

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2023-0024

HLC DATE: April 5, 2023 PC DATE: April 25, 2023 CC Date: May 18, 2023 (tentative)

APPLICANT: Tere O'Connell

HISTORIC NAME: Lewallen House

WATERSHED: Johnson Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1700 Hartford Road

ZONING CHANGE: Rezone 0.14 acres from SF-3 to SF-3-H

COUNCIL DISTRICT: 10

STAFF RECOMMENDATION: Staff recommends the proposed zoning change from SF-3 to SF-3-H.

DESIGNATION QUALIFICATIONS: §25-2-352(3)(c)(i), architecture and §25-2-352(3)(c)(ii), historical associations

HISTORIC LANDMARK COMMISSION ACTION: Recommend the proposed zoning change from SF-3 to SF-3-H.

PLANNING COMMISSION ACTION:

CITY COUNCIL ACTION:

CASE MANAGER: Kalan Contreras, 512-974-2727

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Old Enfield Homeowners Assn., Pease Neighborhood Association, Preservation Austin, SELTexas, Save Barton Creek Assn., Save Historic Mundy District, Shoal Creek Conservancy, Sierra Club, Austin Regional Group

DEPARTMENT COMMENTS: This property is located in the Old Enfield Neighborhood Planning Area and will be reviewed by the Planning Commission per LDC 25-1-46 (E)(4).

BASIS FOR RECOMMENDATION:

§ 25-2-352(3)(c)(i) Architecture. *The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building.*

The Lewallen House represents one of the few remaining examples of French Eclectic architecture from the 1930s in Austin. It is an excellent example of the style, popular from 1915-1945. Built c. 1933 by noted Austin architect Edwin Kreisle, the home is a distinct subtype of the French Eclectic style known as Towered, demonstrated by its prominent round tower with a high, conical roof. Its "storybook" design elements are striking and uncommon in Austin, particularly its memorable tower entrance and whimsical asymmetrical gable.

The application describes the house in detail:

The home was designed by Edwin C. Kreisle for RJ "Red" Lewallen and Dorothy Parker Lewallen. Kreisle was a [prolific] architect for almost 60 years ...Built c. 1933, the home is a distinct subtype of the French Eclectic style known as Towered, demonstrated by its prominent round tower with a high, conical roof. The arched wooden door, located in the tower, has a half-tilted arched window and faces southeast. Three rounded steps with two curved handrails lead to the arched front door with surrounding stonework reminiscent of a storybook cottage...The house has buff-colored brick veneer with weeping or extruded

mortar and a stuccoed front gable with wood accents. The wing of the front facing gable is also decorated with stone to suggest an old-world element...The house is asymmetrical...A lightning rod gracefully rises from the tip of the tower...A chimney is prominently located on a side elevation near the midpoint of the house. A pair of double-hung windows with 12-lite wooden screens appear to the left of the door. The dominant front gable is graced with three casement windows with transoms and a large wood lintel above...These windows also have multi-lite screens. The north elevation has two sets of three double hung windows...and a pair at the west end...The west (back) elevation reflects the most changes, revealing an enclosed porch that dates to 1941 and a dormer that dates to about 1991. A small painted deck with steps leads to the addition and into the main house...A five-foot fence encircles the perimeter of the property. A gate, rounded at the top, with an opening that mimics the front door, leads the visitor along the driveway.¹

§ 25-2-352(3)(c)(ii) Historical Associations. *The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.*

The house was built in 1933 by architect Edwin Kreisle for R.J. and Dorothy Lewallen. Dorothy Lewallen was a University of Texas graduate who taught home economics at Austin High School. R.J. Lewallen, known as “Red,” worked as vice president of the John Bremond Company and taught business courses at the University of Texas. Lauded for his business acumen and salesmanship, Lewallen was elected present of the Chamber of Commerce in 1959 and executive director of the Texas Wholesale Grocers Association in 1960. His mentorship cultivated a generation of Texas businesspeople, including billionaire and former Astros owner Drayton McLane, and his influence impacted the grocery, wholesale, and food packaging industries during Texas’ midcentury economic boom.

Lewallen was also a prominent figure in civic life, managing former U.S. Representative Jake Pickle’s campaign for Congress in 1963. Pickle, who hoped that Lewallen’s popularity in Austin would generate campaign support, went on to serve in the House for more than thirty years. “Red was just born to do good,” said Pickle in a 1997 American-Statesman retrospective after Lewallen’s death. “He was born to be a thoughtful and caring civic worker. I always felt privileged just to be in his presence.”²³

PARCEL NO.: 0113040506

LEGAL DESCRIPTION: LOT 13 ENFIELD F

ESTIMATED ANNUAL TAX EXEMPTION:

<i>AISD (capped)</i>	<i>COA (capped)</i>	<i>TC (capped)</i>	<i>TC Health (capped)</i>	<i>ACC</i>	<i>Total</i>
\$3,500.00	\$2,500.00	\$2,500.00	\$873.13	\$0.00	\$9,373.13

APPRAISED VALUE: \$1,443,469

PRESENT USE: Residence

DATE BUILT/PERIOD OF SIGNIFICANCE: ca. 1933, 1933-1949

INTEGRITY/ALTERATIONS: High. The rear porch was completed in 1941, during the historic period. The fireplace may have been moved prior to 1977. Modern alterations include a 1991 like-for-like window replacement and a rear addition hidden from street view.

PRESENT OWNERS: Kenneth G. Koch and Nancy Bowles

ORIGINAL OWNER(S): Dorothy and R. J. Lewallen

OTHER HISTORICAL DESIGNATIONS: Contributes to National Register district

¹ O’Connell, Tere and Lori Martin. “Historic Zoning Application: Lewallen House, 1700 Hartford Road.”

² Austin American-Statesman (Austin, Texas). Jan 31, 1997

³ O’Connell, Tere and Lori Martin.



Source: Austin History Center



Source: Tere O'Connell, 2023

LOCATION MAP



1" = 200'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

HISTORIC ZONING

ZONING CASE#: C14H-2023-0024

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



City of Austin - Historic Preservation Office
Historic Zoning Application Packet

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: _____	FILE NUMBER(S) _____
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER _____	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: _____	

BASIC PROJECT DATA:

1. OWNER'S NAME: <u>Kenneth G. Koch and Nancy Bowles</u>
2. PROJECT NAME: <u>Lewallen House</u>
3. PROJECT STREET ADDRESS (or Range): <u>1700 Hartford Road</u>
ZIP <u>78703</u> COUNTY: <u>Travis</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE: LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W. (CIRCLE ONE)</u> SIDE OF _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS APPROXIMATELY _____ DISTANCE FROM ITS INTERSECTION WITH _____ CROSS STREET.

AREA TO BE REZONED:

4. ACRES <u>.1396</u>	(OR)	SQ.FT. <u>6,078.94</u>			
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>SF-3</u>	<u>Residential</u>	_____	<u>.1396/6,078.94</u>	<u>Residential</u>	<u>SF-3-H</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES / NO)	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES / NO)	FILE NUMBER: _____
8. SUBDIVISION? (YES / NO)	FILE NUMBER: _____
9. SITE PLAN? (YES / NO)	FILE NUMBER: _____

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Enfield F

Block(s) _____ Lot(s) 13 Outlot(s) _____

Plat Book: 3 Page _____

Number: 194

10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: 05952 PAGE: 00213 TAX PARCEL I.D. NO. 0113040506

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? ☒ YES ☐ NO

TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) Capitol View Corridors: Cap of TX Hwy; Res

13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? ☒ YES / ☐ NO Design Standards

14. IS A TIA REQUIRED? YES / ☒ NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)

TRIPS PER DAY: _____

TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. ☐ SOLE ☒ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST

If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION

SIGNATURE: Kenneth G. Koch and Nancy Bowles

NAME: Kenneth G. Koch and Nancy Bowles

FIRM NAME: _____ TELEPHONE NUMBER: (512) 991-0507

STREET ADDRESS: 1700 Hartford Road

CITY: Austin STATE: TX ZIP CODE: 78703

EMAIL ADDRESS: _____

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: Tere O'Connell NAME: Tere O'Connell, AIA

FIRM NAME: O'Connell Architecture, LLC TELEPHONE NUMBER: (512) 751-1374

STREET ADDRESS: 3908 Ave. B, Room 309

CITY: Austin STATE: TX ZIP CODE: 78751

CONTACT PERSON: Lori Martin TELEPHONE NUMBER: (512) 423-6841

EMAIL ADDRESS: _____

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

**D. SUBMITTAL VERIFICATION
AND INSPECTION AUTHORIZATION**

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.**

Tere O'Connell 2/6/2023
Signature Date

Tere O'Connell, AIA

Name (Typed or Printed)

O'Connell Architecture, LLC

Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.**

Nancy R Bowles 2/8/2023
Signature Date

Nancy Bowles

Name (Typed or Printed)

Firm (If applicable)

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, Tere O'Connell have checked for subdivision plat notes, deed
restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain
development restrictions i.e. height, access, screening etc. on this property, located at

1700 Hartford Road, Austin, Texas 78703

(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes,
deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve
it. I also acknowledge that I understand the implications of use and/or development restrictions that are a
result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions,
restrictive covenants and/or zoning conditional overlay information which may apply to this property.


(Applicant's signature)

Feb 4, 2023
(Date)

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

F. 1: Historical Documentation - Deed Chronology

Deed Research for (fill in address) 1700 Hartford Road, Austin, TX 78703

List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.

For each transaction please include: name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.

Lot 13 Enfield F					
Date Executed	Instrument	Grantor	Grantee	Plat Records	Online Deed Record
6/11/32	Deed	Westenfield Development Company	RJ and Dorothy Lewallen	Volume 481, Page 231B	CNY0057417CNY
3/31/49	Deed	RJ and Dorothy Lewallen	NH and (Mrs.) Glen G Scott	Volume 863, Page 161	
9/20/50	Deed	NH and Glen G Scott	Frank J. and Virginia Von Zuben, Jr.	Volume 1090, Page 435	
1952 (?)		Virginia Von Zuben	DC Fitch, Jr.		
1970 (?)			Paul Samuel Wood		
1972 (?)		Paul Samuel Wood	Regina Whelan Wood		
5/8/75	Warranty Deed	Philip J. and Regina Whelan Wood Skoda	Jerry B. Matthews	Volume 5166, Page 2099	0516020999
10/21/77	Warranty Deed	Jerry B. Matthews	Kenneth Gary Koch	Volume 5952, Page 00213	

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

F. 2: Historical Documentation - Occupancy History

Occupancy Research for (fill in address) 1700 Hartford Road

Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present. For commercial property, please provide residential information on business owner as well.

