

**HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
SEPTEMBER 27, 2021
PR-2021-130003
909 W. ANNIE STREET**

PROPOSAL

Partially demolish a 1939 house, construct a two-story addition, and replace windows and siding.

PROJECT SPECIFICATIONS

- 1) Construct a rear and second-story addition. The addition extends the height of the ridge of the side-gabled roofline and adds a shed-roofed dormer and balcony over the front porch. Roofing will be standing-seam metal.
- 2) Replace 1:1 wood windows with new windows. Windows are to be installed in existing openings on the front of the house, but windows on the sides will be reconfigured. Replace the existing front door with a new door and sidelights. Replace wood siding with new lap siding. Window, door, and siding materials are not specified.

ARCHITECTURE

One-story, side-gabled bungalow clad in wood siding. The house has a central gabled porch with box columns and partial height square piers at the front steps. The porch is flanked on both sides by paired 1:1 windows with decorative screens. Side elevations have paired windows at the first floor and single 1:1 windows at the attic level.

RESEARCH

The house at 909 W. Annie St. was owned throughout the historic period by Cecil E. and Dorothy B. Kelso. Cecil Kelso (1907–1988) worked as a projectionist in Austin movie theaters for at least 45 years, beginning in 1927. He served on a Motion Picture Board, an advisory body to City Council, during the 1950s. In an interview in the *Austin Statesman* in 1972, Kelso remarked, “The modern films aren’t for me. My favorites are Walt Disney and family types” and classic films.

Dorothy Kelso (1916–2010) was a teacher at Allison and Webb elementaries. Their son Gordon Kelso (1941–2018) was a corporal in the U.S. Marine Corps. While a student at the University of Texas and working for a local television station, he filmed broadcast footage of the UT tower shooting.

DESIGN STANDARDS

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

3. Roofs

The standards indicate that metal roofing is generally acceptable within historic districts but should only be installed on landmarks if there is historic precedent. The house currently has composition shingle roofing and likely had wood shingles originally.

4. Exterior walls and trim

Standard 4.1 calls for repair rather than replacement of historic wall materials. The project entails replacement of existing siding across the house and addition.

5. Windows, doors, and screens

Standard 5.1 emphasizes retention of historic windows, doors, and screens, whereas the project calls for replacement of these elements. The windows on the front elevation will be replaced in the same size and configuration, but sufficient detail is not included to evaluate how closely the new windows will match, per Standard 5.3. Windows on the side elevations that are visible from the street will be reconfigured, contrary to Standard 5.5. Additionally, the front door will be replaced with a new, modern door with sidelights, which was not the historic configuration.

Residential additions

1. Location

The addition adds to the rear of the house but also increases the overall height of the roof and introduces a front dormer.

2. Scale, massing, and height

Standards 2.2 and 2.3 emphasize minimizing the appearance of the addition from the street. The large front dormer and replacement of the gabled roof of the porch with a balcony do not meet these standards.

3. Design and style

Additions should be differentiated but compatible with the historic building, per Standard 3.1. The proposed addition reclads and reconfigures the house in a way that does not differentiate old from new. Standard 3.3 indicates that dormers should not be added on front-facing roof slopes.

5. Exterior walls

Standards 5.1 and 5.2 indicate that exterior wall materials for additions should be differentiated but compatible with those on the historic building. While the proposed horizontal lap siding on the addition is compatible, siding on the house will also be replaced to match.

6. Windows, screens, and doors

The addition has some windows that match the house and are compatible. Those of the front-facing dormer are horizontal fixed windows that do not relate to the historic window types and proportions.

7. Porches and decks

Standard 7.1 indicates that porches or decks should not be added to the front of a historic building except to replace missing historic features. Replacement of the porch roof with a balcony does not meet this standard.

Summary

Modifications to the façade and wholesale replacement of windows and siding do not meet the applicable standards.

