

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2011-0004

HLC DATE:

October 24, 2011

PC DATE:

APPLICANT: David P. Conner, owner

HISTORIC NAME: William T. and Valerie Mansbendel Williams House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 3820 Avenue F

ZONING FROM: SF-3-HD-NCCD to SF-3-H-HD-NCCD

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence, historic district, neighborhood conservation (SF-3-HD-NCCD) combining district to family residence – Historic Landmark – historic district, neighborhood conservation (SF-3-H-HD-NCCD) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Architecture: The house is an archetypal example of a mid-1930s Tudor Revival cottage, featuring a rock façade topped with half-timbered stucco gables, a segmental arch on either side of the projecting front façade, a prominent stone-clad chimney, and long, vertical casement windows, all hallmarks of the style.

Historical Associations: The house was owned from the time of its construction until this year by William T. and Valerie Mansbendel Williams and their heirs. William T. Williams was the Austin City Attorney and City Manager from 1951 through 1967 and oversaw many of the infrastructure improvements that resulted in a modern and planned city. Valerie Mansbendel Williams was the daughter of noted Austin stone- and wood-carver Peter Mansbendel, and was active in many civic, church, and philanthropic activities in the city. The house also has strong associations with the Mansbendel House just to the north, a ca. 1925 Tudor Revival house designated as a city historic landmark and listed in the National Register of Historic Places for its architecture and as the home of artisan Peter Mansbendel.

HISTORIC LANDMARK COMMISSION ACTION:

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is listed as a Priority 2 for research in the Comprehensive Cultural Resources Survey (1984). It is contributing to both the Hyde Park National Register Historic District and the Hyde Park Local Historic District, and is historically associated with the Peter Mansbendel House, a designated city historic landmark, directly to the north.

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Hyde Park Neighborhood Association

BASIS FOR RECOMMENDATION:**Architecture:**

One-story, asymmetrical plan cross-gabled Tudor Revival cottage with rock veneer siding and stuccoed gable tympani with false half timbering. The house has a segmental arch on either side of the projecting front gable; fenestration in the projecting front gable consists of a triple set of multi-light casement windows. The house also has a partial-width inset porch to the right of the projecting front gable, with a rock wall surround, a rock-clad chimney, and a frame garage with false half timbering in the tympanum of the front gable. The house has stone- and wood carvings by Peter Mansbendel, including the faces of William T. Williams and his wife, Valerie Mansbendel Williams, the first owners of the house. All decorative ironwork in the house was crafted by Fortunat Weigl.

Historical Associations:

The house was built in 1934 for William T. and Valerie Mansbendel Williams as a wedding present from her father, Swiss-born sculptor and woodcarver, Peter Mansbendel, who lived next door at 3824 Avenue F. Valerie Mansbendel had been born in Austin in 1913 and graduated from Austin High School and the University of Texas. On Valentine's Day, 1933, she married William T. Williams, a young attorney, who has practicing law with his father, a former state representative from Brazoria County. The house was completed in early 1934, and is a Tudor Revival house, which family lore has it that Valerie picked out of a magazine for the style of her house. Her father carved the faces of Valerie and William into the stone wall on the front of the house, and his woodcarving is seen throughout the interior of the house.

William T. Williams, a native of Angleton, Texas, moved with his family in 1920 to Austin when his father was serving in the state legislature. Williams attended Austin High School and earned his law degree from the University of Texas in 1930. In 1934, he became the assistant City Attorney, a position he held until 1940, and then again from 1946 to 1947, and from 1949 to 1951. In 1951, he became the city's fourth City Manager, replacing Walter Seaholm. During his tenure from 1951 to 1967, Williams oversaw expansion, construction, and improvement projects, much of which remain the core of Austin's infrastructure to this day. He was active in promoting the expansion of the city's library system, improvements to public health care at Brackenridge Hospital, and zoning ordinances for planned city growth. He retired in 1967, and went into business with local housing developers. After Valerie's death in 1976, he married Helen Steck Malone, a neighbor, and lived here until his death in 1989.

PARCEL NO.: 02190605100000

LEGAL DESCRIPTION: The Central 67 feet of Lot 9, Shadow Lawn

ESTIMATED ANNUAL TAX ABATEMENT: \$3,848 (owner-occupied, with AISD participation); city portion: \$1,144.

APPRAISED VALUE: \$400,453

PRESENT USE: Residence

CONDITION: Excellent

PRESENT OWNER: David P. Conner
3820 Avenue F
Austin, Texas 78751

DATE BUILT: ca. 1934

ALTERATIONS/ADDITIONS: A rear addition was constructed in 1950.

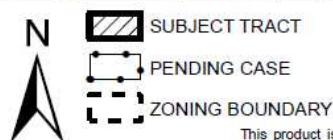
ORIGINAL OWNER(S): William T. and Valerie Mansbendel Williams (1934)

OTHER HISTORICAL DESIGNATIONS: Contributing to the Hyde Park National Register Historic District and the Hyde Park Local Historic District.





Stone carvings of William and Valerie Williams on the front of the house – carved by her father, Peter Mansbendel



HISTORIC ZONING

ZONING CASE#: C14H-2011-0004

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This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



CITY OF AUSTIN PLANNING DEVELOPMENT AND REVIEW DEPARTMENT

A. APPLICATION FOR HISTORIC ZONING

Per Steve
Sadowsky
OK to Submit
Note From
Tori Craig

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>9/16/11</u>	FILE NUMBER(S): <u>C14H-2011-0004</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: <u>TD</u>	
TENTATIVE CC DATE: _____	
CASE MANAGER _____	CITY INITIATED: YES / <input checked="" type="radio"/> NO
APPLICATION ACCEPTED BY: <u>carmen</u>	ROLLBACK: YES/NO _____

BASIC PROJECT DATA:

1. OWNER'S NAME: <u>David P. Conner</u>	
2. PROJECT NAME: <u>The William T and Valerie Mansbender Williams House</u>	
3. PROJECT STREET ADDRESS (or Range): <u>3820 Avenue F</u>	
ZIP: <u>78751</u>	COUNTY: <u>Travis</u>
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 <u>0.2045</u>	(OR)	SQ.FT. _____
5. ZONING AND LAND USE INFORMATION:		
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)
<u>SF-3-HD-NEED</u>	<u>Res</u>	<u>0.2045</u>
ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>0.2045</u>	<u>Residential</u>	<u>SF-3-HD-NEED</u>

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____
8. SUBDIVISION? (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____
9. SITE PLAN? (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____

CITY OF AUSTIN PLANNING DEVELOPMENT AND REVIEW DEPARTMENT
PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: <u>See Survey</u>		
Block(s) _____	Lot(s) _____	Outlot(s) _____
Plat Book: _____		Page _____
Number: _____		
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)		

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

11. VOLUME: _____	PAGE: _____	TAX PARCEL I.D. NO. <u>214777</u>
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OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? <input checked="" type="checkbox"/> YES / NO <u>HD NCCD</u>	
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) _____	
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? <input checked="" type="checkbox"/> YES / NO	
14. IS A TIA REQUIRED? YES / <input checked="" type="checkbox"/> NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)	
TRIPS PER DAY: _____	
TRAFFIC SERIAL ZONE(S): _____	

