

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JANUARY 11, 2023
HR-2022-174215
TRAVIS HEIGHTS-FAIRVIEW PARK
1021 BONHAM TERRACE

PROPOSAL

Construct an addition to a ca. 1937 house. Remove existing horizontal siding and reclad the entire building in stucco to match addition.

PROJECT SPECIFICATIONS

- 1) Construct a rear-side addition to a one- and one-half story house. The proposed addition includes the existing basement and is sited toward the existing additions. The proposed addition is clad in stucco, with a shingle shed roof to match the existing roof. It features casement, sliding, and fixed undivided windows.
- 2) Reclad the building in stucco, removing existing horizontal wood siding.

ARCHITECTURE

One-story symmetrical Colonial Revival house with side-gabled roof, 6:6 wood windows, decorative pediment over uncovered central entryway, and extensive rear additions.

RESEARCH

1021 Bonham Terrace was built in 1937 for David and Helen Burleson. David Burleson, who worked at the State Highway Department, sold the house to John E., Jr. and Katherine Shelton in the early 1940s. Shelton, an engineer, had recently finished a second term as Travis County Commissioner for Precinct 3. Shelton oversaw numerous infrastructure improvements before his defeat in 1940.¹ (While the 1939 Commissioners' Court was later known for procuring funding for the "Negro Home Demonstrator"² position--later held by African American educator Jessie L. Shelton³--among other services offered through the Texas A&M Negro Extension Services,^{4,5,6} Shelton did not support the position's funding in 1939.)^{7,8} After his stint in public service, Shelton went back to a career in construction and engineering. Shelton's father had been a prominent attorney and politician in Austin, and the Sheltons' son Dan went on to marry the daughter of Mayor Tom Miller.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (adopted 2022) 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

4. Exterior walls and trim

The proposed project incompatibly replaces the existing horizontal siding with stucco to match the basement and rear

¹ "Shelton Offers for Re-Election." *The Austin American* (1914-1973); 17 Apr 1938: 20.

² *The Austin Statesman* (1921-1973); 29 Nov 1939: 9.

³ "Negro Clubs Organized." *The Austin American* (1914-1973); 21 Jan 1940: 18.

⁴ Travis County (Tex.). Clerk's Office. Travis County Clerk Records: Commissioners Court Minutes X, book, 1937-08/1940-08; (<https://texashistory.unt.edu/ark:/67531/metaph1453650/m1/323/>), University of North Texas Libraries, The Portal to Texas History, crediting Travis County Clerk's Office.

⁵ Reid, Debra Ann. *Reaping a Greater Harvest: African Americans, the Extension Service, and Rural Reform in Jim Crow Texas*. Texas A&M University Press, 2007.

⁶ *Extension Service Review, 1951*. <https://play.google.com/store/books/details?id=sjNvuzLyZ00C&rdid=book-sjNvuzLyZ00C&rdot=1&pli>.

⁷ "Negro Agent In Budget." *The Austin Statesman* (1921-1973); 12 July 1939: 7.

⁸ Travis County (Tex.). Clerk's Office. Travis County Clerk Records: Commissioners Court Minutes X, book, 1937-08/1940-08; (<https://texashistory.unt.edu/ark:/67531/metaph1453650/m1/265/>), University of North Texas Libraries, The Portal to Texas History; crediting Travis County Clerk's Office.

addition.

Residential additions

1. Location

The proposed addition appears appropriately sited.

2. Scale, massing, and height

The proposed addition's scale, massing, and height appear compatible.

3. Design and style

The proposed design is somewhat compatible.

4. Roofs

The proposed roofline and shingles are compatible.

5. Exterior walls

The proposed stucco cladding is compatible on the new portion of the house but detracts from the building's historic character when applied to the main house.

6. Windows, screens, and doors

Proposed fenestrations are somewhat incompatible; windows with appropriate scale, rhythm, and true divided lights would be more compatible.

Summary

The project meets some of the applicable standards.

