

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-6  
AGENDA DATE: Thu 06/23/2005  
PAGE: 1 of 1**

**SUBJECT:** C14H-04-0031 – Ikins-O’Connell-Messer House. Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2608 McCallum Drive from family residence (SF-3) district zoning to family residence-historic (SF-3-H) combining district zoning. Historic Landmark Commission Recommendation: To grant family residence-historic (SF-3-H) combining district zoning. Zoning and Platting Commission Recommendation: To deny family residence-historic (SF-3-H) combining district zoning. Applicant: Historic Landmark Commission. City Staff: Steve Sadowsky, Historic Preservation Office, Neighborhood Planning and Zoning Department, 974-6454. Note: A valid petition has been filed in opposition to this rezoning request.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Alice Glasco

## **ZONING CHANGE REVIEW SHEET**

**CASE NUMBER:** C14H-04-0031

**HLC DATE:**

December 13, 2004

January 24, 2005

**ZAP DATE:**

April 19, 2005

May 17, 2005

June 7, 2005

**AREA:** 13,500 square feet

**APPLICANT:** Historic Landmark Commission

**HISTORIC NAME:** Ikins-O'Connell-Messer House

**WATERSHED:** Shoal Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 2608 McCallum Drive

**ZONING FROM:** SF-3

**ZONING TO:** SF-3-H

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from family residence (SF-3) district to family residence - Historic (SF-3-H) combining district zoning under Historic Landmark Designation Criteria 1, 3, 6, 7, 11 and 12.

**HISTORIC LANDMARK COMMISSION ACTION:** December 13, 2004: Initiated a historic zoning case on the property upon application for a relocation permit. January 24, 2005: Recommended the proposed zoning change from family residence (SF-3) district to family residence - Historic (SF-3-H) combining district zoning under Historic Landmark Designation Criteria 1, 3, 6, 7, 11 and 12. Vote: 4-1-2 (West opposed; Leary and Limbacher recused; Fowler absent).

**ZONING AND PLATTING COMMISSION ACTION:** April 19, 2005: Postponed to May 17, 2005 at property owner's request. May 17, 2005: Postponed to June 7, 2005 at neighborhood's request. June 7, 2005: Did not recommend the proposed zoning change from family residence (SF-3) district to family residence - Historic (SF-3-H) combining district zoning. Vote: 6-3 (Hammond, Pinelli, and Donisi opposed).

**DEPARTMENT COMMENTS:** The house is contributing to the Old West Austin National Register Historic District. It is located outside of the scope of the Comprehensive Cultural Resources Survey (1984). The City's old historic landmark designation criteria are being used to evaluate this house, as they were in effect at the time the case was filed. The house would also qualify for landmark designation under the new criteria for its architectural significance as an excellent example of the Classical Revival style and for its associations with Milton Messer, whose family established the Modern Supply Company, a welding concern in Austin, and who was involved in many metallurgical projects in the city, including the construction of the UT tower and Mansfield Dam.

The case came before the Historic Landmark Commission upon an application for a demolition permit. The owner is opposed to historic designation for this property.

**CITY COUNCIL DATE:** June 9, 2005

**ACTION:** Postponed to June 23, 2005 at staff's request.

June 23, 2005

**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:** Pemberton Heights Neighborhood Association

**BASIS FOR RECOMMENDATION:**

The ca. 1938 house is over 50 years old, retains a high degree of architectural integrity, and meets old Historic Landmark Designation Criteria 1, 3, 6, 7, 11, and 12:

1. **Character, interest, or value as part of the development, heritage or cultural characteristics of the City of Austin, State of Texas, or the United States.** The ca. 1938 Ikins-O'Connell-Messer House is located in Section 8 of Pemberton Heights, a later addition to the original Pemberton Heights plat of the 1920s. Developed as an exclusively residential upper middle class suburb after the opening of the 24<sup>th</sup> Street bridge across Shoal Creek, Pemberton Heights featured curving streets, minimum setbacks from the streets, and prohibitions on businesses to ensure residential property values. Pemberton was one of the city's first automobile suburbs, attracting families wishing to escape the congested urban core for the large lots and pleasant suburban surroundings of the west bank of Shoal Creek.
3. **Embodiment of distinguishing characteristics of an architectural type or specimen.** The ca. 1938 house is an excellent example of the Classical Revival style with its symmetrical façade, full-height columns with Corinthian capitals, pedimented portico, leaded glass sidelights, and rear Palladian window.
6. **Relationship to other distinctive buildings, sites, or areas which are eligible for - preservation according to a plan based on architectural, historic, or cultural motif.** The house is contributing to the Old West Austin National Register Historic District.
7. **Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.** The house reflects the general composition of the neighborhood, which was designed to be an affluent suburb. The longest-term occupant of the house was Milton Messer (1917-2004), a native Austinite, who owned and operated Modern Supply Company, a welding and machine shop founded by his father in 1933. In the last years of the Depression, Messer went to work for Brown and Root, erecting the cable crane to deliver concrete to the Marshall Ford (now Mansfield) Dam. He took over Modern Supply in 1942, and moved the shop from 406 Brazos Street to 316 North Lamar. Messer built the City Hall transmission tower, fabricated the six large plaques on the State Archives Building in the 1960s, and restored the Walter Tips engine for Franklin Savings Bank when they restored the Walter Tips Building on Congress Avenue in the 1970s. Messer was honored with a bronze medal for Industrial Arts by the Austin chapter of the American Institute of Architects in 1981 for his contributions to Austin business and architecture.
11. **Identification with a person or person who significantly contributed to the culture and development of the city, state, or United States.** See No. 7 above.

12. A building or structure that because of its location has become of value to a neighborhood, community area, or the city. The house occupies a prominent corner at McCallum Drive and Gaston Avenue in Pemberton Heights. The Heritage Society of Austin as well as neighbors and neighborhood groups have expressed support for preservation of this house and designation as a historic landmark.

**PARCEL NO.:** 01160005150000

**DEED RECORD:** Vol. 2163, p. 258

**LEGAL DESCRIPTION:** Lot 15 and the South 15 Feet of Lot 14, Block 27, Pemberton Heights, Section 8.

**ANNUAL CITY TAX ABATEMENT:** \$2,000 (50% of estimated city taxes is \$1,542).

**APPRAISED VALUE:** \$625,528

**PRESENT USE:** Residence

**CONSTRUCTION/DESCRIPTION:** Two-story rectangular-plan side-gabled Classical Revival-styled frame house with full-height central pedimented portico with Corinthian columns and capitals, leaded glass sidelights, and rear Palladian window.

**CONDITION:** Good.

**PRESENT OWNER**

Redbird Energy  
c/o Bill and Melanie Walters  
1414 Gaston Avenue  
Austin, Texas 78703

**DATE BUILT:** ca. 1938

**ALTERATIONS/ADDITIONS:** None.

**ORIGINAL OWNER(S):** William and Bernice Ikens (1938)

**OTHER HISTORICAL DESIGNATIONS:**

The house is contributing to the Old West Austin National Register Historic District, but outside the bounds of the Comprehensive Cultural Resources Survey (1984).







## CITY OF AUSTIN HISTORIC LANDMARK DESIGNATION CRITERIA

To be designated a City of Austin Historic Landmark, a property must:

1. Be at least 50 years old, unless it possesses exceptional importance as defined by National Register Bulletin 22, National Park Service (1996); and
2. Retain sufficient integrity of materials and design to convey its historic appearance; and
3. Be individually listed in the National Register of Historic Places, designated a Recorded Texas Historic Landmark, State Archeological Landmark, or National Historic Landmark, OR
4. Be significant in at least two of the following categories:
  - A. **ARCHITECTURE**  
The property:
    - ★ Embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; or
    - ★ Represents technological innovation in design and/or construction; or
    - ★ Contains features representing ethnic or folk art, architecture or construction; or
    - ★ Represents a rare example of an architectural style; or
    - ★ Serves as a representative example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation.
  - B. **HISTORICAL ASSOCIATIONS**  
The property:
    - ★ Has significant associations with persons, groups, institutions, businesses, or events of historical importance which contributed to the history of the city, state or nation; or
    - ★ Represents a significant portrayal of the environment of a group of people in a historic time.
  - C. **ARCHEOLOGY**  
The property has, or is expected to yield significant data concerning the human history or prehistory of the region.
  - D. **COMMUNITY VALUE**  
The property has a unique location or physical characteristic that represents an established and familiar visual feature of the neighborhood or the city, and contributes to the character or image of the city.
  - E. **LANDSCAPE FEATURE**  
The property is a significant natural or designed landscape or landscape feature with artistic, aesthetic, cultural, or historical value to the city.



 1" = 200'	<b>SUBJECT TRACT</b> 	<b>NATIONAL REGISTER DISTRICT PERMIT</b>		<b>CITY GRID REFERENCE NUMBER</b>  H24
	<b>PENDING CASE</b> 			
	<b>ZONING BOUNDARY</b> 	<b>CASE #:</b> NRD-04-0094		
	<b>CASE MGR:</b> S. SADOWSKY	<b>ADDRESS:</b> 2808 MCCALLUM AVE <b>SUBJECT AREA (acres):</b> N/A		
		<b>DATE:</b> 04-12 <b>INTLS:</b> SM		



**Ikins-O'Connell-Messer House**

**2608 Mc Callum Drive**

## **OCCUPANCY HISTORY**

**2608 McCallum Drive**

**From City Directories, Austin History Center**

**City Historic Preservation Office**

**November, 2004**

<b>1965</b>	<b>Milton and Bonnie Messer (owners) Modern Supply Company (welding supplies)</b>
<b>1962</b>	<b>Milton and Bonnie Messer (owners) Modern Supply Company (welding supplies)</b>
<b>1959</b>	<b>Will and Cecile O'Connell (owners) No occupation listed NOTE: Milton Messer is listed as residing at 4109 Ramsey</b>
<b>1957</b>	<b>Will and Cecile O'Connell (owners) O'Connell and Morton, building contractors</b>
<b>1955</b>	<b>Will and Cecile O'Connell (owners) O'Connell and Morton, building contractors</b>
<b>1952</b>	<b>Will and Cecile O'Connell (owners) O'Connell, Morton, and Morrow, building contractors</b>
<b>1949</b>	<b>Will and Cecile O'Connell (owners) Building contractor, office at home</b>
<b>1947</b>	<b>Will and Cecile O'Connell (owners) Building contractor, office at home</b>
<b>1944-45</b>	<b>Mrs. Mildred Humphrey (renter) Widow of H.W. Humphrey</b>
<b>1942</b>	<b>William C. and Bernice Ikins (owners) Geologist</b>
<b>1940</b>	<b>William C. and Bernice Ikins (owners) Student, University of Texas</b>
<b>1939</b>	<b>No houses listed on McCallum Drive</b>



## MILTON MESSER 1917-2004

"Milton Messer was a machinist, a modern day blacksmith, fifth-generation in fact, who has had a considerable hand in forging the face of Austin."<sup>1</sup> Milton had a hand in shaping many familiar structures in and around Austin, most notably the University of Texas tower (see photo 1), Mansfield Dam, the Moonlight Towers, and the bridges spanning Town Lake.<sup>2</sup> In 1960, during the active part of his career, he and his wife bought their Pemberton home (photo 2), on the corner of McCallum and Gaston, and lived there until 2004.

