

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

- (4) Information on historically significant events which occurred at the location, if known (see 3. above for research information).
- (5) Color digital prints showing full exterior views, including all elevations, setting, outbuildings, and details of structural and landscape features. Photographs should be labelled on the back in pencil and should be submitted loose (un-affixed).
- (6) Information on architect, builder, contractor and any craftsmen who worked on the buildings and structures on the site when available. (See 3. above for possible sources).
- (7) Reproductions (high quality photocopies acceptable) of historical photographs when available (Sources include Austin History Center, previous owners and occupants or their descendants, company/organization archives, etc.).
- (8) A dimensioned site plan or survey showing the tract in question and the location/placement of all buildings/structures on the tract.
- (9) A brief historical narrative (no more than 40 7 pages) providing:
 - A brief chronology and overview of the property's history and development, including dates for all new construction (houses, outbuildings, wells, etc.) and alterations. (Sources include mechanic's liens, Sanborn Fire Insurance Maps, Austin History Center records, family records, etc.);
 - A summary of the primary uses and occupants of property over time, and any important persons associated with the site (include full names, birth, marriage and death dates);
 - A justification as to which specific city historic landmark criteria the property meets and why.

A brochure providing additional information on how to conduct historic research and potential sources of information is available from the City Historic Preservation Office at 974-2727 on the Historic Preservation Office web site or at the Austin History Center.

Submittal Checklist

- ✓ A. Application Form.
- ✓ B. Full size tax maps (1"=100') showing properties within 300' of zoning request
- ✓ C. Tax certificate or letter from the County Tax office (Not a tax receipt)
- ✓ D. Submittal Verification and Inspection Authorization Form.
- ✓ E. Acknowledgment Form
- ✓ F. Historical Documentation (including Attachment A, B, photographs, historical narrative, and copies of historical information)

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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: Joellen and Brian Peters	
2. PROJECT NAME: Burks-Challstrom House	
3. PROJECT STREET ADDRESS (or Range): 2101 Travis Heights Blvd.	
ZIP 78704	COUNTY: Travis
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 0.1673	(OR)	SQ.FT. 7287.64			
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
SF-3-NP	Residential		0.1673/7287.64	Residential	SF-3-NP-H
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

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: _____

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Historic Zoning Application Packet

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Travis Heights

Block(s) 36 Lot(s) 9 Outlot(s) _____
Plat Book: 3 Page Number: 15

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.:

Instrument #2011064897

11. VOLUME: _____ PAGE: _____ TAX PARCEL I.D. NO. 0304020/13

OTHER PROVISIONS:

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

TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) Residential Design Standards LDC 25-2-Subchapter F

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

Travis Heights-Fairview Park
NR Historic District

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

TRIPS PER DAY: _____

TRAFFIC SERIAL ZONE(S): _____

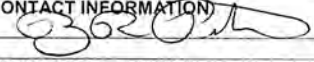
OWNERSHIP TYPE:

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: 

NAME: Joel and Brian Peters

FIRM NAME: _____

TELEPHONE NUMBER [REDACTED]

STREET ADDRESS: 2101 Travis Heights Blvd

CITY: Austin

STATE: Texas

ZIP CODE: 78704

EMAIL ADDRESS: [REDACTED]

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: Lori Martin

NAME: Lori Martin, MSHP

FIRM NAME: O'Connell Architecture, LLC

TELEPHONE NUMBER: 512.423.6841

STREET ADDRESS: 3908 Ave. B, Room 309

CITY: Austin

STATE: Texas

ZIP CODE: 78751

CONTACT PERSON: Lori Martin

TELEPHONE NUMBER: 512.423.6841

EMAIL ADDRESS: [REDACTED]

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.**

Lori Martin July 10, 2023
Signature Date

Lori Martin, MSHP

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.**

 7/7/2023
Signature Date

Joellen and Brian Peters

Name (Typed or Printed)

Firm (If applicable)

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E. ACKNOWLEDGMENT FORM

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

I, Lori Martin 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

2101 Travis Heights Blvd. - LOT 9 BLK 36 Travis Heights
(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.

Lori Martin

(Applicant's signature)

July 10, 2023

(Date)

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Historic Zoning Application Packet

F. 1: Historical Documentation - Deed Chronology

Deed Research for (fill in address) 2101 Travis Heights Blvd.

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 9, Block 36 Travis Heights - Map or Plat recorded in Book 3, Page 15 of the Plat Records				
Date Executed	Instrument	Grantor	Grantee	Online Deed Record
1/10/33	Deed	Stacy Realty Company	Jessica "Jessie" Vance	CNY0053242CNY
9/7/33	Deed of Trust	Roland P. Burks (Jessie)	A.R. Burke (Mutual Deposit & Loan Company)	CNY0047700CNY
c. 1954		Jessica "Jessie" Vance Burks	Harry R. and Mary Thelma Challstrom	
10/22/82	Warranty Deed	Harry R. and Mary Thelma Challstrom	Glen L. and Kimberly Jansma	789200143
4/17/91	Warranty Deed	Glen L. and Kimberly Jansma	James K. and Charlotte Ann McLaren	7372099
3/27/97	Warranty Deed	James K. and Charlotte Ann McLaren	Michael D and Kimberly L Simms	5768714
8/31/00	Warranty Deed	Michael D and Kimberly L	Carlo Klott	2000142175TR
4/6/10	Trustee Deed	Carlo Klott	ACM Properties LP	2010063597TR
5/2/11	Warranty Deed	ACM Properties LP	Joellen M and Brian R	2011064897TR

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Historic Zoning Application Packet

F. 2: Historical Documentation - Occupancy History

Occupancy Research for (fill in address) 2101 Travis Heights Blvd.