PROPERTY EVALUATION

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

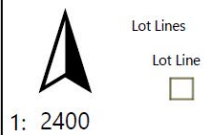
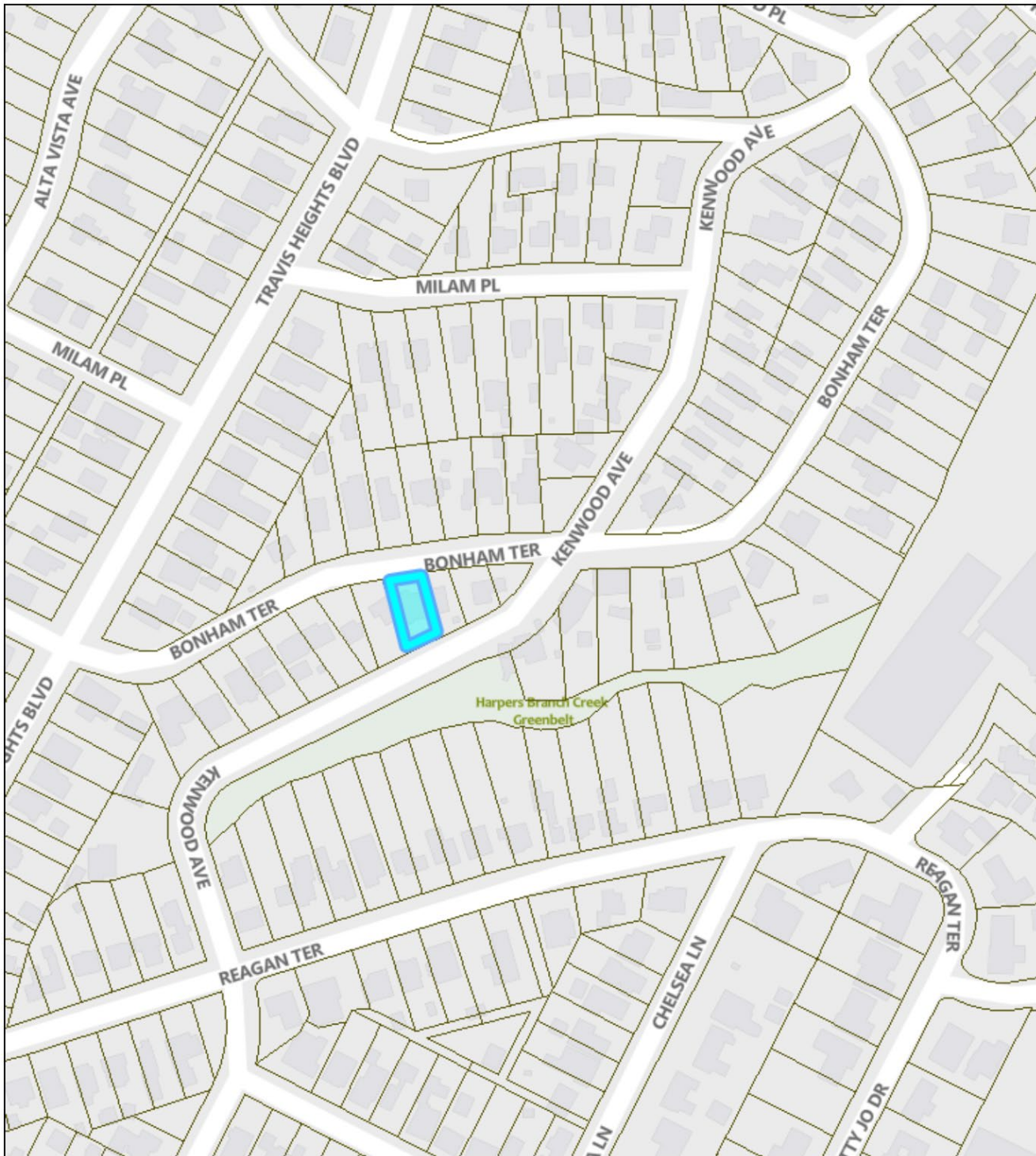
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high to moderate integrity. Additions dating to the 1970s and later have changed the rear and sides of the house, and some window screens appear to be missing.
- 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's main façade is a good example of a modest Colonial Revival-style dwelling; however, the remainder of the house has been significantly modified.
 - b. Historical association. There do not appear to be 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 plans upon completion of a City of Austin Documentation Package, encouraging the applicant to retain original exterior materials throughout.

