



- 1. Executive Summary**
- 2. Preferred Alternative**
  - Drawings, Legend, Cost Estimates, Perspectives
  - PARD Briefing to the Parks and Recreation Board (12-6-2011)
- 3. Project Diary – Chronology of Project Meetings**
- 4. Cost Estimates**
  - Construction Estimates
  - Revenue Generating Options
- 5. Meeting Notes**
- 6. Norwood Posse - Information and Notes**
- 7. Historical Significance and Additional Information**
- 8. Structural Reports**
- 9. Building Code Information**
  - Code Summary (by UDG)
  - Townlake Comprehensive Plan
  - Neighborhood Plan – Greater South River City
- 10. Site Plans and Aerial Photos**
- 11. Women’s Chamber of Commerce**
- 12. Drawings of Norwood House**
- 13. Relocation of Norwood House**
- 14. News Articles - 1925 to Present**
- 15. Parshall Study – May 3, 1995**

## Norwood Park

### Conditions Assessment and Feasibility Report – December 2011

The Parks and Recreation Department (PARC) retained the services of CasaBella Architects to assess the condition of the existing Norwood House (bungalow style wood frame house dating to 1922) and grounds (approximately 9.5 acres) at the Norwood Tract at Town Lake Metropolitan Park, 1012 Edgecliff Terrace, Austin Texas. Services also included looking at different options to maximize the park's potential including open space, walkable links to the boardwalk, public transportation, and the surrounding neighborhood. Final recommendations were based on community input, cost, and potential revenue generating possibilities.

#### OBJECTIVES

- Establish a vision for the site that demonstrates design excellence, respect of the site's history, sustainability, and its viability as a public facility.
- Gauge public sentiment regarding the grounds and house.
- Document the historic significance of the house and the surrounding grounds.
- Maximize the site's potential.
- Look at short and long-term costs.
- Identify potential uses and determine a preferred option at the end of the process.

#### PROJECT TEAM

The design team was comprised of the following members:

CasaBella Architects	Prime Consultant and Architect
Third:land	Landscape Architects
Urban Design Group	Civil Engineers
Steinman Luevano Structures	Structural Engineers
SWCA	Historical Consultant

#### PROJECT SCOPE

CasaBella Architects, with its team members, began work in January 2011. The first task was to assemble all historical data, assess the physical condition of all structures and the grounds, conduct a structural analysis of the condition of the Norwood House, review all applicable codes (as they could relate to future improvements), look at potential connections to adjacent corridors, organize three (3) stakeholder meetings, develop six (6) design alternatives with associated graphics and cost estimates, prepare a summary of potential revenue generating scenarios, and present a final report.

#### HISTORY

1922, local developer Ollie O. Norwood and his wife, Calie Norwood, built a small bungalow on the bluffs above the south bank of the Colorado River, just west of the area where Interstate 35 now crosses Lady Bird Lake. The Norwood House occupied a 3-acre estate that included a rose garden, a greenhouse, a fountain, a gazebo/teahouse, and the first geothermal-fed swimming pool in Austin. Over the years the Norwoods continued to buy adjacent property and made additional improvements to the property including a pecan orchard, tennis court, and other small structures.

In 2008 the house and immediate surrounding gardens, encompassing an area of 0.31 acres, were designated a City of Austin Historic Landmark.

**EXISTING CONDITION**

The house at this time is in an extremely deteriorated condition. Only remnants of the adjacent gardens, teahouse, greenhouse, pool and poolhouse remain. The house is currently fenced-off, to protect the house and public from potential injury, due to its condition. The structural analysis states, "...that up to 40% of the existing roof, ceiling, wall framing members and sheathing will need to be replaced due to wood decay".

The pool has been filled in and the only remnants of its perimeter remain. The pool house was also removed.

A portion of the park is currently used as a fenced, off-leash dog park.

**NORWOOD POSSE**

In 2008 interested neighborhood residents formed the Norwood Posse, to pursue the restoration of the property. To date the Posse has relied on public/private cooperation, heavy reliance on volunteers, grants, and donations of money, materials, and services.

The Posse is currently in talks with the City of Austin Parks and Recreation Department's staff to determine a viable public/private cooperation in the restoration of the property.

**PREFERRED ALTERNATIVE**

The "preferred alternative" was defined taking different elements from the six design alternatives presented in Stakeholder Meeting #3. The two principal design schemes used to achieve the final preferred alternative were "1B Total Restoration/Reconstruction with Additional Facilities", and "2A New Facility Reflecting Historical Past". The potential uses that can be provided include:

- Reservable facilities for public use
- Office space for PARD, other CoA staff, or other tenant
- Up to 2,000 square feet of additional building space
- Reconstruction of Norwood House and adjacent historical structures
- Adaptive re-use of pool area as a non-swim facility
- Public restrooms
- Commercial kitchen and concession opportunities
- Educational/interpretive and public art elements
- Adequate on-site parking
- Fenced off-leash area
- Enhanced connectivity to public transportation and trailhead
- Preservation of heritage trees
- Screening/buffering to minimize impact to neighborhood
- Maximize view potential



## LEGEND

- A. Restore House and Ornamental Garden
- B. Restore TeaHouse and Greenhouse
- C. Add New Building
- D. Patios with Views to Downtown
- E. Entry Plaza
- F. Restore Bathhouse (Convert to Public Restrooms)
- G. Raised Performance Lawn/Game Area with Projection Screen/Art Wall
- H. Preserve Heritage Trees
- I. Add accessible sidewalks from Riverside Drive to all Facilities throughout the Park
- J. Off-street Parking along Edgecliff Terrace and along Riverside Drive (68 Spaces)
- K. Picnic Area in Pecan Grove
- L. Connection to Boardwalk
- M. Connection to future Rail Stop
- N. Water Quality Feature and Elevated Trail
- O. Fenced Off-Leash Area ( $\pm$  20,000 SF)
- P. Vendor Kiosks
- Q. Terraced Hillside Performance Seating
- R. Amphitheatre/Overlook along bank of Lady Bird Lake
- S. Expanded Pathways through Park

## POTENTIAL USES

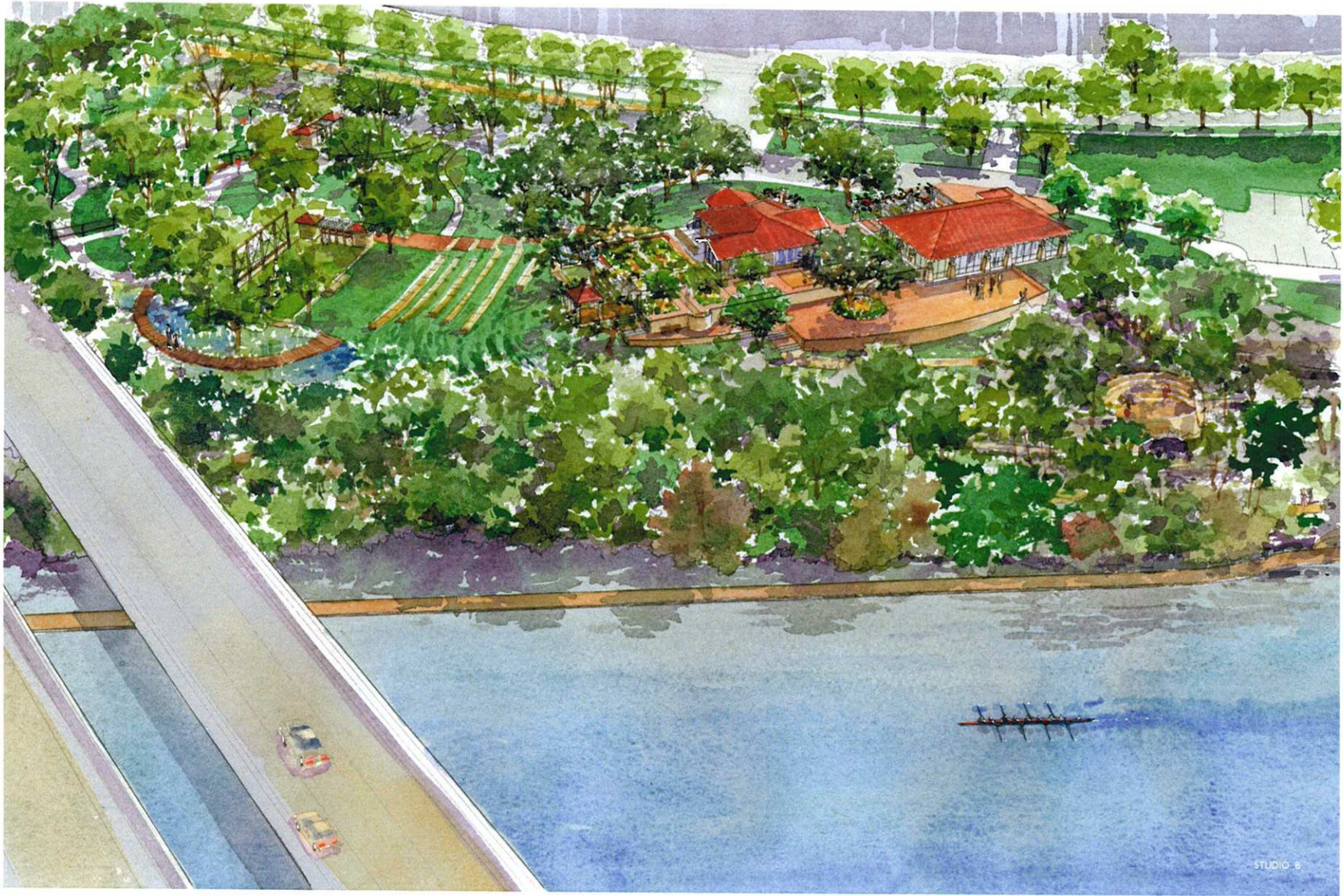
1. Rental Facility
2. Gallery
3. Events
4. Information Center
5. Concession
6. Off-Leash Area
7. Performances
8. Park Ranger Station
9. Restrooms
10. Trailhead
11. Lawn Games
12. Play Areas
13. Passive Park
14. Educational
15. Sustainable Design Demonstration

## COST OF CONSTRUCTION

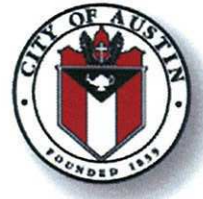
New Structures	\$ 1,320,000
Restore Historic Structures & Garden	\$ 1,026,000
Site Work	\$ 496,900
Special Uses	\$ 475,400
Connection Boardwalk	\$ 500,000
Parking	\$ 252,000
Landscaping	\$ 392,040
Water Quality	\$ 100,000
Utilities	\$ 100,000
Construction	\$ 4,662,340
Project Fees (25%)	\$ 1,165,585
Subtotal	\$ 5,827,925
Contingency (30%)	\$ 1,748,378
<b>Project Budget</b>	<b>\$ 7,576,303</b>

## POTENTIAL REVENUE

SPACE	SF	\$/MONTH
Event	4,000	\$ 36,000
Visitor Center/Exhibits	800	\$ 0
Offices	800	\$ 2,800
Kiosks (Commercial)	4	\$ 3,200
Performances	1	\$ 400
<b>Total</b>	<b>5,600</b>	<b>\$ 42,400</b>







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# Norwood Park

Briefing to Parks and Recreation Board on:  
Norwood Park Conditions Assessment and Feasibility Report

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City of Austin - PARD  
Office of the C.I.P.  
December 6, 2011







# Project Objective



- PARD's Objectives for Norwood Park Conditions Assessment and Feasibility Report
  - Establish a vision for the site that demonstrates design excellence, respect for history, sustainability and viability as a Public Facility
  - Gauge public sentiment regarding the site, house and grounds
  - Document historic significance of the site, house and grounds
  - Maximize the sites potential as an iconic park, open space and walkable link to boardwalk, public transportation and neighborhood
  - Determine short-term and long-term costs (construction, maintenance and operations) and explore opportunities for future funding.
  - ***Establish an agreed-to long range plan for the house and grounds prior to initiating restoration work***





- 1. 0.31 ACRES: ZONED HISTORICAL
- 2. NORWOOD HOUSE - 1,800 SF
- 3. ORNAMENTAL GARDEN
- 4. TEA ROOM
- 5. GREEN HOUSE
- 6. BUILD "SETBACK" LINE
- 7. INTERNAL DRIVE
- 8. POOL (BATH HOUSE WAS REMOVED)
- 9. PECAN TREE ORCHARD
- 10. THERMAL SPRINGS WELL (UNDER RIVERSIDE DR.)
- 11. BOARDWALK (TO BE COMPLETED 2012)
- 12. RAIL STOP ALONG RIVERSIDE DR. (FINAL LOCATION TO BE DETERMINED)
- 13. DOG PARK
- 14. "ON STREET" PARKING

NORWOOD ESTATE "INVENTORY"



**Norwood Park**  
**Condition Assessment and Feasibility Report**  
 Stakeholder Meeting #3: July 20, 2011





### Analysis & Opportunities

- a. Restore Estate, or Recognize the Norwood Estate history
- b. Improve Security
- c. Take advantage of views to and from site
- d. Stay within building setback lines
- e. Connec to Boardwalk
- f. Look and noise to and from site
- g. Preserve heritage trees and pecan grove
- h. Improve parking
- i. Improve pedestrian access
- j. Light Rail connection
- k. Detention Pond
- l. Structural Analysis
- m. Sustainability

### Potential Uses (Options)

- a. Dog Park
- b. Museum
- c. Rental facility
- d. Open Air Pavilion
- e. Concessions
- f. Offices
- g. Gallery
- h. Lawn games
- i. Playscape
- j. Passive Park Use
- k. Trailhead (Boardwalk)
- l. Event Center
- m. Educational
- n. Information Center
- o. Water Feature
- p. Performance



## Norwood Park Condition Assessment and Feasibility Report

Stakeholder Meeting #3: July 20, 2011





# History

# Schedule

1922	Norwood House constructed at 1012 Edgecliff Rd.
1984	Norwood House moved to 1009 Edgecliff and zoned historic.
1985	City Council authorizes \$2.5M to enable PARD to purchase land at 1009 Edgecliff for use as a city park.
1993	Texas Historical Commission letter stating the Norwood House is not eligible for listing on National Register due to its move
1994	Fenced off-leash area established as temporary facility pending finalization of long-range plan development.
1998	City Council approves removal of historic zoning on 1009 Edgecliff. The house was then moved back to original location on 1012.
2008	Letter from Texas Historical Commission stating the house is not eligible for listing on the National Register due to integrity loss.
2010	Casa Bella Architects retained by PARD to assess the condition of the house and grounds.

22-Dec-10	Casa Bella Architects retained by the City of Austin Parks and Recreation Department
20-Apr-11	Community Meeting #1 (Project introduction and public input)
17-May-11	Community Meeting #2 (Prioritize issues and needs and discuss general concepts)
27-Jun-11	Briefing to the Historic Landmark Commission
20-Jul-11	Community Meeting #3 (Presented 6 schematic design options with projected costs and revenue potential)
26-Jul-11	Provide Briefing to Parks and Recreation Board
12-Oct-11	Presentations to Animal Advisory Commission
14-Nov-11	Present Preferred Concepts to Land Facilities and Programs Committee
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6-Dec-11	Present Preferred Alternative to Parks and Recreation Board
Jan-12	Brief to Historic Landmark Commission
Feb-12	Brief to City Council





# Preferred Alternative - Summary

- Combination of concepts:
  - 1B Total Restoration / Reconstruction with Additional Facilities
  - 2A New Facility Reflecting Historical Past
- Maximize efficiency, sustainability, durability and flexibility
- Code compliant and accessible in all regards
- Building architecture to be respectful of site history
- Restore Tea House, Greenhouse, Bathhouse, pergolas and other historical accessory structures
- Project program may include:
  - Reserveable facilities for public use
  - Office space for PARD, other COA staff and/or tenants
  - Add +/- 2,000 sf of building space for public use
  - Adaptive reuse of historic pool area as non-swim facility
  - Public restroom facilities
  - Commercial kitchen and concession/vending opportunities
  - Educational/interpretive and public art elements
  - Adequate on-site parking and removal of remnants of driveway
  - Fenced off-leash area of appropriate scale and design
  - Enhanced connectivity to public transportation and trailhead
  - Preserve/protect trees
  - Screening/Buffering to minimize impact to neighborhood
  - Maximize view potential





# Preferred Alternative - Plan



Norwood Park Preferred Option  
December, 2011



Steinman Luevano Structures, LLP





# Preferred Alternative



Illustrated by Baron Wilson



Illustrated by Baron Wilson



OPTION #1B  
TOTAL RESTORATION/RECONSTRUCTION  
OF NORWOOD ESTATE WITH ADDITIONAL FACILITIES



Norwood Park  
Condition Assessment and Feasibility Report  
Stakeholder Meeting #3: July 20, 2011





# Preferred Alternative - Cost/Revenue

LEGEND	
A.	Restore House and Ornamental Garden
B.	Restore TeaHouse and Greenhouse
C.	Add New Building
D.	Patios with Views to Downtown
E.	Entry Plaza
F.	Restore Bathhouse (Convert to Public Restrooms)
G.	Raised Performance Lawn/Game Area with Projection Screen/Art Wall
H.	Preserve Heritage Trees
I.	Add accessible sidewalks from Riverside Drive to all Facilities throughout the Park
J.	Off-street Parking along Edgecliff Terrace and along Riverside Drive (68 Spaces)
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L.	Connection to Boardwalk
M.	Connection to future Rail Stop
N.	Water Quality Feature and Elevated Trail
O.	Fenced Off-Leash Area (± 20,000 SF)
P.	Vendor Kiosks
Q.	Terraced Hillside Performance Seating
R.	Amphitheatre/Overlook along bank of Lady Bird Lake
S.	Expanded Pathways through Park

POTENTIAL USES	
1.	Rental Facility
2.	Gallery
3.	Events
4.	Information Center
5.	Concession
6.	Off-Leash Area
7.	Performances
8.	Park Ranger Station
9.	Restrooms
10.	Trailhead
11.	Lawn Games
12.	Play Areas
13.	Passive Park
14.	Educational
15.	Sustainable Design Demonstration

COST OF CONSTRUCTION	
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POTENTIAL REVENUE		
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# Next Steps

- Presentation of Preferred Alternative
  - Parks Board
  - Historic Landmark Commission
  - City Council
- Park Development Agreement between PARD and Norwood Posse:
  - PARD staff recommends that the following be addressed in the Park Development Agreement:
    - Project program (components and intended facility uses) be clearly defined
    - Project scope to include the entirety of Norwood Tract
    - Business, Operations and Maintenance Plan be completed prior to construction
    - Full amount of project funding be secured prior to construction
    - Partnering group will actively participate in all levels of project delivery
    - A time limit be established for the partnering group to raise necessary funding
- Establish project schedule
- Formulate a project advisory group
- Initiate design phase
- Identify funding to complete construction and provide for ongoing maintenance and operations



# Project Diary

## Project Team

CasaBella Architects

Third:land

Urban Design Group

SWCA

Steinman Luevano Structures

August 2010 – Received notice from City of Austin as to our interest in working on the Norwood house project.

Aug 3, 2010 – Meeting with Marty Stump to review the scope of work.

Sep 16, 2010 – Meeting at PARD with Norwood Posse to meet Posse and discuss CasaBella's qualifications.

Sep 30, 2010 – Meeting with Marty Stump to review 1<sup>st</sup> draft of CasaBella proposal.

November 15, 2010 – Meeting between PARD and Norwood Posse (design team was not present) to discuss project and scope of services of design team.

Jan 3, 2011 – Received Notice to Proceed from Scott Hilton (with some minor paperwork remaining to be done)

Jan 4, 2011 – Design Team Exec Committee met to brainstorm the overall scope of work and define the agenda for all stakeholder meetings.

Jan 5, 2011 – Went to Austin History Center and UT School of Arch to look for historical data.

Jan 14, 2011 – Met with Rob Spillar, Director of Dept of Transportation CoA, to discuss transportation issues as they relate to Norwood Estate. They were:

- Boardwalk – access difficult from Norwood property, but there is access on the east side of IH35.
- Light-rail – The final location of rail stops is to be determined, but a rail stop near the Riverside Dr. intersection with IH35 could be in front of the site. Rail line would be located in the middle of Riverside Dr.
- IH35 – Major renovation to intersection with Riverside would be needed to accommodate light-rail. Connection between the site and access down to the Boardwalk might be done at grade across IH35.

Jan 14, 2011 – Meeting with PARD, Kelly, Marty, D'Anne and Charles with Tim, Palomo and Anna (by phone) to "brainstorm" the sequence of the Stakeholder meetings and what is to be accomplished in each.

Jan 17, 2011 – Lunch with Wolf Sittler to get as much historical data as possible.

Jan 20, 2011 – Held a project "brainstorming" session with the AE team and PARD to discuss strategy and dates for the stakeholder meetings.

Jan 27, 2011 – Held another "brainstorming" session between PARD and AE Team. Final details of the meetings were defined and only thing remaining to determine was the dates for the stakeholder meetings.

Feb 16, 2011 – Meeting between Marty Stump, Anna Mod, and Jaime Beaman. This meeting was to discuss the finding of structural integrity and historical significance of the house and gardens. Meeting was to bring Marty up to speed.

March 15, 2011 – Meeting held at PARD with the Posse. The agenda and strategy for the 4 stakeholder meetings was reviewed and comments made. Strategy remains similar with little changes.

April 1, 2011 – Design Team Mtg. Review work completed to date and prepare for the 1<sup>st</sup> Stakeholder meeting on April 20.

April 6, 2011 – Tim Franke and Jaime Beaman met at the Norwood house to take a video of the house and site conditions in preparation for the 1<sup>st</sup> Stakeholder meeting.

April 13, 2011 – Meeting at Third:land in preparation for 1<sup>st</sup> stakeholder meeting.

April 15, 2011 – Meeting at Zilker clubhouse to go over the logistics of 1<sup>st</sup> stakeholder meeting.

**April 20, 2011 – Stakeholder Meeting #1** – This meeting was held at the Zilker clubhouse. Meeting was well attended, the majority of the participants in favor of keeping the dog park at Norwood Park. Public comments were documented and posted on the project website.

April 21, 2011 – Letter from Sara Hensley, director of PARD, to city council, concerning the Norwood park study. An excerpt:

There has been much media attention that has focused on the possibility of closing the Norwood Park off-leash area. Though the off-leash area falls within the limits of the study area it is not the primary focus. PARD has been consistent with message that the off-leash area was established in 1994 as a temporary facility and will close once redevelopment plans were developed for the park and alternative off-leash facilities are developed within a reasonable proximity.

April 26, 2011 – Meeting Between Marty Stump and Jaime Beaman to review Stakeholder Meeting #1.

May 5, 2011 – Design Team meeting at Third:land. Meeting included Kelly Snook, Marty Stump and D’Anne McWilliams. Purpose of the meeting was to strategize for Stakeholder Meeting #2, scheduled for May 20.

May 11, 2011 – Meeting with Marty Stump to discuss PARD’s needs at the Norwood Park.

May 12, 2011 – Meeting at CasaBella with Tim Franke. Meeting dealt with the development of a PowerPoint presentation for Stakeholder Meeting #2. Images to be included were discussed.

**May 17, 2011 – Stakeholder Meeting #2** – Held at the MACC. Meeting well attended but again the majority of the participants were supporters of the dog park, asking that it remain at Norwood. This meeting was intended to review 3 options:

- Restoration of the Historic Norwood House and Gardens
- Removal of the historic house and replaced with a new structure
- No conditioned structures on the site

Comments were received and documented.

May 18, 2011 – Anna Mod and Jaime Beaman met with the Austin Heritage Society to discuss the condition of the house and its possible restoration. Ms. Mod presented and stated that the house has no historical integrity left and for the first time in her professional career, is recommending that a historical structure not be restored. The Heritage Society took note of the comments but did not make a recommendation either way.

May 25, 2011 – Breakfast meeting between Kelly S., Marty S., Tim F. and Jaime B. Kelly was unable to attend Stakeholder Meeting #2 and so the meeting was to discuss our impressions and work toward a strategy for the next Stakeholder meeting.

June 2, 2011 – Meeting between CasaBella and Third:land to discuss strategies for the next Stakeholder meeting. We will try to steer away from the 3 options because it did not work well in the last meeting. The strategy will be to present different options for all the potential pieces that that could be part of the overall master plan.

June 14, 2011 – Meeting at PARD to discuss strategy for Stakeholder Meeting #3. Also discussed was the preparation for the presentation to the Landmark Commission, June 27.

June 22, 2011 – Meeting at Third:land to review the comments received from PARD during the June 14 meeting. PARD at this time is leaning toward presenting 3 options to the public in the next meeting.

June 23, 2011 – Meeting at Third:land to review the 3 options to be presented to PARD on June 29.

June 27, 2011 – City of Austin - Historical Landmark Commission presentation was given. Anna Mod, our Historical Preservationist made a presentation and told the commission that the Norwood House had no historical “integrity” and it was her opinion that the house not be restored. This presentation was for information only and no action was requested of the Commission that evening.

June 29, 2011 – Meeting at PARD to present preliminary ideas for the 3 options to be developed for Stakeholder Mtg #3.

June 30, 2011 – Meeting between Marty Stump and Jaime Beaman. June 29 meeting was discussed and observations made concerning the 3 options.

July 5, 2011 – Meeting at PARD. During this meeting, PARD laid out a strategy to present 6 design options for the Stakeholder Mtg #3.

- Option #1A – Total Restoration/Reconstruction

- Option #1B – Restoration/Reconstruction with Additional Facilities

- Option #2A – New Facility Reflecting Historical Past

- Option #2B – New Facility Reflecting Historical Past

- Option #3A – New Park & Facilities

- Option #3B – New Park – Minimal Design

In addition to the design options there will be another area with an inventory of existing information, conditions, and a timeline of the history of the Norwood Estate from 1922 to the present.

July 6, 2001 – Meeting at Third:land to review options and lay out a plan to get the work done. A request was made to PARD to move the July 20 date to July 27 but there was not enough time to make changes to the public meeting notice.

Week of July 11 through 15 – Design team developed:

- Colored Site Plans

- Legends for each site plan including design elements and explanation of potential uses.

- Colored perspectives

- Photographic images

- Cost Estimates

- Potential Revenue estimates

July 15 – Meeting with PARD to review the six design options and all work completed to date.

**July 20, 2011 – Stakeholder Meeting #3** held at the MACC. No formal presentation was given. The meeting was held more as an open house for the public to review the six options and provide comments.

August 4, 2011 – Meeting with Marty Stump to review the comments received from Stakeholder Meeting #3.

August 24, 2011 – Meeting with Posse to review recommendations made for the project. Posse brought Ben Haimsath, AIA, as their architect, to discuss the feasibility of repair of house, in lieu of deconstruct and rebuild.

September 7, 2011 – Meeting with Marty Stump and D’Anne Williams to discuss the “Preferred Option”. Discussion only and no final direction for final report was given.

September 21, 2011 – Meeting with PARD and received final comments concerning the “Preferred Option”.

September 29, 2011 – Meeting with Third:land to review PARD’s comments and prepare the final report.

October 10, 2011 – Meeting with PARD and Posse. Meeting dealt with “Preferred Option” and how the City would work with the Posse on a private/public venture.

October 19, 2011 – Meeting with PARD to discuss final preparation of “Preferred Option”.

December 6, 2011 – Approval of “Preferred Option” given by the Parks and Recreation Board.

## **TASKS COMPLETED TO DATE**

1. Historical documents have been reviewed and copied as needed. Information was obtained from Wolf Sittler (the best source!), Austin History Center, and miscellaneous internet sites.
2. Physical inspection of the house and grounds was completed after several visits. This included a structural assessment, detailed measurement of house and documenting it using "Revit" so as to have an accurate 3D model. Also included was an assessment from a historical standpoint by Anna Mod, our preservation consultant.
3. Structural analysis and report completed by Steinman Luevano Structures. Appears that approximately 40% of the structure might have to be replaced should the decision be to renovate the house.
4. Urban Design Group (civil engineer) has documented all utilities and together with CasaBella has reviewed all codes and planning documents affecting the property.
5. A portion of the property, +/- 0.31 acre has been designated "historical zoning". The area encompasses the house and the ornamental gardens. Not included in this area is the swimming pool, orchard and other miscellaneous structures that were located on the overall property. At this time it appears that the house would not be eligible for State or National designation due to the condition of the structure.
6. We believe that we have found all information, relating to the site, which has been affected by City Council action. It is hoped that more information will be made available through the stakeholder meetings that include not only the community at large but also City staff.
7. Code analysis has been completed and will be used when looking at the design alternatives that arise from the stakeholder meetings.
8. The relationship of the site to the Lady Bird Lake Corridor has been reviewed and findings will be included in the analysis of the three (later six) design alternatives that are developed.
9. 1<sup>st</sup> Stakeholder meeting - April 20.
10. 2<sup>nd</sup> Stakeholder meeting - May 17.
11. Presentation to the Austin Heritage Society – May 18.
12. Presentation to the City of Austin Historical Landmark Commission - June 27
13. 3<sup>rd</sup> Stakeholder meeting – July 20, 2011
14. Preferred Option Approval by PARD Board – December 6, 2011

### Norwood Estate - Stakeholder Meeting #3

#### Cost Estimates

	Quantity	Unit	Cost		
<b>Option 1A</b>					
1 Restore House	1800	SF	\$ 500	\$ 900,000	
2 Restore Ornamental Garden	1	LS	\$ 36,000	\$ 36,000	
3 Restore Operable Fountain	1	LS	\$ 40,000	\$ 40,000	Commercial standard
4 Restore Teahouse & Greenhouse	1	LS	\$ 50,000	\$ 50,000	
5 Restore Pool and Bathhouse	1	LS	\$ 260,000	\$ 260,000	
6 Repair Inner Drive	5600	SF	\$ 1.50	\$ 8,400	
7 Repair brick retaining wall	1500	SF	\$ 25	\$ 37,500	
8 Repair Sidewalks	400	SF	\$ 5	\$ 2,000	
9 Picnic Area	8	SET	\$ 1,200	\$ 9,600	
10 Playscape	1	LS	\$ 150,000	\$ 150,000	
11 Lawn Games	4	EACH	\$ 4,000	\$ 16,000	
12 Connection to Boardwalk	1	LS	\$ 500,000	\$ 500,000	
13 Miscellaneous Landscaping	261360	SF	\$ 2.75	\$ 718,740	
14 Utilities	1	LS	\$ 20,000	\$ 20,000	Toups
					\$ 2,748,240

	Quantity	Unit	Cost		
<b>Option 1B</b>					
1 Restore House	1800	SF	\$ 500	\$ 900,000	
2 Restore Ornamental Garden	1	LS	\$ 36,000	\$ 36,000	
3 Restore Operable Fountain	1	LS	\$ 40,000	\$ 40,000	Commercial standard
4 Restore Teahouse & Greenhouse	1	LS	\$ 50,000	\$ 50,000	
5 Restore Pool and Bathhouse	1	LS	\$ 260,000	\$ 260,000	
6 Repair Inner Drive	5600	SF	\$ 2	\$ 8,400	
7 Repair brick retaining wall	1500	SF	\$ 25	\$ 37,500	
8 Repair Sidewalks	400	SF	\$ 5	\$ 2,000	
9 Picnic Area	8	SET	\$ 1,200	\$ 9,600	
10 Playscape	1	LS	\$ 150,000	\$ 150,000	
11 Lawn Games	4	EACH	\$ 4,000	\$ 16,000	
12 Connection to Boardwalk	1	LS	\$ 500,000	\$ 500,000	
13 New Pavilion	2000	SF	\$ 200	\$ 400,000	
14 New Patio	4400	SF	\$ 24	\$ 105,600	
15 New Sidewalks	1600	SF	\$ 5	\$ 8,000	
16 Off-Street Parking	37	SPACES	\$ 3,500	\$ 129,500	Toups
17 Miscellaneous Landscaping	261360	SF	\$ 2.75	\$ 718,740	
18 Water Quality Pond	1	LS	\$ 100,000	\$ 100,000	Toups
19 Utilities	1	LS	\$ 50,000	\$ 50,000	Toups
					\$ 3,521,340

1A	
Restore Structures and Garden	\$ 1,286,000
Site Work	\$ 47,900
Special Uses	\$ 175,600
Connection Boardwalk	\$ 500,000
Landscaping	\$ 718,740
Utilities	\$ 20,000
<b>Construction</b>	<b>\$ 2,748,240</b>
<b>Project Fees (25%)</b>	<b>\$ 687,060</b>
<b>Subtotal</b>	<b>\$ 3,435,300</b>
<b>Contingency (30%)</b>	<b>\$ 1,030,590</b>
<b>Project Budget</b>	<b>\$ 4,465,890</b>

1B	
Restore Structures and Garden	\$ 1,286,000
Site Work	\$ 55,900
Special Uses	\$ 175,600
Connection Boardwalk	\$ 500,000
New Pavilion and Patio	\$ 505,600
Parking	\$ 129,500
Landscaping	\$ 718,740
Water Quality	\$ 100,000
Utilities	\$ 50,000
<b>Construction</b>	<b>\$ 3,521,340</b>
<b>Project Fees (25%)</b>	<b>\$ 880,335</b>
<b>Subtotal</b>	<b>\$ 4,401,675</b>
<b>Contingency (30%)</b>	<b>\$ 1,320,503</b>
<b>Project Budget</b>	<b>\$ 5,722,178</b>

**Option 2A**

1 New Building	7100 SF	\$ 300	\$ 2,130,000	
2 Interpreted Ornamental Garden	1 LS	\$ 36,000	\$ 36,000	
3 Rainwater Harvesting Tanks	2 EACH	\$ 20,000	\$ 40,000	
4 New Patio	8000 SF	\$ 24	\$ 192,000	
5 Water Feature & Amenities	1 LS	\$ 130,000	\$ 130,000	
6 Remove Inner Drive	5600 SF	\$ 1	\$ 5,600	
7 Rotary Vehicular Entry	7500 SF	\$ 10	\$ 75,000	Toups
8 New median cut in Riverside Dr.	1 LS	\$ 50,000	\$ 50,000	
9 Accessible Sidewalks	5600 SF	\$ 5	\$ 28,000	
10 Picnic Area	8 SET	\$ 1,200	\$ 9,600	
11 Lawn Games	4 EACH	\$ 4,000	\$ 16,000	
12 "Art" Wall/Projection Screen	1 LS	\$ 25,000	\$ 25,000	
13 Vendor Kiosks	4 EACH	\$ 20,000	\$ 80,000	
14 Off-Street Parking	75 SPACES	\$ 3,500	\$ 262,500	Toups
15 Connection to Boardwalk	1 LS	\$ 500,000	\$ 500,000	
16 Miscellaneous Landscaping	261360 SF	\$ 2.75	\$ 100,000	
17 Water Quality Pond	1 LS	\$ 100,000	\$ 100,000	Toups
18 Utilities	1 LS	\$ 100,000	\$ 100,000	Toups
				\$ 3,879,700

**Option 2B**

1 New Building	5800 SF	\$ 300	\$ 1,740,000	
2 Rainwater Harvesting Tanks	3 EACH	\$ 20,000	\$ 60,000	
3 New Patio	12000 SF	\$ 24	\$ 288,000	
4 Water Feature & Amenities	1 LS	\$ 130,000	\$ 130,000	
5 Remove Inner Drive	5600 SF	\$ 1	\$ 5,600	
6 Expanded Vehicular Entry	5000 SF	\$ 10	\$ 50,000	Toups
7 New median cut in Riverside Dr.	1 LS	\$ 50,000	\$ 50,000	
8 Accessible Sidewalks	4900 SF	\$ 5	\$ 24,500	
9 Picnic Area	8 SET	\$ 1,200	\$ 9,600	
10 Playscape	1 LS	\$ 150,000	\$ 150,000	
11 Performance Area	1 LS	\$ 24,000	\$ 24,000	
12 Off-Street Parking	57 SPACES	\$ 3,500	\$ 199,500	Toups
13 Connection to Boardwalk	1 LS	\$ 500,000	\$ 500,000	
14 Miscellaneous Landscaping	261360 SF	\$ 2.75	\$ 718,740	
15 Water Quality Pond	1 LS	\$ 100,000	\$ 100,000	Toups
16 Utilities	1 LS	\$ 100,000	\$ 100,000	Toups
				\$ 4,149,940

2A

New Structures	\$ 2,608,000
Site Work	\$ 158,600
Special Uses	\$ 50,600
Connection Boardwalk	\$ 500,000
Parking	\$ 262,500
Landscaping	\$ 100,000
Water Quality	\$ 100,000
Utilities	\$ 100,000
<b>Construction</b>	<b>\$ 3,879,700</b>
<b>Project Fees (25%)</b>	<b>\$ 969,925</b>
<b>Subtotal</b>	<b>\$ 4,849,625</b>
<b>Contingency (30%)</b>	<b>\$ 1,454,888</b>
<b>Project Budget</b>	<b>\$ 6,304,513</b>

2B

New Structures	\$ 2,218,000
Site Work	\$ 130,100
Special Uses	\$ 183,600
Connection Boardwalk	\$ 500,000
Parking	\$ 199,500
Landscaping	\$ 718,740
Water Quality	\$ 100,000
Utilities	\$ 100,000
<b>Construction</b>	<b>\$ 4,149,940</b>
<b>Project Fees (25%)</b>	<b>\$ 1,037,485</b>
<b>Subtotal</b>	<b>\$ 5,187,425</b>
<b>Contingency (30%)</b>	<b>\$ 1,556,228</b>
<b>Project Budget</b>	<b>\$ 6,743,653</b>

**Option 3A**

1 New Building	6200 SF	\$ 300	\$ 1,860,000	
2 Rainwater Harvesting Tanks	0 EACH	\$ 20,000	\$ -	
3 New Fountain	1 LS	\$ 50,000	\$ 50,000	Commercial standard
4 New Patio	5000 SF	\$ 24	\$ 120,000	
5 Remove Inner Drive	5600 SF	\$ 1	\$ 5,600	
6 Rotary Vehicular Entry	7500 SF	\$ 10	\$ 75,000	Toups
7 New median cut in Riverside Dr.	1 LS	\$ 50,000	\$ 50,000	
8 Accessible Sidewalks	4900 SF	\$ 5	\$ 24,500	
9 Picnic Area	8 SET	\$ 1,200	\$ 9,600	
10 Lawn Games	4 EACH	\$ 4,000	\$ 16,000	
11 Vendor Kiosks	5 EACH	\$ 20,000	\$ 100,000	
12 Amphitheatre	1 LS	\$ 200,000	\$ 200,000	
13 Off-Street Parking	77 SPACES	\$ 3,500	\$ 269,500	Toups
14 Connection to Boardwalk	1 LS	\$ 500,000	\$ 500,000	
15 Miscellaneous Landscaping	261360 SF	\$ 2.75	\$ 718,740	
16 Water Quality Pond	1 LS	\$ 150,000	\$ 150,000	Toups (plus water feature)
17 Utilities	1 LS	\$ 100,000	\$ 100,000	Toups
				\$ 4,248,940

**Option 3B**

1 Pavillion	2000 SF	\$ 200	\$ 400,000	
2 New Patio	7900 SF	\$ 24	\$ 189,600	
3 Interpreted Ornamental Garden	1 LS	\$ 36,000	\$ 36,000	
4 New Fountain	1 LS	\$ 40,000	\$ 40,000	
5 Water Feature & Amenities	1 LS	\$ 260,000	\$ 260,000	
6 Remove Inner Drive	5600 SF	\$ 1	\$ 5,600	
7 Accessible Sidewalks	1600 SF	\$ 5	\$ 8,000	
8 Picnic Area	8 SET	\$ 1,200	\$ 9,600	
9 Playscape	1 LS	\$ 150,000	\$ 150,000	
10 Lawn Games	4 EACH	\$ 4,000	\$ 16,000	
11 Off-Street Parking	28 SPACES	\$ 3,500	\$ 98,000	Toups
12 Connection to Boardwalk	1 LS	\$ 500,000	\$ 500,000	
13 Miscellaneous Landscaping	261360 SF	\$ 2.75	\$ 718,740	
14 Water Quality Pond	1 LS	\$ 50,000	\$ 50,000	Toups
15 Utilities	1 LS	\$ 20,000	\$ 20,000	Toups
				\$ 2,501,540

3A

New Structures	\$ 2,130,000
Site Work	\$ 155,100
Special Uses	\$ 25,600
Connection Boardwalk	\$ 500,000
Amphitheatre	\$ 200,000
Parking	\$ 269,500
Landscaping	\$ 718,740
Water Quality	\$ 150,000
Utilities	\$ 100,000
<b>Construction</b>	<b>\$ 4,248,940</b>
<b>Project Fees (25%)</b>	<b>\$ 1,062,235</b>
<b>Subtotal</b>	<b>\$ 5,311,175</b>
<b>Contingency (30%)</b>	<b>\$ 1,593,353</b>
<b>Project Budget</b>	<b>\$ 6,904,528</b>

3B

New Structures	\$ 925,600
Site Work	\$ 13,600
Special Uses	\$ 175,600
Connection Boardwalk	\$ 500,000
Parking	\$ 98,000
Landscaping	\$ 718,740
Water Quality	\$ 50,000
Utilities	\$ 20,000
<b>Construction</b>	<b>\$ 2,501,540</b>
<b>Project Fees (25%)</b>	<b>\$ 625,385</b>
<b>Subtotal</b>	<b>\$ 3,126,925</b>
<b>Contingency (30%)</b>	<b>\$ 938,078</b>
<b>Project Budget</b>	<b>\$ 4,065,003</b>



**Preferred Option**

1 New Building	4000 SF	\$ 300	\$ 1,200,000	
2 Restore House	1800 SF	\$ 500	\$ 900,000	
3 Restore Ornamental Garden	1 LS	\$ 36,000	\$ 36,000	
4 Restore Operable Fountain	1 LS	\$ 40,000	\$ 40,000	Commercial standard
5 Restore Teahouse & Greenhouse	1 LS	\$ 50,000	\$ 50,000	
6 Kiosks	6 EACH	\$ 20,000	\$ 120,000	
7 New Patio	14600 SF	\$ 24	\$ 350,400	
8 Remove Inner Drive	5600 SF	\$ 4	\$ 22,400	
9 Expanded Vehicular Entry	5000 SF	\$ 10	\$ 50,000	Toups
10 New median cut in Riverside Dr.	1 LS	\$ 100,000	\$ 100,000	
11 Accessible Sidewalks	10640 SF	\$ 5	\$ 53,200	
12 Wood plank walkway	5400 SF	\$ 12	\$ 64,800	
13 Rock retaining walls	5530 SF	\$ 30	\$ 165,900	
14 Picnic Area	8 SET	\$ 1,200	\$ 9,600	
15 Lawn Games	4 EACH	\$ 4,000	\$ 16,000	
16 "Art" Wall/Projection Screen	1 LS	\$ 25,000	\$ 25,000	
17 Performance Area	1 LS	\$ 100,000	\$ 100,000	
18 Fencing at Off-Leash Area	600 LF	\$ 25	\$ 15,000	
19 Off-Street Parking	72 SPACES	\$ 3,500	\$ 252,000	Toups
20 Connection to Boardwalk	1 LS	\$ 500,000	\$ 500,000	
21 Landscaping	261360 SF	\$ 1.50	\$ 392,040	
22 Water Quality Pond	1 LS	\$ 100,000	\$ 100,000	Toups
23 Utilities	1 LS	\$ 100,000	\$ 100,000	Toups
			\$ 4,662,340	

New Structures	\$ 1,320,000
Restore Historic Structures & Garden	\$ 1,026,000
Site Work	\$ 496,900
Special Uses	\$ 475,400
Connection Boardwalk	\$ 500,000
Parking	\$ 252,000
Landscaping	\$ 392,040
Water Quality	\$ 100,000
Utilities	\$ 100,000
<b>Construction</b>	<b>\$ 4,662,340</b>
<b>Project Fees (25%)</b>	<b>\$ 1,165,585</b>
<b>Subtotal</b>	<b>\$ 5,827,925</b>
<b>Contingency (30%)</b>	<b>\$ 1,748,378</b>
<b>Project Budget</b>	<b>\$ 7,576,303</b>

Norwood Revenue Generating Options

Events Zilker Clubhouse (20 days/month)	MACC				MACC	
	Offices	Visitor Center Area not Rented	Kiosks	Performances	Exhibition (No revenue)	
<b>Option #1A</b>	y					
SF	1000	800				<b>1A</b>
Revenue	@ \$3/SF = \$3000/mo					1800 SF
Revenue per Month	\$ 3,000.00					\$ 3,000.00 per month
<b>Option #1B</b>	y	y				<b>1B</b>
SF	2000	1000	800			3800 SF
Revenue	\$600/day	@ \$3/SF = \$3000/mo				\$ 15,000.00 per month
Revenue per Month	\$ 12,000.00	\$ 3,000.00				
<b>Option #2A</b>	y	y	y	y	y	<b>2A</b>
SF	2400	800	4	1 per month		3200 SF
Revenue	1.5 x \$720/day	@ \$3.5/SF	\$800/weekend	\$ 400.00		\$ 28,000.00 per month
Revenue per Month	\$ 21,600.00	\$ 2,800.00	\$ 3,200.00	\$ 400.00		
<b>Option #2B</b>	y	y		y	y	<b>2B</b>
SF	4600	800		1 per month	1600	7000 SF
Revenue	1.5 x \$1,380/day	@ \$3.5/SF		\$ 400.00		\$ 44,600.00 per month
Revenue per Month	\$ 41,400.00	\$ 2,800.00		\$ 400.00		
<b>Option #3A</b>	y	y	y	y	y	<b>3A</b>
SF	4400	800	5	1 per month	1000	6200 SF
Revenue	1.5 x \$1,320/day	@ \$3.5/SF	\$1000/weekend	\$ 400.00		\$ 47,800.00 per month
Revenue per Month	\$ 39,600.00	\$ 2,800.00	\$ 5,000.00	\$ 400.00		
<b>Option #3B</b>	y					<b>3B</b>
SF	2000					2000 SF
Revenue	\$600/day					\$ 12,000.00 per month
Revenue per Month	\$ 12,000.00					
<b>Preferred Option</b>	y	y	y	y		
SF	4000	800	4	1 per month		4800 SF
Revenue	1.5 x \$1,200/day	@ \$3.5/SF	\$800/weekend	\$ 400.00		\$ 42,400.00 per month
Revenue per Month	\$ 36,000.00	\$ 2,800.00	\$ 3,200.00	\$ 400.00		

Zilker Clubhouse \$600/7 hrs Assume \$600/day x 20 days/month  
 New Event Assume 1.5 premium for new conditioned facility  
 French Legation 5pm to 11pm \$225/hr - \$300 clean-up  
 patonque free  
 offices \$2 - \$4/sf Use \$3 - \$3.5 Endeavor Development  
 Mobile trailers/kiosks \$200/weekend Hill Country Galleria - 4 weekends per month  
 MACC Zocalo \$850/4 hrs Performances  
 Exhibition MACC not revenue producing

Norwood Revenue Generating Options

	Events Zilker Clubhouse (20 days/month)	MACC				MACC	
		Offices	Visitor Center Area not Rented	Kiosks	Performances	Exhibition (No revenue)	
<b>Option #1A</b>		y					
SF		1000	800				1A 1800 SF
Revenue		@ \$3/SF = \$3000/mo					1800 SF
Revenue per Month		\$ 3,000.00					\$ 3,000.00 per month
<b>Option #1B</b>		y					
SF	y	2000	800				1B 3800 SF
Revenue	\$600/day	@ \$3/SF = \$3000/mo					3800 SF
Revenue per Month	\$ 12,000.00	\$ 3,000.00					\$ 15,000.00 per month
<b>Option #2A</b>		y		y	y	y	
SF	y	2400	800	4	1 per month		2A 3200 SF
Revenue	1.5 x \$720/day	@ \$3.5/SF		\$800/weekend	\$ 400.00		3200 SF
Revenue per Month	\$ 21,600.00	\$ 2,800.00		\$ 3,200.00	\$ 400.00		\$ 28,000.00 per month
<b>Option #2B</b>		y			y	y	
SF	y	4600	800		1 per month	1600	2B 7000 SF
Revenue	1.5 x \$1,380/day	@ \$3.5/SF			\$ 400.00		7000 SF
Revenue per Month	\$ 41,400.00	\$ 2,800.00			\$ 400.00		\$ 44,600.00 per month
<b>Option #3A</b>		y		y	y	y	
SF	y	4400	800	5	1 per month	1000	3A 6200 SF
Revenue	1.5 x \$1,320/day	@ \$3.5/SF		\$1000/weekend	\$ 400.00		6200 SF
Revenue per Month	\$ 39,600.00	\$ 2,800.00		\$ 5,000.00	\$ 400.00		\$ 47,800.00 per month
<b>Option #3B</b>		y					
SF	y	2000					3B 2000 SF
Revenue	\$600/day						2000 SF
Revenue per Month	\$ 12,000.00						\$ 12,000.00 per month
<b>Preferred Option</b>		y		y	y		
SF	y	4000	800	4	1 per month		4800 SF
Revenue	1.5 x \$1,200/day	@ \$3.5/SF		\$800/weekend	\$ 400.00		4800 SF
Revenue per Month	\$ 36,000.00	\$ 2,800.00		\$ 3,200.00	\$ 400.00		\$ 42,400.00 per month

Zilker Clubhouse \$600/7 hrs Assume \$600/day x 20 days/month  
 New Event Assume 1.5 premium for new conditioned facility  
 French Legation 5pm to 11pm \$225/hr - \$300 clean-up  
 patonque free  
 offices \$2 - \$4/sf Use \$3 - \$3.5 Endeavor Development  
 Mobile trailers/kiosks \$200/weekend Hill Country Galleria - 4 weekends per month  
 MACC Zocalo \$850/4 hrs Performances  
 Exhibition MACC not revenue producing

## Norwood Park – Meeting Minutes

Meeting held on September 21, 2011, 3:30PM at PARD offices.

Attendees: Marty Stump, D'Anne Williams, Jaime Beaman

The purpose of the meeting was to determine what needs to be included in the final “preferred” option. In order to do this, we went through each of the six options, presented in Stakeholder Meeting #3, and identified each item.

### **Option 1A**

- Connection to Boardwalk
- Include original house, tearoom, greenhouse and garden
- Connection to transit stop
- Lawn games
- Children garden – Not a playscape. More imaginative place for child’s play (maybe interpretive, historic, what games were played in the 1920’s?)
- NO pool but reflect the shape, and include lawn games there
- Restore Pecan grove (do we add trees??)

### **Option 1B**

- Pavilion with conditioned space. Detached from house, and does not compete with house. Final design would have to look at how the connection between both buildings would be made. Assume pavilion is outside of historical zoned area. If inside we would need to talk to the Landmark Commission. Eventually we need to talk to Steve Sadowsky to find out what we can do.
- Eliminate inner drive
- NO community garden

### **Option 2A**

- Vending opportunities. Look at possibly placing them at other points within the site.
- Parking as shown on 2B. The 2B entry is what they prefer.
- Can we move the “east” parking more into the site?
- Create a screen between the east parking and Riverside Dr. Brick/wrought iron (ornamental). Serves as a clue that something special is behind.
- Off-leash area. Increase to 12-15,000SF. Expand into the meadow area. Put a vending kiosk in this area? Keep this area away from pool area.
- Better connection between the pool area and the house.
- Use the hill

### **Option 2B**

- Parking intersection preferred – single loaded in front of house and double loaded once you get past the house (similar to 2A)
- Leave open space at lawn on west side on Riverside Dr.

- Take advantage of terraced seating between house and pool.

**Option 3A**

- Amphitheatre as part of connection to Boardwalk. Might just be a special place for teaching (overlooking the lake).
- Linkage between the house and pool

**General Notes**

- Connection between house and pavilion is a <sup>big</sup> patio/terrace.
- Terrace should have space for general public (24/7) but be segregated from special events area.

**Images to be used**

- Historical photos
- 1B – both perspectives, pool area to be earthtone (not blue)
- 2A – photo of trees (upper right)
  - Right hand perspective
  - Movie screen with Johnny Depp
  - (no water tank or left perspective)
- 2B – amphitheatre photo
- 3A – photo of water and planting
  - Do a new bird's eye perspective
- 3B – perspective of pavilion and night time photo
- Add photos of kids playing croquet. We are looking for “nostalgic” photos with hop scotch, maypole, badminton

**Design team to submit a draft of the final option by October 5 including:**

- Site plan (line drawing)
- Images
- Legend
- Cost estimate
- Revenue projection

Oct. 6  
in PM

July 5, 2011  
Meeting Notes

Attendees: Kelly Snook, Marty Stump, D'Anne Williams, Larry Schooler, Victor Ovalle, John Nixon, Jaime Beaman

The purpose of the meeting was to discuss the strategy for the 3<sup>rd</sup> Stakeholder meeting to be held July 20 at the MACC.

Kelly laid out the plan for the next meeting:

1. The room is to be laid out using approximately 4 corners for the 4 areas of discussion.
2. **Corner #1** – Includes existing information obtained to date:
  - a. Timeline – PARD responsible for this board
  - b. Site Plan showing an inventory of everything on the site (by CasaBella)
    - i. House
    - ii. Ornamental Garden
    - iii. Greenhouse location
    - iv. Tearoom
    - v. Internal drive
    - vi. Edgecliff
    - vii. Pool
    - viii. Orchard
    - ix. Well
    - x. Boardwalk
    - xi. Rail stop
    - xii. Dog Park
    - xiii. Parking
    - xiv. Historical Designation
  - c. Site Plan (or bullets?) Analysis & Opportunities
    - i. What info did we obtain from the inventory (potential uses?)
      1. Restore Estate, or Recognize the Norwood Estate history
      2. Security
      3. What is the buildable area/setbacks
      4. Noise
      5. Preserve heritage trees and pecan grove
      6. Improve parking
      7. Improve pedestrian access
      8. Light Rail connection
      9. Detention Pond
      10. structural analysis
      11. Sustainability
  - d. Potential Uses (Options)
    - i. Dog Park
    - ii. Museum
    - iii. Rental facility
    - iv. Pavillion

- v. Concession
- vi. Offices
- vii. Gallery
- viii. ~~Court~~ <sup>lounge</sup> games
- ix. Passive park use
- x. Trailhead
- xi. Event Center
- xii. Educational
- xiii. Information Center
- xiv. Water Recreation
- xv. Performance

3. **Corner #2** – Option #1

- a. 1A – Perfect Restoration of “everything that was” – House, ornamental gardens, pool, orchard, tearoom, greenhouse, internal drive, other?
  - i. What are possible uses?
  - ii. Cost of improvements
  - iii. Potential revenue
- b. 1B – Perfect restoration of “everything that was”, plus additional things:
  - 1. Additional building
  - 2. Veranda/patio
  - 3. “Special Uses”
  - 4. Other
  - ii. What are possible uses?
  - iii. Cost of improvements
  - iv. Potential revenue

4. **Corner #3** – Option #2

- a. 2A - Remove “historic designation”, and design new facility “reflective” of what was.
  - i. Recreate front of house
  - ii. Use column design
  - iii. Or something else but in 3D.
  - iv. Design a facility that has multiple uses suggested by the stakeholders
    - 1. What are possible uses?
    - 2. Cost of improvements
    - 3. Potential revenue
- b. 2B – Same as 2A but reflect what was in 2D only
  - i. What are possible uses?
  - ii. Cost of improvements
  - iii. Potential revenue

5. **Corner #4** – Option #3

- a. 3A – Remove “historic designation” and design something completely new, with no reflection of the past.
  - i. New building
  - ii. New everything
  - iii. Maybe keep the pool

- iv. Expanded grove?
  - 1. What are possible uses?
  - 2. Cost of improvements
  - 3. Potential revenue
- b. 3B – other?

Additional Thoughts

- All concepts need to be acceptable to PARD
- Dog amenity needs to appear in a couple of options
- 5x8 cards for comments
- Introduction will be needed to walk everyone through that evening's process
- Maybe a work table for people to write notes with additional information from past meetings
- Do we want to tour everyone around to the 4 corners or just let them drift?

- Option #1A – Total Restoration of Norwood Estate
- Option #1B – Restoration of Norwood Estate with Additional Facilities
- Option #2A – New Facility Reflecting Historical Past
- Option #2B – New Facility Reflecting Historical Past
- Option #3A – New Park & Facilities
- Option #3B – New Park – Minimal Design



Kelley 7-11  
Marilyn 7-14

Vacation

## Minutes

June 22, 2011, 1:30 PM @ Third:land offices

Attendees: Laura Toups, Elizabeth Franke, Tim Franke, Jaime Beaman

Purpose: PLANNING FOR STAKEHOLDER MEETING #3 (July 20, 2011)

1. The entire presentation will be done with boards (no PowerPoint)
2. We will present 3 options to the public, they are:
  - a. Option #1 – Maximum Build-out
  - b. Option #2 – Historical Recognition (*Reconstruct house*)
  - c. Option #3 – Gardens and Games (no conditioned structures)
3. The boards will include:
  - a. 3 colored site plans (one for each option)
  - b. Cost estimates for each
  - c. Board that rates the most income producing PARD facilities by type. I would suggest the top ten in order of best producing (I don't think we need dollar amounts produced annually unless PARD thinks it is necessary). Example:
    - i. Cultural Centers *Zilker Garden*
    - ii. Zilker Clubhouse *Umlauf*
    - iii. Visitor centers
    - iv. Rec Centers
    - v. Libraries
    - vi. Pools
    - vii. etc
  - d. Board describing the potential income that could be produced for:
    - i. Zilker clubhouse (assume 3,000 SF conditioned space, plus 5,000 SF of outdoor terrace)
    - ii. Vendors: pad with services (merchant brings own trailer or mobile structure) or permanent kiosks (8' x 8'?)
    - iii. "Special uses" such as: bocce, dog park, etc
  - e. Images – using past images and some new ones
  - f. Matrix of 3 options that shows what is included and what not.
- ✓ 4. Laura Toups with review impervious cover numbers by Tuesday, June 28.
5. Meeting at PARD Annex, Wed. June 29, 8:30 AM with PARD staff and design team.

PENTAGON

## 6. Timeline

What really has to be on all options? list them

• Call Rathgeber

6-23-11 @ 3rd land

- Option #1 - ~~Full~~ <sup>Max</sup> Build-out
- Option #2 - Historical Recognition
- Option #3 - Gardens & Games

- 3 site plans (show Marty/PARD)
- Cost Estimates
- Park Facilities

- most income producing

- Potential income

- Ziller-like

- Vendors

- Special Uses

- bocce

- etc

- 3000 SF (100 people) + 5000 SF terrace
- Pad w/ services (they bring trailer) or kiosk

- Images

- Matrix

	Boardwalk	Pool	Special Uses	Parking
1	-	-	-	-
2	/	/	/	/
3	/	/	/	/

---

- LT - inspections cover numbers by Tuesday

- Mtg w/ PARD ~~at~~ ~~the~~ Wed 8:30 am @ PARD Annex

**Norwood Park – Stakeholder Meeting Strategy**

**Stakeholder Meeting #1 – April 20, 2011, 6:00 PM (Zilker Clubhouse)**  
**(April 23, 10:00AM at Norwood site for optional site visits)**

**Introductions:**

1. PARD
2. Posse
3. Design Team
  - a. CasaBella Architects – Architects
  - b. Third:land – Landscape Architects
  - c. SWCA (Anna Mod) – Preservation Consultant
  - d. Steinman Luevano Structures – Structural Engineers
  - e. Urban Design Group – Civil Engineers

**Description of Project and Process** (PowerPoint presentation)

Jaime Beaman (JB) will describe the process, key milestones, and final product. During the introduction, the 3 general options will be described, i.e. restore house/grounds to original grandeur, modify house and possibly enlarge for specific uses, or deconstruct house and build new structure/landscaping, honoring the legacy/history of the Norwood Estate.

JB/Anna Mod will describe the house, historical significance, and describe other similar projects. A video of the interior of the house will be shown, together with the site and site context.

Tim Franke will discuss the site and show samples of projects that took older significant landscaped properties and brought them back into the present using more sustainable techniques.

**Look at Potential Uses**

It is important to give all the stakeholders a starting point.

- Visitors Center (Posse/PARD)
- Interpretive center (Posse/PARD)
- Observation Park (7/29/85 Statesman article)
- Institute for Women’s Economic Studies (Billy Porter article about Women’s Chamber of Commerce involvement)
- Women’s Sculpture Garden (Women’s Chamber of Commerce letter dated Aug 18, 1989)
- Community building
  - Zilker Clubhouse *The Comprehensive Plan*
  - Museum
  - Event Center
- Architectural example “bungalow” style
- Light-rail <sup>stop</sup> station (Transportation Dept.) *on Riverside Dr.*
- *VENDOR/ CONCESSION*

- Connection to the Boardwalk (Transportation Dept.)
- IH35 improvements/Gateway into Austin (Transportation Dept.)
- Does the City of Austin PARD have a use that would work here and maybe provide a permanent presence at the park?

### Issues

Get stakeholders thinking about site issues.

- City of Austin Transportation Dept
  - Boardwalk
  - Light-rail
  - IH35 / *Riverside intersection*
  - Gateway into Austin (from IH35 and East Riverside)
- Dog park
- Heritage trees
- How do we economically sustain the site/house?
  - Maintenance cost vs. income
  - stewardship
- ADA access to pier & beam structure
- Historical designation
- Site requirements
- City of Austin Overlay Requirements
- Watershed Issues
- Town Lake Comprehensive Plan
- Parking (on and off site)
- Landscaping
- Sustainability (will there be City of Austin LEED "Silver" requirements?)
- Security
- Access (pedestrian, vehicular, mass transit, etc.)
- Views (to and from)
- Potential events for site
- Neighborhood uses
- Greater community uses

*COST*  
*HISTORIC SIGNIFICANCE*  
*DEMO vs PRESERVATION*  
*PUBLIC ART*  
*VIABILITY - INCOME PRODUCING*  
*AQUATIC GARDEN*  
*POOL*

### Obtain Stakeholder Comments

1. Large site map (at least 20' x 20') where everyone has to take off their shoes and write comments on the map.
2. 6"x10" cards for comments posted on a board
  - a. Two different colors (1 for issues the other for uses)
  - b. If possible stakeholders to tell us "what" they want and "why", on the cards

*8 1/2 x 11 handout of site*

## **Stakeholder Meeting #2 – May 17, 2011 @ 6:00PM (MACC)**

After Meeting #1, the design team will go back and organize all comments received and organize them on 6x10 cards, under the appropriate option (3 options).

### **Review Comments Received in Stakeholder Meeting #1**

Review all comments on cards (we will bring the “big” site plan to reference comments received) and discuss if they are in the correct category.

### **Prioritize issues and needs**

We will give everyone “dots” to determine the priorities of all issues.

### **Design aspects for each alternative**

Here we break up into groups lead by members of the design team to work with stakeholders, using trace paper, to begin designing.

## **Stakeholder Meeting #3 – July 2011 (TBD)** **(Tuesday/Wednesday at 6:00PM)**

Bases on established “priorities” and design sketches, present 3 design options with site plans, sketches, and costs. The costs will be broken down in 4-5 line items. The cost to renovate the house will be taken from similar projects around the country. Landscape and site improvement costs will be on a gross square foot/area estimate for basic material type (i.e. planting, irrigated areas, paving, soft paving, special use or amenities, etc.) Civil engineers will provide their cost for site utilities, stormwater facilities, parking, etc.

The 3 options will be discussed and a final design will be defined for refinement.

## **Stakeholder Meeting #4 – August 2011 (TBD)** **(Tuesday/Wednesday at 6:00PM)**

Present final design concept with statement of probable cost (preliminary design level costing) to all stakeholders.

### **Things to think about**

#### **Things to have for meeting**

- Site maps (8 ½ x 11 for stakeholders to take with them to site)
- Large site plan
- 6”x10” cards to write notes on
- Pens and pencils
- Refreshments
- Sign-in sheet
- Projector

- Laptop

How do we grade “priorities/best options”?

- Dots on a board
- Voting “collect votes in a sack”
- Recognize subjective vs. objective priorities/options

Miscellaneous Issues

- Funding by Grayco - \$25,000
- Grant by PARD Foundation - \$9,148
- Re-use original fountain
- Hazardous materials removal (any left?)

Stakeholders

- Norwood Posse
- Trails Foundation
- PARD Foundation
- Community at large
- Women’s Chamber of Commerce
- SRCC (neighborhood association)
- Trail users
- Heritage Society
- American Institute of Architects
- American Society of Landscape Architects
- City of Austin Transportation Dept.
- Arts groups (Austin Film Society, etc.)
- Universities/Colleges
- Lady Bird Johnson Wildflower Center
- (Drury) Blake Alexander
- Dog Park users
- Preservation Texas

March 15, 2011

Posse Kick-off Meeting

Jaime Beaman Casabella Arch jbeaman@casabella-architects.com

Elizabeth Franke Third Land, Inc. efrankee@thirdland.com

D'Anne Williams PARD d'anne.williams@ci.austin.tx.us

Wolf Sittler Norwood Posse restorenorwood@yahoo.com

COURT THIELEMAN " "/SRCC CTHIELEM@GMAIL.COM

Claudette Loew Grosse/SRCC claudetteloeue@SRGlobal.net

Jean Mather SRCC jean.mather-3@gmail.com

MARTY STUMP PARD marty.stump@ci.austin.tx.us

TIM FRANKE THIRD LAND TFRANKE@THIRDLAND.COM

Kelby Snook PARD

**Posse Kick-off Meeting - March 15, 2011**

**Norwood Park**

All stakeholder meetings to be at the Mexican American Cultural Center and will last a maximum of 2 hours each.

**Stakeholder Meeting #1 – April 12 or 13, 2011 (tbd)**  
**(Tuesday or Wednesday evening at 6:00)**

**Introductions:**

1. PARD
2. Posse
3. Design Team
  - a. CasaBella Architects – Architects
  - b. Third:land – Landscape Architects
  - c. SWCA (Anna Mod) – Preservation Consultant
  - d. Steinman Luevano Structures – Structural Engineers
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JB/Anna Mod will describe the house, historical significance, and describe other similar projects. A video of the interior of the house will be shown, together with the site and site context.

Tim Franke will discuss the site and show samples of projects that took older significant landscaped properties and brought them back into the present using more sustainable techniques.

**Look at Potential Uses**

It is important to give all the stakeholders a starting point.

- Visitors Center (Posse/PARD)
- Interpretive center (Posse/PARD)
- Observation Park (7/29/85 Statesman article)
- Institute for Women's Economic Studies (Billy Porter article about Women's Chamber of Commerce involvement)
- Women's Sculpture Garden (Women's Chamber of Commerce letter dated Aug 18, 1989)
- Community building
  - Zilker Clubhouse
  - Museum



- Event Center
- Architectural example “bungalow” style
- Light-rail station (Transportation Dept.)
- Connection to the Boardwalk (Transportation Dept.)
- IH35 improvements/Gateway into Austin (Transportation Dept.)
- Does the City of Austin PARD have a use that would work here and maybe provide a permanent presence at the park?

### Issues

Get stakeholders thinking about site issues.

- City of Austin Transportation Dept
  - Boardwalk
  - Light-rail
  - IH35
  - Gateway into Austin (from IH35 and East Riverside)
- Dog park
- Heritage trees
- How do we economically sustain the site/house?
  - Maintenance cost vs. income
  - stewardship
- ADA access to pier & beam structure
- Historical designation
- Site requirements
- City of Austin Overlay Requirements
- Watershed Issues
- Town Lake Comprehensive Plan
- Parking (on and off site)
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- Sustainability (will there be City of Austin LEED “Silver” requirements?)
- Security
- Access (pedestrian, vehicular, mass transit, etc.)
- Views (to and from)
- Potential events for site
- Neighborhood uses
- Greater community uses

### Obtain Stakeholder Comments

1. Large site map (at least 20' x 20') where everyone has to take off their shoes and write comments on the map.
2. 6"x10" cards for comments posted on a board
  - a. Two different colors (1 for issues the other for uses)
  - b. If possible stakeholders to tell us “what” they want and “why”, on the cards

### Optional site visit after meeting (on a Saturday?)

**Stakeholder Meeting #2 – May 2011**  
**(Tuesday/Wednesday at 6:00PM)**

After Meeting #1, the design team will go back and organize all comments received and organize them on 6x10 cards, under the appropriate option (3 options).

**Review Comments Received in Stakeholder Meeting #1**

Review all comments on cards (we will bring the “big” site plan to reference comments received) and discuss if they are in the correct category.

**Prioritize issues and needs**

We will give everyone “dots” to determine the priorities of all issues.

*2 sets of "dots" neighborhood/  
other*

**Design aspects for each alternative**

Here we break up into groups lead by members of the design team to work with stakeholders, using trace paper, to begin designing.

**Stakeholder Meeting #3 – June or July 2011**  
**(Tuesday/Wednesday at 6:00PM)**

Bases on established “priorities” and design sketches, present 3 design options with site plans, sketches, and costs. The costs will be broken down in 4-5 line items. The cost to renovate the house will be taken from similar projects around the country. Landscape and site improvement costs will be on a gross square foot/area estimate for basic material type (i.e. planting, irrigated areas, paving, soft paving, special use or amenities, etc.) Civil engineers will provide their cost for site utilities, stormwater facilities, parking, etc.

The 3 options will be discussed and a final design will be defined for refinement.

**Stakeholder Meeting #4 – September 2011**  
**(Tuesday/Wednesday at 6:00PM)**

Present final design concept with statement of probable cost (preliminary design level costing) to all stakeholders.

Things to think about

Things to have for meeting

- Site maps (8 ½ x 11 for stakeholders to take with them to site)
- Large site plan
- 6"x10" cards to write notes on
- Pens and pencils
- Refreshments

- Sign-in sheet
- Projector
- Laptop

How do we grade "priorities/best options"?

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- Heritage Society
- American Institute of Architects
- American Society of Landscape Architects
- City of Austin Transportation Dept.
- Arts groups (Austin Film Society, etc.)
- Universities/Colleges
- Lady Bird Johnson Wildflower Center
- Others??

*Drury • Blake Alexander @ Westminster*

- *Dog Pawls*
- *Preservation Texas*

**WHAT:** Meeting summary notes

**SUBJ:** 11/15/2010 meeting between PARD staff and SRCC/Norwood Posse Members to discuss PARD approach to addressing Norwood restoration project.

**ATTENDEES:**

SRCC/Norwood Posse: Sarah Campbell, Ruth Parshall, Russell Fraser, Jean Mather, Claudette Lowe, Wolf Sittler, Court Thieleman.

PARD: Kelly Snook, Marty Stump, Charles V. (Meeting began at 12:30 PM and Kelly Snook left at approximately 1:00 PM)

**MEETING SUMMARY DISCUSSION POINTS:**

C. Thieleman gave an introduction for the meeting and mentioned that in the interest of time, we would alter the talking points/agenda and discuss W. Sittler's email to PARD concerning his recent discussions about the project and funding with City historic preservation staff and City Councilmember Morrison. W. Sittler reiterated the Posse's interest in restoration.

