

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



**AGENDA ITEM NO.: Z-10  
AGENDA DATE: Thu 12/02/2004  
PAGE: 1 of 1**

**SUBJECT:** C14H-04-0018 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as the Travis Heights House, 1007 Milam Place (Town Lake 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. Planning Commission Recommendation: To grant Family Residence – Historic (SF-3-H) combining district zoning. Applicant: Ward Keeler and Leslie Morris, 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-04-0018

**H.L.C. DATE:** September 27, 2004

**P.C. DATE:** October 26, 2004

**AREA:** 14,979.7 square feet

**APPLICANT:** Ward Keeler and Leslie Morris

**AGENT:** N/A

**HISTORIC NAME:** Travis Heights House

**WATERSHED:** Town Lake

**ADDRESS OF PROPOSED ZONING CHANGE:** 1007 Milam Place

**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 based on Historic Landmark Designation Criteria 1, 3, 6, 7, and 11.

**HISTORIC LANDMARK COMMISSION ACTION:** Recommended the proposed zoning change from family residence (SF-3) district to family residence - Historic (SF-3-H) combining district zoning based on Historic Landmark Designation Criteria 1, 3, 6, 7, and 11. Vote: 6-0 (Fowler and Burton absent).

**PLANNING COMMISSION ACTION:** Recommended the proposed zoning change from family residence (SF-3) district to family residence - Historic (SF-3-H) combining district zoning based on Historic Landmark Designation Criteria 1, 3, 6, 7, and 11. Vote: 8-0.

**DEPARTMENT COMMENTS:** The Comprehensive Survey of Cultural Resources (1984) lists this property as a priority 2 for preservation.

**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:** South River City Citizens Association

**BASIS FOR RECOMMENDATION:**

The Travis Heights House meets Historic Landmark Designation Criteria 1, 3, 6, 7, and 11.

**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.**

This ca. 1914 house is reputed to be the first house in Travis Heights, a 1913 subdivision developed by William Harwood Stacy, who had also planned Fairview Park to the north and west. Travis Heights was the third major development in South Austin, following the Swisher Addition on both sides of Congress Avenue, and Fairview Park. South Austin was slow to develop because of the lack of adequate transportation across the Colorado River. The developers of Fairview Park found it difficult to sell large lots and expensive houses in an area that was hampered by its inaccessibility. The Congress Avenue bridge was a notorious bottleneck, and wealthy homebuyers did not want to have to rely on ferries to get to and from their homes, when areas like Hyde Park offered streetcar connections to downtown Austin. Stacy realized the potential limitations of his South Austin site, and developed Travis Heights as more of a mixed-income area. Large houses were sited on hills with views, while much of the rest of the neighborhood offered smaller lots for more modest dwellings. Like many Austin neighborhoods of its time, Travis Heights was picturesquely planned, taking advantage of the undulating topography with winding streets and views out over the river to downtown.

A relatively large two-story house, the house at 1007 Milam Place represents the aspirations of the developers of Travis Heights as a neighborhood of fine homes.

**3. Embodiment of distinguishing characteristics of an architectural type or specimen.**

This ca. 1914 house is an excellent example of the Craftsman style, as applied to a two-story house. The Craftsman style became popular at the turn of the twentieth century as a reaction to the ornate Victorian styles featuring machine-made ornamentation. The guiding principle of the style was to show how the house was built, reflecting the craftsmanship that went into its construction. The distinguishing characteristics of Craftsman style houses are include ornamented eave brackets and exposed rafter tails, 16:1 windows, prominent front porch with tapered porch posts, all found on this house. In addition, the house has unusual window hoods to shade second-story rooms.

**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 located in Travis Heights, a potential historic district.

**7. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.**

The developers of Travis Heights learned from their experience in adjacent Fairview Park to attract home-buyers of various income levels to make this development a success. The Travis Heights House is relatively large, probably designed to set the tone for the neighborhood, but still within the means of the middle class. Early residents included a clerk and a printer at the newspaper. Its large rooms, spacious front porch, high level of ornamentation, and suburban setting appealed to middle-class home-buyers and represents a transition from the ornate Victorians to the subdued bungalows which followed in the 1920s.

