

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



**AGENDA ITEM NO.: Z-6  
AGENDA DATE: Thu 12/02/2004  
PAGE: 1 of 1**

**SUBJECT:** C14H-04-0013 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as the Keith House, 2400 Harris Boulevard (Shoal Creek Watershed) 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 grant Family Residence-Historic (SF-3-H) combining district zoning . Applicant: James and Linda Magnuson, owners. City Staff: Steve Sadowsky, Historic Preservation Office, Neighborhood Planning and Zoning Department, 974-6454.

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

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

## ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-04-0013

HLC DATE: September 13, 2004

ZAP DATE: November 2, 2004

AREA: 9777.44 square feet

APPLICANT: James and Linda Magnuson, owners AGENT: N/A

HISTORIC NAME: Keith House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 2400 Harris Boulevard

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.

HISTORIC LANDMARK COMMISSION ACTION: Recommended a zoning change **from** family residence (SF-3) district **to** family residence-Historic (SF-3-H) combining district zoning. Vote: 6-0 (Fowler, Hooper, and Mather absent).

ZONING AND PLATTING COMMISSION ACTION: Recommended a zoning change **from** family residence (SF-3) district **to** family residence-Historic (SF-3-H) combining district zoning. Vote: 8-0-1 (Baker abstaining).

DEPARTMENT COMMENTS:

The house is contributing to the Old West Austin National Register Historic District, and is individually listed in the National Register of Historic Places.

CITY COUNCIL DATE: December 2, 2004

ACTION:

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

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION:

Pemberton Heights Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1933 Keith House is an excellent example of the Monterey style in Austin and is associated with William Dixon Anderson, the chief builder for Calcasieu Lumber Company. The Keith House

meets Historic Landmark Designation Criteria 1, 2, 3, 4, 5, 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. 1933 Keith House is located in Pemberton Heights, an exclusively residential suburb developed in the 1920s with the construction of the bridge over Shoal Creek at 24<sup>th</sup> Street. Pemberton Heights was designed by Hugo Kuehne, a noted Austin architect, and followed the principles of the City Beautiful movement, which specified incorporating the natural topography into the design of the neighborhood. Pemberton has the winding streets, small parks and green spaces all typical of City Beautiful ideals, and was designed to be an upper middle-class suburb of Austin, with deeds specifying the size and cost of houses to be built in the neighborhood. The Keith House is one of the focal points of the neighborhood, both in terms of its site and its architecture.

**2. Recognition as a Recorded Texas Historic Landmark, a National Historic Landmark, or entered into the National Register of Historic Places.** The Keith House is a Recorded Texas Historic Landmark, and was listed in the National Register of Historic Places in 1997.

**3. Embodiment of distinguishing characteristics of an architectural type or specimen.** The Keith House is a classic example of the Monterey style, popular especially in the Southwest from the 1920s through the 1940s. First built in California in the mid-1920s, houses in the Monterey style are typically two stories, L-shaped, and have a low-pitched gable roof and a second-story cantilevered balcony in front, covered by the principal roof. The first and second stories are often clad in different materials, such as wood siding, brick, and stucco. The Keith House exemplifies the distinguishing characteristics of the Monterey style in its L-plan, cantilevered wooden balcony, and brick and stucco walls.

**4. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.** The house was designed and built by William Dixon Anderson (1888-1972), the chief builder of Calcasieu Lumber Company. Calcasieu designed and built houses all over Austin, including the unique Calcasieu cottages, which were small individual houses generally placed in a bungalow court configuration. Calcasieu Lumber Company produced designs for homebuyers, then provided the materials and labor to construct the house on the purchaser's land, following the precedent set by national companies such as Sears, which offered complete houses through its catalog. Anderson studied architecture under

Samuel Gideon at the University of Texas, and although he never became a licensed architect, went to work designing houses for Calcasieu in 1915, a position he retained for over 40 years.

**5. Embodiment of elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.** The Keith House incorporates the innovation of masonry veneer exterior walls, a technique first developed in the mid-1920s, and which greatly reduced the cost of producing a brick-walled house over the earlier solid masonry construction methods. The innovation of brick or stone veneer allowed the middle class to build brick and stone-clad houses when solid masonry houses were generally the privilege of the wealthy.

**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 Keith House is listed as 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 Keith House exemplifies the ideals of the upper middle class in Austin in the 1920s and 1930s in its architecture and location in a prestigious suburb. The house is a romantic style, which was popular among wealthier homebuyers, especially in the Southwest.

**11. Identification with a person or persons who significantly contributed to the culture and development of the city, state or United States.** William Dixon Anderson (see No. 4 above) purchased the lot in 1927, and sold it to his sister, Maggie Mae Keith in 1932. Anderson designed and built the house for his sister in 1933.

**12. A building or structure that because of its location has become of value to a neighborhood, community area, or the city.** The Keith House is prominently located on Harris Boulevard at Windsor Road and serves as a gateway into Pemberton Heights.

**PARCEL NO.:** 0115010508000      **DEED RECORD:** Vol. 12704, Page 2330 (1996)

**ANNUAL TAX ABATEMENT:** \$9,210 (owner-occupied rate). City tax exemption: \$2,425.

**APPRAISED VALUE:** \$623,753

**PRESENT USE:** Residence

**CONSTRUCTION/DESCRIPTION:** Two-story L-shaped Monterey style house with brick veneer, low-pitched gable roof, and second-story wooden cantilevered balcony.