Year	Owner/Occupant	Occupation	Source
1933	RJ and Dorothy Marie Parker Lewallen (o)	Wholesale Grocer Sales/Home Economics Teacher	AAS Building Permit
1940	RJ and Dorothy Lewallen (o)		1940 Census
1947	RJ and Dorothy Lewallen (o)		City Directory
1948	RJ and Dorothy Lewallen (o)		Austin Statesman, September 17, 1948
1949	N. H. Scott	Barqs Bottling Co. employee	1949 City Directory
1951	Frank J. and Virginia Von Zuben, Jr. (o)	Chief of Sanitary Svs., State Department of Health	Austin Statesman, June 23, 1951
1952	Frank J. and Virginia Von Zuben, Jr. (o)		City Directory
1954	Mr. and Mrs. Harry H. Landreth	Economics Professor?	Austin Statesman, November 3, 1954
1957	Vacant		City Directory
1958	W.B. Andrews	District Traffic Superintendent, Southwestern Bell Telephone Co.	Austin Statesman, June 3, 1958
1960	David S. Dillman	Unknown	City Directory
1962	For Rent		Austin Statesman, April 28, 1962
1965	Warren Bachelis	UT Professor of Psychology	City Directory
1969	Paul S. Wood (o)	University Student	Austin Statesman, October 31, 1969
1970	Paul S. Wood (o)		City Directory
1974	Robert R. Sechrest	Unknown	City Directory
1975	Sherry and Jerry Matthews (o)	Advertising Exec/English Professor	City Directory
1977	Kenneth Koch and Nancy Bowles (o)	Attorney/Spanish Teacher	Deed Records
2023	Kenneth Koch and Nancy Bowles (o)		

Review of Property for Historic Landmark Designation
Lewallen House
1700 Hartford Road

Summary

The Lewallen House is a 1933 French Eclectic style dwelling that stands in the middle of the block on Hartford Road where Cromwell Hill dead ends into Hartford. The neighborhood was originally part of the George W. Spear League. Architect-designed buildings are intermingled with more modest vernacular dwellings including period revival homes, bungalows, cottages and apartments.¹ The home is a contributing building to the Old West Austin Historic District. Designed by prolific architect Edwin C. Kreisle, its quaint architectural style and harmonious landscape features are a welcome respite as the neighborhood continues to evolve with teardowns and new construction.

The period of significance is 1933-1949, when the home was designed by Edwin C. Kreisle for RJ “Red” Lewallen and Dorothy Parker Lewallen. Kreisle was a practicing architect for almost 60 years and is reported to have designed over 1,000 residences in and around Austin. He also designed many stores, churches, fire stations and other public buildings.²

RJ Lewallen was an Austin businessman and community leader. He worked for Bremond Wholesale Grocers for 27 years and was elected president of the Austin Chamber of Commerce in 1959. In 1964, J.J. “Jake” Pickle asked Lewallen to manage his first campaign for Congress. He was regarded as a friend and advisor to many, including Drayton McLane, Jr., a former owner of the Houston Astros.³

Statement of Significance

The Lewallen House demonstrates significance in the categories of Architecture as a beautiful example of the French Eclectic style popular from 1915-1945, exhibiting elements popular throughout Old West Austin. The house is also significant in the area of Historical Associations, for its association with prolific architect Edwin C. Kreisle and owner RJ “Red” Lewallen and his wife Dorothy. The period of significance is 1933-1949, the years during which the house was designed by Kreisle and occupied by the Lewallen’s and their two children.

Architectural Description

The 1.5-story home at 1700 Hartford Road is a beautiful, intact example of the quaint French Eclectic style houses built in the Old West Austin Historic neighborhood from the late 1920s through the 1930s. Built c. 1933, the property first appears on the Sanborn Fire Insurance Map of 1935. The home is a distinct subtype of the French Eclectic style known as Towered as demonstrated by its prominent round tower with a high, conical roof. The arched wooden door, located in the tower, has a half stilted arch window and faces southeast. Three rounded steps with two curved handrails lead to the front door and the stonework surrounding the door creates a charming main entrance, reminiscent of a storybook cottage. The steeply pitched roof has a front gable that intersects with a hipped roof behind the tower. While the home appears modest in size from the street view, the front façade

¹ Old West Austin National Register nomination, Prewitt and Associates, Inc. June 10, 2003, Entered in the National Register of Historic Places, September 12, 2003.

² Architect Kreisle Succumbs. *The Austin Statesman* (1921-1973). Jan. 3, 1971. ProQuest Historical Newspapers: The Austin American Statesman. Pg. A6

³ Austin leader ‘Red’ Lewallen dead at 90. *Austin American-Statesman*. Jan. 31, 1997. Pg. 73. Newspapers.com. <https://www.newspapers.com/image/357008613>.

conceals the ample size of its interior. The house has buff-colored brick veneer with weeping or extruded mortar and a stuccoed front gable with wood accents. The wing of the front facing gable is also decorated with stone to suggest an old-world element to the building.

The front elevation facing Hartford Road presents with a winding stone walkway to the front door. The house is asymmetrical, with a welcoming tower entrance articulated by an arched opening and door that faces southeast and is itself offset within the tower, facing two stone steps that meet the walkway. A lightning rod gracefully rises from the tip of the tower. The front door opening is surrounded with rustic stone. The same stone pattern enhances the northeast corner of the building. A chimney is prominently located on a side elevation near the midpoint of the house.

A pair of double hung windows with 12-lite wooden screens appear to the left of the door. The dominant front gable side is graced with three casement windows paired with transoms above each window. A large wood lintel sits above the set of windows and meets the edge of the stucco in the gable. These windows also have multi-lite screens.

The north elevation has two sets of three double hung windows that light the living room and dining room. A pair of the same windows at the west end of the north elevation lend brightness to the breakfast nook in the northwest corner of the home, directly off the kitchen.

The west (back) elevation reflects the most changes, revealing an enclosed porch that dates to 1941 and a dormer added to the that dates to about 1991. A small painted deck with steps leads to the addition and into the main house. These modifications are neatly concealed from the street view of the house.

The fenestration on the south elevation is expressed with three pairs of windows, one pair connecting to the front bedroom and the others the to a second bedroom at the back of the original house. The addition can also be seen at the southwest corner. A five-foot fence encircles the perimeter of the property. A gate, rounded at the top, with an opening that mimics the front door, leads the visitor along the driveway to the private backyard.

The interior of the house retains many of its original materials and features, including doors and windows, flooring, light fixtures, door hardware and tile in the kitchen and bath. The back bedroom still has the door, with a casement window inset, that led to the back porch and the brick on the east wall of the porch, originally the west exterior façade of the house remains exposed.

The current owners purchased the home in 1977. City of Austin permitting records, reports in the *Austin American Statesman* newspaper and information from the homeowners indicate the following improvements and changes to the house:

DATE	WORK PERFORMED ON HOUSE
c. 1941	A screened porch was added to the rear of the house. ⁴
c. 1975-77	Jerry and Sherry Matthews made minor changes to update the interior of the home. From the architectural drawing and reports from the current homeowner, it appears the fireplace may have been moved.
c. 1991-92	Current owners made the following improvements/changes to the house: Replaced the three windows in the front facade to match original due to leaking and water damage to the house. Added interior stair and modified attic space to conditioned living space. Additions are completely hidden from street view.

History of the Neighborhood

In 1915, Austin native Hugo Kuehne, founder of the University of Texas School of Architecture and its architectural library, was called upon to design a plan for a development on a bluff above Shoal Creek called Enfield, named after Enfield, Connecticut, birthplace of Governor Elijah Pease.⁵ In 1916, Richard Niles Graham co-founded, with his cousin Walter Murray Graham and his sister Margaret Graham Crusemann, Enfield Realty & Home Building Company. They began developing Enfield, an elegant neighborhood, from their family property west of Shoal Creek. They also developed from family property the subdivisions of Westenfield, Westfield, and a portion of Tarrytown.⁶ The developments were meant to preserve the unique country-like charm, topography, and natural beauty of the wooded area and offer modern conveniences such as paved streets, concrete sidewalks, gas, electricity, and water.

One hundred fourteen homes were built in the first eight years. Between 1924 and 1940, Westfield (1925), Tarry-Town (1934), and Westenfield (1932) opened additional tracts of the estate for development. Thanks to the Enfield Home Building and Realty Company, the neighborhoods had a swimming pool, a riding club, landscaped parks, and a paper called “Westenfield Screech”. Enfield was one of the first suburbs to depend on the automobile for transportation.⁷

The Enfield development was built on the concept of Austin as a beautiful place to live, touting restrictive covenants that prevented the sale of alcohol, construction of apartments, or occupancy of African Americans. Dwellings were required to have a 30-foot setback from the street. A minimum of \$3,500 for a one-story or \$7,500 for a two-story home was required. Expert craftsmanship was characteristic of the development.⁸ By all accounts, the Enfield development offered an idyllic setting and a variety of architectural styles for Austin’s middle- and upper-class citizens.

⁴ Week’s Building Permit Total in Austin \$86,235: Two U.T. Professors Plan Construction Of Residences. *The Austin American (1914-1973)*. ProQuest Historical Newspapers: The Austin American Statesman. Pg. 13.

⁵ Enfield, Connecticut, was first settled by Pease’s direct ancestors on the banks of the Connecticut River. Windsor Road was given its name by Governor Pease when he made his home at Woodlawn.

⁶ Pease, Graham, and Niles Families Papers (AR.A.001). Austin History Center, Austin Public Library, Texas.

2023/02/01, https://txarchives.org/aushc/finding_aids/00503.xml

⁷ Davis-Sibley RTHL nomination. Prepared by Phoebe Allen. 2009

⁸ Davis-Sibley nomination.

Historical Associations

Edwin C. Kreisle, Architect

Edwin Clinton Kreisle was born in Austin in 1888. Edwin was the grandson of pioneer merchant Matthew Kreisle and represented one of Austin's most prominent families. Edwin Kreisle studied at the University of Texas at Austin and completed studies by correspondence from Bradley Polytechnic Institute in Peoria, Illinois, finishing the course in 1911, in less than one half the time usually required.⁹ He opened his architectural offices in Austin in 1913.¹⁰ As an active member of the Lions Club of Austin and with his family background, Kreisle started his career with the connections and credibility he needed to succeed in his profession.¹¹

Kreisle had an influential and illustrious career as an architect that spanned almost six decades. Varying accounts attest that Kreisle designed between 1,000 and 5,000 residences in and around Austin, as well as numerous stores, churches, fire stations and other public buildings.¹²

Kreisle was supervising architect under Atlee B. Ayers for the Ellis House at 1702 Windsor Road (1919). He designed his own home on Niles Road in Enfield in 1928, at the southwest corner of Niles Road and Pease Road, selecting a Tudor Revival style for his residence. He also designed the Myer House at 2315 Hartford Road (ca. 1930).

