ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2016-0005 **HLC DATE:** February 22, 2016
PC DATE: April 12, 2016

APPLICANTS: Richard G. and Laura Key, owners

HISTORIC NAME: William F. and Eleanor-Warren House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1502 Hardouin Avenue

DISTRICT: 9

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 and historical associations

HISTORIC LANDMARK COMMISSION ACTION: Recommend historic zoning. Vote: 9-2 (Panju and Papavasiliou against).

PLANNING COMMISSION ACTION: Recommended historic zoning. Vote: 10-2 (Seeger and Vela opposed; Shieh off-dais).

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

CITY COUNCIL DATE: June 16, 2016 **ACTION:**

ORDINANCE READINGS: 1ST 2ND 3RD **ORDINANCE NUMBER:**

CASE MANAGER: Steve Sadowsky **PHONE:** 974-6454

NEIGHBORHOOD ORGANIZATION:
Pemberton Heights Neighborhood Association

BASIS FOR RECOMMENDATION:
Architecture:
One-and-a-half story, rectangular-plan, Colonial Revival styled, side-gabled, brick-veneered house with a projecting front gable containing the principal entry framed with a wood surround; single Colonial Revival-styled 6:6 windows with single-leaf casement windows in the tympanum of the front gable; gabled dormer over the secondary window on the front façade.

Historical Associations:
The house was built in 1930 by William F. and Eleanor Warren, who lived here until their deaths in the mid-1980s. William F. Warren was the son of Margaret Brydson Warren, the

sister of John J. and Robert W. Brydson, who began a house-building business in 1888, and which later grew to be the Brydson Lumber Company, with William F. Warren as the long-time president.

Brydson Lumber and Construction Company was one of Austin's largest lumber suppliers, but also, on the same model as Calcasieu Lumber Company and East End Lumber Company, Brydson designed, built, and financed houses for their customers.

The Brydson family came to Austin around 1888, and John J. and Robert W. Brydson began working as house builders. They brought in another brother, Burt Brydson, and their company was known as Brydson Brothers. William F. Warren began at Brydson Brothers in 1911, when he worked as an apprentice in the planing mill. After working in every aspect of the industry, Warren became a partner in the business in 1920, and president of the company in 1933. During Warren's tenure, Brydson continued to be a strong presence in Austin's growth and development, providing lumber and building supplies to various contractors, as well as furnishing designs and contractor services. Brydson also carried a full line of paints and varnishes, built cabinets, and milled their own lumber. Brydson grew to be one of the two major lumber companies in Austin, and was responsible for many houses in north-central Austin, including the Brydson Addition near the University of Texas campus. William Warren served as the head of the company until his retirement in 1966, and rebuilt the company after a disastrous fire in 1952 wiped out the company's mill and facilities.

PARCEL NO.: 01150103070000

LEGAL DESCRIPTION: Lot 6, and the West 10 feet of Lot 7, Block 4, Pemberton Heights, Section 1.

ESTIMATED ANNUAL TAX ABATEMENT: $8,500 (owner-occupied); city portion: $2,500 (capped).

APPRAISED VALUE: $1,399,201

PRESENT USE: Single-family residence

CONDITION: Excellent

PRESENT OWNERS:
Richard and Laura Key
1502 Hardouin Avenue
Austin, Texas 78703

DATE BUILT: ca. 1930

ALTERATIONS/ADDITIONS: Remodeled by original owners in 1940; rear additions in 1988, and 1992, adding a two-story rear addition; addition to the detached garage in 2001.

ORIGINAL OWNER(S): William and Eleanor Warren (1930)

OTHER HISTORICAL DESIGNATIONS: Contributing to the Old West Austin National Register Historic District.

LOCATION MAP



N

Subject Tract
Pending Case
Zoning Boundary
Railroads

50 100 Feet

1" = 100 '

ZONING

ZONING CASE#: C14H-2016-0005

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.



Deed Chronology

1502 Hardouin Avenue
Austin, Texas 78703

J.J. Brydson and R. W. Brydson
to
William F. Warren
5/3/1930
Vol. 450, Pages 565-567

Austin Development Co.
to
William F. Warren
10/08/1930
Vol. 460, Pages 63-64

William David Warren, Executor of Estate of Eleanor H. Warren
to
Julie Jones Oles & C. Patrick Oles, Jr.
4/15/1988
Vol. 10654, Pages 196-200

Julie Jones Oles & C. Patrick Oles, Jr.
to
Elizabeth Z. & Michael J. Maples, Jr.
7/1/1997
Vol. 13001, Pages 1920-1922

