ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2021-0180

HLC DATE: August 23, 2021
September 27, 2021
October 25, 2021

PC DATE: December 14, 2021
January 25, 2022
February 8, 2022

APPLICANT: Historic Landmark Commission (owner-opposed)

HISTORIC NAME: Casa McMath

WATERSHED: Johnson Creek

NEIGHBORHOOD PLAN: Central West Austin Combined

ADDRESS OF PROPOSED ZONING CHANGE: 2501 Inwood Place

ZONING CHANGE: SF-3-NP to SF-3-NP-H

COUNCIL DISTRICT: 10

STAFF RECOMMENDATION: Staff finds that the house meets the criteria for landmark designation and thus recommends the proposed zoning change from SF-3-NP (single family residence – neighborhood plan combining district zoning) to SF-3-NP-H (single family residence – neighborhood plan – historic landmark combining district zoning).

Should the Commission choose to release the permit, the staff recommendation is to require completion of a City of Austin Documentation Package, including documentation of the site and exterior and interior architectural features.

QUALIFICATIONS FOR LANDMARK DESIGNATION: Architecture, historical associations, and landscape feature

HISTORIC LANDMARK COMMISSION ACTION: **August 23, 2021:** Postponed to September 27, 2021. **September 27, 2021:** Initiated historic zoning. **October 25, 2021:** Recommended historic zoning for architecture, historical associations, landscape feature, and community value on a motion by Commissioner Koch. Commissioner Wright seconded the motion. Vote: 9-0 (Commissioners Castillo and Larosche absent).

PLANNING COMMISSION ACTION: **December 14, 2021:** Postponed to January 25, 2022. **January 25, 2022:** Postponed to February 8, 2022. **February 8, 2022:**

DEPARTMENT COMMENTS: The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984) and has never been included in a city survey.

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS:

ORDINANCE NUMBER:

CASE MANAGER: Elizabeth Brummett

PHONE: 512-974-1264

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Central West Austin Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Neighborhood Empowerment Foundation, Preservation Austin, SELTexas, Save Barton Creek Assn., Save Historic Muny District, Sierra Club, Austin Regional Group, TNR BCP - Travis County Natural Resources, Tarrytown Alliance , Tarrytown Neighborhood Association, West Austin Neighborhood Group

BASIS FOR RECOMMENDATION:

Historical Associations:

The house was owned and occupied by Hugh and Frances McMath from the time of its construction until their deaths, and it remained in the McMath family until this year. Hugh McMath was a professor of architecture at the University of Texas who specialized in the study of Mexican architecture and was prominent in integrating Mexican schools of architecture into a larger sphere of American architectural studies.

Hugh McMath (1904–1992) taught at the University of Texas School of Architecture for 44 years. He was a renowned professor with a specialization in Mexican architecture, and he was instrumental in introducing his students to its principles. He primarily wrote and developed courses in pre-Hispanic and Colonial architecture. During the 1950s, he arranged annual summer trips of U.S. students to the Instituto Tecnologico of Monterrey, Mexico. His sponsorship helped the institute gain admission to the Association of Collegiate Schools of Architecture, an international association of accredited architectural degree programs. McMath later organized architectural tours to promote interest in Mexican heritage and architecture.

McMath served as chair of the School of Architecture from 1946–1948, director from 1948–1950, and acting director from 1953–1956. During this time, McMath encouraged John S. Chase to apply to the architecture program, telling him about the pending *Sweatt v. Painter* case that desegregated the university. Chase went on to many firsts as an African American: the first to enroll at the University of Texas, the first to graduate with an architecture degree, and the first in Texas to become a licensed architect.

Beyond academia, McMath served in other leadership roles in architecture. He was co-chair of a committee to draw up a long-range plan for Pioneer Farms when it was formed in 1956. McMath also served as president of the Central Texas branch of the American Institute of Architects (AIA) in 1958. He served on the AIA National Committee on Education and Foreign Relations. The Royal Society of Arts of Great Britain made McMath a Fellow to recognize his work to develop cultural relations with Mexico.

Frances McMath (ca. 1905–1986) graduated from the University of Texas in 1924. In addition to working for a nonprofit and in public education, she held multiple positions at the university, as secretary to the dean of the Graduate School and to the president of the university, and on the staff of the Dean of Women. She co-led or accompanied many trips to Mexico. She supported women at the university, including sponsorship of a university club welcoming female architecture students and wives of students, and involvement with the university's alumnae association of the Mortar Board, an honor society.

Architecture: The landmark designation criterion for architecture recognizes a range of architectural expression—from a place that clearly embodies the distinguishing characteristics of a recognized style to an architectural curiosity or one-of-a-kind building. Casa McMath bridges these categories, with its eclecticism as part of its significance.

The house is a one-story, irregular plan, flat- and low gable-roofed house with elements Mid-Century Modern design, plus eclectic modifications that can be interpreted through the lens of Critical Regionalism. The house was constructed in 1948 with 1952 and other undated additions. The original design may be the work of architect Ned Cole in association with Plan Con, the builders of the house. Hallmark Mid-Century Modern elements include a blocky exterior softened through the use of local, natural materials, the blending of the outside with the inside, and use of large windows. The house has expansive roof overhangs, a combination of horizontal and vertical wood siding, and stone veneer. Stands of oaks, along with stone planters, walls, and steps extending from the house, lend a strong connection between the house and landscape. Stonework on the chimney and walls is narrow random ashlar, while planters and site walls are uncoursed rubble stonework of later construction. Windows are groupings of steel casements that meet at building corners, with a floor-to-ceiling commercial storefront window that steps in next to the main entry.

The house appears to retain high integrity, with alterations made during the McMaths' ownership. These changes may represent Hugh McMath's evolving architectural interests and experimentation at his own home, bringing in influences from Mexican architecture and further grounding the house in its site. Modifications to the house include the addition of turned wood columns, geometric wood medallions, and vintage lighting fixtures. Pops of color punctuate the exterior, with green on the windows and cobalt blue on the doors and turned posts.

On the interior, the house has smooth and ribbed wood paneling and wall storage units constructed by Fabricon, a partner company to Plan Con. Some of the wood has a natural finish, while other areas are painted bright red. The two bedrooms have pink walls and storage units. Flooring throughout the house is Saltillo tile. A utility room addition to the side of the entryway has air-conditioning equipment that appears to tie into ductwork retrofitted under the gabled portion of the roof.

Off of the living room, an alcove added behind the fireplace is painted cobalt blue and has a geometric stained-glass window.

Plan Con, Fabricon, and Ned A. Cole

The house at 2501 Inwood Pl. was built in 1948–49 by Plan Con, a local building construction firm that shared its location with Fabricon at 4601 E. 5th Street. Plan Con was operated by Carl B. Morris, president of Materials Distributing Company, with Maurice W. Cole as vice-president, Russell Horn as secretary, and Ned A. Cole as treasurer. Carl Morris's obituary noted that he was a real estate developer and home builder. Maurice Cole was the proprietor of Metal Equipment Company, a welding company at 4607 E. 5th Street. His brother Ned Cole was president and one of four founders of Fabricon. Russell J. Horn was a student at the University of Texas at this time.

Plan Con constructed tract houses in the Pecan Orchard (2000–2100 Peach Tree St.) and Sun Terrace subdivisions in 1949. Beyond their affordable price points ($6,950 to $8,450; in the mid-1950s, $12,000 to $14,000 was considered a median price), an advertisement billed a comprehensive package of design, construction, and loan negotiations; home features included Fabricon wall storage units, central heating, and large metal casement windows.

Fabricon is listed as cabinet makers in the Austin city directories of the late 1940s but was more accurately a manufacturer of pre-fabricated wall storage units, roof trusses and windows—a pioneer in home design and the efficiency of interior storage. The firm, a collaboration of four GIs returning from World War II, planned houses with prefabricated wall units and increased interior storage. Plan Con was relatively short-lived, appearing in city directories and newspaper searches in 1949, as compared with Fabricon, which operated from 1946 through at least 1960.

Ned Cole graduated from the University of Texas School of Architecture in 1939. He was the architect of many of Fabricon's home designs. While research has not identified his specific contributions to Plan Con, he presumably played the same role as the sole architect within the company's leadership. Given Cole's his connections to Plan Con and likelihood that he studied under McMath at the University of Texas, there is a distinct possibility he was the architect of 2501 Inwood Place; however, no definitive connection was identified in the Hugh L. McMath papers at the Alexander Architectural Archive at the University of Texas at Austin.

As an architect and homebuilder, Cole rose to national attention in 1952–53 with his design of the National Association of Home Builders Trade Secrets house, a culmination of this national trade organization's efforts to incorporate innovative cost-cutting strategies and improve homebuilding quality. The home included signature features of Cole's architectural practice: tilt-up walls with precut lumber and modular windows, roof trusses that eliminate the need for interior bearing walls, and prefabricated storage partitions. Cole was the architect of seven houses in the Austin Air-Conditioned Village, designed in 1954 with Fabricon products, and built homes throughout Central Texas. He moved to Baton Rouge, Louisiana in 1961, where he continued his long career, including serving as a consultant on the construction of the Louisiana Superdome in New Orleans.

While contemporaneous with Plan Con's tract houses, McMath's house is a unique design, constructed at a higher cost of $9,500 with varied materials and articulation. As compared with Cole and Fabricon's later homes, this house is more traditional in its design and construction. In lieu of non-bearing wall panels and storage units dividing the space, load-bearing stud walls are a necessity with the house's sprawling plan and flat roof.

Critical regionalism

The Oxford *Dictionary of Architecture and Landscape Architecture* (2nd ed.) describes critical regionalism as a response to Modernism: "a strategy for achieving a more humane architecture in the face of universally held abstractions and international clichés. Coined by Alexander Tzonis (1937–) and Liane Lefaivre in 1981, the term was seized upon by [architectural theorist Kenneth] Frampton, who argued that architects should seek regional variations in their buildings instead of continuing to design in a style of global uniformity using 'consumerist iconography masquerading as culture', and should 'mediate the impact' of universal civilization with themes drawn indirectly from the individual 'peculiarities of a particular place'." In Texas during this era, Critical Regionalism is most closely associated with San Antonio architect O'Neil Ford, whose work sought to integrate regional architectural traditions with modern technology. Ford's designs were known for abstractions of traditional forms and use of richly textured local materials.

Although Hugh McMath did not design this house, his interventions quite literally take a modernist architectural form and seek to ground it, both through integration into the landscape and borrowing from regional architectural traditions. As built, the house already contrasted large metal windows and geometric forms with natural materials including unfinished wood siding and limestone. Subsequent changes took these aspects a step further, introducing wider roof overhangs, additional natural wood siding, and fieldstone planters that integrate the house into the site. McMath's study of Mexican architecture and traditional buildings, as well as a sense of creativity and reinvention, are evident in the modifications to the house—the

use of color on the interior and exterior, geometric painted wood medallions, eclectic lighting fixtures, geometric stained glass, turned wood porch posts, and a carved wood oxen yoke hanging over the doors to the back patio.

Unfortunately, these modifications were made without building permits and do not meet code requirements. The extended overhangs are structurally undersized. Lighting fixtures are not exterior grade and are plugged into added electrical outlets. Aspects of the work appear unfinished, such as the varied soffit materials.

Landscape Feature: McMath's interventions extend into the site, which represents a significant designed landscape with artistic and aesthetic value. A natural drainage crosses the lot near the intersection of Inwood Place and Possum Trot, spanned by a wooden bridge leading to a concrete driveway. Curvilinear stone retaining walls frame the driveway and doors to the two-car garage. Low stone walls step up as the wooded site rises toward the house. Curving stone stairs lead from the garage to a sidewalk to the front door.

To the rear of the house is an exposed aggregate concrete patio, with an outdoor table under a deep roof overhang supported by turned posts. An adjacent patio has Saltillo tile set into pavers and is framed by stepped rectilinear retaining walls.

PARCEL NO.: 0113060508

LEGAL DESCRIPTION: LOT 9 & E 37.5 FT OF LOT 8 INWOOD PARK

ESTIMATED ANNUAL TAX ABATEMENT: $8,500 (owner-occupied); city portion: $2,500 (capped).

APPRAISED VALUE: $1,025,772

PRESENT USE: Vacant; the applicant proposes to demolish the ca. 1948 house.

CONDITION: Fair

PRESENT OWNERS:
INWOOD FOREST LLC
3300 BEE CAVE RD STE 650-1186
AUSTIN, TX 78746-6600

DATE BUILT: ca. 1948

ALTERATIONS/ADDITIONS: Multiple; see discussion of architecture above.

ORIGINAL OWNER(S): Hugh and Frances McMath

OTHER HISTORICAL DESIGNATIONS: None

LOCATION MAP

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 292 '

NOTIFICATIONS

CASE#: PR 21-105009

LOCATION: 2501 INWOOD PLACE

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

Applicant, 2021

Note: see additional photographs from October 7, 2021 staff visit to property at end of report.

Occupancy History
City Historic Preservation Office, City Directory Research, July 2021

1959	Hugh L. and Frances McMath, owners Hugh – Professor, University of Texas Frances – Clerk, O Henry Jr. High School
1957	Hugh L. and Frances McMath, owners Hugh – Professor, University of Texas Frances – Clerk, Board of Education
1955	Hugh L. and Frances McMath, owners Acting director, School of Architecture, University of Texas
1952	Hugh L. and Frances McMath, owners Professor, University of Texas
1949	The address is not listed in the directory. NOTE: The house was built in 1948. NOTE: Hugh L. McMath is listed as a professor at the University of Texas; he lived at 386a Deep Eddy Apartments. Frances McMath is not listed in the directory.

Biographical Information
Hugh L. McMath (1904–1992) married Frances Marian Little (ca. 1905–1986) in Travis County in June 1937.

The 1940 U.S Census shows Hugh and Frances McMath as the renters of the house at 1801 Newfield Lane in Austin. Hugh McMath was 35, had been born in South Dakota, and was an assistant professor at the University of Texas. Frances McMath was also 35, had been born in Texas, and was the chief clerk at the Works Progress Administration office.

His 1942 World War II draft registration card shows that Hugh Lyon McMath was living at 2210-C Nueces Street in Austin; he was employed by the Department of Architecture at the University of Texas and was married to Frances McMath. He was born in 1904 in Watertown, South Dakota. He was 5’-11” tall, weighed 150 pounds, and a had a light complexion with brown hair and blue eyes.

Miss Little Bride Of Hugh L. McMath

The marriage of Miss Frances Marian Little, daughter of Mrs. Henry Morrow Little, to Hugh L. McMath, on Friday morning at St. David's Episcopal church came as a surprise to many friends of the popular university couple.

Before the ceremony began, Lester Brenizer sang the nuptial solo, with Carl Fehr at the organ.

The Rev. James Allen, pastor of the church, performed the double ring ceremony before members of the two families.

The bride, dressed in a blue tailored crepe with blue accessories and wearing white flowers, was given in marriage by her brother, Dr. Harry M. Little of Pittsburgh, Pa.

Mrs. Harry M. Little of Pittsburgh attended the bride, and Walter T. Rolfe attended Mr. McMath.

Immediately following the ceremony, the couple left for New York city by motor. On July 24 they will sail on the S. S. Europa for a trip abroad, returning to Austin about Sept. 15.

Mrs. McMath received her bachelor of arts degree from the University of Texas, later serving as secretary to the dean of the graduate school. In 1928 she became secretary to the president of the university. She is a member of Pi Beta Phi sorority and Mortar Board, honorary organization.

Mr. McMath, of Fargo, N. D., the son of Mrs. Miriam G. McMath, is an assistant professor of architecture at the university. He received his master of science degree in architecture from the university, and later attended the Massachusetts Institute of Technology, from which institution he received his master of science degree in 1936. He is an associate member of the American Institute of Architecture and of Sigma Chi fraternity and Tau Sigma Delta.

* * *

Society page story on the wedding of Hugh McMath and Frances Little, Austin American-Statesman, *7/18/1937.*

Architects Will Meet in Mexico City

Harwell H. Harris and Hugh L. McMath of the University of Texas will accompany 22 School of Architecture students to Mexico City for the Eighth Pan-American Congress of Architects this week.

Highlight of the meeting will be dedication of the National University of Mexico's new $90,000,000 campus, one of the largest single building projects of modern times. Famous personages at the conference will include Frank Lloyd Wright, David Lilienthal and Mies Van Der Rohe.

The extended field trip fits into a general University program to promote better understanding between this country and Latin-American nations. The trip will be financed partly from funds provided by the University's Architectural Foundation and the Central Texas Chapter of the American Institute of Architects.

Dr. Lewis U. Hanke, director of the University's Institute of Latin-American Studies, assisted in making field trip arrangements. Students scheduled to attend the meeting include:

Austin—Arthur C. Dykes Jr., 3407 Duval; S. M. Fitzpatrick, 2304 Swisher; Duane Hale LaRue, 4501½ Avenue H; A. William Modrall, 3309 Liberty; Mrs. Onny Burke Smith, 1901 Alameda Drive; Nick Terrazas, 1507B Brackenridge Apartments; and Jack R. Turner, 1112 Enfield.

Bagdad, Iraq—Hisham A. R. Munir.

Beeville—William Guy Rupe.

Center—Howard C. Parker Jr.

Dallas—William Overton Shelmire, Gordon L. Smith Jr.; and John Algot Tolins.

El Campo—Irwin Don Meyers.

El Paso—Tom D. Conger.

Grand Prairie—Benny H. Biderman.

Lamesa—Daniel H. Terry.

McAllen—Julio Rafael Guerra.

New Braunfels—James R. Weiershausen.

Pharr—J. B. Hancock.

San Antonio—Robert N. Laverty.

Waco—C. D. Warren Jr.

Hugh McMath To Visit Mexico

Hugh L. McMath, acting director of the University of Texas Architecture School, will visit the Instituto Tecnologico in Monterrey, Mexico, Nov. 22-28. Professor McMath will take the Instituto's architecture department an application for membership into the Association of Collegiate Schools of Architecture.

The association has a membership of some 70 United States and Canadian schools, but the Monterrey school will be the first in Mexico to hold membership in the association.

Professor McMath, who has been a member of the American Institute of Architects Committees on Education and International Relations, set up an architectural design workshop in the Monterrey school in 1950, and has taught there in summer sessions.

Examples of McMath's travel and work in Mexico, including a trip to extend an invitation to the Instituto Tecnologico in Monterrey, Mexico to join the Association of Collegiate Schools of Architecture, The Austin Statesman, *10/13/1952 and 11/17/1955.*

SUMMER IN MONTERREY—Several students from Austin high schools are attending the summer school session at the Instituto Tecnologico y de Estudios Superiores de Monterrey in Monterrey, Nuevo Leon, Mexico. On the front row are Pebble Stone, (left) daughter of Mr. and Mrs. Leon Stone; Jeanne Richey, Mrs. Verna S. Richey; Linda Senterfitt, Mrs. Maurine Senterfitt; Katy Alderman, Mr. and Mrs. William B. Alderman; Debbie Boyd, Mr. and Mrs. Bradford C. Boyd; and Beth Marsh, Mr. and Mrs. George Marsh. Second row students are Georgia Lochridge, daughter of Mr. and Mrs. Lloyd Lochridge; Lucy Ross, Dr. and Mrs. Raleigh R. Ross; Quita McMath and Professor and Mrs. Hugh L. McMath, group leaders; Ann Vernado, Mr. and Mrs. R. F. Vernado; Johanna Franke of Odessa and Mary Sue Marmion of San Antonio.

Group of high school students attending a summer school session at the Instituto Tecnologico, led by Hugh and Frances McMath and including their daughter, The Austin Statesman, *8/15/1962.*

Mortar Board Alumnae Elect

Mrs. Tom Graham Will Head Austin Chapter

Mrs. Tom Graham was elected president of the Austin alumnae of Mortar Board at a luncheon Thursday at noon at the Home Economics tea house. Other officers who will serve with her are Mrs. Hugh McMath, vice president; Miss Anne Finch, secretary-treasurer.

The U-shaped table was decorated with purple and white iris as a centerpiece, with place cards in the Easter motif. The Easter theme also featured in the arrangements of Easter nests, and egg containers for the confections used the length of the table.

Miss Frances Louise Mueller, outgoing president, presided.

Those present were Mesdames Bob Armstrong, John A. McCurdy, J. Merlin Blockette, Raymond Hill, Dan Driscoll, Hugh Lynn, Raymond Everett, J. M. Frazier, Tom Graham, Stuart Harris, R. D. Henderson, Hugh McMath, W. H. McNeill, W. K. Miller, Fred Nagle, Jr., Everett Smith and Marion Webster.

Misses Edleen Begg Doris Clower, Dorothy Gebauer, Helen Cosgrove, Annie Hill, Thelma Lockwood, Lucy Moore, Annabel Murray, Elizabeth Powers, Alma Widen and Frances Louise Mueller.

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Architects Wives Form UT Club

Mrs. Don Wrightsman, incoming president of the Student Architects' Wives' club of the University of Texas was on hand to greet new members of the group at a recent informal party in the Architecture Building.

She has announced that membership is open to wives of all architecture students and all women architecture students on the campus.

Other club officers are Mrs. Jim Carter, vice president; Mrs. John Notestine, recording secretary; Mrs. Norman Hopkins, corresponding secretary; Mrs. Ron Luther, treasurer; Mrs. John Nill, historian; and Mrs. Robert Hayes, parliamentarian.

Special guests for the meeting were Mrs. Hugh L. McMath, sponsor of the new club, and Mrs. J. Robert Buffler. Both are wives of professors in the School of Architecture.

Frances McMath supported women at the University of Texas through multiple endeavors, The Austin American, 3/22/*1942 and* The Austin Statesman, *11/1/1955.*

Historic Tract Donated For Pioneer Memorial

Austin American-United Press

Eugene V. Giles points to the Walnut Creek tract he and his sister, Miss Laura Lewis Giles, have deeded to the Heritage Society of Austin for development as a pioneer memorial park. The gift will be formally accepted in a short program at the south entrance to the Capitol Sunday at 4 p. m., opening the Easter Promenade the Heritage Society is sponsoring to revive the once popular custom of strolling around the statehouse. The park, which contains buildings and a botanic garden, is on land purchased in 1852 by Giles' grandparents, Frederic and Harriet Bachman Jourdan.