A 1926 article in the Austin American boasts a total of five projects under construction for Kreisle, including three “pretentious” residences and a veterinary hospital for Dr. N.F. Pease.¹³ In addition to his myriad residential designs, Kreisle undertook commissions for public and private buildings in Austin.

One such endeavor was the clubhouse at Lions Municipal Golf Course. The course was established in 1924 by Austin Lions Club members with a vision for a modern, inclusive municipal golf course. The Lions Club, of which Kreisle was a member, executed a lease for a portion of the University of Texas-owned Brackenridge Tract in West Austin with the Board of Regents in 1924. Lions Municipal was the first municipal golf course and clubhouse in Austin.

By the fall of 1924 the heavily wooded tract had been converted into an attractive nine-hole golf course. Construction of the back nine holes was completed the course by September 1925. Kreisle designed the Colonial Revival clubhouse, which opened in 1930.¹⁴

In 1927, the Austin Development Company selected Kreisle as the architect for “Home Number One”, built for the new Pemberton Heights addition¹⁵. Like many of his designs in the 1920s and 1930s, the model home was of brick veneer and stone with characteristics of an English cottage. He was the

⁹ Picked Up About Town. *Austin American-Statesman*. May 7, 1911. Pg. 8. Newspapers.com. <https://www.newspapers.com/image/366319383>.

¹⁰ KREISLE PLANS MODEL HOME: Austin Architect Is Chosen For Pemberton Designing. *The Austin American (1914-1973)*. Jun 12, 1927. ProQuest Historical Newspapers: The Austin American Statesman. Pg. B2.

¹¹ The Lions Club of Austin Tex. *Austin American-Statesman*. Jul 27, 1919. Pg. 5. Newspapers.com. <https://www.newspapers.com/image/365012094>.

¹² Architect Kreisle Succumbs. *The Austin Statesman (1921-1973)*. Jan 3, 1971. ProQuest Historical Newspapers: The Austin American Statesman. Pg. A6 notes that Kreisle built almost 1,000 residences, while the Old West Austin National Register nomination estimates his residential design prowess at approximately 5,000 residences, a lofty achievement, even over a six-decade career like Kreisle's.

¹³ Kreisle Designs New Homes Here. *The Austin American (1914-1973)*. Apr 11, 1926. ProQuest Historical Newspapers: The Austin American Statesman. Pg. B3.

¹⁴ Lions Municipal Golf Course National Register nomination. Prepared by Ken Tiemann and Charles Page. Listed in the National Register of Historic Places July 7, 2015.

¹⁵ Display Ad 75 – No Title. *The Austin American (1914-1973)*. Oct. 16, 1927. ProQuest Historical Newspapers: the Austin American Statesman. Pg. A9.

architect for other community leaders and businessmen and designed an “English Cotswold type for Dr. Morris Boerner. Additionally, two types of English style residences can be seen in the homes of Dudley Locke and Roy A. Miller, respectively.¹⁶

In keeping with the architecture of the nearby neighborhood, Kreisle designed a new city fire station near 19th Street, (now Martin Luther King Blvd.) and Nueces. The one and a half story brick building resembled an English residence and cost around \$12,000 to build in 1932.¹⁷

Austin's Central Fire Station (#1) was designed in 1938 by the firm of Kreisle and Brooks as part of the federal Public Works Administration (PWA) program. The design of this fire station illustrates the Streamline Moderne style, seen in several Austin municipal buildings of the period. It is an excellent example of the city's emphasis on modern construction and style and symbolizes the desire to perpetuate Austin's dramatic growth and create the image of a progressive, modern city.

In 1937, Roosevelt signed the United States Housing Act which provided funding from the federal government to local public housing agencies to improve living conditions for low-income families.¹⁸

Newly elected Congressman Lyndon B. Johnson was determined to be the first in the United States to have a housing project and called together mayor Tom Miller and other influential heavy hitters to push for a public housing project in Austin. Shortly after, the mayor and city council established the Austin Housing Authority on December 27, 1937.¹⁹ Consequently, the Austin Housing Authority became the first in the country to receive funding and Edwin Kreisle was selected to design the project. Santa Rita Courts was the first public housing development completed under the Housing Act of 1937. The first family moved into Santa Rita Courts in 1939.²⁰

Kreisle is credited with introducing the concept of the attached garage to Central Texas²¹. Edwin Kreisle was considered an upstanding citizen of Austin. He was a charter member of the Austin Lion's Club, a member of the Austin Masonic Lodge No. 12, the Scottish Rite Bodies, the Ben Hur Shrine and active in St. David's Episcopal Church. He died on Christmas morning 1970 after suffering a stroke.

R.J. “Red” and Dorothy Parker Lewallen

RJ Lewallen was born in Thornton, Texas in 1906. His family moved to Austin when he was a baby. RJ lost his father early in his life and worked to support his mother and siblings from a young age. He never had the means or opportunity to attend college, but later taught salesmanship and wholesale management at the University of Texas School of Business for five years.²² RJ worked in the wholesale grocery business, for a short time with the Nelson Davis Company. The bulk of his career was as Sales Manager and then Vice President of the John Bremond Company. He was an integral part of the

¹⁶ KREISLE PLANS MODEL HOME. *The Austin American (1914-1973)*. Jun 12, 1927. ProQuest Historical Newspapers: The Austin American Statesman. Pg. B2.

¹⁷ BIDS CALLED ON NEW \$12,000 FIRE HALL *The Austin Statesman (1921-1973)*. Jun 1, 1932. ProQuest Historical Newspapers: The Austin American Statesman.pg. 1.

¹⁸ Hemphill, *Mayor Tom Miller and the First Year of the New Deal in Austin, Texas*, Pg. v.

¹⁹ Texas Historical Commission. National Register Listing - Atlas Number 2008000319. Santa Rita Courts. Listed April 17, 2008. <https://atlas.thc.texas.gov/> (Accessed 14 Sept 2021).

²⁰ National Register Listing – Atlas Number 2008000319. Santa Rita Courts.

²¹ Architect Kreisle Succumbs.

²² AF – Biography Lewallen, RJ “Red”. Austin History Center

company for 27 years. In 1955, Lewallen was elected president of the Austin Chamber of Commerce. Three years later, he served as president of the Downtown's Lion's Club of Austin. In 1960, he became the executive director of the Texas Wholesale Grocers Association.

Many counted Lewallen as a friend, including former US Representative Jake Pickle. Pickle asked Lewallen to manage his first campaign for Congress in 1963. He was convinced that Lewallen's popularity in the city would generate support for Pickle's campaign.²³ The Hon. Jake Pickle represented Austin in the U.S. House of Representatives for over 30 years.

Drayton McLane, Jr. former owner of the Houston Astros, also considered Lewallen a mentor and friend. McLane made his fortune in the wholesale grocery business and was the first recipient of the RJ "Red" Lewallen achievement award given by the Southwest Food Industry Association, another testament to the high esteem in which Lewallen was held.²⁴ RJ "Red" Lewallen died in 1997 at the age of 90.²⁵

He married Dorothy Marie Parker in 1929. Dorothy was born in 1906, a native Austinite. She attended public school and the University of Texas at Austin where she received her bachelor's degree in home economics. Dorothy taught home economics at Austin High School from 1929-1934 and was the teacher sponsor of the Austin High Red Jackets in 1934. Dorothy Lewallen resigned from teaching when she and RJ welcomed their first child in 1935, daughter Jo Betsy. A son named Jay Mayne soon followed in 1937.

Her eulogy illustrates the impact Dorothy had on many of her students.²⁶ She was 75 years old when she passed away in 1981 from complications of severe Parkinson's Disease.²⁷

In 1932 the Westenfield Development Company sold the land at 1700 Hartford Road to RJ and Dorothy Lewallen. The couple engaged architect Edwin C. Kreisle to design a new home in 1933.²⁸ Shortly after, the Lewallen's started their family. Daughter Jo Betsy was born in 1935 followed by son Jay Mayne in 1937. Jo Betsy received her law degree from the University of Texas at Austin and practiced with a law firm and later, in private practice for over 30 years. She passed away in March 2022. Jay Mayne was active in the Air Force R.O.T.C at the University of Texas and worked as a NASA engineer for a portion of his career. Jay Lewallen is still living and resides in San Antonio, Texas.²⁹

Jerry and Sherry Matthews

Sherry Matthews was born in Los Angeles during World War II and grew up on her great-uncle and aunt's farm in East Texas. She is the founder and owner of Sherry Matthews Advocacy Marketing, a public service marketing firm with offices in Texas, New York and Washington, D.C. She launched her company in 1983 and has been winning the nation's top awards ever since, competing against some of

²³ Austin leader 'Red' Lewallen dead at 90. *Austin American-Statesman*. 31 January 1997. Pg. 73. <https://www.newspapers.com/image/357008613>.

²⁴ Austin leader 'Red' Lewallen dead at 90.

²⁵ Lewallen obituary.

²⁶ Lewallen Family Tree, Jay Mayne Lewallen, author. Ancestry.com.

²⁷ Certificate of Death – Dorothy Marie Lewallen. October 30, 1981. Ancestry.com.

²⁸ Austin Building Permits. *Austin American-Statesman*. 29 May 1933. Pg. 2.

²⁹ Lewallen Family Tree. Ancestry.com.

the world's leading ad agencies.³⁰ Research has uncovered very little about Jerry B. Matthews, but he was an English professor at the University of Texas.³¹

Kenneth Koch & Nancy Bowles, Current Owners

Ken Koch grew up in Canadian, Texas where his parents owned an appliance store, and his dad was a contract electrician. He came of age learning how to repair washing machines and wire houses with his dad. Ken's retinas detached when he was seventeen years old, before Laser surgery was developed. After many surgeries, he was declared blind. In spite of the inconvenience of being blind, Ken graduated from the University of Texas, then attended U.T. Law School and graduated in 1974. He began working for the Texas State Comptroller in the Bob Bullock era and forty-six years later is still working there. Ken enjoys all kinds of music and follows professional and collegiate football fanatically.

Nancy Bowles was born in northwestern Oklahoma. Her mother owned the Arnett Style Shop in Arnett, Oklahoma and her father held the offices of Ellis County Sheriff and County Commissioner as well as being a farmer/rancher. Nancy graduated from the University of Oklahoma, spent a post-graduate year studying Spanish in Madrid, Spain, and completed a master's degree from the University of Texas in Foreign Language Education – Spanish and French in 1975. She taught Spanish for thirty-two years, most of that time at O. Henry Middle School in central Austin, retiring in 2016. Nancy's favorite retirement gig is being a docent at the Harry Ransom Center at U.T. She is also the Archivist for Pan American Round Table of Austin, is on the floral committee of her church, and loves to garden and to swim.