OWNERSHIP TYPE:

15. <input checked="" type="checkbox"/> SOLE	<input type="checkbox"/> COMMUNITY PROPERTY	<input type="checkbox"/> PARTNERSHIP	<input type="checkbox"/> CORPORATION	<input type="checkbox"/> 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: <u>David P. Conner</u>	NAME: <u>David P. Conner</u>
FIRM NAME: _____	TELEPHONE NUMBER: <u>512-627-0813</u>
STREET ADDRESS: <u>3820 Avenue F</u>	
CITY: <u>Austin</u>	STATE: <u>TX</u> ZIP CODE: <u>78751</u>
EMAIL ADDRESS: <u>DAYPAYCON@yahoo.com</u>	

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION	
SIGNATURE: _____	NAME: _____
FIRM NAME: _____	TELEPHONE NUMBER: _____
STREET ADDRESS: <u>NIA</u>	
CITY: _____	STATE: _____ ZIP CODE: _____
CONTACT PERSON: _____	TELEPHONE NUMBER: _____
EMAIL ADDRESS: _____	

CITY OF AUSTIN PLANNING DEVELOPMENT AND REVIEW DEPARTMENT

**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.

David P. Conner 9/12/2011
Signature Date

David P. Conner
Name (Typed or Printed)

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.

David P. Conner 9/12/2011
Signature Date

David P. Conner
Name (Typed or Printed)

Firm (If applicable)

CITY OF AUSTIN PLANNING DEVELOPMENT AND REVIEW DEPARTMENT

E. ACKNOWLEDGMENT FORM

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

I, David P. Conner 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

3820 Avenue F
(Address or Legal Description)

Austin Texas 78751

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.

David P. Conner
(Applicant's signature)

9/12/2011
(Date)

CITY OF AUSTIN PLANNING DEVELOPMENT AND REVIEW DEPARTMENT

F. 1: Historical Documentation - Deed Chronology

Deed Research for (fill in address) 3820 Avenue F

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.

Example:

Transaction

Vol./Page

John Doe to Mary Smith,
Lots 1-3, Block B, Driving Park Addition
March 13, 1882
\$2500

Vol. 52, pp. 22-60

Mary Smith, estate, to Ingrid Jones
Lots 1-2, Block B, Driving Park Addition
January 12, 1903

Vol. 409, pp. 552-554

(see original doc) (Continue through the present)

① Clotilde I. Mansbende
November 13, 1933
Lot 9
to

Book 3, Page 71
Volume 497, 245-246

② William T. Williams Jr
November 13, 1933
#10⁰⁰

Volume 497, 245-246

to
③ David P. Conner
Lot 9 67 ft
July 18, 2011
\$388,500

Docket # 2011033407R

F2 – Historical Documentation

3820 Avenue F - Occupancy History

(Source: City Directories-Austin History Center; Dee Dee Brown/William T. Williams III; Travis County Affidavits)

1934 William T. Williams (WTW)- Attorney – Private Practice, Valerie Williams(VW)

1940-1944 WTW/VW – Assistance City Attorney

1945 John Upham –Civil Engineer (3820 Avenue was rented out for a year and Valerie Williams and two children (DeeDee and William) lived at 3818 Ave F while WTW was overseas during WWII. He returned in 1945 and the family moved back into 3820 Ave F (source City Directories and Mrs. DeeDee Brown)

1946-1947 WTW/VW – Assistance City Attorney

1947-1949 WTW/VW – Travis County Tax Assessor

1949-1951 WTW/VW- Assistance City Attorney

1951-1955 WTW/VW-City Attorney

1955-1967 WTW/VW –City Manager

1967-1969 WTW/VW-Executive Vice President – Carrington Enterprises

1969-1976 WTW/VW-VP Nash Copus

1977-1989 WTW and Helen Williams (Valerie died in 1976 and WTW married Helen Steck Malone, a neighbor next door and she moved into the house).

1990 to 2010 Helen Williams had life estate to house until her death.
(Affidavit)

July 18, 2011 David Conner purchased house from Mrs. DeeDee Brown(sole heir)

Historical Narrative for 3820 Avenue F

The William T. and Valerie Mansbendel Williams House

William Thomas Williams Jr.

Biography Synopsis

Born in Angleton, Tex. June 3, 1908 to William Thomas Sr. and Nannie (Borum) Williams

- **Married Valerie Mansbendel on Feb 14, 1933 (Valentine's Day)**
 - **Two surviving children, William Thomas Williams III and Clotilde (Dee Dee) Valerie Williams Brown (He married Helen Steck Malone, Jan. 1, 1977 after the passing of Valerie)**
 - **Texas Fine Arts Association Board of Directors**
 - **LLB U. Tex. 1930. Bar Tex 1930**
 - **Practiced law in Austin 1930-1940**
 - **Austin Assistance City Attorney 1940-42, 46-47, 1949-51**
 - **Tax Assessor 1947-49**
 - **City Attorney 1951-55**
 - **Austin City Manager 1955 to 1967**
 - **Exec VP Walter Carrington Enterprises 1967-69**
 - **VP Nash Phillips Copus Co. 1969-81**
 - **Along with Valerie, President of the McCallum High School PTA from 1956-57**
 - **Decorated Bronze star medal, Retired Colonel**
 - **Treasurer and Chief Warden St. David's Episcopal Church)**
 - **North Austin Lions Club (Pres 1948-49.)**
 - **Former Board of Directors American Cancer Society**
 - **Texas Bar Associate (life)**
-

William T. Williams Jr.

Contributions to the culture and development of the City of Austin

William (Bill) Thomas Williams Jr., was a successful city leader and businessman who lived in the house until his death July 28, 1989.

Bill was born in Angleton, Texas, June 3, 1908 to William Thomas Williams (Senior) and Nannie (Borum). The Williams family moved to Austin in 1920. During this period, William Sr. represented Brazoria County and Travis County in the Texas State Legislature.

Bill graduated from Austin High School in 1924 and received his law degree from University of Texas Law School in 1930. He was in private practice with his father until 1940 when he then joined the city's legal staff. (*Austin American – June 28, 1967*).

Bill served in WWII four years and was stationed overseas in Europe primarily in France. He was a Colonel in the Army Reserve and received a Bronze star medal.

Bill worked for the City of Austin 15 years prior to getting the City Manager position (a total of 27 years service to the city of Austin). His employment with the city dates back when he was a lifeguard at Barton Springs while attending law school at the University of Texas. (*Austin American – June 28, 1967*).

While Assistant City Attorney, Bill was credited significantly with almost single-handedly saving a critical bond issue for the right-of-ways along the Interregional Highway route (I-35). The right-of-ways were to be financed with funds from a \$17 million bond issue. However, a provision in an old city charter was interpreted to require a 2/3(66%) approval vote from the city council. As the city council votes were tabulated, only 60% were counted for the approval.

Bill refused to give up on this issue and began an "all nighter" at the City Law Library. At 4 am, Bill called his boss, City Attorney Trueman O'Quinn and Mayor Tom Miller, and he concluded that only a simple majority was needed to pass the bond issue and the charter provision was invalid because it conflicted with Texas state law. (*The Austin American 9/30, 1955*).