PROPERTY EVALUATION

The Bouldin Creek Neighborhood: Historic Resources Survey and Assessment (Preservation Central, Inc., 2016) lists the property as contributing to a potential Becker School Historic District, recommended as eligible for listing in the National Register of Historic Places and as a local historic district.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building retains a high degree of integrity.
- 3) Properties must meet two criteria for landmark designation (Land Development Code [§25-2-352](#)). Staff has evaluated the property and determined that it does not appear to meet two criteria:
 - a. Architecture. The house is a good example of a later bungalow with modest Craftsman influences.
 - b. Historical association. The house has a longstanding association with the Kelso family. Cecil Kelso was a projectionist, and Dorothy Kelso was a teacher. While of interest, the family does not appear to have had a lasting impact on Austin's history.
 - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. Community value. The property 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

Encourage the applicant to consider design changes to reduce the impact on the house, namely retaining the gabled roof on the front porch, reducing the size of the dormer, and retaining the original windows and siding on the façade; but release the permit upon completion of a City of Austin Documentation Package, consisting of 8 x 10" photographs of all elevations printed on photographic paper, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: PR 2021-130003

LOCATION: 909 W ANNIE ST



1" = 292'

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.

PROPERTY INFORMATION

Photos



Applicant, 2021

Occupancy History

City Directory Research, Historic Preservation Office, 2021

1959	Cecil E. Kelso, owner Occupation not listed
1957	Cecil E. and Dorothy B. Kelso, owners Service manager, Texas Educational Aids
1955	Cecil E. and Dorothy B. Kelso, owners Projector operator, Ritz Theatre
1952	Cecil E. and Dorothy B. Kelso, owners Serviceman, Visual Education
1949	Cecil E. and Dorothy B. Kelso, owners Projectionist, Ritz Theatre
1947	Cecil E. and Dorothy B. Kelso, owners Projectionist, E. W. Hegman

- 1944 Cecil E. and Dorothy B. Kelso, owners
Projectionist
- 1941 Cecil E. and Dorothy B. Kelso, owners
Film operator, Ritz Theatre
- 1939 Address not listed

Historical Information

Many Advisory Groups Ready To Help Council

Austin's City Council, like the board of directors of a big corporation, can turn to a full force of advisors for help in solving the city's daily problems.

A total of 115 advisors on 17 boards, commissions and committees are always available to the council and City Manager W. T. Williams Jr.

All but one of these citizens groups—the Tax Board of Equalization—are unpaid.

Still another advisory group, the Civil Defense Council, is to be appointed to take its place with the others.

Varying Duties

The council can call for help from men and women with such varying duties as passing on the qualifications of motion picture operators to recommending safety rules on Lake Austin.

Most of these groups are hard at work, although Mayor Tom Miller does not rely as heavily on the advisory boards as his predecessors did.

Among the groups which have been most active in recent weeks are the Parks and Recreation Board, the Navigation Board, the Greater East Austin Development Committee, and the Planning Commission, which actually has a full work schedule all of the time.

Most of the boards and commissions only make recommendations on specific problems, but four groups—the Civil Service Commission, the Tax Board of Equalization, the Planning Commission and the Zoning Board of Adjustment—also are empowered to make decisions on some matters.

Review Court

The Civil Service Commission actually is a kind of quasi-judicial court which reviews disciplinary matters brought before it, prescribes Civil Service rules and approves Civil Service examinations.

Citizens, however, have the right to appeal to the council or the courts if dissatisfied with the rulings of the four decision-making groups.

Below is a roundup of the groups the council can turn to for advice:

GREATER EAST AUSTIN DEVELOPMENT COMMITTEE—E. W. Jackson Sr., Tom Beverly, Dave Longoria, Tom Graham, Werner Dornberger, R. M. Bautista, Theo Youngblood, Herman Jones, Virginia Lott, L. A. McAllister, William Petri, Mrs. Maxine Lombard and Ned A. Cole.

PLUMBING BOARD—V. R. Wattinger, George Nauert, John Kavanaugh, F. P. Gerling, Roy Thomas, Ed Bloomquist, J. W. Scarbrough, and Theo Meyer.

CIVIL SERVICE COMMISSION—John D. Miller, Edward Robinson and Charles E. Green.

HOSPITAL ADVISORY BOARD—The Rev. John Barclay, Evans Swann, Page Keeton, John Simpson and Guy Darsey.