LOCATION MAP

**HR 22-174215**

1021 BONHAM TERRACE



12/20/2022

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*



[Zillow.com](https://www.zillow.com), 2021

Occupancy History

City Directory Research, December 2022

1959 John E. Jr. and Katherine C. Shelton, owners
Engineer

- 1955 John E. Jr. and Katherine C. Shelton, owners
Representative, Marvin Turner Engineers
- 1952 John E. Jr. and Katherine C. Shelton, owners
Representative, Marvin Turner Engineers
- 1947 John E. Jr. and Katherine Shelton, owners
- 1944 John E. Jr. and Kathryn C. Shelton, owners
Construction
- 1941 David W. and Helen M. Burleson, owners
Clerk, State Highway Department
- 1937 David W. and Helen M. Burleson, owners
Assistant equipment engineer, State Highway Department

Historical information

JOHN SHELTON, JR., NOW WITH PIERCE MOTOR CO., AS AUSTIN SALESMAN

John E. Shelton, Jr., has been added to the sales force of the Pierce Motor Company, Austin distributor of the Hupmobile and Chandler cars. Mr. Shelton is well known in Austin and has had extensive experience in motor truck transportation. During the war he was engaged in motor truck work for the government and following the armistice worked for some time with Jefferson Highway near Shreveport, La.

Mr. Shelton is the son of John E. Shelton, well known Austin Attorney, and has many friends here who are interested in his success in the automobile field.

JOHN SHELTON, JR., NOW WITH PIERCE MOTOR CO. The Austin Statesman (1921-1973); 15 May 1921: A9.

The voters at the first primary July 28, refused to elect two other incumbents, County Tax Collector Karl Schmidt and Thomas Beckett, Precinct 3 commissioner. Schmidt was defeated by Tax Assessor Steve Heffington for the combined office of assessor-collector. John E. Shelton, Jr. defeated Beckett. All of the other commissioners were re-nominated in the first primary.

NINE LEAVE TRAVIS PUBLIC OFFICES NEXT JAN. 1. The Austin Statesman (1921-1973); 14 Sep 1934: 14.

Shelton To Seek Commissionership

People of Precinct Thanked For Confidence

"In announcing my candidacy for election to a second term as county commissioner from Precinct No. 3, I first want to thank the people of my precinct for their confidence in me," John E. Shelton, Jr., said Saturday.

"When I came into office, I found the equipment worn out. It was necessary to purchase approximately \$20,000 worth of machinery and tools to operate intelligently. I have given my entire time to your affairs and have tried at all times to do what I thought was the best for the precinct and county," he said.

He went on:

"In the 15 months I have served you, I have reconstructed more miles of roads, hauled more yards of gravel, widened more miles of right-of-way, and purchased more road equipment than any of the commissioners who have preceded me, except under a bond issue. I do not say this to belittle the gentlemen who have served you in the past, because they were efficient and capable. Most of my work has been with the assistance of the WPA program, and with the program to run another year I do not think you will want to change horses in the middle of the stream."

"After the election the federal government will be ready to make a contract for work until July 1, 1937, and the opinion the federal engineers have of your commissioner's ability may have much to do with the amount of aid the precinct will receive," he declared.

Mr. Shelton invites the voters of his precinct to ask federal WPA engineers what they think of him, since they have worked with him on many projects.

Shelton To Seek Commissionership. The Austin American (1914-1973); 28 June 1936: 16.

Bridges Assured Over Pedernales

Dam Will Inundate Several Roads

Whatever bridges and roads are necessary will be built to replace the Cox crossing bridge on the Pedernales and nearby roads to be inundated by the lake created by Marshall Ford dam, Precinct 3 Commr. John E. Shelton Jr. declared this week.

The bridge at Cox's Crossing on the Pedernales near the Travis-Burnet county line probably will be 75 feet under water when the Marshall Ford lake is full, Shelton said.

"But it will be two years before the dam is completed and that should give us plenty of time to reroute the roads and build new bridges wherever necessary to afford a route south of the Colorado river for residents of the western section of Travis county and the southeastern section of Burnet county," Mr. Shelton said.

"We have already rebuilt the road from Austin to Bee Cave and plan to go on westward with the improvement work."

On Old Road

The bridge over the Pedernales is a part of the old road between Austin and Marble Falls, and with construction of the new road should be the shortest, and also because of the scenic beauty, the most desirable route between the Capital City and Marble Falls.

Prominent residents of Burnet county, who appeared before the Travis county commissioners' court several weeks ago to learn what plans are under way for replacing the Cox crossing bridge and constructing a new road were assured by members of the court that Travis county will make the improvement work in sufficient time that traffic will not be interrupted.

