

## ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2022-0085

HLC DATE: September 6, 2023    PC DATE: October 10, 2023    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: Grant 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: Grant 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 (10-0).

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

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.<sup>1</sup> 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.<sup>1</sup>

**§ 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

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<sup>1</sup> 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.<sup>2</sup>

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 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

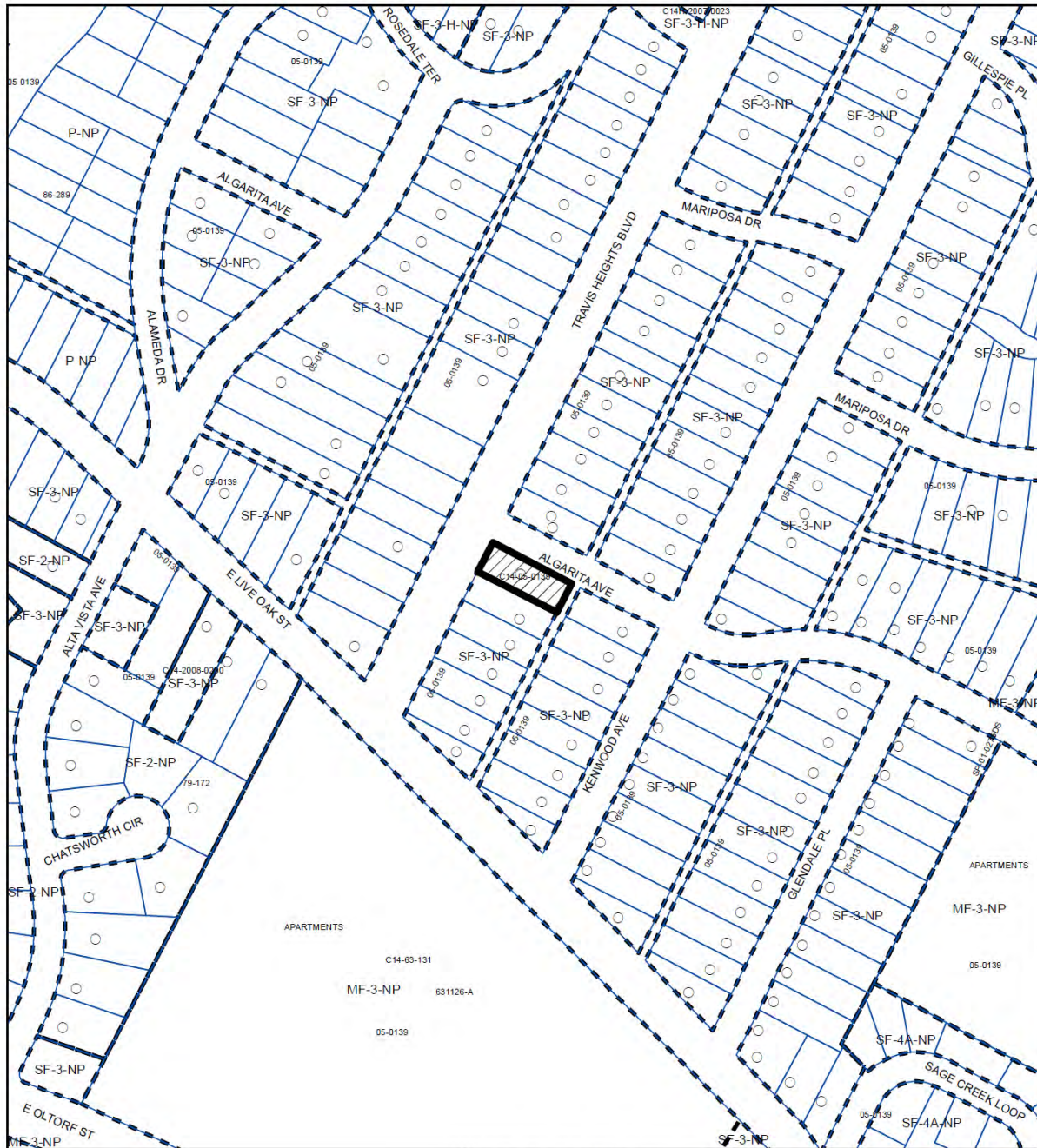
OTHER HISTORICAL DESIGNATIONS: Contributes to Travis Heights-Fairview Park National Register Historic District



<sup>2</sup> Ibid.



## LOCATION MAP



1" = 200'

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

## HISTORIC ZONING

ZONING CASE#: C14H-2023-0085

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





- (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)

## A. APPLICATION FOR HISTORIC ZONING

### PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: _____	FILE NUMBER(S) _____
<b>TENTATIVE HLC DATE:</b> _____	
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 N. S. E. W. (CIRCLE ONE) 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 / <b>NO</b> )	FILE NUMBER: _____
7. RESTRICTIVE COVENANT?	(YES / <b>NO</b> )	FILE NUMBER: _____
8. SUBDIVISION?	(YES / <b>NO</b> )	FILE NUMBER: _____
9. SITE PLAN?	(YES / <b>NO</b> )	FILE NUMBER: _____

City of Austin - Historic Preservation Office  
Historic Zoning Application Packet

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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): \_\_\_\_\_

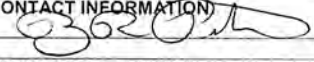
OWNERSHIP TYPE:

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]



## 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)**

## 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)

## 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



## 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.

### 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 20<sup>th</sup> 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.<sup>1</sup> 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

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

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.”<sup>2</sup>

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.<sup>3</sup>

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.<sup>4</sup> 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.

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<sup>2</sup> 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.

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

<sup>4</sup> 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.



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.<sup>5</sup> The first truck body was manufactured at the Austin facility in 1921.<sup>6</sup> 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.

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

<sup>6</sup> 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.<sup>7</sup> 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.<sup>8</sup>

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.<sup>9</sup> 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.<sup>10</sup> lone returned to her family in Bosque County, where she owned and operated a floral shop for 27 years until her death in 1972.<sup>11</sup>

The 1930 Census records reveal that Burks, Sr. and Jessie lived in Slaton, Texas<sup>12</sup> 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.<sup>13</sup> 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”.<sup>14</sup> Later, in 1939, Jessie received a permit for a “brick and stucco garage apartment” at 2103 Travis Heights Boulevard.<sup>15</sup>

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<sup>7</sup> 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>.

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

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

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

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

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

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

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

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

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.<sup>16</sup> 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.<sup>17</sup>

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.<sup>18</sup> 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.<sup>19</sup> 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

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*Austin American Statesman*. p. A9.

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

<sup>17</sup> Death Certificate Roland Pickney Burks.

<sup>18</sup> Glen Jansma. Email with Brian Peters. August 6, 2022.

