

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MAY 3, 2023
HR-2023-043031
TRAVIS HEIGHTS-FAIRVIEW PARK NATIONAL REGISTER HISTORIC DISTRICT
1509 TRAVIS HEIGHTS BOULEVARD

PROPOSAL

Partially demolish and construct an addition to a ca. 1925 house. Construct a detached guest house.

PROJECT SPECIFICATIONS

- 1) Partially demolish rear and side of existing house. Demolish existing carport. Replace 1:1 windows and doors with 4:4 and fixed windows, retaining some existing openings. Fill in windows at secondary façade.
- 2) Construct a rear-side addition atop and behind the remaining building façades. The proposed addition is two stories in height; is clad in stucco, limestone veneer, and cement board; and has a gabled metal roof with a side dormer.
- 3) Construct a two-story guest house at the rear of the lot. The proposed guest house is clad in stucco and cement board, with a gabled metal roof and vertically oriented fixed windows.

ARCHITECTURE

The Travis Heights-Fairview Park National Register nomination describes the building as a Craftsman duplex clad in brick and stucco. It features a gabled roof, a partial-width porch with screened double entry doors, and matching screened wood windows. Decorative details include triangular jigsawn brackets at gable ends and exposed rafter tails.

RESEARCH

1509 Travis Heights Blvd. was built around 1925. Its first resident was Assistant Attorney General of Texas Neal Powers and his wife, Gwendolyn. The Powers only lived in the house for around two years, when it was rented to the Garrison family. Carl Edward Peterson, a City utilities worker, purchased the home in 1939 from beer distributors Thomas and Martha Martin, whose parents rented the other half of the duplex. Thomas and Martha, who owned a package store, continued to rent their unit after the Petersons bought the property. Carl Edward Peterson died in 1940, and his wife, Elen, remained in the home until around 1958. Peterson continued to rent out the other half of the duplex into the 1950s.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

Repair and alterations

1. General standards

The proposed project removes portions of the side and rear elevations to allow for the new addition, as well as windows, window screens, and the secondary entry door.

5. Windows, doors, and screens

The proposed project replaces windows and doors but retains existing openings at remaining façades. The proposed 4:4 windows are not compatible replacements for the existing 1:1 windows. It removes existing screens and the secondary front entry. Existing windows at the south façade will be infilled, an incompatible treatment.

Residential additions

1. Location

The proposed addition is located directly above the front wall of the porch, atop the existing roofline.

2. Scale, massing, and height

The proposed addition is two stories, while the existing building is one and one-half stories in height. The addition's massing appears incompatible, as it overwhelms the original building.

3. Design and style

The proposed addition is adequately differentiated in style, and appears mostly compatible save for its location.

4. Roofs

The proposed gabled roofline is somewhat incompatible, as the steep front gable enhances the addition's verticality, and the side dormer's large size draws attention to the addition.

5. Exterior walls

Proposed exterior materials appear mostly compatible, save for the vertical siding to the rear of the carport.

6. Windows, screens, and doors

Proposed fenestration at the addition appears mostly compatible.

9. Attached garages and carports

The proposed garage is side-loading and does not appear visible from the street.

Residential new construction

1. Location

The proposed secondary building is oriented perpendicular to the main house, and may appear to be a contiguous structure from the street.

2. Orientation

See 1.

3. Scale, massing, and height

The proposed scale, massing, and height are comparable to the proposed addition. The site's topography may reduce its visual weight.

4. Proportions

The proposed building's proportions are mostly compatible.

5. Design and style

The proposed building is simple in design and is somewhat compatible with the existing building, save for its orientation.

6. Roofs

The proposed roofline appears compatible.

7. Exterior walls

Exterior materials appear compatible.

8. Windows and doors

The building's vertically-oriented fixed and casement windows are not compatible.

Summary

The project meets few applicable standards. However, the applicant has amended the design to retain front and side elevations rather than demolish the entire existing house.