The road is now one of scenic beauty winding through the hilly section west of Austin, and with the dam completed and its lake filled, the route should prove even more enticing to motorists, whether they be only on an afternoon's outing or on a business trip between Austin and Burnet county, officials said.

Bridges Assured Over Pedernales. The Austin Statesman (1921-1973); 29 July 1937: C2.

Shelton Offers For Re-Election

Commissioner Tells Of County Work

Formal announcement of his candidacy for re-election as county commissioner of Precinct 3 of Travis county was made Saturday by John E. Shelton, Jr., who is now serving his second term, and is the youngest member of the court, both as to age and length of service.

Mr. Shelton said he feels that the 15 years of experience he has had as a road contractor and engineer have been of great benefit to the county, because, despite the fact that Precinct 3 receives only 17 per cent or less than one-fifth of the county road funds, he has been able to place the roads under his care on a par with the roads in the rest of the county.

Much Road Work

With the inaugural of the WPA program in November, 1935, Mr. Shelton began a program that has brought to his precinct and Travis county, in the last two years, 50 miles of road, widened and rebuilt, of which 28 miles have been asphalted and advertisements are now running and there will be placed under contract within the next few days nine and one-half miles of additional asphalt, which will complete the road to the Marshall Ford dam so that upon its completion the citizens of Travis county and Texas will have an all-weather road to this resort.

In conjunction with the commissioner of Precinct No. 2 the Marshall Ford bridge over the Colorado river was built to pass traffic to the north side of the lake. At Manchaca bridges were built over Bear creek and Onion creek. Some 35 wooden culverts have been replaced with concrete and steel pipes and some eight or ten concrete culverts widened from 16 to 24 feet to eliminate hazards.

Right of way is now being secured and fences are being set back over 20 miles of additional roads in this precinct and upon this completion Precinct 3 will have over 75 per cent of its first-class roads rebuilt.

Library and Clinic

Mr. Shelton, in conjunction with the rest of the court, contracted with the city library to furnish free library service to the rural schools and citizens. A free clinic, for the treatment of crippled and blind children and a pension department to aid and assist deserving aged, to prepare and present their claims for pensions, was established. The sewing room sponsored by the WPA so that underprivileged children might have

better and warmer clothes to attend school and church; constructive employment created for those mothers upon whose shoulders fall the burden of supporting families."

Shelton Offers For Re-Election. The Austin American (1914-1973); 17 Apr 1938: 20.

Meanwhile, Commr. John E. Shelton, Jr., in precinct 3, south and west of the Colorado river, has been planning the construction of a new scenic route which will be some seven or eight miles in length. A party on location is now busy working out the best route for the road, which is intended as a county road for the property owners in the area and at the same time a scenic loop.

Mr. Shelton said this road will leave the Bee Cave road near Beard's store and swing along the river west of the Tom Miller dam, crossing Bee creek over a proposed 160-foot bridge, and will be constructed around the canyons and lead out again on the Bee Cave road between the Rob Roy ranch and Cedar Crest lodge.

Mount Bonnell Road Top Near. The Austin American (1914-1973); 10 Sep 1939: 2.

Negro Agent In Budget

The Travis county commissioners court Wednesday, by a 3 to 2 vote, decided to include in the 1940 budget an item of \$400 as salary for a negro home demonstration agent.

The commissioners, however, explained that inclusion of the item in the budget does not mean that the negro demonstrator will actually be employed. Hearing on the budget will be held after Aug. 15 at which time the court will hear arguments for and against the employment of the negro home demonstrator.

Voting for inclusion of the item were Commrs. Warren Freund and John T. Parker and County Judge George S. Matthews. Opposed were Commrs. Arnold P. Chote and John E. Shelton, Jr.

The vote came after a petition signed by 93 prominent Austin business and professional men, including physicians, and prominent residents, endorsing the proposed employment of negro farm and home demonstrators at \$480 a year, was submitted to the court by Mrs. Katherine E. Paysinger.

The court voted to fix the salary item at \$400 in the 1940 budget, for only the home demonstrator, but did not include the negro farm agent.

Negro Agent In Budget. The Austin Statesman (1921-1973); 12 July 1939: 7.



Photo caption: Mrs. Jessie L. Shelton, Travis Negro CHDA, discusses landscaping with Mrs. Collins. Source: Sloan (1948). Home Improvement. Cushing Memorial Library and Archives, Texas A&M University, <http://cushing.library.tamu.edu/>. Available electronically from <https://hdl.handle.net/1969.1/92038>.

