

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
NOVEMBER 2, 2022
PR-2022-137252; GF-2022-154584
2102 BOWMAN AVENUE

PROPOSAL

Demolish a ca. 1940 house and detached garage.

ARCHITECTURE

One-story stone veneer house with side-gabled replacement metal roof, partial-width front porch, exposed rafter tails, and 6:6 wood windows.

RESEARCH

2102 Bowman Avenue was constructed by and for Thomas A. G. Graham, secretary-treasurer of the Enfield Realty & Home Building Company and founding member of Graham-Lundgren & Company, an insurance agency. Graham was a grandson of Governor Pease and a son of R. Niles Graham, founder of Enfield Realty, who constructed the Enfield, Westfield, Westenfield, and Tarrytown neighborhoods.¹ 2102 Bowman Avenue's vernacular limestone styling is similar to company president Margaret Graham Crusemann's Tarrytown dwelling, approved for demolition in 2022.² According to a 2014 staff report by Historic Preservation Officer Steve Sadowsky, "Tom Graham was a book-keeper and accountant for the Enfield Realty and Home Building Company; he later became more active in the real estate aspect of the family businesses, and eventually branched out into insurance with other family members, forming the Enfield Agency, all located in offices at the Tarrytown Shopping Center on Exposition Boulevard."³

In addition to his businesses around Austin, Graham served on the City Planning Board, and later on the school board after selling the home in the early 1950s.⁴ The Grahams' later home at 2500 Galewood Place was approved for demolition in 2014.⁵ During the 1950s, the home was occupied by Margaret J. Harris, an elementary and high school teacher.

PROPERTY EVALUATION

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high to moderate 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:
 - a. Architecture. The building is constructed in a vernacular style favored by the Tarrytown branch of the Crusemann and Graham families, who developed the area.
 - b. Historical association. The property is associated with the developers of the Tarrytown area, with Thomas A. G. Graham as secretary-treasurer of the Enfield Realty and Home Building Company. However, his aunt Margaret Graham Crusemann, who served as president of the company, was more immediately associated with development in Austin. Margaret Graham Crusemann's similar home at 2505 Indian Trail was approved for demolition in September 2022. Thomas A. G. and Mary Graham's later home at 2500 Galewood was approved for demolition in December 2014.
 - 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.

¹ Pease-Graham-Niles papers, Austin History Center, courtesy of Old Enfield.Org. <http://blog.old-enfield.org/category/people/>

² Staff report, Historic Preservation Office. <https://www.austintexas.gov/edims/document.cfm?id=391285>

³ Staff report, Historic Preservation Office. <https://www.austintexas.gov/edims/document.cfm?id=223403>