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
1935	RP Burks (o)/QC Stanberry	Shipping Manager
1942	RP Burks (o)/QC Stanberry/Estelle Smith (rear)	Shipping Manager
1947	RP Burks (o)/Sydney T Grayson (rear)	Shipping Manager
1952	Quintin C Stanberry (o)/Mrs. Jessie V. Burks/Sidney T Grayson (rear)	Salesman
1954	Harry R. Challstrom (o)	Owner, Challstrom's Venetian Blind Company
1957	Harry R. Challstrom (o)	Owner, Dill's-Challstrom Venetian Blind and Shade Company
1962	Harry R. Challstrom (o)	
1967	Harry R. Challstrom (o)	
1972	Harry R. Challstrom (o)	
1977	Harry R. Challstrom (o)	
1981	Harry R. Challstrom (o)	
1986	Glen Jansma	Businessman
1990	James and Charlotte McLaren	UT Professor of Engineering
1997	Michael and Kimberly Simms	Engineer(?)
2002	Carlo Klott	Doctor of Medicine
2011	Joellen and Brian Peters	Owner, Austin Beer Garden Brewing Co.

**Burks-Challstrom House
2101 Travis Heights Blvd.**

Summary

The Burks-Challstrom House is a ca. 1933-36 Tudor style dwelling that stands on a graceful corner at Travis Heights Blvd. and Algarita Street. In 1913, Gen. William H. Stacy, and his partners in the Stacy-Robbins Company, obtained the former Wm. Robbins estate tract and platted the entire 234-acre parcel as the Travis Heights Addition. Architect-designed buildings are intermingled with more modest vernacular dwellings including period revival homes, bungalows, cottages, parks and other beautiful landscape features. The home is a contributing building to the Travis Heights-Fairview Park Historic District and is representative of the Tudor style architecture that was prominent and popular in the 1920-30s.

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.

Ray Challstrom was an Austin businessman and community leader. In 1946, Ray moved the headquarters of Challstrom Manufacturing Company, the family venetian blind business 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. Ray's son took over the business in 1975 and sold in 1985. Dill's-Challstrom closed their doors at 312 Barton Springs in 1986, after sixty years in business.

Statement of Significance

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 house is also significant in the area of Historical Associations, for its association with the Woodward Manufacturing Company and its employees, members of the R.P. Burks family and for Ray Challstrom who fostered a three-generation, 60-year family business in Austin. Consideration must also be given to the significance of its Community Value. It serves as a gathering place for annual neighborhood events. The building is a significant representation of the district's historic fabric, as recognized by the South River City Citizens Neighborhood Association reflected in their letter of support for this application. The home reflects the character of a historic district that is losing its contributing resources at an alarming rate.

Architectural Description

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

¹ Building Permits for Week Total \$6660 as Work Lags. The Austin American (1914-1973) Nov. 13, 1932. Pg. 12.

Burks-Challstrom House
2101 Travis Heights Blvd.

house as built in 1936. Described in the Travis Heights-Fairview Park National Register nomination as representative of its style, “the house is distinguished by its large size, dominant front-facing primary and secondary gabled wings and faux half-timbering in both.”²

A building representative of an architectural style and specifically called out by historians and surveyors in a National Register district nomination, receive this recognition because the building represents, not just the finest example in the potential district. These buildings are considered noteworthy regionally, if not statewide and beyond. This philosophy holds true for the Burks-Challstrom House.³

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 stuccoed 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.⁴ 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 stuccoed 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 non-historic metal carport attached in front of the garage. At the rear there is a small one-story contributing shed that matches the house.

² Travis Heights-Fairview Park National Register nomination. Prepared by Preservation Central, Inc. July 1, 2020. Listed in the National Register of Historic Places July 30, 2021.

³ Terri Myers, Owner, Preservation Central, Inc. Interview with the author. June 4, 2023.

⁴ 2101 Travis Heights Blvd. Classified Ad 3 – No Title. *The Austin Statesman* (1921-1973) Apr 12, 1954. ProQuest Historical Newspapers: The Austin American Statesman. Pg. 21.

**Burks-Challstrom House
2101 Travis Heights Blvd.**

The current owners purchased the home in 2011. City of Austin permitting records indicate the following improvements and changes to the house:

DATE	WORK PERFORMED ON HOUSE
c. 1956	As owner of a venetian blind and patio and carport cover business, Ray Challstrom (second owner) likely added the metal carport to the garage of the home.
Unknown:	Dark screens added to exterior prior to current homeowner. Original windows appear to remain.
2016	Kitchen remodel Improvements to the electrical and mechanical systems
2017	Relocate exterior stairs to the office over the garage to accommodate client accessibility.

Historical Associations

Woodward Manufacturing Corporation

The Woodward Manufacturing Corporation was established in San Antonio, Texas in 1913 to manufacture truck bodies for Chevrolet and Ford. After the first World War, Penn Field was sold in a sealed bidding process. In 1919, Austin Banker Sam Sparks and D.J. Woodward submitted with winning bid and purchased the 75 acres with 1 ¾ miles of railroad track for \$107,555. Woodward Manufacturing moved a portion of their manufacturing division from San Antonio to Austin.

The Austin factory of Woodward Manufacturing opened in May 1921 with a barbecue attended by over 250 members of the Young Men's Business League of Austin, the Austin Kiwanis, Lions and Rotary Clubs and Austin citizens.⁵ The first truck body was manufactured at the Austin facility in 1921.⁶ The area was renamed the Woodward Industrial District at Penn Field.

Tragedy struck the plant in 1922 as twin tornadoes destroyed virtually all the buildings of Woodward Manufacturing. One employee died and about 45 others were injured. Woodward was the hardest hit facility in all of Austin. Of the approximate \$700,000 in damage to the city, the havoc experienced at the Woodward facility made up \$400,000 of the city's total loss. As a testament to the importance of Woodward Manufacturing to Austin's economy, stockholders met at the Chamber of Commerce the day after the tornado to discuss a bond issue to rebuild the plant. As reported in the *Austin Statesman* on May 6, 1922, "Permanent suspension of operations by the Woodward company, proponents of the reconstruction plan point out, would mean a loss not only to the stockholders of the concern, but would result in an appreciable economic loss to Austin commercially."