K. Snook stated that in prior City bond issues, the Norwood funding was not approved for the issues. There needs to be an objective independent analysis of the house.

M. Stump stated that there is a need for documentation that every option for the project was reviewed to have this project on future bond issues.

R. Fraser stated that the study should also include a "moth balling" of the structure as an option, along with the other alternatives identified in the feasibility study. M. Stump agreed, but this activity would be discussed in the next phase (development of an implementation strategy) of the project. M. Stump also stated that with the approval of a bond issue with the boardwalk included, the project would be looked at as a "node".

J. Mather made the point that including demolition in the feasibility study adds time and therefore money to the overall cost of the study.

K. Snook stated she was frustrated with the continual questions that the Posse kept having and she had not experienced that in her years of experience in other cities.

W. Sittler and R. Fraser stated that the Posse got off on the wrong foot because the Posse was not involved in the consultant selection process and the decision to include demolition as an option.

K. Snook stated that PARD has been tasked to assemble the parks and recreation portion of the bond issue for 2012 and she wants to have concrete information.

M. Stump stated that Casabella has been given a notice to proceed for a new cost of \$105,000 (up from the original budgeted amount of \$80,000), and said that many of the items the Posse has identified with the scope will be discussed with the consultants at the kickoff meeting. This meeting will occur after the contract is signed and will allow the Posse to voice scope concerns, etc. He also stated that the consultant will identify various possible uses of the property with input from the Posse and other stakeholders, and the public

K. Snook stated that the alternatives for the project development will be weighed by PARD, the Posse, and others.

The meeting group discussed ways to improve communications of the project activities such as with the Parks and Recreation Advisory Board via monthly status reports, bi-weekly project meetings with PARD and consultants, including summary notes of the activities on various City web-sites.

M. Stump stated that a kickoff meeting could be held in early December, 2010 with the results of that meeting being used by the consultant as a response to PARD with a Project Program and other items. The Posse would be invited to this meeting and it would also provide more details that would be used in the feasibility study.

M. Stump stated that the Norwood project should be treated as a community-wide parkland project due to its location on Town Lake.

M. Stump described how the consultant will develop a minimum of three alternatives with various options for the project ranging from complete restoration to demolition.

W. Sittler requested that the consultants, when calculating the costs for restoration, include donated materials and labor costs as part of the total costs for restoration.

M. Stump will send the Posse's talking points for this meeting to the consultant so that these issues can be discussed at the upcoming kickoff meeting.

## HOW YOU CAN HELP

### **VOLUNTEER TIME**

### **DONATE MATERIALS**

### **DONATE SERVICES**

Contact Norwood Posse  
restorenorwood@yahoo.com  
(512) 447-2150

### **DONATE MONEY**

Cash, Check, Credit Card

*Your tax deductible donations  
can be sent to:*

Austin Parks Foundation  
816 Congress, Suite 1680, Austin, TX 78701  
512-477-1566  
apf@austinparks.org  
<http://www.austinparks.org>

Write: Norwood Restoration  
on the memo line.

### **DONATE VIA PAYPAL AT**

[www.austinparks.org/member](http://www.austinparks.org/member)  
Go to: gifts to special funds  
Select: Norwood House Restoration

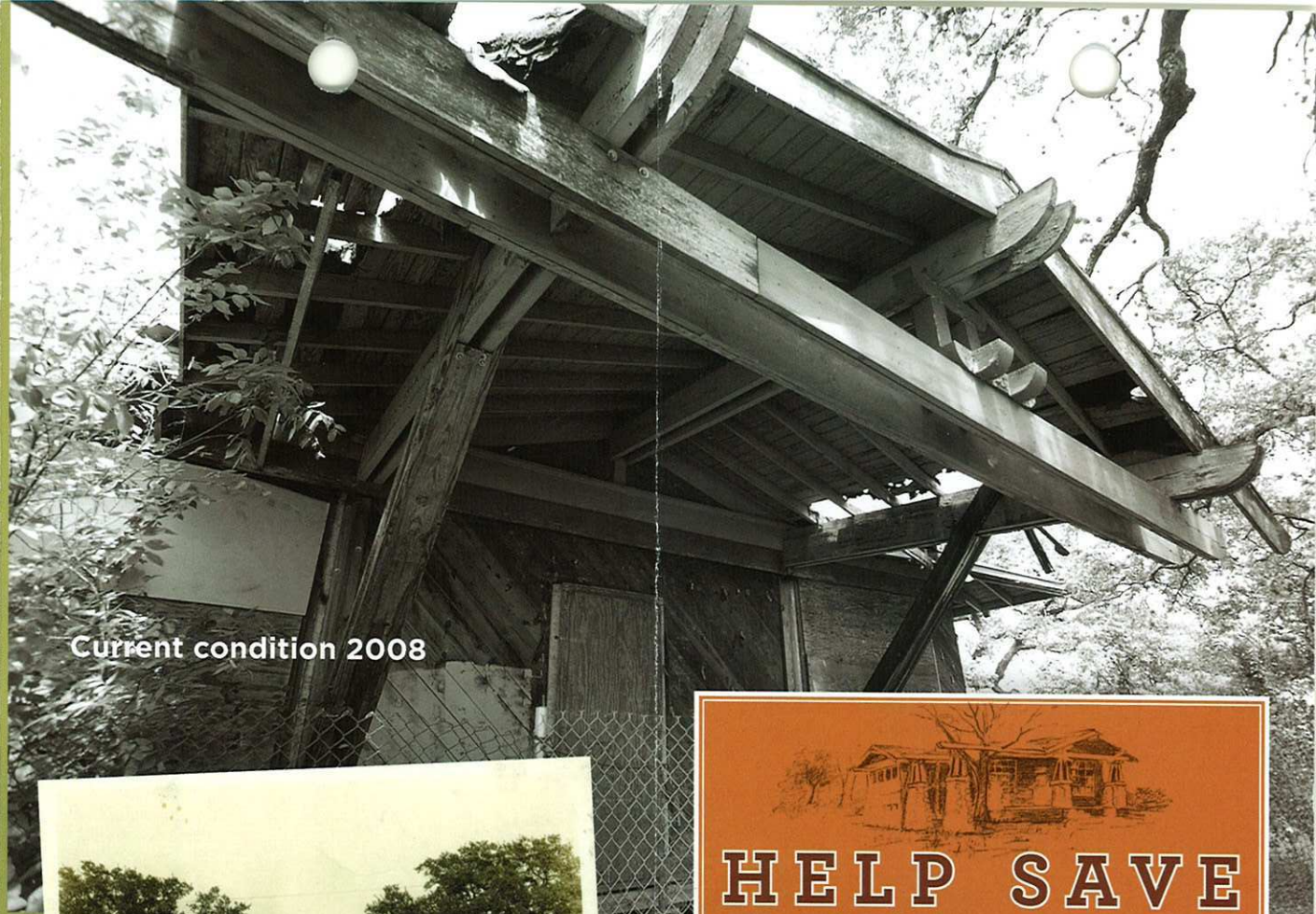
### **CONTACT**

Wolf Sittler  
restorenorwood@yahoo.com  
512 447-2150

### **FOR MORE INFORMATION**

[www.restorenorwood.org](http://www.restorenorwood.org)  
To see short video by channelAustin:  
[www.atxedition.tv/blogs/norwoodestate](http://www.atxedition.tv/blogs/norwoodestate)

**JOIN  
THE NORWOOD POSSE!**




Current condition 2008



1922



[www.restorenorwood.org](http://www.restorenorwood.org)



**HELP SAVE**  
*This Historic Building*  
The **NORWOOD** House

This historic, bungalow style home is owned by Austin taxpayers. Today it is an unusable part of our public park system. Concerned Austin residents are joining together to bring this house back to life.

*This is your invitation to*

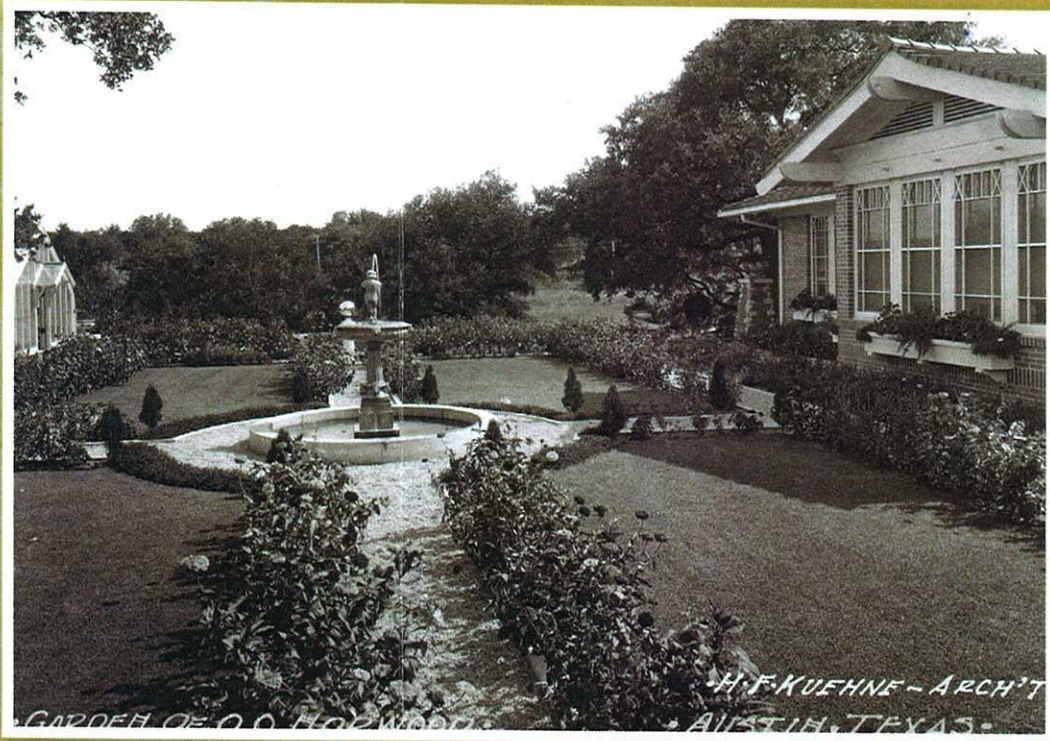
**JOIN US**  
*in its restoration.*

## HISTORY

Ollie & Calie Norwood built their home overlooking Lady Bird Lake in 1922. They were assisted by Hugo F. Kuehne, the founder and first dean of the UT School of Architecture.

By 1927 it was recognized as one of Austins showplace homes with it's teahouse/gazebo, greenhouse, lush terraced gardens, tennis courts, pecan grove and one of Austin's first geothermal fed swimming pools.

The City of Austin purchased the 4 acre estate in 1985. With great potential as a park facility, but lacking a plan, the house remained vacant. Today, it is a very visible eyesore in our community and is in desperate need of renovation.



Fountain, garden & greenhouse

Calie Gove Norwood holding a watermelon  
from her garden, circa 1935

## THE NORWOOD POSSE

In April, 2008, neighborhood residents formed the Norwood Posse to pursue restoration of this property. Local contractors have examined the house and determined it can be saved. The main obstacle is adequate funding.

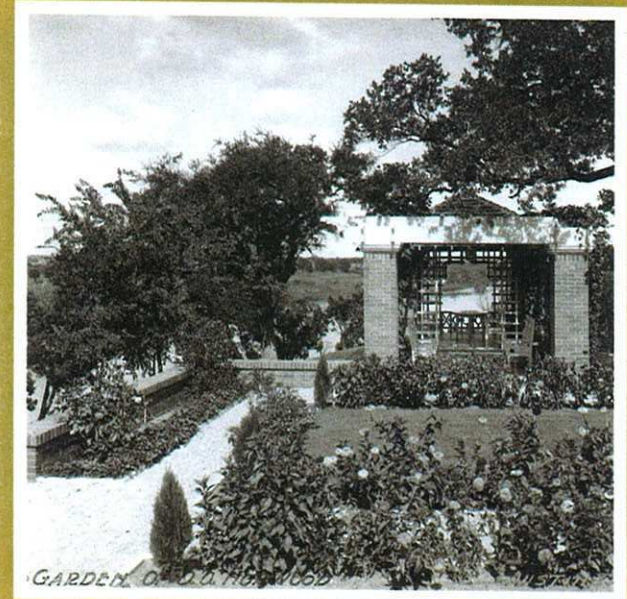
With extensive public/private cooperation, heavy reliance on volunteers, grants, and donations of money, materials, and services, this once fine property can be restored with minimal cost to taxpayers.

The Austin Parks Foundation, long active in helping the under-funded Parks Department keep our parks user friendly, is partnering with the Norwood Posse to achieve the objective.

## END USE

Since the Norwood House is part of our park system, it must have a public function. Due to Parks Department budget limitations, the restored house will, ideally, have revenue generating capability.

Discussions about this are ongoing, and input is both welcome and necessary.



Teahouse/gazebo



One of Austin's first geo-thermal fed swimming pools

## FUNDS MANAGEMENT AGREEMENT

This Funds Management Agreement (this "Agreement") is entered into this the 7th day of October, 2008 by and between Austin Parks Foundation, a Texas non-profit corporation ("APF"), and Norwood Posse, ("Entity"),

a volunteer community organization.

### RECITALS:

WHEREAS, the mission of the Entity is to raise funds to restore the city owned Norwood House and surrounding estate; and

WHEREAS, the parties hereto desire to enter into this Agreement to provide for the receipt and maintenance of funds raised by Entity from its members and/or donors for pursuit of Entity's initiatives.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. APF agrees to receive, hold, manage and disburse funds placed with APF by the Entity or on the Entity's behalf by members of the Entity or other contributors (the "Funds") as hereinafter set forth, to be used in pursuit of the initiatives of the Entity. All Funds delivered to APF will be placed on deposit in a financial institution selected by APF from time to time. The Parties acknowledge and agree that upon receipt of the Funds, the Funds shall belong to APF, but APF agrees to make disbursements from the Funds for purposes consistent with APF's purposes and the purposes for which APF understand the Funds were contributed, pursuant to instructions from the Designated Representative(s) of the Entity designated below. Unless otherwise notified in writing, APF shall be entitled to rely conclusively on the sole instructions of any one of the Designated Representative(s) of Entity with regard to the placement and disbursement of the Funds. As used herein, the "Designated Representative(s)" of the Entity are: Wolf Sittler, Claudette Lowe, Jean Mather. Entity may change such Designated Representative(s) by written notice to APF from time to time.

2. The Entity will deliver a minimum of \$100.00 with APF within the first five (5) days of this Agreement, as it begins its fund raising activities, and will diligently strive to retain a minimum balance of \$100.00 through its fund raising initiatives and operations.

3. In consideration of the services provided by APF pursuant to this Agreement, APF shall be entitled to retain all interest and other income earned on the Funds.

4. In the event claims to the Funds are made against APF by third parties, the parties agree that APF will be entitled to deposit the Funds in the registry of a court of competent jurisdiction to determine the rights thereto.

5. Entity hereby acknowledges and understands that no tax advice whatsoever has been given or will be given by APF with respect to this Agreement or otherwise, either express or implied, and further acknowledges that Entity should seek tax advice on its own.



6. The Entity is hereby authorized to represent itself as having an account relationship with APF in its publications and initiatives, so long as this Agreement remains in force.

7. This Agreement may not be assigned, in whole or in part, by any party hereto without the express written consent of the other party in each instance. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their successors and permitted assigns.

8. The parties hereby agree that APF shall incur no liability to Entity or its contributors for any acts or omissions by APF in connection with APF's duties hereunder, except for loss occasioned by the gross negligence or bad faith by APF. The duties of APF shall be only those specifically set forth herein, or hereafter agreed to by it in writing. APF is not acting as a trustee and there are no attributes of a trust inherent in the relationship between Entity and APF.

9. This Agreement may be terminated by either party upon thirty (30) days written notice to the other party, provided APF agrees not to exercise such right of termination as long as Entity, in APF's reasonable opinion, is making reasonable progress towards accomplishing the purposes for which APF understands the Funds were contributed. Upon any termination of this Agreement, the remaining Funds shall remain the property of APF, but APF agrees that it will, to the extent APF deems such use reasonable and practical, endeavor to use such remaining Funds in a manner generally consistent with the purpose for which APF understands the Funds were contributed.

10. This Agreement shall be construed and enforced in accordance with the laws of the State of Texas.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their duly authorized representatives.

AUSTIN PARKS FOUNDATION

By: Rosie Weaver  
Name: Rosie Weaver  
Title: Outreach Director

NORWOOD POSSE

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Optional second signer:  
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

## GIST OF NORWOOD ESTATE AGREEMENT

After restoration of the house and grounds, WCCT will use the house for a visitors' center and the Women's Economic Research Institute. Proceeds from the house will be used to operate and maintain the sculpture garden, visitors' center and research institute. Should the institute be required to move due to actions by the City, the City will provide comparable facilities for the institute.

Upon beginning construction, WCCT will be required to carry insurance for general liability, bodily injury and property damage.

The City will be responsible for utilities for the house, parking lot repair, repair and maintenance of the house, irrigation system and water features, mowing and trimming, litter pickup, landscaping, forestry, horticultural assistance and routine park security.

WCCT will be responsible for specialized horticultural and ground maintenance, operation of the visitors' center, special security to protect outdoor sculptures and public information costs.

The City will be allowed to operate an office in Norwood house.

WCCT shall manage, operate and program the garden to exhibit the sculptures and shall be responsible for staging exhibits and events and for scheduling the use of the facility for special meetings or events. WCCT shall also determine the fees to be charged to the public.

Revenues generated by Norwood estate will be used for operation, maintenance and improvement of the estate, including the research institute. When the estate begins to realize more than sufficient income to cover expenses, the City will be entitled to a portion of revenues.

### TIMETABLE FOR RESTORATION OF NORWOOD ESTATE

PHASE	COMPLETION YEAR
PHASE ONE: Historical research to determine technical specifications for relocation of house	1995
PHASE TWO: Relocation of house	1996
PHASE THREE: Historical research for proper restoration of house and grounds as well as candidacy for National Register of Historic Places	1997
PHASE FOUR: Fundraising for next phase	1998
PHASE FIVE: Restoration of house and grounds	2000
PHASE SIX: Develop sculpture garden	Ongoing

## INTRODUCTION

Twenty eight months ago, a few members of *South River City Citizens* volunteered to look into what could be done about a publicly owned eyesore in our Travis Heights neighborhood....the Norwood House. Initial investigation revealed the house had been on a PARD deferred maintenance list since its purchase in 1985. This was partially due to the fact that PARD has never received sufficient funding to adequately care for the property for which it has responsibility.....the Norwood House is just one example of a larger problem begging for a solution. City Council is encouraged to lead the way on this. One cannot visit the Norwood tract and not start thinking about its vast, unrealized, potential. What follows here is a review of Norwood Posse activity regarding this property and recommendations, from the Chairman, concerning the way forward.

## NORWOOD POSSE AND THE HOUSE

In April, 2008, we began researching the possibility of restoring this city owned property. Quickly realizing the complexity of the project, we began expanding our volunteer base and networking with PARD staff.

Zoned historic for the second time in March 2009 (at the request of PARD and the Posse)), the house was in very bad shape, raising obvious questions about its future..

However, our volunteer structural engineer, Richard Luevano, Steinman Luevano Structures, L.L.P., examined the house and deemed it suitable for restoration. Our general contractor, Mark Rawlings, HHCC Inc., examined both the interior and exterior and came to the same conclusion. The Posse would not have proceeded to plan restoration without these professional opinions. Although PARD had no staff or funding available to assist us, we consulted with them every step of the way and were encouraged to proceed.

Here is a rough sketch of significant events up to the present time:

Sept., 2009. Director Hensley signs off on our application for a Certificate of Appropriateness to complete Phase 1 of our step by step restoration plan.

March 25, 2010. City Council approves, by consent, a resolution supporting our restoration effort.

April 28, 2010. Abatement contractors hired by the Posse and paid for with private donations, remove asbestos based roofing felt and shingles from the roof. After inspecting and filming the roof, volunteers install a temporary protective cover (donated by Clear Channel Communications using wood strips donated by HHCC Inc.) to prevent further water damage to the house interior.

May 30, 2010. Ricardo Soliz and Charles Vaclavik sign our grant application to APF for complete roof restoration.

June 22, 2010. Wade Mullin rejects our proposal to deal with the lead based paint on the house eaves. Instead of costing an estimated \$2,000, this will cost in the vicinity of \$25,000. Wade cited "contingent liabilities" as an unavoidable roadblock to our well researched proposal.

LEAD  
PAINT

July 12, 2010. Kelly Snook announces funds have become available for PARD to hire a consultant to do a feasibility study of the entire Norwood tract. Included in the scope of the study will be restoration, alteration or demolition of the house.

#### THE COST OF RESTORATION

Cost has always been one of the main obstacles to restoration., and the cost has grown after 25 years of deferred maintenance. However, even in financially healthy years, the Norwood tract never rose to the top of any priority list. So now we are faced with a complicated challenge that, in our opinion, can best be met with groundbreaking cooperation between volunteers, paid professionals, and PARD Planning staff. We have, in place, a team lead by an architect with preservation experience, Ruth Parshall (near the top of the city rotation list) and at least two other city approved professional contractors (Laura Toups and Earl Broussard) ready to participate. We have a growing list of volunteers ready to work with hammers and saws, pending PARD approval. We have a general contractor, well experienced in historic restoration, who has already provided materials and time and who has offered to work at cost.....as he said, "Not everything is about making a profit"! With an emphasis on volunteer help and donations of materials and services, the cost of restoration would be greatly diminished.

If PARD chooses to restore the house and make it available for public rental, any future study should reveal how the funds invested in the house could easily be offset by rental income. In fact, our analysis shows that long after the initial investment in house restoration has been repaid, the house will continue to generate a continuous positive cash flow for the city.

#### REMOVE, RESTORE OR REPLICATE?

The mandate that exists to keep the house, coupled with its historic zoning and its documented restorability, leads us to eliminate removal of the house as an option. Standard practice in a restoration project is to remove degraded material and rebuild as needed, returning the structure to its original appearance. Our plan, to date, has been to strip the interior to the studs (plaster has asbestos and painted surfaces contain lead based paint) and using the latest green building techniques and products, make this a model of historic preservation. The Landmark Commission is not concerned with the house interior...their focus is on the exterior. They have approved a shingle roof as opposed to the original tile.

If actual cost is the primary, deciding factor, deconstruction and replication appears to be the most cost, effective choice.

#### THE DOG PARK

The dog park, established in 1995, as a temporary measure, is one of the few, and now most popular, fenced, off leash dog parks in Austin. A PARD survey in fall, 2009, revealed that more than 50% of users come from east of IH 35. The remainder come from 78704 and the rest of the city. Many users agree that the size of the park is too small, given the crowded conditions on weekends. Even the citizen based Off Leash Advisory Task Force agrees that the existing park is too small to meet the demand, and parking is inadequate, impinging on the nearby neighbors on Edgecliff Terrace. Residents of EROC have identified an off leash dog park as one of their preferences ( #10 on their published

list). PARD has been examining Mabel Davis as an alternative site and it has promising potential as one alternate site.

Dog Park users do not go to Norwood because it's on the banks of Lady Bird Lake....they go there because there are insufficient options. They will migrate to whatever new site PARD identifies, as long as the same amenities are present.....namely water, a fence, and shade.. Relocating the off leash dog park ( and creating a greater number in locations more convenient to users) would allow that part of the Norwood tract to regrow and be used as a public park available to all residents.

#### THE POOL

Six or seven years ago, a group called Spa Waters of Texas proposed pool restoration to Council. Without the funding that was not forthcoming, they could not proceed....but are still around, working on other water projects. While HHCC Inc., has experience in pool restoration, the extra expense involved does not fit in with current economic limitations. However, the prospect of a hot spring fed pool on the banks of Lady Bird Lake has considerable potential and is best put on a wish list when funding does become available. At this time a shallow water feature would be an aesthetic alternative.

#### ACCESS TO LADY BIRD LAKE (BOARDWALK)

Most folks think the Norwood Estate sits on a bluff that makes Lady Bird Lake inaccessible. Actually, inspection of the site reveals that, contrary to popular perception, access to the lake is quite possible. This needs further exploration by professional landscape architects/civil engineers. Preliminary evaluation indicates that access to the lake, from that location, would be highly desirable (in the middle of the proposed boardwalk).

#### THE NORWOOD TRACT AND CITY OF AUSTIN COMPREHENSIVE PLAN

City staff, for some time, have been, together with citizen input, mapping out a 30 year plan for Austin growth. With a projected doubling of the population, the need for park facilities will naturally escalate significantly.. With that in mind, the scope of study needs to coincide with this 30 years in the future planning already underway.

#### MY PERSONAL PREFERENCE

Let's join together, transfer the \$80,000 to our fiduciary partner, the Austin Parks Foundation, and map out a future for the Norwood tract, using a combination of PARD planning staff, volunteers, and paid contractors. Let us revisit how these things are normally done, and put together an innovative plan that makes maximum use of available resources, and achieves the objectives, to be determined, in the most cost effective manner possible. Council is on our side, and might well be inclined to go along with such a plan. This would require further exploration which we are ready and able to commit to.

#### SUMMARY

The mandate to restore the Norwood House has roots going back 28 years. Since the Norwood Posse initiated the most recent effort , the following public entities have supported restoration of the house:

PARD, Historic Landmark Commission, Planning Commission, Austin City Council, Texas Historical Commission, Heritage Society of Austin and Preservation Texas. Then there are the hundreds of taxpayers who are also on board. Accordingly, the notion that a fully objective analysis, which includes possible demolition of the house, is inconsistent with this mandate.

That \$80,000 would go a long way towards restoration of the Norwood tract and would provide the matching funds required for grant applications. Together we can achieve all the objectives outlined in the draft document for the Norwood feasibility study. We have here an opportunity to make history by working together to restore a part of the architectural/cultural legacy of our city.

# The Norwood House Restoration Project

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**Architect:** Ruth Parshall, Parshall & Associates Architects, Austin, TX <http://www.parshallarchitects.com>

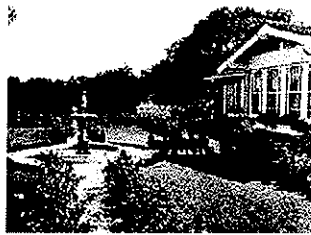
**General Contractor:** HHCC Inc. Creedmoor, TX <http://www.hhccinc.com>

**Consulting Civil Engineers:** Urban Design Group, Austin, TX <http://www.udg.com>

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In 1922, Ollie O. Norwood built his home on a scenic 3 acre tract overlooking what is now Lady Bird Lake. The Norwood Estate included a state of the art greenhouse, a fountain, a gazebo/teahouse, and the first geothermal fed swimming pool in Austin. Norwood later went on to build the first fully air conditioned "skyscraper" in Texas....the well known Norwood Tower in downtown Austin.....a full 15 floors!



The Fountain



The Green House and  
Rose Garden



The Gazebo

In its time, the Norwood Estate was an elegant bungalow style home surrounded by lush gardens. The house survived a number of attempts to commercialize the site until the City of Austin purchased the entire parcel in the mid eighties.

Since then a number of restoration efforts were initiated....none of them successful. The most recent was begun in 1989 by the Women's Chamber of Commerce of Texas. Despite all their efforts, the project never really got off the ground except for moving the house back to its original location.

## The Restoration

SRCC (the local neighborhood association) is committed to the restoration of this home. In April, 2008, SRCC members volunteered to form the *Norwood Posse*. We are developing a plan that

minimizes cost to the city and returns the house to its original appearance. Once this is completed, the house will be a valuable addition to the public park system, available for the general public to use in a variety of ways.

### PARTNERS

Texas River School:  
[www.texasriverschool.org](http://www.texasriverschool.org)

### CONTACT

Wolf Sittler

### DONORS

Claudette Lowe, Realtor  
Matt

City of Austin Parks and  
Rec. Dept  
Austin Parks Foundation  
Sierra Contracting  
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Environmental Consulting

restorenorwood@yahoo.com  
( 512) 447 2150

Join the conversation on this blog:  
<http://restorenorwood.blogspot.com/>

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Fair Bean Coffee  
Clear Channel Outdoors  
The Continental Club  
Plus private individuals



## James Beaman

---

**From:** Wolf Sittler [restorenorwood@yahoo.com]  
**Sent:** Saturday, August 28, 2010 10:31 AM  
**To:** James Beaman  
**Subject:** Fw: Norwood - past, present & future

James:  
Welcome to the Norwood adventure! I look forward to meeting to explore the way forward. Since I do not know how much information you have about what our volunteer group has done, I thought I'd forward this to you. As you can see, the folks at PARD are already in receipt of this. One question: Is Casabella now officially on board as the consultant?

Regards

Wolf Sittler  
[www.restorenorwood.org](http://www.restorenorwood.org)  
447-2150

----- Forwarded Message -----

**From:** Wolf Sittler <restorenorwood@yahoo.com>  
**To:** Kelly Snook <kfsnook@yahoo.com>; Sara Hensley <Sara.Hensley@ci.austin.tx.us>; Marty.Stump@ci.austin.tx.us; brian.block@ci.austin.tx.us  
**Sent:** Mon, August 9, 2010 4:33:43 PM  
**Subject:** Norwood - past, present & future

To PARD staff:

Here's a Norwood review I put together for your consideration. Keep in mind that there is no unanimity on the way forward within the Norwood Posse. All of us want to see change....differences naturally arise on how to get there. What we all applaud is recent PARD action to help make change happen!

### INTRODUCTION

Twenty eight months ago, three members of South River City Citizens volunteered to look into what could be done about a publicly owned eyesore in our Travis Heights neighborhood....the Norwood House. Initial investigation revealed the house had been on a PARD deferred maintenance list since its purchase in 1985. This was mainly due to the fact that, until now, no staff with authority, championed it. In addition, it was also due to the fact that PARD has never received sufficient funding to adequately care for the property for which it has responsibility. The Norwood

House is just one example of a larger problem begging for a solution. City Council is encouraged to lead the way on this.

One cannot visit the Norwood tract and not start thinking about its vast, unrealized, potential. What follows here is a review of Norwood Posse activity regarding this property.

## THE MANDATE

The mandate to restore the Norwood House has roots going back 28 years. Since the Norwood Posse initiated the most recent effort , the following public entities have supported restoration of the house:

PARD, Historic Landmark Commission, Planning Commission, Austin City Council, Texas Historical Commission, Heritage Society of Austin and Preservation Texas. Then there are the hundreds of taxpayers who are also on board. Accordingly, the notion that a fully objective feasibility study should include possible demolition of the house, is inconsistent with this mandate.

## NORWOOD POSSE AND THE HOUSE

In April, 2008, we began researching the possibility of restoring this city owned property. Quickly realizing the complexity of the project, we began expanding our volunteer base and networking with PARD staff.

Zoned historic for the second time in March 2009 (at the request of PARD and the Posse)), the house was in very bad shape, raising obvious questions about its future. However, our volunteer structural engineer, Richard Luevano, Steinman Luevano Structures, L.L.P., examined the house and deemed it suitable for restoration. Our general contractor, Mark Rawlings, HHCC Inc., examined both the interior and exterior and came to the same conclusion. The Posse would not have proceeded to plan restoration without these professional opinions. Although PARD had no staff or funding available to assist us, we consulted with them every step of the way and were encouraged to proceed.

Here is a rough sketch of recent significant events up to the present time:

Sept., 2009. Director Hensley signs off on our application for a Certificate of Appropriateness to complete Phase 1 of our step by step restoration plan.

March 25, 2010. City Council approves, by consent, a resolution supporting our house restoration effort.

April 28, 2010. Abatement contractors hired by the Posse and paid for with private donations, remove asbestos based roofing felt and shingles from the roof. After inspecting and filming the roof, volunteers install a temporary protective cover (donated by Clear Channel Communications using wood strips donated by HHCC Inc.) to prevent further water damage to the house interior.

May 30, 2010. Ricardo Soliz, PARD planning director, and Charles Vaclavik, Central District supervisor, sign our grant application to APF for complete roof restoration.

June 22, 2010. Wade Mullin, Public Works Haz Mat specialist, rejects our proposal to deal with the lead based paint on the house eaves. Instead of costing an estimated \$2,000, this will cost in the vicinity of \$25,000. Wade cited "contingent liabilities" as an unavoidable roadblock to our well researched proposal. This proposal is available on request.

July 12, 2010. Kelly Snook announces funds have become available for PARD to hire a consultant to do a feasibility study of the entire Norwood tract. Included in the scope of the study will be restoration, alteration or demolition of the house.

July 27, 2010 Kelly Snook confirms that \$80,000 is available to hire a consultant for a holistic feasibility study of the entire Norwood tract. Results expected in 8 to 10 months. Preliminary draft of feasibility study becomes available.

## THE COST OF RESTORATION

Cost has always been one of the main obstacles to restoration, and the cost has grown after 25 years of deferred maintenance. So now we are faced with a complicated challenge that, in our opinion, can best be met with groundbreaking cooperation between volunteers, paid professionals, and PARD Planning staff. We have a growing list of volunteers ready to work with hammers and saws, pending PARD approval. We have a general contractor, well experienced in historic restoration, who has already provided materials and time and who has offered to work at cost, including supervision of volunteers,.....as he said, "Not everything is about making a profit"!

With an emphasis on volunteer help and donations of materials and services, the cost of restoration would be greatly diminished. These volunteers are also valuable sources of information for future planning.

If PARD chooses to restore the house and make it available for public rental, any future study should reveal how the funds invested in the house would be offset by rental income. In fact, our analysis shows that long after the initial investment in house restoration has been repaid, the house will continue to generate a continuous positive cash flow for the city.

## REMOVE, RESTORE OR REPLICATE?

The mandate that exists to restore the house, coupled with its historic zoning and its documented restorability, leads us to propose removal of demolition of the house as an option.

Standard practice in a restoration project is to remove degraded material and rebuild as needed. Our plan, to date, has been to restore the exterior to its original appearance, and strip the interior to the studs (plaster has asbestos and painted wood surfaces contain lead based paint. Wade Mullin has hazmat report completed in the late 90's).

House access needs revisiting, doorways need to be expanded and bathrooms redesigned to meet ADA standards. Using the latest green building techniques and products (recommended by City of Austin Green Building Program) this could become a model of green, historic preservation. Stripping the interior also greatly facilitates installation of new insulation, wiring and plumbing. The entire interior could be redesigned per architect/engineer design requirements. The Landmark Commission is not concerned with the house interior...their focus is on the exterior. They have approved a shingle roof as opposed to the original tile. (Although the original tile manufacturer still makes the tile and knows about this project) it just costs a lot!

Deconstruction and replication, is considered to be a very last resort and not supported by available information, the broad based mandate, or sustainable building practices.

## THE DOG PARK

The dog park, established in 1995, as a temporary measure, is one of the few, and now most popular, fenced, off leash dog parks in Austin. A PARD survey in fall, 2009, revealed that more than 50% of users come from east of IH 35. The remainder come from 78704 and the rest of the city. Many users agree that the size of the park is too small, given the crowded conditions on weekends. Even the citizen based Off Leash Advisory Task Force agrees that the existing park is too small to meet the demand, and parking is inadequate, impinging on the nearby neighbors on Edgecliff Terrace. Residents of EROC have identified an off leash dog park as one of their preferences ( #10 on their published list). PARD has been examining Mabel Davis as an alternative site and it has promising potential, as does Roy Guerrero/Pleasant Valley Road.

Dog Park users do not go to Norwood because it's on the banks of Lady Bird Lake....they go there because there are insufficient options. They will migrate to whatever new site PARD identifies, as long as the same amenities are present.....namely water, a fence, and shade. Relocating the off leash dog park ( and creating a greater number of locations more convenient to users) would allow that part of the Norwood tract to regrow and be used as a public park available to all residents.

## THE POOL

Six or seven years ago, a group called Spa Waters of Texas proposed pool restoration to Council. Without the funding that was not forthcoming, they could not proceed. Our limited analysis of pool reconstruction to modern standards entails expenses that make it difficult, in these economic times, to include it in the scope of restoration. However, the prospect of a hot spring fed pool on the banks of Lady Bird Lake has considerable potential and might well be seriously considered when PARD budgets are not so tight. A restored pool also has revenue generating potential, but operational costs may well offset the gain. At this time a shallow water feature would be an aesthetic alternative.

## ACCESS TO LADY BIRD LAKE (BOARDWALK)

Most folks think the Norwood Estate sits on a bluff that makes Lady Bird Lake inaccessible. Actually, inspection of the site reveals that, contrary to popular perception, access to the lake is quite possible. This needs further exploration by professional landscape architects/civil engineers. Preliminary evaluation indicates that access to the lake, from that location, would be highly desirable (in the middle of the proposed boardwalk).

## THE NORWOOD TRACT AND CITY OF AUSTIN COMPREHENSIVE PLAN

City staff, for some time, have been, together with citizen input, mapping out a 30 year plan for Austin growth. With a projected doubling of the population, and the City's desire to densify central Austin, the need for park facilities will naturally escalate significantly. With that in mind, the scope of study needs to coincide with the future planning already underway.

At the same time it is imperative that any study identify the factors that allowed this situation to develop with the goal of preventing other city properties from a similar fate.....thereby saving taxpayer dollars.

Wolf Sittler  
[www.restorenorwood.org](http://www.restorenorwood.org)  
447-2150

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Mr. Marty Stump  
Austin Parks and Recreation Department  
City of Austin  
200 S. Lamar  
Austin, Texas 78704

17 June 2011

Dear Mr. Stump,

SWCA has completed an extensive background review, site visits and an analysis of the landmark designation criteria of the Norwood House and gardens. The background search included the review of the files at the City of Austin Planning Department, Austin History Center and the Texas Historical Commission. Three site visits were conducted to look at overall condition and remaining historic fabric.

The Norwood House and immediate surrounding gardens are a designated City of Austin Historic Landmark. The designation includes the house and what remains of the formal gardens including the foundations of a tearoom and pergola. The house was designated in 2008. This same year, Texas Historical Commission responded to a determination for eligibility for listing on the National Register of Historic Places. THC responded that the house was not eligible for listing due to integrity loss.

In order to be designated as 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
  - B. HISTORICAL ASSOCIATIONS
  - C. ARCHEOLOGY
  - D. COMMUNITY VALUE
  - E. LANDSCAPE FEATURE

The Norwood House and adjacent gardens was designated a City of Austin Landmark under Criteria 1, 2, 4A, 4B, 4D and 4E. Currently, I believe the house only meets Criteria 1 and 4D: the house is indeed 50 years old (1) and possesses Community Value (4D). The remaining criterion are not met largely due to lack of integrity, meaning significant character-defining materials and features have been removed and/or are in such poor condition they will need to be replaced.

Criteria 2 is not met due integrity of materials: the original brick and river stone was sold and the terracotta tile roof removed by a previous owner. It is estimated that 60% of the existing wooden structural members, framing, decking and all of the wooden windows would need to be replicated for the integrity of the house to be restored. The result is more of a reconstruction project than a restoration or rehabilitation.

Criterion 4A is not met due to the loss of the character defining features that render the house unable to be a representative example of a high style bungalow. There are other similar examples of this style in Hyde Park, notably the house at 4110 Speedway that is designated a City of Austin Landmark. Additionally, there are other examples of the work of the attributed architect and builder in Austin including the Austin History Center, the Commodore Perry Hotel, the Fire Practice Tower on Town Lake and numerous private houses.

Criterion 4B is not met also due to loss of integrity. There are better examples in Austin that are closely associated with Norwood, namely the Norwood Tower that was recently rehabilitated.

Criterion 4D relates to the community value and the unique location or physical characteristic of the property. This criterion is retained for the site and its location on the lake with its views of downtown. The value to the community is for a public space, such as a park, as it is currently used.

Criterion 4E is not met due to the loss of integrity. The formal gardens are in ruins and in a similar condition as the house.

The history of the Norwood family and their significance in early twentieth century Austin business and social arenas is significant. The house and gardens were once extraordinary. I am in the historic preservation business because I enjoy supporting the rehabilitation and/or restoration of historic buildings as safe and enjoyable destinations while retaining links with the past. Given enough money, anything can be restored. It is my recommendation that the City of Austin Historic Designation be removed. The integrity of the house is so severely compromised that a restoration at this time would be fiscally irresponsible. Additionally, focusing a large amount of public money on the restoration of the Norwood House would take needed funds away from viable city-owned historic properties. The importance of the Norwood family can be commemorated at this site through retention of the park name, the addition of educational panels and creative, thoughtful landscape design.

Sincerely,

Anna Mod  
Historic Preservation Specialist



2011 Criteria	Previous Criteria	City of Austin Landmark Requirements - 2011	Included in 1997 Landmark application	SWCA comments
1 (A1)	1	Be at least 50 years old	<p><u>Criterion 1:</u> Character, interest, or value as part of the development, heritage, cultural characteristics of the City of Austin, state of Texas, or the United States.</p> <p><u>Response:</u> House constructed in 1922 on the edge of the city limits</p>	<p><u>Agree</u> – Criterion satisfied based on age; some would argue this is no longer a house and is now a ruin.</p>
2 (A2)	3	Retain sufficient integrity of materials and design to convey its historic appearance	<p><u>Criterion 3:</u> Embodiment of distinguishing characteristics of an architectural type or specimen.</p> <p><u>Response:</u> Norwood House is one of the best examples in Austin of a 1920s bungalow-style structure. Notable features include the stone and mortar pillars that frame the porch.</p>	<p><u>Disagree</u> – Criterion not met - the property no longer retains its integrity of materials: the original brick was removed and sold; the original terracotta tile roof was removed by a previous owner; the original river stone cladding for the battered columns was removed and sold. The wooden battered columns are extant and secured inside the house. These piers alone are not enough to convey significance.</p>
4A (A3bi)	4	<p>Architecture</p> <ul style="list-style-type: none"> <li>• Character defining features</li> <li>• Technological innovation</li> <li>• Features representing ethnic or folk art, architecture of construction; or</li> <li>• Represents a rare example of an architectural style; or</li> <li>• 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.</li> </ul>	<p><u>Criterion 4:</u> Identification as the work of an architect or master builder whose individual work has influenced the development of the City.</p> <p><u>Response:</u> The Norwood House was designed by prominent local architect Hugo Kuehne, who also designed the Austin History Center, the Commodore Perry Hotel, the Fire Practice Tower on Town Lake, and numerous private homes throughout the city.</p>	<p>Architecture - <u>disagree</u></p> <ul style="list-style-type: none"> <li>• Character defining features - <u>removed</u></li> <li>• Technological innovation – <u>n/a</u></li> <li>• Features representing ethnic or folk art, architecture of construction; or – <u>n/a</u></li> <li>• Represents a rare example of an architectural style; or – <u>not sufficient integrity to represent style; not the only example in Austin; 4110 Speedway in Hyde Park is a high style bungalow.</u></li> <li>• 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. <u>There are other significant examples of the work of Hugo Kuehne (architect attributed to the Norwood House) and builder Brydson Lumber &amp; Construction Company in Austin</u></li> </ul>

2011 Criteria	Previous Criteria	City of Austin Landmark Requirements - 2011	Included in 1997 Landmark application	SWCA comments
4B (A3bii)	9 and 11	<p>Historical Associations – Norwood family</p> <ul style="list-style-type: none"> <li>Significant associations with persons, groups, institutions, businesses, or events of historical importance which contributed to the history of the city, state or nation</li> <li>Represents a significant portrayal of the environment of a group of people in a historic time.</li> </ul>	<p><u>Criterion 9:</u> Exemplification of the cultural, economic, social, ethnic, or historical heritage of the City, State or the united states.  <u>Response:</u> The Norwood family was very significant to the economic development of Austin because of its involvement in the financial and real estate industries.</p> <p><u>Criterion 11:</u> Identification with a person or persons who significantly contributed to the culture and development of the City, State or United States.  <u>Response:</u> The house was built in 1922 for Ollie Norwood, a municipal bonds broker, who in 1928 developed the Norwood Tower at 114 West 7<sup>th</sup> Street. His sister Beatrice Norwood was one of the first Austin-area women to succeed in real estate.</p>	<p>Historical Associations – Norwood family</p> <ul style="list-style-type: none"> <li>The Norwood family was very significant to the economic development of Austin. There are other buildings in Austin that have better associative value including the Norwood Tower that is listed on the National Register.</li> <li>The Norwood House property no longer conveys is associative significance due to integrity loss. The property is now a ruin – it does not resemble how it looked when the Norwood family lived there.</li> </ul>
4D (A3biv)	12, 13	<p>Community Value</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<p><u>Criterion 12:</u> A building or structure that because of its location has become of value to a neighborhood, community area or the City.  <u>Response:</u> The site commands a spectacular view of downtown Austin and the Colorado River and has been acquired by the City as a public park.</p> <p><u>Criterion 13:</u> Value as an aspect of community sentiment or public pride.  <u>Response:</u> The Women's Chamber of commerce has taken on the restoration of the Norwood House as an ongoing project and has obtained significant donations of labor, funds, and services to initiate the project. Plans are to renovate the structure and grounds and create a sculpture garden.</p>	<p>Community Value</p> <ul style="list-style-type: none"> <li>Unique location – <u>agree</u></li> <li>Physical characteristics – <u>agree for the site.</u> In its present condition the house is not the reason people visit this park.</li> <li>Women's Chamber resigned from the project in the late 1990s.</li> </ul>

2011 Criteria	Previous Criteria	City of Austin Landmark Requirements - 2011	Included in 1997 Landmark application	SWCA comments
4E (A3bv)		Landscape Feature <ul style="list-style-type: none"> <li>Significant natural or designed landscape or landscape feature with artistic, aesthetic, cultural or historical value to the city.</li> </ul>	Not mentioned in 1996 landmark application. Landscape feature were not one of the designation criteria at that time. Was this administratively transferred?	Landscape Feature <ul style="list-style-type: none"> <li>Physical characteristics – agree for site. In its present condition the house does not contribute to the character or image of the city</li> </ul>
Not listed for archeological significance	8	Archeology	<p><u>Criterion 8:</u> Archeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.</p> <p><u>Response:</u> Excavations at the original site of the house have uncovered materials of historic interest that were on or in the building at one time.</p>	No archeological permit has been obtained for archeological investigations at this site as per <i>Texas Archeological Sites Atlas</i> .

3-26-2009

**ORDINANCE NO. 20090326-063**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE NORWOOD HOUSE LOCATED AT 1012 EDGECLIFF TERRACE IN THE SOUTH RIVER CITY NEIGHBORHOOD PLAN AREA FROM PUBLIC-NEIGHBORHOOD PLAN (P-NP) COMBINING DISTRICT TO PUBLIC-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (P-H-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from public-neighborhood plan (P-NP) combining district to public-historic landmark-neighborhood plan (P-H-NP) combining district on the property described in Zoning Case No.C14H-97-0008, on file at the Neighborhood Zoning and Planning Department, as follows:

A 0.31 acre tract of land, more or less, out of Lot 1, Block A, Norwood Place Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 84, Pages 55C-55D, of the Plat Records of Travis County, Texas; the 0.31 tract footprint shown in Exhibit "A" incorporated into this ordinance (the "Property"),

generally known as the Norwood House, locally known as 1012 Edgecliff Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

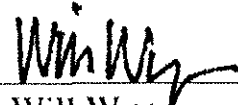
**PART 2.** The Property is subject to Ordinance No. 20050929-Z003 that established the South River City neighborhood plan combining district.

**PART 3.** This ordinance takes effect on April 6, 2009.

**PASSED AND APPROVED**

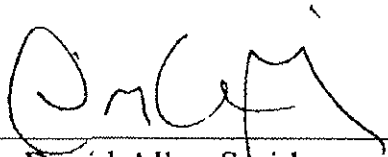
\_\_\_\_\_  
March 26, 2009

§  
§  
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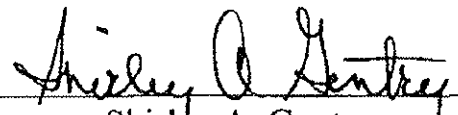
\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:**



\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:**



\_\_\_\_\_  
Shirley A. Gentry  
City Clerk

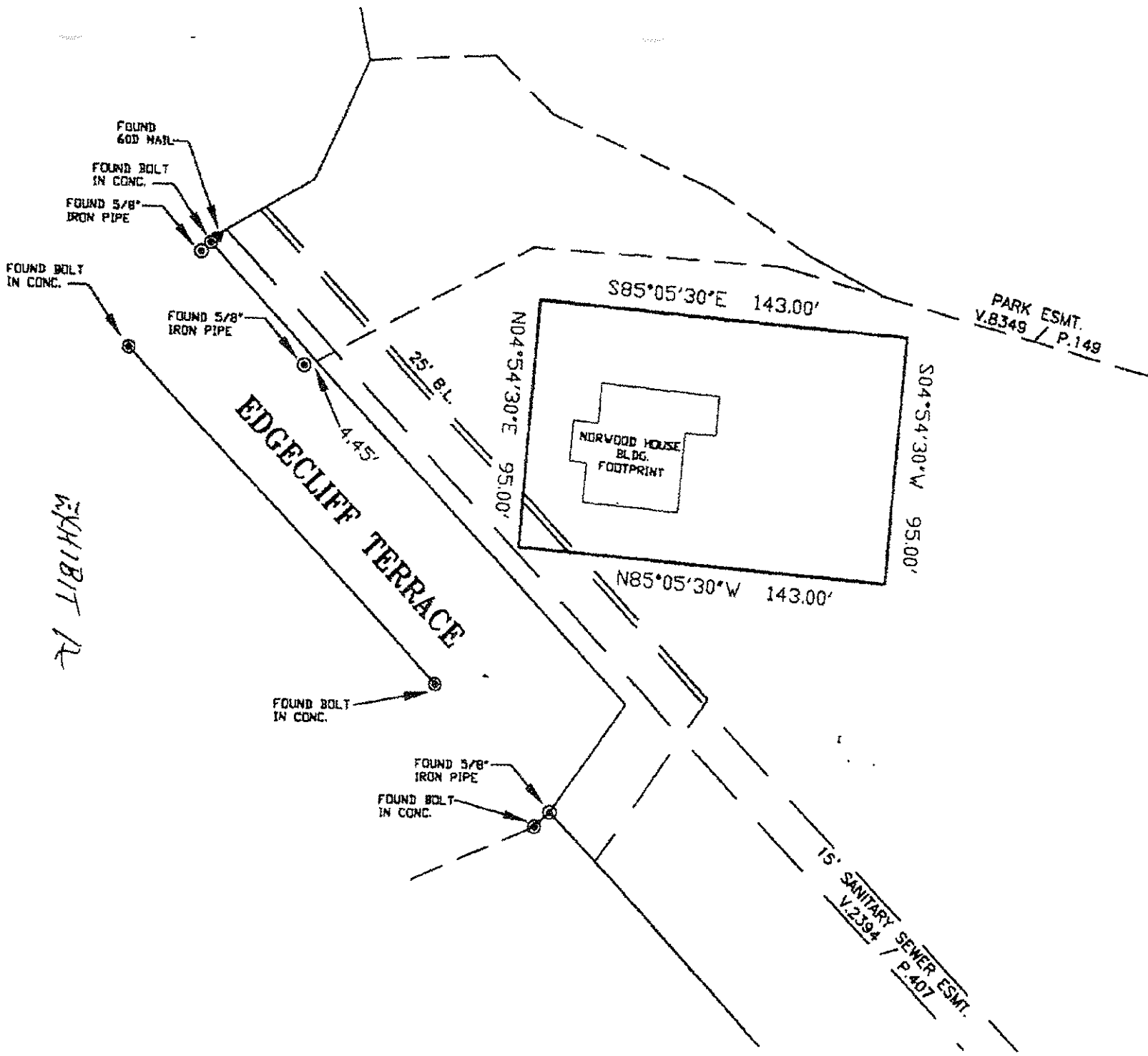
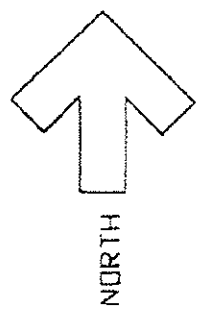
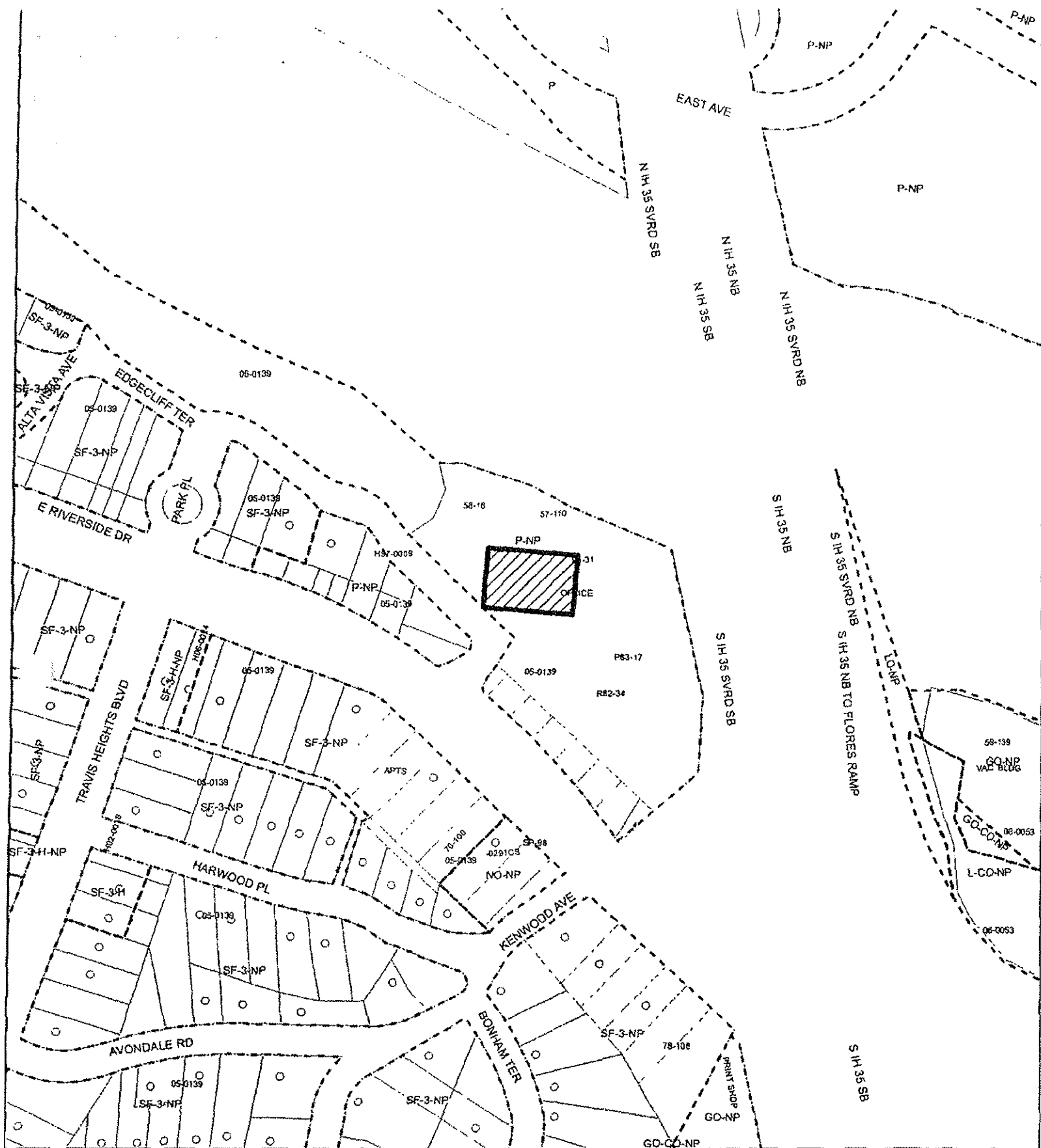





EXHIBIT A



SCALE 1"=50'



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

HISTORIC ZONING *REMAP B*

ZONING CASE#: C14H-97-0008  
 ADDRESS: 1012 EDGEWOOD TERRACE  
 SUBJECT AREA: 0.000 ACRES  
 GRID: J20  
 MANAGER: S. SADOWSKY



*Austin History Center*

March 26, 1982

Memo to: Blake Alexander, Chair  
and Members of the Historic Landmark Commission

From: Donna Kristaponis  
Assistant Director, Planning

Subject: Landmark Commission Agenda, March 29, 1982

First, please note that the time for Monday's meeting is 5:30.

Item A. 1.

This is a proposal for new construction. Plans are included in your packet, and the applicant will present his proposal.

Item A. 2.

This is an addition to an existing structure; plans are in the packet, and the applicant will explain the addition.

Item B. 1.

In a prior Certificate of Appropriateness, the Commission authorized neon tubing around an awning, conditional on the neon's being concealed by a 2" bargeboard. The installation was made without compliance with the bargeboard installation, and the person who installed the neon will be requesting that the Certificate of Appropriateness be modified to allow the neon tubing to remain as it was installed.

Item B. 2.

At your last meeting, the owner of this structure, 914 Congress, expressed concern about his ability to get a permit for modifications to the front of the structure. The plans are enclosed for the proposed alterations.

Item C.

The owner of the structures at 200-212 East 6th has been attempting for several months to secure adequate financing to restore these facades and not encroach on the scale of the street. He would like to secure the endorsement of the Commission in his application for Industrial Revenue Bonds.



HB- Edgecliff ~~1012~~ Austin History Center

Agenda Memo

2

March 26, 1982

Item D. 1.

Please bring the information from your last packet, especially the copies from the Sanborn maps to assist in your review and recommendation regarding Historic zoning.

Item D. 2.

The structure at 1012 Edgecliff was built in 1922, and the architect was H. F. Kuhne. The style of architecture is Bungalow, and the structure appears to be an outstanding example of this style. According to information ascertained by the staff, the Commission should review the applicability of Items (a), (c), (d), (h), (i), (k), (l), (m). The staff recommends Historic zoning as Norcliffe appears to be an outstanding example of Bungalow architecture and has been known and recognized since it was built as a landmark in South Austin.

Item E.

There are sixteen (16) structures, for which the owners have applied for tax abatement, that in the opinion of the staff, do not meet certain Minimum Building Codes. For this reason, these structures will be review individually, and your recommendations should be made at the conclusion of each review. The owners have been notified and requested to be in attendance at the meeting.

for Betty Baker  
Donna Kristaponis  
Assistant Director, Planning

DK:BB:jab



SURVEY FORM FOR HISTORIC LANDMARK INVENTORY  
CITY OF AUSTIN, TEXAS

Dup.

NAME OF SITE: NORCLIFFE  
 SITE ADDRESS: 1009 Edgcliff  
 LEGAL DESCRIPTION: Lot 11 and the west half of Lot 10, Block 5T, Travis Heights  
 DEED RECORDS: Volume \_\_\_\_\_ Page \_\_\_\_\_  
                   Volume \_\_\_\_\_ Page \_\_\_\_\_  
 TAX ASSESSMENTS:  

Year	Land	Improvements	Total
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

 PRESENT USE: \_\_\_\_\_  
 CONSTRUCTION / DESCRIPTION: One-story brick  
 \_\_\_\_\_  
 \_\_\_\_\_  
 CONDITION:  
 EXTERIOR: Good INTERIOR: \_\_\_\_\_

File No. C14h-82-010

Parcel No. 3-0104-04-03

ZONING

From: "A" Residence, 1st Height & Area

To: "A-H" Residence-Historic, 1st H&A

PRESENT OWNERS

J. A. Small

ADDRESS

P. O. Box 3338, 78704

TELEPHONE NUMBER

OTHER INTERESTED PARTIES:

NAMES

South River City Citizens  
Sam Martin

ADDRESS

1901 Travis Heights Blvd., 78704

TELEPHONE NUMBER

DATE BUILT: 1922 DATES AND EXTENT OF ALTERATIONS/ADDITIONS: \_\_\_\_\_

ARCHITECT: Hugo Franz Kuehne BUILDER: Frank R. Barron

ORIGINAL OWNER: O. O. Norwood

ARCHITECTURAL STYLE OR PERIOD WITH DESCRIPTION OF ANY INNOVATIVE DESIGN, FEATURES, DETAILS, MATERIALS OR CRAFTSMANSHIP: Bungalow

NATIONAL REGISTER? No NATIONAL LANDMARK? No RECORDED TEXAS LANDMARK? No

LOCAL SURVEYS OR RECOGNITION?

8-14-27 - Featured as one of "A Few of Austin's Beautiful Homes"

C14h-82-010  
NORCLIFFE  
1012 Edgecliff

SIGNIFICANT PERSONS ASSOCIATED WITH SITE:

Hugo Franz Kuehne - Born in Austin on February 20, 1884, died in 1963. Son of Franz Conrad and Clara (Langer) Kuehne; married Sybil Glass (1899-1972) on December 25, 1923. CE, University of Texas, 1906; AB in Architecture, MIT, Boston, Mass., 1908. Professor of Architecture, University of Texas, 1910-1915. Engaged in practice of architecture, Austin, Texas, from 1915; member of firm Kuehne, Chasey and Giesecke, 1915-1917; Kuehne and Chasey, 1917-1919; alone as H. F. Kuehne, Architect and Engineer, 1919-1942; member of firm Giesecke, Kuehne and Brooks from 1942. Director Fidelity State Bank and Mutual Savings Institution, Austin. Chairman, City Planning Commission, 1931-1948; Zoning Board of Adjustment from 1932. Fellow, American Institute of Architects; Member, National and Texas State Societies of Professional Engineers; Director, Texas Society of Architects; American Civic Association; American Social Planning Officials; National Association of Housing Officials; Austin Chamber of Commerce; Sigma Chi; past Director, Austin Rotary.

O. O. Norwood - Born August 16, 1887. Son of Dr. Edward O. Norwood who graduated from Tulane University and practiced medicine in Macune, San Augustine County, Texas, for 65 years. One of O. O. Norwood's paternal great-uncles, Edwin O. LeGrande, was one of the signers of the Texas Declaration of Independence.

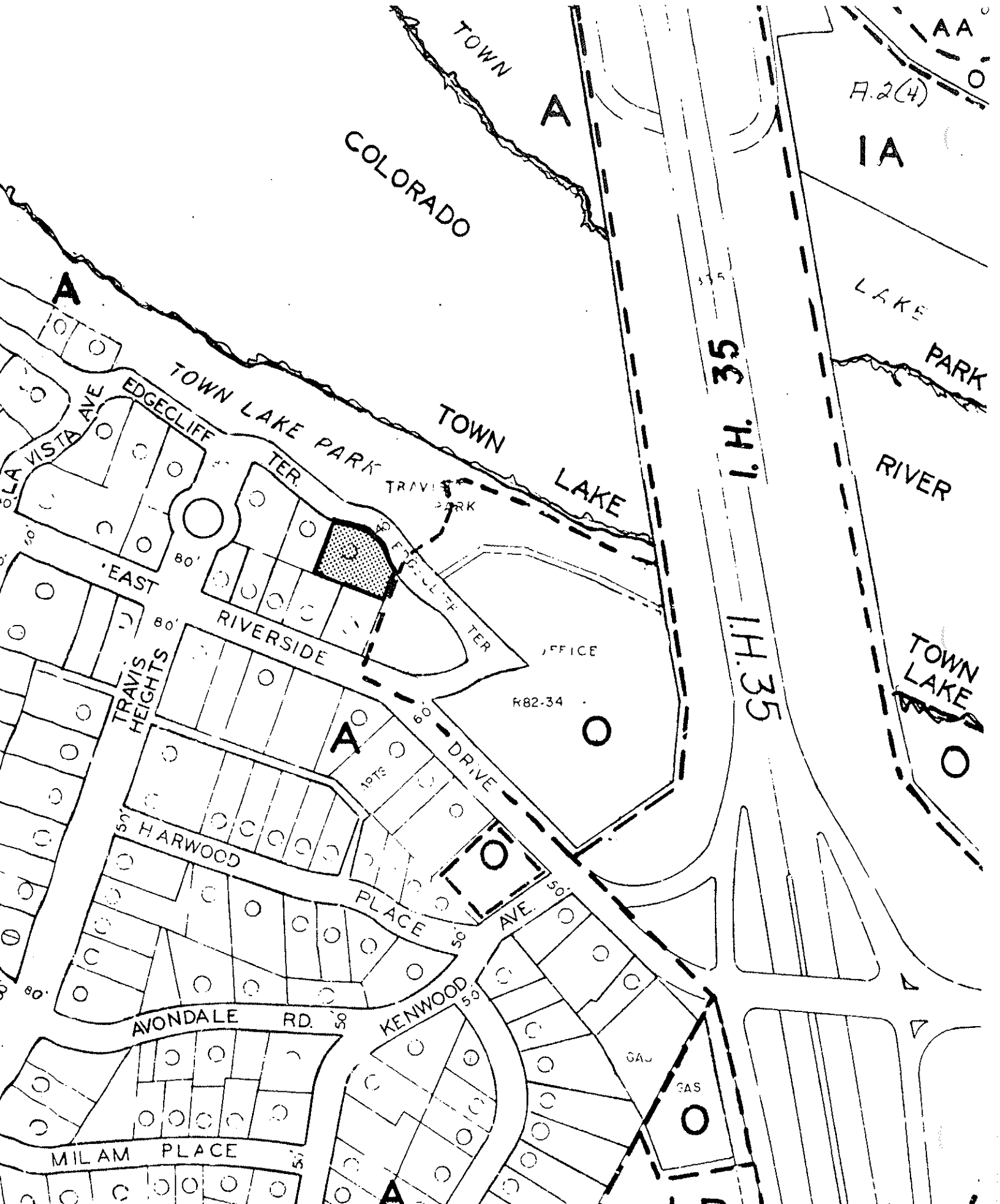
O. O. Norwood served in the army in World War I and after his discharge went to work as a municipal bond broker with his brother-in-law, John Louis Arlitt, who had offices in Austin and New York. In 1925, Norwood went into the municipal bond and real estate business with his two brothers, specializing in the South Texas area and made considerable economic gains.

Norwood was recognized as a premiere developer and an individual with great vision. In 1925, he acquired land for the development of the Norwood Building, for which construction began in mid-1928. It is alleged in numerous articles, including Norwood's obituary, that the Norwood Building was the first completely air-conditioned skyscraper in the world. This is incorrect.

In 1921, Norwood began acquiring property for the construction of his residence on Edgecliff. The structure was built in 1922. Norwood died in Austin on May 11, 1961.

Frank Barron - Born in Austin in 1888. Son of a brickmason who had come to Austin from Missouri. Barron originally worked with his father, Ninian. Frank Barron was the contractor for the Norwood Building; an addition to the City Hall on West 8th Street; Southwestern Telephone Company building on West 9th; and an addition to the First Baptist Church, when it was located on West 10th. He became an independent contractor and was responsible for the construction of many homes and commercial structures in the City.

Prepared by: Betty Baker Date: March 1982



NORTH  AREA OF HEARING ZONING LINE  RESIDENTIAL STRUCTURES  

Austin History Center  
 11014 H 82-010

**From:** Wolf Sittler (restorenorwood@yahoo.com)

**To:** Kelly.Snook@ci.austin.tx.us;

**Date:** Mon, November 15, 2010 10:15:39 AM

**Cc:** Sara.Hensley@ci.austin.tx.us; Marty.Stump@ci.austin.tx.us; ricardo.soliz@ci.austin.tx.us;  
brian.block@ci.austin.tx.us;

**Subject:** Modifying the scope of Norwood feasibility study

PARD staff

Neighborhood interest in restoring the Norwood House goes back almost 30 years. The Norwood Posse is just the most recent group to take up this cause. Now we are discussing a feasibility study that includes possible demolition, or re-purposing of the house.

Two days ago, Steve Sadowsky, the historic preservation officer with the Historic Landmark Commission, told me, in no uncertain terms, that demolition of the Norwood House was not an option. This is consistent with the long established position in favor of restoration by the Norwood Posse, our pro-bono professionals, a city council resolution of March 25, 2010, and widespread support from historic preservation organizations and the general public.

With this information in mind, we respectfully request that the scope of work for the Norwood feasibility be modified to instruct the consultants to study how to restore the house, rather than whether. Furthermore, since time is the enemy of the Norwood House, we recommend (as would every preservation expert) that, as their first priority, the consultants provide guidelines and cost estimates about "mothballing" the house. Since this step will cost money and needs to be completed asap, we suggest that some of the \$80,000 available for the study, be dedicated to its protection. The Norwood Posse has over \$4,000 available to assist with this critical expense.

We can help with more than money. We can mobilize volunteers to help with mothballing. This, like any volunteer assistance, will help defray the expenses involved in any "hands on" work .

Regards

Wolf Sittler

[www.restorenorwood.org](http://www.restorenorwood.org)

447-2150



TEXAS  
HISTORICAL  
COMMISSION

*The State Agency for Historic Preservation*

RICK PERRY, GOVERNOR

JOHN L. NAU, III, CHAIRMAN

F. LAWRENCE OAKS, EXECUTIVE DIRECTOR

June 11, 2008

Wolf Sittler  
Norwood Committee  
SRCC  
1403 Kenwood Ave.  
Austin, TX 78704

RE: National Register eligibility, Norwood House, Austin, Travis County, Texas

Dear Mr. Sittler:

Thank you for your letter regarding the Norwood House, at 1012 Edgecliff Terrace, in Austin, Travis County. Properties eligible for listing in the National Register of Historic Places must be historically significant and retain integrity. While the building may be an important remnant of Austin's early 20<sup>th</sup> century history, we are concerned that the building's current appearance does not reflect how it appeared during the historic period, and in its current state would not be a good candidate for listing in the National Register of Historic Places. Nevertheless, the THC supports your efforts to restore the building and hopes that the City of Austin will take steps to reverse the deterioration that has occurred since the city acquired the building.

If you have any questions, please do not hesitate to contact me at 512/463-6013 or by email at [greg.smith@thc.state.tx.us](mailto:greg.smith@thc.state.tx.us). Thank you for your interest in the National Register and in preserving Texas' cultural heritage.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Smith".

