the nation, returning to the Texas Highway Department in 1936.

The Pennybackers were married in Kansas City in 1929. They are the parents of a son, Bob, now stationed at Smyrna Air Force Base near Nashville, Tenn., who is visiting in Austin through Sunday of this week. They reside at 811 East 38th Street.

Austin Statesman, February 18, 1954





PERCY V. PENNYBACKER

## Pennybacker Succumbs In His Home

Percy Vivian Pennybacker, 68, prominent civil engineer, died Tuesday morning at his residence, 811 East 38th Street.

Pennybacker, who received many honors and tributes from his fellow engineers, was associated with the Texas Highway Department for 20 years serving as supervising field engineer at the time of his retirement in 1957.

After retirement from state employ, he worked with the City of Austin Public Works Department for three and one-half years.

He had lived in Austin since 1939, formerly making his residence in Palestine where he was born.



A member of St. Georges Episcopal Church; a veteran of World War I when he was a captain in the Army Air Corps, a graduate of the Virginia Military Institute and The University of Texas, Pennybacker was a member of the American Society of Civil Engineers, the Texas Society of Professional Engineers and the American Welding Society. He helped to organize the Texas Public Employees Association.

"Mr. Pennybacker was dearly loved throughout the Society of Professional Engineers," said David Slider, managing editor of the Texas Professional Engineer magazine. "He will be sorely missed."

Pennybacker was honored at an annual meeting of the society for his contribution to the organizing of the magazine back in 1942. He was still serving on the publications committee of the society when he died. He, also, was honored for his dedicated work in organizing society chapters throughout the state.

In 1953, he received the coveted L. I. Hewes Award for "outstanding contribution in the use of welding for the repair and construction of highway bridges."

Survivors include his wife, Mrs. Mary Alice Pennybacker of Austin; a son, Robert A. Pennybacker of Austin; three grandchildren; and a sister, Miss Ruth Pennybacker of Houston.

The body is at the Weed-Corley Funeral Home pending arrangements.

The family requests that those desiring make memorial contributions to St. Georges Episcopal Church.

Obituary of Percy Pennybacker  
Austin Statesman, February 5, 1963

*At St. George's**Bell Delication To Honor Engineer*

By CORA B. MATLOCK

A remarkable man, the late Percy V. Pennybacker, will be honored Friday afternoon at five o'clock in St. George's Episcopal Church.

In a rare ceremony in the Austin church world, the Right Rev. F. Percy Goddard, suffragan bishop from Tyler, assisted by the Rev. Edward H. Hartwell of St. George's, will dedicate a beautiful new church bell in Mr. Pennybacker's memory.

Not only was Mr. Pennybacker nationally respected for his knowledge of civil engineering, especially in welded heavy steel structures, but he was locally known for his helping hands . . . not only in church activities, but in community work.

Deep pride will be felt by his widow, Mrs. Mary Alice Pennybacker, her son, Bob and his wife, and their children, Mary, Paul and Edwina Anne, other family members and friends who will hear the Rev. Goddard

recall some highlights from this engineer's life and accomplishments.

"To Make a Joyous Noise Unto the Lord."

That is part of the inscription in bronze which is to be placed in the foyer of the church . . . these words will seem particularly appropriate for those fortunate enough to have known him.

Forty years ago when he became a Texas Highway Department engineer on the Canadian River Bridge, he was stricken with diabetes and was carried from the construction job.

Since a diabetes diagnosis in those days did not leave the patient with much hope, he agreed to become a human guinea pig for insulin in New Jersey. Thinking he wouldn't be back, he gave his belongings to friends, but Mr. Pennybacker was wrong . . . he lived to walk the steel spans of many bridges.

Austinites will recall particularly his robust outlook on life and his hospitality as well as his desire to help young engineers develop ingenious structures.

It was in December of 1949 that the minister of All Saints Episcopal Church asked the Pennybackers to help establish a mission church. By January, 1950, at a diocesan meeting, St. George's came into the City's church family with 17 members.

Even though the church building was constructed with a bell tower, bells were financially impossible for the congregation.

