

**HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
APRIL 26, 2021
PR-20-183612
1601 BRACKENRIDGE STREET**

PROPOSAL

Partially demolish ca. 1915 house, construct a rear dormer, and construct an accessory dwelling unit.

PROJECT SPECIFICATIONS

- 1) Repair and restore the existing house, including foundation leveling, removal of a rear addition, restoration of the infilled front porch and relocation of windows and the front door to the front wall of the house. Work will entail repair and selective replacement of damaged or deteriorated shingles at the skirting, horizontal wood siding, trim, and knee braces. Brick porch columns and chimney will be repaired. Windows will be removed prior to foundation leveling for off-site restoration. New windows and doors will be similar to existing. The front steps will be rebuilt to be code compliant.
- 2) Construct a rear dormer to match the existing front dormer and add windows at the side-facing gable ends.
- 3) Construct a two-story accessory dwelling unit at the rear of the property.

ARCHITECTURE

One-and-a-half story, rectangular-plan, side-gabled frame Craftsman bungalow with a central, partial-width, front-gabled dormer; single, paired, and triple fenestration in 1:1, 6:1, and 9:1 patterns; exterior brick chimney. It appears that the original front porch of the house was infilled, and that the windows currently on the front of the house were the original windows before the porch was infilled.

RESEARCH

The house appears to have been built around 1915 by William M. and Lettie Webster Davis, both teachers at the Texas School for the Deaf. Lettie Webster Davis was originally from Grayson County, Texas, and moved to Austin around 1903. She first boarded with noted deaf teacher William H. Davis, at his home on Newning Avenue (a city historic landmark). She married William M. Davis, a teacher in the manual department of the deaf institute, in 1911, and four years later either built or moved in to this house on Brackenridge Street, where they lived until William passed away in 1947 after a close-to-40-year career in deaf education. After his death, Lettie Davis moved to a house on Oakland Avenue in West Austin, across the street from her family's home, where her sisters still resided.

Both William and Lettie Davis taught at the Deaf School during a time of great upheaval in the methods of teaching deaf students and successfully adapted their teaching methods accordingly. As educators moved away from sign language in favor of "oralism" - reliance on lip reading, many deaf teachers were replaced with hearing teachers. Students who did not succeed with the oralist approach to deaf education were sent to the "manual" department, where they were taught to spell with their fingers. Both William Davis and Lettie Webster Davis came from families that devoted their careers and lives to deaf education. Lettie Davis' sister, Jessie Webster, was one of the longest-tenured instructors at the institution.

After William M. Davis' death, and Lettie Davis' move back to her old neighborhood in West Austin, this house had a series of owner-occupants through the mid-1950s. Betsy Pinkerton opened Betsy's Nursery School and Kindergarten in this house around 1955; it operated here until around 1970. Another nursery school and kindergarten, Gingerbread House, operated by Edyth S. Simpson, was located here until the house became a Montessori School in the mid-1980s. The house was used as a Montessori School until recently.

STANDARDS FOR REVIEW

The City of Austin's Historic Design Standards (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects at potential historic landmarks. The following standards apply to the proposed project:

Repair and alterations

- 1.1 Do not remove intact historic material from the exterior of a building.
- 1.2 Always attempt repair first. Replacement should only be undertaken when absolutely necessary, and for the smallest

area possible.

1.3 When historic material must be replaced due to damage or deterioration, replacement materials should look the same, perform reliably within the existing construction, and, in most cases, be made of the same material.

The house has experienced neglect and deterioration. The intent of the project is to retain historic materials to the extent possible and selectively replace to match. The project meets these standards.

2.1 Maintain the building's historic relationship with the site. Do not raise, lower, or rotate the historic building when rehabilitating the foundation.

2.2 Retain portions of the foundation system visible from the exterior. b. Retain and repair historic wood or metal building skirts, where possible. Like roofs, these protective elements may require replacement over time. Replicate historic building skirts when necessary to replace them.

While the project entails foundation repairs and leveling, the house will maintain the same relationship with the ground. The shingled skirt and water table will be repaired or selectively replaced to match. The project meets these standards.

3.1 When replacing roof material, use a material that is appropriate to the building's history and character. Metal roofs are acceptable in historic districts unless addressed in a supplement to these standards.