**11. Identification with a person or persons who significantly contributed to the culture and development of the city, state, or United States.**

The house was built in 1914 by **John Greathouse**, a carpenter and contractor originally from Hillsboro, Texas. Greathouse and his partner, C.B. Ledbetter, developed West End Heights in West Austin in 1910. He built a twin to the Travis Heights House at 1708 W. 6<sup>th</sup> in West End Heights, where he lived and had his office. In the 1920s he turned from residential construction to road construction. He died in Austin in 1939.

**PARCEL NO.:** 03020302250000      **DEED RECORD:** Vol, 12749, Page 1636  
(1996)

**ANNUAL TAX ABATEMENT:** \$4,862 (owner-occupied rate); City tax exemption: \$1,281.

**APPRAISED VALUE:** \$324,795

**PRESENT USE:** Residential

**CONSTRUCTION/DESCRIPTION:**

Two-and-a-half story front-gabled Craftsman-style wood-frame house with full-width independent porch on tapered wood posts; 16:1 fenestration; ornamented rafter tails and eave brackets; wood window hoods on second floor contain ornamental rafter tails; plain transom and multi-pane sidelights.

**CONDITION:** Excellent

**PRESENT OWNERS**

Ward Keeler and Leslie Morris  
1007 Milam Place  
Austin, Texas 78704

**DATE BUILT:** ca. 1914

ALTERATIONS/ADDITIONS: None

ORIGINAL OWNER(S): John R. Greathouse (1914)

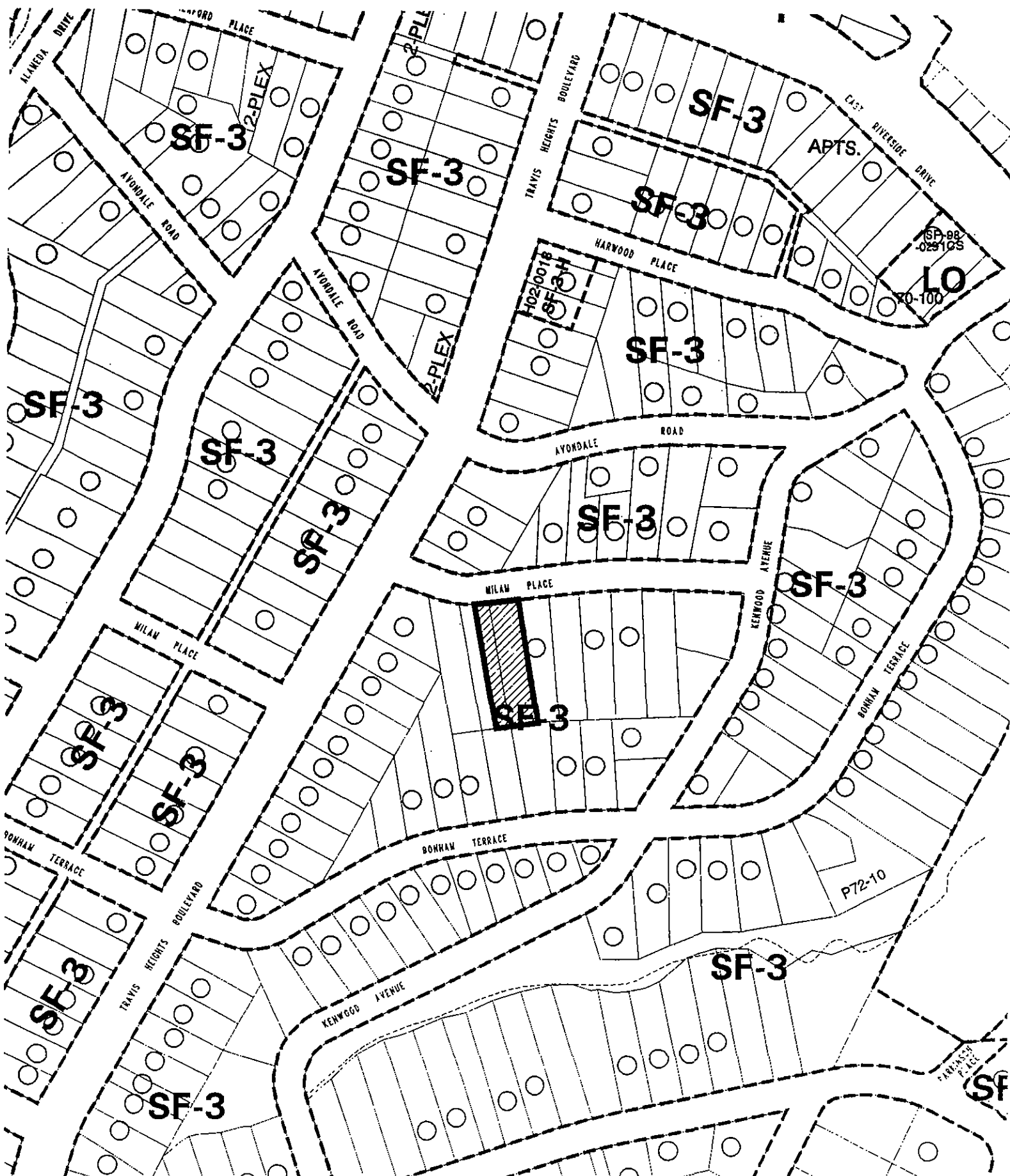
OTHER HISTORICAL DESIGNATIONS:


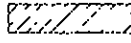


NATIONAL REGISTER: No

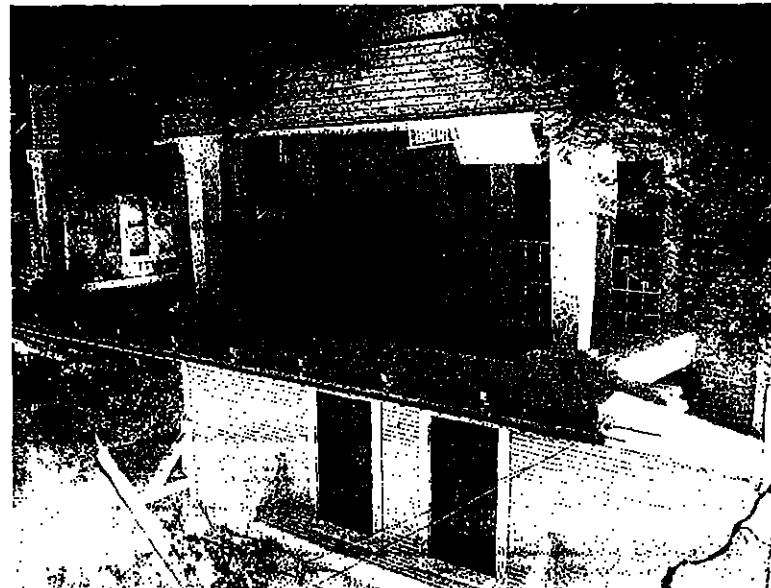
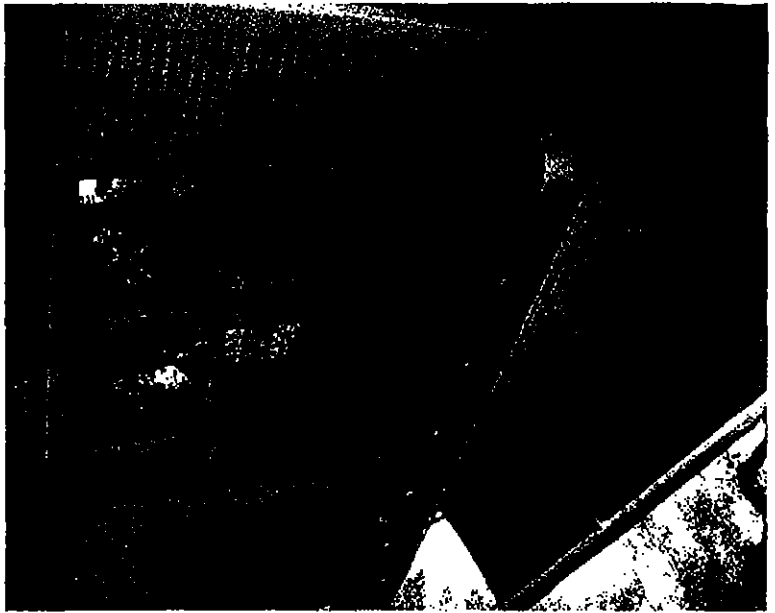
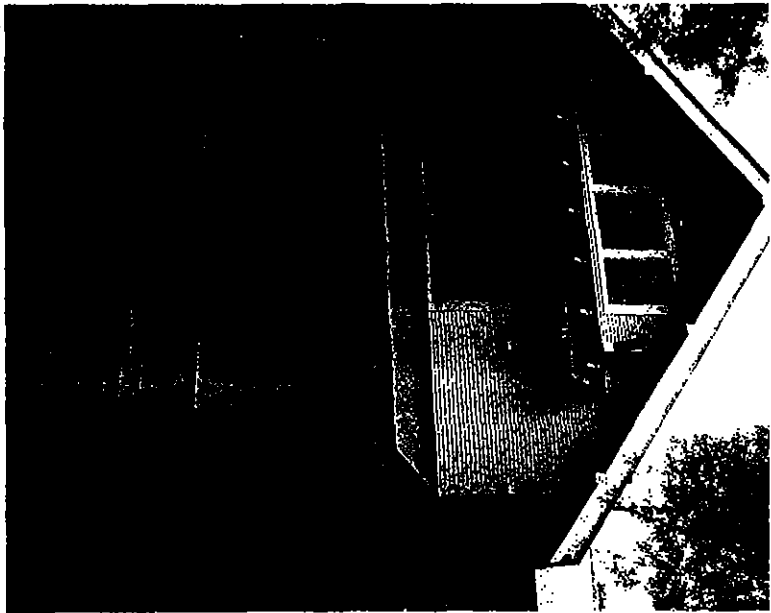
RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes, the Comprehensive Survey of Cultural Resources (1984) lists this property as a priority 2 for preservation.