Elizabeth Z. & Michael J. Maples, Jr.
to
Gregg R. Honigblum
7/28/2005
2005138942

Gregg & Shannon Z. Honigblum
to
John & Patricia Adams
4/1/2011
2011048554

John 7 Patricia Adams
to
Richard & Laura B. Key
4/6/2015
2015052299

Chronology of Owners/Occupants
1502 Hardouin Avenue

1929	No listing Note: William F. and Eleanor Warren-Brydson Lumber Company Res: 1909 University Ave.
1930-31	William F. & Eleanor Warren-Brydson Lumber Co.
1933	William F. & Eleanor Warren-Brydson Lumber Co.
1935	William F. & Eleanor Warren-President of Brydson Lumber Co.
1937	William F. & Eleanor Warren-President of Brydson Lumber Co.
1939	William F. & Eleanor Warren-President of Brydson Lumber Co.
1940	William F. & Eleanor Warren-President of Brydson Lumber Co.
1944-45	William F. & Eleanor Warren-President of Brydson Lumber Co.
1947	William F. & Eleanor Warren-President of Brydson Lumber Co.
1949	William F. & Eleanor Warren-President of Brydson Lumber Co.

1952	William F. & Eleanor Warren-President of Brydson Lumber Co.
1953	William F. & Eleanor Warren-President of Brydson Lumber Co.
1954	William F. & Eleanor Warren-President of Brydson Lumber Co.
1955	William F. & Eleanor Warren-President of Brydson Lumber Co.
1957-60	William F. & Eleanor Warren-President of Brydson Lumber Co.
1961-65	William F. & Eleanor Warren-President of Brydson Lumber Co.
1966	William F. & Eleanor Warren-President of Brydson Lumber Co.
1967-	William F. & Eleanor Warren-Retired
1968-84	William F. & Eleanor Warren-Retired
1985-86	William F. & Eleanor Warren-Retired
1987-88	Eleanor H. Warren-Retired
1989-97	Patrick & Julie Oles
1998-05	Michael & Elizabeth Maples

2006-11	Gregg & Shannon Honigblum
2012-15	John & Patricia Adams

The Brydson-Warren House

Summary:
William Frederick Warren started Brydson Lumber Company with his two uncles J.J and R.W Brydson in 1909. This company was in business in Austin for 78 years.

The Brydsons and Warren developed a reputation for creating fine homes, as well as designing and financing these homes. The Brydson Addition was created at 22nd Street and Duval in 1924 and contained many homes built by Brydson Lumber Company. Brydson Lumber was listed as the contractors on many significant Austin buildings including the Brogan House, Blue Bonnet Courts, St. Mary's Baptist Church, the Charles Moreland House, the Sparks House and the 1896 Ruggles-Smith House. They were also the most active builders in Hyde Park.

Warren took over the Brydson Lumber Company as president and CEO from his uncles in 1935 shortly after building 1502 Hardouin Ave in 1930. The Brydson-Warren House is the 10th oldest house in Pemberton and remains unchanged from the street.

Biographies

Biography of the Brydson Family

Pauline and Robert Brydson came to Austin from their homelands of Germany and Scotland, probably around 1888, with their two sons, J. J. and R. W, and daughter Margaret. Upon arriving in Austin, the two boys began working as home builders. Early records show *Brydson Brothers Planing Mill and Lumber Yard* was located at 1612-1618 Guadalupe Street. In 1909, along with Margaret's son, William Frederick Warren, the three men began operating a retail business known as *Brydson Lumber Company*. They built a reputation of turning out some of the finest residences and cabinet work in the city, as well as financing these homes.

Due to their rapid expansion, the *Brydson Lumber Company* and its plant opened a new location at 19th and Guadalupe in early 1924. That same year, the Brydson Addition (subdivision) was platted near 22nd St. and Duval. The Austin Statesman said that it was one of the newer and more attractive additions to the city, and it featured "tarviated" streets. The *Brydson Lumber and Construction Company* "was prepared to build pretty homes in this addition." A number of residents who had sold their homes to UT in order to make the land acquisition program of the University possible built their new homes in the Brydson Addition. Those houses were later sold to UT, as well.

Minutes of a 1926 City Council meeting show that the council accepted Brydson's bid to build the new city jail. They are listed as the contractors for the Brogan House, a city landmark at 3018 West Avenue, the Blue Bonnet Courts on Guadalupe, St. Mary's Baptist Church, the Charles Moreland House on E. 1st, the Sparks House at 16th and West, the 1896 Ruggles-Smith House, to name just a few among the many homes and businesses they built.

Bryson Lumber Company and Construction was one of the most active builders in Hyde Park, which made them part of a list of who's who of local builders and lumber yards in the late 19th- and early 20th-century Austin. Many of these houses were probably erected from plans appearing in pattern books or other publications used by builders and buyers alike, rather than having drawings done by an architect.

The lumber company eventually moved or expanded its operations to the corner of 19th and San Antonio. On April 30, 1952, a night fire destroyed the lumber company. The fire had started in the mill part of the lumber yard and also leveled almost half a block on 19th Street. The company rebuilt the business at 18th and San Antonio and remained in this location until 1966. While no records were found of the sale or closure of the company, there were no listings in the city directories for *Brydson Lumber* after 1966.