By LORRAINE BARNES

An historic 66-acre tract of land northeast of the city will become a pioneer memorial park commemorating the deeds of early-day settlers under terms of the gift to the Heritage Society of Austin.

Donors of the property in the scenic Walnut Creek area are Eugene V. Giles and his sister, Miss Laura Lewis Giles, who have given the tract in memory of their maternal grandparents, Frederic and Harriet Bachman Jourdan.

Mrs. Elizabeth Gardner, president of the Heritage Society, said a long-range plan for development of the park will include the restoration of the pioneer buildings and maintenance of a beautiful botanic garden which Giles has created on the Jourdan Spring Branch on the property as a memorial to his mother, Sallie Jourdan Giles. Eventually the park will be a replica of a pioneer Travis County settlement where visitors will see in authentic detail the homes, furniture, farm and ranch implements and miscellaneous items of a one-time plantation restored for permanent view.

The society will present citations to the donors in ceremonies Sunday at 4 p.m. on the south steps of the Capitol at opening of the Easter Promenade in the Capitol grounds. Judge Will Wilson of the State Supreme Court will give the welcoming address.

"Mr. Giles and his sister have entrusted to the Heritage Society a gift of rare value," Mrs. Gardner declared. "In beauty, history, and educational potential for new generations, I doubt that any heritage group in Texas has received a gift equal to this one."

Careful planning and design will go into development of the park, Mrs. Gardner announced, to preserve its pioneer atmosphere. William J. Lawson is chairman and Hugh McMath co-chairman of a committee appointed to draw up the long-range plan.

As a companion gift, Giles has given a log cabin to be moved onto the site, and other pioneer relics will be sought by the Heritage Society. In a nearby gravel bed are numerous fossil remains, intriguing to amateur and professional paleontologists, and the botanic garden, on which Giles has labored more than a decade, contains many varieties of native plants which University of Texas botanists have asked Giles to show to students.

Here the canyon walls have been rocked up to a height of 40 feet and the banks terraced for a garden effect. Giles built a dugout on the scene—similar to the ones that housed many a pioneer family in the early days of Texas—and added a pergola on one side of the structure.

Legend and history combine in

Excerpt from article describing the establishment of Pioneer Farms, The Austin American, *4/1/1956.*

Title Hugh L. McMath papers

Dates: 1928-1977

Abstract The Hugh McMath papers include textual and photographic material primarily documenting his 44-year teaching career in the School of Architecture at The University of Texas at Austin. He held a deep interest in the art and architecture of Mexico and developed courses in pre-Hispanic and Colonial architecture of Mexico and published several monographs on the subject. Record types include photographs, correspondence, student work, writings, and faculty papers.

Hugh Lyon McMath was born in Watertown, South Dakota, May 9, 1904.

McMath studied engineering and architecture at North Dakota Agricultural College (Fargo, North Dakota) in the 1920s, receiving a bachelor's of architecture in 1927. He was an instructor in architecture at North Dakota State College from 1927-1928; and at Bradley Polytechnic Institute in Peoria, Illinois from 1928-1929. He arrived in Austin in 1930 to teach at The University of Texas. Subsequently he received a master's in architecture from The University of Texas in 1934 and from Massachusetts Institute of Technology in 1936.

In 1942 McMath entered the U.S. Army Air Corps along with a number of other University faculty members. He served as an instructor and later as a director of the ground school at Moore Field Army Corps Base in Mission, Texas. He headed the educational guidance staff of the Austin Air Reserve Group in the 1950s and retired with the rank of lieutenant colonel in 1964.

During his 44 years of teaching in the School of Architecture at The University of Texas, McMath served as chair from 1946-1948, director from 1948-1950, and acting director from 1953-1954. In addition to his private practice, McMath lists professional experience in the offices of Frederic J. Klein (Peoria, Illinois), Walter T. Rolfe (Austin, Texas), Walter C. Harris (Austin, Texas), Golemon and Rolfe (Houston, Texas), and McKee and Kamrath (Houston, Texas).

McMath held a deep interest in the art and architecture of Mexico. He developed courses in the pre-Hispanic and Colonial architecture of Mexico and published several monographs on the subjects. From 1950 until 1960 he organized an architectural workshop at the Instituto Tecnologico of Monterrey, Mexico, attended by students from all over the U.S. His sponsorship aided the admission of the architecture school at the Instituto Technologico into the Association of Collegiate Schools of Architecture. He organized “Arctours” to Mexico in 1968, 1969 and 1970 to inspire interest in historic Mexican architecture by touring sites. Funded by a University Research Institute grant, he conducted a photographic survey of architecture in Puebla, Mexico, in 1968.

In 1957, serving as a consultant and coordinating architect for design and construction of the American School in Monterrey, he arranged an association of Monterrey architects and representatives from the Houston firm of Caudill Rowlett and Scott Architects and Planners.

McMath was made a Fellow of the Royal Society of Arts of Great Britain for his work to develop cultural relations with Mexico. He was a member of the American Institute of Architects (AIA) and the Texas Society of Architects and served on the AIA National Committee on Education and Foreign Relations.

Hugh McMath retired from The University of Texas in 1974.

From the Alexander Archives, University of Texas, https://legacy.lib.utexas.edu/taro/utaaa/00114/aaa-00114.html.

JOHN S. CHASE: PAVING THE WAY—FINDING A PATH TO UTSOA

John S. Chase recognized that after earning his undergraduate degree from Hampton University and working as a drafter at an architectural firm in Philadelphia, the best way to further his career was to continue his education. In 1949, he moved to Austin, Texas, to begin working for the Lott Lumber Company, and he hoped to pursue further studies at UTSOA, the best architecture program in the country at the time. Meeting with the Dean of the School of Architecture, Hugh McMath, Chase inquired about studying at UTSOA, despite the University's strict policy of segregation. Dean McMath told Chase about the pending *Sweatt v. Painter* case that was being argued in the Supreme Court at the time in 1950, and McMath encouraged Chase to apply for the program in anticipation of the case's conclusion.

Online exhibit of the Architecture and Planning Library of the University of Texas at Austin, https://utlibrariesarchitecture.omeka.net/exhibits/show/paving_the_way/finding_a_path.

Frances Little McMath

Mrs. Frances Little McMath, 81, of 2501 Inwood Place died at her home, January 27, 1986.

She was a native Austinite and descendant of pioneer Texans. Mrs. McMath attended Austin public schools and the University of Texas, graduating in 1924 with a B.A. in English. After graduating from college, she worked for the Russell Sage Foundation in New York City for several years. On returning to Austin, she was employed at the University in several capacities. Prior to her marriage, she was secretary to Dr. H.W. Harper, dean of the Graduate School, and for many years as secretary to the president of the University, Dr. H.Y. Benedict.

In later years, she was employed in the Austin Public Schools. She then returned to the campus and worked on the staff of the Dean of Women, Margaret Peck. After her retirement, she and her husband, Hugh L. McMath, Professor emeritus of Architecture at the University, traveled extensively. Mrs. McMath was a member of Pi Beta Phi, Mortar Board, the University Ladies Club, Pan American Round Table, the U.T. Retired Faculty Staff Association, the Women's Architectural League, and the Austin Symphony Orchestra Society.

She is survived by her husband; a daughter, Quita of New York; one niece; two nephews; and a host of friends.

Memorial services will be held at 3:00 PM, Wednesday in the Colonial Chapel of the Cook-Walden Funeral Home with Dr. Robert Ledbetter officiating.

In lieu of flowers, the family suggests contributions to the Scholarship Fund of the Retired Faculty Staff Association of the University of Texas at Austin, in care of the president's office or to a favorite charity.

Arrangements by Cook-Walden Funeral Home, Lamar location.

Austin American-Statesman Tuesday, Jan. 28, 1986, page B4

Obituary for Frances Little McMath, Austin American-Stateman*, 1/28/1986.*

Hugh Lyon McMath, former director of UT School of Architecture, dies at 88

November 17, 1992 | Austin American-Statesman (TX)

Hugh Lyon McMath, former director of the University of Texas School of Architecture and professor emeritus, died Sunday. He was 88.

McMath was director of the school for six years when the department of architecture separated from the College of Engineering in 1948.

McMath, who earned master's degrees in architecture from Massachusetts Institute of Technology and UT, began teaching at UT in 1930.

In 1950, he and his wife, Frances, began taking students from all over the country to study architecture during the summer at the Instituto Tecnologico y de Estudios Superiores in Monterrey, Mexico.

Before teaching at UT, McMath taught briefly at North Dakota Agricultural College (now North Dakota State University) and Bradley Polytechnic Institute in Peoria, Ill.

4 Ex-GI's Pull New Idea And It Spells Sensation

Scoop up a few million men, shove them in a war bag and shake them up, and it's difficult to predict what will come out. Once in awhile it's a success story.

Four ex-GI's, ranging in age from 24 to 33, who landed in Austin when the war bag was dumped, have dug down deep to prove that such stories are still in vogue. And they've just about upset all the odds in doing it.

Starting with a string of chance meetings, an idea and $5,000, they have in less than two years, brought their capital up to $28,000. In addition, they've licked the problem of getting a new product accepted by the public. Orders of more than $100,000 are on hand, yet unfilled.

The men are Ned Cole, 29, William Baker, 24, Watt Watkins, 29, and H. E. Cadwallader, 33, the sole owners of Fabricon Inc., one of Austin's most revolutionary industries which has taken over the building of a large portion of the walls in Austin homes.

Their walls, already tested and proven, are glimpses into the future where the last article of wasted space in homes—the walls—is put to use. Already many homes in Austin are built without rooms—just four outside walls, a floor and a roof. Fabricon Inc. then steps in with its factory-built walls—all of them closets, drawers and other storage areas—and divides the home into rooms.

Contractors like the walls, because through their use, the size of houses can be lessened, thereby cutting construction costs. Prospective home owners like them because they can keep the size of the house the same and gain additional floor space. Room-consuming closets, cabinets and trunks are completely out.

With the daring and ambition peculiar to young men, the factory of Fabricon Inc. was started before even the land on which to erect it was available.

Cole, an Austin architect and the man with the idea, and Watkins, a Dallas furniture maker, who met by a chance Army transfer during the Pacific war, rented a two-car garage on West Eighth Street and started construction of the plant early in 1946 before they even knew where they would place it.

As each individual part of the framework was built, it was carried outside and another piece started.

Before Cole and Watkins finished, Baker and his wife came to Austin to attend the University of Texas on the GI Bill of Rights and in their search for a place to live, answered an advertisement offering a room for rent in Cole's home.

Cole rented them the room and because Baker had arrived before the term was to start, Cole put him to work, helping build the factory in the garage. Time slipped by, Baker didn't go to school and the three of them eventually saw that he was a necessary part of the firm. He was taken in.

The fourth member, Cadwallader, became associated with the others through a chance meeting of his wife and Mrs. Cole in a Sunday School class.

He came to Austin because during the war he married an Austin girl, the former Margaret Leslie, and although he taught industrial arts in an Ohio high school and held one degree, he planned to enter the University here and study law.

But through his wife's chance meeting with Mrs. Cole, Cadwallader soon met the other members of the firm. He sits up in the front office now, managing sales and other parts of the business end.

Cole still draws plans for new products and designs many of the homes in which they are to be used. Watkins and Baker manage the shop.

After the framework of the plant was built in the garage, land was obtained, but a critical shortage of still needed materials developed. Not to be whipped at that stage of the game, the men made their own.

An inscription, "Built by four soldiers with their bare hands. June 1, 1946," on the cornerstone of their plant at 4601 East Fifth Street offers a glimpse of what has gone before.

To get their materials, the men armed themselves with hoes, shovels, a mixing box and a new design for a concrete block and rolled up their sleeves.

They set up the pre-fabricated framework and then laid the outside walls themselves from the concrete blocks.

"It was like the blind leading the blind," Cadwallader said. "There wasn't a one among us who had ever laid as much as a brick before."

Starting with only one other man employed besides themselves and producing only $1,500 in walls per month, the men have built the plant up until it now employs 20 persons and produces more than $15,000 of products per month.

The original plant was 80 feet long and 30 feet wide. It has been expanded four times, extending its length to 240 feet. Another expansion program is underway.

The private lives of these four men are as closely associated as their business dealings. They, like most returning veterans with wives, were caught in the squeeze of Austin's housing shortage.

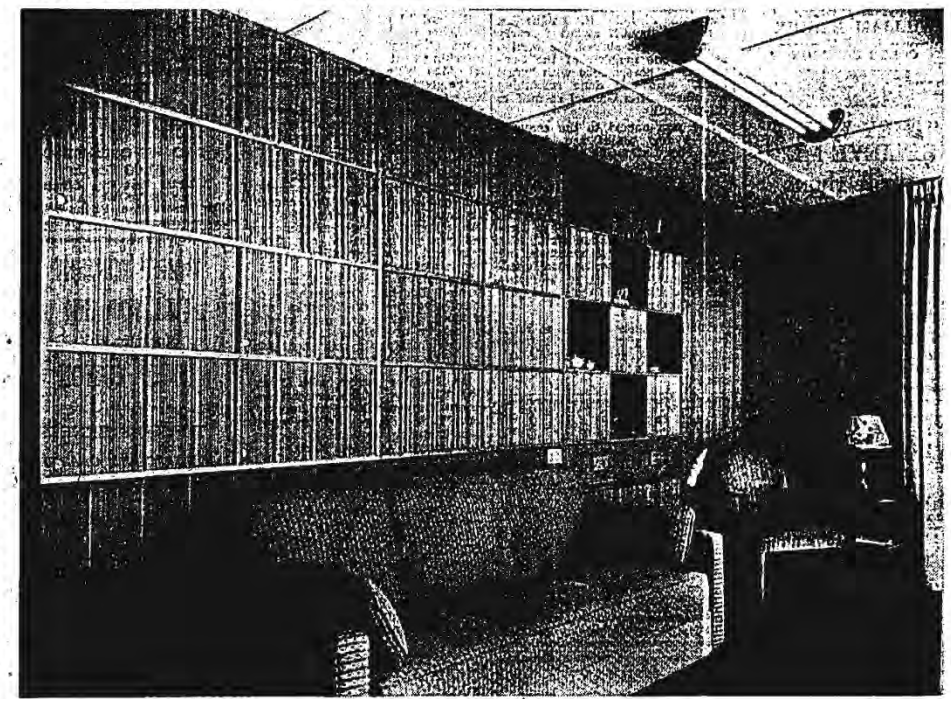
Baker had only the room he rented from Cole. Watkins moved five times in 14 months. Now they all live in a single building, a four unit apartment, where they have put the things they make into use.

Designed by Cole, the building sits down off the street level at 805 West 10th Street. Of brick construction and a "different" design, it has often been mistaken for a laundry and other business establishments, the main reason perhaps, because the rear of the apartment faces the street.

Visitors are nearly always startled when after descending from the street, they find four individual apartments, all with plate glass fronts and individual yards and arranged in such a manner as to provide the utmost privacy for each family.

These men know they have something and undoubtedly have a rosy view on the future, but until only recently they have been too busy building their forest to see the trees.

War often makes strange bedfellows, but once in awhile a perfect blend is reached.

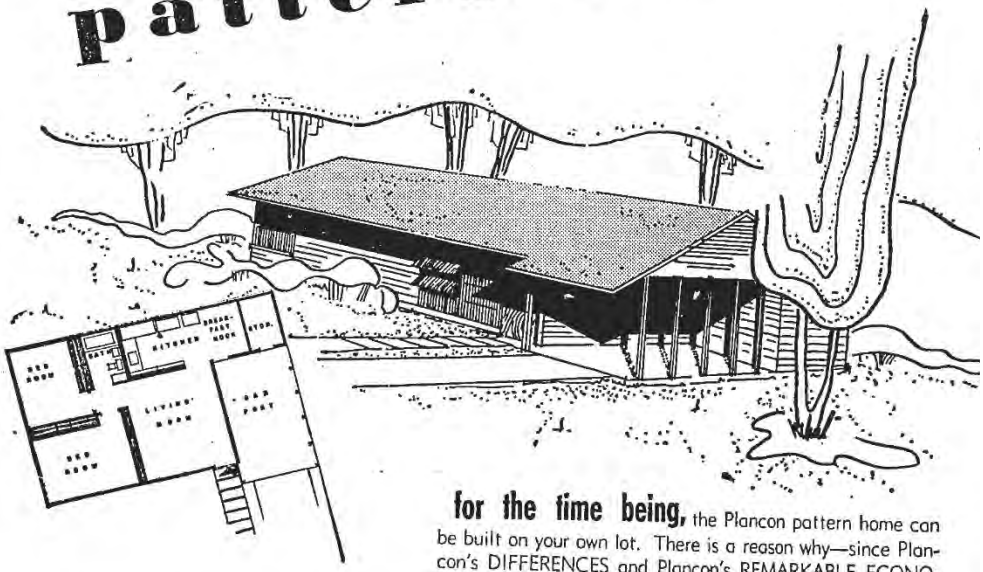


HOUSE SENSE—When four ex-GI's landed in Austin after the war, uprooted from their normal surroundings, they hit town with an idea about something new for the home, and by upsetting the odds against them made it pay off. "Why should the space consumed by walls be wasted?" they reasoned. Putting their reasoning into action, they built a plant with their own hands, naming it Fabricon. And now many Austin homes are built without rooms. When the contractor has finished, Fabricon enters and divides the homes into rooms with walls they manufacture—walls that are all closets, cabinets and other storage areas. The walls in their home (they all live in a four-unit apartment building) are shown as they can be arranged in a new pattern every day merely by sliding a few panels. The wall pictured is between a living-dining room and the kitchen. The opposite side, through the manipulation of other panels, provides all the kitchen cabinet space needed. The wall at right in both pictures opens into a bedroom closet on the opposite side, deep enough and tall enough for all garments.

Article on Fabricon and Ned Cole's role in the venture, The Austin Statesman, *2/27/1948.*

"hard to believe . . . but it's true"

PLANCON pattern homes



for the time being, the Plancon pattern home can be built on your own lot. There is a reason why—since Plancon's DIFFERENCES and Plancon's REMARKABLE ECONOMIES result from construction on entire developments at once.

Arrangements are being completed to open new developments using Plancon package. For this reason, and for a limited time, the Plancon package is available to individual lot owners. The Plancon pattern home can be constructed on your lot.

for only $6950 for 2 bedroom

$8450 for 3 Bedroom

- INCOMES AS LOW AS $200 MONTHLY WILL BUY.
- MONTHLY PAYMENTS AS LOW AS $44.00.
- $250 DOWN COVERS EVERYTHING (EXCLUSIVE OF CURING ANY TITLE DEFECTS IN YOUR PROPERTY).
- A COMPLETE PACKAGE WHERE ONE CALL HANDLES EVERYTHING

THE PLANCON PACKAGE INCLUDES:	THE PANCON PATTERN HOME INCLUDES:
• An architecturally-designed home. • All loan negotiations. • Engineering and layout. • A turn key construction job. • All attendant fees except curing title defects in your property.	• Beautiful Fabricon wall storage units. • Youngstown sink units. • Central heating. • Large metal casement windows. • Rooms with living space.

YOU have to SEE a Plancon pattern home to realize the remarkable difference and to know what we mean by Plancon's economy. You will want to inspect a Plancon pattern home and compare it with other low cost homes available in Austin. For full details call

PLANCON

Phones: 2-8222 • 6-2363

HOURS: 8 a.m. to 6 p.m.

Advertisement for Plan Con's Pattern Homes, The Austin Statesman, *3/8/1949.*

Austin Building Takes Healthy Step Forward

Austin is headed to another $2,000,000 building construction month if the rate set for the first half of the month is maintained.

During the first 13 days of January, 124 permits totaling $1,118,367 in value were issued. Commercial construction, lagging for the past three years, was beginning to show activity with 14 permits issued for $360,245.

Residential and apartment house construction which was anticipated to show some decline maintained its activity with permits for 96 apartments, residences and additions granted for a total value of $700,950. In all, 91 dwelling units had been projected during the first half of the month.

Only two of the 124 permits issued were non-taxable, the remaining 122 structures adding $1,088,295 to the tax values of the city.

Major commercial permits issued during the first two weeks of January were for the new passenger station of the Missouri Pacific Lines at Third and Baylor Streets costing $68,500, and the Citizens State Bank at 1904 Guadalupe involving a total estimated cost of $103,463.

Permits were issued to Sinclair Refining Company for the erection of six new gasoline service stations in various parts of the city costing a total of $107,500. These new stations will be located at 1301 Barton Springs Road, 1701 West 35th Street, 5307 Airport Boulevard, 801 East First Street, 4926 Georgetown Road and 2900 San Jacinto Boulevard. E. B. Snead Construction Company has been awarded contracts for these stations.

Highlighting residential construction already projected are 28 four-room and bath houses to be erected in the 2000-2100 blocks of Peach Tree Street in Pecan Orchard Subdivision at a cost of $6,500 each with Ned Cole as contractor. Permits for their construction were issued to a group listed as Plan Con with Carl B. Morris as the applicant. This residential development will cost an estimated $182,000.

Two major apartment house projects are being built in Enfield by Marion Barrett with a permit cost of $25,000 each but estimated to cost $110,000 when completed. Two-story rock veneer and frame apartment houses and carports containing 24 rooms and eight baths will be built at 1201-1203 Marshal Lane, and two-story brick veneer and frame apartment houses and carports will be constructed at 2509-2511 Enfield Road to give Austin two additional eight-unit apartment projects.

Ben Ogletree has been granted a permit for the construction of a 16-unit apartment house project at 301 West 31st Street to cost an estimated $50,000. This project will contain 53 rooms and 16 baths.

Barnes Hoff is constructing a stone veneer residence and garage attached, containing seven rooms and two baths, at 4601 Laurel Canyon Drive in Highland Park at a cost of $20,000.

Other larger construction projects include the two-story defense research laboratory on the University of Texas campus costing $27,572, and the masonry addition to a business building at 1708-10 West 35th Street by R. G. Mueller. The Southern Pacific has been granted a permit to erect a masonry office building at 2303 East Sixth Street to cost $500.