Gregory W. Smith  
National Register Coordinator

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Amy Hornaday  
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Rosemary Morrow  
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Sabrina Brown, Inherit Austin  
Austin History Center Assoc.  
Mike Ward, Pioneer Farms

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Jacqui Schraad  
*Executive Director*  
Lori Martin  
*Antiques Show Director*

July 23, 2008

Mr. Wolf Sittler  
1403 Kenwood Ave.  
Austin, TX 78704

Dear Mr. Sittler,



HERITAGE  
SOCIETY OF  
AUSTIN

P.O. BOX 2113  
AUSTIN, TEXAS 78768  
512-474-5198  
FAX 512-476-8687

WATERLOO PRESIDENT'S  
COUNCIL

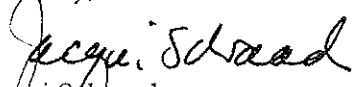
James Armstrong & Larry Connelly  
Jannis & Robert Baldwin  
Penny & Dan Burck  
Ann Butler  
June & Mark Chandler  
Cissie & Dillon Ferguson  
Donna & Steve Hicks  
Regan & William Gammon, III  
Connie & Allen Green  
Jan Bullock & Robert Green  
Dealey & David Herndon  
Courtney & Clark Hoffman  
Meta Butler Hunt  
Judith & Lewis Jones  
Roger Joseph  
Lowell Lebermann, Jr.  
Sue Brandt McBee  
Leslie & Steve McConnico  
Andrea & Dean McWilliams  
Emily Moreland  
Bettye & William Nowlin  
C. Patrick Oles, Jr.  
Stanya & James Owen  
Mr. & Mrs. Howard Parker  
Cheryl & Wall Penn  
Gay & Shannon Ratliff  
Vickie Roan  
Cheryl & John Sauder  
Sue & C. Aubrey Smith, Jr.  
Joann & Larry Temple  
Lynne & Morton Topfer  
Lizabeth & Steffen Wallz  
Betty & Jim Wilson  
David Wilson  
Eva & Marvin Womack

Thank you for making the Heritage Society of Austin aware of your and other concerned parties' laudable plans to restore the Norwood House on Edgecliff Terrace. For over 50 years, the Heritage Society of Austin has been Austin's leading voice for the preservation of historic buildings and places. As a result of our advocacy and financial support, 300 historic properties, including Austin treasures like The Driskill Hotel, Paramount Theater, Governor's Mansion, Laguna Gloria, and many private residences have been preserved.

The Heritage Society commends your determination to restore the Norwood House to its original condition as a beloved Austin treasure. We believe that the restoration of this long neglected structure will result in a wonderful asset to your neighborhood and our city at large and will preserve an important piece of Austin's history. Austin is fortunate to have the expertise, enthusiasm, drive and dedication of the Norwood Posse directed towards this important work

Thank you for all you do to preserve our valued heritage. We look forward hearing from you as you make progress on your plans.

Sincerely,

  
Jacqui Schraad  
Executive Director



TEXAS HISTORICAL COMMISSION

George W. Bush • Governor  
John L. Nau, III • Chairman  
Curtis Tunnell • Executive Director  
The State Agency for Historic Preservation

November 8, 1995

Bea Fincher, Chair  
Norwood House Task Force  
Women's Chamber of Commerce of Texas  
c/o 303 Inwood Road  
Austin, Texas 78746-5620

Re: The Norwood House, Austin, Texas

Dear Ms. Fincher:

I would like to take this opportunity to commend the Norwood House Task Force for undertaking the restoration of the Norwood House Estate. Following the misguided move of the house down the hill from its original site, preservationists were very discouraged about the prospect of losing this valuable piece of Austin's history. The Women's Chamber of Commerce has demonstrated remarkable foresight and dedication to a most worthy cause. I envision that your goal of a restored house, gardens, pool, and revitalized use of the estate will be realized with the grace and determination I have come to know from your organization. If there is any technical advice or information I can provide during the restoration of the home please do not hesitate to call me, I will assist in any way I can.

Sincerely,

Teresa O'Connell  
Assistant Director  
Division of Architecture



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Marjorie Harris, Inherit Austin  
Austin History Center Assoc. Rep.  
Mike Ward, Pioneer Farms

STAFF  
Jacqui Schraad  
*Executive Director*

□□□□□□

December 5, 2008

Chairman Dave Sullivan and Commission Members  
City of Austin Planning Commission  
City of Austin  
P.O. Box 1088  
Austin, Texas 78768

**Re: *Case No. C14-1997-0008; The Norwood House***

Dear Chairman Sullivan and Members,

The Heritage Society of Austin requests your support for the historic zoning of the Norwood House property located at 1012 Edgecliff Drive. This is a somewhat unique historic zoning case in that its objective is not to ensure the structure remain in its current appearance and state, but to better allow it to be properly restored to its former prominence.

The Norwood House has a significant history that is well-chronicled in your backup materials. It also has a long history as a restoration project. Originally relocated in an effort to accommodate potential development yet save the structure, the House returned – minus a number of its original elements -- to the bluff along Lady Bird Lake to grace City-owned parkland. A number of well-intentioned plans to restore the House to its original character and prominence unfortunately stalled, but the effort has been revived with the enthusiasm and determination of the 'Norwood Posse' to save this Austin treasure.

The Heritage Society commends this effort, and the House and property will be better-positioned to receive much-needed public and private funding with historic zoning. We believe the restoration of this long neglected structure will result in a wonderful asset to our city and will preserve an important piece of Austin's history.

Sincerely,

Jacqui Schraad  
Executive Director

March 25, 2010

**RESOLUTION NO. 20100325-051**

**WHEREAS**, in 1922 local developer Ollie O. Norwood and his wife, Calie Norwood, built a small bungalow on the bluffs above the south bank of the Colorado River, just west of the area where Interstate 35 now crosses Lady Bird Lake; and

**WHEREAS**, the Norwood House occupied a 3-acre estate that included a rose garden, a greenhouse, a fountain, a gazebo/teahouse, and the first geothermal-fed swimming pool in Austin; and

**WHEREAS**, the City of Austin bought the Norwood Estate, including the house, in the mid-1980s; and

**WHEREAS**, although the house has not received dedicated funds for restoration, its historic significance has been recognized through the City of Austin historic landmark designation; and

**WHEREAS**, a dedicated neighborhood group has volunteered to raise the funds needed to support the first phase of a house restoration project; and

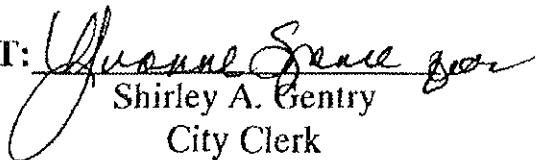
**WHEREAS**, the restoration of the Norwood House could help meet the growing community demand for useable public space, and provide an additional facility for hosting private events; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Council supports the efforts of the Norwood Posse and other community groups to fund and restore the Norwood House as an attractive and functional public facility for use by the entire Austin community.

**ADOPTED:** March 25, 2010

**ATTEST:**

  
Shirley A. Gentry  
City Clerk

---

## **Item 51 - March 25, 2010**

Approve a resolution supporting community efforts to fund and begin the restoration of the Norwood House. (Council Member Chris Riley Council Member Laura Morrison Council Member Randi Shade)


**Resolution No. 20100325-051 was approved on consent on Council Member Shade's motion, Mayor Pro Tem Martinez' second on a 7-0 vote.**


### **Executed Resolution**

 20100325-051, Resolution, PDF, 37kb

### **Work Papers and Other Backup**

#### **Documentation**

 20100325-051, Agenda Backup (Draft Resolution), PDF, 8kb

 20100325-051, Agenda Backup (Fiscal Memo), PDF, 18kb

 20100325-051, Agenda Backup (Recommendation for Council Action), PDF, 36kb

[▲ Top](#)

Feb 2, 2011

Norwood House

Austin, TX

Meeting with Steve Sadowsky, Historic Preservation Officer, City of Houston

1. I have seen your name spelled with a "y" and "i" on official city web sites. Which is correct? Our apologies.
2. Historic Landmark Commission Minutes from January 17, 1983 state:

"Betty Baker said that criteria (a), (c), (d), (h), (i), (k), (l), and (m) have already been determined by the Commission; however Item (h) should be deleted if the structure is relocated."

How do these criteria translate to the two attached numbered lists of criterion?

3. I have found design standards and/or guidelines for the 6<sup>th</sup> Street, Hyde Park and West Austin. Are there more general or specific guidelines/standards for individual houses? If not, can you suggest which of the published documents we should follow? Or a section of the ordinance?  
*Secretary of Interior Standards for Rehabilitation of Historic Restoration*
4. Once we have public input for a use for the house and grounds, we would like to explore three different philosophies for the house: preservation, rehabilitation and restoration. Is it permissible under the historic preservation ordinance to explore an adaptive use/deconstruction option?
5. We are under the understanding that the footprint of the Norwood House is a City of Austin Landmark and has historic zoning. Is there a difference between a historic landmark and a historically zoned building? Are all landmarks zoned historic after their landmark designation?  
*same*
6. We understand that the grounds of the Norwood House are not protected by historic zoning. Can you please verify? However, the grounds are significant to the historic importance of the house. Would alterations to the grounds compromise the Landmark Designation and/or Historic Zoning of the house? This relates to question #2 – the landmark designation criteria.
7. Travis Heights/Fairview Park is working to create a local and National Register Historic District. At this time, there is not local or National Register district designation. Is there any other design review at the neighborhood level that we need to follow (as well as make sure we invite those involved to the Norwood House planning process)? *NO*
8. If the grounds fall under the landmark or historic designation, what is the physical limits or boundary of these designations?
9. *KXUE, May 24, 2010 "demolition by neglect". No because it is not a "willful act".*



CURTIS TUNNELL  
EXECUTIVE DIRECTOR

# TEXAS HISTORICAL COMMISSION

P.O. BOX 12276

AUSTIN TEXAS 78711 2276

(TELEPHONE) 512-463-6100

(FAX) 512-463-6095

(RELAY TX) 1-800-735-2989 (TDD)

25 April 1994

The Honorable Bruce Todd  
Mayor, City of Austin  
P.O. Box 1083  
Austin, Texas 78767

Re: The Norwood House

Dear Mayor Todd and City Councilmembers:

I would like to voice the support of the Texas Historical Commission for the agreement under consideration by the Council regarding the Norwood House. I have been working with the Women's Chamber of Commerce of Texas for the past several years on the relocation and restoration of this historic building, and have found them to be a very dedicated and conscientious group. Their proposal to utilize the building and grounds as a sculpture garden honoring Texas women, visitor's center and research institute dedicated to women's economic issues is both ambitious and timely. I am confident that the product of their efforts will be something that all of Austin will be proud of.

Thank you for your consideration.

Sincerely Yours,

Teresa O'Connell  
Assistant Director  
Division of Architecture

cc: Max Nofziger  
Ronney Reynolds  
Jackie Goodman  
Brigid Shea  
Gus Garcia  
Bea Fincher, WCCF



## HISTORIC LANDMARK DESIGNATION CRITERIA

**To be eligible for historic landmark status, a property must meet one or more of the following criteria:**

- A 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.
- B 2. Recognition as a Recorded Texas Historic Landmark, a National Historic Landmark, or entered into the National Register of Historic Places.
- C 3. Embodiment of distinguishing characteristics of an architectural type or specimen.
- D 4. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.
- E 5. Embodiment of elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.
- F 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.
- G 7. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.
- H 8. Archeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.
- I 9. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, state, or the United States.

- J 10. Location of the site of a significant historic event.
- K 11. Identification with a person or persons who significantly contributed to the culture and development of the city, state or United States.
- L 12. A building or structure, which because of its location has become of value to a neighborhood, community area, or the city.
- M 13. Value as an aspect of community sentiment or public pride.

- "Adaptive Reuse" of home. / Restoration / Rehabilitation
- Roof material not so important (clay tile vs asphalt) hipped tile. (Restoration)
- Use same brick
- repair windows (no substitute)
- replace with exterior doors, close to original
- interior rooms are not important (do not have to be replicated)
- The building shell is what matters.



*Not Applicable then  
New criteria to be  
used now.*

**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.

## Jaime Beaman

---

**From:** Sadowsky, Steve [Steve.Sadowsky@ci.austin.tx.us]  
**Sent:** Wednesday, January 26, 2011 2:44 PM  
**To:** Jaime Beaman; La Bonte, Lei Lonnie  
**Cc:** Anna Mod  
**Subject:** RE: Norwood - notes for Steve Sadowski  
**Attachments:** HISTORIC LANDMARK DESIGNATION CRITERIA.doc

The house has landmark designation once again – it was done in conjunction with the Norwood Posse’s efforts to stabilize and preserve the house. While it is true that the house has lost its original cladding materials, the house still retains sufficient integrity to warrant the designation of the property and the significance of the house outweighs the loss of original materials in this case. The original criteria are attached. Our next Landmark Commission meeting will be February 28 – if you’d like to brief the commissioners at that time, let me know and I will put you on the agenda.

Steve Sadowsky  
Historic Preservation Officer  
City of Austin, Texas  
974-6454

---

**From:** Jaime Beaman [<mailto:jbeaman@casabella-architects.com>]  
**Sent:** Wednesday, January 26, 2011 2:18 PM  
**To:** La Bonte, Lei Lonnie; Sadowsky, Steve  
**Cc:** 'Anna Mod'  
**Subject:** FW: Norwood - notes for Steve Sadowski

Steve & Lei Lonnie:

As part of our feasibility study for the Norwood Estate (house and grounds), we will be having our 1<sup>st</sup> stakeholder meeting, with the general public, in about 2 weeks. There is conflicting opinions as to the historical designation/zoning (are they the same?) of the house and grounds.

We will be looking at different options for the house and the grounds. Are we limited?

Just trying to be a good architect and KNOW what I am talking about with the stakeholders.

See the attached questions and issues. I am available to meet with you anytime. Thanks for your help.

Jaime Beaman, AIA | Principal  
CasaBella Architects | *Creating Shared Visions*

**3-NP**

**P-NP**

**P-H-NP**

**P-NP**

**SF-3-NP**

**3-NP**

**NO-NP**

**SF-3-NP**

EDGECLIFF TE

RIVERSID DRE

RIVERSID DRE

KENWOOD AV

HARWOOD PLACE

35 N

INTRSTHY 35

KVUE News, May 24, 2010

"We have it boarded up with the idea of hopefully getting some future funding for it, but at this point because we don't have any bond money allocated for it. The best thing for us to do is to secure it," said Ricardo Soliz with the Austin Parks and Recreation Department.

On Monday night the Historic Landmark Commission was set to discuss investigating a case of "demolition by neglect" on the Norwood House.

"If a property owner does not maintain a property then that would be demolition by neglect. That they haven't done anything intentionally or of their hand to demolish the building as in a wrecking ball to it, but they're not providing proper care for it," said Steve Sadowsky, chairman of the Historic Landmark Commission.

The HLC will take a couple of months to investigate the situation with the Norwood House before approaching the city with a recommendation.

## Jaime Beaman

---

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Steve Sadowsky  
Historic Preservation Officer  
City of Austin, Texas  
974-6454

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Jaime Beaman, AIA | Principal  
CasaBella Architects | *Creating Shared Visions*

Norwood House, 1012 Edgecliff, Austin, TX  
Zoned P-H

Talking points for Steve Sadowski:

### **Background**

CasaBella and team is working on a feasibility study for the use of the Norwood House and Grounds for the City of Austin. This complicated site includes a City of Austin Landmark building, the Norwood House. This house, built in ~~the late 1920s~~, was moved in the 1980s approximately 200 feet to the west (to 1009 Edgecliff) and designated a City of Austin Landmark. In the 1990s, the historic designation was removed in order to relocate the house to its original location and then the historic designation was reinstated. The house is currently on its original site and is a designated City of Austin Landmark. During the moves, the original brick and river stone was removed and sold. The grounds surrounding the house are also historically significant and include the garage foundation, front path and steps, remnants of the swimming pool (now filled), foundations of the tea room, bathhouse and pergola and the circular fountain and garden paths. The grounds have no historic designation.

Is it possible to make a presentation to the Landmark Commission at one of their scheduled meetings about the status of the house? We can show the video of the current condition of the house and grounds and explain the process we are starting to determine a use.

We would also like to invite members of the Landmark Commission to the stakeholders meetings.

Is it possible to hold a tour for the Landmark Commission at the Norwood House? [Jaime – out budget may not allow this but PARD and Steve Sadowski could get access and lead the tour].

Is there any concern about the lack of integrity of the house and grounds? The house is listed as a City of Austin Landmark yet is not eligible for listing on the National Register of Historic Places due to lack of integrity (THC, 2008).

We have looked through the City of Austin files. What we cannot find is the original Landmark application that states under which criteria the house is listed. We have the Historic Landmark Commission Minutes from January 17, 1983 that discuss the house and state:

"Betty Baker said that criteria (a), (c), (d), (h), (i), (k), (l), and (m) have already been determined by the Commission; however Item (h) should be deleted if the structure is relocated."

Since 1983 the Historic Landmark Designation Criteria have changed. Is there a copy of the Criteria from the 1980s that corresponds to Betty Baker's statement above?

# HISTORIC LANDMARK COMMISSION

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E-mail:  
lga@austin.com  
Home: 450-1283  
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(03)  
Office: 458-8153x202  
E-mail Address:  
john@swsg.com  
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*FAX: 471-0716*

✓ Terri Myers  
823 Harris Avenue (05)  
Home/Work: 478-0898  
E-mail Address:  
terrimyers@preservationcentral.com  
FAX: None

( ) denotes the last two  
numbers of a 787\_\_ Zip Code.

## Grants Special Committee ← ?

Daniel Leary, Chair  
Patti Hansen  
Joe Arriaga

Operations Committee  
Laurie Limbacher, Chair  
Patti Hansen  
Timothy Cuppett

Preservation Plan Committee  
Meghan Kleon, Chair

---

Laurie Limbacher

Certificate of Appropriateness Review  
Committee

Terri Myers, Chair  
Laurie Limbacher  
Meghan Kleon

## *Support Staff:*

Greg Guernsey, Director,  
Neighborhood Planning and  
Zoning Department  
(512) 974-2387

Steve Sadowsky,  
Historic Preservation Officer  
(512) 974-6454  
E-mail:  
[steve.sadowsky@ci.austin.tx.us](mailto:steve.sadowsky@ci.austin.tx.us)

## *Additional Support Staff:*

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Administrative Specialist,  
(512) 974-2890  
E-mail:  
[leilonnie.labonte@ci.austin.tx.us](mailto:leilonnie.labonte@ci.austin.tx.us)

## *Mailing Address:*

City of Austin,  
Historic Preservation Office  
Neighborhood Planning Department,  
P. O. Box 1088,  
Austin, TX 78767-8810  
Street Address:  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Fax #: (512) 974-9104

HB - EDGECLIFF TERRACE 1012  
P. 06755

Austin History Center



H.F. KUEHNE - ARCHITECT  
GARDEN OF O.O. NORWOOD

AUSTIN, TEXAS



HB - Ed. Cliff Terrace 1012  
PICH 06763



Austin History Center

HB-EDGECLIFF 1012

Austin History Center



2-5-25.

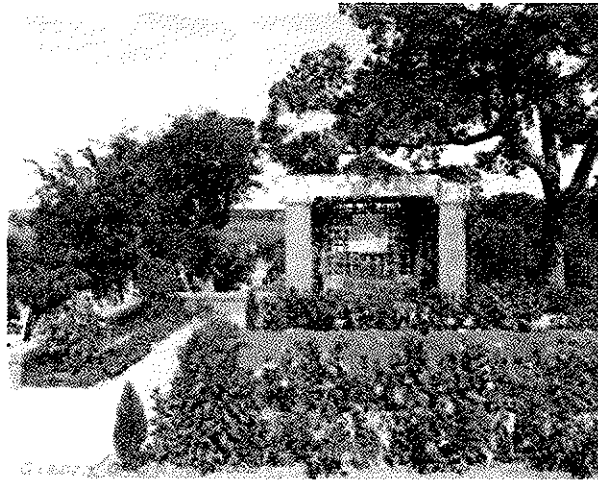
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Austin History Center



HB - EDGECLIFF TERRACE 1012  
C01462



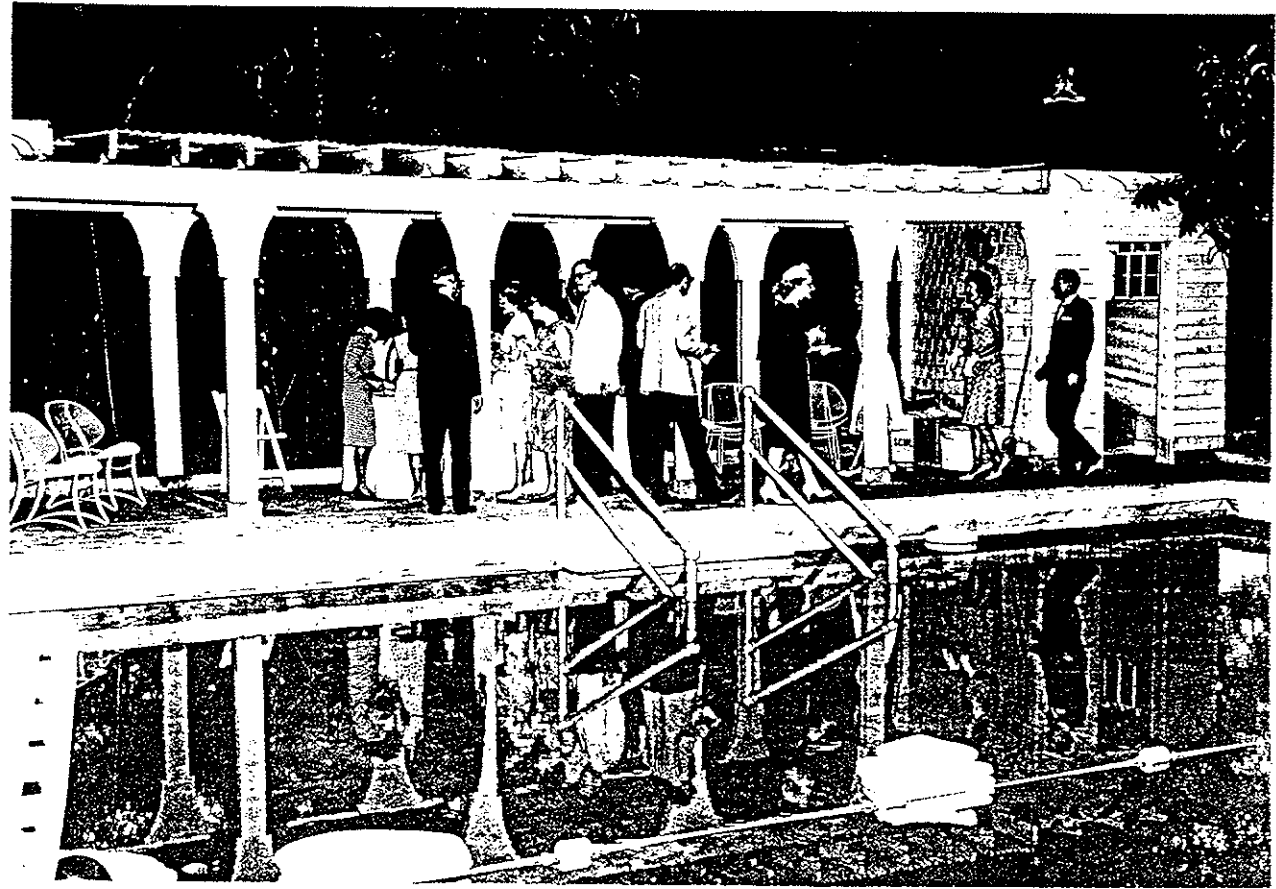


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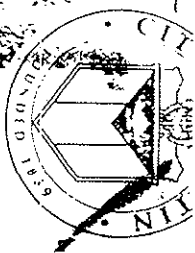
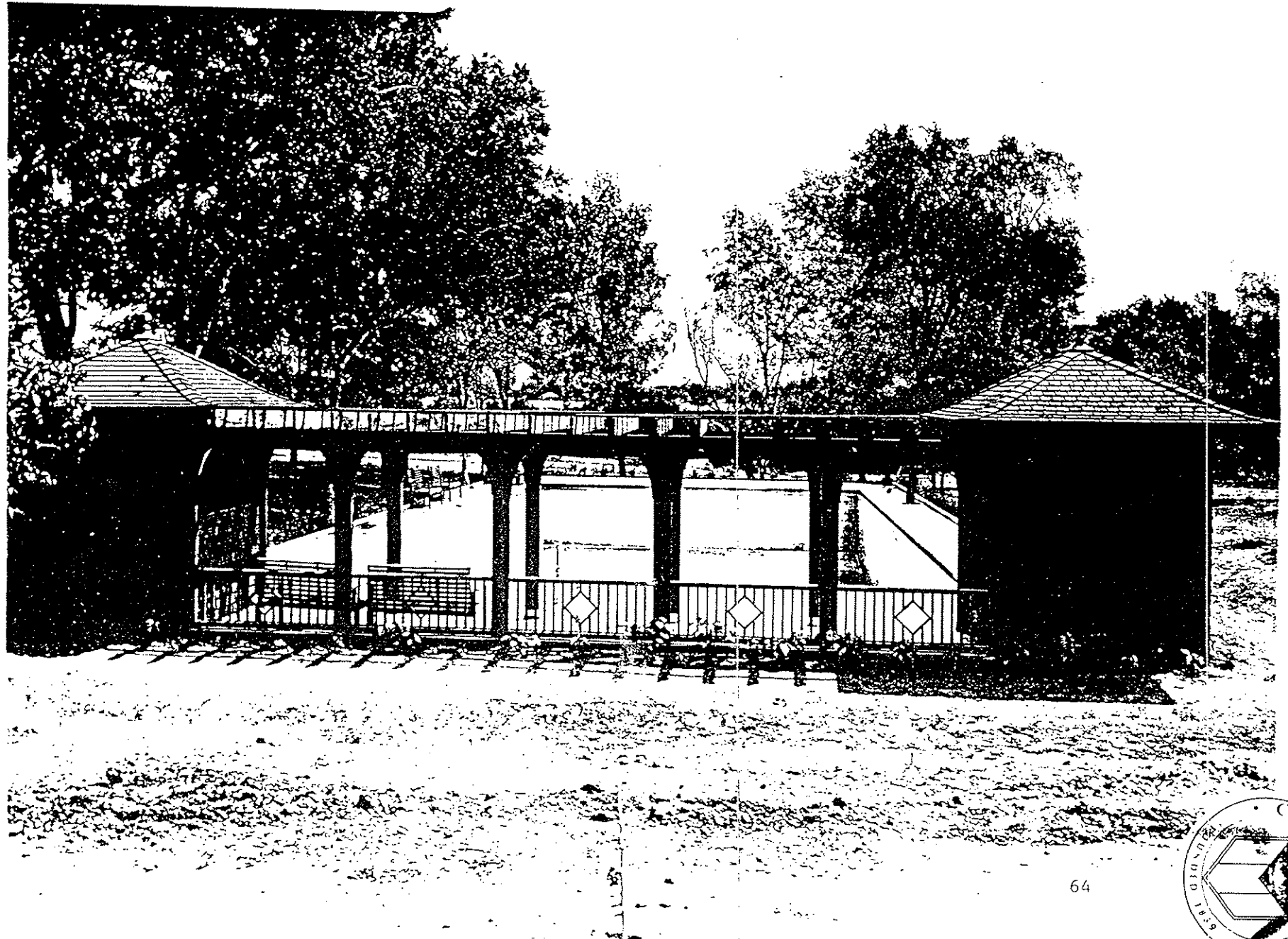


[PICB 06755] [enlarge image](#)

Austin's Parks and Recreation Department purchased the Norwood Estate property at 1012 Edgecliff from a development company that had plans to build a condominium project there. Efforts to restore the property are under consideration.

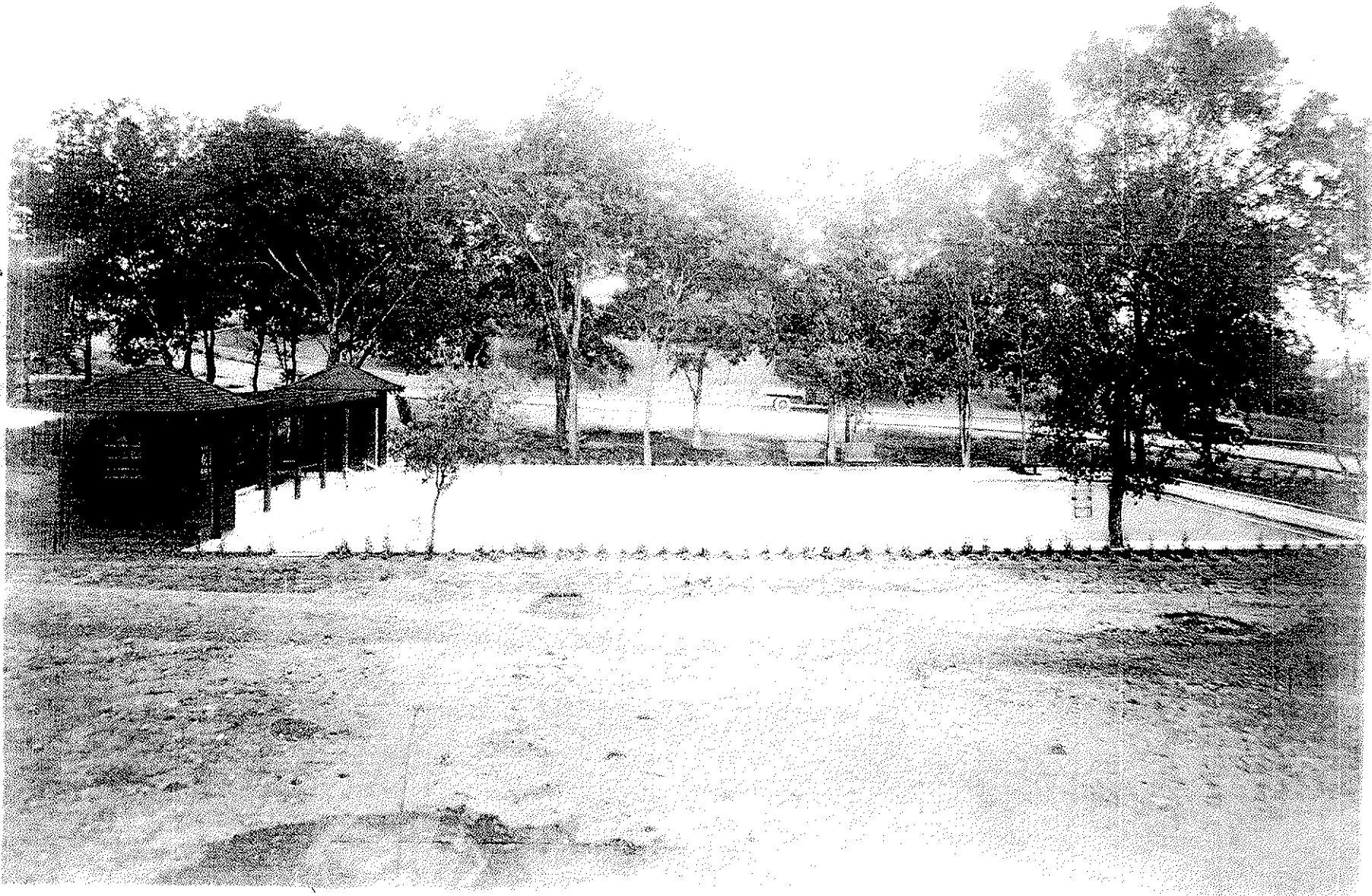


nB - Edgecliff Terrace 1012  
PICH 06763



HD DC CLIFF TERRACE 1012  
PIC# 08788

Austin History Center





January 31, 2011

Mr. Jaime Beaman  
CasaBella Architects  
3821 Juniper Trace, #104  
Austin, TX 78738

**RE: Norwood Tract Assessment  
Riverside Dr.  
Austin, Texas**

Job #20113490

Dear Jaime:

On Friday, January 21, 2011, representatives of our office visited the above referenced site to observe and document the existing framing of the structure. The purpose of our visit was to gather enough information so as to evaluate the structural integrity of the structure based on the current condition and construction of the house. Our observation included documenting the foundation support locations and foundation framing. We also documented the ceiling framing as well as the roof framing. We also took several photos for our data base to use in preparing this report. We did not do any destructive testing or remove any materials from the house. All our findings and comments are based on visual observations.

#### Background

The structure is a one story wood framed structure that was constructed in the 1920's. The structure is currently supported on concrete plinths with concrete footings. It appears that a majority of the original framing members are still intact and are providing support for the structure. The concrete footings and plinths are fairly recent construction and were installed shortly after the last time the building was moved. The structure consists of 2x10 floor framing with various size beams spanning between concrete plinths. The perimeter beams supporting the floor joists appear to be mostly 3-2x6's with an occasional 6x6 beam that appears to be from the time the house was last moved. The interior and exterior walls appear to be 2x4 stud framing with a spacing ranging from 16" o.c. to 24" o.c. The interior and exterior walls are sheathed in shiplap wood siding. The ceiling framing consists of 2x6 ceiling joists spaced at 16" o.c. The roof framing consists of 2x6 rafters at 24" o.c. with 2x6 hip and valley members. The roof is braced down to interior walls and various locations with 2x4 bracing. We did not observe headers over door and window openings which was typical construction during that period of construction. The roof sheathing appears to be a combination of plywood and planking with composition shingle roof.

#### Assessment

Based on our observations and assessment of the design it appears that the 2x10 floor joists are adequate. The location of the under floor footings and the location of the main beams provide more than adequate support framing for the floor joists. In most cases the 2x10 joists

span less than 10 feet. The main beams consisting of a combination of 3-2x6 and 6x6 beams are under sized for the current spans. In our opinion the location of the beams are good but the beams are too small. In our opinion the main beams spanning between the concrete plinths will need to be reinforced if the current plinth spacing is to remain. The reinforcing that these beams will require is dependant on whether the building will be used for receptions and conferences or if the building will be used as a residence.

The ceiling framing for the most part appears to be adequate. If the attic is to be used for light attic storage then only the area above the central hallway, mechanical, rear entry, bathroom 1 and bathroom 2 may be used for storage.

The roof framing, specifically the rafters are adequately spaced for a light roof. Some additional roof bracing will need to be installed to adequately support the rafters, hips and valleys. Headers above doors and windows that will be load bearing will need to be added.

This assessment is based on the assumption that a majority of the framing described above is in good condition. The condition of individual studs, joists and rafters will be determined during the construction phase or immediately before construction begins. Based on our observations there will be numerous structural members that will need to be removed, replaced or reinforced for the building to meet current code requirements. The shiplap siding, floor decking and roof decking can hide dry rot and severe structural damage. It is our opinion based on our observation that up to 40 percent of the structure will be damaged due to wood decay.

### Conclusions

Based on our observations and structural assessment it is our opinion that in general the building can be salvaged assuming the majority of the structural members are not damaged due to wood rot and wood decay. The floor joist sizes and spans are within structural code requirements. The main structural beams supporting the floor joists are severally undersized and need to be reinforced. The ceiling framing appears to be adequate for the most part as long as no light storage is allowed on the longer joists. The roof framing sizes and spacing are sound but will require additional bracing at various locations. New headers will need to be added at load bearing walls. We anticipate that up to 40% of the existing roof, ceiling, wall framing members and sheathing will need to be replaced due to wood decay.

Should any questions arise concerning this matter please call this office.

Sincerely,



Richard Luevano, Jr., P.E.  
Partner  
Steinman Luevano Structures, LLP  
TBPE Registration No. 1624



1-31-11

July 22, 2009

Ms Ruth Parshall  
Parshall and Associates  
610 Brazos #400  
Austin, Texas 7870d1

**RE: Norwood House  
1012 Edgecliff Drive  
Austin, Texas**

Dear Ruth:

On Thursday, July 17, 2009, a representative of our office visited the above referenced site to observe the existing exterior stud walls to render an opinion as to whether the wall framing is sufficient to support a tile roof. During our visit we observed the condition of the studs we could see to determine if the studs contained water damage or insect damage. In addition we observed the support beams around the perimeter to determine if the beams and footing spacing was adequate to support the weight of the roof.

Based on our observations it appears that the studs are structurally sound. We could not observe the each stud but each stud that we were able to observe and touch appeared to be sound. We did observe some missing support beams at the perimeter of the house that appear to have been cut. It is our recommendation that these beams be replaced prior to adding the tile roof.

In addition we observed several rafters and decking was decayed. We recommend that these rafters and decking be replaced prior to the installation of the tile roof. We also recommend that prior to the installation of the roof that any damaged studs that were not seen during our visit be replaced prior to installation of the new tile roof.

To the best of our knowledge, information, and belief, the existing exterior wall framing will support the added roof loads and will meet or exceed the minimum requirements as prescribed by the 2006 International Residential Code.

Should any questions arise concerning this matter please call this office.

Sincerely,



Richard Luevano, Jr., P.E.  
Partner  
Steinman Luevano Structures, LLP  
TBPE Registration No. 1624



7-21-09

6168 Turnersville Rd  
Creedmoor, TX 78610



(512) **386-6500**  
(512) **389-2997** fax

[www.hhccinc.com](http://www.hhccinc.com)

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September 16, 2010

Norwood Posse  
Wolf Sittler

Wolf,

As you know I am personally familiar with the Norwood House having had the opportunity to examine it on several occasions. Since we specialize in Historic Restorations we have to first ensure that the "bones" of the structure are in sound condition before considering restoring the building.

In my opinion, the structure of the house is in a viable condition and the outcome of the restoration will be that the Norwood House will once again be a place that the City and the Citizens of Austin can enjoy and appreciate.

The condition of the house will continue to deteriorate if no action is taken. If I can be of further assistance please don't hesitate to contact me.

Thank you,

Mark Rawlings  
Managing Partner  
HHCC Inc.  
[mark@hhccinc.com](mailto:mark@hhccinc.com)

# Norwood Estates Summary

Prepared by Urban Design Group

City Grid:

J-20

Jurisdiction:

City of Austin Full Purpose

Watershed:

Town Lake (Urban)

Zoning:

C14H-97-0008      P-H-NP

Subdivision:

C8-1913-1258      Travis Heights  
C8S-82-104      Norwood Place

Neighborhood Plan:

South River City

TCAD Parcel ID:

0301040404 – 1010 East Riverside Drive (City of Austin)  
0301040405 – 1008 East Riverside Drive (City of Austin)  
0301040406 – 1006 East Riverside Drive (City of Austin)  
0301040407 – 1004 East Riverside Drive (City of Austin)  
0301040408 – 1002 East Riverside Drive (City of Austin)  
0301040409 – 1000 East Riverside Drive (City of Austin)  
0301040105 – 1012 Edgecliff Terrace (City of Austin)  
0301040106 – 1012 Edgecliff Terrace (City of Austin)  
0301040403 – 1009 Edgecliff Terrace (City of Austin)

Core Transit Corridor:

East Riverside Drive

Overlays:

Travis Heights Waterfront Overlay Subdistrict  
(Riverside Drive Scenic Roadway)

## **Division 7 – Waterfront Overlay District and Subdistrict Uses**

### **25-2-692 Waterfront Overlay (WO) Subdistrict Uses**

- (E) This subsection applies to the Travis Heights subdistrict.
  - (1) The following uses are prohibited:
    - (a) automotive rentals;
    - (b) automotive repair services;
    - (c) automotive sales;
    - (d) automotive washing;
    - (e) basic industry;
    - (f) commercial off-street parking;
    - (g) laundry services;
    - (h) light manufacturing;
    - (i) stockyards; and
    - (j) warehousing and distribution.
  - (2) The following are conditional uses:
    - (a) hotel-motel;
    - (b) service station; and
    - (c) local utility service.

## **Division 8 – Waterfront Overlay District and Subdistrict Development Regulations**

### **25-2-711 Applicability**

- (A) This division applies in the waterfront overlay (WO) combining district.
- (B) The requirements of this division **do not apply to**:
  - (1) a community events use; or
  - (2) the construction or reconstruction of existing or proposed development for which:
    - (a) a building permit was issued before July 18, 1986;
    - (b) a certificate of occupancy was issued before July 18, 1986;
    - (c) a site plan was approved before July 17, 1986, including a phased project or a special permit site plan;
    - (d) a site plan was filed with the City before July 17, 1986 as a condition of zoning, and the site plan was previously approved by the council or Town Lake Task Force; or
    - (e) **building plans were filed with the City before July 17, 1986.**
- (C) The requirements of this division supersede the other provisions of this title, to the extent of conflict.

### **25-2-712 Definitions**

In this part:

- (1) **BASEWALL** means the vertical surface of a building beginning at the finished grade up to a level defined by a setback or an architectural treatment,

including a cornice line or similar projection or demarcation, that visually separates the base of the building from the upper portion of the building.

(2) BOARD means the Waterfront Planning Advisory Board.

(3) PRIMARY SETBACK AREA means the area between a primary setback line and the centerline of an identified creek, the shoreline of Town Lake, the shoreline of the Colorado River, or the boundary of an identified street, as applicable.

(4) PRIMARY SETBACK LINE means a line that is a prescribed distance from and parallel to the centerline of an identified creek, the shoreline of Town Lake, the shoreline of the Colorado River, or the boundary of an identified street, as applicable.

(5) SECONDARY SETBACK AREA means the area between a primary setback line and a secondary setback line.

(6) SECONDARY SETBACK LINE means a line that is a prescribed distance from and parallel to a primary setback line.

(7) TOWN LAKE CORRIDOR STUDY means the planning document published by the City of Austin in 1985 and formally approved by City Council Resolution No. 851031-19.

#### **Subpart B – District Regulations; Special Regulation 25-2-721 Waterfront Overlay Combing District Regulations**

(A) This subsection provides requirements for review and approval of **site plans**.

(1) Approval of a site plan by the Land Use Commission is required if an applicant requests a waiver from a requirement of this part under Section 25-2-713 (*Variances*).

(2) Review of a site plan by the director of the Parks and Recreation Department is required before the site plan may be approved. The director of the Parks and Recreation Department shall determine:

(a) whether the site plan is compatible with adopted park design guidelines; and

(b) if significant historic, cultural, or archaeological sites are located on the property.

(3) The Land Use Commission shall request a recommendation from the Waterfront Planning Advisory Board before approving or denying a site plan within the Waterfront Overlay combining district and shall consider the recommendation provided by the board. If the board fails to make a recommendation as required under Section 25-2-715 (*Review and Recommendation of the Waterfront Planning Advisory Board*), the Land Use Commission may approve or deny the site plan without a recommendation.

(4) The Land Use Commission shall request a recommendation from the Environmental Board before approving or denying a site plan within the Waterfront Overlay combining district and shall consider the recommendation provided by the board. If the Environmental Board fails to make a recommendation, the Land Use Commission may approve or deny the site plan without a recommendation.

- (B) In a primary setback area:
- (1) except as otherwise provided in this subsection, parking areas and structures are prohibited; and
  - (2) park facilities, including picnic tables, observation decks, trails, gazebos, and pavilions, are permitted if:
    - (a) the park facilities are located on public park land; and
    - (b) the impervious cover does not exceed 15 percent.
- (C) In a secondary setback area:
- (1) fountains, patios, terraces, outdoor restaurants, and similar uses are permitted; and
  - (2) impervious cover may not exceed 30 percent.
- (D) This subsection provides requirements for parking areas.
- (1) Surface parking:
    - (a) must be placed along roadways, if practicable; and
    - (b) must be screened from views from Town Lake, the Colorado River, park land, and the creeks named in this part.
  - (2) A parking structure that is above grade:
    - (a) must be on a pedestrian scale and either architecturally integrated with the associated building or screened from views from Town Lake, the Colorado River, park land, and the creeks named in this part; and
    - (b) if it is adjacent to Town Lake, the Colorado River, park land, or a creek named in this part, it must incorporate pedestrian oriented uses at ground level.
  - (3) Setback requirements do not apply to a parking structure that is completely below grade.
- (E) This subsection provides design standards for buildings.
- (1) Exterior mirrored glass and glare producing glass surface building materials are prohibited.
  - (2) Except in the City Hall subdistrict, a distinctive building top is required for a building that exceeds a height of 45 feet. Distinctive building tops include cornices, steeped parapets, hipped roofs, mansard roofs, stepped terraces, and domes. To the extent required to comply with the requirements of Chapter 13-1, Article 4 (*Heliports and Helicopter Operations*), a flat roof is permitted.
  - (3) Except in the City Hall subdistrict, a building basewall is required for a building that fronts on Town Lake, Shoal Creek, or Waller Creek, that adjoins public park land or Town Lake, or that is across a street from public park land. The basewall may not exceed a height of 45 feet.
  - (4) A building facade may not extend horizontally in an unbroken line for more than 160 feet.
- (F) Underground utility service is required, unless otherwise determined by the utility provider.
- (G) Trash receptacles, air conditioning or heating equipment, utility meters, loading areas, and external storage must be screened from public view.

### **Subpart C – Subdistrict Regulations**



**25-2-743 TRAVIS HEIGHTS SUBDISTRICT REGULATIONS.**

(A) This section applies in the Travis Heights subdistrict of the WO combining district.

(B) The primary setback lines are located:

- (1) 100 feet landward from the Town Lake shoreline;
- (2) 80 feet from the East Bouldin Creek centerline; and
- (3) 80 feet from the Blunn Creek centerline.

(C) Section 25-2-714 (*Additional Floor Area*) applies only to structures located between Bouldin and Blunn Creeks.

(D) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is 50 percent.

(E) The maximum height is:

(1) for structures located between the shoreline of Lady Bird Lake and Riverside Drive, the lower of 45 feet or the maximum height allowed in the base zoning district; and

(2) for structures located elsewhere in the subdistrict, the lower of 60 feet or the maximum height allowed in the base zoning district.

## TOWN LAKE COMPREHENSIVE PLAN

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wise designed to be as unobtrusive as possible. Numbers of users would be limited and perhaps even controlled by adjacent interpretive facilities, adding an educational dimension to the Preserve.

Austinites are proud of the beauty of the central Texas Hill Country which their city occupies. The growth of the city has, perhaps necessarily, compromised some of that natural beauty. It is important, however, to keep some small areas sacrosanct to maintain reminders of the native beauty of the region.

**The Neighborhood Park** - The second park type is in response to Town Lake Park's proximities to a number of the city's longstanding residential neighborhoods. Town Lake Park should be seen as belonging to the whole city, but it should also transform itself occasionally to become an adjunct and transition to the neighborhoods which border it. The people who live in Montopolis, East Austin, Travis Heights, the Barton Springs areas, Old West Austin and Tarrytown should be able to stake a special claim to portions of Town Lake Park.

These park areas would include neighborhood oriented amenities such as informal ball fields and courts, places for birthday parties, church picnics, festivals, and other such neighborhood gatherings. There should be playgrounds, strolling paths and picnic pavilions. Activities should be able to be informal and casual -- a pick-up game of basketball as opposed to tournament play.

Access to these parks should not preclude use by outsiders but should be clearly oriented to neighborhood users. Neighborhood Parks should be somewhat tucked away. Their scale should be intimate, with their emphasis on individuals and small groups rather than on massive gatherings.

Austin is proud of its fine neighborhoods. The neighborhoods adjacent to Town Lake are among the strongest and most livable in the city. The Neighborhood Parks within Town Lake Park should both draw character from those neighborhoods and also give back amenities which could strengthen and help maintain their desirability for the future.

**The Community Park** - The largest quantity of land in Town Lake Park will be devoted to Community Parks, districts with traditional park activities oriented to the entire Austin community. This park type is a focal element in most great cities, both in America and abroad.

---

The Community Park is the great outdoor living room of the city. It is a focus for recreation and outdoor activity. It is a place for large-scale sports and games, a place for jogging, walking, strolling and exercise. The scale of the Community Park, necessarily large to accommodate larger groups of people, requires extensive contiguous areas.

The Community Park is dominantly a green place, although the demands of sports, recreation, picnicking, and other gatherings require durable surface treatment. It is, therefore, largely planned and landscaped rather than simply natural. Colorful and lavish gardens can often accent its beauty.

The Community Park requires services such as restrooms, food kiosks, security control and recreation concessions, and good management is a key to their success.

The best example of a Community Park in Austin currently is Zilker Park. Its mixture of sports, recreation, picnicking, informal gatherings and special happenings such as a ride on the train or the annual Christmas tree exemplify the kinds of things that should happen in a Community Park. Enhancing and extending Community Parks in Town Lake Park would help reduce overuse, would give greater geographical distribution and easier accessibility and would provide a much greater range of places and events.

**The Cultural Park** - Many great cities have found a compatibility between cultural institutions such as museums, theaters and concert halls, and the graciousness of a natural park setting. Places to view art or theater or to hear music have a similar pace and ambiance as places for strolling, picnicking, and enjoying nature. Groups have been established in Austin to plan futures for a number of cultural institutions, including the Botanical Gardens, Children's Museum, Science Museum, Discovery Hall, Planetarium and Music Museum, which would greatly enhance the quality of life in the city. The Cultural Park would be a home for these activities.

The Cultural Park must be, predominantly, a park. It is a green space first and foremost. The facilities which inhabit it must have an architectural character compatible with and perhaps even subservient to the park. The Kimball Museum in Fort Worth serves as an excellent example of a significant cultural institution which complements and enhances its park-like surroundings. Whereas the Community Park is largely oriented toward recreation and would be generally informal in charac-

---

ter, the Cultural Park would be a quieter, probably somewhat more axial or formal place. There might be reflecting pools, allees of trees, gardens and amphitheaters that might appear too structured in the Community Park.

The definition of "cultural" should extend beyond institutions and include places for eating and talking, and informal as well as formal musical entertainment. There should be activities for children as well as adults. The Cultural Park should be a garden of active delights with places to see and experience, things to do and watch.

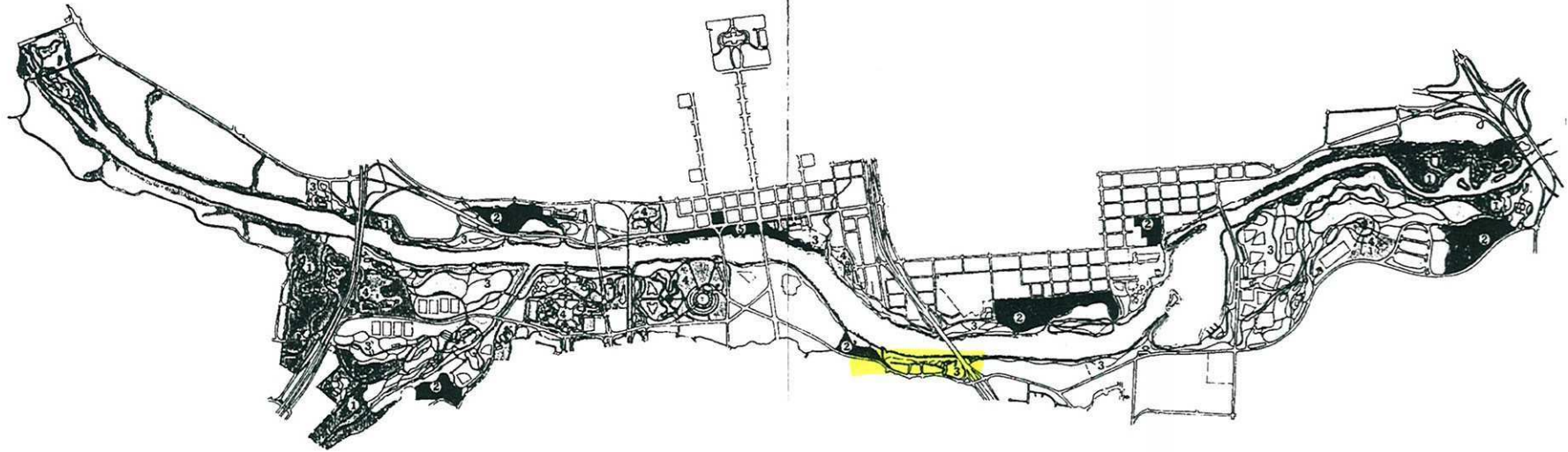
**The Urban Waterfront** - The final park type which should find appropriate application in Town Lake Park deals with the juxtaposition of city and open space. The Urban Waterfront would be the point at which high density urban development meets greenery and lake. There is an appealing tension in many cities between hard and soft, dense and sparse, man-made and natural where high density development stands in contrast to soft, lush natural spaces. The Urban Waterfront of Town Lake Park should revel in these contrasts. It should be notably green and parklike in contrast to the buildings and streets of the city itself but capable of handling very heavy use because of its closeness to a large number of users.

The Urban Waterfront should contain promenades and overlooks and be scenic and well kept. It should have some limited areas for group activities but should be largely available for casual activities like walking, lunching in the park, sitting and reading a newspaper.

The Urban Waterfront is a springboard for making the ambiance of Town Lake Park permeate the city. Through the creeks and tree-lined streets, the softness and graciousness of Town Lake Park should extend into downtown. Landscape and water features deep within the city should signal a connection to Town Lake, drawing particularly on activity centers such as East Sixth Street and making the obvious connections between these centers and Town Lake Park.

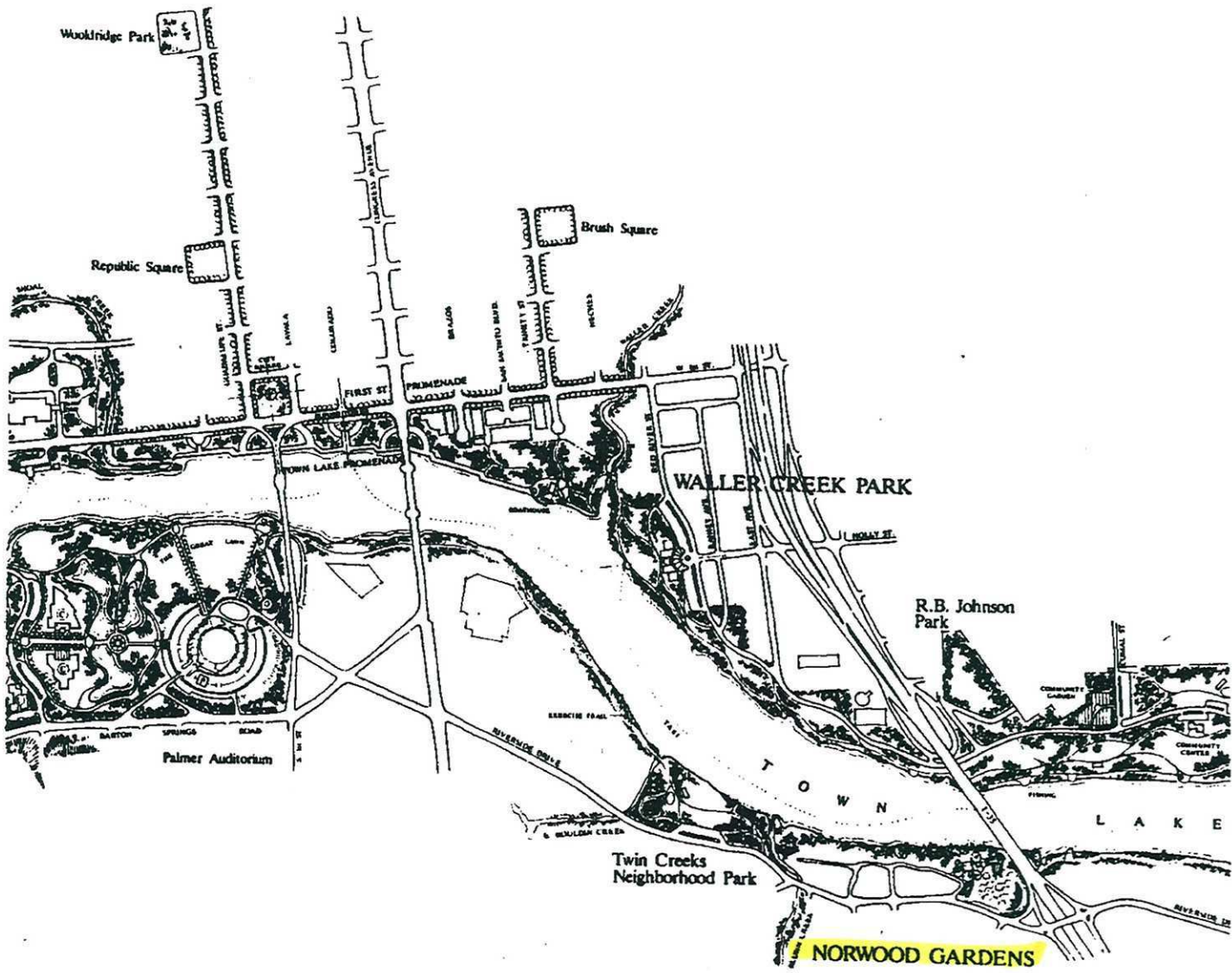
The locations of the five park zones within the Corridor are dictated to a large degree by the Corridor's diverse environmental conditions, landscape characters and existing development patterns. In most cases, distinct boundaries do not exist between adjacent zones, so that their characters might blend to a degree, each borrowing from the other as appropriate. Within the framework

## Plan Concept: Five Park Types



Existing Parkland

- 1** The Preserve
- 2** The Neighborhood Park
- 3** The Community Park
- 4** The Cultural Park
- 5** The Urban Waterfront



# Drake Bridge to Interstate 35

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the Hyatt Hotel and the Austin American Statesman, have provided for the Hike and Bike Trail to continue along the lakeside. The Hyatt Hotel has also responded to its frontage on a public resource by providing facilities and amenities for passers-by. Boating concessions in the vicinity add to the life and vitality of the waterfront.

In areas where public access is not already accommodated, public easements or ownership should be secured in the future. In addition to the embankment along the lake's edge, a nominal dimension of fifty feet back from the edge of the embankment is recommended to accommodate the exercise trail and strolling paths. Detailed on-site observation may vary the dimensions according to natural and built features. Occasional rest stops and overlooks will punctuate the path alignment and landscaping will enhance its character. Access between the path and adjacent private development is encouraged.

#### Twin Creeks Park

The proximity of E. Bouldin Creek and Blunn Creek as they enter Town Lake lend special significance to the land area between them. Blunn Creek is already a circulation conduit leading residents to Town Lake from neighborhoods sharing its upstream park system. It requires only a functional pedestrian underpass at Riverside Drive and a terminus at the lake's edge to realize its full potential. Parallel improvement of E. Bouldin Creek south of Riverside Drive, perhaps more commercially developed with creekside patio dining and comparable development, will serve neighborhoods further west. Their merged juncture at Town Lake is an appropriate focus for public parkland. Improvements will include provision for neighborhood picnicking, recreation and play and substantial landscaping.

#### Norwood Estate

Recently acquired by the City of Austin for use as parkland, the Norwood Estate occupies a promontory which offers one of the most dramatic views of Town Lake and downtown Austin available in the city. Located at the critical intersection of Town Lake and IH-35, the site is one of the most visible in the Corridor.

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The house, built by one of Austin's most prominent citizens of the 1920's, originally stood toward the center of its grounds, surrounded by gardens over-looking the swimming pool below and to the east. Although not old enough to qualify as "historic", it is a fine example of the bungalow style which was prevalent in Austin in the early part of the century.

Several years ago, the house was moved to the perimeter of the site and has not been used since. A group of citizens in the adjacent Travis Heights neighborhood has begun a movement to raise funds to move the house back to its original site and to rehabilitate it. The Town Lake Comprehensive Plan supports its relocation and rehabilitation as a small meeting/gathering facility much like the popular Zilker Clubhouse. Activities will be limited to those that can be accommodated in the modest sized space of the house and adjoining porches and terraces. Limited parking for such gatherings will be located unobtrusively among the large trees in a low draw to the east of the pool.

The pool itself will also be rehabilitated. Fed by natural warm springs, the pool could be an attractive amenity for general public use, but its high visibility and accessibility create the potential for significant overuse. Opportunities will be sought to open the pool for limited use only -- perhaps for off-season swimmers, seniors or for therapeutic swimming. In any event, its scenic qualities will contribute to the character of the grounds. Fencing and other accommodations necessary to make the private pool usable for more public purposes will be complementary or unobtrusive.

The development of the Norwood Estate will restore the qualities of the original estate -- its spaciousness, its grace and its orientation to the water and the city. Although its location adjacent to the highest traffic carrier in Austin may tempt more intense usage, acknowledgment of the site's small size and its vulnerable scale must prevail. Its development must maintain compatibility with the adjacent residential neighborhood and avoid extensive vehicular access.

#### North Shore: Rainey Street Area

The Rainey Street neighborhood has been the focus of considerable attention in the past decade, most notably for efforts to preserve its historic character and its Mexican-American legacy. Despite these considerable efforts, this once-thriving neighborhood has experienced physical deterioration. Only 36 houses, fewer than half of which are owner-occupied, remain in the neigh-



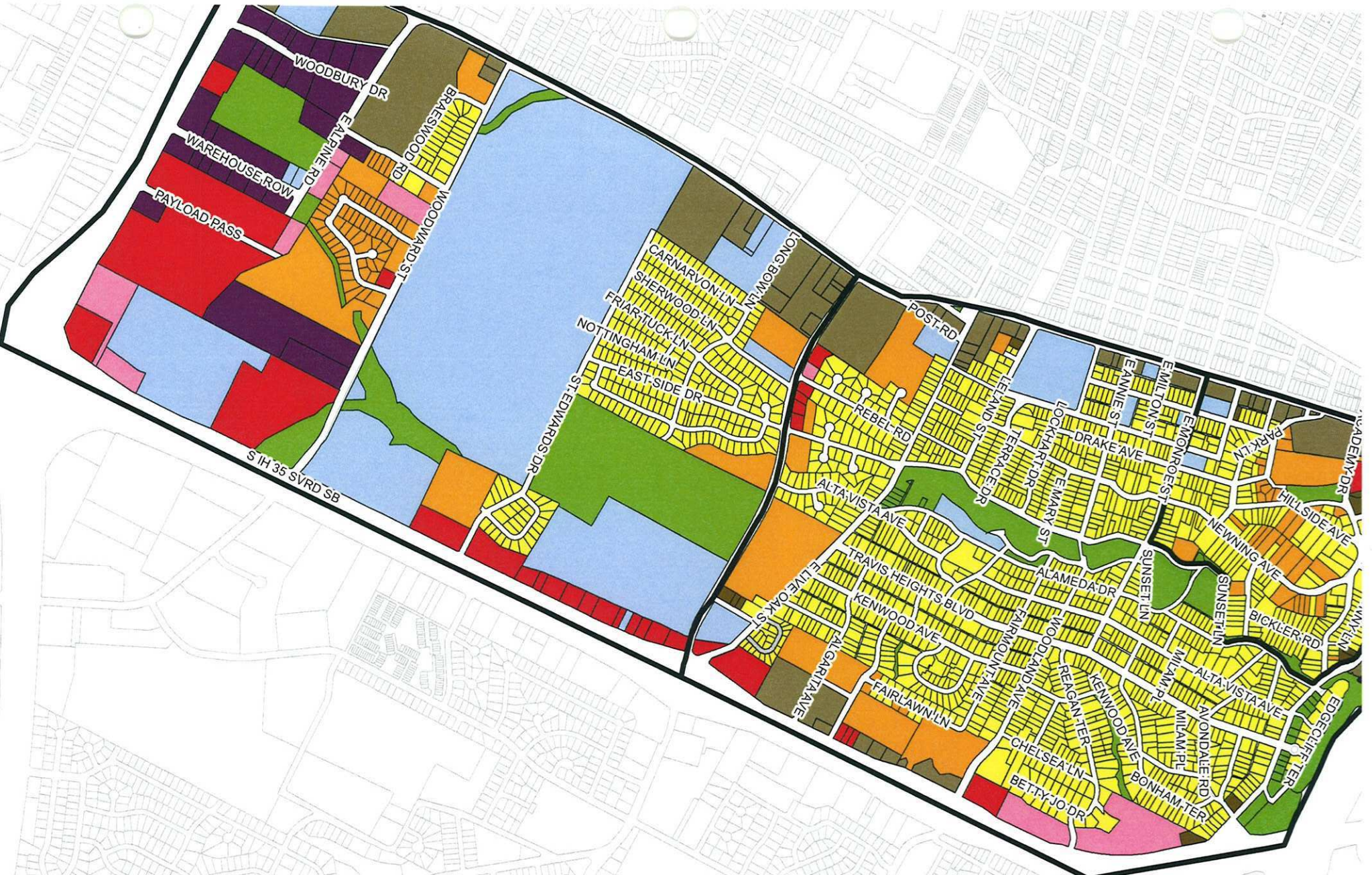
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### Phase Two/Mid Term

- \* Continue acquisition of Town Lake Park properties as available
- \* Start Pecan Gardens development
- \* Continue tree planting program and irrigation improvements
- \* Continue installation of park structures, furniture and lighting
- \* Begin development of Neighborhood Parks
- \* Connect Red River Street to Festival Beach Drive under IH-35
- \* Develop neighborhood/cultural facilities at Fiesta Gardens
- \* Extend S. Lakeshore Blvd. to Montopolis Drive
- \* Develop Performance Pavilion at Colorado River Park
- \* Construct site improvements in Barton Springs area of Zilker Park
- \* Construct pedestrian/tram bridge over Barton Springs Road
- \* Construct parking structures under MOPAC
- \* Develop activity anchor at northwest corner of Zilker Park
- \* Begin development of Urban Waterfront with First Street Promenade
- \* Expand Eilers Park/Deep Eddy
- \* Install nature trail from Eilers Park to Red Bud Isle
- \* Develop Norwood Gardens

### Phase Three/Long Term

- \* Complete acquisition of Town Lake Park properties
- \* Complete development of Colorado River Park
- \* Complete Festival Beach/Fiesta Gardens improvements
- \* Complete development of Neighborhood Parks



NEIGHBORHOOD PLAN - GREATER SOUTH RIVER CITY

By adopting the plan, the City Council demonstrates the City's commitment to the implementation of the plan.

***However, approval of the plan does not legally obligate the City to implement any particular action item, nor does adoption of the plan begin the implementation of any item.***

The implementation of every action item will require separate and specific actions by the neighborhood, the City and by other agencies. The Neighborhood Plan will be supported and implemented by:

- City Boards, Commissions and Staff
- City Departmental Budget
- Capital Improvement Projects
- Other Agencies and Organizations
- Direct Neighborhood Action

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The Greater South River City (GSRC) Combined Neighborhood planning process was initiated on November 6, 2003 by City Council resolution and completed on September X, 2005.

GSRC is comprised of two neighborhood planning areas: South River City and St. Edwards. The boundaries of the entire area are Town Lake on the north, Interstate Highway 35 South on the east, Ben White Boulevard on the south and South Congress on the west. Both areas were planned and reviewed as one unit.

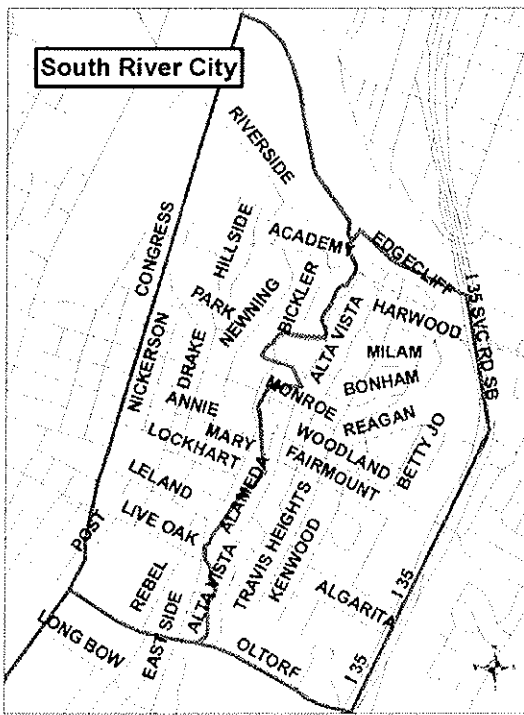


FIGURE 1.2: South River City Neighborhood

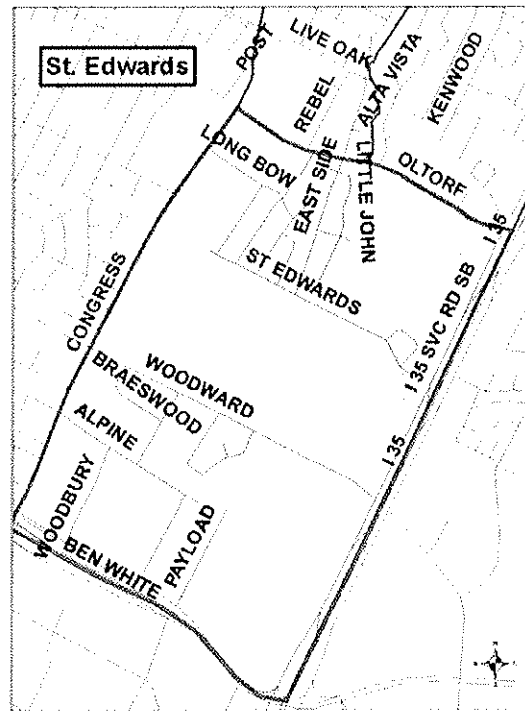


FIGURE 1.3: St. Edward's Neighborhood

Three associations represent GSRC: South River City Citizens (SRCC), the South Austin Commercial Alliance (SACA) and the Avenue Merchants.

The GSRC plan focuses on six areas: land use, transportation, urban design, zoning, creeks and the environment, and parks and open space. Each component with the exception of zoning is described in greater detail in this document. The rezonings were processed in conjunction with the neighborhood plan and are reflected in a separate ordinance.

# Top Ten Planning Priorities

The top ten planning priorities were determined by results from the final survey. See Appendix B for a complete record of the final survey results.

1. New construction and remodeling should be built in proportion to surrounding homes. This includes limiting height, massing, and maintaining appropriate setbacks.
2. Encourage a bicycle and pedestrian friendly neighborhood.
3. Limit industrial activities in the neighborhood to protect the creeks, environment, and nearby homes.
4. Protect and clean the creeks in the neighborhood.
5. Minimize impact on residential areas by providing adequate parking, landscaping, and other buffers against noise, lighting, and garbage.
6. Protect and enhance the Blunn Creek Greenbelt.
7. Protect historic resources such as buildings, bridges, and gateways.
8. Make the neighborhood a safer place to live with less crime.
9. Make the shopping centers at the corner of Congress Avenue and Oltorf Street more walkable neighborhood centers.
10. Monitor for the spread of oak wilt and implement additional strategies as needed.

## Research & Outreach

### Notification

*Date conducted: Prior to every neighborhood planning meeting*

Critical to the success of any neighborhood planning effort is staff and neighborhood stakeholders working together in getting the word out. The Advisory Committee and staff used the following methods to notify stakeholders of upcoming meetings:

- *Postcards* – mailed to commercial property owners and people on interest list without e-mail prior to each land use and zoning meeting.
- *Letters* – individualized letters were mailed to every property owner prior to each zoning task group meeting whose property was being recommended for a rezoning.
- *Door-to-door* – members of the Advisory Committee went door-to-door to many of the businesses, churches, and other institutions in the neighborhood with flyers notifying owners about the First Community Workshop. Staff conducted more than five door-to-door ventures targeting those businesses whose land use and/or zoning are being recommended for some sort of change.
- *Yard Signs* – Area coordinators with the South River City Citizens Neighborhood Association posted signs in their yards prior to every task group meeting.
- *Website* – staff maintained a Greater South River City website that was updated frequently and listed the dates and locations of upcoming meetings. SRCC also posted information about the planning process on their own website.
- *Newsletter* – SRCC posting meeting information and updates on the planning process in their newsletter.
- *Television* – News 8 Austin did a piece on the Neighborhood Walkabouts (see below) as part of their “In the Neighborhood” series.

### Initial Survey

*Dates conducted: November 2003 – April 2004*

An initial survey was distributed to residents along with their SRCC newsletter in late November 2003. The survey was made available online several months later. The results of the initial survey can be found in Appendix B.