**CONDITION:** Excellent

**PRESENT OWNERS**

James and Linda Magnuson  
2400 Harris Boulevard  
Austin, Texas 78703

**DATE BUILT:** ca. 1933

**ALTERATIONS/ADDITIONS:** None known

**ORIGINAL OWNER(S):** Jacque Nicholas and Maggie Mae Keith

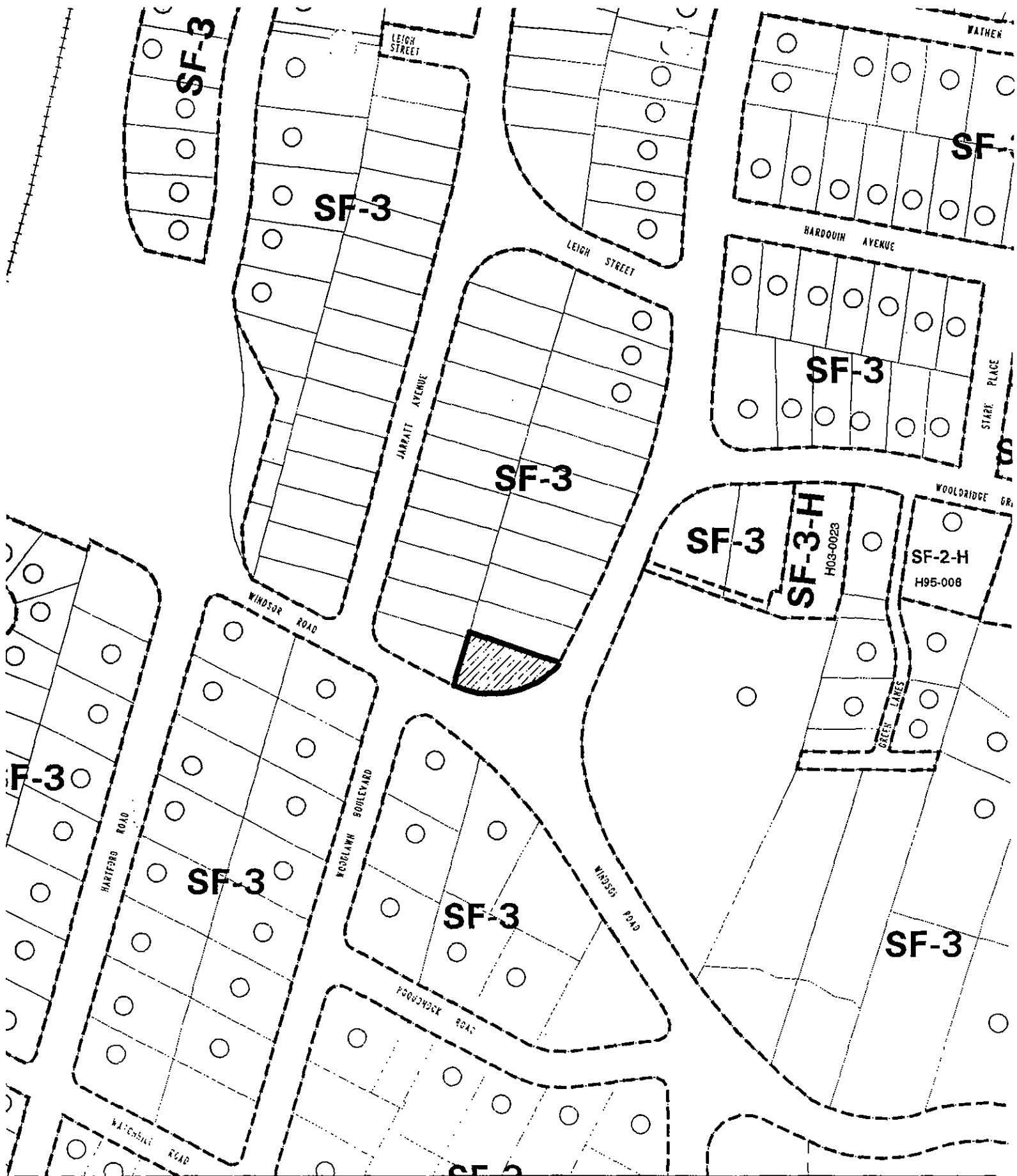
**OTHER HISTORICAL DESIGNATIONS:**


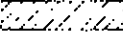

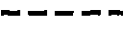
NATIONAL REGISTER: Yes

RECORDED TEXAS LANDMARK: Yes

NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes, it is listed as contributing to the Old West Austin National Register Historic District.



 <p>1" = 200'</p>	SUBJECT TRACT		<p><b>HISTORIC ZONING</b></p> <p>CASE #: C14H-04-0013</p> <p>ADDRESS: 2400 HARRIS BLVD</p> <p>SUBJECT AREA (acres): N/A</p>	<p>DATE: 04-05</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>H24</p>
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: S. SADOWSKY				









## **F. 1: Historical Documentation - Deed Chronology**

**Deed Research for (fill in address) 2400 Harris BV, Austin, Texas**

*List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.*

*For each transaction please include: name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.*

### **Transaction**

<b>William D. and Gertrude Anderson</b>	<b>1927 - 1933</b>	<b>Vol 409, page 261</b>
<b>Jacques N. and Maggie Mae Keith</b>	<b>1933 – 1963</b>	<b>Vol 481, page 205</b>
<b>Alice Corcoran</b>	<b>1963 – 1981</b>	<b>Vol 2566, page 342</b>
<b>Michael and Barbara O'Brien</b>	<b>1981 – 1989</b>	<b>Vol 7322, page 432</b>
<b>First State Bank</b>	<b>1989 – 1992</b>	<b>Vol 10879, page 908</b>
<b>Pierre and Joyce Fricke</b>	<b>1992 – 1996</b>	<b>Vol 11673, page 2107</b>
<b>James L. and Linda W. Magnuson</b>	<b>1996 –</b>	<b>Vol 12639, page 653</b>

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1. NAME OF PROPERTY

HISTORIC NAME: Keith House  
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 2400 Harris Road  
CITY OR TOWN: Austin  
STATE: Texas CODE: TX COUNTY: Travis CODE: 453  
NOT FOR PUBLICATION: N/A  
VICINITY: N/A  
ZIP CODE: 78703-2406

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination  
request for determination of eligibility meets the documentation standards for registering properties in the National Register of  
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally  
☐ statewide ☒ locally. (See continuation sheet for additional comments.)

Signature of certifying official

Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.  
(See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register  
☐ See continuation sheet.

☐ determined eligible for the National Register  
☐ See continuation sheet.

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain):

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**5. CLASSIFICATION**

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**OWNERSHIP OF PROPERTY:** Private

**CATEGORY OF PROPERTY:** Building

<b>NUMBER OF RESOURCES WITHIN PROPERTY:</b>	<b>CONTRIBUTING</b>	<b>NONCONTRIBUTING</b>
	1	1 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	1	1 TOTAL

**NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER:** 0

**NAME OF RELATED MULTIPLE PROPERTY LISTING:** N/A

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**6. FUNCTION OR USE**

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**HISTORIC FUNCTIONS:** DOMESTIC/single dwelling = House

**CURRENT FUNCTIONS:** DOMESTIC/single dwelling = House

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**7. DESCRIPTION**

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**ARCHITECTURAL CLASSIFICATION:** OTHER: Monterey

**MATERIALS:** FOUNDATION WOOD  
WALLS BRICK, WOOD, STUCCO  
ROOF ASPHALT  
OTHER N/A

**NARRATIVE DESCRIPTION** (see continuation sheets 7-5 through 7-10).

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**8. STATEMENT OF SIGNIFICANCE**

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**APPLICABLE NATIONAL REGISTER CRITERIA**

- ☐ **A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- ☐ **B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- ☒ **C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- ☐ **D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

**CRITERIA CONSIDERATIONS:** N/A

**AREAS OF SIGNIFICANCE:** Architecture

**PERIOD OF SIGNIFICANCE:** 1933-1948

**SIGNIFICANT DATES:** 1933

**SIGNIFICANT PERSON:** N/A

**CULTURAL AFFILIATION:** N/A

**ARCHITECT/BUILDER:** William Dixon Anderson, designer / Calcasieu Lumber Co., builder

**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-11 through 8-14).

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**9. MAJOR BIBLIOGRAPHIC REFERENCES**

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**BIBLIOGRAPHY** (see continuation sheets 9-15 through 9-16).