PROPERTY EVALUATION

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

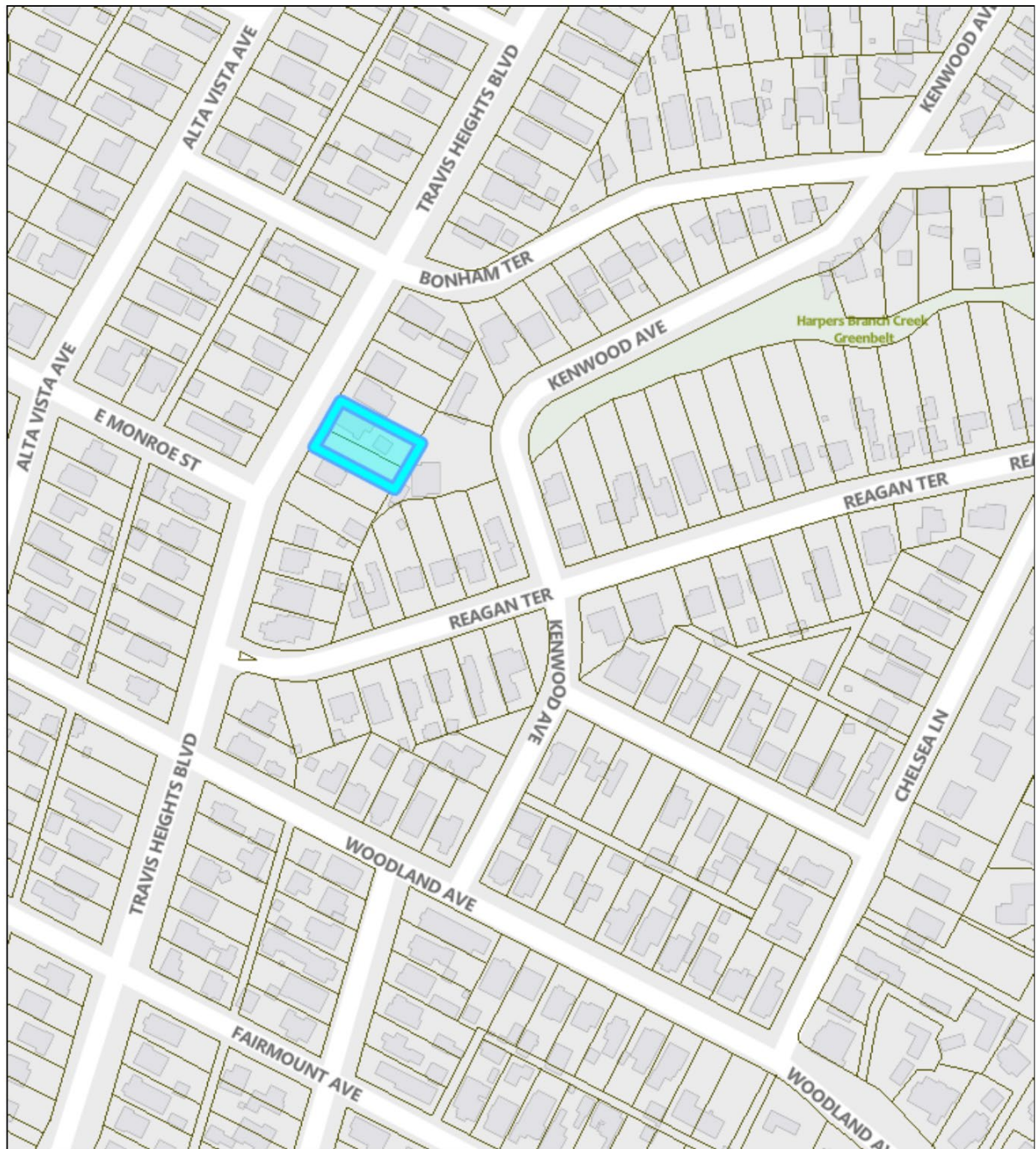
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The building is a good example of a Craftsman bungalow duplex.
 - 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 appear to possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e. Landscape feature. The property does not appear to be a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Comment on plans and request a City of Austin Documentation Package.

