

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**OCTOBER 25, 2021**  
**HR-2021-126308**  
**TRAVIS HEIGHTS-FAIRVIEW PARK NATIONAL REGISTER HISTORIC DISTRICT**  
**1505 TRAVIS HEIGHTS BOULEVARD**

## **PROPOSAL**

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Partially demolish contributing residence and construct a second-story addition; convert crawlspace into basement.

## **PROJECT SPECIFICATIONS**

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- 1) Construct a side-gabled second-story addition, with the slope of the gable beginning at the front wall of the house. The addition will be clad in fiber cement siding. Add rear balcony with metal guardrails, creating a flat-roofed rear porch below. Install metal roofing over the existing roof and addition.
- 2) Retain character-defining features of the front porch, including the original porch gable with brackets and gable vent, box columns and masonry piers, and wood handrails. Reconstruct previously demolished cheek walls and add built-in steel planters in front of porch.
- 3) Retain original horizontal wood siding.
- 4) Remove and replace original 1:1 wood windows and screens with aluminum-clad wood windows in existing openings, to match, for the façade and front 1/3 of the side elevations. Windows in new openings, or of different size and configuration will be used at the rest of the house and addition.
- 5) Remove original wood front door and replace with aluminum-clad door to match.
- 6) Convert crawlspace into basement: construct rear deck and access stairs. Construct basement-level patio. The proposed basement walk-out is stucco, with sliding glass doors and horizontal metal handrails at stairs.

## **ARCHITECTURE**

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One-story Craftsman bungalow with gabled roof, horizontal wood siding, mulled 1:1 wood windows, and a full-width porch supported by boxed columns on brick piers. Intact decorative details include deep eaves with exposed rafter tails and brackets at the gable end.

## **RESEARCH**

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The house at 1505 Travis Heights Boulevard was built for Fred and Julia C. Penick before 1924. Fred Penick was a bank teller, cashier, and clerk at the American National Bank for most of his career. Julia Penick, active in various community-building and youth enrichment programs, ran a summer camp with her older children. Penick had previously been employed as a camp employee at Yosemite National Park.

## **DESIGN STANDARDS**

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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 in National Register districts. The following standards apply to the proposed project:

### *Repair and alterations*

#### *1. General standards*

The proposed project has been revised to retain most intact historic material on the building's façade and side elevations.

#### *2. Foundations*

The original building skirt, steps, and masonry cheek walls appear to have been removed without Historic Preservation Office review in 2020 during express-permitted foundation repair work. The project entails reconstructing the cheek walls and covering the modern foundation skirting with steel planters.

#### *3. Roofs*

The proposed project retains the original roof form at the front of the house. While a shingle roof is the most appropriate option for replacement material, the proposed project's metal roof is allowed by the design standards.

#### *4. Exterior walls and trim*

The proposed project retains historic-age horizontal wood siding.

### 5. *Windows, doors, and screens*

The proposed project removes all historic-age windows, doors, and screens. The proposed replacement windows on the façade and front 1/3 of the side elevations will be aluminum-clad wood within the existing openings, to match the historic windows in configuration, size, and appearance. The proposed front door replacement will be within the existing opening and will match the design of the historic front door.

### 6. *Porches*

The proposed project retains historic-age porch piers, columns, railings, and other features.

## Residential additions

### 1. Location

Standard 1.3.a indicates that additions that add a story to a historic building should be set back 15' or more from the front wall. While the gabled roof of the proposed second-story addition begins at the front wall, its peak is at the midpoint of the house, behind which a shed-roofed dormer expands the usable area to the rear. The visual impact for the first 15' will not be significant. Construction will entail other modifications to the rear of the house that will not be visible from the street.

### 2. Scale, massing, and height

The scale of the side-gabled addition is similar to that of the historic front-facing gable. The historic building's overall shape as viewed from the street will remain relatively unaltered, per Standard 2.2.b.

### 3. Design and style

Modifications at the rear of the house will take a more modern design approach that will differentiate them from historic features to be retained at the front of the house.

### 4. Roofs

The roof pitch of the side-gabled addition is comparable to that on the historic house.

### 5. Exterior walls

The addition will be clad in fiber-cement siding of a similar profile and exposure to the retained siding on the house. The new siding will be differentiated but compatible with the historic siding.

## Summary

The project largely meets the applicable standards.

