

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JUNE 1, 2022
HR-2021-205974
TRAVIS HEIGHTS-FAIRVIEW PARK
804 RUTHERFORD PLACE

PROPOSAL

Convert duplex to single-family house and remodel exterior. Construct a rear addition, pool, and poolhouse.

PROJECT SPECIFICATIONS

- 1) Main house
 - a. Repair/replace damaged brick and mortar in-kind. Replace trim.
 - b. Remove shutters, vents, and arched hood at entryway.
 - c. Replace all windows with similar single-hung wood frame windows. No window opening modifications are proposed at the main façade.
 - d. Replace existing composite shingle roof with metal roof
 - e. Replace front door with similar wood door and inset glazing.
 - f. Replace steel handrail and front steps with similar design and materials.
 - g. Remove and replace existing fence with masonry wall.
- 2) Remove rear deck and construct a first-floor sunroom with covered deck above.
- 3) Construct a pool and 300 square foot poolhouse at rear of property.

ARCHITECTURE

The 2020 Travis Heights-Fairview Park National Register Nomination lists 804 Rutherford Place as the only exemplar of a representative domestic property constructed with a “mixed” architectural style. This unique eclecticism includes Mission, Tudor Revival, and Swiss influences. The nomination’s description is as follows:

The small apartment building at 804 Rutherford Place is a good example of an eclectic, mixed design that draws from three styles, in this case Mission Revival, Tudor Revival, and Swiss. The building is two stories in height, with buff- and tan-colored brick walls and a flat roof. The front elevation has a symmetrical arrangement, with a one-story, partial-width entrance volume extending from the rectangular main building volume. The projecting entrance has Tudor Revival details including an arched entrance door, arched hood molding over the door, narrow windows with decorative shutters, and flared wrought iron stair railings. The main two-story volume has little decoration. It has single 1/1 windows on the first floor and two sets of paired 1/1 windows on the second floor. Its modest Mission Revival details are limited to a narrow, divided light, arched window in the center of the upper floor, and a stepped parapet. The Swiss detailing includes the scalloped bargeboard. All window openings have brick sills, and the parapet coping is brick.ⁱ

The building at 806 Rutherford Place is constructed with a similar plan, form, and fenestration pattern, though 806 Rutherford shows only Mission influences. 806 Rutherford Place was constructed in 1925 by the Austin Real Estate Abstract Company. 803 E. Riverside Drive, constructed by the same company in 1925 and displaying similar Mission styling to 806 Rutherford, is located immediately behind 804 Rutherford Place.

RESEARCH

804 Rutherford Place was constructed around 1931 by x-ray salesman Archie D. Alley, along with a garage. Archie and Hilda Alley, as well as Archie Alley’s mother and son Archie Jr., lived next door at 806 Rutherford Placeⁱⁱ. 806 Rutherford was constructed in 1925 by the Austin Real Estate and Abstract Company, who developed numerous properties in Travis Heights and South Austin. The Alley family chose a similar form for their rental property at 804 Rutherford, though its decorative details and stylistic eclecticism are markedly more elaborate than those of its earlier neighbor. 804 Rutherford remained rental property throughout the twentieth century.

Notable occupants included physician Robert Bratton and Theos B. and Velma Hill. Theos Hill, formerly a farmer and construction manager, was an Austin broker and politician. A popular pick for highway commissioner, Hill was appointed to the State Industrial Accident Board by Governors James B. Allred and W. O’Daniel. Hill chaired the delegacy to the

Democratic Convention during his tenancy at 804 Rutherford Place, which was cut short due to his death by car accident in 1946.

After Archie Alley, Jr.'s death in World War II, the Alley family appears to have sold the Travis Heights properties. A model airplane field in Zilker Park was named in Alley's honor.

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 plans indicate that some historic material will be removed, including character-defining brick, trim, entry hood, and vents.

3. Roofs

The proposed metal roof is somewhat appropriate, though a new composition shingle roof would be more compatible.

4. Exterior walls and trim

The proposed project removes and does not replace character-defining trim and vents. It replaces deteriorated brick at all façades with brick fabricated using historic techniques.

5. Windows, doors, and screens

The proposed window replacements appear compatible and do not alter existing openings visible from the street. The proposed door is compatible.

6. Porches

The proposed project removes and replaces the character-defining decorative arched hood above the entryway, an inappropriate modification.

Residential additions

The proposed addition is located at the rear of the building and will not be visible from the street. It is appropriate in materials, scale, massing, and height. Its simple style does not compete with the historic building. The flat roof forms are lower than the parapet of the existing building and will not be visible from the street.

Specifications for the replacement fence were not included in design drawings.