The plant was rebuilt and established as a corporation in 1923 by its president Sam Sparks. The Woodward Manufacturing Company transitioned from manufacturing truck bodies to bedroom furniture made of magnolia, gum, and other solid woods from East Texas. At one time, Woodward was the largest manufacturing facility in Austin.

⁵ WOODWARD AUSTIN FACTORY OPENS WITH BIG BARBECUE ATTENDED BY AUSTIN MEN. *The Austin American*. May 6, 1921.

⁶ What happened to Woodward Manufacturing Corporation? A history of Woodward Manufacturing Corporation. Mixerr Reviews. October 2, 2020. <http://mixerrreviews.blogspot.com/2020/10/what-happened-to-woodward-manufacturing.html>

Roland Pickney and Jessica “Jessie” Vance Burks

Roland Pickney Burks was born in Mountain Peak, Ellis County, Texas in 1868. He married Jessica “Jessie” Vance in 1891 and the couple started their family in Ellis County, where Burks worked for a furniture manufacturer. The couple had two sons and a daughter.

In June 1930, R.P. Burks, Jr. moved from the Ft. Worth area to Austin and took a job with Woodward Manufacturing as general manager.⁷ The company grew and flourished under his management, adding a nightshift in 1931 to keep up with production, even while the rest of the country suffered from the effects of the ongoing Depression.⁸

The Woodward plant again suffered disaster in November 1931 when faulty wiring sparked a fire in one of the company’s warehouses and caused \$50,000 damage. R.P. Burks assisted Sam Sparks in guiding Woodward Manufacturing through the rebuilding as well as growth and transition to its later focus on the manufacture of furniture. Burks, Jr. worked closely with corporation’s board of directors and city leaders to get the plant back on sure footing after the fire.⁹ The younger Burks’ tenure at Woodward was unexpectedly cut short when he was taken ill and died of pneumonia in 1932. He left behind his wife, Lone, and one son, Stanley. Sometime after 1936, Lone and Stanley resided at 2022 Travis Heights Blvd., across the street from R.P.’s parents’ house at 2101 Travis Heights Blvd. Stanley graduated from Austin High School in 1934 and attended the University of Texas. In 1938, he died at home by a self-inflicted gunshot to the head.¹⁰ Lone returned to her family in Bosque County, where she owned and operated a floral shop for 27 years until her death in 1972.¹¹

The 1930 Census records reveal that Burks, Sr. and Jessie lived in Slaton, Texas¹² and R.P. was a retail furniture merchant and Jessie worked as a sales lady working in furniture retail. The elder Burks moved to Austin about the same time as their son and R.P., Sr. worked as shipping manager for Woodward Manufacturing for 17 years. According to a deed search of the property, the land at 2101 Travis Heights was purchased in Jessie’s name from the Stacy Realty Company on January 10, 1933.¹³ In February of that same year, Jessie Burks was issued a building permit for a “10-room brick residence with garage attached at 2101 Travis Heights”.¹⁴ Later, in 1939, Jessie received a permit for a “brick and stucco garage apartment” at 2103 Travis Heights Boulevard.¹⁵

⁷ DEATH AGAIN HITS IN BUSINESS RANKS: R.P. BURKS, JR., IS PNEUMONIA VICTIM. *The Austin Statesman* (1921-1973), Feb 17, 1932. <https://atxlibrary.idm.oclc.org/login?url=https://www.proquest.com/historical-newspapers/death-again-hits-businessranks/docview/1610409582/se-2>.

⁸ Woodward Corp. Puts Night Shift Making Furniture. *Austin American-Statesman*. Wed. Aug. 12, 1931. Pg. 48. Newspapers.com. <https://www.newspapers.com/image/364723521>.

⁹ \$50,000 FIRE IS LAID TO FAULTY WIRING. *Austin American-Statesman*. Wed. Nov. 18, 1941. Pg. 14. Newspapers.com.

¹⁰ GUNSHOT TAKES LIFE OF BOY, 21. *Austin American-Statesman*. Tue. Sep 13, 1938. Pg.3. newspapers.com. <https://www.newspapers.com/image/366699837>.

¹¹ Texas, U.S., Death Certificates, 1903-1982. Ancestry.com. Ancestry.com operations, Inc. 2013 Provo, UT, USA

¹² Year: 1930; Census Place: Slaton, Lubbock, Texas; Page: 5A; Enumeration District: 0015; FHL microfilm: 2342106

¹³ County Clerk Web Search, Travis County, Texas. Instrument # CNY0055378CNY. Book 486, Page 419. <https://www.tccsearch.org/RealEstate/SearchResults.aspx>

¹⁴ Freezing Weather Keeps Down Building Permits. *The Austin American* (1914-1973). Feb. 12, 1933. ProQuest Historical Newspapers: *The Austin American Statesman*. p. 12.

¹⁵ New Homes Lead Austin’s Building. *The Austin American* (1914-1973). Aug. 13, 1939. ProQuest Historical Newspapers: *The*

**Burks-Challstrom House
2101 Travis Heights Blvd.**

R.P. And Jessie's daughter, Margaret married Quinton "Q.C." Stanberry in 1916 in Midlothian, in Ellis County, Texas. The couple had two sons. They moved to Austin as noted by the 1937 Census and resided with Margaret's parents at 2101 Travis Heights Blvd. Q.C. also worked as a salesman for Woodward Manufacturing Company, selling furniture across Texas. Madge, as Margaret was known, was a piano teacher and performer. She and her students performed regularly at the Wednesday Music Club. Madge was added as a faculty member in the piano department of the Texas School of Fine Arts in 1942.¹⁶ Madge was also active in the local YWCA, serving as hostess at events and chair of the finance committee in 1953.