The *Brydson Lumber Company* was in business in Austin for 78 years.

Biography of William Frederick Warren

William F. Warren was born in Austin in 1895 and lived here his entire life. William's mother was Margaret Brydson Warren. Her two brothers went into business with young William and they formed the *Brydson Lumber and Construction Company*. William married Eleanor Favre Hill in 1928 and they had one son, William David Warren. In 1930, William and Eleanor purchased the lot at 1502 Hardouin in Pemberton Heights from William's two uncles and the Austin Development Company. The house was one of the first ten houses built in Pemberton Heights, and the Warrens moved in May 15, 1930. After living there just ten years, the Warrens remodeled the house in 1940. They lived at 1502 Hardouin for 57 years.

William served as President of *Brydson Lumber* from 1935 until his retirement in 1966. He was a charter member of Congregational Church of Austin and served as the church treasurer for 28 years. For more than 50 years he had been a member of the Austin Masonic Lodge #12 AF & AM and Ben Hur Shrine Temple.

William Warren was 89 years old when he died in 1984.

Biography of Eleanor Favre Hill Warren

Eleanor Warren was born in Pauls Valley, Oklahoma (Indian Territory) in 1903. She attended the Altus School of Music, the University of Texas and the Texas School of Fine Arts. Eleanor taught music in public schools in Galveston, Houston, and Austin.

She was a member of the Austin Poetry Society, President of the Harmony Club, a regent of Andrew Carruthers Chapter of D.A.R., and a life member of the Wednesday Morning Music Club.

Eleanor Warren was 83 years old when she died in 1987.

Biography of Julie and Patrick Oles, Jr.

Pat Oles is the President and CEO of Barshop & Oles Company, a privately owned Texas based commercial real estate development and management firm. Prior to forming Barshop and Oles Company, Mr. Oles served on the senior staff of the Governor of Texas William P. Clements, Jr., as Director of Governmental Appointments from 1980-1982.

Biography of Elizabeth & Michael Maples, Jr.

Mike Maples, Jr. has been on the Forbes Midas List since 2010 and was also named one of "8 Rising Stars" by FORTUNE Magazine. Before becoming a full-time investor, Mike was involved as a founder and operating executive at back-to-back startup IPOs, including Tivoli Systems (IPO TIVS, acquired by IBM) and Motive (IPO MOTV, acquired by Alcatel-Lucent.) Some of Mike's investments include Twitter, Twitch.tv, ngmoco, Weebly, Chegg, Bazaarvoice, Spiceworks, Okta, and Demandforce.

Biography of Gregg & Shannon Honigblum

Gregg Honigblum worked in the Austin office of Trautman Wasserman & Company, an investment bank, where he was an executive vice president and investment banker specializing in biotechnology and communications. He was also a director of Vivao.com, a company in Maidenham, England, that provides e-mail, fax and voice mail services. He graduated from the University of Texas at Austin.

Shannon Honigblum taught high school English at the Waldorf School of Garden City, N.Y. From 1993 to 1995, she was a Peace Corps volunteer, working at a clinic for women and children in Ouallam, Niger. She graduated from the University of Florida.

Biography of Laura & Garrett Key

Garrett Key was born in Austin in 1977 and lived here until the age of 15 before leaving for boarding school. He is married to Laura Billings Key of Baton Rouge, Louisiana, whom he met in college at Vanderbilt University in Nashville, TN. In 2015 they returned to Austin to raise

J. J. BRYDSON

Brydson Brothers Co

B. BRYDSON

Austin History Center
Austin, Texas

R. W. BRYDSON

Nov 4, 1916

M

IN ACCOUNT WITH

BRYDSON BROTHERS

PLANING MILL, LUMBER, SASH AND DOORS

1612-1620 GUADALUPE STREET

Received of Mr. D B. Casteel payment in full of joint note with Mrs Dr. P. Smith for $120.52.

Brydson Bros.

Hit the "Sawdust Trail"



The man who never has built a house has missed one of the greatest pleasures of life. There is no fun to compare with planning a home—watching it take shape under the hammer and saw—and then moving into it to enjoy its comfort and shelter.

A good, substantial house is a splendid monument to a man's usefulness. Add something to the city you live in. "Hit the Sawdust Trail"!