MOTION PICTURE BOARD—Charles W. Schubert and Cecil Kelso.

Excerpt from "Many Advisory Groups Ready to Help Council," The Austin Statesman, 12/5/1955;
see also "Austin Citizen Groups Prove Able Advisors in Time of Need," The Austin American, 8/19/1951.

Hegman Rites Are Held Here

Funeral services were held Tuesday afternoon at the Cook Funeral Home for J. J. Hegman, 69, retired motion picture theater owner, who died Monday at his home, 3213 Lafayette Avenue.

Hegman had been in ill health for the past 20 years.

The Rev. Edward V. Long, pastor of St. Martin's Lutheran Church, officiated at the services. Burial was in Memorial Park.

Pallbearers were William Hel-lums, George W. Foster, Joe Jacks, Cecil Kelso, Johannes Bohn and Fred Mueller.

Hegman is survived by his widow; a son, Elmo Hegman of Aus-

tin; one daughter, Mrs. Larry Craddock of Austin; a sister, Mrs. Charles Engelke of Comfort; two brothers, Ben D. Hegman and William Hegman, both of Galveston, and two grandchildren.

Hegman came to Austin in 1915 when he opened the old Queen Theater. He opened the present Queen Theater at Seventh and Congress in 1921.

Hegman sold his interest in the Queen theater operation to Charles E. Marsh and went to Galveston to operate the Grand Opera House.

He returned to Austin in 1929 to open the Ritz Theater on East Sixth Street and had remained in ownership of that theater since that time as well as maintaining his residence here.

Hegman was born in Galveston on Christmas day, 1883, the son of Dledrich Hegman and Margaret Pauls Hegman, who settled on Galveston Island in 1848.

Cecil Kelso served as a pallbearer at theater owner J. J. Hegman's funeral. The Austin Statesman, 2/17/1953.

Old-Time Projectionists Don't Watch the

By SUSAN ROGERS

Women's Staff

"Show business? I've worked in it 50 years, and it's gone from the sublime to the sewer. The sewer is where it is today," said Frank Sykes, a retired movie projectionist.

"They've destroyed something as far as artistry is concerned. They found out what people want and they give it to them. If they don't throw a little sex and some four-letter words into a movie, it falls flat on its face.

"And it's not just the young people that want it. It's people 60 years old and older, too.

"You show a good family picture to empty seats."

Sykes is not alone in his view. Other long-time projectionists agree with him.

Cecil E. Kelso, who has been a projectionist since 1927 and who now works at the Americana Theater, said, "The modern films aren't for me. My favorites are Walt Disney and family types.

"The actors today would and could act if they had pictures to act in. But they get on a trend and stay on it. They're running out of material.

"Today's movies don't have depth to them. In the early days there were real tear-jerkers."

Kelso also feels the ratings are improperly done.

"A lot of the 'R' rated films should be 'X' and some of the 'X' ones should be 'XXX'," he said. "And some of those called GP or PG should be rated 'R.' Sometimes I have a great notion that those rated 'G' should be 'X'."

Kelso doesn't look at the movies much. "I get tired of them," he said. "I just check the film quality on the new ones, that's all. When the show is running, I twiddle my thumbs or read." He repairs the equipment when necessary.

His favorites over the years have been "Smilin' Jack" with Frederick March and "Gone With the Wind." He also liked "Wings," which was part talking and part sound effects. And he liked the Judge Hardy series.

Rowley has watched nearly every movie he's run, at least once. His all-time favorites have been "Sound of Music," "Mary Poppins" and "Ben Hur."

Hope Tilley, who was running projectors back in 1906, picks "Thaw White Tragedy" and "Great Train Robbery" as his favorites. The stars he liked? Charlie Chaplin, Douglas Fairbanks, Mary Pickford and Francis X. Bushman.

Of course, most of the projectionists' favorite stars are gone now, and the movies have changed—for the worse, the men believe.

And they keep waiting for some good family-style picture entertainment to come back.

They show the movies, but don't watch them, except to check out the film quality and mechanics.



"Now take Mickey Rooney in the Judge Hardy series," he said. "In my opinion, that was great stuff. That's the kind of pictures they ought to make again. Good family pictures. Clean and funny."