R.P. died from acute heart failure and complications of cancer of the ear at the age of 79. Burks worked for Woodward Manufacturing and lived in the home at 2101 Travis Heights until his death in 1947.¹⁷

Jessie Vance was a faithful member of Grace Methodist Church and often hosted meetings for the Women's Division in their Travis Heights home. She continued to occupy the home with her daughter Margaret and son-in-law Q.C. (Quinton) Stanberry until, in 1954, the home was sold to Ray and Mary Challstrom. The Stanberry's bought a business in Houston, taking Jessie with them. Q.C. died in 1956. Jessie moved to Tyler to be near her youngest son, Vance, and died of a cerebral hemorrhage in Tyler, Texas in 1957 and is buried in Oakwood Cemetery with her husband.

The home at 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 1922.¹⁸ Austin leaders rallied around Woodward Manufacturing and put measures in place to rebuild the plant, as Woodward had already become one of the largest concerns and employers in the city at that time. A second disaster befell the manufacturing plant in 1931. Faulty wiring caused a fire that destroyed a warehouse and its contents in the early morning hours of November 18. R.P. Burks, Jr., general manager of Woodward Manufacturing at the time, reported that damage was placed at \$50,000. As general manager of the concern, the Burks could have conceivably had access to the materials and permission to use them.¹⁹ 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 for the house. While the neighborhood lore lends viability to this scenario, no definitive evidence has been revealed to validate the narrative.

Harry Raymond "Ray" and Mary Thelma "Mac" Challstrom

The Challstroms wed in Wier, Texas in December 1939 and moved to Austin in January 1940. Ray graduated from the University of Texas and worked at the Texas Compensation

Austin American Statesman. p. A9.

¹⁶ Added to Faculty. *The Austin American*. Apr. 26, 1942. Pg 24. Newspapers.com <https://www.newspapers.com/image/386128891>.

¹⁷ Death Certificate Roland Pickney Burks.

¹⁸ Glen Jansma. Email with Brian Peters. August 6, 2022.

¹⁹ \$50,000 FIRE IS LAID TO FAULTY WIRING. *Austin American-Statesman*. Nov. 18, 1931. Pg. 14. Newspapers.com.

**Burks-Challstrom House
2101 Travis Heights Blvd.**

Commission as a clerk early in his career. In 1945, Ray and his father, G.E. Challstrom founded the Challstrom Manufacturing Company in Hutto. The operations moved to Austin a year later.

Ray ran the Austin office, and his dad maintained an outlet store in Taylor.²⁰ In January 1956, Challstrom Manufacturing teamed up with Joe Carrier, president of Dill's, Inc., venetian blind manufacturers, to form Dill's-Challstrom. At the time of the merger, Dill's was one of the oldest venetian blind factories in Central Texas. It was started by Joe Dill and then purchased by Joe C. Carrier when Dill died in 1937. The company's headquarters were at 312 Barton Springs Road.²¹ By the early 1960s, Dill's-Challstrom had expanded their business to include patio awnings and carports. The firm had exclusivity with many of the top manufacturers and sales for the company were brisk. The firm offered sales, installation, and repair of all their products. Newspaper write-ups touted protection from the cold and the heat, depending on the season!

Ray Challstrom's son, Jim, worked for his dad from 1970-1975, at which time he assumed ownership duties. The firm enjoyed continued success through the 1970s and 80s, fulfilling large contracts with the University of Texas System and its student housing projects. Jim sold his portion of the business to Cole Corser in 1985.²² The business closed in 1986. Ray Challstrom died in 1996. His beloved wife "Mac" passed away in 2015.

The Challstrom's sold their home to Glen Jansma (Owner 1982-1991). Jansma reported that the Challstroms (Owners 1954-1982) bought the house from the original owners, Roland and Jessie Burks (Owners 1932-1954) and could barely afford the property so, they split off the lot with the garage and the property was assigned the new address of 2103 Travis Heights.²³ Jim Challstrom, who grew up in the house, refutes this story and explains that his family never owned the adjacent property. Research reveals that the original owners, R.P and Jessie Burks did indeed own and build both properties. The properties were marketed for sale as one or to be sold separately.²⁴ The Challstroms purchased the home at 2101 Travis Heights for approx. \$20,000. Jim states his father "was appalled that the asking price for the smaller house was \$8,000!" He recalls the smaller house was used as a rental and sat vacant for years at a time. The Challstroms watered and maintained the lawn during the times the house sat vacant.²⁵

Brian and Joellen Peters, Current Owners

Brian Peters was born in Minneapolis, Minnesota and was the literal middle child of nine. Peters' father worked for the Navy and his mom was a homemaker. Peters attended Notre Dame and graduated with an engineering degree in 1987.

Joellen Milkovich was born in Cleveland, Ohio in 1965. Joellen's mother was an English teacher and her dad worked in large steel valve manufacturing companies, eventually owning his own company in Cincinnati. She

²⁰ Roll-A-Head Metal Blinds Protects Furniture, Rugs. *The Austin American* (1914-1973); Jan 31, 1954. ProQuest Historical Newspapers: The Austin American Statesman. p. 14D.

²¹ CONSOLIDATION OF CHALLSTROM AND DILL'S VENETIAN BLIND FACTORIES IS ANNOUNCED. *The Austin Statesman* (1921-1973), Jan 07, 1956. <https://atxlibrary.idm.oclc.org/login?url=https://www.proquest.com/historical-newspapers/consolidation-challstrom-dills-venetian-blind/docview/1562760463/se-2>.

²² Jim Challstrom. Interview with the Author. August 19, 2022

²³ Glen Jansma. Email with current owner Brian Peters. August 6, 2022.

²⁴ Classified Ad 3. *The Austin Statesman*, p. 21. Apr 12, 1954.

²⁵ Jim Challstrom. Interview with the Author. August 19, 2022.