Milton grew up in the house his grandfather built on Garden Street in east Austin. He went to Austin High School and Wesleyan College, which used to be located on the U.T. campus.<sup>3</sup> However, he learned his trade while a youngster in the shop of his father, Joy Clark Messer (photo 3), who founded Modern Supply (photo 4, 5, 6), a big welding and machine shop then located at 406 Brazos, in 1933. Joy Clark Messer, as Milton recalled, unloaded and drove the first automobile in Austin.<sup>4</sup> Milton's grandfather,

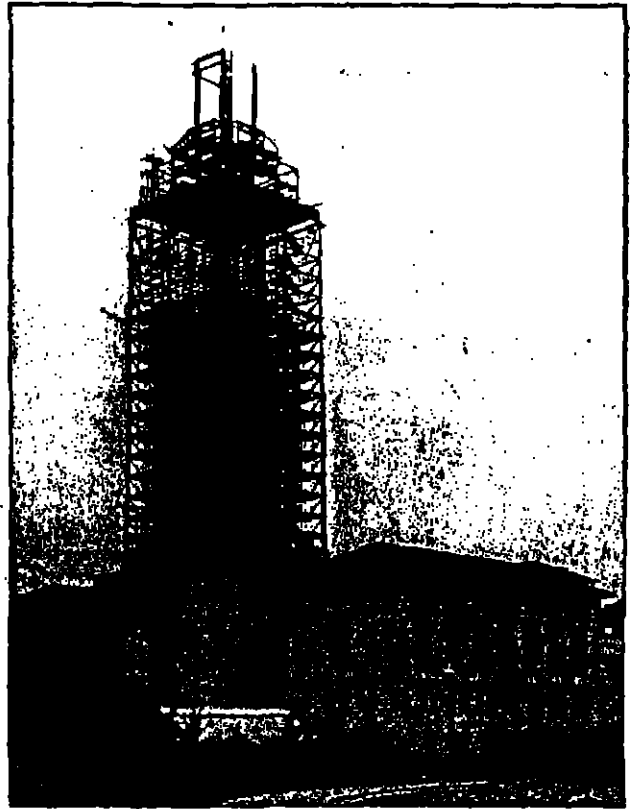


Photo 1



Photo 2

Jeremiah Clark, trained his son Joy in Martindale, his birthplace, and in Austin, where the family moved in 1895.<sup>5</sup> "Milton literally grew up in the steel and machine age – inside a machine shop."<sup>6</sup>

"Milton, at age 20 (1937), went to work for Brown & Root at Marshall Ford Dam (now Mansfield Dam) – during the Depression work was slow at his father's machine shop. In this five-year period he was involved in the erection of a cable crane that delivered concrete to the dam structure."<sup>7</sup>

"In 1942 he returned to Modern Supply and took over the business. He was able to solve the financial difficulties the company had run into; he turned the business around, and it became the premier machine shop in Austin for the rest of the last century. He moved the business from 406 Brazos to 316 North Lamar (photo 7) in 1945, paying \$750 for that lot."<sup>8</sup>

Modern Supply, via both Milton and his father, was instrumental in the business life of Austin. Messer Sr. (Joy) kept the presses rolling at the Austin American Statesman. This meant that Joy had to get up in the middle of the night and rush to the pressroom to see that the Austin American Statesman was on your doorstep before breakfast.<sup>9</sup> Milton's work also impacted daily lives in Austin. The owner of Austin Cleaners told him in 1977 that he didn't know what he'd do if Messer ever shut down his operation. Or for that matter, what will the inmates of the County Jail do if the locking device on the master door ever malfunctions again? It was Milton Messer who cut it open the last time to get in to feed the prisoners.<sup>10</sup> A 1950 photograph shows the City Hall transmission tower being installed, with Milton on the job at the top (photo 8). Milton fabricated the six large shields or



Photo 3

plaques on the State Archives Building (in the 1960's) at the Capitol; he did repair work on the Capitol as well. He also restored the Walter Tips engine that sits in the lobby of the Walter Tipps Building on Congress Avenue. He did that work for Franklin Savings. As of the 1970's there was still a big need for the service Milton offered. His work is not restricted simply to Austin. "The bronze medallion of the American eagle, which hangs outside the U.S. Embassy in Mexico City, was welded and assembled in Messer's shop"<sup>11</sup> (photo 9).



Photo 4

Milton not only helped create, but also helped preserve. "Messer is so interested in preserving Austin's past history, as well as helping take care of the future, that he has been collecting things pertaining to products that are no longer manufactured. One item is a coffee roaster used by the John Bremond Coffee Company; another is a two cylinder Tips Engine – both of these are in operable condition, as is his 1912 Model T Ford."<sup>12</sup>

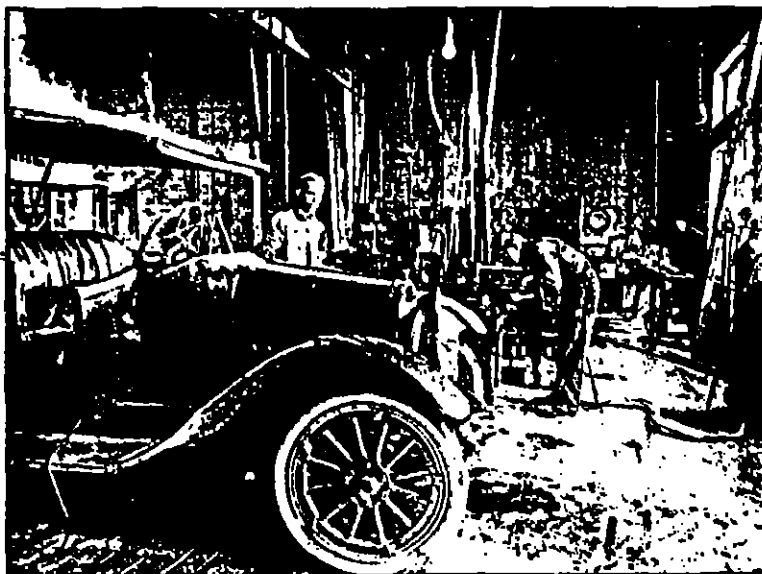


Photo 5

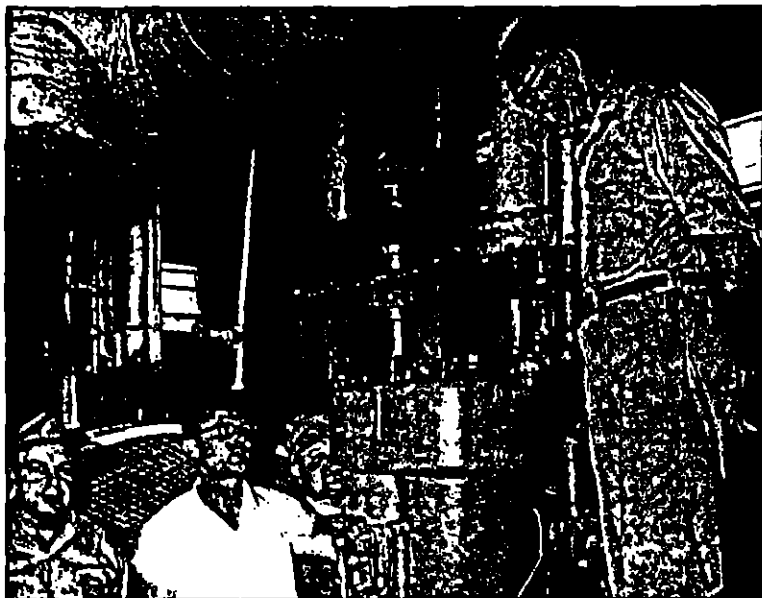


Photo 6

As of the 1970's, there would apparently be no family successor to Milton to run Modern Supply. His only son had chosen the insurance business, and the three daughters did not opt to succeed their dad in the family business. "In 1981 when Milton decided to retire from Modern Supply, he organized a corporation, giving approximately 50% of the stock to his employees and selling the remaining stock to a new management team. This team was a partnership of a mechanical engineer, who is the active partner at the shop, and two certified public accountants. It is a tribute to Milton's sense of charity and good business that brought him to this position today, and left him as a consultant to Modern Supply."<sup>13</sup> This quote was part of the introduction of Milton as he was honored with one of the Bronze Medals for Industrial Arts by the Austin chapter of the American Institute of Architects in 1981 (document 1). The same presenter's words aptly convey Milton's contribution to Austin. "Milton's task to us architects has been that of solving difficult problems, in making repairs, 'making it work,' and refitting, etc. Milton is a wizard when it comes to fixing things up, especially when there is a breakdown in the field and upon taking over a task a after a customer might think there is no solution. There can be no testimonial better than that given by Mike McWhorter, Shop Foreman at Modern Supply: 'There are few buildings or areas that haven't some part of the work done by Modern Supply.' Mr. Messer has worked for every building project in town. You might say he is almost an institution."<sup>14</sup>

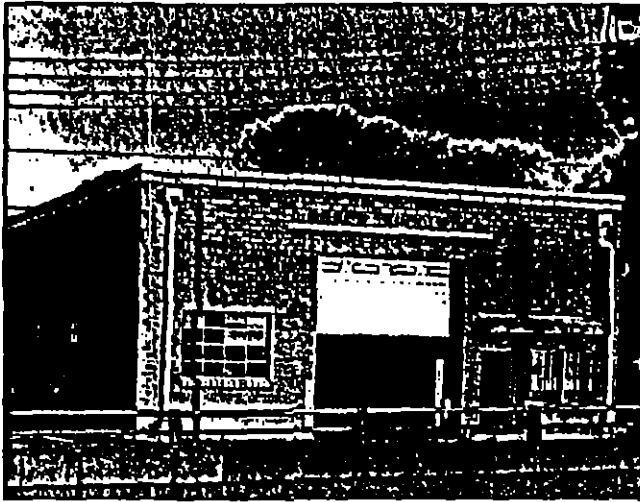


Photo 7

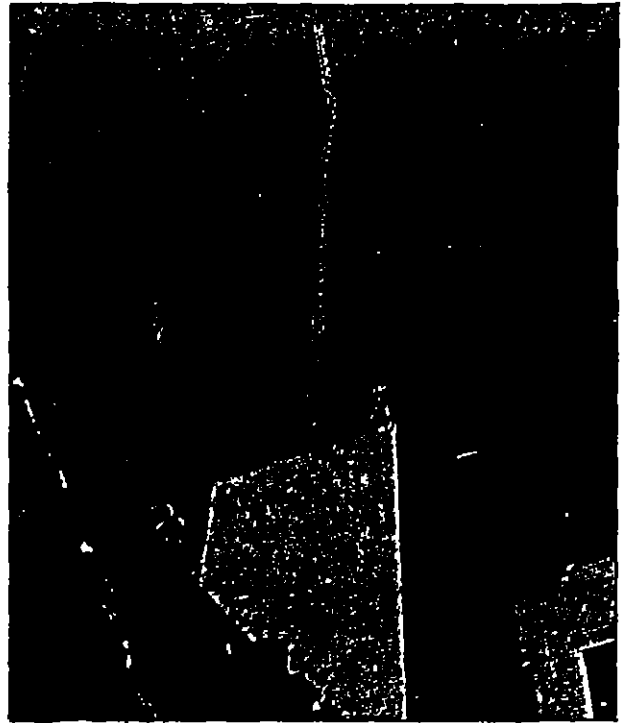


Photo 8

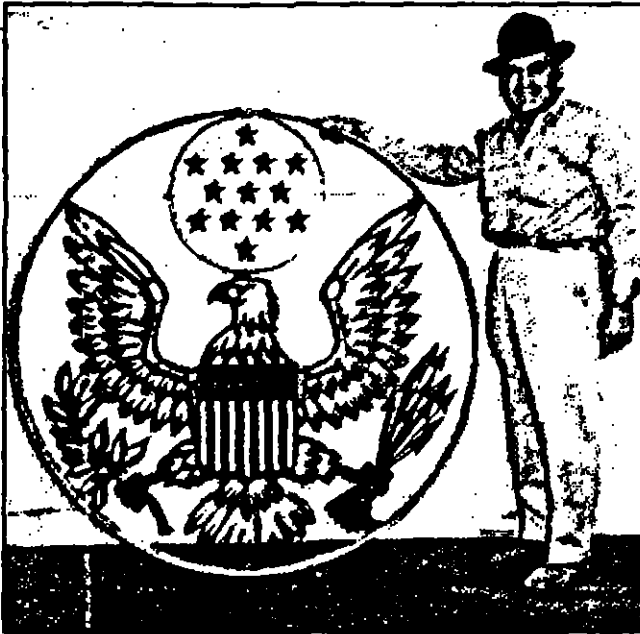


Photo 9

- 1 Oshman, N. "We Made our Living from Brute Strength." *Business Profile*. Sept. 1977, pg.54
- 2 "Getting to Know Your Neighbors." *The Pemberton Journal*. Spring 2004. pg. 1.
- 3 "Getting to Know Your Neighbors." *The Pemberton Journal*. Spring 2004. pg.2.
- 4 "Getting to Know Your Neighbors." *The Pemberton Journal*. Spring 2004. pg. 2.
- 5 "Steel in His Blood: Joy Messer has Never Lost his Love of the Smoky Forge."
- 6 "Steel in His Blood: Joy Messer has Never Lost his Love of the Smoky Forge."
- 7 Wukash, E. "Introduction of Milton Messer." AIA Awards Dinner. November 1981.
- 8 "Getting to Know Your Neighbors." *The Pemberton Journal*. Spring 2004. pg. 1.
- 9 "Steel in His Blood: Joy Messer has Never Lost his Love of the Smoky Forge."
- 10 Oshman, N. "We Made our Living from Brute Strength." *Business Profile*. Sept. 1977, pg.55
- 11 Oshman, N. "We Made our Living from Brute Strength." *Business Profile*. Sept. 1977, pg.54
- 12 Oshman, N. "We Made our Living from Brute Strength." *Business Profile*. Sept. 1977, pg.54
- 13 Wukash, E. "Introduction of Milton Messer." AIA Awards Dinner. November 1981.
- 14 Wukash, E. "Introduction of Milton Messer." AIA Awards Dinner. November 1981.

Mr. & Mrs.  
W. C. Ikins

2608

McCallum Drive

159

27

15 & 15' of  
14

Femberton Heights

2 sty. brick veneer res., garage attached

231n - 6/29/38

9

M. M. Merrer

2608 McCallum Dr.

159

15

27

Pemberton Heights Sec. 8

Frame Acc. Building on lot

86086

11-23-62

100.00

Owner

PLAYHOUSE

C144-04-0031

Mr. & Mrs. William S. Walters, III  
1414 Gaston Avenue  
Austin, TX 78703

Historic Landmark Commission Members  
c/o Mr. Steve Sadowsky  
City of Austin, Texas  
505 Barton Springs Road  
Austin, TX 78704

**VIA E-MAIL AND HAND DELIVERY**

Re: 2608 McCallum (Corner of Gaston Avenue and McCallum)

Dear Members,

I am delivering this letter to you and City of Austin officials today in order to formally notify you in writing that I, along with my wife Melanie, are vehemently opposed to any action by the landmark commission that would deny relocation or demolition of the structures on the property referenced above. This location will be the site of our new residence.