Description of tract housing development by Plan Con, The Austin Statesman, *1/20/1949.*

Permit Issued for $63,500 Sigma Chi Chapter House

Construction of a new $63,500 chapter house for Sigma Chi fraternity at 2701 Nueces Street was given the starting signal Monday with a permit issued to the Yarbrough Construction Company, general contractor, by John C. Eckert, city building inspector.

The stone veneer house will be two stories and a basement containing 13 rooms aid five baths. Plans were drawn by Giesecke, Kuehne and Brooks of Austin.

Another large building project now under way is that of Plan Con, granted permits for construction of si frame residences and carports attached in Sun Terrace Addition at a total cost of $49,000.

A brick veneer and frame residence with carport attached is being erected at 2400 Pemberton Place. This home containing nine rooms and four baths will cost $34,267.

Permit for the construction of a two-story brick veneer four-unit apartment house has been issued to Mrs. Edna Von Rosenberg. This building, composed of 20 rooms and four baths, is to be constructed at 102 West 30th at a cost of $24,000.

Other permits of $10,000 or more value include:

W. A. Cunningham, frame and stone veneer addition to residence, 2405 Woodmont, $10,000.

Nash Phillips-Copus Homes, Inc., cutstone veneer residence and garage attached, 5100 Fairview Drive, Highland Park West, $10,000.

Kohn Estate, brick veneer residence and garage attached, 5401 Shoal Creek, $10,000.

Bill Tarver, frame residence and garage attached, 3213 Clearview, $12,000.

Additional Plan Con homes planned for construction in 1949, The Austin Statesman, *9/26/1949.*

Fabricon Inc Ned A Cole pres Walt Watkins v-pres cabtmkrs 4601 E 5th

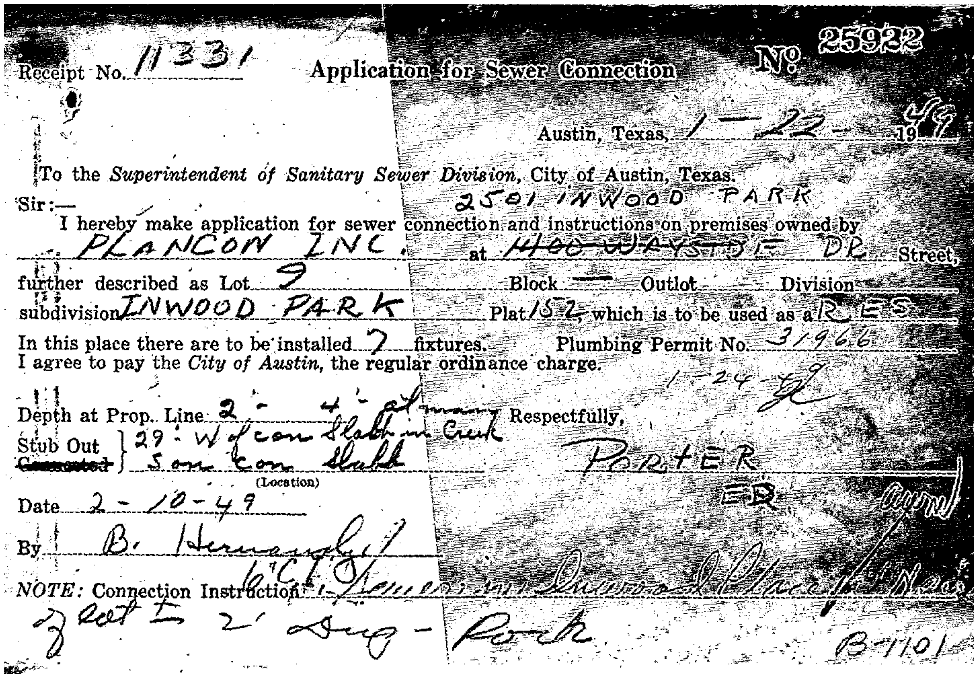
Plancon Inc (constn div) Carl B Morris pres Maurice W Cole v-pres Russell J Horn sec Ned A Cole treas bldg contr 4601 E 5th

Entries in the 1949 Austin City Directory for Fabricon and Plancon.

Fabricon Inc Ned A Cole pres cabt mkrs 4601 E 5th

Entry in the 1952 Austin City Directory for Fabricon. There are no entries for Plancon or Carl Morris; Maurice and Ned Cole are listed with their other ventures, respectively Metal Equipment Co. and Fabricon, and Russel Horn as a student at the University of Texas.

Permits



Receipt No. 11331 Application for Sewer Connection № 25922

Austin, Texas, 1-22-1949

To the *Superintendent of Sanitary Sewer Division*, City of Austin, Texas.

Sir:—

2501 INWOOD PARK

I hereby make application for sewer connection and instructions on premises owned by PLANCON INC. at ~~1400 WAYSIDE~~ DR. Street, further described as Lot 9 Block — Outlot — Division — subdivision INWOOD PARK Plat 152 which is to be used as a RES

In this place there are to be installed 7 fixtures. Plumbing Permit No. 31966

I agree to pay the *City of Austin*, the regular ordinance charge.

1-24-49

Depth at Prop. Line 2' - 4' at man Respectfully,

Stub Out ~~Connected~~ } 29' W of con slab in Creek / 5 on Con slab (Location)

PORTER

Date 2-10-49

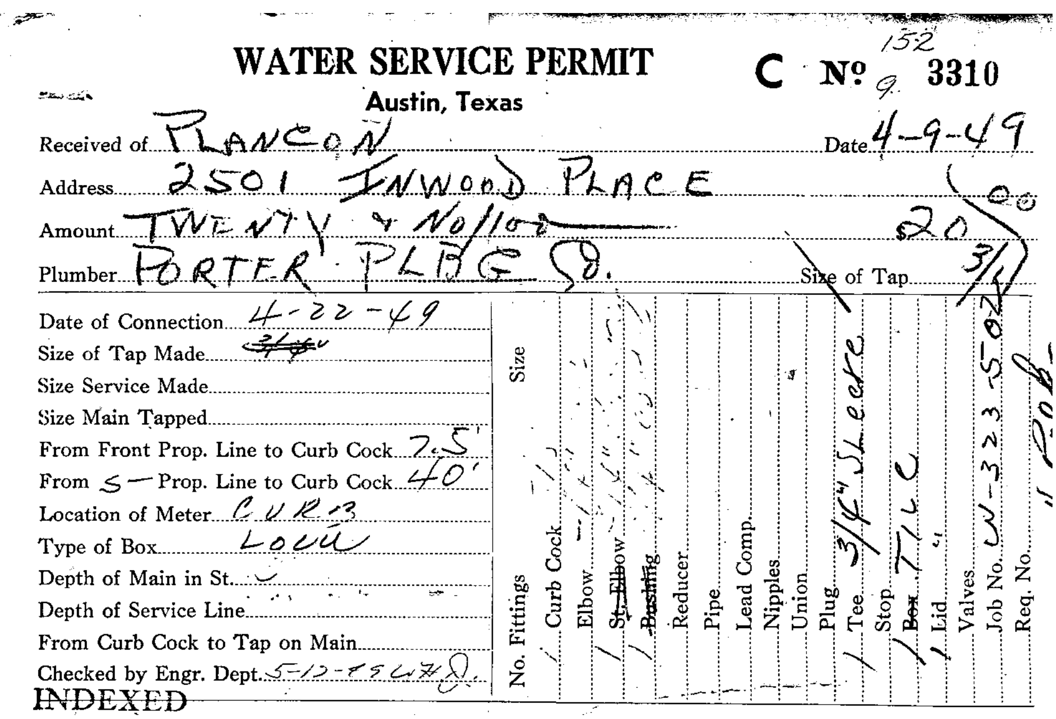
By B. Hernandez

NOTE: Connection Instruction 6" C.I. Sewer ... Inwood Place ...

2 feet to 2' Dug - Rock

B-1101

Application for Sewer Connection, 1949



WATER SERVICE PERMIT C № 3310

152 / 9

Austin, Texas

Received of PLANCON Date 4-9-49

Address 2501 INWOOD PLACE

Amount TWENTY & NO/100 $20.00

Plumber PORTER PLBG CO. Size of Tap 3/4

Date of Connection 4-22-49

Size of Tap Made 3/4"

Size Service Made

Size Main Tapped

From Front Prop. Line to Curb Cock 7.5'

From S — Prop. Line to Curb Cock 40'

Location of Meter CURB

Type of Box LOW

Depth of Main in St.

Depth of Service Line

From Curb Cock to Tap on Main

Checked by Engr. Dept. 5-12-49

INDEXED

No. Fittings	Curb Cock	Elbow	St. Elbow	Bushing	Reducer	Pipe	Lead Comp.	Nipples	Union	Plug	Tee	Stop	Box	Lid	Valves	Job No.	Req. No.
Size											3/4" Sleeve		Tile			W-323 502	1 Rob
											1		1	1			

Water Service Connection, 1949

2501 Inwood Place

Hugh L. McMath ~~1400 Wayside Drive~~

152 9 - - -

Inwood Park

Frame residence with garage attached.

39174 9-29-48 $9500.00

Plan Con

7

Building Permit, 1948

Hugh L. McMath 2501 Inwood Place

152 9 and east 1/2 of 8 - - -

Inwood Sub.

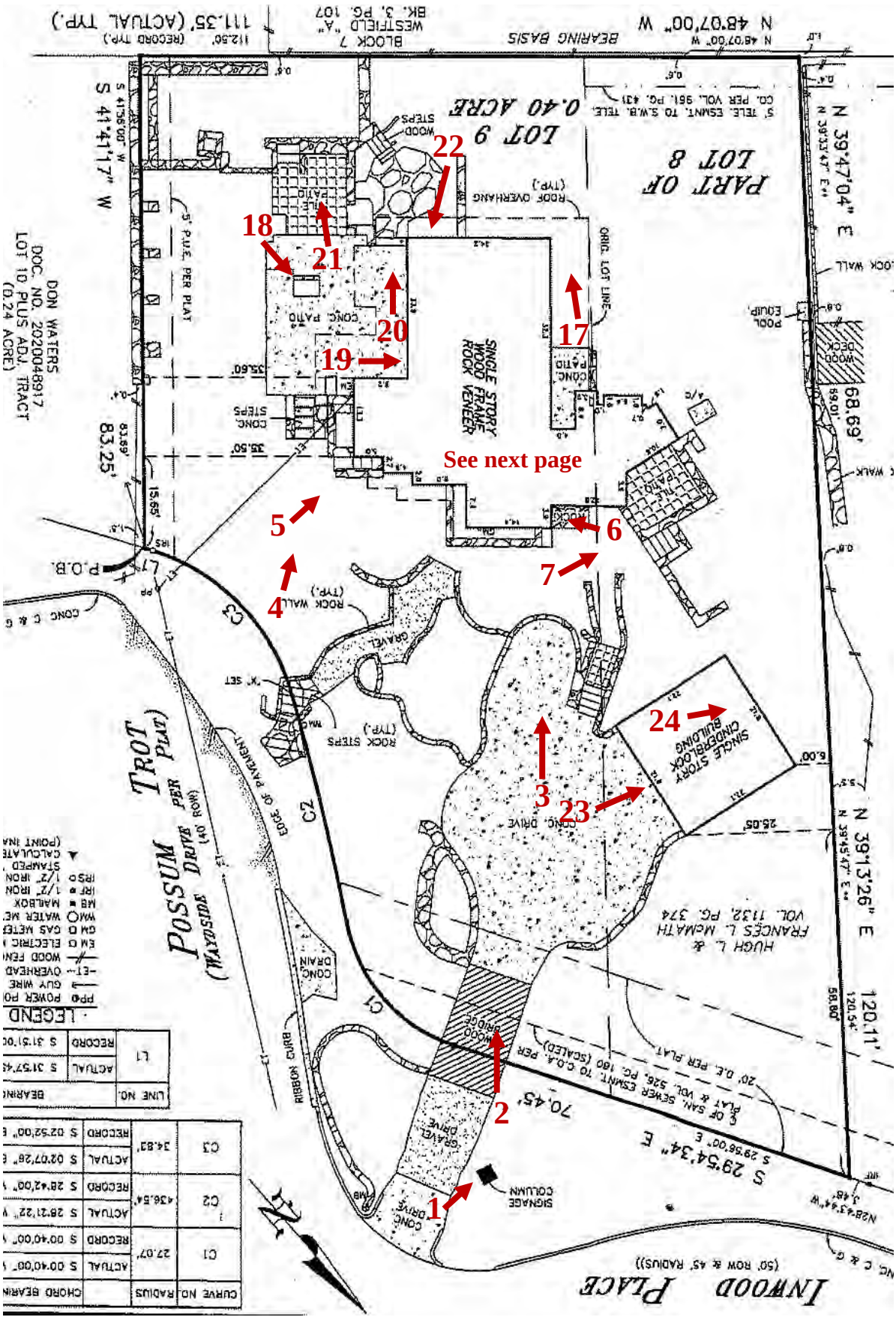
Frame and masonry addition to residenc

49715 1-2-52 $3000.00

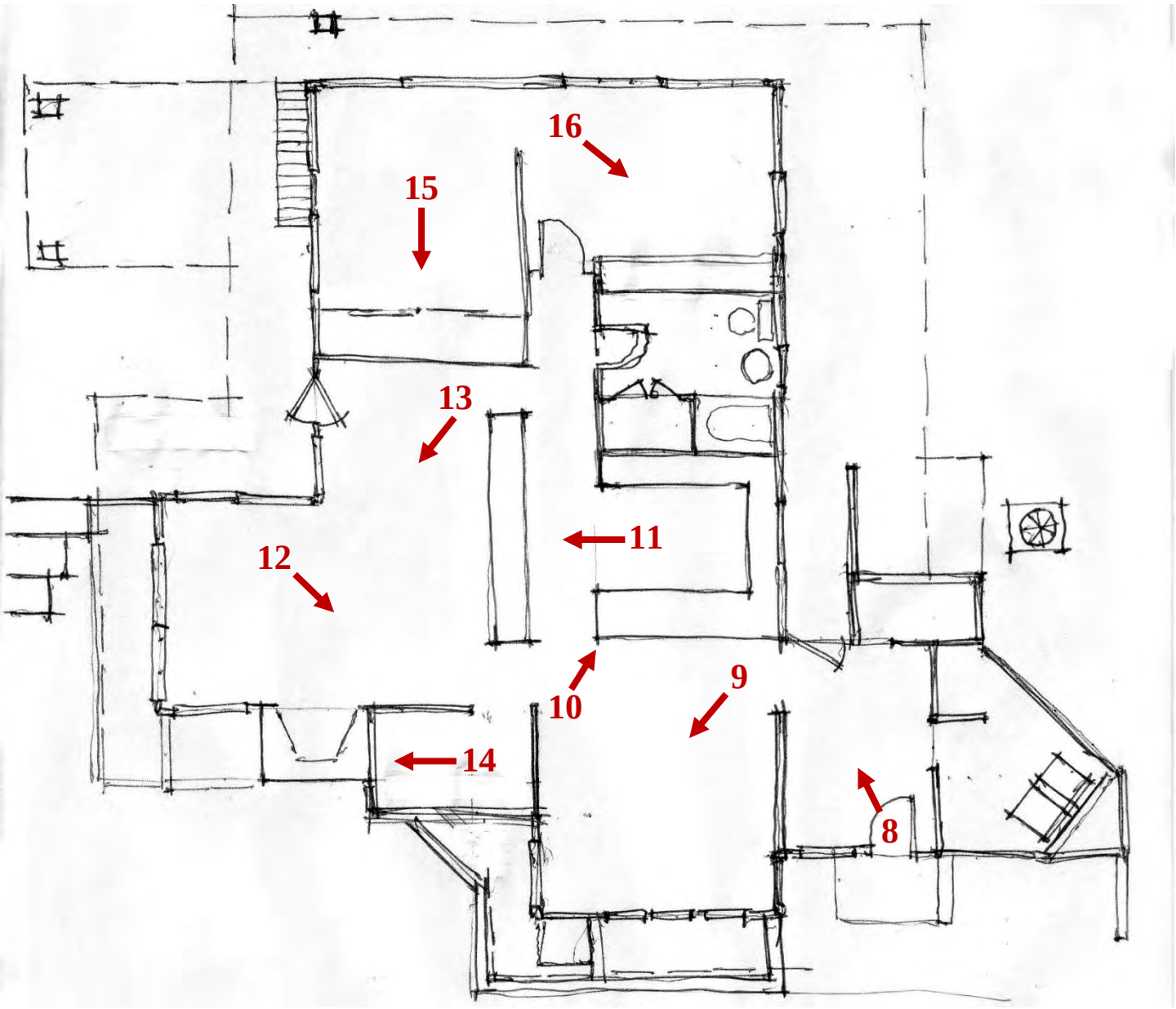
Owner

Building permit to Hugh McMath for an addition, 1952

STAFF SITE VISIT PHOTOGRAPHS



Site visit photographs, Historic Preservation Office staff, October 7, 2021.



Site visit photographs, Historic Preservation Office staff, October 7, 2021. Plan is not to scale.

Figure 1. Entry marker for Casa McMath

Figure 2. Wood bridge across natural drainage near the corner of Inwood Place and Possum Trot

Figure 3. Stone retaining wall and steps from driveway to the house

Figure 4. Low site walls and wooded site

Figure 5. View of the house from the east

Figure 6. Front entry

Figure 7. Stone gate and patio next to front entry

Figure 8. Entryway

Figure 9. Dining room

Figure 10. Kitchen

Figure 11. Fabricon room divider between kitchen and living room

Figure 12. Living room

Figure 13. Living room

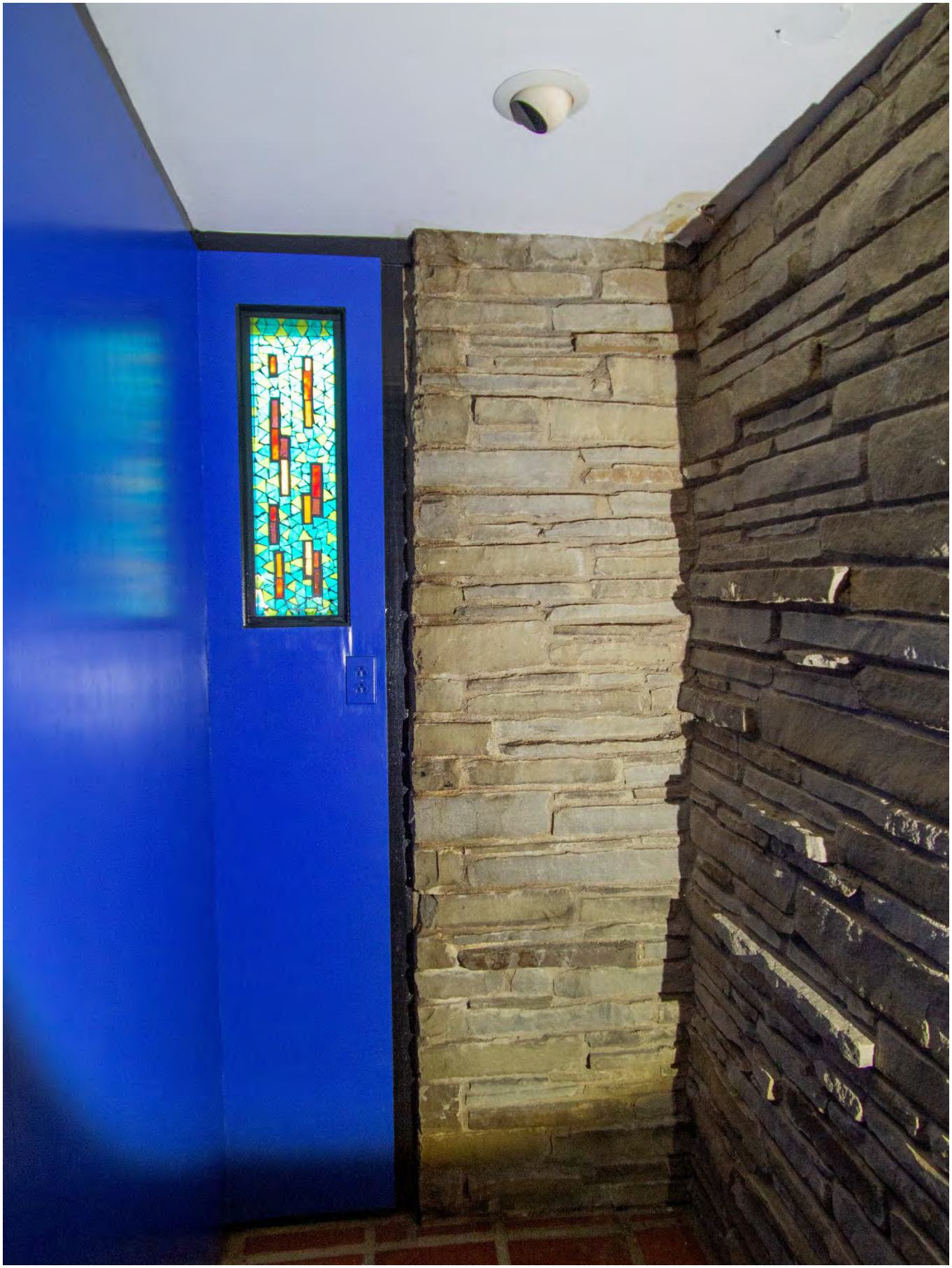


Figure 14. Alcove off of living room with stained glass

Figure 15. Fabricon wall storage unit in larger bedroom

Figure 16. Second bedroom

Figure 17. Extended roof overhang

Figure 18. Back patio

Figure 19. Back door

Figure 20. Back patio

Figure 21. Patio

Figure 22. Retrofitted lighting is not hardwired and does not meet code

Figure 23. Garage has rotten fascia

Figure 24. Interior of garage exhibits extensive rot resulting from site grading and drainage challenges

Architects and Designers

The following architects and designers are presented in order of prominence relative to the Austin Air-Conditioned Village. Ned A. Cole helped select Austin as the site of the experiment through his role as chairman of the National Association of Home Builders air-conditioning subcommittee, served as project manager for the construction, and designed seven of the houses. H. D. Powers designed five houses, J. Eugene Wukasch designed two, and Fred Winfield Day, Jr., W. R. Coleman, and Oran Vaughan each designed one home in the Village. While some found more critical acclaim in their careers than others, collectively their work is representative of mid-century residential design in Austin's middle class, suburban neighborhoods.