Summary

The proposed addition meets the standards. The proposed remodel of the existing building meets some of the 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 high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it may meet two criteria, though the Commission will need to determine if the historical associations rise to the level of significance of a landmark property:
 - a. Architecture. The building is a good example of a unique architectural style and a rapidly disappearing building type.
 - b. Historical association. The Commission may wish to consider its association with T. B. Hill, Austin politician and State Industrial Accident Board appointee. The building's association with historical development patterns in Travis Heights-Fairview Park may also be of note, as it is one of two similar and adjacent duplexes associated with the Alley family.
 - 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 appear to 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, strongly encouraging the applicant to retain and repair existing brick at the main façade, to retain and repair existing trim and hood at front door and replace vents in-kind, or to retain the historic materials on-site for future restoration if removal is necessary.

LOCATION MAP



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: HR 22-001198

LOCATION: 804 RUTHERFORD 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

Photos





Demolition Permit Application, 2021



Melanie Martinez, Travis Heights-Fairview Park National Register Historic District nomination, 2020





Street View showing 804 (1931) and 806 Rutherford Place, Jan. 2022.

Occupancy History

City Directory Research, December 2021

1959	Bert H. Bomba, renter ½ - Vacant
1957	Paul W. Gladden, renter ½ - Vacant
1955	Vacant ½ - Ed E. Sieck, owner
1952	Floyd R. and Pauline F. Rich, renters Meat cutter, Pope Grocery & Market Clerk, State Highway Department

1949 Lawrence E. Schulz, renter

1947 Harvey E. and Arlene Holtz, renters
Physician, Scarbrough Building

William W. and Harriett Tiller, renters
USA

1944 T. B. Hill, renter

J. C. and Harriett McArdle, renters
USA
Clerk, State Industrial Accident Board

1941 Theos B. and Velma Hill, renters
Member, State Industrial Accident Board

1939 Theos B. and Velma Hill, renters
T. B. Hill Brokerage Co.

1937 Dewey M. and Velma Knutson, renters
Technician, Medial & Surgeons Clinic

T. B. and Velma Hill, renters
T. B. Hill Brokerage Co.

1935 Dr. Robert E. and Dale Bratton, renter
Medical & Surgical Clinic

1932 Vacant

1929 Address not listed

Permits

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

PERMIT FOR WATER SERVICE AUSTIN, TEXAS No. *Sec. 130* 298

M. *A. P. Alley* Address *804 Rutheford Place*

Plumber *Idell* Size of Tap $\frac{1}{2}$ Date *5-6-31*

CHANGED TO 6 " MAIN AND RENEWED

SERVICE WITH COPPER ON *E-15-667*

Date of Connection *5/8/31*

Foreman's Report

Water service permit, 1931

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

PERMIT FOR WATER SERVICE AUSTIN, TEXAS No. *Sec. 130* 408

M. *A. P. Alley* Address *804 Rutheford*

Plumber *Ellis* Size of Tap $\frac{1}{2}$ Date *6-23-31*

CHANGED TO 6 " MAIN AND RENEWED

SERVICE WITH COPPER ON *E-15667*

Date of Connection *6/24/31*

Foreman's Report

Water service permit, 1931

Unless the Plumbing is done in strict accordance with City Ordinances, do not sign

PERMIT FOR WATER SERVICE

AUSTIN, TEXAS No. 2907

M. A. S. Alley Address 806 Rutherford Place
 Plumber Bassley Size of Tap 1/2 Date 6-28-35

CHANGED TO 6 " MAIN AND RENEWED
 SERVICE WITH COPPER ON E-15068

Date of Connection 6-28-35
 Size of Tap Made 3/4
 Size Service Made 3/4
 Size Main Tapped 2"
 From Front Prop. Line to Curb Cock 8'
 From E Prop. Line to Curb Cock 20'
 Location of Meter Curb Line
 Type of Box Labby
 Depth of Main in St. 18"
 Depth of Service Line 18"
 From Curb Cock to Tap on Main 20'
 Checked by Engr. Dept. 7-3-35 MSH

Foreman's Report

No. Fittings	Size	Description
1	1/2"	Curb Cock
1	1/2"	Elbow
1	1/2"	St. Elbow
1	1/2"	Bushing
1	1/2"	1/2" Copper Comp. 1/2"
1	1/2"	1/2" Pipe 1/2"
1	1/2"	1/2" Comp. 2 x 2 Tapping 1/2"
		Nipples
		Union
		Plug
		TEE
		Stop
		Box
		Lid
		Valves

Foreman's Signature West

Req. No. 11591

Water service permit for next-door property, 1935

Historical information

Austin Real Estate and Abstract company, 806 Rutherford Place, dwelling, \$2000.