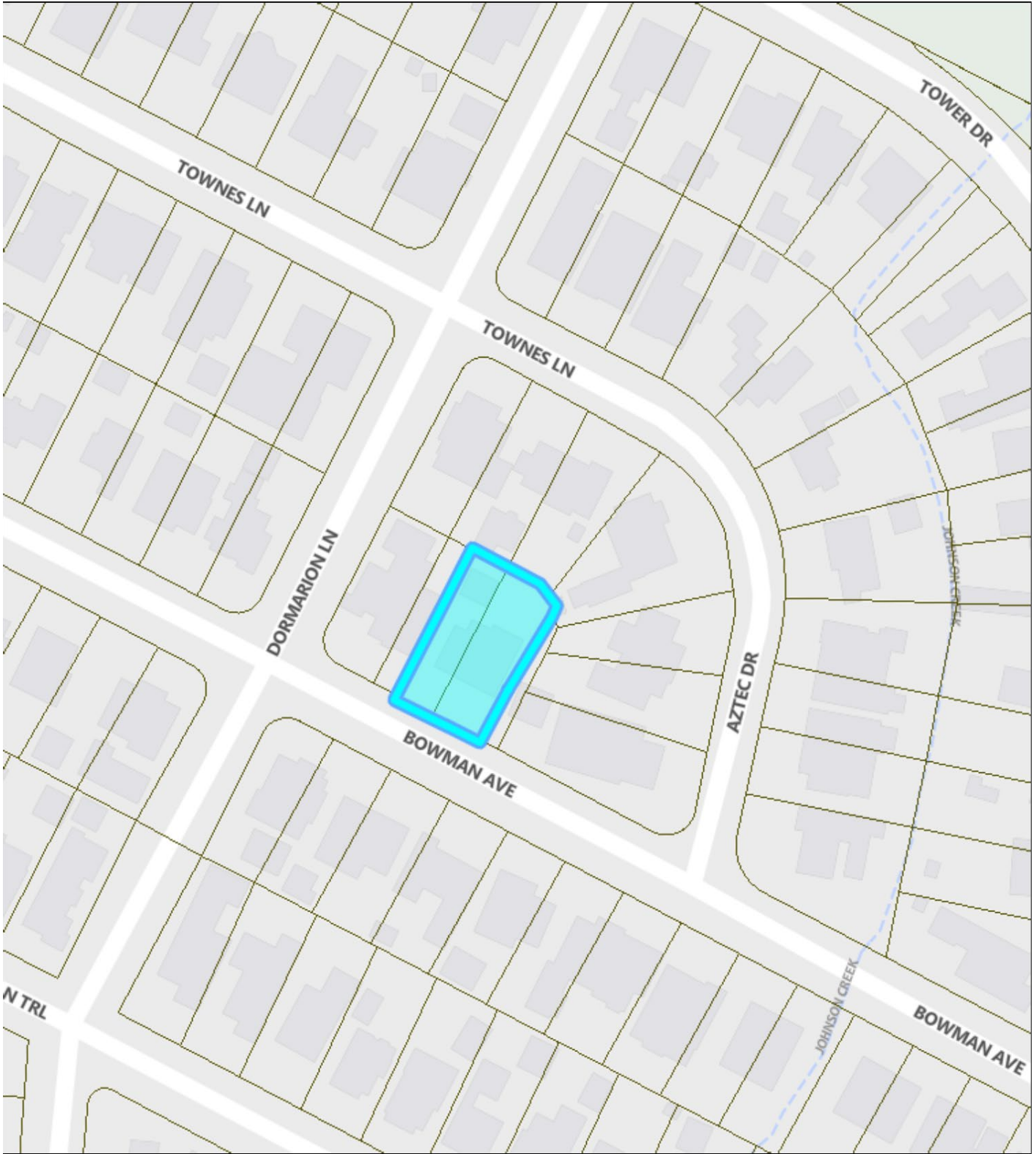
⁴ "Official Candidates Elected To Board of Education Posts." *The Austin American* (1914-1973); 04 Apr 1954: A1.

⁵ Staff report, Historic Preservation Office. <https://www.austintexas.gov/edims/document.cfm?id=223403>

STAFF RECOMMENDATION

Strongly encourage rehabilitation and adaptive reuse but release the demolition permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



1: 1200



GF 22-154584

2102 BOWMAN AVENUE



10/19/2022

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

PROPERTY INFORMATION

Photos*Google Street View, 2022*







Demolition permit application, 2022

Occupancy History

City Directory Research, September 2022

- 1959 Margaret J. Harris
- 1955 Margaret J. Harris, owner
Teacher, Westbourne Kindergarten Nursery School
- 1952 Margaret J. Harris, owner
Teacher, Austin High School
- 1949 Thomas A. and Mary B. Graham, owners
Secretary-treasurer, Enfield Realty & Home Building Company Incorporated (R. Niles Graham, vice-president,
Tarrytown Shopping Center, 2415 Exposition Boulevard)
- 1947 Thomas A. and Mary B. Graham, owners
Secretary-treasurer, Enfield Realty & Home Building Company Incorporated (R. Niles Graham, vice-president,
Tarrytown Shopping Center, 2415 Exposition Boulevard)
- 1944 Thomas A. and Mary B. Graham, owners
Graham-Lundgren & Company
Secretary-treasurer, Enfield Realty & Home Building Company Incorporated
- 1941 Thomas A. and Mary B. Graham, owners
Graham-Lundgren & Company
Secretary-treasurer, Enfield Realty & Home Building Company Incorporated