Ned Ansel Cole (1917–2008)

Ned Ansel Cole was born in Ferris, Texas. He earned a degree in architecture with honors from the University of Texas at Austin in 1939 and subsequently began building houses and teaching in the architecture department. Drafted into the U.S. Army in 1941, Cole served in the South Pacific building infrastructure on Guam and in the Philippines.[215]

Cole returned to Austin after World War II and with three other veterans founded Fabricon, Inc. The firm designed and produced innovative prefabricated wall storage units that would serve as a centerpiece of Cole's residential architecture. The founders constructed their factory building in modular sections in a rented garage, before the ultimate site of the facility at 4601 East Fifth Street in Austin had been selected and obtained. The hand-cast concrete block cornerstone of the building reads, "Fabricon, built by four soldiers with their bare hands, 1 June 1946." In place of traditional site-built, load-bearing walls, the Fabricon wall units turned room dividers into organized storage with built-in sliding doors and drawers. An *Austin Statesman* article characterized the units as a modern space-saving measure in contrast with outmoded storage methods—"Room-consuming closets, cabinets and trunks are completely out."[216] Cole's role in the company was designing the product as well as many of the homes that used it. In response to Austin's postwar housing shortage, he also designed a four-unit apartment building at 805 W. Tenth Street, replete with Fabricon products, that he and his family occupied along with the other founders.

In 1952, Cole designed a demonstration home for the Coleman Company, headquartered in Wichita, Kansas (Figure 41). Prompted by increasing construction of air-conditioned housing, the home provided a training ground for dealers and distributors through nearly fifty copies built in various locations. Though comparable in size and remarkably similar to Cole's later designs for the Austin Air-Conditioned Village, the house was estimated to sell for $14,000 to $15,000, not including the cost of land; at $1,900, the air-conditioning equipment constituted a high percentage of the price. The same year, Cole also worked with Houston builder P. S. Luttrell on increasing the efficiency of an air-conditioned model intended for large-scale construction.[217] Cole was awarded a citation by the ACRI in 1953 for his "initiative and noteworthy leadership in increasing public interest in the use of residential air conditioning."[218]

Cole rose to national attention with his design for the NAHB Trade Secrets house (Figures 42–43). Operation Trade Secrets, initiated in 1951 by NAHB president Bill Atkinson, provided a forum for the nation's leading builders to share innovative cost-cutting strategies and ideas for improving the quality of their product. The initial venture in October was met with such enthusiasm that a series of regional meetings were scheduled later in the year, and a second round of more

[215]"Ned Ansel Cole," *The Advocate*, Sept. 16–18, 2008, accessed Sept. 13, 2020, https://obits.theadvocate.com/obituaries/theadvocate/obituary.aspx?n=ned-ansel-cole&pid=117526971.
[216]"4 Ex-GI's Pull New Idea and It Spells Sensation," *The Austin Statesman*, Feb. 27, 1948, 15.
[217]"Air Conditioning Demonstrated," *House & Home* 2.4 (Oct. 1952): 140; "Operating Costs are Lower Than You Think…" *House & Home* 5.3 (Mar. 1954): 110; and "What are the Plans of the Merchant Builders?" 86.
[218]AAHB and NAHB, *Austin Air-Conditioned Village Plan Book*, n.p.

than twenty conferences held in 1952.[219] As a means of showcasing some of the most notable ideas that surfaced during the meetings, the organizers sought to coalesce the various methods into a single Trade Secrets house to be built throughout the U.S. Of the coordinating committee members, Cole's status as both architect and builder placed him in an ideal position to design the house, in which he incorporated some of the signature features of his own practice. Tilt-up walls utilizing precut lumber and modular windows, recommendations of the conferences, significantly decreased construction time. Atop these, Cole placed preassembled roof trusses to eliminate the need for interior bearing walls. The resulting open interior provided a notable advantage: sub-contractors could finish walls and flooring without obstructions or the need to cut materials to fit, thereby expediting the process and reducing waste. The trusses also permitted the use of prefabricated or site-built partitions and storage walls, which occupied less floor space and provided more adequate storage than traditional closets. Early in 1953, models of the 1,332 square foot, three-bedroom house were constructed simultaneously by twenty-three builders in fourteen states. Openings drew record crowds, and by May, over 200 builders in the U.S. and Canada had ordered plans for the house. If put into large-scale production, the anticipated selling price of the house was $15,000.[220]

Cole incorporated a number of planning ideas and construction methods from his earlier work into the house he designed and built with Fabricon for Austin's Parade of Homes in 1953, itself near-identical to the seven houses he designed for the Austin Air-Conditioned Village. The predominantly rectangular plan, the same from house to house with minor variations, represents a simplification of the L-shaped layout of the Trade Secrets house. Each made use of roof trusses, storage walls, and a new Fabricon item: prefabricated metal gable ends, corrugated to provide attic ventilation (Figures 44–46).[221] Despite these commonalities, Cole achieved remarkably diverse exterior appearances in the Air-Conditioned Village homes. Cladding materials included brick, asbestos, and stucco. Variations in massing were effected through the orientation of each house, with its long or short façade facing the street, and the location of its garage or carport, whether abutting the house or connected by a breezeway. The resulting stylistic treatment ranged from a side-gabled Ranch house, with low, horizontal lines, to a front-facing Contemporary dwelling, with exposed beams and columns supporting the gable and detached carport (see Figures 36–37 and 47–48).

Cole's designs for Fabricon were built throughout the state, in Austin, Houston, Fort Worth, and smaller central Texas communities. In 1961, he moved to Baton Rouge to work for another homebuilding company. Shortly thereafter, he founded a consulting firm, ushering in "a second long career as a researcher and consultant for a myriad of projects, including the Superdome in New Orleans, pipelines, geothermal power and many legislative and regulatory issues."[222] In his chronicle of the building of the Superdome, Dave Dixon gives Ned Cole exclusive credit for identification of the site for the stadium as a researcher for Gulf South Research Institute.[223] Cole retired in 1983 and died in 2008.

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[219]"Operation Trade Secret," *Architectural Forum* 95 (Nov. 1951): 213; "Top Builders Reveal More Trade Secrets," *Architectural Forum* 95 (Dec. 1951): 130; and "'Operation Trade Secrets' in Full Swing Again," *House & Home* 2.2 (Aug. 1952): 108.

[220]"$15,000 'Trade Secrets' House," *Life* 34.1 (Jan. 5, 1953): 8–15; "Is This 1953's Most Influential House?" *House & Home* 3.1 (Jan. 1953): 99–107; "First Trade Secrets Houses Attract Record Crowds," *House & Home* 3.2 (Feb. 1953): 41; "The Trade Secrets House and the U.S. Builder," *House & Home* 3.3 (Mar. 1953): 114–19; and "Trade Secrets Houses Begun in 40 States, Canada, Hawaii," *House & Home* 3.5 (May 1953): 55. See also "Ned Cole's Idea Factory," *Architectural Forum* 95 (Aug. 1951): 162–65, 240.

[221]Cole's 1953 Parade of Homes entry is located at 4906 Westfield Drive. See "One Big Room Idea Provides for Convenience and Economy," *The American-Statesman,* Sept. 20, 1953, E-10 and "What Can You Learn about Summer Cooling from NAHB's Air-Conditioned Village," 132.

[222]"Ned Ansel Cole."

[223]Dave Dixon, *The Saints, The Superdome, and The Scandal: An Insider's Perspective* (Gretna, Louisiana: Pelican Publishing, 2008): 101.

Figure 19. Pictured from left: Ned Cole, Len Haeger, Earl Smith, and Dick Hughes of the National Association of Home Builders at Austin Air-Conditioned Village Information Center, 2501 Twin Oaks Drive. Photo by Dewey G. Mears, "What Can You Learn About Summer Cooling from the NAHB's Air-Conditioned Village," *House & Home* 6.2 (Aug. 1954): 129.

Figure 36. Utility Home, Ned A. Cole (architect) and George Maxwell (builder), 2602 Park View Drive. Photo by Dewey G. Mears, "Air-Conditioned Village Report," *House & Home* 7.3 (Mar. 1955): 152.

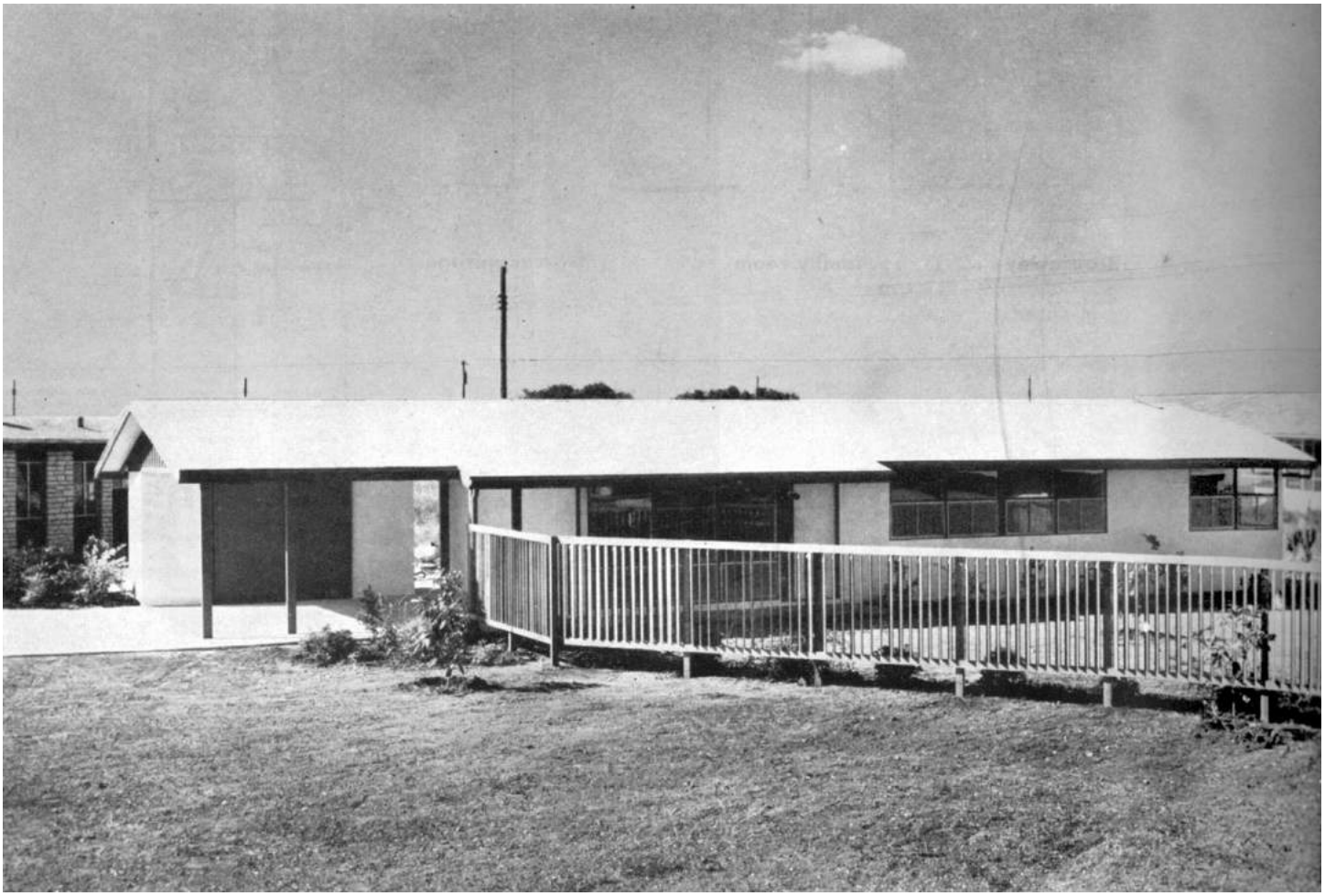


Figure 37. Utility Home, Ned A. Cole (architect) and George Maxwell (builder), 2602 Park View Drive. National Association of Home Builders Research Institute, *Residential Air Conditioning: A Summary Report of the Austin Air Conditioned Village Project* (n.p., n.d.), 40.

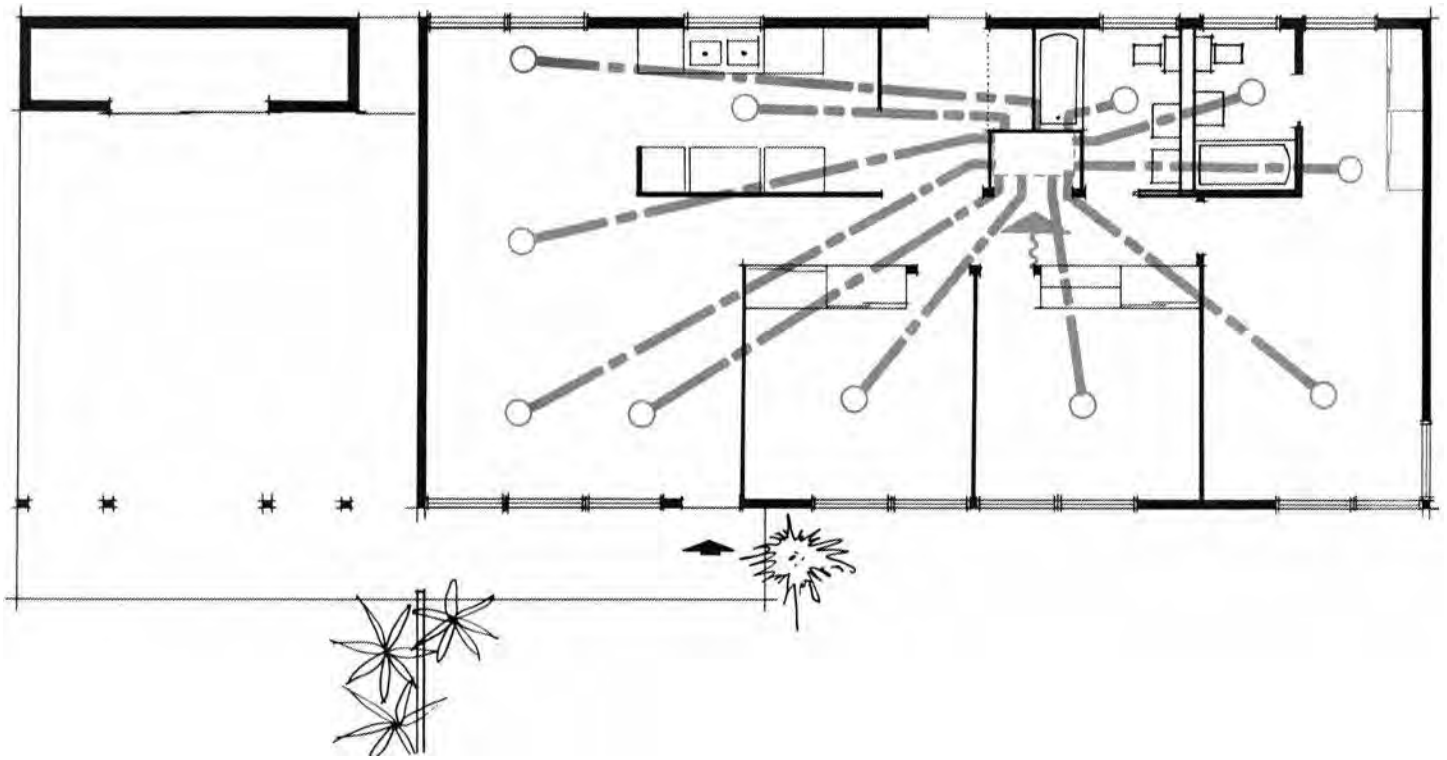


Figure 41. Coleman Co. Demonstration House, Ned A. Cole (architect), Wichita, Kansas, 1952. "Air-Conditioning Demonstrated when Architect Joins with Manufacturer to Present $15,000 Builder's House," *House & Home* 2.4 (Oct. 1952): 140.

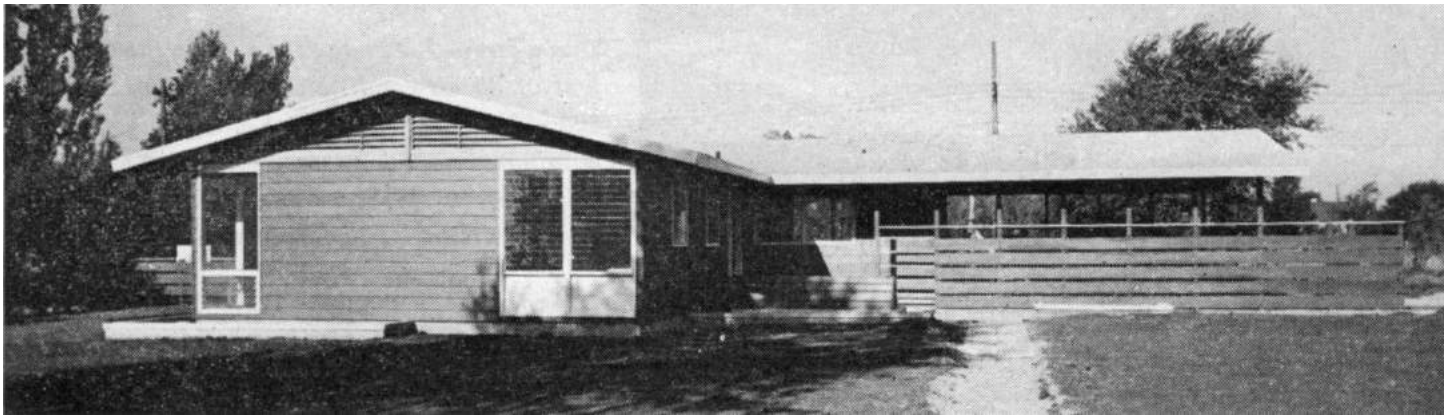


Figure 42. Trade Secrets House, Ned A. Cole (architect), built in 14 states across the U.S. in 1953. "The Trade Secrets House and the U.S. Builder," *House & Home* 3.3 (Mar. 1953): 114.

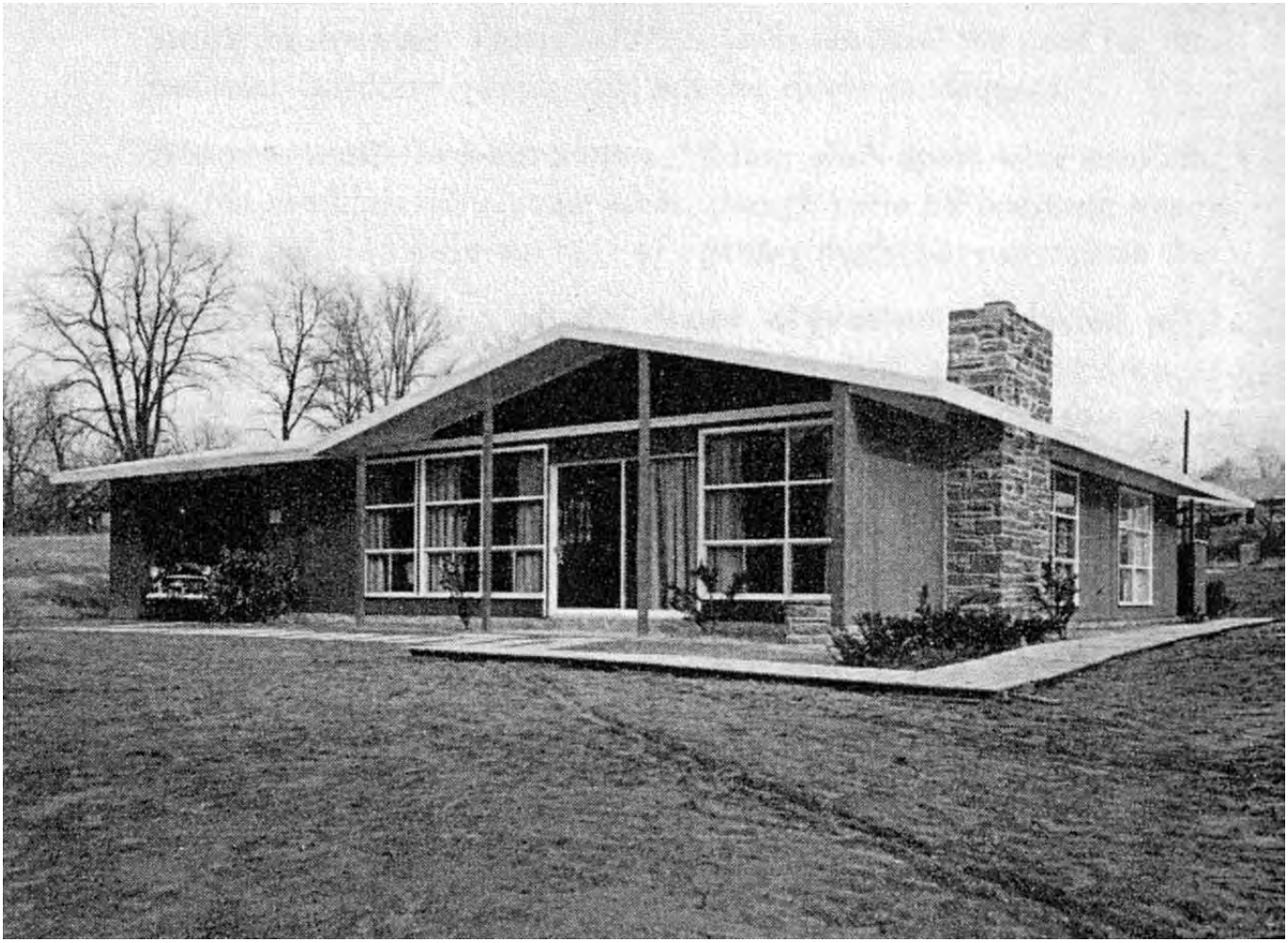


Figure 43. Trade Secrets House, Ned A. Cole (architect), built in 14 states across the U.S. in 1953. "The Trade Secrets House and the U.S. Builder," *House & Home* 3.3 (Mar. 1953): 119.

