

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MAY 4, 2022
HR-2022-049637
TRAVIS HEIGHTS-FAIRVIEW PARK
1707 ALTA VISTA AVENUE

PROPOSAL

Demolish ca. 1938 garage and modify exterior of ca. 1938 house.

PROJECT SPECIFICATIONS

- 1) Demolish existing garage.
- 2) Relocate porch windows to center on gable.
- 3) Replace partially glazed front door with solid paneled door.
- 4) Replace all existing windows. Replacements include 1:1 sash windows, fixed undivided windows, and undivided casement windows.
- 5) Add trim and paint brick piers.
- 6) Replace existing shingle roof with standing-seam metal roof.
- 7) Replace siding and trim at gable ends, and repair damaged teardrop siding throughout.

ARCHITECTURE

1707 Alta Vista Avenue is a one-story Craftsman bungalow clad in horizontal wood siding with a cross-gabled and hipped roof. Its partial-width porch is supported by short, tapered stucco columns atop brick piers. Its partially glazed front door is sheltered beneath a gabled hood with ornate trim and triangular brackets. 1:1 sash windows are found throughout at the original portion of the house. The rear garage is a simple gable-roofed structure clad in board-and-batten siding, with exposed rafter tails at eaves.

RESEARCH

The house and garage at 1707 Alta Vista Avenue were built by T. C. Steiner in 1938. The property's earliest occupants, Mozelle and Arthur Green, owned the home only a year. By 1941, it had been purchased by Benjamin and Gladys Berry. Gladys Berry worked as a stenographer, while Benjamin Berry worked as a store manager before opening his own coffee shop. After the Berry family's tenure at the home, Berry was shot and killed while working as a Travis County Sheriff's Deputy. After the Berrys left Travis Heights in the early 1950s, the home passed to I. R. S. examiner E. Ruth Morgan.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

Repair and alterations

1. General standards

The proposed project removes some historic material from the primary building's exterior and demolishes the historic-age garage.

3. Roofs

The proposed project replaces a shingle roof with a standing-seam metal roof.

4. Exterior walls and trim

The proposed project repairs, rather than replaces, the house's teardrop siding. However, it removes original molding from side elevations and applies additional trim to porch posts.

5. Windows, doors, and screens

The proposed project alters one window opening at the main façade and replaces all windows. Street-facing replacement windows appear to match the existing in profile and configuration.

6. Porches

The proposed project inappropriately modifies porch columns by painting the unpainted brick piers and adding trim where none previously existed.

10. Accessory buildings

The proposed project includes demolition of the historic-age detached garage.

Summary

The project meets some of the applicable standards.

PROPERTY EVALUATION

The property contributes to the Travis Heights-Fairview Park National Register district.