With Mr. Pennybacker's death in February, 1963, friends and family began a fund . . . it grew into this bell.

But the Pennybackers interest in education of young engineers also has not been forgotten . . . scholarship funds in his name will help young engineers build their future.

Austin American-Statesman, August 23, 1964

Blake Alexander, who purchased the house in 1966, was a noted architectural historian on the faculty of the University of Texas, and served as chair of the City of Austin's Historic Landmark Commission for 10 years. He was born in Paris, Texas, and received his undergraduate degrees in architecture from the University of Texas. He earned his Master's in Arts from Columbia University in 1953 and began his career teaching at Kansas State University. He returned to Austin as an assistant professor at UT's School of Architecture in 1955, became an associate professor in 1960, and full professor in 1967. In the interim, he was appointed as the director of the Texas Architectural Survey, the first effort to survey historic structures in the state (1964). He lived in this house until 2005.

**PARCEL NO.:** 0216070602

**LEGAL DESCRIPTION:** .420 ACR OF LOT 1-2 OLT 6&9 DIV C BEAU SITE

**ESTIMATED ANNUAL TAX ABATEMENT FROM ALL TAXING ENTITIES:** \$4,271  
(income-producing; no cap).

**APPRAISED VALUE:** \$763,122

**PRESENT USE:** Residential

**CONDITION:** Excellent

**PRESENT OWNERS:**

Alexander M. Davern  
818 E. 37<sup>th</sup> Street  
Austin, Texas 78705

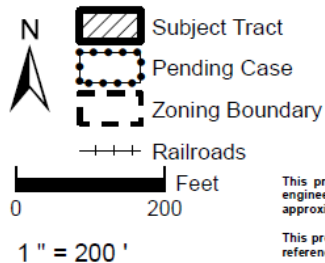
**DATE BUILT:** ca. 1941

**ALTERATIONS/ADDITIONS:** None apparent.

**ORIGINAL OWNER(S):** Percy Pennybacker (1941)

**OTHER HISTORICAL DESIGNATIONS:** None.

Case#: C14H-2017-0038



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 4/11/2017





**Pennybacker-Alexander House** 811 E. 38th

Compiled by Phoebe Allen

## CONTEXT: GEOGRAPHIC SETTING & HISTORY OF PROPERTY

Located east of Waller Creek, west of Red River, and directly south of Hancock Golf & Country Club, the property is in the Beau Site Addition of the **Hancock Neighborhood**, which is bounded by 45th Street on the north, 32nd Street on the south, Duval Street on the west, and I-35 on the east. The area around Duval and Red River originated as a Country Club suburb centered on the 1899 **Austin Country Club** site, now the Hancock Golf Course.

From the Hancock Neighborhood Association's history we learn that "The earliest plat maps, besides showing the name of Angelina D. Smith, also include that of John Henry Lohmann who bought 40 acres from her in 1847. Here he established the first, and until 1861, the only dairy in Travis County. In 1910 the first significant housing development took place on this acreage, when W.T. Caswell purchased land for the purpose of subdividing. ... **Lewis Hancock** [mayor from 1895 to 1897] is listed as the first to lead, in giving definition to the area at the turn of the century, by founding the Austin Country Club. In doing so, he provided a magnet, which attracted others like the Perry, Bailey and Fisher families." The 1928 **Commodore Edgar Perry Estate** is located just north of the golf course.

**Massillion Farley** was the original owner of Lots 6, 8 and 9, just south of Lohmann's Lots 10 and 13. The **Beau Site addition**, in which the Pennybacker-Alexander House is located, was one of the largest to be platted after the turn of the century.

"Dr. J. R. Bailey developed Beau Site subdivision located on the south side of the Country Club around 1910. His original idea was to create an upscale neighborhood of large estates that would be in close proximity to the Country Club. The present Greenway St. (originally named Green Way) was the connecting passage from Beau Site to the Club. ... The idea of large fine estates attracted Julia Scarbrough Fisher [daughter of department store founder E.M. Scarbrough]. ... It has been said that Mrs. Fisher was not pleased when, after a time, the large lots did not sell, Dr. Bailey divided them into smaller units and more modest homes were built."