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



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.<sup>20</sup> 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.<sup>21</sup> 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.<sup>22</sup> 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.<sup>23</sup> 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.<sup>24</sup> 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.<sup>25</sup>

### **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

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<sup>20</sup> 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.

<sup>21</sup> 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>.

<sup>22</sup> Jim Challstrom. Interview with the Author. August 19, 2022

<sup>23</sup> Glen Jansma. Email with current owner Brian Peters. August 6, 2022.

<sup>24</sup> Classified Ad 3. *The Austin Statesman*, p. 21. Apr 12, 1954.

<sup>25</sup> Jim Challstrom. Interview with the Author. August 19, 2022.

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

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."<sup>26</sup>

### **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.<sup>27</sup>

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 20<sup>th</sup> century neighborhood, significant for its collection of architecture and landscape features for which it was recognized.

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<sup>26</sup> Brian Peters. Email to the author. March 6, 2023.

<sup>27</sup> Travis Heights-Fairview Park Historic District National Register nomination.

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 20<sup>th</sup> 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](http://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:

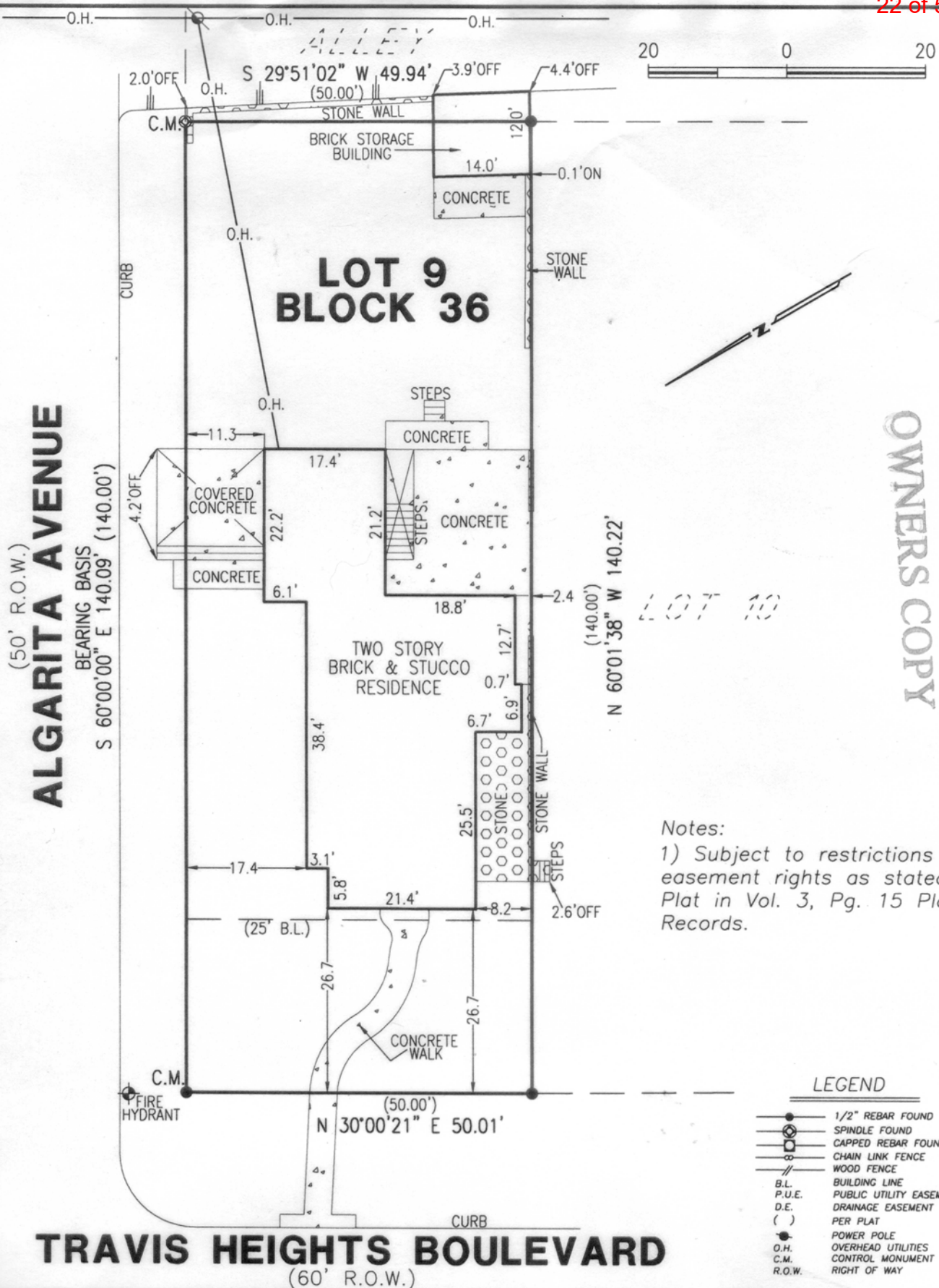
South River City Citizens (“SRCC”) is an Austin, Texas neighborhood association founded in 1972 to provide residents with a voice in their community. SRCC covers Travis Heights, South River City, South Congress, St. Edwards and other parts of South Austin. On May 16, 2023, SRCC voted to support Joellen 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





