

**HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
MAY 24, 2021
PR-2021-063853; GF-2021-067031
1109 TRAVIS HEIGHTS BLVD.**

PROPOSAL

Partially demolish ca. 1920 house; remove aluminum siding and restore stucco exterior; remove existing rear addition and construct new rear addition with covered porch and roof deck.

PROJECT SPECIFICATIONS

- 1) Removal of a non-historic two-story rear addition and construction of a new rear addition with a roof deck. The addition will be clad in horizontal siding.
- 2) Removal of aluminum siding and repair of plaster on the house and porch columns.
- 3) Restoration of most existing windows; installation of new double-hung windows in some openings of the house and on the addition.
- 4) Construction of a covered porch with exterior brick fireplace and chimney to the side of the rear addition. The front of the porch will be set back 29'-5 1/2" and the outdoor fireplace 54'-6" from the façade of the house.
- 5) Slight enlargement of and siding replacement on the existing detached garage.

ARCHITECTURE

This American Foursquare house with Prairie School stylistic influences was constructed ca. 1920. The two-story house has a low-pitched hipped roof with broad overhangs. The full-width, hipped-roof porch has a long, open span supported at the corners by large square columns. The second floor had recessed corners that been infilled and converted to interior space. Originally clad in stucco, much of the house has been covered with aluminum siding. Wood double-hung windows have multiple lights in the top sash or are 1:1 light. The front elevation has a central grouping of four 8:1 light windows on the second floor. The side elevation, facing Harwood Pl., has a projecting sleeping porch with 6:1 light windows below a central grouping of five 1:1 light windows on the second floor.

RESEARCH

Early owners of this ca. 1920 house were Elmer E. and Cora Young. E. E. Young was co-owner of an automotive dealership, Hart & Young, Willys-Knight and Overland Austin Agency; he later bought out his partner and continued operation under his name. He served as president of the local automobile dealers' association. Shortly before his death in 1928, Young became secretary of the Stacy Realty Company, developer of the Travis Heights neighborhood.

Charles J. and Katherine Brunner owned the house from 1929 until 1947. Charles Brunner operated a jewelry business on East Sixth St. beginning in the late 1890s. After his death in 1933, Katherine Brunner continued to run the jewelry store for another ten years. It appears that she leased out the house following her husband's death but moved back in around 1941.

In the 1950s, the house was occupied by Robert B. and Gwendolyn Hill. Robert Hill was a foreman at the Calcasieu Lumber Company.

STANDARDS FOR REVIEW

The City of Austin's Historic Design Standards (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects at potential historic landmarks. The following standards apply to the proposed project:

Repair and alterations

3.1 When replacing roof material, use a material that is appropriate to the building's history and character. Metal roofs are acceptable in historic districts unless addressed in a supplement to these standards.

The house and addition will have a shingle roof, which is appropriate for this house.

4.1 Repair, rather than replace, historic material, unless it is deteriorated beyond the point of stabilization or restoration. Replace only those portions of an exterior wall or trim that are deteriorated beyond repair, leaving the rest of the wall or trim intact.

4.2 When replacement or patching is required, use a compatible material that has a matching profile and texture, and that will not damage the historic material. Rot-resistant materials of similar density may be considered (e.g., cementitious siding).

The project proposes to remove aluminum siding, installed in 1965, and restore the original stucco cladding. However, the recessed corners of the second floor will not be restored.

5.1 Repair, rather than replace, historic windows, doors, and screens; and their trim, surrounds, sidelights, transoms, and shutters, unless they are deteriorated beyond the point of stabilization or restoration. Retain windows if 50% or more of the wood or metal sash members are intact.

5.3 If historic windows must be replaced, match the size and details of the existing window, including configuration, profile, and finish. Take into account elements such as frames, sashes, muntins, sills, heads, moldings, surrounds, hardware, and shutters.

5.5 Do not enlarge, move, or enclose historic window or door openings that are highly visible from a front or side street. It may be appropriate to restore historic door or window openings that have been enclosed.

5.6 If adding windows or doors is necessary, create new openings on a wall not visible from the front street.

Historic windows on the street-facing elevations largely will be retained and repaired. From the grouping of five windows on the second floor, Harwood Pl. elevation, one on each end will be infilled, and a new grouping of three windows will be added. One ground floor window adjacent to the sleeping porch will be converted to a side door.

With the exception of two retained historic windows, the other side elevation and rear addition will have new double-hung windows of similar configuration and size. More detailed drawings of the existing and proposed windows would be necessary to evaluate whether the dimensions and profiles are a close match.

Residential additions

1.1 Locate additions to the rear and sides of historic buildings to minimize visual impact.

1.4 For corner properties, set back the addition to align with or behind the front setback of the adjacent building fronting on that street. If the addition faces a street without an adjacent building fronting on it, this standard does not apply.

Recommendation: Locate additions behind the rear wall of the historic building.

The addition is located behind the rear wall of the house. The adjacent house fronting Harwood Pl. has a more considerable setback, and the addition does not match it.

1.5 Minimize the loss of historic fabric by connecting additions to the existing building through the least possible invasive location and means.