Ken and Nancy married in September 1976 and bought the home at 1700 Hartford Road in October 1977. Ken is a very independent blind guy and purchasing a home in central Austin where he could take public transportation downtown to work without having to change buses was a crucial factor in their home purchasing decision. Also, knowing that she would be the family gardener, Nancy liked the idea of having a small yard – big enough to have fun in but not large enough to be overwhelming.

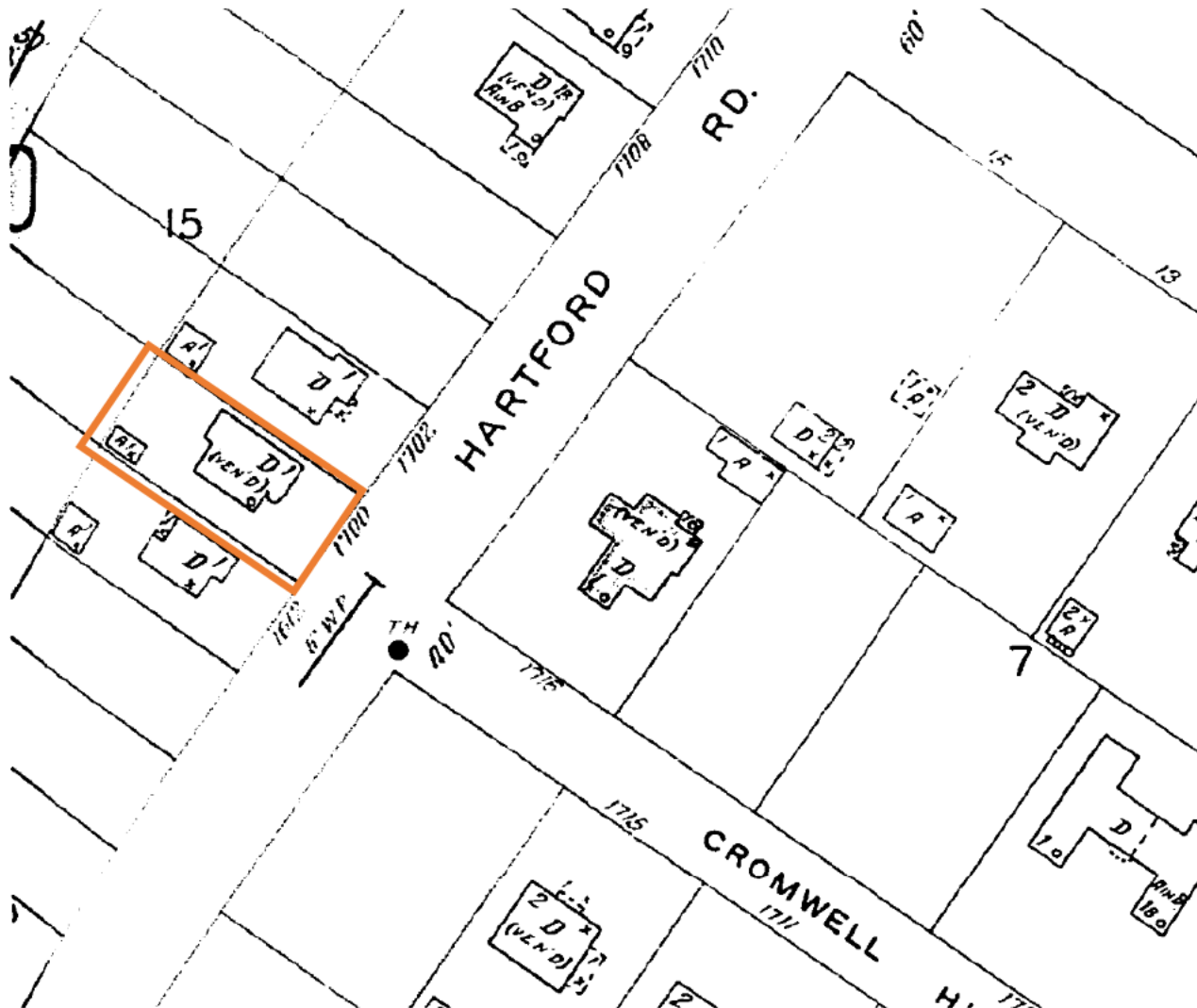
Their son, Worth Bowles Koch, was born in November 1985, and 1700 Hartford Road was his only boyhood home. Worth has always loved history, especially that of the Middle Ages. He has a master's degree in medieval history from the University of York in the UK, and one wonders if growing up in a house that looks like a baby castle contributed to his fascination with the Middle Ages. He currently works at York Minster Cathedral in York, UK.³²

With the astonishing rate of demolitions taking place in the Old West Austin Historic District, the Lewellen House represents one of the remaining examples of French Eclectic architecture from the 1930s in Austin. Ms. Bowles and Mr. Koch are to be commended for their efforts in the stewardship and protection of this property.

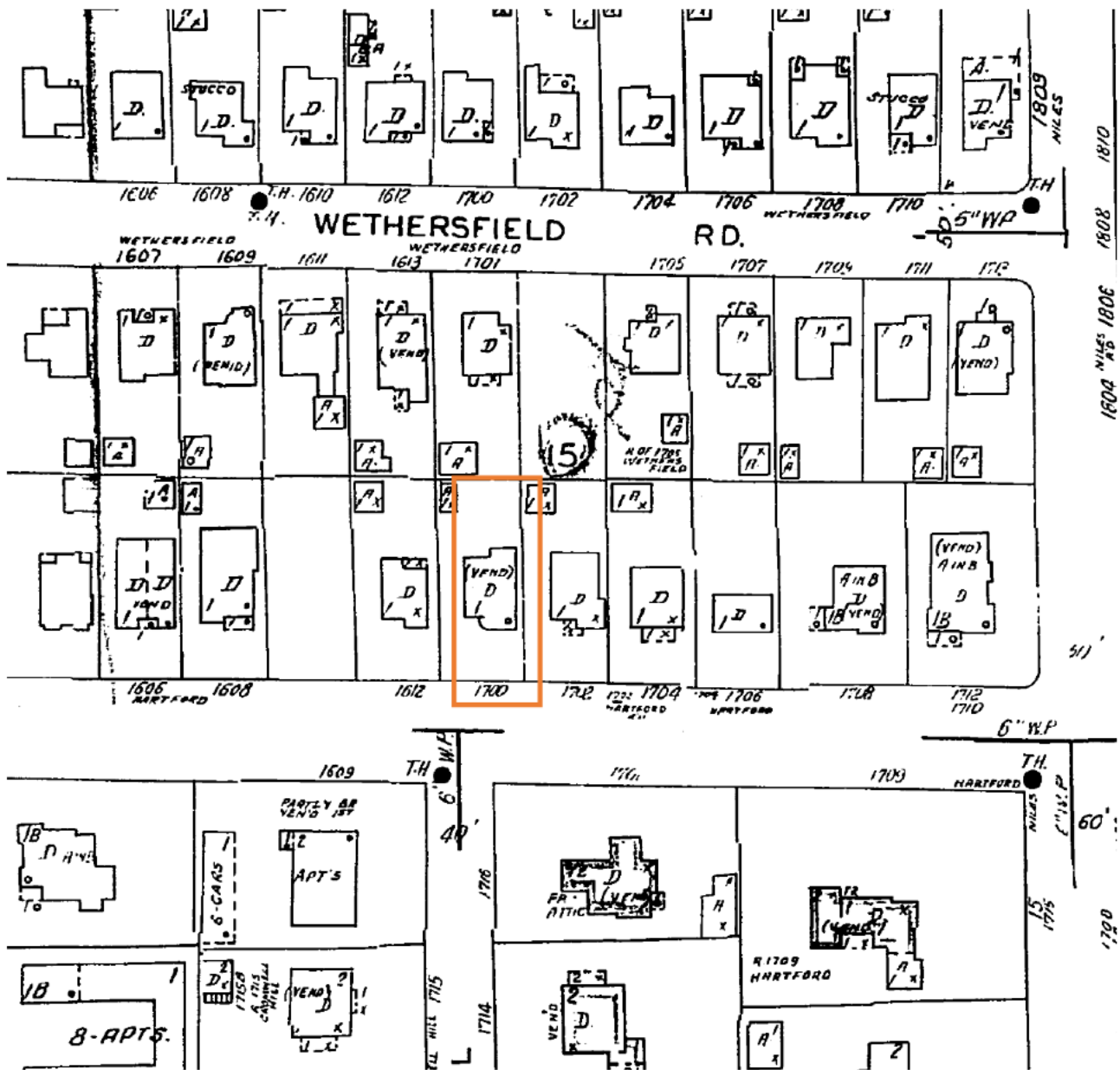
³⁰ About the Author, Sherry Matthews. University of Texas Press. February 2011. Wewerenotorphans.com/about_author.php

³¹ Nancy Bowles, current homeowner. Interview with the author. February 2, 2023.