**PREVIOUS DOCUMENTATION ON FILE (NPS):** N/A

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

**PRIMARY LOCATION OF ADDITIONAL DATA:**

- ☒ State historic preservation office (*Texas Historical Commission*)
- ☐ Other state agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other -- Specify Repository: *Austin History Center, Austin, TX*

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**10. GEOGRAPHICAL DATA**

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**ACREAGE OF PROPERTY:** less than one acre

UTM REFERENCES	Zone	Easting	Northing
1	##	#####	#####

**VERBAL BOUNDARY DESCRIPTION** Block 1, Lot 1, first section of Pemberton Heights Addition, Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume 3, Page 136, Plat Records of Travis County, Texas

**BOUNDARY JUSTIFICATION** Nomination includes all property historically associated with the building.

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**11. FORM PREPARED BY** (with Assistance from Gregory Smith, Historian, Texas Historical Commission)

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**NAME/TITLE:** James L. Magnuson

**ORGANIZATION:** N/A

**DATE:** 12-15-97

**STREET & NUMBER:** 2400 Harris Blvd.

**TELEPHONE:** (512) 838-4726

**CITY OR TOWN:** Austin

**STATE:** TX

**ZIP CODE:** 78703-2406

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**ADDITIONAL DOCUMENTATION**

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**CONTINUATION SHEETS**

**MAPS** (see continuation sheet MAP-18)

**PHOTOGRAPHS** (see continuation sheet PHOTO-17)

**ADDITIONAL ITEMS** N/A

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**PROPERTY OWNER**

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**NAME:** James L. and Linda W. Magnuson

**STREET & NUMBER:** 2400 Harris Blvd.

**TELEPHONE:** (512) 838-4726

**CITY OR TOWN:** Austin

**STATE:** TX

**ZIP CODE:** 78703-2406

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 7 Page 5

Keith House  
Austin, Travis County, Texas

The Keith House (1933) is a 2-story, single-family residence in Austin, Texas. Located in its original location at 2400 Harris Boulevard (formerly 2501 Windsor Road), the house marks the entrance to Pemberton Heights, a neighborhood of homes built almost exclusively during the first half of the 20<sup>th</sup> century. Featuring both Colonial Revival and Spanish Colonial Revival elements, The Keith House exemplifies characteristics of the Monterey style popular in the United States from 1925 - c.1955, and retains a high degree of architectural integrity.

The Keith House is at the northwest corner of the intersection of Windsor Road (a primary east-west artery) and Harris Boulevard. Situated at the apex of a hill, the house has an unobstructed view of the State Capitol and downtown Austin, about 2 miles southeast. The house is set into the far northwest corner of the lot, with the south and east portions of the lot serving as the yard. The property line to the south and east is a sweeping curve, following the curvature of the streets. The north of the lot is marked by a brick wall with stone sections at both ends. A wooden fence marks the west property line. A stone walk leads from the public sidewalk on the southeast to the front door. The U-shaped concrete driveway leads to a 2-car garage at the northwest corner of the lot. Like most houses in the neighborhood, the Keith House is situated on semi-wooded lot. A mosaic reading "Harris Boulevard" (1927) is set into the curb in front of the house.

The Keith House is an example of the Monterey style, a revival of Anglo-influenced Spanish Colonial houses of northern California.<sup>1</sup> English Colonial influence is evident through the use of brick, placement of chimneys at the gable ends, 1/1 double-hung windows paired with shutters, and a central hallway. Spanish Colonial influences include a cantilevered wooden balcony, wooden balustrade, low-pitched roof, and varied exterior wall materials.<sup>2</sup>

The south and east elevations of the Keith House are visible from the street. The house features an irregular plan with a primary 2-story section and two single-story extensions. The 2-story main block is 5 bays wide, with the primary elevation on the east. The east elevation features a second-story cantilevered wooden porch on the three southernmost bays. French doors open onto the balcony from the second-story bedrooms and staircase landing. The roof features exposed rafter ends. The front door, at the center on the east elevation, is covered by the porch of the 1-story wing, which meets the 2-story main block at the two northernmost bays. The porch of the extension is 1-bay deep, and meets the 2-story block at its central bay. The extension features a gable end with a centrally-placed external

<sup>1</sup>McAlester & McAlester, A Field Guide to American Houses, p. 431.

<sup>2</sup>Harrison, Henry S., Houses: the Illustrated Guide to Construction, Design, and Systems, pp. 113, 150.

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National Park Service

## National Register of Historic Places Continuation Sheet

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Keith House  
Austin, Travis County, Texas

chimney flanked by 1/1 windows.

Non-functional chimneys (serving only as roofline ornamentation) are centrally placed on the south and west elevations of the main block. The south elevation features symmetrically-placed 1/1 windows, with 6/6 screens, on both floors. Shutters, removed at the time when photographed (see photo 4) are undergoing restoration and will be reinstalled by the owners. The gable features quarter-round attic vents. The north elevation features five symmetrically-placed 1/1 windows, with 6/6 screens, on the ground floor (two of which are on the 1-story wing). The second floor has identical fenestration as on the south elevation, with similar quarter-round attic vents. There are no shutters on the north elevation, which is approximately six feet from the brick wall, marking the property line.

The west elevation features a small second-story balcony, with wooden a balustrade, supported by wooden 4x4 posts. The back door is on the porch beneath the balcony.

The primary entrance in the center of the east elevation leads to a small foyer dominated by an elegant 180-degree spiral staircase. The mahogany railing is curved and precisely fitted, and the wooden banisters are closely spaced (two per step). A door on the north wall of the foyer leads to the "front room," which fills the east wing of the house. The front room features a Federal-style carved mantelpiece and functioning fireplace on the east wall, flanked by identical 1/1 windows. A door on the west wall of the front room leads to the dining room. A door on the west wall of the dining room leads to the kitchen. South of the kitchen is a breakfast nook, separated from the kitchen by an archway.

The south door off the foyer leads to a guest bedroom. A hallway runs to the north of the staircase, terminating at the kitchen. The bathroom is accessible from the central hallway and also from the guest bedroom.

The 2<sup>nd</sup> floor plan includes two bedrooms and a bathroom. The master bedroom occupies the north end, and another bedroom occupies the south end. The east balcony is accessible from both bedrooms, and also from the foyer at the top of the stairs. The bathroom, west of the stairs, is accessible from both bedrooms. The west balcony is accessible only from the south bedroom.

