

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2022-0085

HLC DATE: September 6, 2023 PC DATE: TBD CC Date: TBD

APPLICANT: Lori Martin, O'Connell Architecture, LLC

HISTORIC NAME: Burks-Challstrom House

WATERSHED: Blunn Creek, Harper's Branch

ADDRESS OF PROPOSED ZONING CHANGE: 2101 Travis Heights Boulevard

ZONING CHANGE: SF-3-NP to SF-3-H-NP

COUNCIL DISTRICT: 9

STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence-neighborhood plan (SF-3-NP) to family residence-neighborhood plan-historic landmark (SF-3-H-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION: Architecture and historical associations

HISTORIC LANDMARK COMMISSION ACTION:

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, Greater South River City Combined Neighborhood Plan Contact Team, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, South Central Coalition, South River City Citizens Assn., Zoning Committee of South River City Citizens

DEPARTMENT COMMENTS: None

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 house is an excellent example of the Tudor Revival style, embodying nearly all the distinguishing characteristics of its type. It is specifically noted as an exemplar of the Tudor Revival style in the Travis Heights-Fairview Park National Register Historic District nomination. The application for historic zoning describes the building's architectural significance as follows:

The Burks-Challstrom House demonstrates significance in the categories of Architecture as a beautiful representative example of the Tudor style houses built in the Travis Heights neighborhood in the 1920-30s. The large, 1.5-story at 2101 Travis Heights Boulevard is a grand, largely intact example of the more elaborate Tudor Revival style houses built in the Travis Heights neighborhood from the late 1920s through the 1930s. Building permits were issued to Jessie Vance Burks to build on this site in late 1932.¹ The property was at the literal edge of Austin's city limits as illustrated on the Sanborn Fire Insurance Map of 1935. As evidenced by the 1935 Sanborn Map, the building was not yet constructed. Travis County Appraisal District also lists the house as built in 1936. Described in the Travis Heights-Fairview Park National Register nomination as representative of its

style...A building representative of an architectural style and specifically called out by historians and surveyors in a National Register district nomination receives this recognition because the building represents not just the finest example in the potential district, but buildings considered noteworthy regionally, if not statewide and beyond. This philosophy holds true for the Burks-Challstrom House.

The home presents as a textbook case of a Tudor Revival house, popular throughout the United States from about 1890-1940 and illustrates the character-defining features worthy of a landmark example. It is large and rectangular in volume with a steeply pitched roof, and a rear ell at its northeast corner with a gable facing a side street, forming the attached garage. The house is constructed of Austin Common brick with weeping or extruded mortar and stucco gable ends with faux half-timbering. This magnificent home sits on a well-manicured corner lot that originally encompassed the property next door, a garage apartment built by the original owners. The larger property was split and offered as two homes when the original owners sold to Ray and Thelma Challstrom.

The front-facing gable is less common than in many Tudor style examples. The endearing main entrance faces Travis Heights Boulevard. The primary elevation is symmetrical, with a welcoming central entrance articulated by a Tudor arched opening, door, and screen. The opening is surrounded with rustic stone. The same rustic stone enhances the corners of the building and the edge of the bottom third of the chimney, lending an old-world medieval charm to the house. The chimney dominates the north elevation near the northwest corner of the house. The massive chimney is brick in its lower portion then splits into two stucco shafts with non-descript chimney pots. The lower first-story brick walls contrast with the upper story which has decorative half-timbering with stucco infill between the timbers. The upper story has a projecting window in the center of the gable end. Paired windows with wood headers flank the main entrance. The first floor of the north side elevation has five large windows and one smaller window, all with wood headers, and the upper floor has five small hip-roofed dormers within the steep roof plane. The gable at the northeast corner is the garage and contains a side entrance next to the garage door. The dormers on the west side of this ell are gabled rather than hipped, so that they mimic the steep main front gable when the house is viewed from Travis Heights Boulevard. The south side of the house has three hipped dormers. The north side of the house has similar dormers. There is a metal carport attached in front of the garage. At the rear there is a small one-story contributing shed that matches the house.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 is associated with multiple long-term Austin businesses. R.P. Burks ran the Woodward Manufacturing Company—Austin’s largest manufacturing business--during its twentieth-century heyday, bringing it out of the Depression as one of the city’s largest employers. Ray Challstrom, its next occupant, fostered a three-generation, 60-year family business in Austin. The application describes Burks’ and Challstrom’s contributions:

The period of significance is 1935-1982, when the home was built by R.P. Burks, Sr., and his wife Jessie Vance Burks. The property was originally comprised of two lots and the Burks built their home and a garage with an apartment. The lots and houses were divided in 1954 when the house was sold to Harry Raymond “Ray” and his wife Mary Thelma “Mac” Challstrom. R.P. Burks, Sr., his son R.P., Jr. and his son-in-law, Q.C. Stanberry were all employed by Woodward Manufacturing Company, an automobile body and furniture manufacturer that operated in Austin from 1921 to 1986. Woodward purchased Penn Field in 1921 and redeveloped it as the largest manufacturing concern in Austin in the 1920s and into the middle decades of the 20th century.... In June 1930, R.P. Burks, Jr. moved from Ft. Worth to Austin and took a job with Woodward Manufacturing as general manager. The company grew and flourished under his management, even while the rest of the country suffered from the effects of the ongoing Depression [...]

[Neighborhood oral history suggests] that 2101 Travis Heights may have been built with salvaged brick taken from Woodward Manufacturing Corporation located at Penn Field. Penn Field, a former military site, was purchased by Sam Sparks in 1921. Sparks was an Austin booster and city leader. He bought the property on behalf of D.J. Woodward for \$107,000 and their automobile body manufacturing company moved their headquarters from San Antonio to Austin. The company had barely been in production for a year before disaster struck and many of the buildings were destroyed by a tornado in 1922. Austin leaders

¹ Martin, Lori. “Burks-Challstrom House.” Historic zoning application, 2023. See application bibliography for details.

rallied to rebuild the plant, as Woodward had already become one of the largest employers in the city. A second disaster befell the manufacturing plant in 1931 [when] fire destroyed a warehouse and its contents, [reported by Burks as a \$50,000 loss] ... Both properties appear to be constructed of Butler bricks, a common building material in Austin. The house on Travis Heights was not constructed until 1935-36. It remains unclear if bricks from the plant were repurposed by Burks for the house, though neighborhood lore lends viability to this scenario...

Jessie Vance Burks [who began the neighborhood tradition of using the house as a neighborhood gathering space] continued to occupy the home after her husband's death with her daughter Margaret and son-in-law Q.C. Stanberry until, in 1954, the home was sold to Ray and Mary Challstrom. Ray Challstrom was a businessman and community leader. In 1946, Ray moved the headquarters of Challstrom Manufacturing Company to Austin from Hutto. He later merged with another firm to form Dill's-Challstrom. The firm offered venetian blinds and later, covered patios and carports. Dill's-Challstrom closed their doors at 312 Barton Springs in 1986, after sixty years in business.²

PARCEL NO.: 0304020713

LEGAL DESCRIPTION: LOT 9 BLK 36 TRAVIS HEIGHTS

ESTIMATED ANNUAL TAX EXEMPTION (homestead, capped): \$9, 791.16.

AISSD	COA	TC	TC Health
\$3,500.00	\$2,500.00	\$2,500.00	\$1,291.16

APPRAISED VALUE: \$1, 981, 605

PRESENT USE: Residence

DATE BUILT/PERIOD OF SIGNIFICANCE: ca. 1933; 1935-1982

INTEGRITY/ALTERATIONS: High. A metal carport was added to the front of the garage around 1956, within the period of significance.