3.2 When replacing roof material, retain the configuration; pitch; soffit detailing; character-defining features such as chimney, gutters, and ventilation systems; and design, configuration, and detailing of eaves.

3.3 Retain and repair historic decorative roof elements such as exposed rafter ends, bargeboards, brackets, and cornices. If elements are damaged beyond repair, replace them in-kind.

The existing composition shingle roof will be replaced with a new composition shingle roof, retaining or replacing decorative elements as needed based on their condition. The project meets these standards.

4.1 Repair, rather than replace, historic material, unless it is deteriorated beyond the point of stabilization or restoration. Replace only those portions of an exterior wall or trim that are deteriorated beyond repair, leaving the rest of the wall or trim intact.

4.2 When replacement or patching is required, use a compatible material that has a matching profile and texture, and that will not damage the historic material. Rot-resistant materials of similar density may be considered (e.g., cementitious siding).

The intent of the project is to retain historic siding and trim to the extent possible and selectively replace to match. The project meets these standards.

5.1 Repair, rather than replace, historic windows, doors, and screens; and their trim, surrounds, sidelights, transoms, and shutters, unless they are deteriorated beyond the point of stabilization or restoration. Retain windows if 50% or more of the wood or metal sash members are intact.

5.3 If historic windows must be replaced, match the size and details of the existing window, including configuration, profile, and finish. Take into account elements such as frames, sashes, muntins, sills, heads, moldings, surrounds, hardware, and shutters.

5.5 Do not enlarge, move, or enclose historic window or door openings that are highly visible from a front or side street. It may be appropriate to restore historic door or window openings that have been enclosed.

The intent of the project is to retain historic windows to the extent possible, repair off-site, and reinstall, or where necessary, selectively replace to match. Windows on the infilled front porch appear to have been relocated from the front wall and will be returned to that location with the porch restoration. While the plans note a new door, the owner's intent is to retain the existing front door. As with the windows, the door will be moved from the porch enclosure to the front wall of the house. The project meets these standards.

5.6 If adding windows or doors is necessary, create new openings on a wall not visible from the front street.

New windows will be installed in the front-facing dormer, as well as side-facing gables and new rear dormer, which may be visible from E. Monroe St. The windows are of a compatible design and replace attic vents to create additional usable space.

Residential additions

3.1 Design additions to be compatible with and differentiated from the historic building, if they are visible from the street. a. Design proportions and patterns such as window-to-wall area ratios, floor-to-floor heights, fenestration patterns, and bay divisions to increase compatibility. b. Do not replicate the design or details of the existing building to a degree that the addition might be mistaken as historic.

New windows installed at the upper level and rear of the house are subtly differentiated from the historic through their

proportions. The rear dormer as currently shown may be confused as a historic feature due to the extent to which it matches the front dormer, but the owner is open to making subtle design changes to differentiate this as a new element.

3.3 If adding dormers to the roof of a historic building, do not locate them on front-facing slopes. Minimize their location, size, and scale on side-facing slopes.

Recommendation: Create usable upstairs space by constructing upstairs dormers on a rear or side-facing roof slope.

A dormer will be added to the rear-facing roof slope. The project meets this standard.

Residential new construction

1.3 Locate accessory buildings in a way that follows the historic location and setback patterns of similar buildings on the block or in the district. Garage apartments, detached garages, and other accessory buildings are typically located at the rear of the lot, behind and to the side of the front building.

Recommendation: Minimize the appearance of a new accessory building from the primary street.

The accessory dwelling unit is located to the rear of the house, with access from the alley. The project meets this standard.

3.6 Design accessory buildings to be visually subordinate to the primary building in height, massing, and form, as viewed from the street.

While the ADU is two-stories in height, as compared with the 1 ½-story house, its overall height will be lower. Its placement set back from E. Monroe St. on the side will serve to further diminish the impact. The project meets this standard.

5.1 Design new buildings to be compatible with the character of the primary building, historic district, and/or historic landmark in terms of scale, massing, proportions, patterns, materials, and architectural features.

5.2 Design new buildings to be differentiated from historic buildings. Do not use a replica style to create a false sense of history.

5.3 No particular architectural style is required. Designs in both traditional and modern styles can successfully achieve compatibility and differentiation with historic buildings.

The ADU is differentiated through more modern design choices but overall is compatible with the historic house. The project meets this standard.