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

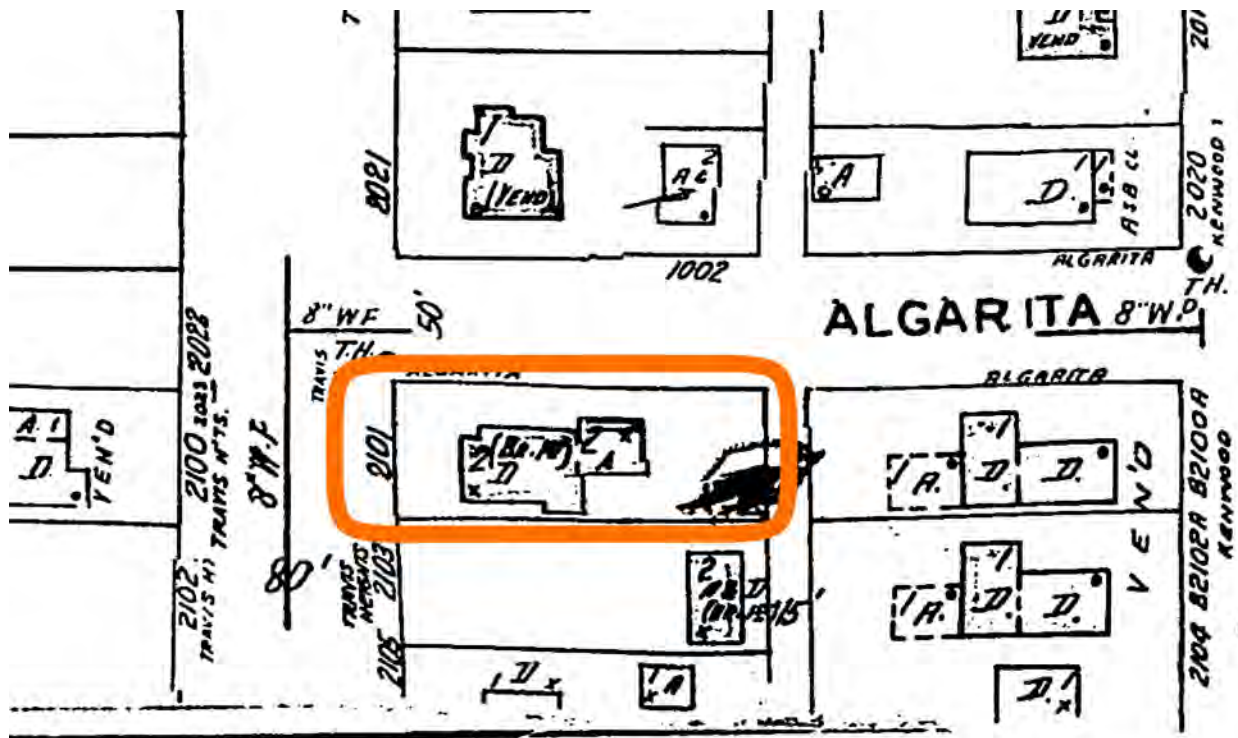
2023 Google Map  
Accessed July 7, 2023

## Sanborn Fire Insurance Maps



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





Source: Sanborn Fire Insurance Map, Austin 1935 vol 2 to May 1962 Sheet 229, Austin Public Library

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

NO 2304951

26 of 52

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.

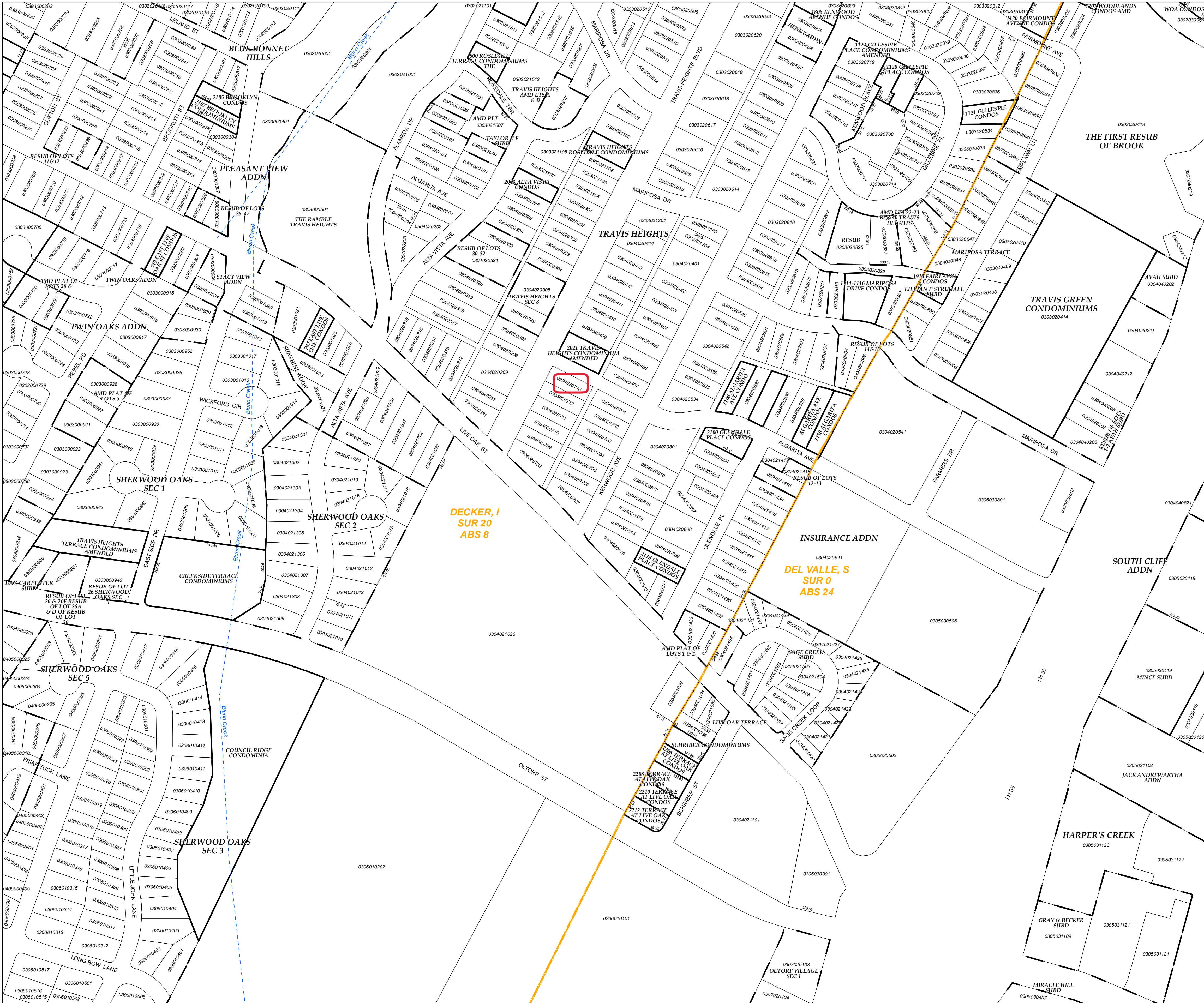
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 06/14/2023

Fee Paid: \$10.00

Bruce Elfant  
Tax Assessor-Collector

By: 





**Travis Central Appraisal District**  
8314 Cross Park Drive  
Austin, Texas 78754  
Internet Address: [www.traviscad.org](http://www.traviscad.org)  
Main Telephone Number (512) 834-9317  
Appraisal Information (512) 834-9318  
TDD (512) 836-3328

