

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2014-0011

**HLC DATE:**

August 25, 2014

**PC DATE:**

October 28, 2014

**APPLICANTS:** Gary Gustovich and Susan Barr, owners

**HISTORIC NAME:** Stacy-Tate House

**WATERSHED:** Blunn Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 1705 Travis Heights Boulevard

**ZONING FROM:** SF-3-NP to SF-3-H-NP

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) combining district to single family residence – Historic Landmark – neighborhood plan (SF-3-H-NP) combining district zoning.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

Architecture, Historical Associations

**HISTORIC LANDMARK COMMISSION ACTION:** Recommended the proposed zoning change from SF-3-NP to SF-3-H-NP for the property's significance in the areas of architecture and historical associations. Vote: 5-0 (Roberts and Galindo absent).

**PLANNING COMMISSION ACTION:** Recommended the proposed zoning change from SF-3-NP to SF-3-H-NP. Vote: 8-0 (Roark absent).

**DEPARTMENT COMMENTS:** The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984).

**CITY COUNCIL DATE:** December 11, 2014

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** South River City Neighborhood Association

**BASIS FOR RECOMMENDATION:**

**Architecture:**

The house is an excellent and intact, if relatively modest example of Spanish Colonial Revival architecture, which was very popular throughout much of the Southwest in the 1920s and 1930s. Austin has surprisingly few examples of this architectural style; much greater numbers are found in San Antonio, Dallas-Fort Worth, and El Paso in Texas; it was a very popular style in Arizona and California. Spanish Colonial Revival was one of the period styles that became popular in the first decades of the 20<sup>th</sup> century, hearkening back to more traditional styles of the past. Residential architecture in the United States had been dominated by the ornate Victorian-era styles of the late 19<sup>th</sup> century, including Queen Anne. The Arts and Crafts movement in art and architecture at the turn of the 20<sup>th</sup> century was, in part, a reaction to the fussiness of Victorian architecture, as well as to the loss of craftsmanship evident in house building and architectural design with the availability of

mass-produced architectural details made possible by the industrial revolution and the advent of rail transport. The proponents of the Arts and Crafts movement bemoaned the loss of the evidence of the handiwork of individual craftsmen in residential design; bungalows represented a style and scale that embodied the ideals of the Arts and Crafts movement. The period revival styles of the 1920s represent the same desire to return to more traditional architectural roots; Colonial Revival (generally of the English colonies on the East Coast) became the most popular residential design in this country in the first half of the 20<sup>th</sup> century, and there were many variants, including Tudor Revival, Dutch Colonial Revival, and Spanish Colonial Revival. These period revival styles took their cues from architectural features that typified early architecture (Spanish Colonial Revival had a much greater emphasis on the use of traditional materials such as clay roofs, stuccoed walls, and tilework than any other period revival style) and applied them to a contemporary floorplan. Typically, period revival styles also took some character-defining features from their prototypes – many Spanish Colonial Revival houses have round-arched window openings, twisted columns or pilasters, and shallow eaves.

The Stacy-Tate House embodies all of the character-defining features of the Spanish Colonial Revival as it was interpreted in Austin – hollow clay tile construction, round-arched window openings, and twisted pilasters.

**Historical Associations:**

The house was built in 1928 by contractor Will H. Biggs with the Stacy Realty Company, the developers of Travis Heights. It was apparently built as a spec house, and represents the desires of the developers of Travis Heights to create a middle-class neighborhood which had picturesque lots on twisting streets, all tenets of the City Beautiful Movement of the early 20<sup>th</sup> century. Due to the financial constraints of the Great Depression, this house did not sell at the time of its construction, and became a rental property. Tenants included a salesman, an insurance man, state officials, and a used car dealer. The house was actually sold, but remained a rental for its owners. Robert I. Freeman bought the house in 1944, and ran his refrigeration business from here, but he sold the property in 1947, and the house would not be owner-occupied again until 1959. Alva Tate bought the property in 1953, and moved into the house in 1959. She was a seamstress for Scarbrough's, Austin's largest department store. After Mrs. Tate's tenancy, the house was bought and sold several more times. Milton Hime, an architect, bought the house in 1988 and built the two-story addition to the rear. Several other families have lived in the house prior to the purchase of the property by the current owners.

**PARCEL NO.:** 03030202100000

**LEGAL DESCRIPTION:** Lot 9, Block 33, Travis Heights

**ESTIMATED ANNUAL TAX ABATEMENT:** \$5,147 (owner-occupied); city portion: \$1,442.

**APPRAISED VALUE:** \$490,500

**PRESENT USE:** Residence

**CONDITION:** Excellent

**PRESENT OWNERS:**

Gary Gustovich and Susan Barr  
1705 Travis Heights Boulevard  
Austin, Texas 78704