The addition replaces an existing rear addition and thus minimizes further removal of original fabric.

2.1 Design an addition to complement the scale and massing of the historic building, including height. The addition must appear subordinate to the historic building.

2.2 Minimize the appearance of the addition from the street faced by the historic building's front wall. a. If the addition connects to the historic building's rear wall, step in the addition's side walls at least one foot (1') from the side walls of the historic building. b. The historic building's overall shape as viewed from the street must appear relatively unaltered.

The addition is of the same height as the house and steps in approximately 1' from the side walls. The overall shape as viewed from Travis Heights Blvd is unaltered. The addition and roof deck will be visible from Harwood Pl.

3.1 Design additions to be compatible with and differentiated from the historic building, if they are visible from the street.

The addition has many design elements that relate to the house but is differentiated through the slight inset and use of horizontal siding.

4.1 If an addition will be visible from a street on the front or side, design its roof form and slope to complement the roof on the historic building.

4.2 Use roof materials that match or have similar color, texture, and other visual qualities as the roof on the historic building.

The pitch of the addition's roof and shingle roofing will match that of the house.

5.2 Differentiate the exterior wall materials of the addition from those of the historic building. This could be accomplished by using different materials, using the same materials with different dimensions, or changing trim type or dimensions.

Horizontal siding serves to differentiate the addition from the restored stucco of the house.

6.1 If an addition will be visible from a street on the front or side, use windows that are compatible with those on the existing building in terms of material, fenestration pattern, size, proportion, configuration, and profile.

6.2 Do not use windows with false muntins inserted inside the glass.

The windows of the addition are of a similar size, configuration, and fenestration pattern as the house.

7.2 If new back porches and decks will be visible from the street, design them to be compatible with the historic building in terms of size, style, materials, and proportions.

The addition includes a covered porch with a low-pitched hipped roof along the north side of the addition that is set back considerably but will be visible from Travis Heights Blvd. At the end of the porch is a substantial brick fireplace and chimney that may call attention to itself as a new feature.

The project meets many of the applicable standards. While proposed restoration of the exterior materials is commendable, restoration of the original second-floor plan shape, with recessed corners, would also be beneficial. If the house were considered for landmark designation, greater retention of historic windows and fenestration patterns would be needed.

STAFF COMMENTS

The house is listed as contributing to the pending Travis Heights-Fairview Park National Register Historic District.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building retains moderate integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not appear to meet two criteria:
 - a. *Architecture*. The house is a good example of an American Foursquare plan with Prairie stylistic influences. Its character has been altered by the addition of aluminum siding, which the project proposes to reverse, and enclosure of indented corners at the upper level.
 - b. *Historical association*. The property is associated with entrepreneur E. E. Young, who owned an automobile dealership before entering real estate development shortly before his death. It is also associated with Charles J. and Katherine Brunner, who operated a longstanding jewelry business in downtown. Neither family appear to have made significant contributions to Austin's history beyond their business enterprises.
 - c. *Archaeology*. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. *Community value*. The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e. *Landscape feature*. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