## **PROPERTY EVALUATION**

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The property contributes to the Travis Heights-Fairview Park National Register Historic District.

### *Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain high 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 meet two criteria:
  - a. Architecture. The building is a good example of the Craftsman style.
  - b. Historical association. The property does not appear to have significant historical associations.
  - 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**

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Retain as many character-defining features as possible, including siding, gable vents, wood windows, piers, columns, and railings. Consider alternatives to raised roof ridge. Push back addition as much as possible from front of house.

The applicant has made significant design revisions, including retaining the character-defining features of the front porch, including the original porch gable with brackets and gable vent, box columns and masonry piers, and wood handrails.

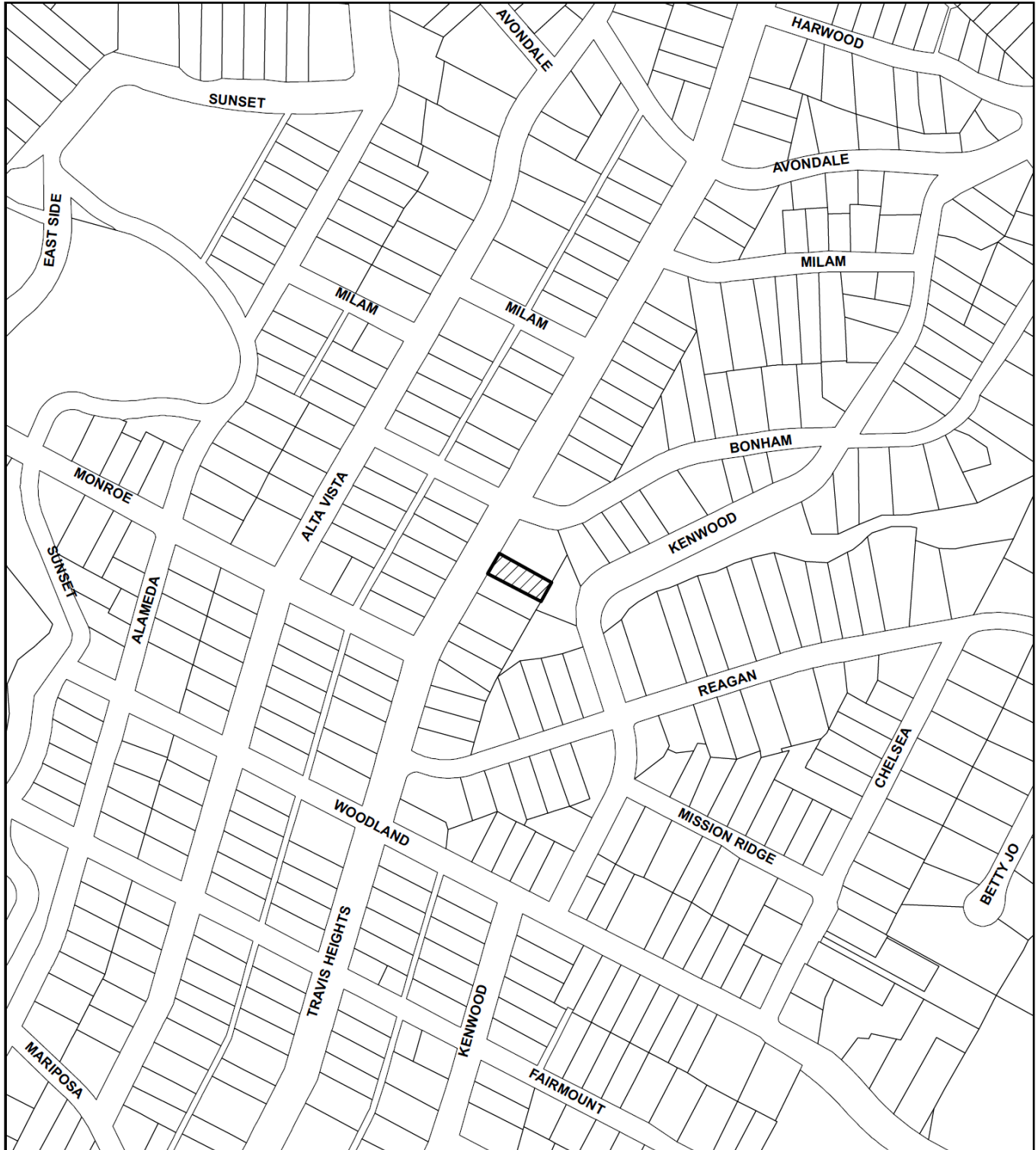
Original wood siding will also be retained on the front and sides of the house. The front door and all windows will be replaced but will match the original design on the façade and front 1/3 of the side elevations.