Let Us Show You
OUR SIX BETTER HOMES
29th and Pearl Streets
For Sale on Easy Terms

BRYDSON LUMBER COMPANY

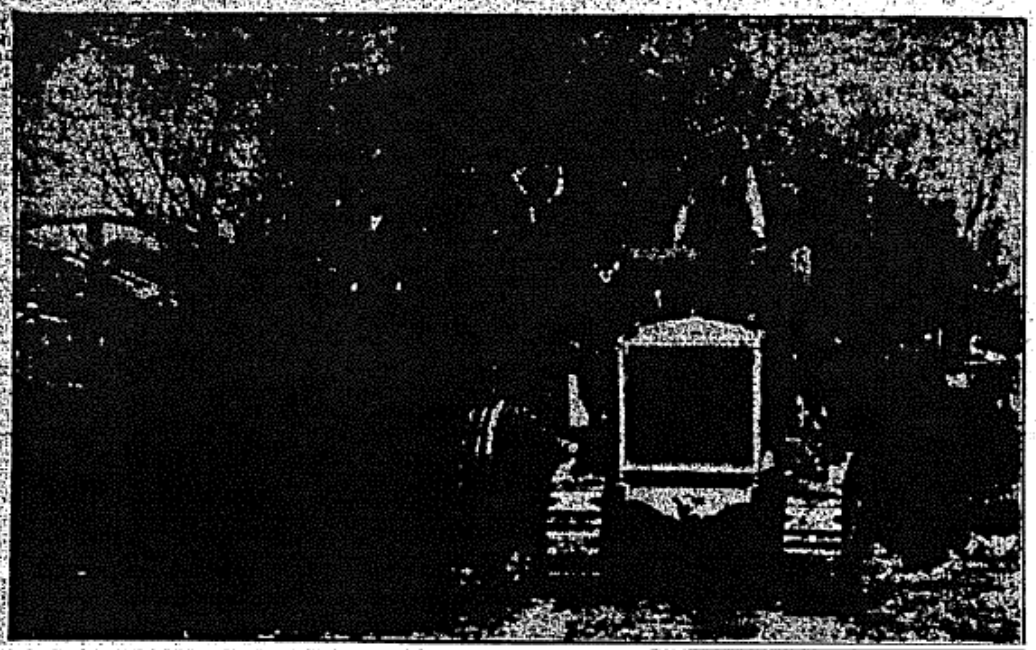
19th and Guadalupe Phone 5331

sers Comp - Apr 26, 1925

A-Brydson Bros. Lumber Co. 2-26-93

BRYDSON ADDITION AMONG CAPITAL CITY'S REAL BEAUTY SPOTS; IDEALLY LOCATED
The Austin Statesman (1921-1973); May 18, 1924;
ProQuest Historical Newspapers: The Austin American Statesman
pg. C10

BRYDSON ADDITION AMONG CAPITAL CITY'S REAL BEAUTY SPOTS; IDEALLY LOCATED AS A RESIDENTIAL SECTION



Street Commissioner George Searight's workmen are shown here removing a large tree at the corner of Rio Grande and Twenty-Ninth Street, thereby making possible a better entrance to the Byrdson Addition, one of Austin's newer and more attractive additions. Brydson Lumber & Construction Company is prepared to build pretty homes in this addition on easy monthly payments.

Among Austin's newer, prettier, and more attractive additions is the Brydson Addition, bounded on the south by West Twenty-eighth and a Half Street, and on the north by West Thirtieth. This delightful addition, located just two blocks west of Rio Grande, is really one of the beauty spots of the city. It is one of the closest in of all Austin additions, but it possesses a suburban quietness and retreat.

It is with a mingled feeling of surprise and pleasure that one comes onto the pretty homes tucked away in this addition. Located just two blocks west of the Rio Grande Street car line, and three blocks from the Main street car line, where it turns on Guadalupe, this addition offers every convenience. The addition is on high ground, with perfect drainage.

Soon another big asset is to be added to the addition. Street Commissioner George C. Searight has promised that the streets of the Brydson Addition will be tarviated and the home owners of this beautiful addition are looking forward eagerly to the obtaining of tarviated streets. The force of Street Commissioner Searight has been most helpful in aiding in the beautifying of the addition, according to Burt Brydson, who owns the largest interest in the addition.

For those who love the delights of beautiful scenic views, a home in the Brydson Addition would hold many joys. A splendid view of the hills west of the city may be obtained from this addition. The early morning and late afternoon views are unbeatable.

Another distinct advantage of the Brydson Addition is its proximity to the University of Texas. This factor has been an important one in the choice of a number of those who have built homes in the addition. A number of residents who sold their homes to the University, in order to make possible the land acquisition program of the University, have built homes in this delightful addition.

The Brydson Lumber and Construction Company, with which the owners of the Brydson Addition are connected, is prepared to build homes in the new addition. Any type of building, whether of lumber or brick, will be built to suit the tastes of the individual. Many residents in the Brydson Addition are paying for their homes in monthly payments. Those interested should phone 6249.

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BRYDSON LUMBER CO. PREPARING TO MOVE TO LARGER LOCATION
The Austin Statesman (1921-1973); Sep 30, 1923;
ProQuest Historical Newspapers: The Austin American Statesman
pg. 13

BRYDSON LUMBER CO. PREPARING TO MOVE TO LARGER LOCATION

Due to rapidly expanding business the Brydson Lumber Company plan to move to a new location owned by the company at Nineteenth and Guadalupe streets, it was announced Saturday.