### Advisory Committee

*Date initiated: February 23, 2004*

The Advisory Committee was formed out of an interest on behalf of the residents to remain involved and engaged throughout the process and staff's



# Current Land Use South River City Neighborhood Planning Area

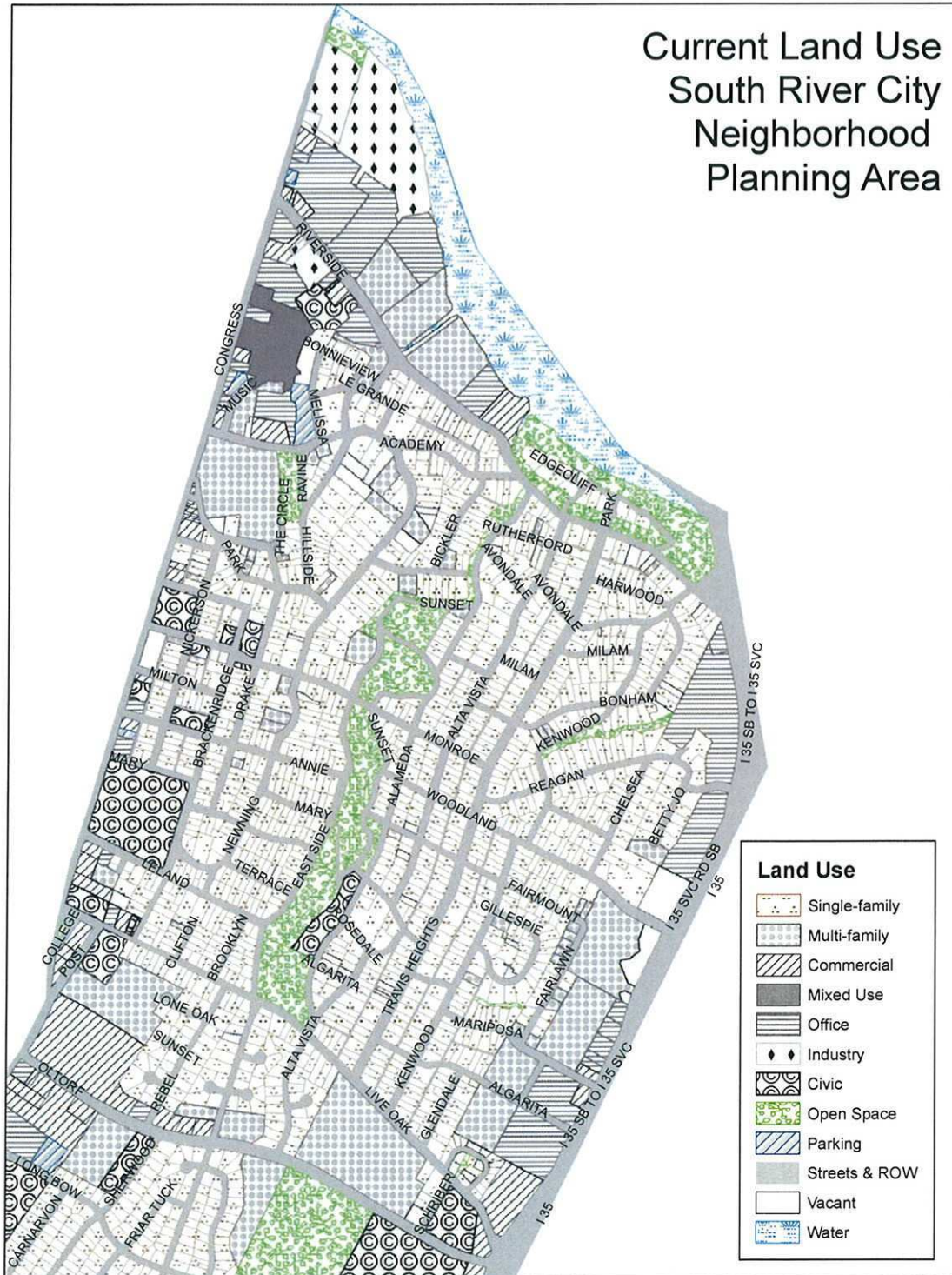


FIGURE 7.2: South River City Neighborhood Planning Area – Current Land Use

Recommendation F4: Improve the design and aesthetic of the park tables throughout the Blunn Creek Greenbelt, particularly in the section of the greenbelt on the west side of Blunn Creek across the creek from Travis Heights Elementary. (PARD, KAB, & AIPP)

Recommendation F5: Reconfigure the parking lot at Big Stacy Park to improve ingress, egress, and internal circulation. (PARD)

Recommendation F6: Remove nonnative trees and vegetation, such as ligustrum, bamboo, and nandina, along Blunn Creek and replace with native trees and vegetation. (PARD & WPDR)

Recommendation F7: Make repairs as needed to the footbridges crossing Blunn Creek, in particular the bridge near Travis Heights Elementary School and Big Stacy Park. (PARD)

Recommendation F8: Improve the design of bridges crossing Blunn Creek to ensure they do not block flow, exacerbating eddying and erosion. (PARD)

Recommendation F9: Use native materials such as limestone in bridge construction. (PARD)

Recommendation F10: Reduce the width of the south access road to Little Stacy Park. (PW)

Recommendation F11: Create a Citywide bird watching location list, including recognition and protection of Blunn Creek as prime site. (SRCC & Local chapter of Audubon Society)

***Objective: Preserve and improve the Town Lake Hike and Bike trail.***

Recommendation F12: Extend Town Lake Trail east of the Austin American-Statesman property to IH-35 (Figure 7.16). (PARD)

***Objective: Preserve and improve Norwood Park***

Recommendation F13: Work with neighborhood stakeholders to find a viable use for the Norwood House. (PARD)

Recommendation F14: Address the vandalism and graffiti problems at the Norwood House. (APD)

Recommendation F15: Provide needed infrastructure, such as water fountains, restrooms and a public telephone, at the Norwood House and park. (PARD)

Recommendation F16: Enhance Norwood Park to include park space and a fenced leash-free area for dogs. (PARD)

Recommendation F17: Provide bag stations at every park in the neighborhood and along the Blunn Creek Greenbelt to encourage owners to clean up after their dogs. (PARD)

Recommendation F18: Provide access to Town Lake Trail from the Norwood Park area. (PARD)

***Objective: Preserve passive open space and easement known as “Ravine Park.”***

Recommendation F19: Maintain “Ravine Park” as permanent open space. (SRCC)

***Objective: Minimize the effects of lighting on the aesthetic and character of the neighborhood.***

Recommendation F20: Install lower, smaller-scale, dark-sky compatible park lighting, particularly in the area near Little Stacy Park. (PARD)

Recommendation F21: Collaborate with TxDOT to provide appropriately-scaled lighting along IH 35 near Ben White Blvd. (TxDOT)

## Public Safety

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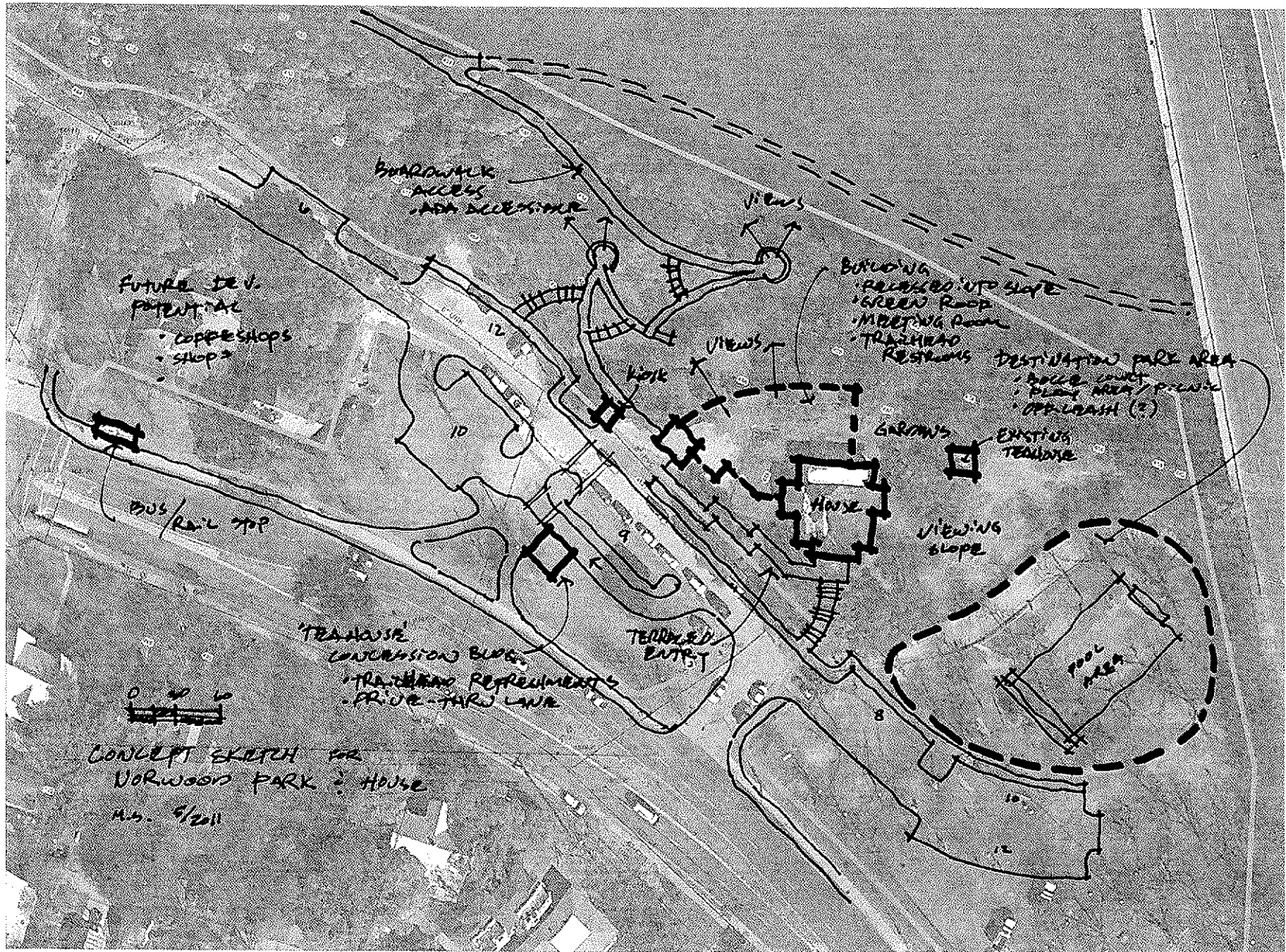
Goal (G): Improve safety and reduce crime.

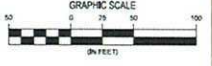
Recommendation G1: Develop strategies to prevent speeding and drag racing through the neighborhood, including directed patrols on St. Edwards Drive during the lunch hour and planting of trees along roadway to diminish open sight lines. (APD & PW)

Recommendation G2: Post speed limit signs on St. Edwards Drive. (PW)

Recommendation G3: Address problems with automobile break-ins and vandalism in the southern portion of the Travis Heights neighborhood near Oltorf and IH-35. (APD)

Recommendation G4: Address the problems with loitering and consumption of alcohol in the “Triangle” Park on South Congress and E. Live Oak. (APD)



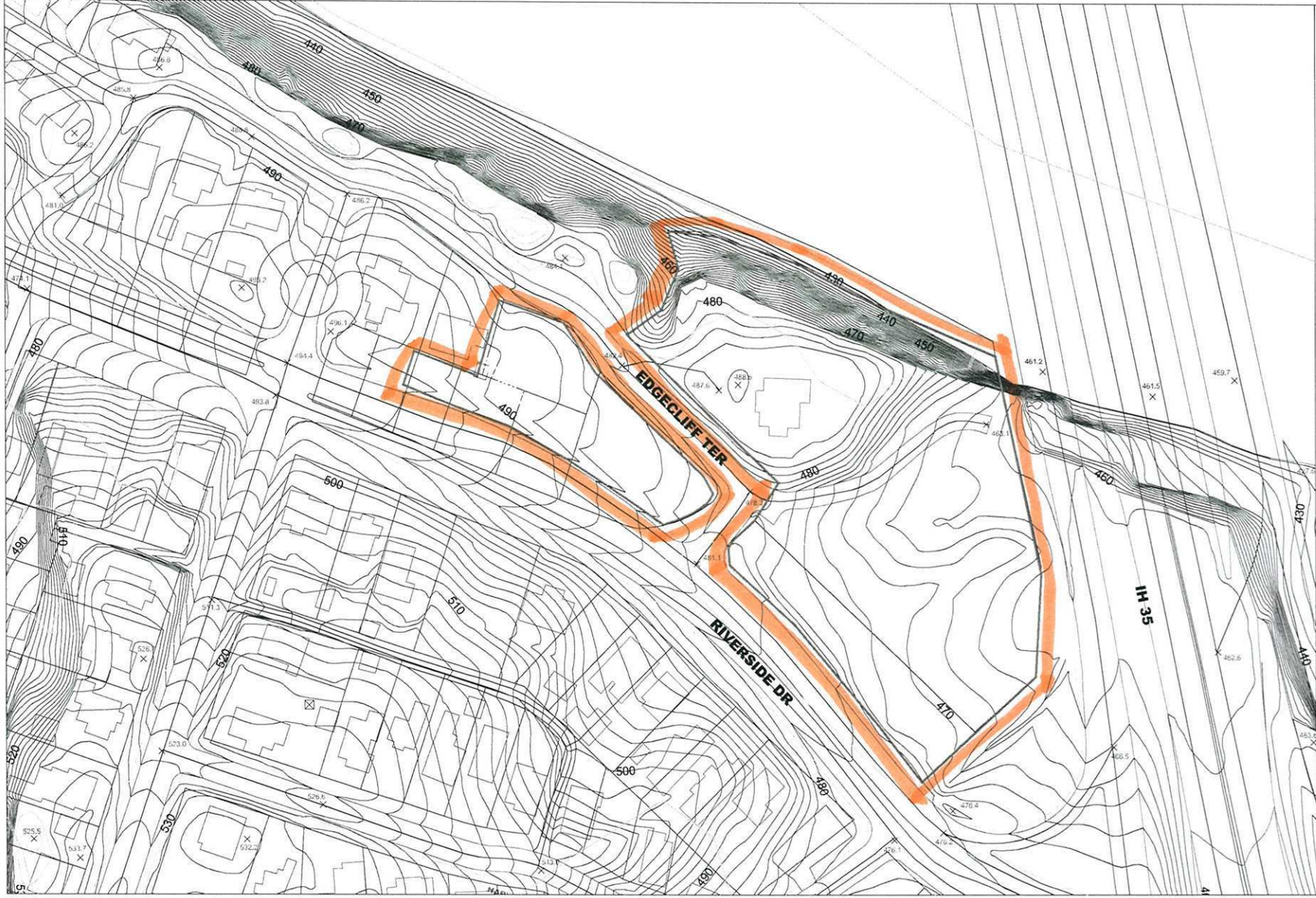


- NORWOOD ESTATE
- OTHER COA SHORELINE PROPERTY
- BOARDWALK (APPROXIMATE LOCATION)

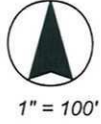
WELL  
(ACTUAL LOCATION UNKNOWN)

NORWOOD ESTATE SITE DETAILS  
 ZONING C-18417-0008 P-4-487  
 CORE TRANSIT CORRIDOR: EAST RIVERSIDE DRIVE  
 OVERLAYS: TRAVIS HEIGHTS WATERFRONT OVERLAY SUBDISTRICT

REV	BY	DATE	REVISION DESCRIPTION
4/15/2011			
NORWOOD ESTATE			
AUSTIN, TEXAS			
BASE MAP			
 5400 STONERIDGE BLVD AUSTIN, TEXAS 78746 PHONE: (512) 344-5555 FAX: (512) 344-5555 EMAIL: INFO@UDG.COM WWW.UDG.COM			
NOTES	NAME	DATE	
 IF THEY BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE			
UDG JOB NO# 09-551			
SP-			
SHEET NUMBER			OF



*NORWOOD ESTATE*



1" = 100'

**UDG**  
 Urban Design Group  
 3860 STONERIDGE ROAD  
 SUITE 6107 78748  
 AUSTIN, TX 78748  
 PHONE: (512) 347-0900  
 FAX: (512) 347-1311  
 EMAIL: GENERAL@UDG.COM  
 WWW: WWW.UDG.COM

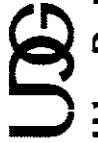


*NORWOOD ESTATE*



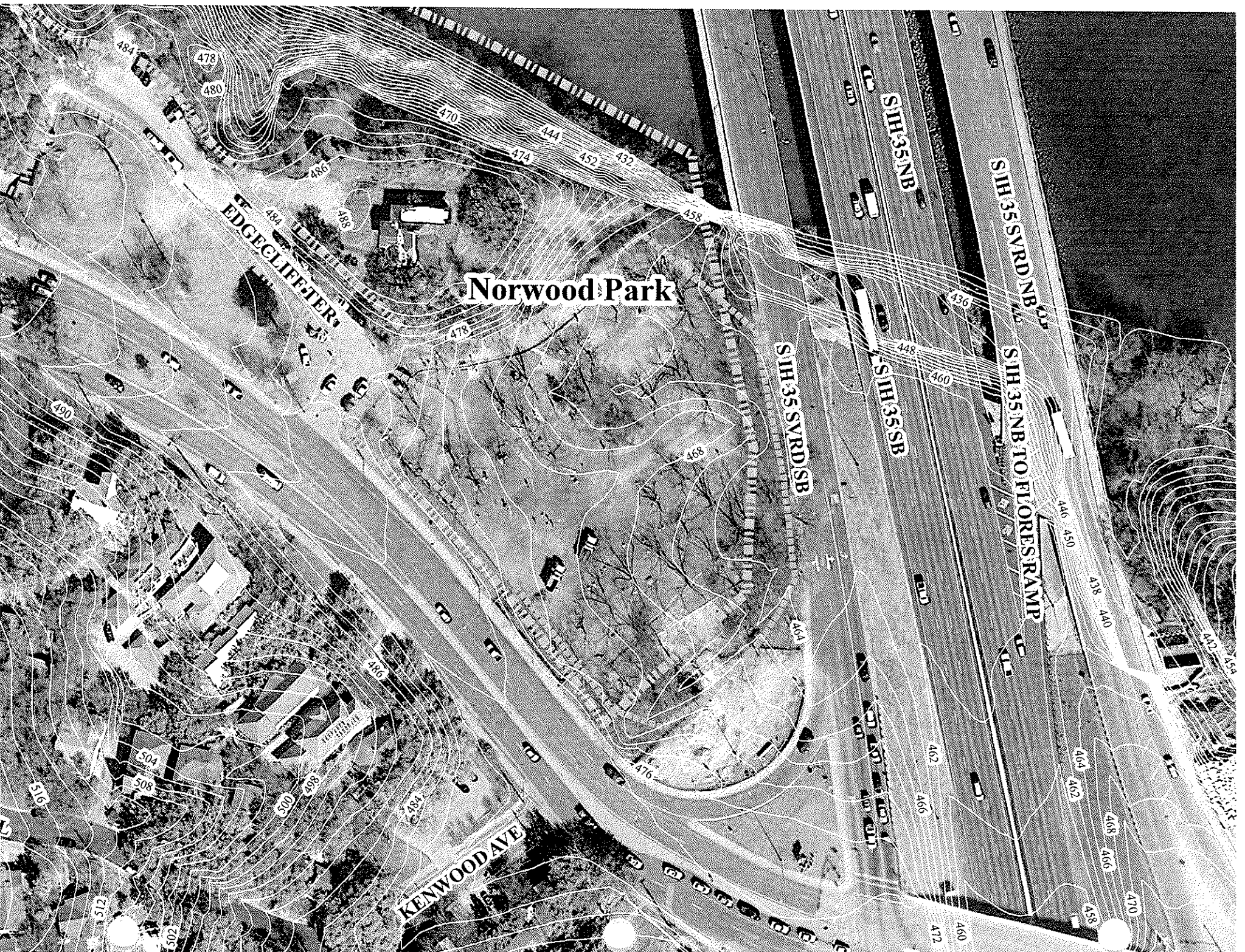
1" = 100'

3660 STONERIDGE ROAD  
SUITE 110  
AUSTIN, TX 78746  
PHONE: (512) 347-9840  
FAX: (512) 347-1311  
EMAIL: GENERAL@UDG.COM  
WWW.WWW.UDG.COM



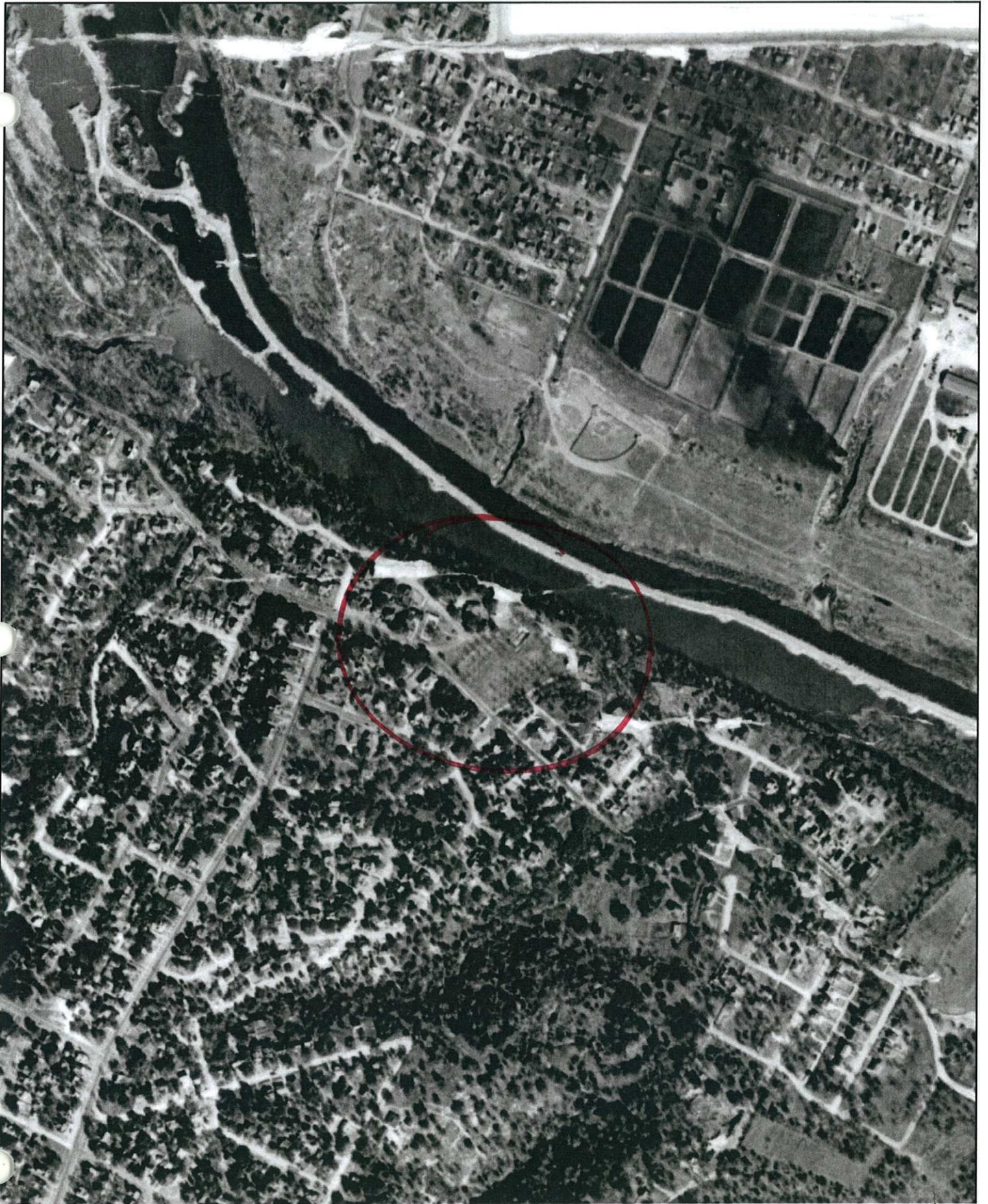
**Urban Design Group**

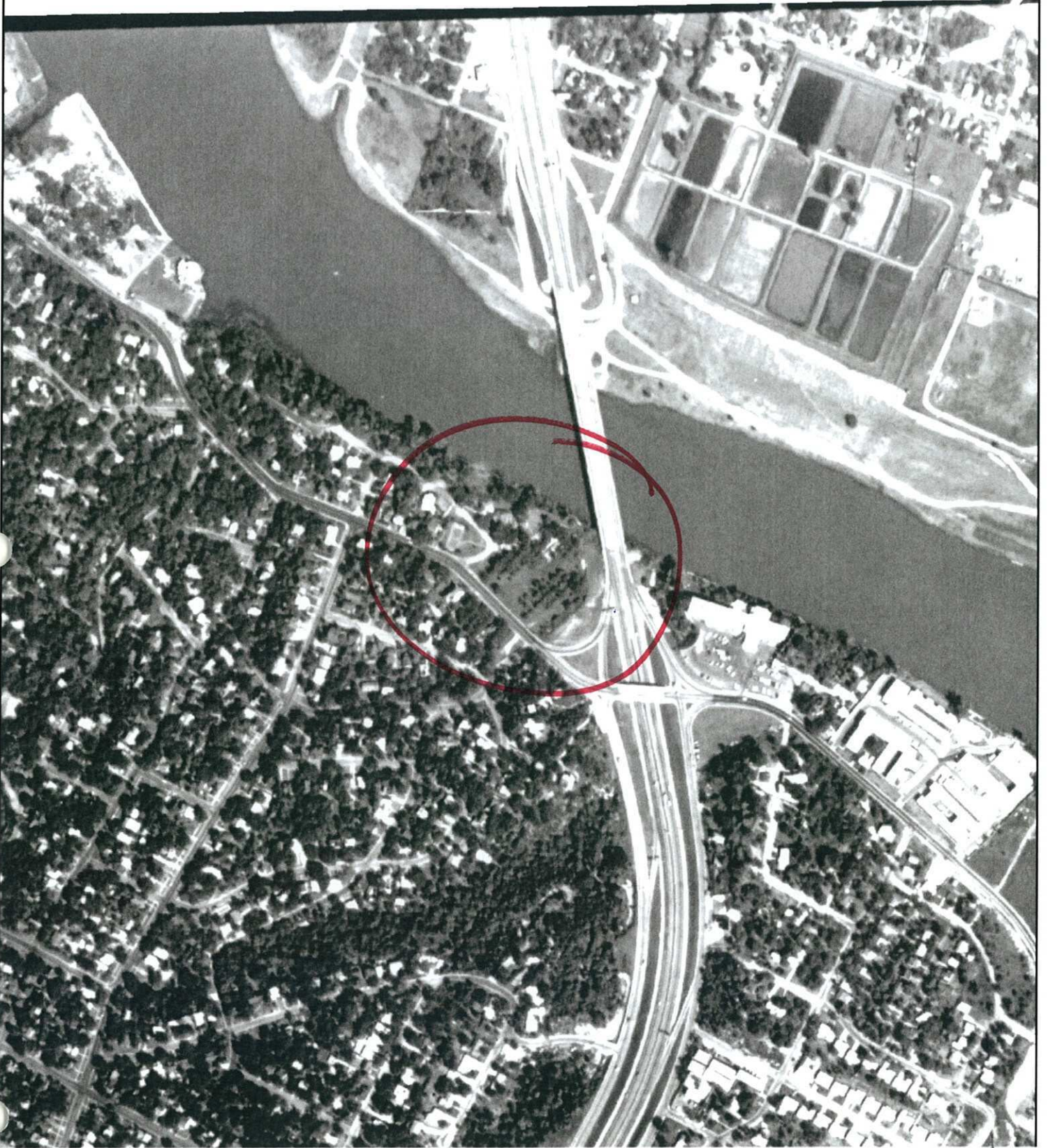
# Norwood Park





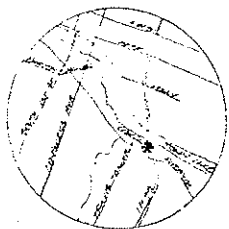






1984 Aerial





LOCATION MAP



TOWN LAKE

FRONTAGE ROAD

INTERSTATE 35

10 FLOORS  
220 UNITS  
2 LEVELS PARKING BELOW  
410 TOTAL SQUARE FEET  
120 FT. MAX. HEIGHT

EDGECLIFF

RIVERSIDE DRIVE

C142-82-010

SITE PLAN

SCALE 1"=30'



THE BARCLAY  
A 110 UNIT Condominium Project  
1000 Riverside Drive  
BANK #4, Lots 1-11, 14 & 15.



American  
Design  
Group



THE BARCLAY

APR 12 1982



August 18, 1989

**WOMEN'S CHAMBER  
OF COMMERCE OF TEXAS**

Dr. Duane Albrecht  
1419 Newning  
Austin, Tx. 78704

Perry Brooks Building  
720 Brazos, Suite 1204  
Austin, Texas 78701  
512/474-6624

Dear Dr. Albrecht:

Carol Thompson  
*Chair*

Rose Batson  
*President*

For over a year now, the Women's Chamber of Commerce of Texas has been working to create a Women's Sculpture Garden on the old site of the Norwood Estate, that is, the intersection of I-35 and Riverside.

SAN ANTONIO  
WOMEN'S CHAMBER  
OF COMMERCE OF TEXAS

1045 Ivy Lane  
San Antonio, Texas 78209  
512/826-4240

As part of our project, we propose to move the house presently located on the grounds, to its original site on top of the hill, overlooking Townlake. As you are probably aware, the house has been designated historical by the Austin Landmark Commission. We plan to restore it to its former glory and use it as follows: a visitors' center, a resource center designed to generate original research on the economic impact of women's issues, and as a showcase for the landscape industry.

Barbara Nelson  
*Chair*

Ginger Purdy  
*President*

The project has been approved by all City boards having the authority to do so. Also, the Austin City Council, on a 7 to 0 vote, has reserved the site for us for 5 years to allow us time to raise the necessary funds.

Before the house can be moved or landscaping begin, however, we need to do historical research to establish the accuracy of the restoration. We have located some old photographs of the house and gardens, and the foundation is still visible, but, of course, in order to establish credentials for inclusion in the National Register, we need complete documentation. Our plans are to use an experienced and qualified architectural firm to do the documentation study, and, of course, the house will not be moved until the historical architects look at the mover's plans to ensure proper placement and foundation.

We are asking that your organization help by funding the research and the costs of moving the house, a total of \$27,000, or as much of that sum as possible.

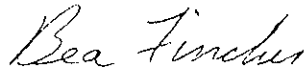
There is a sum of \$50,000 available in matching funds from the Austin Landmark Commission which we would try to access in order to multiply your donation.

This project would showcase the beauty of historical preservation for a large number of Austinites and visitors to the city. It would also show that old buildings don't have to be destroyed but instead can continue to provide service to the community; All it takes is people with the vision to discern their faded beauty and the commitment to bring that beauty back to life.

Enclosed is a blueline of the schematic landscape plan. The Austin History Center also has photographs of the house available. Should you like to see them, please call me at 451-6091. I will be glad to get them for you.

I look forward to hearing from you.

Yours truly,



Bea Fincher  
Chair-elect

CC: Elaine Mayo  
The Heritage Society of Austin, Inc.  
P. O. Box 2113  
Austin, Tx. 78768

## EXPECTED EXPENSES

Preservation of existing materials & spaces	\$ 2,700	
Restoration & reproduction of missing features	600	
Phased implementation	840	
Preparation of camera-ready report	1,860	
Photography & duplication	1,000	
Moving of house	14,500	
City permits	3,000	
Sand & digging	7,000	
Landscaping, out-of-pocket expenses	19,000	
	<u>TOTAL</u>	\$50,500

## DONATIONS RECEIVED TO DATE

## In-kind

Austin Parks & Recreation Dep't.	Land
Austin Transportation & Public Srv. Dep't.	House
Diane Winterowd, landscape architect	Design services
Texas Landscape Council	Labor
Ginny's	Copying

## Cash

Friends of the Parks	\$100.00
Tom Christensen	<u>100.00</u>
TOTAL	\$200.00



Jody Hamilton

Program Manager

Jordan

house conveyed to the City: lot was conveyed

Park Land

Public Works

small

park - public swap

two wedges that make-up

Public Works doesn't want house  
city had made a deal Parks Land

Parks Sheppard all of it

Woman's Club

2 years ago

Master Plan good

Planning the move grounds  
restaurant reflecting Pools  
etc.

PARKS good

visitors center

wedding reception

Project for Community

small space in building

branch of current business center

# PARKS

Favorably -- rai

Common -- need to raise money

10 year reservation -- no title pass

10 year to pursue the plan  
restoring, open etc.

in conjunction with PARKS

5 yr. res. subject to annual review.

you through all commission

approval for council

It has not been -- will be a high priority  
on city's budget --  
doesn't get to top to funded.

Does. Church have ability get #

HSA for planning

Deadbeat Organization

1 ~~lady~~ lady --  
2 city employees

motivated but gets very confused  
(does not comprehend)

need seed money to  
get grants

women's group  
likely funding  
need some grants  
writing grants

Rose Bateson  
Rose R.B. person

346-4201

*From the Desk of*

Elaine Mayo

CONTACT for Key to  
Norwood House

Jody Hamilton  
CARD 499-6714

October 18, 2000

Mr. Clarke Hammond, president  
South River City Citizens  
1303 Hillside Ave.  
Austin, TX 78704



**WOMEN'S CHAMBER  
OF COMMERCE OF TEXAS**

Dear Clarke:

Sadly, I must report that, with great regret, the Women's Chamber of Commerce has decided to withdraw from the restoration of Norwood estate. It was not an easy decision, but one that became inevitable when the City Council failed to support the project financially.

Only Council Members Jackie Goodman, Danny Thomas and Beverly Griffith supported the Chamber's request for \$300,000 to be used as seed money for matching grants. The Mayor, along with Council Members Darryl Slusher, Will Wynn and Raul Alvarez, voted against it.

It would have been virtually impossible to convince others to donate to a cause that the City itself -- who owned the property and would have an office there -- would not help fund.

I can not begin to tell you how much the SRCC support has meant to us. When nobody else seemed to care, you all did. When few would come forward, SRCC set an example of leadership with vision.

Thanks to you and many others like you, the history of Norwood estate is now fully documented and ready to apply for entry in the National Register of Historic Places. Also, because the house now sits on its original site, it qualifies for historic restoration grants.

We hope that whoever ends up taking charge of the property will appreciate the beauty of the site and restore the house, gardens and swimming pool. The neighborhood deserves no less.

Please convey my personal thanks to all SRCC members. They'll always have a special place in my heart.

Yours truly,

Bea Fincher, Chair Emeritus  
Norwood house task force

710 Congress Avenue  
Austin, Texas 78701  
Mailing:  
Post Office Box 26051  
Austin, Texas 78755-0051

Vera Givens  
Chair

Rose Batson  
President

512.476.4140  
512.338.1614 Fax

**AUSTIN**

512.476.4140

**HOUSTON**

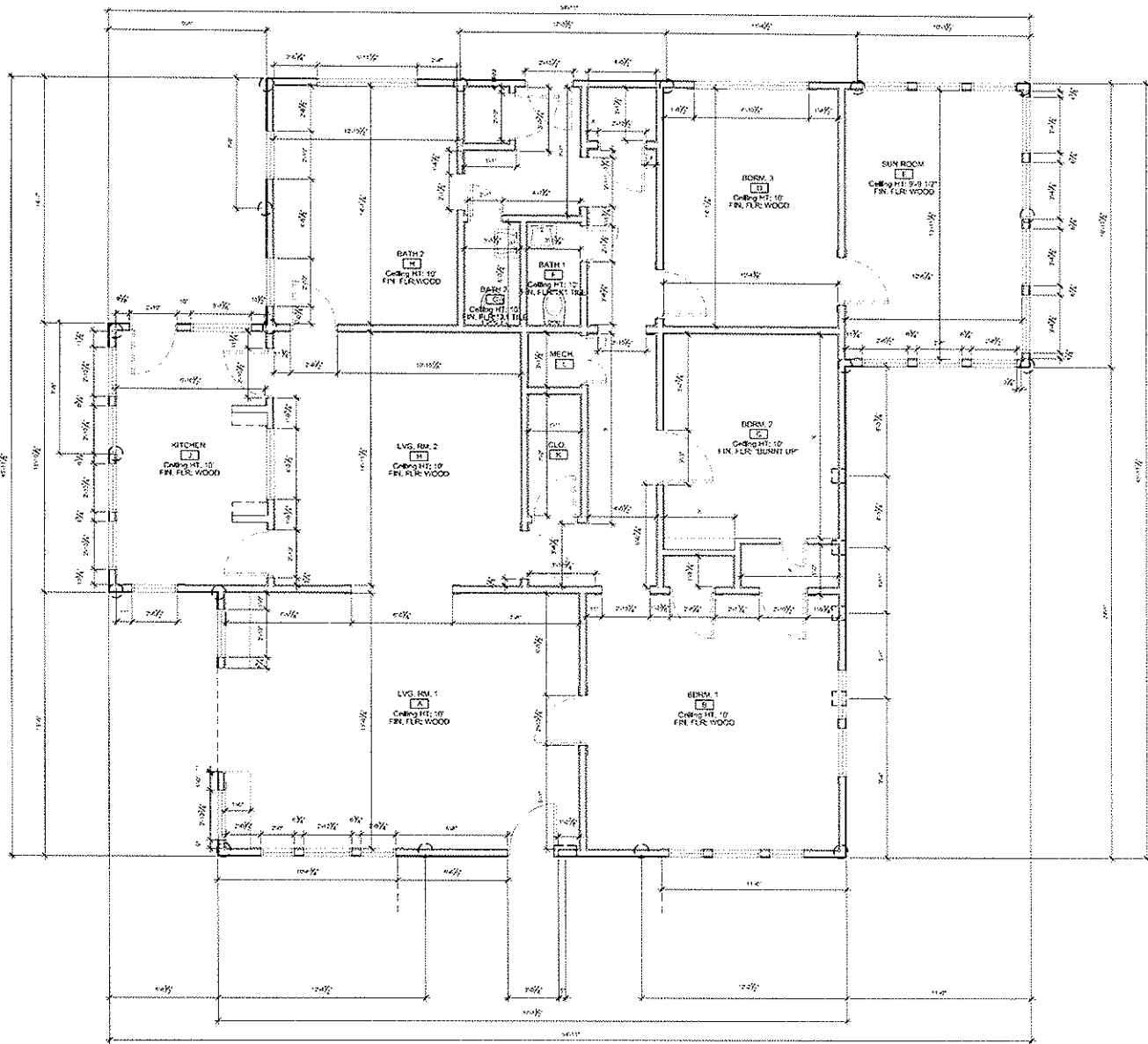
713.665.1637

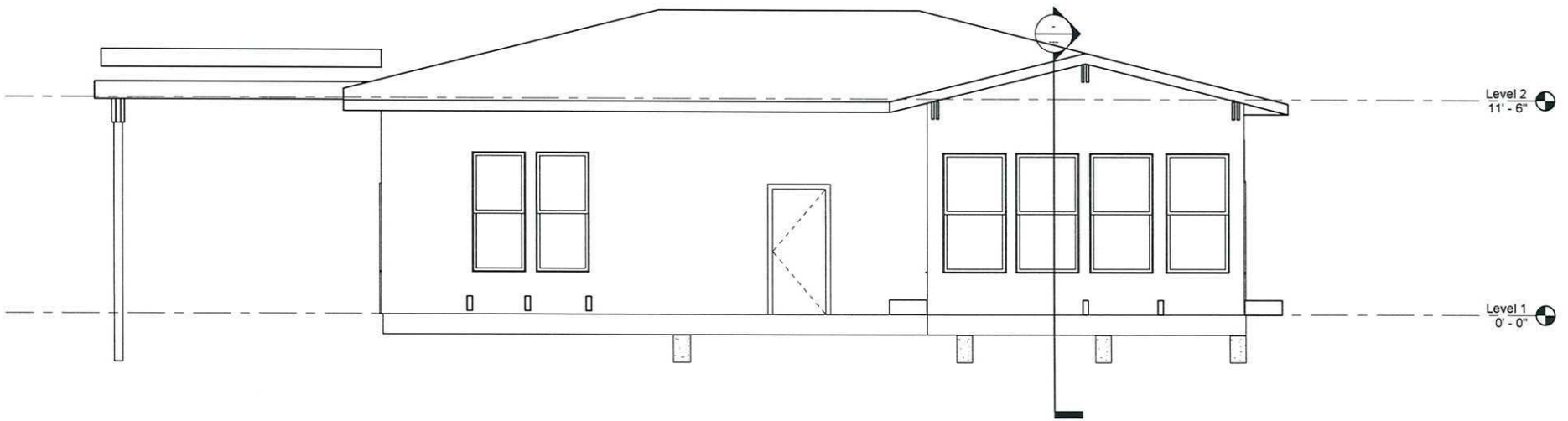
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WCC WCC.HTM

## **Norwood Documents in Bea's Possession**

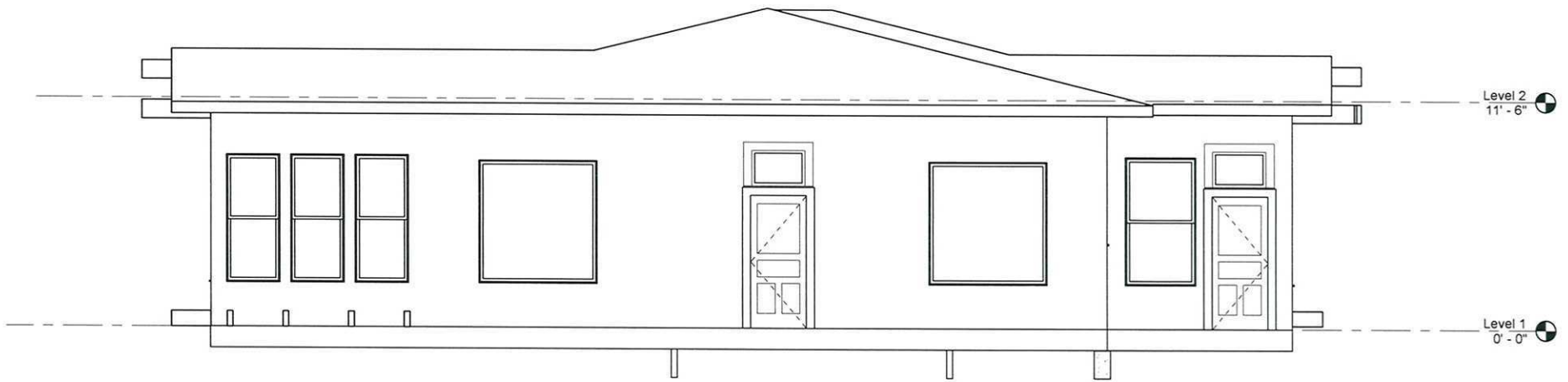
**Deed conveying Norwood House to the City**  
**City Project Permit**  
**Warranty Deed**  
**Relocation Permit Application**  
**Heritage Society of Austin support letter**  
**Texas Chapter Society of Architectural Historians support letter**  
**Texas Historical Commission support letter**  
**List of donors and Task Force members**  
**Early history and significance of Norwood House**  
**Relocating Norwood House – a Saga of Community Support**  
**Article and photos in Women's Business newsletter**  
**SRCC letter of support**  
**Memories of Norwood House of elderly Austinites**  
**Estimated Budget for Restoration**  
**Obstacles faced and overcome**  
**Norwood restoration supporters**  
**Fact Sheet**  
**Urgent Norwood House Crisis**

**Bea Fincher**  
**372-8291**



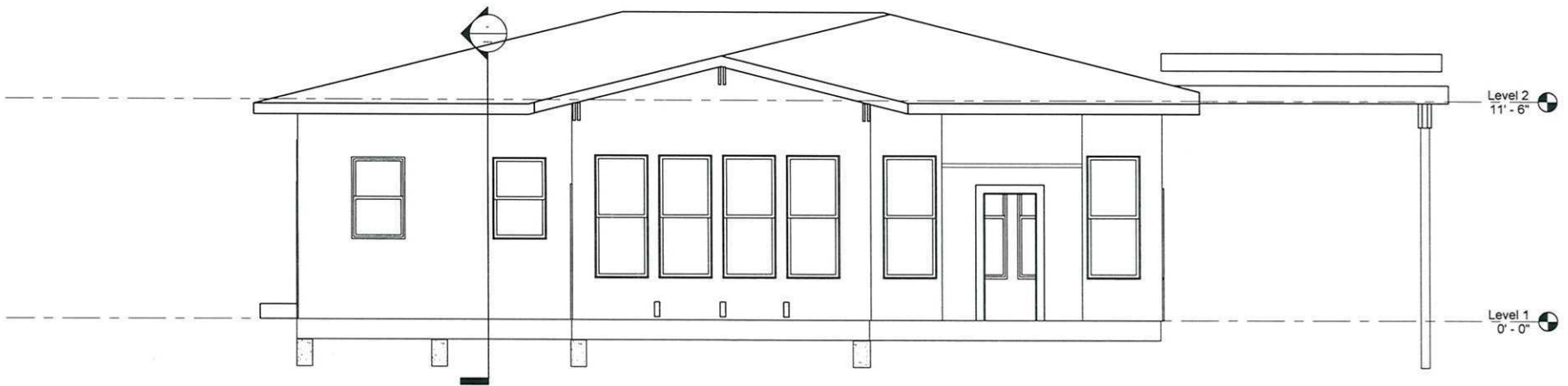


EAST

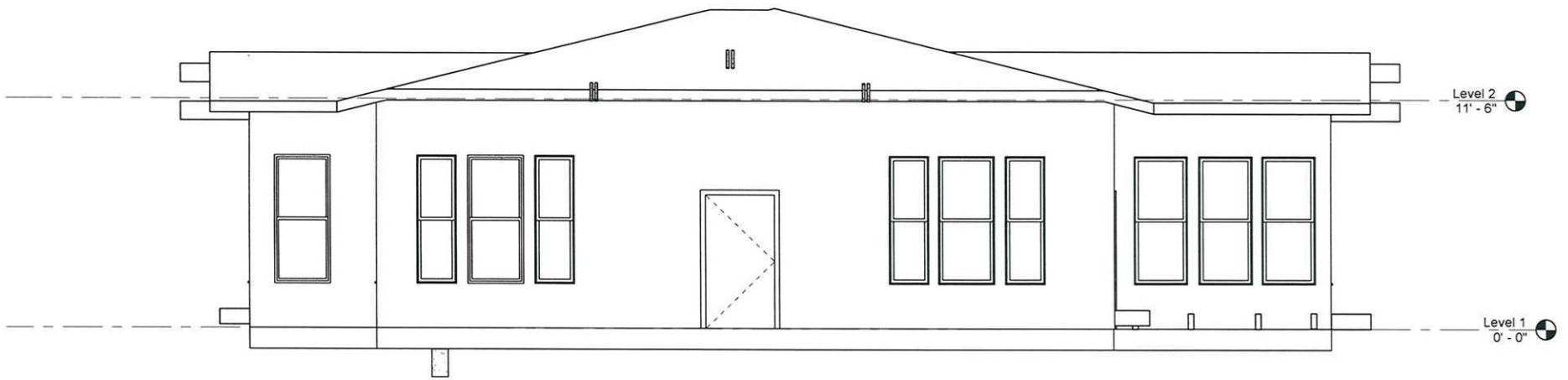


NORTH

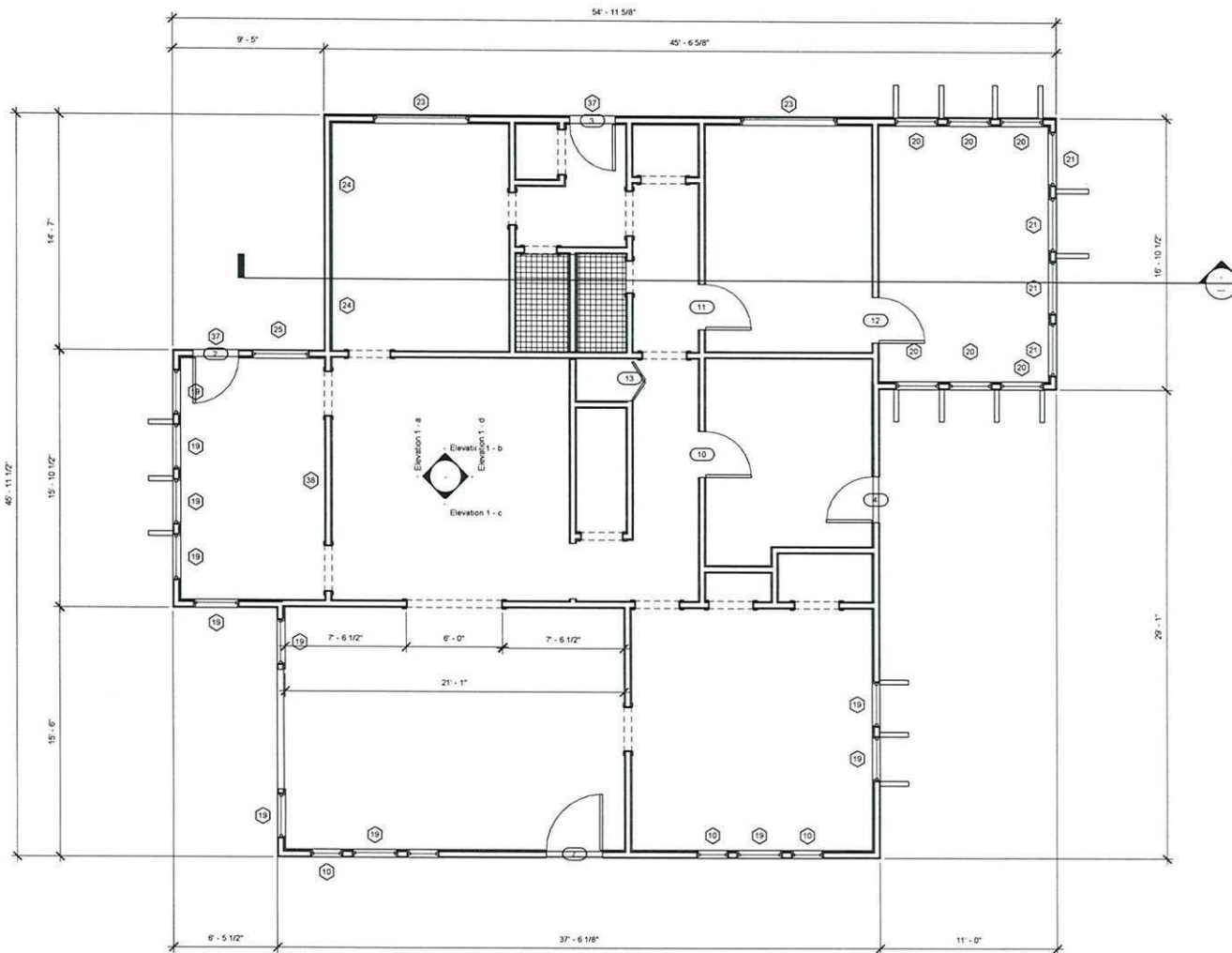




WEST



SOUTH



↑ NORTH

## Materials List

### Existing materials:

Wood: wall frames, roof structures, foundation structures

Shingle: roofing

Metal: gutter

Concrete: foundation piers

### Original materials:

Wood: walls frames, roof structures, foundation structures

Brick: exterior wall veneers

Concrete: columns, foundation piers

Cobblestone: columns veneers, walls

## Existing Conditions

### 06.01 Wood

06.01.01 Wood cracking

06.01.02 Wood wet rot

06.01.03 Mechanical damage at wood/missing

06.01.04 Stress damage at wood

### 07.01 Gutter and downspout

07.01.01 Gutter corrosion

07.01.02 Gutter sagging/falling down

### 07.02 Roofing

07.02.01 Shingle missing/leaking

07.02.02 Decking missing at the overhangs

### 08.01 Windows and window frames

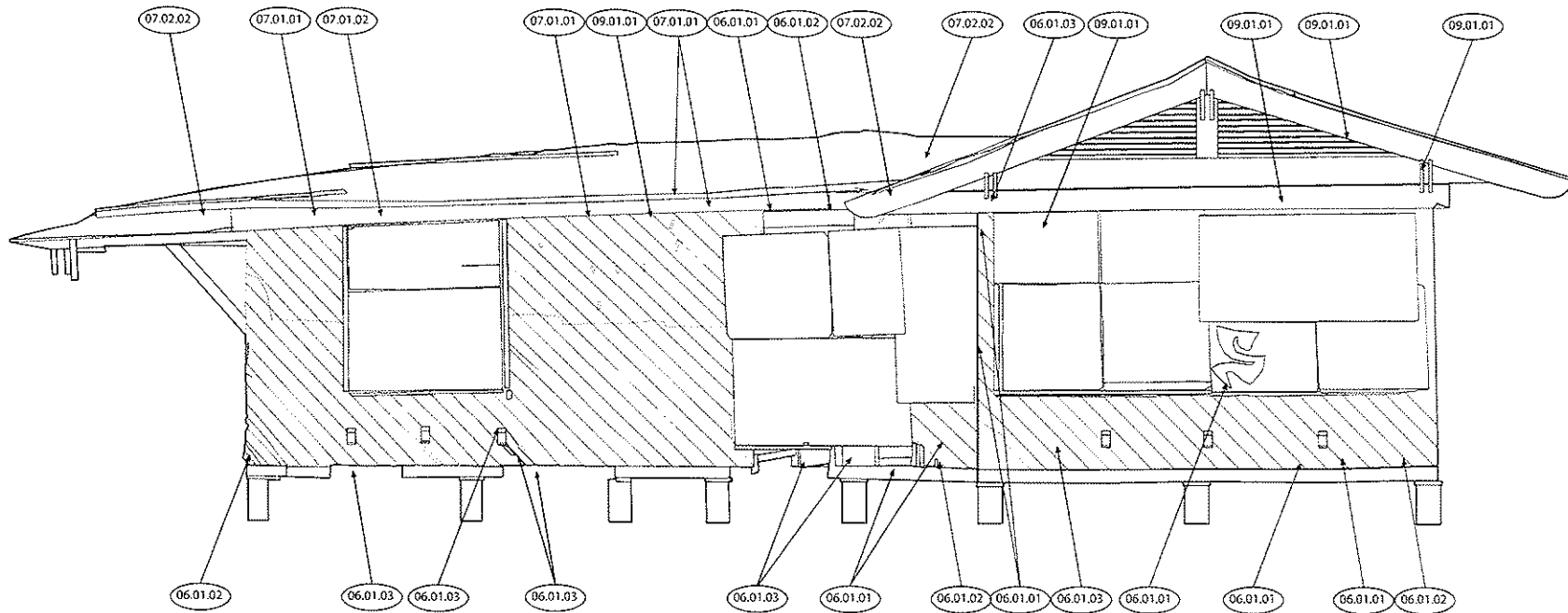
\*08.01.01 Missing glass

### 09.01 Paint

09.01.01 Peeling paint on wood

09.01.02 Graffiti

\* Condition not present on this elevation



## East Elevation

Drawing not to scale



06.01.01 & 06.01.02 & 06.01.03



09.01.01 & 06.01.02



09.01.01 & 06.01.01 & 06.01.03 & 06.01.01



07.01.01 & 07.02.02 & 06.01.02

FALL 2009

Name: Li Tong  
Course: ARC 385T  
Instructor: Materials Conservation: Field Methods Fran Gale

CITY OF AUSTIN  
NORWOOD HOUSE

Original architect: Hugo Franz Kuehn-  
net(?)  
Construction date: 1922  
Drawing by: Li Tong

### Materials List

**Existing materials:**

Wood: wall frames, roof structures, foundation structures

Shingle: roofing

Metal: gutter

Concrete: foundation piers

**Original materials:**

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07.02 Roofing

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07.02.02 Decking missing at the overhangs

08.01 Windows and window frames

\*08.01.01 Missing glass

09.01 Paint

09.01.01 Peeling paint on wood

09.01.02 Graffiti

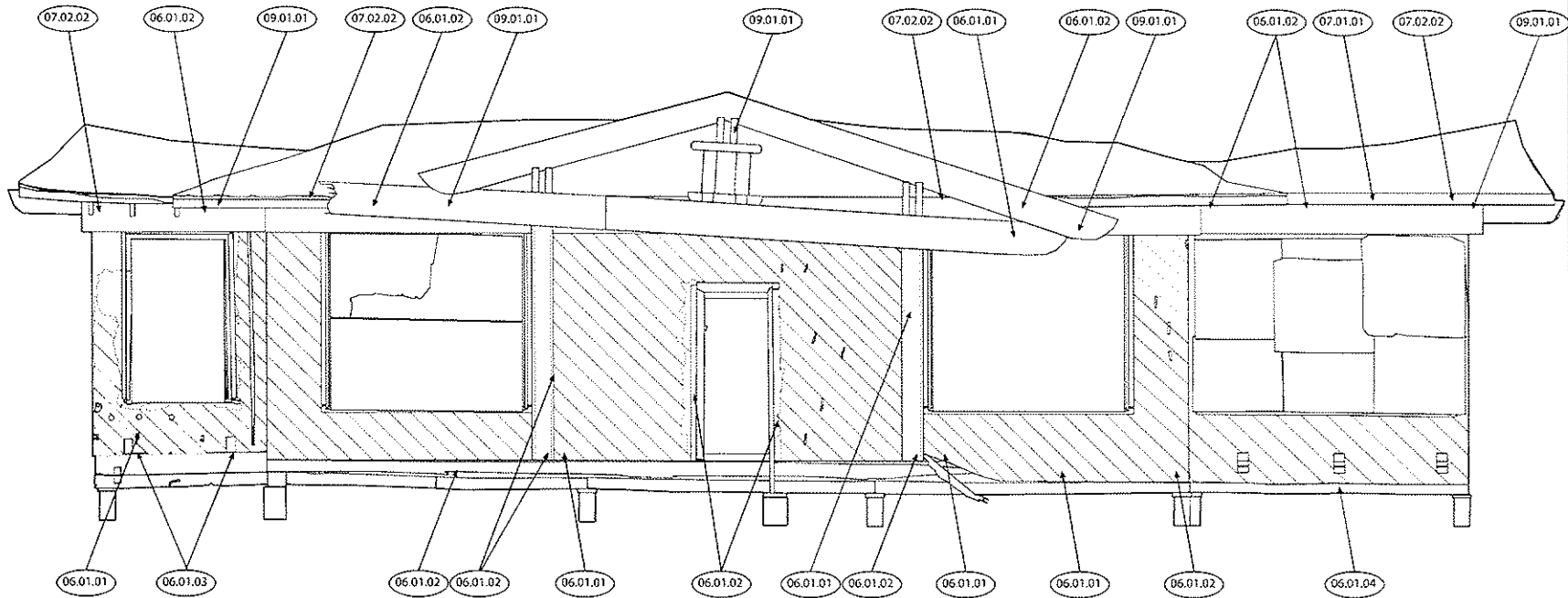
\*Condition not present on this elevation

FALL 2009

Name: Li Tong  
Course: ARC 385T  
Instructor: Fran Gale

Materials Conservation:  
Field Methods  
Fran Gale

## CITY OF AUSTIN NORWOOD HOUSE



### South Elevation

Drawing not to scale



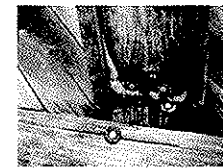
06.01.02



09.01.01 & 06.01.02 & 07.02.02



09.01.01 & 06.01.01 & 06.01.02



06.01.01 & 06.01.02

Original architect: Hugo Franz Kuehn  
(?)

Construction date: 1922

Drawing by: Li Tong

## Materials List

### Existing materials:

Wood: wall frames, roof structures, foundation structures

Shingle: roofing

Metal: gutter

Concrete: foundation piers

### Original materials:

Wood: walls frames, roof structures, foundation structures

Brick: exterior wall veneers

Concrete: columns, foundation piers

Cobblestone: columns veneers, walls

## Existing Conditions

### 06.01 Wood

06.01.01 Wood cracking

06.01.02 Wood wet rot

06.01.03 Mechanical damage at wood/missing

06.01.04 Stress damage at wood

### 07.01 Gutter and downspout

07.01.01 Gutter corrosion

07.01.02 Gutter sagging/falling down

### 07.02 Roofing

07.02.01 Shingle missing/leaking

07.02.02 Decking missing at the overhangs

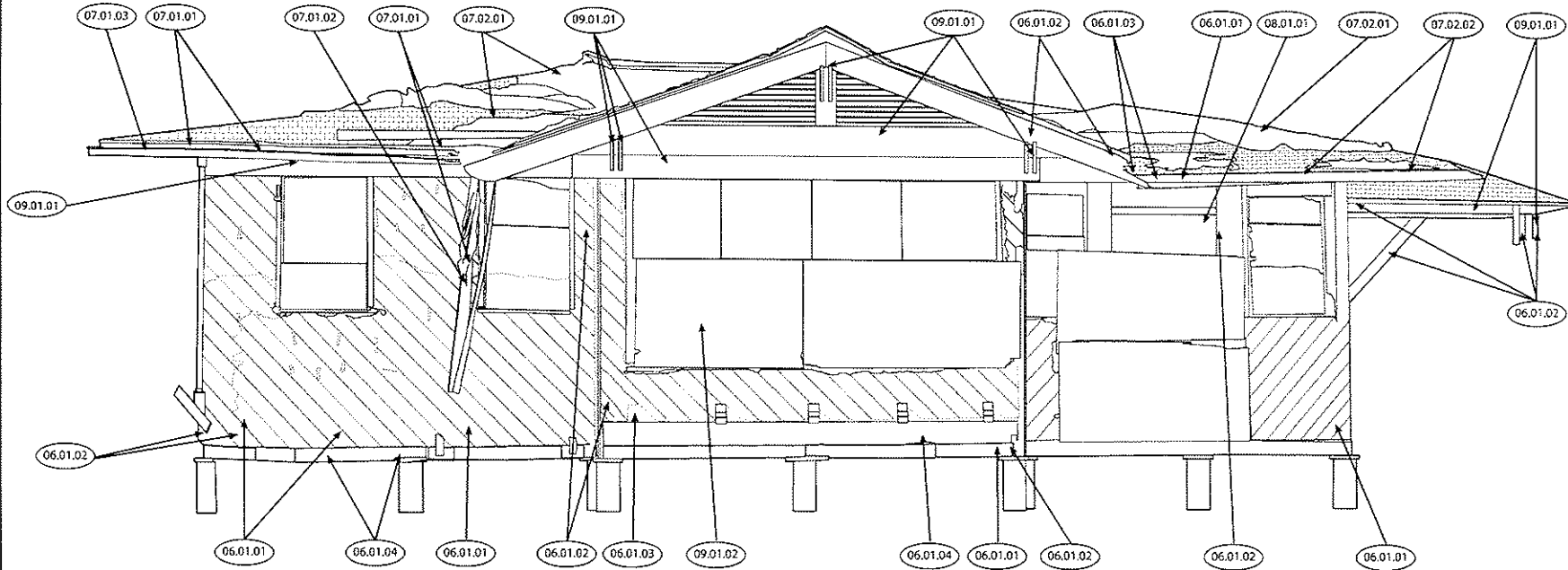
### 08.01 Windows and window frames

08.01.01 Missing glass

### 09.01 Paint

09.01.01 Peeling paint on wood

09.01.02 Graffiti



## West Elevation

Drawing not to scale



06.01.01 & 06.01.02 & 07.01.01



09.01.01 & 06.01.02



09.01.01 & 06.01.02 & 06.01.03



07.01.01 & 07.02.02

FALL 2009

Name: Li Tong  
Course: ARC 385T  
Materials Conservation:  
Field Methods  
Instructor: Fran Gale

CITY OF AUSTIN  
NORWOOD HOUSE

Original architect: Hugo Franz Kuehnel(?)  
Construction date: 1922  
Drawing by: Li Tong

# American Design Group

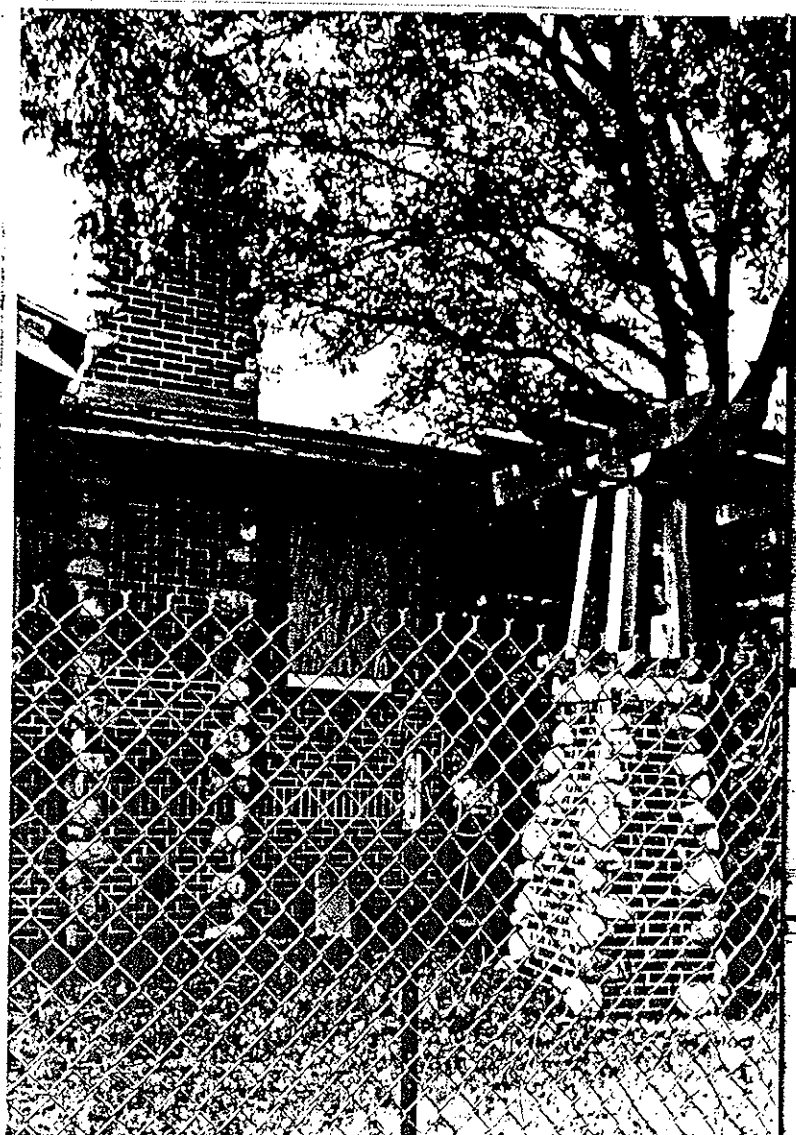
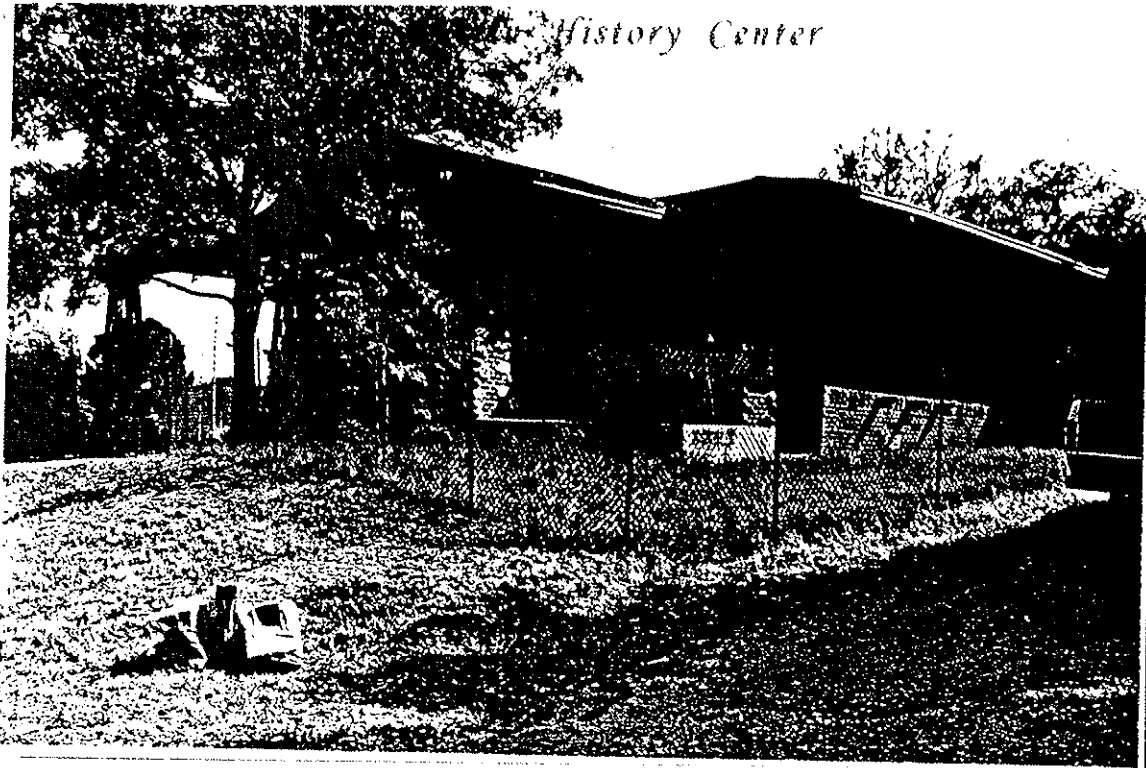
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## RELOCATION OF THE NORWOOD HOME