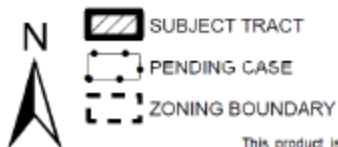
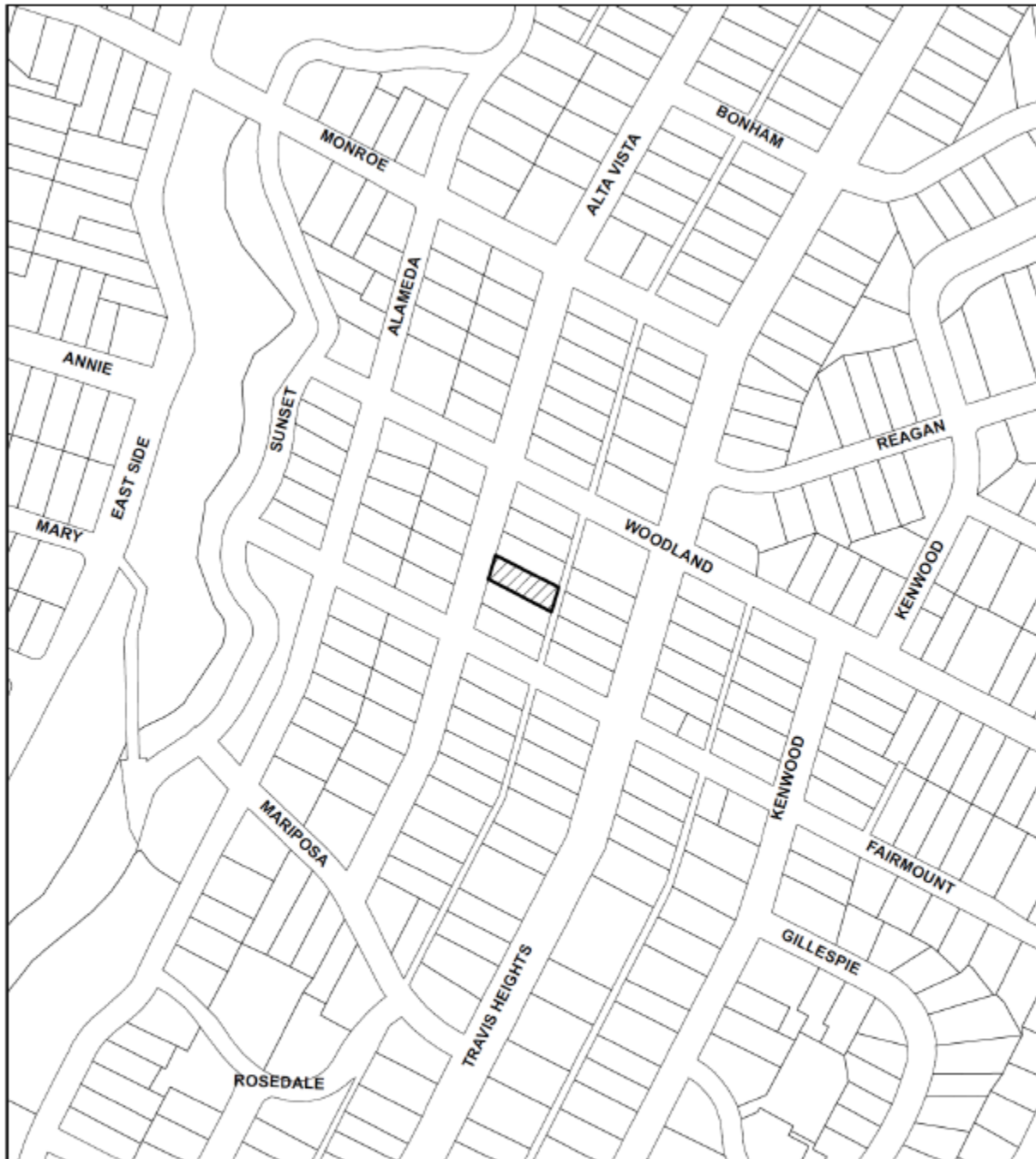
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate to high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The building is constructed in the Craftsman style.
 - b. Historical association. The property does not appear to have significant historical associations.
 - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. Community value. The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Comment on and release the plans.

LOCATION MAP



1" = 250'

NOTIFICATIONS
CASE#: HR 22-049637
LOCATION: 1707 ALTA VISTA AVENUE

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

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



PROPERTY INFORMATION*Photos*





Applicant, 2022

1959	Vacant
1957	E. Ruth Morgan, renter (widow of B. Morgan) Examiner, Internal Revenue Service
1955	E. Ruth Morgan, renter Clerk, Internal Revenue Service
1952	Benjamin H. and Gladys Berry, owners Northwest Coffee Shop
1949	Benjamin H. and Gladys Berry, owners Assistant manager, Hyden's Grocery
1947	Benjamin H. and Gladys Berry, owners Trading Post
1944	Benjamin H. and Gladys Berry, renters Superintendent, American Service Co. Stenographer, State Board of Insurance Commissioners
1941	Vacant
1939	Arthur B. and Mozelle Green, owners Supervisor
1937	Address not listed