Bill was the fourth city manager for the city of Austin accepting the position in 1955. He replaced Mr. Walter Seaholm who was fired by the city council. Only Councilwoman Emma Long casted the only dissenting vote in the hiring of Bill. She felt that Bill did not have enough administrative experience as a lawyer and cried during the vote. Mr. Tom Miller was the mayor of Austin at this time.

Upon accepting the city management position in 1955, accolades and congratulations from the local society, governmental officials, and businesses owners were received. (*Original letters of congratulations*)

It is evident through volumes of city management-related documentation and the local newspaper, during the twelve years of being the city manager, Bill was a major player in driving Austin's growth and development.

Significantly, during the late '50's to mid '60s, Austin's population growth and services were supported by major bond proposals spearheaded by this city manager. Many of the Austin's infrastructure and cultural entities that still exists today was the results of Bill's insight and determination during his city management. There was not a day during the twelve years, that the Austin paper did not document Bill's activities related to the city's master planning activities during '50s' and early '60s.

Notwithstanding controversy or the problems associated with tax increases to support city budget requests (*as documented in the Austin paper*), Bill was constantly submitting, presenting, and explaining to the general public and to the city council the bond issues. He presented reasons for them which were to support Austin's population growth and municipals needs related to infrastructure, parks, city utilities, recreation and health.

Significant accomplishments to the City of Austin include: (*reference dates are from the Austin American/Austin Statesman newspaper (AS)*):

1-23-59 – City Manager Williams spearheads city bonds that built the new power plant and dam at on Colorado River which created Town Lake June 1, 1959.

10-11-58 – 1/16/59 – City Manager Williams spearheads the bond sale to finance Austin Airport expansion.

3-6-59 - City Manager submitted bond proposals and city budget for the city's library system and other public entities.

Dec 29, 1961 (Austin American)

- City Manager - Brackenridge Hospital Improvements
- City Manager - Shoal Creek vehicular-pedestrian bridge

November 13, 1961 (Austin American)

- Sale of the Hancock East 40th to Sears and the lengthy trial that occurred. (AS 10/26/1961)
 - Holly Street Power Plant unit #2 (Austin Statesman 10/22/1961)
 - New City of Austin Fiscal Review Policy (AS 9/28/1961) implemented.
 - Record \$44.7 Million Budget included pay raises for city employees,
 - Austin Library improvements. (AS 9/22/1961)
-

- **Austin and MoPac Contract Agreements – MoPac development from West 5th to along railroad. (AS 1961)**
- **City Manager Williams implemented city contract bidding requirements implemented for bids accepted on projects. (AS 9/22/1961)**
- **City Manager Williams proposed increased money to Brackenridge (AS 9/26/1961) to improve operations.**
- **City Manager Williams prepares zoning ordinance and subdivision regulations with consultants. (AS 12/15/1961)**

During Bill's tenure, Austin received a "AA" rating from Moody's Investor's Services. Also, under his leadership improved city retirement and pension plan changes were implemented. (AS June 9, 1961)

Upon the announcement of his resignation from the city in June 1967, Bill received, again, many congratulations from both social and business interests. As noted in many congratulatory letters, the accomplishments of the city during Bill's city management credits him for city's financial stability, the excellent utility systems supporting the population growth for two decades, the Brackenridge Hospital expansion, terrific bond selling programs, Austin library systems upgrading and support, city parks and recreation expansion, and the Austin Airport expansion.

After resigning from the city, Bill entered private employment as an executive for local housing development companies: first with the Walter Carrington Enterprises and then with Nash Copus. In addition, Bill remained active in private life being on the Board of Directors for the Texas Fine Arts Association and for the America Cancer Society.

Besides these accomplishments, he was a loving husband and father who was always there for his family, a master electrician, plumber, and carpenter, and he possessed an attitude to solve a problem before leaving work for the day. According to his children, there was nothing he could not do with a little time and effort. (William T. Williams III)

He died in July 28, 1989 and is buried along with his wife Valerie in the Shipe Family plot in the Oakwood Cemetery.

Valerie Mansbendel Williams

Valerie Mansbendel Williams was born in Austin in the year 1913 to Peter and Clotilde Shipe Mansbendel. Her families, (Shipe, Mansbendel, Williams), contributed much to Austin's heritage in the 19th and 20th centuries.

Valerie attended Austin High School and graduated 1928. (1928 *Comet Yearbook*, page 63, *Yearbook of Austin High School, Austin, Texas*). She attended Hollins College and graduated from the University of Texas with BS Major in English and a Minor in French.

Valerie was active in both civic and church activities. She was President of the North Austin Ladies Lions Club, President of the Hyde Park Reading Club, and served as President of PTAs at McCallum High School (1956-57). She was also active in the Austin Women's Forum.

Her daughter, Dee Dee Brown, indicated that it was her mother who told her father, Peter Mansbendel, what type of house she wanted built. She selected the style out of a *Better Home and Garden* magazine. Her father complied with her wishes and helped built the house for her and his new son-in-law.

She was also key in protection the large heritage Red Oak tree in the front yard. She would inform the children not to harm it anyway. (Interview Dee Dee Brown).

Valerie and her husband were friends with President Johnson and Ladybird Johnson. She presented gifts carved by her father to the Johnson family which still reside at the Johnson ranch.

When the current owner, David Conner, purchased the house in July 2011, he told the family heirs not to remove anything from the attic. During discovery, the attic was found to be full of family objects of endearments, furniture, pictures, periodicals and personal belongings of both the Shipe, Mansbendel and Williams families dating back to the early 1900's.

Many never-before-seen pictures of Hyde Park and the city during the late 1800's and very early 1900's were discovered in Mrs. Mansbendel's (the former Clotilde Shipe, Valerie's Mother) picture/scrapbook which was found in the attic. These were most likely Col. Monroe Shipe's Hyde Park marketing pictures. These will be replicated and copies will be given to the Austin History Center.

Valerie kept decades of newspaper clippings (many boxes found in attic) when it mentioned her husband's Bill or children or significant local, state, or national events which peaked her interest. These newspaper clippings of significant events were used in preparing the historic zoning application for The William T. and Valerie Mansbendel Williams House.

Many of the documents and personal papers have been given to the Austin History Center and a Williams Family File has been created.

Valerie passed away July 1976.

1.Character, interest or value, as part of the development, heritage or cultural characteristics of the City of Austin, State of Texas, or the United States.

This house is considered one of the most prized houses in Austin's Historic Hyde Park neighborhood. The house was built by Peter Mansbendel and William Kutalek for his daughter Valerie and her husband William T. Williams as a wedding present. Construction was completed in 1934.

Peter Mansbendel decorated it with his carvings, including stone faces of the bride and groom carved into the front stonewall facade of the house. Weigl ironworks are noted in the fence-gate and front door.

William was City Attorney and City Manager and community leader during two decades of Austin's growth. Valerie, daughter of Peter Mansbendel, was a wife, mother, and a community leader in Austin.

2. Recognition as a Recorded Texas Historic Landmark, a National Historic Landmark, or entered into the National Register of Historic Places.

