

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2024-0098

HLC DATE: August 7, 2024 PC DATE: September 10, 2024 CC Date: Oct. 24, 2024, Dec. 12, 2024

APPLICANT: Mark J. Stine & Clemmie S. Cummins (owner-initiated)

HISTORIC NAME: Maufrais House

WATERSHED: Lady Bird Lake

ADDRESS OF PROPOSED ZONING CHANGE: 1403 W. 10th St.

ZONING CHANGE: SF-3-NP to SF-3-H-NP

COUNCIL DISTRICT: 9

STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence-neighborhood plan (SF-3-NP) to family residence-neighborhood plan-historic (SF-3-H-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION: architecture and historical associations.

HISTORIC LANDMARK COMMISSION ACTION: August 7, 2024: Grant the proposed zoning change from family residence-neighborhood plan (SF-3-NP) to family residence-neighborhood plan-historic combining district (SF-3-NP-H) zoning.

PLANNING COMMISSION ACTION: September 10, 2024: Grant the proposed zoning change from family residence-neighborhood plan (SF-3-NP) to family residence-neighborhood plan-historic combining district (SF-3-NP-H) zoning.

CITY COUNCIL ACTION:

CASE MANAGER: Austin Lukes, 512-978-0766

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Old West Austin Neighborhood Association, Old West Austin Neighborhood Plan Contact Team, Preservation Austin, SELTexas, Save Historic Mundy District, Shoal Creek Conservancy, Sierra Club, Austin Regional Group

DEPARTMENT COMMENTS: The property is listed as contributing to the West Line National Register Historic District.

BASIS FOR RECOMMENDATION:

§ 25-2-352(3)(c)(i) Architecture. *The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building.*

The Maufrais House is an excellent example of the Craftsman bungalow style, featuring an ample front gable projecting over the front porch with a moderately-pitched hipped roof covering the main space of the house. Original windows and screens are present on all sides of the house, and are in good condition. A rear porch addition is located along the Maufrais Street elevation. The front porch wood rail and column details, though relatively simple in design as is common in houses of this style, remain present and are in good condition. The interior floorplan, which originally was laid out as a central hall with rooms accessed on

either side, has seen only slight modification, which occurred when the porch was constructed.

Overall, the condition of the property is excellent, little alteration has occurred (the majority of which was completed during the period of significance for the district), and the building has been routinely maintained and occupied since construction. It is one of the most intact examples of the style in the district and the city.

§ 25-2-352(3)(c)(ii) Historical Associations. *The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historical importance that contributed significantly to the history of the city, state, or nation or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.*

The period of significance defined in this application extends through the time in which the house was owned by the Maufrais family across several generations. The family, upon moving to the Austin property, opened and operated a ready-mix concrete business, which quickly became the largest concrete concern of its type in the city. Specifically, the name “Maufrais” can be seen stamped on many sidewalk slabs and pavers throughout Austin, which required for many decades that the contractor’s company name to be stamped on completed projects within the city. This is an example of how the Maufrais family had, and continues to have, an impact on the built environment of Austin, as many concrete pavers are still present in the city, as well as some of the more bespoke projects that the company worked on, such as the black concrete around the downtown Scarbrough Building.

PARCEL NO.: 0110020611

LEGAL DESCRIPTION: E72.5FT OF LOT 3-4 * & E72.5FT OF N11.34' LOT 2 BLK 1 OLT 4 DIV Z BOOTH SUBD

ESTIMATED ANNUAL TAX EXEMPTION (homestead, capped):

AISSD	COA	TC	TC Health	ACCD	Total
\$5,087.45	\$4,504.42	\$3,235.02	\$1,069.21	\$1,044.70	\$14,940.80

APPRAISED VALUE: \$1,607,610 (Land: \$862,500; Improvement: \$745,110)