 <p>1" = 260'</p> <p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: S. SADOWSKY</p>	<p>HISTORIC ZONING</p> <p>CASE #: C14H-04-0018</p> <p>ADDRESS: 1007 MILAM PLACE</p> <p>SUBJECT AREA (acres): N/A</p> <p>DATE: 04-09</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>J20</p>
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## CITY OF AUSTIN HISTORIC RESOURCE SURVEY

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev. 8-82)

1. County Travis TRA  
AU 5. USGS Quad No. 3097-242 Site No. J-20-309  
 City/Rural Austin UTM Sector \_\_\_\_\_  
 2. Name \_\_\_\_\_ 6. Date: Factual 1914 Est. \_\_\_\_\_  
 Address 1007 Millam Place 7. Architect/Builder \_\_\_\_\_ Contractor \_\_\_\_\_  
 3. Owner \_\_\_\_\_ 8. Style/Type \_\_\_\_\_  
 Address \_\_\_\_\_ 9. Original Use \_\_\_\_\_  
 4. Block/Lot \_\_\_\_\_ Present Use \_\_\_\_\_  
 10. Description 2 story frame residence

11. Present Condition \_\_\_\_\_  
 12. Significance \_\_\_\_\_

13. Relation to Site: Moved Date \_\_\_\_\_ or Original Site (describe) \_\_\_\_\_

14. Bibliography \_\_\_\_\_ 15. Informant \_\_\_\_\_  
 16. Recorder HHM Date Jan-Mar 84

## DESIGNATIONS

- TNRIS No. \_\_\_\_\_ Old THC Code \_\_\_\_\_  
☐ RTHL ☐ HABS (no.) TEX \_\_\_\_\_  
 NR: ☐ Individual ☐ Historic District  
☐ Thematic ☐ Multiple-Resource  
 NR File Name \_\_\_\_\_  
 Other \_\_\_\_\_

- Tax Parcel # \_\_\_\_\_  
 Original Owner \_\_\_\_\_

## PHYSICAL CONDITION:

	Good	Fair	Poor
Structure	_____	_____	_____
Grounds	_____	_____	_____
Neighborhood	_____	_____	_____

## PRESERVATION INDEX:

- \_\_\_\_\_ City Zoning  
2 Priority Research

## COMMENTS:

## PHOTO DATA

- B&W 4x5s \_\_\_\_\_ Slides \_\_\_\_\_  
 35mm Negs. \_\_\_\_\_

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		4	26	to		
				to		
				to		

## ARCHITECTURAL SIGNIFICANCE:

- Outstanding \_\_\_\_\_ Excellent \_\_\_\_\_  
 Significant \_\_\_\_\_ Contributory \_\_\_\_\_