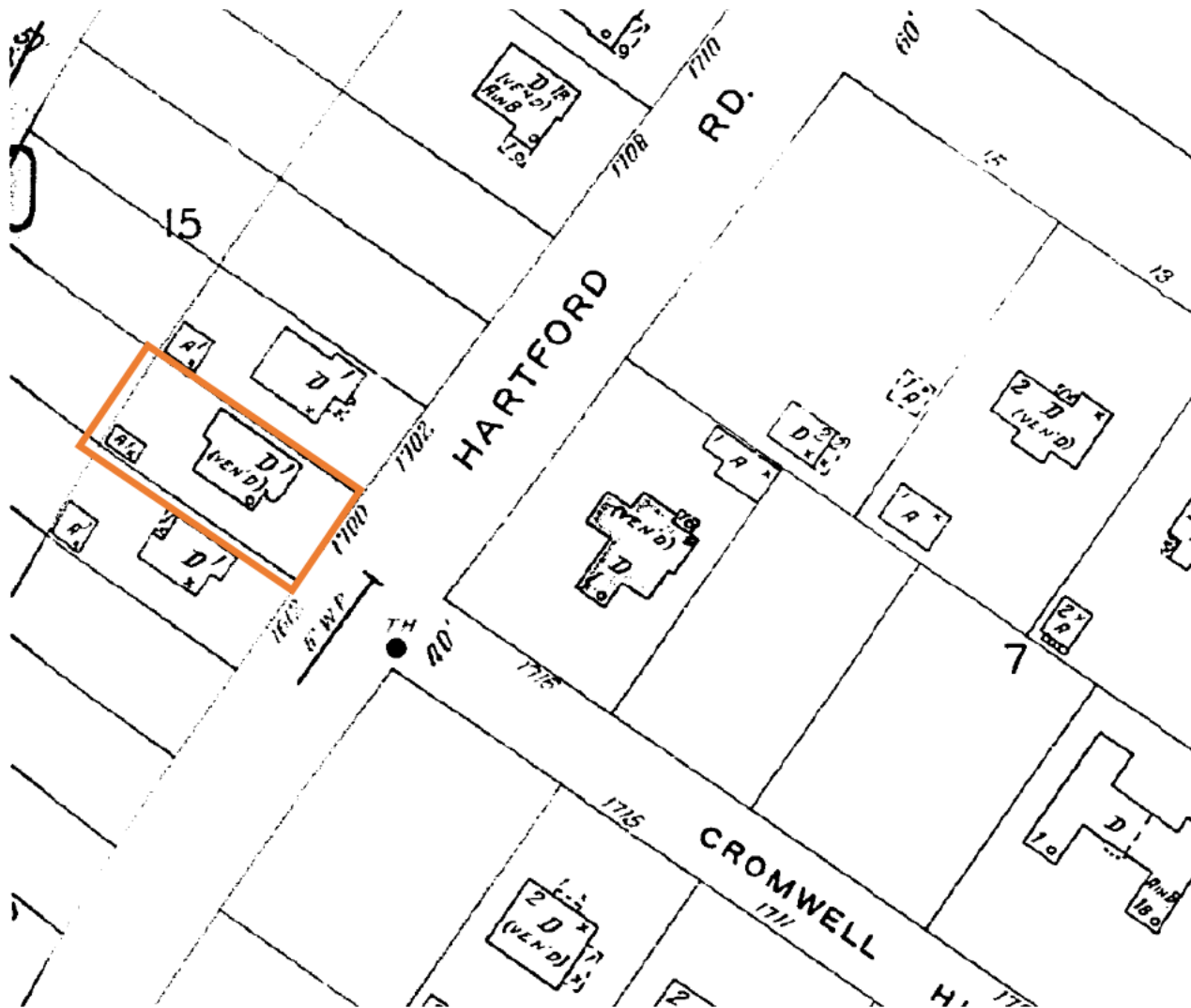
³² Biographical information provided by homeowner Nancy Bowles. November 7, 2022.



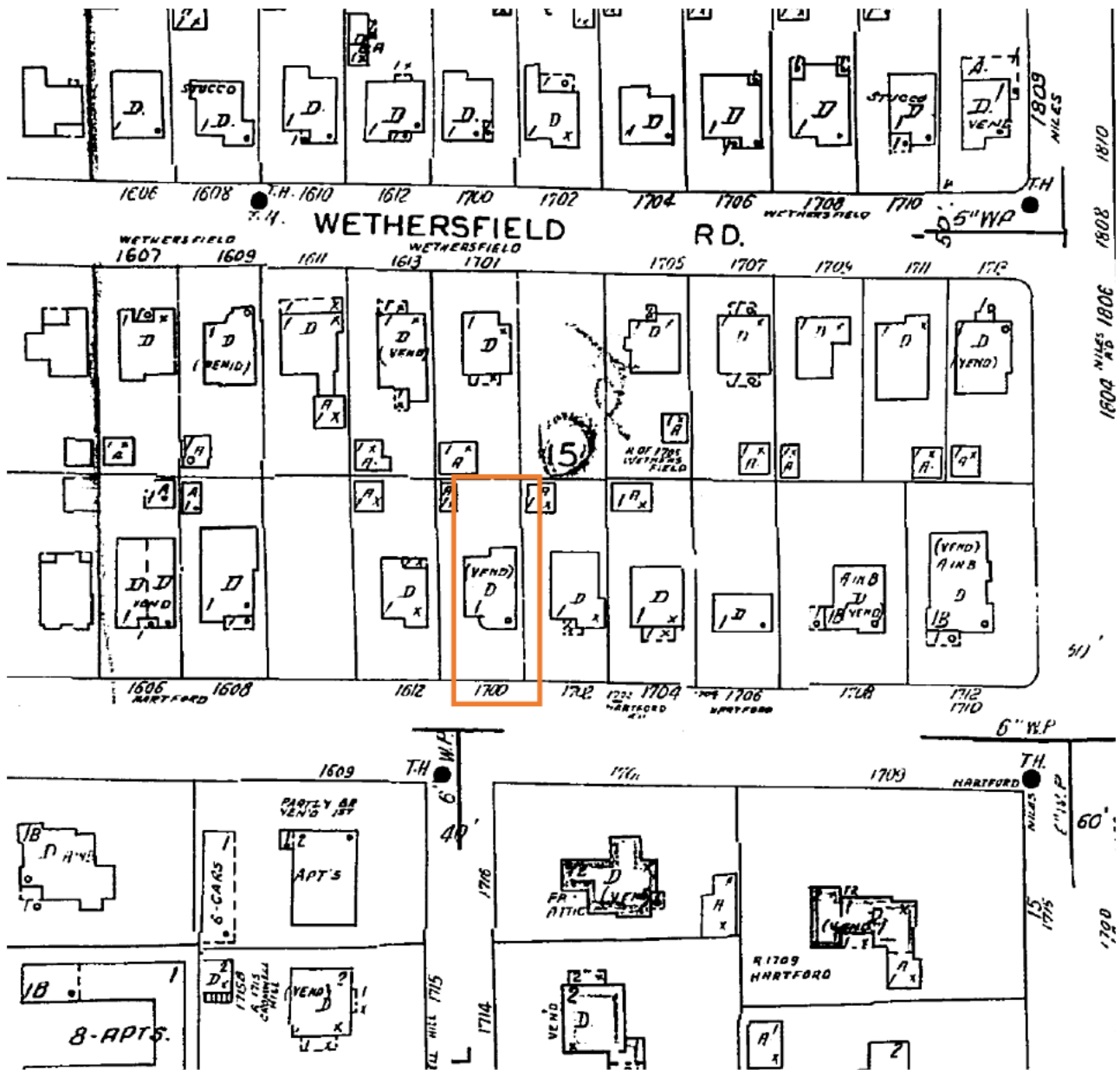
Source: Sanborn Fire Insurance Map, Austin 1935, Sheet 53, Austin Public Library



Source: Sanborn Fire Insurance Map, Austin 1935, Update Vol. 1, September 1961, Sheet 54, Austin Public Library



Source: Sanborn Fire Insurance Map, Austin 1935, Sheet 53, Austin Public Library

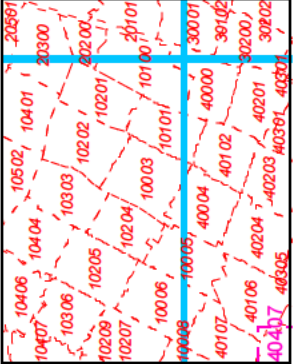


Source: Sanborn Fire Insurance Map, Austin 1935, Update Vol. 1, September 1961, Sheet 54, Austin Public Library

Travis Central Appraisal District
P.O. Box 149012
Austin, Texas 78714
Internet Address: www.traviscad.org
Main Telephone Number (512) 834-9318
TDD (512) 836-3328

This tax map was compiled solely for the use of TCAD.
Areas depicted by these digital products are approximate,
and are not necessarily accurate to mapping, surveying or
engineering standards. Conclusions drawn from this information
are the responsibility of the user. The TCAD makes no claims,
promises or guarantees about the accuracy, completeness or
adequacy of this information and expressly disclaims liability for
any errors and omissions. The mapped data does not constitute
a legal document.

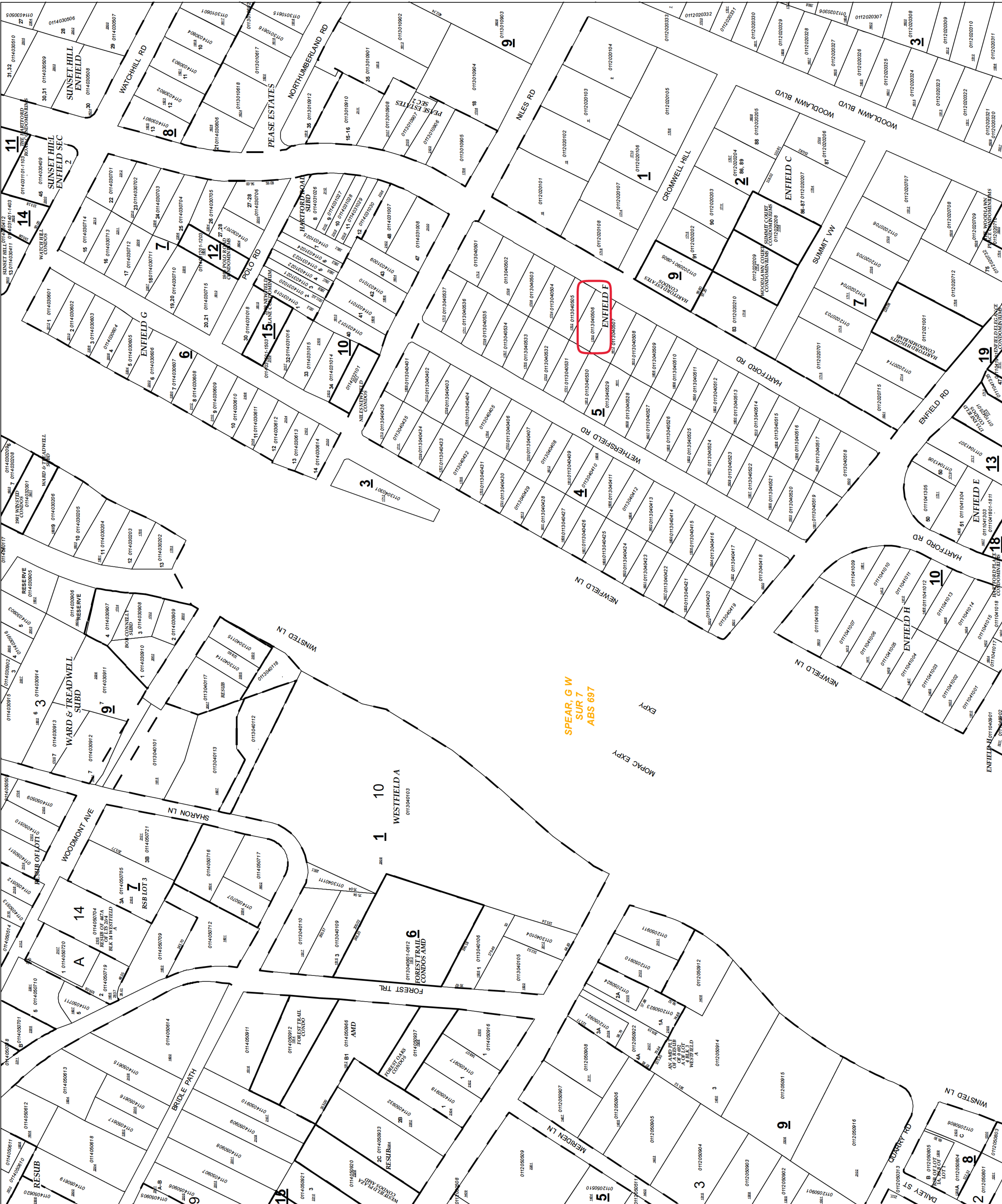
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic
N
Bold = 400 scale map
Thin = 100 scale map
Italic = 120 scale map