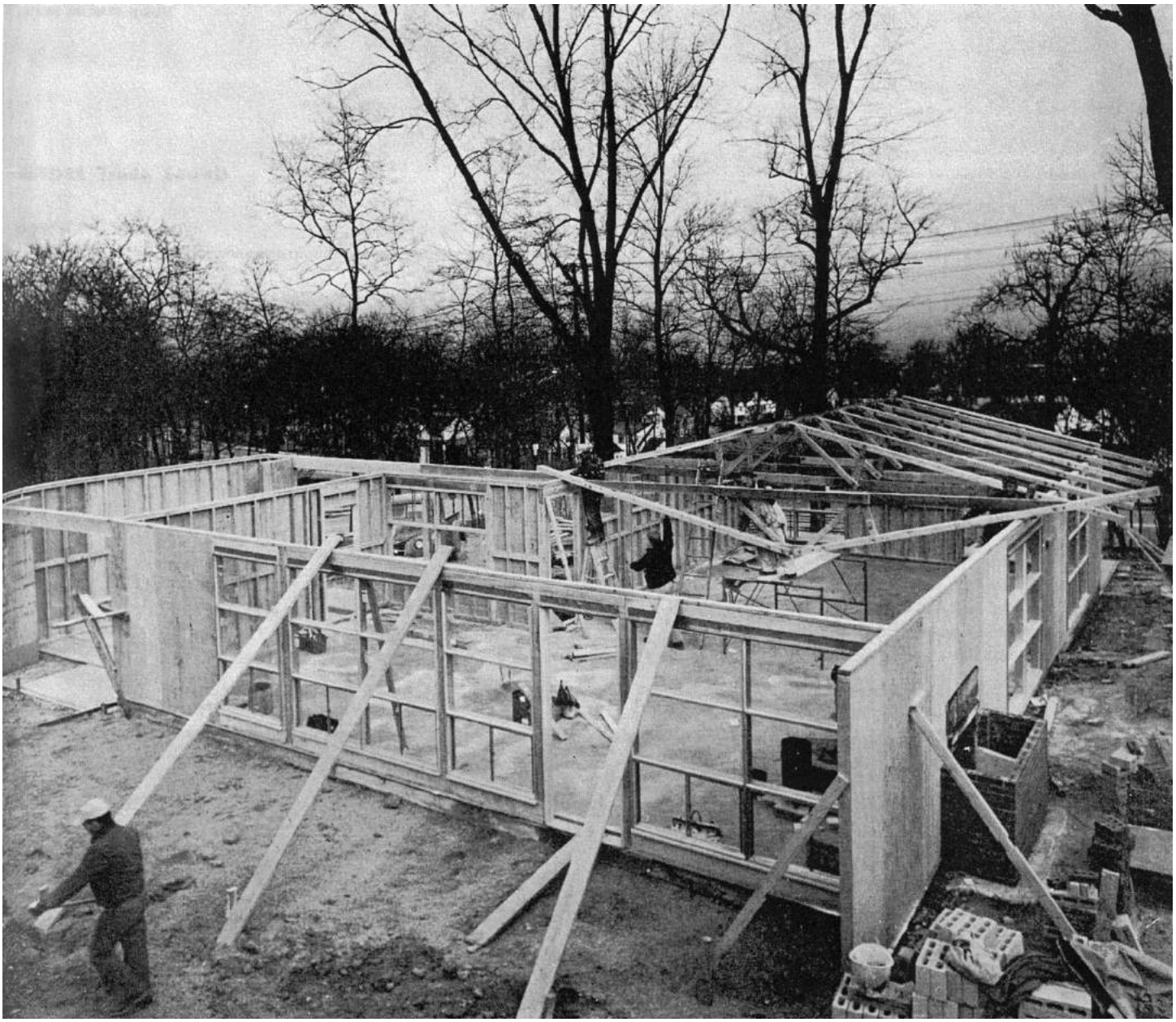


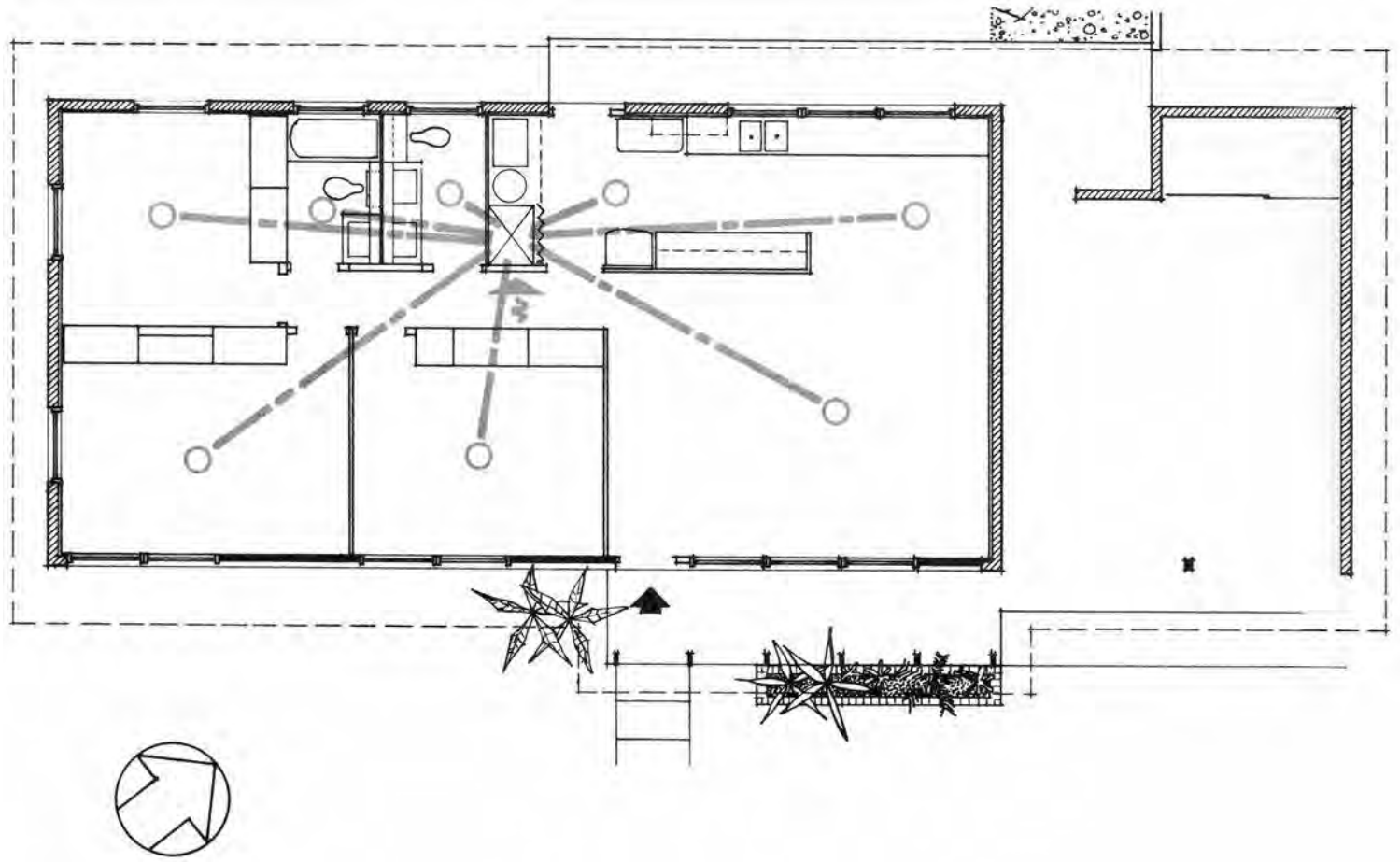
Figure 44. Roof trusses create an open interior in a Ned A. Cole-designed house in the Austin Air-Conditioned Village, 1954.
Dewey G. Mears Photograph Archive (AR.2014.029), Austin History Center, Austin Public Library, Texas, May 4, 1954, C-19599.

Figure 45. Built-in wall storage unit manufactured by Fabricon. Utility Home, Ned A. Cole (architect), George Maxwell (builder), 2602 Park View Drive.
Photograph by the author, 2005.

Figure 46. Prefabricated metal gable vent manufactured by Fabricon. Utility Home, Ned A. Cole (architect), George Maxwell (builder), 2602 Park View Drive.
Photograph by the author, 2005.

Figure 47. Bryant Heater Home, Ned A. Cole (architect), Wallace L. Mayfield (builder), 6602 Nasco Drive. Photo by Dewey G. Mears, "What Can You Learn about Summer Cooling from NAHB's Air-Conditioned Village," *House & Home* 6.2 (Aug. 1954): 136.

Figure 48. Bryant Heater Home, Ned A. Cole (architect), Wallace L. Mayfield (builder), 6602 Nasco Drive. National Association of Home Builders Research Institute, *Residential Air Conditioning: A Summary Report of the Austin Air Conditioned Village Project* (n.p., n.d.), 8.



To: City of Austin Historic Landmark Commission

From: Inwood Forest, LLC

Date: October 22, 2021

The owner of 2501 Inwood Place is Inwood Forest LLC. Laura Burkhart is the Manager of Inwood Forest LLC.

This letter is to inform you that the owner of 2501 Inwood Place vehemently opposes the proposed change of the property's zoning from SF-3-NP to SF-3-NP-H.

Sincerely,

Inwood Forest, LLC

Inwood Forest, LLC
by: Laura Burkhart, mgr. 10/22/21

By: Laura Burkhart, Manager

Allen, Amber

From: Vincent Huebinger [redacted]
Sent: Wednesday, August 18, 2021 3:17 PM
To: Sadowsky, Steve; Allen, Amber
Cc: Dane Wilkins
Subject: RE: Item D-6 2501 Inwood Demo
Attachments: Hugh McMath 1.JPG

Importance: High

Steve, just left you and Amber a VM. It is indeed a very interesting house but we are not finding the Mid-century modern aspects on 2501 Inwood based on the industry (architectural) standards. Yes there are some pronounced windows but no lines and angles established in this front elevation or roof. Most mid-century modern houses built in 1950-60's had had lines with open spaces and pronounced split level roofs. The exterior wood is an odd combination and is not repairable. We are preparing some backup material for Landmark commissioners to try to emphasize the lack of element for this agenda. I have another hearing on Monday evening in Grand Prairie, therefore Dane Wilkins out of our office will be on the live line of the meeting. I am assuming that the postponement policy by staff will be granted (since it always is) and this is the last item on the agenda. Knowing the process, I believe you will be requesting postponements at the beginning of the hearing?
We did find 2502 Inwood went to your landmark commission in 2018 and was allowed to be demo'd and rebuilt as a combination of mid-century and eclectic. Others on that block were also demo'd.
Regarding Hugh McMath, he was a very impressive tenured professor and acting director for a few years. The most we have found on him are his international trips to Monterrey, his thesis at MIT and some other articles.
We can agree to postpone in light of your mention of Ned Cole and Plan con, which we did not discover in our research. The only thing we know about Ned Cole is that he may have been a student of Professor McMath. We also need to finish the structural walk Monday morning for the interior. From the exterior, Mike McIntyre has already found very disturbing damage & conditions, to be documented by the next hearing. We can include his preliminary exterior findings sometime tomorrow morning in the backup. According to his daughter, Hugh did not design the house.
Let us know the best way we should proceed and your thoughts on if Laura Burkhart would benefit on having some architectural renderings available next month? She may be able to get someone to prepare something for that time frame.
Thanks

Vincent G. Huebinger
Vincent Gerard & Assoc. Inc
1715 S. Capital Texas Hwy, Suite 207
Austin, Texas 78746
[redacted]

From: Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>
Sent: Tuesday, August 17, 2021 1:55 PM
To: Vincent Huebinger [redacted] Allen, Amber <Amber.Allen@austintexas.gov>
Cc: Dane Wilkins [redacted]
Subject: RE: Item D-6 2501 Inwood Demo

Steve Sadowsky
Historic Preservation Officer
City of Austin, Texas
974-6454

From: Vincent Huebinger [redacted]
Sent: Tuesday, August 17, 2021 1:47 PM
To: Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>; Allen, Amber <Amber.Allen@austintexas.gov>
Cc: Dane Wilkins [redacted]
Subject: RE: Item D-6 2501 Inwood Demo

I will let the owner know. Thanks Steve.

From: Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>
Sent: Tuesday, August 17, 2021 1:37 PM
To: Vincent Huebinger [redacted]; Allen, Amber <Amber.Allen@austintexas.gov>
Cc: Dane Wilkins [redacted]
Subject: RE: Item D-6 2501 Inwood Demo

Vince:
I am going to recommend postponement of your application to September. There was a lot more to the history of this house than I thought.

Steve Sadowsky
Historic Preservation Officer
City of Austin, Texas
974-6454

From: Vincent Huebinger [redacted]
Sent: Monday, August 16, 2021 5:12 PM
To: Allen, Amber <Amber.Allen@austintexas.gov>; Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>
Cc: Dane Wilkins [redacted]
Subject: RE: Item D-6 2501 Inwood Demo

Yes Ma'am, Dane received it. I will get you our info as soon as possible.

From: Allen, Amber <Amber.Allen@austintexas.gov>
Sent: Monday, August 16, 2021 3:16 PM
To: Vincent Huebinger [redacted]; Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>
Cc: Dane Wilkins [redacted]
Subject: RE: Item D-6 2501 Inwood Demo

Hi Vincent,

I just sent out an email with this information and more about the upcoming HLC meeting on Monday to all applicants. Let me know if you did not receive it.

Otherwise, all backup material is due as soon as possible so both staff and the Commissioners can review them prior to the meeting. I will be uploading all received backup first thing Thursday morning online. The last deadline to upload backup documents is Sunday, August 22nd at noon.

Amber Allen
Planner II, Historic Preservation Office
City of Austin – Housing & Planning Department

T: 512.974.3393
E: Amber.Allen@austintexas.gov

From: Vincent Huebinger [redacted]
Sent: Monday, August 16, 2021 12:05 PM
To: Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>; Allen, Amber <Amber.Allen@austintexas.gov>
Cc: Dane Wilkins [redacted]
Subject: Item D-6 2501 Inwood Demo

Steve/Amber – when Is our deadline for us to get all our info to you for the backup material and our presentation? Thanks

Vincent G. Huebinger
Vincent Gerard & Assoc. Inc
1715 S. Capital Texas Hwy, Suite 207
Austin, Texas 78746
[redacted]

Historic Landmark Commission

September 27, 2021

Proposed Demolition Permit 2501 Inwood Austin Texas

Prepared for

By Vincent Gerard & Associates, Inc.
Land Planning, Development & Zoning Consultants
1715 South Capital Of Texas Highway, Suite 207
Austin, Texas 78746
Vincentgerard.com | (512) 328-2693

Architectural Summary

Structure – "Midcentury Modern" by Definition *MidCentury Modern Preservation Society-

Glass and large windows (some), straight flat lines (no), open and split level Spaces (no), minimal Ornamentation & furniture with many build-ins (shelves), immersed in nature (Yes).

Residential Structure does not meet Typical Midcentury Modern

Further – numerous additions and extensions occurred post 1948

Examples of Midcentury Modern

Multiple Lines/Windows/Open Space/Levels

Hugh McMath

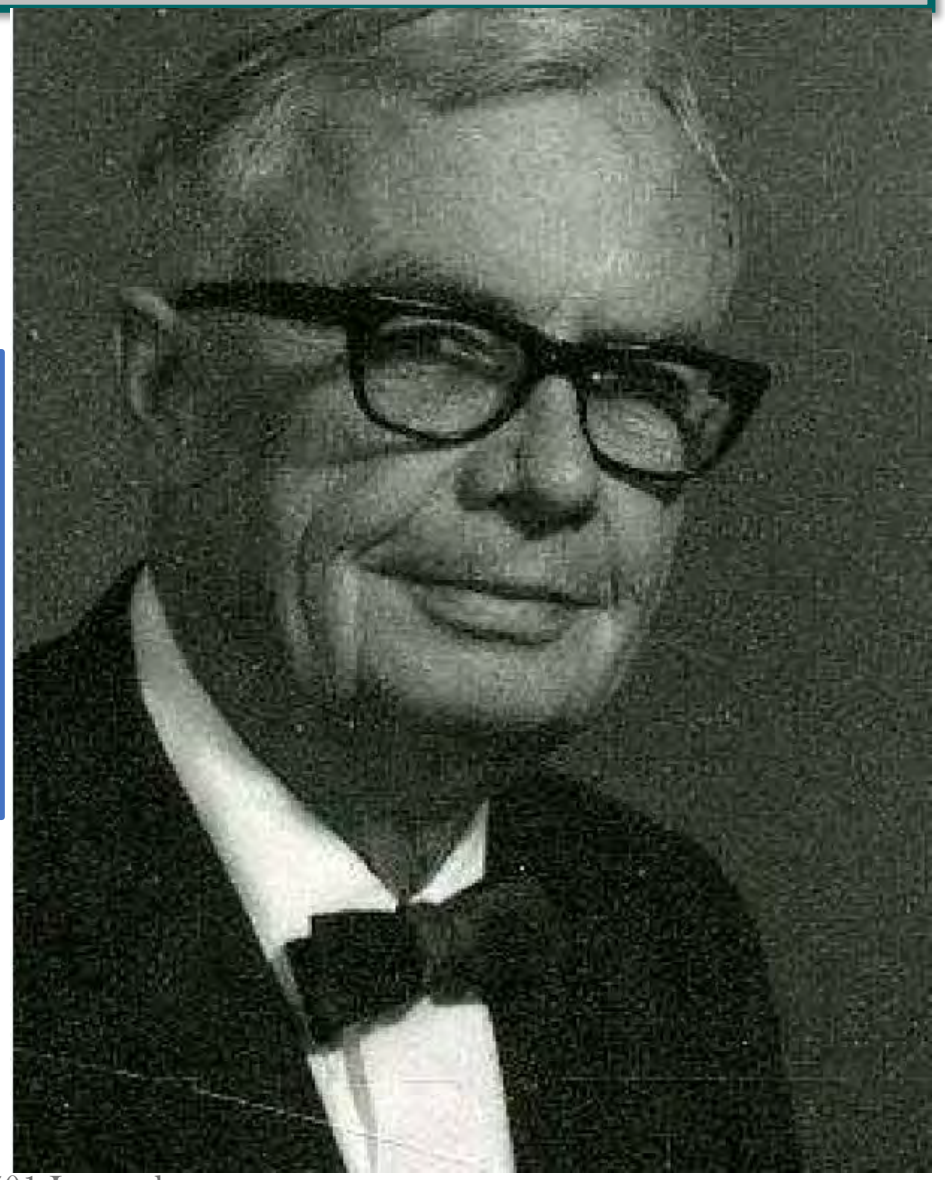
UT School of Architecture Deans, Past & Present

1910-May 1912: Hugo F. Kuehne, Chairman
June 1912-August (?) 1927: F.E. Giesecke, Chairman
September (?) 1927-May 1928: T.U. Taylor, Acting Chairman
June 1928-May 1935: Goldwin Goldsmith, Chairman
June 1935-May 1946: Walter T. Rolfe, Chairman
June 1946-June 1950: Hugh McMath, Chairman
July 1950-August 1951: Robert Talley, Acting Director
September 1951-June 1955: Harwell Hamilton Harris, Director
July 1955-July 1956: Hugh McMath, Acting Director
August 1956-August 1967: Philip D. Creer, Dean
September 1967-August 1968: Alan Y. Taniguchi, Director
September 1968-May 1972: Alan Y. Taniguchi, Dean
June 1972-July 1973: Sinclair Black, Acting Dean
August 1973-December 1975: Charles Burnette, Dean
January 1976-August 1976: John A. Gallery, Acting Dean
September 1976-1992: Harold (Hal) Box, Dean
1992-July 2001: Larry Speck, Dean
August 2001-May 2016: Frederick (Fritz) Steiner, Dean
June 2016-present: Elizabeth Danze, Interim Dean

Return to the Table of Contents

Hugh McMath

Chairman 1946-50, Acting Chair 1955-56.
Would make may trips to Monterrey Mexico
Developed courses in the Pre-Hispanic and colonial architecture of Mexico,
Is listed as a consultant/Architect for the Instituto Tecnologico of Monterrey Mexico



Ned Cole

Builder & Developer, President of Fabricon in 1950's.
He was an officer (Treasurer) along 4 others in Plancon (builders)
Sold Hugh McMath two Lots on Inwood Place.
Started a Prefabrication Company (Fabricon) in East Austin – cabinets and shelves,
Key player in developing the "Air Conditioned Village" in Austin
Moved to Baton Rouge LA in the 1961.

Is 2501 Inwood His best example of architecture?

What other Ned Cole Homesites been restored/preserved?

Plancon had 3 other partners, did Ned Cole actually build this?

NEW INDUSTRY—Ned Cole, left, president of one of Austin's newest industries, Fabricon, discusses expansion plans of the Fabricon, with Dr. Frank Jessen, chief consulting engineer of Austin Area Economic Development Foundation. A post-war industry, Fabricon manufactures special wall cabinet and shelf units for home construction, and Cole pointed out that production is under way here for buildings as far away as Shreveport, La., and Oklahoma City.—(Neal Douglass Photo).

01 Inwood

Fabricon Shelves
The current owner
Would like to
donate
the existing shelves
& closet in the
McMath House
To the Austin
Historical Society
Or the University
Of Texas.

5.2 House Foundation

Additions: The foundation is a combination of several additions. There are no plans to indicate the reinforcing and thickness of the slab on grade foundation. The are no permits listed for the various additions on the City of Austin AB+C permit portal. Several of the foundation additions appear to be DIY "old world" stone rubble and mortar style configurations (photo 36).

Floor Level: The finish floor was observed to be over 2" out of level by a rough ZipLevel elevation survey. The grades were generally lower at the outside perimeter of the foundation and higher at the middle. Given the numerous foundation additions and the rubble mortar type of construction, it will be very difficult to raise the foundation edges.

Finish floor grade separation: The foundation is not 6" above the adjacent finished grade along the rear and right side of the house as required by code. The tops of exterior planters have been constructed too close to the finish floor elevation (photo 12, 18, 20, 41) – to overflow the planter walls, water will be at finish floor.

Chimney: There is settlement and cracks in the fireplace and chimney foundation and stone masonry. The fireplace foundation addition appears to have been built over the concrete planter wall that was in place at the time of this (unpermitted) addition.

Much of the exterior electrical work appears to be DIY installations that do not conform to code and present safety/fire hazards. The ground rod assembly at the rear hose bibb does not conform to code and represents a possible shock hazard to the domestic water piping system.