The business of the company has grown so that a much larger plant is required to meet business requirements, it was said, and plans have been perfected for the new plant and the Brydson Lumber Company expects to be in its new quarters shortly after Jan. 1, 1924, it was stated.

The growth of the Brydson Lumber Company has demonstrated beyond a doubt if any ever existed in the minds of lumber dealers in Austin, that an uptown lumber concern is perfectly capable of building up and maintaining a constantly growing business. was a comment of an official of the Brydson Company Saturday.

Beyond the announcement of the contemplated removal of the Brydson Company to its new location no definite announcement of plans was made.

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The Place to Buy Lumber

BRYDSON LUMBER CO.

19th and Guadalupe Phone 5331

NE Lumber yards L3600(3)
Brydson Lumber Co.
Lubbock - 1928

Let Us Show You

OUR BETTER HOMES

29th and Pearl Streets

For Sale on Easy Terms

BRYDSON LUMBER COMPANY

19th and Guadalupe Phone 5331

NE Lumber yards L3600(3)
Brydson Lumber Co
Lubbock - 1926

BRYDSON BUILDS HOUSES HERE 40 YEARS
The Austin Statesman (1921-1973); Jan 21, 1928;
ProQuest Historical Newspapers: The Austin American Statesman
pg. 5

BRYDSON BUILDS HOUSES HERE 40 YEARS

The Byrdson Lumber company will plan and construct your house for you, and furnish all materials, even to the hardware and paint.

"General contractors and builders of beautiful homes" is the motto of the firm, and any one who wishes to see what is meant by that may look at the Sam Sparks residence at 16th and West Avenue or the Dr. Burford Weller residence in Enfield, two of the most beautiful houses built in Austin in the past year. Both of these houses were contracted for and the materials supplied by the Byrdson Lumber company.

J. J. Byrdson, R. W. Byrdson and William F. Warren are the partners in the company. The two Byrdsons have been building houses in this city for 40 years. Mr. Warren has been with the company since its establishment in the retail business, in 1909.

In addition, the planing mill in the great covered yard at 19th and Guadalupe streets has the reputation of turning out some of the finest residence and cabinet work ever seen here.

The Byrdsons handle the contracting and general construction end of the business, and Mrs. Warren looks after the retail lumber trade. These, with the planing business, are the main enterprises of the firm.

Only high class, long leaf lumber is sold by the company. No lower priced, short leaf stuff is handled.

In the building materials line, the company has the agency for the nationally advertised Edgewood red cedar shingles; is exclusive distributor in this territory for Bird and Son's roofing, and is local dealer in the famous O.K. brand Portland cement. The company also does a large trade in window glass, and keeps in stock fine paints and varnishes and hardware for builders.

Bootiers to College Women

French Boot Shop

Where Service & Pleasure

of AUSTIN, TEXAS

Wukasch Brothers

Cafe and Confectionery

"Exclusive Home Cooking"

2002 Guadalupe Street

AUSTIN

Wm. H. Stacy '96 Harwood Stacy '11

W. Gillespie Stacy '15

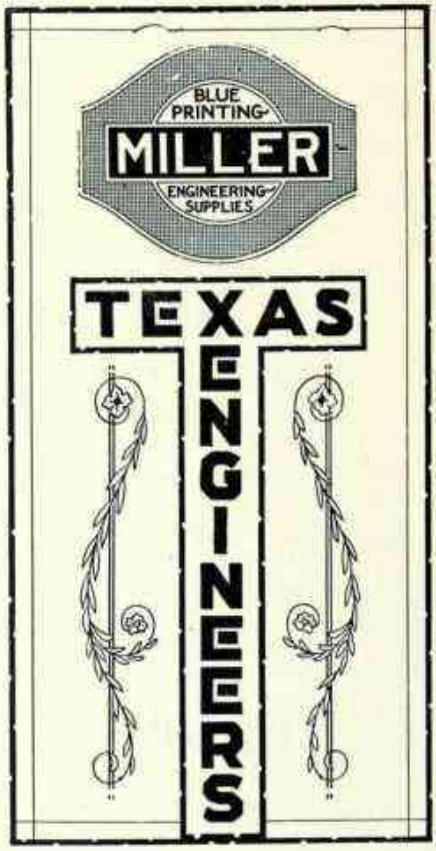
Franklin A. Stacy '22

Stacy Realty Co.

More Than 50 Years in Austin

123 West Seventh Street

AUSTIN TEXAS



J. J. Brydson R. W. Brydson Wm. F. Warren

Brydson Lumber Co.