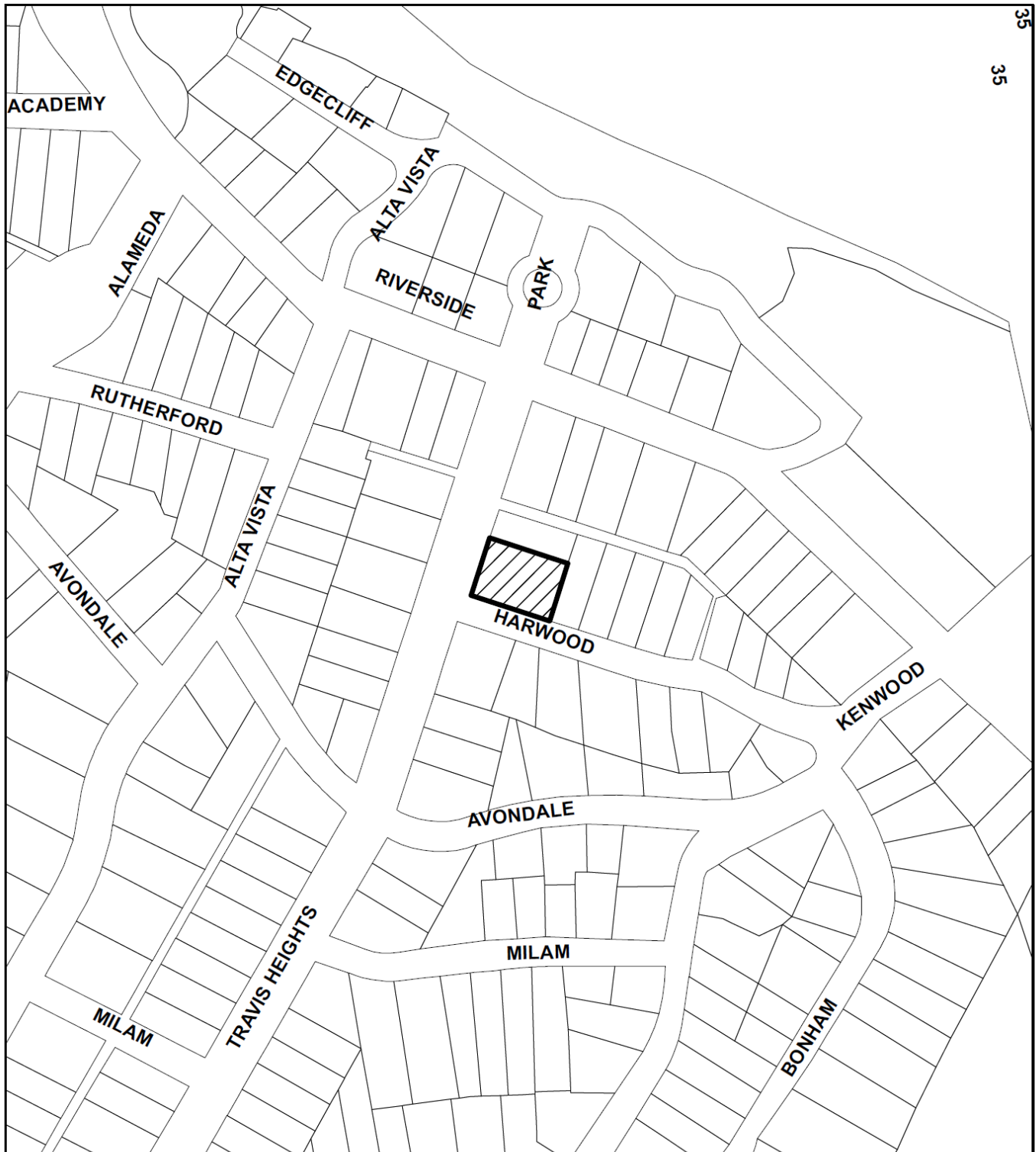
COMMITTEE FEEDBACK

Not reviewed.

STAFF RECOMMENDATION

Release the permit. A City of Austin Documentation Package is not recommended due to the existing non-original siding and overall sensitive approach. While the project will result in multiple alterations to the house, it will remain contributing to the pending historic district.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: GF 21-067031

LOCATION: 1109 TRAVIS HEIGHTS BLVD

1" = 208'

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.



PROPERTY INFORMATION

Photos





Source: Applicant, 2021

Occupancy History

City Directory Research, May 2021

1918	Address not listed
1920	Elmer E. and Cora Young, owners Traveler
1922	Elmer E. and Cora Young, owners Traveler
1924	Elmer E. and Cora Young, owners Hart & Young (automobiles), 305 E. 5 th St.
1927	Elmer E. and Cora Young, owners Automobiles, 305 E. 5 th St.
1929	Chas. J. and Katherine Brunner, owners Jeweler, 133 E. 6 th St.
1932	Chas. J. and Kath. G. Brunner, owners Jeweler, 133 E. 6 th St.
1935	Address not listed
1937	Enos B. and Ruby Cape, renters Assistant Engineer, State Highway Department
1939	Enos B. and Ruby Cape, renters Assistant Engineer, State Highway Department
1941	Kath. H. Brunner, owner (widow Chas. J.) Brunner's Jewelry Store, 133 E. 6 th St.
1944	Kath. H. Brunner, owner (widow Chas. J.) Occupation not listed
1947	Kath. H. Brunner, owner Occupation not listed
1949	Vacant
1952	Robert B. and Gwendolyn Hill, renters Employee, Calcasieu Lumber
1955	Robert B. and Gwendolyn Hill, renters Foreman, Calcasieu Lumber
1957	Robert B. and Gwendolyn Hill, renters Foreman, Calcasieu Lumber
1959	Ray A. and Dorothy Walker, renters Actuary, 303 Perry-Brooks Building

E. E. YOUNG NOW SOLE OWNER OF OVERLAND AGENCY

'Tot' Hart's Interest in Automobile Business Bought by His Partner.

E. E. Young, of the Hart & Young, Willys-Knight and Overland Austin agency, 805 East Fifth Street, has bought A. W. (Tot) Hart's interest in the business and will hereafter conduct the business as the E. E. Young Willys-Knight and Overland Agency. Mr. Young stated Saturday that he desired to express his appreciation of the patronage of Willys-Knight and Overland car enthusiasts and that the same efficient service would be rendered as heretofore. The very best in the way of car service, mechanical efficiency and the highest Willys-Knight and Overland equipment will be available to automobile owners.

All repairs on Overland and Willys-Knight cars will be made at the most reasonable rates obtainable and the most complete stock of Willys-Knight and Overland car parts and equipment will be available at all times for the benefit of car owners, Mr. Young said Saturday.

A complete line of models of Willys-Knight and Overland cars will be shown in the sales rooms of the Young agency and in every way the business will be conducted in keeping with the steadily increasing demand for the Overland and Willys-Knight cars, Mr. Young said.

All interested in the purchase of a car at this or at any future time are cordially invited to inspect the Willys-Knight and Overland models and have demonstrated beyond doubt of the unsurpassable values represented in the Overland and Willys-Knight automobiles.