Permits

SANITARY SEWER SERVICE PERMIT		No.	10759 A
Austin, Texas			
Received of	T. C. Steiner	Date	2-3-32
Address	1707 Alta Vista Ave.		
Amount	\$		
Builder or Owner	T. C. Steiner	Plumber	
Lot	10	Block	22
Subdivision		Plat No. 133	
Date of Connection	5' N/SLL		
By City	2-6-32		

Sewer service permit, 1932

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

PERMIT FOR WATER SERVICE AUSTIN, TEXAS No. 1027 SWI

M. *L. C. Steiner* Address *1701 Cedar St*

Plumber *Mark Bennett* Size of Tap *2* Date *2-8-32*

Date of Connection *2/9/32* Foreman's Report

Water service permit, 1932

B. H. Berry

1707-B Alta Vista Ave

~~133~~
132

22

10

Travis Heights

Addition to garage & convert into dwelling

29263 2-27-46

\$300.00

Day labor

Building permit, 1946

T. C. Steiner

1707 Alta Vista Ave

~~133~~
132

22

10

Travis Hgts.

frame res. - box gar.

215N - 3-3-38

Historical information

SEE THESE modern new homes, complete in every detail before buying:
 1707 Alta Vista Avenue
 2118 Wilson Street
 1806 West 36th Street
 Built right by owner, easy terms. T. C. Steiner, 1510 Lavaca.

"Classified Ad 3 -- no Title." 1938. The Austin American (1914-1973), Mar 27, 15.

<https://atxlibrary.idm.oclc.org/login?url=https://www.proquest.com/historical-newspapers/classified-ad-3-no-title/docview/1643663337/se-2?accountid=7451>.

She Remembers When Barton's Was Just a Spring

By FRED WILLIAMS
The Austin Statesman Staff

A teen-age girl who grew up on the banks of Barton Springs cannot forget the "good old days" despite all the pool's modern improvements.

Mrs. F. C. Newman, the former Miss Euneatia Hamilton, is now secretary to Sheriff H. W. Collins. But for 14 years she was a girl growing up on the banks of Barton's when admission was a dime and the pool just a temporarily-dammed stream.

Her father the late Dwight Hamilton, was custodian of Barton Springs for the city from 1922 until 1936. The family, Mr. and Mrs. Hamilton and Mrs. Newman's sister, Mrs. B. H. Berry of 1707 Alta Vista, lived in a little two-room house and sleeping porch next to the pool.

The house site is at the location where two big oaks tower near the sunken springs which feed the

pool. But except for eating and sleeping, the family grew up in and beside the pool.

Barton Springs in those days of the 1920's was just that—Barton Springs. The present concrete pool was nothing except the running stream, natural rocks and a temporary dam causing the waters to back up.

Mrs. Newman recalls that every-time a heavy rain came, the family would put on their suits and go down to the dam. The obstruction consisted of nothing more than rocks piled on top of each other.

They would stack the rocks back and the swimming site would again be in order. The waters would rush both over and through the temporarily placed rocks during flash rains, but occasionally would completely wash out the dam.

Mrs. Newman was only a girl of 14 when her parents moved into the little wooden house at Barton's. Her sister was 11.

The two girls went swimming before breakfast daily, immediately after school, and "about four or five other times" daily before nightfall. In the summer, they practically lived in the pool.

Mrs. Newman and Mrs. Berry were the "locker girls" in those days, renting "rooms" 2x2 feet in size and a locker for 20 cents a person. There wasn't too much income in the earlier days, however, as the wooden bathhouse was open at the top, and most swimmers came already dressed in their suits.

The girls marveled at the prowess of two of the life guards at the pool, Dr. Joe Thorne Gilbert

and Ed Barlow, now of the University of Texas.

She should have the last say-so on the comparative temperature of the water there in the summer and winter.