Nineteenth and Guadalupe

General Contractors

Building Materials

Planing Mill

We Appreciate Our Friends

STUDENTS OF VARSITY

MATTHEWS DRUG STORE

1614 Lavaca St. Austin

Hosted by Mocavo

Advertisement for Brydson Lumber Company (1931)

Harmony Club Luncheon To Honor Mrs. W.F. Warren
The Austin American (1914-1973); Oct 4, 1964;
ProQuest Historical Newspapers: The Austin American Statesman
pg. D6

Harmony Club Luncheon To Honor Mrs. W. F. Warren

Mrs. William F. Warren, president of the Harmony Club of Austin, will be honored Thursday at 11 a.m. at a luncheon of the club members and guests in Green Pastures.

This group, which was organized through the efforts of Mrs. J. W. Morriss and Lester C. Bennizer, began meeting as early as 1927.

At Thursday's meeting Mrs. Warren's composition, "Song of Faith," will be performed by Mrs. Conway Noren, soloist, accompanied by Mrs. Warren. Mrs. R. A. Modrall will be the toastmistress.

Mrs. Modrall will introduce the following members in various musical selections: Sonata Op. 31 No. 1 by Beethoven, Mrs. Marvin Heinatz; Adagio Pathetique (violin) by Godard, Mrs. T. B. Stephens, accompanied by Mrs. Kathleen Millsaps; Suite in A Minor by Teleman, Mrs. Orville Wyss, accompanied by Mrs. Oscae Maurer.

Also Serenata by Tosti and In Luxembourg Gardens by Manning, Mrs. J. R. Wright, accompanied by Mrs. Glen Lewis; Rhapsodie No. 12 by Liszt, Mrs. Ruby McKinnon; Dawn by Hinson and Blue Danube Waltz by Strauss, Mrs. E. P. Schiefer, accompanied by Mrs. R. E. Theobalt. James P. Marley will give the invocation.

The officers are Mrs. Warren, president; Mrs. Kathleen Millsaps, first vice president; Mrs. J. R. Wright, second vice president; Mrs. R. A. Modrall, secretary; Mrs. L. M. Bird, treasurer; Mrs. R. E. Theobalt, parliamentarian; and Mrs. J. V. Siegmund, reporter.



American-Statesman/UPI

One of Austin's oldest music clubs, the Harmony Club, will have its first meeting of the year Thursday at 11 a.m. at Green Pastures. Officers are, from the left, in the foreground, Mrs. William F. Warren, president; Mrs. Kathleen Millsaps, first vice president, and in the background, Mrs. Julian Wright, second vice president, and Mrs. L. M. Bird, treasurer.

William F. Warren

William F. Warren, age 89, of Austin died Tuesday.

He was a lifelong resident of Austin, and former president of Brydson Lumber Company where he had worked 56 years before retiring in 1966. A charter member of Congregational Church of Austin, he had served as church treasurer for 28 years. For more than 50 years, he had been a member of Austin Masonic Lodge #12 AF & AM and Ben Hur Shrine Temple.

Survivors include his wife, Eleanor Hill Warren, Austin; son, Willian David Warren, Austin; sister, Marjorie Lowrey, Dallas.

Services 2:00 PM, Thursday, Weed-Corley Funeral Home with Reverend John Towery and Reverend James Bethell officiating. Burial, Oakwood Annex.

Arrangements by Weed-Corley Funeral Home, 3125 North Lamar. 452-8811.

grandchild.

Eleanor Favre Hill Warren

Eleanor Favre Hill Warren, age 83, of Austin, died Wednesday.

Born in Pauls Valley, Oklahoma (Indian Territory), she attended the Altus School of Music, the University of Texas and the Texas School of Fine Arts. She taught public school music in Galveston, Texas, Houston, and Austin.

Mrs. Warren was a former member of Austin Poetry Society, past president of the Harmony Club, past regent of Andrew Carruthers Chapter of the D.A.R., and a life member of the Wednesday Morning Music Club. She was a member of St. David's Episcopal Church.