LOCATION MAP



1: 2400

Lot Lines

Lot Line



4/14/2023

HR 23-043031

1509 TRAVIS HEIGHTS BLVD.



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PROPERTY INFORMATION

Photos



Zillow.com, 2022

Occupancy History

City Directory Research, January 2023

1959	Roy Hocker, Jr., renter 1509 ½: John F. Duffy, renter
1955	Mrs. Elen Peterson, owner (widow of Carl E.)
1952	Mrs. Ellen Peterson, owner (widow of Carl E.) Emiline Jarma, renter Typist, Capitol Information Service
1949	Mrs. Ellen Peterson, owner (widow of Carl E.)
1947	Mrs. Ellen Peterson, owner (widow of Edward)
1944-45	Mrs. Elen Peterson, owner (widow of Edward) R. M. Burke, renter
1941	Vacant
1939	C. Edward and Elen Peterson, owners Turbine operator, City power plant Paul and Mae Martin, renters Operator, Texas Theatre
1937	Thomas D. and Martha Martin, owners Beer Paul and Mae Martin, renters Proprietor, Martin Package Store, 106 W. 5 th St.
1935	Asa E. and Georgia Garrison, renters Asa E. Garrison, Jr., renter
1932	Neal and Gwendolyn Powers, owner Assistant Attorney General
1927	Address not listed

Historical Information

**ALLRED OKEHS FORMS
FOR LEASING RIVER BED**

Forms for leasing the state-owned Sabine river bed in the East Texas oil field, drawn to safeguard the state's mineral wealth and prevent pollution of the stream, today bore the approval of Atty. Gen. James V. Allred.

The lease form does not designate the amount of royalty to be paid the state. The royalty may be not less than one-eighth according to the law authorizing mineral development of the river bed.

Bids on the oil recovery are to be opened here May 16 by the board of mineral development. The lease forms require development within 60 days where there are wells along the stream now draining the oil from beneath the bed.

Assistant Gen. Neal Powers, who drew up the lease form, said producers already have been drilled adjoining each of the eight tracts into which the river bed has been divided.

Another provision requires drilling an offset well where there is a well within 1000 feet of the state's property.

**COUNTERFEITERS
PASS \$10 NOTES**

Counterfeiters, whose specialty the past few days was passing spurious \$10 notes to Austin liquor houses, were sought here Monday by police.

Paul Martin, operator of a package house, 106 West Fifth street, turned over to police a counterfeit \$10 bill given to Joe Carlin, employee of the Martin place, Friday night.

The suspect, described as being about 40 years of age and weighing about 180 pounds, tendered the bill in payment for a bottle of whisky, took the whisky and change and left.

He returned, however, Saturday night to make another purchase, and proffered a \$20 bill. Carlin told him he would have to step out to get change and the man replied that he had a \$10 bill. Carlin, however, said he did not have change for that bill, but offered to go after change for it, according to the report to officers.

The suspect, however, snatched away the bill, ran out of the place, entered an automobile occupied by three other men. The car sped away.

U. S. Secret Service Agt. Edward Tyrell was summoned here from his San Antonio headquarters to lead the search for the suspects, Det. Capt. Rex Fowler said.

"ALLRED OKEHS FORMS FOR LEASING RIVER BED." *The Austin Statesman* (1921-1973); 30 Apr 1932: 2.

"COUNTERFEITERS PASS \$10 NOTES." *The Austin Statesman* (1921-1973); 13 Jan 1936: 2.

**LIQUOR PERMITS ISSUED
(Heffington, Collector)**

Wine and beer retailer permits: Walter Roemer, Oak Hill road and Kinney avenue; L. L. Davis, Oak Hill road; Andrew Tashy, 404 East Sixth street; W. Bruckmann, Austin Route 3; Eugene T. Smith, 123 East Seventh; C. R. Bird, 424 East Sixth; and S. A. Hudson, Austin Star Route A.

Beer retailer's permit: H. K. Nagle, 2416 Guadalupe.

Package store permit: Paul Martin, Martin's Package Store No. 2, 304 Congress avenue.

"Other 3 -- No Title." *The Austin Statesman* (1921-1973); 02 Apr 1937: 7.

PETERSON—Carl Edward Peterson, 60, resident of Austin all of his life and for the past 30 years engineer at the city water and light department died at his home, 1509 Travis Heights Blvd., Tuesday at 2 p. m. Mr. Peterson is survived by his wife, Mrs. Elen Peterson; one daughter, Mrs. Sam Rogers, and one grandson, Sam Rogers, Jr., of Austin; five brothers, John R. Peterson of Carpinteria, Calif., Alvin L. Peterson, William N. Peterson, Arley A. Peterson and G. L. Peterson of Austin.