Gillespie Stacy Becomes Head Of Real Estate Firm

**Succeeds Father in Office
Of President Of
Company.**

W. Gillespie Stacy, who has been secretary of the Stacy Realty company for the past several years, succeeds his father, the late Gen. W. H. Stacy, as president of the company in the reorganization just effected. Harwood Stacy, who is now engaged in the practice of law at Wichita Falls, is vice president and E. E. Young secretary.

The Stacy Realty company with the record of 50 years of service in Austin behind it, will continue to develop Travis Heights under the direction of its officers. The insurance and rental departments of the business will also be continued.

Friends of the new officers of the company expect for them continued success of the business under their direction. Gillespie Stacy has been active in civic work for a number of years, having been president of the Lions club, a director of the Chamber of Commerce and at present president of the Austin Athletic club and a member of the city plan commission. Harwood Stacy likewise has a number of friends in Austin, where he was reared and where he attended the University of Texas. Mr. Young has brought to the real estate concern his following of friends developed when he was in the automobile business, at which time he was president of the local automobile dealers' association.

YOUNG—Funeral services for Ernest Elmer Young, secretary of the Stacy Realty company, who died at his home late Tuesday afternoon, will be held Wednesday at 5 o'clock from the Chas. B. Cook funeral home with the Rev. W. F. Bryan, pastor of the First Methodist church, officiating.

Survivors are his wife, Mrs. Cora Estelle Young, two sons, Edwin Young and Eugene Young; three brothers, Luther Young of Sapulpa, Okla.; Paul Young and Ralph Young of San Antonio; two sisters, Mrs. J. L. Waller of Fort Worth and Mrs. Tom Faught of San Antonio; and his mother, Mrs. J. C. Young of San Antonio.

Mr. Young had been a resident of Austin for 16 years, and was recently named secretary of the Stacy company in the election of officers following the death of Gen. W. H. Stacy. He was a prominent member of the First Methodist church and musical circles of Austin.

Obituary, Ernest Elmer Young, The Austin Statesman, 4/11/1928

—◆—
If you want first class watch, clock and jewelry repairing, bring your work to me. I guarantee satisfaction on every job. Chas. J. Brunner, 119 East Sixth street.

Advertisement, Chas. J. Brunner, jeweler, Austin Daily Statesman, 5/6/1900

Brunner Rites Are Set Sunday

Austin Jeweler Succumbs At Residence

Funeral services for **Charles J. Brunner**, 58, Austin jeweler, who died at his home, 1109 Travis Heights boulevard, Saturday at 2 a. m. will be held at St. Mary's Catholic church at 5 p. m. Sunday. The Rev. William P. Lennartz, pastor of St. Mary's, will read the funeral service. Burial will be in Mount Calvary cemetery.

Pallbearers have been asked to meet at the Thurlow B. Weed funeral home at 4:30 p. m. and proceed in a body to the church for the service. Pallbearers will be Austin jewelers—E. J. Palm, Martin E. Chernosky, Carl M. Mayer, Charles Ravey, W. F. Garlin and Oscar Cage.

Mr. Brunner had been a resident of Austin since childhood, coming here from Platonla, and he was educated in the Austin schools. He owned a jewelry store here for 35 years.

Mr. Brunner was member of the Rotary club and of the fourth degree assembly, Knights of Columbus. For a number of years he served as secretary of the Capital City Council No. 1017, Knights of Columbus. He also was active in civic affairs.

Surviving him are his widow, Mrs. Kate Gilbert Brunner; two daughters, Mrs. George Hammer and Miss Frances Brunner of Austin; his mother, Mrs. Agnes Brunner of Taylor; three brothers, Frank G. Brunner of Dallas; John L. Brunner and T. H. Brunner of Taylor, and five sisters, Mrs. E. H. Daniel of Houston; Miss Agnes Brunner of Taylor; Mrs. Edith Luhn of Dallas; Mrs. James Walsh and Mrs. Francis Renz of Austin.

MRS. KATE H. BRUNNER

Mrs. **Kate H. Brunner**, 2060 Sabine Street, widow of the late **Charles J. Brunner**, who died in 1933, died in a local hospital late Friday. Formerly a resident of Palestine, Mrs. Brunner had been a resident of Austin for the past 78 years. After her husband's death, Mrs. Brunner continued operating the jewelry store at 133 East Sixth St. from 1933 to 1943. She was a member of the Catholic Church.