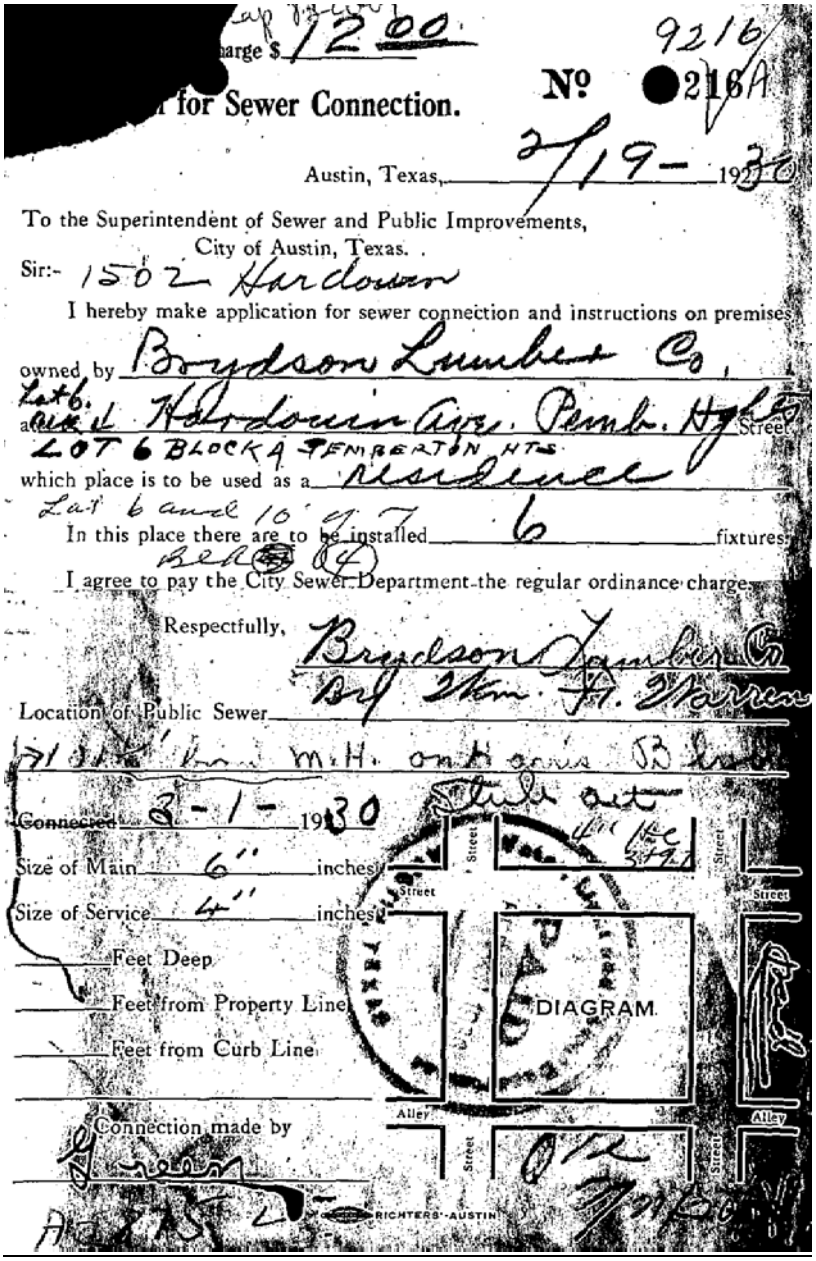
In 1928, she was married to William Frederick Warren, who preceded her in death.

Their son, William David Warren of Austin, survives. Other survivors are two sisters, Helen McSpadden of Nevada, Texas, and Ora May Warren of Wylie, Texas.

Services 2:00 PM, Saturday, Weed-Corley Funeral Home, with Reverend T. James Bethell officiating. Burial Oakwood Cemetery Annex.

Arrangements by Weed-Corley Funeral Home, 3125 N. Lamar. 452-8811.

Reva Terry Whiffen



charge $12 00. 9216

for Sewer Connection. No 216A

Austin, Texas, 2/19- 1930

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas.

Sir:- 1502 Hardouin

I hereby make application for sewer connection and instructions on premises

owned by Brydson Lumber Co,

Lot 6. and 4 Hardouin Ave. Penn. Hyde Street,

LOT 6 BLOCK 4 TEMPERTON HTS

which place is to be used as a Residence

Lot 6 and 10' of 7

In this place there are to be installed 6 fixtures.

Bell 84

I agree to pay the City Sewer Department the regular ordinance charge.

Respectfully, Brydson Lumber Co

By Kim. H. Warren

Location of Public Sewer

Connected 2-1- 1930

Size of Main 6" inches.

Size of Service 4" inches.

Feet Deep

Feet from Property Line

Feet from Curb Line

Connection made by

DIAGRAM

Street

Alley

RICHTERS-AUSTIN

Sewer connection application by Brydson Lumber Company for this address (1930)

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water. No. A 2973

PERMIT FOR WATER SERVICE Austin, Texas

Sec. 59-C

M. W. F. Warren Address 1500 Hardouin Ave. Pemberton Hgts

Plumber B. E. Howell & Sons Size of Tap 1/2 Date 1-27-30

Foreman's Report.

Date of Connection 1/30/30
Size of Tap Made 3/4
Size Service Made 3/4
Size Main Tapped 4"
From Front Prop. Line to Curb Cock 19'
" " " " " 39'
Location of Meter curb
Type of Box Lock
Depth of Main in St
" " Service Line
From Curb Cock to Tap on Main
Checked by Engr. Dept. 9-17-30

No. Fittings	Size.
1 Curb Cock	3/4
Elbow	
2 St. Elbow	3/4
1 Bushing	3/4 x 1/2
1 Reducer	1 x 3/4
1' Pipe	3/4
Lead Comp.	
1 Nipples	
Union	
Plug	
Tee	
1 Stop	3/4
1 Box	
1 Lid	
Valves	
Reg. No.	34520

Foreman's Signature Beeman

INDEXED

Water service permit to W.F. Warren for this house (1930)

W. F. Warren 1502 Hardouin Ave.

158 - 4 6 & W 10 off 7 -

Pemberton Heights #1
2 story brick veneer addition to
rear of residence

20561 - 10/7/40

6

Building permit to W.F. Warren for the construction of the 2-story rear addition (1940)

Austin History Center

BRYDSON LUMBER COMPANY



Mrs. Celesta C. Brydson



William F. Warren



*A. R. McTee

The Brydson Lumber Company is one of the oldest, most reliable lumber and builders supply firms in Austin.