Blake Alexander described the neighborhood architecture thusly: "To the casual observer the Hancock Neighborhood is a collection of comfortable middle class residences situated conveniently near a large university though not, thus far, threatened by the urban sprawl which that proximity often entails. This impression is only partly correct. There is, in fact, a rich variety of housing, commercial and residential architecture within the bounds of the neighborhood. The residential architecture ranges from simple bungalows and modest cottages to some of Austin's grandest mansions. In addition, there are two churches, a small university, two schools, a golf course, and a shopping center."<sup>1</sup>

## Architectural Description

Architectural historian Blake Alexander, who lived in the home for almost four decades beginning in 1966, described the house thusly: "Building on 38th Street east of Waller Creek was opened up with the construction in 1941 on the Percy V. Pennybacker, Jr. house in the 800 block, although the remainder of the block would be vacant until after World War II. The **Pennybacker House** was built for the noted highway bridge engineer and was designed by the architects **Harold and Wolf Jessen** in what might be labeled a Texas Vernacular style, characterized by long horizontal lines of the so-called Ranch Style, built of the local Austin limestone, and with traditional touches such as multi-paned windows and topped by low pitched gable roofs."

The home's original architectural drawings are archived at the Austin History Center.

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<sup>1</sup> Thompson, Richard A., editor. The Hancock Neighborhood: An Urbane Oasis, 1999, 2011 by Hancock Neighborhood Association. <https://www.hancockna.org/www/book/export/html/8> accessed Feb. 28, 2017.

Designed by architectural associates Bubi Jessen, Wolf Jessen & C.A. Milhouse, the five pencil and ink plans, dated June 11, 1940, include drawings of all elevations, with Wolf Jessen's signature on all five sheets.<sup>2</sup>

### **Architects: Jessen, Jessen & Milhouse**

Source: Austin History Center Collection: Jessen Associates Inc. Records & Drawings  
<http://www.lib.utexas.edu/taro/aushc/00321/ahc-00321.html>

"Jessen Associates Inc. was organized in 1938 (or late 1937 according to early firm brochures) when architect brothers Harold E. (Bubi) Jessen and Wolf Ernst Jessen formed a partnership. Charles A. Millhouse joined the firm soon after (title blocks on architectural drawings from 1938-1940 read Bubi Jessen, Wolf Jessen, Charles Millhouse, Associated Architects). Title blocks from architectural drawings dating from 1941-1942 indicate that Richard Kuhlman worked with Jessen, Jessen and Millhouse during this time period. The firm discontinued its work in 1942 when all the members were absorbed into the military and/or government service.

The practice was revived in 1946 with the addition of Alton E. Greeven; Herbert C. Crume joined the firm in 1957. ...The name was shortened to Jessen Associates Inc. in the early 1970s.

The most well known buildings in Austin, Texas of Jessen Associates, Inc. include the Palmer Municipal Auditorium (1955-1958, with Page Southerland Page), Texas Supreme Court Building (1956-1959, with Mackie & Kamrath), St. Martin's Evangelical Lutheran Church (1958-1960), St. Ignatius Catholic Church (1963-1965), American-Statesman Building (1969-1971, 4th and San Antonio), Austin Public Faulk Central Library (1978) and Advanced Micro Devices Inc. (1980-1986)."

**Harold E. (Bubi) Jessen** was born in Austin, Texas in 1908. He earned his Bachelor of Science in Architecture from the University of Texas in 1928, receiving the School Medal of the American Institute of Architect for that year. After serving as assistant in the UT Architectural Department the following year, he resumed his studies at the Massachusetts Institute of Technology and received the degree of Master of Architecture in 1931. Bubi worked as a draftsman for Texas architects until he opened his own firm with his brother Wolf Jessen in 1938. Bubi was also a talented watercolorist.