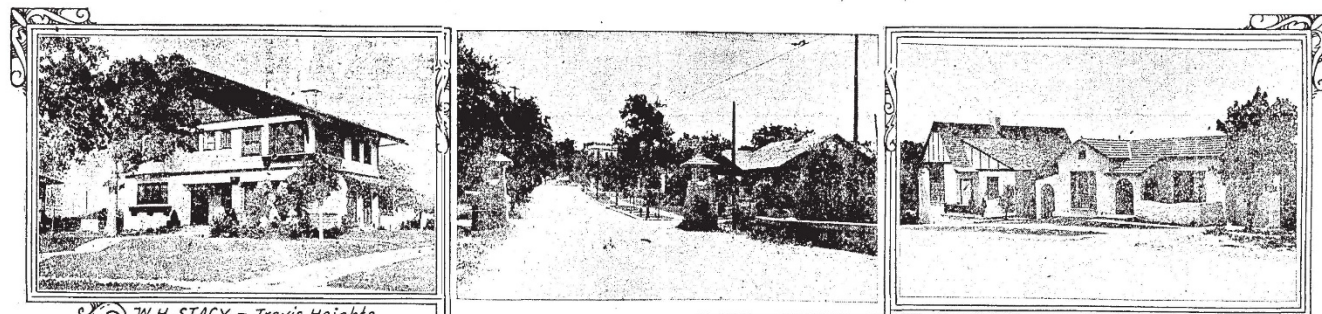
Survivors are one daughter, Mrs. G. R. Herzik Jr.; one sister, Mrs. H. O. Rinehold and one granddaughter, Miss Kay Herzik, all of Austin.

Rosary services will be held at the Weed - Corley Funeral Home at 8 p.m. Sunday. Mass will be said at St. Mary's Cathedral at 9 a.m. Monday. The Rev. Francis Sullivan, CSC will officiate. Burial will be in Mt. Calvary.

Historic Images and Maps

Travis Heights and South Austin Get Gas Line

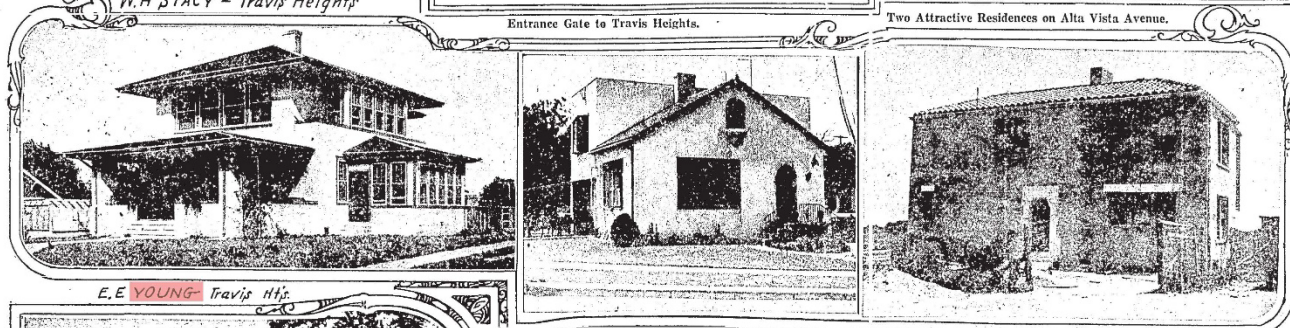
Attractive Homes Such as These Make Travis Heights An Ideal Site for Living Close In, Among the Bluebonnet Hills of Austin.



W.H. STACY - Travis Heights

Entrance Gate to Travis Heights.

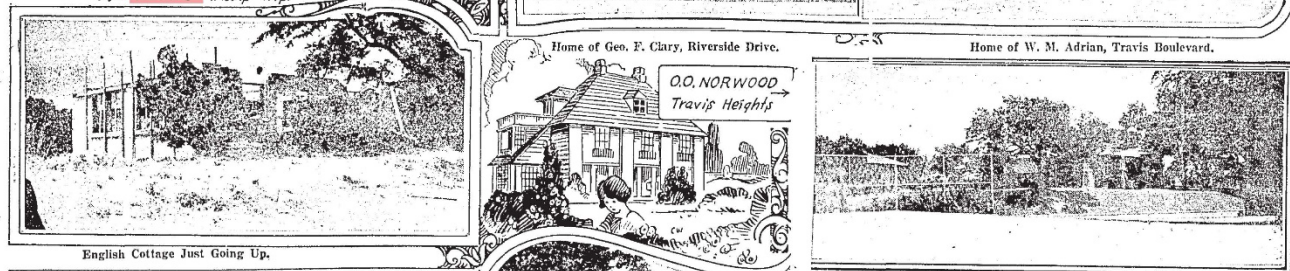
Two Attractive Residences on Alta Vista Avenue.



E.E. YOUNG - Travis Hts.

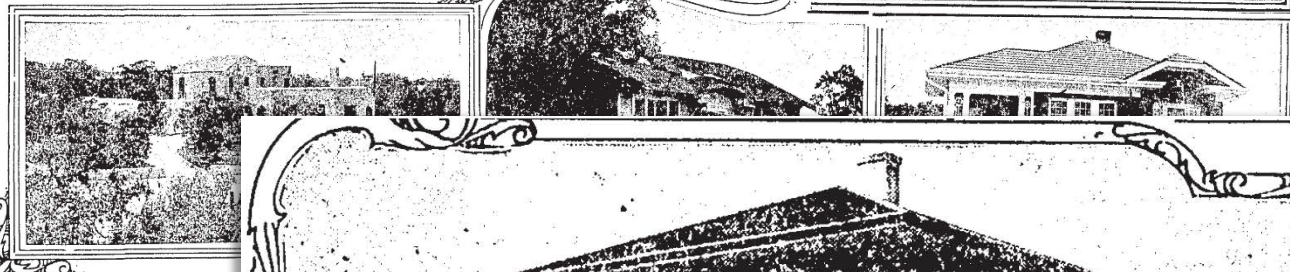
Home of Geo. F. Clary, Riverside Drive.