The house was entered in the National Register of Historic Places in 1990 but is not a registered landmark. It was nominated for its local architectural significance under Criterion C. (*National Register Historic Places (NRHP) Nomination Form prepared by Martha Doty-Freeman – Historian July 1988: David Moore – Historian, July 1988*)

3. Embodiment of distinguishing characteristics of an architectural type or specimen.

The house is characteristic of the picturesque historicist architecture of the 1920s and 1930s. With motifs drawn from the design idiom of the Tudor Revival Style, the house includes examples of work of the local artisan Peter Mansbendel, whose residence next door may have provided stylistic impetus for this house. The house retains its historic identity as one of Hyde Park's most noteworthy examples of Tudor Revival style. (*NRHP nomination document*)

The house is one of a kind in Hyde Park and Austin, Texas.

Artistry and imagery in the front stonewall facade discovered by current owner David Conner.

4. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.

The house was constructed in 1933/34 by William Kutalek for Williams family. Clotilde I. Mansbendel (Valerie's mother) , daughter of Monroe M. Shipe and wife of Peter Mansbendel, paid \$1000.00 to the Missouri, Kansas and Texas Land Company for the north 47.4 feet of lot 8 and all of lot 9 in the Shadow Lawn Addition on March 11, 1925 (NRD DR 497:244). She owned the unimproved lot until November 13, 1933 when she sold the central 67 feet of lot 9 to her daughter and son-in-law. (NRHP DR 497:245).

Soon after acquiring the lot, the newlyweds hired William Kutalek "to construct, erect, finish, complete and deliver in a true, perfect and workmanlike manner a 1-story stucco residence and garage" for \$5300.00 (NRHP DR 492:124).

William Kutalek and Peter Mansbendel were Czech and Swiss immigrants. William Kutalek, was a well-known and prominent general contractor in Austin who constructed buildings such as the Ritz Theater, Ridgeway Elementary, and his home on East Avenue.

Peter Mansbendel, was a renowned woodcarver whose work enhances many homes as well as buildings throughout Texas, including portraits of former University of Texas presidents in the Student Union Building at UT, as well as doors of the San Jose Mission and Governor's Palace in San Antonio.

Peter Mansbendel was both famous for his carvings in wood and stone, and he worked with his friend Fortunat Weigl, another Swiss immigrant, who did fine iron work. They both contributed the exterior and interior details of the house and are still existing today.

5. Embodiment of elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.

The house exhibits design features drawn from Tudor Revival style. Since its construction in 1933-34, the house has not changed except for a back addition in 1950 (see Kutalek original blueprints/building permit).

The house is of frame construction with stucco and fieldstone veneers and the house features a U-shaped plan arranged around an enclosed courtyard. The asymmetrically arranged façade is comprised of living and utilitarian wings linked by a hyphen to the rear. The southern gable wing features wood casement windows with multi-pane glazing, while the northern wing houses a two-car garage enclosed by herringbone-patterned wooden doors. A massive stone

chimney rises within the courtyard which separates the wings and is enclosed by a low stone wall. Access to the courtyard is gained by an arched stone gateway, upon keystone is inscribed the house's address "3820".

The gentle sweep of the gable roof forms and the decorative half-timbering of the gable ends enrich a picturesque asymmetry typical of the Tudor Revival. Decorative interior and exterior features include stone and wood carvings by Peter Mansbendel (*NRHP nomination documentation July 1988 – Doty-Moore*)

The house is completely original and intact.

The Travis County Property Information exemplifies that no major structural improvements have been made to the home, and the floor plan retains its historic character. The Tudor Revival house has many Mansbendel carvings throughout the interior and the exterior. The living room has features that are almost identical to Peter Mansbendel's own house: vaulted ceilings 15 feet high with faux beams and a chandelier carved of wood and treated to mimic wrought iron, and tall casement windows. The living room floors are wide plank Bastrop long-leaf pine, with inlays to suggest butterfly and peg joinery. The windows have round curtain tiebacks with silhouettes of domestic scenes. In an arched recess above the fireplace is a carved panel of a woman with the words "gratia plena" (thanks for all blessings). Carvings of acanthus and caricatures decorate the tops of doors and a built-in bookcase.

Up one step, a curved passage leads to the dining room, which is paneled in pine with a carved rope molding at the top of the walls. The ceiling beams are carved and painted with a flower motif. A built-in hutch is made of curly long-leaf pine that is carved along the sides and topped by a della robia swag. Four sconces like ships lanterns are the source of light.

Iron work by Peter Mansbendel's friend Fortunat Weigl, added interesting touches: the weathervane at the front peak of the roof that portrays "Peregrinus" the patron saint of the University of Texas Law School, (particularly fitting as Williams was a lawyer), as well as the andirons and tool rack for the fireplace and the hardware on the entrance gate and front door. (*source www.PeterMansbendel.com, Doug Oliver*)

The house is undergoing stabilization, plumbing and electrical upgrades (completed August/September 2011).

6. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on architectural, historic, or cultural motif.

In the Hyde Park Historic District. Complementary and related structures include the Shipe House and the Peter Mansbendel House.

7. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.

Tudor Revival style

8. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

NA

9. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the City, State, or the United States.

Many of the city's managerial decisions were made in the back addition of the house (William's office). City documents and pictures were removed from the office and sent to the Austin History Center (under the Williams Family Files).

10. Location as the site of a significant historic event.

NA

11. Identification with a person or persons who significantly contributed to the culture and development of the City, State or United States.

William T. Williams Jr, Valerie Mansbendel Williams, Peter Mansbendel, Fortunat Weigl, William Kutalek, and Col. Monroe Shipe.

12. A building or structure that, because of its location, has become of value to a neighborhood, community area, or the city.

Close proximity to the Mansbendel and Shipe Homes and is an iconic house in Austin, Texas. There is no other known residential house in Austin, Texas with carved faces of its original owners on the façade of the house.

13. Value as an aspect of community sentiment or public pride.

The house has been an endearing legacy structure to the neighborhood and community and has been owned by the Williams family since built (1934 to July 2011).

Carved faces of William and Valerie by Peter Mansbendel on the front stone façade.



Hyde Park neighbors will be pleased to learn that this house at 3820 Avenue F has a new owner, David Conner, former President of the Hyde Park Neighborhood Association and chair of the 2011 Hyde Park Homes Tour.



David is already using his talent and skills to do needed repairs to the house, which was built in 1934 by Peter Mansbendel for his daughter Valerie. Few changes are planned because David respects the integrity of the house, but he is busily bringing new vitality to the historic interior and exterior to make it shine.

A neighbor asked David why he didn't pay someone to paint the house, and he said "because this is the way I bond with my house. This way I know every inch of the house and what it needs." I wish every old house could have an owner who loves it the way David does this one and that every buyer could be as happy with their new home as David is with his!



LIN TEAM
Old Austin Realtor
c: 512.472.1930 m: 512.917.1930
lin@TheKinneyCompany.com



KINNEY COMPANY
REAL ESTATE



Valerie Williams (date unknown)



Mayor Lester Palmer, Mrs. Stuart Long, Louis Shanks, Chief of Police Bob Miles, City Manager W. T. Williams, City Attorney Doren Eskew, Travis LaRue.