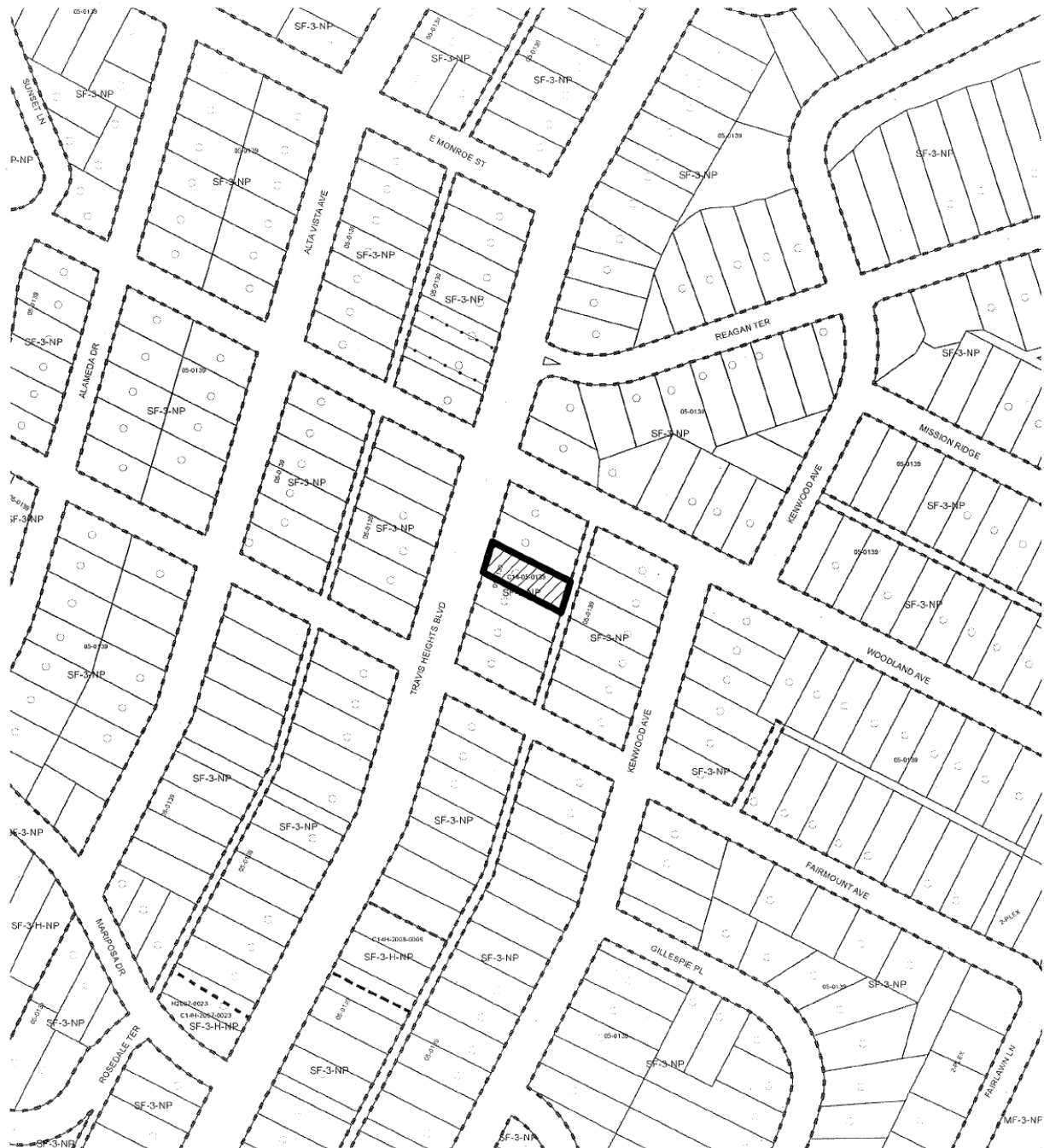
**DATE BUILT:** ca. 1928

**ALTERATIONS/ADDITIONS:** Two-story addition to the rear (1980s)




**ORIGINAL OWNER(S):** Stacy Realty Company

**OTHER HISTORICAL DESIGNATIONS:** None.

# LOCATION MAP



1" = 200'

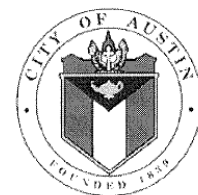
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## HISTORIC ZONING

ZONING CASE#: C14H-2014-0011

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





West elevation/front of the house.



East elevation/rear of the house.





Northwest corner of the house.



South elevation of the house.

## **Historical Statement of Significance:**

Formalized into a subdivision in 1913, Travis Heights was the third platted area of Austin south of the river. Building off of the lessons learned from the Swisher Addition in 1876 and the Fairview Park development in 1886, William Harwood Stacy developed Travis Heights to be comprised of mostly modest size lots to appeal to the middle class as well as a scattering of larger lots for the more affluent. This circa 1928 house, located on Lot 9 of Block 33 in the Travis Heights Subdivision, is a testament to the times in which it was constructed.

The history of 1705 Travis Heights Boulevard is indicative of human life. It is a story about diversity, inevitable life changes and finding placement. The house itself is a remarkable example of a modest single story Spanish Colonial Revival house of the Mission phase that has provided shelter to the middle class for the last 85 years.