To perform and substantial renovation to this house would require removing most of the house to bare studs to build back to current codes. Many of the water damaged studs would have to be replaced. Windows and doors would have to be removed and replaced. Siding and WRB (Weather Resistant Barrier – like Tyvek or similar) would have to be replaced. Exterior insulation would be needed to meet current wall insulation requirements. Grading a drainage would need revisions to drain properly. The foundation is likely unable to be easily leveled. Exterior wall waterproofing below grade would need to be excavated and re-installed. Roof overhangs would need additional structure or shortening to comply with structural requirements.

In short, there would not be enough of the original structure left to be worth keeping. Our recommendation would be to demolish the existing house and start over with structures of known sound integrity and code compliance.

8 REPORT LIMITATIONS

The opinions expressed in this report are the result of readily visible and observable conditions and available information at the time of this report and represent a reasonable

Summary

*2501 Inwood Does not meet all the criteria for a Historic Structure,

*Interesting homesite - 1 Bedroom House, but does not fit into Midcentury Modern,
Numerous add-ons and additions,

Hugh McMath was certainly a mainstay in the UT School of Architecture however he was not a TITAN
as some of the others who came afterward,

Ned Cole was a substantial builder in Austin and Key Figure in Air Conditioned Village
His Fabricon company, pre-manufactured shelves and cabinets were being introduced all over the country,
His work product, McMath's Cabinets and shelves, have been offered to be preserved by the owner,

John McIntyre PE Report unquestionably opined that the structure. **is not restorable.**

M | M | I

McIntyre & McIntyre Incorporated
Architects + Engineers + Consultants
9807 Brandywine Circle | Austin, Texas 78750-2803
512.219-9200 | www.mmibuildings.com | TBPE #F4730

McMath Residence
2501 Inwood Place
Austin, Texas 78703

Condition Observations

MMI Job #: 21031

Report Date: August 19, 2021

TABLE OF CONTENTS

1 BACKGROUND

Address: McMath Residence
2501 Inwood Place
Austin, Texas 78703

Legal Description: Lot 9 and E 37.5 Ft. of lot 8
Inwood Park Subdivision

Prop I.D.: 112823

Jurisdiction: City of Austin / Full Purpose Annexation
County: Travis County

2 SCOPE OF REPORT

It is the intent of this report to provide a summary of observations and evaluations of the conditions of the residence at 2501 Inwood Place, Austin, Texas 78703.

The opinions expressed in this report are derived from site reviews, plans, reports, photographs, reference material, building codes and information provided to McIntyre & McIntyre, Inc. (MMI) as well as professional experience in engineering design and construction.

The opinions in this report are based on readily visible conditions and available information at the time of the site visit. Destructive testing is beyond the scope of this report unless specifically noted otherwise.

3 EXISTING SITE AND SOIL CONDTIONS

Location: This site is located near the intersection of Exposition and Enfield Roads in central west Austin (photo 0).

Orientation: For purposes of this report, the front of the house will be considered as facing Northwest.

Soil present: The NRCS (USDA Natural Resource Conservation Service) soil maps for this site indicate the site is located in the Fredericksburg Soil Group on shallow soils underlain by limestone, which is confirmed by visible outcroppings throughout the area.

Geology: The site is located in the Balcones Fault zone (photo 00), in the transition area between the east/low side of the fault zone (i.e., part of the ancient seashore) and the uplifted west side of the fault zone.

Topography: The TCEQ (Texas Commission on Environmental Quality) topographic map indicates that the general terrain slopes toward the Southeast.

Movement potential: Anticipated soil movement at this site is low with shallow topsoil over limestone bedrock. Shelf rock is visible at the bottom of the creek under the driveway bridge.

4 EXISTING CONSTRUCTION

The following is a brief description of the construction materials and configurations currently in place:

Roof: The existing roof is a blend of modified bitumen (garage and flat portion of house) and shallow slope shingles at rear of house.

Foundation: The foundation is a conglomeration of a concrete slab on grade (presumed to be conventionally reinforced because of the age as casting) plus several additions that appear to be composed of (unreinforced) stone rubble masonry (such as under the chimney, for example – photo 15).

Exterior walls: The exterior wall assembly (from exterior toward interior) is ¾ lap and gap wood siding, felt paper, 2x4 wood studs and ¼" wood paneling. The presence or rating of wall reinforcing could not be determined without destructive testing (which was beyond the scope of this report). Stem walls at the NW utility room are CMU at the lower portion.

Windows: The windows are all single pane clear glass (photo 20) in metal frames with no thermal breaks (aka "industrial style"). One window and door on the southeast side of the family room are jalouse type slatted operable windows (photo 61).

Interior walls: Interior walls are drywall or ¼" wood paneling to either side of 2x4 wood studs.

Flooring: The interior floors are Saltillo tile throughout, presumably on a thick set mortar bed.

Ceilings: Ceilings are drywall to the underside of ceiling joists.

Fireplace: The stone masonry fireplace in the front family room appears to have been added sometime after the original construction, although this is not definitive.

5 DISCUSSION OFISSUES

5.0 Site

Bridge: The surface planking at the wooden driveway bridge entering this property is near the end of its useful lifetime and should be replaced. The stone masonry abutments supporting each end of the driveway bridge has missing mortar and erosion and should be repaired prior to imposing loads on the bridge.

Steps: Steps from the garage to the front door are not uniform and the handrail is deteriorated (and very loose). The steps do not conform to code uniformity requirements.

There is no handrail at the four step fight up to the left rear patio from the left front of the house. Badly rusted bolts protruding from the left side of the left rear patio indicate that the guard rail at the patio to grade drop (over 24" in some places) is missing. The existing bolts are so badly deteriorated, they cannot be reused to a new guard attachment.

Drainage: The area rises to the back and right of the property. Drainage is routed from the rear right and rear of property, around the back of the property, through two drainage pipes the exit on the left side of the lot (photo 28). These pipes are easily clogged with debris and in the event of overflow, water may rise above finish floor level.

Patio: The patio at the left rear side of the house appears composed of square concrete sections that used to have 2x lumber in the section joints (photo 25). There are holes for what appears to have been column anchors (photo 26) that pose a safety hazard. This creates a very uneven and unsafe walk surface.

Guardrails around the southeast perimeter drop off are missing (photo 53-54). A column at the left rear of the property has already been patched at the base (photo 29), is rotting again and no longer bears on the ground.

5.1 Garage

Roof: There is readily visible rot at the center of the garage roof overhang. There was active water ponding in the roof above this rot area. The overhead door is in need of repair as well. From casual observation, it appears that water is ponding at several locations on the garage roof.

Garage floor/grade separation: Soil grade is above the finish floor on three sides of the garage (photo 7-8). Water stains on the walls and floor and rot at the base of all walls within the garage (photo 9) indicate long term water infiltration to the garage interior. There is rot at the garage overhead door as well (photo 3).

5.2 House Foundation

Additions: The foundation is a combination of several additions. There are no plans to indicate the reinforcing and thickness of the slab on grade foundation. The are no permits listed for the various additions on the City of Austin AB+C permit portal. Several of the foundation additions appear to be DIY “old world” stone rubble and mortar style configurations (photo 36).

Floor Level: The finish floor was observed to be over 2” out of level by a rough ZipLevel elevation survey. The grades were generally lower at the outside perimeter of the foundation and higher at the middle. Given the numerous foundation additions and the rubble mortar type of construction, it will be very difficult to raise the foundation edges.

Finish floor grade separation: The foundation is not 6” above the adjacent finished grade along the rear and right side of the house as required by code. The tops of exterior planters have been constructed too close to the finish floor elevation (photo 12, 18, 20, 41) – to overflow the planter walls, water will be at finish floor.

Chimney: There is settlement and cracks in the fireplace and chimney foundation and stone masonry. The fireplace foundation addition appears to have been built over the concrete planter wall that was in place at the time of this (unpermitted) addition.

5.3 House Superstructure

Siding: The wood siding is in poor condition around the exterior of the house from long term neglect (Photo 55, for example). For example, the siding is rotted at the room addition adjacent to the fireplace (photo 14, 16). There is, additionally, a roof leak at this room corner (photo 69). The bottom edge of siding is rotting where it is not held off the adjacent flatwork (photo 47).

The older siding is oriented vertically and the newer siding is installed horizontally.

Exterior wood columns: The wood column at the rear left bedroom corner is not bearing (it is loose) at the base of the column (photo 29).

Left side wood porch columns are bearing directly on concrete without an air space as required by code (photo 27).

Roof overhang: The roof overhang on the right side appears to have been extended by scabbing on an additional 3 feet (roughly) to the original overhang (photo 30). The overhang joists are now over-spanned and excessively deflecting (photo 31).

Walls: There is rot and a water leak in the room addition next to the chimney (photo 69). There is rot in the wall outside the chimney and there is likely mold present at this location. There is a roof leak at the room to the NW corner of the chimney (photo 69). There are water stains that indicates leaks at the utility/laundry room (photo 63-66) and the hall bathroom (photo 67-68).

Since destructive testing is beyond the scope of this report, we cannot verify if the exterior walls are insulated. If present, however, it would be R-11 and would not conform to current R-15 requirements.

There are several wall penetrations that are improperly flashed (photo 37, 47) and are allowing moisture penetration.

Windows: Windows are all single pane clear lites set in metal frames without thermal breaks (photo 59-60). There are jalouse windows and doors at the left side of the house (photo 61). None of the windows conform to current IECC requirements for a conditioned house space.

A number of the windows do not meet the minimum 20”x24” opening required for safety exit in case of am emergency.

Roof / Ceilings: The 2x6 joists at the flat roofs only allow R-19 batt insulation which does not comply with IECC roof insulation requirements over conditioned spaces.

Roofs: The sloped and shingled roof at the rear portion of the house has a very low slope. It is likely that this roof was originally installed as a low slope “tar and gravel” roof that was later shingled. The slope appears minimal for shingle application which typically requires at least a 3:12 pitch or steeper.

5.4 Electrical

Service Entrance: The electric service enters near the left front corner of the house (photo 43). The overhead service entrance does not comply with current AE requirements and will have to be revised during remodeling (insufficient ground clearance).

Grounding Electrode: There is a ground rod and copper wire attached to a hose bibb at the rear of the house (photo 44). This is not in conformance to NEC requirements and can lead to potential energizing of the copper water pipes throughout the house.

Wiring: There is much DIY wiring (photo 45-46) and lighting (photo 45, 48) present at the roof soffits that does not conform to NEC requirements. Junction boxes, wiring devices, wiring and fixtures are not damp rated or installed to outdoor conditions (photo 45-48).

An outdoor receptacle at the SE side of the patio is badly rusted and does not conform to current NEC requirements (wrong cover, badly rusted box, not waterproof installation).

There is no arc-fault protection at the living area outlets as required by current code.

5.4 Plumbing

Sanitary Sewer: It is presumed that the sanitary sewer piping is cast iron as PVC was not used until the mid-1970’s. As such, this pipe is at its 50-year service life and may require replacement in the near future.

There is some PVC pipe visible at the exterior of the utility room (photo 47) which is part of an addition after the original construction.

Domestic Water: The water lines appear to be copper (from visible stub outs at sinks and hose bibbs).

Natural Gas: The gas meter is located at the left front corner of the house in a submerged hole that appears to have no drainage (photo 41). The gas meter configuration indicates that the masonry planter was added after original construction (photo 42). The original foundation edge is visible at the hose side of the gas meter recess.

5.5 HVAC

Central air conditioning and heating was added as some point after original construction. The present condensing unit (outdoors) is about 10 years old and nearing the end of its service life (typically 10-12 years). The attic ductwork was not readily accessible. No secondary condensate drain was noted on site and the air handler drain pan was not accessible to determine if there was a float switch.

6 CONCLUSIONS

The bridge at the drive entrance requires substantial abutment and deck repair to be safe and serviceable for the intended use.

The garage has visible rot at the front side of the roof and fascia as well as at the base of interior walls. The soil around three sides of the perimeter is above finished floor, is not properly waterproofed and had resulted in obvious leaks to the garage interior. In addition, the flat roof is ponding water.

Drainage at the rear of the house is subject to clogging and consequent water infiltration. There are several areas with insufficient grade/finish floor separation.

Columns supporting roof extensions not bear properly or are not bearing at all. The patio has several safety code violations (guardrails, stairs, rough surface and holes), has a very uneven walk surface and expansion joints have rotted away (leaving trip hazards).

The exterior of this house has been poorly maintained and will require major renovation to restore integrity. A number of wall penetrations are poorly flashed or missing flashing. Several roof/wall conditions are no properly flashed and are leaking. Siding is not elevated from adjacent flatwork and planters, and is rotting. Siding has suffered from long term neglect and is deteriorating.

The house has had several additions that bear on foundations of dubious quality. The foundation has settled and would require lifting to restore a flat surface to ASIC Guideline[1] recommendations. The problem with leveling operations is that some of the additions are not likely to accept the point support of piers (for example) without causing damage and uneven lifting or increased damage to the various sections. The reinforcement thickness of the original foundation may not be sufficient to withstand jacking forces either.

Much of the exterior electrical work appears to be DIY installations that do not conform to code and present safety/fire hazards. The ground rod assembly at the rear hose bibb does not conform to code and represents a possible shock hazard to the domestic water piping system.

To perform and substantial renovation to this house would require removing most of the house to bare studs to build back to current codes. Many of the water damaged studs would have to be replaced. Windows and doors would have to be removed and replaced. Siding and WRB (Weather Resistant Barrier – like Tyvek or similar) would have to be replaced. Exterior insulation would be needed to meet current wall insulation requirements. Grading a drainage would need revisions to drain properly. The foundation is likely unable to be easily leveled. Exterior wall waterproofing below grade would need to be excavated and re-installed. Roof overhangs would need additional structure or shortening to comply with structural requirements.

In short, there would not be enough of the original structure left to be worth keeping. Our recommendation would be to demolish the existing house and start over with structures of known sound integrity and code compliance.

8 REPORT LIMITATIONS

The opinions expressed in this report are the result of readily visible and observable conditions and available information at the time of this report and represent a reasonable

[1] ASIC Guideline for Evaluation and Repair of Residential Structures

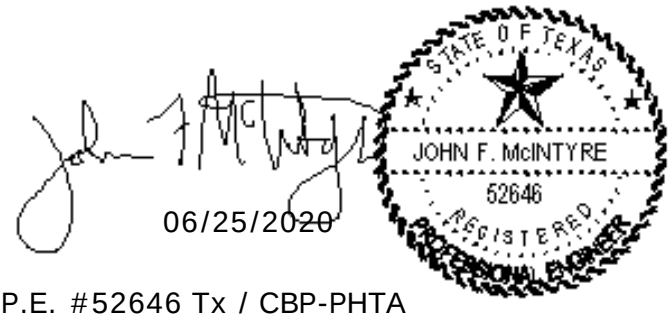
degree of engineering certainty, based on professional engineering experience with design, construction and installation of similar projects.

This report is intended as a general opinion of observations, installations, conditions, consequences and recommendations at the time of the site visit. The opinions are not a guarantee of future performance.

Should additional information become available that may affect the opinions expressed in this report, we reserve the right to review such information and if warranted, revise or amend the report accordingly.

Should you have additional questions about or require further information concerning this report, please do not hesitate to contact us.

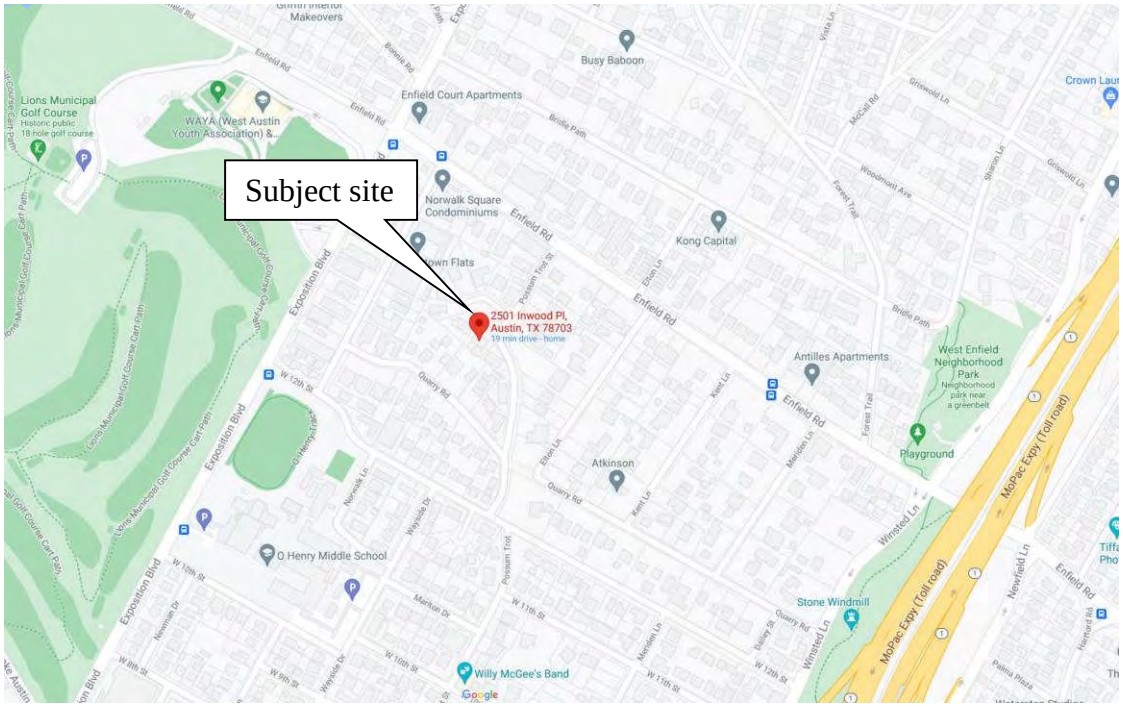
Submitted for McIntyre and McIntyre, Inc. by:



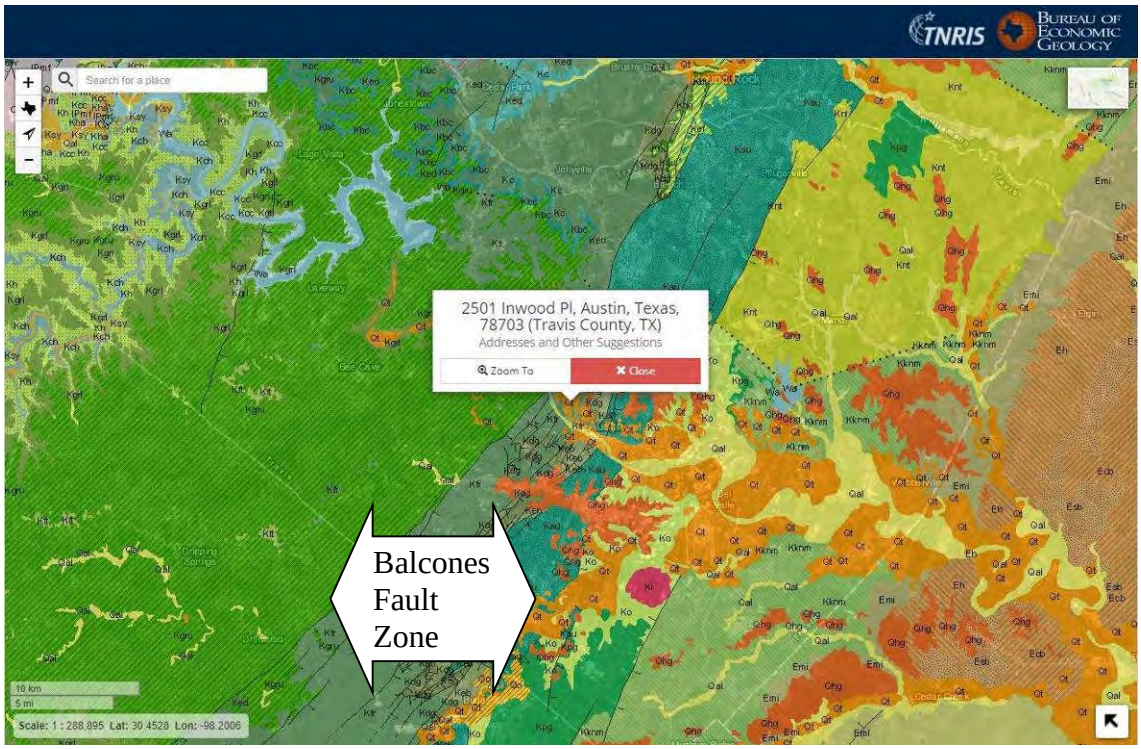
06/25/2020

John McIntyre, P.E. #52646 Tx / CBP-PHTA
McIntyre & McIntyre, Inc. / Architects and Engineers / TBPE #F-4730
9807 Brandywine Circle / Austin, Texas 78750
T: 512-219-9200 / F: 512-219-9399
E: john@mmibuildings.com
C:\\MMI\20038\MMI _7730 SpicewoodSpringsPool_U02