This 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**

0 120 Feet

Revision Date: 3/10/2021

**30402**

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





Burks-Challstrom House  
2101 Travis Heights Blvd.  
Austin, Texas 78704





West Elevation





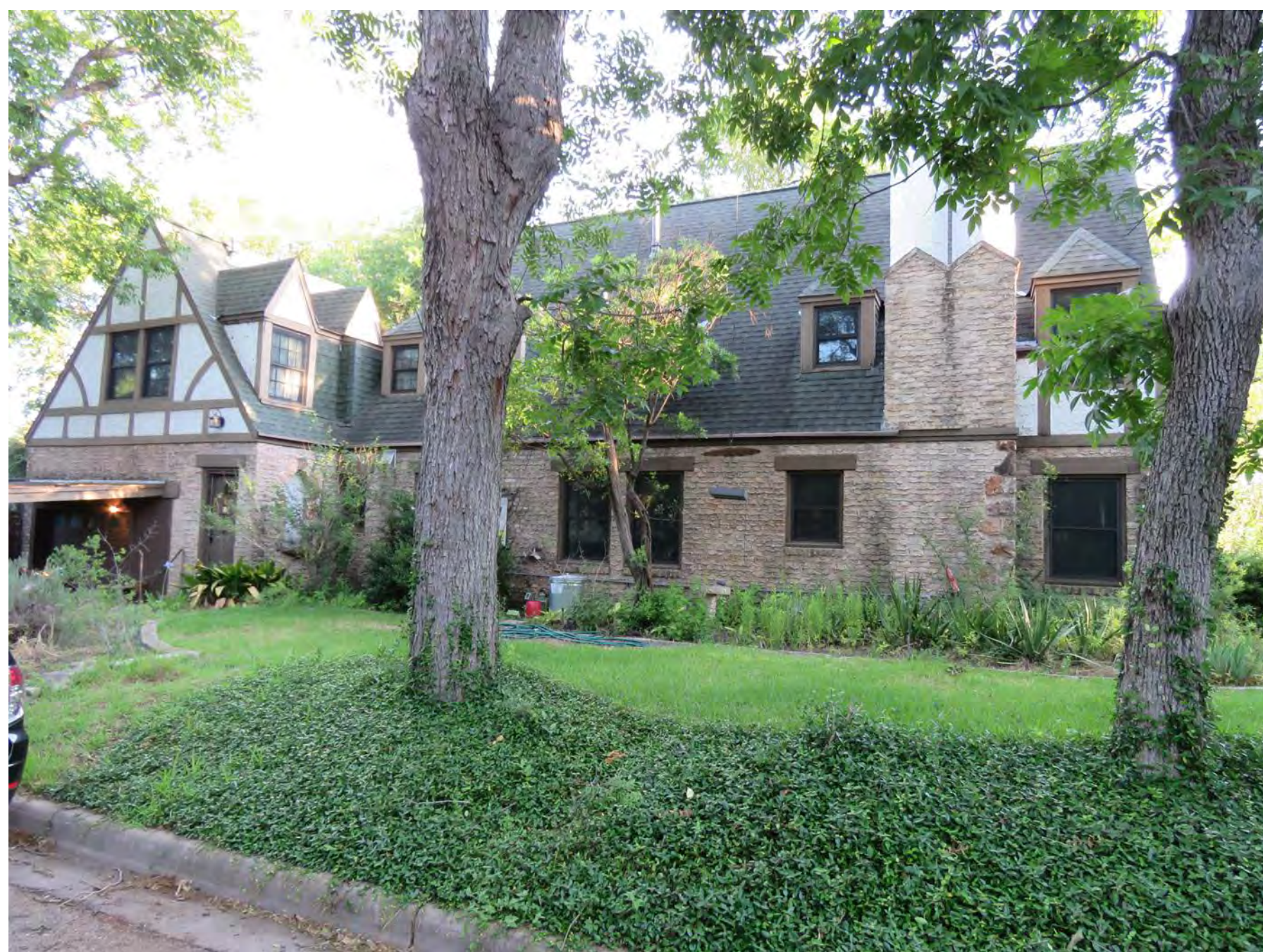
East Elevation





South Elevation





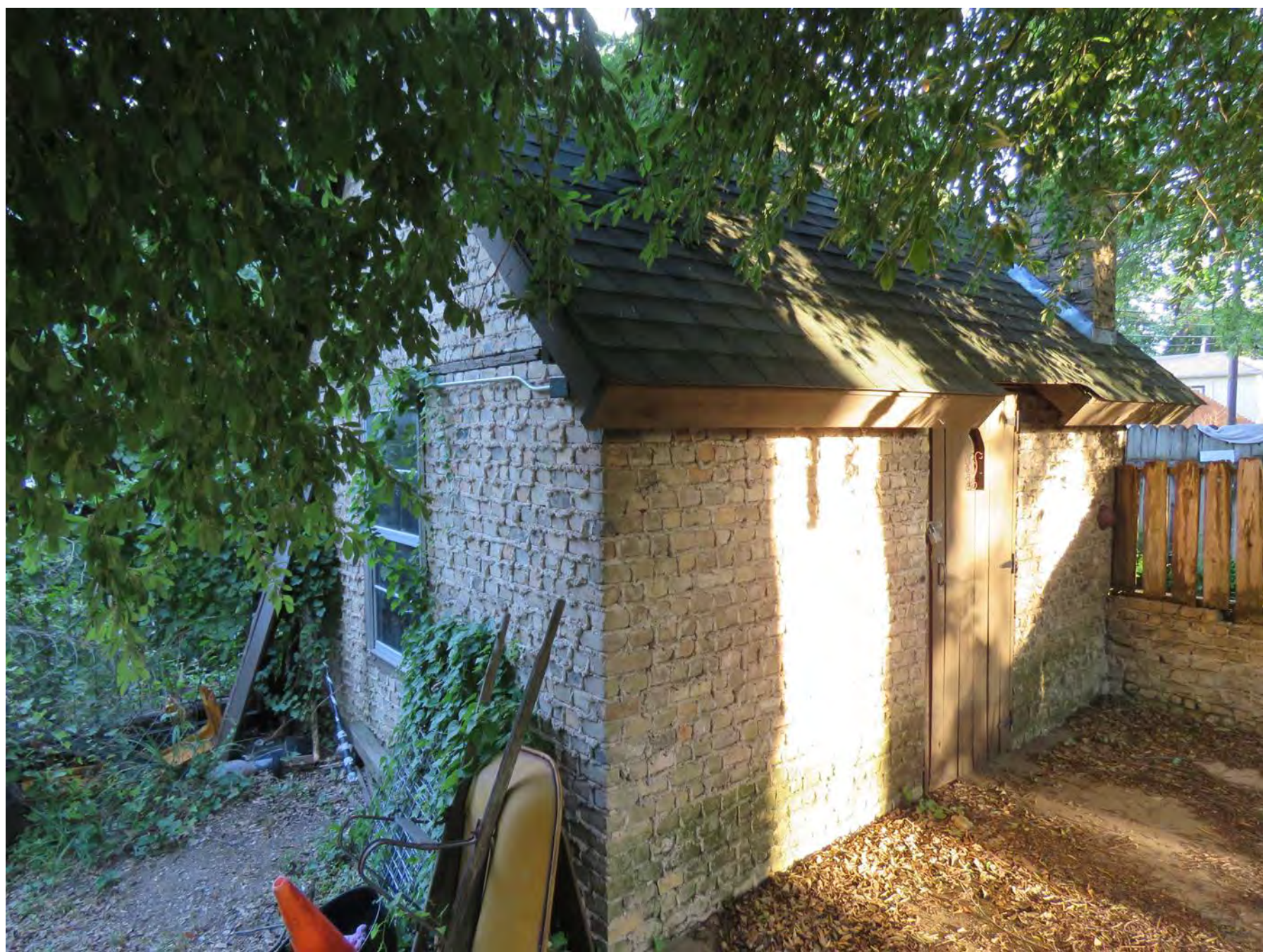
North Elevation  
Carport likely added between  
1956 and 1982.