As many of you know, I am a twenty seven (27) year Austinite who has lived on Gaston Avenue the past fourteen (14) years, just five houses west of 2608 McCallum (corner at Gaston). We purchased the property back in September of last year from the Messer family, who have been friends of ours for over twenty years. Their family lived at the location from 1960 until the summer of 2004. Following acquisition of the property, our design and home building team, led by Don Crowell Fine Homes, Inc., completed a thorough due diligence of the property and we collectively determined that demolition or relocation was the only way to address the insurmountable structural antiquation of the improvements, including interior, subsurface and exterior. The vacant structures are a significant liability to both my family and the immediate neighborhood. Kids have already started mowing designs in the yard and we certainly do not want to see graffiti or "parties" happening in the future.

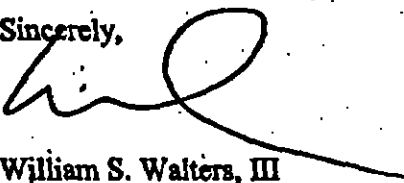
I attended the Pemberton Homeowners Association board meeting last Thursday solely in order to introduce myself and to pass out a bound presentation on our future home site. The presentation identifies scale, square footage, tree preservation, etc. and gives the neighborhood volunteers a clear sense of what Melanie and I are planning (Landmark Commission members: this is the exact same package before you now). No action was or ever will be requested of the Pemberton board. Steve Sadowsky attended the same meeting and ironically was in mid presentation of his own on some draft guidelines when I walked in. Steve did not know who I was when I arrived. I listened very carefully to his presentation, during the time I was there, and heard him state clearly several times to the group that with the owner's valid petition process in place at the city, the owner will ultimately succeed with their wishes on their own private property so long as they have the tenacity and financial ability to fight thru the City of Austin process. I am not intimidated by the City of Austin processes as I work professionally with them on a daily basis. My family paid around \$30,000 in taxes this year (2004) on these 2 Gaston houses and we will certainly fight this to the valid petition ending. Why would the landmark commission even consider harming an owner that is adamantly opposed to designation if Mr. Sadowsky is correct? Why would the Landmark Commission intentionally waste the City of Austin's time and resources in this case if following Steve's statements? This makes no sense to us.

The opposition in this case is a tiny minority of property owners in the area who are trying to micromanage other people's private property without any regard to the cost or liability to the owner. My strategy has always been to work with the immediately adjacent neighbors to address as many of their concerns as possible. After all, we have lived five (5) houses from the subject for fourteen years and most neighbors know our character, tastes, and architectural style. We will solve the concerns together as close neighbors. An open house was held at the property yesterday afternoon with strong attendance by area neighbors in support of our goals. No one from the opposition showed up. How do you intelligently oppose something like this when you haven't even been inside the structures?

The idea of subjectively identifying well over 1500 "contributing properties" in the west Austin area and taking action against longtime owners' plans and wishes by a small minority of activists is a troubling concept. The market place should be allowed to function in its pure sense in the area. I am used to working with neighborhood groups throughout the City in my long career here and I thought I had "seen or heard it all" until this one. In fact, I processed six (6) successful large zoning cases totaling over 250 acres through the City last year alone; so the current Zoning and Platting Commission, City Council, and City department heads are familiar with me, my projects, and my capabilities. The tax base roll back that would result if the opposition succeeds would be financially irresponsible given the City of Austin's need to compete for jobs and additional services against other cities in our region and across the country. What about our school system?

Please protect properties like the Castle and the Pease mansion in our neighborhood that are truly historic. This property is not historic in any published register, title work, or the like and is a significant liability as it stands. I urge you to please approve the permit this evening and avoid the cost and the time delay of the valid petition to both my family and the City of Austin.

Sincerely,



William S. Walters, III

Cc: Toby Futrell - City Manager  
Laura Huffman - Assistant City Manager  
Mayor Will Wynn  
Mayor Pro Tem Jackie Goodman  
Council Member Daryl Slusher  
Council Member Betty Dunkerley  
Council Member Brewster McCracken  
Council Member Raul Alvarez  
Council Member Danny Thomas  
Betty Baker - Zoning and Platting Commission  
Keith Jackson - Zoning and Platting Commission  
Joseph Martinez - Zoning and Platting Commission  
John Philip Donisi - Zoning and Platting Commission  
Jay A. Gohil - Zoning and Platting Commission  
Clarke Hammond - Zoning and Platting Commission  
Melissa Hawthorne - Zoning and Platting Commission  
Janis Pinnelli - Zoning and Platting Commission  
Teresa Rabago - Zoning and Platting Commission  
Steve Drenner - Drenner, Stuart, Wolff, Metcalfe, von Kreisler  
Don Crowell - Don Crowell Fine Homes, Inc.



# PROJECT NARRATIVE

## CHRONOLOGY / EXISTING CONDITIONS SYNOPSIS - WALTERS RESIDENCE @ 2608 McCALLUM

Chronology	Timeframe/Calendar	Owner
Original House Construction	1939 - 1955	Bernice Erken Wilder
Second Owner	1956 - 1959	Will O'Connell
Third Owner	1960 - 2004	Milton & Bonnie Messer
Fourth Owner	2004 - Present	Bill & Melanie Walters
Location / Configuration(s) Existing Conditions / Stylistic Characteristics		Notes
Pamberton Subdivision	Established older central Austin neighborhood	
Gaston Ave./McCallum Dr.	Older, well-kept residences with mature plantings along street	
2608 McCallum Dr.	Pre-war construction on corner of Gaston Ave & McCallum Dr / 2-story woodframe structure with painted brick cladding / 2-story wood columns & pilasters @ entry porch w/Corinthian columns & capitals / non-original 2-story addition on south side (marginal condition) / non-original 1-story service and garage addition on north side (non-salvageable condition)	
Site Condition(s)	Trees & Plantings	Mature existing tree condition(s) / minimal low-level plantings; (2) trees @ front/side; (14) trees @ rear;
	Lawn	Mature, vibrant front lawn / fair back yard; Affected growth due to extensive tree shading
Plan Configuration	Central stair hall / symmetrical disposition of rooms about stair hall	
Entry Porch Columns/Pilasters	Corinthian columns & capitals	(4) Blocked columns plus (2) Blocked pilasters (Blocked=no fluting on shaft); (see Photo)
	Column Diameter / Height	12.75" Dia. / 213" (17'-9") Total Height (21" Dia. would yield true classic proportions...)
	Intercolumniation	Pycnostyle (2.25 Diameters between columns)
	Entablature Pediment	Simplified Architrave / Frieze / Cornice Gabled/no brackets or dentils; covered w/alum. siding
Exterior Cladding	Painted brick / wood siding (clapboard...?) covered w/aluminum siding - 8" exp.	Simplified trim package
Rear Wall / Stair Window	Vaguely 'Palladian' configuration	Simplified / stripped-down version (see Photo)
Fenestration	6/6 triple-hung windows @ lower front 6/6 double-hung windows @ upper front 6/6 double-hung windows @ upper rear	Painted flat trim w/Cavetto mouldings @ top Painted flat trim w/Cavetto mouldings @ top Painted flat trim w/Cavetto mouldings @ top
Structural Condition(s)	Foundation / pier & beam Frame / 2x4 walls ; 2x10 joists; 2x rafters Roof / approx. 8/12 pitch Exterior Cladding	Marginal exist. condition / needs minimal work Marginal exist. condition / needs minimal work Marginal existing condition / needs replacement Marginal exist. cond'n / needs substantial work Non-original aluminum siding additions...
	Windows	Marginal exist. condition / need replacement Existing single-pane fenestration throughout...
Mechanical Condition(s)	Electrical	Marginal exist. condition / needs replacement
	Mechanical	Marginal exist. condition / needs replacement
	Plumbing	Marginal exist. condition / needs replacement

## 2608 McCALLUM DRIVE : DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF NEW RESIDENCE

OWNER: BILL & MELANIE WALTERS

ARCHITECT: ARKIRECTO / PETER DICK ARCHITECT

BUILDER: DON C

# PROJECT NARRATIVE SHEET #1

## INTRODUCTION TO CONCEPTUAL APPROACH - WALTERS RESIDENCE @ 2608 McCALLUM

Bill and Melanie Walters, longtime residents of the Pemberton neighborhood at 1414 Gaston Avenue, have had the unique opportunity to purchase the Messer Residence at 2608 McCallum Dr. in the fall of 2004. The Walters' intent, and the approach of the whole team, is to design and construct a gracious and sympathetic new home that will seamlessly integrate into the existing neighborhood. Prime generative forces in the design and constructive effort will be respect for the extant scale and stylistic context of the neighborhood, as well the retainage of as many of the mature plantings as is physically possible.

We hold a strong belief in the concept of a team effort being the optimum approach to the successful execution of any project. The team - Bill and Melanie Walters as clients, Peter Dick as the architect, and Don Crowell as the builder - all bring sensitivity and rigor in their respective approaches to the process, as shown in the recent successful remodel of the Walters' existing residence at 1414 Gaston Ave. This project is chronicled in this booklet (see Sheets EX 1.3 through EX 1.7); also, additional examples in the immediate neighborhood of work built by Don Crowell, Inc. are included (see Sheets EX 1.8 / EX 1.9 / EX 1.10).

The existing structure, originally constructed in 1939 in an amalgam of classical precedent tempered by the move toward modernist tendencies, is in such need of rehabilitative effort that it was deemed better to move it, if possible, and start from scratch. All of the mechanical systems (HVAC / electrical / plumbing) are deficient or non-existent, and replacement and/or upgrading would require such substantial reconfiguration of the interior spaces as to render them unrecognizable. The notable architectural attributes of the house that give it some charm - the front entry columns and pilasters - will be saved and installed at a future location.

City regulations mandate a twenty-five (25) foot front yard setback for the SF-3 zoning jurisdiction for this area. There is a more restrictive covenant of forty (40) feet for this lot's front yard setback, and this additional fifteen feet of area is what we are requesting your consideration in waiving. The more restrictive setback scenario exponentially increases the difficulty of the challenge in satisfying the wishes of the Walters, i.e. the inclusion of exterior amenities such as a pool and enclosed exercise yard for their dog 'Chief', and the graceful integration of these features with the proposed site footprint of an approximate 3,200 square foot residence and a three-car garage.

The following Project Narrative Sheet details the site chronology and the physical description of the extant structure, as well as a verbal comparative analysis / synopsis of the differences between the 25' setback scheme and the 40' setback scheme. Next are the site plan sheets that graphically chronicle the differences between what is there and what is proposed. Finally, four examples in the immediate area are offered to show the talents and capabilities of the team members and their commitment to the poetic articulation of the built environment.

NEW RESIDENCE

ECT BUILDER: DON CROWELL, INC

# SHEET #2

## PROGRAMMATIC SYNOPSIS - PROPOSED WALTERS RESIDENCE @ 2608 McALLUM

### DESIRED NEW RESIDENCE ALLOWANCE(S)

Approx. 4,500 to 5,200 SF enclosed space, of which approximately 3,200 SF would on the ground floor  
Enclosed 3-car garage  
Enclosed, private rear patio  
Location for swimming pool  
Mature trees integrated w/structure and pool area  
Extensive planting scheme sympathetic w/neighborhood context  
Fenced animal exercise area for their dog 'Chief'  
Modern and energy efficient envelope components, such as windows / roof / insulation / cladding, etc.  
Modern mech'l systems: HVAC/elec/security, etc.  
Accommodating plan configuration  
Expanded material choices  
Neighborhood compatibility in scale / context / level of finish

## COMPARATIVE ANALYSIS / SYNOPSIS - 25' SETBACK PROPOSAL versus 40' SETBACK PROPOSAL

### 25' SETBACK ALLOWANCE(S)

Approx. 4,500 to 5,200 SF of enclosed space is desired, of which approximately 3,200 SF would on the ground floor  
Enclosed 3-car garage, with a covered walkway to the house  
Larger enclosed, private rear patio (1,468 SF) with space for planting beds and sitting areas  
Larger swimming pool (approx. 23'W x 34'L)  
Mature trees retained, integrated w/structure  
Two trees would require removal in this scheme  
Planting scheme sympathetic w/neighborhood context  
High quality construction materials and methods  
More opportunities for a gracious internal court

### 40' SETBACK ALLOWANCE(S)

Approx. 4,500 to 5,200 SF of enclosed space is desired, of which approximately 3,200 SF would on the ground floor  
Enclosed 3-car garage, with a covered walkway to the house  
Smaller enclosed, private rear patio (724 SF), with very little space for planting beds and sitting areas  
Smaller swimming pool (approx. 15'W x 30'L)  
Mature trees retained, integrated w/structure  
Three trees or more would require removal in this scheme  
Planting scheme sympathetic w/neighborhood context  
High quality construction materials and methods  
Fewer opportunities for a gracious internal court

ARKIRECTO

PETER DICK/ARCHITECT

PROJECT

WALTERS RESIDENCE

AUSTIN, TEXAS 78703

2608 McALLUM DRIVE

DATE  
01 DEC 04

REVISIONS

DRAWN BY  
PJD

DWG. NO.