Historical information

BIOGRAPHICAL NOTES:

Thomas A. and Mary Graham (ca. 1950 – ca. 1979)

The 1940 U.S. Census shows Thomas A. Graham as the 27-year old son of R. Niles and Anita G. Graham, who owned their home at 6 Niles Road. Thomas A. Graham was single, and listed as a book-keeper for the Enfield Realty Company; his father, R. Niles Graham, was the head of the Enfield Realty Company, a real estate development firm.

<https://www.austintexas.gov/edims/document.cfm?id=223403>

Official Candidates Elected To Board of Education Posts

Mrs. Garrie E. Bray and Thomas A. Graham were named to the Board of Education of the Austin Independent School District Saturday in an election that drew a total of only 604 votes—or about 1½ per cent of the district's voting potential.

As one slightly bored election official put it: "People stayed away from the polls in droves."

Mrs. Bray and Graham were the only official candidates, and theirs were the only names on the ballot. They had last-minute opposition, however, from Bob Lusk, who netted 63 votes from the write-in campaign he conducted during the past week.

The voting totals stacked up like this: Mrs. Bray, 572; Graham, 544; Lusk, 63; and Charles Bearsley, one write-in vote in the balloting at Wooldridge School.

ent board will canvass the votes before declaring the election final. Then, with the two new members installed, it will reorganize, electing a chairman, vice chairman and secretary. Noble Prentice is current vice chairman.

Both Mrs. Bray and Graham are well known civic leaders. Mrs. Bray, who lives at 1811 Kenwood, has been prominent in P-TA work, and also has served as an officer for the YWCA board of directors, the Community Chest and the local Red Cross chapter. Graham, an insurance and real estate man, lives at 2500 Galewood. He is a past member of the City Planning Board.

"Official Candidates Elected To Board of Education Posts." *The Austin American* (1914-1973); 04 Apr 1954: A1.

Thomas A. Graham

Thomas A. Graham, 71, of Austin died Saturday.

He was a retired Real State Developer, Past Senior Warden of Good Shepherd Episcopal Church, Past President of Austin School Board, Past President of Austin Board of Realtors, and Past President of Westenfield Development Company. Mr. Graham was born in Austin and was from a pioneer Austin family and the great-grandson of former Governor E. M. Pease and of Walter Tips.

He was the husband of Mary Bland Graham of Austin; father of Malcolm Graham of Austin, and Nancy Graham of Denver, Colorado; grandfather of Stephen Thomas Graham, and Kaitlin Graham of Austin; brother of Marshall P. Graham of Corpus Christi, and Julie Harman of Austin.

Funeral services will be held at 11:00 AM Monday at Good Shepherd Episcopal Church, with Reverend Canon Samuel N. Baxter officiating. Interment will be in Austin Memorial Park.

Memorial contributions may be made to a favorite charity. Arrangements by Cook-Walden Funeral Ho-

Obituary of Tom Graham
Austin American-Statesman, July 10, 1983

Mary Bland Graham

Mary Bland Graham died peacefully at Christopher House on January 1, 2002.

She was born to Bland and Mary Savannah Smith in Bonham, Texas, March 4, 1916. She attended Randolph Macon Woman's College in Lynchburg, Virginia, and graduated from the University of Texas in 1938. She was married to Thomas A. Graham of Austin in 1940. Mary Bland was a charter member of the Episcopal Church of the Good Shepherd and remained an active member for over 50 years. Over the years, she was active in many organizations including the Austin Stitchery Guild, the Junior League of Austin, and Delta Delta Delta Alumnae Group.