6.1 Design simple roof forms that reflect the character of the roofs on contributing buildings.

The ADU has a one-story flat roofed portion and two-story gabled portion. The gabled roof appears to be of a steeper pitch than the house and has no overhang.

7.2 For rear buildings, use siding that is compatible with the primary building.

The siding will be a combination of brick on the flat-roofed portion and horizontal siding on the gabled portion. This is compatible with the material palette of the house.

8.3 For rear buildings, match the style, proportions, and materials of the windows to the primary building's style and design.

The ADU windows are not 1:1 but rather single light in a variety of horizontal and vertical configurations, but their overall proportions are compatible.

The project largely meets the applicable standards.

STAFF COMMENTS

The house is listed as contributing to the pending Travis Heights-Fairview Park National Register Historic District.

Designation Criteria—Historic Landmark

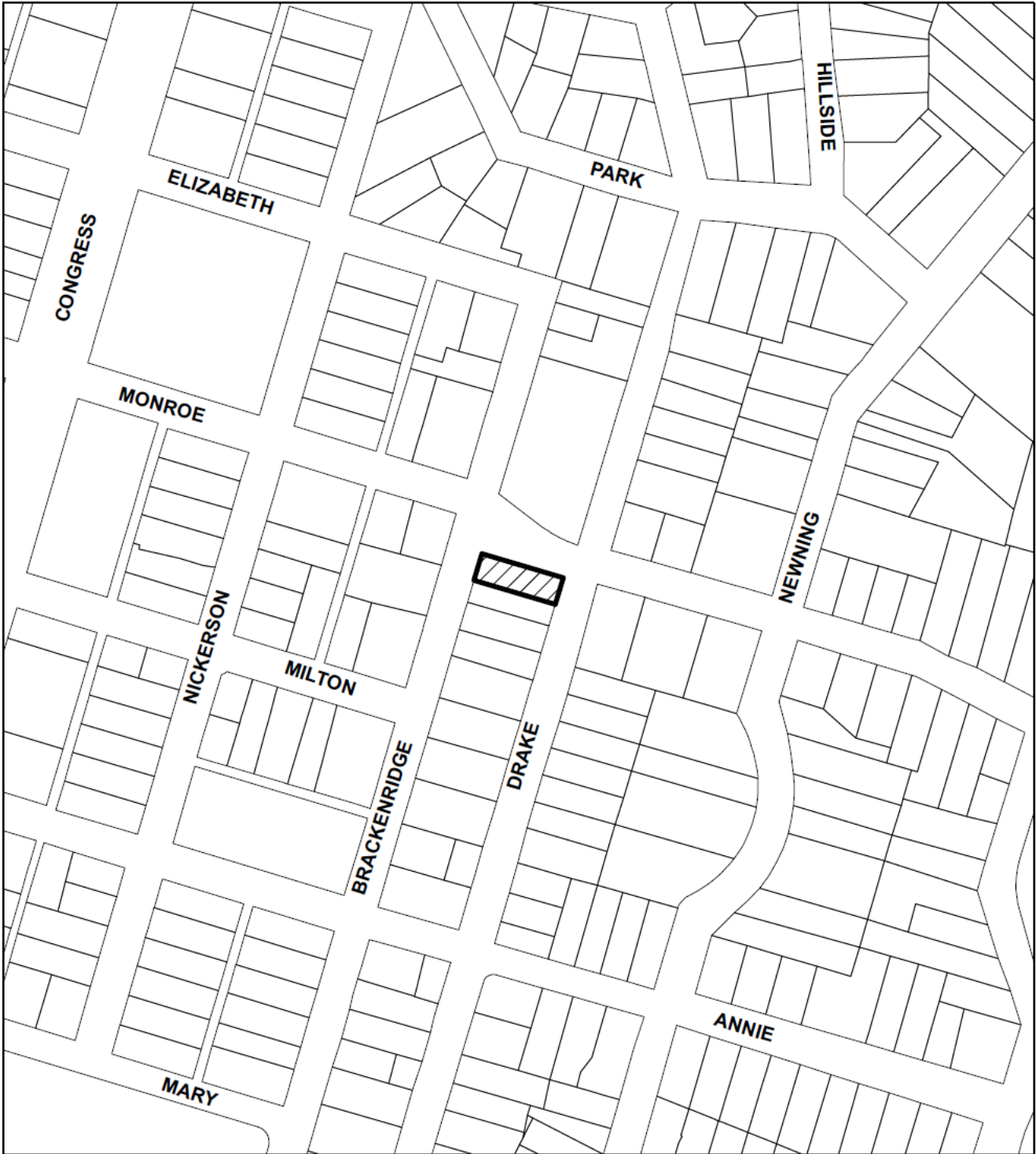
- 1) The building is more than 50 years old.
- 2) The building appears to retain a moderate to high degree of integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated this house for designation as a historic landmark and has determined that the house may meet the criteria for landmark designation as set forth in City Code:
 - a. *Architecture.* The house is an excellent example of an early Craftsman bungalow which retains a high degree of integrity. The front porch of the house has been filled in for additional living space, but it appears that this occurred during the historic period, and may have relocated windows from the front wall of the house to the new infilled wall; windows or vents in the central dormer have been covered with plywood, and the back of the house has been modified with a series of glass doors opening onto a back patio, deck, and play area. The house appears to meet the criterion for architectural significance.