PN 1.2

PROJECT  
NARRATIVE #2

N CROWELL, INC

PROGRESS PRINT  
NOT FOR REGULATORY APPROVAL /  
CONSTRUCTION / PERMIT

PETER DICK - ARCHITECT  
TEXAS LICENSE # 18720

2608 McCallum DR PHYSICAL ATTRIBUTES / DESCRIPTION

STRUCTURE: 2-STORY (MAIN BLOCK) WOOD FRAME / CLAD W/BRICK  
COLUMNS: BLOCKED SHAFTS / CORINTHIAN CAPITALS  
ENTABLATURE: SIMPLIFIED ARCHITRAVE / FRIEZE / CORNICE  
PEDIMENT: GABLED / COVERED WALLUMINUM SIDING  
FENESTRATION: DOUBLE AND TRIPLE-HUNG WINDOWS

2608 McCallum DR ARCHITECTURAL ATTRIBUTES / ASSETS

FRONT ELEVATION HAS TWO-STORY BLOCKED COLUMNS WITH CORINTHIAN CAPITALS  
CANTILEVERED PORCH WITH PAINTED STEEL RAIL  
REAR ELEVATION HAS VAGUELY 'PALLADIAN' WINDOW AT STAIR LANDING ELEVATION  
INTEGRATION OF STRUCTURE W/TREE CONFIGURATION @ REAR YARD IS DELIGHTFUL

2608 McCallum DR ARCHITECTURAL ATTRIBUTES / LIABILITIES

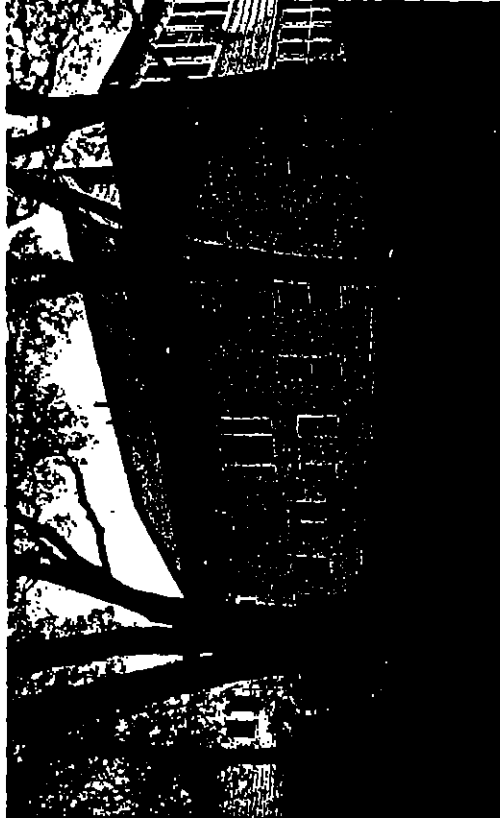
ORIGINAL STRUCTURE COMPROMISED BY ADDITIONS AND NON-PERIOD CLADDING CHOICES (ALUMINUM AND STUCCO)  
'BLOCKY' PROPORTIONS UNRELIEVED BY TYPICAL ARCHITECTURAL MITIGATIONS (BELT-OR STRING- COURSES, ETC)  
ARCHAIC MEP (MECHANICAL/ELECTRICAL/PLUMBING) SYSTEMS ; SUBSTANTIAL ARCHITECTURAL RECONFIGURATION(S) REQUIRED TO ACCOMMODATE MODERN UPGRADES  
STARK RELATIONSHIP BETWEEN REAR OF STRUCTURE AND BACK YARD

2608 McCallum Drive : EXISTING CONDITIONS

OWNER: BILL & MELANIE WALTERS      ARCHITECT: ARKIRECTO / PETER DICK ARCHITECT      BUILDER: DON CROWELL, INC

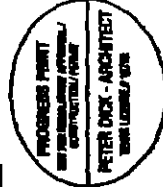


FRONT ELEVATION



REAR ELEVATION

ARKIRECTO PETER DICK/ARCHITECT	PROJECT WALTERS RESIDENCE 2608 McCALLUM DRIVE AUSTIN, TEXAS 78708	DATE 01.12.10	REVISIONS	DATE BY 1.12.10	DATE NO. EX 1.1 REVISIONS CONDITIONS
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ARRECTO  
PETER DICK/ARCHITECT

WALTERS RESIDENCE  
2608 McCALLUM DRIVE  
AUSTIN, TEXAS 78703

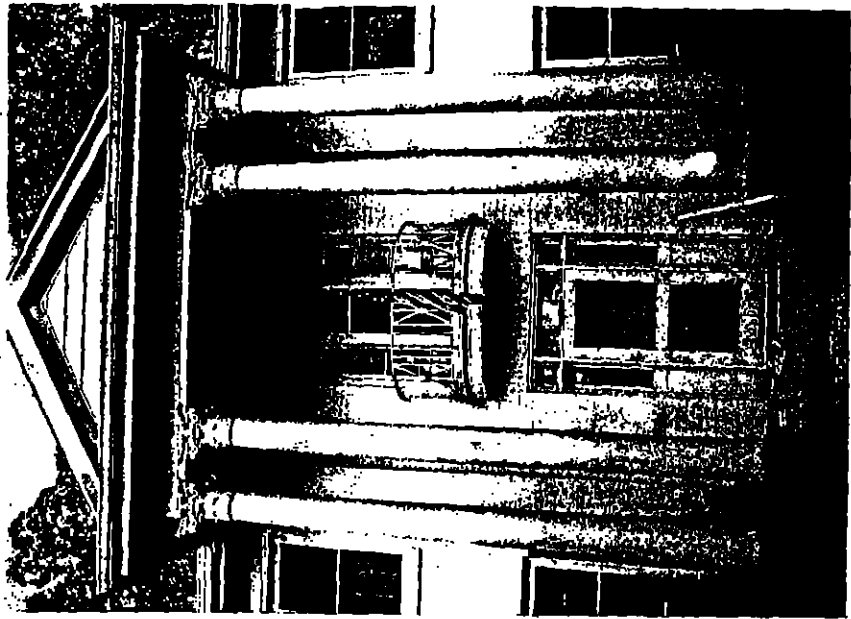
DATE: 10/10/00

PROJECT: 1000

SCALE: 1/2"

EX 1.2  
ELEVATION  
COMPOSITE

PROCESS: PRINT  
BY: PETER DICK/ARCHITECT  
PETER DICK - ARCHITECT  
2608 McCALLUM DRIVE



FRONT ENTRY DETAIL



VIEW OF REAR YARD & TREES

2608 McCALLUM DRIVE : EXISTING CONDITIONS

OWNER: BILL & MELANIE WALTERS

ARCHITECT: ARRECTO / PETER DICK ARCHITECT

BUILDER: DON CROWELL, INC

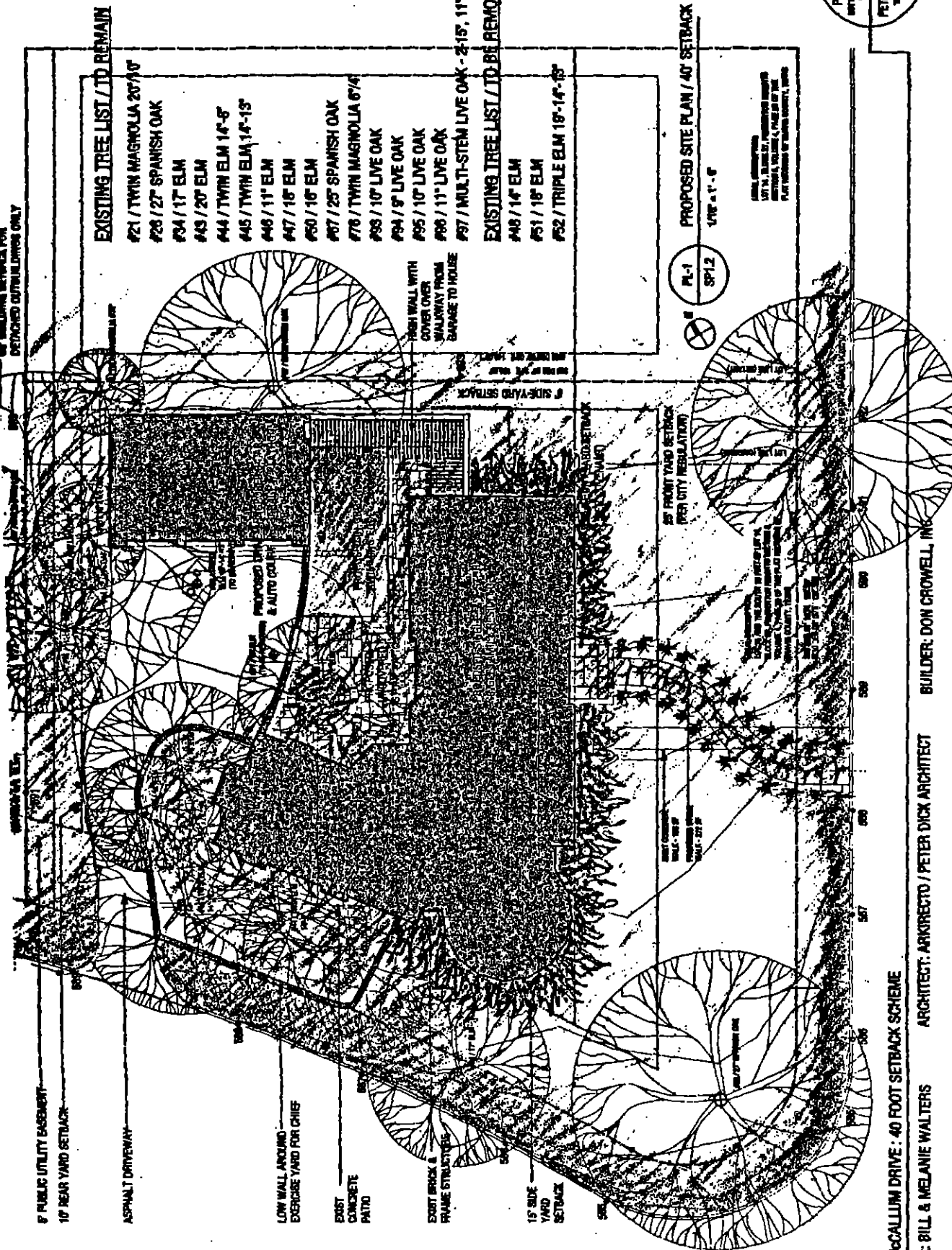


ARKRECTO  
PETER DICK/ARCHITECT

PROJECT  
WALTERS RESIDENCE  
2808 McALLUM DRIVE  
AUSTIN, TEXAS 78708

DATE  
BY  
SCALE  
SHEET NO.  
8P 1.2  
PROPOSED SITE PLAN / 40' SETBACK

PROGRESS PRINT  
NOT FOR CONSTRUCTION / APPROVAL / PERMITS  
PETER DICK - ARCHITECT  
2808 McALLUM DRIVE



2808 McALLUM DRIVE: 40 FOOT SETBACK SCHEME

OWNER: BILL & MELANIE WALTERS  
ARCHITECT: ARKRECTO / PETER DICK ARCHITECT  
BUILDER: DON CROWELL, INC.



**PROGRESS POINT**  
SEE THE NEW, BRIGHT, AFFORDABLE  
CLASS 2 LASERS / PENS

**PETER DICK - ARCHITECT**  
1000 LEXINGTON AVE



# **CITY OF AUSTIN HISTORIC LANDMARK COMMISSION**

**January 24, 2005**

**C14H-04-0031 – Ikins - O'Connell - Messer House, 2608 McCallum Avenue**

## **B. Public Hearing To Discuss And Take Action On Historic Zoning Cases**

3. C14H-04-0031 – Ikins-O'Connell-Messer House, 2608 McCallum Avenue  
Application for historic zoning  
By: Historic Landmark Commission  
Owner: Melanie and Bill Walters  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

### **Staff Presentation**

The ca. 1938 Ikins - O'Connell - Messer House is over 50 years old, retains a high degree of architectural integrity, and is located in Section 8 of Pemberton Heights, a later addition to the original Pemberton Heights plat of the 1920s. Developed as an exclusively residential upper middle class suburb after the opening of the 24<sup>th</sup> Street Bridge across Shoal Creek, Pemberton Heights featured curving streets, minimum setbacks from the streets, and prohibitions on businesses to ensure residential property values. Pemberton was one of the city's first automobile suburbs, attracting families wishing to escape the congested urban core for the large lots and pleasant suburban surroundings of the west bank of Shoal Creek.

The house was the home of a geologist, then a building contractor and reflects the general composition of the neighborhood, which was designed to be an affluent suburb and occupies a prominent corner at McCallum Drive and Gaston Avenue in Pemberton Heights. The Heritage Society of Austin as well as neighbors and neighborhood groups have expressed support for preservation of this house and designation as a historic landmark.

The two-story house is a rectangular-plan side-gabled Classical Revival-styled frame house with full-height central pedimented portico with Corinthian columns and capitals, leaded glass sidelights, and rear Palladian window.