(Photo)



# A. APPLICATION FOR HISTORIC ZONING

## PROJECT INFORMATION:

240184

DEPARTMENTAL USE ONLY	
APPLICANT/PROJECT DATE	FILE NUMBER(S)
PERMITTING OFFICE DATE	
PERMITTING OFFICE DATE	
PERMITTING OFFICE DATE	
CITY INITIATED YES/NO	
ROLLBACK YES/NO	
CASE MANAGER	
APPLICATION ACCEPTED BY	

## BASIC PROJECT DATA:

1. OWNER'S NAME: Ward KEELER & Leslie MORRIS

2. PROJECT NAME: \_\_\_\_\_

3. PROJECT STREET ADDRESS (or Range): 1007 Milam Pl Austin

ZIP 78704 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 \_\_\_\_\_ (OR) SQ.FT. 2 x 10.03 = 2006

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

## RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES / <u>NO</u> )	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES / <u>NO</u> )	FILE NUMBER: _____
8. SUBDIVISION? (YES / <u>NO</u> )	FILE NUMBER: _____
9. SITE PLAN? (YES / <u>NO</u> )	FILE NUMBER: _____

## SUBMITTAL CHECKLIST

- A. Application Form.
- B. Full size tax maps (1"=100') showing properties within 300' of zoning request
- C. Tax certificate or letter from the County Tax office (Not a tax receipt)
- D. Submittal Verification and Inspection Authorization Form.
- E. Acknowledgment Form
- F. Historical Documentation (including Attachment A, B, photographs, historical narrative, and copies of historical information)

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: \_\_\_\_\_

Block(s) 30 Lot(s) 14 + part of 13 Outlot(s) \_\_\_\_\_  
Plat Book: \_\_\_\_\_ Page \_\_\_\_\_  
Number: \_\_\_\_\_

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: 12749 PAGE: 01636 TAX PARCEL I.D. NO. 03020302250000

OTHER PROVISIONS:

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

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

13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / NO

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

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

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

OWNERSHIP TYPE:

15. 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: Ward Keeler NAME: Ward Keeler  
FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER: 512 411-5040  
STREET ADDRESS: 1007 Milam Pl  
CITY: Austin STATE: TX ZIP CODE: 78704  
EMAIL ADDRESS: ward.keeler@mail.utexas.edu

AGENT INFORMATION (IF APPLICABLE):

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.

Ward Keeler 8/9/04  
Signature Date

Ward KEELER  
Name (Typed or Printed)

\_\_\_\_\_  
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.

Ward Keeler 8/9/04  
Signature Date

Ward KEELER  
Name (Typed or Printed)

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

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Ward Keeler 8/9/04  
Signature Date

Ward KEELER  
Name (Typed or Printed)

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

### INSPECTION AUTHORIZATION

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

Ward Keeler 8/9/04  
Signature Date

Ward KEELER  
Name (Typed or Printed)

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

## E. ACKNOWLEDGMENT FORM

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

I, Ward KEELER 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

1007 Milam Pl, Austin, TX 78704  
(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.

Ward Keeler  
(Applicant's signature)

8/9/04  
(Date)

## F. 1: Historical Documentation - Deed Chronology

Deed Research for (fill in address) 1007 Milam Place

*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.*

### Example:

#### Transaction

#### Vol./Page

John Doe to Mary Smith,  
Lots 1-3, Block B, Driving Park Addition  
March 13, 1882  
\$2500

Vol. 52, pp. 22-60

Mary Smith, estate, to Ingrid Jones  
Lots 1-2, Block B, Driving Park Addition  
January 12, 1903

Vol. 409, pp. 552-554

(Continue through the present)