- b. *Historical association.* The house was built by and was the long-time home of two prominent teachers at what is now the Texas School for the Deaf; there do appear to be significant historical associations.
- c. *Archaeology.* The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. *Community value.* The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
- e. *Landscape feature.* The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Release the partial demolition permit.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 208'

NOTIFICATIONS

CASE#: PR 20-183612

LOCATION: 1601 BRACKENRIDGE ST

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1601 Brackenridge Street
ca. 1915



2011 photograph above; 2021 photographs below





Photograph showing the north side of the house where the foundation has failed; the window has sagged, and much of the wood siding and window frames exhibit extensive rotting.

OCCUPANCY HISTORY 1601 Brackenridge Street

City Directory Research, Austin History Center
By City Historic Preservation Office
November, 2011

1992	Montessori House of Children Ginger Logan, director
1985-86	Montessori House of Children Tom Logan, director
1981	Gingerbread House Nursery and Kindergarten Edyth S. Simpson, director
1977	Gingerbread House Nursery and Kindergarten Edyth S. Simpson, director
1972	Gingerbread House Nursery and Kindergarten Edyth Buddecke, director
1969	Betsy's Nursery School and Kindergarten Betsy R. Pinkerton, director NOTE: There was also a Betsy's Nursery School and Kindergarten at 1223 Corona Drive.
1963	Betsy's Nursery School and Kindergarten

Betsy Pinkerton, proprietor

NOTE: Betsy Pinkerton had another Betsy's Nursery School and Kindergarten at 1225 Corona Drive.

1958	Janice O'Brien, renter Baby sitter, Betsy's Nursery School (Betsy Pinkerton, proprietor), 1601 Brackenridge Street.
1953	Louis L. and Elizabeth Bowen, owners Proprietor, Sanitary Barber Shop, 124 W. 5 th Street.
1949	Mary Williamson, owner Widow, W.E. Williamson No occupation listed
1947	William M. and Lettie Davis, owners No occupation listed
1944-45	William M. and Lettie Davis owners No occupation listed
1941	William M. and Lettie W. Davis, owners William: Teacher Lettie: Teacher, State School for the Deaf
1939	William M. and Lettie R. Davis, owners William: Teacher, Texas School for the Deaf Lettie: Teacher, Texas School for the Deaf
1937	William M. and Lettie Davis owners William: Teacher, Texas School for the Deaf Lettie: Teacher, Texas School for the Deaf
1935	William M. and Lettie R. Davis, owners William: Teacher, Texas School for the Deaf Lettie: Teacher, Texas School for the Deaf
1932-33	William M. and Lettie W. Davis, owners William: Teacher, Texas School for the Deaf Lettie: Teacher, Texas School for the Deaf
1930-31	William M. and Lettie R. Davis, owners William: Teacher, Texas School for the Deaf Lettie: Teacher, Texas School for the Deaf
1929	William M. and Lettie W. Davis, owners Teacher, State School for the Deaf
1927	William M. and Lettie R. Davis, owners William: Teacher, Texas School for the Deaf Lettie: Teacher, Texas School for the Deaf
1924	William M. and Lettie W. Davis, owners William: Teacher, Texas School for the Deaf Lettie: Teacher, Texas School for the Deaf