Shelton Beaten For Commission In County Voting

J. Harris Gardner was nominated district judge; Rip Collins, Travis county sheriff; James A. Stanford, representative; Archie Smith, county treasurer, and Mace Thurman, justice of the peace in the city precinct; with Sen. Houghton Brownlee 700 votes ahead of Homer C. DeWolfe, in returns of 59 of the county's 60 boxes including all but Pleasant Valley.

Former Ranger Rip Collins led Sheriff Jim McCoy 1,500 votes in these totals, after the two were high in the first-primary write-in to succeed the late Sheriff Lee O. Allen.

The county gave James P. Alexander a 200-vote lead over H. S. Lattimore for supreme court chief justice; and gave Olin Culberson nearly three to one over Pierce Brooks for railroad commissioner.

Justice Sam Rogers, who ran in the sheriff's race, but remained high in the justice race where his name was printed without opposition, trailed 4,583 to 8,362 behind Mace Thurman, Jr., young Austin attorney, who cinched the nomination for justice in early city returns.

Mr. Stanford beat his run-off opponent, Bryan Blalock for Place 1 in the legislature; Joe C. Carrington having been nominated in July for the other seat.

Harris Gardner, member of the firm of White, Taylor and Gardner, had a 1,200-vote lead over former

Dist. Judge Charles A. Wheeler.

Archie Smith ran three to two over Fred D. Doherty for county treasurer.

County Commr. John E. Shelton, Jr., had been defeated for renomination as county commissioner of Precinct 3, former Commr. H. E. Brodie leading him 1,324 to 1,254.

John F. Nagle won nomination over W. I. Mott for justice of the peace in Precinct 2.

Returns in the 59 Travis county boxes showed:

Senator: Brownlee, 9,042; DeWolfe, 8,315.

Representative: Stanford, 9,390; Blalock, 7,904.

Judge: Gardner, 9,203; Wheeler, 8,133.

Sheriff: Collins, 9,465; McCoy, 7,961.

Treasurer: Smith, 10,904; Doherty, 6,309.

Justice, Place 2; Thurman, 8,362; Rogers, 4,583.

Chief Justice: Alexander, 8,510; Lattimore, 8,510.

Rail Commissioner: Culberson 11,808; Brooks, 5,563.

Shelton Beaten For Commission In County Voting. The Austin American (1914-1973); 25 Aug 1940: 1

Miss Virginia Joy Miller Is Now Mrs. Dan Roberts Shelton

Thursday Afternoon Ceremony Is Read At Home of Mayor and Mrs. Tom Miller

The home of Mayor and Mrs. Tom Miller, 813 Park boulevard, was the scene of an impressive wedding ceremony Thursday at 5 p. m. when their only daughter, Virginia Joy, was given in marriage to Dan Roberts Shelton, son of Mr. and Mrs. John E. Shelton, Jr., of Austin.

Miss Virginia Joy Miller Is Now Mrs. Dan Roberts Shelton. The Austin American (1914-1973); 11 Apr 1943: A2.

Shelton Passes At Home Here

Death Wednesday morning terminated the career of William Earl Shelton, 63, one of Austin's oldest and most colorful attorneys.

Shelton died at his home, 1800 Evergreen Avenue. He was a member of a pioneer Texas family and a native of Austin.

Shelton specialized in the practice of criminal law and in his earlier years of practice represented defendants in a number of well known criminal cases in county and district courtrooms of Travis County.

Rosary services will be held Wednesday at 7:30 p. m. at the Cook Funeral Home. Funeral services will be held Thursday at 9:30 a. m. at St. Ignatius Church, where a requiem mass will be said in his memory. Burial will be in Oakwood Cemetery.

Shelton is survived by his widow, Mrs. Catherine Shelton; two daughters, Mrs. William Armstrong of Houston and Miss Willie K. Shelton of Austin; six sons, William Earl Shelton Jr. of Dallas, Captain Glenn H. Shelton of the US Air Force in England, John E. Shelton of Houston, Tom Shelton of Austin and Stuart Shelton of Austin; his mother, Mrs. John E. Shelton Sr. of Austin; and five brothers, John E. Shelton Jr., Polk Shelton, Emmett Shelton Sr., all of Austin, and Harold Shelton

Mrs. Shelton Dies Here At Age 86

Mrs. Willie Greer Shelton, 86, of 211 West Live Oak, died in a local hospital early Monday. Born at Fitzhugh in Hays County, Oct. 22, 1876, she had resided in Austin 70 years.