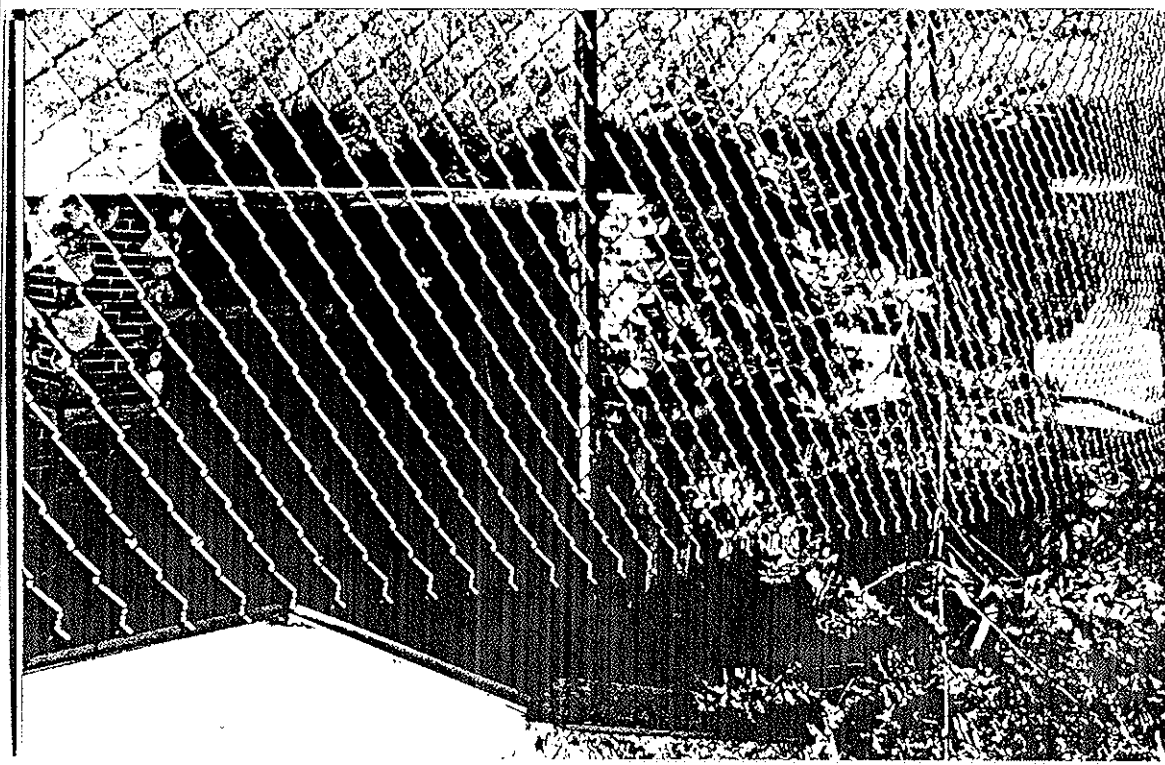
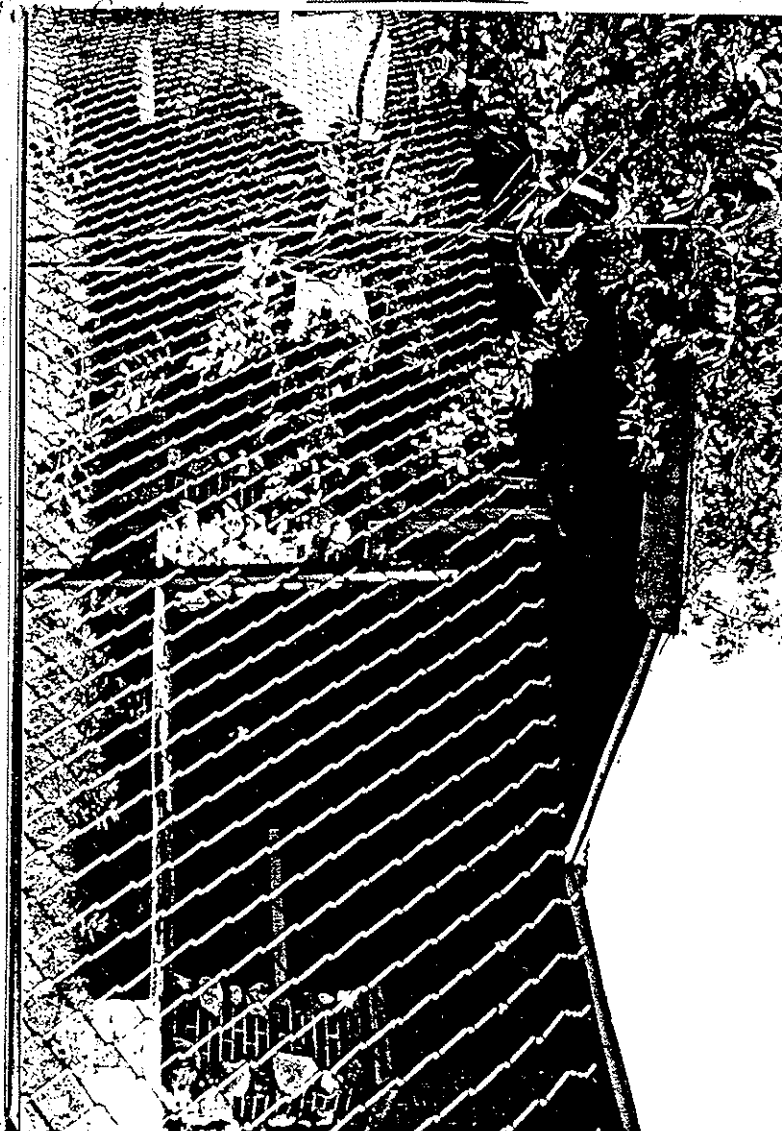
### CONSIDERATIONS

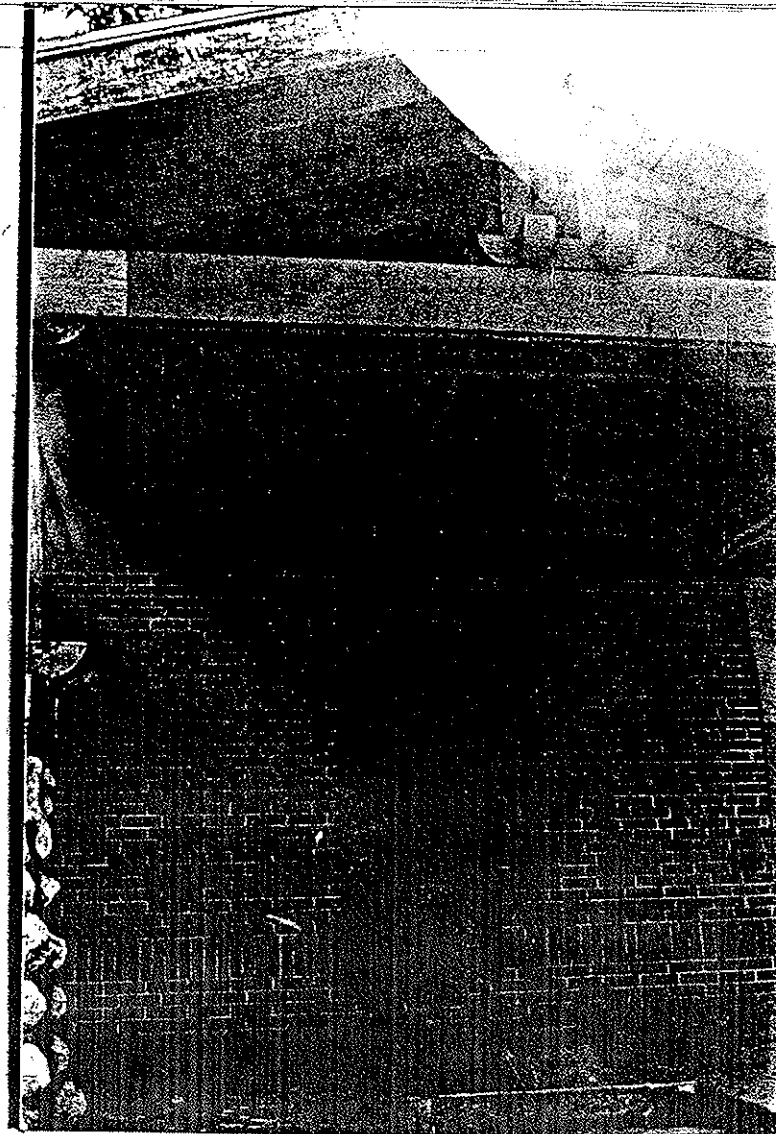
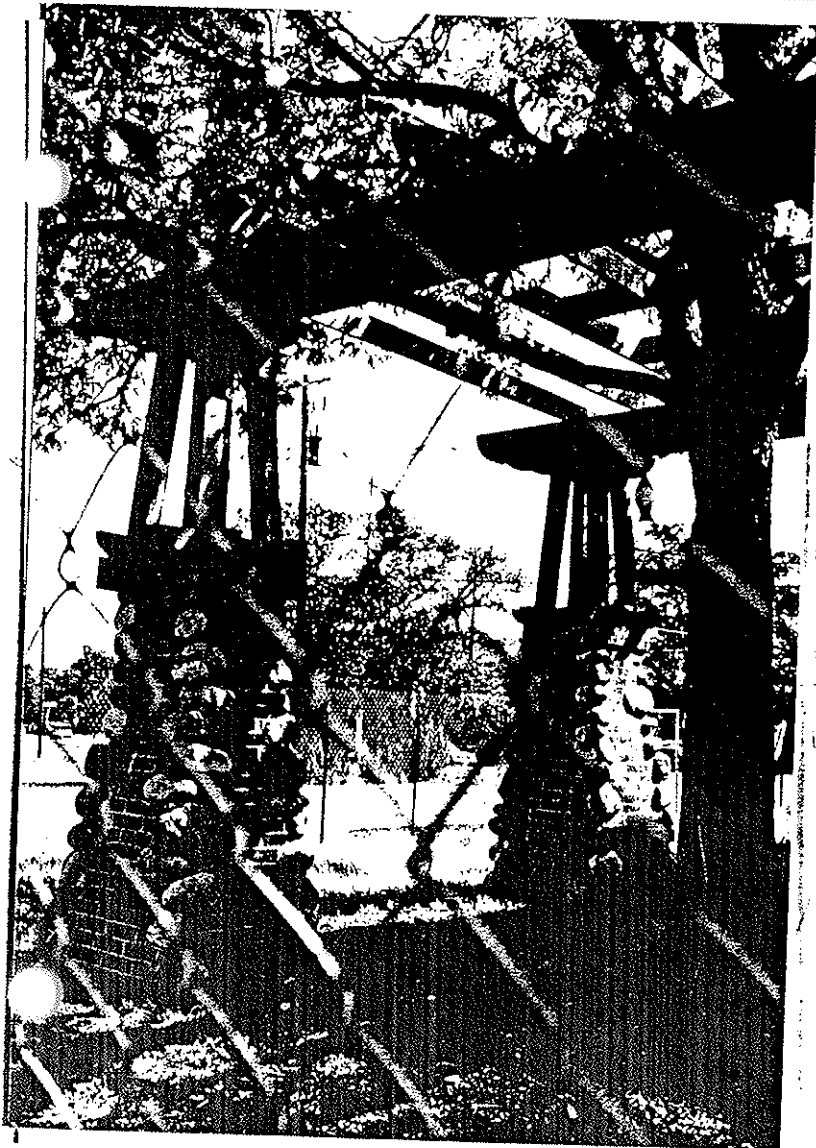
THE FOLLOWING ARE NOTABLE ITEMS PERTAINING TO THE PROPOSED NEW LOCATION:

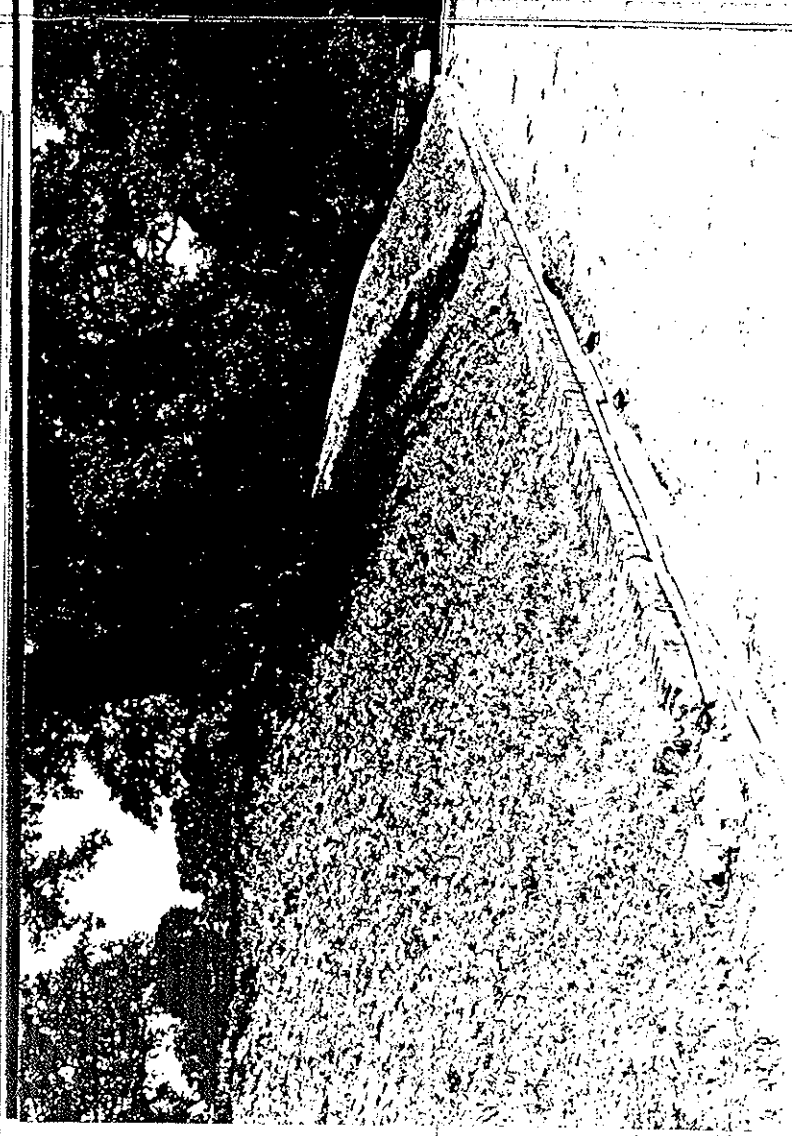
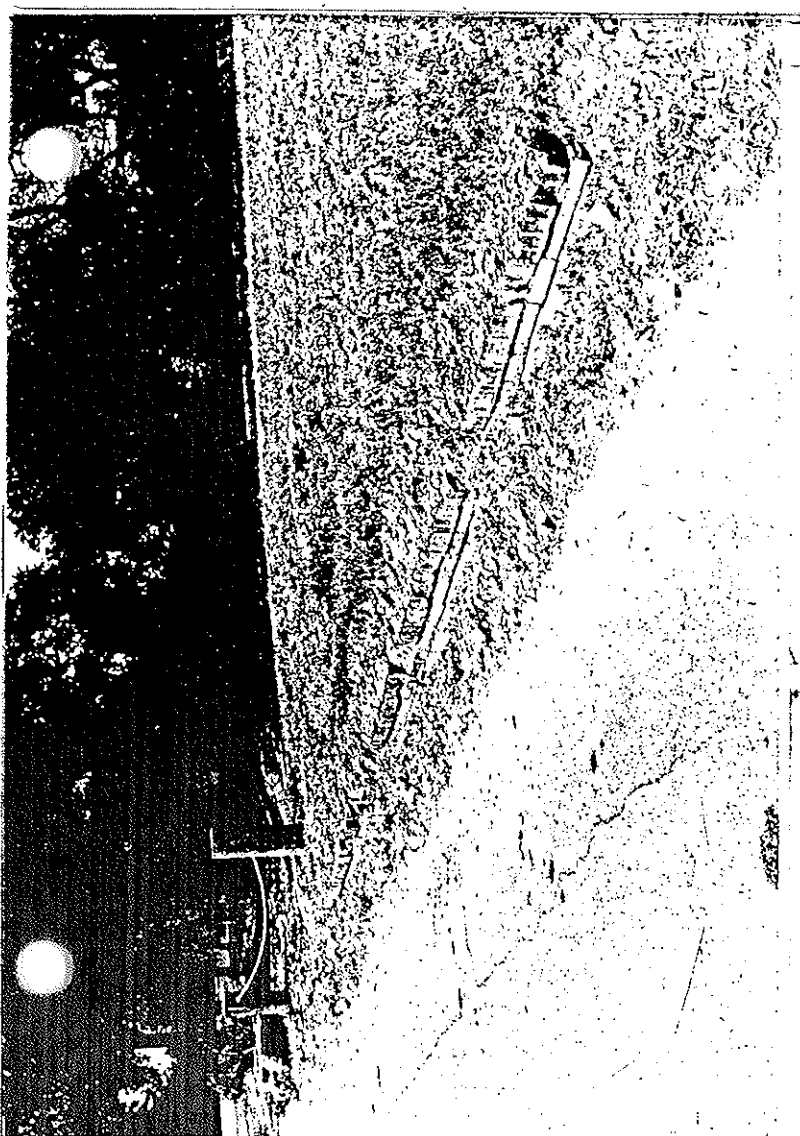
1. Same view as the original location.
2. Borders on a public park.
3. Screened garden house will be placed on the site so it can be used by park visitors.
4. House in new location can be better viewed from Riverside Drive.
5. Blends in with surrounding neighborhood.
6. Acts as a buffer to the development.
7. New location allows the house to be surrounded by the same amenities it originally was (tennis, swimming pool, gardens, screened garden house).
8. Finished floor elevation at new location is 5 feet lower than original location.

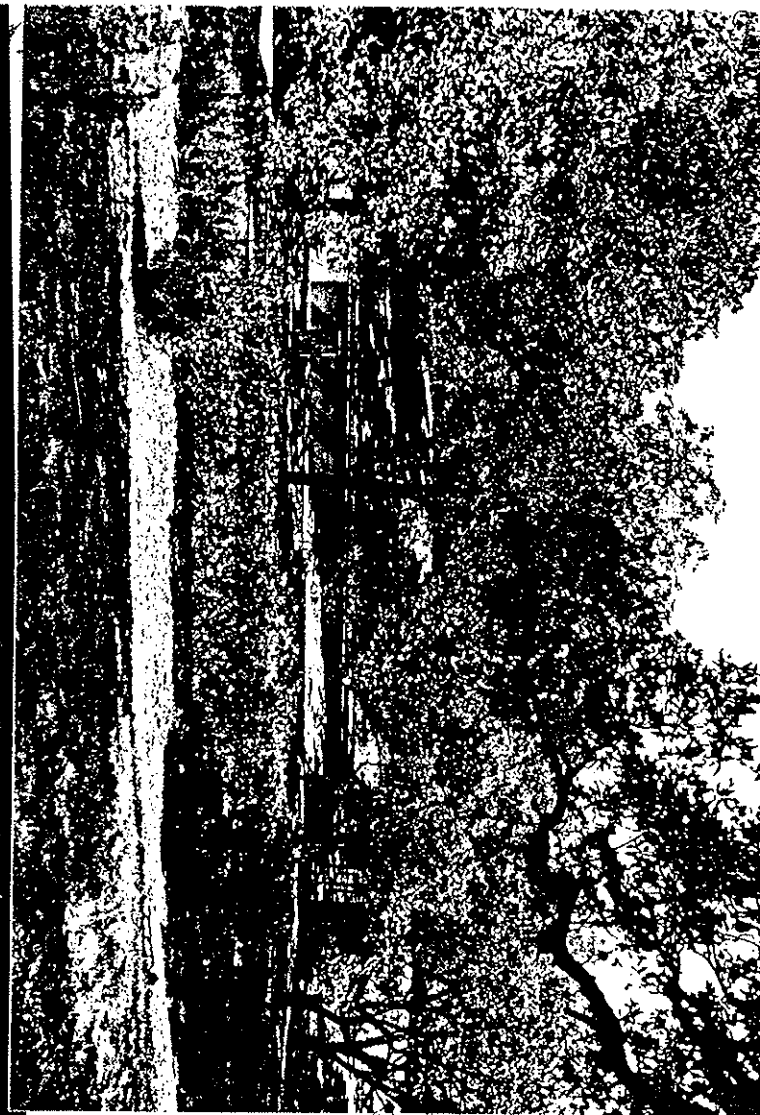
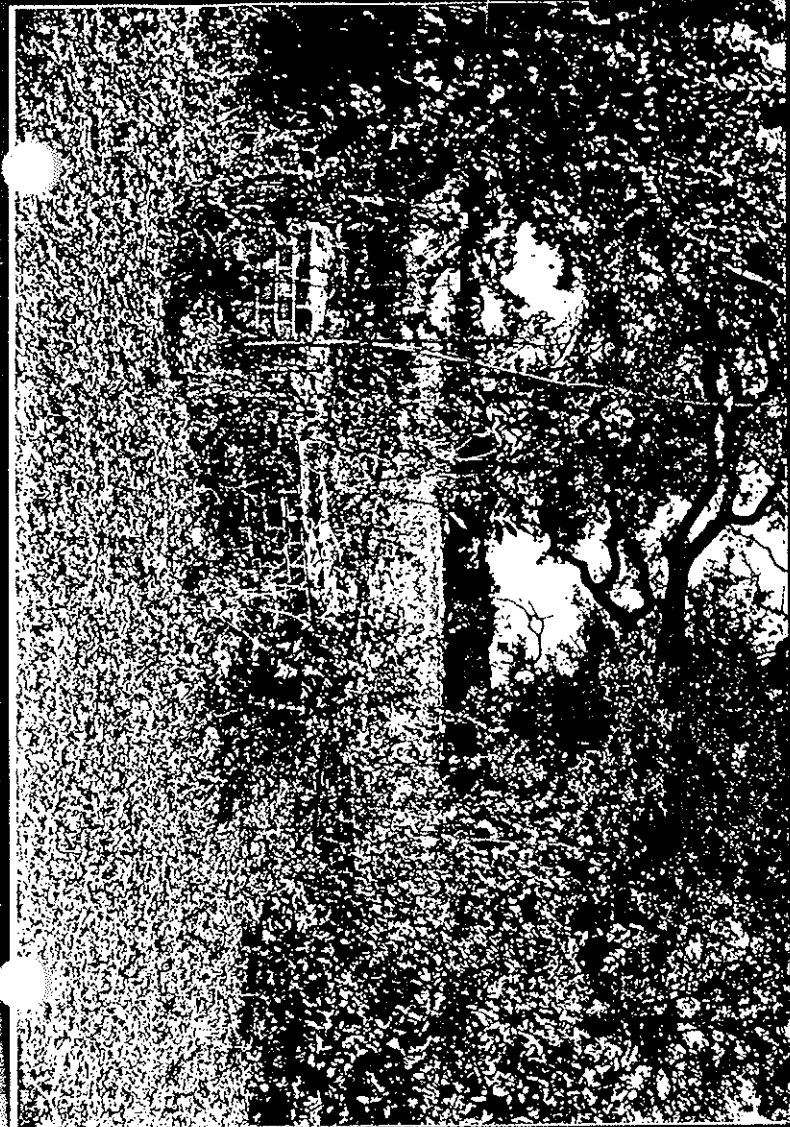




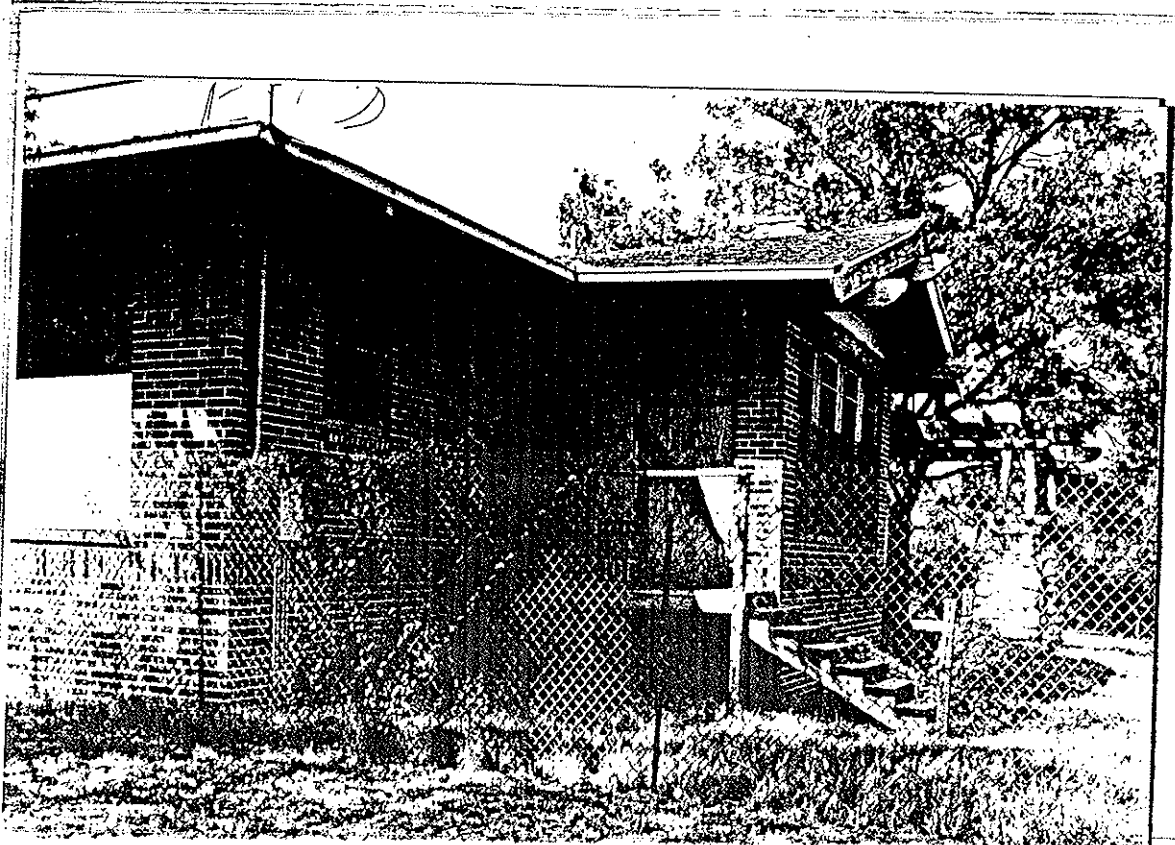


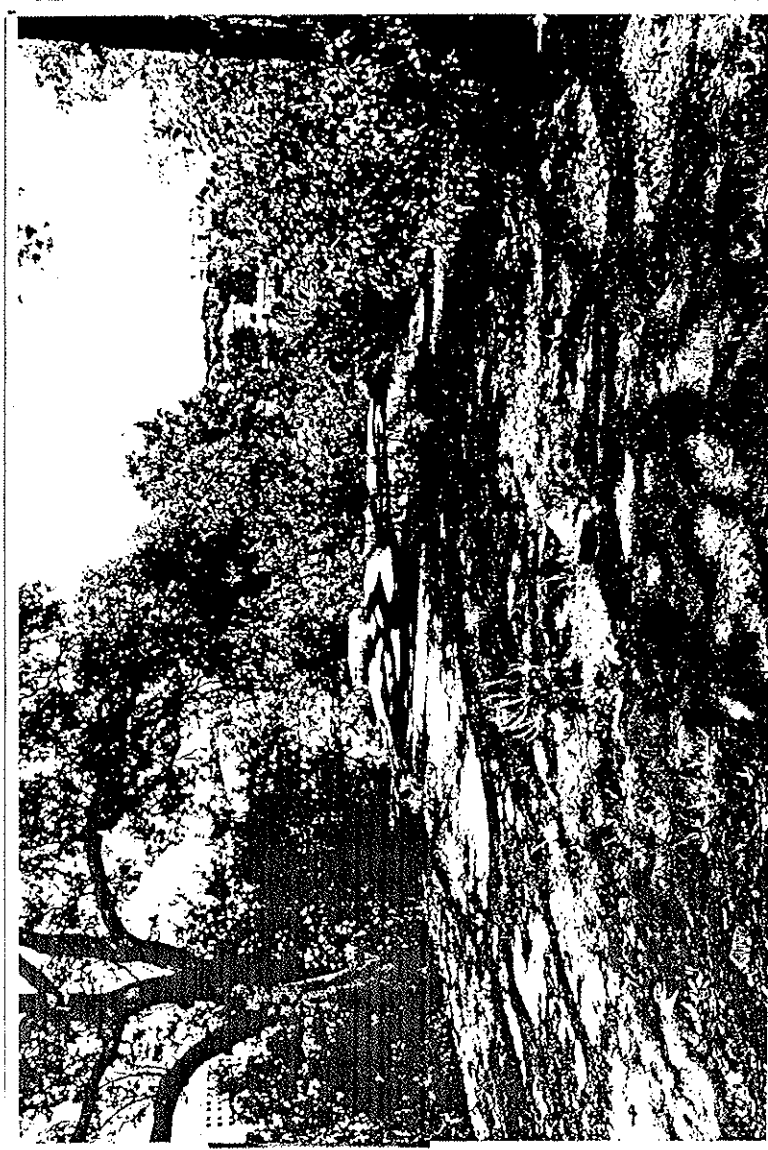
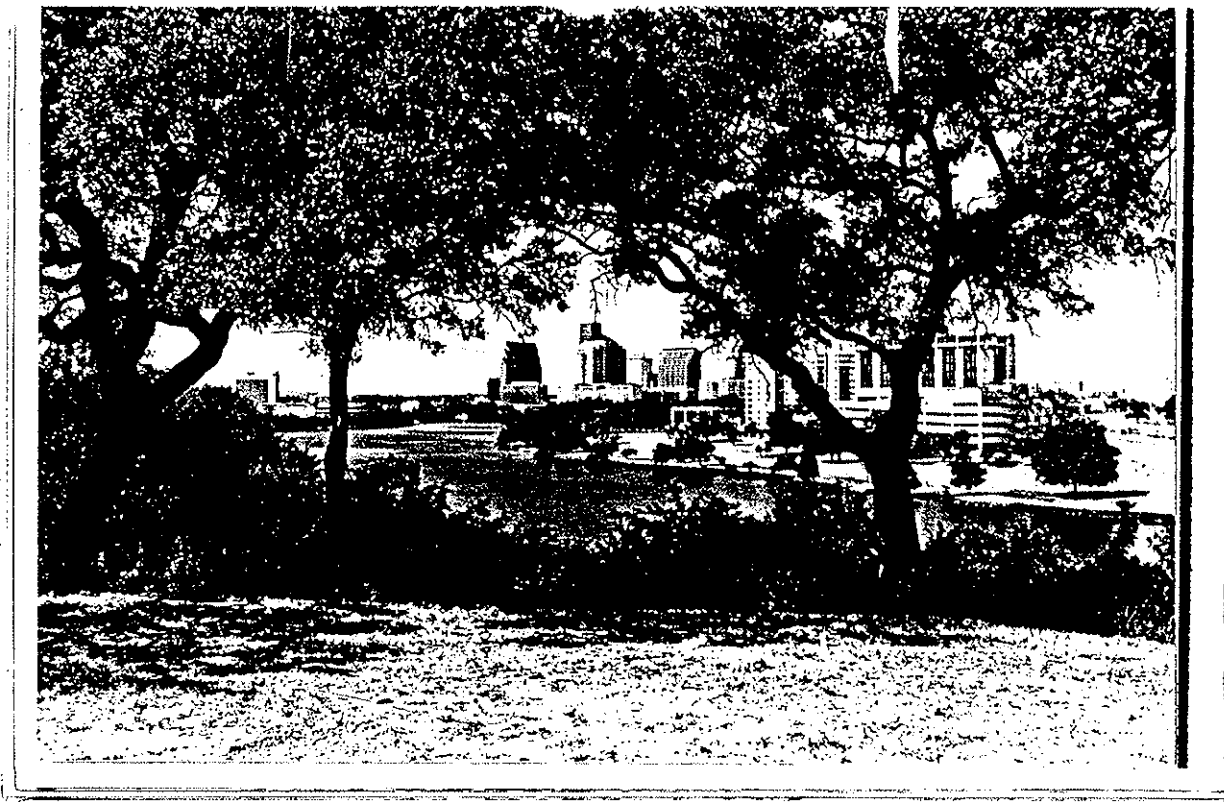


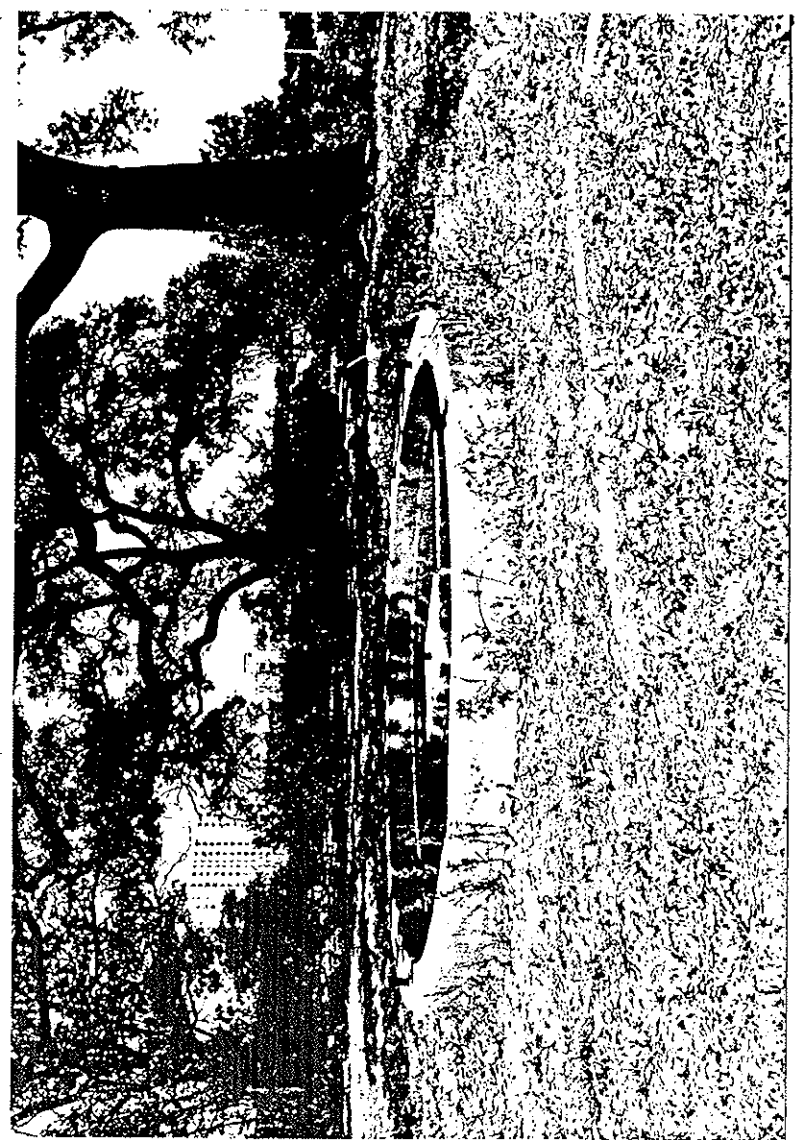
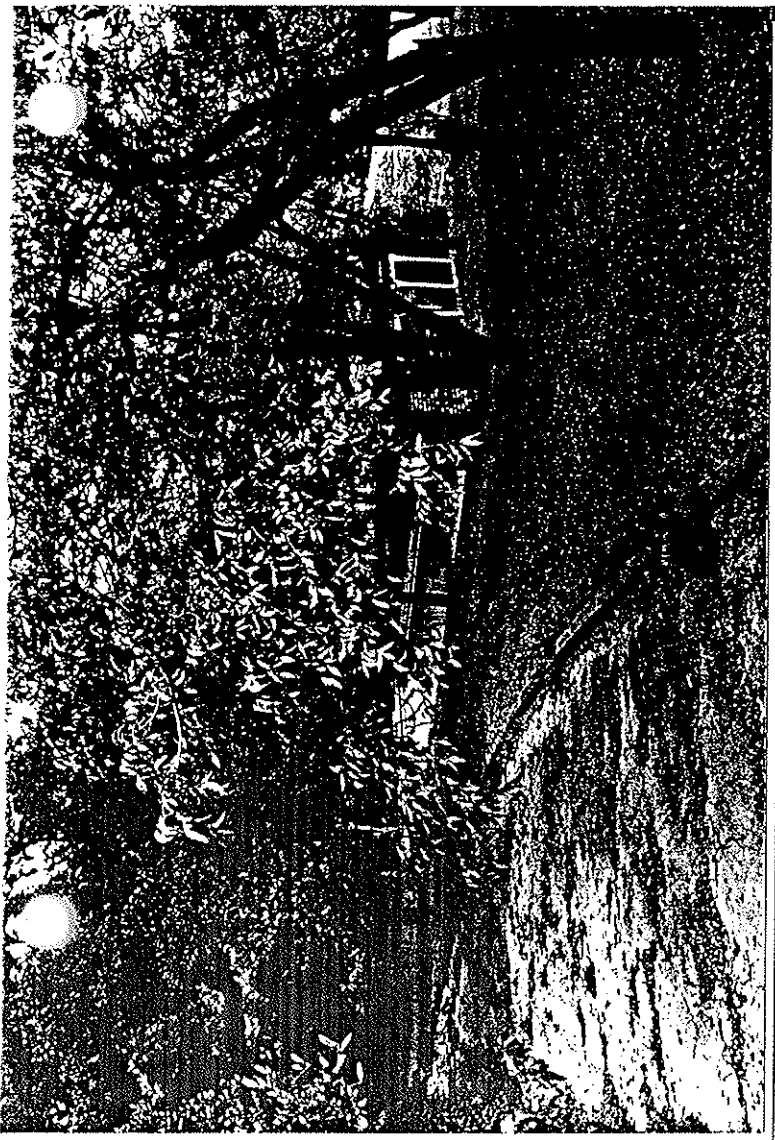
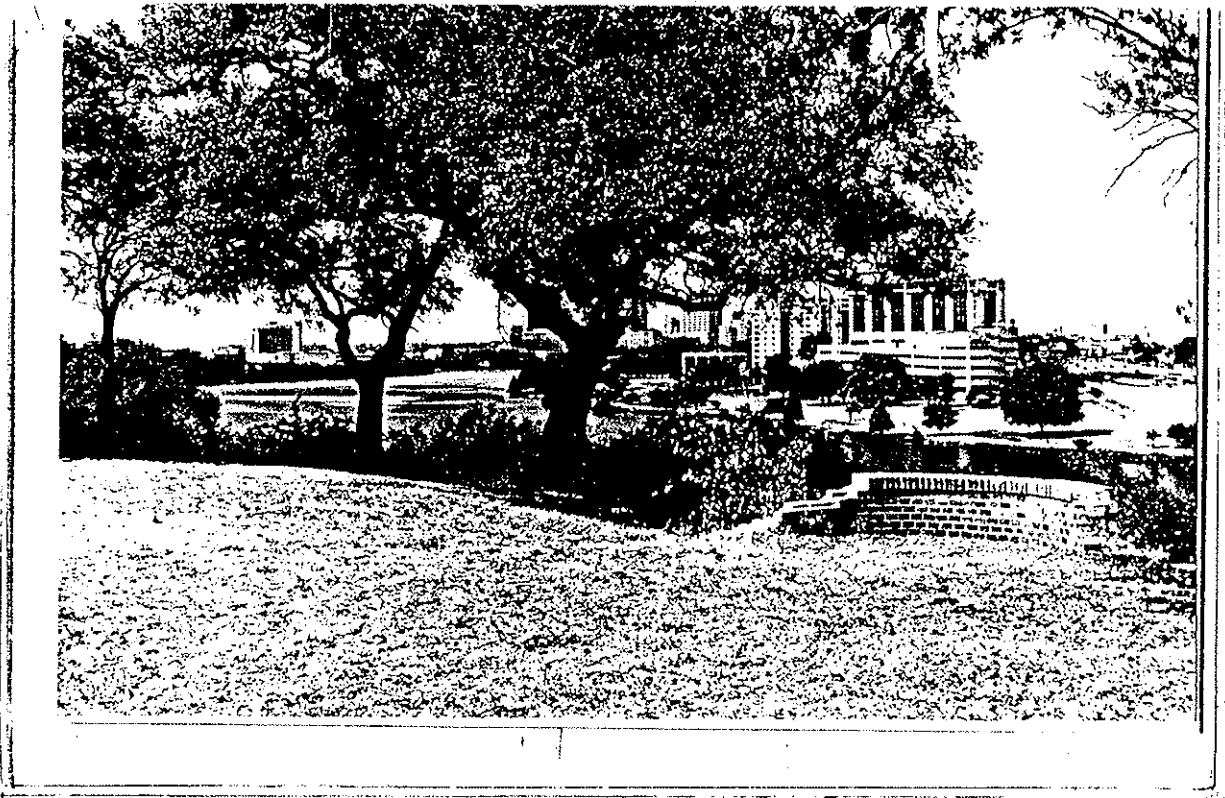




History Center

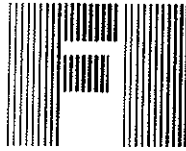






# Fincher Incorporated

---



303 Inwood Road  
Austin, TX 78746-5620  
512-328-5566

---

**TO:** Bill Maness, Gilbane  
Fax 324-7649

**FROM:** Bea Fincher, Voice/Fax 512-328-5566

**DATE:** February 18, 1998

**NUMBER OF PAGES:** 5 (including cover sheet)

I'm faxing you a copy of the signed contract between the Women's Chamber and Central House Movers.

The target date for relocation of Norwood house remains February 20- March 2.

I've started working on the moving permit application.

The biggest news is that the City Council granted our request at its February 12 meeting, to zone only the structures and the areas immediately surrounding the house and swimming pool, historic -- NOT the entire site. By doing it that way, we have greater flexibility when it comes to putting in parking lots, retention pond, etc.

The City Council still needs to pass the zoning TWO more times before it becomes effective. Before we can have the second hearing, however, we need to provide them a survey and field notes of ONLY those areas to be zoned historic. Would you handle this? Either Ruth Parshall, Camille Harmon or I will be happy to walk the site with Carmelo Macias and show him what we're talking about.

**Phones:**

Ruth Parshall 477-1696  
Camille Harmon 836-0107  
Bea Fincher 328-5566

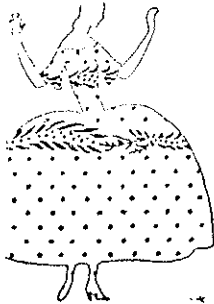


**Resource People for Relocation  
of Norwood House**

Name	Firm	Phone	FAX
Mary Pelzel	Pelzel & Associates	327-2166	327-4639
Kay Payne	DPR Construction	345-7699	345-8230
Mari Barr	The Barr Company	474-4222	474-4203
Betty Simpson	Austin Certified Inspection & Construction Services	301-3787	301-1816
Camille Harmon	Campbell Industries	836-0107	836-7879
Ruth Parshall & Mark Brooks	Parshall & Associates	477-1696	477-1693
Juan Cotera	Cotera Kolar Negrete	474-6526	474-6761
Sherry Zare	Zare & Flory Associates	251-5984	451-0178
David Quintanilla & Richard Lavano	Jaster-Quintanilla	474-9094	474-9179
Laura Toups	Urban Design Group	346-2353	338-0763
Sherry Aaron	Women's Construction Network	320-8013	385-2656
Jesus Olivares	City Parks Department	499-6717	
Bea Fincher	Norwood house task force	328-5566	
Rose Batson	Women's Chamber of Commerce	388-7550	338-1614

GC\_S117

A BIT OF SCENIC BEAUTY 6/30/1925  
At The O. O. Norwood Home  
In Travis Heights



Speaking of--  
Carbrough's

*Enlarged  
Gift Shop*

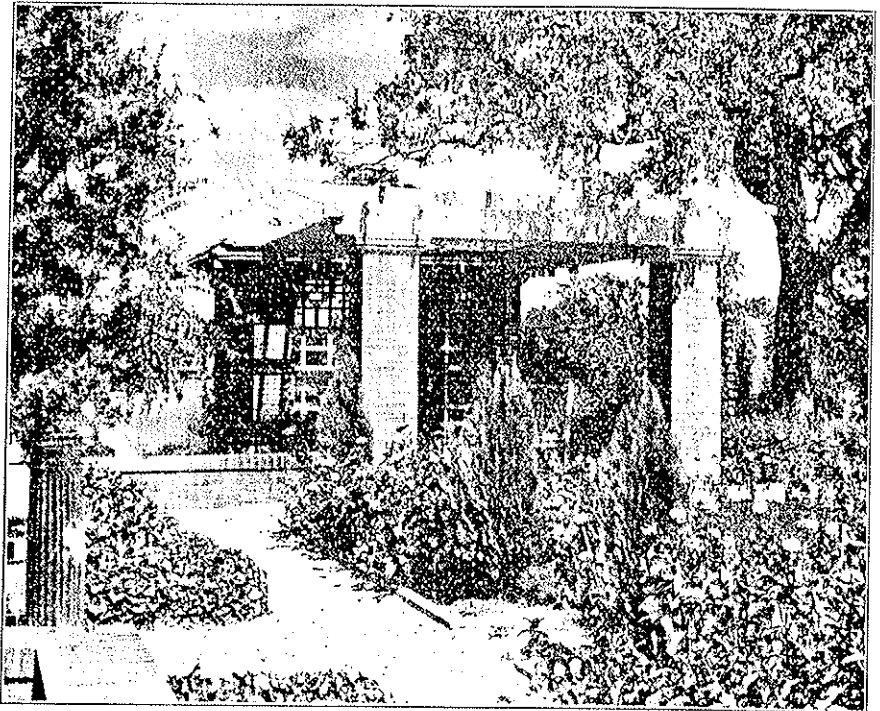
air of added spaciousness  
importance has been given  
Gift Shoppe. It has re-  
been more than doubled

You are cordially in-  
vited to visit it--the next time  
you are in the store.

bridge and party favors  
price that makes them  
valuable for use in large quan-  
tities. Imported from Ger-  
many and costing only thirty-  
cents apiece. The colors  
are blue, yellow, pink, orange,  
and variegated.

in the land of the mystic  
—are the thin brass  
and jewel boxes, hand-  
made of individual designs,  
artfully etched, and inlaid  
with flowers.

active reminders of our  
travels to Mexico and suitable  
gifts to far away friends—  
pieces of genuine Mex-



—Photograph by Gazley Co.

The formal flower garden with a glimpse of the river below.

This flower garden is one of the most beautiful in town, with its  
Japanese tea house, beds of gorgeous flowers, conservatory, sun dial,  
gazing globe, and fountain. The Norwood home is one of Austin's show  
places.

**THE BACK YARD BECOMES  
THE GARDEN**

There was a time, of which, sad  
to tell, we still have reminders, when  
the back yard was an eyesore; each  
one not much more than an individual  
junk pile, poorly concealed by picket  
or rail fence.

But now it is a pleasure to drive

past not only on their lawn but  
also on their flowers and fruits and  
vegetables up on the hill around the  
romantic-looking "castle", the old  
Military Institute, which they have  
made their home. The Richardsons  
show their altruistic interest in gar-

HB - EDGECLIFF 1012  
3 acres by Town Lake targeted

# Tract marked for park

By Tony Tucci  
American-Statesman Staff

A three-acre tract overlooking Town Lake where Travis Heights residents fought development for years will be bought by the Austin Parks and Recreation Department for a park.

The City Council authorized \$2.5 million in certificates of obligation Thursday to buy the land from a development firm, which had planned to build condominiums on it.

On Edgecliff Street and between Interstate 35, East Riverside Drive, and Town Lake, the land is known as the former Norwood Estate. Neighborhood groups had tried in court to stop the condominium project, but a district court judge ruled in 1982 that the development did not violate deed restrictions.

A park official said the city used certi-

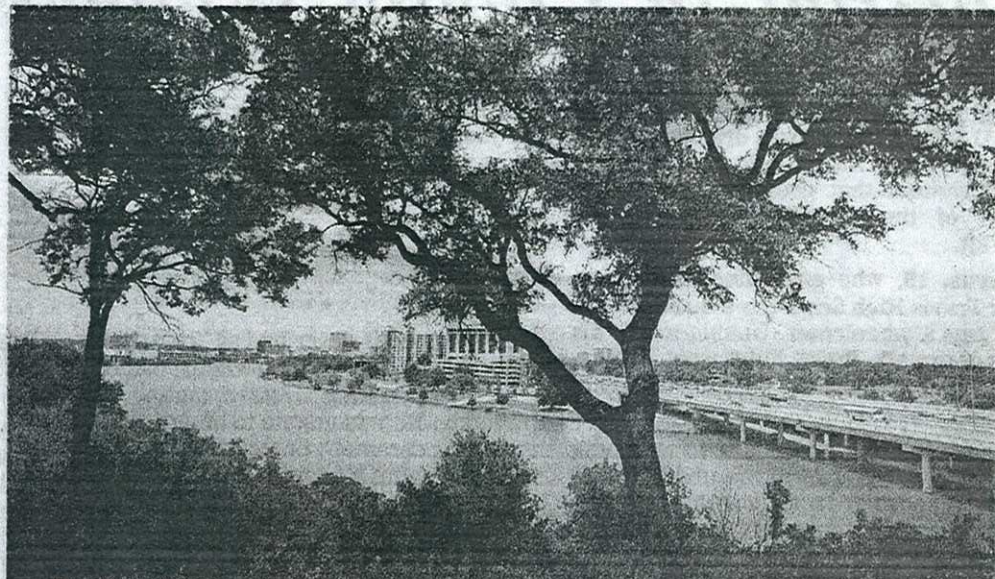
ificates of obligation rather than bonds to buy the tract because it had to move quickly or lose the land. Tentative plans are to develop the site as an observation park.

"We want to capitalize on the tremendous view of Town Lake," said Stuart Strong, program manager for planning and zoning in the Parks and Recreation Department.

Other possibilities are an extension of the Hike and Bike Trail and restoration of a swimming pool on the property.

Strong said the swimming pool was filled from a hot spring, which is the same water source used to fill city-owned Stacy Pool in the winter.

The historic bungalow on the Norwood tract has been moved to adjoining property as part of the initial development plans. The city also is working on the relocation of Riv-



Staff Photo by Ralph Barre

The city plans to buy land known as the former Norwood Estate. The three-acre tract is on Edgecliff Street and between Interstate 35, East Riverside Drive, and Town Lake.

erside Drive in that area to eliminate dangerous curves.

Strong said the city already has a contract

to buy the land from its owner, Seris U. Holding Ltd. The deal is expected to be completed in several weeks.

AM-ST.

7/29/85

7/29/85

Austin History Center

# Noted Builder Norwood Dies



O. O. NORWOOD

O. O. Norwood, whose visions of Austin's growth led him to build the world's first completely airconditioned skyscraper here, died Thursday at the age of 73.

Norwood, who came to Austin in 1919 after serving in the Army during World War 'I, went into the municipal securities business. His foresight into Austin's business development led him to formulate a project that had not been attempted anywhere in the world.

He gave the city's expansion its first big business boost by financing the construction of the Norwood Building, now known as the Capital National Bank Building.

Although one tall building in San Antonio had airconditioned corridors which poured cool air into the office suites, that building did not have ducts which distributed the air into inner offices.

The Norwood Building, completed in 1927, was the first in the world with airconditioning distributed to the individual offices. Norwood later financed the construction of the Motor Ramp garage adjoining the building, and it was among the first such ventures in Texas.

Norwood also had visions of air-conditioned cities, and in his later years he said such a dream some day would come to pass.

Norwood retired from the securities business in 1940. However, he still participated in many civic and business ventures. He also operated a ranch in Real County several years, stocking it with deer and turkey because of his interest in game preservation.

In 1922, Norwood built a home on the bank of the Colorado River overlooking downtown Aus-

tin at 1012 Edgecliff. It became one of the show places of Austin with its swimming pool and terraced gardens.

Besides his widow, Norwood is survived by two sisters, Miss Beatrice Norwood of Austin and Mrs. Dora Birdsong of Kilgore, and a brother, A. B. Norwood of Dallas.

Funeral services were pending late Thursday at Wilke-Clay Funeral Home.

Norwood was born in Macure in San Augustine County on Aug. 16, 1887.

5-12-61

**OLLIE O. NORWOOD**<sup>5-12-61</sup>  
Funeral services for Ollie O. Norwood, well-known Austin businessman since 1919, will be held Saturday at 10 a.m. at Wilke-Clay Funeral Home. Dr. Marvin Vance will officiate, and burial will be in Oakwood Cemetery.  
Pallbearers will be Odas Jung, Doug Foster, Dr. C. M. Darnell, Carl Elliott, Steve Gage Jr., and Bob Bright.

# Women's Chamber to restore Norwood estate

Louis Moreau Michell V. to Austin six weeks ago to bury his great-aunt, Beatrice Norwood, who claimed to be 95 years old but was probably a century. Michell left the Norwood family plot in historic Oakwood Cemetery feeling that Beatrice had died of anachronism rather than the infirmities of great age. There was nothing to keep her here but memories. She had outlived everything: her contemporaries, her time, even her place.

Since her sister-in-law, Calie Regina Norwood, had died at 81 in 1976, no one remembered that Beatrice had been one of Florenz Ziegfeld's showgirls. Or a stock company actress. Since Calie had checked out, none of the South Austin residents of Melissa Lane or LeGrande Avenue in Norwood Heights knew that Beatrice Norwood had developed that subdivision and had named the streets after family members.

Melissa was Calie's mother. And LeGrande — his full name was Edwin Osborn LeGrande — was Calie's great-grandfather, the 58th signer of the Texas Declaration of Independence and one of Sam Houston's colonels at the Battle of San Jacinto. The storied apartment house Beatrice had kept at 2506 Rio Grande Ave. for the University of Texas' grandest tergiversators had been leveled to make way for the yes-boys of a Greek frat house.

Back across the river, up on Norcliff, that tight bluff of elegant homes between Riverside Drive and the fall to the Colorado, sat



Billy Porterfield

brother Ollie's once-famous bungalow, sold ages ago, boarded up and moved off its promontory, backed up to the traffic on Riverside where it caught beer cans and the abuse of vandals.

What a showplace it had been. Ollie and Calie had architect Hugo Kuehne build the little house for them in 1922. The three-acre grounds featured Austin's first swimming pool, fed by a spring, bathhouses, a water fountain, sundial, rose garden and greenhouse, conservatory, and, closest to the perilous bluff, a Japanese tea house. All this set amid a pecan and oak grove bordered by brick walls on the street side. One entered Norcliff through great, battered entrance piers that gave way to a serpentine drive Ollie dubbed Edgecliff.

It was to her brother's house that Beatrice came after she tired of show business, and it was there she lived while Ollie set her up as Texas' first female real estate developer. Ollie Osborn Norwood had not done badly for a World War I doughboy. He had made a fortune as a municipal bonds broker, but his passion was building, and he was a visionary about it.

In 1927, he built in downtown

See Norwood, B3

# Norwood legacy to be carried on in estate

Continued from B1

Austin Norwood Tower the world's first completely air-conditioned skyscraper and long the home of Capital National Bank. After he retired in 1940, Ollie and Calie divided their time between Norcliff and their ranch in Real County. Ollie died at 73 in 1961; Calie, as we said, in 1976. In her old age, Beatrice retreated to a five bedroom home at 618 31½ St.

"She wasn't alone," Louis Michell says. "First, she had herself, and mirrors everywhere to prove it. She was a big-boned beautiful woman and she knew it, and she liked to look at herself. Second, she had her memories and her mementos. She never forgot a thing and never threw anything away. Like the 1951 Pontiac Uncle Ollie gave her. She kept it in her garage. It has 34,000 miles on it. Third, she was not alone because we kept nurses with her, though she was perfectly alert and always commanding, right up to her death.

"It was only after I began going through her papers and personal effects that I realized what a great lady she was, way ahead of her time. I knew she was kind and dogged in her loyalty. I was in Vietnam, and Aunt Bea wrote me three times a month for almost five years. But now I realize how little she talked of herself, and how much she could have said because her life is a book. Which she wrote, in a way. I have her diaries, going back to when she was 13. It's a book about a gifted, boldly adventurous woman. And once Uncle Ollie gave her a break, she became as self-made as any outstanding man.

"Still, I left her funeral and Austin with sadness, especially when I saw what time and progress had done to her family's dreams and schemes. I went up in the Norwood Tower, and that was OK. But when I walked the weedy grounds of Uncle Ollie's and Aunt Calie's old estate on the Colorado bluffs, I thought the place looked terribly forlorn."

Last week, Louis Michell got such good family news that he wished Aunt Bea were around to share it. "If this news had come

eight weeks ago, I'm sure it would have kept her alive. It might have given her another 10 years. Really. But I bet she knows anyway."

The news?

The Women's Chamber of Commerce of Texas, in cooperation with the Austin Parks and Recreation Board, is determined to restore the Norwood estate house and grounds to its original glory.

In the mid-1980s, the city purchased the place to keep a developer from razing the house and erecting condominiums. But there was no money to do anything but let it sit. Now, the city has accepted an offer from the women's chamber, which has committed itself over the next 10 years to raise more than \$500,000 to refurbish the house and make it a visitor's center and institute for women's economic studies. Eventually sculptures honoring Texas women will be added to the gardens. One name already makes itself a tempting nominee: that of Beatrice Norwood.

"She's certainly the kind of model we want to hold up to women," says chamber President Rose Batson, "and what a stroke of fortune for us that she was a Norwood and for a time lived in the house we want to resurrect."

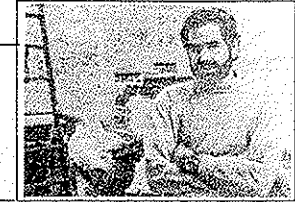
Louis Michell will be at the Norwood estate Tuesday from 5 to 7 p.m. to help launch the first of the chamber's restoration fund raisers. A lawn party in the style of *The Great Gatsby* era will be held. For \$15 apiece, guests will be treated to supper, music and a tour of the house, as well as a chance to bid on dinners with celebrities and other prizes.

Even without the Norwood women (who Michell says will be there in spirit), it promises to be a Roaring '20s blast with an accent on brains, beauty and accomplishment. Just look at the list of hostesses from the Women's Chamber of Commerce: Batson, Bea Fincher, Laura Toups, Cynthia Robbins, Ruth Parshall, Jean Partain, Carolyn Kelly, Jody Hamilton, Suzanne Breitbart and Linda Hampton Clymer. Who needs F. Scott and Zelda?

HB - 10/12/1989, 10/12  
Norwood house

The Neighborhood Newsletter of

# Travis Heights



A photo of a sculpture by Travis Heights artist David Everett was selected for the cover of the 1989 Neiman Marcus catalogue. See page 5.

January 1990

Vol. 1 No. 5

Austin History Center

## Norwood house denied grants

Two request for grants to restore the historic Norwood House at IH-35 and Riverside Drive have been denied.

"We were turned down by both agencies," Bea Fincher, president of the the Women's Chamber of Commerce of Texas, said last week.

The chamber is requesting about \$28,000 in grants to move the house about 100 yards east to its original site. The house is now sitting foundation-less about 20 feet from Riverside Drive. It was moved there when a condominium development was planned for the Norwood property. The condominiums were never constructed.

Fincher said the the principal reason for being refused the grants was "the chamber is young and doesn't have a track record."

Fincher declined comment on the names of the two agencies that denied grants. She added the chamber could receive a three-to-one matching grant to restore the house once

it was moved back to its original site. The matching grant has been offered by Keep Austin Beautiful.

"But we are not eligible for the grant until the house is restored to its original foundation," she said.

Fincher added organizations are reluctant to award grants after the City Council withdrew support from a downtown Laguna Gloria Art Museum.

"The other part coming into play is that there is a question as to whether the City Council is earnest in its support of the project," she said.

Mayor Pro Tem Sally Shipman and Council member Max Nofziger have shown interest in the project, Fincher added.

Cost of renovating the house and gardens is estimated to be between \$450,000 and \$500,000 and the restoration projected is anticipated to take 10 years.

Q. We've gotten a lot of calls about an old estate that was on the southwest side of Riverside and I-35. It had a big old house and a big swimming pool.

Well, the house is gone and the swimming pool is empty. There are land surveying stakes all around and I've heard the city's going to make it a park. Is that true? —Debbie Kubena, Austin Chamber of Commerce

A. Yes, the Norwood Estate is to become a city park — some day.

There are no funds to develop it (that sounds familiar, doesn't it?) but plans call for it to be landscaped and the pool will be turned into a pond.

A swimming pool would be dangerous so close to the Interstate. You don't want children running around with a highway so close.

"When the pool was built that land was in the country. Now it's only 30 feet from I-35 and when Riverside is completed it will be 100 feet from Riverside. There's a lot of traffic there," says Stuart Strong in city park planning.

1012  
HD - EDGECLIFF TR.

AM-ST. 4/3/1986

4/3/1986

### City buys bungalow

The City of Austin has bought the Norwood Estate, a beautifully designed bungalow that was once the pride of Travis Heights residents, from Robert Small for \$125,000. The historic structure was originally located at 1009 Edgecliff

Terrace overlooking Town Lake between Interstate 35 and East Riverside Drive, but was moved to 1012 Edgecliff after the land on which it stood was sold to a developer. The land is now the property of the Austin Parks and Recreation Department, which plans to use it as a park. The Norwood Estate will be incorporated into the park, but the city has not yet decided if it will return the house to its original location, said Claudette Lowe, co-president of South River City Citizens.

2/13/86

2/13/86

# 'Beautiful' bungalow stirs pride

## Travis Heights residents lobby city to move house to parksite

This is part of a series of articles profiling some of the colorful old homes of South Austin.

By Jose Novoa  
American-Statesman Staff

A beautifully designed bungalow that was once the pride of a neighborhood is now boarded up and fenced off while Travis Heights residents try to convince the city to buy the house and use it as part of a new city park.

The structure was originally located at 1009 Edgecliff Terrace overlooking Town Lake between Interstate 35 and East Riverside Drive. It is known as the Norwood Home.

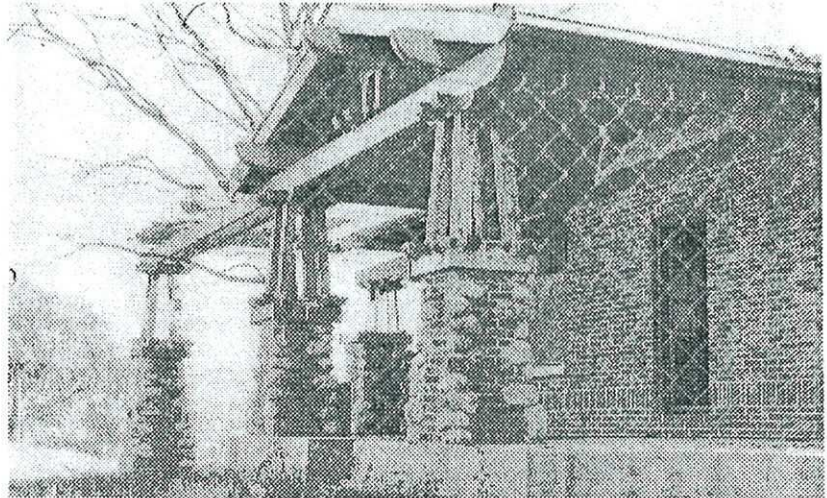
According to a historic landmark survey form, the house was designed by Hugo Franz Kuehne, a former professor of architecture at the University of Texas and director of the Texas Society of Architects.

The home was built in 1922 for O.O. Norwood, the real estate developer responsible for the construction of the Norwood Building, an addition to city hall.

The home is now owned by Robert Small, who used it as an office for the family business, Western Publications, from 1962 to 1981. The family got out of publishing in 1981 to start Western Livestock and Timber, a cattle-raising operation in Bastrop and Dripping Springs, Small said.

The Smalls sold the three acres of land on which the house stood to a developer who planned to build a condominium complex, but the project was opposed by South River City Citizens, who successfully petitioned to have the house zoned historic.

The house was then moved to its present location at 1012 Edgecliff



Staff Photo by Jose Novoa

Residents are urging the city to return Norwood home to its first site.

Terrace, but the land on which it sat remains undeveloped and was recently bought from the development firm for the \$2.5 million it paid the Smalls by the Austin Parks and Recreation Department, which plans to use it as a park.

Andy Vernooy, a local architect who wrote his master's thesis at the University of Texas on bungalows, said he helped the neighborhood group have the house zoned historic because "it is probably the best example of an architecturally designed bungalow in Austin."

Vernooy said the first suburbs in America were full of bungalows, but most people couldn't afford to hire an architect, so they bought house plans through the mail.

The Norwood home is full of typical bungalow details, like rafter tails cut in a pattern, exposed rafters and tapered columns with stones set into the brickwork "in a very natural, uncomposed way.

"That was the big thing with the bungalow, to try to be as natural as possible, to try to relate it to the site.

"Unfortunately, it was moved. It's still a usable structure, but it should never have been moved. It was nestled between two very nice oaks.

"The site was such an important thing to the bungalow that moving the building is like moving the Governor's Mansion without moving the porch.

"And unfortunately, there's been a lot of damage to the inside. There were probably a lot of features built in, but they're gone because the house has been used as an office," Vernooy said.

Brooks Kasson, co-president of South River City Citizens, said the neighborhood group wants the city to buy the house, move it back to its original location and use it as a community building or visitors center.

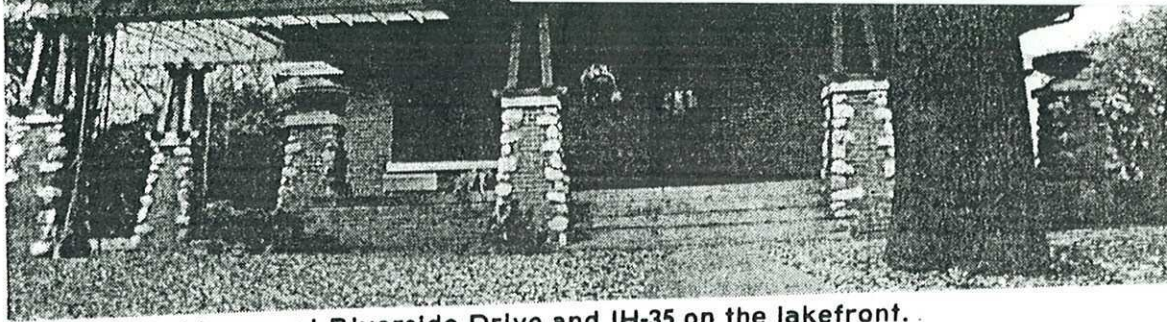
She is optimistic that the City Council will decide to buy the home as early as this week, she said.

"The mood is that the property belongs as a unit and they would like to see it re-united," she said.



Austin History Center

HB - RIVERSIDE



The Norwood house, at Riverside Drive and IH-35 on the lakefront.

# Historic zoning could block condos on Riverside Drive

By **JULIE FERNANDEZ**  
American-Statesman Staff

Members of the newly re-activated Travis Heights Improvement Association hope to use historic zoning as a weapon to fend off a condominium project proposed for the bank of Town Lake at IH-35 and Riverside Drive.

Developers, represented by Neal Spelce with the Neal Spelce & Associates public relations firm, have proposed a 10-story, 220-unit condominium project on the Norwood Estate, a five-acre tract at 1012-1030 Riverside Drive. They are seeking a zoning change from O-office and A-residential to B-residential to allow construction of the project with a minimum of 400 parking spaces. The proposed development has local and non-local investors, said project attorney David Armbrust.

Neighborhood association members oppose the requested zoning change, citing increased density and traffic, possible lack of sewer capacity, deed restrictions and historical significance of the tract.

The city's Historic Landmark Commission will consider historic zoning for the one-acre tract where the Ollie O. Norwood home stands at 5:30 p.m. Monday on the first floor conference room of the city hall annex, 301 W. Second St.

"We hope we can maintain this as a beautiful

place of Austin," said R.B. Laws of 1336 Bohnam Terrace. "It's been that way for years. We don't need any more traffic on Riverside (Drive). This neighborhood means a lot to the people who have invested in their homes."

Laws, an area resident since 1926, was a member of the original neighborhood association which fought a similar zoning case against a proposed hotel on the tract in 1958, he said.

The case went to the state Court of Civil Appeals, which upheld a lower court decision that deed restrictions attached to the Travis Heights area when it was subdivided in 1931 required that the area remain residential, said Laws.

Association members contend that the zoning and the deed restrictions do not permit the density of the proposed condominiums, but Armbrust said the project's residential nature is "consistent with the deed restrictions."

According to city planning staff, the Norwood house represents the bungalow style of architecture popular from 1895 to 1930. The home, built in 1922, was known as one of the "showplaces of Austin" with terrace gardens and perhaps the first private swimming pool in the city. Norwood, a noted Austin builder, constructed the Norwood Building at 114 W. Seventh St. Now called Norwood Towers, the building was the world's first fully air-conditioned skyscraper, planning staff said.

hors

Discoveries on the Norwood path

June 23, 2010: During a meeting about dealing with the lead paint on the roof eaves we discovered that PARD was planning a "final solution" to the Norwood Estate.

June 24: PARD responds to status inquiry:

Good Afternoon Mr. Sittler,

We have done some assessments of the house and property and are considering many issues concerning the park and the property. I'm afraid 'final disposition' might have seemed like a charged term, but quite simply we are assessing the site in a holistic manner.

We want to develop a more thorough and complete action plan that definitely will include community input. We have not resolved our course, but we will have more to share with you in the upcoming week, or just after the holiday weekend.

Bear with us just a little longer, and we will contact you and schedule a time to visit.

Thank you for your involvement

June

June 26: PARD tells Historic Landmark Commission members that it has secured \$80,000 to hire a consultant to do a "holistic" feasibility study of the entire Norwood tract and have a report outlining at least three options for the future of the site within 10 months. Recommendations would be sought about whether the house should be restored, re-purposed or demolished. Commissioners were told that the restorability of the house was unknown.

No member of the Norwood Posse was contacted for input to this plan. Establishing the possibility of Norwood demolition effectively shut down our mission since, responsibility was to be shifted, from volunteers to paid consultants..... all with equal qualifications. If the house might be demolished, all we could do was promote its

June 26 to September 26: Posse members sound off on how to respond to this unexpected and puzzling development. Some encourage welcoming this first demonstration of real PARD interest in the Norwood Estate in 25 years. "At least they are finally doing something!"

Others see spending scarce tax payer dollars to study what our volunteers are have already done, and can do, as unnecessarily wasteful... and much better spent partnering with the Posse to continue the restoration plan already in place and previously approved by PARD.

September 16: Five Norwood Posse members meet with PARD staff and five consultants who represent architecture, landscape design and civil engineering. These are the folks who will divide the \$80,000 we shared ideas about the house and the forthcoming study. Posse members stress our commitment to restoration, provide documentation of restorability, and stress the importance of volunteer involvement in all stages of the "study". Consultants say report will not take 8 months.

September 20: Looking back:

I discovered that this city owned, and thoroughly neglected house, was almost impervious to help by community volunteers. There are few precedents for volunteers doing hands on work on a public building and limited interest in using that available resource.. Add that to the much tighter restrictions , and higher costs, of restoring public property, as opposed to private property, and the task difficulty increases greatly.

p.s.: The bill for hiring city approved abatement contractors to remove and dispose of all asbestos based roofing felt and shingles and installing a protective roof cover, was \$4,200. If the Norwood house were privately owned, the cost need not have exceeded \$500. If established city procedures had been followed.....\$12,000+.

If the house were privately owned and we had been able to spend the thousands of hours we have thus far on planning, meeting, fundraising, etc, the house would be at least half done by now.

Still puzzling is why PARD insists on exploring the demolition alternative inspite of endorsement of our restoration effort by the Austin City Council, the Planning Commission, the Historic Landmark Commission, the Texas Historical Commission, the Heritage Society of Austin, and many other taxpayers.

September 20: Looking Forward:

Since we have now been relegated to the sidelines, our mission has changed from finding new volunteers and donations of money services and materials, coordinating volunteer work, future planning, etc., to pushing for the restoration of the house. My own vision is that it is transformed into an additional and needed rentable event center that generates badly needed revenue for our parks department, while offering public facilities for hike and bike trail users and expanded park opportunities to all Austin residents.

architectural planner and a general contractor to work with the city. All of the financing, at least at the outset, will come from private sources, Sittler said.

