HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
FEBRUARY 1, 2022
HR-2022-165753
TRAVIS HEIGHTS-FAIRVIEW PARK
1804 BRACKENRIDGE STREET

PROPOSAL

Demolish a ca. 1920 house and construct a new residence.

PROJECT SPECIFICATIONS

Construct a two-story flat-roofed house clad in stucco, brick, and board and batten siding. The proposed house has a partial width inset porch and irregular fenestration pattern. Construct a pool.

ARCHITECTURE

One and one half-story Craftsman bungalow.

RESEARCH

The house located at 1804 Brackenridge Street was constructed around 1920. Its first owners were John and Elmeda Heath. John Heath worked as a traveling salesman. By 1925, the house had become a rental property; early occupants included another salesman, a radio technician, and a printing company employee. After a brief vacancy, the Dilworth and family moved into the house during the 1940s as renters. They worked at Galloway's Sandwich Shop and shared the rental with Mary Sanchez, another Galloway's employee. By the 1950s, the Dilworths had purchased the home.

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:

Residential new construction

1. Location
The proposed building appears to be appropriately sited and set back.

2. Orientation
The proposed building's orientation is consistent with the design standards.

3. Scale, massing, and height
The proposed building's scale and height appears to be appropriate when compared to the surrounding one- and two-story houses.

4. Proportions
The proposed building's proportions somewhat reflect those of the surrounding district. Its design and style are less compatible.

6. Roofs
The proposed flat roof does not reflect the character of the district.

7. Exterior walls
The proposed cladding somewhat compatible with the district, though solid stucco rather than panels and horizontal siding rather than vertical would be more appropriate.

8. Windows and doors
Proposed fenestration is not compatible with the district.

Summary
The project meets some applicable standards.