Mayor Lester Palmer of Austin will soon hang this framed picture of "Heartbreak Lane" by Bill McClanahan in the City Hall. As Lester said when the picture was given to him: "Austin is 'the friendly city' to man and beast."



Photo of Valerie, Bill and daughter DeeDee Williams (1965)

TO BE DELAYED

Park Lot Bids Taken

Bids for paving a city-owned downtown parking lot were taken Tuesday but the project may be delayed until after the first of the year.

Lee Maners was apparent low bidder at \$10,513 for improving the old "public square" bounded by Guadalupe, San Antonio, Fourth and Fifth Streets.

Five other contractors submitted bids up to \$6,120. The city had

estimated the project's cost at \$12,591.

Work will include paving and construction of driveways and sidewalks for a parking lot with a capacity for approximately 230 cars.

Public Works Director Reuben Rountree said he will recommend to the City Council Wednesday that the project be deferred until after the Christmas season, to avoid closing down the parking lot during the holiday shopping rush.

The council intends to put the lot on a paying basis, but has not yet decided whether this will be by parking meters or through charges collected by an attendant.



PROMOTIONS — City Manager Bill Williams, himself a new colonel, pins captain's bars on the Rev. Raymond Schkade, chaplain of Col. Williams' command in the 90th Infantry Division, US Army Reserve. Chaplain Schkade is pastor of Redeemer Lutheran Church. Williams, commander of Division Trains, the division's supporting arm, received his colonel's eagles only a short time earlier.

Wed. Nov. 25, 53

Austin American

Austin, Texas, Friday, September 30, 1955

Lyndon Ass Of Texas I

Williams Gets Manager Post

By BILL WOODS

W. T. Williams Jr., who went to work for the City of Austin 12 years ago with a salary of \$14,000 a month, Thursday became Austin's fourth city manager at \$15,000 a year.

The City Council, after spending half an hour in executive session behind closed doors, voted four to one to give Williams the job. Councilwoman Emma Long dissented.

Williams has been acting city manager since last February, when he replaced Walter Seesholtz, fired by the last council.

Williams has been acting city manager since last February, when he replaced Walter Seesholtz, fired by the last council. (See related story on Page B-16). Since the new council took office in May it has delayed appointing a "permanent" city manager. Mayor Tom Miller said he for one wanted the selection held up until after the new city budget was adopted. That was done Tuesday.

When the vote on Williams' appointment was taken early Thursday afternoon, Mrs. Long — in tears — made this statement:

"I think Mr. Williams is a fine person and a good lawyer. But he is predominantly a lawyer as a career man rather than an administrator."

"He has done a good job since he's been in, but I feel we should have a man of longer training in the managerial field, and it is with great regret that I vote no."

Mrs. Long said that she will "help Mr. Williams in any way I can as a council member."

She said "his wife and family are very good friends of mine and I'm sorry . . . I'm sorry I can't act like a man . . . but I have to vote my convictions."

Mayor Pro Tem Wesley Pearson nominated Williams, receiving a second to his motion from Councilman Ben White.

As one of his first official acts as city manager, Williams appointed Eubank Rountree to the post of public works director and Doren Ennew as city attorney.

Appointments
Both have held these jobs in acting capacities. Ennew became acting city attorney when Williams replaced Seesholtz, and Rountree was made acting public works director, replacing C. G. Levander who resigned soon after Seesholtz left the city manager's office.

Williams also appointed Terrell Blodgett, his administrative assistant, as assistant city manager. The title change, approved by the council when it adopted the new budget.

(See NAMED, Page A-1)



W. T. WILLIAMS JR.

Stock Market

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Austin American
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18

(Continued from Page One)

was made despite the fact that Blodgett will resign his job with the city Oct. 15.

To qualify him for the job as chief administrative and executive officer of the city, Williams has more than 10 years experience in Austin municipal government.

He was assistant city attorney from 1946 to 1949, city tax assessor and collector in 1947 and 1948, assistant city attorney again in 1949 and 1950, and city attorney from 1951 to early 1952.

He started with the city in a salary of \$150 a month in the city's legal department. "It wasn't supposed to be a full-time job," Williams said, "but it was."

Lifeguard Duty

Actually, his employment history with the city dates back a little further, to the time when he was a life guard at Barton Springs while in law school.

Williams is credited with almost single-handedly saving a road in the far northwest along the Interregional Highway route when he was assistant city attorney in 1948.

The northwest, a lot with several other projects, were to be acquired with funds from a \$17 million bond issue. A provision of the old city charter was interpreted to require a two-thirds vote for approval of certain issues.

As the vote was tabulated, however, the Interregional Highway proposition won only about 60 per cent of the total vote. Williams refused to give up.

He went to the city attorney's law library and began an all-night search of the law. At 4 a.m. he called his boss, City Attorney Truman Ogilby, and Mayor Tom Miller, and told them that he had concluded that only a simple majority was needed to pass the bond issue, that the charter provision was invalid because it was in conflict with state law.

Drafted Assessor

In 1947 Williams was "involuntarily" made city tax assessor-collector. As Williams tells it, Gayton McGowan, then city manager, asked him if he would like the tax job. Williams said he would not. "Then I read in the paper that I had the job."

On his first day as tax assessor-collector Williams started working on the tremendous property re-evaluation program of that year—the first re-evaluation since the late 1920s.

Williams, now 47, has never had a real vacation since he has been with the city. He has charged his vacation time to his military leave, taking off two weeks each year for Army Reserve summer training.

The son of a former city attorney and legislator, Williams was born in Angleton. His family moved to Austin in 1920. His father represented Brazos County and Travis County in the Legislature.

The new city manager was graduated from Austin High School in 1934 and received his law degree from the University of Texas in 1938. He was in private practice with his father until 1943, when he joined the city's legal staff.

Military Service

When Williams and Ogilby left for World War II service, Williams' father took over as city attorney.

The younger Williams served four years in the army, with one year in Europe. He now is a lieutenant colonel in the Army Reserve, assigned to general staff duties with the 10th Infantry Division.

He married the former Miss Valerie Mansbender of Austin in 1933. Her father, Peter Mansbender, was a famed artist in wood carving, whose work decorates the University of Texas Student Union. A large wood plaque of Stephen F. Austin done by Mansbender hangs in the City Hall foyer.

The Williamses have two children: W. T. Williams III, 21, a student at the University of Texas, and Patricia, nine, who is in McCullum High School.

About his new job, Williams said: "It's a hard job but I like it. I have this in order to make a success of it—I will have to work hard at it, and I fully intend to do so."

J. H. HART
JAMES P. HART
JAY H. BROWN
JACK SPARKS
FRANK C. ERWIN, JR.

LAW OFFICES
HART, BROWN, SPARKS & ERWIN
902 BROWN BUILDING
AUSTIN 1, TEXAS

September 30, 1955.

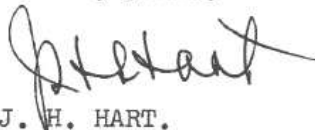
Mr. W. T. Williams, Jr.,
Municipal Building,
Austin, Texas.

Dear Bill:

I want to express my personal gratification
over your appointment. It is what I hoped would be
done.

I wish you, and I know that you will have,
great success.