- 1922 William M. and Lettie Davis, renters
Teacher, Texas School for the Deaf
- 1920 William M. and Lettie W. Davis, owners
Teacher, Texas School for the Deaf
NOTE: Lettie Davis is not separately listed.
- 1918 William M. and Lettie Davis, owners
William: Teacher, High School, Texas School for the Deaf
Lettie: Teacher, Texas School for the Deaf
- 1916 William M. and Lettie R. Davis, owners
Teacher, Texas School for the Deaf
- 1914 The address is not listed in the directory,
NOTE: William M. Davis does not appear to be listed in the directory; however, Lettie Davis is listed as a teacher at the Texas School for the Deaf, and she lived on the campus at 1102 S. Congress Avenue. The same information holds true in the 1912-13 city directory,

BIOGRAPHICAL NOTES:

William M. and Lettie Davis (ca. 1915 – ca. 1947)

W.M. Davis married Lettie R. Webster in Travis County on June 14, 1911.

W.M. and Lettie Webster Davis are noted in an article in the March 8, 1914 Austin Statesman as teachers at the Texas School for the Deaf. W.M. Davis was a teacher in the high school department; Lettie Webster Davis was a teacher in the primary department.

His 1918 World War I draft registration card shows that William Martin Davis was living at this address at the time of his registration. He was born in 1874 and was a teacher at the State School for the Deaf. Lettie W. Davis was his wife. He was tall, and had a slender build; he had dark brown hair and light blue eyes. The draft registration card shows that he was deaf and dumb.

William M. and Lillie [sic] Davis are listed as the owners of this house in the 1920 U.S. Census. William M. Davis was 44, had been born in Texas to a Mississippi-born father and an Alabama-born mother, and was a teacher at the School for the Deaf. Lillie [sic] Davis was 39, had been born in Texas to Alabama-born parents, and had no occupation listed. They had no children listed with them.

The 1930 U.S. Census shows William M. and Kittie [sic] W. Davis as the owners of this house, which was worth \$5,000. William M. Davis was 54, had been born in Texas to Alabama-born parents, and was a teacher at the Deaf School. Kittie [sic] W. Davis was 50, had been born in Missouri to a New York-born father and a Missouri-born mother, and was also a teacher at the Deaf School. They had no children listed with them.

William Martin Davis was living in this house at the time of his death in 1947. He was born in 1875 in Hill County, Texas and was a retired teacher at the School for the Deaf.

DAVIS: William M. Davis, 72, died early Friday morning at his residence, 1601 Brackenridge Street. Davis had been a resident of Austin for the past sixty years, having taught in the School for the Deaf until his retirement a few years ago. He is survived by his widow, Mrs. Lettie W. Davis.

Funeral services will be held from the Cook Funeral Home at 2 p. m. Saturday with the Rev. Flynn Long officiating. Active pallbearers will be Seth Crockett, Homer Thornberry, W. H. Martin, R. L. Davis, Charles Burney and William Bruns. Monorary pallbearers will be Jr. W. Blattner, Roger Powell, R. M. Rives, Douglas Johnson, O. L. McIntyre, and William Anderson. Burial will be in Oakwood Cemetery.

Obituary of William M. Davis
Austin Statesman, April 11, 1947

MRS. LETTIE W. DAVIS

Mrs. Lettie W. Davis, 86, of 801 Oakland Avenue, died in an Austin hospital Tuesday afternoon. She was a member of the Presbyterian church and had taught at the School for the Deaf.

She is survived by two sisters, Mrs. W. H. Martin and Miss Etta Webster, both of Austin; two nieces and one nephew; and several great-nieces and great-nephews.

Funeral arrangements are pending at Cook Funeral Home.

Obituary of Lettie Davis
Austin American, January 4, 1967

MRS. LETTIE W. DAVIS

Funeral for Mrs. Lettie W. Davis, who died Tuesday in a local hospital, will be Thursday at 9:30 a.m. at Cook Funeral Home with Rev. Frank B. Walker Jr. officiating. Burial will be in Oakwood Cemetery.