# CITY OF AUSTIN HISTORIC LANDMARK COMMISSION

January 24, 2005

C14H-04-0031 -- Ikins - O'Connell - Messer House, 2608 McCallum Avenue

Staff recommends the proposed zoning change from family residence (SF-3) district to family residence - Historic (SF-3-H) combining district zoning under Historic Landmark Designation Criteria 1, 3, 6, 7, and 12.

## In Support Of Historic Zoning

Mr. Bill Britton, 1404 Preston Avenue, stated that the Old West Austin Neighborhood Association does not have the funds to have cocktail parties to rally support from neighbors who are being made to feel loss of ownership rights if they don't support demolition or produce slick brochures to show what would be replacing the house as the owner here has done. Mr. Britton noted that his daughter and her husband live in Evanston, Illinois, where they have a great historical district. Mr. Britton looked into the historic district in Evanston and was told that a landmark does not have to be a masterpiece, but must be important to local history.

Mr. Britton added that the idea that this house is unable to be restored is simply not true. Mr. Britton related that he went to great lengths to restore his house. He bought an old house in a historic neighborhood and knew he did not have a clean slate when he purchased the house. Mr. Britton stated that he had restored his house to what it was when it was built, and noted that the older houses in the neighborhood are being demolished and replaced. Mr. Britton stated that he regrets that there has been a rift between neighbors over the demolition of old houses, but that the neighbors who bought houses in the historic district because of its historic ambience have to stand up to protect what they have. Mr. Britton stated that he would be happy to visit with the owners and provide them with the name of the architect who worked to restore their house.

Mr. Charles Johanson, 1101 Gaston Avenue, stated that he and his wife renovated houses in Pemberton and Tarrytown in the 1970s and 1980s, and never demolished anything because the character of the neighborhood was worth preserving. Mr. Johnson stated that the Pemberton Heights Neighborhood Association was created about four years ago, and that he drafted the bylaws. One of the main principles in the bylaws was

# **CITY OF AUSTIN HISTORIC LANDMARK COMMISSION**

**January 24, 2005**

**C14H-04-0031 – Ikina - O'Connell - Messer House, 2608 McCallum Avenue**

the preservation of the unique characteristics of Pemberton Heights. Since 1985 or so, Mr. Johnson has watched the deterioration of the neighborhood through the demolition of historic houses and their replacement with lot-to-lot houses.

Mr. Bryan Chester, 2524 Harris Boulevard, informed the Commission that he has lived in the neighborhood for 5 years. Although he likes some of the new construction, he is more concerned about the preservation of the character of the neighborhood and the historic district, and is in support of historic zoning for 2608 Mc Callum Avenue. Mr. Messer was quite proud of working on the Mansfield Dam.

Ms. Susan Erickson, 1402 Preston Avenue, voiced her support for historic designation and her opposition to demolition. The destruction of this house that is a contributing structure to the Old West Austin National Register Historic District would be detrimental to the historic character of the neighborhood. The issue tonight is not what the owners say they are planning to build on this site; the issue is the loss to the neighborhood and City of Austin if this contributing house is demolished. Ms. Erickson stated that she had come forward because she doesn't want future generations to be referring to her when they ask 'Why did they let this happen?'.

Ms. Erickson added that Milton Messer worked on the University of Texas tower, the Mansfield Dam, the Moonlight Towers and the bridges spanning Town Lake. He was a craftsman, a modern day blacksmith, and continued a tradition passed down for 5 generations. Messer's grandfather came to Texas in the early 1800's and brought the trade with him. Milton loved making things for the neighbors and he also treasured showing people who came over the crafts he had made, including a brand he made for Ms. Erickson's husband. He worked for Brown & Root then he took over the Modern Supply Company, turning the business around. He was a fine citizen of Austin, and Ms. Erickson reiterated that this house is worth preserving.

Mr. John Mayfield, 3824 Avenue F, representing the Heritage Society of Austin, read a letter into the record: "The Heritage Society of Austin is opposed to the demolition of any contributing structure in a National Register Historic District. We therefore, respectfully request the property 2608 Mc Callum Street be preserved. For over 50 years

# CITY OF AUSTIN HISTORIC LANDMARK COMMISSION

January 24, 2005

C14H-04-0091 – Ikins - O'Connell - Messer House, 2608 McCallum Avenue

the Heritage Society has been the leading protector of Austin's diverse cultural heritage in the preservation of historic treasures and places. As such we are opposed of the potential destruction of this important piece of Austin's past and the precedent of destroying a contributing property in a nationally recognized historic district. Thank you for the many hours of hard work in an effort to preserve what is best about Austin for the future generations." Mr. Mayfield further stated that he toured this property that afternoon, and found that it is the lone survivor in this two-block area. Across the street a house has been torn down and replaced with a large house, and down the street as well, so it is a quite prominent house in its geographical area. It is much larger than the rest and as Steve Sadowsky stated, it is in good condition.

## In Opposition to Historic Zoning

Mr. Bill Walters, the owner of the property, stated he has provided the Commission with a presentation that his design team put together, along with a letter from Jay Messer (Bonnie and Milton Messer's son). He read the letter into the record (the actual letter is in the back-up). There is also a letter from him and his wife Melanie regarding this matter and a short response from Betty Baker on the Zoning and Platting Commission. The letter was copied to the mayor, City Council members, Zoning and Platting Commission members, Toby Futrell, City Manager, and Laura Huffman, Assistant City Manager. Mr. Walters stated that he was disturbed by Mr. Britton's comments, and that he didn't understand how the opposition could be here this evening since none or a small percentage of the neighbors have even been in the house. Numerous people from the neighborhood attended the open house held at the property yesterday to have a glass of wine, some cheese and to inspect the interior of the house. This is about driving by and trying to micro-manage other people's private property. He stated it is his hope that the Commission take into consideration their histories and work throughout the City of Austin, and his career here and to the established fact that they are planning to take the zoning case to Zoning and Platting Commission and City Council. We ask that you save the City of Austin and us time and money by approving the demolition permit.

# **CITY OF AUSTIN HISTORIC LANDMARK COMMISSION**

**January 24, 2005**

**C14H-04-0031 -- Ikins - O'Connell - Messer House, 2608 McCallum Avenue**

Mr. Peter Dick, Architect, showed a zoning map of the immediate area with green dots (37) showing the people in support of demolition and red dots (11) showing the people in opposition to demolition. Mr. Dick then described the house as a stripped-down Neo-Classical example of architecture with very little articulation on the exterior and with the exception of the central stair hall, there is almost none on the interior. The conditions of the exterior and interior are going to be very difficult for someone to perform work on this structure. It all goes back to the foundation, which is moving. No matter what someone does to it, it will continue to move; the only way to address that is with a pier system that you almost would need to take the house down to access the foundation.

Commissioner Julia Bunton asked if the house is in such bad shape what guarantee can be given that this house can be relocated without it being completely destroyed.

Mr. Dick responded that the house is a brick-clad house, so during the relocation process the bricks would need to be stripped off of the exterior, the two-story house would be cut horizontally. David Rodewald, the contracted mover, has performed around 75-80 relocations of brick-clad houses at this point. The foundation is on clay and the clay is moving. The only way the foundation can be repaired is to drill down to bedrock to stabilize the foundation.

Mr. Don Crowell, General Residential Contractor, informed the Commission that he is frequently asked by architects and clients to evaluate existing structures and analyze from various budget and design aspects the pros and cons of renovation vs. new construction. Mr. Crowell said that he evaluated this house and determined that renovation will not yield the desired quality or livability that new home construction would and would incur a 15-20% increase in overall construction cost. The center core of the house is on a pier-and-beam foundation, and there is evidence of considerable movement all through the house, which is very evident when you enter the house; it is less noticeable on the exterior. The process of stabilizing the center core is one of access and going down to terra firma, which is 18-20 feet below the existing grade. This would require considerable destruction of the structure in order to do this in a high quality

# **CITY OF AUSTIN HISTORIC LANDMARK COMMISSION**

**January 24, 2005**

**C14H-04-0031 – Ikins - O'Connell - Messer House, 2608 McCallum Avenue**

manner. In addition, both ends of the structure appear to have been add-ons over time; they are not moving similarly with the center core. Mr. Crowell stated that in his opinion and experience, to stabilize those ends would require taking the ends off in order to produce a foundation system that is designed to move similarly with the center core. Roughly a third if not more of this house would require demolition in order for stabilization of the structure. All existing plumbing, wiring and mechanical systems are unimproved, not to code, and would require a complete gut of the interior to gain access for replacement. From a time/budget calendar analysis of this project, Mr. Crowell stated that he is 100% certain that demolition or relocation is the correct course for this house. The Walters made decisions, which were appropriate for the neighborhood and in each case the Walters' made the right choice, not the least expensive choice.

## **Rebuttal of In Support**

Ms. Susan Erickson, stated the reason they did not attend the Walters' cocktail party was because it was at the home of someone they didn't know and had not been invited. They only heard about it in an e-mail that went to some other neighbors. The reason they did not go to the open house is because they had spent so much time in that house over the last 30 years, they didn't feel as if they needed to go see the house. It is obvious that the additions need to be removed, also it is obvious that the main part of the house is sturdy. Ms. Erickson stated that the floors in the Messer house creak less than in her house. The Messer house is on a pier-and-beam foundation, which gives you the opportunity to go in and repair the foundation. Ms. Erickson stated that she had to express shock and disappointment; it is very inappropriate for Mrs. Betty Baker to write a letter when we (the neighborhood) have not had the opportunity to present our case at that Commission meeting. Ms. Erickson stated she is interested in finding out about the letters to the mayor, City Council members, Zoning and Platting Commission members, Toby Futrell, City Manager, and Laura Huffman, Assistant City Manager. She added that just because the house needs new electricity and plumbing does not mean the house needs to be demolished. When you purchase a place this old you should be aware that the house needs new electricity and plumbing. Fear is a big factor in people wanting to demolish a house; they may not be able to sell the property when it is surrounded with bigger houses. Ms. Erickson stated that the Walters have not

**CITY OF AUSTIN HISTORIC LANDMARK COMMISSION**

**January 24, 2005**

**C14H-04-0031 – Ikina - O'Connell - Messor House, 2608 McCallum Avenue**

consulted a restoration architect; if they had a restoration architect who said it could be restored we would have listened a little closer.

Public hearing was closed (Mather/Bunton).

**COMMISSION ACTION: BUNTON/MATHER**

**MOTION: RECOMMEND A ZONING CHANGE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO FAMILY RESIDENCE - HISTORIC (SF-3-H) COMBINING DISTRICT ZONING BASED ON CITY HISTORIC LANDMARK CRITERIA 1, 3, 6, 7, AND 12.**

**AYES: BUNTON, HANSEN, LAKY, AND MATHER**

**NAYS: WEST**

**RECUSED: LEARY AND LIMBACHER**

**ABSENT: FOWLER**

**MOTION CARRIED BY A VOTE OF 4-1-2**



December 13, 2004

Historic Landmark Commission  
City of Austin  
P. O. Box 1088  
Austin, Texas 7876

Dear Chair Laky and Commission Members:

The Heritage Society of Austin is opposed to the demolition of any contributing structure to a National Register Historic District. We therefore respectfully request that the property at 2608 McCallum Street be preserved.

For over 50 years the Heritage Society has been the leading protector of Austin's diverse cultural heritage through the preservation of historic treasures and places. As such, we are opposed to the potential destruction of this important piece of Austin's past and the precedent of destroying a contributing property to a nationally recognized historic district.

The Heritage Society believes that learning from and celebrating our past while planning for and creating the future enhances livability and a sense of identity. Thank you for your many hours of hard work in an effort to preserve what is best about Austin for future generations.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read "Joe Pinnelli".

Joe Pinnelli  
President

Heritage Society of Austin  
P.O. Box 2113, Austin, TX 78768  
Phone 474-5198 Fax 476-8687  
[www.heritagesocietyaustin.org](http://www.heritagesocietyaustin.org)



C144-04-0031

# PUBLIC HEARING INFORMATION

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 a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintx.us/development](http://www.austintx.us/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: NRD-04-0094 2608 McCallum Drive

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing: January 24, 2005

December 19, 2004 Historic Landmark Commission

Melissa Jones  
Your Name (please print)

☒ I am in favor  
☐ I object

2615 McCallum Drive  
Your address(es) affected by this application

Melissa Jones  
Signature  
1/22/05  
Date

Comments:

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

City of Austin  
Neighborhood Planning and Zoning Department  
Steve Sadowsky  
P.O. Box 1088  
Austin, TX 78767-8810  
OR Fax to: 974-9104  
Lonnie Labate  
City Preservation Office Manager

## PUBLIC HEARING INFORMATION

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Case Number: NRD-04-0094 2608 McCallum Drive

Contact: Steve Sadowaky, (512) 974-6454

Public Hearing: January 24, 2005

December 13, 2004 Historic Landmark Commission

Mrs. Maurice M. Adams

Your Name (please print)

☒ I am in favor  
☐ I object

2516 Woodridge Dr.

Your address(es) affected by this application

Barbara Ellen Adams

Signature

Date

Jan. 23, 2005

Comments: I AM STRONGLY AGAINST NEIGHBORS WHO WOVE IN TO REMBERED, BUILDING,

AND THEN BUILD (RECOVERED) GART

ROCK FORESTESSES OR TURKISH VILLAGES. I

AM IN SUPPORT OF THOSE WHO TRY TO KEEP

THE "TIMELESS LOOK OF THE AREA"

(1530's-1940's) HOUSES AS THE ALEXANDERS

DID. I THINK HOW EASY IT IS TO SEET A 1950/60

HOUSE. THEY ARE VERY DATED AND THESE

YOUNG 2000+ HOMES WILL BE DATED

If you use this form to comment, it may be returned to: in 5 yrs!