The interior of the Keith House retains a high degree of integrity, appearing much as it would have in the 1930s. All woodwork and doors are original, including the hardware. The floors throughout the house are oak, except in the kitchen. During a recent kitchen renovation, the current owners removed linoleum and refinished the pine floor. Both bathrooms retain original fixtures, hardware, and tiles. The floors in both bathrooms consist of 1½-inch x ¾-inch white tiles and 3/8-inch x 3/8-inch blue or green tiles, laid in geometric patterns. The walls are clad in 4x4-inch off-



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 7

Keith House  
Austin, Travis County, Texas

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white tiles, trimmed in blue and green tile.

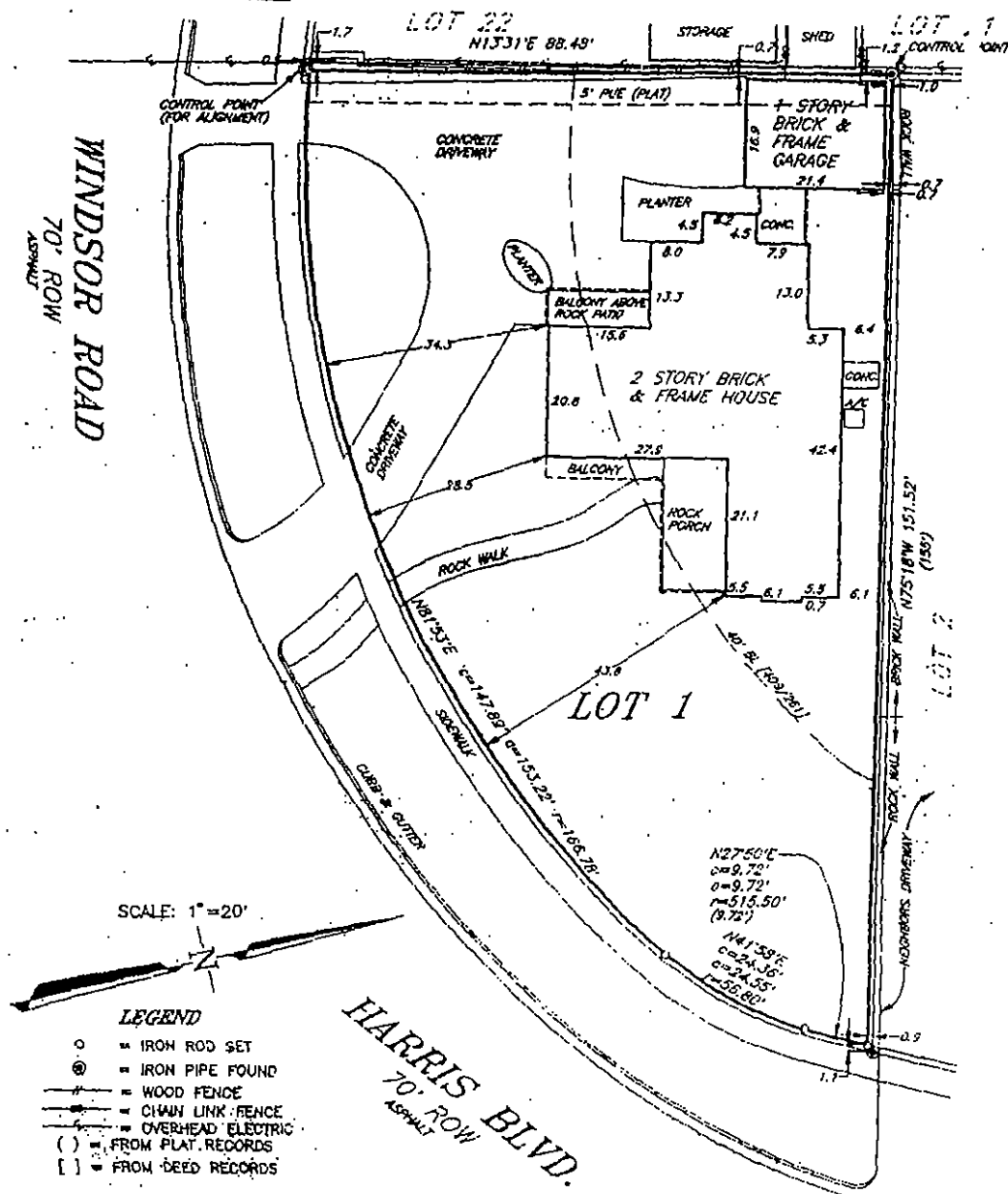
The windows, made of old-growth cedar, are currently being re-screened and painted. The restoration craftsman noted that they are in excellent condition for their age.

During the kitchen renovation, the owners discovered that the original base cabinets had been replaced with low-quality cabinets, and were damaged beyond repair. The owners opted to replace all kitchen cabinets with a comparable, custom-made style. The original kitchen wallpapers were intact under two layers of wallpaper.

In other areas of the house, there is evidence that the walls and ceilings have been repaired or replaced due to water damage and the installation of the central air conditioning units and ductwork. Portions of the original wallpapers are in evidence in the crawl spaces above the master bedroom and in the ductwork area in the opening at the second-story stair landing.

The two chandeliers in the front room and the light fixture in the entry are original, but all others have been replaced with compatible light fixtures from the 1900s-1940s. The Keith House retains a high degree of integrity of location, setting, workmanship, materials, design, feeling, and association. Its original salient features remain intact, from the interior woodwork to the view of the capitol and downtown. Only minor changes, such as paint color, have occurred since the house's construction in 1933.