Construction of the residence at 1705 Travis Heights Blvd started in the spring of 1928 by contractor Will H. Biggs<sup>1</sup> as a joint venture between the Stacy Realty Company and the Austin Real Estate & Abstract Company as a speculative development for the middle class. Property taxes for the previous year indicated the value of the property at \$310 in conjunction with lots, 2, 3, 4 and 10 of Block 33<sup>2</sup>. The house was a modest two bedroom, one bathroom, 1,350 sf single story house with a rear porch and a garage off of the alley.<sup>3</sup> As construction continued into the spring of 1929, the ownership transferred to the Austin Real Estate and Abstract Company<sup>4</sup> with construction being completed later that year<sup>5</sup>.

The Great Depression of 1929 had catastrophic effects on this nation's economy. The unemployment rate rose from 3% in 1929 to 25% in 1933 and with more than 9,000

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<sup>1</sup> Mechanic's Lien, Will H. Biggs (contractor), vol 391, pg 626; Lot 9, Block 33, Travis Heights; April 22, 1928.

<sup>2</sup> 1927 Lot Registry, pg 1239, paid by the Stacy Realty Co, Austin, TX. Austin History Center

<sup>3</sup> Sanborn Fire Insurance Maps Austin 1935, vol. 2, 1935-May 1962; sheet 229 – July 1938.

<sup>4</sup> Warranty Deed, vol 433, pg 623; Lot 9, Block 33, Travis Heights; March 20, 1929.

<sup>5</sup> Application for Sewer Connection No. 8945A; November 20, 1929.

SCAN

banks having closed, millions of people lost their life savings<sup>6</sup>. 'Many Texans believed the state's rural nature would insulate the region from the worst of the financial crisis'<sup>7</sup> given the diverse economies at the time: a growing citrus industry in the south, cotton in the north and livestock in the west. However, as the nation's economy collapsed, it was evident that Texas would also suffer.

With the economy in a downward spiral, finding a buyer for the property at 1705 Travis Height Boulevard was an incredible challenge. The property tax evaluation dropped to \$150 (which included lots 2 & 10 of Block 33) in 1930<sup>8</sup>. Then in 1932, the valuation was fixed by the Board of Equalization at \$100<sup>9</sup> and again in 1934, to \$50<sup>10</sup>.

For the following 5-1/2 years, the house was a rental property to a **salesman**, Wayne F. Hadley and his family; and then to an **insurance supplier** and his wife, Gordon R. Flack and Inez. Even with finding the first buyer, Dr. Frederick Eby, who was a 'professor emeritus of education at the University of Texas for 48 years who dedicated his career to the development of education and was considered the "father" of the junior college movement in Texas'<sup>11</sup>, the property changed hands the following year and one more time after that until the first owner-occupied family, the Freeman's, purchased the home in 1944. After the initial sale of the house to Dr. Eby, the collected property tax could be established in conjunction with the market value at \$1,400<sup>12</sup>.

There were four tenants in the house from 1935 until 1944, one of which was Mr. Freeman prior to his purchasing the house.<sup>13</sup> The occupants' careers ranged from: Richard G Waters, Casualty Commissioner for the State Board of Insurance Commissioners who also served as the campaign manager for Jimmy Allred when he

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<sup>6</sup> [www.thegreatdepressioncauses.com/effects-of-the-great-depression-facts.html](http://www.thegreatdepressioncauses.com/effects-of-the-great-depression-facts.html). Copyright 2012, Croft Communications, Inc.

<sup>7</sup> [www.texasourtexas.texaspbs.org/the-ears-of-texas/great-depression-ww2/](http://www.texasourtexas.texaspbs.org/the-ears-of-texas/great-depression-ww2/).

<sup>8</sup> 1930 Lot Registry, pgs 1564-1565, paid by the Stacy Realty Co, Austin, TX. Austin History Center

<sup>9</sup> 1932 Lot Registry, paid by the Stacy Realty Co, Austin, TX. Austin History Center

<sup>10</sup> 1934 Lot Registry, pg 1668, paid by the Stacy Realty Co, Austin, TX. Austin History Center

<sup>11</sup> [www.utexas.edu/faculty/council/2000-2001/memorials/AMR/Eby/eby.html](http://www.utexas.edu/faculty/council/2000-2001/memorials/AMR/Eby/eby.html)

<sup>12</sup> 1935 Lot Registry, paid by Dr. Frederick Eby, Austin, TX. Austin History Center

<sup>13</sup> Polk City Directory, Austin, TX, 1935 - 1944

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was elected Governor of Texas in 1935; to Mr. James Beard, **a used car dealer**, his wife and child; and then Ray S. Clyde of unknown occupation.

Prior to Mr. Freeman's ownership, he was a **serviceman** with JR Reed Music Co with his wife, Pauline, who worked at the Fred Adkins store as the **shoe & hat manager**.<sup>14</sup>

After purchasing the house, Mr. Freeman ran his own business from the residence, **Bob Freeman Refrigeration**.<sup>15</sup>

In 1948, the house was sold and would not be owner-occupied again until 1959 when Mrs. Alva Tate, who had owned the house since 1953, moved in. The tenant after Mr. Freeman, Mr. Bruce K. Hallock and his wife, was another small business owner who ran **Hallock Charters** from the house.<sup>16</sup> After moving out of the house at 1705 Travis Heights Blvd, Mr. Hallock went on to see his original tailless designed aircraft, the Road Wing, take flight and then on to become Lyndon B. Johnson's private pilot during John F. Kennedy's presidential campaign<sup>17</sup>.