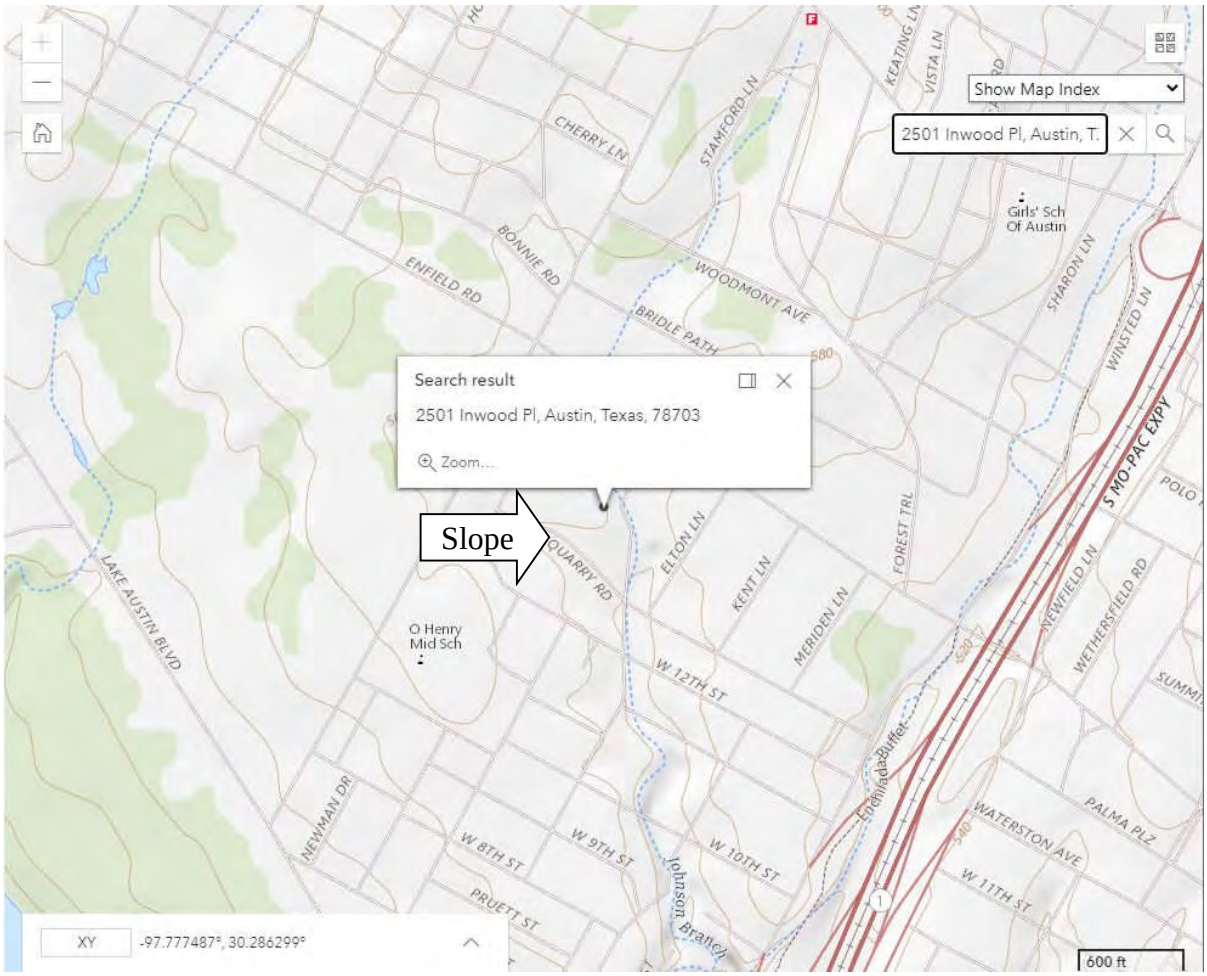
9 PICTURES



0. Location Map

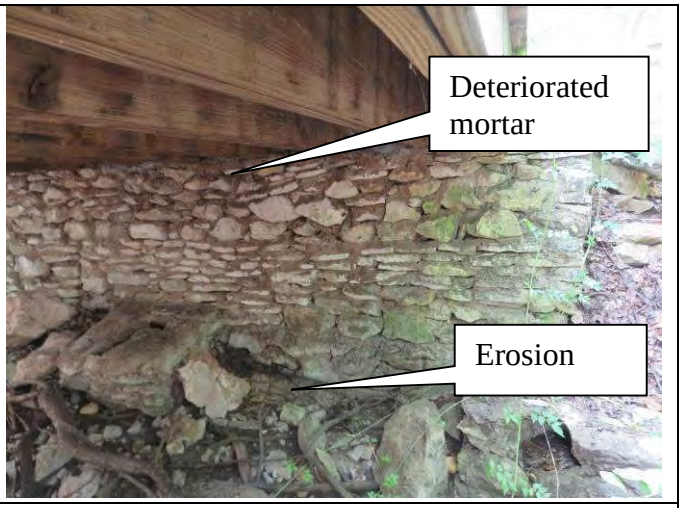


00. Geologic Map



000. Topographic maps

1. Wooden drive bridge



2. Bridge abutment with erosion

3. Rot at garage front

4. Rot at garage front

5. Rot under garage roof overhang

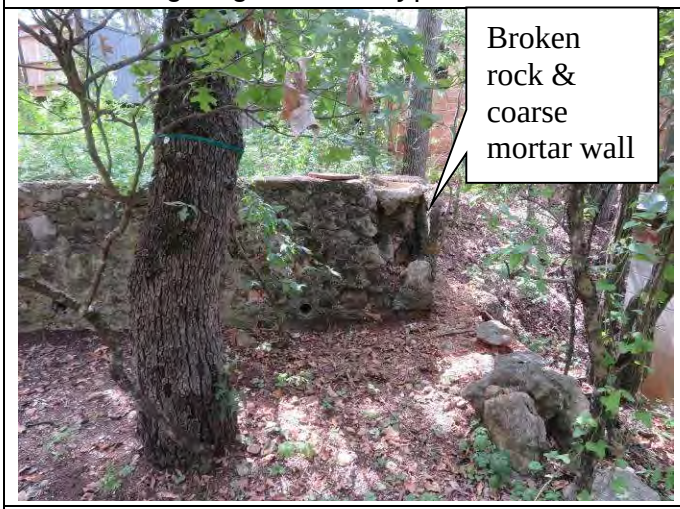
6. Garge roof ponds water

7. Soil above garage floor grade on 3 sides

8. Soil above garage floor / water leaks

9. Rotted garage walls - typical

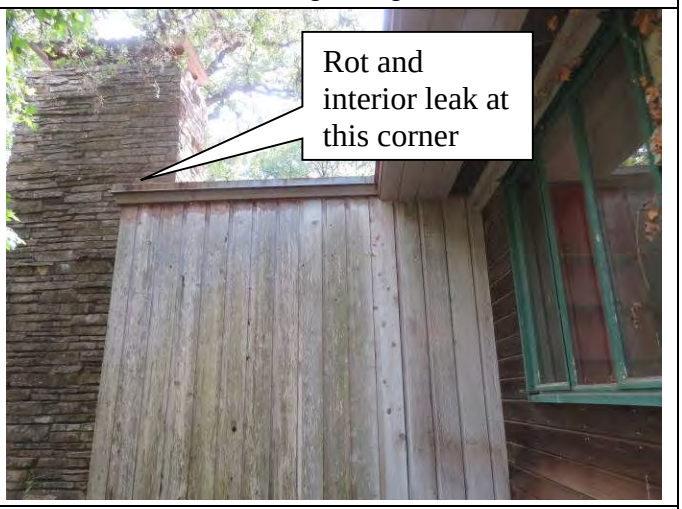
10. Steps and handrail – garage to house



11. Typical stone rubble wall construction

12. Gas meter at original grade

13. Varying soffit materials



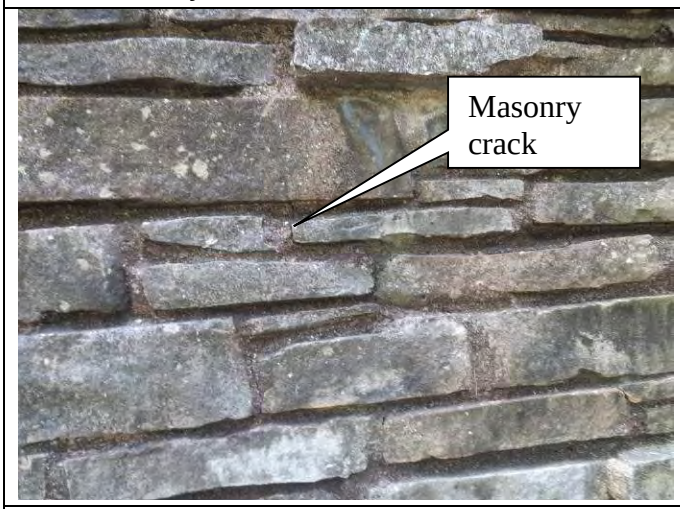
14. Non permitted addition at fireplace

15. Foundation next to chimney

16. Wall rot & leak at “chimney” addition

17. Chimney at front left

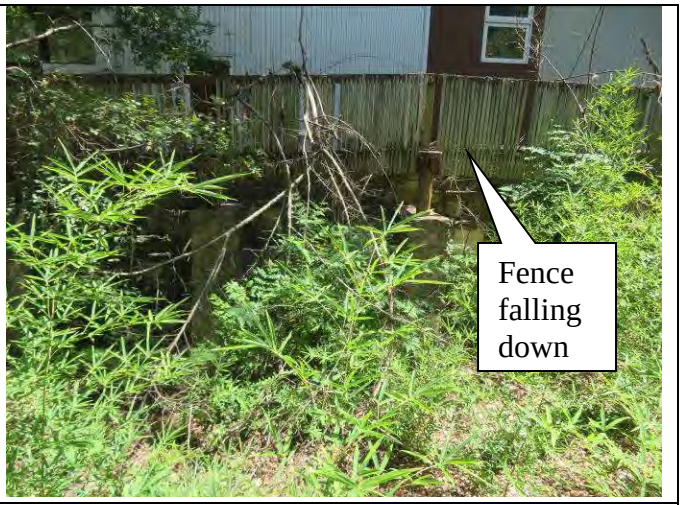
18. Planter extension at chimney



19. Masonry cracks at chimney

20. Deteriorated siding

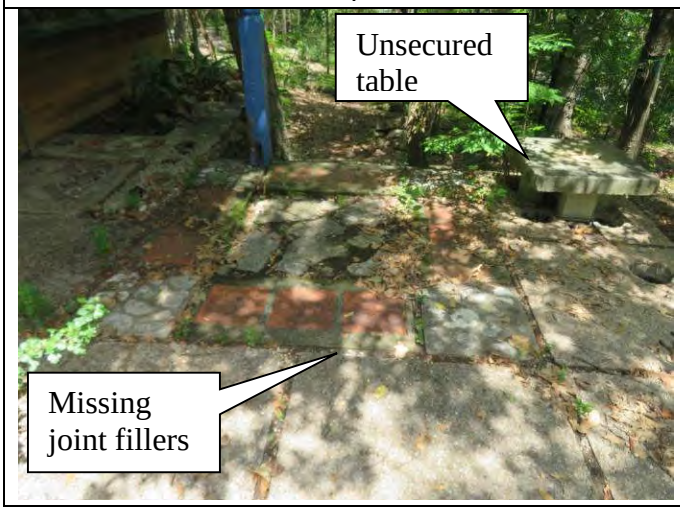
21. Room addition left of chimney



22. Rotted and falling down left side fence

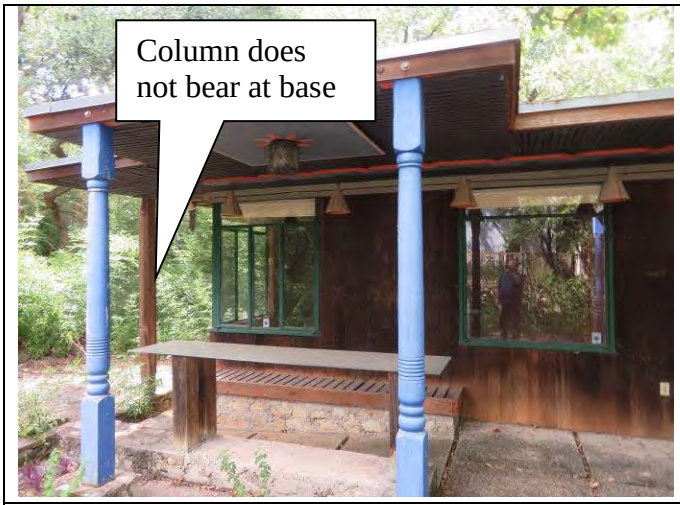
23. No handrail at steps

24. Improper post bearing



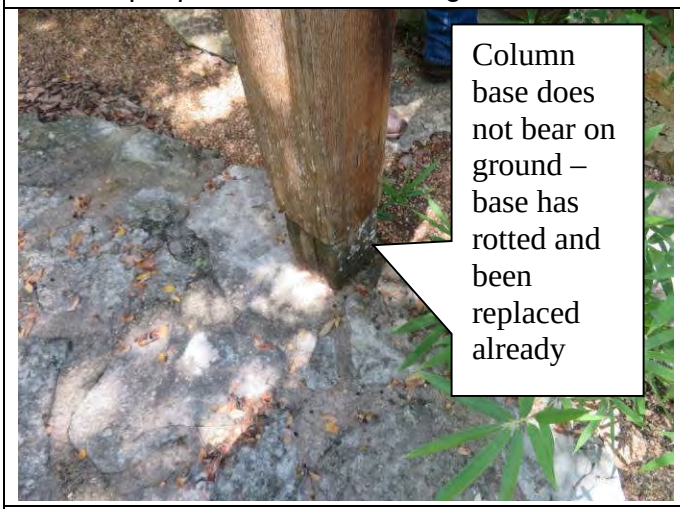
25. Uneven patio and missing joint fillers

26. Voids at column (?) bases

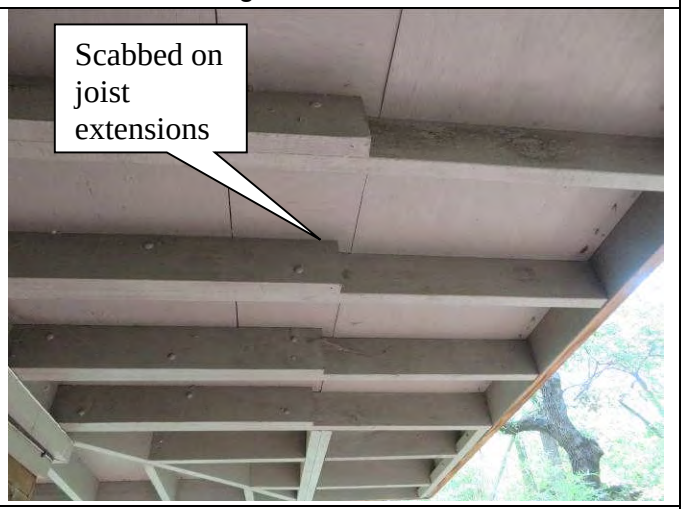


27. Improper column bearing

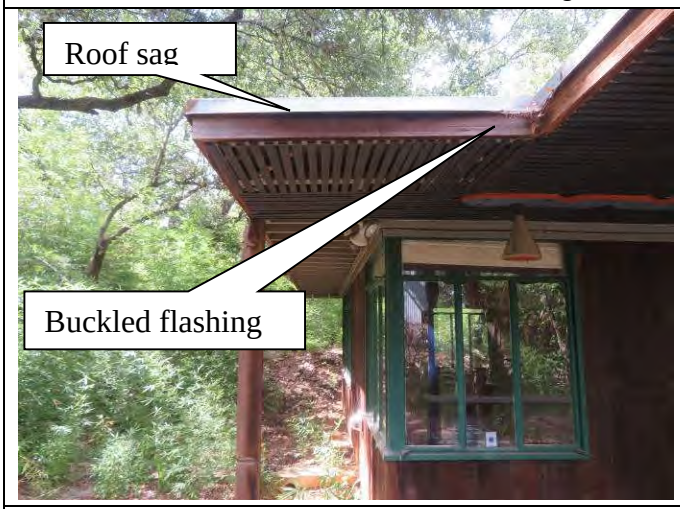
28. Rear drainage channel



29. Rotted column base – no bearing



30. Extended roof overhang

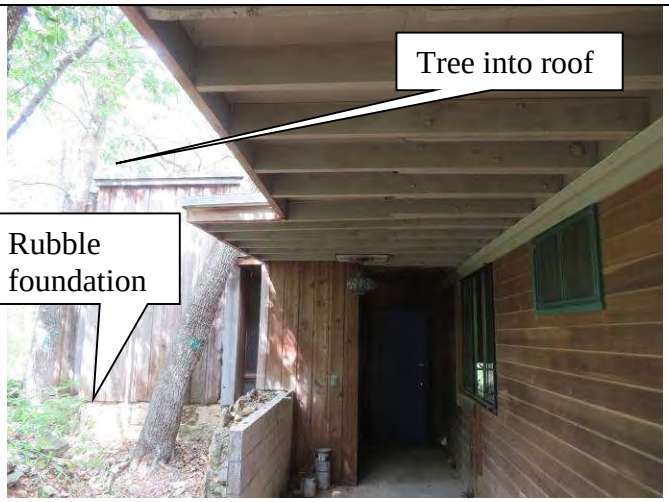


31. Typical casement windows

32. Single un-insulated frame windows -typ

33. Shallow pitch roof at rear

34. Typ rubble filled foundation wall



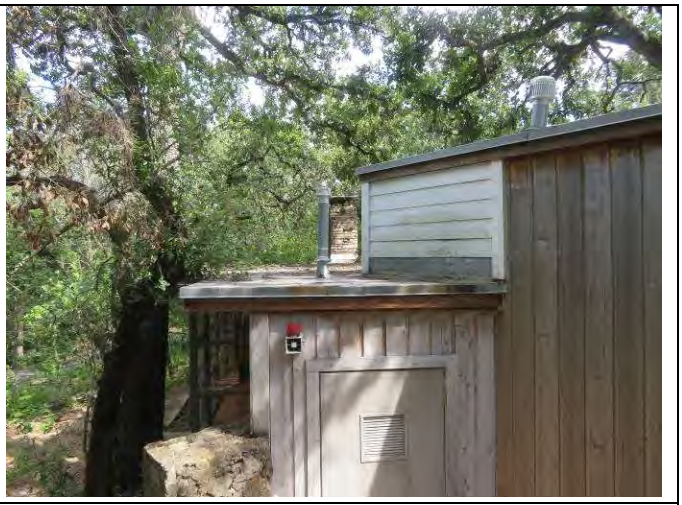
35. Roof sag at extended overhang

36. Utility room – rubble foundation

37. No flashing at wall penetration

38. Rot / leaks at utility room wall base

39. Rot / leaks at water heater closet

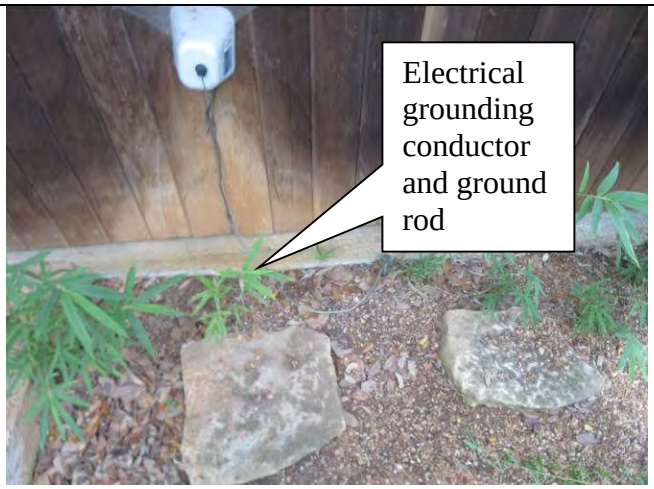


40. Roof flashing at flat roof

41. Gas meter at added planter

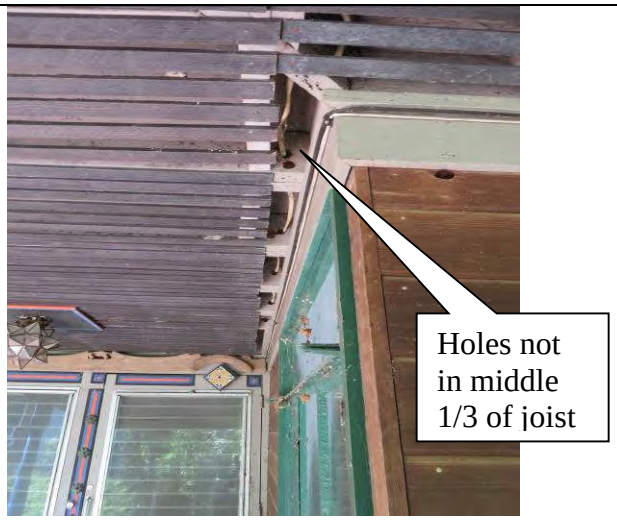
42. Gas meter pit (looking down)

43. Electrical service entrance

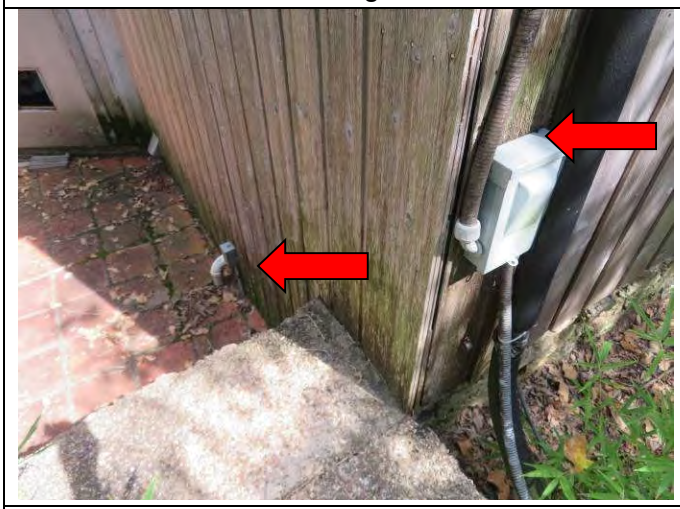


44. Ground rod at rear hose bibb

45. DIY electrical wiring and fixtures



46. improper joist boring



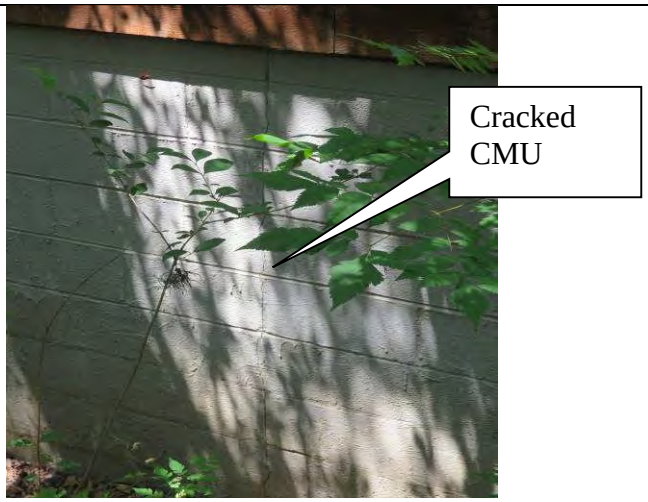
47. Improper wall penetrations

48. Improper wiring methods and materials

49. Badly rusted j-box at patio edge

50. Kitchen

51. No arc fault protection at bedrooms



52. Crack at garage wall

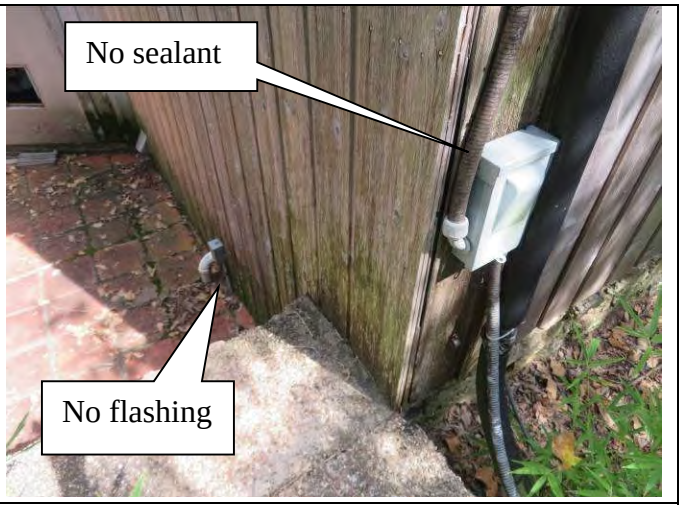
53. No guardrail at patio edge

54. Rusted anchor bolts at patio edge

55. Tree into roof/wall structure

56. Tree bearing on roof

57. Light fixtures not rated for outdoor use



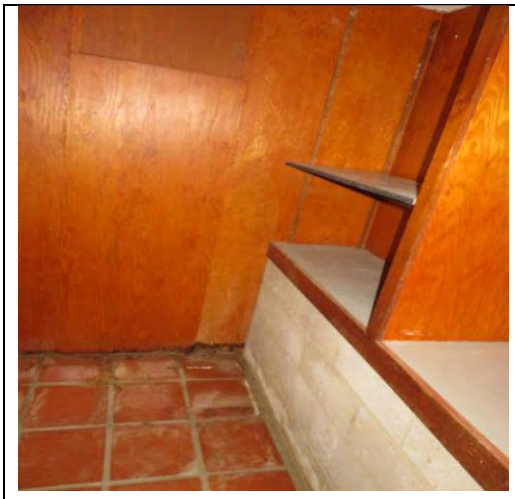
58. improper wall penetrations

59. Settlement at fireplace

60. Single pane uninsulated window

61. Jalouse window and door

62. Water stain in kitchen



63. Water stain in utility

64. Water stain in utility

65. Water stain in utility

66. Water leaks at exterior wall - utility

67. Water leak at bathroom ext'r wall

68. Water damage at bathroom ext'r wall

	
69. Water leak at room next to chimney	70.

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Email or call the staff contact no later than noon the day before the meeting for information on how to participate in the public hearings online. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, please visit our website: www.austintexas.gov/abc

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, the Case Number and the contact person listed on the notice.