**STAFF RECOMMENDATION**

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Comment on plans and release the permit.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: HR 21-126308

LOCATION: 1505 TRAVIS HEIGHTS BLVD

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.



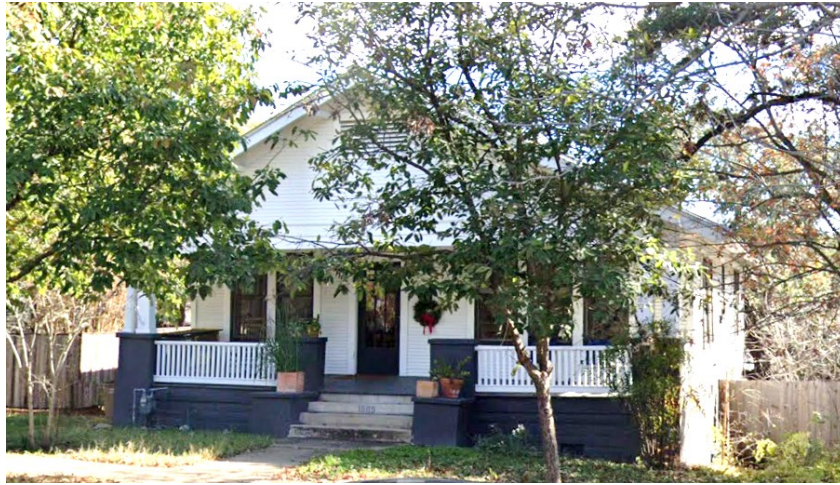
1" = 292'



## PROPERTY INFORMATION

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### *Photos*



*Google Street View, 2020*



*Application, 2021*





*Occupancy History*

City Directory Research, August 2021

1959	Fred M. and Julia Penick, owners Assistant cashier, American National Bank
1957	Fred M. and Julia Penick, owners Assistant cashier, American National Bank
1955	Fred M. and Julia Penick, owners Assistant cashier, American National Bank
1952	Fred M. and Julia Penick, owners Assistant cashier, The American National Bank Examiner, State Highway Department
1949	Fred M. and Julia Penick, owners Assistant cashier, The American National Bank Examiner, State Highway Department
1947	Fred M. and Julia Penick, owners Assistant cashier, American National Bank Saleswoman, Mathis Flower Shop
1944	Philip H. Sharnquist, renter Fred M. and Julia Penick, owners Assistant cashier, American National Bank
1941	Fred M. and Julia Penick, owners Teller, American National Bank
1939	Fred M. and Julia C. Penick, owners Teller, American National Bank Joyce Penick, renter Student, University of Texas
1937	Fred M. and Julia C. Penick, owners Teller, American National Bank Manager, cafeteria, Fulmore School
1935	Fred M. and Julia C. Penick, owners Teller, American National Bank Manager, cafeteria, Fulmore School
1932	Fred M. and Julia C. Penick, owners Teller, American National Bank Manager cafeteria Fulmore School
1929	Fred M. and Julia Penick, owners Teller, American National Bank
1927	Fred M. and Julia Penick, owners Teller, American National Bank
1924	Fred M. and Julia Penick, owners Clerk, American National Bank
1922	Address not listed



## PENICK CAMP WILL OPEN JUNE 7

Camp Ah-Wah-Nee, exclusive camp for children at Dripping Springs, will open its second season under the direction of Mrs. Fred Penick June 7 with the first period of camping activities for young girls. The second period of camp life for boys will begin July 8 and continue through Aug. 5.

Assisting Mrs. Penick in directing the various activities, which comprise camp life will be a staff of outstanding counselors. Miss Joyce Penick will assist as director and Miss Elberta Stubbs will be in charge of training the children in horseback riding. Bill Clark, Red Cross life saver, will be in charge of swimming and Mrs. M. Holck, R. N. will be camp nurse. Miss Lucy Page Coulter will also assist as counselor.

Camp activities of every description will be featured during each period and include horseback riding, swimming, hand craft, archery, badminton, baseball, croquet, ping-pong, darts and other games. A camp fire will be held three times a week and tribe meetings, stunts and singing will occupy the campers providing an abundant scope for varied forms of self expression.