Home of W. M. Adrian, Travis Boulevard.

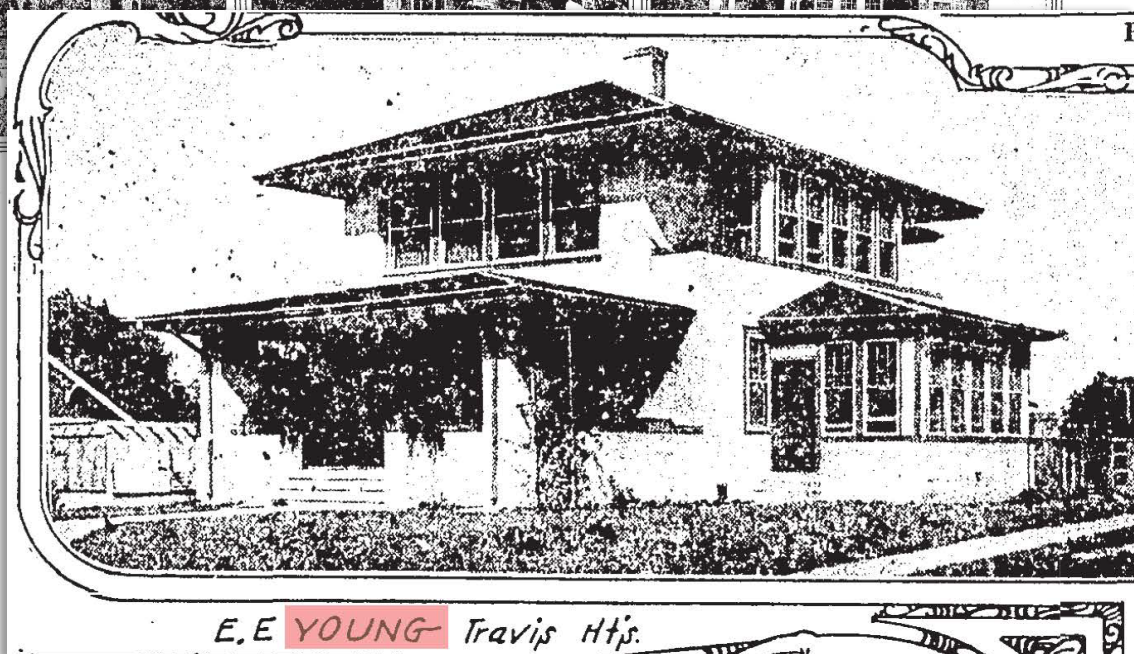


English Cottage Just Going Up.

O.O. NORWOOD
Travis Heights

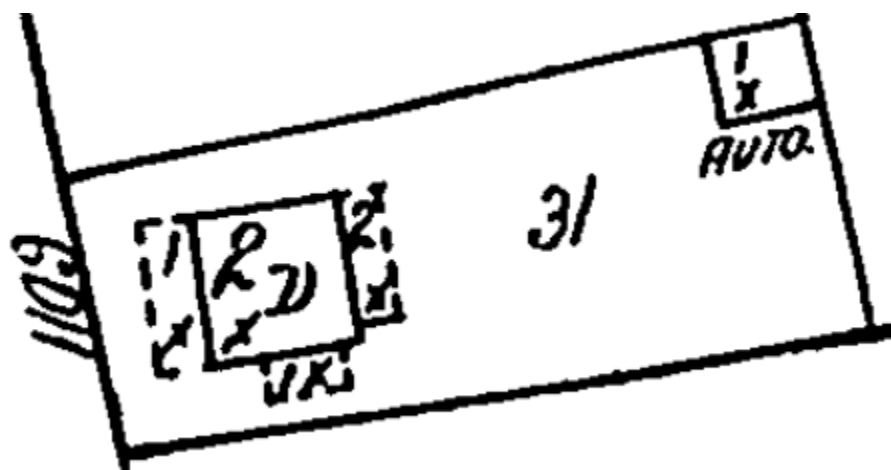


Home of W. Gillespie Stacy.