Stairwell to garage apartment  
moved from south to east  
elevation in 2017.







Small shed/storage unit





Second building was part of original property; properties divided c. 1954.









Original windows remain in place.  
exterior screens added prior to  
current owner.



THE  
STATE OF TEXAS,

ELLIS COUNTY.

To any Judge of the County or District Court, Licensed or Ordained Minister of the Gospel, or Justice of the Peace in and for said County of Ellis—Greeting:

You are hereby authorized to solemnize the

Rites of Matrimony

between R. P. Burks and Miss Jessie Vance  
and make due return to the Clerk of the County Court of said County within sixty  
days thereafter, certifying your action under this License.

Witness my official signature and seal of office at Waco, Texas,  
this 12 day of December A. D. 1891

E. P. Hawkins

Clerk of the County Court of Ellis County.

By \_\_\_\_\_ Deputy Clerk.

1. McHarris hereby certify,  
that on the 13 day of Dec A. D. 1891,  
I united in Marriage R. P. Burks  
and Miss Jessie Vance, the parties above named.  
McHarris Ordained Minister

Returned the 16 day of Dec A. D. 1891

McHarris

Clerk of the County Court of Ellis County.

By \_\_\_\_\_ Deputy Clerk.

Marriage certificate  
Roland Pickney Burks and Jessie Vance  
December 12, 1891

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

## Building Permits for Week Total \$6660 as Work Lags

Observance of Armistice day Friday brought a lag in the building program in Austin during the past week with the result that only \$6660 in permits was recorded.

The largest single permit of the week was one for \$2700 issued for the construction of a brick commercial building at 711-713 East Sixth street to be constructed for Josephine Peters.

Other permits issued for the week included:

Frank Shelton, five-room frame residence, double box garage and an iron shed, 1707 Kenwood avenue, \$2250.

George H. Harrington, application for permit for three-room frame residence, 516 Fountain Terrace, \$600.

R. J. Pool, box garage, 1012 Clermont, \$40.

J. D. Bunch, box bathroom addition, 1802 San Bernard street.

J. V. Burks, concrete foundation for residence, 2101 Travis Heights Boulevard, \$150.

W. B. Mathis, replace fire damage to residence, 522 Lockhart Drive, \$500.

Joe Joseph, recover roof of residence, 2205 East avenue, \$30.

George Groon, rebuild front porch, 205 Ninth street, \$70.

Freezing Weather Keeps Down Building Permits  
*The Austin American (1914-1973); p. 12, Feb 12, 1933*

## Freezing Weather Keeps Down Building Permits

Freezing weather of the week held down the building record here with the result that only \$8582 in building permits was registered to bring the year's total to \$62,764.

Permits issued during the week included:

Mrs. L. D. Borden, screened porch addition, 1105 West Ninth street, \$200.

J. M. Eaves, frame addition to residence, 1415 Canterbury, \$100.

Marie Surratt and Fannie Simon, frame duplex and double box garage, 1011 Reagan Terrace, \$8000.

J. V. Burks, 10-room brick residence and garage attached, 2101 Travis Heights boulevard, \$3000.

St. Mary's church, repair a window, 201 East Tenth street, \$100.





# DEATH AGAIN HITS IN BUSINESS RANKS

## R. P. BURKS, JR., IS PNEUMONIA VICTIM

Rowlin P. Burks, Jr., 30, secretary and general manager of the Woodward Manufacturing corporation, died of pneumonia at 1:12 a. m. Wednesday at Seton Infirmary following pneumonia.

Mr. Burks had lived in Austin since June 1930, when he came here from Fort Worth to assume the general management of the local furniture manufacturing corporation. The company has shown remarkable progress under his direction.

At 4 p. m. Wednesday from the Charles E. Cook chapel, with Rev. Leon M. Lattimer, pastor of the First Baptist church, officiating. Burial will be in Oakwood.

Active pallbearers are Guy P. Dorsey, M. L. Joyce, Homer Grubb, A. A. Axline, Paul L. Miller and North Millican. Honorary pallbearers are W. T. Caswell, D. C. Reed, E. H. Perry, Sam Sparks, T. H. Bowman and Will Schulte.

Mr. Burks is survived by his widow, Mrs. Iona Burks; and one son, Stanley Burks; his father and mother, Mr. and Mrs. R. P. Burks Sr., all of Austin; one sister, Mrs. Q. C. Stanberry of Austin; and one brother, Vance Burks of Lincoln, Neb.

Mr. Burks' death was the third among well known business men here this week. William A. Holland, owner of Holland's drug store, succumbed early Monday morning following a heart attack. W. J. Hannaford died Monday night of pneumonia, which followed an attack of influenza. Mr. Hannaford was operator of the P-K sandwich shops here.

"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-business-ranks/docview/1610409582/se-2>.

INDEXED

Dr. J. E. Eckhardt

NOTE THE INFORMATION CALLED FOR ON THE REVERSE SIDE

1. PLACE OF DEATH  
STATE OF TEXAS  
COUNTY OF Travis  
CITY OR PRECINCT NO. Austin  
Seton Hospital, Austin, Texas 21953  
GIVE STREET AND NUMBER OR NAME OF INSTITUTION

2. FULL NAME OF DECEASED Roland Pinkney Burks

LENGTH OF RESIDENCE WHERE DEATH OCCURRED 17 YEARS MONTHS DAYS (SOCIAL SECURITY NO.)  
RESIDENCE OF THE DECEASED AND NO. STREET 2101 Travis Heights City Austin COUNTY Travis STATE Texas

PERSONAL AND STATISTICAL PARTICULARS

3. SEX Male 4. COLOR OR RACE White

5. SINGLE, MARRIED, WIDOWED OR DIVORCED (WRITE THE WORD) Married

6. DATE OF BIRTH February 15, 1888

7. AGE YEARS 79 MONTHS 5 DAYS 13 IF LESS THAN 1 DAY HOUR MIN

8A. TRADE, PROFESSION OR KIND OF WORK DONE Shipping Manager  
8B. INDUSTRY OF BUSINESS IN WHICH ENGAGED Woodward Mfg Co.