**Burks-Challstrom House
2101 Travis Heights Blvd.**

attended Saint Mary's College in South Bend, Indiana and graduated in 1987 with her BA in Psychology. She began her graduate work at Purdue University and later received her PhD from the University of Texas at Austin in 2000.

Joellen and Brian met in South Bend during their senior year of college. Brian was taking a modern fiction class at Saint Mary's, as part of the consortium of colleges. Besides having had mutual friends, the two were paired to proofread each other's papers. Joellen attended concerts of Brian's band. Joellen was on the Notre Dame rowing team and Brian followed her to Austin in 1986 and 1987 when she was training to row in the spring break regatta. Shortly after graduation, the two fell madly in love and began dating each other exclusively. Brian and Joellen married in 1989. It wasn't long after that Brian found his passion for homebrewing beer in 1990.

The couple moved to Austin in 1991 when Peters landed a job with Advanced Micro Devices (AMD) in its Failure Analysis Department. Joellen was pursuing her PhD in Clinical Psychology at the University of Texas.

Brian continued to hone his brewing skills, which took up more and more of his spare time. He found like-minded brewers in the local homebrew club, the Zealots and served as its president in 1992. He made his first entree into the commercial side of beer brewing when he and partner Chip McElroy founded Live Oak Brewing Company in 1996. He left Live Oak Brewing in 2001 and became the brew master at The Bitter End. While there, Peters met Amos Lowe and the two started brewing together at Uncle Billy's. He continued to perfect his skills, winning four GABF medals in the process. It was with Lowe that the dream of what the Austin Beer Garden Brewing Company could be was fomented. Peters and Lowe took the leap and started AGBG in 2013. Since then, the AGBG has become an iconic piece of the south Austin fabric. The AGBG has medaled 10 times at the Great American Beer Festival (GABF) since its opening. AGBG has been awarded Large Brewpub of the Year three times, in 2016, 2017 and 2018, and have gold medals in three different pilsener categories.

Joellen Peters is a licensed clinical psychologist who has worked with adults, children, families, and couples and provides psychotherapy, as well as psychological assessment for over 25 years. Dr. Peters has served as president of the Austin Psychoanalytic (AP) and advocated for education about adoption and the rights of adopted Texans as board president of Adoption Knowledge Affiliates (AKA) and Support Texas Adoptee Rights (STAR).

The Peters contribute to the community in many ways. In 2011, Brian helped create the Texas Craft Brewers Guild, a non-profit trade association of small and independent Texas craft brewers advancing the industry through advocacy and education. He served on the board for six years and was chair of the events committee. He also directed the Texas Craft Brewers Festival in 2011 and 2012, with the Guild benefiting significantly from the profit. More recently, AGBG is an excellent community partner, donating product, space, and resources to many non-profits in Austin.

Joellen uses her skills and expertise to benefit organizations that offer social services and rights to adoptees and those offering mental health services. She is a past board member and president of Adoption Knowledge Affiliates (1997-1999) and past board member and president of the Austin Psychoanalytic (previously known as The Austin Society for Psychoanalytic Psychology). She is the current president of Support Texas Adoptee Rights (2020-2023), currently working with this organization and the Texas Legislature to get adopted adults in

**Burks-Challstrom House
2101 Travis Heights Blvd.**

Texas access to their original birth certificates. Joellen served her neighborhood as a member of Travis Heights Elementary Community Advisory Council when her children were in school.

Brian spends his free time biking and Joellen enjoys gardening and playing the piano. They also find time for birding as a shared hobby.

Having lived in Travis Heights for 20 years, the Peters had driven by the house at 2101 Travis Heights many times and appreciated its unique character. The couple enjoyed the annual festive holiday decorations on display at the house. Fondly calling it the “gingerbread house, Brian and Joellen would take their two young sons by the house to admire it. Having both grown up in older Tudor Revival style houses, Joellen and Brian had a strong affinity for the house.

In 2011, the Peters were looking for a house in Travis Heights with a bigger yard. Their real estate agent let them know that the “gingerbread house” was up for sale. They were thrilled when the seller accepted their offer. To this day, the Peters know they live in a very special house that is unique and like no other in the neighborhood. Peters mused the couple still walks past the house and say, "I can't believe we live in such a cool house."²⁶

Community Value

The historic district is similar in development patterns, building materials, and popular architectural styles of other late 19th and early 20th century residential subdivisions in Austin. Its natural environment composed of high bluffs, steep ravines, twisting creeks and frontage on the Colorado River is what sets it apart. A typical grid-pattern subdivision was not conducive to the irregular terrain. The district’s subdivisions were designed with irregular-shaped lots and uneven blocks and setbacks. Its streets curve along the creeks and around rocky outcroppings. Houses loom on ledges, nestled under tree canopies, or front traces of various creeks and springs that pass through the district.²⁷

Currently, the additions convey a strong sense of their shared history through their common late-19th and early- to mid-20th century building forms, architectural styles, street patterns, and landscape attributes which shaped the direction and growth of development across the neighborhood. The district is, however, under constant peril from redevelopment pressures that threaten to diminish the district’s architectural integrity.

With the astonishing rate of demolitions taking place in the Travis Height-Fairview Park Historic District, the Burks-Challstrom House represents one of the finest remaining examples of high style Tudor Revival architecture from 1930s in the Travis Heights-Fairview Park Historic District. Since the district was added to the National Register of Historic Places in July 2021, a truly alarming rate of demolition requests have gone before the City of Austin Historic Landmark Commission (HLC). Of the 902 contributing properties, 95 owners have applied for demolition permits or gone before the HLC requesting permission to make significant alterations to their property. Demolitions and modifications greatly impact the district’s integrity and its ability to present as a cohesive representation of an early 20th century neighborhood, significant for its collection of architecture and landscape features for which it was recognized.

²⁶ Brian Peters. Email to the author. March 6, 2023.