**Keith House**  
**Austin, Travis County, Texas**

Keith House  
Survey Plat

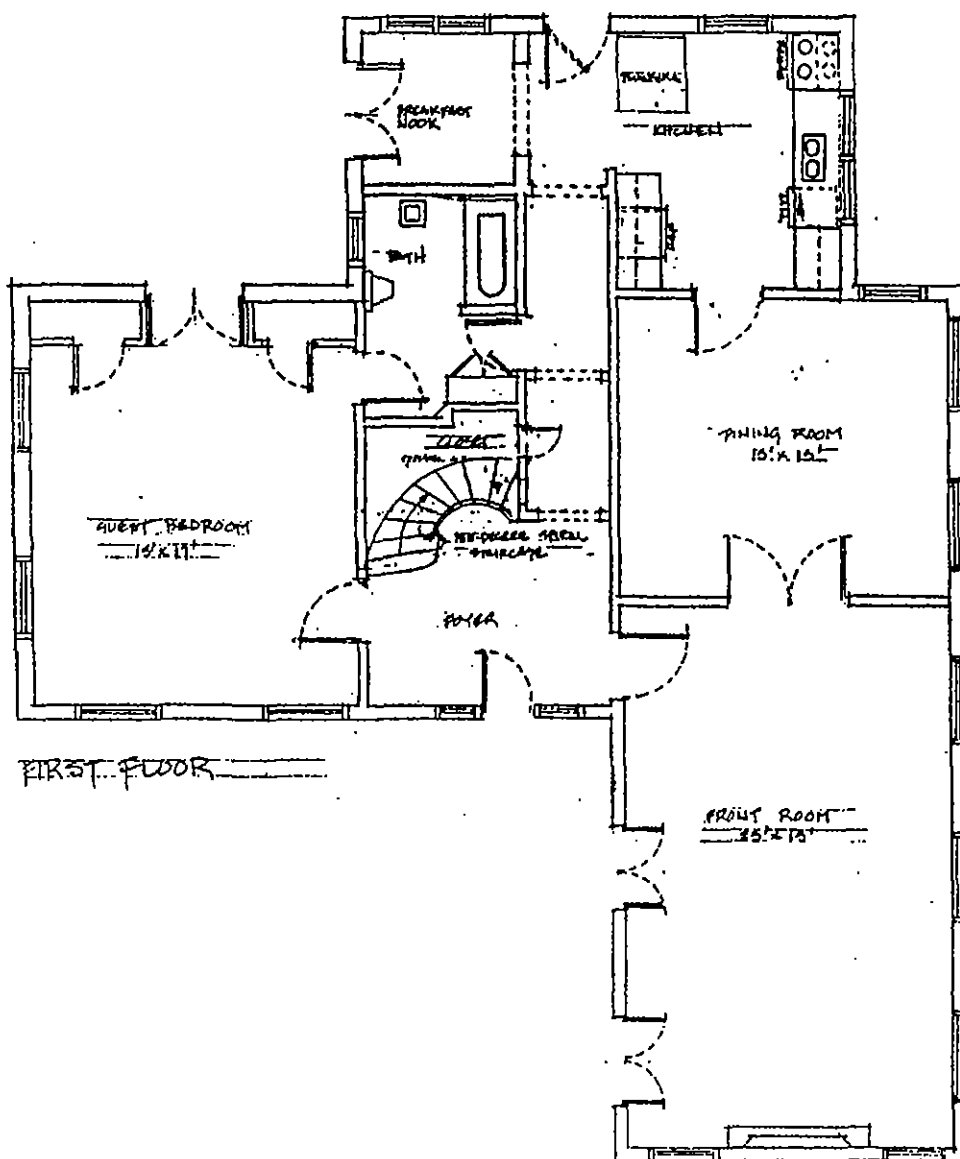
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National Register of Historic Places  
Continuation Sheet

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Keith House  
Austin, Travis County, Texas

First Floor Plan



NOT TO SCALE

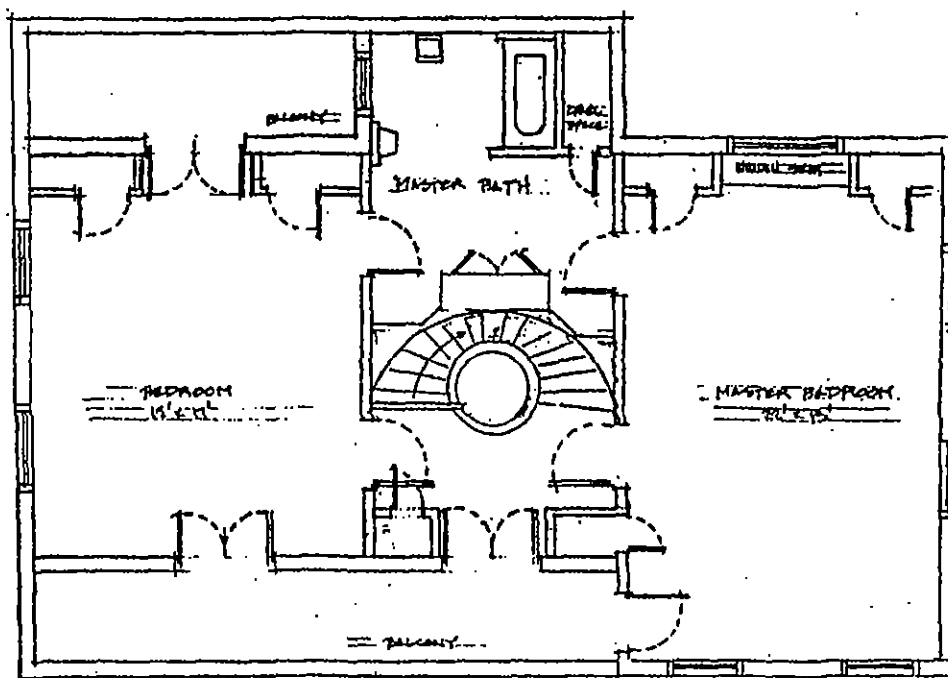
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National Register of Historic Places  
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Keith House  
Austin, Travis County, Texas

Keith House  
Second Floor Plan



SECOND FLOOR



N →

NOT TO SCALE

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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Keith House  
Austin, Travis County, Texas

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William Dixon Anderson, a noted Austin builder and salesman employed by the Calcasieu Lumber Company, designed the Keith House (1933) for his sister, Maggie Mae Keith, and her husband Jacque Nicholas Keith. A well-crafted example of an early 20<sup>th</sup> century Monterey home featuring elements of Colonial and Spanish Colonial styles, the Keith House meets Criterion C in the Area of Architecture, at the local level of significance.

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One of the most prestigious neighborhoods in Austin, Pemberton Heights developed in the late 1920s. The Austin Development Company highlighted the neighborhood's amenities and proximity to the center of town in a brochure, noting "over five miles of paved and shaded streets and sidewalks, and over seven acres of private park adjoining and adjacent to Pease and Enfield Parks on the north... This plateau sub-division overlooks the entire city and its surrounding territory. It is over 100 feet higher than Congress Avenue and only eight minutes from the Business District." The developer advertised Pemberton Heights as a "well balanced" community with some streets planned for "fancy \$3500-\$4000 cottages" and adjacent streets reserved for "\$150,000 mansions."<sup>3</sup> Harris Boulevard was among the first streets laid out and developed in Pemberton Heights. New homes sold briskly at first, but the Great Depression slowed new growth in the 1930s. The post-World War II housing boom led to the full development of Pemberton Heights by the 1950s.