Stuart Strong, assistant director with the recreation department, said city officials helped the group develop a plan for the restoration and for raising money in increments.

"We broke it up into discrete pieces so they can chip them off one at a time," Strong said. "Our sense is that once they get started and show progress, pocketbooks will open."

Sittler added, "Our team and a growing list of volunteers and private sponsors will transform this community eyesore into a beautiful community asset."

Sept 18, 2008 - first video coverage

<http://www.atxedition.tv/blogs/norwoodestate>

A historic home still needs a facelift - this one started the whole thing!

By Mark Lisher | Tuesday, March 18, 2008, 11:05 PM

As a boy, Jim Christianson marveled at the Norwood House, its unusual design and its lovely fountain and gardens. In particular, he was amazed that an Austin family could own a municipal-size in-ground swimming pool. [an error occurred while processing this directive] The pool was removed and filled in years ago. The graceful lines of landscaping disappeared beneath weeds. The concrete cistern is all that remains of the fountain. And the bricks of the rotting house on Edgecliff Terrace just off East Riverside Drive have been replaced by plywood boards and billboard-scale graffiti.

As chairman of the city's Historic Landmark Commission in the late 1990s, Christianson led the move to rezone the Norwood property to acknowledge its historical status. More than a decade later, Christianson carries on a largely forgotten effort to restore the estate to its former grandeur.

"I have brought it to the attention of the city Parks and Recreation Department with no luck," Christianson said, standing beneath an umbrella in the rain in front of the house. "I brought it to the attention of the Historic Landmark Commission, and nothing has been done. I think it's about time the City of Austin does something to restore its own historic landmarks."

The bungalow, built in the Prairie Style in 1922, was the achievement of Austin stockbroker Ollie Osborn Norwood. Norwood would go on in 1929 to complete the Norwood Tower downtown, which at 16 stories was the tallest private building in the city at the time and only the third downtown office building.

The Norwood family sold the house in the 1950s, and it served as office space for more than two decades. A pair of Houston investors bought the house in the 1980s, stripped it of its brick facade and moved it to a neighboring property to the west in preparation to build a high-rise. Then, the economy went sour, and the investors put the property on the market. The City of Austin bought the estate, including the house and adjacent tract, for about \$2.5 million in the mid-1980s, largely because of its location on Lady Bird Lake, said Stuart Strong, acting director of the parks department.

The city has never mounted a serious effort to restore the home, but the Women's Chamber of Commerce offered in the early 1990s to raise money to move the Norwood House back to its original site and restore the house and grounds.

In nine years, the chamber succeeded in moving the structure before abandoning its effort. The parks department, which has oversight of the property, estimates that it would cost the city at least \$1 million to restore the Norwood House, Strong said.

Department officials have received Christianson's written appeals and have spoken sympathetically about the restoration, Strong said. But the city has no obligation to do anything with the property, he said.

Historical designation doesn't come with a requirement to maintain or restore a property, although the city can take away tax breaks for owners who let historical properties deteriorate. The parks department chose not to include restoration funds for the Norwood House in the last city bond referendum, in 2006. There might not be another bond vote in the city until at least 2011, Strong said.

"We have told Mr. Christianson we think the project is very worthy. It would be good to invest in the stability of the structure itself," Strong said. "But there is an advocacy process for doing these projects, and there have been other priorities with our expanding parks system."

Every day brings the Norwood House closer to collapse, Christianson said. With 22 years on the landmark commission, from 1976 to 1998, Christianson is firm in his conviction that the city has its historical priorities wrong. "This is a significant part of our city's history," he said. "I'm really extremely disappointed in the city's response to my letters."

#### **Historical home in disrepair**

**Problem:** The Norwood House on Edgecliff Terrace overlooking Lady Bird Lake is deteriorating for lack of restoration a decade after it was designated a historical landmark by its owner, the City of Austin.

## NORWOOD HOUSE ALERT

In 1989 the Austin City Council unanimously passed a resolution, allowing the Women's Chamber of Commerce of Texas 5 years to prove its commitment to the restoration of Norwood house. After restoration, the property would be used for a sculpture garden honoring Texas women, a visitors' center, and a research institute on women's economic issues.

With the support of people like you, the Norwood House task force has now raised sufficient funds to pay a team of professionals to implement phase I. Before we can begin, however, the project needs the recommendation of the Parks and Recreation Board and the approval of the Austin City Council. Towards that end, we ask you to help by doing one or more of the following:

1. Call or write Austin City Council members to voice your support. (See list below.)

2. Attend one or both of the following meetings:

April 12, 1994 at 6:30 p.m.  
PARD Board meeting  
Parks Administration Building  
Lamar & Riverside

April 21, 1994  
Austin City Council meeting  
City Council Chambers  
307 West 2nd. Street

### AUSTIN CITY COUNCIL MEMBERS

P. O. Box 1088, Austin, TX 78767

Mayor Bruce Todd	Ph. 499-2250
Michael (Max) Nofziger	Ph. 499-2260
Ronney Reynolds	Ph. 499-2256
Jackie Goodman	Ph. 499-2255
Brigid Shea	Ph. 499-2258
Gus Garcia	Ph. 499-2264

If you have any questions, please call Bea Fincher at 328-5566.  
Thanks.

# Neighbor

Austin American-Statesman

Thursday, April 1, 1982

News of South and Southwest Austin published every Thursday

## Historic zoning advised for bungalow

By JULIE FERNANDEZ  
American-Statesman Staff

The city Historic Landmark Commission has recommended historic zoning for a 60-year-old bungalow located on the site of a proposed condominium project at IH-35 and Riverside Drive.

The commission voted 8-1 on Monday for historic zoning for one acre of the Norwood Estate containing the house.

Vantex Properties and Neal Spelce with Neal Spelce & Associates public relations firm have proposed a 10-story, 220-unit condo project for the five-acre estate at 1012-1030 Riverside Drive on the bank of Town Lake. They are seeking a zoning change from O-office and A-residential to B-residential to allow construction with a minimum of 400 parking spaces. The city Planning Commission will consider their request at 7:30 p.m. Tuesday.

Members of the newly re-activated Travis Heights Improvement Association and the South River City Citizens neighborhood groups packed a city hall conference room Monday night to lobby for the historic zoning. Area residents have criticized the condo project on grounds of traffic problems, possible lack of sewer capacity and the historical significance of the bungalow.

The 1922 Norwood house represents one of the best examples of the bungalow style of architecture popu-

lar from 1895 to 1930, according to planning department staff. Norwood, a noted Austin builder, constructed the Norwood Building at 114 W. Seventh St.

Attorney David Armbrust, representing property owner J.A. Small, argued against historic zoning of the structure at its present location. However, Armbrust said developers would be willing to move the structure 100 yards to the west.

"The site where the house is, is obviously the most valuable piece of that property," said Armbrust. The bungalow would be incorporated into a sales office for the condominium project, he said.

Commission members approved Bill O'Connell's motion to notify the Planning Commission that the historic landmark advisers will consider relocation of the bungalow.

While current zoning would allow construction of condominiums, developers are seeking a change in height limitations, from 2nd height and area (allowing five stories) to 3rd height and area which would allow for a 10-story structure.

# Neighbors' suit seeks to block condo project

By PEGGY VLEREBOME

American-Statesman Staff

Travis Heights residents filed a lawsuit Tuesday against a property owner and the city to block zoning for condominiums on the northwest corner of Riverside Drive and Interstate 35.

Attorney Terry Weeks, who filed the suit for the Travis Heights Improvement Association and nine homeowners, said that a main issue for the court will be whether condominiums are "residences" in the same sense that single-family houses are.

Deed restrictions filed in 1913 limit use of land in Travis Heights for "residence purposes," the lawsuit contends. Weeks wants the court to rule that condominiums don't qualify as "residences."

In addition to asking the district court to define "residence," the lawsuit seeks to have previous zoning on some of the land overturned because it violates the deed restrictions. At issue, Weeks said, is "whether the City Council may issue a zoning change which destroys the deed restrictions."

Neighborhood residents went to court in 1961 seeking enforcement of the deed restrictions and won, Weeks said.

Owner J.A. Small, named along with the city as a defendant, wants to sell the 5-acre tract to developers who want to build a 10-story, 220-unit condominium.

A house on the property has been considered for historic zoning by the Historic Landmark Commission. The commission is scheduled to meet April 19 to study sites on the tract where the house could be moved to preserve it without being in the way of the condominium.

# 'Norcliff' Is Typical American Home

## BUNGALOW AMONG MOST ARTISTIC

By RUBY LEWIS

A typical American home is that of Mr. and Mrs. O. O. Norwood of Austin. It is located in Travis Heights on Edgcliff. The home has been named Norcliff, in keeping with the fascination of its beauty.

Although a small home, of the bungalow type, it possesses the richness and gorgeousness of a larger, more magnificent home. It is constructed of gray brick with the corners finished in native cobblestone. The landscaping has been carried out with nothing but the artistic in view. Flower gardens here and there with roses of various hues, larkspurs, poppies, and ferns add to the beauty of the place. A tennis court of regulation size, and a swimming pool add much interest to the home.

### Tennis Court

The tennis court is made of concrete in which a red coloring has been mixed, giving it a red hue, on which white lines mark off the single courts. At the south end of the swimming pool there are two shower rooms. There are showers with both hot and cold water and small cabinets which contain various needed toilet articles. The greenhouse is heated with gas. In it there is found a plant, the Bouganvillae, which is comparatively common in the lower Rio Grande valley, but very unusual in Austin.

A small formal court incloses quite a number of flower beds and to the south there is a crystal gazing globe. Directly opposite is the sun dial, and in the middle, is the fountain.

### Orchard and Garden

To the right of the formal court is the orchard which is located on a slope and overlooking the Colorado river. A tea room juts out into the orchard and commands a very magnificent view of the surrounding country. One follows the walk on around and soon comes to the kitchen garden. Every kind of a

vegetable is grown there; strawberries may be had from January until June and there is no need to say that the entire countryside envies those who may partake of their deliciousness.

Stepping stones lead from the back of the house, through the trees, on down to the very brink of the river. On the hill there are poppies, larkspurs and bluebonnets, making a marvelous panorama of colors.

### Home Atmosphere

A home-like atmosphere prevades the house. An etching of Tipperary, a bluebonnet picture, and a piece of tapestry add to the beauty of the reception room. An unusual feature is the beaded pheasant light of gorgeous colors. Nearby is a group of black vases.

The color scheme of the sun porch is orange and black. The draperies carry out the motif, the sides being of Japanese crepe, quite in keeping with the Japanese bird-cage in which the little canary resides. The sun porch is just off the dining room. The kitchen is very convenient and complete in every detail, and would delight the heart of any housekeeper. But it is the breakfast nook that is most intriguing. From the window one may see the capitol dome and all the intervening scenery. Around and above the window, ivy creeps and adds a freshness and a pleasantness to the little room that nothing else could.

### Bedrooms

The bedrooms are exceedingly charming. The large and spacious closets and the cedar-lined chests are extremely practical and add to the attractive value of the home. The guest room is furnished in Syrian gray furniture, very unusual but beautiful and interesting.

As has been said, Norcliff is a typical American home. There is nothing of the antique or historical connected with it. However, it may be said that it ranks among the most complete and beautiful homes of Austin.

# DOCTOR SENT TO FLOOD DISTRICT

## Anderson to Assist in Re-establishing Sanitation.

Dr. Livingston Anderson, head of the State Bureau of Communicable Diseases and director of the state laboratories, will leave for Memphis some time this week to take part in the sanitary rehabilitation of the Mississippi flood district. Dr. V. M. Ehlers, State sanitary engineer, will accompany him.

The surgeon-general of the United States, through his agent in Memphis, called Dr. Anderson to go to the flood district to help prevent and control disease which is the inevitable aftermath of such conditions. He stated Wednesday that he expected to be in that district a month or six weeks. The work will begin in Memphis and spread out from headquarters there.

"More people will die of disease after the flood than died in the flood," said Dr. Anderson. "When the waters begin to recede disease of the worst sort begins. That is when our work starts.

"We will have to go into the district and vaccinate the inhabitants against every disease that we can and take care of those whom we cannot vaccinate. In addition, we must send in a sanitary corps to clean up the wells and dispose of all the waste and rubbish left by the flood.

"Conditions in such a district are terrible," he continued, speaking from experience gained in a similar campaign before. "All the vegetation under the water dies and rots and other conditions combine with the dead vegetation to produce a terrible odor over miles of territory.

"The conditions are such that disease is prevalent everywhere. Unless we do our work quickly and well, the people there will die like flies. The crest of the flood is past and as soon as the water begins to recede we must begin our work."

Dr. Anderson had planned to go

## BAPTIST MEET

Workers' Conference at Hyde Park Church on Friday.

## LEAGUE AT SAN ANTONIO.

Members of the Austin Walther League attended a rally in San Antonio with the members of the league in that place. In the course of the afternoon a business meeting was held and Mr. Oswald Wolf was

to the Medical which five & prevent to go

To medical roughly



## BACK TO ITS FORMER ESTATE Norwood home to be spruced up to greet visitors, host researchers

**BYLINE:** Kim Tyson AUSTIN AMERICAN-STATESMAN

**DATE:** April 18, 1991

**PUBLICATION:** Austin American-Statesman

**EDITION:** FINAL

**SECTION:** BUSINESS

**PAGE:** F1

The Women's Chamber of Commerce of Texas plans to renovate the historic **house** on the **Norwood Estate** for a new visitors center for the city.

The plans, announced Wednesday, call for renovating the home for the **visitors center and a research institute for the study** of women's economic issues.

"They will be able to get information on what's going on in the city, where to go and how to get there," said Bea Fincher, project coordinator. "Because of its location on Interstate 35, it's an ideal place for a visitors center."

Fincher said if plans are met, the visitors center could be open by the end of 1991.

As part of the project, the **house** will be moved 200 yards to its original site on a bluff overlooking the south shore of Town Lake, at Riverside Drive west of Interstate 35. Sculptures honoring Texas women later will be added to the grounds, which were once covered by landscaped gardens.

The home was designed by Hugo Kuehne and built in 1922 for Ollie **Norwood**, a municipal bonds broker. The three-acre site was slated for development into condominiums when the city purchased the property in the mid-1980s and made the grounds into a city park.

The **house**, which had been moved to an adjacent lot, was also purchased by the city but has been boarded up and is deteriorating.

In 1989, the City Council voted to reserve the site for five years to allow the women's chamber time to begin raising funds for the project. The chamber is doing the project in conjunction with the Austin Parks and Recreation Department.

By moving the **house** to its original location, the chamber will make the home eligible for historic restoration grants from the state and federal governments, Fincher said.

"It is considered a classic example of the bungalow style of the 1920s," she said.

Fincher said the chamber is trying to raise \$25,000 to move the **house** and complete a preliminary historical study so it will be eligible for entry in the National Register of Historic Places. The restoration of the **house** and grounds is expected to cost more than \$500,000.

"Our aim is to restore the **house** and grounds to the way they were in the 1920s," she said.

The grounds once featured a rose garden, Japanese tea **house**, greenhouse and spring-fed swimming pool that has been capped off by the city for safety reasons.

"We are leading the effort, but there are a lot of others behind us," Fincher said.

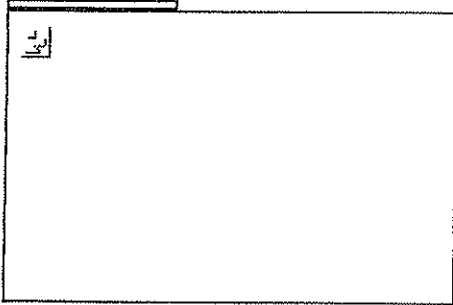
The women's chamber, which was formed in 1987 and now has about 300 members, will be hosting an old-fashioned luncheon in the state of The Great Catcher at the **house** on May 14 as its first fundraiser.

## The Dog Park

It's one of those views straight off a postcard. 1012 Edgecliff Terrace, the plot at the northwest corner of Riverside and I-35, is a picture-perfect hilltop setting that overlooks Town Lake and the Austin skyline. Home to that incredible view is a boarded-up bungalow and a fenced-in dog park.

Ever since Hugo Kuehne built the home for Ollie Norwood in 1922, the home has been associated with big dreams. The three-acre site once included a Japanese teahouse, a fountain, a gazebo, and a swimming pool (an extremely rare luxury at that time). The home, along with a smaller home that is no longer there, was built as a private residence.

Norwood's sister, Beatrice, was a dreamer. She went to New York and performed as a Zeigfield dancer, came back home to Austin and lived at the home for a time, and then went on to become one of the city's most successful female real estate developers.



*Photo By Devin Greaney*

In the early Sixties, the Norwoods sold the property, and the home became the offices for Western Publications until about 1984, when, in the height of the real estate boom, developers dreamed of turning the hilltop into a complex of condos. To accommodate this vision, the house was moved to the empty field across Edgecliff Terrace. The South River City Citizens, the area neighborhood association, thought this dream sounded nightmarish, so they stepped in and successfully fought off the condos. In 1985, the empty hilltop and swimming pool below it became parkland when the city purchased the tract.

A new organization, Austin Women's Chamber of Commerce of Texas, took interest in the house. They had yet another dream. They figured that a resource center for women entrepreneurs and women starting careers would be a great addition to the city. And what better place than right at the gateway of Austin in a historic home associated with an Austin businesswoman? The plans included a design for the pool area to become a sculpture garden of prominent Texas women.

"When we took over the facility, it was very run-down," said Rose Batson, president of the chamber. The group's first goal was to move the house back to its original location. Through several fundraising efforts, the house was moved back onto the hill in 1999. Moving a house -- even across the street -- is no simple task. For example, when the site was being prepared, crews discovered a basement, so the ground had to be made more stable. An additional \$1.2-1.3 million was estimated to get the house and resource center completed. Despite the house being on city property, the city did not waive any fees or provide matching funds for the restoration. "We had support from the community, neighbors, and businesses," Batson says.

Unfortunately, the board of the Women's Chamber of Commerce grew weary of the project. "They felt it was not a productive use of time for a property we will never own," according to Batson.

In September 2000, the Women's Chamber made it official: They would no longer be involved with the restoration. "We poured our heart and soul into it. It was very painful to pull out," Batson says. Austin PARD has no plans at this time for the home's future.

For now, the home is back in its original spot, boarded up and covered with graffiti. The few acres surrounding it are now home to a popular dog park, where masters of canines let their pooches run wild and free in a self-contained, fenced enclosure.

"Whatever the city does with this property, [the best option] is to have it restored in a way that works with the neighborhood," Batson says. "I don't know why they won't invest in this beautiful place." □

-- Devin

3 acres by Town Lake targeted

# Tract marked for park

By Tony Tucci  
American-Statesman Staff

A three-acre tract overlooking Town Lake where Travis Heights residents fought development for years will be bought by the Austin Parks and Recreation Department for a park.

The City Council authorized \$2.5 million in certificates of obligation Thursday to buy the land from a development firm, which had planned to build condominiums on it.

On Edgecliff Street and between Interstate 35, East Riverside Drive, and Town Lake, the land is known as the former Norwood Estate. Neighborhood groups had tried in court to stop the condominium project, but a district court judge ruled in 1982 that the development did not violate deed restrictions.

A park official said the city used certi-

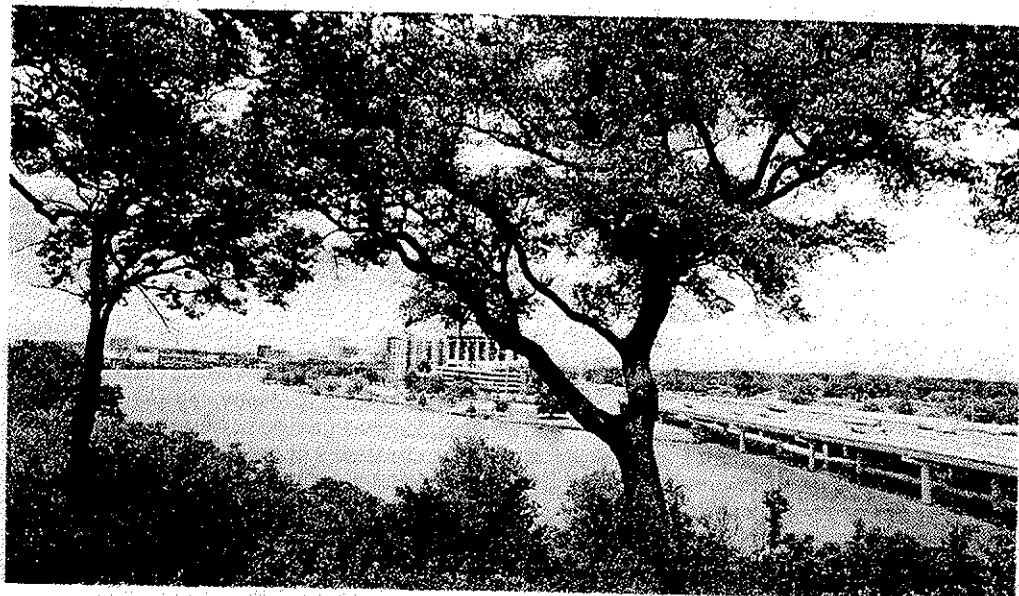
ificates of obligation rather than bonds to buy the tract because it had to move quickly or lose the land. Tentative plans are to develop the site as an observation park.

"We want to capitalize on the tremendous view of Town Lake," said Stuart Strong, program manager for planning and zoning in the Parks and Recreation Department.

Other possibilities are an extension of the Hike and Bike Trail and restoration of a swimming pool on the property.

Strong said the swimming pool was filled from a hot spring, which is the same water source used to fill city-owned Stacy Pool in the winter.

The historic bungalow on the Norwood tract has been moved to adjoining property as part of the initial development plans. The city also is working on the relocation of Riv-



Staff Photo by Ralph Barrera

The city plans to buy land known as the former Norwood Estate. The three-acre tract is on Edgecliff Street and between Interstate 35, East Riverside Drive, and Town Lake.

erside Drive in that area to eliminate dangerous curves.

Strong said the city already has a contract

to buy the land from its owner, Seris U.S. Holding Ltd. The deal is expected to be completed in several weeks.

## Bungalow Architecture of the 20th Century



What is a bungalow? It's a mushy term that could encompass any of the many small to medium-size homes built during the first half of the 20th century. Or it could be seen as a generic descendant of the American Arts & Crafts movement's most prominent designers. The imprecision of the term does nothing to help most owners of older small houses decide whether their home is a bungalow or not. According to one definition given in the *Classic Houses of Seattle* by Caroline Swope, it's a matter of scale, not style. However, in *Classic Houses in Portland* by Hawkins and Willingham, a bungalow is described as "one facet of the Craftsman movement." Clearly, trained architects and art historians don't agree, so some confusion is inevitable. However, if we refer to Harry Saylor's book *Bungalow* published in 1911, then we can derive our definition from him—that is, open floor plans, low-pitched roofs, and the essential large front porch.

The bungalow style has its roots in the native architectural style of Bengal, India. During the late 19th century and the waning days of the British Empire, English officers had small houses built in the "Bangla" style. The houses were one story with tile or thatched roofs and wide, covered verandas. These houses were provided as rest houses for travelers, so the association was created early on that these were small houses for a temporary retreat. In 1906, an article appeared in Stickley's "The Craftsman" magazine suggesting "Possibilities of the Bungalow as a Permanent

Dwelling." Once they were accepted as full time, year around residences, the simplicity of a summer home fused with the idealistic philosophy of the Arts & Crafts Movement.

The Arts & Crafts movement inspired American architects and craftsmen like the Greene brothers in Pasadena and Frank Lloyd Wright in Chicago, Gustav Stickley in Michigan, and many others to rediscover the value in hand crafting buildings and their contents using natural materials, creating a more wholistic life style for their occupants. At the same time, there were other notable movements, such as the first wave of nature conservancy and the establishment of national parks and social activism that was of a decidedly populist bent. The Industrial Age's backlash was a yearning desire among many Americans to own their homes and have small gardens. The success of the bungalow was due to its providing a solution to this desire. Thus, we'll go out on a limb here and define the bungalow by its populist appeal, affordability, and easy livability and charm. The essential distinction between the Craftsman "style" and the derivative bungalow is the level of fine detail and workmanship.

Once "kit" home manufacturers like Aladdin and Sears began to offer them through their catalogs, their success was assured. Prospective homeowners could have an entire home shipped to their town by train. With the help of a couple carpenters, the homeowner could build a practical, simple, attractive little home for a sum that was manageable by huge numbers of Americans. Mass production, however, meant that the fine carpentry and detailing present in the Craftsman homes were modified and distilled into more generic equivalents. Nevertheless, kit homes were generally built of good quality materials that have held up extremely well over the last century.

### **General Characteristics**

The bungalow style typically had some combination of the following:

- Low-pitched roof, gabled or hipped.
- Deep eaves with exposed rafters
- Decorative knee braces
- Open floor plan
- 1-1½ stories, occasionally two
- Built-in cabinetry, beamed ceilings, simple wainscot most commonly seen in dining and living room.
- Large fireplace often with **built-in** cabinetry, shelves, or benches on either side



The Norwood house, at Riverside Drive and IH-35 on the lakefront.

## Historic zoning could block condos on Riverside Drive

By JULIE FERNANDEZ  
American-Statesman Staff

Members of the newly re-activated Travis Heights Improvement Association hope to use historic zoning as a weapon to fend off a condominium project proposed for the bank of Town Lake at IH-35 and Riverside Drive.

Developers, represented by Neal Spelce with the Neal Spelce & Associates public relations firm, have proposed a 10-story, 220-unit condominium project on the Norwood Estate, a five-acre tract at 1012-1030 Riverside Drive. They are seeking a zoning change from O-office and A-residential to B-residential to allow construction of the project with a minimum of 400 parking spaces. The proposed development has local and non-local investors, said project attorney David Armbrust.

Neighborhood association members oppose the requested zoning change, citing increased density and traffic, possible lack of sewer capacity, deed restrictions and historical significance of the tract.

The city's Historic Landmark Commission will consider historic zoning for the one-acre tract where the Ollie O. Norwood home stands at 5:30 p.m. Monday on the first floor conference room of the city hall annex, 301 W. Second St.

"We hope we can maintain this as a beautiful

place of Austin," said R.B. Laws of 1336 Bohnam Terrace. "It's been that way for years. We don't need any more traffic on Riverside (Drive). This neighborhood means a lot to the people who have invested in their homes."

Laws, an area resident since 1926, was a member of the original neighborhood association which fought a similar zoning case against a proposed hotel on the tract in 1958, he said.

The case went to the state Court of Civil Appeals, which upheld a lower court decision that deed restrictions attached to the Travis Heights area when it was subdivided in 1931 required that the area remain residential, said Laws.

Association members contend that the zoning and the deed restrictions do not permit the density of the proposed condominiums, but Armbrust said the project's residential nature is "consistent with the deed restrictions."

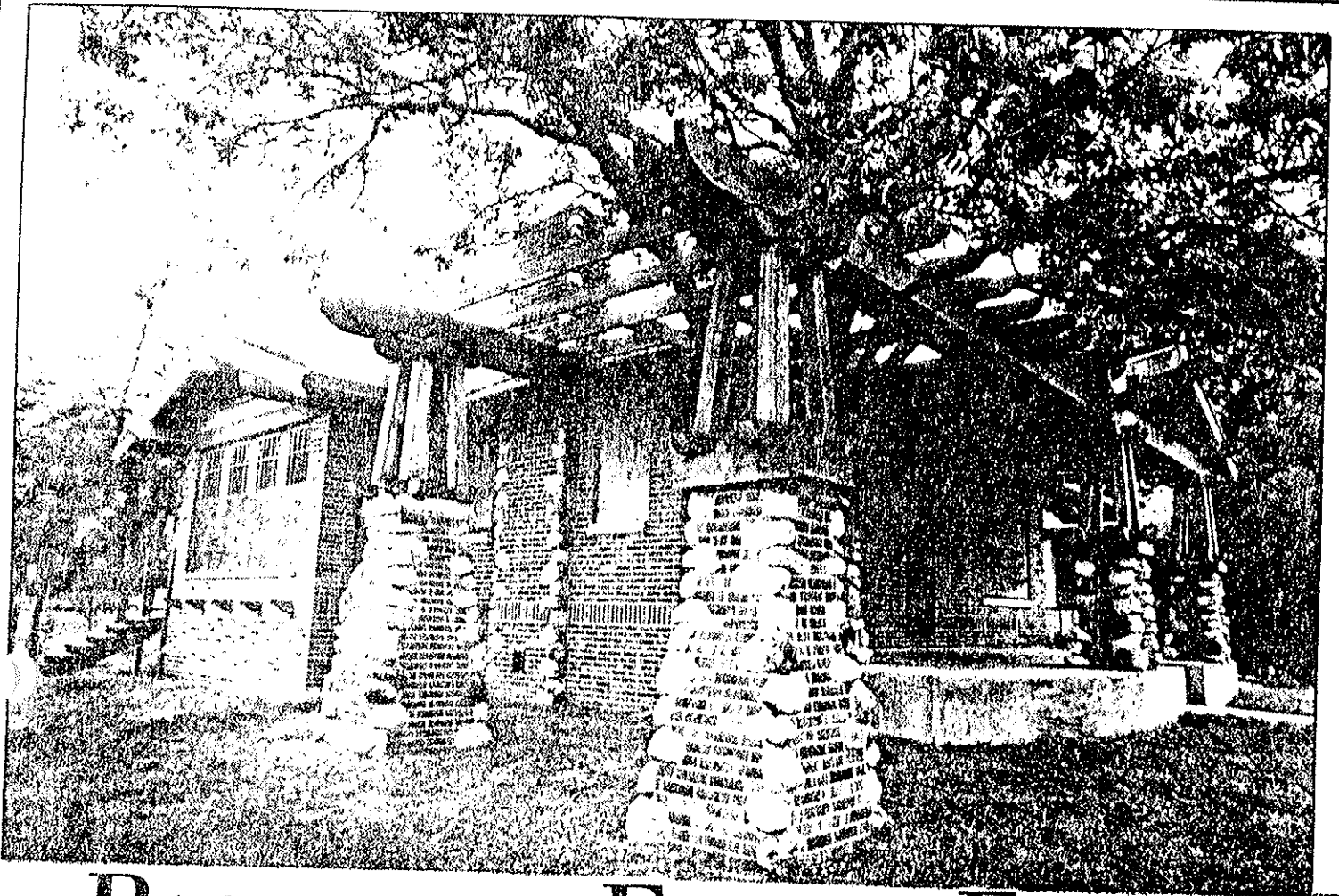
According to city planning staff, the Norwood house represents the bungalow style of architecture popular from 1895 to 1930. The home, built in 1922, was known as one of the "showplaces of Austin" with terrace gardens and perhaps the first private swimming pool in the city. Norwood, a noted Austin builder, constructed the Norwood Building at 114 W. Seventh St. Now called Norwood Towers, the building was the world's first fully air-conditioned skyscraper, planning staff said.

# BUSINESS

Attachment B

Thursday, April 18, 1991 Austin American-Statesman

Stocl



## BACK TO ITS FORMER ESTATE

### Norwood home to be spruced up to greet visitors, host researchers

By Kim Tyson  
American-Statesman Staff

The Women's Chamber of Commerce of Texas plans to renovate the historic house on the Norwood Estate for a new visitors center for the city.

The plans, announced Wednesday, call for renovating the home for the visitors center and a research institute for the study of women's economic issues.

"They will be able to get information on what's going on in the city, where to go and how to get there," said Bea Fincher, project coordinator. "Because of its location on Interstate 35, it's an ideal place for a visitors center."

Fincher said if plans are met, the visitors center could be open by the end of 1991.

As part of the project, the house

**Our aim is to restore the grounds to the way they were in the 1920s.**

— Bea Fincher

moved 200 yards to its original site on a bluff overlooking the south shore of Town Lake, at Riverside Drive west of Interstate 35. Sculptures honoring Texas women later will be added to the grounds, which were once covered by landscaped gardens.

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In 1989, the City Council voted to reserve the site for five years to allow the women's chamber time to begin raising funds for the project. The chamber is doing the project in conjunction with the Austin Parks and Recreation Department.

By moving the house to its original location, the chamber will make the home eligible for historic restoration grants from the state and federal governments, Fincher said.

"It is considered a classic example of the  
**See Renovation, F3**

## OLD-FASHIONED GARDEN PARTY TO RESTORE THE HISTORIC NORWOOD ESTATE

• CELEBRITY AUCTION AND MORE  
City Councilman Max Nofringer - Ping pong match, Thundercloud sub, chips, beer  
City Councilman Bob Larson - Champagne brunch, tour Bergstrom, fire station, 911  
Lone Star River Boat moonlight cruise  
Austin CableVision Special  
Aaron's Flowers Special  
I Luv Video

• AUTOGRAPHED BOOK SALE  
Elizabeth Crook, *The Raven's Bride*  
• DISPLAY OF 1920's CLOTHING  
• TOURS OF THE NORWOOD HOUSE  
• SPECIAL GUESTS  
Including the great-nephew of  
Beatrice and Ollie Norwood

• Old-fashioned frolicking in the style of the Great Gatsby!  
Tuesday • May 14 • 5-7 p.m.

Scenic Norwood Estate  
NW corner Riverside & IH 35  
Free parking - Guest Quarters, NE  
corner of Riverside & IH 35, and  
512 E. Riverside next door to the  
Magic Time Machine.

RAIN PLAN: Party moves to Franklin Plaza  
lower lobby, 111 Congress

\$10 advance • \$15 at the door  
Mail checks, payable to Women's  
Sculpture Garden Fund, to:  
Women's Chamber of Commerce of  
Texas, 505 E. Huntland, Ste. 270,  
Austin, 78752-3714

(512) 346-2676

A project of the Women's Chamber of Commerce of Texas Education Fund  
Special thanks to the *Austin American-Statesman* and other sponsors:

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Wolmore & Company  
Diane Winteroud and  
Associates  
Whole Foods Market



Lee  
Kelly

Architect **Hugo F. Kuehne** designed Norwood Estate in 1922 for the late **Ollie Norwood**, an Austin municipal bonds broker who seven years later was to build Norwood Tower.

Last Friday, the California based partnership, MRI Business Properties Fund, that currently owns the Tower, staged a party for the Women's Chamber of Commerce of Texas under president **Rose Batson**.

The chamber is restoring the estate to its 1920s splendor. It'll serve as a visitor's center and a sculpture garden that'll honor prominent Texas women as well as a research institute that'll focus on women's economic issues.

Accepting a check for \$2,000 from the Tower's **Tom Petrie** was Norwood House task force chairwoman **Bea Fincher**, wife of **Ken Fincher**. They make up Fincher Inc. Ken's a software consultant and Bea handles the media/pr/advertising side.

Thursday, April 18, 1991

Austin American-Statesman

F3

## Renovation planned for historic Norwood home

Continued from F1

bungalow style of the 1920s," she said.

Fincher said the chamber is trying to raise \$25,000 to move the house and complete a preliminary historical study so it will be eligible for entry in the National Register of Historic Places. The restoration of the house and grounds is expected to cost more than \$500,000.

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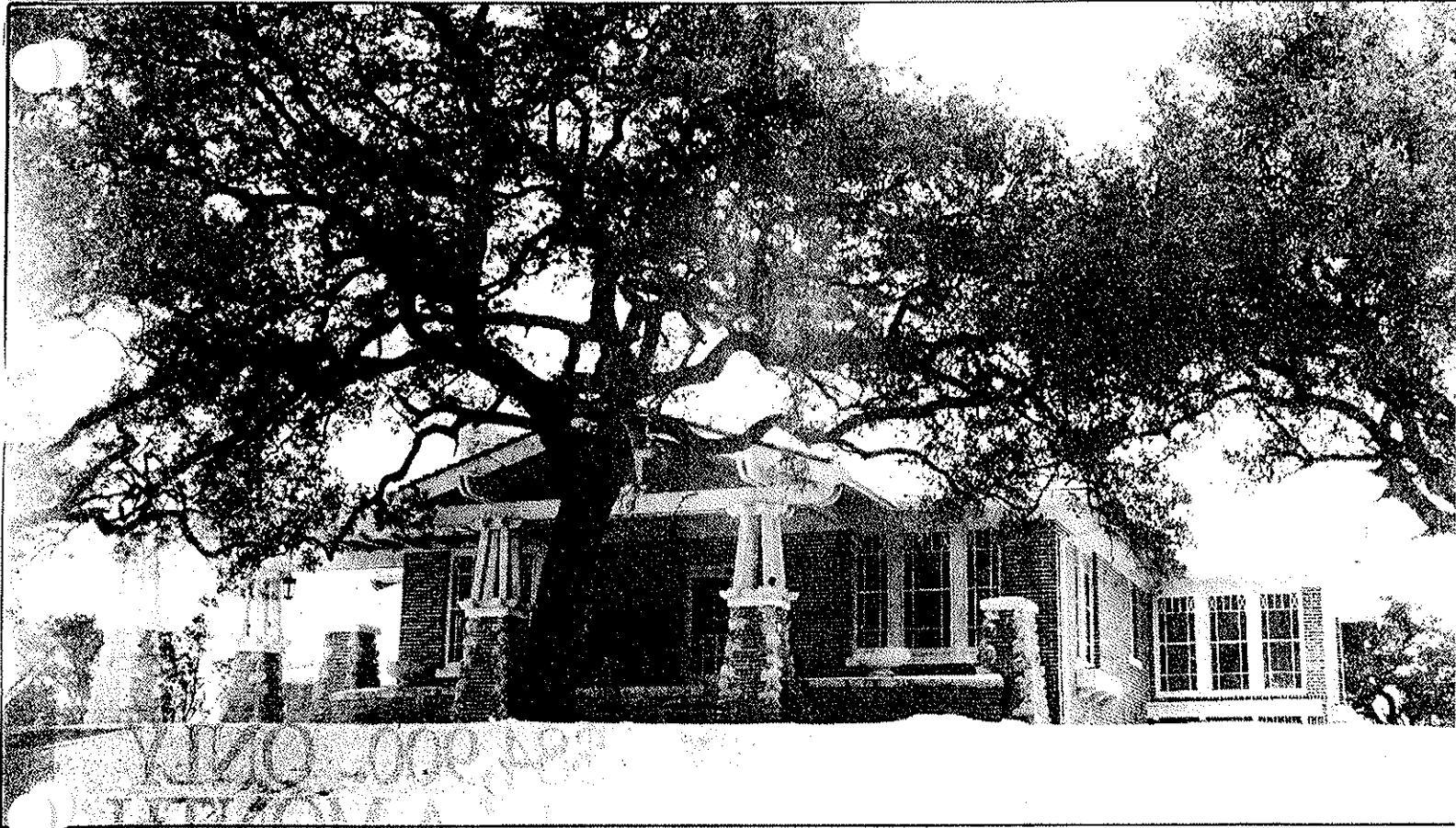
The grounds once featured a rose garden, Japanese tea house, greenhouse and spring-fed swimming pool that has been capped off by the city for safety reasons.

"We are leading the effort, but there are a lot of others behind us," Fincher said.

The women's chamber, which was formed in 1987 and now has about 300 members, will be hosting an old-fashioned lawn party, in the style of *The Great Gatsby* era, at the house on May 14 as its first fund raiser for the restoration project.

"Our goal is to get the house moved by the end of this year. We'd like this to be a Christmas present to the City of Austin. Once the house is back on its original site, then we can begin applying for grants and the restoration can begin the following year," Fincher said.





The Norwood estate as it appeared on a snowy day in Austin shortly after the house was built in 1922.

# Party to kick off restoration project

By Walter Brewer  
Special Sections Writer

As Austin races into the future, preserving its past takes on a new urgency. With that in mind, the Women's Chamber of Commerce of Texas has just begun a project designed to restore one of the city's historical treasures. And their first step in reaching that goal is a fund-raising party on Tuesday, May 14.

Their target for preservation is the three-acre Norwood estate which is adjacent to the west side of Interstate 35, between Riverside Drive and Town Lake. The Women's Chamber of Commerce of Texas plans to develop the estate into a women's research-resource center, a visitors' center and a landscape exhibit which includes a sculpture garden. Architect Hugo F. Kuehne de-

signed the home for Ollie O. Norwood, an Austin municipal bonds broker, and the home was completed in 1922. Originally, the home was surrounded by elaborate gardens, a greenhouse, a huge swimming pool and a tennis court.

Plans for the restoration include restoring the grounds to their 1920's condition and moving the house to its original location — about 200 yards from where it sits today. The house must be moved to its original site, on a bluff overlooking Town Lake, before it is eligible for historical restoration grants.

"A preliminary historical study has to be done before we move the house to make sure it is done in accordance with the National Register of Historical Places," said Bea Fincher, chair-

for the Norwood Estate Task Force. "We have to make certain that when we move the house, we do it exactly like they want us to. So that when the house is on that site, there is no question it will be eligible for entry in the register."

Estimated cost for the move and historical study is \$25,000. The first step in reaching that fund-raising goal comes on Tuesday, May 14. There will be a grand lawn party, in the style of the day, at the estate site from 5 to 7 p.m. Guests will be able to tour the home and bid on dinners with celebrities.

Free parking for the May 14 lawn party will be available at Guest Quarters, on the east side of Interstate 35 and Riverside.

Parking will also be available at 512 E. Riverside Dr., at the cant office building next to the Time Machine. In case of rain, the party will be held in the lobby of Franklin Plaza at 1 Congress.

Admission is \$15 at the door.

Co-sponsors of the event are Austin Parks and Recreation Department; Advanced Printing and Copying; Austin American Statesman; Asset Plus Corporation; Austin Business Journal; Blue Bell Creameries; Decor Den; Ernie's Printing; John Feist, video producer; Prentiss Properties Limited, Inc.; Harvey Simpson, CPA; Julie W. Strong; Teaney's of Texas; I Vic's Corn Popper; Wetmore Company and Whole Foods Market.

## City Council briefs

### Norwood Estate to get facelift

The Norwood Estate at the corner of Riverside Drive and Interstate 35 will get a facelift courtesy of the Women's Chamber of Commerce of Texas. The City Council on Thursday approved a five-year agreement under which the chamber group will relocate and restore the house, restore the grounds and create a sculpture garden. The group also will contribute about \$40,000 a year for operating costs, to which the city will add \$8,000, according to a staff report.

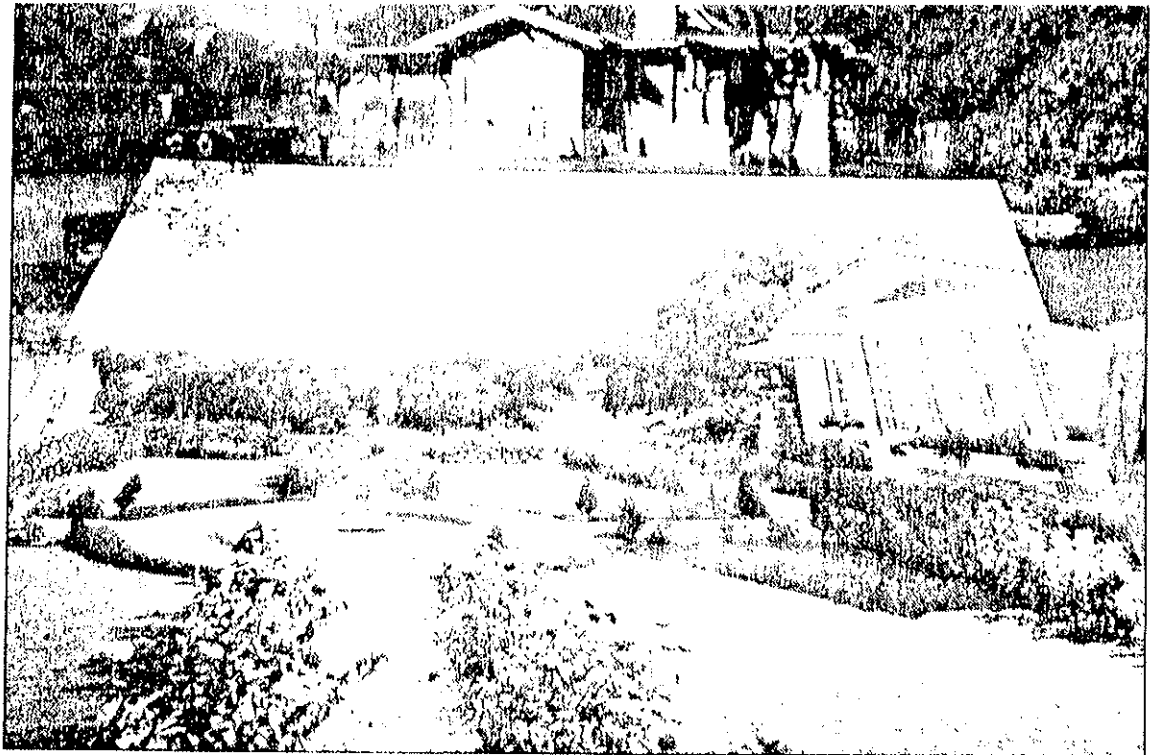
■ **Saturday and Sunday, noon to 6 p.m.** — The Women's Chamber of Commerce of Texas is having a 1920s-style outing to celebrate the completion of the first phase of the plan to restore historical Norwood Estate and the beginning of the next phase. There will be free entertainment, tours and refreshments. Visitors to Norwood House will have an opportunity to learn about bungalow architecture from expert Andrew Ver-nooy, from the UT School of Architecture, hear architect Ruth Parshall talk about the results of her research, enjoy a display of dances from the 1920s by the Arthur Murray dancers and much more. Guests are being asked to join the Norwood House task force members in wearing 1920s attire. Call 346-2676 for more information.

## CITY & STATE

### City & State weekly planner

#### COMMUNITY EVENTS

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An Austin History Center photo shows some of the immaculate landscaping of yesteryear at the Nor-

Staff photos by Tom Lankester. wood house, seen in the background Saturday as women prepared it for restoration.

## Women prepare Norwood house for restoration

BY STARITA SMITH  
American-Statesman Staff

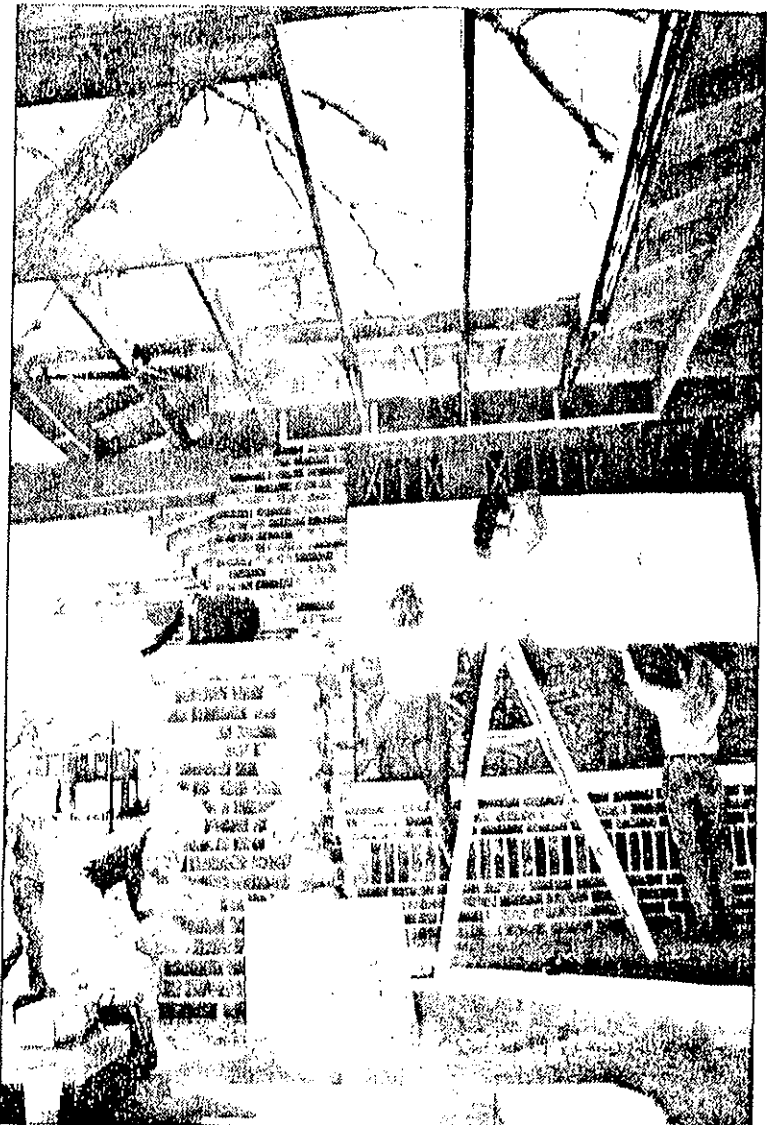
One of Austin's pioneering businesswomen was the last resident of a roaring '20s-era house that will become the Women's Economic Research Center, said Bea Fincher of the Women's Chamber of Commerce of Texas.

On Saturday, women representing dozens of businesses and organizations boarded the windows, patched holes in the foundation skirt and did other work to preserve the house for restoration.

The structure was home to Beatrice Norwood, one of the first Austin-area women to succeed in real estate. She lived in the house, built by her architect brother Ollie Norwood, at 1012 Edgecliff Terrace until the 1980s. Ollie Norwood also designed the Austin History Center, Fincher said.

The house, with its empty vine-covered swimming pool, is visible from Riverside Drive near Interstate 35.

The women are raising money for the project, which will include a visitors' center and a women's sculpture garden, Fincher said.



Helping to board up the Norwood house are, from left, Elizabeth Simpson, David Simpson (on ladder) and Bethany Simpson. The restoration will create a visitors' center and a women's sculpture garden.

PHASE IA PRELIMINARY HISTORIC STRUCTURES REPORT  
FOR THE OLLIE AND CALIE NORWOOD HOUSE

Prepared by

Ruth Parshall, AIA  
Parshall + Associates Architects

Martha Doty Freeman, Historian

Lemar Porter, P.E.  
Jose I. Guerra, Inc.

submitted for review May 3, 1995

PARSHALL ASSOCIATES ARCHITECTS

*101 West 6th Street, Suite 616  
Scarborough Building  
Austin, Texas*

PRELIMINARY HISTORIC STRUCTURE REPORT  
for the NORWOOD ESTATE

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Proposed Sequence of Construction

Statement of Probable Costs

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(PRELIMINARY) HISTORIC STRUCTURE REPORT  
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(contractural limits of Phase IA shown in bold)

(The report dated May 3, 1995, will evolve into this in subsequent phases.)

FOREWORD OR INTRODUCTION

- Purpose of the preliminary report
- Preservation Objectives
- Review of Previous Work/Previous Investigations

BRIEF HISTORY OF THE PROPERTY

- Significance
- Historic events
- Persons associated with the Norwood House
- Ownership history

CONSTRUCTION HISTORY OF THE ORIGINAL NORWOOD ESTATE

- Chronology
- Historical documentation
  - Letters
  - Diaries
  - Vouchers
  - Newspaper articles
- Site Work
  - Materials
  - Construction
  - Unusual craft work
- References
  - Craftsmen
  - Builders
  - Architects
- Early views, descriptions, photographs (shown with current photographs, same view)
  - Interview with Elizabeth (Mrs. Joe A.) Small
  - Photographs from Mrs. Small's collection
  - Interview with Jean (Mrs. Brooks Porter, Jr.) Porter, niece of Mrs. Norwood
  - Photographs from Mrs. Porter's collection
  - Photographs from the Austin History Center
  - Interview with Louis Michelle, nephew
  - Photographs from Mr. Louis Michelle

SUBSEQUENT PHASES

ALTERATIONS & CHANGES (PHYSICAL EVOLUTION OF NORWOOD HOUSE)

- Chronology, description and documentation
- Construction related documents
  - contemporary descriptions
  - contemporary photographs,
  - early photographs
- Initial architectural investigations (detailed architectural investigations follow Phase IA)
- Archeology (if any)

## EXTERIOR OF BUILDING (ARCHITECTURAL DESCRIPTION OF NORWOOD HOUSE)

- Brief assessment of the exterior features of the house, dependencies and the site
- Identification of those features that are character-defining and must, therefore, be preserved in the course of the move: roof, walls, foundation, chimneys, windows and doors, entrances, porches, porte-cocheres, paints and finishes, details, embellishments
- *Mortar analysis etc.*

## INTERIOR OF BUILDING (ARCHITECTURAL DESCRIPTION OF THE INTERIOR OF NORWOOD HOUSE)

- Brief assessment of the interior features and identification of those features that are character-defining and therefore must be preserved in the course of the move:
  - *Plan and building mechanical systems (heating, lighting, plumbing, electric, etc.)*
  - *Room-by-room analysis, identifying material, construction techniques, mouldings, paint finishes*
  - *Floors, walls, ceilings, woodwork, doors, windows*

## EXISTING CONDITIONS

- Preliminary analysis of existing conditions, damage, structural problems, *materials deterioration, etc.*
- *Needs for architectural conservation*

## THE PROPOSED PROJECT WORK

- Proposed move to relocate the house to its original site
- Recommendation for necessary work based on existing conditions and preservation objectives (*list of work priorities, phasing, estimated costs*)
- *Architectural work*
- *Structural work*
- *Archeological work*
- *Other work (such as special finishes)*

## OTHER

- *Measured drawings, preliminary architectural plans, elevation, section, details, photographs of details, and elevations*
- *Outline the needs or requirements for future and ongoing maintenance, stabilization, preservation, protection, and other needs of the Norwood House*

Bibliography (to date; a complete bibliography will follow Phase IA):

References (to date):

Appendices (to date):

- Geotechnical report from 1986 improvements to Riverside Drive; courtesy Martinez and Wright Engineers, Inc.

## INTRODUCTION

by Martha Doty Freeman and Ruth Parshall

The Ollie Osborne and Calie Gove Norwood Estate was comprised of a main residence and a number of site features that included a swimming pool, greenhouse, tea room, tennis courts, garage, formal gardens, vegetable gardens, and two frame bungalows that were occupied by the Norwoods' parents. The estate encompassed approximately 4.5 acres that were situated on a prominent bluff on the south side of the Colorado River near the present-day intersection of IH-35 and Riverside Drive in Austin, Travis County, Texas.

The purpose of the (Phase IA) report is to compile findings on existing conditions and historical documentation of the Norwood estate to establish a base line of information prior to the relocation of the house to its original site 200 feet to the east of its current location. As the project progresses, this report will evolve into an historic structure report on the Norwood estate.

The Women's Chamber of Commerce of Texas' long-term development objectives and adaptive-use plans for the Norwood estate are to:

- return the house and grounds to what was there at the end of the Norwood occupancy;
- establish a sculpture garden on the grounds honoring Texas women; approximately 20 sculptures are anticipated;
- establish a research center for women's economic issues in the Norwood house; and
- establish a visitors' center in the Norwood house for the distribution of tourist information and pamphlets about Austin.

Phase IA preservation objectives for the Norwood estate are:

**Relocation.** Since the Norwood house is not currently eligible to be listed on the National Register because it is no longer at its original site, the most important preservation objective is to relocate the house to its original site on the knoll of the hill. The exact location is clearly indicated by the remaining physical evidence of the foundation of both the house and the front porch. Excavation may reveal that the basement is still intact, but filled in with dirt.

**Preservation.** The move to the original site must preserve the house and detail, and site features in the travel path so as to not diminish its integrity any more than occurred during and following the first move, in 1984.

**Reconstruction.** Because of irregularities following the 1984 move, when exterior features and the brick were reassembled with errors, an effort will be made to correct these deficiencies. These irregularities include exterior changes to the front porch and tapered columns, and the chimney; these irregularities will be corrected through reconstruction techniques based on information gained from careful examination of an extensive collection of historic photographs available.

**To be Determined.** Because original brick was removed in the course of the move, and not salvaged in 1984 for re-use on the house, and because the current



brick on the house is an unacceptable modern brick substitute, every effort will be extended to locate the original brick. Some brick remains in rubble under the greenhouse slab; this could be salvaged and the mortar cleaned off. Mr. Sam Zweiger indicated he would be willing to return 200 to 400 original brick he still has from his 1984 purchase of bricks from the on-site salvage sale. He originally bought 2,000 bricks and sold them for use in sidewalks and patios. Because the original brick was locally made it is occasionally found for sale in local salvage yards. Salvage yards will be monitored, we will get Mr. Zweiger to return the brick, and we will salvage brick from the rubble under the greenhouse foundation. Upon locating the original brick, we will again discuss with the Texas Historical Commission the best approach the brick issue.

Future preservation objectives for the Norwood grounds and site improvements are:

- reconstruction of the "tea room" and loggia
- reconstruction of the formal gardens and historic landscape materials; preservation of existing garden paths
- preservation of the bath houses and swimming pool
- acquisition of the original greenhouse, and returning it to the site at its original location; reconstruction of the basement below the greenhouse; preservation of the greenhouse structure

Public interest in the Norwood Estate peaked initially in 1982 when an investor, James Walker, made plans to purchase the property and build condominiums on it. Walker hired Austin historian Martha Doty Freeman to compile a brief history of the property and to assess whether or not the improvements might be eligible for landmark designation by the City of Austin. Freeman advised Walker in March 1982 that the Norwood House appeared to fulfill three of the thirteen landmark criteria because it embodied the distinguishing characteristics of the architectural type designated as bungalow (Criterion C), it was believed to have been designed by a locally prominent architect (Hugo F. Kuehne) and constructed by a prolific Austin contractor (Frank Barron (Criterion D), and it was associated with a well-known Austin businessman and real estate developer, O. O. Norwood (Criterion K).

The owner of the property moved the Norwood House to a nearby site, salvaged it, and demolished most of the landscape features between 1982 and 1984. However, interest persisted in the residence through the 1980s, with brief studies being completed by the staff of the Historic Landmark Commission in 1982 and by Austin historian Julie Strong in about 1990, when the Womens' Chamber of Commerce of Texas first formulated plans to move the building back to its original site. During 1995, additional studies of the property have been conducted by University of Texas architecture student, Sherry Vayre for an historic preservation course and by Martha Doty Freeman for the Women's Chamber which plans to move the Norwood house to its original location and restore/reconstruct both the house and grounds.

## HISTORY OF THE NORWOOD ESTATE

by Martha Doty Freeman

The Ollie Osborne and Calie Gove Norwood estate was comprised of an impressive assemblage of residences, outbuildings, and site features that were constructed over a period of approximately seven years. The estate was located on a prominent bluff on the south bank of the Colorado River and overlooked downtown Austin where O. O Norwood constructed two landmark structures--the Motoramp Garage and Norwood Office Building on West 7th Street. The estate that was the location of a home in 1922 appears to have grown dramatically during the mid-to-late 1920s as Norwood's business ventures in Austin and the Lower Rio Grande Valley prospered. Its evolution from a property with a single residence in 1921-1922 to an estate with a formal landscape and numerous site features in 1925-1926 reflected Norwood's success at dealing in municipal, school, flood control district, and other bonds.

O. O. Norwood was born on August 16, 1887, in Macure, San Augustine County, Texas, to Dr. Edwin Osborne<sup>1</sup> and Melisa (Skinner) Norwood (Texas. Department of Health. Bureau of Vital Statistics 1961). As a young man, Ollie Norwood worked at or owned a drug store in Macure. Sometime after 1905, he moved to Houston where he was involved in a mercantile business that took him to the coastal prairie region, including Wharton County, where he met Calie Regina Gove, a schoolteacher at Nottawa on the Lizzie Prairie (Porter various dates; 1995).

Calie Gove was a descendant of German natives Georg Simon and Catharine Elizabetha Reuss who immigrated to Texas from Bremen on August 15, 1845, and landed at Indian Point (Indianola) on May 9, 1846. Calie, a granddaughter of Simon and Catherine, was born on December 21, 1894, in Matagorda to William Burkhart Gove, a fisherman, and Laura Louisa Jordan Gove, who had grown up in the German community at Long Mott, Calhoun County. Calie attended public school in Matagorda and then studied at normal institutes in San Marcos and Palacios after which she received a teacher's certificate and taught in a one-room schoolhouse in Wharton County (Gadus et al. 1993; Porter various dates).

In about 1917 or early 1918, Ollie Norwood was drafted and inducted into the Army in San Antonio. On June 18, 1918, he married Calie Gove in San Antonio and then was shipped out with the American Expeditionary Force to

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<sup>1</sup> Dr. Norwood was born in San Augustine on May 2, 1848, and was educated in San Augustine and at Tulane University in New Orleans. He married Melisa Skinner and had four children: Beatrice, Dora, Ollie, and A. B. Norwood (Porter various dates; 1995).

France. Calie returned to her family home in Matagorda until Ollie's return after the war; the couple then moved to Austin where they lived south of the river at 1307 Newning Avenue (Porter 1995).

Norwood's employer was J. Louis Arlitt who owned a leading bond house with his two brothers, C. W. and Norman Arlitt.<sup>2</sup> He opened the house in 1914 and after the War was positioned to capitalize on the booming bond business. He purchased municipal grade bonds throughout the South which he sold wholesale to banks and other dealers. By the 1920s, he had at least half a dozen clerical employees (Davis and Grobe [1926]:Volume 2:790), one of whom was O. O. Norwood.

By 1921-1922, Ollie Norwood had become J. L. Arlitt's purchasing department manager (R. L. Polk & Co. 1922), and he and Calie had begun to look for property in South Austin where they could build a new home. On September 6, 1921, they purchased the core of their future estate--lots 1-5, Block 50, Travis Heights Subdivision--from the Citizens Loan and Investment Company, William H. Stacy, vice-president, for \$2,500.00 (Travis County, Deed Record 331:280).

Sometime between September 1921 and October 1922, the Norwoods hired Brydson Lumber & Construction Company to build a home on their South Austin property; they obtained a building permit for a \$7,860.00 structure on June 1, 1922 (Porter various dates).<sup>3</sup> Brydson, a lumber and construction company headed by J. Y. B., and R. W. Brydson, and by W. F. Warren in 1922, was located at 1612-1620 Guadalupe Street in Austin. The company had started business in Austin in 1888 when John J. and Robert W. Brydson opened a contracting and building firm under the name Brydson Brothers. They were joined later by their brother Burt and by a nephew, William F. Warren. Shortly after finishing the Norwood House, Burt Brydson sold his interest in the firm; John J. died in 1933, the year the firm incorporated as Brydson Lumber Company. The company routinely carried a complete stock of building materials such as lumber, roofing, builders' hardware, paints, and wallpapers. They also produced fine cabinet work for the many residences they constructed in Austin during the first half of the twentieth century (Skaggs [1952]:94).

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<sup>2</sup> Arlitt also was Norwood's brother-in-law, being married to Beatrice Norwood; the Arlitts divorced in 1925 (Norwood 1981).

<sup>3</sup> A photograph owned by Mrs. Brooks Porter, Jr., made in about 1922 when the Norwood House was the primary improvement on lots 1-5 and before the grounds were landscaped, depicted the house and a sign for "Brydson General Contractors" attached to one of the exterior columns.

As originally constructed, the Norwood House was a one-story brick bungalow with a partial basement and was characterized by wide eaves and a gabled roof covered with flat tiles. Special features included six exterior battered brick and cobble columns capped by squares of concrete or cast stone. Four of the six columns supported four wooden posts detailed to match the angle of the column. At the front entrance of the house, a pair of double wooden beams terminating in a radius sat atop the wooden posts and, in turn, supported double wooden secondary beams that spanned the area from the lower beams to the wall plate.

The front porch faced southeast and consisted of a concrete slab with a brick facing. Entrance through a multi-pane wooden front door led to a living room, dining and sun room, and kitchen. Other rooms included a small breakfast room adjacent to the kitchen, and a service porch that led to a back door. A large bedroom was located adjacent to the breakfast room and to a screened sleeping porch. A hallway provided access from the bedroom to a large tiled bathroom before terminating in a second bedroom at the front of the house. Access to the basement was through a door in the hall and through a subterranean area that had been excavated adjacent to the exterior basement wall. Early heating was accomplished using coal; the Norwoods frequently used the sleeping porch during the warmer months when they could enjoy the breezes (Porter 1995).

Interior finishes included heavily textured plaster walls and ceilings, a linoleum floor in the kitchen, and dark hardwood floors that were partially covered with throw rugs. A picture molding was located in the dining and living rooms, the latter of which also featured an ornate cove molding. The living room was separated from the dining room by fabric-covered French doors. There were numerous built-in features including closets, a work counter with glass cabinets above on the wall between the kitchen and dining room, and mantle-high cabinets on either side of the brick and tile fireplace in the living room. Invoices for furnishings demonstrate that the Norwoods purchased items such as rugs, a vanity, bed, chifforobe, rocker, breakfast set, shades, parlor suite, and linoleum from the Swann-Schulle Furniture Company at 401-403 Congress Avenue in Austin (Porter various dates; 1995).

Adjacent to the house, and apparently built about the same time, was a brick two-car garage that included a maid's quarters with bath. Like the house, the garage had a tile roof and was compatible with the residence in style and detailing.

On October 10, 1922, the Norwoods expanded their holdings, purchasing part of the area designated as Travis Park by the Citizens Loan and Investment Company and lying between Block 50 where their house was located and the lower bank of the bench adjacent to the River. At the same time, the Norwoods obtained exclusive right to land necessary to maintain a boat landing and boat and bath house (Travis County Deed Record 340:227). This purchase was

followed on May 9, 1923, by the acquisition of lots 7-9 and the east half of lot 10, Block 51; and lot 1 in Block 49 (Travis County Deed Record 349:490).

Norwood's purchase of additional property roughly coincided with his tenure as purchasing manager for J. L. Arlitt. Then, in about 1924 or 1925, he opened his own office and began to deal in bonds in the Lower Rio Grande Valley, a booming market. An early deal that was notable for the enormous commission Norwood took involved Hidalgo County flood control bonds that were issued in June 1924. In a lawsuit filed two years later (Travis County, District Court Cause No. 42537), Norwood and the Edinburg State Bank and Trust Company were accused of having appropriated \$477,900 out of a \$1,620,000 bond total; Norwood personally was paid \$218,700.

Norwood's successes in marketing bonds were paralleled by his growing interest in real estate and building. He continued to add to his estate in South Austin, purchasing lot 2, Block 49 on November 16, 1925; and lots 3-12 and 14-15 in Block 49 on April 5, 1926 (Travis County Deed Record 383:208; 386:637). He looked downtown as well, buying lots in 1925 that became the location of the Motoramp Garage, Motoramp Annex, Austin Club, and Norwood Building by 1927-1929. His increasingly high profile in Austin also brought him into contact with contractors and architects. For example, Norwood turned to the firm of Giesecke and Harris to design and Frank Barron to build his impressive downtown projects; he turned to Austin architect Hugh Kuehne to design and contractor Frank Barron to build the major additions to his estate that he envisioned by 1925 and completed in 1929.<sup>4</sup>

Frank Barron, with whom Norwood maintained a close business and personal relationship for many years (Porter 1995), was a native of Austin who was born on May 16, 1888, to N. B. and Hortense (O'Banion) Barron. Barron began his career as a brick mason and worked for a local lumber company before starting his own business. He began building houses and then expanded his firm by acting as contractor for commercial structures (Barron 1982). Norwood hired him in 1925 or 1926 to build the Motoramp and Austin Club, jobs that were followed in 1928 by construction of the Norwood Building. Between the late

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<sup>4</sup> It is not clear from records examined in 1995 how early Kuehne provided architectural services to Norwood. Kuehne's name first surfaced on October 27, 1922, when he certified to Norwood that Brydson Lumber Company was entitled to a third payment on their contract, which amounted to \$15,683.00 instead of the \$7,860.00 indicated on the building permit. His name also appeared on 1923 invoices for exterior lighting and architectural ornaments such as the Portland cement vases ordered from the Architectural Decorating Company of Chicago, Illinois (Porter various dates). But no documents have been located that indicate that Kuehne was responsible for the design of the house itself.

1920s and 1952, when he died (Texas. Department of Health. Bureau of Vital Statistics 1952), Barron worked on apartment construction, additions to City Hall on Eighth Street, the telephone building on Ninth Street, and the First Baptist Church on Tenth Street (Barron 1982).

Hugo Franz Kuehne, architect for work completed at the Norwood Estate in 1925-1926, was born in Austin on February 20, 1884, to Franz Conrad and Clara (Langer) Kuehne (Marquis 1952:426). In 1906, he graduated from The University of Texas with a degree in Civil Engineering; two years later he received a bachelor's degree in architecture from the Massachusetts Institute of Technology. He worked briefly as an architect in Austin before being hired by Dean T. U. Taylor to organize the School of Architecture in the College of Engineering at The University (Austin American, November 27, 1963; November 28, 1963; Marquis 1952:426).

In about 1914, Kuehne returned to private practice, and for almost 50 years he was a member of a number of distinguished architectural firms in Austin including Kuehne, Chasey & Giesecke; Kuehne & Chasey; Giesecke, Kuehne and Brooks; Kuehne, Brooks and Barr; Kuehne, Kuehne and Milburn; and Kuehne and Kuehne (Austin American, November 27, 1963; Marquis 1952:426). Shortly after World War I, he designed a number of buildings in the Lower Rio Grande Valley, including several in Hidalgo County. Buildings for which he was responsible in Austin included the Barker House, Austin Public Library, Commodore Perry Hotel, International Life Building, Department of Public Safety; several State Hospital buildings, and the Austin National Bank.

Historic photographs and other documents indicate that Kuehne designed and Barron constructed the site features and formal landscapes at the Norwood Estate that made it an Austin showplace by 1926. Site improvements completed during this period included shingled bathhouses and a large swimming pool that was supplied by city water initially. After 1929 it was supplied by warm mineral water after Norwood had a well drilled that hit a deposit in the Edwards Formation at approximately 500 feet (Sellards 1940:58, 62). A second addition was a greenhouse that was built on a slope so that the greenhouse itself was on the upper level adjacent to the formal gardens, while downslope was an entrance to a room beneath the greenhouse where the gardener could stay overnight if necessary.

Adjacent to the greenhouse and overlooking the Colorado River was a series of low brick walls that terminated in what Calie Norwood called the "tea room," an open, square-plan building whose pyramidal tiled roof was supported by four square brick columns. A wooden pergola extended from the front of the tearoom and terminated in two additional square brick columns. In later years, Ollie Norwood screened in the tea room and took daytime naps there because it was cooler than the house (Porter 1995).

A fourth improvement consisted of tennis courts that had been built in 1925 and were located between the house and Riverside Drive (The Austin Statesman, August 3, 1926:10). Finally, two one-story, frame bungalows were located on the estate. The first of these, occupied by Calie Norwood's parents, William B. and Laura Louisa Gove, was situated downslope from the Norwood House and was moved when that portion of the property was condemned for the IH-35 right-of-way. A second frame bungalow was located near the tennis courts and was occupied by Ollie Norwood's parents until the mid-1930s (Porter 1995).