²⁷ Travis Heights-Fairview Park Historic District National Register nomination.

**Burks-Challstrom House
2101 Travis Heights Blvd.**

The South River City Citizens (SRCC) neighborhood association is keenly aware of the ongoing development pressures as the city grows and welcomes an influx of newcomers to the city. As such, the association met with their membership to discuss support of this application and attending members unanimously approved the letter of support, recognizing the home's value and architectural style as contributing to the character of the neighborhood.

The house has come to be known as a gathering place for friends and neighbors. This year marks the anniversary of a longstanding tradition that the Peters started in Travis Heights, even before they moved to this home. As with most families, when the Peters' children were young, it was hard for them to steal away for a night of entertainment or visitation with friends. They heard a nearby church was offering childcare for a two-hour window. It was near the holidays, so Brian and Joellen contacted a small group of friends with small children. They hatched a plan to drop their kids at the church, gather at the Peters' home and disband 15 minutes before the childcare closed to retrieve their little ones. It was a huge success! What started with a handful of families for a 90-minute visit has morphed into well over 100 guests a year, often talking and laughing well past midnight!

Undaunted by the pandemic, when gatherings were forbidden or, at best, uncomfortable for most, the Peters set up a drive thru window in the garden shed off the alley so that some version of this annual festivity could go on. Brian supplied his award-winning beer, and everyone connected via Zoom. A computer was even passed from the shed into cars for friends to share a holiday greeting and toast to the season when they couldn't meet in person. This year marks the 20th year the couple will open their home for the annual celebration, continuing a tradition that neighbors, old and new, have come to look forward to.

The Peters have raised their children in this house, started a nationally recognized business while living here and have enthusiastically worked to protect the integrity of this home and their neighborhood. Their efforts to maintain and celebrate this unique property ensures that one of the finer and featured contributing properties in the district will stand proudly and reflect the spirit of the Travis Heights-Fairview Park Historic District for another generation.



South River City Citizens Inc.
P O Box 40632
Austin TX 78704
www.srccatx.org

Noah Balch, President
Ken Burnett, Vice President
Will Andrews, Treasurer
Chris Phillips, Secretary
Mary Janecek-Friedman, Membership

Mr. Ben Heimsath
Interim Chair
Historic Landmark Commission
City of Austin
301 W. 2nd Street
Austin, TX 78701

Dear Members of the Historic Landmark Commission:

South River City Citizens ("SRCC") is an Austin, Texas neighborhood association founded in 1972 to provide residents with a voice in their community. SRCC covers Travis Heights, South River City, South Congress, St. Edwards and other parts of South Austin. On May 16, 2023, SRCC voted to support Joellen and Brian Peters' historic zoning application for the Burks-Challstrom Home, located at 2101 Travis Heights Boulevard. According to the applicants, R.P. Burks and his son built the home in 1933. The Burks-Challstrom Home represents early development patterns south of the river in Austin. Additionally, its architectural style contributes significantly to the character of the Travis Heights neighborhood.

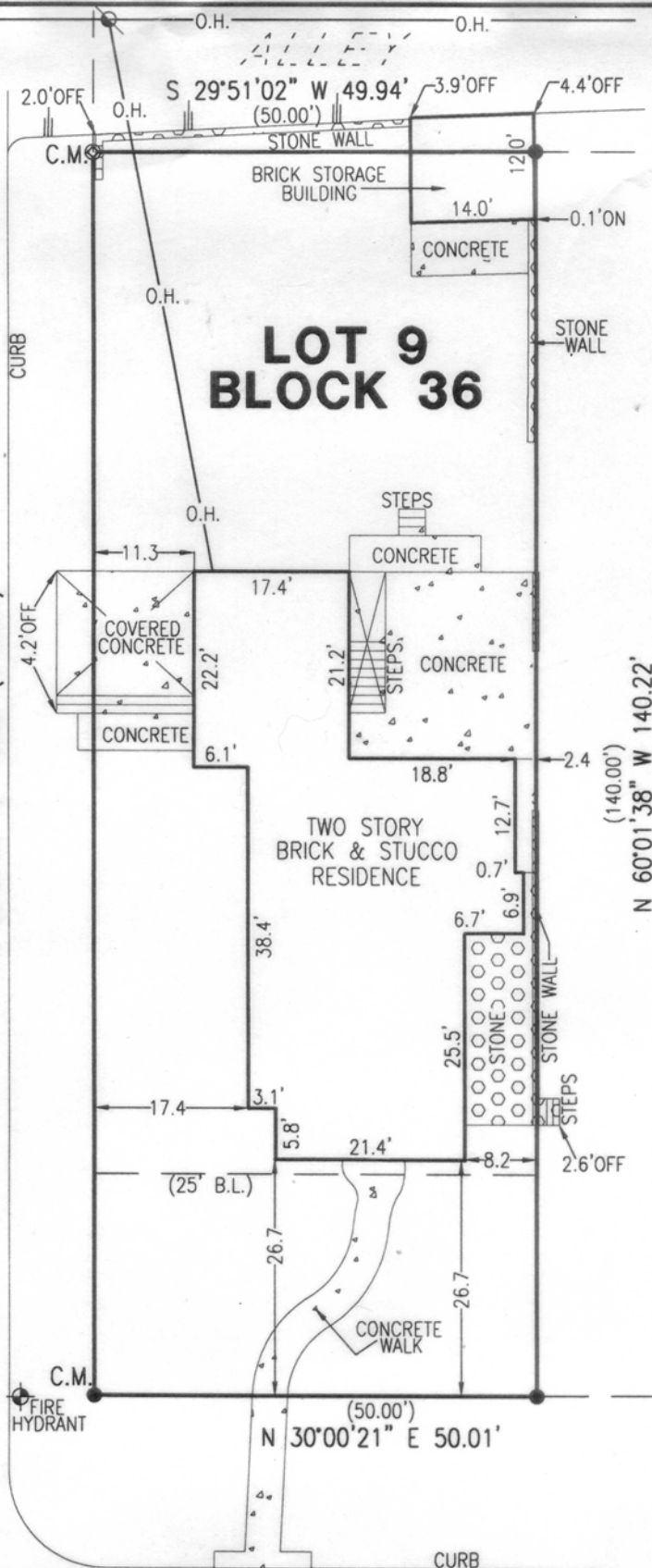
In 2021, the Travis Heights-Fairview Park Historic District was listed in the National Register of Historic Places. As noted in the nomination, the district conveys a strong sense of shared history through their common late 19th and early-to-mid 20th century building forms, architectural styles, street patterns, and landscape attributes which shaped the direction and growth of development across the neighborhood. Locals view the Burks-Challstrom Home as one of the contributing structures in the Travis Heights-Fairview Park Historic District. Accordingly, we support the home's historical association with Travis Heights and believe preserving the home adds community value. We hope that you approve the Peters' historic zoning application for 2101 Travis Heights Boulevard.