Sincerely yours,



J. H. HART.

JHH/VS

HOMER THORNBERRY
10TH DISTRICT OF TEXAS

Congress of the United States
House of Representatives
Washington, D. C.

OCT 3 1955

308-A U. S. Court
Austin, Texas

CITY MANAGER'S OFFICE

September 30, 1955

Mr. W. T. Williams, Jr.
City Manager
Municipal Building
Austin, Texas

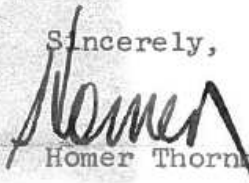
Dear Bill:

I was mighty pleased to read the newspaper reports of your selection as City Manager. I think the Council made a happy choice, and we're fortunate to have a man of your ability for the job.

I'm sure I'll be calling on you for help from time to time, and I hope you will let me know any time I can be of assistance to you.

Give my best regards to Valerie and the family.

Sincerely,



Homer Thornberry

Street Lights In Suburbs Suggested ¹⁴₅₉

City Manager W. T. Williams Jr. has proposed a requirement that subdivision developers install street lights in their new additions.

He recommended that the City Council amend its fiscal policy on subdivision "refund" contracts to provide that the installation of street lights be a prerequisite to water and sewer refund contracts.

Refund contracts are made between the city and a developer for approved subdivisions in which the contractor installs utility systems at his expense.

The contract usually provides that the developer will receive three-fourths of the water bills paid in his subdivision until he is refunded 90 per cent of his utility installation cost, with three per cent interest, over a maximum period of 25 years.

Under the city manager's recommendation, no refund would be made on street light installations.

The council also was asked to consider the erection of street name signs as another prerequisite to refund contracts on utilities.

Zone Changes Route Studied ^{July 7, '61}

A way to shorten Austin's route to zoning changes may be available, but the City Council wants time to ponder it.

City Manager W. T. Williams Jr. advised the council Thursday of a recent change in state zoning laws to permit the City Planning Commission and City Council to hold joint zoning hearings.

Right now three hearings are required—one before the zoning committee of the Planning Commission, a second by the full Plan-

ning Commission, and a third by the council, which holds final authority.

The new legislation—which is permissive, not mandatory—provides the way to cut the number of hearings to two. It leaves procedural matters up to the city—details on how the hearings would be conducted, who would preside and so forth.

Williams said it would be possible to dispose of zoning cases immediately after the joint hearing—provided both the Planning Commission and City Council were ready to vote then. The commission has to vote first, because the council can't act until it has a recommendation from the commission.

Mayor Lester Palmer wanted time to study it.

He said he could see how joint hearings would save another trip to city hall for both opponents and proponents in zoning cases, but wanted to check further into possible disadvantages.

Cop Power Extension ^{June 17, '60}

Is Push

is the first step in a plan to build a town like at 435 feet.

Miniature Railroad Due Zilker Park

Zilker Park will get a miniature railroad system as soon as a contract is signed by the City of Austin and Austin Eagle Railroad Inc. of Austin.

Negotiations have been in progress between the city administration and the proposed railway operator and only some details are to be filled in to make the contract complete, it was learned at the City Hall Thursday.

Austin Eagle Railroad Inc. would be permitted to operate a miniature train carrying passengers through Zilker Park and to sell postcards, peanuts and souvenir items and to operate a cold drink vending machine at its stop-over depot.

The concessionaire would be required to post public liability insurance which has tentatively been set at \$100,000 for each person and \$300,000 for each accident.

A detail that needs to be finalized is the percentage of the gross receipts from rides and sale of soft drinks which the city will be paid for use of the Zilker Park land.

Friday, Feb. 24, 1961

City Council Action

Park Plea
Made For
South City

A strong delegation of South Austin residents—supported by petitioners bearing hundreds of signatures—appeared before the Austin City Council to request a district park for that section of the city.

The residents want a park comparable to Northwest, Bartholomew and Oak Springs Parks in other sections of the city.

"South and Southwest Austin is growing by leaps and bounds," said Russell Rowland, spokesman for the group, who said the area contained more than 25,000 residents. He noted that 20 per cent of the population are elementary school students and that Travis High School has an enrollment of some 1,000 students.

Further expansion of the already-expanding portion of the city is assured by the Williamson Creek sewer project, which will open up thousands of acres, said Rowland.

He said no district park is located in South Austin and that a suitable park and recreational facilities of at least 30 acres should be made available. "The health and welfare of all will benefit from such a park," he said.

Chester Brooks, representing the South Austin Lions Club; Mrs. Richard Stewart and Mrs. Ann Moore, representing other groups, spoke in favor of the park.

Mayor Pro Tem Leslie Fulmer pointed out that a district park will cost some \$250,000 and that several sites have been looked at for location of the park.

City Manager W. T. Williams Jr. said the city, on a long-term basis, is trying to locate parks throughout the city. He said the present bond program allows the expenditure of some \$200,000 for recreation in the next five-year period.

He explained that in the sale of the Hancock tract, \$200,000 was to be set aside for purchase of land for a park and that \$200,000 was earmarked for development of the river front on the new Town Lake.

"We have definite plans for the purchase of land in Southwest Austin," said Williams, who added that it may have to be developed later. "By buying land in the immediate future, we may be able to save you taxpayers a lot of money," he said.

Williams said the lawsuit setting aside the sale of the Hancock tract was of some concern to the city. "If we lose it, we won't have the money," Williams said, adding, "I don't think we will."

Thursday stated that other big cities in Texas now get 40 cents for the first mile and 30 cents for the two miles. Companies cite rising costs, better compensation for drivers, an increase in trucking services, the desire for a fair and just profit and the need for reserves to replace equipment as reasons for the request.

Holiday Noted

The date for next week's City Council meeting has been changed to Wednesday, March 1.

The reason: The normal meeting date of Thursday falls on March 2, Texas Independence Day and a city holiday.

Swim Time

Thursday's sunshine brought up the question of swimming, and Recreation Director Beverly Sheffield provided some approximate opening dates for city pools.

Depending on problems encountered in cleaning up Burton Springs Pool from last week's flood, Sheffield said the pool will open around March 15. The same date is a probable for Woodward.

Others include Northwest Pool, April 15; Deep Eddy, May 1; Oak Springs, May 15; and the new Bartholomew Park pool, June 15.

Town Lake Fee

The use of Town Lake for such things as boat races, ski shows and other water exhibitions had a dollar and cents value placed on it by the Council.

A \$50 charge for boat races May 12 sponsored by the Highland Lakes Boat Club was agreed upon, along with a charge of one-third of the full amount for the preceding day when boaters will be running up their boats in preparation for the races. The races will be run east of the Interregional Bridge.

Practices concerning concessions, public improvements and other matters will come up for further consideration later.

Lease Extended

The Red Cross lease of city property for its headquarters at 221 Jesse was extended by Council action.

The Red Cross had literally been living on borrowed time. The lease expired a year ago. Someone forgot to have it renewed.

The new contract will run to 1965.

Turnout Lanes

Turnout lanes off of West 11th Street are in the mill.

The lanes will be installed at Guadalupe, Lavaca, Nueces and Rio Grande Streets, allowing motorists wishing to turn left to wait in safety out of the lanes of flowing traffic.