Funeral notice for Lettie Davis
Austin American, January 5, 1967

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

PERMIT FOR WATER SERVICE

AUSTIN, TEXAS

No. 9281

SEL 125

INDEXED

M. _____ Address 1601 Cook
Plumber SW II Size of Tap 3/4" Date 6/14/31

Foreman's Report

Date of Connection 6/14/31
Size of Tap Made 3/4"
Size Service Made 3/4"
Size Main Tapped 6"
From Front Prop. Line to Curb Cock 9'
From East Prop. Line to Curb Cock 4.3'
Location of Meter Curb
Type of Box 100 ft
Depth of Main in St. _____
Depth of Service Line _____
From Curb Cock to Tap on Main 3.6'
Checked by Engr. Dept. 6-15-31 JCA

No. Fittings	Size	Curb Cock	Elbow	St. Elbow	Bushing	Reducer	Pipe	Lead Comp.	Nipples	Union	Plug	Tee	Stop	Box	Lid	Valves	Req. No.

Foreman's Signature

A. L. Jacobson**INDEXED**

Water service permit for this address (1931)

10-14-63 Repaired 7' of
4" P.C. with 7' 4" C.I.

SANITARY SEWER SERVICE PERMIT

No. 11470

Austin, Texas

Received of Wm. DAVIS Date 3-26-34
 Address 1601 BRACKENRIDGE ST.
 Amount \$ _____
 Builder or Owner Wm. DAVIS Plumber _____
 Lot 1 Block 12-G Subdivision FAIRVIEW PARK Plat No. 125

Date of Connection	<u>3-30-34</u>	No. Fittings	Size	Price
By City	<u>14' SINK IN DRAKE</u>	4" Pipe	6" TILE	.60
By Plumber		14" Pipe	4" TILE	1.26
Checked By	<u>W.F. BATES</u>	1 Wyes	6 x 4	.66
Size Main	<u>6"</u> Depth <u>1'</u>	1 Bends	4" 45°	.39
Main Assign.	<u>15' FROM PL IN DRAKE</u>	Reducers		
Stub Depth	_____ Prop. Line _____	Plugs		
Stub Location	_____	Sand		
Book No.	<u>B-407</u>	Gravel		
Paving Cut	_____ No. _____	Remix		
		Stoppers		
		Castings		
		Other		
		LAYING PIPE		.40
		Labor: 2 DAYS		5.40

Sewer service permit for this address (1934)

L. L. Bowen 1601 Brackenridge St.
 125 1 12-G -
 Fairview Park
 Frame garage.
 48494 6-14-51 \$350.00
 J. Shropshire

Building permit to L.L. Bowen for the construction of a frame garage (1951)