Austin Real Estate and Abstract company, 803 Riverside drive, two-story stucco and frame dwelling, \$3000.

Austin Real Estate and Abstract company, 1509 Alta Vista avenue, one-story frame dwelling, \$2200.

Austin Real Estate and Abstract company, Travis Heights, two frame garages, \$750 each.

Austin Real Estate and Abstract company, Travis Heights, three frame garages, \$750 each.

Austin Real Estate and Abstract company, Travis Heights, two frame garages, \$750 each.

Austin Real Estate and Abstract company, 1505 Travis boulevard, sleeping porch, \$200.

The Austin American (1914-1973); Jun 14, 1925

Building Permits Number 24 Here

**\$31,809 in Values Added
To City Roll**

With 24 permits valued at \$31,809 issued during the past week, Austin building for the year totaled \$1,181,487.35, according to figures compiled at the office of G. S. Moore, city building inspector, Saturday.

Building of smaller homes continued through the week with permits issued for 12 such construction projects.

An application for a permit to construct a two-story 10-room brick veneer duplex apartment and double box garage costing \$4800 for A. D. Alley at 804 Rutherford Place was pending Saturday.

The Austin American (1914-1973); Jun 14, 1931

Summer Plans

Mr. and Mrs. A. D. Alley, 806 Rutherford place, have Mrs. Alley's mother, Mrs. Jose Tiltler, of St. Louis, Mo., with them for a visit. Early in June Mrs. Alley and son, Archie D. Alley, Jr., and Mrs. Tiltler expect to go to Chicago, Ill., to attend the fair. They will spend some time in the Ozark mountains before returning to St. Louis where Mrs. Alley will visit her mother.

The Austin American (1914-1973); May 21, 1933

FIRST W. LEE PLUM PLUCKED FOR AUSTINITE

First "plum" of the W. Lee O'Daniel administration went Saturday to T. B. Hill, Austin brokerage man, handling Hill Billy flour, who was appointed member of the industrial accident board to succeed the late A. M. Graves.

The appointment was made by Gov. James V. Allred but Allred said he first conferred with Gov.-Nominate O'Daniel and O'Daniel recommended Hill.

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Appointment for Year

Hill was a recognized leader of the O'Daniel forces in Travis county. So much so, that Everett Looney, democratic executive committee man from this senatorial district, offered to resign at the last meeting of the executive committee and have Hill take his place. The committee decided that changes should not be made until the Beaumont convention Sept. 13.

Gov. Allred's appointment is for a year. Reappointment by O'Daniel would be for six years. Hill is 38. His brokerage business includes other things than flour.

The new position to which the Austin man was named by Gov. Allred pays \$4,250 a year.

Hill, like O'Daniel, was never prominent in Texas politics before, but suddenly burst into the Travis county political spotlight immediately following the Fort Worth flour man's successful campaign for the democratic gubernatorial nomination.

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Boosted for Road Board

When the Travis county democratic convention shortly after the July primary election was turned into a "mountain musical melange" and O'Daniel love feast, Hill was elected chairman of the county's delegation to the state convention at Beaumont Sept. 13.

Since that time a movement had been started to boost Hill for state highway commissioner to succeed John Wood, whose term expires with the termination of the present administration.

Observers Saturday saw in Gov. Allred's appointment of Hill to the industrial accident board an end to the Hill-for-highway-commissioner movement.

The Travis county representative for O'Daniel's flour also had been prominently mentioned as a candidate for the new democratic executive committeeman's post to succeed Looney.

Austin Supporter Is First O'Daniel Appointee to Job

T. B. Hill Is Named By Allred After Talk With O'Daniel

W. Lee O'Daniel, next year's governor, Saturday made his first selection of a state official.

T. B. Hill, Austin broker, was appointed to the industrial accident board. Gov. James V. Allred announced that, in appointing Mr. Hill, he had consulted with Gov.-Nominate O'Daniel.

Mr. Hill was named to succeed A. M. Graves, who died last week. Graves' term had only a year to run, and Gov. Allred said if he named someone not acceptable to the incoming governor, the year's salary "would be practically wasted."

He said O'Daniel recommended Hill for this appointment; and said that in making it "I feel I should cooperate with the incoming governor in this respect."

This meant Hill will be reappointed next year to a six-year term on the industrial accident board, if the board is continued in existence under the O'Daniel consolidation-economy program.

Mr. Hill, 38 years of age, was the O'Daniel district campaign manager, and is chairman of the Travis county delegation to the Beaumont convention. Until about a year ago he was in the construction business. He is now engaged in the farming and the brokerage business.