She was preceded in death by her husband, Thomas A. Graham; her son, Thomas Stephen Graham; and her brother, Nunnelee Smith.

Survivors include, her son Malcolm Graham and his wife Jill of Austin; her daughter, Nancy Oelz and her husband David Oelz of Littleton, Colorado; her grandson, Stephen Graham and his wife Andrea Schokker of Warrior's Mark, Pennsylvania; her granddaughters, Kaitlin Graham of Austin and Emily Oelz of Littleton, Colorado; and her brother, John W. Smith and his wife Addlyn of Tyler, Texas.

The family wishes to express our thanks to Hospices of Austin and caregivers from Girling Health Services and Home Remedy for providing care and comfort during her final illness.

In lieu of flowers, contributions may be made to the Episcopal Church of the Good Shepherd or to Hospice Austin.

Services will be held at Good Shepherd Episcopal Church at 10:30 a.m. on Monday, January 21, 2002.

The family will be at home at 2500 Galewood Place after the services. Interment will be in Austin Memorial Park Cemetery.

Arrangements by Weed-Corley-Fish Funeral Home, 3125 N. Lamar, 452-8811.

Obituary of Mary Bland Graham
Austin American-Statesman, January 21, 2002

<https://www.austintexas.gov/edims/document.cfm?id=223403>

Suburban Development in Old West Austin, 1940–1953

The last phase of suburban development in old West Austin occurred between 1940 and 1953. Construction activity was limited prior to World War II. Along with the aforementioned activity in Bryker Woods in 1940, Pemberton Heights Sections 9 and 10 filled out the west side of the suburb along the railroad under the development of Bradfield, Brush, and Mamie S. Jarratt and her spouse in 1940. Jarratt was heir to the remains of the Austin Development Company's property. In Enfield, by the mid-1940s, Margaret Graham **Crusemann** was president of the Enfield Realty & Home Building Company. Her husband Paul C. Crusemann was an associate with the company, Niles Graham was vice president, and his son, Thomas A. G. Graham, was secretary-treasurer. Murray Graham headed his own company, and the Westenfield Development Company seems to have been defunct in 1948 (Austin Real Estate Board 1948; Secretary of State 1916).

Old West Austin National Register Historic District Nomination, Texas Historical Commission:
<https://atlas.thc.texas.gov/NR/pdfs/03000937/03000937.pdf>

 blog.old-enfield.org/category/people

PEASE-GRAHAM-NILES FAMILY PAPERS, 1826-1992
 AR.2000.01 1702 ITEMS SCOPE AND CONTENT NOTE

The Austin History Center has curated a collection of the family papers of the founding family of Old Enfield. Following is an overview of the family history.

The Pease-Graham-Niles family papers represent five generations that span a period of 150 years and several U.S. states.

R. Niles Graham, son of Carrie and George Graham, went to Hartford, Connecticut in 1901 to attend Trinity College. He became a member of the Epsilon Chapter of the Delta Psi Fraternity and remained active as an alumnus throughout his life. When he left Trinity in 1904, he returned to Austin and worked for Crawford & Byrne, a cotton company. R. Niles Graham was a partner in various business ventures with his cousin W. Murray Graham. In the 1920s, R. Niles Graham was secretary of the Infield Petroleum Company, Inc. which had offices in both Austin and Brownwood, Texas. They also formed the Enfield Realty & Home Building in 1916 and developed the first residential addition on the west side of Austin using land from the Pease estate, creating such Austin neighborhoods as Enfield, Westenfield, Westfield, and Tarry Town.

R. Niles Graham married Anita Laura Goeth (1889-1953) on January 4, 1910, daughter of A. C. Goeth and granddaughter of Walter Tips, both well-known Austinites. Niles and Anita lived at Woodlawn, also known as the Pease Mansion. The original estate was around 3,000 acres, bounded by what is now West 12th Street on the south, on the east by Shoal Creek, on the north by what is now West 24th Street, and on the west by the approximate line of Exposition Boulevard. Governor Pease donated 22 acres along Shoal Creek to the City of Austin in 1875, now Pease Park. R. Niles donated another four acres before developing Enfield. The family resided in the mansion, built in 1853 by Abner Cook, until 1956 when Governor and Mrs. Allan Shivers purchased the property.