Case Number: PR-21-105009 - 2501 INWOOD PL
Contact: Amber Allen, (512) 974-3393
Public Hearing: Historic Landmark Commission, August 23, 2021

☑ **I am in favor**
☐ **I object**

JOHN HAY
Your Name (*please print*)

2201 WOODMONT
Your address(es) affected by this application

Signature

8/19/24
Date

Comments:

If you use this form to comment, it may be returned to:
City of Austin Housing and Planning Department
Historic Preservation Office, ATTN: Amber Allen
P.O. Box 1088
Austin, TX 78767-8810
E-mail: preservation@austintexas.gov

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Case Number: PR-21-105009 - 2501 INWOOD PL
Contact: Amber Allen, (512) 974-3393
Public Hearing: Historic Landmark Commission, August 23, 2021

☐ **I am in favor**
☒ **I object**

Anthony C. Woodbury — Your Name (*please print*)

2502 Quarry Rd — Your address(es) affected by this application

Anthony C Woodbury — Signature

8/14/2021 — Date

Comments: It is a shame to demolish this beautiful mid-century modern house, which is also beautifully situated on its lovely sloping wooded lot. I oppose demolishing it - it is far better to preserve and (absolutely necessary) add to this house. Demolition is also likely to despoil this lovely lot.

abutting the owner of my property.

If you use this form to comment, it may be returned to:
City of Austin Housing and Planning Department
Historic Preservation Office, ATTN: Amber Allen
P.O. Box 1088
Austin, TX 78767-8810
E-mail: preservation@austintexas.gov

City of Austin
AUG 18 2021
NHCD / AHFC

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

Case Number: PR-21-105009 - 2501 INWOOD PL
Contact: Amber Allen, (512) 974-3393
Public Hearing: Historic Landmark Commission, Sep. 27, 2021

☐ **I am in favor**
☑ **I object**

Judy Rock
Your Name (*please print*)

2520 Quarry Rd 78703
Your address(es) affected by this application (*optional*)

Judy Rock
Signature

9-22-2021
Date

Comments: If this property is demolished, just another structure will take its place. It needs to remain a historic landmark that reflects the history of the area and the city of Austin

If you use this form to comment, it may be returned to:
City of Austin Housing & Planning Department
Historic Preservation Office, ATTN: Amber Allen
P.O. Box 1088
Austin, TX 78767
Or e-mail to: preservation@austintexas.gov

Allen, Amber

From: Peter Komassa [redacted]
Sent: Thursday, October 21, 2021 10:48 AM
To: PAZ Preservation
Subject: Re: Historic Landmark Commission

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Amber, please find my statement below:

Greetings HLC, as an owner of a house adjacent to 2501 Inwood Pl, I'm strongly in favor of the proposed Historic Zoning designation. The 'McMath House' has a rich history, a celebrated mid-century aesthetic, and, in many ways, it serves as the cornerstone of the Deep Eddy neighborhood given its prominent positioning on the Possum Trot throughway. This is, unequivocally, a historic landmark that I hope our community can preserve. Thank you for your time.

Best,
Peter Komassa

On Wed, Oct 13, 2021 at 8:37 AM PAZ Preservation [redacted] wrote:

> Hi Peter,
>
> 2501 Inwood Place was referred to the Historic Landmark Commission by our office. The demolition item was discussed at the September 27th meeting. The Commission saw that the property had potential of historic designation and has initiated Historic Zoning on the property. This zoning initiation will be open for public hearing and discussion again at the October 25th meeting. If you'd like to participate, the meeting will be held in-person at Austin City Hall on Monday, October 25th at 6:00 PM. If you cannot attend and wish to make a statement, you may email me a written statement of whether you are in favor or in opposition of the Commission-proposed Historic Zoning of the property.
>
> Let me know if you have any further questions.
>
> Thanks,
>
> **Amber Allen**
>
> Planner II, Historic Preservation Office
>
> City of Austin – Housing & Planning Department

T: 512.974.3393

E: Amber.Allen@austintexas.gov

From: Peter Komassa [redacted]
Sent: Tuesday, October 12, 2021 3:24 PM
To: PAZ Preservation <Preservation@austintexas.gov>
Subject: Historic Landmark Commission

Hi there, I'm emailing about the historic home at 2504 Inwood Pl, as an immediate neighbor. Would you be able to share the HLC assessment/determination of the house as discussed at the 27-Sep-21 HLC meeting? I am a neighbor of the house and was traveling during the proceedings, unfortunately. If the house has been approved to be demo'd, would I be able to submit a belated objection? Thanks for your help.

Best,

Peter

Allen, Amber

From: Tony Woodbury [redacted]
Sent: Sunday, October 24, 2021 10:40 AM
To: PAZ Preservation
Cc: Peter Komassa; Audrey Turner; Pattie Epps
Subject: Oct. 25 Hearing Historic Zoning for Casa McMath, 2501 Inwood Pl.

Dear Amber,

My name is Anthony Woodbury, and I have owned and lived in the house at 2502 Quarry Rd, 78703, since 2000. I understand from my next-door neighbor Peter Komassa that there's going to be a hearing on Monday, Oct. 25, on Historic Zoning for Casa McMath, 2501 Inwood Place. Like Peter, I share a property line (in back) with Casa McMath.

Last month, and in August, I sent you short, handwritten notes against a proposal to demolish Casa McMath. I would now like to submit a statement in FAVOR of Historic Zoning for that property.

I strongly endorse Peter Komassa's statement below, where he says:

"The 'McMath House' has a rich history, a celebrated mid-century aesthetic, and, in many ways, it serves as the cornerstone of the Deep Eddy neighborhood given its prominent positioning on the Possum Trot throughway. This is, unequivocally, a historic landmark that I hope our community can preserve."

On the "other side" of this issue, I found a loosely-written 'Property Evaluation' of the McMath House, prepared by an architectual firm called Vincent Gerard & Associates, Inc. (https://vincentgerard.com/about-us/) that is summarized here:

https://bandc.crccheck.com/historic-landmark-commission/368302-d22-2501-inwood-pl-presentation-updated/ (I can't find the original document but would be glad to send it to you if you wish)

I'd like to use my comment here to discuss that document, which concludes, on at least three grounds, that the McMath House is not worthy of preservation:

- The property is not typical of 'Mid-Century Modern' ("The architecture is a mix of three or more architectures and does not conform to the styles of International or Mid-century Modern")
- The house is in poor condition
- McMath was not considered a 'Titian' (lol) of architecture, unlike other notable UT architects

None of these arguments are valid. Just because a property is atypical of some label (here, 'Mid-Century Modern') or shows multiple influences doesn't necessarily make it aesthetically any less worthy (Bach was atypical of the German Baroque; Picasso was atypical in any of the many movements he joined and was most famous for his "mixing", which was properly understood as eclecticism).

The claim that the house is in poor condition is irrelevant, given that landmark properties, virtually by definition, are meant to undergo restoration efforts.

And the claims about McMath's stature are unsubstantiated, unsupported by evidence, and irrelevant.

The essence of the argument FOR preservation is that the property is unique and beautiful, whereas no such case is made for what would replace it if it were demolished.

And one final note about Hugh McMath's cultural significance—something that makes me very proud, since, like him, I'm also a UT professor. He was a very early proponent of cultural diversity in Austin on a number of levels. He was a major exponent of Mexican architecture, especially that of Monterrey (consistently misspelled in the Vincent Gerard document as 'Monterey'), a city with incredibly striking modern architecture, with such an interest in bringing about awareness of Mexican architecture here in the US that he "was made a Fellow of the Royal Society of Arts of Great Britain for his work to develop cultural relations with Mexico" (https://legacy.lib.utexas.edu/taro/utaaa/00114/aaa-00114.html). He was not, as the Vincent Gerard document asserts, mainly concerned with the influence of American architecture in Mexico, as shown by his long-term writing and teaching about Mexico. Likewise, and touchingly, I found this remembrance of a man named John Chase, whose life and historical importance Hugh McMath significantly influenced:

> 'In 1950, Chase became the first African-American to enroll at UT, just as the landmark *Sweatt v. Painter* case was heading to the Supreme Court. Chase didn't know UT was segregated until the Dean of Architecture, Hugh McMath, asked him, "Are you familiar with the case that's in front of the Supreme Court right now?"
>
> "Chase was vaguely familiar with the case—and from his parents' experience, he was deeply familiar with how often African-Americans got the doors of the ivory tower slammed in their faces. But that didn't daunt him. With McMath's encouragement, he submitted his UT application.'
>
> https://alcalde.texasexes.org/2012/04/texas-loses-a-trailblazer-john-chase-dies/

In conclusion then, I strongly advocate the preservation and historic zoning designation for Casa McMath on both aesthetic and cultural grounds.

Sincerely yours,
Tony

Anthony C. Woodbury
2502 Quarry Rd.
Austin, TX 78703

Brummett, Elizabeth

From: James Taylor [redacted]
Sent: Sunday, October 24, 2021 11:44 AM
To: Brummett, Elizabeth
Subject: 2501 Inwood Pl --Opposition to Applicant's demolition request

Dear Historic Landmark Commission Members:

I am writing to you to share concerns about the pending request to demolish the house at 2501 Inwood Place. I have followed the process closely, as my wife and I own the home adjacent to the property. We want to register our opposition to granting the demolition permit on the basis that the structure and landscaping are part of a unique mid-century era property that could be preserved and treasured, as carefully studied and reported by city staff. I especially want to highlight Mr. McMath's contributions to education, architecture and relationships with Mexico.

My wife and I were next door neighbors to Ms. Quita McMath, daughter of Hugh McMath. And before she sold the property, we had the opportunity to get to know her and hear stories about family travels to Mexico and her father's appreciation and study of Mexican art and history and his personal connections to Monterrey Tech University (Instituto Tecnologico de Monterrey). Those connections led to academic summer trips to learn about Mexico's art and culture. But Mr. McMath also worked to bring Monterrey Tech's nascent architecture program into the Association of Collegiate Schools of Architecture, a first for any Mexico institution at the time.

My personal background of growing up in northern Mexico made it easy for me to connect with Quita and her stories and travels to Mexico. While our encounter was brief, her recollections and remembrances of traveling throughout Mexico, and Monterrey in particular, were very vivid. Because of Mr. McMath's commitment to reaching across international borders to build relationships between the University of Texas and Monterrey Tech, that relationship is even deeper and more vibrant today, expanding into other academic areas like the McCombs School of Business and the School of Engineering. And as it relates to UT's School of Architecture, McMath's mission to expose students to Mexican history, culture and architecture, and connect with other universities in Mexico, including Monterrey Tech, remain an important part of the curriculum and are now led by Juan Miró, distinguished teaching professor and internationally renowned architect.

We urge the Commission to vote to preserve the historical and architectural significance of "Casa McMath".

James Taylor
[redacted]

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

Case Number: C14H-2021-0180 – Casa McMath
Contact: Elizabeth Brummett, (512) 974-1264
Public Hearing: Planning Commission, December 14, 2021

SUSIE TRUXILLO
Your Name (please print)

☑ **I am in favor**
☐ **I object**

1405 POSSUM TROT
Your address(es) affected by this application (optional)

Susie R. Truxillo — 12-5-21
Signature — *Date*

Daytime Telephone (optional): _____

Comments: I'm very much in favor of designating this property an Historic building. It has a wonderful history as it should be preserved. Thanks for listening

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Historic Preservation Office, ATTN: Amber Allen
P. O. Box 1088, Austin, TX 78767
Or email to:
preservation@austintexas.gov

PUBLIC HEARING INFORMATION

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Case Number: C14H-2021-0180 – Casa McMath
Contact: Elizabeth Brummett, (512) 974-1264
Public Hearing: Planning Commission, December 14, 2021

Peter Strzepa
Your Name (please print)

☒ **I am in favor**
☐ **I object**

2507 Inwood Place, Austin, TX 78703
Your address(es) affected by this application (optional)

Peter Strzepa
Signature

10 Dec 2021
Date

Daytime Telephone (optional): 512.694.5932

Comments: I applaud the Historic Landmark Commission's recent decision to grant 2501 Inwood Place an Historic Landmark Designation. This is a very unique property that seamlessly blends art deco/ mid century modern structures into rustic stone walls that themselves are organically rooted into the naturally wooded landscape/terrain. In addition, the house has cultural significance as it was owned and occupied by Hugh and Frances McMath from the time of its construction until their deaths, and it remained in the McMath family until this year. Hugh McMath was a professor of architecture at the University of Texas who specialized in the study of Mexican architecture and was prominent in integrating Mexican schools of architecture into a larger sphere of American architectural studies. Hugh McMath (1904–1992) taught at the University of Texas School of Architecture for 44 years. He was a renowned professor with a specialization in Mexican architecture, and he was instrumental in introducing his students to its principles. He primarily wrote and developed courses in pre-Hispanic and Colonial architecture. During the 1950s, he arranged annual summer trips of U.S. students to the Instituto Tecnologico of Monterrey, Mexico. His sponsorship helped the institute gain admission to the Association of Collegiate Schools of Architecture, an international association of accredited architectural degree programs. McMath later organized architectural tours to promote interest in Mexican heritage and architecture.

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City of Austin, Housing & Planning Department
Historic Preservation Office, ATTN: Amber Allen
P. O. Box 1088, Austin, TX 78767
Or email to:
preservation@austintexas.gov

Brummett, Elizabeth

From: PAZ Preservation
Sent: Tuesday, December 14, 2021 2:32 PM
To: Brummett, Elizabeth
Subject: FW: Case C14H-2021-0180-Casa McMath: Dec. 14 Planning Commission Public Hearing

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Amber Allen
Planner II, Historic Preservation Office City of Austin – Housing & Planning Department

T: 512.974.3393
E: Amber.Allen@austintexas.gov

-----Original Message-----
From: Peter Komassa [redacted]
Sent: Monday, December 13, 2021 9:41 PM
To: Tony Woodbury [redacted]
Cc: PAZ Preservation <Preservation@austintexas.gov>; Audrey Turner [redacted]; Pattie Epps [redacted]
Subject: Re: Case C14H-2021-0180-Casa McMath: Dec. 14 Planning Commission Public Hearing

*** External Email - Exercise Caution *** Thanks Tony.

Hi Elizabeth, I own and live in the home at 2504 Quarry Road, and I would reaffirm my prior support for 2501 Inwood Place being zoned as a historic site.

In short, the 'McMath House' has a rich history, a celebrated mid-century aesthetic, and, in many ways, it serves as the cornerstone of the Deep Eddy neighborhood given its prominent positioning on the Possum Trot throughway. This is, unequivocally, a historic landmark that I hope our community can preserve.

Kind Regards,
Peter Komassa

On Fri, Dec 10, 2021 at 2:32 PM Tony Woodbury [redacted] wrote:

> Contact: Elizabeth Brummett, Historic Landmark Commission
> Re: Case C14H-2021-0180-Casa McMath: Dec. 14 Planning Commission Public Hearing
>
> Dear Elizabeth,
>
> My name is Anthony Woodbury, and I have owned and lived in the house at 2502 Quarry Rd, 78703, since 2000. I am responding to your call for written comments on the Planning Commission hearing on Tuesday, Dec. 14. 25, on SF-

3-H-NP Historic Zoning for Casa McMath, 2501 Inwood Place. I share a property line (in back) with Casa McMath, and have always admired it. I therefore am now writing IN FAVOR OF HISTORIC ZONING for this property, to be entered into the record for the December 14 hearing.

In August and September, I sent messages opposing a request to demolish Casa McMath, and in October, I submitted a statement in FAVOR of Historic Zoning for that property.

For the record, then, let me repeat my October message, in which I lay out my reasons for supporting SF-3-H-NP Historic Zoning for Casa McMath (and my apologies if that's already a part of the record.)

To begin with, I strongly endorse this statement by my next-door neighbor, Peter Komassa, whose back property line is also adjacent to Casa McMath. Peter wrote:

"The 'McMath House' has a rich history, a celebrated mid-century aesthetic, and, in many ways, it serves as the cornerstone of the Deep Eddy neighborhood given its prominent positioning on the Possum Trot throughway. This is, unequivocally, a historic landmark that I hope our community can preserve."

On the "other side" of this issue, I found a loosely-written 'Property Evaluation' of the McMath House, prepared by an architectual firm called Vincent Gerard & Associates, Inc. (https://vincentgerard.com/about-us/) that is summarized here:

https://bandc.crccheck.com/historic-landmark-commission/368302-d22-2501-inwood-pl-presentation-updated/ (I can't find the original document but would be glad to send it to you if you wish)

I'd like to use my comment here to discuss that document, which concludes, on at least three grounds, that the McMath House is not worthy of preservation:

* The property is not typical of 'Mid-Century Modern' ("The architecture is a mix of three or more architectures and does not conform to the styles of International or Mid-century Modern")
* The house is in poor condition
* McMath was not considered a 'Titian' (lol) of architecture, unlike other notable UT architects

None of these arguments are valid. Just because a property is atypical of some label (here, 'Mid-Century Modern') or shows multiple influences doesn't necessarily make it aesthetically any less worthy (Bach was atypical of the German Baroque; Picasso was atypical in any of the many movements he joined and was most famous for his "mixing", which was properly understood as eclecticism).

The claim that the house is in poor condition is irrelevant, given that landmark properties, virtually by definition, are meant to undergo restoration efforts.

And the claims about McMath's stature are unsubstantiated, unsupported by evidence, and irrelevant.

The essence of the argument FOR preservation is that the property is unique and beautiful, whereas no such case is made for what would replace it if it were demolished.

And one final note about Hugh McMath's cultural significance—something that makes me very proud, since, like him, I'm also a UT professor. He was a very early proponent of cultural diversity in Austin on a number of levels. He was a major exponent of Mexican architecture, especially that of Monterrey (consistently misspelled in the Vincent Gerard document as 'Monterey'), a city with incredibly striking modern architecture, with such an interest in bringing about awareness of Mexican architecture here in the US that he "was made a Fellow of the Royal Society of Arts of Great

Britain for his work to develop cultural relations with Mexico" (https://legacy.lib.utexas.edu/taro/utaaa/00114/aaa-00114.html). He was not, as the Vincent Gerard document asserts, mainly concerned with the influence of American architecture in Mexico, as shown by his long-term writing and teaching about Mexico. Likewise, and touchingly, I found this remembrance of a man named John Chase, whose life and historical importance Hugh McMath significantly influenced:

'In 1950, Chase became the first African-American to enroll at UT, just as the landmark Sweatt v. Painter case was heading to the Supreme Court. Chase didn't know UT was segregated until the Dean of Architecture, Hugh McMath, asked him, "Are you familiar with the case that's in front of the Supreme Court right now?"

"Chase was vaguely familiar with the case—and from his parents' experience, he was deeply familiar with how often African-Americans got the doors of the ivory tower slammed in their faces. But that didn't daunt him. With McMath's encouragement, he submitted his UT application.'

https://alcalde.texasexes.org/2012/04/texas-loses-a-trailblazer-john-chase-dies/

In conclusion then, I strongly advocate the preservation and historic zoning designation for Casa McMath on both aesthetic and cultural grounds.

Sincerely yours,
Tony

Anthony C. Woodbury
2502 Quarry Rd.
Austin, TX 78703