Betsy Pinkerton 1601 Brackenridge
 125 1 126

Fairview Park

Remodel & Repair Residence

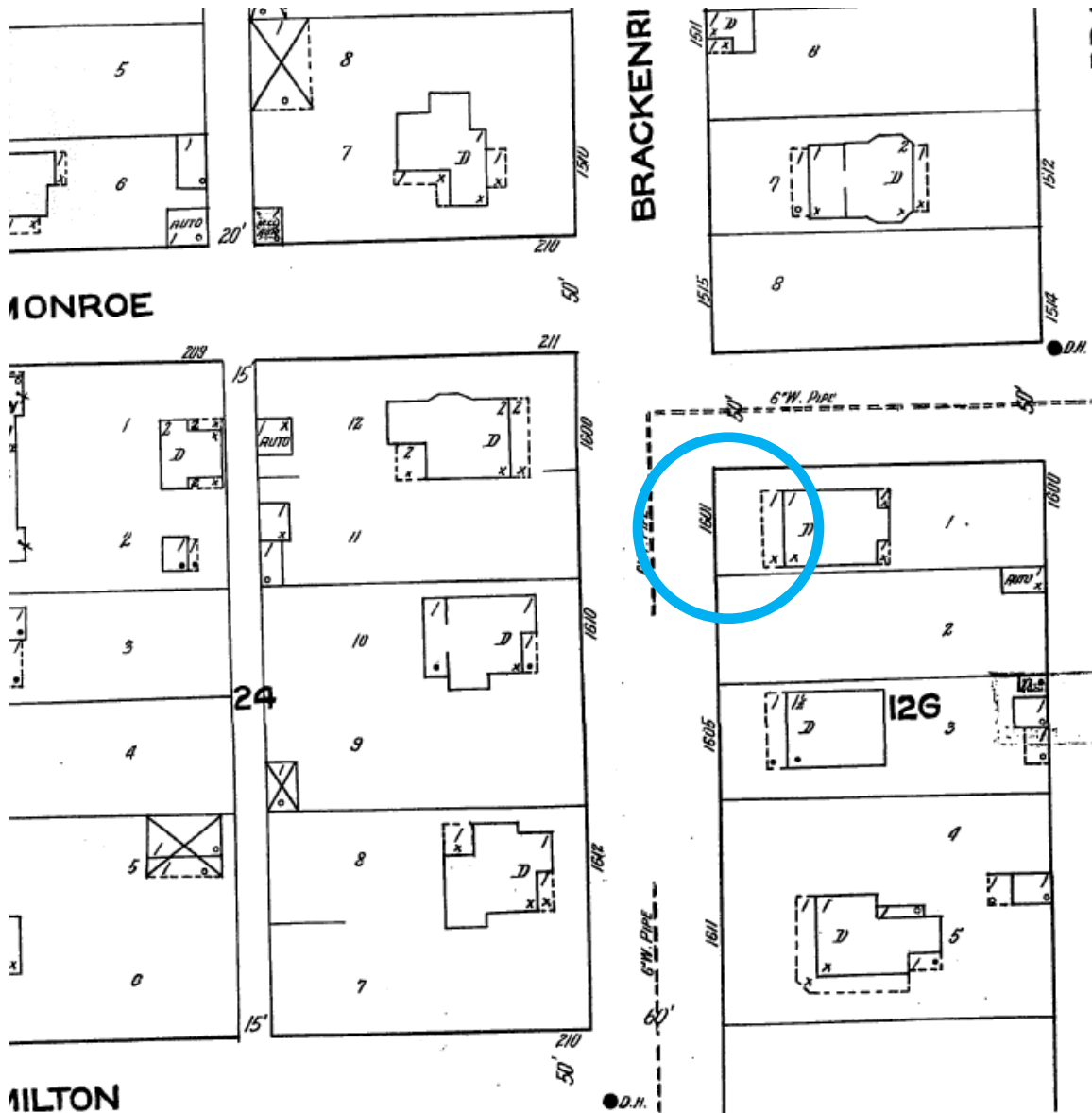
86298 12-17-62 50.00

Owner 1

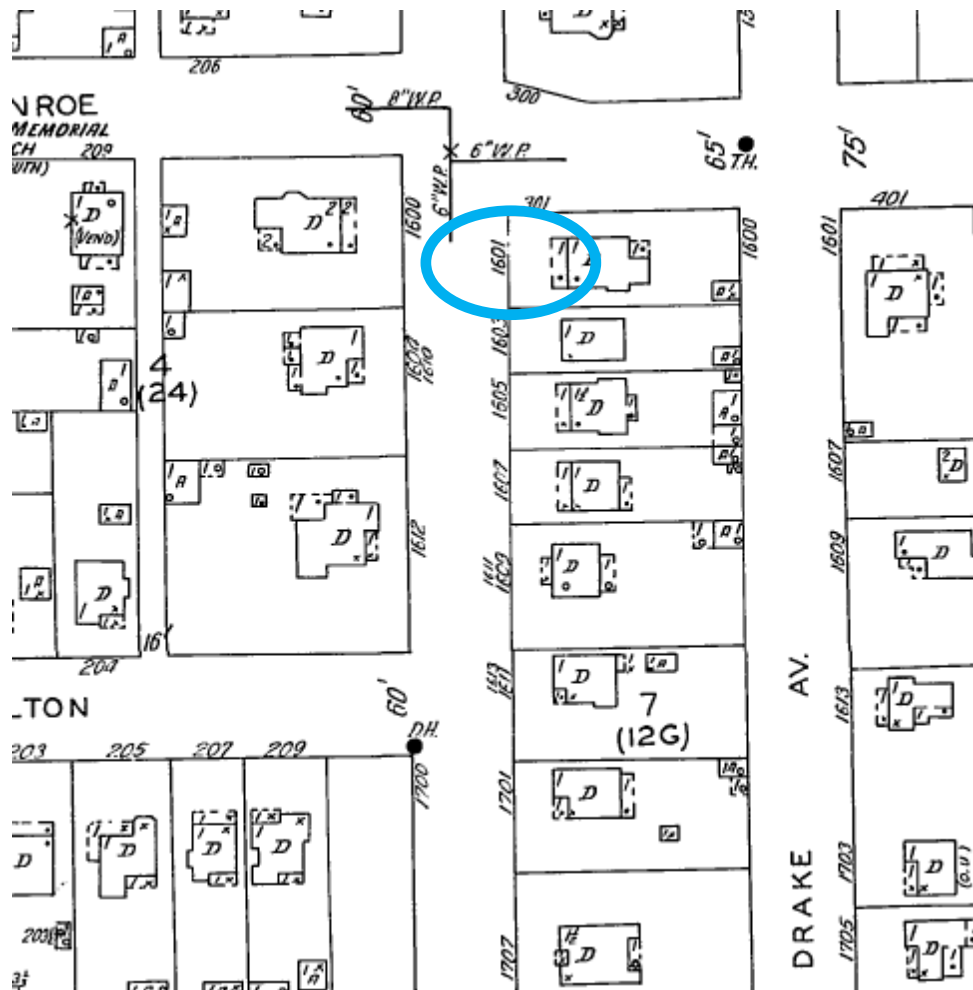
RESIDENCE

Partition off HW heater from Bath room; partition
 off Bathroom

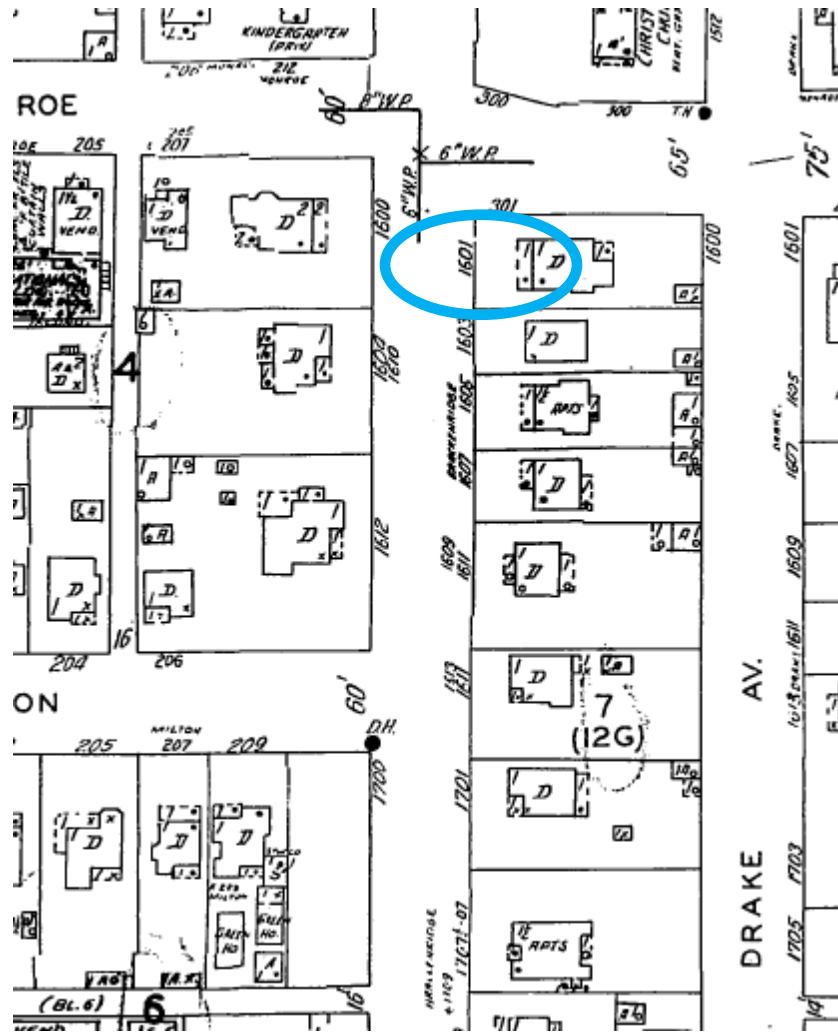
Building permit to Betsy Pinkerton to remodel and repair the residence, to partition off the hot water heater from the
 bathroom (1962)



The house appears on the 1921 Sanborn map with a full-width front porch



The 1935 Sanborn map shows the house with the full-width front porch and some changes to the rear of the house from the 1921 map above.



The 1962 Sanborn map shows the same configuration as the 1935 map above. It is therefore unclear when the front porch was filled in, as there is no permit history to do so. The fenestration on the enclosed porch may have come from the original front wall of the house as the windows are period-appropriate to the date of construction of the house.