In requesting the lanes, Traffic Director W. H. Klappert said West 12th Street handles 12,000 vehicles per day.

Parking Meters

Parking meters—330 of them—will be going up soon in 15 un-metered blocks of the downtown and University of Texas areas.

In an overall program projected several years into the future, 770 additional meters will be installed in 40 city blocks.

Upcoming for now, however, are meters in the 500 and 600 blocks of Trinity, 700-800 blocks of San Jacinto, 1200 block of Lavaca, 400, 700, 800, 1200 and 1300 blocks of Guadalupe, the 300 blocks of West

American

Capital City
Front Page

February 1, 1962—Page 53

Allout Drive Mapped On City Development

**\$11,000
Is Needed
In Budget**

Austin's new Economic Development Fund still needs \$11,000 to round out its three-year budget—a hole its leaders intend to plug by the end of the business day Thursday.

A task force crew of board members, many of them Austin's top business leaders, will hand-carry their pledge cards across the city in this final one-day push, needed to tell Austin's story across the nation. So far, 178 Austin business firms have pledged \$109,000.

"I've got five cards and I'm going to get five pledges," Jack Burns of the Austin National Bank, co-chairman of the drive, says. "We're going to put this program over."

A similar sound of optimism, as the reasons EDF is needed, are voiced by co-chairman Ed Hays Jr. of the American National Bank.

Austin needs industrial growth to balance its economy and provide the jobs to keep the money left town right here," Worcester says. "We have to tell industrial leaders in all sections of the country about the brainpower and well-trained manpower available in Austin."

Although the EDF board members have checked and counter-checked their lists of prospects, there still may be men and women who have not been called upon.

"The business and professional people of Austin realize that we need to add to our payroll," Ed Hays Jr., former Chamber of Commerce president, points out. "We write them to call the chamber offices and let us know of their desire to help."

All of the \$110,000 fund will be used to advertise Austin among its hunters for new industrial firms. Much of it will go into media advertising in such specialized publications as chemical and electronic industry magazines along with the more general Wall Street Journal.

The total fund will finance this advertising program from now through 1964.



Associated Press/Wirephoto

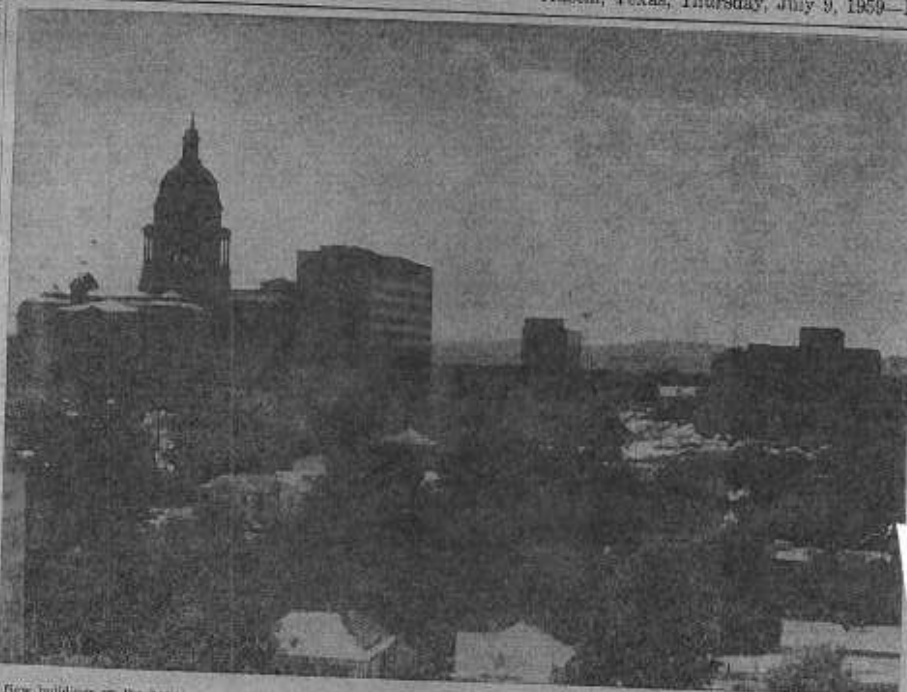
CHEERFULLY ACCEPTED — City Manager W. T. Williams Jr., left, has a quarter-million dollar reason to be smiling. He's accepting two tax checks from Dan Crowley of Southern Union

Gas Company. One of the checks is for ad valorem taxes for \$127,931.89. The other is a street rental tax of \$125,710.95, which makes the city's tax picture rosier by \$253,642.84.

LONE
CITY

The Austin American-Statesman

Austin, Texas, Thursday, July 9, 1959—Page 1



New buildings on the horizon are one sign of a city's growth, which has now spun Austin past the 200,000 population mark. This comprehensive new view

spotlights the city's most spectacular construction complex. In it are the new State Office Building, the State Court Building, the Texas Employment Commis-

sion Building. In the construction stage is the State Archives and Library Building which will add another hump to a skyline growing busier and longer all the time.

WE'RE GROWING

Austin's Population Goes Over 200,000

By BILL WOODS

Austin's population really has "burst over" past the 200,000 mark—and now is speeding on its way to 300,000.

What does it mean, beyond the indisputable fact that we're growing?

City Manager W. T. Williams Jr. looks on it as a mixed blessing, a sign of prosperity and progress, but a certain harbinger of municipal problems — problems which are not unique to Austin but are common to every growing city.

"For each additional family we have a need to increase city services," said Williams. He listed them off, budget-item by budget-item.

"More families mean more use of the parks and more recreation programs for children and adults, more needs in the library to take care of bigger circulation, and more work for the police force to handle the books."

"And more streets for garbage collection, and the more people on a road, the more garbage trucks there are to be loaded and that means more trucks and more men."

More families mean more fire stations and more firemen, and more policemen to handle traffic and other law enforcement. And more cars to tear up the streets, take up parking spaces and be regulated.

It goes on and on. More schools, more water, sewer and electric lines, more hospital beds.

One of the biggest problems for the city is that it all leads down to continuing increases in the city's operating costs. Increases that come not only in revenues

but in expenditures.

This, Williams said, has been substantiated by nationwide studies.

"The pattern throughout the United States seems to be that

the cost per capita of services

increases.

When production opportunities

are thought of as a means of re-

ducing costs, but while that may

be true in manufacturing it isn't

true of city services."

The city manager said this

and simply a result of the devalu-

ation of the dollar. The people who

make such studies have taken this

factor into account and made

adjustments for it—and they still

come up with an increase in the

per capita cost of providing mu-

nicipal services.

The Austin, and other cities,

has means a tighter pinch on the

municipal budget. It's the reason

why other cities more are

searching for new sources of

revenue.

Austin's population—as of now—

has been pegged at better than

200,000 by at least four sources.

The estimates:

200,000—estimated by the Bureau

of Economic Analysis of Austin as the

last of three independent surveys

made before they began work on

the Capital Area Shopping Cen-

ter.

204,124—based on the Austin

Public Schools' January scholastic

counts.