A notable feature of the site was the extensive gardens, a portion of which may have been designed by Hugo Kuehne. Laid out with formal walks between the house and the greenhouse and tea room, the garden area centered on a circular pool and fountain in the center of which was a statue. Profuse dalias lined the walks, and the arc of the circular walk around the pool was punctuated by regularly spaced evergreens. In addition, the Norwoods kept other gardens at the back of the house in which they grew vegetables. According to a niece (Porter 1995), Ollie Norwood made raised platforms, filled them with a sandy soil, and irrigated them using a hydroponic system. Calie Norwood used the produce, canning great volumes of vegetables.

The Norwood Estate, fully developed by the late 1920s, reflected the wealth and prestige of a man who was fast becoming well-known in Austin for his very visible private and public activities. Described by a niece as entrepreneurial, eccentric, and imaginative (Porter 1995), and by other acquaintances as an individual who was both gambler and salesman, and who had a talent for grasping entireties and total concepts (Harris and Harris 1981), Norwood continued to move ahead with both his bond and security business and with his real estate developments. He invested in land in Hidalgo, Bexar, and Sabine counties (Travis County. District Court Cause No. 58181) and a ranch in Real County where he built a large stone residence and kept exotic game. He was extravagantly generous with his extended family, providing occasional employment to some relatives and insuring that others were provided for (Porter 1995). His formation of the Norwood Buildings Corporation in 1929 best expressed the scope of his ambitions. Under the category, "Purpose," Norwood wrote ". . . to establish, own, buy, sell, maintain, erect or repair any building or improvement, and to accumulate and lend money for said purpose, and to purchase, sell, or subdivide real estate in towns, cities and villages, and their suburbs, not extending more than two miles beyond their limits, and to accumulate and lend money for that purpose" (Texas. Secretary of State 1929).

The year 1929 represented something of a watershed for many capitalists, and Ollie Norwood was no exception. If the dozen years leading up to that date had been characterized by every-increasing prosperity, the dozen years after were marked by a precipitous decline as Norwood lost his downtown real estate, took out loans he was unable to repay, became involved with George Parr of Duval County, and was the target of numerous lawsuits, some of which involved the

bond sales of the 1920s from which he had derived his considerable income. In 1931, for example, the Edinburg Consolidated Independent School District discovered the \$88,000 premium Norwood had charged to handle a sale of bonds in 1927, and the District sued to recover the money (Travis County. District Court Cause No. 52134). A year later, heirs of the J. R. Alamia estate in Hidalgo County sued Norwood over an earlier purchase of land from the estate's administrator, A. Y. Baker (Travis County. District Court Cause No. 58181). Another suit in Bexar County led to a judgment in excess of \$90,000 against Norwood and the administrator of the A. Y. Baker estate (Travis County. District Court Cause No. 58181). In Austin, holders of notes sued Norwood for payments (Travis County. District Court Cause No. 51142), and he lost the Norwood Building to the Security Trust Company which itself entered receivership during the Depression. Other suits followed between 1934 and 1937 (Travis County. District Court Cause 53616, 55649, 55736, 55737, 58181).

Somehow, the Norwoods managed to retain possession of their beloved Real County ranch and the estate in South Austin. Nonetheless, times were exceptionally difficult. Norwood retreated from downtown and made the basement at the Edgcliff house his office. In addition, he and Calie decided to open their pool to the general public, charging a daily fee for its use (Porter 1995). They appear to have mortgaged their Austin estate to George Parr in 1938 (Travis County Deed Record 584:127), not recovering title until 1946.

In the meantime, Norwood's health began to fail and Calie assumed increasing responsibility for the family's more-limited finances. The area around them was changing as well, and in 1953 they lost portions of their land to the City of Austin for highway right-of-way (Travis County Deed Record 1338:78-84, 87-88). Several years later, as the estate became too big to manage, they moved from South Austin to a smaller home at 1615 Lupine Lane where Norwood died on May 11, 1961 (Austin American, May 11, 1961).

On June 19, 1961, Calie Norwood<sup>5</sup> sold the South Austin estate to Robert D. Carr of Victoria. At that point, the property included lots in Blocks 49-51 and land vacated and closed by the City of Austin totalling 4.34 acres together with an easement for the maintenance of a boat landing and boat and bath house on 50 feet of the water's edge of the Colorado River (Travis County Deed Record 2315:117-120). Carr, the new owner, was described by one informant as "The Concrete King of Texas." Manufacturer and possibly wholesaler of concrete products, Carr decided to open an Austin office in the former Norwood home (Small 1995).

Carr's conversion of the Norwood Estate from residential to office use resulted in a number of changes to the interior of the Norwood House.

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<sup>5</sup> Calie Norwood died in Austin on February 26, 1976.



Photographs made after 1961 and data gathered from informants indicates that Carr may have removed some or all of the plaster finish from interior surfaces while he applied wood paneling to the walls in some rooms. He painted over the decorative molding and replaced original light fixtures with florescent lights. He added two small bathrooms. He converted the kitchen to an office space and appears to have modified a window, removing the casement and opening the space to accommodate a double glass door.

According to a subsequent owner (Small 1995), Carr used the Norwood House as an office for no more than six months. Then, frustrated with the neighborhood association for "meddling in his business," and disgusted with his office help, he vacated the house, locked the front door, and put the property on the market. Purchaser of the property on December 10, 1963, was Joe A. Small, Sr., of Travis County (Travis County Deed Record 2695:89-91) who immediately moved his western history publishing company to the estate.

Joe Small was born near Chriesman, Burleson County, Texas, on March 18, 1914, to Joe Willis and Laura Watson Hairston Small. He attended the University of Texas briefly and then left to begin publishing his first magazine, Southern Sportsman. Assisted by his wife, Elizabeth Berry Small of Lufkin and Austin and, later, by his sons, Joe, Jr., and Robert, Joe Small ran the magazine out of his home at 3303 Bridle Path. In 1953, the Smalls moved their office to 709 West 19th Street where they published True West, Frontier Times, and a score of other magazines and reprints.

In 1963, the Smalls purchased the Norwood Estate from Robert Carr. They used the Norwood house as their main office for almost two decades, locating the art department in the garage and servant's quarters, rejuvenating the swimming pool, and acquiring the Gage House at 1009 Edgecliff for use as the circulation department. They made few changes to the property, replacing the tile roof on the main house with asphalt shingles when it began to leak, and planting a limited number of trees and flower beds in the vicinity of the house (Small 1995).

By the late 1970s, Joe Small's health began to fail and circulation figures for the magazines decreased (Small 1995). In the early 1980s, the family decided to sell the property to developers who planned to build a condominium on the property. Neighborhood protest resulted in the filing of a suit against Small and revision of plans for the condominium development. Subsequently, Westlake Hills resident Jimmy Zombola moved the greenhouse on the Norwood estate to his property off of Bee Caves Road near Eanes Elementary School (Small 1995) and the City, seller, and developer moved towards an agreement about disposition of the house itself.

On March 1, 1984, an agreement between the Smalls and SW Development Corporation provided for the Smalls to convey 3.08 acres to the Corporation. By agreement with the City of Austin, the Corporation was obligated to relocate the

Norwood House to Lot 11 and a portion of lot 10, Block 51, Travis Heights, a tract of land still owned by the Smalls. The Corporation also was required to restore "the exterior of the Norwood House in accordance with the City Agreements." Restoration was "subject to various permits and approvals to be obtained from the City, including compliance with the rules and regulations of the Building Standards Commission and the Historic Landmark Commission." Once moved, the house was to be zoned Historic by the City (Travis County Deed Record 8478:680-685).

Moving of the Norwood House occurred in 1984 and resulted in a partial salvaging of the structure. The contractor (Rio Pecos Construction Company, Inc.) or owner disassembled specific elements such as the brick and cobble columns and then replaced them in an irregular manner. The contractor also removed the brick used in the exterior walls, sold them (Zweiger 1995), and then used new brick that differed from the original. Exterior details that changed and further compromised the integrity of the structure included the pattern of brick work around doors and windows and the configuration of the cobble and brick columns and front porch. Architect Andy Vernooy noted damage to the interior of the house that had occurred at an unspecified time and the loss of built-in features that were characteristic of the home's architectural type (American Statesman, December 19, 1985).

Litigation and inability to pursue the project in a timely manner resulted in a collapse of the proposed development on the Norwood estate. Then, in June 1985, the City Council authorized \$2.5 million in certificates of obligation to enable the Austin Parks and Recreation Department to buy the Norwood Estate from the development firm for use as a park. Subsequently, Travis Heights residents pressured the City to acquire the Norwood House itself from the Smalls and move it back to its original site. When Riverside Drive was widened, the City of Austin acquired both the house and site on which it was located, and in 1989 the City Council voted to reserve the property for five years to allow the Women's Chamber of Commerce of Texas to raise funds for the moving and restoration of the house. In 1995, the goal of the Chamber remained the removal of the house to its original site, its restoration, and the restoration of the Norwood Estate grounds to their configuration in the 1920s.

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1981 Interview with Beatrice Norwood, December 4, 1981, Austin, Texas, by  
Martha Doty Freeman.

### Polk, R. L., & Co., compilers

1922 Polk's Morrison & Fourmy Austin City Directory 1922. Morrison &  
Fourmy Directory Co., Inc., Houston, Texas.

### Porter, Mrs. Brooks, Jr.

various Genealogical and business records in the dates personal possession  
of Mrs. Brooks Porter, Jr., Austin, Texas.

1995 Interview with Mrs. Brooks Porter, Jr., April 4, 1995, Austin, Texas, by  
Martha Doty Freeman.

### Sellards, E. H.

1940 Mineral Resources of Texas: Travis County. University of Texas,  
Bureau of Economic Geology, Austin, Texas.

### Skaggs, William E., editor

[1952] Central Texas. . . Business and Professional. . . Directory. Centex  
Publications, Austin, Texas.

Small, Mrs. Joe A. (Elizabeth)

1995 Interview with Mrs. Joe A. (Elizabeth) Small, April 4, 1995, Austin,  
Texas, by Martha Doty Freeman.

Texas. Department of Health. Bureau of Vital Statistics

1952 Death Certificate: Frank Barron.

1961 Death Certificate: O. O. Norwood.

Texas. Secretary of State

1929 Charter No. 53075: Norwood Buildings, Incorporated.

Travis County

Deed Records

District Court Records

Zweiger, Sam L.

1995 Conversation between Sam L. Zweiger and Ruth Parshall, April 21,  
1995, at the Norwood Housesite, Austin, Texas.

# INITIAL ARCHITECTURAL INVESTIGATIONS

## DESCRIPTION OF EXISTING SITE CONDITIONS

by Ruth Parshall

The O. O. and Calie Norwood house is currently located at 1009 Edgecliff Drive. It was moved to this site from its original location at the crest of a hill approximately 200' to the east, at what was then 1012 Edgecliff Drive. The Norwood's Bungalow style house is uniquely sited on a 4.5 acre site that was extensively developed into a fairly self-sufficient compound with capabilities for entertainment, relaxation, food production combined with beautiful views and breezy porches and garden structures. It is this compound and life style that is so unique, while the house itself is picturesque. Some of the extensive Norwood-era plantings on the site remain, and have established an overgrown, abandoned arboretum-like setting. The Norwood estate is unique because so much emphasis was placed on the setting and site development, whereas typically Bungalows were sited on very small lots. It is unusual and indicative of a very thoughtful life style as well as a life style of means, to have had such an extensive site as occurred here.

The house currently stands facing the opposite direction from its original site, so that what was originally the "street side" as viewed from Riverside Drive is now on the south side of Edgecliff Drive facing Town Lake; and what was originally the "river side" now faces Riverside Drive. Original siting of the house allowed prevailing southeastern breezes to sweep unobstructed through the sleeping porch. Site plans included in the report are:

Site plan #1. A topographic map (J-20-2) showing the original site of the house, other structures, topographic contours at 2' intervals, and major site improvements. The map was produced by International Aerial Mapping from a photograph taken in "Feb-March 1977."

International Aerial Mapping Company  
no address shown

Site plan #2. A planimetric map (J-20-2) showing the original layout of the Norwood estate, streets, and major vegetation. The map was produced by International Aerial Mapping Company from a photograph taken in "Feb-March 1977."

International Aerial Mapping Company  
(no address shown)

Site plan #3. A 1981 boundary survey that shows the original site of the house, the swimming pool and its associated bath houses, garage, greenhouse, other structures on the site and miscellaneous site improvements, including the pergola; the "tea room;" sidewalks; granite gravel garden paths with brick borders; and garden walls. This plan includes a legal description of the property, easements, setbacks, and surveying monuments in 1981. The site was surveyed by an Austin surveyor:

Douglas A. Seelig, RPS #1908

917 Fall Creek Drive  
Austin, Texas

Site plan #4. An aerial photograph (J-20), flown by United Aerial Mapping. The date the photograph was taken is shown as "March, 1984." The Norwood estate is clearly shown prior to the removal of the greenhouse and the relocation of the house.

United Aerial Mapping  
5411 Jackwood Drive  
San Antonio, Texas 78238  
512/684-2147

Site plan #5. A site plan that shows the locations of the soils borings taken by the geotechnical testing team:

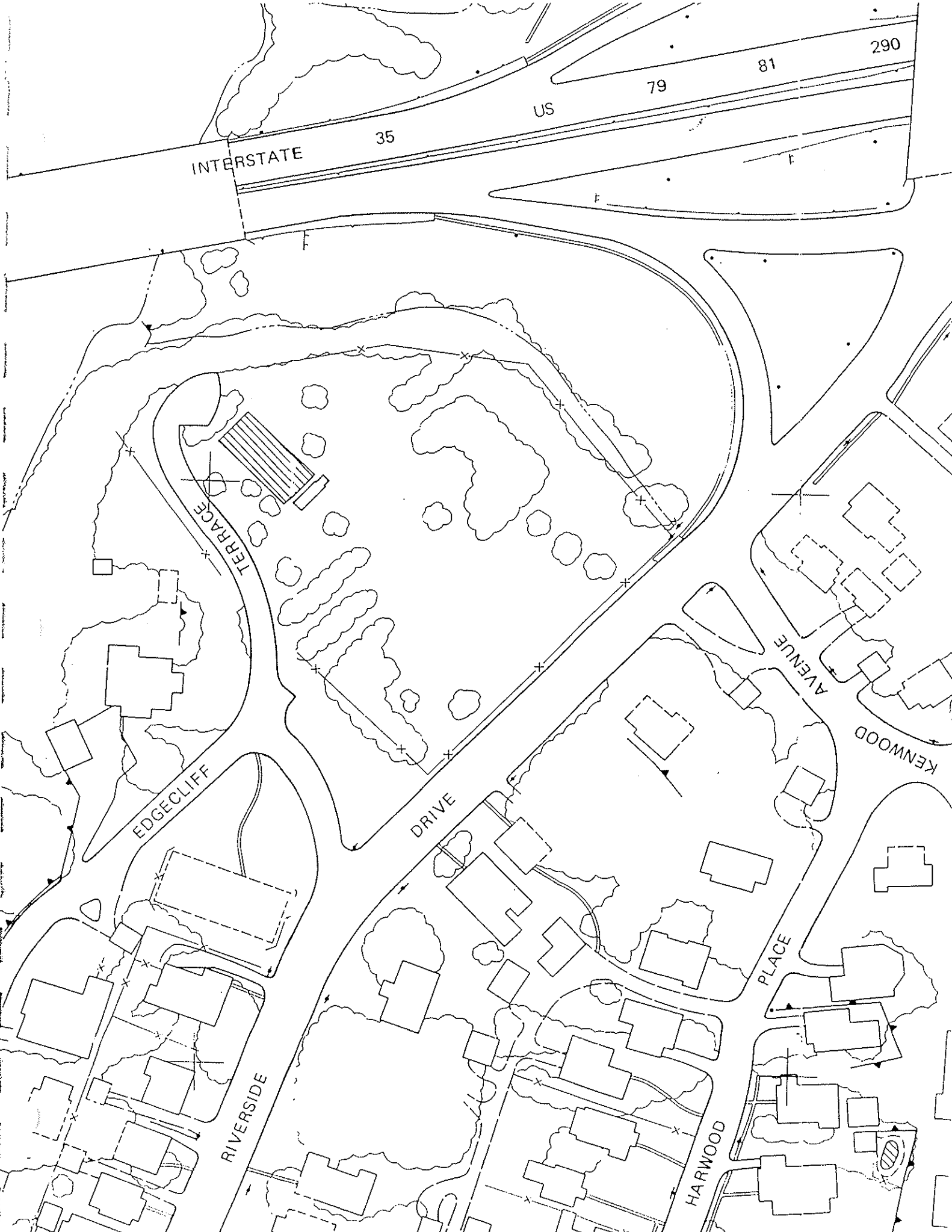
Pat Goodson with Geoprojects, Carolyn Reynolds, PE,

Site plan #6. A portion of the engineering drawings by Martinez and Wright Engineers, Inc. involving the widening and realignment of Riverside Drive is included. There is a capped artesian well in the middle of the west bound lanes of Riverside Drive; this warm water spring fed the Norwoods' swimming pool. Shading indicates the locations of the the surface remains of the buildings and the remains of other site features. This plan is derived from the 1984 boundary survey of the site.

The accompanying photographs of various site features from the Norwood occupancy include the following:

- Concrete steps
- Brick retaining walls (with the original bricks)
- (original) Brick outlines of granite gravel garden paths
- Swimming pool and two bath houses
- Suspended slab and foundation to the greenhouse (with original bricks in the rubble under the slab)
- Foundation to the main house and front porch
- Trees and plant materials, including hedgerows and a pecan orchard
- Curbs both at public streets and private drives and driveway pavement
- Column bases, foundation and slab for the "tea room"
- Scraps of red clay tile roofing bearing the "Ludowici" logo
- Concrete pond at former water fountain in the formal garden
- Artesian well (off site)





INTERSTATE

35

US

79

81

290

TERRACE

EDGECLIFF

DRIVE

RIVERSIDE

HARWOOD

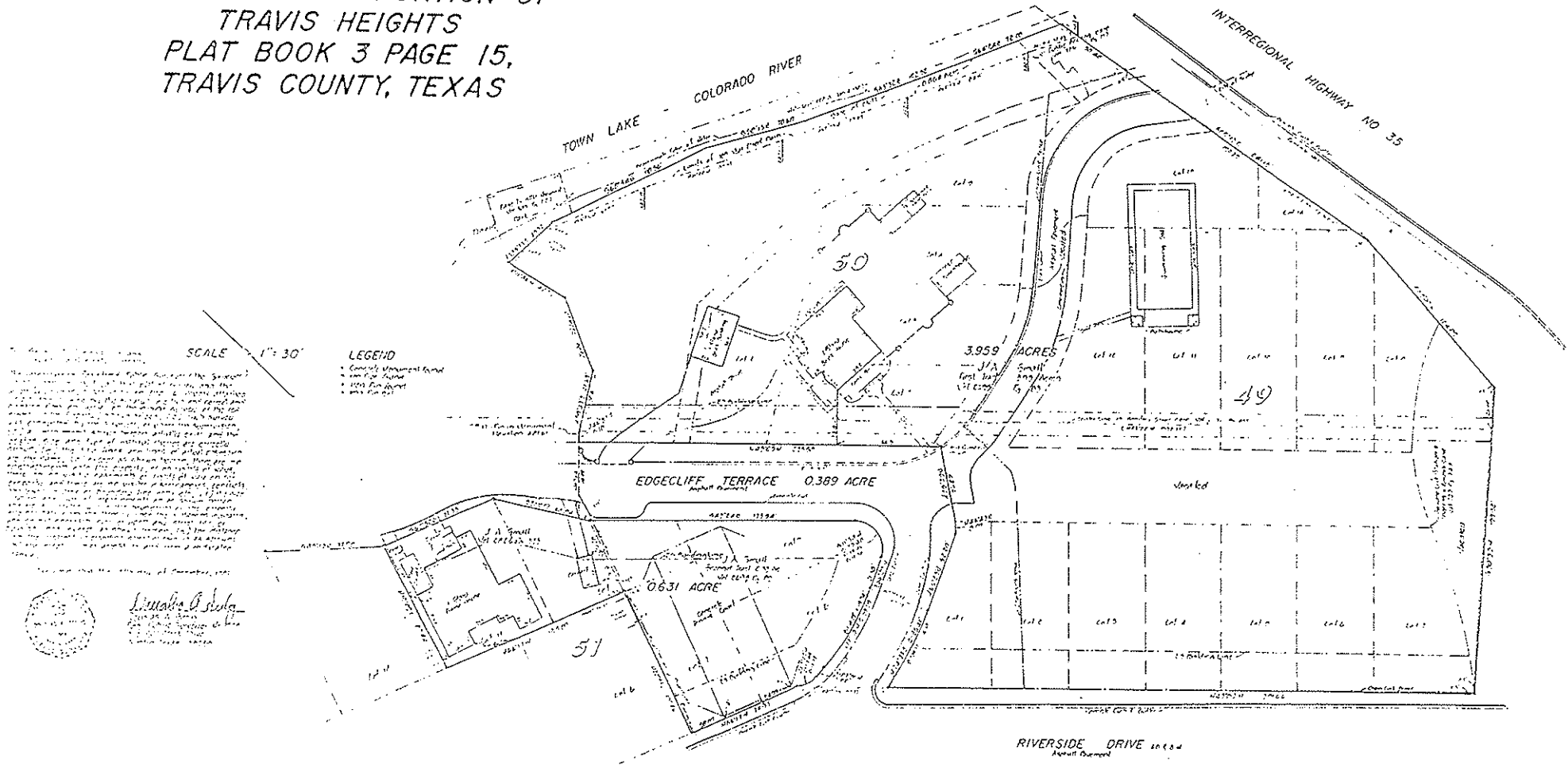
PLACE

AVENUE

KENWOOD



SURVEY OF A PORTION OF  
TRAVIS HEIGHTS  
PLAT BOOK 3 PAGE 15,  
TRAVIS COUNTY, TEXAS



SCALE 1" = 30'

LEGEND

- Concrete Monument Found
- Iron Pipe Found
- Iron Pin Found
- Iron Nail Found

*Douglas A. Seelig*  
Surveyor  
Travis County, Texas

**EASEMENT NOTE:** This property is subject to the Easement (Easement) ...  
 1. Easement of utility companies for overhead and underground lines in town ...  
 2. Easement of the City of Austin for drainage purposes ...  
 3. Easement of the City of Austin for sewage disposal ...  
 4. Easement of the City of Austin for water supply ...

**FLOOD PLAIN NOTE:** The area of the survey flood plain shown herein was established ...  
 from data obtained from the City of Austin Planning Commission ...  
 from data provided to Travis County, Texas ...

Boundary survey drawn in 1981.

SURVEYED BY  
**DOUGLAS A. SEELIG**  
 Reg. Prof. Surveyor  
 No. 200 License  
 Austin, Texas  
 November 18, 1981

*Douglas A. Seelig*



Aerial photograph taken in 1984.

CURVE DATA			
127.54 00'	84.17 00'	87.20 14'	87.20 23'
75.00'	1.00'	75.00'	836.00'
24.54'	1.47'	73.84'	58.20'
23.00'	7.58'	34.54'	118.10'
104.91'	8.77'	104.91'	118.20'

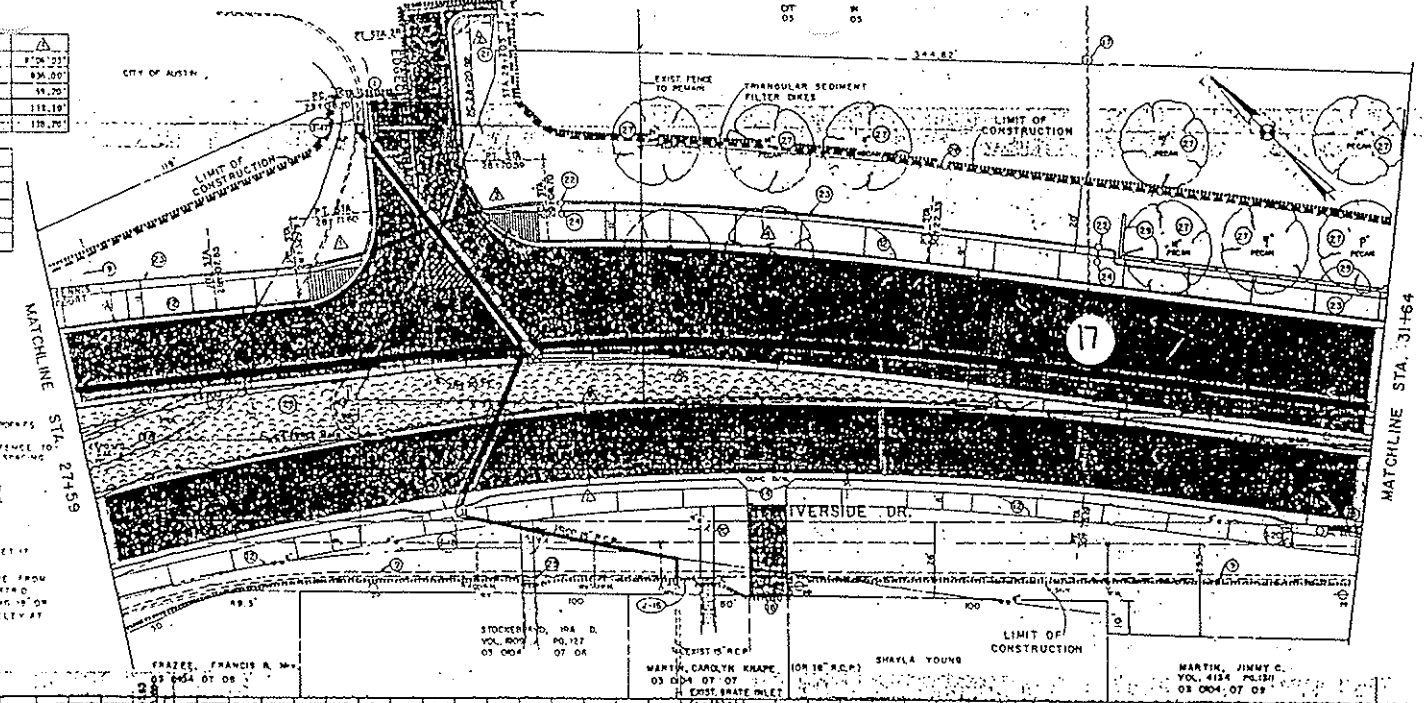
  

11.01 82'	21.06 22'	17.28 34'
800.00'	824.00'	800.00'
82.88'	168.18'	163.36'
184.87'	329.10'	329.10'
183.18'	327.25'	324.47'

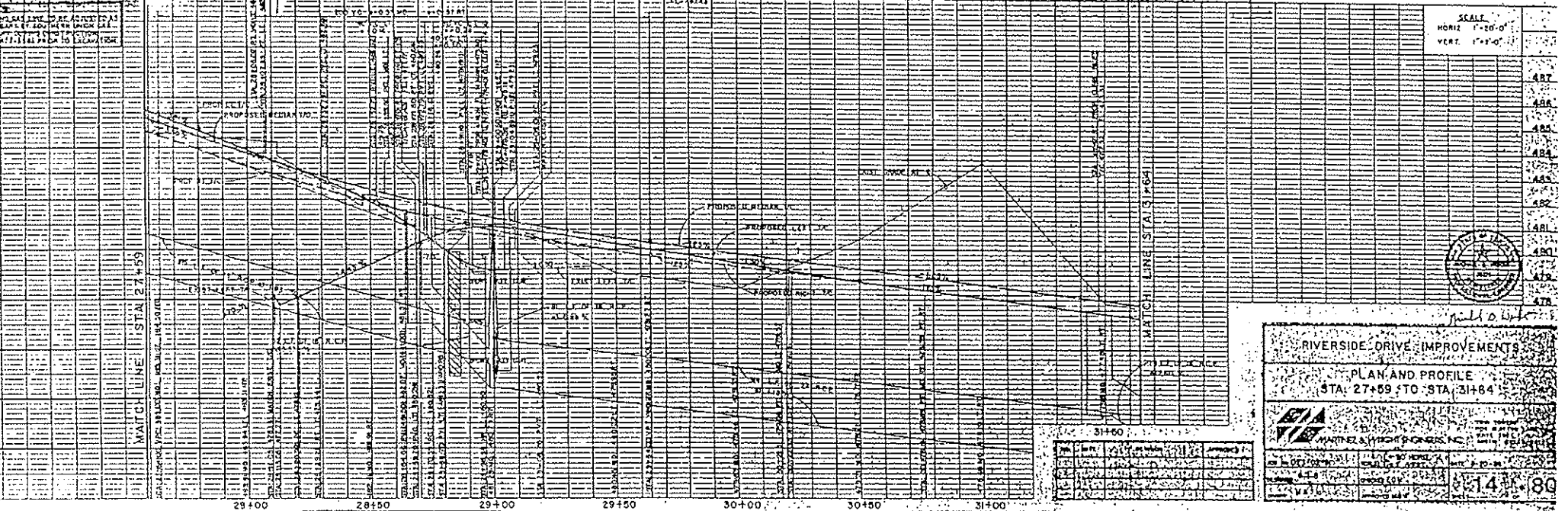
MATCHLINE STA. 27+59

MATCHLINE STA. 31+64

- I
- INSTALL TYPE CLASS PIPE RISE.
- INSTALL 2.0" DIA. 40 P.C. NOCT.
- INSTALL TYPE "C" FORDRILLER.
- CONTRACT STREETS SEE SHEET 22 FOR PROFILES.
- CONSTRUCT 4" DIA. # 40 CHAIN LINK FENCE TO MATCH EXISTING WITH POSTS AND MOLE WRAPPING SEE DETAIL SHEET 11.
- EXISTING FENCE TO REMAIN UNLESS AUTHORIZED BY ENGINEER CONTRACTOR TO REMOVE EXISTING FENCE. (SEE DETAIL SHEET 11 & 12)
- PROPOSED IMPROVEMENTS SHOWN.
- CONTRACTOR OBTAINING WALL SEE SHEET 11 FOR DETAILS.
- INSTALL TRAIL 5" RCP AT MIN TO SLOPE FROM JUNCTION TO 1/4" IN 478.8 TO OUT + 478.0 CONTRACTOR SHALL LOCATE EXISTING 18" DIA. RCP AND VERIFY FROM LINE ELEV AT JUNCTION J118.



- 201(5)
1. STA. 29+00 TO 30+00 LT. CONSTRUCT 10' STANDARD CURB INLET. 7/2" = 479.24 F.A. = 478.8
  2. INSTALL 18" L.P. OF 18" R.C.P. AT 5.80% STEEP SLOPE. F.A. 18 = 478.11 F.A. OUT = 478.10
  3. STA. 29+00 TO 29+15 LT. INSTALL 4" STORM SEWER PIPE. F.A. 18 MAIN = 478.40 F.A. 18 LT. = 478.40 F.A. 18 RT. = 478.40 F.A. OUT = 478.30
  4. STA. 28+75 TO 29+00 CONSTRUCT 10' ACCESSORY CURB INLET. 7/2" = 481.49 F.A. = 477.17
  5. INSTALL 36" L.P. OF 18" R.C.P. AT 5.55% F.A. 18 = 477.17 F.A. OUT = 478.40
  6. INSTALL 36" L.P. OF 24" R.C.P. AT 5.15% F.A. 18 = 478.30 F.A. OUT = 478.78
  7. STA. 31+47 TO 31+64 CONSTRUCT 10' ACCESSORY CURB INLET. 7/2" = 477.88 F.A. = 473.31
  8. INSTALL 78" L.P. OF 18" R.C.P. AT 1.80% F.A. 18 = 473.31 F.A. OUT = 473.26
  9. EXISTENCE TO BE REMOVED.
  10. CONSTRUCT CURB AND BUTTES.
  11. CONSTRUCT CONCRETE MEDIAN.
  12. CONSTRUCT SIDEWALK AS SHOWN.
  13. CONSTRUCT CONC. PAVED STREAM RAMP TYPE 2.
  14. CONSTRUCT 210' CONC. VIBRATED CURB DRIVEWAY.
  15. CONSTRUCT ASPHALT DRIVEWAY.
  16. 24" DIA. DUCT AND WATER ISOLATION PARTS DETAIL.
  17. EXISTING WELL SEE DETAIL SHEET 22.
  18. EXISTING TO BE RELOCATED BY OTHERS.
  19. CONSTRUCT SPILL CURB AND BUTTES.
  20. CONSTRUCT SIDEWALK AS SHOWN. SEE SHEET 12 FOR PROFILES.
  21. CONSTRUCT 5' GROUND TRANSITION.



RIVERSIDE DRIVE IMPROVEMENTS

PLAN AND PROFILE

STA. 27+59 TO STA. 31+64

MARTINEZ & WRIGHT ENGINEERS, INC.

14 80

SHOWS ORIGINAL ROADWAY AND STREET ALIGNMENTS. SHOWS THE LOCATION OF THE CAPPED ARTISIAN WELL THAT THE NORWOODS HAD DRILLED FOR FILLING THEIR SWIMMING POOL. SHOWS PECAN TREE LOCATIONS.

Provided courtesy of Martinez and Wright Engineers, Inc. Drawn in 1986.

## DESCRIPTION OF THE EXISTING EXTERIOR OF THE HOUSE

by Ruth Parshall

Overall composition: The O.O. and Calie Norwood house is a one-story brick bungalow with dominated by a wide overhanging hipped roof. There are three subordinate gable roof projections from the basically rectangular house. The gable over the front porch is supported by tapered, cobble stone and brick columns topped with heavy-timbered cypress members. To one side there are additional tapered, cobbled brick columns that carry a loggia type-structure that surrounds a pecan tree at the current location. The dominant elements of the overall composition include:

- a low, prominent, sheltering roof;
- a welcoming porch transitioning between inside and outside;
- an external, brick and cobble stone chimney; and
- windows grouped in twos and threes in relative symmetry.

Foundation: The current pier-and-beam foundation is constructed of round poured- in-place, concrete piers formed with cardboard tubes. The piers support (new in 1984) wood beams. The floor framing is original 2x6s at 24" on center. The foundation appears to be in good condition and adequately designed. The front porch is a concrete slab poured on grade. It is in good condition and adequate in design.

Exterior walls: The exterior walls are brick veneer over wood framing. The brick is a recent wire-cut, extruded brick of orange clay with colored oxide granules on the exposed surface to simulate the color of the original brick. During manufacturing the exposed surface of the brick was mechanically treated to give surface indentations. This new brick has five cells. The house and battered columns are veneered in this recent brick. There is a cavity of approximately 1 1/2" between the brick and the wood sheathing, which is laid diagonally on the exterior surface of the wood studs. The wood studs measure 1 1/2" x 3 5/8". There is rock wool insulation in the space between the studs . The wood studs are spaced irregularly at approximately 16" to 18" on center. The exterior walls are of standard construction and are in relatively good condition.

Roof: The main roof is a hipped roof with three smaller gables over the front porch, the "sun room" and the sleeping porch. The roof is constructed of 2x6s conventionally framed with 1x8 shiplap decking. The roofing is red asphalt composition shingles that are badly deteriorated. Most shingles are curling under at their edges, and the ground at the overhangs is covered in mineral granules that have washed off the roof during rains. Both of these indicate the roof is near the end of its life. The roof slope is approximately 4" in 12" (or 33%). Even though the existing asphalt composition shingles have almost completely deteriorated, there is

no evidence of active leaks. The building is being monitored after rains to determine if a temporary roof is necessary. The roof originally was finished in red clay tiles, samples of which have been found on the site and identified as being manufactured by Ludowici Celedon Company, which is still in business.

*Porches*  
Porches: The front porch spans the width of the house and has a gable roof that rests on two of the six battered columns. Two other battered columns support a trellised loggia to the left of the front porch. The other two columns were ornamental; historic photographs show they were topped with large urns filled with flowers and plants. The area under this loggia is grass now, although Mrs. Porter reports that Mrs. Norwood had flowering plants there. *not columns* The site plans and maps prior to the 1984 move show concrete sidewalks in the area. There is no indication that a driveway ever led to the loggia. Furthermore, there could not have been a drive-through driveway at the loggia because the exit is blocked by the sun room that projects from the house. At one of the two back doors along the (current) south side of the house there is a very small, crudely built, wood service porch and steps. The other door on the south side of the house has no porch or steps. There is one door on the (current) west side of the house with a small, crude wood porch with no steps. None of these porches is adequately designed or executed.

#### Ornament:

Window boxes, evident in historic photographs, were originally present on three sides of the house. The boxes themselves rested on cypress timber ledgers that protruded through the brick veneer. The boxes are no longer present, but the cypress ledgers are. They are crafted from a 4" x 7 1/2" cypress timber. *separate structure from original base*

The front porch and verge brackets exhibit an ornamental cut on the ends. This is an example of the kind of detail to be retained in the move and preservation. The original beams, brackets and joists are cypress and are in excellent condition. Where pine, was substituted during the 1984 work, has already deteriorated. *replacement members*

#### Changes:

During the 1984 move, the exterior of the Norwood house underwent minor alterations especially at the front porch where the tapered, cobbled columns no longer engage the porch correctly according to the historic photographs. When the front porch was re-assembled at the new location in 1984, it was built approximately one foot longer than originally. 85% of the original porch timbers and framing are the original cypress. The porch now rests on a concrete slab foundation, whereas historic photographs indicate originally it was framed with wood joists supporting a thin, scored concrete slab. *to the rest of the house?*

As a part of the moving the house in 1984, the original brick veneer was removed and the brick was sold as salvage. The original brick was a dry-pressed brick manufactured either by Elgin-Butler Brick, from Elgin, Texas, or by Texas Fire Brick Company (TFB Co) from near Elgin, Texas. The only marks that two bricks, that have been cleaned of mortar and carefully examined, possessed were both due *to the rest of the house?*

to machine marks left from recessed flush screw heads. These marks are typically found on all dry-pressed brick. As more brick are cleaned of mortar, we will probably find a manufacturer's identification mark to help us identify the manufacturer. The brick is very high quality and well made with sharp edges. A very common brick, it was readily available in the lumber yards in Austin. A walk in the current downtown area reveals that many of the buildings in the downtown area are constructed of this same brick. It is made from a whitish-grey clay deposit near Elgin and colored dark brown by adding manganese into the clay mix and firing it in wood-fired, beehive, periodic kilns. The soft color variations within the dark brown spectrum were due to temperature variations within the kiln during firing.

~~Washington~~

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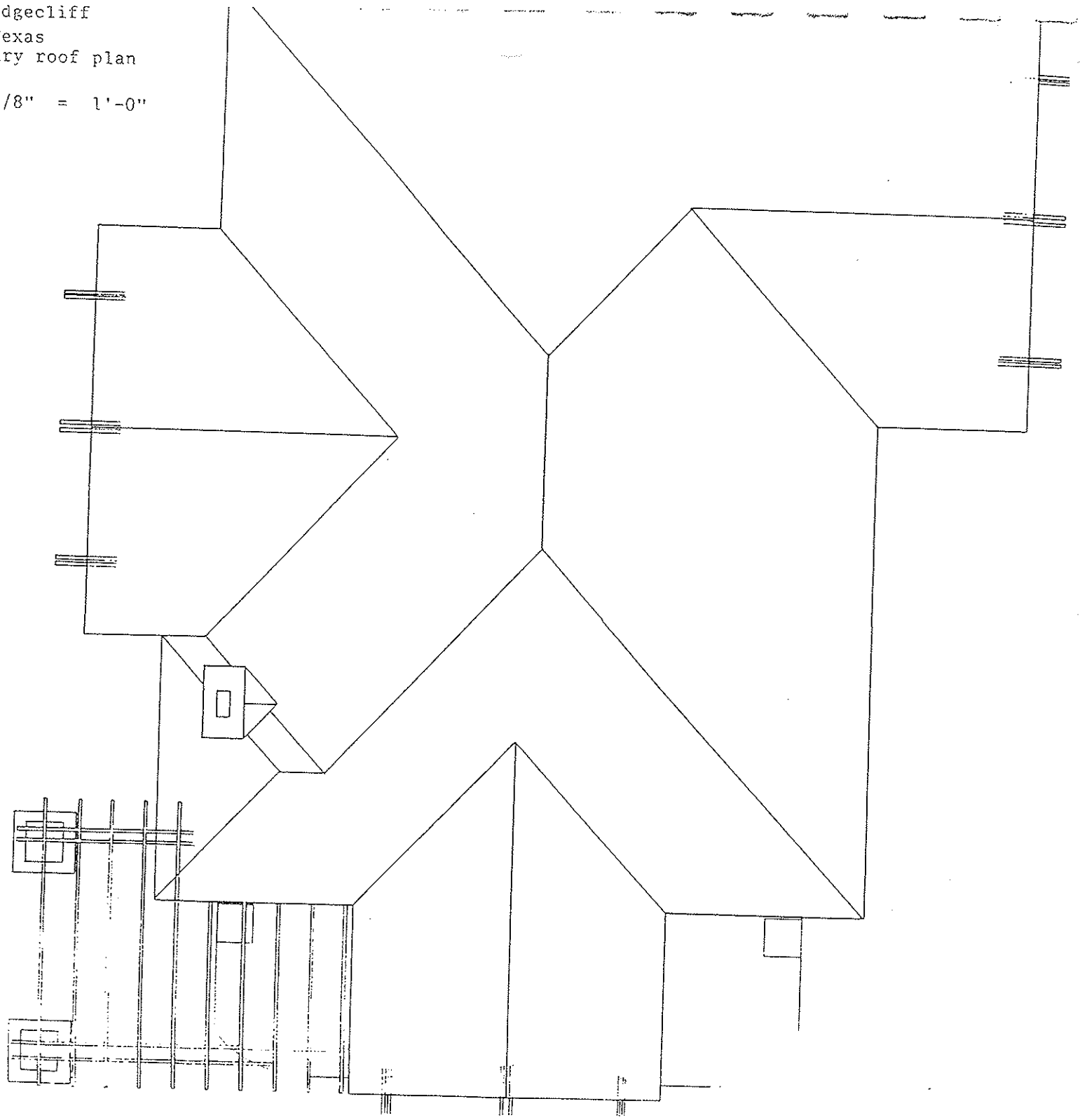
  
SAINT-GOBAIN  
CORPORATION

Front cover photo features the  
Society, Minnesota. Classi

Printed in U.S.A.

at 1009 Edgecliff  
Austin, Texas  
preliminary roof plan

Scale: 1/8" = 1'-0"





## DESCRIPTION OF THE EXISTING INTERIOR OF THE HOUSE

by Ruth Parshall

Architecture, floor-plan configuration, and style: The Norwood house floor plan is typical for a bungalow-style house - simple and straight. The front door opens directly into the living room.

The living room fireplace has a brick firebox, and a brick frontpiece that does not appear to be original, with an original wood mantle with original plaster above, flanked by built-in bookcases. All four walls retain their original plaster. The juncture between the plaster walls and the plaster ceiling is treated with a composite, wood cornice that includes a picture rail as the bottom component. The ceiling height measures 9' - 10". The original plaster ceiling in the living room appears to be intact although most of it is concealed, except at its edges, by a suspended, acoustical ceiling.

There is an opening, measuring approximately 6'-0" for a two-leaf door, leading to the dining room. The dining room is an interior room with a multi-paned fixed-sash (20-light) window, flanked on each side by a wood french door with fifteen lights. One of these doors is missing.

These doors and the fixed sash window lead to the "sun room," the name given to the space by Mrs. Norwood. The glass permits borrowed light to reach the dining room. In the sun room there are existing plumbing rough-ins as though there were plans to convert this room into the new kitchen. The room has a plywood floor and windows on two sides and an exterior door on the third side. This door currently leads to crudely built, wooden service porch and steps that are of questionable design. Historic photographs show very small concrete stairs at this door; these stairs had no landing. The current floor is plywood; Mrs. Porter reports that, originally, there was an orange-and-black ceramic-tile floor, with a black border.

The dining room also has a single-leaf door leading to the original kitchen and another door opening (door missing) leading to a small hall and to what now appears to be an exceptionally deep "closet" measuring 3' - 3" wide by 7' - 4" long, which Mrs. Porter said originally housed a stair to the basement.

The room that was the original kitchen has no remaining evidence that it once was a kitchen. Three of the four walls have been altered. One wall that retains its integrity has two small windows with relatively high sills. Mrs. Porter reports that the cooking stove sat between these two windows. Historic photographs show a portion of the wall where the original kitchen sink was; a portion of the original windows over the kitchen sink show in this photograph. The current fixed glass picture window in this wall is not original; the sill height is approximately 1'-6" above the floor. Another door leads from this space to what is currently a hall; this door is not in the original location. This hall and one of the closets occupy what once was the back porch. Also added are two closets and a bathroom, as well as two

mechanical room closets with HVAC equipment, off this hall. A portion of this hall and one of the closets has a red, integrally tinted, scored concrete floor and a beaded ceiling where the back porch once was. The remainder of the hall has oak strip flooring, as do most of the rooms unless mentioned otherwise.

A single-leaf door from the living room leads to a room Mrs. Norwood referred to as the "front bedroom." It currently has two existing closets and a door leading to the main hallway. This room is ~~completely intact~~ although it has one more closet and closet door than it did originally. There are two doors off the hall that lead to spaces which are indistinguishable as to their current function, although all the rooms have computer cabling through the floor, indicating that their last use or intended use was as an office. Mrs. Porter identified a room at the rear of the house as the main bedroom; currently, there is no indication of its use other than as an office. This room was originally bigger, but when the current main hall was lengthened, the bedroom was reduced in size. The original door opening from the main hall is still intact. This room leads to another space that has windows on three sides. This was the "sleeping porch" during the Norwood occupancy. There currently are double-hung sash windows with screens on three sides.

A review with Mrs. Jean Porter of the existing floor plan brought very quick, precise recollections of the room uses and configurations. Her designations have been drawn in an attached sketch. In all cases, physical evidence corroborates her description. The only uncertain area concerns the location of the basement as to its size and exact location. She describes an exterior scuttle door in the perimeter of the house under the existing service porch (I have trouble following all of her description about this outside access to the basement). One historic photograph shows evidence of a basement door, beside the chimney below the floor line. The 1981 survey shows a sidewalk leading to the door shown in the historic photograph. X

The interior partitions are constructed of wood studs measuring approximately 1 5/8" x 3 5/8" at 16" on center. Both sides of the wall are plaster applied over metal mesh. The plaster wall texture is a fairly rough "Monterey drag." The plaster ceiling texture is a fairly rough "Monterey drag," with more stipple and less "drag" than the walls. The walls of the front bedroom have more stipple and no "drag", while the living room walls are less stipple and more "drag". The existing-condition ceiling framing plan indicates which walls are load-bearing.

The wood floor is 2 1/4" wide oak strip flooring laid over a tongue-and-groove pine subfloor laid on the diagonal. Mrs. Porter reports that the kitchen floor was white. At what was originally the back porch, the existing flooring is a 12" square, red-tinted, scored concrete.

Most of the interior trim is intact in the living room, dining room, sun room, front bedroom and hall, although it has been painted. Originally, it was stained a dark color. The trim is less intact or nonexistent in the main bedroom, kitchen, bathroom and the area where the original bathroom was. Where a piece of vertical 1x trim

meets horizontal 1x trim, the intersection is mitered at 45 degrees. Door trim and window trim is 5 1/4" wide; vertical muntins between ganged windows are wider, depending on what was needed to match the brick module on the outside. All corner edges are slightly eased or rounded where exposed. The living room wall-ceiling juncture is treated with a composite, wood cornice measuring 16" in height including the picture rail. The dining room and the front bedroom have a picture rail only. The baseboard measures 7 1/2" in height; of all the trim in the house, the baseboard seems to have been tampered with the most. To transform the house into an office, the various occupants since the Norwoods have removed the base boards to install telephone wire, conduit and computer cabling. In many instances, the baseboard was then reinstalled.

There is relatively little hardware present in the building; what hardware is present is replacement hardware. The original doors, of which approximately 10 out of a possible 21 are present, display a ghost mark of a hexagonal escutcheon where the door knob was and separate smaller ghost mark of a hexagonal escutcheon at the keyhole. Many original hinges are present.

Overall the house is in good condition, with the exception of the roof, which is in very bad condition. The house is being monitored for leaks following rain. The following rooms are relatively intact, with little alteration:

- living room, except the fireplace brick frontpiece may not be original; and the doors to the built-in bookcases are missing.
- dining room, except the built-in buffet is missing
- sun room: the interior wall has been altered but it was just a plain wall; the interior window in this wall is still there in the wall's new location
- main hall and small hall
- front bedroom and its closet
- sleeping porch

The rooms which have received the most alterations include:

- kitchen
- back porch
- main bedroom and its closets
- bathroom

Original rooms lost in the move and subsequent alterations include the basement, the breakfast nook, and the bathroom.

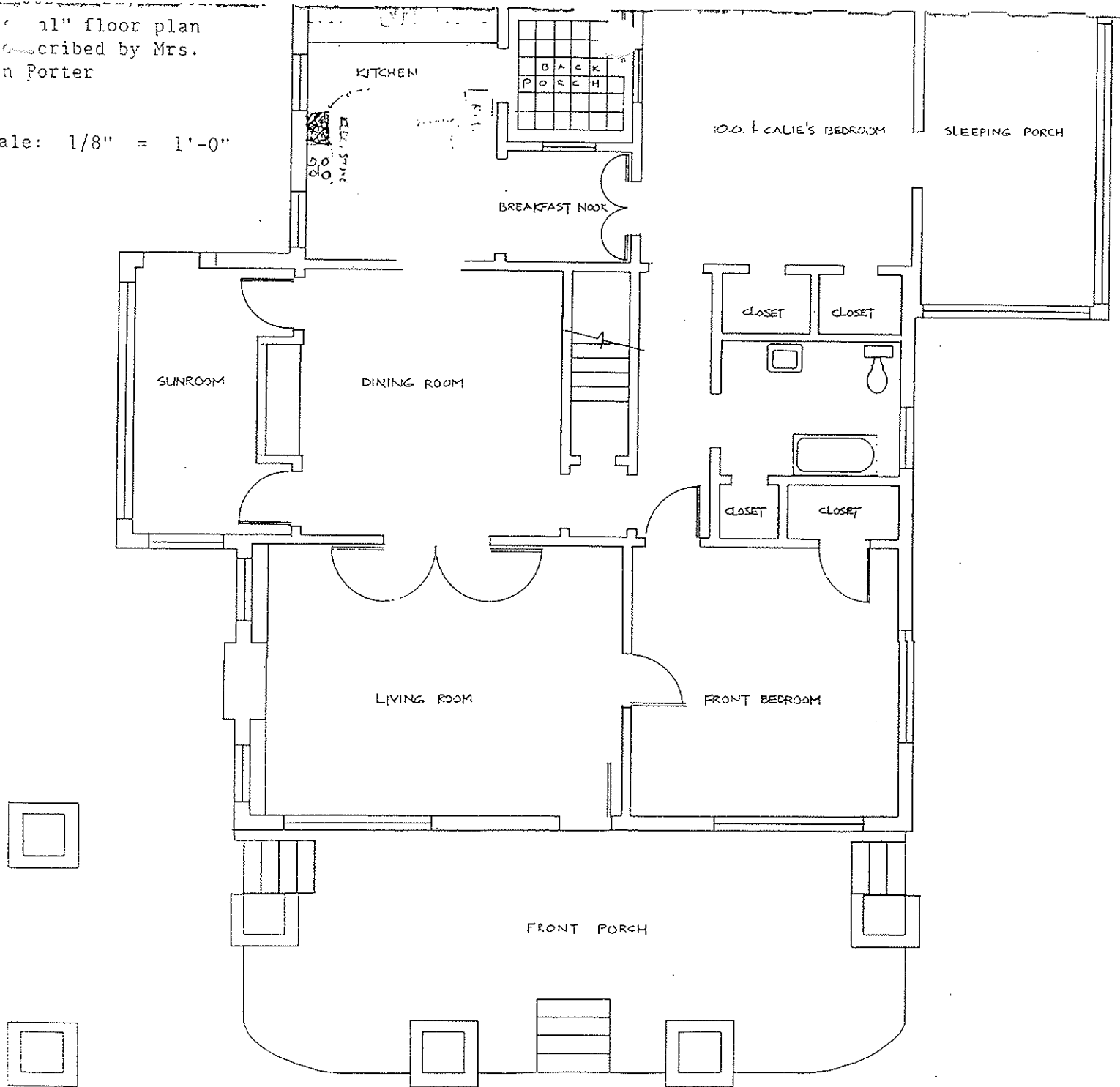
The original basement, exterior basement stair, and interior basement stair have been eliminated. The only evidence that a basement once existed is a closet that currently measures 3' - 3" x 7' - 4". Mrs. Porter reports that this area once contained the basement stair, although it would have had to include the space taken by at least one of the HVAC closets in order to be enough room for a stair. There is still a beaded ceiling and beaded material on the walls that would have been typical at a basement stair. No remaining physical evidence of an outside basement door near the chimney remains although a historic photograph shows one. There is a 30" deep, vertical hole on the site where the basement would have been; this may be a part of the basement that inadvertently was not filled with dirt.

The breakfast nook off the kitchen has been completely lost. A bathroom and mechanical closet now occupy the space that once was a breakfast nook. Mrs. Porter reports there was an arched opening between the kitchen and the nook.

The original bathroom, now delineated only by the plywood flooring has no remaining features. What was once a window is now an exterior door. Mrs. Porter described the floor as 1" white hexagonal ceramic tile and the walls as 1" white square ceramic tile. She also described a bathroom closet and the plumbing fixture locations shown on the sketch of her recollections.

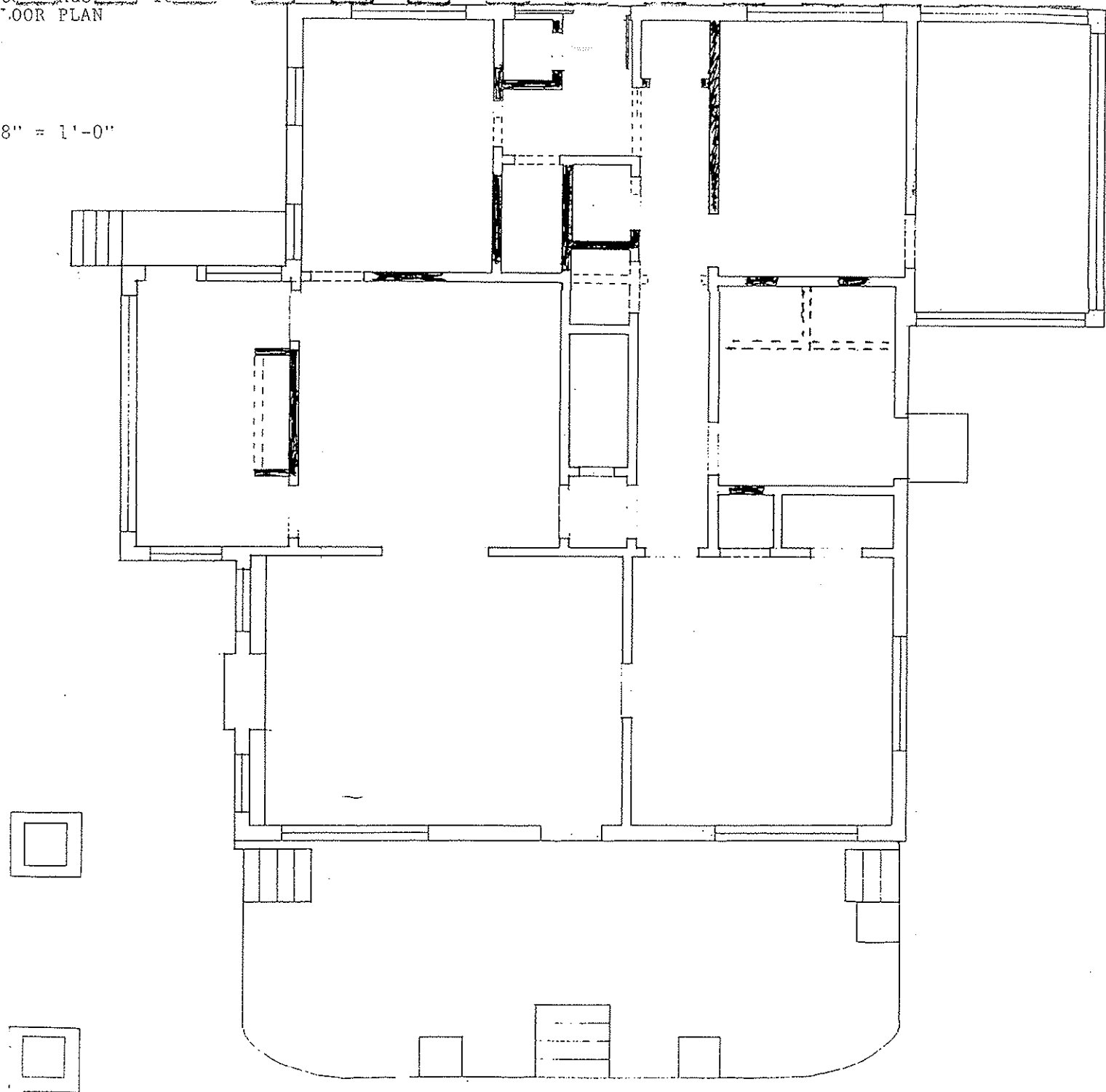
"original" floor plan  
as described by Mrs.  
Jean Porter

Scale: 1/8" = 1'-0"



EXISTING FLOOR PLAN

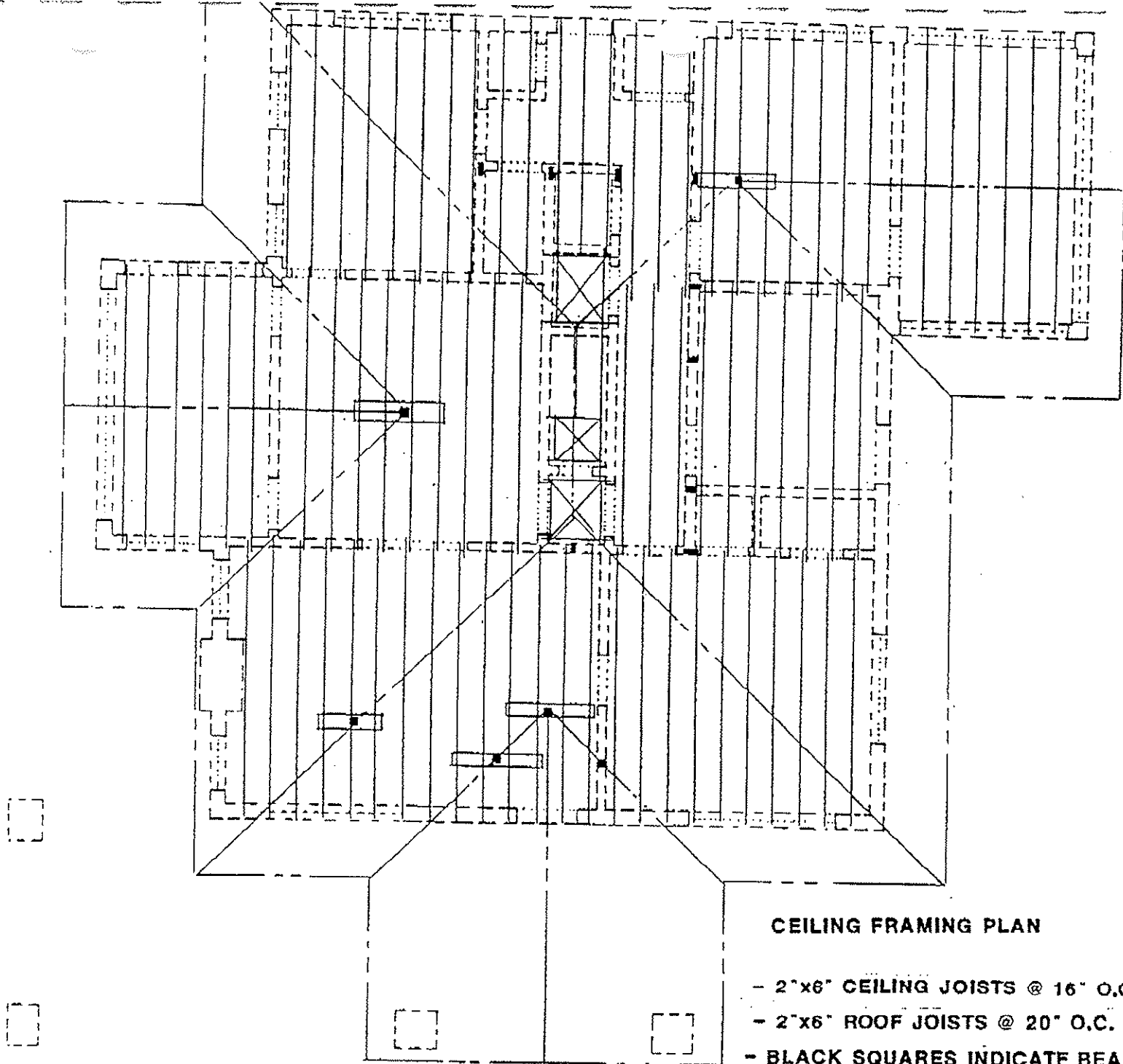
Scale: 1/8" = 1'-0"



**DESCRIPTION OF THE EXISTING STRUCTURAL SYSTEM**  
by Lemar Porter, P.E. with Jose I. Guerra, Inc.

The existing floor framing system is shown in the attached Floor Framing Plan. This plan also shows the location of existing concrete piers and front porch.

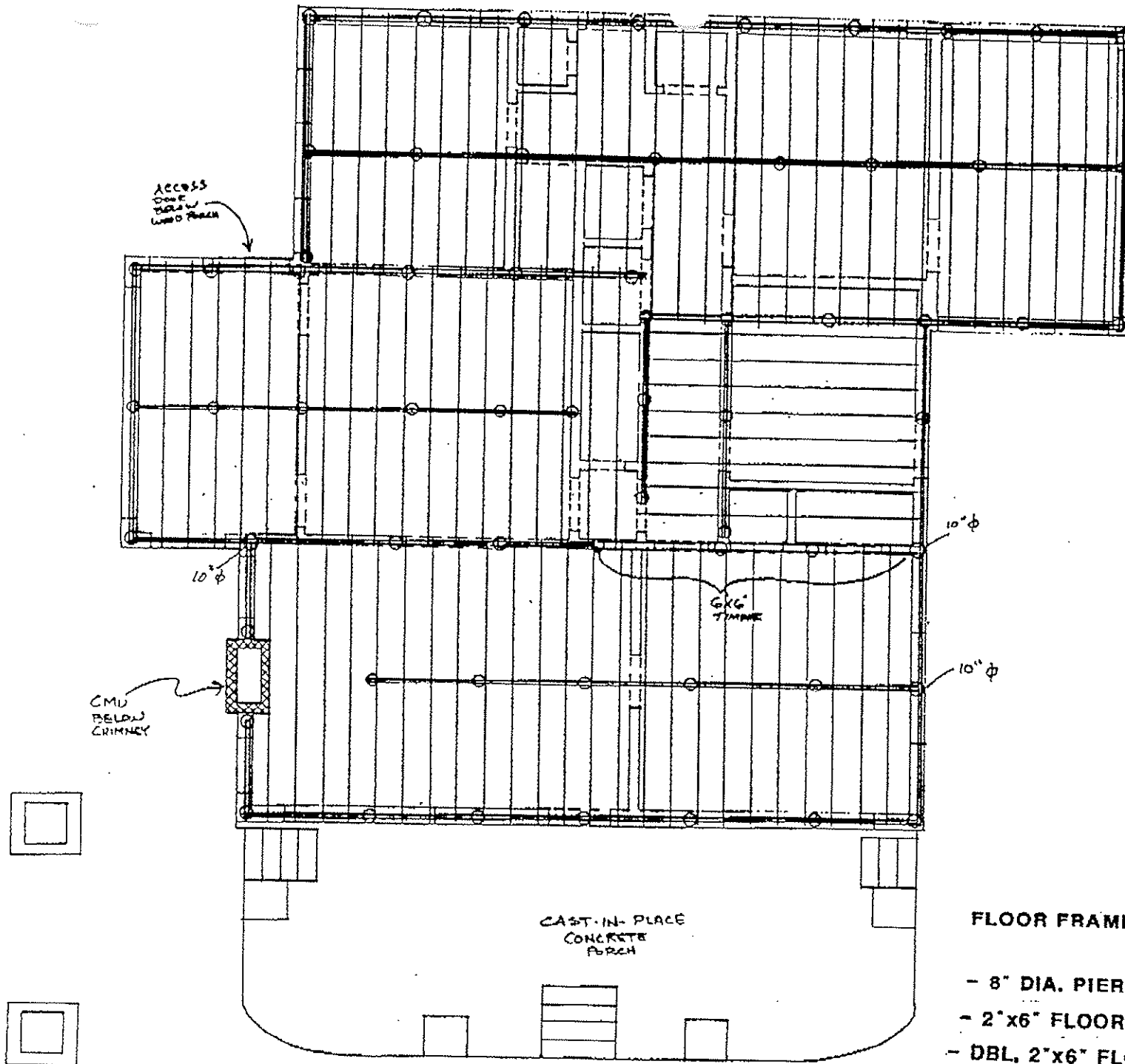
The existing ceiling framing plan is shown in the attached Ceiling Framing Plan. This plan delineates which walls and partitions are load-bearing and which are non-load-bearing. This information will be used in designing the new foundation.



**CEILING FRAMING PLAN**

- 2"x6" CEILING JOISTS @ 16" O.C. TYP.
- 2"x6" ROOF JOISTS @ 20" O.C. TYP. (NOT SHOWN)
- BLACK SQUARES INDICATE BEARING POINTS FOR





### FLOOR FRAMING PLAN

- 8" DIA. PIERS TYP. U.N.O.
- 2"x6" FLOOR JOISTS @ 16" O.C. TYP.
- DBL. 2"x6" FLOOR BEAMS TYP. U.N.O.

## MOVING TECHNIQUES

by Ruth Parshall

Based on discussions with Lemar Porter and a house mover, the following procedures or issues are anticipated with regard to the relocation of the Norwood house to its original site on the crest of the hill. It is unusual to return a house to its original site. It is unusual to have remains of the original foundation with which to contend.

With the exception of the front porch, the house can be moved in one piece; this decision is usually related to the size of the house to be moved as well as travel path constraints.

Detach the front porch from the house. Demolish the existing 1984 porch slab. The existing porch structure rests on a monolithic concrete slab. This slab and the porch can not be moved intact because of the pecan tree and other site constraints on the west side. Originally, the porch was a relatively thin concrete topping slab poured over wood joists. This concrete slab was scored and exposed on the edge with brick on the vertical face. This edge detail and the scored concrete surface is clearly shown in historic photographs. The scored concrete is consistent with the "tea room" slab and the back porch.

Dismantle the loggia that surrounds the pecan tree; label all cypress members for re-use, so they are correctly placed.

Dismantle the existing cobble stone and brick columns and chimney. Retain the cobble stone and clean off the mortar so they can be re-used at the new location. It is believed that these are the original cobble stones.

Prior to lifting the house, remove the existing brick veneer. Technically, brick veneer buildings can be moved with their brick intact, but this is a more expensive proposition. It is more customary and less expensive to remove brick veneer prior to the move and then install the brick after the move. In this case, the replacement 1984 brick is undesirable, so it can be removed.

Insert steel needle beams under the house; shoring and bracing as necessary as determined by the moving contractor; the moving contractor retains responsibility for success of the move and the detailed procedures of the move.

Lift the house by means of jacks; the jacks should lift each part of the house simultaneously, so the interior plaster does not crack due to stresses incurred during lifting.

Because the travel path would go down one very small hill to the bed of Edgecliff Drive, and from there up a larger hill, there will need to be measures taken to ensure that the house does not get "stressed" (racked) by these changes in the

topography. One way to address this is to, as part of the move, temporarily fill in the street with dirt so the house does not travel down as low. The topographic elevation changes and the possible need to bring in fill dirt to place over the street bed is relatively unusual and adds to the expense of the project. Any significant stress placed on the house will cause damage during the move. In this case, the plaster will crack. During the last move, minor cracks in the plaster occurred in many places, especially over doors and windows. The integrity of the plaster wall has not been compromised, however, and all of this earlier damage can be repaired. Undoubtedly, there will be additional cracks in the plaster occurring during the next move, and these too can be repaired.

There is a power pole and overhead power, telephone or TV cable lines in the travel path. If these prove to be too low, they will need to be raised. The future of this power pole is in question until a master site plan is designed that provides for sensitively brings utilities to the house and other places as needed on the site.

Since the building does not face the same direction as it once did, the mover will have to execute a 180 degree turn before setting it down onto the new foundation.

The basement issue. Basements are not typically encountered in Austin. The fact that the house originally had a partial basement is unusual for a wood frame bungalow and adds to the technical issues to resolve. There are additional site preparation issues to address regardless of whether the partial basement is included or not.

As the house is suspended over its new location, plumb lines are used to determine where the concrete beams that support the brick should be poured so there is a concrete brick ledger carried by the drilled piers. Old structures - especially after sustaining two moves - are not usually perfectly square, so this needs to be taken into account.

The previous comments are based on the views of one house mover; it should be remembered that the actual house mover, who must be both qualified and the low bidder, will outline in writing, how he or she intends to move the house. Those intentions will be reviewed and questioned if there seems to be a deficiency. But nevertheless, the actual methods used and all detailed procedures to move the house remain the responsibility of the house mover.

**PROPOSED SEQUENCE OF CONSTRUCTION**  
by Lemar Porter, PE, with Jose I. Guerra, Inc.

The following description concerns the foundation and site where the Norwood house is to be relocated. It is based on information available at this time.

1. Locate and document the original remaining foundation grade beams, footings and basement walls which are now filled or covered over with earth.
2. Remove all existing foundations.
3. Grade the site to slope for the underfloor crawl space and excavate for the basement.
4. Locate and drill new piers into rock (based on engineered foundation plans).
5. Move the existing house, per the moving contractor's recommendations, from its present location to the original site.
6. Crib and shore the house in its original location over the new piers.
7. Construct new concrete basement walls and perimeter foundation beams to align with the walls of the house positioned above.
8. Cure concrete to its required strength, lower and secure the house onto the new foundation.
9. Replace brick veneer and porch roof structure.

**STATEMENT OF PROBABLE COSTS**  
by Ruth Parshall and Lemar Porter

**General:**

House moving permit	Waived?
House mover	\$
Imported dirt to build up the travel path	\$ 6,000
Owner's insurance: consult insurance professional for guidance	\$
public liability insurance?	
property damage insurance?	
worker's compensation insurance?	