0 120 400 Feet

Revision Date:
3/10/2021

11304



TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2298333

ACCOUNT NUMBER: 01-1304-0506-0000

PROPERTY OWNER:

KOCH KENNETH G
1700 HARTFORD RD
AUSTIN, TX 78703-3316

PROPERTY DESCRIPTION:

LOT 13 ENFIELD F

ACRES .1396 MIN% .000000000000 TYPE

SITUS INFORMATION: 1700 HARTFORD RD AUSTIN

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2022	AUSTIN ISD	4,170.73
	CITY OF AUSTIN (TRAV)	2,929.73
	TRAVIS COUNTY	2,024.58
	TRAVIS CENTRAL HEALTH	627.81
	ACC (TRAVIS)	691.11
TOTAL SEQUENCE 0		10,443.96

TOTAL TAX:	10,443.96
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	10,443.96

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2022 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

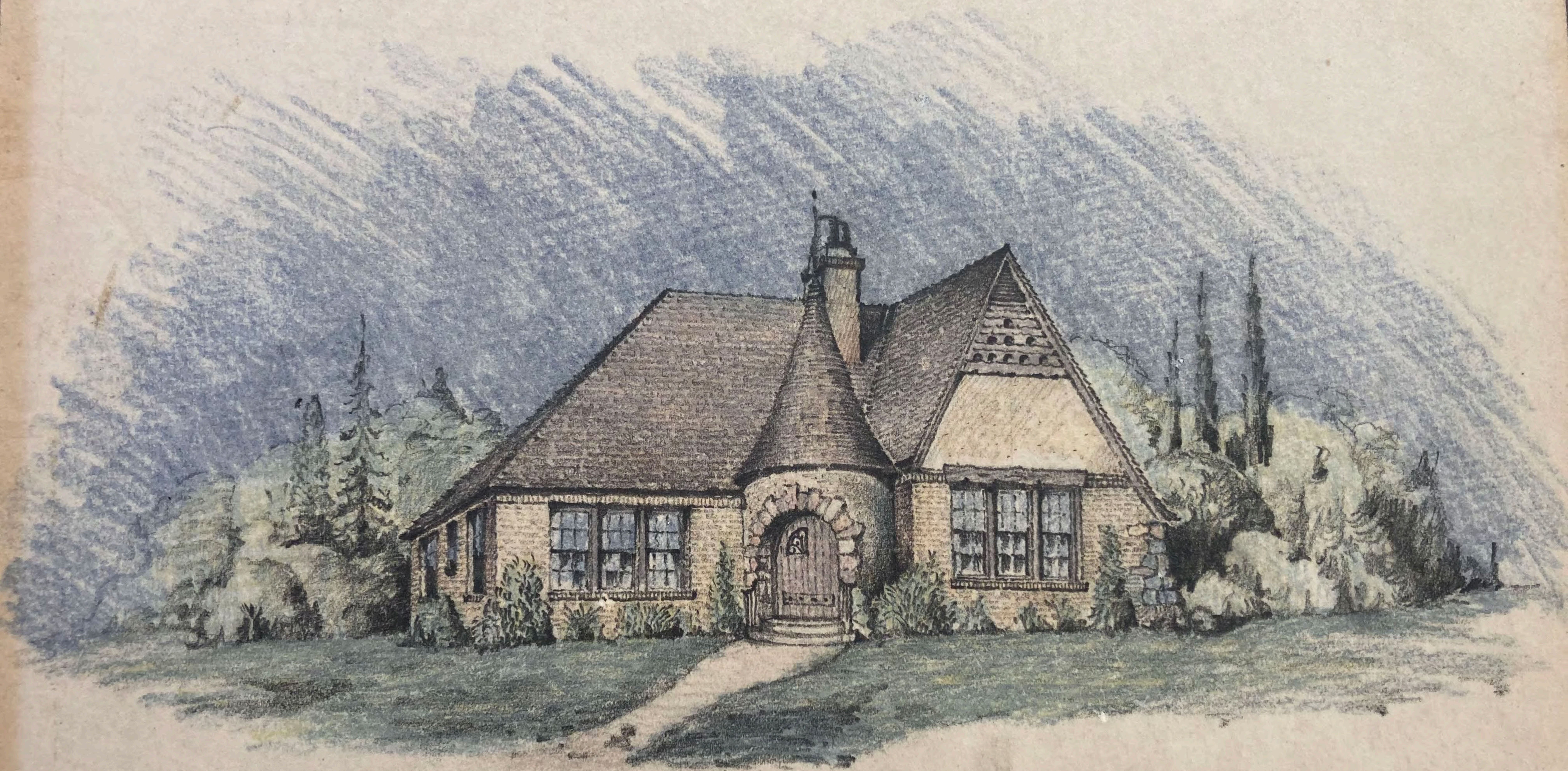
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 12/07/2022

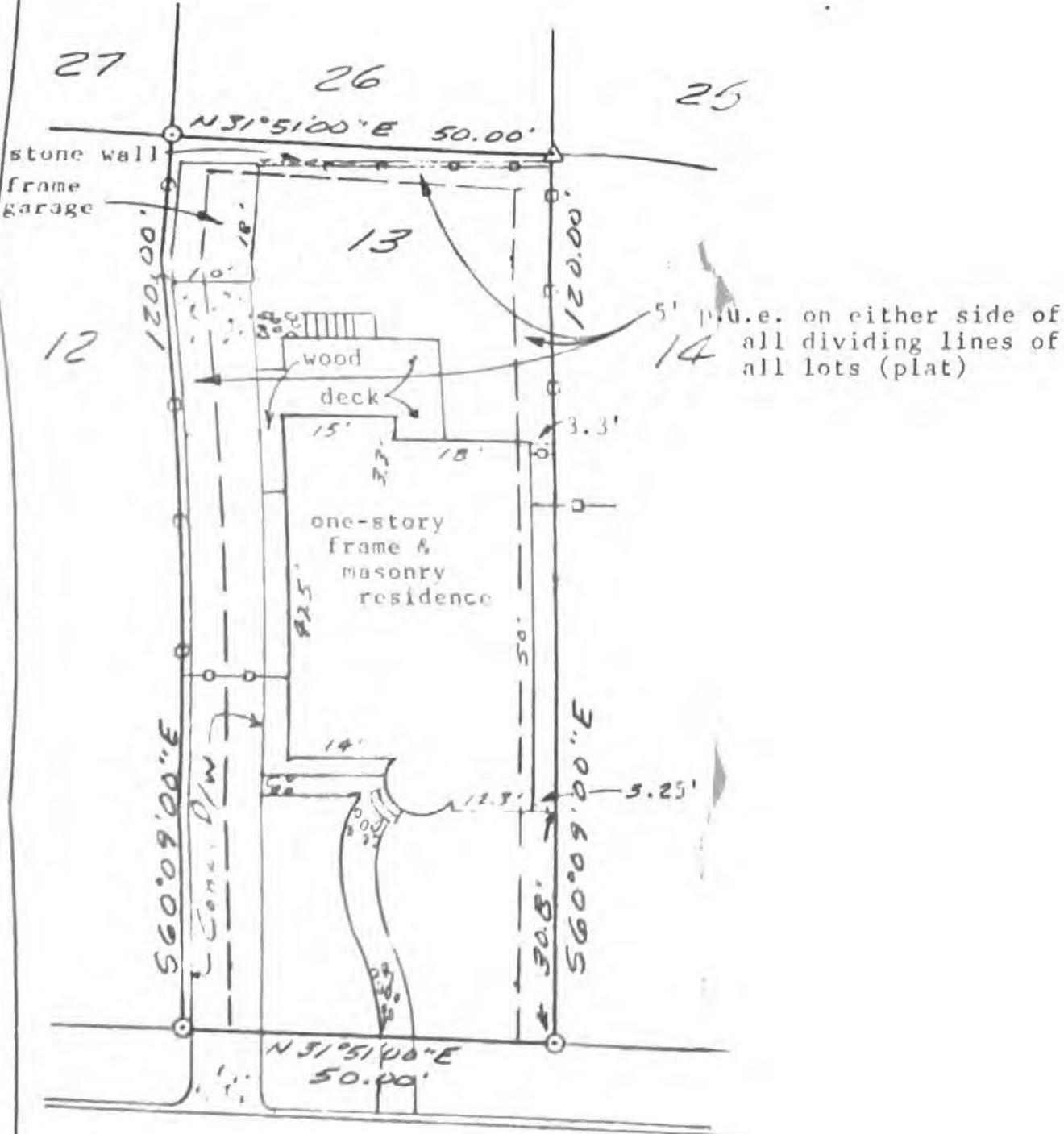
Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 



• RESIDENCE • FOR •
• MR. & MRS. R. J. LEWALLEN •
• AUSTIN • TEX •
• EDWIN • C • KREISLE • ARCHITECT •
4-19-33 • AUSTIN • TEX •



HARTFORD ROAD
 (60' R/W)

Property is subject to applicable restrictions of record in Vol 481, Pg 231 of Deed Records of Travis County, Texas.



11 APR				DATE(S) ISSUED	
1	ASBORN PER PLAT	N.M. S.M. E.P. WATER METER (GAS-ELEC.)	2	POWER POLE	3-18-91
3	CHAIN LINE FENCE	4	OVER-HEAD ELEC LINE	5	4" REBAR SET
6	WOOD FENCE	7	CONCRETE	8	4" REBAR FOUND

STATE OF TEXAS

TO THE LICH HOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO

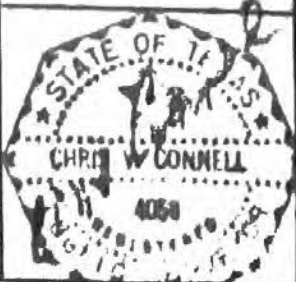
AGENT: Title Agency of Austin, Inc.

UNDERWRITER: Fidelity National Title

DATE THIS THE 18th DAY OF March 1991

PROPERTY LIES IN ZONE "C"

480624 0075 D 9-2-81



Best grade rubber. Send them under a
guarantee and have them put on by
an expert. W. H. Richardson & Co.