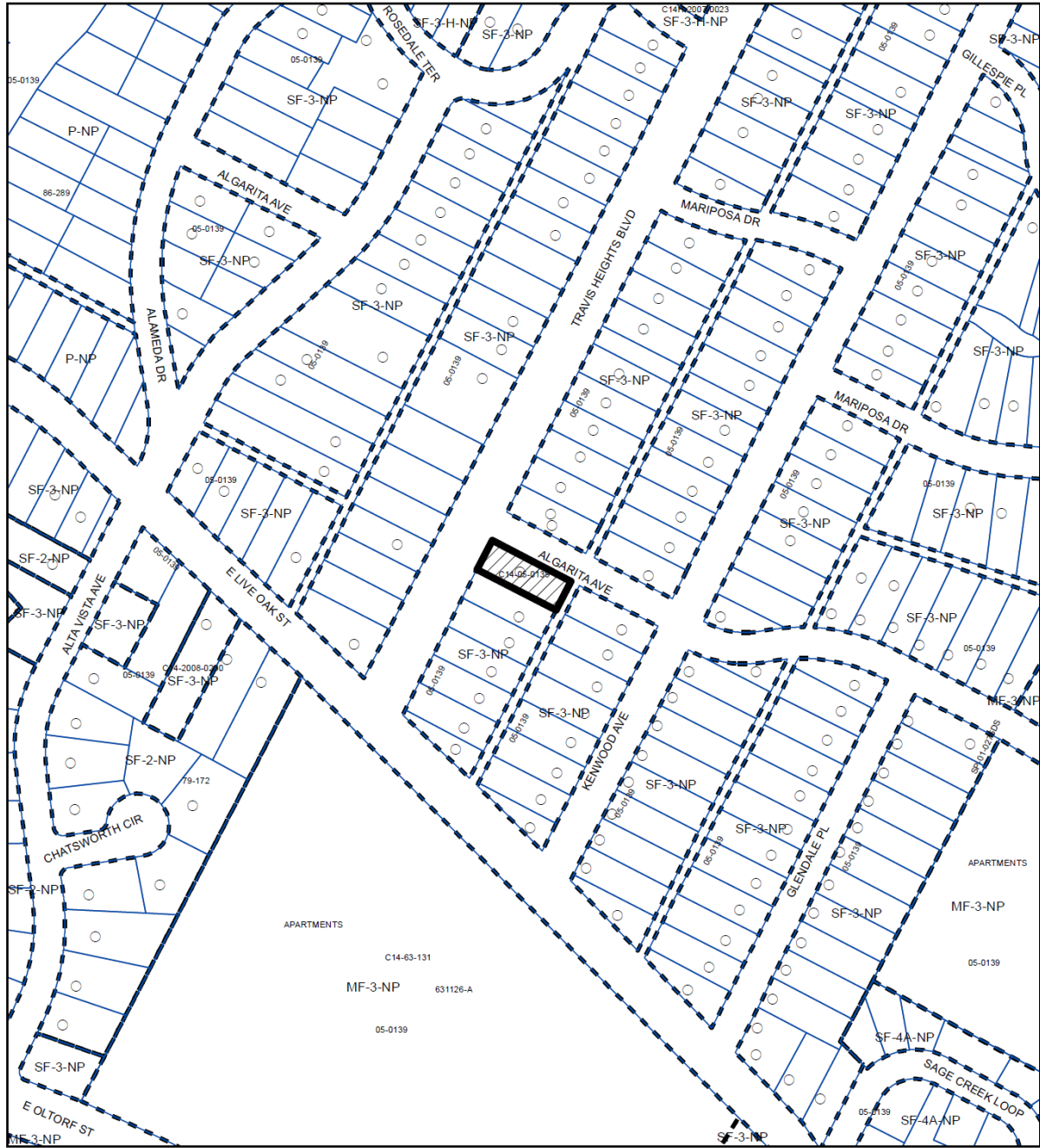
PRESENT OWNERS: Joellen and Brian Peters, 2101 TRAVIS HEIGHTS BLVD AUSTIN TX 78704




ORIGINAL OWNER(S): Jessica Vance

OTHER HISTORICAL DESIGNATIONS: Contributes to Travis Heights-Fairview Park National Register Historic District



² Ibid.


$$1'' = 200'$$

 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING CASE#: C14H-2023-0085

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