Calcasieu Lumber Company was founded in Austin in 1883 by brothers William Sherman Drake and Carl F. Drake, formerly of Connecticut. The company was named after Calcasieu Parish, Louisiana, source of the company's long-leaf pine. Calcasieu employee William Dixon Anderson (1888-1972) was born in Austin to Ed and Mary Anderson. Ed Anderson, a Travis County sheriff and County Treasurer, was the grandson of Thomas Anderson, builder of Anderson Mill on the Colorado River in the Hill Country west of Austin.<sup>4</sup> William D. Anderson studied architecture (though he never became a licensed architect) under Samuel Gideon at the University of Texas, and joined Calcasieu Lumber Company, in Austin, in 1915, remaining in the company's employment for 46 years, ultimately becoming its chief builder.<sup>5</sup> It is unknown how many houses he built in the area. Known locally as "the man in the derby hat," for his long-standing hat preference, Anderson was also a noted local historian, best remembered for his stories of life in Austin in the 19th and early 20th centuries. His most famous work, "Kingdom in the Hills"

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<sup>3</sup>Pryor, quoting from unidentified brochure.

<sup>4</sup>Fellow Texans in Profile, 1948, p 22. Today, the mill is preserved as a museum and lends its name to Anderson Mill Road.

<sup>5</sup>Anderson, W. D. file, Austin History Center.

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National Park Service

## National Register of Historic Places Continuation Sheet

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Keith House  
Austin, Travis County, Texas

documented life at Anderson Mill. The Austin History Center maintains a collection of Anderson's writings.<sup>6</sup>

Anderson purchased the Keith House lot in 1927, and in 1932, sold it to his sister Maggie Mae (Anderson) Keith, and her husband, Jacque Nicholas Keith. Calcasieu Lumber Co. built the house as designed by Anderson in 1933. In a recent telephone interview, Anderson's son, William D. Anderson, Jr., attributed inspiration for the Keith House design to a house in Temple, Texas, which his father sketched during a series of weekend trips.<sup>7</sup>

Jacque Nicholas Keith (1886-1958) graduated from the University of Texas School of Law in 1909, and married Maggie Mae Anderson in 1915. Keith worked at the Austin Realty Company and then at his own law practice until 1918, when he became an Internal Revenue Service agent. Maggie Mae sold the Keith House in 1962 and moved in with her sister, Lucy Anderson.<sup>8</sup>

The Keith House was built at the height of the Great Depression, a time during which many Austin construction companies folded. According to the Austin City Directory, few builders remained in the city in 1933, and only well-established companies, including Calcasieu Lumber, C. W. Moore, Becker Lumber, and Keily Van C. Lumber, advertised significantly during this period. These vertically-integrated companies built residential and commercial buildings, and also handled building supplies. This diversification allowed Calcasieu to weather the storm of the Depression. William D. Anderson employed craftsman Anthony Edburg, an experienced carpenter and general contractor.<sup>9</sup>

The Spanish Colonial architectural style developed in the southwestern United States and northern Mexico from the 1700s to the mid-1800s. With the influx of English settlers in the west, the Spanish Colonial style began to exhibit English Colonial features, particularly cantilevered second-story porches with delicate wooden balustrades.<sup>10</sup>

The Monterey style, first built in the mid-1920s in California, incorporated elements of both the Spanish Colonial and English Colonial styles. Typical Monterey houses consist of two stories, and are often configured in an "L" shape. The style is characterized by a low-pitched gable roof and a second-story, cantilevered balcony in front, covered by the principal roof. The first and second stories often are clad in different materials, such as wood siding, brick, and stucco. Spanish Colonial windows paired with false shutters are typical, as are full-length French windows

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<sup>6</sup>Ibid.

<sup>7</sup>Anderson, William Dixon, Jr., telephone interview, 6 January 1998.

<sup>8</sup>German, Mary Francis Keith (daughter of original owners), interview, Bryan, Texas.

<sup>9</sup>Austin City Directories, 1914, 1924, 1932-33.

<sup>10</sup>McAlester, p. 130.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 8 Page 13

Keith House  
Austin, Travis County, Texas

opening onto the balcony.<sup>11</sup>

The Keith House exhibits features the Spanish and English Colonial elements common in Monterey style houses, most notably a second-story cantilevered wooden balcony covered by the main roof. While the house is primarily of buff-brick veneer, a portion of the second-story rear facade is covered in stucco. English Colonial influences are evident in the use of quarter-round attic vents, and chimneys centrally placed on the gable ends. Additionally, the interior contains two notable English Colonial features: a 180-degree Federal-style spiral staircase and an Adam-style mantelpiece.

In the mid-1920s, the application of a masonry veneer to a balloon frame (in place of solid masonry exterior walls) substantially reduced the cost of producing a "masonry" home. This development allowed middle class housing to incorporate the grand architectural styles previously afforded only to the very wealthy. The Keith House was no doubt produced at less cost than a house built of solid masonry.

The Keith House's east-southeast orientation allows summer breezes to flow through the house, keeping it several degrees cooler inside. The house is laid out for optimum airflow through the front and rear doors at either end of the central hallway on the first floor. The stucco on the west side reflects the intense afternoon Texas sun, keeping the upstairs cool. Large covered balconies, optimally placed on the east and west sides, along with the covered front porch, protect key windows and doors from direct sunlight. Conversely, because the angle of the winter sun is lower, sunlight enters the house on the east, southeast, and west sides, helping to keep the house warmer in winter.

The Keith House was among the first Monterey-influenced houses built in Austin. Located at the gateway to the Pemberton Heights neighborhood, the prominently-placed Keith House probably influenced later houses in the area. The Keith House is eligible under Criterion C, in the Area of Architecture, at the local level of significance, because it embodies the distinctive characteristics of the Monterey style popular at the time of its construction. The Keith House retains integrity of location, setting, workmanship, materials, design, feeling, and association to a high degree. In 1994, the Texas Historical Commission designated the Keith House as a Recorded Texas Historic Landmark.

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<sup>11</sup>Ibid.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 14

Keith House  
Austin, Travis County, Texas

Keith House  
Photo taken 1941





United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 9 Page 15

Keith House  
Austin, Travis County, Texas

Anderson, William Dixon, Jr. Telephone interview, 6 January 1998.

Barkley, Mary Starr. A History of Central Texas. Copy at Austin History Center, Austin, Texas.

Fellow Texans in Profile, 1948, Austin History Center, Austin, Texas.

"Heritage" (Keller Williams Realty newsletter), Susan J. Pryor, Editor, April/May, 1997.

Harrison, Henry S. Houses: The Illustrated Guide to Construction, Design, and Systems, National Institute of Real Estate Brokers of the National Association of Realtors, 1976.

"Keith House." Recorded Texas Historic Landmark nomination file. Texas Historical Commission, Austin, Texas.

McAlester, Virginia and Lee. Field Guide to American Houses, Virginia and Lee McAlester (New York: Alfred A. Knopf), 1990.