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowaky

P. O. Box 1088

Austin, TX 78767-8810

or Fax to 979-4104

Lonnie Labate 4 to 8 p.m. Sun.

City Preservation Office Manager

## PUBLIC HEARING INFORMATION

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.

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Case Number: NRD-04-0094 2605 McCallum Drive

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing: January 24, 2005

December 13, 2004 Historic Landmark Commission

Cassie Townsend

Your Name (please print)

2519 McCallum Drive

Your address(es) affected by this application

*Cassie Townsend* Signature *12-22-05* Date

Comments: *After leaving across the street from the Green home to 27th Street I can attest personally to the mean & discriminatory behavior that we've witnessed in the political arena of this town in the past several years in no particular order. We absolutely support the Amendment.*

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

City of Austin  
Neighborhood Planning and Zoning Department  
Steve Sadowsky  
P.O. Box 1088  
Austin, TX 78767-8810

OR Fax to:

Lonnie LaBonte 974-9104

City Preservation Office Manager

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Case Number: NRD-04-0094 2608 McCallum Drive  
Contact: Steve Sadowsky, (512) 974-6454  
Public Hearing: January 24, 2005  
December 17, 2004 Historic Landmark Commission

MISSY MDSCE  
Your Name (please print) ☒ I am in favor ☐ I object

1304 Garton Ave.  
Your address(es) affected by this application

Mindy Moscoe  
Signature  
1.24.05  
Date

Comments:  
This home is across the street from me. I have been in it many times and it has significant foundation problems. So can it pass if it being torn down.

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City of Austin  
Neighborhood Planning and Zoning Department  
Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
or Fax to: 974-9104  
Lonnice LaBate  
City Preservation Office Manager

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Case Number: NHD-04-0094 3608 McCallum Drive  
Contact: Steve Sadowsky, (512) 974-6454  
Public Hearing: January 24, 2005  
December 13, 2004 Historic Landmark Commission

Your Name (please print) Larry Langley  
☒ I am in favor  
☐ I object

Your address(es) affected by this application 3608 McCallum Dr

Signature [Signature] Date 1-24-05

Comments: I presume new  
have will be disposed to  
let the neighborhood. From  
what I've seen before, the  
framed the apartment but  
STRUCTURE IS NOT NEW  
DISAPPOINT

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810

OR Fax to: 974-9104  
Lorrie LaBonte  
City Preservation Office Manager

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Case Number NRD-04-0094 2408 McCallum Drive

Contact Steve Sadowsky, (512) 974-6454

Public Hearing: Thursday 24, 2005

December 13, 2004 Historic Landmark Commission

John C. Nelson

Your Name (please print)

1422 Preston Ave.

Your address(es) affected by this application

John C. Nelson

Signature

Date

Comments:

☒ I am in favor  
☐ I object

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

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

or Fax to:

Lorrie Labate 974-9104

City Preservation Office Manager

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Case Number: NRD-04-0094 2608 McCallum Drive  
Contact: Steve Sadowaky, (512) 974-6454  
Public Hearing: January 24, 2005  
December 13, 2004 Historic Landmark Commission

Marjorie Neuhoff  
Your Name (please print)

☒ I am in favor  
☐ I object

1410 Preston  
Your address(es) affected by this application

Margaret M. Munk  
Signature

1-23-05  
Date

Comments:

I just bought my home in this neighborhood. I was attracted to the area because of the historic flavor of the homes.

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

City of Austin  
Neighborhood Planning and Zoning Department  
Steve Sadowaky  
P.O. Box 1088  
Austin, TX 78767-8810

OR Fax to:  
Lonnice LaBonte 974-9104  
City Preservation Office Manager

Subj: (no subject)  
Date: 1/24/2005 7:10:21 AM Central Standard Time  
From: Coker dale  
To: NewSweden

As residents of the Pemberton Heights for the past 25 years, we wish to voice our opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historical District, would be detrimental to the character of the neighborhood and to the historical environment we strongly support. Sincerely,

Dale and Chey Coker  
1504 Gaston Avenue

*Please see return address above.*



**Subj:** Re: Preservation  
**Date:** 1/24/2005 10:35:50 AM Central Standard Time  
**From:** [astanley@astanley.com](mailto:astanley@astanley.com)  
**To:** [NewSweden@aol.com](mailto:NewSweden@aol.com)

~~On Jan 24, 2005, at 9:57 AM, NewSweden@aol.com wrote:~~

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 15 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: Alfred Stanley

Address: 1409 Hardouin Av Austin, TX 78703

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 29 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: *Alan Alsing III*

Address: *1305 Westover Rd  
Austin, TX 78703*

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 30 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Anna Fay Smith  
1403 Preston Ave

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for ~~the~~ <sup>12</sup> past 12 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: Janie Orr

Address: 1413A Travis Heights Blvd, Austin, TX 78704  
former owner 2610 Woodridge for 13 years

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 21 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: *Emily Erickson*

Address: *700 W. 35<sup>th</sup> St.  
Austin, TX 78705*

*Emily lived at  
...1402 Preston for 21 years*

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 20 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: *Gail Monix*

Address: *1502 Westover Rd.*

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 4 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Jackie J. Pini  
1503 Westover Rd  
Austin, TX  
78703

Expecting triplets -  
Could not make the  
meeting!

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 2½ years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: *Sarah Hales Smith*

Address: *2412 Harris Boulevard*



To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 10 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: KATE JORDAN GOODE

Address: 2505 JARRATT AVE 78703  
771-8832

Jamie Goode 9

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past \_\_\_\_ years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: *Kathleen O'Brien Allen*

Address: *2603 HARRIS BLVD.*

*Lillian K. Allen*  
*age 9*

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 8 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: Amy Malish & TDS Malish

Address: 2600 Harris Blvd.  
Austin, TX 78703

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 55 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: Dr. Betty V. Kaen

Address: 2604 Harris Blvd

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 18 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: *Deanne Kaen*

Address: *2604 Harris Blvd.*

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 4 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: Stacey Smotherman

Address: 1603 Preston Avenue  
Austin, Texas 78703

*Stacey  
Smotherman  
1/24/05*

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 8 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Sharon Sturgeon Ariza  
Roberto Ariza

To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 1<sup>3/4</sup> years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Tom M. Zloc  
Mike W. Zloc

1423 Preston Ave



To the Historic Landmark Commission Members:

As a resident of Pemberton Heights for the past 44 years, I wish to voice my opposition to the proposed demolition of the Messer House at 2608 McCallum. The destruction of this home, which is a contributing house to our Old West Austin Historic District and the National Register of Historic Places, would be detrimental to the character of the neighborhood and to the historical environment we strongly support.

Name: Kathryn Miller Anderson

A handwritten signature in cursive script that reads "Kathryn Miller Anderson".

Address: 1513 Preston Ave.

1-24-05

December 9<sup>th</sup>, 2004

Bill and Melanie Walters  
1414 Gaston Ave.  
Austin, Texas 78703

Dear Bill and Melanie,

I wanted to let you know that we are in full support of your plans regarding the old Messer home on the Northwest corner of Gaston and McCallum. We know the home you will build will fit the Pemberton profile, and we appreciate you respecting the character of the neighborhood.

Sincerely,

  
Danny and Kris Krause  
2605 McCallum Drive.

March 13, 2005

Re: Case Number: C14H-04-0031  
2608 McCallum

Dear City Council Member:

An overwhelming number of residents of the Pemberton Heights Neighborhood ask that you please carefully consider the attached materials as you prepare to hear a request for Historic Designation for the residence at 2608 McCallum. We feel very strongly that this house should be preserved in that it is a historic structure in addition to adding significantly to the architectural character and over-all history of our neighborhood.

From these documents, you will see that the former Messer Home does the following:

- o Meets the majority of the requirements for Historic Designation.
- o Comes to the Zoning & Platting Commission with a recommendation in favor of Historic Designation from the Historic Landmark Commission.
- o Contributes to a neighborhood in which history is an economic plus for the city.
- o Is in a condition to easily be modernized.
- o Is of significant importance to the neighbors.

The new owner, Redbird Energy (Melanie and Bill Walters) intends to demolish this home. The argument in favor of demolition seems to revolve around an owner's right to do as he pleases with his property regardless of the cost to those around him. And, that cost is great. We have found ourselves in the unenviable position of having stand up for our rights in order to protect what we have from those who would take our neighborhood away from us. We live here and pay these high taxes, because we love what we walk, run, and bike through, because there are stories and families that go with the wood and the stone, because it's not just what we live in, but what we look at. Take away the texture and the personality of our streets, and you take away our homes as well. **THAT is the most egregious loss of control over our property.** Mr. Walter's view of the neighborhood from his new house won't change; ours will. Our property rights are being taken away every bit as much as he feels his are.

We're sorry the Walters are in this position. However, they did knowingly buy a contributing home in a National Register District. The fact that Mr. Walters told the Pemberton Heights Neighborhood Association that they had budgeted \$50,000.00 to fight opposition substantiates a comment made by Rusty Perry, a long-time friend and colleague about Mr. Walters in The Austin Business Journal the week of January 8, 2005, "He doesn't mess around when he has his sights on a deal and surrounds himself with the best (and usually most expensive) team possible and doesn't stop until he succeeds." Another quote from the same article states, "To him, land is a blank canvas." This is not a blank canvas. It is a historic home.

We urge this body to vote in favor of City Historic Designation for the Messer home. Demolition should never be the first option when it comes to historic neighborhoods like

**Pemberton Heights. This case is an opportunity for our City to send the message that we value our history. It's time for the City of Austin to demonstrate both the will and courage to support its own preservation program!**

**Thank you.**

**Neighbors of 2608 McCallum**

## MILTON MESSER 1917-2004

"Milton Messer was a machinist, a modern day blacksmith, fifth-generation in fact, who has had a considerable hand in forging the face of Austin."<sup>1</sup> Milton had a hand in shaping many familiar structures in and around Austin, most notably the University of Texas tower (see photo 1), Mansfield Dam, the Moonlight Towers, and the bridges spanning Town Lake.<sup>2</sup> In 1960, during the active part of his career, he and his wife bought their Pemberton home (photo 2), on the corner of McCallum and Gaston, and lived there until 2004.

Milton grew up in the house his grandfather built on Garden Street in east Austin. He went to Austin High School and Wesleyan College, which used to be located on the U.T. campus.<sup>3</sup> However, he learned his trade while a youngster in the shop of his father, Joy Clark Messer (photo 3), who founded Modern Supply (photo 4, 5, 6), a big welding and machine shop then located at 406 Brazos, in 1933. Joy Clark Messer, as Milton recalled, unloaded and drove the first automobile in Austin.<sup>4</sup> Milton's grandfather,

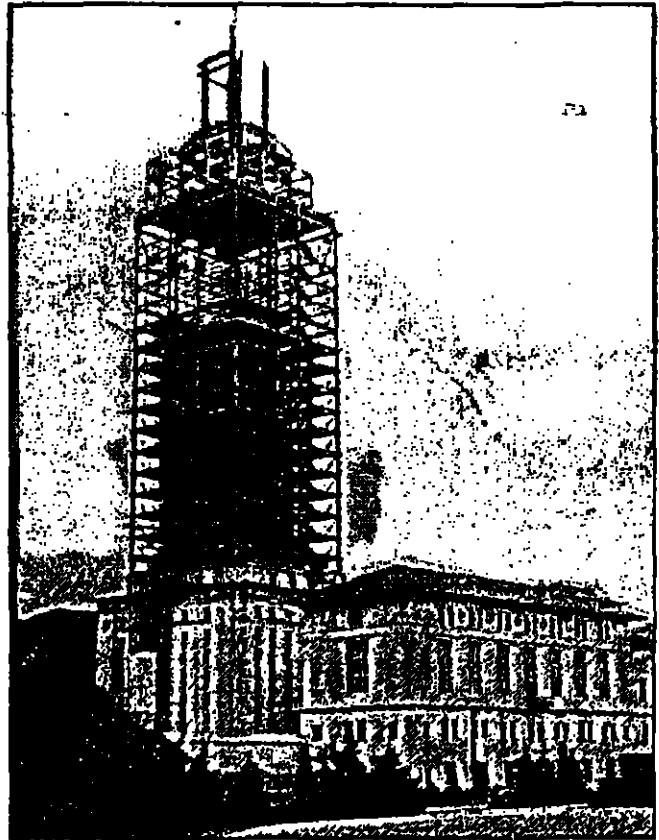


Photo 1



Photo 2

Jeremiah Clark, trained his son Joy in Martindale, his birthplace, and in Austin, where the family moved in 1895.<sup>5</sup> "Milton literally grew up in the steel and machine age – inside a machine shop."<sup>6</sup>

"Milton, at age 20 (1937), went to work for Brown & Root at Marshall Ford Dam (now Mansfield Dam) – during the Depression work was slow at his father's machine shop. In this five-year period he was involved in the erection of a cable crane that delivered concrete to the dam structure."<sup>7</sup>

"In 1942 he returned to Modern Supply and took over the business. He was able to solve the financial difficulties the company had run into; he turned the business around, and it became the premier machine shop in Austin for the rest of the last century. He moved the business from 406 Brazos to 316 North Lamar (photo 7) in 1945, paying \$750 for that lot."<sup>8</sup>

Modern Supply, via both Milton and his father, was instrumental in the business life of Austin. Messer Sr. (Joy) kept the presses rolling at the Austin American Statesman. This meant that Joy had to get up in the middle of the night and rush to the pressroom to see that the Austin American Statesman was on your doorstep before breakfast.<sup>9</sup> Milton's work also impacted daily lives in Austin. The owner of Austin Cleaners told him in 1977 that he didn't know what he'd do if Messer ever shut down his operation. Or for that matter, what will the inmates of the County Jail do if the locking device on the master door ever malfunctions again? It was Milton Messer who cut it open the last time to get in to feed the prisoners.<sup>10</sup> A 1950 photograph shows the City Hall transmission tower being installed, with Milton on the job at the top (photo 8). Milton fabricated the six large shields or plaques on the State Archives Building (in the



Photo 3

1960's) at the Capitol (photo 10); he did repair work on the Capitol as well. He also restored the Walter Tips engine that sits in the lobby of the Walter Tipps Building on Congress Avenue. He did that work for Franklin Savings. As of the 1970's there was still a big need for the service Milton offered. His work is not restricted simply to Austin. "The bronze medallion of the American eagle, which hangs outside the U.S. Embassy in Mexico City, was welded and assembled in Messer's shop"<sup>11</sup> (photo 9).