The body will be at the funeral home at 1104 Guadalupe until Wednesday at 12:30 p. m. at which time it will be placed in the Central Methodist church where funeral services will be held at 2 p. m. with the Rev. W. O. Schulze officiating.

Active pallbearers will be John Olson, Reynold Pearson, John H. Johnson, A. L. Eklund, C. H. Sward and J. C. Blankenship.

Honorary pallbearers will be members of the city council, Mayor Tom Miller, C. M. Bartholomew, Oswald Wolf, Simon Gillis, Chas. Alford, City Manager Guiton Morgan, Walter Seaholm, Frank Posey and employees of the water and light plant. Interment will be in Oakwood cemetery.

"Obituary." *The Austin Statesman* (1921-1973); 30 Jan 1940: 9.

Courtland Craig 'Sammie' Nominee

Courtland P. Craig, who has been associated with the sales staff of Sani-Products of Texas for the past seven years, has been placed in nomination for one of three "Sammie" statuettes to be awarded next Wednesday night for distinguished salesmanship during the year.

Craig is a member of the First Baptist Church and of the Austin Chamber of Commerce. Mr. and Mrs. Craig are parents of two children, Prentiss and Dandall. Hunting is Craig's hobby.

Jack C. Carlson, 1509 Travis

Heights Boulevard, salesman for the Gulf Oil Corporation in Austin

for the past eight years, also was nominated for distinguished salesman honors.

Three persons in the sales field, adjudged to have done the best jobs in their line during the past year, will be given the "Sammie" awards during the annual dinner of the Sales Executive Club of Austin Wednesday at 6:45 p.m. at the Commodore Perry Hotel.

"Courtland Craig 'Sammie' Nominee." *The Austin Statesman* (1921-1973); 08 May 1953: 6.

Permits

Connecting Charge \$ 1.00

Application for Sewer Connection. No. **8634**

Austin, Texas, 7-20- 1929

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas.

Sir:-

I hereby make application for sewer connection and instructions on premises
owned by Dill Brothers
at 1509 Travis Boulevard Street
which place is to be used as a residence
In this place there are to be installed 5 fixtures.

Sewer tap permit, 1929

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

PERMIT FOR WATER SERVICE Austin, Texas No. **2546**
SEC 133

M. Dill Brothers Address 1509 Travis Blvd
Plumber Morris Shumaker Size of Tap 1/2 Date 6/27/29

Foreman's Report.

Date of Connection...	<u>7/15/29</u>	No. Fittings	1. Curb Cock	1. Elbow	1. St. Elbow	1. Bushing	1. Union	1. Plug	1. Tee	1. Stop	1. Box	1. Lid	1. Valve	Reg. No.
Size of Tap Made...	<u>3/4</u>	Size	<u>1/2</u>	<u>1/2</u>	<u>1/2</u>	<u>1/2</u>	<u>1/2</u>	<u>1/2</u>	<u>1/2</u>	<u>1/2</u>	<u>1/2</u>	<u>1/2</u>	<u>1/2</u>	<u>129</u>
Size Service Made...	<u>3/4</u>													
Size Main Tapped...	<u>6"</u>													
From Front Prop. Line to Curb Cock...	<u>17'</u>													
" " " " " "	<u>25'</u>													
Location of Meter...	<u>at curb</u>													
Type of Box...	<u>brick</u>													
Depth of Main in St...	<u>2'</u>													
" " Service Line...	<u>18"</u>													
From Curb Cock to Tap on Main...	<u>33'</u>													
Checked by Engr. Dept...	<u>8-5-29</u>													

Foreman's Signature Benson

Service changed to tap 2" main on E. side of St. on 92.

INDEXED

Water tap permit, 1929

OWNER Robert Myer **ADDRESS** 1509 Travis Heights

PLAT 133 **LOT** 8 **BLK** 31

SUBDIVISION Travis Heights

OCCUPANCY Carport

BLD PERMIT # 94780 **DATE** 2-3-65 **OWNERS ESTIMATE** \$375.

CONTRACTOR Dills-Challstrom **NO. OF FIXTURES**

WATER TAP REC # X **SEWER TAP REC #** X

Metal accessory building (carport)

Building permit for carport, 1965