Prompt and personal attention to
calls. Dr. T. M. Barnes, Veterinary
Hospital, Seventh and Neches. Both
phones.

We sell harness, making a specialty
of buggy harness, which we sell under
our guarantee. W. H. Richardson &
Co.

Edwin C. Kreisle has just completed
an architectural course through one
of the leading correspondence schools
teaching that line of endeavor. He
has received his diploma, showing that
on examination he made an average
of 98½ per cent. He also completed
the course in less than one-half the
time it usually requires. He expects
to follow this profession at Austin.

SUNDAY, JULY 27, 1919.
THE STATESMAN
PAGE FIVE

Mrs. J. L. GAUDIN, of Austin, has been elected president of the club. She is a native of Texas and has been a member of the club for several years. She is a devoted wife and mother and is well known in the community.

RAY G. GAUDIN, president of the club, is a native of Texas and has been a member of the club for several years. He is a devoted wife and mother and is well known in the community.

THOMAS J. GAUDIN, president of the club, is a native of Texas and has been a member of the club for several years. He is a devoted wife and mother and is well known in the community.

JOHN J. GAUDIN, president of the club, is a native of Texas and has been a member of the club for several years. He is a devoted wife and mother and is well known in the community.

JOHN J. GAUDIN, president of the club, is a native of Texas and has been a member of the club for several years. He is a devoted wife and mother and is well known in the community.

JOHN J. GAUDIN, president of the club, is a native of Texas and has been a member of the club for several years. He is a devoted wife and mother and is well known in the community.

JOHN J. GAUDIN, president of the club, is a native of Texas and has been a member of the club for several years. He is a devoted wife and mother and is well known in the community.

JOHN J. GAUDIN, president of the club, is a native of Texas and has been a member of the club for several years. He is a devoted wife and mother and is well known in the community.

JOHN J. GAUDIN, president of the club, is a native of Texas and has been a member of the club for several years. He is a devoted wife and mother and is well known in the community.

JOHN J. GAUDIN, president of the club, is a native of Texas and has been a member of the club for several years. He is a devoted wife and mother and is well known in the community.

JOHN J. GAUDIN, president of the club, is a native of Texas and has been a member of the club for several years. He is a devoted wife and mother and is well known in the community.

JOHN J. GAUDIN, president of the club, is a native of Texas and has been a member of the club for several years. He is a devoted wife and mother and is well known in the community.

JOHN J. GAUDIN, president of the club, is a native of Texas and has been a member of the club for several years. He is a devoted wife and mother and is well known in the community.

JOHN J. GAUDIN, president of the club, is a native of Texas and has been a member of the club for several years. He is a devoted wife and mother and is well known in the community.

JOHN J. GAUDIN, president of the club, is a native of Texas and has been a member of the club for several years. He is a devoted wife and mother and is well known in the community.

JOHN J. GAUDIN, president of the club, is a native of Texas and has been a member of the club for several years. He is a devoted wife and mother and is well known in the community.

Kreisle Designs New Homes Here

Austin Architect Draws Plans for Three Preten- tious Residences.

Three modern two-story homes, two of them already under construction, have been planned for Austin people by Edwin Kreisle, local architect. Kreisle also designed the \$10,000 veterinary hospital being erected by Dr. N. F. Pease at the intersection of East Sixth and San Marcos streets.

Houses now under construction are a two-story brick veneer home being erected for Charles L. Black at a cost of \$25,000 on the Pease road, and a two-story English type dwelling for Roy A. Miller, costing \$10,000, in Aldridge Place. Plans are also being worked out by Kreisle for a \$15,000 two-story residence to be built for Ed Cravens on the Windsor road, Enfield. Fred C. Morso will build a two-story brick home at the intersection of 32d and Duval streets, costing \$9332.50, it has been learned.

SPELL IT KOBLENZ .

Germans Eliminate the 'C' From
Rhine City's Name.

BERLIN, April 10.—(AP)—Coblenz, the Rhine city occupied by American troops after the armistice, has decided that the German spelling of the city's name should be with "K" and not with "C." It cost several thousand dollars to find historical basis for the change.

The decision is expected to end a controversy extending back several centuries. Experts engaged by the city delved into records dating back to the 12th century and found that Prince Baldwin, one of the city's founders, spelled it Koblenz.

Home Number One in Pemberton Heights Open to the Public Sunday Afternoon

CONGRATULATIONS

...to the...

Austin Development Co.

...on the...

SHOWING OF THEIR MODEL HOMES

Notice the beauty and serviceability of the
 URNITE PRODUCTS placed there with our
 compliments.

The Urnite Manufacturing Co.
 Austin, Texas

Pemberton Heights Home No. 1

Was Built by

C. E. SPURLIN
 CONTRACTOR

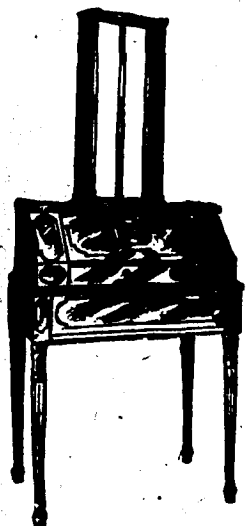
Phone 8547—Residence 106 E. Live Oak
 Personal Attention to Every Job

Of Course—

There Is a RADIOLA

In This Pemberton Heights Home

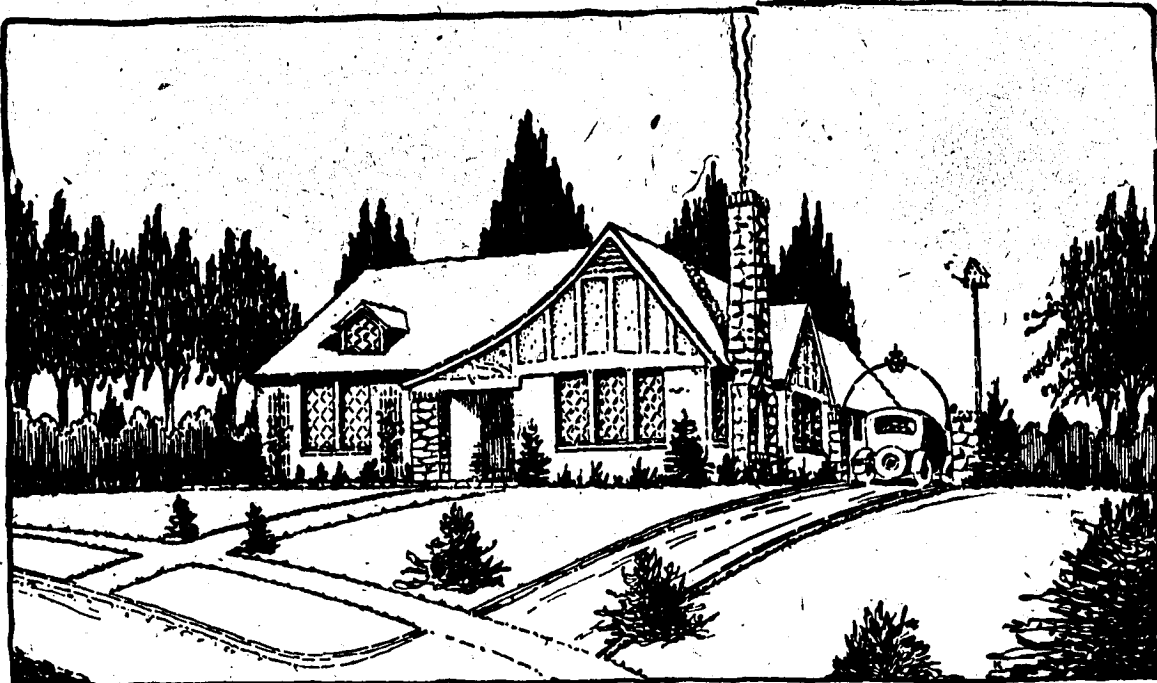
See It
 and
 Hear It
 Sunday



Watch
 for the
 Announcement
 of the New
 No-Battery Radiola

J. R. REED MUSIC CO.

Austin's Leading Music House
 805 Congress Ave. Phones: 7508-21043-6524



Have you considered what it is about a new house that gives it that homey, satisfying something which, although hard to describe and almost if not quite, intangible, makes it a home and keeps it from being just another new house?

You may be pleased with Home No. One in Pemberton Heights, now open for inspection, and furnished throughout. It is not a gaudy, elaborate affair, but a really cool and cozy place that will make an instant appeal to a family who appreciate the deeper meaning of the word "Home."

Some of the construction features, all built for permanency, are enumerated below:

English type, brick-veneer, seven rooms, two baths. Rooms include large living room, dining room, breakfast room, two bed rooms, sleeping room, kitchen; stone terrace and entrance vestibule. Solid concrete foundation, laid on rock base. Hardwood floors throughout. Living room has fireplace designed in field stone. Warm-air basement heating plant. Two tiled baths, each with lavatory and toilet and built-ins. Large cedar closet, large closets in all rooms. Draperies and curtains in place to harmonize with interior finish. Kitchen range ventilation, or stove hood. Service porch. Double car garage, and servant quarters with bathroom. Gas and utility connections made, including wiring for electric refrigeration.

Drive out to the addition any evening this week, at your convenience, and see if the arrangement of this distinctive home in Austin's "De Luxe" addition meets your approval. Open Sunday afternoon 2 to 7. Open week days 5 to 9 o'clock.

AUSTIN DEVELOPMENT COMPANY

New Masonic Bldg.

J. B. RILEY, Sales Agent

Telephone 9441



We Planned and Supervised
 the First Home in

Pemberton Heights

You are invited to inspect the
 Model Home, representative of
 the many examples of building
 and home which we have done
 all over the city.

Edwin C. Kreisle

Architect

Scarborough Bldg.

Phone 7592

Fire and Tornado Insurance
 On Pemberton Heights Home Number One
 Carried by

Fred K. Fisher Insurance Agency

General Insurance and Bonds
 Office Seventh Floor Scarborough Bldg., Phone 7767

The Furniture In This Lovely Home Includes:

In the Living Room—

Karpen Overstuffed Suite and Karpen Coxwell
 Chair, lacquered cabinet and several occasional
 tables.

In the Dining Room—

English design nine-piece dining room suite.

In the Breakfast Room—

Georgian walnut breakfast room suite, decorated.

In the Guest Room—

Spanish lacquered suite, Berkey and Gay.

First Bed Room—

Very handsome Post Colonial bed room suite, hand-
 carved and antique mahogany finish.