R. Niles and Anita Graham had three children: Marshall Pease II (1911-1977), Thomas Adolf Goeth (1912-1983), and Julie Anita (1923-1987). Marshall Pease II, who was named for R. Niles' brother who had died at age 35 in 1910, became a lawyer. Thomas established an insurance agency, Graham-Lundgren & Company, in Austin. Julie Anita, called "Rabbit" by her parents, attended Austin High School and the University of Texas at Austin, where she was a member of Zeta Tau Alpha sorority; she graduated in 1944 with a B.A. in English. On April 20, 1945, she married James William Harman (1922-?), from Welch, West Virginia. After living in Fort Worth for a short time, they moved to Richmond, Virginia, where James worked as a newspaper journalist, before returning to live in Austin around 1950. Julie and James had two children, Margaret Graham (1947-), who as a child was called "Graham", and Douglas Marshall (1948-). While in Austin, Julie Anita Graham played an active role in a number of civic groups. Later in her life, she was involved in historic preservation. Mary Harriet Graham (1917-1992), a cousin of Julie Anita Graham and daughter of W. Murray Graham and Helen Hood, lived in Austin her entire life. She was a member of the Good Shepherd Episcopal Church and a sustaining member of the Junior League of Austin.

Pease-Graham-Niles papers, Austin History Center, courtesy of Old Enfield.Org. <http://blog.old-enfield.org/category/people/>

Permits

SANITARY SEWER SERVICE PERMIT
Austin, Texas

No. 16942

Received of C. M. Lanier Date 6/3/40

Address 2102 Bowman Ave.

Amount \$ _____

Builder or Owner Thomas A. Graham Plumber _____

Lot 78' of E. 20' of Block 79 Subdivision Tarrytown #6 Plat No. _____

Date of Connection 8/26/40

Sewer service permit, 1940

WATER SERVICE PERMIT
Austin, Texas

No. 17650

INDEXED

Received of Tom Graham Date May 28, 1940

Address 2102 Bowman Ave

Amount \$ 2.50

Plumber Lanier Size of Tap 1/2"

Date of Connection 6-8-40

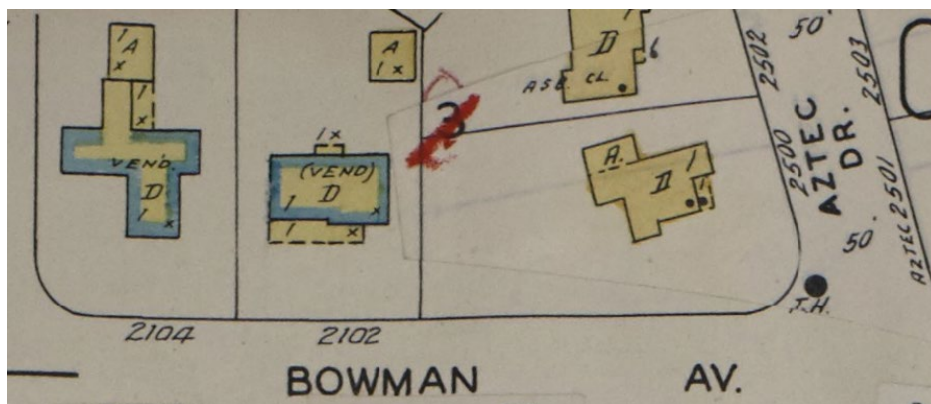
Water service permit, 1940

Thos. A. Graham **2102 Bowman Rd.**
78' & E. 20'
of 79

Tarry Town #6**stone ven. rev. & frame gar.****19606 - 5-21-40**

Building permit, 1940

Maps



Sanborn map, 1962