The tenants proceeding Mr. Hallock's departure included **a member of the Air Force** and his wife, a **dance instructor** and a **manager at the Allen Post Co**.<sup>18</sup> In 1959, when the owner, **Mrs. Alva Tate**, a **seamstress** at E.M. Scarbrough & Sons, who was the longest person to owner-occupy the house (18 years), moved in, the challenges of being a widow (living alone, making ends meet) were apparent in the City Directories. Other acquaintances were registered at the house during this time with a listing for 1705a appearing in the City Directory of 1963. It is believed that the garage off of the alley had been converted into a secondary dwelling unit that was used until 1984. The various tenants of 1705a Travis Heights Boulevard were stable for a handful of years and then changed on a yearly basis. Their positions in life varied from **widowers** to a **beauty operator**, an Austin **road construction laborer**, a **night attendant** at the State Hospital, and a **nurse** at Brackenridge Hospital.<sup>19</sup>

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<sup>14</sup> Polk City Directory, Austin, TX, 1942

<sup>15</sup> Polk City Directory, Austin, TX, 1947

<sup>16</sup> Polk City Directory, Austin, TX, 1948-1951

<sup>17</sup> [www.bkhallock.org](http://www.bkhallock.org)

<sup>18</sup> Polk City Directory, Austin, TX, 1953-1958

<sup>19</sup> Polk City Directory, Austin, TX, 1959-1977



In 1977, the Newmiller's purchased the property and owned it until 1983. During this time it continued to be rented with Mrs. Newmiller, the owner and a **schoolteacher** for 43 years in New York and Texas, living in the house for just one year.<sup>20</sup> Permit history does not show when the garage was removed from the property, but the last known listing was in 1984 as vacant<sup>21</sup>. At this time, Drs. Joseph & June Spann, medical internists, purchased the house and lived in it until 1988. In 1988, Milton Hime, an **architect** & founding principle of Studio 8 Architects, and his wife Debra, an **AISD employee**, purchased the home and lived in it until 1994. It is during this time period, that the two story addition was added to the rear of the house. Though insignificant in size, the addition's juxtaposition offers a nice view of the Austonian downtown to the northwest and the peacefulness & solitude of the backyard to the southeast.

In 1994 the house changed hands within fourteen months from Jeff Harris's purchase to Jennifer and Ralph Janes IV who lived in it until 2001. In 2001 Christopher Wenzle owned the property for fifteen months prior to selling it to Oliver Nudd in 2002. Oliver, a semiconductor design engineer, along with his wife Maria, an **Associate Professor** at UT, Ph.D. Anthropology, and their children lived in the house until 2013 when it was then purchased by the current owners.

The house at 1705 Travis Heights Boulevard is an 85-year lifetime experience of strength, weakness and perseverance of the middle class in Austin, TX. It is a story about diversity, inevitable life changes and finding placement. While it is important not to erase the past of those who were fortunate in making successful lives for themselves and having a strong impact on the development of the city, it is also important not to disregard the lives of those who made a living wage and made the everyday possible. More importantly, during these times of strong economic growth and development, it is imperative that we keep unique structures as the one found at 1705 Travis Heights Boulevard in our vernacular.

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<sup>20</sup> Polk City Directory, Austin, TX, 1983

<sup>21</sup> Polk City Directory, Austin, TX, 1984

### **Architectural Description:**

The site starts high in the southeast corner of the lot and gently slopes down to the northwest corner of the property. The footprint of the original house is square in plan with a recessed entry. The front door is north facing on a west fronting façade. The living room is just inside the front door that has a fireplace and a small set of double doors out to the south side yard. The dining room sits central to the house with a small kitchen and breakfast area just to the north side of the dining room. There is a small hall from the dining room where one accesses the bathroom and two bedrooms. The 1992 addition can be accessed through the north bedroom.

The house was built using structural hollow clay tile from the Butler Brick Company, now the Elgin-Butler Brick Company. The house is able to sit unusually low to the site due to its concrete perimeter beam, structural hollow clay tile wall construction and exterior stucco finish. Common Spanish Colonial Revival Mission phase architectural elements that include scalloped roof overhangs, slightly flared front corners of the structure and arched windows are also found on this house. The hand thickened dappled stucco finish and handmade twisting pilasters on the front façade demonstrate a high level of artistic craftsmanship that is rarely found on modest Spanish Colonial revival houses. There are a few technological innovations for a house of this era that include: not needing a prescribed square footage of crawl space venting since it vents up through the walls and out of the attic, its thermal mass and given its construction, the house is virtually fireproof.

### **Alterations:**

Though its tenant history is long, the house has remained mostly intact including its original knob and tube wiring. The alterations that are evident include: changing the north set of exterior doors into a single door, interior closet/refrigerator niche configuration adjacent to the north exterior door, removing an interior door between the dining room and hallway, removing an interior set of doors between the living room and dining room, adding HVAC in 1984, removal of the garage off of the alley, removal of the rear porch, a 2-story rear addition in 1992, and current foundation work.