**Wolf Ernst Jessen** was born in Austin in 1915. He graduated from the University of Texas with a degree of Bachelor of Architecture in 1936. He returned to UT to teach architecture directly after World War II before resuming the practice that would eventually become Jessen Associates, Inc. In addition to his career with Jessen Associates, Inc. Wolf was a flutist (first chair) with the Austin Symphony Orchestra until his death in 1977.

**Charles A. Millhouse**, another Austinite, was born in 1907. He too graduated from the University of Texas with a Bachelor of Science in Architecture in 1929. In 1930, he returned to UT as an instructor in the Department of Architecture, a position he held for three years while doing graduate work. In 1934 Millhouse received an appointment as Group Chief in the Office of the Supervising Architect, Treasury Department, Washington, D.C. In December of 1937, he returned to Texas and engaged in private practice until called into service during World War II."<sup>3</sup>

### **Percy Pennybacker (1895-1963)**

Born in Palestine, Texas, one of four children, his father was a school superintendent who died from diabetes in 1899, when Percy Jr. was only four. The family moved to Austin in 1900. As a young adult, Percy Jr. was one of a handful of diabetics to volunteer for an early trial for insulin, which saved his life.

Percy Jr.'s mother, Anna Hardwicke Pennybacker (1861-1938), born in Petersburg, Virginia,

<sup>2</sup> ARCH JJ-0138, FF-007, 8620: Pennybacker Residence. Bubi Jessen, Wolf Jessen & C.A. Milhouse (Associate Architect). Residential project for Mr. & Mrs. P.V. Pennybacker. June 11, 1940.

<sup>3</sup> Austin History Center Collection: Jessen Associates Inc. Records & Drawings  
<http://www.lib.utexas.edu/taro/aushc/00321/ahc-00321.html> accessed Nov 26, 2016.



was a teacher, principal, and writer of an early Texas history textbook, *A New History of Texas for Schools*, adopted by the Texas Legislature and used in public schools from 1898 through 1913. She served as president of the Texas Federation of Women's Clubs (1901-03) and treasurer of the General Federation of Women's Clubs (1904-06). A pacifist and suffragist, she became a close friend of Eleanor Roosevelt beginning in 1924 through her work with the Democratic Party, and served as president of the Chautauqua Women's Club of New York (1917-38). She was active in the Suffrage movement from 1861 to 1938, and served as a correspondent for several newspapers at the League of Nations meetings in Geneva in the late 1920s. She lectured extensively across the nation. Percy may have used the funds from his mother's estate to build his Austin home.<sup>4</sup> Percy Jr. and his wife, Mary Alice Hudson (d.1984), helped found St. George's Episcopal Church in Austin.

Pennybacker studied engineering in Kansas and earned his civil engineering degree from the University of Texas. He was an Army Air Corp captain in WWI. During WWII, welding caught his interest as an alternative to rivets for the construction of steel bridges. He pioneered the technology of welded structures with the Texas Highway Department and is credited with saving the State of Texas millions of dollars by promoting the use of welding for heavy stress bridge design. After his death, the Texas Highway Department designed a shop welded, arched bridge on Loop 360 which was named for Pennybacker and dedicated in 1982.

**Blake Alexander** (1924-2011), architectural historian, taught for four decades at UT School of Architecture and lived at 811 East 38<sup>th</sup> from 1966 until his retirement to Westminster Manor Retirement Home by 2005.

"Drury Blakeley Alexander, architectural educator, was born in Paris, Texas, on February 4, 1924, to Drury Blakeley and Katherine (Stone) Alexander. After serving in the U.S. Army (1943-1946) Alexander obtained a Bachelor of Architecture Degree (1950) and a Bachelor of Science in Art Degree (1951) from the University of Texas at Austin. He earned a Master of Arts Degree from Columbia University, New York, in 1953.