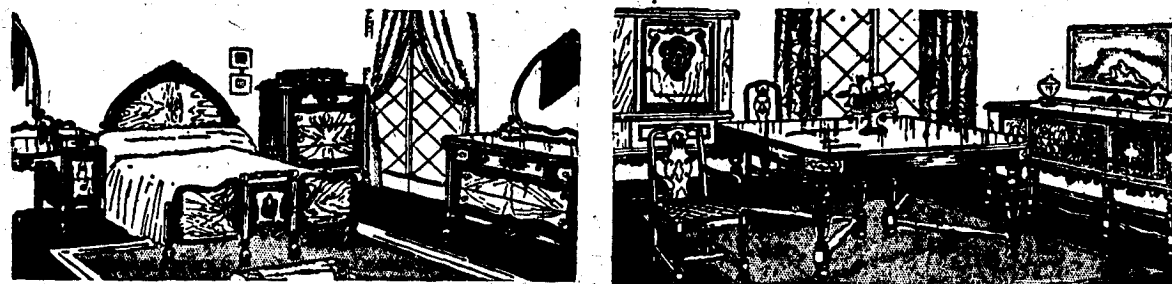
Back Bed Room—

Beautiful five-piece burl walnut Spanish suite.

The Rugs

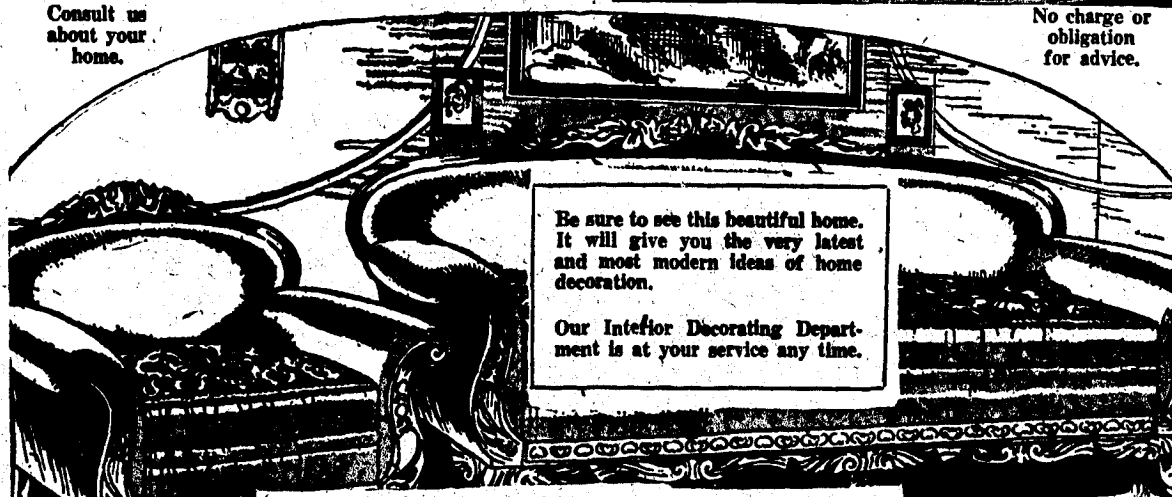
Elegant and beautiful Holmes Wilton Rugs are used
 throughout the house. The kitchen linoleum is of the
 finest A-grade of beautiful pattern and laid in the most
 modern and permanent way with cement paste and paper.

IN HOME NUMBER ONE—PEMBERTON HEIGHTS Furniture and Decoration By Swann-Schulle Furniture Co.



Consult us
 about your
 home.

No charge or
 obligation
 for advice.



Be sure to see this beautiful home.
 It will give you the very latest
 and most modern ideas of home
 decoration.

Our Interior Decorating Depart-
 ment is at your service any time.

Modern Draperies Make This Home Distinctively Beautiful

Every room of this home shows the art of interior
 decoration in its most modern form. Mr. O. W. Meyer,
 our Interior Decorator, has taken a bare, empty house
 and transformed it into one of the most attractive homes
 to be found in Austin. In the several rooms are shown
 draperies varying from the luxurious to the most mod-
 erate, but harmony and good taste characterize each one.

Substantial Reductions

Will be offered on this entire outfit or on any of
 the separate pieces in order to promote better home fur-
 nishings in our city.

SWANN-SCHULLE FURNITURE CO.
 "EVERYTHING FOR THE HOME"

This Is
 National
 Karpen Week

SWANN-SCHULLE FURNITURE CO.
 "EVERYTHING FOR THE HOME"

This Is
 National
 Karpen Week

SWANN-SCHULLE FURNITURE CO.
 "EVERYTHING FOR THE HOME"

KREISLE PLANS MODEL HOME

Austin Architect Is Chosen For Pemberton Designing.

"Home builders are realizing more and more the business necessity of employing the services of an architect," says Edwin C. Kreisle, architect. "Modern homes of today have complete architectural services. A distinctive home must harmonize with its setting, its yards, its gardens and its furniture. Such a home is possible only when it is built from a definite architectural design. Building from a complete architectural plan eliminates the disappointment which often results from building in a haphazard fashion."

Mr. Kreisle opened his architectural offices in Austin in 1913, after having studied in the University of Texas and in Baylor Polytechnic Institute in Peoria, Ill. His pre-eminence as a designer of homes is attested to by the fact that he was selected by the Austin Development company to design the model home which that company is constructing in the new Pemberton Heights addition soon to be opened up. This home is of brick veneer and stone and is designed in the English type of architecture.

Other homes in Austin designed by Mr. Kreisle may be seen in various parts of the city. Of note among them are the following: Dr. Morris Boerner's English Cotswold type, E. C. Berwick's colonial home, Dr. J. C. Thomas', Chas. L. Black's, and Ernest Leonard's home in Westfield. Two different types of English architecture may be seen in the homes of Dudley Looke and Roy A. Miller, both of which were designed by Kreisle. Judge Ocie Spear's Spanish home in Aldridge Place was also planned by Kreisle.

PERFECT WIFE

British Editor Says Lady Cooper
is Such.

LONDON, June 11.—(T)—Lady Diana Cooper, recently returned from Hollywood, is England's most perfect wife, in the opinion of Viscount Castlerosse, 35 year old bachelor who edits the Londoner's Log for the Sunday Express.

"Firstly she is beautiful," writes the Viscount. "And she married a poor man. I think Lady Diana is the only really beautiful woman who is really unconscious of her loveliness."

BIDS CALLED ON NEW \$12,000 FIRE HALL

Plans and specifications for a new city fire station, to be located near Nueces and 19th streets, will be given to bidding contractors Thursday afternoon at the office of Edwin C. Krelale, architect for the new structure.

The new station is expected to cost around \$12,000, and the city council hopes to award the contract immediately after bids are opened at 2 p. m. Wednesday, June 8, and report is made before the council the following morning.

City Mgr. Adam Johnson has expressed hope that construction work can be put under way as soon as possible, giving additional work to Austin men.

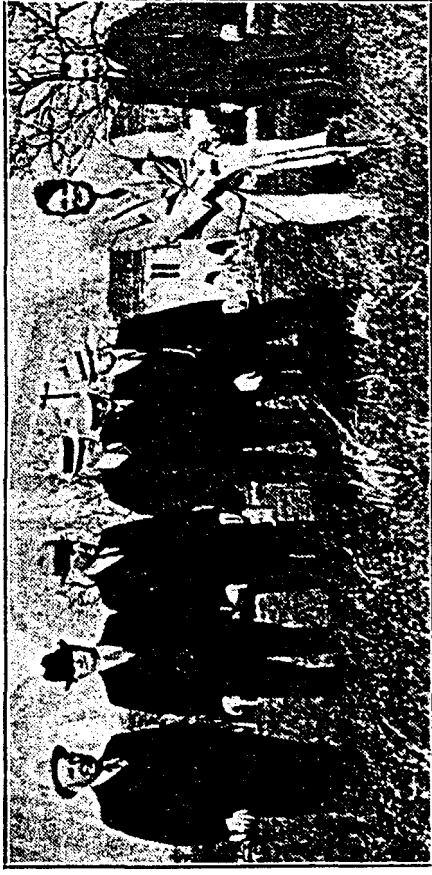
The new station will be equipped with apparatus from Engine Co. No. 2, located at 1606 Lavaca. The hook and ladder from Central Fire station will also be moved to the new hall, giving it equipment for double service.

Whether the station on Lavaca street will be discontinued was not announced today.

Provision will be made in the new station not only for the hook and ladder equipment but also for two pumpers, although only one pumper will be installed immediately. Living quarters will accommodate ten firemen and two captains.

The building will be a brick structure, one and a half stories high and of English residence design, Mr. Krelale announced.

Mayor Tom Miller 'Digs In' for City's Progress



The first shovelful of dirt was moved Friday by Mayor Tom Miller to officially start work on the new "speaking house" in Pemberton Heights, the completion of which will usher in Austin's Educational Home Building exposition. The diggin' was hard enough to prompt the mayor to observe that

the house is going up on a good foundation. In the picture, left to right, are: Scott Yeamans, contractor, Judge Roy Archer, Edwin Kreisle, architect, Murray Graham, F.H.A. representative, W. L. Bradfield, Branch Archer, Mayor Tom Miller and Miller Stuart.



EDWIN C. KREISLE

Architect dies

Architect

Kreisle

Succumbs

Edwin Clinton Kreisle, 82, of 3207 Meredith Street, died Saturday at a local hospital after suffering a stroke Christmas morning at home.

Excluding four years when he taught high school in Taylor, Cuero, and San Angelo, he remained a lifelong resident of Austin, where he was born on Nov. 23, 1888. He was a personal friend of many of Austin's illustrious early citizens.

He served several terms as vestryman at St. David's Episcopal Church, was a charter member of the Austin Lion's Club, and held membership in Austin Lodge No. 12 A.F. and A.M., the Scottish Rite Bodies, the Ben Hur Shrine, and other organizations.

He attended 10th Ward School (Palm School), Bradley Polytechnic Institute (Bradley University), and the University of Texas (at Austin).

As a practicing architect for almost 60 years, he will be remembered for the almost 1000 residences he designed in and around Austin. He also designed numerous stores, churches, fire stations, schools, and other public buildings. He introduced to Central Texas the concept of the garage being attached to the residence as an integral part rather than as a separate structure. He was co-architect of Federal Housing Project Number One, the first public housing project in the country.

He is survived by his son, Dr. Leonardt F. Kreisle; and two sisters, Mrs. Laila K. Werkenthin and Mrs. William S. Gatewood, all of Austin.

Services will be held Monday at 2 p.m. at the Weed-Corley Funeral Home. Rev. Charles A. Sumners will officiate, and burial will be in Oakwood Cemetery.

Pallbearers will be his nephews Dr. James Edwin Kreisle, Dr. Matthew F. Kreisle, Jr., and Henry F. Leonardt; William S. Gatewood, J. Lawrence Berkman, and Francis T. Schmaus.