9. BIRTHPLACE (STATE OR COUNTRY) Mount Peaks (Ellis County) Texas

10. NAME John Burks

11. BIRTHPLACE (STATE OR COUNTRY) Tennessee

12. MAIDEN NAME Mary Martin

13. BIRTHPLACE (STATE OR COUNTRY) Tennessee

14. SIGNATURE Mrs. O.C. Stanberry Daughter  
ADDRESS 2101 Travis Heights Blvd., Austin, TEXAS

15. PLACE OF BURIAL OF DECEASED Oakwood Cemetery, TEXAS  
DATE July 29, 1947

16. SIGNATURE Cook Funeral Home  
ADDRESS 1100 Colorado Austin, TEXAS

17. DATE OF DEATH July 28, 1947

18. I HEREBY CERTIFY THAT I ATTENDED THE DECEASED FROM July 26 1947 to July 28 1947  
I LAST SAW HIM ALIVE ON July 28 1947  
THE DEATH OCCURRED ON THE DATE STATED ABOVE AT 1:00 P.M.

THE PRIMARY CAUSE OF DEATH WAS: Broncho-Pneumonia  
Contributory Causes were: Acute Heart Failure  
Cause of ear

IF NOT DUE TO DISEASE, SPECIFY WHETHER ACCIDENT, SUICIDE, OR HOMICIDE

DATE OF OCCURRENCE

PLACE OF OCCURRENCE

MANNER OR MEANS IF RELATED TO OCCUPATION OF DECEASED, SPECIFY

SIGNATURE James W. Eckhardt M.D.  
ADDRESS Capital 20th Street Bldg. Austin, TEXAS

POSTOFFICE ADDRESS AUSTIN, TEXAS

20. FILE NUMBER 85-4 FILE DATE 8-6-1947 SIGNATURE OF LOCAL REGISTRAR B.M. Primer, M.D.

R.P. Burks, Sr. and R.P. Burks, Jr. worked for Woodward Manufacturing Company. Son-in-law Q.C. Stanberry was also employed by Woodward, according to the 1952 Austin City Directory.



Classified Ad 3

Apr 12, 1954

*The Austin American*, p. 21

**2101 TRAVIS HEIGHTS BLVD.**  
High on a hill with excellent view, this 4 bedroom, 2 bath home has servant's room and bath above the garage. Also garage apartment on lot next door rents \$60 monthly. Owner has bought business in Houston. Price \$20,000 for the large place or \$28,000 for both. Call Vance Wiley, Realtor, 7-1201 or 2-8251.

## Record of Marriage Licenses

43 of 52

## MARRIAGE LICENSE

9289

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

To any Regularly Licensed or Ordained Minister of the Gospel, Jewish Rabbi, Judge of the District or County Court, or any Justice  
of the Peace in the State of Texas—GREETING: 0435

YOU ARE HEREBY AUTHORIZED TO SOLEMNIZE THE RITES OF MATRIMONY

Between Mr. Raymond Challstrom and Miss Mary Thelma McAdams  
and make due return to the Clerk of the County Court of said County within sixty days thereafter, certifying your action under this  
License.

WITNESS my official signature and seal of office, at Georgetown, Texas, the 26th day

(L. S.) of November 19 39

By Dick Cervanka Deputy. D. L. Noble  
Clerk of County Court, Williamson County, Texas.

I, Andrew Byers hereby certify that on the 30th day of  
November 1939, I united in Marriage Mr. Raymond Challstrom  
and M iss Mary Thelma McAdams, the parties above named.

WITNESS my hand, this 5th day of December 19 39

Andrew Byers, First Presby. Church

Taylor, Texas

Returned and filed for record the 6th day of Dec, 19 39, and recorded

the 7th day of Dec 19 39

By Kathryn Shaw Deputy. D. L. Noble  
Clerk County Court.

Marriage certificate  
Raymond Challstrom and Mary Thelma McAdams  
December 5, 1939



### G.E. Challstrom Family

*Pictured left to right: Raymond and sister Vivian with parents Gunnar and Emma.*

2101 Travis Heights Blvd.  
Austin Landmark designation



**GOOD** commission to right party for selling new shades and repairing shades.  
Address **Texas Shade Factory**, 825 Jones Ave., San Antonio, Texas.

**FOR QUICK RESULTS  
—USE—  
AMERICAN-STATESMAN  
WANT ADS**

Classified Ad - Sep 20, 1931  
*The Austin American*, p. 10

# Important Announcement!--



The Texas Shade Factory  
At Lavaca and 13th Streets  
Has Been Purchased by **JOE DILL**, who  
states that the firm will continue operating under the new name of

**DILL'S SHADE FACTORY**

and that the business is now strictly Austin  
Owned and Operated

Mr. Dill will be actively connected with the business. Other than that no changes will be made.

**PHONE 2-0884 FOR PROMPT SERVICE**

Classified Ad - Jan 26, 1936  
*The Austin American*, p. 12

## THE DEAD

The Austin Statesman (1921-1973); Feb 15, 1938, p.2

## THE DEAD

**STOCKTON**—Funeral services for Col. J. T. Stockton, 58, were held from the funeral home at 1104 Gundalupue Tuesday at 10 a. m. with Rev. James S. Allen, rector of St. David's church, officiating. Burial was in Oakwood under direction of Travis post No. 76 American Legion.

He is survived by his widow; four sisters, Mrs. Annie Phenix, Eckert, Colo., Miss Nettie Stockton, and Mrs. Carolyn Bowman, both of Virgil, Kan., and Mrs. Dora McKinney, Eckert, Colo.; and two brothers, E. P. Stockton, Beaver City, Neb., and R. C. Stockton, Missoula, Mont.

Pallbearers were Maj. Thomas S. Lockwood, Capt. A. W. Holt, Maj. Edgar Simpson, George Russell, Tod Ford and R. G. Mueller.

**SUNDEN**—Mrs. Emma Christina Sunden, 75, died at her home, 1009 Willow street, Tuesday morning at 12:35 o'clock. Mrs. Sunden was born in Flisby Socken Smaland, Sweden, Nov. 22, 1863.

She is survived by four daughters, Mrs. C. A. Forsman, Round Rock; Mrs. Will Pearson, Mrs. David Pearson and Miss Alma Sunden, all of Austin; five sons, Hjalmar Sunden of Round Rock, Erik Sunden, Elmer Sunden, Arthur

2:30 p. m. Tuesday at the funeral home at 1609 Lavaca. Interment will be in Oakwood.

**BRUNSON**—Newton A. Brunson, 68, died at a local hospital Monday evening. He is survived by his wife, Mrs. Amanda Townsend Brunson; one son, Newt A. Brunson, Jr., and a sister, Mrs. C. D. Cameron of Haynesville, La.

Funeral services will be conducted by the Rev. O. F. Dingler at the residence, 801 West Elizabeth street, at 10 a. m. Wednesday. Interment will be in Manor.

**DILL**—Joe C. Dill, 45, operator of Dills Inc., local shade factory, died at the family residence, 811 West Sixth street, Monday afternoon.

Surviving are his wife, Mrs. Bessie Powell Dill; one daughter, Miss Mary Dill, junior in the University of Texas; a sister, Mrs. Annie Mae Oglesby; one brother, W. K. Dill; and his mother, Mrs. Will J. Dill, all of Austin. Mr. Dill was born in Austin and had lived here all of his life.