He also liked Wallace Beery, Clark Gable, James Stewart, Randolph Scott, John Wayne, Joan Crawford and Bette Davis.

Brockman M. Baxter is projectionist at the Paramount Theater and has been since 1925. He started as a stagehand in 1920.

According to Baxter, the whole country is headed the wrong way as fast as it can go. "Sex is too much in front of everybody all the time," he said. "It isn't normal to think of sex so much."

"Families used to go to the theater regularly 20 or 30 years ago, and they don't do that much now. The new movies are ruining show business—they're lower class entirely. They don't begin to come up to the old ones."

"And the actors had better ability in the old days. Movies have been cheapened, that's all."

He spends his time in the projectionist booth maintaining the equipment and reading a lot—"anything I can get my hands on—to pass the time." He yearns for the days when Bette Davis was on the screen or when "Gone With the Wind" was playing.

Projectionist William E. Simpson retired, but now is back on the job at the Texas Theater. "The first time I fooled with a moving picture machine was with Adam Fekers dog and pony show back in 1911 or 1912," he recalled. "After the show we ran pictures of Indians and cowboys and rustlers on an old hand-cranked Edison machine."

He's been in the business almost constantly since then, and helped open the old Queen, Harlem and Variety Theaters.

He doesn't look at the new movies and wouldn't allow anyone in his booth when one is running. "I never look at the 'R' and 'X' rated films, and I don't know why other people go to see them," he said. "I like Westerns or any movie with a good plot and drama to it." He also liked Gary Cooper, Clark Gable and Mary Pickford—"they used to call her Mary Picklefeet," he recollected.

John Carpenter had a stroke when the 'X' pictures came out, and he retired. "I think the good Lord took me out of the theater," he said.

Among the movie theaters he opened were the Casino, the Texan, the Grand Center, the Hancock (later the Capitol) and the Texas.

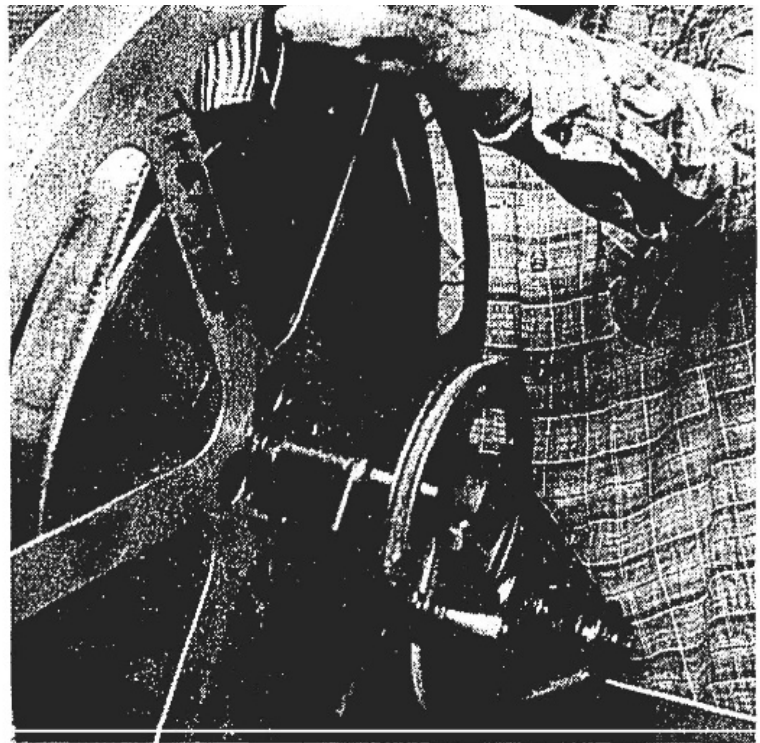
One of his favorite stars was Francis X. Bushman. "Oh, he was a dude," said Carpenter. He liked the Gish Girls too, and Mary Pickford, Jean Harlow, Roy Rogers, Al Jolson and Will Rogers.

"The stars today aren't equal to the old ones," Carpenter said. But remembering Al Jolson, he noted, "Jolson was a good cabaret singer, yet after he made his second picture he was through—it was all the same."