Please see attached

1007 Milam Place  
Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights

**Historical Documentation**

<b>Transaction</b>	<b>Vol./Page</b>
Citizens' Loan and Trust Co. to John Greathouse Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights March 28, 1914	Vol. 266, p. 116
Wm Williams to Jos W McDugald Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights June 8, 1932	Vol. 480, p. 571
Jos. W McDugald to Isaac Stein Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights July 10, 1939	Vol. 613, p. 497
Isaac Stein to Lillian Condrey Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights September 18, 1941	Vol. 681, p. 405
Clyde Henry Condrey to "The Public" Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights November 12, 1946	Vol. 825, p. 90
Joe B. Ford to Elmer Bissett Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights November 19, 1946	Vol. 831, p. 55
Myrtle Bissett to Anna Mae Christian Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights May 27, 1950	Vol. 1034, p. 396
Ann Mae Christian to James & Jana Dow and J. Weierhausen Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights September 26, 1972	Vol. 4416, p. 1958
J. Weierhausen et al to Kathleen McPherson et vir Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights November 11, 1972	Vol 4493, p. 1957
Kathleen McPherson to Katherine Rada et vir Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights	Vol 5240, p. 691



August 5, 1975

Stephen E. Rada to James Biggart

Vol. 5529, p. 847

Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights

August 3, 1976

James Biggart to George & Frances Basham

Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights

December 19, 1983

George & Frances Basham to Matthew Lyon and

Vol. 12194, p. 966

Katy Hafner

Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights

May 25, 1994

Matthew Lyon and Katy Hafner to Ward Keeler and

Vol. 12749, p. 1636

Leslie Morris

Lot 14 + the east 25' of Lot 18, Block 30, Travis Heights

August 13, 1996

1007 Milam Place     Lot 14 + the east 25' of Lot 13, Block 30, Travis Heights

Historical Documentation –Occupancy History

Year	Occupant Name and Reference
1914	John Greathouse bought the property from Citizens' Loan and Trust Company 3/28/14. City Lot Register.  Greathouse appears to have built the house that year (the same year that he built an identical house at 1708 West Sixth Street). A plaque that the previous owners removed when they sold us the house in 1996 stated that the house was built in 1914 and was the oldest house in Travis Heights.
1915	W. B. Ogden listed as owner in the City Lot Register. Valued at \$1950.
1916	"Unknown owner." City Lot Register. Valued at \$2000.
1920	Renters, J. Wilbur Adams, a clerk, and his wife, Bessie. City Directory
1922	Owner Mr. W. W. Williams, a printer at the Austin-American Statesman, and his wife, Ora. City Directory
1932-1937	Jos and Bessie McDugald. Moved to Enfield in 1937. City Directory
1937-1939	Renters Mr. James E. McDonald, the State Commissioner of Agriculture, and his wife Anita. City Directory
1940-1941	Isaac Stein, and his wife, Gertrude. City Directory
1942-1944	Renter: Walter A. Phelps, watchman at State Adjutant General. City Directory.
1944-1946	Lillian Condrey, the widow of Mr. Clyde Condrey, who had been a clerk at the State Highway Department. City Directory
1947-1950	Elmer Bissett and his wife Myrtle on 11/19/46. Mr. Bissett was a manager at Sweeney's.
1950-1972	Anna Mac Christian (the widow of John W. Christian), a service assistant at the telephone company. Her daughter lived with Mrs. Christian until her marriage in the 1960s, after which time Mrs. Christian lived in the house alone. (personal communication)
1972-1975	Kathleen McPherson and her husband.

- 1975-1976 Katherine and Stephen Rada, a professor at the University of Texas.  
(personal communication from Mrs. Biggart)
- 1976-1983 James F. Biggart and his wife. (personal communication from Frances  
Basham)
- 1983-1994 George and Frances Basham and their three children. (personal  
communication from Frances Basham)
- 1994-1996 Matthew Lyon, administrator at UT, and Katy Hafner, journalist.
- 1996- Ward Keeler, anthropologist at UT, and Leslie Morris, and their two  
children.

## **Application for Historic Landmark Status for 1007 Milam Place, Travis Heights**

The house was built by John Greathouse, a prominent builder in Austin in the first part of the twentieth century. It was built in 1914 (along with another house with the same design, located at 1708 W. 6<sup>th</sup> St.). The house has been very little renovated since its construction: there has been no modification of it except for the addition of screened-in porches on the rear of the house. The house retains many details associated with the Arts and Crafts Movement. Particularly distinctive are the decoratively cut rafter ends, and the scroll-cut ends of the bargeboards at each gable edge. Please see the accompanying photographs for these and other architectural features that make the house one of the most beautiful in Travis Heights.