Funeral services will be conducted by the Rev. W. R. Minter at the funeral home at 1609 Lavaca at 2:30 p. m. Wednesday, and interment will be in Oakwood.

Heads Dill's, Inc.  
The Austin American (1914-1973);

May 7, 1939, p.A5

## Heads Dill's, Inc.



Photo by Paralla  
Joe C. Carrier

Announcement was made last week that Joe C. Carrier and associates had purchased the Venetian blind plant of Dill's, Inc. The establishment will continue under the same name with Mr. Carrier assuming the duties of president. Mr. Carrier comes directly to Austin from Houston. Prior to his connection with the Houston factory he was in the banking business in Iowa, having spent 23 years with the same institution.

This summer Mr. Carrier's family expects to join him here, the family consists of his wife and three daughters. Miss Jayne is a junior at Coe college in Cedar Rapids, Iowa, and a member of the Delta Delta Delta sorority. Miss Betty is a freshman at the State University of Iowa and a member of Kappa Kappa Gamma sorority and Miss Margot is a youngster in the seventh grade.

46 of 52

Roll-A-Head Metal Blinds Protects Furniture, Rugs  
The Austin American (1914-1973);

Jan. 31, 1954, p.14D

## Roll-A-Head Metal Blinds Protects Furniture, Rugs

The age-old worry of protecting the furniture and rugs which used to confront housewives will not exist in Tom Blair's "Talking House" on 1211 Cloverleaf Drive in Delwood 4.

Austinites and Central Texans who visit the "Talking House" will find the windows and glass doors of this attractive modern home covered with venetian blinds installed by Challstrom Manufacturing Company, which has its plant and office at 2704 Wilson Street.

"We have installed Roll-A-Head venetian blinds on all windows and glass doors in every room in the house," stated Harry R. Challstrom, co-partner in the Challstrom Manufacturing Company. "The Roll-A-Head is an all-metal blind and the only one which has been granted the seal of approval by Good Housekeeping Magazine."

The white blinds have been installed as a background for the draperies and other decor items. The Challstrom Manufacturing Company, operated by Harry R. Challstrom and G. E. Challstrom Sr., also maintains an outlet store in Taylor under the latter's management.

The firm was founded in Hutto in 1945 and a year later was moved to Austin. During the past seven years, the firm has kept pace with the continued growth of the city, and has handled contract work in addition to make many residential and commercial installations. The firm at present has seven employees on its payroll.

Besides the Roll-A-Head metal blinds, Challstrom manufactures wooden slat blinds and a new vertical type of blind using cellanese cloth louvers.

The firm is a member of the Austin Association of Home Builders, the Austin chapter of the Associated General Contractors of America, and of the Austin Chamber of Commerce. Harry R. Challstrom is an active member of the Gethsemane Lutheran Church.

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## CONSOLIDATION OF CHALLSTROM AND DILL'S VENETIAN BLIND FACTORIES IS ANNOUNCED

*The Austin Statesman (1921-1973); p. 12, Jan 7, 1956*

# CONSOLIDATION OF CHALLSTROM AND DILL'S VENETIAN BLIND FACTORIES IS ANNOUNCED

Consolidation of two well known Austin venetian blind factories was announced Saturday.

Dill's and Challstrom Manufacturing Company merged on Jan. 3 and will be operated under the name of **Dill's-Challstrom** Inc. The merged firm will use the same location that Dill's have occupied for a number of years at 312 Barton Springs Road.

The Challstrom Venetian Blind Company was organized in 1940 by H. R. Challstrom, who has operated a successful business, but has now outgrown his quarters. Challstrom came to Austin in 1933 and

completed his degree in business administration at the University of Texas.

Dill's is one of the oldest venetian blind factories in Central Texas. It was started by Joe Dill in the early '30s and operated by him until his death in 1937. After the death of Joe Dill, the business

was purchased by Joe C. Carrier in 1939 and has been operated under the name of Dill's to the present time.

The new firm plans to handle all kinds of window coverings and will also continue to manufacture the Zephyr California redwood awnings.

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# JOINT RECITAL SCHEDULED FRIDAY

Appears in Recital Friday

The Texas School of Fine Arts will present Mrs. Q. C. Stanberry, pupil of Miriam Gordon Landrum, and Mrs. David W. Henderson, pupil of J. Campbell Wray, in a joint recital in the crystal ballroom of the Driskill hotel Friday at 8 p. m. Assisting in the program will be the string ensemble of the Texas School of Fine Arts directed by Anita Storrs-Gaedcke and composed of the following: Violins, Kathryn Jackson, W. D. Faubion, Jr., Anita Marie Schmedes and Antoinette Seekatz; violas, Elizabeth Heath and Dorothy Love; cellos, Marjorie Love and Nelson Whitaker; bass, Russell Love.

Mrs. Henderson will give one single selection, "Pace, pace mio Dio" by Verdi, and two groups. The first group will consist of "Waltz, Op. 34, No. 1" by Chopin; "On Wings of Song" by Mendelssohn-Liszt; "Claire de Lune" by Debussy and "The Storm Spirit" by Frederick Emerson Farrar.

Included in the second group are "Chere Nuit" by Bachelet, "The Clock" by Sachnowsky and "When Mother Sings" by Clokey.

Mrs. J. Campbell Wray will accompany Mrs. Henderson for her numbers.

Mrs. Stanberry's number will be Mendelssohn's Concerto in G Minor in which she will be assisted by the string ensemble. After the musical program there will be an exhibition of pictures by Charles Berkeley Mormann, director of the art department of the school, who will show pictures in oil, pastel, water colors, colored pencil and crayon. The pictures will include portraits, landscapes and still lifes.

## Zeta Alumnae

Zeta alumnae will postpone their monthly luncheon set for Saturday, Feb. 10, until Saturday, Feb. 24.



Photo by Christianson-Leberman

Mrs. Q. C. Stanberry

A joint recital will be presented Friday at 8 p. m. in the Crystal ballroom of the Driskill hotel by Mrs. Q. C. Stanberry and Mrs. David W. Henderson.

# Piano Recital Series Set This Week

The Texas School of Fine Arts is presenting the piano students of Mrs. Q. C. Stanberry and Miriam Gordon Landrum in a series of recitals and an exhibit of the art students of John W. Stephenson. The art exhibit will be at the school all of this week.

On Friday night Evelyn Pollard, Dorothy May Wood, Wendell Price, Sophie Ann Joseph, Mary Elizabeth Wood, Ann Beverly Mell, Lettie Frances Thompson, Sylvia Afton Price, Carolyn Shia and Jean Cooksie, Martha Jane Wilson, Cecil Pollard, students of Mrs. Q. C. Stanberry and Frances Haberman, Moonyeen Landrum and Joe Daywood, students of Miss Landrum were presented.