"I sure liked Will Rogers though," he said. "No smutty stuff. Just sarcastic stuff. Nothing vulgar."

Clarence Rowley, another retired projectionist, also thinks movies are pretty bad now. "I think they have a lot to do with all this raping in town. They're mostly sex, to tell the truth, and there are no big stars to amount to anything."

"People just aren't going to family movies like they used to, but all ages come in to the rough movies. I've been surprised to see the elderly people."



Staff photo by Ray Cobb

B.M. BAXTER HAS IT EASY NOW WITH ELECTRIC REEL WINDING

In the old days, all film had to be re-wound by hand



Staff photo by Larry Murphy

BEFORE LIGHTING THE ARC LAMP, CECIL KELSO CHECKS IT OUT

When lit, the lamp's reflected light is so bright it hurts the eyes

"Old-Time Projectionists Don't Watch the Movies These Days," The Austin Statesman, 4/16/1972

Dorothy Kelso

Friday, December 10th, when the sun came up and the morning clouds parted, God's Heavenly Quilters scooted over one place making room for Dorothy Beulah Emily Bluhm Kelso. Ninety-four years and forty-two days of an exceptional life of dedication to her Lord and Savior, her family, her community, and her countless treasured students softly came to a close as she passed from this life to the assurances of God's kingdom and grace.

Born October 30, 1916 in Yorktown, Texas, Dorothy was the fourth child of William and Augusta (Boldt) Bluhm's six children... three boys, three girls... all deceased with the exception of one older brother (aged 96), Earl Bluhm, Sr. of Austwell, Texas. She was an extraordinarily motivated student, became high school valedictorian, and rewarded with an academic scholarship to Southwest Texas State Teacher's College (now Texas State). Dorothy earned her teacher's certificate two years later and began her teaching outreach in a tiny, South Texas, one-room school house. Shortly after establishing herself as an ingenious and accomplished teacher, she returned to her Austwell home to assist her grieving family in coping with the untimely death of her baby sister, Lucille. It was during this period she met and later married (November 12, 1939) Cecil E. Kelso of Milam County and moved together to their new home at 909 West Annie Street, South Austin. Once settled, the young couple chose Grace United Methodist Church (East Monroe) as their spiritual home where Dorothy was instantly recruited into a career of divinely guided children's Sunday-school instruction. September, 1941, Dorothy gave birth to her only child, a son, Gordon W. Kelso who she actively supported in all things imaginable from Cub Scout Den Mother, to Little League practice pitcher, to the loudest and proudest sideline Mom... always there, always giving of the deepest mother's love and devotion, examples of which are endearingly recorded in the Book of Holy Scripture.

In the '50s, Dorothy and Cecil became charter members of Fidelis Chapter 963, Order of Eastern Star where she received, not long ago, her 50-year service award. In the mid-'60s, she returned to Texas State to earn her bachelor's of elementary education and re-entered the teaching profession at Allison Elementary School. After retiring from AISD's Webb Elementary, Dorothy's long commitment as one of Grace Church's celebrated Quilters, produced, with other equally creative Ladies, countless works of sewing art currently found and enjoyed in homes throughout Austin. A devoted UT sports fan, many a doily and colorful afghan were crocheted throughout the years as she listened to and cheered her favorite Longhorn teams to victory. The Spurs, Cowboys, Astros and UT Women's Basketball teams were an endless joy for her up to and including her last days... no truer sports fan has ever lived.

Dorothy Kelso was pre-deceased by her parents, her siblings (with the remarkable exception of an older brother), and her husband of 49 years, Cecil (5-23-88). She is survived by son Gordon, his wife Rita, a granddaughter, Gwendolyn Anne Kelso (currently a graduate student at George Washington University, Washington, D.C.), numerous nieces, nephews, and their children throughout Texas and Virginia.

The family wishes to thank the staff of Heart to Heart Hospice; specifically, nurses Lana Vincik and Catherine Fales and daily caregivers Teresa Cruz and Reyna Pettengill.