Alexander began his teaching career as an Instructor at Kansas State University, Manhattan (1953-1955) and returned to the University of Texas at Austin School of Architecture as an Assistant Professor (1955-1960). In 1958 he was the recipient of both the Heritage Society of Austin Award for Service in the Cause of Historic Preservation, and the University of Texas Students' Association Teaching Excellence Award. As a Registered Architect (State of Kansas #664) Alexander directed the 1964 summer survey program in Historic Architecture of the Schuylkill Valley. This program, jointly sponsored by the University of Pennsylvania and the Historic American Buildings Survey at the National Parks Department, served as the basis of the measured drawings classes that he subsequently developed at the University of Texas at Austin. As Associate Professor (1960-1967) Alexander maintained a busy schedule serving as Faculty Advisor for the University of Texas Chapter of the Honorary Architecture Society, Tau Sigma Delta, a post he continued through 1970. In 1964, Alexander assumed the position of Director of the Texas Architectural Survey - the first historic architecture survey undertaken in Texas, jointly sponsored by The Amon Carter Museum of Western Art and the School of Architecture of The University of Texas. The survey prompted the establishment of the Texas Historical Survey Committee.

In 1967 Alexander was promoted to Professor of Architecture. From 1975-1977 he served as Vice President of the University of Texas Chapter of the Texas Association of College Teachers, and he devoted his expertise to several boards of directors, including the Victorian Society of America (1969-1974), the Society of Architectural Historians (1979-1982), and the Heritage

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<sup>4</sup> Pennybacker, Percy. Biographical file, Austin History Center.

A Guide to the Mrs. Percy V. Pennybacker Papers, Briscoe Center for American History.

<http://www.lib.utexas.edu/taro/utcah/00043/cah-00043.html> accessed Nov. 26, 2016.

Handbook of Texas Online, Stacy A. Cordery, "Pennybacker, Anna J. Hardwicke," accessed November 26, 2016, <http://www.tshaonline.org/handbook/online/articles/fpe30>.

Society of Austin's Preservation Awards Committee (1973-1978). His community service included participation in **Austin's Historic Landmark Commission** and serving as Texas Chairman for the Historic Landmark Committee (1975-1985). He also worked with the Dallas Historic Landmarks Survey at the Department of Urban Planning (1971-1974), and as a consultant in historic architecture for the Fort Worth Junior League. He also served on the National Register Board of Review Committee for nominations from Texas. Alexander received numerous awards and honors during this time including the **Austin City Council Distinguished Service Award** (1976), and the **Service Award for Historic Preservation at the Heritage Society of Austin** (1976). His teaching honors include the Margaret McDermott Centennial Teaching Fellow in Architecture (1983-1984) and The Eugene McDermott Lectureship in Architecture, The University of Texas at Austin (1983-1985).

From 1984-1986 Alexander served as the Meadows Foundation Centennial Professor in Architecture and in 1994 became Professor Emeritus. Recent awards include the Texas Historical Commission's Texas Award for Historic Preservation (1986), the National Preservation Honor Award at the National Trust for Historic Preservation (1991), The Texas Society of Architects Excellence in Architectural Education Award (1994), and the Distinguished Professor Award (1995) of the Association of Collegiate Schools of Architecture.

Throughout his career at the University of Texas, Alexander participated in numerous University Committees including the Faculty Senate (two terms), the Faculty Building Committee (six years, Chairman for two), the Committee on Committees, the Faculty Committee for a More Vital Faculty Council, the School of Architecture Budget Council, and as Chairman of both the Winedale Council and the Winedale Stagecoach Inn Advisory Council. Blake continued to serve the city through the Historic Landmarks Commission and the University as a **champion of the preservation of the University's historic buildings, resident historian, and special friend to the Architecture and Planning Library**. Blake Alexander died in Austin on December 11, 2011.”<sup>5</sup>

#### **Alex and Ellen Davern, current owners**

Alex Davern was born in Cashel, County Tipperary, Ireland and is the 4<sup>th</sup> of seven children. He earned his Bachelor's Degree at the University College Dublin in 1986. He joined the consulting firm of Price Waterhouse in 1987 in Dublin and moved to the United States in 1991 to continue working with them in Dallas and Austin. He has worked for National Instruments in Austin since 1994 and is currently the CEO of National Instruments.