On the accident board, he will be the representative of employers.

The industrial accident board membership is a full-time state office, paying a salary of \$4,250 per year.

T. B. HILL DIES OF CRASH INJURIES

T. B. Hill, 46, former member of the state industrial accident board, died at 4:15 a. m. Thursday of injuries received as the result of a traffic accident Wednesday as police records Thursday showed four more accidents with five persons being injured Wednesday afternoon and night.

Hill, the first traffic fatality within the city limits since Jan. 1, was injured in a car-tractor-trailer crash early Wednesday.

He suffered a fractured skull, broken left arm, broken right leg and internal injuries, according to attending physicians reports.

Hill was a member of the industrial accident board for seven years and his term expired in September. He was also a member of the Shriners and Masons.

He is survived by his wife, his mother, Mrs. Gertrude Hill, both of Austin, and one brother, J. C. Hill of Wichita Falls.

The body is at the Weed-Corley Funeral home pending completion of funeral arrangements. The funeral has been tentatively set for some time Friday at the funeral home.

Transit company bus driven by R. V. Watkins figured in a collision at Chilcon and Manor road with a truck driven by Will G. Wade, 1003 East Seventh street, police records showed.

R. E. Parker, 3411 Werner, and Evelyn Winn, 801 Rio Grande, two passengers on the bus, were taken to Brackenridge for treatment. Parker suffered a broken leg, lacerations and possible internal injuries. Miss Winn was treated for lacerations, bruises and possible internal injuries and released, according to attending physicians reports.

Police Thursday also sought a hit and run driver following an accident at East 12th and Chilcon in which five-year-old Betty Lou King, 1210 Singleton, received a fractured right leg and severe head lacerations. The child, according to

The Austin Statesman (1921-1973); Jan 17, 1946

Brown Express Sued For \$100,000 Damage

A \$100,000 damage suit has been filed in 98th District Court against owners of Brown Express Company, San Antonio, by Mrs. Velma S. Hill and Mrs. Gertrude Hill, wife and mother of T. B. Hill, Austin businessman killed here in January.

Hill died Jan. 17 of injuries received Jan. 16 in a collision with a Brown Express truck at 12th and Lavaca. Suit is for \$100,000 actual damages and \$1,274.93 for funeral expenses, hospital expenses and property damage.

The plaintiff's petition charges the Brown Express driver with driving on the left side of the street, driving while intoxicated, failing to yield right of way and exceeding speed limit. The suit was filed against H. P. Brown and O. E. Latimer, individually, and against the express company.

98TH DISTRICT COURT

(Betta, Judge)

Lola Louisa Treadwell McCollough vs. James McCollough Jr., divorce, filed.

Mary Ruybal vs. John E. Ruybal, divorce, filed.

Lillie Mae Bryant vs. Howard Bryant, divorce, filed.

Velma S. Hill et al vs. H. P. Brown et al, dismissed.

State et al vs. J. E. Metcalf Jr., delin.

The Austin Statesman (1921-1973); May 21, 1946 and Jun 20, 1947

ARCHIE D. ALLEY SR.

Funeral services for Archie D. Alley Sr., of Route 1, Lake Travis, will be held Friday at 10 a.m., at Wilke-Clay Funeral Home, Chaplain Russell Haggard officiating. He was retired from the X-Ray Division of General Electric and was a Veteran of World War I and a member of the Veterans of Foreign Wars.

He is survived by his widow, Mrs. Archie Alley of Lake Travis. Pallbearers will be Carl Elliott, George Stautz, H. Olson, Nolen Turner, Jim Lindeman and Melvin Henry.

Burial will be in Austin Memorial Park.

The Austin Statesman (1921-1973); Aug 2, 1962

ⁱ Travis Heights-Fairview Park National Register Historic District nomination,

<https://atlas.thc.texas.gov/NR/pdfs/100006796/100006796.pdf>

ⁱⁱ[https://www.ancestrylibrary.com/discoveryui-](https://www.ancestrylibrary.com/discoveryui-content/view/60681792:6224?tid=&pid=&queryId=17367dfdccd1a65c8f0125d4dd4f71ce&_phsrc=GOU1&_phstart=successSource)

[content/view/60681792:6224?tid=&pid=&queryId=17367dfdccd1a65c8f0125d4dd4f71ce&_phsrc=GOU1&_phstart=successSource](https://www.ancestrylibrary.com/discoveryui-content/view/60681792:6224?tid=&pid=&queryId=17367dfdccd1a65c8f0125d4dd4f71ce&_phsrc=GOU1&_phstart=successSource)