Photo 4

Milton not only helped create, but also helped preserve. "Messer is so interested in preserving Austin's past history, as well as helping take care of the future, that he has been collecting things pertaining to products that are no longer manufactured. One item is a coffee roaster used by the John Bremond Coffee Company; another is a two cylinder Tips Engine – both of these are in operable condition, as is his 1912 Model T Ford."<sup>12</sup>

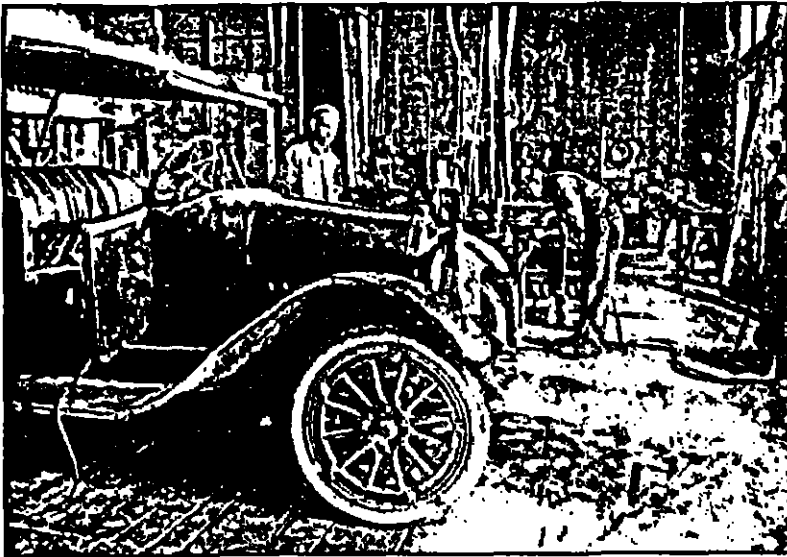


Photo 5



Photo 6



Photo 7

As of the 1970's, there would apparently be no family successor to Milton to run Modern Supply. His only son had chosen the insurance business, and the three daughters did not opt to succeed their dad in the family business. "In 1981 when Milton decided to retire from Modern Supply, he organized a corporation, giving approximately 50% of the stock to his employees and selling the remaining stock to a new management team. This team was a partnership of a mechanical engineer, who is the active partner at the shop, and two certified public accountants. It is a tribute to Milton's sense of charity and good business that brought him to this position today, and left him as a consultant to Modern Supply."<sup>13</sup> This quote was part of the introduction of Milton as he was honored with one of the Bronze Medals for Industrial Arts by the Austin chapter of the American Institute of Architects in 1981 (document 1). The same presenter's words aptly convey Milton's contribution to Austin. "Milton's task to us architects has been that of solving difficult problems, in making repairs, 'making it work,' and refitting, etc. Milton is a wizard when it comes to fixing things up, especially when there is a breakdown in the field and upon taking over a task a after a customer might think there is no solution. There can be no testimonial better than that given by Mike McWhorter, Shop Foreman at Modern Supply: 'There are few buildings or areas that haven't some part of the work done by Modern Supply.' Mr. Messer has worked for every building project in town. You might say he is almost an institution."<sup>14</sup>

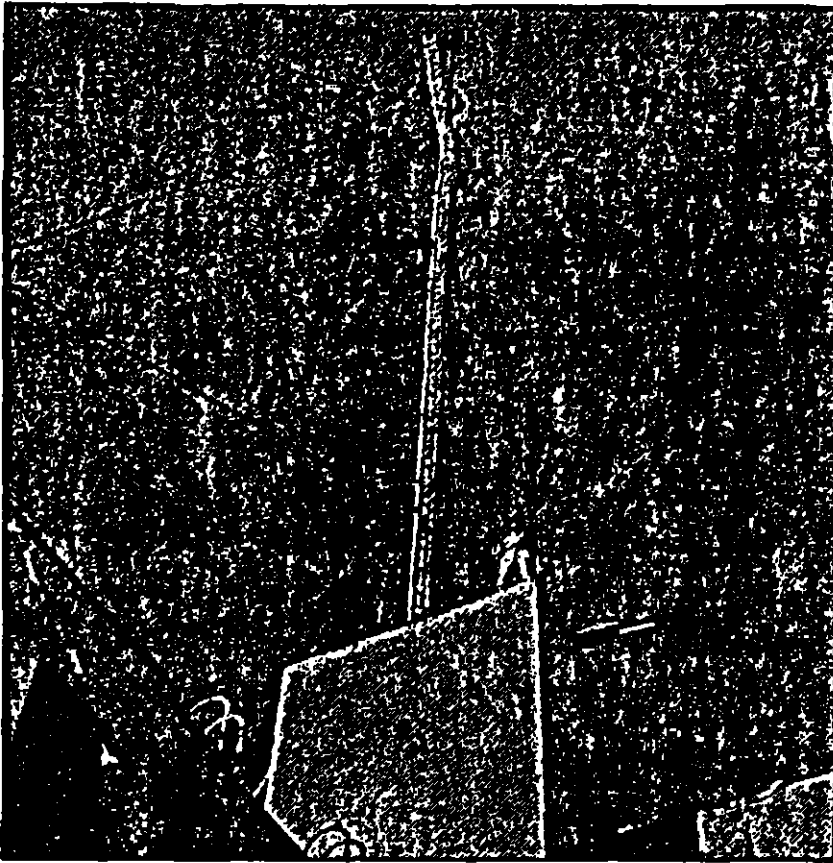


Photo 8

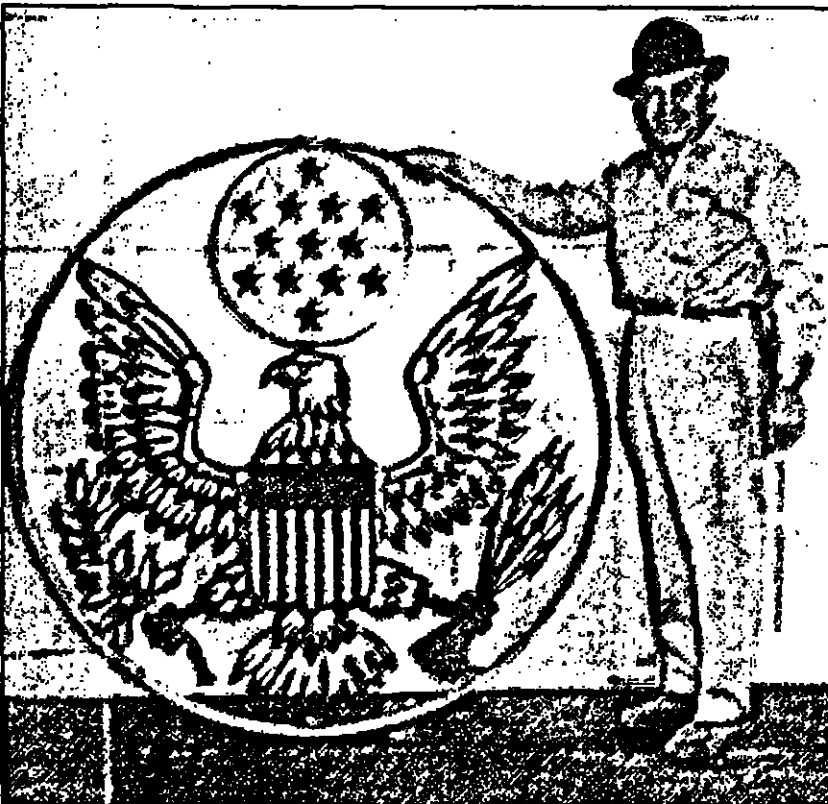


Photo 9



(3) Messer, Milton



## AUSTIN CHAPTER AMERICAN INSTITUTE OF ARCHITECTS.

Austin History Center / Austin Public Library

November 20, 1981

Mr. Milton Messer  
2601 McCallum Drive  
Austin, Texas 78703

Dear Mr. Messer:

I'm most pleased to tell you that you are the recipient of one of this year's Bronze Medals for Industrial arts from the Austin Chapter of the American Institute of Architects.

The medal will be conferred upon you at the Annual Gala being held on Friday, December 4, from 7:00 until 1:00 p.m. at the Headliner's Club. Eugene Wukasch will be in contact with you shortly as your host for the evening.

Sincerely,

*Chartier Newton*  
Chartier Newton  
President

Chartier Newton, President	Tom Shiefelman, President-Elect	Allen McCree, TSA Director	Jack A. Goodman, Member at-Large
Hans Turley, Secretary	David Hoffman, Treasurer	Ann Brudno, Member-at-Large	Becky Garner, Executive Secretary