SCANNED

**The property meets the following historic landmark criteria:**

**(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 hand thickened dappled stucco finish and handmade twisting pilasters on the front façade make this residence a one-of-a kind building. The scalloped roof overhangs, slightly flared front corners of the structure and arched windows are a recognized style of Spanish Colonial Revival architecture of the Mission phase. The structural hollow clay tile construction exemplifies a method of technological construction that allows a structure to sit low to the ground there by allowing the crawl space to vent up through the walls and out of the attic. This type of construction also makes the house virtually fireproof.

**(ii) Historical Associations. The property has long-standing significant associations with persons, groups, institutions, business, or events of historical importance, which contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices of the way of life of a definable group or people in a historic time.**

Formalized into a subdivision in 1913, Travis Heights was the third platted area of Austin south of the river. Building off of the lessons learned from the Swisher Addition in 1876 and the Fairview Park development in 1886, William Harwood Stacey developed Travis Heights to be comprised of mostly modest size lots to appeal to the middle class as well as a scattering of larger lots for the more affluent.

This house was built during one of our nation's most significant financial disasters and has stood the test of time relatively untouched.

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**(iv) Community Value.** The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.

The hilly terrain, non-orthogonal street designs and close proximity to central Austin make Travis Heights a unique and desirable location to live in the city.

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## Deed Chronology

Transaction		Vol/Pg
L.C. Cole to Stacy Robbins Co. 234 Acres of the Isaac Decker league of land March 14, 1910	Deed	239/290
Travis Heights platted as a subdivision - 1913 <del>CB-1913-1258</del>		
Citizens Loan and Trust Co. to Stacy Realty Co Several lots in Travis Heights May 13, 1927	Deed	404/93
Austin Real Estate & Abstract Co. to Will H. Biggs (contractor) Lot 9, Block 33, Travis Heights April 22, 1928	Mechanic's Lien	391/626
Wimer Richardson & Co to Stacy Realty Co Lot 9, Block 33, Travis Heights February 7, 1929	Rel	414/192
The Stacy Realty Co to Austin Real Estate & Abstract Co. Lot 9, Block 33, Travis Heights March 20, 1929	Deed	433/623
Austin Real Estate & Abstract Co. to Southwest Bitulithic Co. et al Cord Lot 9, Block 33, Travis Heights September 2, 1931		468/115
Austin Real Estate & Abstract Co. to Frederick Eby Lot 9, Block 33, Travis Heights August 18, 1934	Deed	507/297
Austin Real Estate & Abstract Co. to Mary A. Newman Lot 9, Block 33, Travis Heights August 18, 1934	Deed	507/297
Mary A. Newman to Henry Newman Lot 9, Block 33, Travis Heights October 11, 1939	Deed	623/493
Henry Newman to Robert I. Freeman Lot 9, Block 33, Travis Heights July 27, 1944	Deed	743/352
Robert I. Freeman to J.R. Rud Lot 9, Block 33, Travis Heights November 19, 1947	Rel	871/569

SCANNED

## Deed Chronology (cont.)

### Transaction

### Vol/Pg

Robert I. Freeman to First Federal and Loan  
Lot 9, Block 33, Travis Heights  
April 20, 1948

Tax

907/265

Robert I. Freeman to Eugene MacPherson  
Lot 9, Block 33, Travis Heights  
April 20, 1948

Deed

907/265

Eugene M. McPherson to Alva Tate  
Lot 9, Block 33, Travis Heights  
December 30, 1953

Deed

1418/102

Alva Tate to Carl Eugene Newmiller & Jennie Elizabeth Newmiller Deed  
Lot 9, Block 33, Travis Heights  
February 14, 1977

5728/809; 0572800809

Carl Eugene Newmiller & Jennie Elizabeth Newmiller  
to Joseph Logan Spann & June Marie Spann  
Lot 9, Block 33, Travis Heights  
July 06, 1983

Deed

8152/344; 15200344

Joseph Logan Spann & June Marie Spann to  
Milton Earl Hime Jr & Debra Wall Hime  
Lot 9, Block 33, Travis Heights  
June 14, 1988

Deed

10710/1698; 7053193

Milton Earl Hime Jr & Debra Wall Hime to Jeff W. Harris  
Lot 9, Block 33, Travis Heights  
May 02, 1994

Deed

12177/2461; 5348347

Jeff W. Harris to Janes Family Ltd  
Lot 9, Block 33, Travis Heights  
July 31, 1995

Deed

12490/1934; 5526573

Janes Family Ltd to Christopher Wenzle  
Lot 9, Block 33, Travis Heights  
March 30, 2001

Deed

2001048141

Christopher Wenzle & Mark C Daggett to Oliver Nudd  
Lot 9, Block 33, Travis Heights  
July 31, 2002

Deed

2002141077

Oliver Nudd & Maria Franklin to Gary Gustovich & Susan Barr  
Lot 9, Block 33, Travis Heights  
April 22, 2013