Eileen Davern, was born in 1968 in Chicago and is the youngest of five children. She moved to Dallas when she was 4 and then to Austin in 1993. She graduated from the University of North Texas in Denton and was an elementary school special needs teacher with AISD.

Alex and Eileen married in 1994 and have three children, Jack, Kate and Tessa. They have lived in 818 East 37th Street since 2003. Alex and Eileen bought the house at 811 East 38th Street after its prior owner passed away. They purchased the Pennybacker-Alexander house out of concern that the property would be demolished and redeveloped by potential new owners. The property fits the character of the neighborhood perfectly and is adjacent to the Davern family home. Any significant redevelopment would fundamentally alter the character of the neighborhood. The Daverns would like to ensure that this historic property is maintained and preserved.

#### **HISTORICAL SIGNIFICANCE**

The Pennybacker-Alexander House merits City of Austin Landmark status as well as status as a Recorded Texas Historical Landmark due to its architecture as designed by Jessen & Jessen

<sup>5</sup> University of Texas Libraries, Alexander Architectural Archive: “Blake Alexander: An Inventory of his Drawings, Papers, and Photographic Material,” Biographical Sketch by Kristy Sorensen.  
<http://www.lib.utexas.edu/taro/utaaa/00051/aaa-00051.html> accessed Nov. 26, 2016.

as well as its association with highway engineer Percy Pennybacker and architectural historian Drury Blake Alexander.

### OCCUPANCY CHAIN 811 E. 38<sup>th</sup> Austin City Directory

1940, 1941, 1942	No 800s, 38 <sup>th</sup> not open between ½ block se Montrose and Red River
1944-45	<b>Pennybacker, Percy V.</b> , designer State Hwy. Dept.
1949	Pennybacker, Percy V. (Mary A.) supvr. field engineer, State Hwy Dept.
1954	Pennybacker, Percy V. (Mary A.) engineer State Hwy. Dept.
1959	Pennybacker, Percy V. (Mary A.) civil engineer Alamo Steel & Machine
1964	Pennybacker, Mrs. Mary A. (wid Percy V.)
1965	same
1966	<b>Alexander, Drury B.</b> , assoc. professor University of Texas
1967	Alexander, Drury B., assoc. professor University of Texas
1969	Alexander, Drury B., professor University of Texas
1974	Alexander, Drury B., professor University of Texas
1979	Alexander, Drury B., professor University of Texas
1984	Alexander, Drury B., professor University of Texas
1996	Alexander, Drury B., professor University of Texas
2000	Alexander, Drury B., retired
2005	not listed; Alexander is listed at Westminster Manor on Jackson

### PENNYBACKER DEED CHAIN (from abstracts)

811 East 38<sup>TH</sup> Street (1940) Plat Book 2, page 184

**Legal description:** 0.42 Acres of Lot 1-2, Outlots 6 & 9, Division C, Beau Site Subdivision  
Property ID 210606 Geo ID 0216070602 Hancock Neighborhood Map ID 021801 2320 sq. ft.

1849 Mar 1	State of Texas to <b>Massillon Farley</b> . Patent #163, Vol. 2/69	V926/395
	Outlots 6 & 9 (33 acres)	
	<i>Lots 1-7 and 12 in Beau Site Addition, Subdivision of Outlots 6 and 9 in Div. C Plat 22/184</i>	
1849 Apr 10	Massillon Farley to <b>James G. Swisher</b> \$137, Outlots 6, 8, 9	V.C/491
1850 Mar 14	James G. Swisher to <b>Francis Dieterich</b> , \$1500, Outlots 6, 8, 9, 20, 21, 22, & 29	
1873 May 22	Josiah W. Whipple & wife (formerly Sarah E. Dieterich) to Wm. A. Blackburn, trustee for Anna E.J. Robards, Outlots 6, 7, 8, 9, 29	V.Y/234
1875 Jun 2	J.W. Whipple to <b>John B. Rector</b>	
	V29/349	
	\$1880 Outlots 6, 9, & 29	
1877 May 25	John B. Rector to J.W. <b>Hannig</b> , 3/8 acre Outlot 6	V38/30
1882 Jun 12	John B. Rector to J.S. Myrick for <b>James H. Raymond &amp; Co.</b>	V35/72
	Outlots 6, 9 (33 acres)	