Texas State Bar Records, Texas State Bar Office.

Primary Sources at Austin History Center, Austin, Texas:

Anderson, W.D., File.

Austin City Directories, 1909, 1914, 1916, 1924, 1932, 1935, 1961, 1962, 1963, 1967, 1979.

Austin Deed Records:

1927, Volume 409, p. 261.  
1932, Volume 481, p. 205.  
1981, Volume 7322, p. 432.  
1989, Volume 10879, p. 908.

Austin Phone Book, May 1934.

Calcasieu Files, Austin History Center, Austin, Texas.

Sanborn Fire Insurance Map, Austin, Texas, 1940.

Tax Records:

W. D. Anderson, 1932.  
J. N. Keith, 1933, 1934.

Waterloo Scrapbook, Audrey Bateman, 1977.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section 9 Page 16

Keith House  
Austin, Travis County, Texas

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Interviews

William D. Anderson, by Hildegard Stjepceovich, December 12, 1969, Tape No. 37, Austin History Center.

William D. Anderson, Jr., telephone interview, 6 January 1998, Austin, Texas.

Mrs. Paul German (Mary Francis Keith), Bryan, Texas.

Mrs. Olive Huffman, 2414 Harris Blvd., Austin, Texas.

Mr. Peter Pfeiffer, AIA, 1800 W. Sixth Street, Austin, Texas.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section PHOTO Page 17

Keith House  
Austin, Travis County, Texas

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**PHOTO LOG**

**Keith House**

2400 Harris Blvd.

Austin, Texas

Photographed by James Magnuson

November 1997

Negatives on file with property owner

**East elevation**

Camera facing west

Photograph 1 of 6

**Front entry, oblique**

Camera facing northwest

Photograph 2 of 6

**Second floor balcony - detail**

Camera facing northwest

Photograph 3 of 6

**South elevation**

Camera facing north

Photograph 4 of 6

**Southwest oblique**

Camera facing northeast

Photograph 5 of 6

**North elevation**

Camera facing south

Photograph 6 of 6

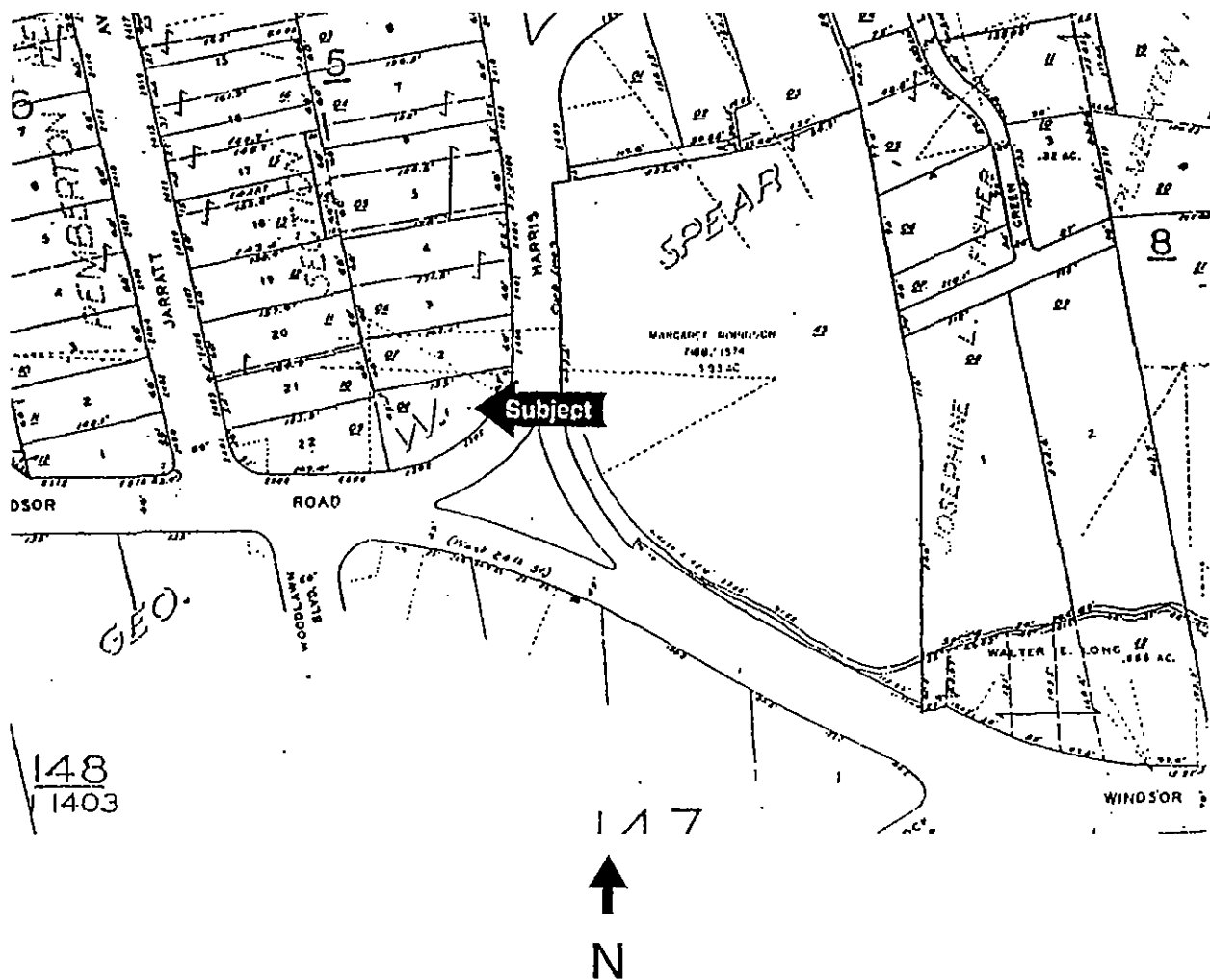
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section MAP Page 18

Keith House  
Austin, Travis County, Texas

Plat map





TEXAS  
HISTORICAL  
COMMISSION

George W. Bush • Governor  
John L. Nau, III • Chairman  
Curtis Tunnell • Executive Director

*The State Agency for Historic Preservation*

May 19, 1998

James L. and Linda W. Magnuson  
2400 Harris Blvd.  
Austin, TX 78703-2406

RE: Keith House  
2400 Harris Blvd.  
Austin, Texas 78703-2406  
May 8, 1998

Dear Mr. and Mrs. Magnuson,

Congratulations! The National Park Service listed your property in the National Register of Historic Places on the date referenced above. As the nation's official list of historically significant properties, National Register listing denotes that your property is especially worthy of preservation. Your property joins some 2200 properties in Texas with this designation.