On Monday night Patricia Ann Ludwig, Jean Catterall, Fred Catterall, Thelma Lapin, Janet Boyd, Marjorie Bieter and Martha Frances Marlow, students of Miss Landrum, will be presented and they will be assisted by Virginia Becker, reader, speech student of Elizabeth Rough Benson.

On Monday night Patricia Ann Ludwig, Jean Catterall, Fred Catterall, Thelma Lapin, Janet Boyd, Marjorie Bieter and Martha Frances Marlow, students of Miss Landrum, will be presented and they will be assisted by Virginia Becker, reader, speech student of Elizabeth Rough Benson.

Tuesday night Lucy Lee Speaker, Dorothy Wilder, Margaret Jo Piland, Phoebe Carole Burch, Utahna Shaw, Jean Gove, Patti Love Folmar, Elise Plumb, Kathleen Hunt, Nancy Dale Torrance, and Peggy Pate, students of Mrs. Q. C. Stanberry will be presented.

On Wednesday night Suzanne Hall, Jean Haynie, Tommy Fairey, Pamela Burges, and Edwin Deveny, students of Miriam Gordon Landrum, will be presented.

At these recitals certificates awarded students at the recent piano auditions held by the National Guild of Piano Teachers will be awarded. Those receiving these certificates are: Edwin Deveny, Pamela Burgess, Tommy Fairey, Jean Haynie, Suzanne Hall, Nancy Dale Torrance, Jean Grove, Utahna Shaw, Dorothy Wilder, Marjorie Bieter, Fred Catterall, Jean Catterall, Patricia Ann Ludwig, Cecil Pollard, Carolyn Ann Shia, Joe Daywood, Afton Price, Martha Jane Wilson, Moonyeen Landrum, Frances Haberman, Mary Elizabeth Wood, Sophie Ann Joseph, Wendell Price, Dorothy May Wood, Janet Boyd, Lucy Lee Speaker.

Mrs. Q. C. Stanberry  
taught piano and performed frequently



## General Information

Location: **2101 TRAVIS HEIGHTS BLVD**  
Parcel ID: **0304020713**  
Grid: **MJ20**

## Planning & Zoning

\*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **Single Family, Transportation**  
Regulating Plan: **No Regulating Plan**  
Zoning: **SF-3-NP**  
Zoning Cases: [C14-05-0139](#)  
[C14H-2023-0085](#)  
Zoning Ordinances: [19990225-070b](#)  
[20050929-Z003](#)  
Zoning Overlays: **Residential Design Standards: LDC/25-2-Subchapter F**  
**Selected Sign Ordinances**  
Neighborhood Plan: [SOUTH RIVER CITY: TRAVIS HEIGHTS-SWISHER](#)  
Infill Options: **Parking Placement/Imp Cover Design Option, Garage Placement Design Option**  
Neighborhood Restricted Parking Areas: **South River City NPA**  
Mobile Food Vendors: **South River City CA**  
Historic Landmark: **--**  
Urban Roadways: **Yes**

## Zoning Guide

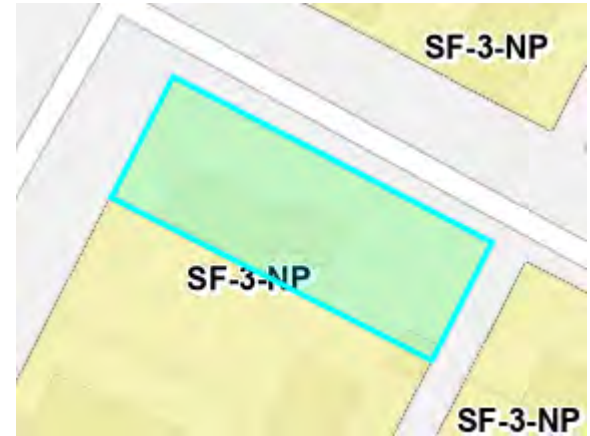
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

## Environmental

Fully Developed Floodplain: **No**  
FEMA Floodplain: **No**  
Austin Watershed Regulation Areas: **URBAN**  
Watershed Boundaries: **Blunn Creek, Harper's Branch**  
Creek Buffers: **No**  
Edwards Aquifer Recharge Zone: **No**  
Edwards Aquifer Recharge Verification Zone: **No**  
Erosion Hazard Zone Review Buffer: **No**

## Political Boundaries

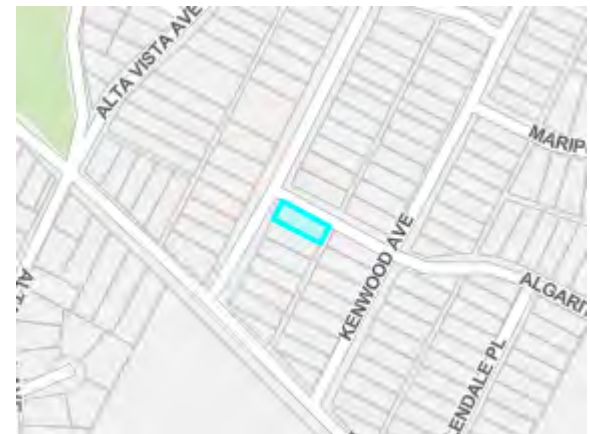
Jurisdiction: **AUSTIN FULL PURPOSE**  
Council District: **9**  
County: **TRAVIS**  
School District: **Austin ISD**  
Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Greater South River City Combined 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**



Zoning Map



Imagery Map



Vicinity Map



**Allen, Amber**

---

**From:** Jennifer Townshend [REDACTED]  
**Sent:** Monday, August 28, 2023 7:28 AM  
**To:** HPD Preservation  
**Subject:** Historical Landmark Commission C14H-2023-0085 Attn: Amber Allen

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Dear Amber,

As neighbors of 2101 Travis Heights, myself and my husband are in favor of our neighbors' rezoning request.

This house is an iconic Travis Heights house admired and cherished by neighborhood residents and Austinites. I live next door and people who park outside my house to walk our street and enjoy historic homes will start at 2101, take pictures of this house, and walk from there.  
We would love to see this historic home rezoned and this piece of neighborhood preserved!

Attached is our handwritten comment form. Thank you!

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or the public are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development. You may also contact a neighborhood or community organization that has expressed an interest in the project affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date. The board or commission may evaluate the City staff's recommendation and forward its own recommendation to the City Council. If the board or commission announces a specific date for a postponement or continuation that is not later than 30 days from the announcement, no further notice is required.

During its public hearing, the City Council may approve the zoning request, or rezone the land to a less restrictive zoning than requested but in no case will it grant a more restrictive zoning.

Please don't hesitate to reach out with any other questions.

Best,  
Jennifer

**CAUTION:** This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).