A Celebration of Life Service will be held 2:00 p.m., Sunday, December 19, 2010 in the Chapel of Cook-Walden/Forest Oaks Funeral Home with Reverend Linda Kessie officiating. Interment will follow at Cook-Walden/Forest Oaks Memorial Park.

Instead of flowers, the family would appreciate contributions be made in Dorothy's honor to Grace United Methodist Church, 205 E. Monroe, Austin, Texas, 78741 for their several special ministries and / or the Scottish Rite Children's Theatre [a 501.c3 charity providing Austin area children with quality, wholesome, and traditional lifetime theatre memories], 207 W. 18th Street, Austin, Texas, 78701.

Obituary for Dorothy Kelso, The Austin American-Statesman, 12/15/2010

KELSO, Gordon Wayne

Austin native Gordon Wayne Kelso laid down his earthly working tools on Saturday July 21. His lengthy battle with the ravages of diabetes is over. Gordon was born Sept. 20, 1941, to Cecil and Dorothy (Bluhm) Kelso. His formative years were spent in South Austin, where he was a member of Grace Methodist Church, the Boy Scouts and attended Becker, Fulmore, and Travis High School. Gordon was proud of his Texian heritage as members of his mother's family came to Texas from Germany in 1843. Gordon's parents preceded him in death. He met and married the former Rita Ann Dunlap of Philadelphia while she was a principal skater for the Ice Follies and Gordon was the sound engineer. Gordon and Rita have been married

for 48 years and have one daughter, Gwendolyn Ann, of New York City and Austin. Following high school, Gordon enlisted in the United States Marine Corps, attaining the rank of corporal where he used his keen eye as a photojournalist. He returned to Austin to the University of Texas. During his time at UT, he was employed by the fledgling KHFI-TV, Channel 42. On duty the day of the infamous UT Tower shooting, Gordon brought up one of the station's heavy video cameras, trained its telephoto lens on the Tower and sent exclusive live coverage to NBC in New York City. Shortly thereafter, what is now Channel 36 became the NBC affiliate in the Austin area. Later he was the first production stage manager for the Frank C. Erwin Center. Gordon became a Master Mason in 1969. He served as Worshipful Master of Austin Lodge 12 and of Texas Lodge of Research. His writing skills earned him the James D. Carter Literary Excellence Award. He also became a member of the Austin Scottish and York Rites of Freemasonry and Ben Hur Shriners. He was General Secretary of the Austin Scottish Rite. For all his fraternal and civic efforts, he was made a 33rd Degree, Inspector General, Honorary. He also served as Sovereign of Saint Austin Conclave, Red Cross of Constantine. Gordon was very proud to have been appointed an honorary admiral in the Texas Navy by then Texas Gov. Rick Perry. He was a founder of the Anson Jones Chapter of the Texas Navy. The family gives special thanks to Compassionate Care Hospice. Visitation will be Thursday, August 02, 2018 at the chapel in Austin Peel and Son Funeral Home from 3:00P.M - 8:00P.M. 607 E Anderson LN Austin Texas, 78752 Masonic and military burial services will be 11:00 a.m. Friday at Central Texas Veteran's Cemetery in Killeen.

Obituary for Gordon Kelso, Austin American-Statesman, 8/1/2018

Permits

Paul Kirschner 909 W. Annie St.
115 - M 5 -

Bouldin Addition

frame res. & box garage

284n - 8-17-39

6

Building Permit, 1939

SANITARY SEWER SERVICE PERMIT

Austin, Texas

No. 16038

Received of Paul Kisehmer Date 8-17-39
Address 909 West Annie
Amount \$
Builder or Owner Paul Kirschner Plumber
Lot 5 Block M Subdivision Bouldin Addn Plat No. 114

Date of Connection	9-15-39	No. Fittings Pipe Pipe Wyes Bends Reducers Plugs Sand Gravel Remix Stoppers Castings Other Labor:
By City	2' E/WLL	
By Plumber		
Checked By	Boatright	
Size Main	6" Depth 3½'	
Main Assign.	27' from PL	
Stub Depth	Prop. Line 3'	
Stub Location		
Book No.	A-181	
Paving Cut	No.	

Sewer Connection Permit, 1939