- 1888 Dec 28 John B. Rector to W.J. Oliphant, Lots 6 & 9, \$4000  
V33/532
- 1890 Mar 24 John B. Rector to Tobe Johnson, **D.S. Ross**, & J.C. Terrell, Jr V92/464  
\$6250, Outlots 6&9 less 3/8-acre conveyed by Rector to Hannig
- 1892 Aug 22 Tobe Johnson to **A.N. Jack** \$19000 Lots 2 & 3 in Block 71 and the undivided ½  
interest in Outlots 6 & 9
- 1893 Dec 22 A.N. Jack to **Wm. G. Newby**, ½ interest in 6 & 9  
V117/345
- 1896 Aug 29 J.C. Terrell Jr. to **D.S. Ross**  
V133/626  
(power of Attorney for T. Johnson & J.C. Terrell) ½ of 6 & 9
- 1897 May 6 D.S. Ross to **Thad E. Thomson**, Outlots 6 & 9 \$5000  
V149/83
- 1899 Jul 7 D.S. Ross to **A.J. Brown**, 6&9  
V154/588
- 1900 Jul 16 D.S. Ross et al to **Sidon Harris**, \$1305, 6 & 9  
V168/36
- 1905 Aug 25 Sidon Harris to **Herman Becker**, 6 & 9, 50acres, \$2000 Book 186/257
- 1909 Aug 3 Sidon Harris to **J.R. Bailey, E.B. Hancock &**  
Book 234/589  
**J.H. Raymond Jr.** \$12,8886 & 9
- 1909 Aug 4 **Beau Site Addition** platted by J.R. Bailey, E.B. Hancock, J.H. Raymond Jr  
and Sidon Harris, Outlots 6 & 9  
Plat Book 2/184
- 1909 Aug 4 E.B. Hancock to Bailey & Raymond  
Book 234/585  
Lots #1,2,5,13,17,18, 24 & 26 in Beau Site
- 1912 Aug 27 J.H. Raymond Jr. to **J.R. Bailey**, Lots 1 & 2  
V281/313
- 1936 Feb 1 J.R. Bailey to City of Austin, Easement for sewer across Lot 1 V535/565
- 1936 Apr 27 J.R. Bailey to **Mary Yates Rhodes**, a portion of Lots 1, 2 and 7 V543/436
- 1936 Jul 21 J.R. & Anna Bailey to **Mary Yates Rhodes**, a portion of Lots 1&2 V544/585
- 1937 Mar 11 J.R. Bailey to Benjamin F. Pittenger, portion of #2  
V559/210
- 1940 Feb 13** J.R. Bailey to Mary A. & **Percy V. Pennybacker** (Tract 1, Lots 1&2) V644/479  
11,429 sq. ft. or .26 acre, a portion of Lots 1 & 2
- 1941 May 16 Plat Tract 1 Part of Lots 1&2, Plat 2/184
- 1944 Nov 15 Frank A. Bailey Sr. to Anita & James C. Tucker (Lot 1) \$8,500 V750/665
- 1947 July 9 Plat Tract 2 Part of Lot 1, 2/184, sheets 14, 15, & 16
- 1947 Sep 10 Anita & James C. Tucker to Percy V. Pennybacker  
V868/412
- 1954 Sep 13 Release: Mary A. & P.V. Pennybacker to City of Austin  
V1492/504

To construct driveway on lower grade

1963 Feb 14 Estate of Percy V. Pennybacker, deceased  
No. 24, 397

Heirs: Mary Alice Pennybacker, wife; Robert Ash Pennybacker,  
son (31)

Home value \$11,900; Real estate valued at \$34,263.96

**1965 Oct 15 Mary Alice Pennybacker to Drury B. Alexander**

V3029/2340

2012 Mar 7 John David Peck to Alexander Davern  
2012041828TR