The company's history dates back to the year 1888 when John J. and Robert W. Brydson started a contracting and building firm under the name Brydson Brothers. Later, another brother, Burt Brydson and a nephew William F. Warren joined the firm. In 1925, Burt Brydson sold his interest. John J. Brydson died in 1933 and in that year the firm incorporated the Brydson Lumber Company naming Wm. F. Warren, president, A. R. McTee, vice president and Robert W. Brydson, secretary and treasurer. Robert Brydson died in 1947.

Featuring the financing, building and remodeling of homes; they carry a complete stock of building materials, handling better grades of lumber, roofing, builders hardware, paints and wallpapers.

In addition to their retail business, they are wholesale distributors for two of America's finest paints and varnishes—Glidden and O'Brien.

The Brydson Lumber Company employs a graduate decorator in their Wallpaper department to help customers make selection from Austin's largest selection of imported and domestic wallpapers, and, to help co-relate colors from the paint department.

The firm's planing mill and cabinet shop enjoys the reputation of turning out the finest cabinet work in Austin; often making unusual pieces of fine furniture for decorators.

Today the officers of the firm are William F. Warren, president, A. R. McTee, vice president and Celesta C. Brydson, secretary and treasurer.

MRS. CELESTA C. BRYDSON, secretary and treasurer, Brydson Lumber Company, Austin. Mrs. Brydson, widow of R. W. Brydson, is secretary and treasurer of the firm her husband helped establish in 1888. Since her husband's death in 1947, she has been actively engaged as an executive officer of the company, trying to maintain the standards set by its founders and help it to grow to the size it's foundation justifies.

Mrs. Brydson before her marriage to Robert Brydson had many years executive merchandising, advertising and sales promotion experience, and, at the time of their marriage was Personnel Director of one of Texas' largest department stores, Foley's of Houston.

Mrs. Brydson is a member of one of America's oldest families, The Pixley's of Hadley and Boston, Massachusetts. Her family in America stems back past Ethelred II to Tugar, Lord of Pixley, County Hereford, England. Her hobbies are building, phytology and painting.

WILLIAM FREDERICK WARREN, president, Brydson Lumber Company, Austin. Mr. Warren has been associated with the Brydson Lumber Company since 1911, when he began as an apprentice in the planing mill. He worked in all departments of the firm's building and lumber business and was made a partner in 1920. When the company was incorporated in 1933, Mr. Warren became president and has retained that position since.

Born in Austin on September 20, 1895, he is the son of Frederick William Warren, one of the early merchants of Austin, and the late Margaret Brydson Warren. He received his education in the Austin public schools and the University of Texas.

He was married in Houston on February 14, 1928, to Eleanor Faver Hill. They have one son, William David Warren, who was born September 3, 1931.

A 32° Mason, Mr. Warren is a member of the Ben Hur Shrine. He has been a member of the Congregational church since its organization in Austin and was treasurer for fourteen years. He is a veteran of World War I, having served in the Air Corps at the University of Texas School of Military Aeronautics.

One of his pleasures is the growing of fine flowers and shrubs, Mr. Warren having been one of the first in Austin to successfully grow camellias. Another hobby is philately, which is now shared with his son.

A. R. McTEE, vice-president, Brydson Lumber Company, Austin. Mr. McTee joined the Brydson firm in 1928 and has been with the company since that time. During World War II he was on leave of absence for four years engaged in defense work, first with the Consolidated Steel Company at Orange, Texas, and later with the Gulf Publishing Company, Houston.

He was born in Collin County, Texas, near Blue Ridge, March 19, 1897. His parents moved to Oklahoma in 1899, and he attended elementary and high school in Oklahoma. He taught school there prior to World War I. In 1918, he enlisted in the U. S. Army and served with the American Expeditionary Forces in France. In the fall of 1919, he entered the University of Texas. He graduated in 1923, Bachelor of Journalism, majoring in journalism and advertising. From 1923 to 1928 he was employed as an editorial writer by the Gulf Publishing Company, Houston, publishers of specialized oil journals.

In 1923, he married Mary Pauline Brydson, daughter of Mr. and Mrs. J. J. Brydson. Mr. Brydson was one of the founders of the Brydson Lumber Company.

Mr. and Mrs. McTee have two daughters. Mr McTee is a member of the Episcopal Church, a 14° Mason, a member of The University Club, and Acacia Fraternity.