"For 14 years when I went in swimming several times a day the year round, and many times since, and I've learned that the water at Barton's remains about the same temperature all year," Mrs. Newman declares.

The present entrance to Zilker Park back in the 1920's was the gateway to the road leading down to the pool. The park itself was not developed. At this gate, the ticket-takers would get the dime admissions.

Mrs. Newman recalls that the city zoo, which used to be located at Barton's, was a delight to children. "Because we could go swimming any time we liked, and take our friends," she says. "my sister and I had a lot of visitors. Then, too, the zoo being there was an added drawing card."

The old open-top bath-house was torn down and replaced with another wooden structure, with a large dance area on the second floor.

Here was the site of many dances and social events for many years. This structure in turn was later replaced by the present bath house.

The big crowds which flock to Barton's now are nothing new to that area. Mrs. Newman recalls the throngs who came to Barton's for Labor Day, the Fourth of July and other holidays.

"I can remember year after year sitting near the pool and watching the Fourth of July fireworks across the water," she says.

This lady who grew up at Barton's, and who names the popular swimming place as her girlhood home was asked how she compared swimming at Barton's modern pool now to the old days of the temporary stone dam holding back some of the spring waters.

"I couldn't answer that," she confessed. "I didn't go to Barton's a single time this year."

FRED WILLIAMS The Austin Statesman Staff. 1948. "She Remembers when Barton's was just a Spring." The Austin Statesman (1921-1973), Sep 16, 6. <https://atxlibrary.idm.oclc.org/login?url=https://www.proquest.com/historical-newspapers/she-remembers-when-bartons-was-just-spring/docview/1537993707/se-2?accountid=7451>.



"TAKE A SWING," yells catcher Jimmy Berry, as Nancy Howell grits her teeth with determination and gets ready to hit it a mile. In South Austin, where Nancy and Jimmy both live, kids swarm to the baseball diamonds during warm summer afternoons. Nancy is the daughter of Mr. and Mrs. E. T. Howell, 1906 Kenwood Avenue; Jimmy, the son of Mr. and Mrs. Benny Berry, 1707 Alta Vista.

MRS. HILMA L. PFRIMMER

Funeral services for Mrs. Hilma L. Pfrimmer, 85, of 1707 Alta Vista were held Wednesday at 4 p.m. at the graveside with the Rev. Preston Bright, associate pastor of First Baptist Church officiating.

Survivors include two daughters, Mrs. Ralph Yates of Austin and Mrs. Hilma Hoole of Seal Beach, Calif.; five grandchildren and 10 great-grandchildren.

Pallbearers were Leslie Walker, Bruce Simpson, Grover Campbell, James Schwenke, Harold Rogers and Walt Cauthen. Burial was in Capital Memorial Gardens.

"ABOUT TEEN-AGERS." 1950. *The Austin Statesman* (1921-1973), Aug 07, 12.

<https://atxlibrary.idm.oclc.org/login?url=https://www.proquest.com/historical-newspapers/about-teen-agers/docview/1563519448/seq-2?accountid=7451>.

"DEATHS and FUNERALS." 1967. *The Austin Statesman* (1921-1973), May 24, 34.

<https://atxlibrary.idm.oclc.org/login?url=https://www.proquest.com/historical-newspapers/deaths-funerals/docview/1515816984/seq-2?accountid=7451>.

Deputy's Rites Set for Friday

Funeral services will be held probably be some time next Friday afternoon for Travis County deputy sheriff Benny Berry who was shot Wednesday while trying to arrest a North Austin man on a hot check charge.

Larry Wayne Ihlenfeldt, 19, of 7401 Grover Ave., accused as the slayer of the deputy, Thursday remained in county jail where Justice of the Peace Buck Smith ordered him held without bond.

Walter Eckert, the 42-year-old deputy sheriff who was wounded in the left leg in Wednesday morning's gun battle, was in fair condition at Brackenridge Hospital.

Ihlenfeldt was arrested in a field northeast of Austin about 75 minutes after the shooting.