**At the Current Site:**

Foundation Demolition	\$ 2,000
Remove and dispose of existing brick; clean mortar off cobble stones and store; storage provided by the Women's Chamber of Commerce of Texas	\$
Water disconnect fee	Waived?
Gas line disconnect fee	Waived?
Tree trimming	\$ 200
Telephone line moving	\$ 150
Electric line moving	\$ 150
Cable Television line moving	\$ 150

**At the Original Site:**

Foundation Demolition	\$ 1,500
Reinstall Masonry	\$
Restore water line hook-up	Not in this phase
Restore gas line hook-up	Not in this phase
Restore Cable Television line	Not in this phase
Security (boarded up again)	Volunteer labor

# BUILDING PERMIT

546

Austin, Texas,

June 1 1922

To

O. O. Norwood

In accordance with your application, you are hereby authorized to erect a building, ~~an addition to a building on~~

Lot 1 to 5. Block 50 Outlot

Div.

Draus Heights

Being outside the fire limits of the City of Austin, the cost or contract price to be

\$ 7,860<sup>00</sup>

Fred Sterging

CITY ASSESSOR AND COLLECTOR

\$6500<sup>00</sup> Certificate No. 3 Plan No. 2 Act 27 1922

To Mr. O. O. Harwood  
Austin Texas

This is to Certify that Under the Terms of Contract for work on your  
Residence  
Bradford Lumber & Construction Co. Contractor's for  
General Construction and entitled to the  
work Payment amounting to  
Sixty-five Hundred and <sup>00</sup> /100 DOLLARS

NOTICE

Amount of Contract	\$	13,974	00
Add. to Contract	\$	1,709	00
Total	\$		
Deduct from Cont.	\$		
Balance	\$	15,683	00
This Cert.	\$	65	00
Prev. Paid	\$	80	00
Total Paid to Date	\$	14,500	00
Balance	\$	1,183	00

H. F. KUEHNE  
ARCHITECT

Per *H. F. Kuehne*

RECEIPT ON BACK

Austin, Texas,

July 16

1928

M. O. Norwood

South Austin

In Account With

# Austin Electrical Supply & Plumbing Co.

W. TWINING, Proprietor

ONLY FIRST CLASS WORKMEN EMPLOYED

ALL BILLS ARE DUE AND WE EXPECT PAYMENT ON THE FIRST OF EACH MONTH  
ALL CONTRACT WORK IS CASH ON COMPLETION OF JOB

Phone 6001

1808 Lavaea Street

Date		Debit	Credit	Balance
	To Mdse. B. R.			
July 9	142 ft 1/2 pipe	21.30		
	550 ft 14 R.C. Wire	11.00		
	2 switches	.50		
	2 plug switches	2.00		
	14 ft Green field	2.00		
	14 push buttons	7.00		
	14 lock nuts	7.00		
	4 No. 8. bases	1.00		
	2 pos recept	1.50		
	1 25-watt lamp	.36		
	1 Base box	.40		
	1 Base plug	1.00		
	4 1/2" ell	1.60		
	4 1/2" Covers	.60		
	2 No 8. Covers	.20		

*[Handwritten signatures and initials, including "A. J. W." and "W. T. W."]*



**AUSTIN, TEXAS.**

10/30

192

Ollie C. Norwood,

Travis Heights

IN ACCOUNT WITH

**W. H. RICHARDSON & CO.**  
**HARDWARE**

416-418 CONGRESS AVE.

BELOW WE HAND YOU A STATEMENT OF ACCOUNT. IF NOT CORRECT PLEASE NOTIFY US AT ONCE.

OCT 7

143.19

143.19\*



THIS IS NOT A DDT  
BUT TO REMIND YOU OF DATES AND AMOUNTS.

ALL ERRORS PROMPTLY ADJUSTED.  
YOUR PATRONAGE SOLICITED.

For use in con

in connection with the Standard form of Straight Bill of Lading approved by the Interstate Com

*Okabash*

by Order No. 787 of June 27, 1908.

THIS RECEIPT is an acknowledgement that a bill of lading has been issued and is not the Original copy or duplicate, covering the property named herein, and is intended solely for filing or record.

Agents No. *59716*

RESERVED, subject to the classifications and tariffs in effect on the date of the receipt by the carrier of the property described in the Original Bill of Lading.

Shipper No. \_\_\_\_\_

AT CHICAGO, ILL. *1012* FROM *Architectural Decorating Co.*

The property described below, in apparent good order, except as noted (contents and condition of contents of packages unknown), hereby consigned and destined as indicated below, which said Carrier agrees to carry to its usual place of delivery at said destination, if on its road, otherwise to deliver to another carrier of the route to said destination. It is mutually agreed, as to each carrier, that every service to be performed hereunder shall be subject to all the conditions, whether printed or written, herein contained (including conditions on back hereof) and which are agreed to by the shipper and accepted for himself and his assigns.

The Rate of Freight from \_\_\_\_\_

_____ is in _____ or 100 Lbs.								_____			
If _____ times 1st	If 1st Class	If 2nd Class	If Rule 25	If 3rd Class	If Rule 26	If Rule 28	If 4th Cl.	_____ Class	If 6th Class	If Special Per	If Special Per

Consigned to *O. O. Hayward* (Mail Address—Not for purposes of delivery.) *1012 Edge Cliff Parkway*

Destination *Austin* State of *Texas* County of \_\_\_\_\_

Route \_\_\_\_\_ Car Initial \_\_\_\_\_ Car No. \_\_\_\_\_

NO. PACKAGES	DESCRIPTION OF ARTICLES AND SPECIAL MARKS	WEIGHT (Subject to Correction)	CLASS OR RATE	CHECK COLUMN	If charges are to be prepaid, write or stamp here, "To be Prepaid."
	Terra Cotta for Building Purposes				
	Staff Work				
	Interior Oak Finish in White				
	Interior Birch Finish in White				

This shipment is tendered and received subject to the terms and conditions of the company's Uniform Bill of Lading, effective 1/1/08. This receipt is NOT NEGOTIABLE and if shipper consigned "To Order" must be exchanged for company Order Bill of Lading.

Received \$ \_\_\_\_\_ to apply in prepayment of the charges on the property described hereon.

Agent or Cashier, \_\_\_\_\_

Per \_\_\_\_\_ (The signature of the shipper acknowledges only the amount prepaid.)

Charges Advanced \_\_\_\_\_

Architectural Decorating Co. RECEIVED BY CO. DEC 28 1908

CHICAGO, ILL.

Per *O. O. Hayward* Architectural Decorating Co., Shippers.

Per \_\_\_\_\_

Per \_\_\_\_\_ Agent,

# ARCHITECTURAL DECORATING CO.

MANUFACTURERS OF  
ARTISTIC RELIEF ORNAMENTATION  
FOR EXTERIOR AND INTERIOR

1600-1610 S. Jefferson Street

TELEPHONE CANAL 1463

PAYABLE WITH EXCHANGE ON  
CHICAGO OR NEW YORK

TERMS CASH 30 days 2/10

Sold to

Chicago, Ill., December 28, 1922. 192

-O. O. Norwood,  
-1012 Edge Cliff, Travis Heights,  
-Austin, Texas.

Your Order No. \_\_\_\_\_

Our Order No. 59716.

Via Wabash.

2--Vases No. 20,	19,80,	39.60.
Portland Cement.		

*F. B. Chicago Ill.*

Ordered by H. F. Kuehne, Architect,  
Austin, Texas.,

**PAID**

12727

*Johnson  
Cash*

# ARCHITECTURAL DECORATING CO.

MANUFACTURERS OF  
ARTISTIC RELIEF ORNAMENTATION  
FOR EXTERIOR AND INTERIOR

1600-1610 S. Jefferson Street

TELEPHONE CANAL 1463

PAYABLE WITH EXCHANGE ON  
CHICAGO OR NEW YORK

TERMS CASH 30 days 2/10  
Sold to

Chicago, Ill., November 13, 1923. 192

- Mr. O. O. Norwood,
- Travis Heights,
- Austin, Texas.

Your Order No. \_\_\_\_\_

Our Order No. 62449.

Via Freight.

1--pedestal No. 101 including dial,

30.00

1--pedestal No. 122 including gazing ball, 33.30,

33.30

4--vases No. 77, 11.70

46.80.

Portland Cement,

110.10.

F.O.B Chicago, Ill.

*PAID*  
*12-7-1923*

STATEMENT

TELEPHONE  
CANAL 1463

FROM

# ARCHITECTURAL DECORATING CO.

MANUFACTURERS OF  
ARTISTIC RELIEF ORNAMENTATION FOR EXTERIOR AND INTERIOR  
PLAIN AND ORNAMENTAL PLASTER CONTRACTORS  
1600-1610 SO. JEFFERSON ST.

CHICAGO, Jan. 1, 1923

Mr. O. O. Norwood

Austin, Texas

Travis Heights, 1012 Edge Cliff

IF INCORRECT PLEASE RETURN FOR CORRECTION.

		BALANCE		
<u>Dec</u>	<u>28</u>	TO MDSE.	<u>396.</u>	
<b>PAID</b> JAN 27 ARCHITECTURAL DECORATING CO. Per. <u>Johanson</u> <u>Cash.</u>				
MAKE ALL REMITTANCES DIRECT TO CHICAGO OFFICE				

ALL ACCOUNTS DUE IN FULL ON  
THE FIRST OF EACH MONTH

AUSTIN, TEXAS, 11/22/22 192

M O. O. Norwood, Travis Hts.  
City.

## AUSTIN GRANITE GRAVEL CO.

426 LITTLEFIELD BUILDING

GRAVEL FOR DRIVEWAYS

TELEPHONE NO. 6976

PITS LOCATED AT  
TALLY, BURNET COUNTY, TEXAS

For Granite Gravel

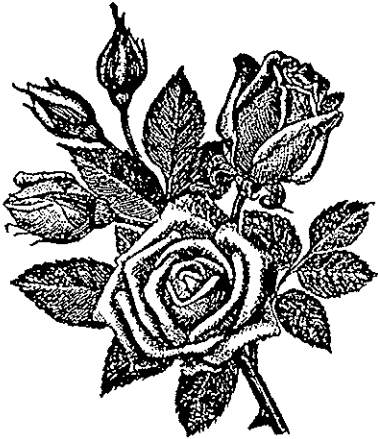
CONCRETE MATERIAL FROM  
COLORADO RIVER  
AUSTIN, TEXAS

THE E. C. STECK CO., AUSTIN

DATE	CAR INITIALS	CAR NUMBER	NET POUNDS	TONS	YARDS	PER TON	PER YARD	TOTAL
11/14/22	IGN.	12656	96500		38.6		\$2.65	\$102.30
<i>Rec'd Payment Harry W. Nolan 11/28/22</i>								

PHONE 6442

Austin, Texas, March 23, 1923 192



Mr. O.O. Norwood,

TO ALFF'S NURSERY, DR.

CHAS. ALFF & CO., PROPS.

GROWERS OF GENERAL ASSORTMENT OF

Garden, Hothouse and Nursery Stock

Landscape Gardeners Grotto and Rustic Builders

DECORATIONS, CUT FLOWERS AND DESIGN WORK

2/ 21

1	Geranium	
30	Lygustrums	
93	Flowering shrubs	.75
13	Arbor Veiteas	.50
5	Loads Soil	1.50
7	Box woods	
4	Box woods	15.
60	Box woods	2.50
2	Arbor Veiteas	.60
2	Cleanders	3.
3	Lygustrums Licidium	3.
4	Eunymus	1.50
4	Pittrosporum	.75
4	Lombarda Poplar	1.50
1	Soto	1.50
2	Queens Crown	2.50
2	Wisteria	.50
1	Rose Bush	.75
2	doz. Snap Dragons	
2	" Verbeanas	.75
1	" Gladiolus	.75
Supervision & Labor to date		

*Handwritten signature and initials*

35
22.50
46.50
19.50
10.
10.
36.
6.
6.
4.50
6.
6.
2.50
1.
1.50
.50
1.50
1.50
.75
50.

335.60

# THE UNION METAL MFG. CO., Canton, Ohio

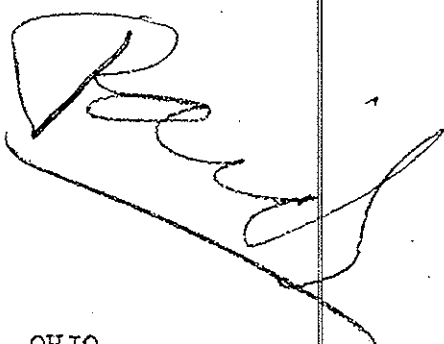
Our Order No. 20682

ENTERED 12/14/22	DATE CUSTOMERS ORDER Letter 12/11/22	CUSTOMERS ORDER NO.	PROMISED
---------------------	---	---------------------	----------

<p><b>ORIGINAL INVOICE</b></p> <p>DATE 12/13</p> <p>H. F. KUEHNE, ARCHITECT LITTLEFIELD BLDG. AUSTIN, TEXAS</p>	<p><b>SHIPPED TO</b></p> <p>O. O. NORWOOD 1012 EDGE CLIFF, TRAVIS HEIGHTS AUSTIN, TEXAS</p>				
<p>TO THE UNION METAL MFG. CO., DR. CANTON, OHIO</p> <p>TERMS 30 days net, 2% 10 days from date of invoice NOTE—TO RETURN MERCHANDISE, PERMISSION MUST FIRST BE OBTAINED FROM US; OTHERWISE GOODS WILL BE REFUSED</p>	<p>Frts.</p> <table border="1" style="width: 100%;"> <tr> <th style="width: 50%;">CHARGES</th> <th style="width: 50%;">MARK</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	CHARGES	MARK		
CHARGES	MARK				

TOTAL NO. ORDERED	MATERIAL SHIPPED DIRECT FROM OTHER STOCKS	Remittance covering this invoice must be made C. L. Y. to the Home Office at Canton, Ohio
-------------------	---	---

	DESCRIPTION	LIST PRICE	DISCOUNT	NET AMOUNT
2	Exterior Newels 16			
2	Alba Ball globes 16x8			
2	Multiple Medium base receptacles	@ \$25.40	XX	\$50.80



F.O.B. CANTON, OHIO

**IMPORTANT** Notice packing lists and check contents of each box as soon as goods arrive. In case goods are lost or damaged enroute you should have notation of same made on R. R. expense bill by your local freight agent, thereby enabling you to recover the loss from the Railroad Company. Our responsibility ceases as soon as we have possession of receipts from the Transportation Companies, settlements should be made according to the terms quoted and agreed upon, even though the material has not been received. All our materials are sold F. O. B. original point of shipment. We, the undersigned, do hereby guarantee that the articles listed herein were manufactured complying with Federal Child Labor Law effective Sept. 1st 1917.

INVOICE CHECKED BY

*Handwritten initials*



# Swann-Schulle Furniture Co.

Wholesale and Retail Furniture, Carpets and Draperies

Homes Furnished Complete on Easy Payments

401-403 Congress Avenue

Austin, Texas, 10-31, 1927

Mr. O. O. Norwood

c/o J. L. Arlett, Littlefield Bldg,  
City.

June 21	Refrigerator		115 00
Aug 15	Royal Kashan 9x12		125 00
	2-27" Rugs	13.50	27 00
	2-36" "	22.50	45 00
	1-7'6" x 4'6" "		40 00
	2 Bath "	4.50	9 00
	Van, Bed, Chiff, Rocker, Bench, } Stool, High Stand }		450 00
	1-6 Piece Breakfast Set		115 00
17	Rug		112 50
	Rug		85 00
24	Refrigerator	229.95	
	Extra for Enameling	15.00	
	Freight	16.98	
	10% Added	22.95	284 88
Sept 23	37 Shades		107 30
Oct 11	Chair 2.00 Stool 2.00		4 00
12	Parlor Suite		500 00
20	Table		72 00
21	3 Hilton Rugs @ 13.50		40 50

# Swann-Schulle Furniture Co.

Wholesale and Retail Furniture, Carpets and Draperies

Homes Furnished Complete on Easy Payments

401-403 Congress Avenue

Austin, Texas, \_\_\_\_\_, 192\_\_\_\_\_

Oct 25	19 <sup>1</sup> / <sub>4</sub> yds Linoleum 3.15	62 56
25	1 Mat 2.00 Mat 5.00	7 00
	2 Bow End Springs @ 13.50	27 00
		2228 74
Aug 14	By Cash	300 00
		1928 74
	Less 2 Pkgs	399 88
		1528 86
	a bill for Refrig -	50 00
		1578 86
	Less Buffets	30 00
		\$1548 86
	399 88	
	5	
	11/9/22	

NOTE: MONTHLY STATEMENTS ARE NOT ITEMIZED

ANY CLAIMS OR OVERCHARGES MUST BE ACCOMPANIED BY THIS INVOICE

# C. A. Dahlich

1406-8-10-12 LAVACA ST.  
AUSTIN, TEXAS  
PHONES: 1623-1624

TERMS:  
EXCEPT WHERE NOTED,  
10% DISCOUNT IF PAID IN  
FULL  
WITHIN THIRTY DAYS

No. 7028

Date 12/20 1921

Sold to *W.D. Woodward*

Address *1012 E. 1st St.*

Deliver to

Address

How Ship?

When

QUANTITY	PATTERN	PRICE	AMOUNT
	<i>W. Chair recovered 5759/4</i>		
	<i>Chair</i>		<i>14.00</i>
	<i>W. Chair recovered 57329</i>		
	<i>Chair</i>		<i>13.50</i>
	<i>Chair and deliver 586268</i>		
	<i>(Signature)</i>		



# HOUSEHOLD FURNITURE CO.

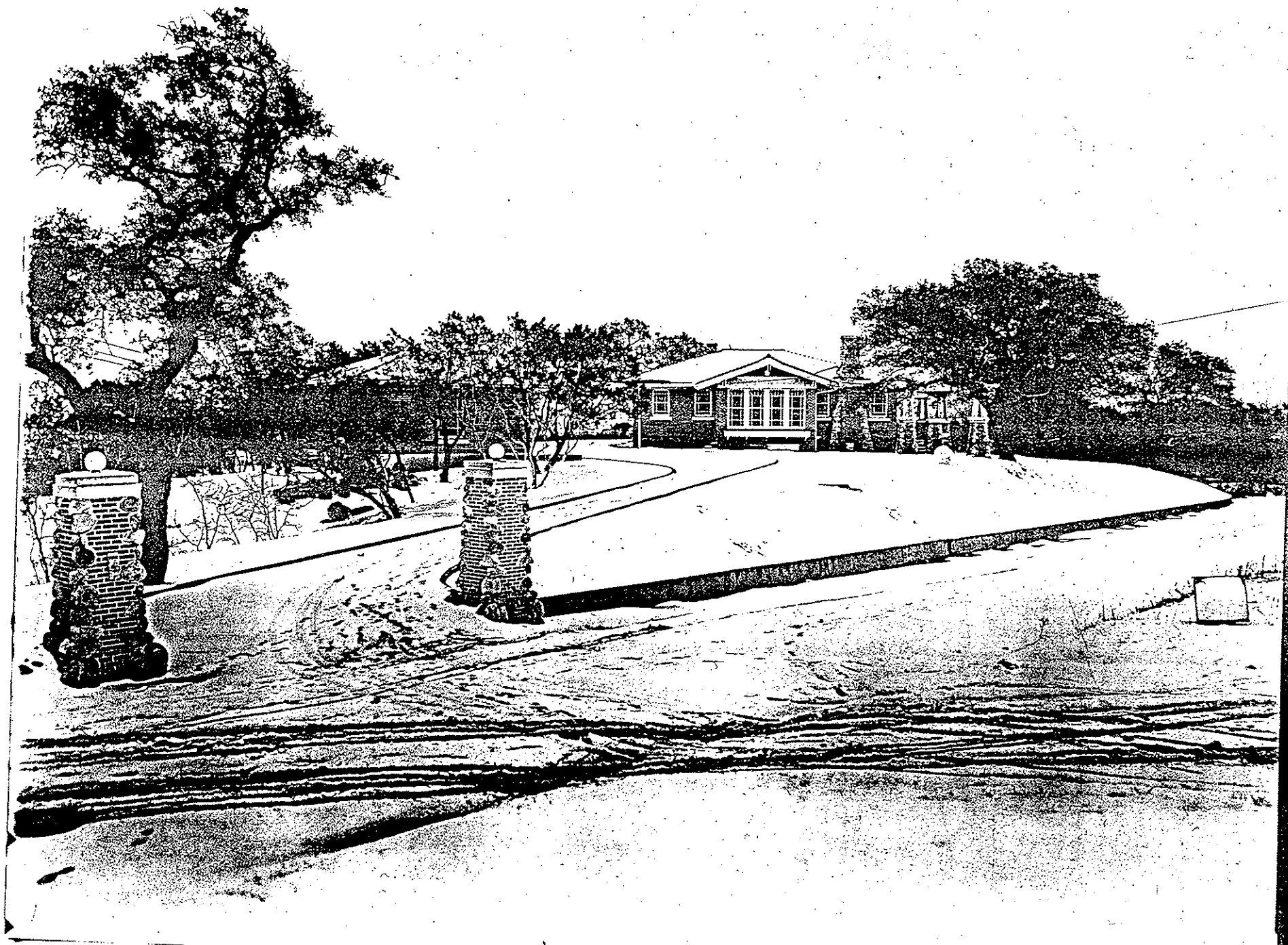
PACKING LIST OF TICKET NO. 05738

SHIP TO O.O. Maswood 1306 Wilmington  
 CITY Austin STATE Tx  
 ROUTE J.G. 77 DATE 10-7-22  
 HOW SHIPPED P.P. SALESMAN Basel

DESCRIBE IN THIS PACKING MANIFEST THE CONTENTS OF EACH CRATE OR PACKAGE AND WHERE EXTRAS ARE PACKED.

PIECE NO.	HOW PACKED	CONTENTS	PACKER
1	(crate)	1-427 Lyrian Fairy Vanity	Rollers in case
1	---	1-427 Bed	Roller attach
1	---	1-427 Chiffonette	Rollers in drawer
1	....	1-427 Dress	
1	....	1-427 Chair	Chair Rocker
1	....	1-427 Rackel	Bench
1	....	1-427 Bench	in crate
1	....	1-1732-10-Pu	
1	....	1-1732-7 Puccello Sattel	
1	....	1-1732-0 Cba	
			P.L.O.

ORIGINAL:--RETAIN IN MAIN OFFICE AT STORE FOR PERMANENT RECORD.  
 DUPLICATE:--TO REMAIN IN SHIPPING DEPARTMENT FOR REFERENCE.  
 TRIPPLICATE: MAIL WITH INVOICE AND BILL OF LADING TO CUSTOMER.





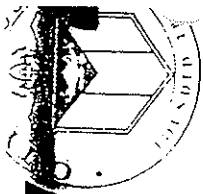


MAR. 1949 - [unclear] S.A. THE





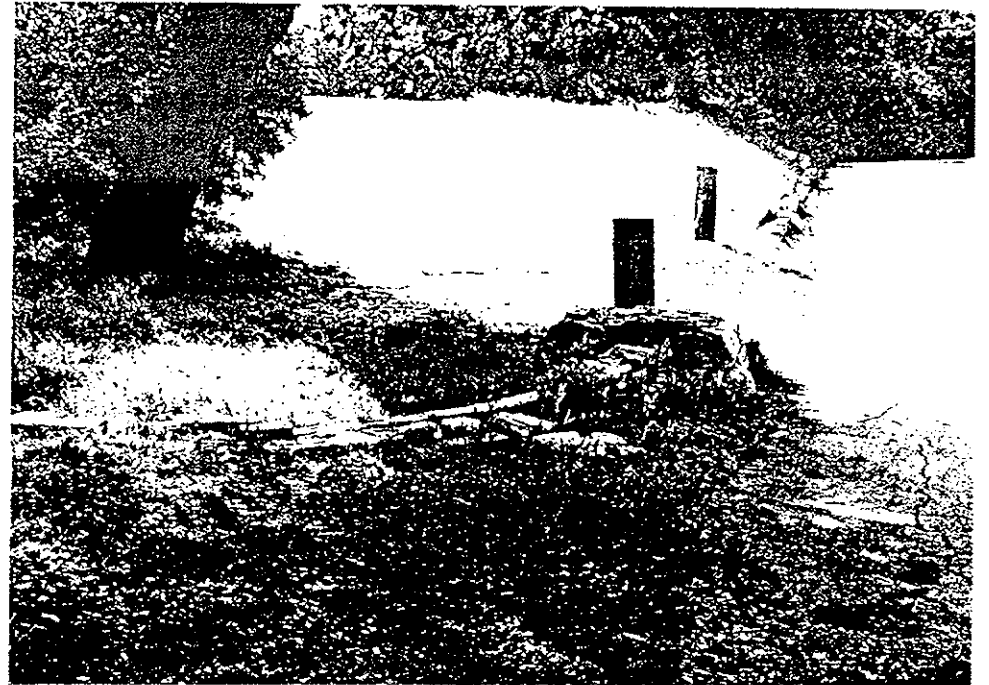
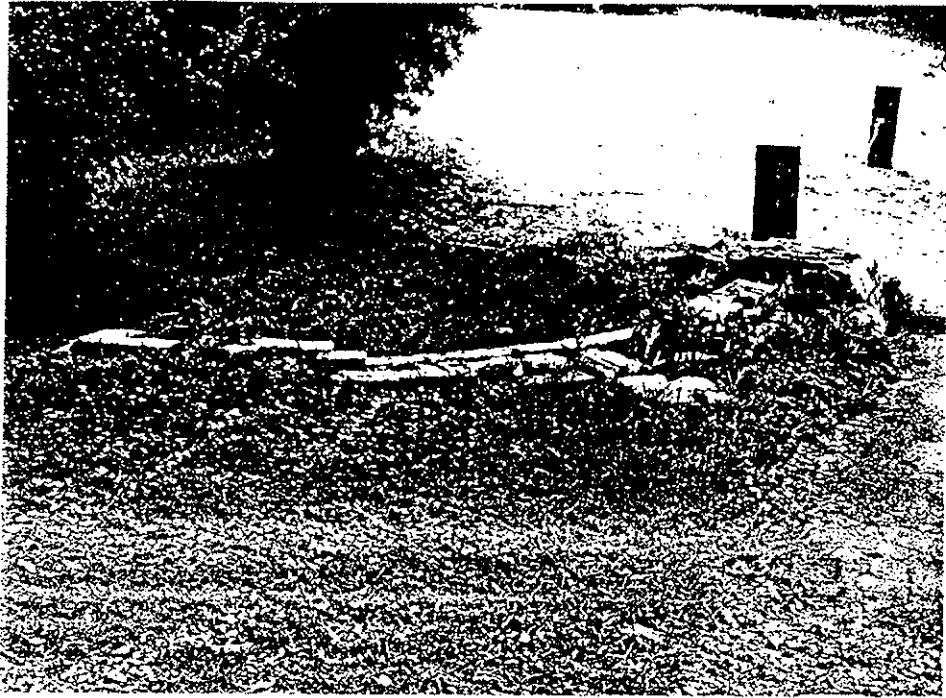
EDGECLIFF TERRACE 1012  
C01462

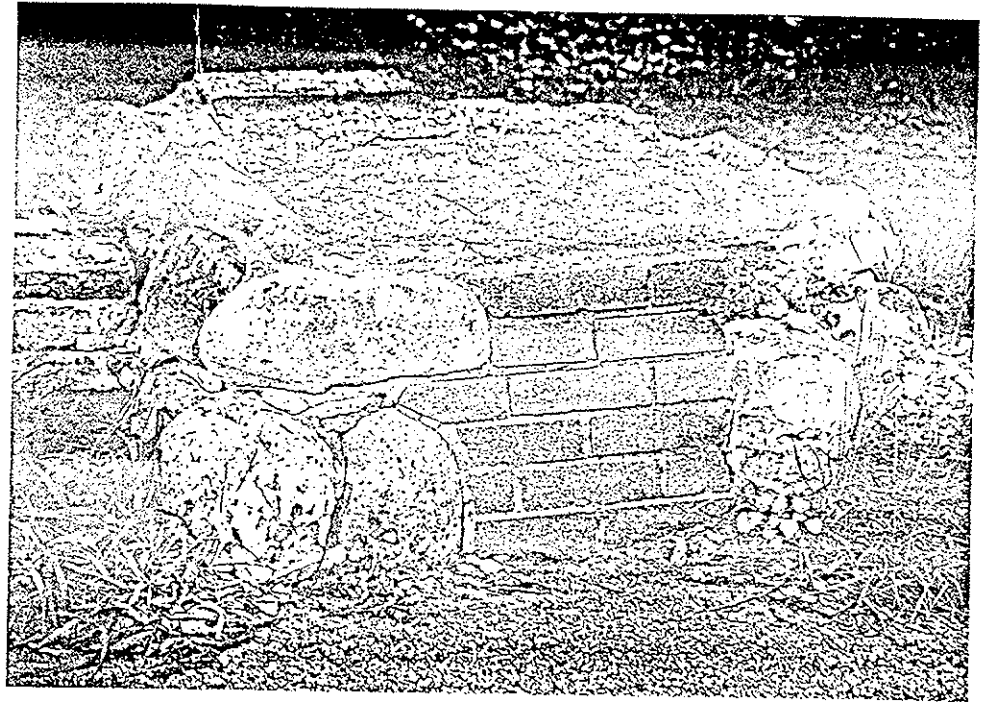


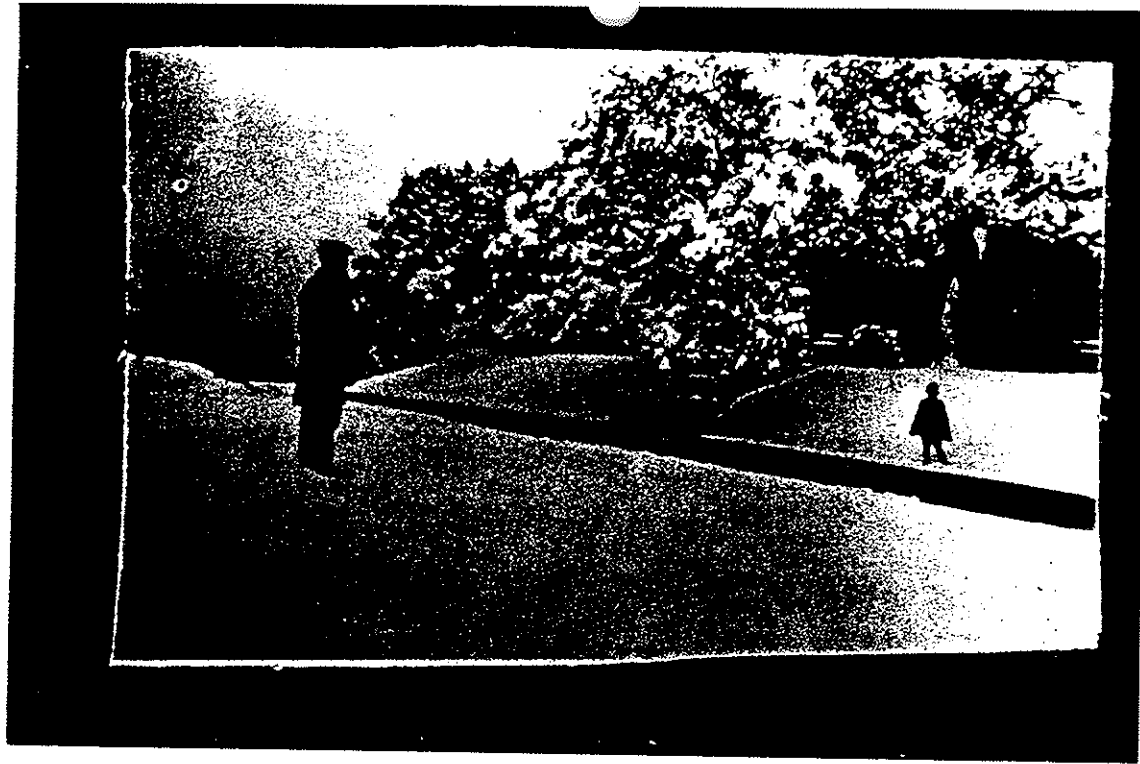


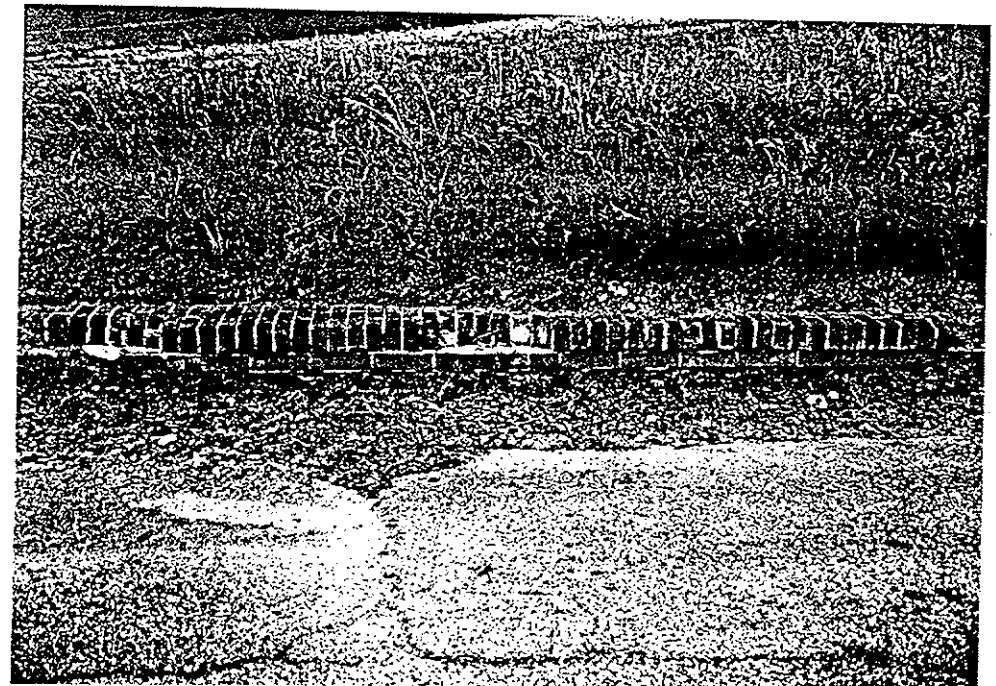
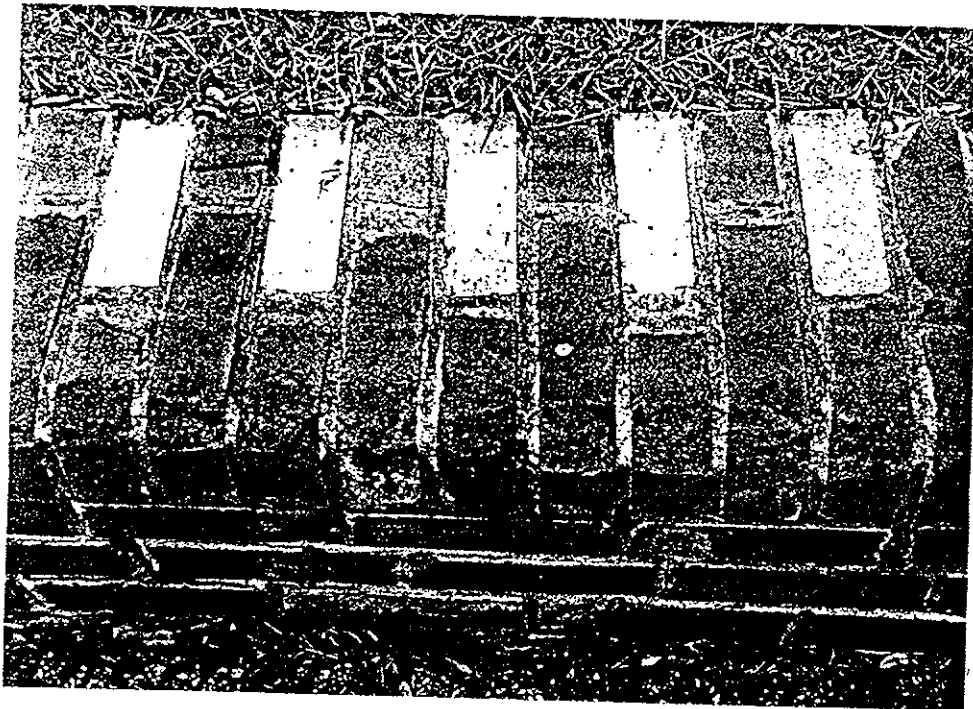
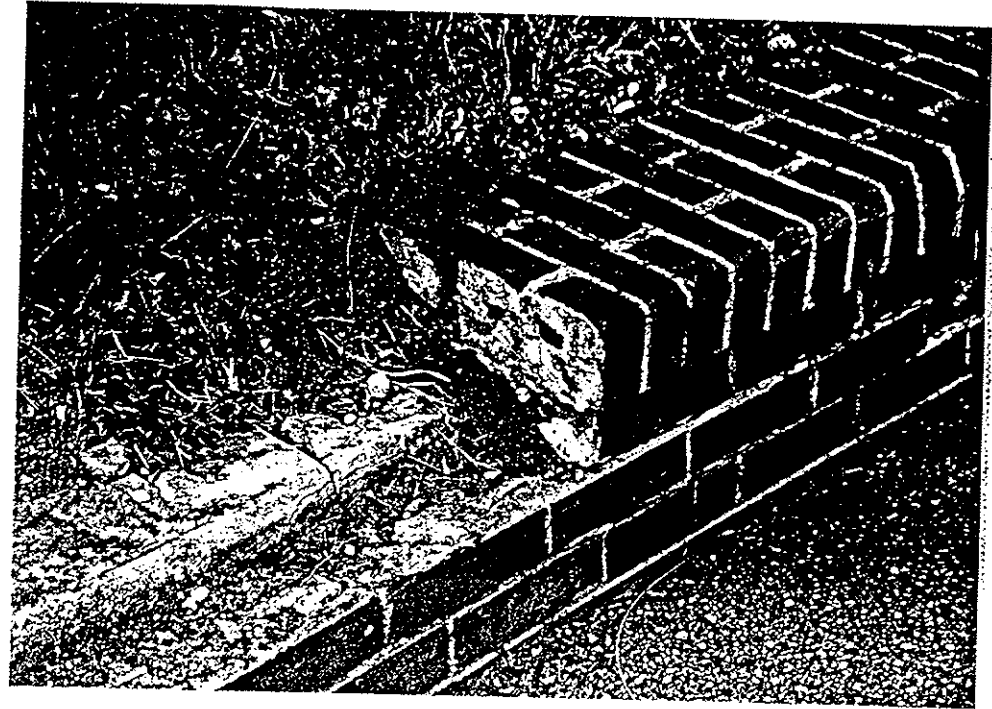
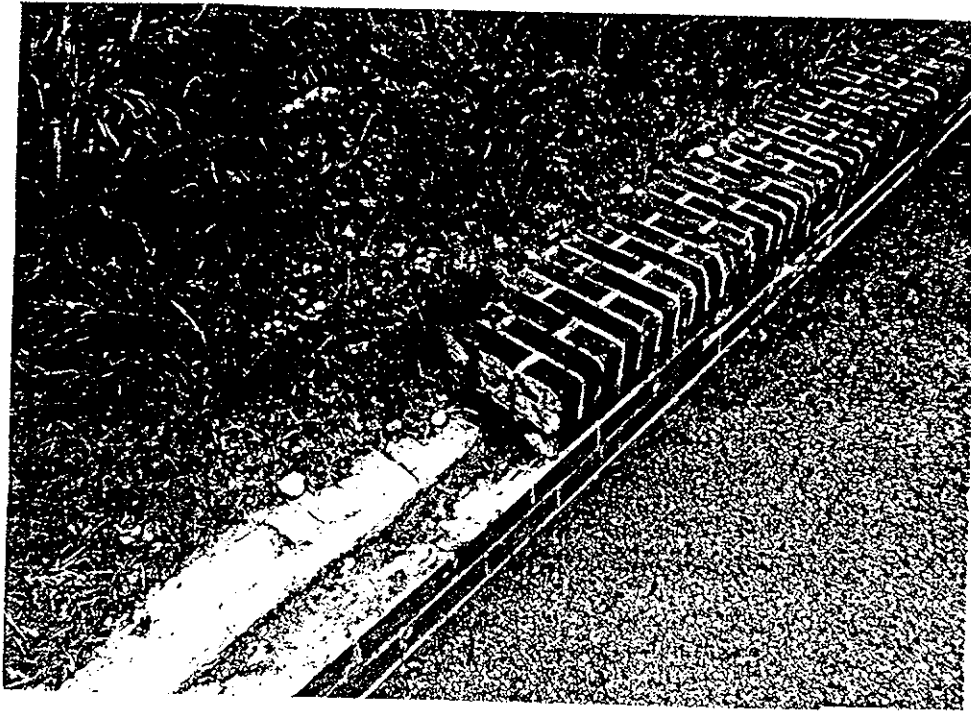
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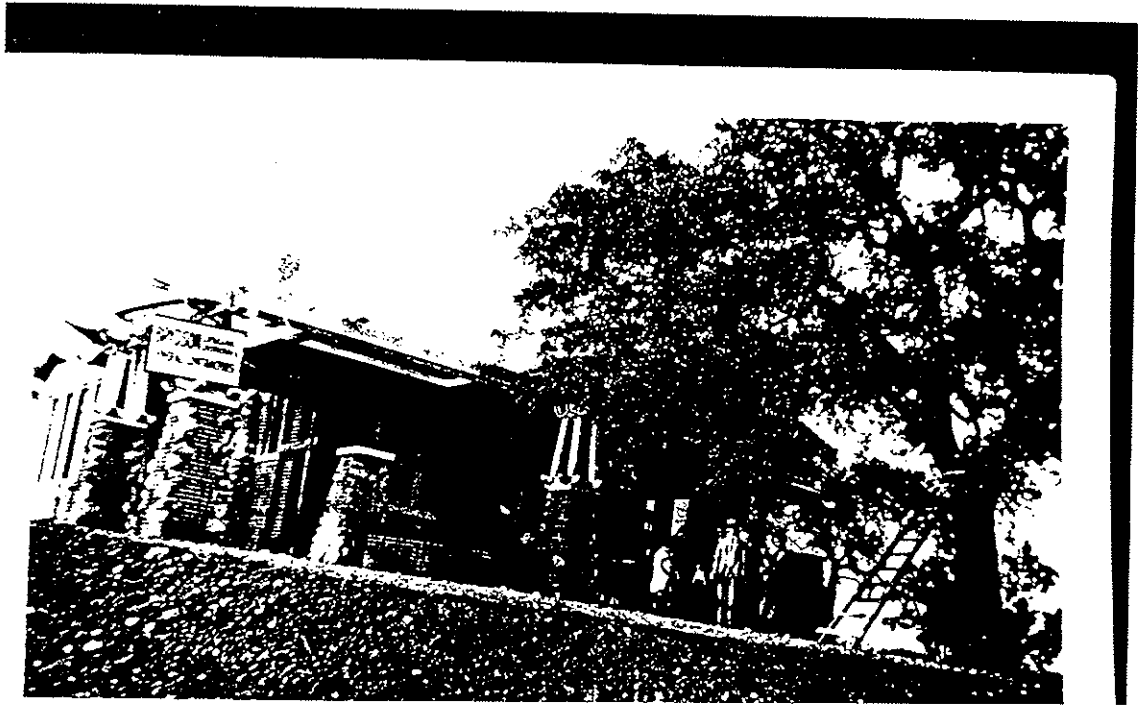


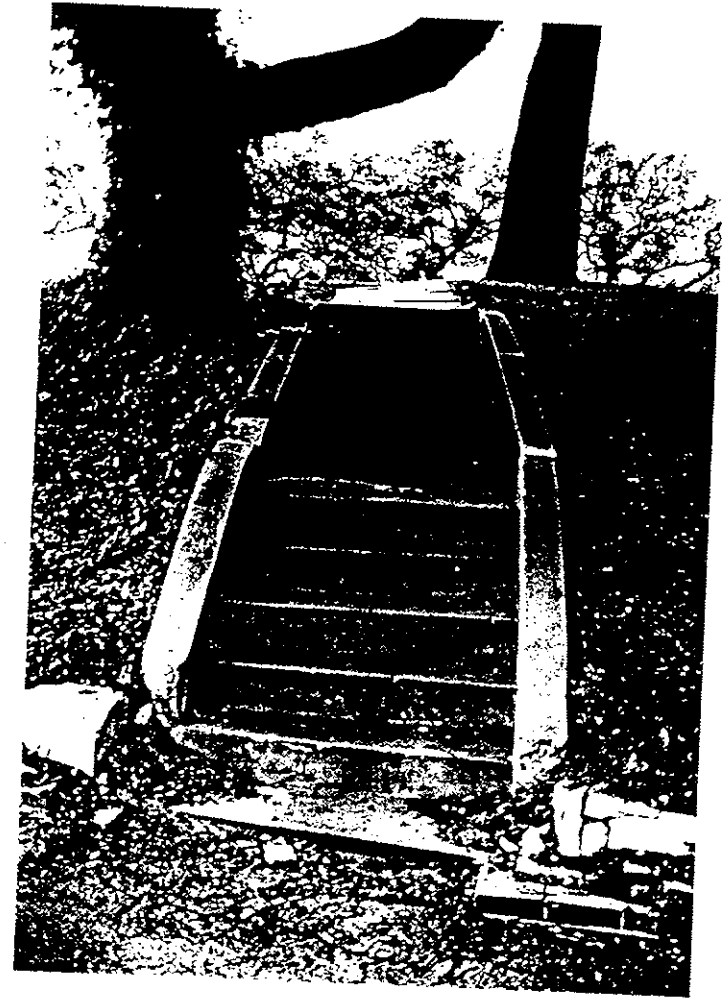








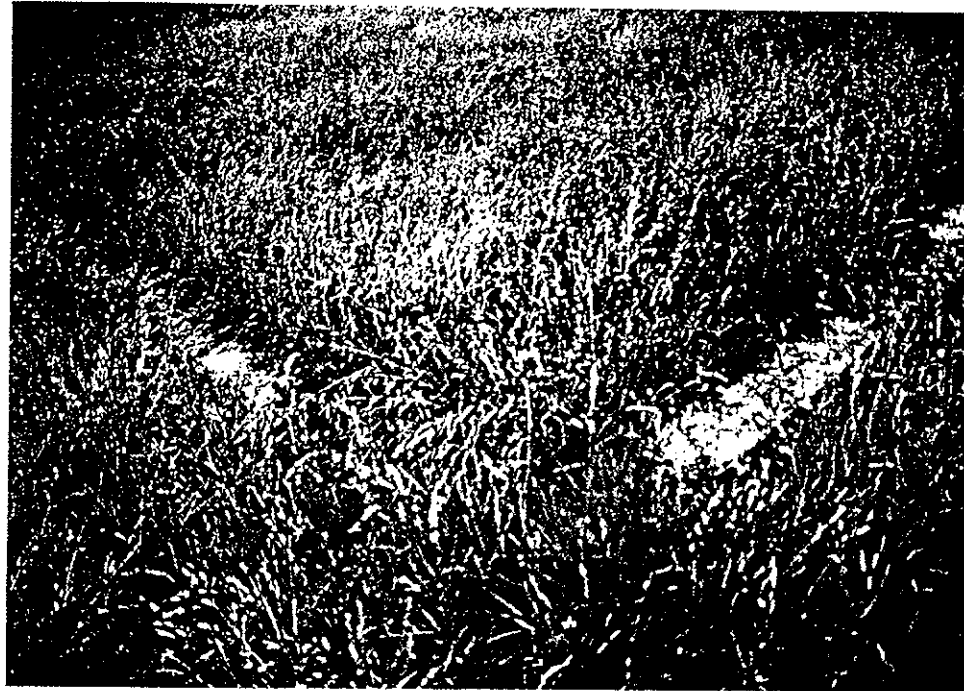
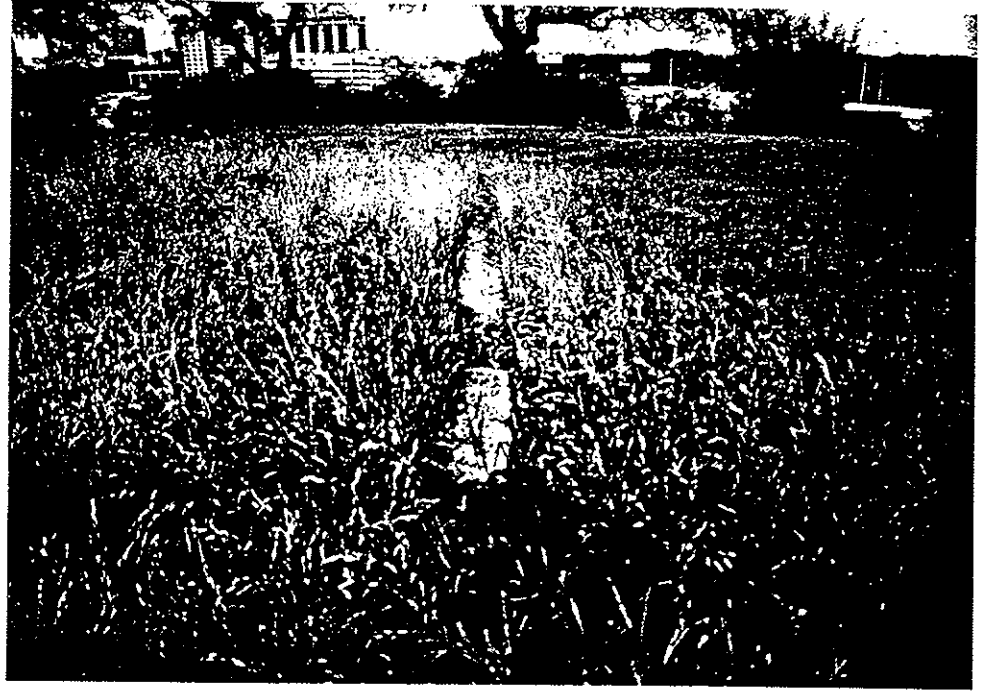


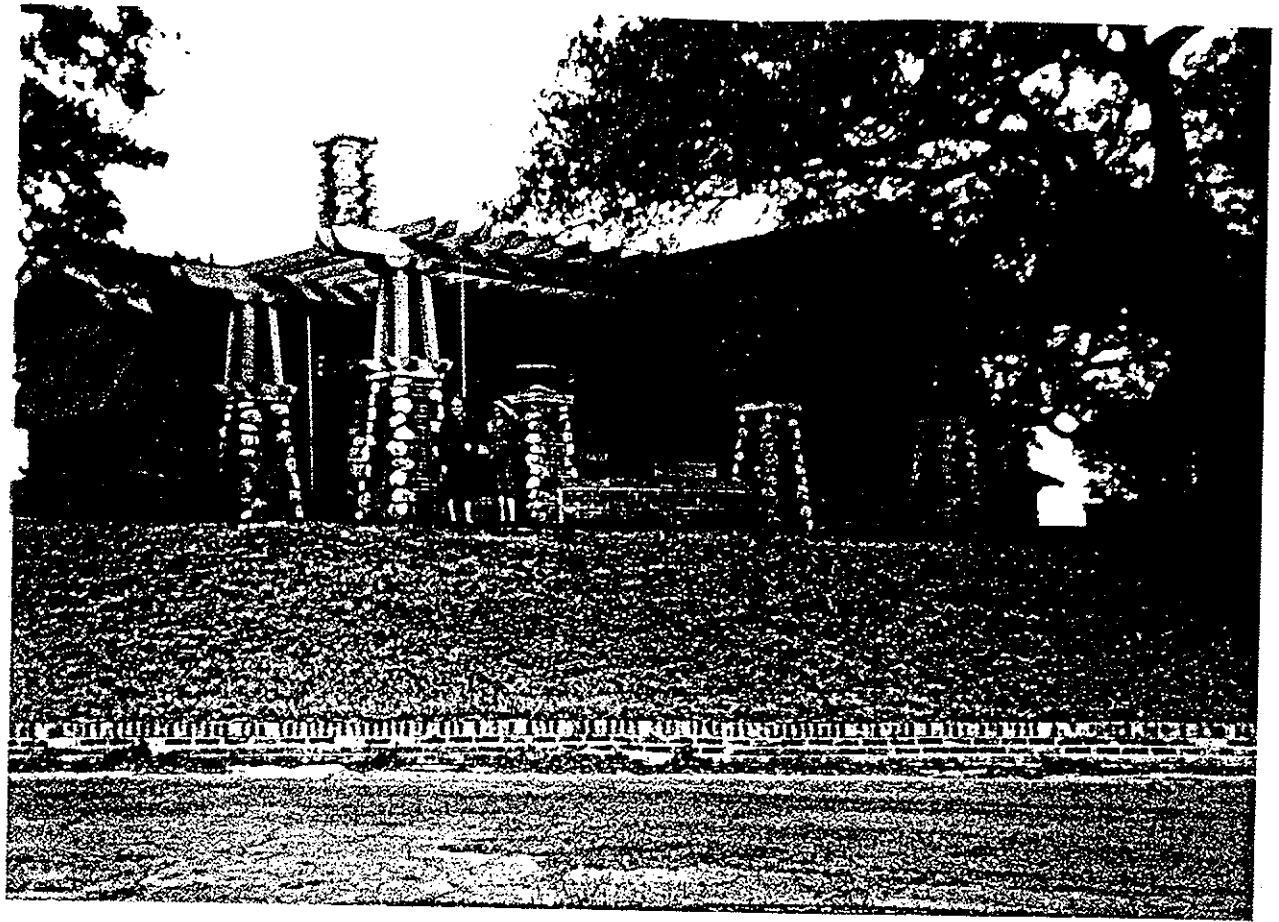






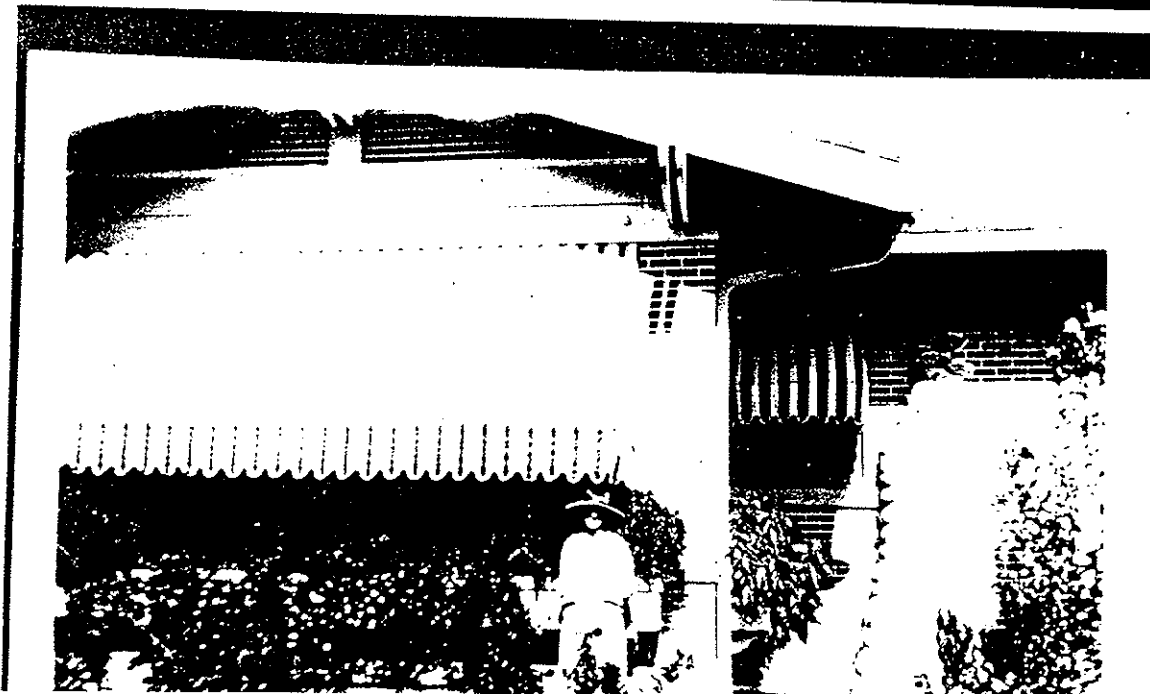
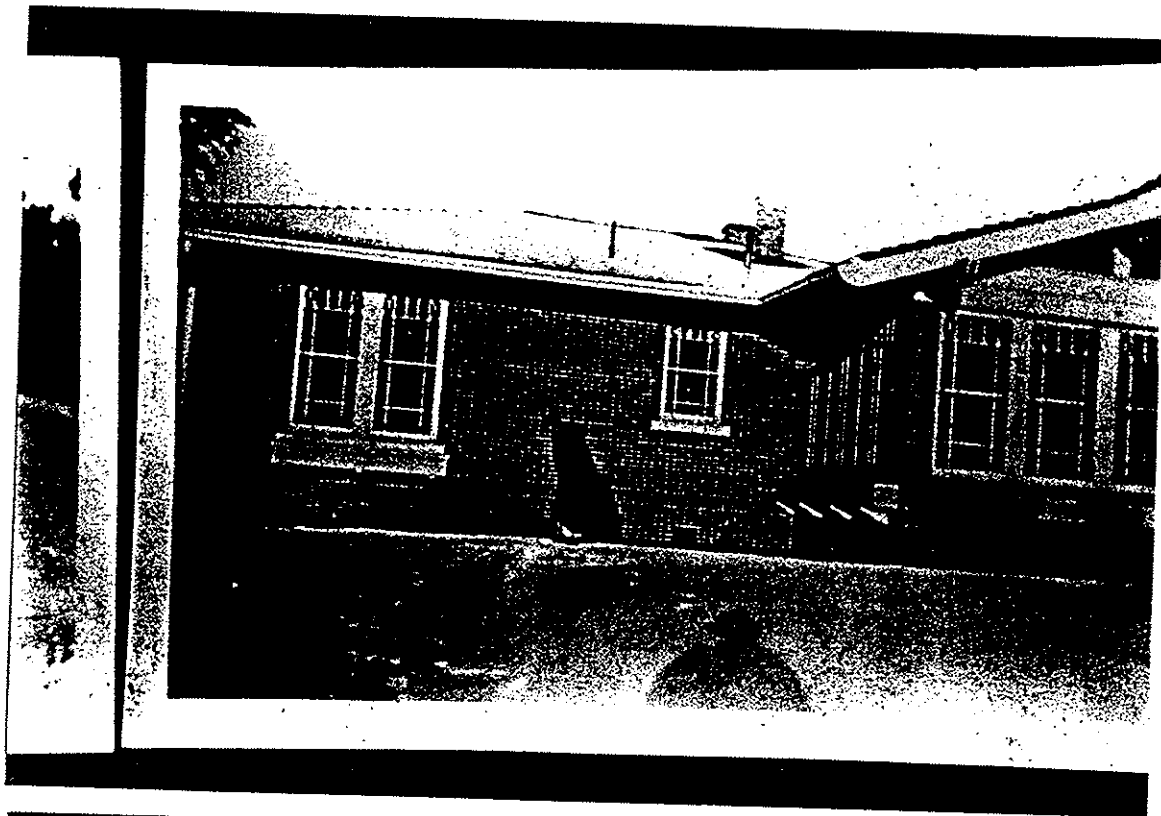








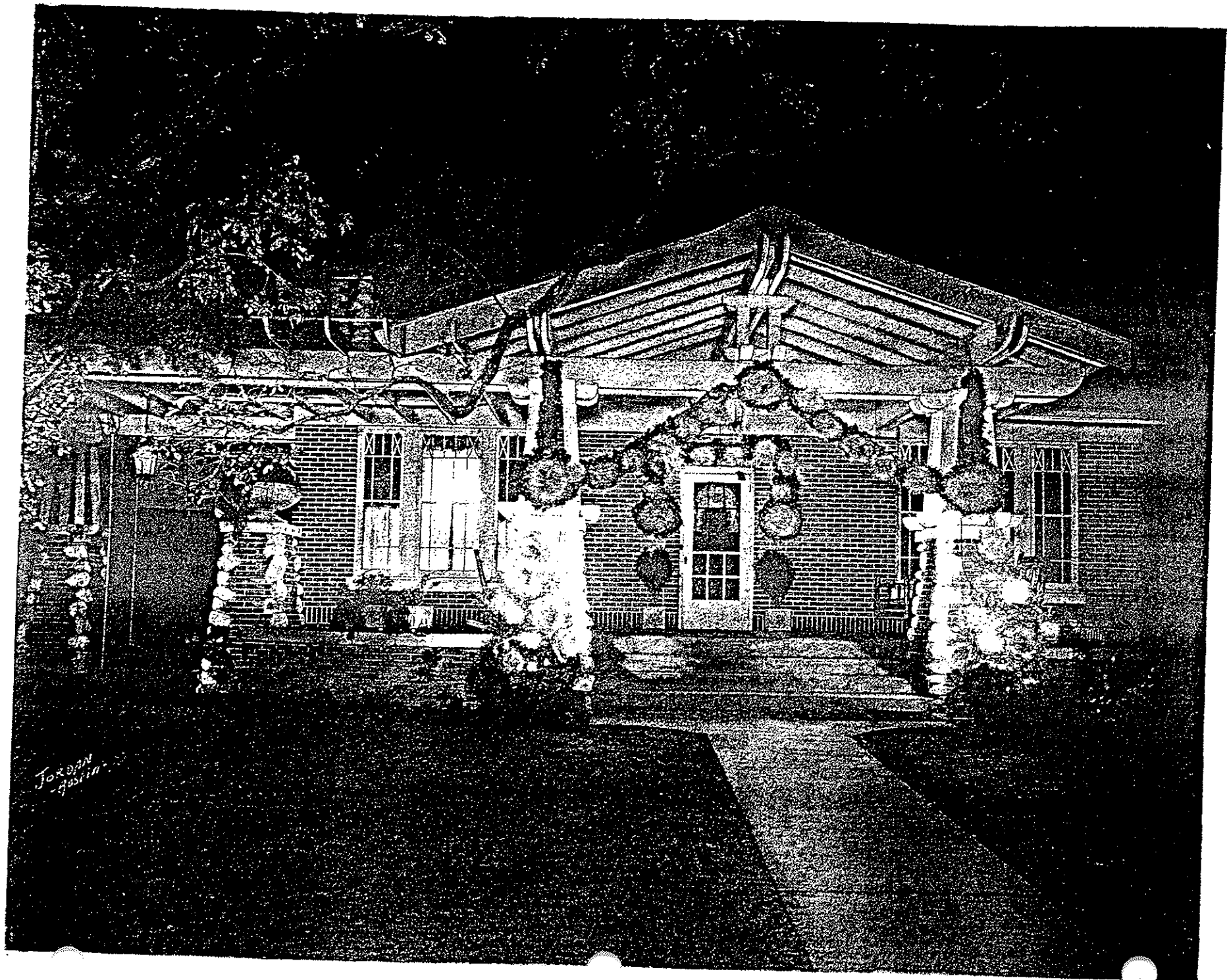






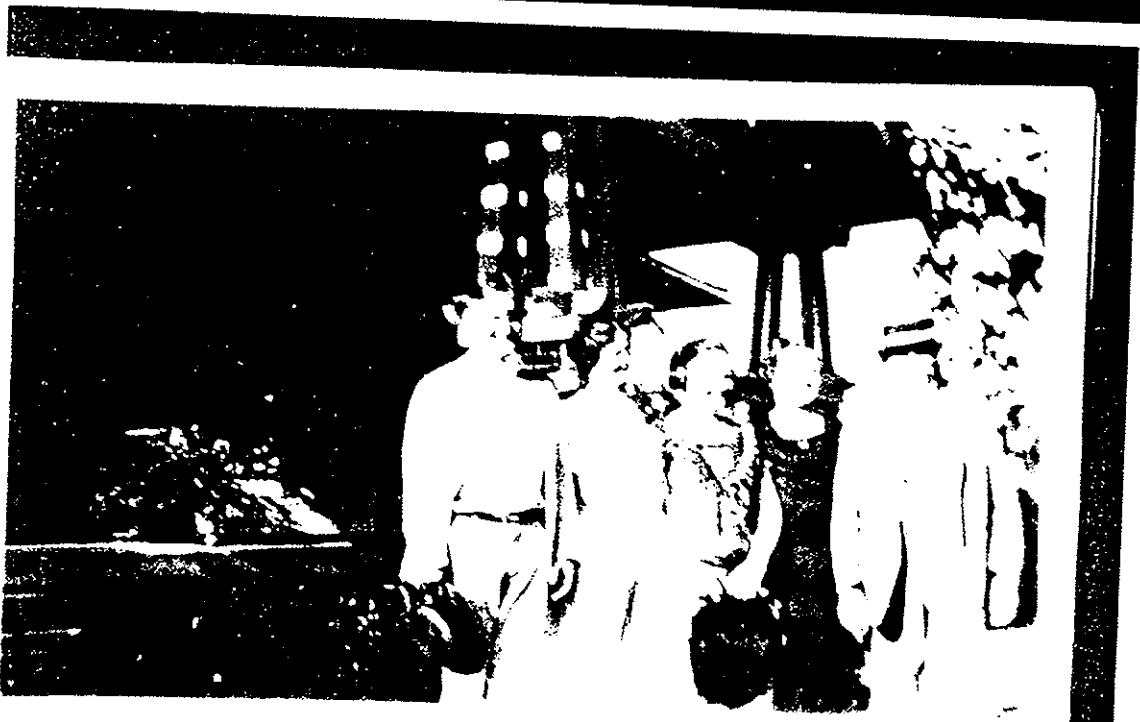
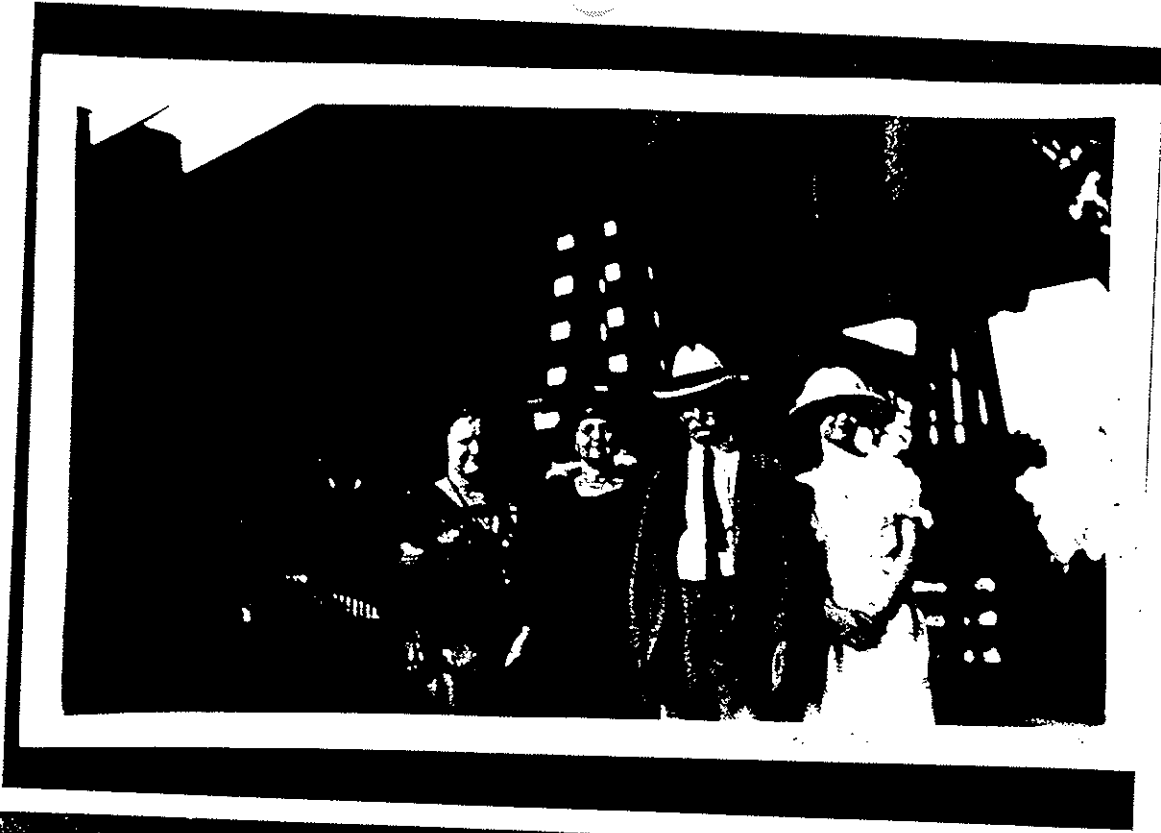


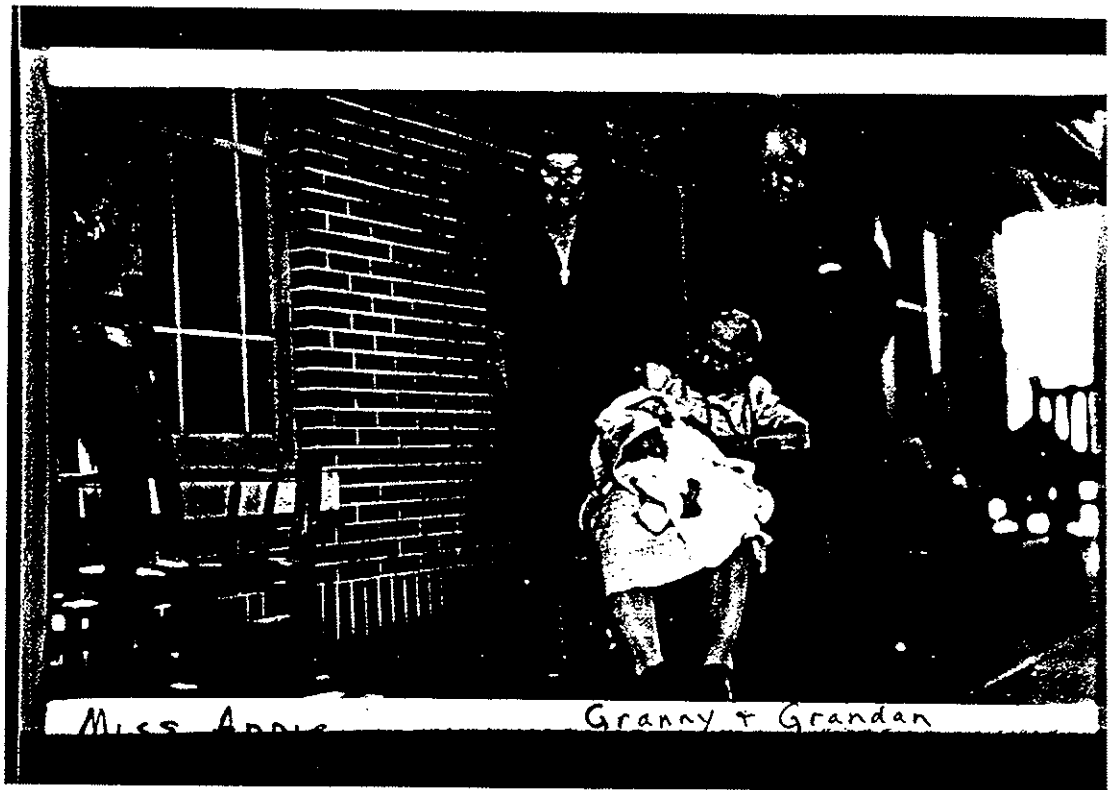




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