Deed

2013071971

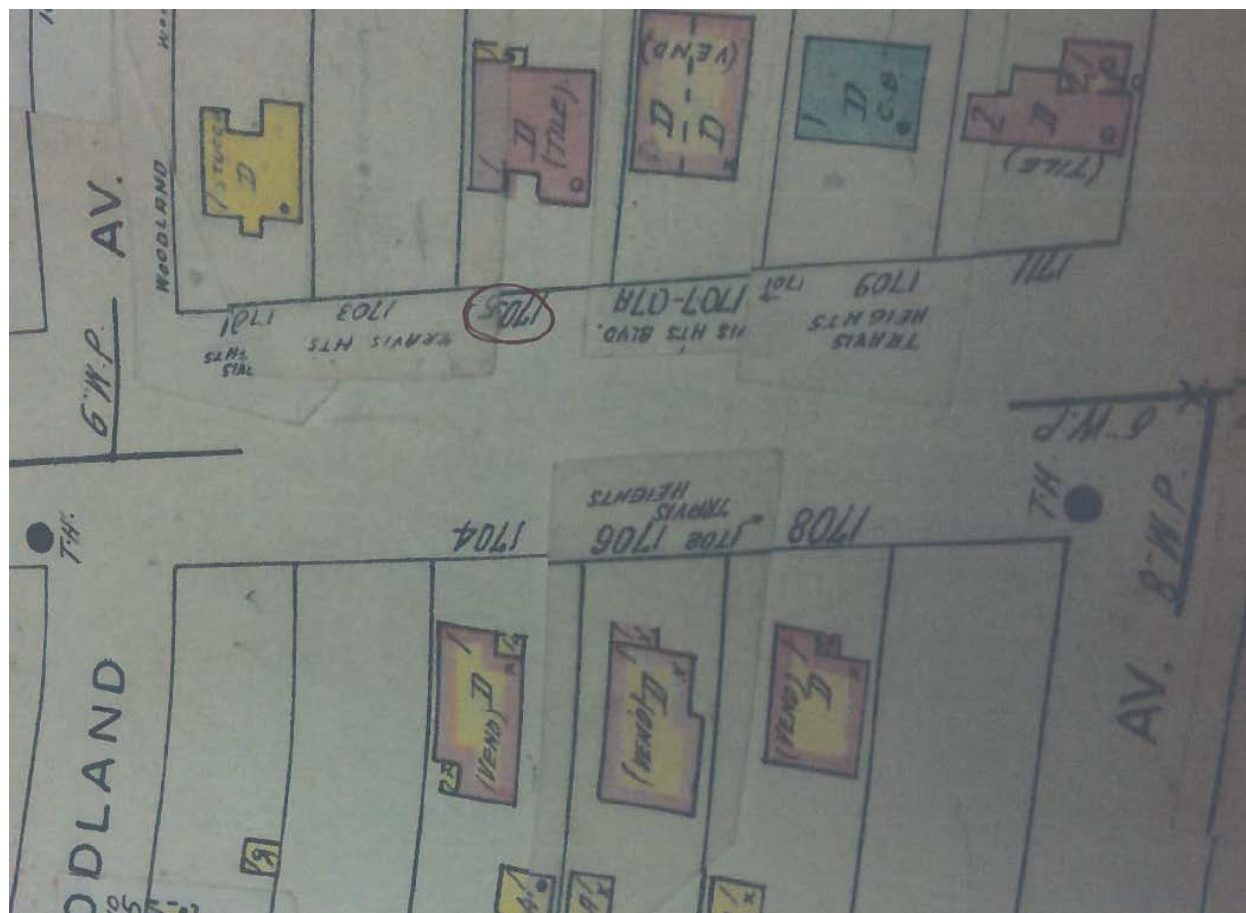
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## Historical Documentation – Occupancy History

Year	Occupant Name and Reference	Source
1930	Renter: Wayne F Hadley, a salesman, his wife Alma Wolf and their (2) children – Joan Madge & Wayne Collette (personal communication with son now 85 yrs old) Valuation: \$150 with lots 2-4 & 10	City Directory
1931	Directory was not printed	
1932 – 1933	Renter: Gordan R Flack, a supplier to the American National Insurance Co, and his wife Inez Valuation: \$100 – fixed by board of equalization	City Directory
1934	Directory was not printed	
1935	Renter: Richard G Waters, Casualty Commissioner for the State Board of Insurance Commissioners. Served as the campaign manager for Jimmy Allred when he was elected Governor of Texas in 1935. Source: <a href="http://www.insurancecouncil.org">www.insurancecouncil.org</a> Valuation: \$1400	City Directory
1936	Directory was not printed	
1937	Vacant	City Directory
1938	Directory was not printed	
1939	Renter: James Beard, owner of Motor Exchange, a used car dealership, and his wife Eleanor along with (1) child.	City Directory
1940 - 1941	Renter: Ray S. Clyde	City Directory
1942 – 1947	Robert Freeman, an electrician and owner of Bob Freeman Refrigeration along with his wife Pauline and son Robert I Jr, a student at UT Mr. Freeman and his family were the first to owner-occupy the house.	City Directory
1948 – 1951	Renter: Bruce K. Hallock, owner of Hallock Charter Services, a chartered air services company, and his wife Enid M. Mr. Hallock was also Lyndon B. Johnson's private pilot during John F. Kennedy's presidential campaign; Chief pilot for UT's Defense Research Lab; and inventor of the 1957 Road Wing tailless Airplane. Valuation: \$1,800 (1951)	City Directory <a href="http://www.bkhallock.org">www.bkhallock.org</a>
1952	Vacant Valuation: \$2,200	City Directory
1953	Renter: William F Casey, a member of the US Air Force and his wife Lavinia M	City Directory
1954	Renter: Mrs. Barbara Miller, dance instructor at the Arthur Murray Studio	City Directory
1955 - 1957	Renter: Phillip F. Royce, manager at the Allen Post Co, and wife Sodie	City Directory
1958	Vacant	City Directory
1959	Mrs. Alva R. Tate, widow of Edward, seamstress at EM Scarbrough & Sons; 1708 S. 5th	City Directory
1960 - 1961	Mrs. Alva R. Tate, widow of Edward, seamstress at EM Scarbrough & Sons; 1708 S. 5th & Mrs. Len Barker, widow John.	City Directory
1963 - 1978	Mrs. Alva R. Tate, widow of Edward, seamstress at EM Scarbrough & Sons; 1708 S. 5th	City Directory
1963 - 1965	Renter 1705a - Mrs. Len Barker, widow John	City Directory
1966 – 1971	Renter 1705a – Mrs. Nollie Perry, widow PA	City Directory
1972	Renter 1705a – Beverly Singer, beauty operator	City Directory
1973 - 1974	Renter 1705a – Neill A LaBlack, Austin Road Construction laborer	City Directory