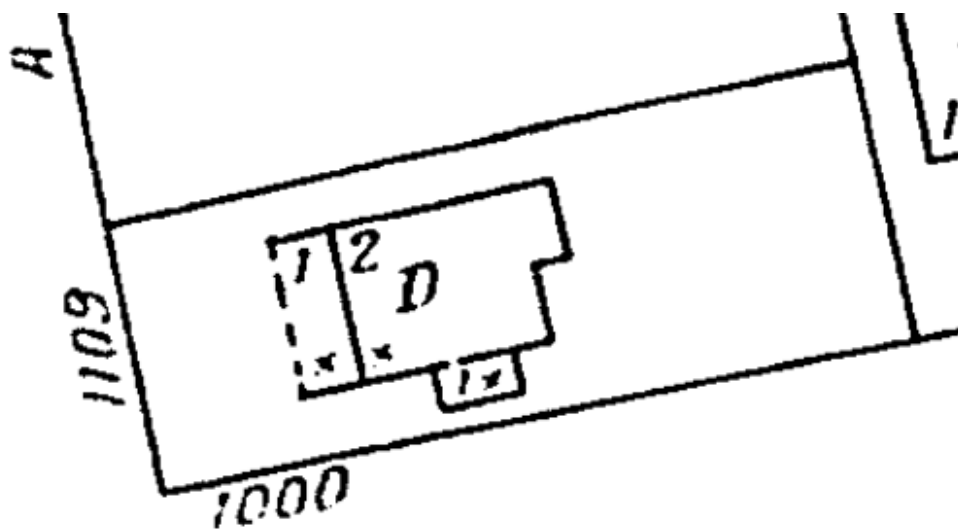


E.E. YOUNG - Travis Hts.

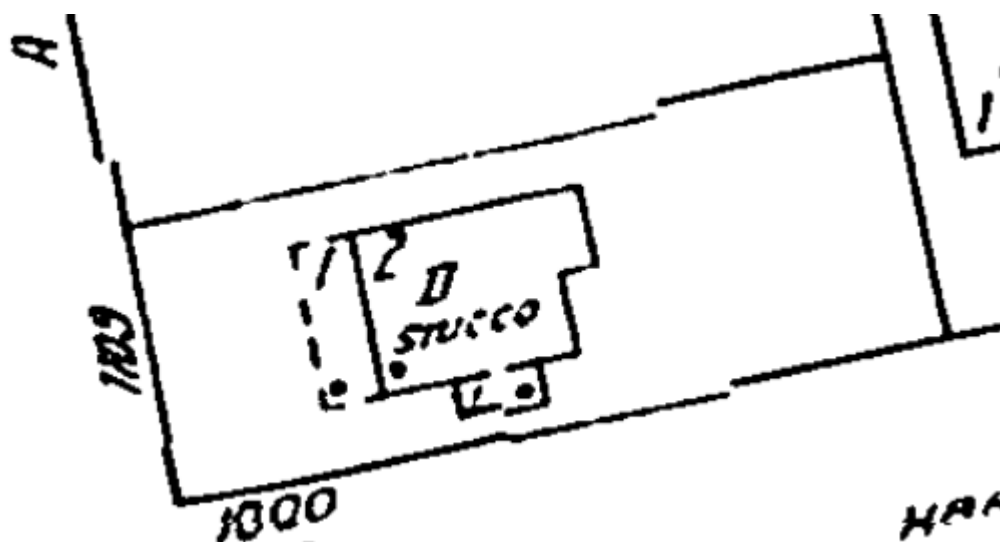
Photo of 1109 Travis Heights Blvd. featured alongside article on natural gas service, The Austin American, 8/15/1926



Sanborn Fire Insurance Map, 1922, sheet 96



Sanborn Fire Insurance Map, 1935, sheet 226



Sanborn Fire Insurance Map, 1962, vol. 2, sheet 226

Permits

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

PERMIT FOR WATER SERVICE AUSTIN, TEXAS

No. 9257 *Sec. 134* *34*

M. _____ Address *1109 Travis Heights Blvd.*

Plumber _____ Size of Tap *3/4"* Date *4/27/31*

Foreman's Report

Date of Connection *4/27/31*

Size of Tap Made *3/4"*

Size Service Made *3/4"*

Size Main Tapped *6"*

From Front Prop. Line to Curb Cock *18'*

From ~~South~~ Prop. Line to Curb Cock *50'*

Location of Meter *Center*

Type of Box *Loose*

Depth of Main in St. _____

Depth of Service Line _____

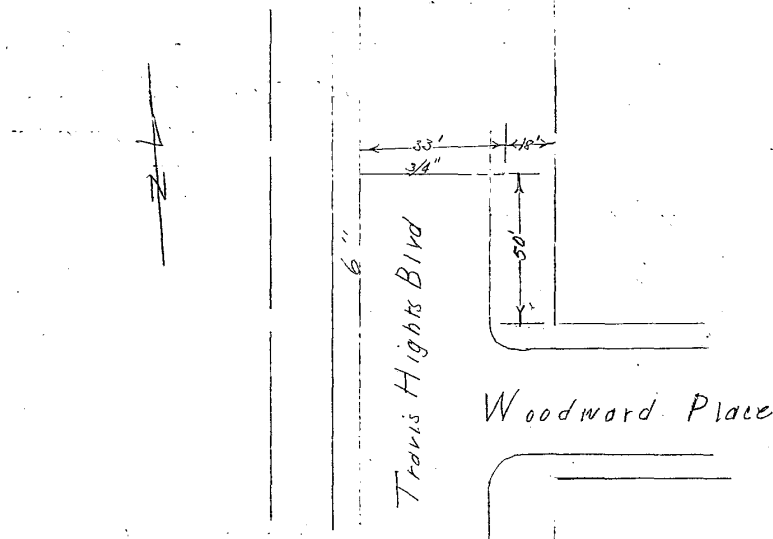
From Curb Cock to Tap on Main *33'*

Checked by Engr. Dept. *6-18-31 JCA*

INDEXED

No. Fittings	Size	Req. No.
Curb Cock		
Elbow		
St. Elbow		
Bushing		
Reducer		
Pipe		
Lead Comp.		
Nipples		
Union		
Plug		
Tee		
Stop		
Box		
Lid		
Valves		

Foreman's Signature *A.L. Jacobson*



Water tap permit, 1931

Repairs

W. P. Martin, alter and repair residence, 507 East Third, \$80.

Mrs. R. Pickens Matthews, repair residence, 611 Baylor, \$700.