Sincerely,

Noah Balch
President
South River City Citizens

(50' R.O.W.)
ALGARITA AVENUE

BEARING BASIS
S 60°00'00" E 140.09' (140.00')



OWNERS COPY

Notes:

1) Subject to restrictions and easement rights as stated per Plat in Vol. 3, Pg. 15 Plat Records.

LEGEND

- 1/2" REBAR FOUND
- SPINDLE FOUND
- CAPPED REBAR FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER PLAT
- POWER POLE
- O.H. OVERHEAD UTILITIES
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY

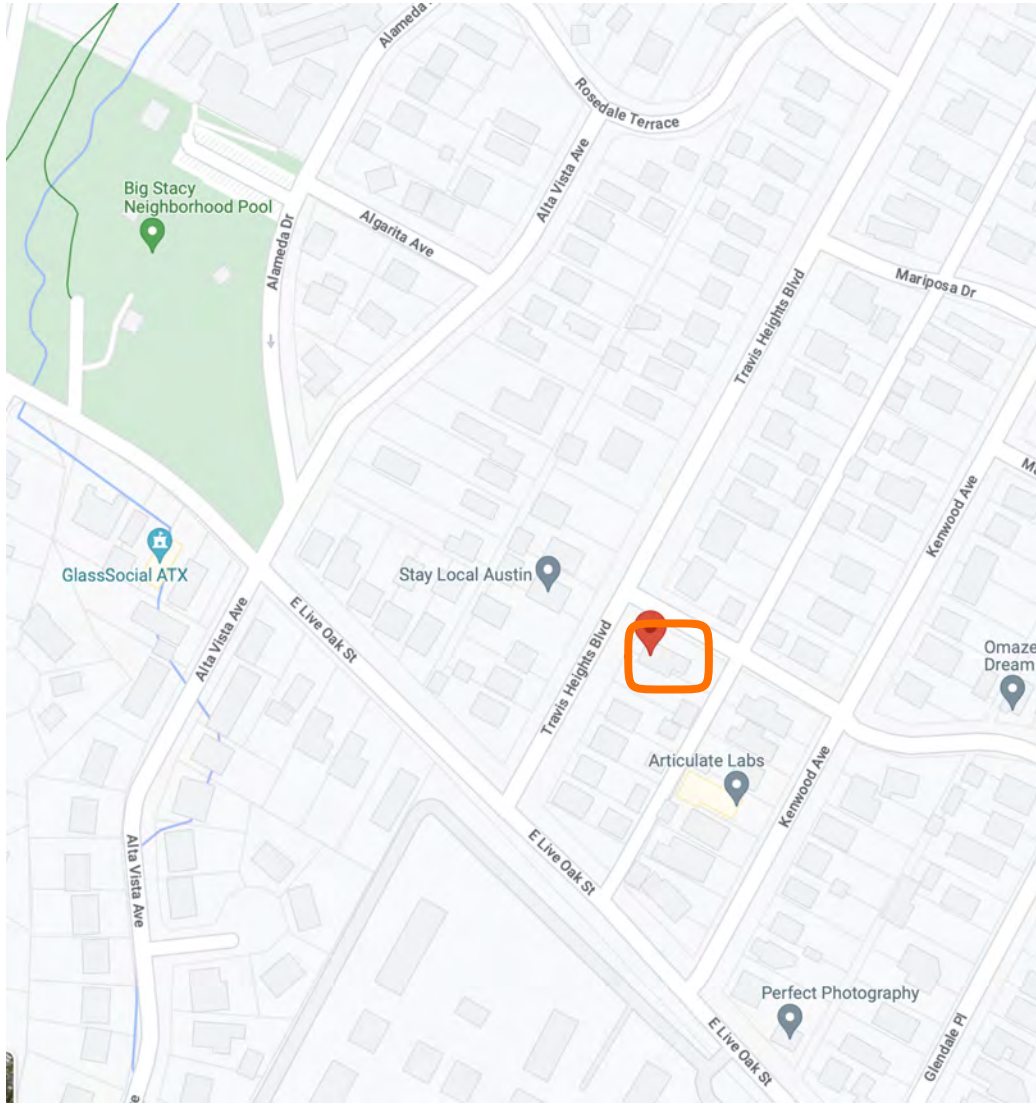
TRAVIS HEIGHTS BOULEVARD
(60' R.O.W.)