She was the widow of John E. Shelton, a prominent Austin lawyer who served both as county attorney and district attorney of Travis County. She was a granddaughter of Thomas Jefferson Johnson who established the Johnson Institution in Hays County.

She was a member of the Eastern Star, Daughter of the Confederacy and Grace Methodist Church.

She is survived by four sons, Edgar Shelton of Knoxville, Tenn., John E. Shelton Jr., Polk Shelton and Emmett Shelton, all of Austin; one daughter, Mrs. D.

Mrs. Shelton Resident 63 Years, Dies

Mrs. John E. Shelton Jr., 63, of 1021 Bonham Terrace, died Wednesday morning in a local hospital. A resident of Austin for the past 63 years, Mrs. Shelton was a member of the Grace Methodist Church.

Survivors include her husband, John E. Shelton Jr. of Austin; a daughter, Mrs. Kleber C. Miller of Fort Worth; two sons, Jack C. Shelton and Dan R. Shelton, both of Austin; mother, Mrs. M. C. Cavett of Austin; a brother, Guy O. Cavett, Oklahoma City; seven grandchildren.

The body is at the Weed-Corley Funeral Home pending arrangements.

*Shelton Passes At Home Here. The Austin Statesman (1921-1973); Austin, Tex. [Austin, Tex]. 23 Oct 1957: 1.
Mrs. Shelton Dies Here At Age 86. The Austin Statesman (1921-1973); Austin, Tex. [Austin, Tex]. 29 July 1963: 14.
Mrs. Shelton, Resident 63 Years, Dies. The Austin Statesman (1921-1973); Austin, Tex. [Austin, Tex]. 24 June 1964: 41.*

Permits

PERMIT FOR WATER SERVICE AUSTIN, TEXAS No 5371

Mrs. D. W. Burkson Address 1021 Bonham Terrace

Plumber Frey Size of Tap 1/2 Date 4-27-37

CHANGED TO 6 MAIN AND RENEWED

SERVICE WITH COPPER ON 8-41-50

Date of Connection 4/29/37

Waterman's Report

Water service permit, 1937

Tap:
PLOTTED
 3-15-1974
 BY *John E. Shelton*
 Received of *John E. Shelton*
SANITARY SEWER SERVICE PERMIT
 Austin, Texas *SW II* No 69096
 Date *2-6-74*
 Address *1021 Bonham Terrace*
 Amount *Two hundred dollars*
 Builder or Owner *Owner* Plumber *Peter*
 Lot *29* Block *31* Subdivision *Travis Hts* Plat No. *133*
 Date of Connection *2-27-74*
 Sewer service permit, 1974

OWNER Bob Riggio ADDRESS 1021 Bonham Terr.
 PLAT 133 LOT 29 BLK.
 SUBDIVISION Travis Hgts.
 OCCUPANCY Sundeck
 BLDG. PERMIT # 168403 DATE 11-1-77 OWNERS ESTIMATE 400.00
 CONTRACTOR Owner NO. OF FIXTURES
 WATER TAP REC# SEWER TAP REC#

~~ADDN TO RES~~ Addn to res 2nd stry over gar.

Building permit, 1977

D.W. Curleson "x" 1021 Bonham Terrace
 133 - 31 29 -
 Travis Heights

frame residence, basement and integral gar
 185 - March 19, 1937

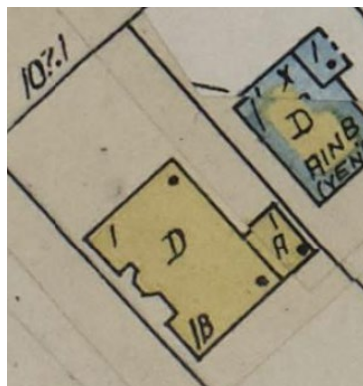
5

Permit #140583 - 2/5/74 - John E. Shelton Jr.
 Remodel existing residence (bathroom) - \$780.00

#147141 1-3-75 Marion Black Remodel Exist. Res.
 2200.00 Creamer Constr.

Building permit, 1937

Maps



Sanborn map, 1961