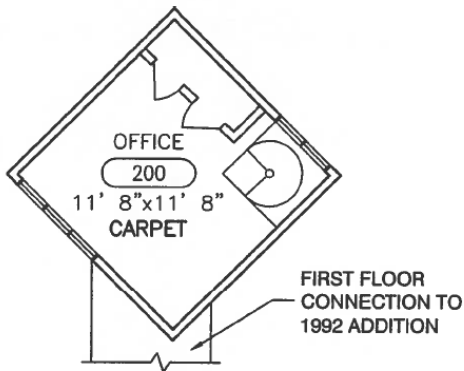
## Historical Documentation – Occupancy History (cont.)

Year	Occupant Name and Reference	Source
1975	Renter 1705a – no return	City Directory
1976	Renter 1705a – Judy Jones, night attendant at the State Hospital	City Directory
1977 - 1978	Renter 1705a – Roberta Adams, nurse at Brackenridge Hospital	City Directory
1979	Renter: G.A. Wilson	City Directory
1979	1705a – no return	City Directory
1980	Renter: Ramon Ybarra	City Directory
1980	Renter 1705a – Raymond Hernandez	City Directory
1981	Renter: R.S. Lightsey	City Directory
1981	1705a – no return	City Directory
1982	Renters: P.A. Best – R.S. Lightsey	City Directory
1982	1705a – no entry	
1983	B. Newmiller	City Directory
	School teacher for 43 years in New York and Texas Source: <a href="http://www.legacy.com/obituaries/statesman/obituary.aspx?pid=157840748">www.legacy.com/obituaries/statesman/obituary.aspx?pid=157840748</a>	
1983	1705a – vacant	City Directory
1984 - 1989	Joseph and wife June Spann, both physicians specializing in internal medicine	City Directory
1984	1705a – no listing	
1990 – 1995	Milton, founding principle of Studio 8 Architects, and wife Debra reading specialist at Austin Independent School District. Milton was the architect of the 1992 addition to rear of house as conveyed by a personal acquaintance of the architect's.	City Directory
1996-1999	Jennifer & Ralph IV Janes	City Directory
2000 - 2002	1705 is not listed	City Directory
2003 - 2013	Oliver Nudd, Semiconductor design engineer; wife Maria Franklin, UT Associate Professor, Ph.D. Anthropology; and their (2) children (personal communications with the owners)	City Directory
2013 – 2014	Gary Gustovich, investment management; wife Susan Barr, architect	