While heavily armed lawmen searched a wooded area where his escape car was found abandoned, Ihlenfeldt surrendered without a fight to Marshal Don Keller and police Sgt. Olan Kelly.

He was arrested at 10:47 a.m. and warned of his constitutional rights by JP Smith at 11:03 a.m.

At 12:45 p.m. Wednesday Travis County Sheriff T. O. Lang charged Ihlenfeldt with murder with malice in connection with Berry's death, and Smith ordered him held without bond.

A felony auto theft charge against Ihlenfeldt was on the district court docket Thursday morning, but the murder suspect was not present.

The state passed on the case, and Ihlenfeldt remained in his cell atop the county courthouse.

Dist. Atty. Tom Blackwell said Wednesday the case against Ihlenfeldt "will be presented to the grand jury as soon as possible." That will

The two deputies were shot when they went to the Grover address to arrest Ihlenfeldt on a felony warrant charging him in a hot check case.

Eckert told another deputy they entered the house through a window after getting no response at the door and being assured by a neighbor that a man was inside.

Bullets started to fly, Eckert said, as the two deputies opened a door between the living room and a hall.

Reporters counted 15 bullet holes in the door and its framing.

Berry, who was hit in the (See RITES, Page A6)

● RITES

(Continued from Page 1)

chest, fell dead on the kitchen floor.

Eckert emptied his pistol at the gunman, and was wounded in the leg during the exchange.

The man fled out the back of the house and reportedly threw away a pistol in a field. A gun was later found there by police.

A short time later a woman reported that her car was stolen at gunpoint by a man who said he wanted to go see his mother.

The North Austin man hunted concentrated on the wooded area near the intersection of US Highway 290 and Springdale Road after the woman's car was found abandoned there.

At the scene of the shooting police found a disconnected, dynamite time bomb, several weapons and ammunition.

Berry, who had been a deputy sheriff for seven years, was a lifelong resident of Austin and Travis County and resided at 2407 Lawnmont.

He was a member of Faith Methodist Church, Onion Creek Masonic Lodge No. 220 AF&AM, Austin Scottish Rite Bodies, Ben Hur Shrine Temple and Capital Area Law Enforcement Officers' Association.

Funeral will be Friday at 2 p.m. at the Wilke-Clay Funeral Home chapel with Rev. Paul A. Grout Jr., pastor of Faith Methodist Church, officiating.

Masonic graveside services will be conducted in Oakwood Cemetery by Lodge No. 220.

Berry's survivors include his widow, Mrs. Gladys Berry, and a son, James Dwight Berry, both of Austin; three sisters, Mrs. Bertie Morgan, Austin, Mrs. Roy Grumbles, Oak Hill, and Mrs. Fleet Ross, Luling; two brothers, L. N. (Red) Berry and C. H. Berry, both of El Paso; and two grandchildren, James Scott Berry and Jason Berry.

MRS. GLADYS L. BERRY

Funeral for Mrs. Gladys Lorene Berry, 61, of 2407 Lawnmont, will be at 2 p.m. Saturday at Wilke-Clay Funeral Home, Rev. Doyle W. Morton, pastor of Faith United Methodist Church, officiating. Burial will be Oakwood Cemetery.

Pallbearers will be J. Hudson Gardner, J. Lloyd Steger, Elgin Killebrew, Marlon Priem, J. C. Ray and B. G. Newman.

"Deputy's Rites Set for Friday." 1967. *The Austin Statesman* (1921-1973), Feb 02, 2.

<https://atxlibrary.idm.oclc.org/login?url=https://www.proquest.com/historical-newspapers/deputys-rites-set-friday/docview/1515906558/se-2?accountid=7451>.

"Deaths and Services." 1973. *The Austin Statesman* (1921-1973), Aug 18, 1.

<https://atxlibrary.idm.oclc.org/login?url=https://www.proquest.com/historical-newspapers/deaths-services/docview/1513987391/se-2?accountid=7451>.