700 W. 14th Street, Austin, Texas 78701 512/477-3318

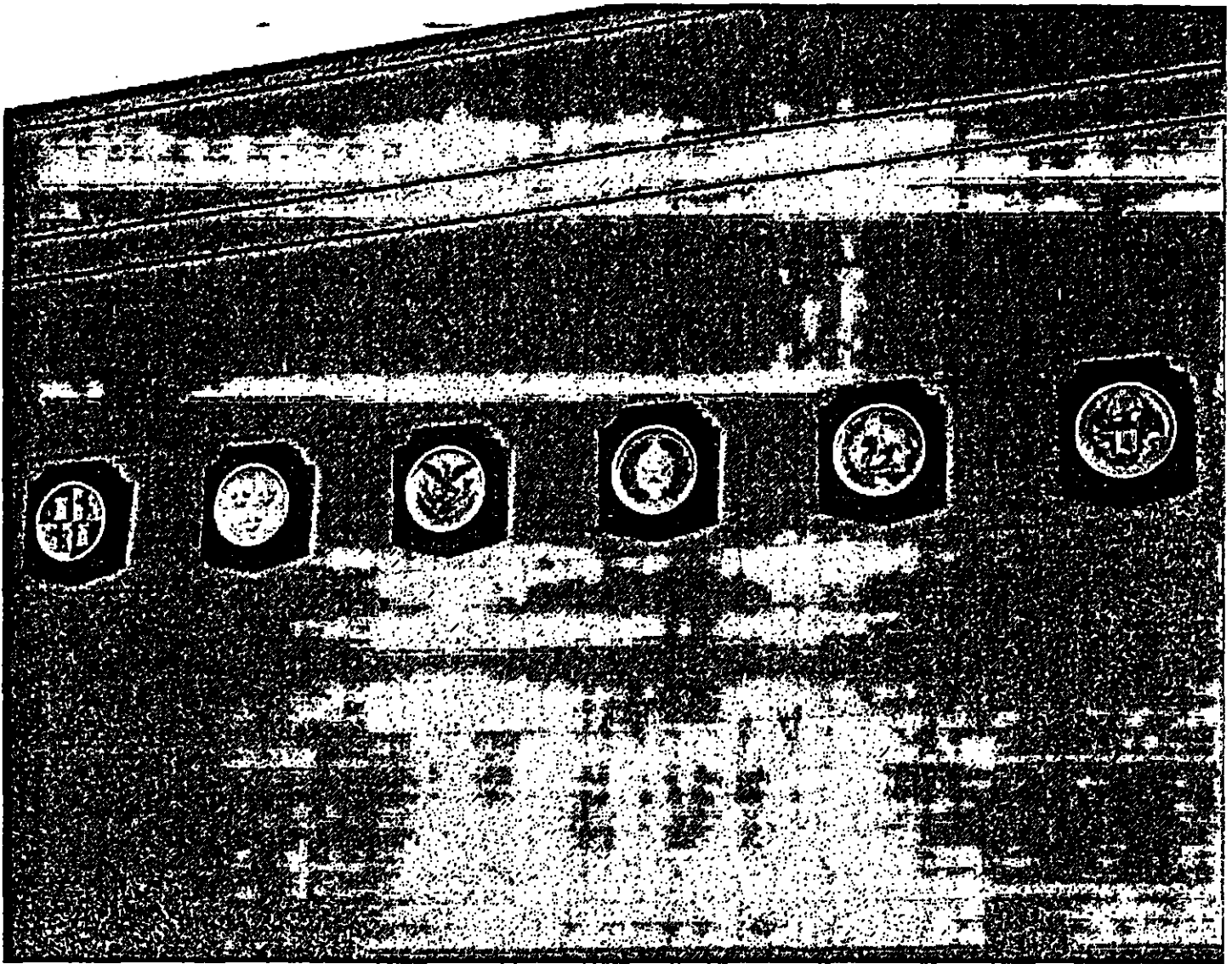


Photo 10 - plaques on the State Archives Building at the Capitol

- <sup>1</sup> Oshman, N. "We Made our Living from Brute Strength." *Business Profile*. Sept. 1977, pg.54
- <sup>2</sup> "Getting to Know Your Neighbors." *The Pemberton Journal*. Spring 2004. pg. 1.
- <sup>3</sup> "Getting to Know Your Neighbors." *The Pemberton Journal*. Spring 2004. pg.2.
- <sup>4</sup> "Getting to Know Your Neighbors." *The Pemberton Journal*. Spring 2004. pg. 2.
- <sup>5</sup> "Steel in His Blood: Joy Messer has Never Lost his Love of the Smoky Forge."
- <sup>6</sup> "Steel in His Blood: Joy Messer has Never Lost his Love of the Smoky Forge."
- <sup>7</sup> Wukash, E. "Introduction of Milton Messer." AIA Awards Dinner. November 1981.
- <sup>8</sup> "Getting to Know Your Neighbors." *The Pemberton Journal*. Spring 2004. pg. 1.
- <sup>9</sup> "Steel in His Blood: Joy Messer has Never Lost his Love of the Smoky Forge."
- <sup>10</sup> Oshman, N. "We Made our Living from Brute Strength." *Business Profile*. Sept. 1977, pg.55
- <sup>11</sup> Oshman, N. "We Made our Living from Brute Strength." *Business Profile*. Sept. 1977, pg.54
- <sup>12</sup> Oshman, N. "We Made our Living from Brute Strength." *Business Profile*. Sept. 1977, pg.54
- <sup>13</sup> Wukash, E. "Introduction of Milton Messer." AIA Awards Dinner. November 1981.
- <sup>14</sup> Wukash, E. "Introduction of Milton Messer." AIA Awards Dinner. November 1981.



## TEARING DOWN PEMBERTON HEIGHTS

CANDACE VOLZ

In the past two months, two demolition permits have been pulled for houses in Pemberton Heights, both of which are "contributing" houses in our National Register District. In September, a permit was requested for 2608 McCallum, the long-time home of Bonnie & Milton Messer, 2nd generation owner of "Modern Supply," a blacksmith shop turned iron fabrication business. There was considerable concern about the proposed demolition of this 66 year old Classical Revival home. The demolition permit was cancelled by the new owners. Plans at this point for the house are not known.

In October, a demolition permit was requested for 1413 Etheridge, built in 1940 by May & David Miller as the first house on Etheridge. Mr. Miller was a professor of philosophy at UT and a woodworker who made much of the furniture for the house. His woodshop still stands at the back of the property. An adjacent property is also for sale and neighbors are concerned not only about losing

1413, but the possibility of both houses being torn down to construct one massive house. This case went to the City Landmark Commission, as do all demolition/remodeling permits for "contributing" houses in our National Register District. The Landmark Commission voted to reschedule the hearing, citing insufficient information about the house's history to make a determination.

Our neighborhood isn't alone in confronting the "Teardown Trend". In two downtown Dallas neighborhoods, more than 1,000 early 20th C. homes were bulldozed to make way for construction of luxury homes up to 10,000 sq. ft. each. The National Trust for Historic Preservation has documented more than 100 communities in 20 states with significant numbers of teardowns.

Why is the trend proliferating? The Trust notes several reasons. Where builders once feared being the first in a neighborhood to tear a house down, they now don't mind taking the risk. The goal is a property in an established

neighborhood where there is potential to build far more square footage than is contained in the existing house. Real Estate agents talk about the "Rule of Three:" if a builder can sell a finished new home for about three times what he paid for the property, a teardown will pay off. If our neighborhood decides to become a Local Historic District, this formula can become a tool to help prevent teardowns. The size of newly constructed houses can be limited to less than three times the size of the original house on the lot, thus making teardowns less attractive economically.

Our inner city neighborhood has always been highly prized for its convenient location, tree-lined streets, and historic architecture. Newcomers find our neighborhood desirable for all of these reasons AND it's wonderful sense of history and place - a quality missing in many new subdivisions. But newcomers also want large suburban-style homes with all of today's amenities. When they see Pemberton as "developable lots," the over-sized houses which result don't fit well into our historic neighborhood. The new houses built out to the lot lines can eliminate side and back yards, trees and mature landscaping, block sunlight to adjacent homes, and cause water runoff problems.

The "mega house" trend does appear to be easing. A recent Wall Street Journal Online article reported that builders are offering smaller designs as American family demographics change. The Joint Center for Housing Studies at Harvard predicts that "with many of the baby boomers [40% of American households] becoming empty-nesters and their children starting to marry, the fastest growing household type will be married couples without minor children living at home" ("State of the Nation's

Housing", 2001, p.10). For these empty-nesters, housing choices will be determined less by school districts and yard size and more by convenience, manageable size, and proximity to cultural and recreational amenities. Many of their children, meanwhile, will be seeking starter homes in older suburban neighborhoods. Teardowns could have a negative effect on both of these potential future markets.

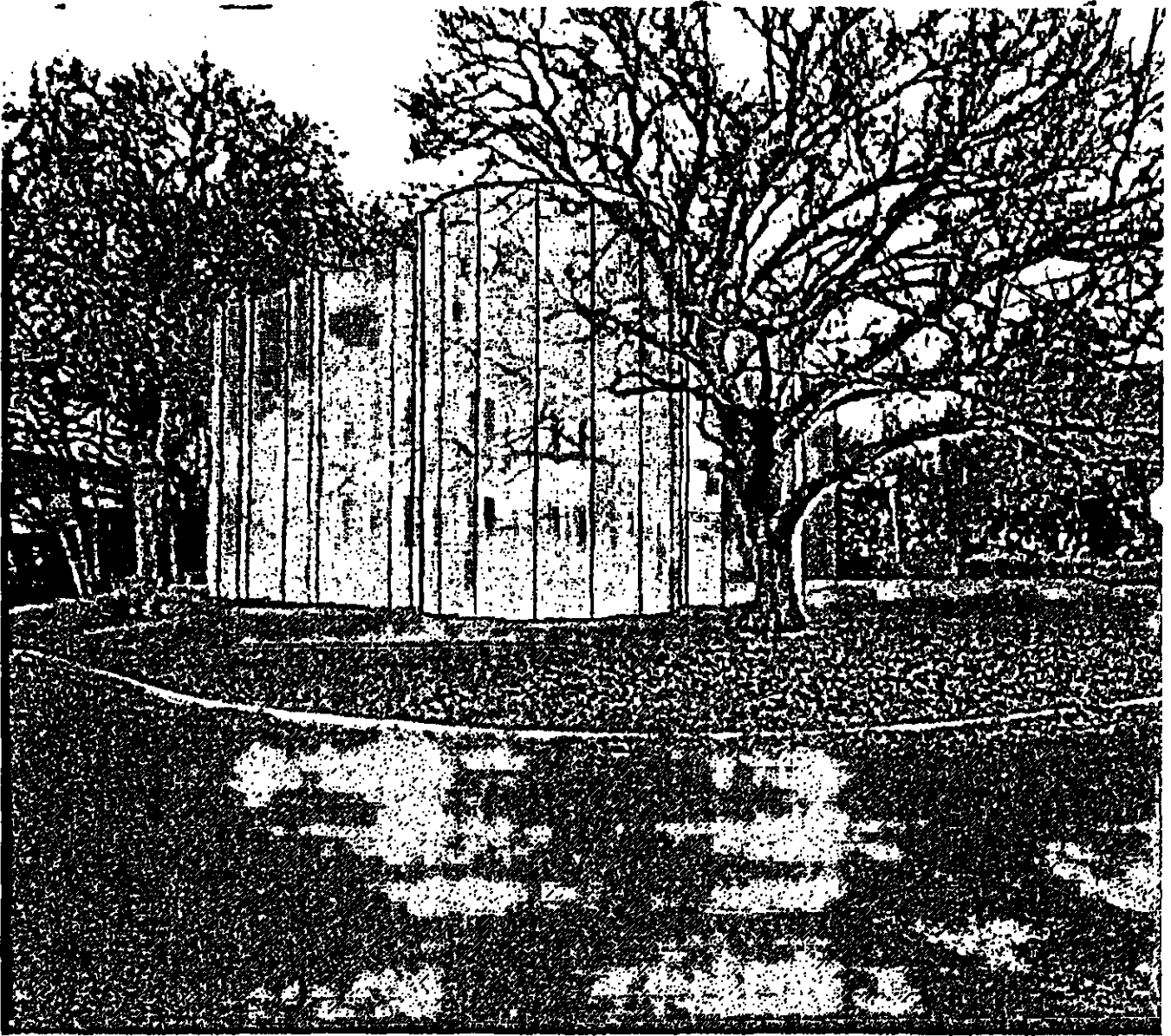
One of the great attributes of most older neighborhoods is that they are built in a way that encourages people of different ages, income levels & cultures to live together. Pemberton was designed that way; each street had different restrictions about the cost of the homes to be constructed on it. Streets closer to Windsor/24th St. were to have larger houses, with homes getting smaller as streets moved north. Each street was to include a rectory for a local church. These development restrictions insured that Pemberton was a neighborhood of diversity.

As small houses are torn down, sometimes two at a time to build a massive house, we lose the diversity that was designed into our neighborhood. As huge new houses proliferate, all of our taxes go up, thus driving out singles, moderate income families, and fixed income seniors. Pemberton could become a homogenous, upperclass enclave, as has happened to other older inner-city neighborhoods.

Much of the information in this article came from a 2002 National Trust report, "Protecting America's Historic Neighborhoods: Taming the Teardown Trend." Copies are available from the Trust's Ft. Worth field office at 817-332-4398. If there is neighborhood interest, an article on ways to stem teardowns will follow in the next newsletter.

*The house pictured below is at the southwest corner of Gaston and Wooldridge, a few doors down from the Messer house. It has a very similar architectural style and has undergone a successful renovation and addition without losing its architectural integrity.*





Computer image based upon proposed footprint of new residence at 2608 McCallum illustrates potential change of scale (at maximum height of 35 feet) and relationship to street.



City of Austin  
Neighborhood Planning and Zoning Department  
Alice Glasco, Director  
P.O. Box 1088, Austin, Texas 78767  
512-974-7668

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April 7, 2005

**RE: Neighborhood Plans for Central West Austin Neighborhoods**

**Dear:** Marlene Romanczak, Noah Kennedy, Edward Tasch,

Thank you for your recent letter concerning the planning efforts for your neighborhoods.

At the present time, the estimated start dates to begin a planning process for Old Enfield, Pemberton Heights and Bykerwoods Neighborhood areas is sometime in the spring of 2007. City staff can begin working with the various stakeholders in the area as early as the fall of 2006 to establish an advisory committee that would help staff with any process strategies for the planning effort and outreach in the neighborhood.

The factors that City staff uses to determine the schedule for up-coming neighborhood plans are:

1. **Current data that includes development indicators such as:**
  - # of permits for new construction being submitted to the City;
  - # of site plans submitted to the City;
  - # of vacant acres in the planning area that may significantly impact the neighborhood;
  - # of arterial miles within a planning area that may benefit from mixed-use zoning;
  - # of zoning cases being filed tied to development or re-development activity;
2. **City Council priorities:** This can include areas where substantial public funds are being invested for planning or construction, partnership opportunities to leverage other planning efforts being done by other entities, for example, Capital Metro, TX DOT.
3. **Staff resources available to begin a planning effort.**

Neighborhood Planning Zoning Department (NPZD) is currently completing the plans for the Riverside area and the South Congress Corridor, which ranks very high in term of development indicators. NPZD will start working on the South Lamar corridor, Windsor Park/University Hill planning areas in FY 05-06. Both areas have also ranked very high in terms of development indicators. Staff will be starting the first planning effort outside the urban core in the Oak Hill area to compliment the planning work TX DOT is doing to complete the improvements to SH 71. However, most of the staff resources are still being used to complete the urban core neighborhoods. The target for the next 18 months is to complete and present to the City Council 8 neighborhood plans by the fall of 2005 and begin 6 plans in 2006. By the end of 2006, 70% of the urban core neighborhoods will have either been completed or will be in progress.

If you would like to discuss the development pressures your neighborhoods are experiencing compared to other areas of the City, I would be happy to share that information with you at your request.

Sincerely,

Alice Glasco