Various historic preservation programs may be available to aid in the preservation of your property, including investment tax credits for certain income producing properties. Although funding is limited, grants may also be available to aid in the further preservation of your property. For more information regarding grant programs, contact the THC's Division of Architecture at 512-463-6094.

Enclosed is a certificate and an application for a National Register plaque should you wish to purchase one through the Texas Historical Commission.

Thank you for all your efforts to recognize this historic property. Your continued interest in the preservation of Texas' heritage is greatly appreciated.

Sincerely,

A handwritten signature in cursive script, reading "Curtis Tunnell", is written over the typed name.

Curtis Tunnell  
State Historic Preservation Officer

Enclosures  
CC:



TEXAS HISTORICAL COMMISSION

CERTIFIES THAT

*the Keith House*

IS LISTED IN THE

NATIONAL REGISTER OF HISTORIC PLACES

BY THE

U.S. DEPARTMENT OF THE INTERIOR

A handwritten signature in cursive script, reading "Carolyn Jansell".

EXECUTIVE DIRECTOR, TEXAS HISTORICAL COMMISSION

A handwritten signature in cursive script, reading "Wayne J. Turner".

DIRECTOR, NATIONAL REGISTER PROGRAMS

# A. APPLICATION FOR HISTORIC ZONING

## PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPROVAL DATE: _____	FILE NUMBER: _____
APPROVAL BY: _____	APPROVAL BY: _____
APPROVAL DATE: _____	APPROVAL DATE: _____
APPROVAL BY: _____	APPROVAL BY: _____
CITY INITIATED: YES/NO	ROLLBACK: YES/NO
CASE MANAGER: _____	APPLICATION ACCREDITED: _____

## BASIC PROJECT DATA:

- OWNER'S NAME:** James L and Linda W Magnuson
- PROJECT NAME:** Keith House
- PROJECT STREET ADDRESS (or Range):** 2400 Harris BV  
 ZIP 78703 COUNTY: Travis  
**IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:**  
 LOCATED \_\_\_\_\_ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF  
 \_\_\_\_\_ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS  
 APPROXIMATELY \_\_\_\_\_ DISTANCE FROM ITS  
 INTERSECTION WITH \_\_\_\_\_ CROSS STREET.

## AREA TO BE REZONED:

4. ACRES 0.25 (OR) SQ.FT. \_\_\_\_\_

### 5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
SF-3	Family Residence	_____	0.25 Acres	SF-3-H	Fam Res Historic
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

## RELATED CURRENT CASES:

- |                               |                    |
|-------------------------------|--------------------|
| 6. ACTIVE ZONING CASE? (NO)   | FILE NUMBER: _____ |
| 7. RESTRICTIVE COVENANT? (NO) | FILE NUMBER: _____ |
| 8. SUBDIVISION? (NO)          | FILE NUMBER: _____ |
| 9. SITE PLAN? (NO)            | FILE NUMBER: _____ |

**PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):**

**10a. SUBDIVISION REFERENCE:** Name: Pemberton Heights

Section 1 Block 1 Lot 1 Outlot(s) na

Plat Book: 3 Page Number: 136

**10b. METES AND BOUNDS** (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

**DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:**

**11. VOLUME:** 12639      **PAGE:** 0653      **TAX PARCEL I.D. NO.** 0115010508

**OTHER PROVISIONS:**

**12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE?** NO

TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) \_\_\_\_\_

**13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT?** YES

**14. IS A TIA REQUIRED?** NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)

TRIPS PER DAY: \_\_\_\_\_

TRAFFIC SERIAL ZONE(S): \_\_\_\_\_

**OWNERSHIP TYPE:**

**15. XX SOLE**    ☐ **COMMUNITY PROPERTY**    ☐ **PARTNERSHIP**    ☐ **CORPORATION**    ☐ **TRUST**

If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

**OWNER INFORMATION:**

**16. OWNER CONTACT INFORMATION**

**SIGNATURE:** James & Linda Magnuson <sup>7-6-07</sup> **NAME:** James and Linda Magnuson

**FIRM NAME:** n/a

**TELEPHONE NUMBER:** 512-479-6872

**STREET ADDRESS:** 2400 Harris BV

**CITY:** Austin      **STATE:** TX      **ZIP CODE:** 78703

**EMAIL ADDRESS:** j\_magnuso@yahoo.com

**AGENT INFORMATION (IF APPLICABLE): N/A**

**17. AGENT CONTACT INFORMATION**

**SIGNATURE:** \_\_\_\_\_ **NAME:** \_\_\_\_\_

**FIRM NAME:** \_\_\_\_\_ **TELEPHONE NUMBER:** \_\_\_\_\_

**STREET ADDRESS:** \_\_\_\_\_

**CITY:** \_\_\_\_\_ **STATE:** \_\_\_\_\_ **ZIP CODE:** \_\_\_\_\_

**CONTACT PERSON:** \_\_\_\_\_ **TELEPHONE NUMBER:** \_\_\_\_\_

**EMAIL ADDRESS:** \_\_\_\_\_

**DEPARTMENTAL USE ONLY:** \_\_\_\_\_



## D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

### SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

James L. Magnuson Linda W. Magnuson 6-08  
Signature Date

James L. & Linda W. Magnuson  
Name (Typed or Printed)

Na \_\_\_\_\_  
Firm (If applicable)

### INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

James L. Magnuson Linda W. Magnuson 7-6-08  
Signature Date

Linda W. Magnuson  
James L. & Linda W. Magnuson  
Name (Typed or Printed)

Na \_\_\_\_\_  
Firm (If applicable)

## E. ACKNOWLEDGMENT FORM

concerning  
Subdivision Plat Notes, Deed Restrictions,  
Restrictive Covenants  
and / or  
Zoning Conditional Overlays

I, James L. & Linda W. Magnuson \_\_\_\_ have checked for subdivision plat notes, deed restrictions,  
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

2400 Harris BV, Austin, TX \_\_\_\_\_  
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Linda W. Magnuson  
James L. Magnuson  
(Applicant's signature)

2-6-04  
(Date)

TAX CERTIFICATE  
Nelda Wells Spears  
Trav. County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 116525

ACCOUNT NUMBER: 01-1501-0508-0000

PROPERTY OWNER:

MAGNUSON JAMES L & LINDA W  
2400 HARRIS BLVD  
AUSTIN, TX 78703-2406

PROPERTY DESCRIPTION:

LOT 1 BLK 1  
PEMBERTON HEIGHTS SEC 1

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 002400 HARRIS BV 00000

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2003	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2003 EXCEPT FOR UNPAID YEARS LISTED ABOVE.  
TAXES PAID FOR YEAR 2003 \$13,511.40

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).  
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 07/06/2004

Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By: 