SUBDIVISION TRAVIS HEIGHTS

LOT: 9 BLOCK: 36 VOLUME 3 PAGE 15 PLAT RECORDS

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 2101 TRAVIS HEIGHTS BOULEVARD

CITY: AUSTIN REFERENCE NAME BRIAN R. PETERS AND JOELLEN M. PETERS



2023 Google Map
Accessed July 7, 2023

Sanborn Fire Insurance Maps



Source: Sanborn Fire Insurance Map, Austin 1935 Sheet 0, Austin Public Library

A hand-drawn map of a residential area in Algarita, Texas. The map shows several streets: Travis Th. (8' W.F.), 8' W.F., and 8' W.D. (V.E.N.D.). The map includes property lots with various structures and labels. A specific lot, 2101, is highlighted with an orange rectangle. This lot contains a structure labeled '2 (B.M.)' and 'A'. Other lots are labeled with 'D', 'A', 'AC', and 'VEND'. The area is identified as 'ALGARITA 8' W.D.' and 'ALGARITA 8' W.F.'.

Page 18
Burks-Challstrom House
2101 Travis Heights Blvd.
Austin Landmark Designation
O'Connell Architecture, LLC

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

NO 2304951

ACCOUNT NUMBER: 03-0402-0713-0000

PROPERTY OWNER:

PETERS BRIAN R & JOELLEN M
2101 TRAVIS HEIGHTS BLVD
AUSTIN, TX 78704-3642

PROPERTY DESCRIPTION:

LOT 9 BLK 36 TRAVIS HEIGHTS

ACRES .1673 MIN% .000000000000 TYPE

SITUS INFORMATION: 2101 TRAVIS HEIGHTS BLVD 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	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2022 \$17,824.14

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).

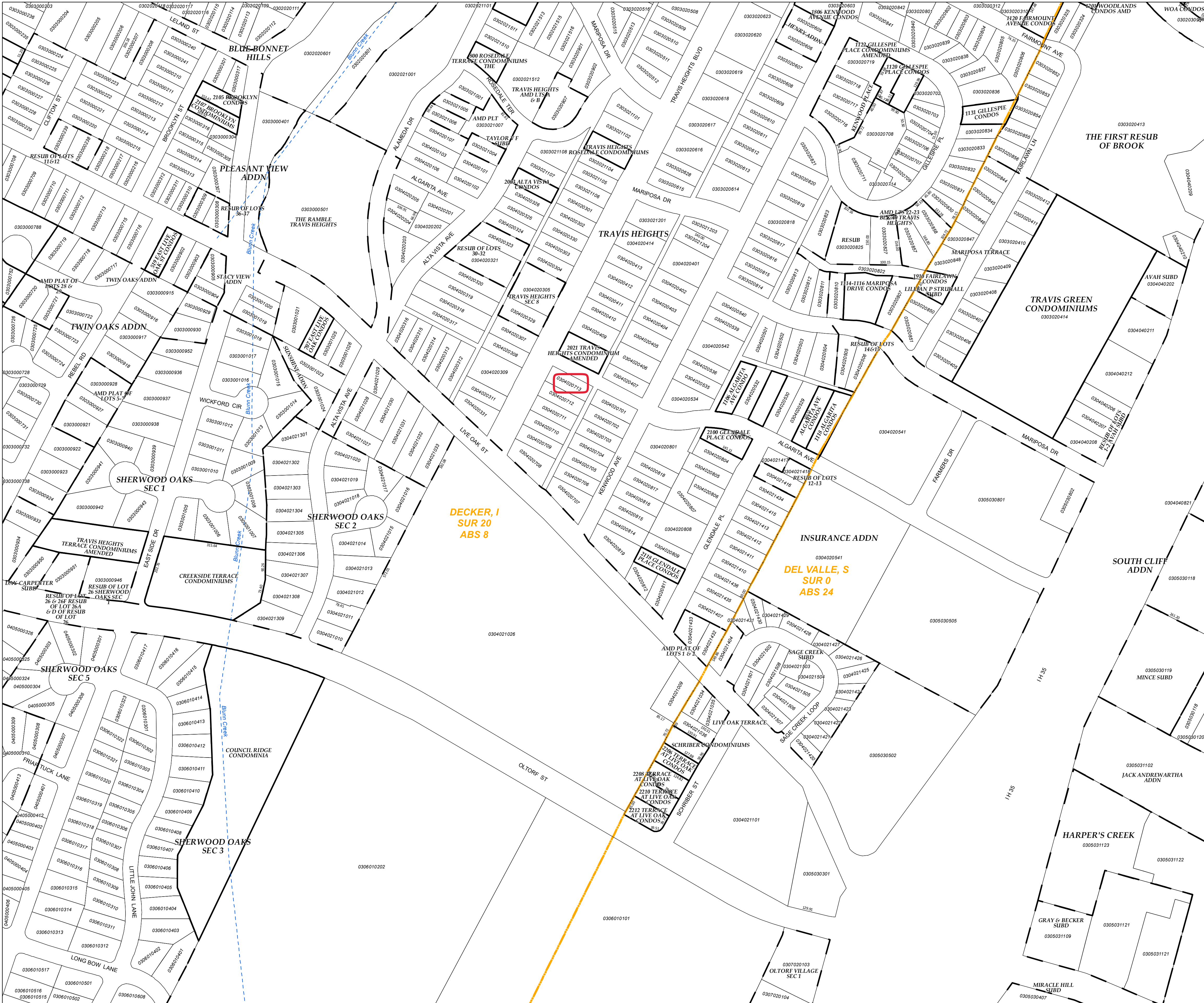
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 06/14/2023

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

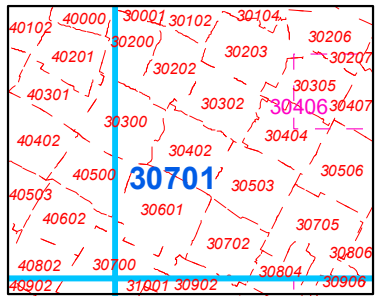


Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78714
Internet Address: www.traviscad.org
Main Telephone Number (512) 834-9317
Appraisal Information (512) 834-9318
TDD (512) 836-3328

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

Italic = 120 scale map
Thin = 100 scale map
Bold = 400 scale map



0 120 Feet

Revision Date:
3/10/2021

30402