Sunday will be devoted to a program at the chapel on the hill with other services at twilight.

Plans are being made for an open house to be held June 2 to enable the campers and their parents to become acquainted with the camp and for all other interested in camp life.

### Camp Open House

Open house will be observed Sunday at Camp Ah Wahnee, camp exclusively for younger girls, near Dripping Springs. Mrs. Fred Penick and Miss Annie Jen Felder are co-directors of the camp. Mrs. Penick, who has had six years experience with Twin Fire camp in Yosemite National park, will have charge of all crafts work. Mrs. Chester Kooch will direct the camp fire programs assisted by Miss Jean Hildreth of Dallas.

Miss Berta Stubbs, who will teach horseback riding and nature, is an interesting member of the staff, since she was reared in the vicinity and knows the whereabouts of Indian mounds and relics which abound near the camp.

B. B. Williams and Fred Penick, Jr., will have charge of swimming and junior and senior life saving at the camp.

Mrs. Penick and Miss Felder will be assisted in hostess duties at the camp on Sunday by the following girls:

Jo Anne Francis, Nancy Francis, Francis Evelyn Schneider, Ann Boyd, Virginia Davis, Martha Ann Kelly, Patsy and Kathryn Hughes.

## Bank Re-elects Its Officials

Officials of the American National bank were re-elected at the meeting of stockholders held Tuesday afternoon.

Two new assistant cashiers were named, Miss Margaret Macken and Fred M. Penick.

Directors are A. C. Bull, W. S. Drake, Jr., J. E. Harrison; Theo P. Meyer, Tom Miller, J. R. Nichols, V. P. Patterson, Ben. H. Powell, A. B. Spires, E. R. L. Wroe and H. A. Wroe.

Officers are as follows: H. A. Wroe, chairman of the board; E. R. L. Wroe, president; V. P. Patterson, vice-president and trust officer; A. C. Bull, vice-president; L. D. Williams, cashier; W. W. Shropshire, W. R. Long, Jr., Ben M. Brigham, J. H. Meyers, Jr., Miss Margaret Macken and Fred M. Penick, assistant cashier; and E. C. Duke, assistant trust officer.

**PENICK, Fred M., 83, of Austin, died Thursday. Services 4 p.m. Saturday at Wilke-Clay Funeral Home. Survivors: wife, Julia C. Penick of Austin; daughters, Mrs. Chester (Joyce) Wheless of Corpus Christi, Mrs. Frank (Jean) Spiller of Austin; son, Fred M. Penick Jr. of Lockhart; brothers, Tinsley Penick, Tom Penick, Harvey Penick, all of Austin; seven grandchildren; four great-grandchildren.**



## Permits

Connecting Charge \$ 12.00  
**Application for Sewer Connection.** N<sup>o</sup> 0473B  
 Austin, Texas, May 15 1931  
 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 Fred M. Penick  
 at 1505 Travis Blvd Street  
Lot 10 - Bk 31 Res.  
 which place is to be used as a \_\_\_\_\_  
 In this place there are to be installed 4 fixtures.  
 I agree to pay the City Sewer Department the regular ordinance charge.  
 Respectfully, Fred M. Penick

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

**PERMIT FOR WATER SERVICE** AUSTIN, TEXAS N<sup>o</sup> 9269  
 M. \_\_\_\_\_ Address 1505 Travis Heights Blvd  
 Plumber \_\_\_\_\_ Size of Tap 3/4" Date 5/12/31

Foreman's Report  
 Date of Connection 5/12/31  
 Size of Tap Made 3/4"  
 Size Service Made 3/4"  
 Size Main Tapped 2"  
 From Front Prop. Line to Curb Cock 10'  
 From North Prop. Line to Curb Cock 12'  
 Location of Meter 11' inside curb  
 Type of Box Laak  
 Depth of Main in St. \_\_\_\_\_  
 Depth of Service Line \_\_\_\_\_  
 From Curb Cock to Tap on Main 22' main  
 Checked by Engr. Dept. 6-15-31 J.C.D.  
 Foreman's Signature A.L. Jacobson

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

INDEXED

Sewer Connection Permit and Water Service Permit, 1931

Fred M. Penick

1505 Travis Blvd

- 31.

10

Travis Hts.

Re-roof Res.

21347 - 2-28-41

Building Permit, 1941