I. E. Stacy, reroof residence, 2110 East First, \$362.

Mrs. Emma Luedcke, repair commercial building, 104-106 East 31st, \$100.

D. B. Thrasher, alter and repair commercial building, 3709 Guadalupe, \$100.

Mrs. Charles J. Brunner, alter residence and garage, 1109 Travis Heights boulevard, \$100.

Woody Hart, reroof residence, 1701 West 11th, \$50.

John L. Rundell, reroof and repaint residence, 2305 Leon, \$382.

Newt Brunson, erect two antenna masts on top of building, 813 Congress avenue, \$35.

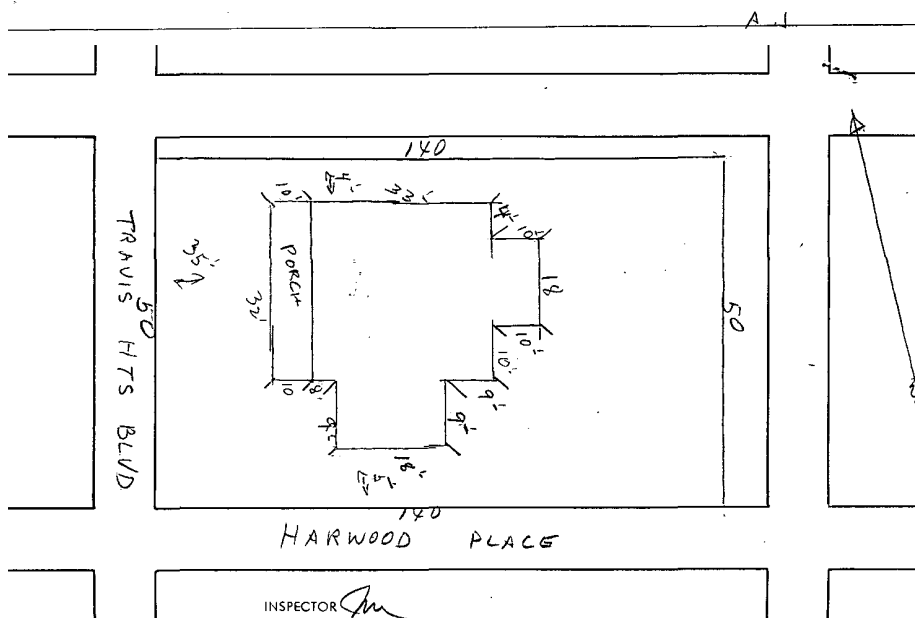
Alterations to house, The Austin American, 9/30/1934

ADDRESS: 1109 TRAVIS HEIGHTS BLVD				PERMIT 90764		PLAT 134	
LOT: 31				BLOCK 28		SUB.	
OUTLOT				TRAVIS HTS			
FIRE ZONE 3		USE DIST: A 1		OCCUPANCY: REMODEL RES			
WED 11 AM 2-4-64		LAYOUT 2-5-64		FRAMING 2-18-64		FINAL	
2-5-64		PRINC. BLDG.		ACC. BLDG.		PRINC. BLDG.	
FOUNDATION		FLOOR JOIST SIZE & O.C.		NECESSARY BLDG. CONN.		ACC. BLDG.	
FR. SETBACK		CEILING JOIST SIZE & O.C.		ROOM VENTILATION		PAVED PARKING	
TOTAL & MIN. SIDE YD.		STUD SIZE & O.C.		STAIRS REQ. & NO.		2 BAY 11' x 17' 2' ✓	
SIDE STREET YARD		MASONRY WALL		ATTIC FIRE STOPS REQ.			

OWNER: MRS. RAY WALKER CONTRACTOR: GENE CHAPPO

PANEL WALLS GEN. REP. MAX. DROP CEILING

4 SHEETROCK



Building permit for remodel, 1964

OWNER Dorothy Walker ADDRESS 1109 Travis Heights Blv
 PLAT 134 LOT 31 BLK 28
 SUBDIVISION Travis Heights Resubdivision
 OCCUPANCY Residence
 BLD PERMIT # 95229 DATE 3-19-65 OWNERS ESTIMATE \$2800.
 CONTRACTOR Empire Builders NO. OF FIXTURES
 WATER TAP REC # X SEWER TAP REC # X
 Remodel residence/aluminum siding

Building permit for aluminum siding and remodel, 1965