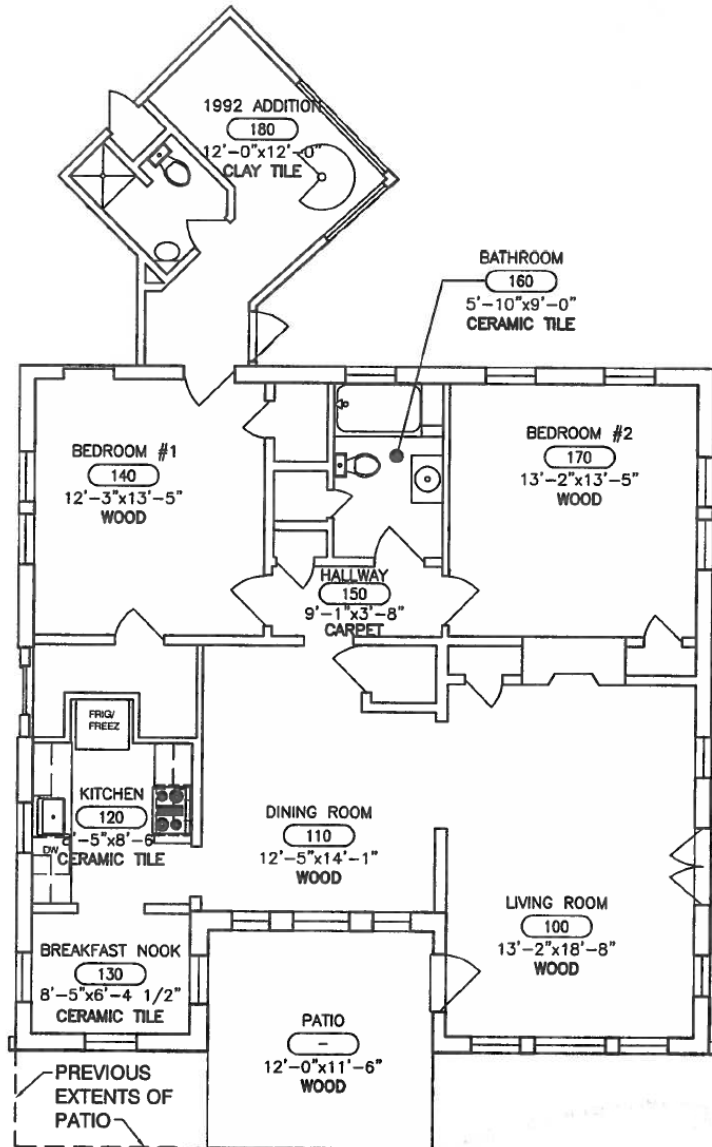




1705 TRAVIS HEIGHTS BLVD  
LOT 9, BLOCK 33



2 SECOND FLOOR PLAN  
1/8" = 1'-0"



1 FIRST FLOOR PLAN  
1/8" = 1'-0"

SEAL  
N

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

No. A 2100

# PERMIT FOR WATER SERVICE

Austin, Texas

M.

Plumber

Address

Size of Tap

Date

Date of Connection

Size of Tap Made

Size Service Made

Size Main Tapped

From Front Prop. Line to Curb Cock

" " " " " "

Location of Meter

Type of Box

Depth of Main in St.

" " Service Line

From Curb Cock to Tap on Main

Checked by Engr. Dept.

INDEXED

## Foreman's Report.

No. Fittings	Size	Union	Plug	Tee	Stop	Box	Lid	Valves	Req. No.
1 Curb Cock	5 1/2"								
1 Elbow	3 1/4"								
1 St. Elbow	3 1/4"								
1 Bushing	3 1/4"								
1 Reducer	3 1/4"								
29 Pipe	3 1/4"								
1 2nd Comp	3 1/4"								
1 3rd Comp	3 1/4"								
1 4th Comp	3 1/4"								
1 5th Comp	3 1/4"								
1 6th Comp	3 1/4"								
1 7th Comp	3 1/4"								
1 8th Comp	3 1/4"								
1 9th Comp	3 1/4"								
1 10th Comp	3 1/4"								
1 11th Comp	3 1/4"								
1 12th Comp	3 1/4"								
1 13th Comp	3 1/4"								
1 14th Comp	3 1/4"								
1 15th Comp	3 1/4"								
1 16th Comp	3 1/4"								
1 17th Comp	3 1/4"								
1 18th Comp	3 1/4"								
1 19th Comp	3 1/4"								
1 20th Comp	3 1/4"								
1 21st Comp	3 1/4"								
1 22nd Comp	3 1/4"								
1 23rd Comp	3 1/4"								
1 24th Comp	3 1/4"								
1 25th Comp	3 1/4"								
1 26th Comp	3 1/4"								
1 27th Comp	3 1/4"								
1 28th Comp	3 1/4"								
1 29th Comp	3 1/4"								
1 30th Comp	3 1/4"								

Foreman's Signature

Cons see map of  
Connecting Charge \$ 80.45  
Application for Sewer Connection.  
Austin, Texas, 11/30/1922  
To the Superintendent of Sewer and Public Improvements,  
City of Austin, Texas.  
Sir:-  
I hereby make application for sewer connection and instructions on premises  
owned by Stacy Realty Co.  
at 1705 Travis Blvd  
Lot 9-Blt. 33  
which place is to be used as a residence  
In this place there are to be installed 4 fixtures  
I agree to pay the City Sewer Department the regular ordinance charge.  
Respectfully,  
The Stacy Realty Co.  
Location of Public Sewer  
1705 Travis Blvd  
12/14/1922  
Size of Main 12 inches  
Size of Service 12 inches  
Feet Deep 3 ft  
Feet from Property Line 3 ft  
Feet from Curb Line 3 ft  
Connection made by  
12/20/1922  
10K-19-1

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) 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 or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

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

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:  
<http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14H-2014-0011

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: December 11, 2014, City Council

*Carol Redman*

Your Name (please print)

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Your address(es) affected by this application

*1707 Kenwood*  
*Carol Redman* 11/25/14

Signature

Date

Daytime Telephone: *512-462-1873*

Comments:

*There is nothing special or historical about the house, changing variance will drive our taxes up even further.*

PDRD/CHPO

If you use this form to comment, it may be returned to: **DEC 03**

City of Austin

Planning & Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14H-2014-0011

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: December 11, 2014, City Council

David Roman  
Your Name (please print)

1707 Kenwood Ave  
Your address(es) affected by this application

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> Subject

[Signature]  
Signature

11/25/14  
Date

Daytime Telephone: 512-912-6666

Comments: I do not think there is

anything historic about this

house. IT should not be

zoned historic

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

PDRD/CHPO

DEC 03 2014