PROPERTY EVALUATION

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

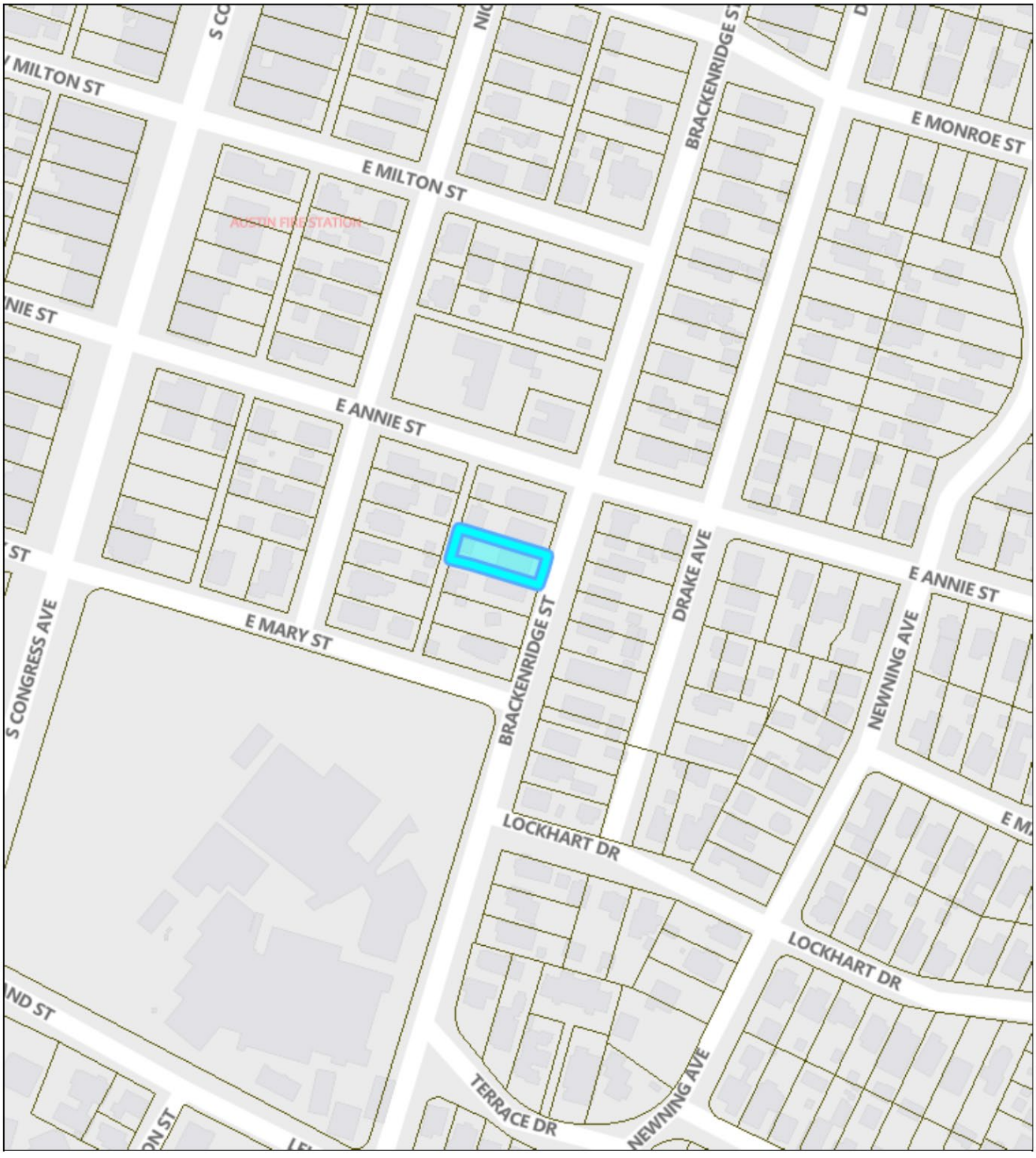
Designation Criteria—Historic Landmark

1) The building is more than 50 years old.
2) The building appears to retain a high degree of 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 represents a good example of Craftsman bungalow architecture.
    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

Release the demolition permit upon completion of a City of Austin Documentation Package. Comment on plans for new construction.

LOCATION MAP



PROPERTY INFORMATION

Photos



Demolition Permit Application, 2022

Occupancy History
City Directory Research, December 2022

1959	Autry P. Dilworth, owner
1955	Autry P. and Helen Dilworth, owners Manager Galloway's Sandwich Shops
1952	Mary L. Sanchez, renter Cashier Galloway's Sandwich Shop
1947	Autry P. and Helen Dilworth, renters Manager Galloway's
1944	Autry P. and Helen Dilworth, renters Cook
1941	Vacant
1937	Drisdale H. and Osie Andrews, renters Line operator Capital Printing Company
1932	Louis E. and Frances Sieck, renters Radio technician Newt Brunson
1929	Dempster J. and Mae Sherman, renters Salesman Walter Tips Company
1924	John H. and Elmeda Heath, owners Traveler
1920	Address not listed

Historical information

necessary repairs. $50.00.

PAUL O. SIMMS CO.

Phones 6019-5729 121 West 7th St.

FOR RENT—Four-room house, sleeping porch; near car line and school. 1804 Brackenridge.

FOR RENT—A cottage of four rooms.

James C. Gravis, Valjean Dilworth Exchange Vows

Marriage vows were exchanged by Miss Valjean Dilworth, daughter of Mr. and Mrs. Autrey P. Dilworth of 1804 Brackenridge, and James Collins Gravis Wednesday evening in Round Rock.

The bride was graduated in June from William B. Travis High School and is now attending Durham Business College.

Son of Mr. and Mrs. Robert Herring Gravis, 4311 Russell Drive, the bridegroom is a graduate of St. Edward's High School. He attended St. Edward's University and served in the US Air Force for four years. At present Mr. Gravis is attending Dunaway School of Accounting and is employed by the Austin State School.

The *Austin* Statesman (1921-1973); 07 Sep 1925: 9.

"James C. Gravis, Valjean Dilworth Exchange Vows." *The Austin* Statesman (1921-1973); 27 Aug 1954: 6.

Permits

A. P. Dilworth 1804 Brackenridge St.

125 10 32

Swisher Subd.

Frame addn to front & rear of res & remodle kitcher

78814 2-20-61 3550.00

M.M. Haygood 3 & 1 kitchen sink

Enclosing part of front porch-enclosing present kitchen-1 bath-dining area. New kitchen sink & new cabinets in kitchen.

Building permit, 1961