200,000—estimated by the city

manager's office as the nearest

thing to a new "official" popula-

tion count as of July 1.

All outside the official City Hall

estimate of 200,000 as of Jan. 1

and they will have to refine their

next April when the US census

takers come in for the 2000 head

count.



William Thomas Williams, Jr.

William Thomas Williams, Jr., retired City Manager of the City of Austin, died Friday.

Born in Angleton, Texas, June 3, 1908, he was the son of William Thomas and Nannie Borum.

He was preceded in death by his wife, Valerie Clotilde Mansbendel.

Survivors include his wife, Helen Steck Williams; children, William Thomas III; daughters, Valerie Clotilde (Mrs. Sidney C. Brown) and Mrs. Sarah Malone Turner; six grandsons; two granddaughters; and two great-grandchildren; sister, Mrs. Garrie Bray (Nan); brother, Sterling Williams.

Mr. Williams was a student on the University Afloat from 1926-27, and received his LLB from the University of Texas in 1930. He was admitted to the Texas Bar in 1930 and practiced in Austin from 1930-40. He was an assistant city attorney, 1940-42, 1946-47, 1948-51; city attorney, 1951-53; tax-assessor-collector, 1947-49; City Manager, 1953-57; executive vice-president, Walter Carrington Enterprises, 1967-68; vice-president, North Phillips-Copus Co., 1969-81; president of McCaullum High School PTA 1956-57; president of Laguna Gloria Art Museum; Board of Directors Texas Fine Arts Association; former member of District Board of Directors American Cancer Society; on Board of Advisors Fine Arts Association.

Mr. Williams served during World War II and continued in the Army Reserves retiring as a Colonel. He was awarded the Bronze Star Medal.

He was a member of Austin Chamber of Commerce, served as a Director from 1971-74; a life member of Texas Bar Association; Reserve Officer's Association (president of Austin Chapter 1946-47); Association of U.S. Army Retired Officer's Association; Delta Theta Phi. He was an Episcopalian senior warden at St. David's, and on the Executive Board of the Diocese of Texas from 1972-74; member of Austin Lion's Club (first president of the North Austin Lions Club from 1948-49).

Private graveside family services will be held.

Memorials may be given in lieu of flowers to Austin Hospice. The family requests no food, flowers or visitation.

Arrangements by Wood-Corley Funeral Home, 3125 N. Lamar, 452-6811.

Obituary of William T. Williams, Jr.
Austin American-Statesman, July 30, 1989

The Austin Citizen

Published daily, Monday through Friday, at 621
W. St. Johns, Austin, Tex., 78752. Second class
postage paid at Austin, Tex. Phone: 452-6600

Valerie Williams

Valerie Williams was an Austin contributor — a person who gave of herself to the community.

Not only of her wit, of her charm, and her sense of character, but of her time.

She gave of that time to her church — St. David's Episcopal — and to such civic organizations as the North Austin Lions Club, the Austin Women's Forum, and the Hyde Park Reading Club, an organization she also served as

president.

Her roots were early Austin. Her parents and grandparents helped develop the city, both through their personal efforts and through their community work.

In her lifetime, she too lived up to that family legacy.

Last week, Valerie Williams died at age 63, a victim of cancer. She will be remembered not only by her friends but by all of Austin, a place that is better for her having been a part of it.

Williams services set

Services for Mrs. Valerie M. Williams, daughter of renowned wood-carver Peter Mansbendel and wife of former City Manager William T. Williams Jr., will be

7 p.m. Saturday at St. David's Episcopal Church.

Mrs. Williams, 63, died Thursday.

Mansbendel's carvings are represented in the Smithsonian Institution, while others adorn altars and mantels throughout Austin.

He carved the presidential portraits in the Union Build-

ing the University of Texas and restored doors of the San Jose Mission and the Governor's Palace in San Antonio.

W.T. (Bill) Williams Jr. was Austin's fourth city manager and served in that capacity for 12 years from 1953-1967.

He also served the city as assistant city attorney, city attorney and tax assessor-collector. Williams is now associated with Nash, Phillips, Copus Company.

Mrs. Williams was also the granddaughter of Monroe Shipe, the land developer who bought and developed the Hyde Park area between 38th and 45th.

She was a member of the Hyde Park Reading Club, the Austin Womens Forum and the North Austin Lady Lions. She was the past president of many PTA's throughout Austin.

Services are under the direction of Weed-Corley Funeral Home.

Mrs. Williams dies

Valerie Williams, whose families combined a fascinating portion of Austin's heritage, died here Thursday. She was 63.

Granddaughter of Col. M.M. Shipe, who developed Hyde Park in the 1890s, daughter of famed wood carver Peter Mansbendel and wife of former Austin City Mgr. W.T. Williams Jr., Mrs. Williams was an independent personality, noted for her wit and grace.

She was active in civic and church affairs, notably the North Austin Lions Club and St. David's Episcopal Church. She worked with various parent-teacher associations, was president of the Hyde Park Reading Club and a member of the Austin Women's Forum.

Her grandfather, Monroe Shipe, opened the famed Hyde Park development, on which was erected Austin's first moonlight tower. Shipe operated his own electric street car system, the Austin Street Railway Co., and donated the land for the current Shipe Park.

Mrs. Williams' father, Peter Mansbendel, was one of Texas' outstanding woodcarvers. His work is found in Austin homes, as well as the Smithsonian Institution in Washington, D.C., and in San Antonio.

Services for Mrs. Williams will be held Saturday at 1 p.m. at St. David's.

Survivors include her widower, William T. Williams Jr.; son, William T. Williams III, Austin; daughter, Mrs. Sidney (Valerie) Brown, Dallas; brother, Peter Mansbendel, Austin; and five grandchildren.

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deaths and services

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GASTON, Mrs. Virginia, Mrs. J.F. Matthews, Mr. 25, of Austin, died Thursday. Services pending at Hyatt-Manor Funeral Home.

HAYS, Jack Oates, 5806 Shady Oak Courts, died Thursday. Services 10 a.m. Saturday at Weed-Corley Funeral Home. Survivors:

wife, Mrs. LaNelle Austin Hays of Austin; sister, Mrs. Frank Merritt of Austin.

WILLIAMS, Mrs. Valerie M., 63, 3820 Avenue F, died Thursday. Services 1 p.m. Saturday at St. David's Episcopal Church. Survivors: husband, William T. Williams Jr. of Austin; son, William T. Williams III of Austin; daughter, Mrs. Sidney (Valerie) Brown of Dallas; brother, Peter Mansbendel of Austin; five grandchildren. (Weed-Corley)

ANZALDUA, Mrs. Rose Marie Graham, 42, 5000 Fort Clark Drive, died Friday. Services pending at Wilke-Clay Funeral Home.

FOSTER, Mrs. Joyce, 55, 9404 14th Tee Drive, died Thursday. Rosary 3 p.m. Sunday at Weed-Corley Funeral Home. Mass 10 a.m. Monday at St. Austin's Catholic Church. Survivors: husband, Leo J. Foster of Austin; son, Robert Michael Foster of Austin; daughter, Mrs. Denise Goble of Round Rock; sister, Mrs. Glenn W. Casey of Austin; brother, Henry Rogers Jr. of Odessa.