PRESENT USE: Residence

DATE BUILT/PERIOD OF SIGNIFICANCE: 1915; 1915-1992

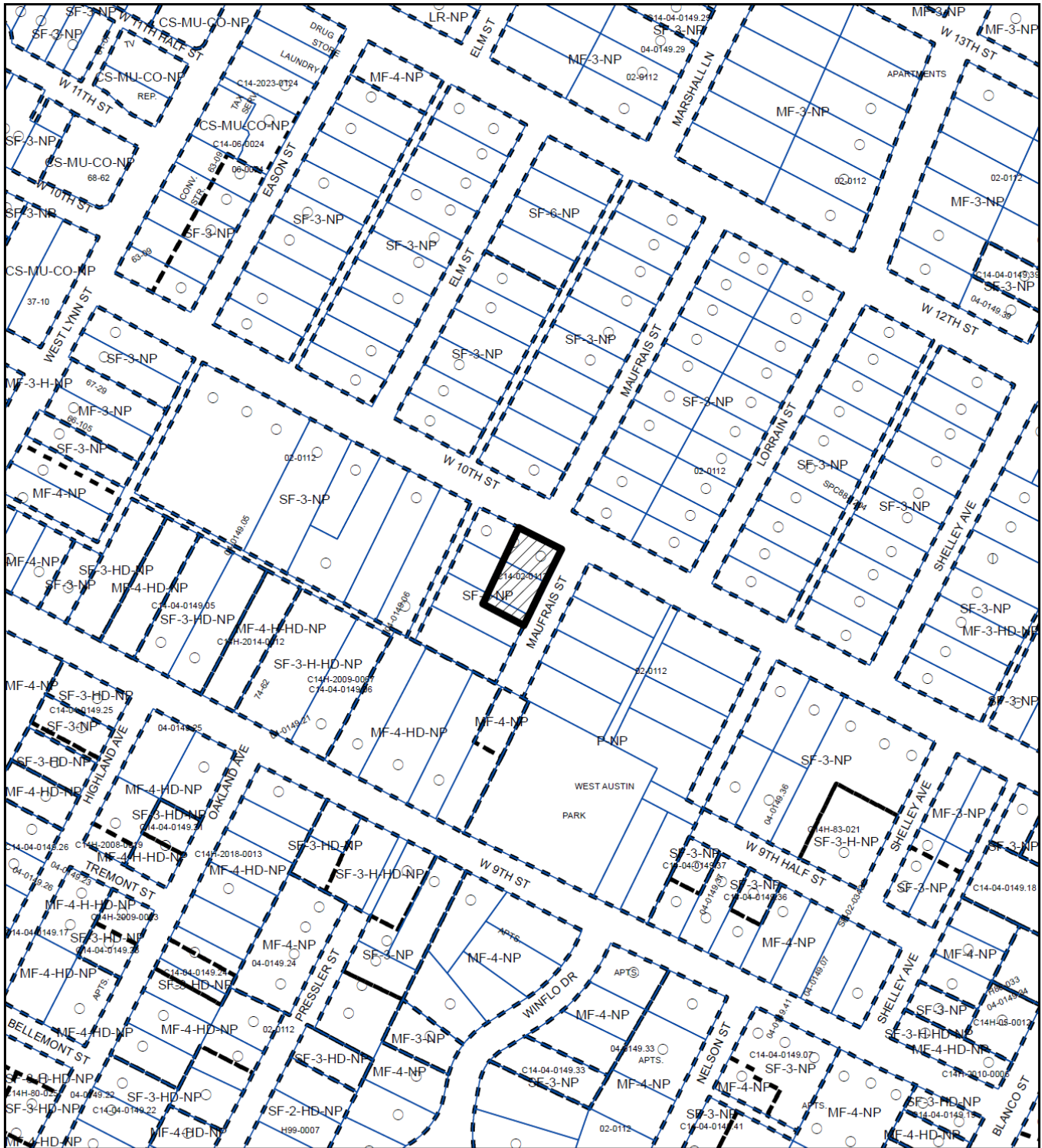
INTEGRITY/ALTERATIONS: Medium-to-high. Two rooms along with a back porch were added between 1922 and 1935, as well as a later small bathroom addition, have increased the footprint of the house over time, but these were done with similar construction methods and located at the rear and side of the original house, as can be confirmed in Sanborn maps. The original finishes and windows all remain and are in good condition. The building has always been used as a residence.

PRESENT OWNERS: Mark J. Stine & Clemmie S. Cummins

ORIGINAL OWNER(S): William & Virginia Maufrais





OTHER HISTORICAL DESIGNATIONS: Contributing to the West Line National Register Historic District

LOCATION MAP



HISTORIC ZONING

ZONING CASE#: C14H-2024-0098

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



General Overview

Historic zoning is a zoning overlay which is added to the base zoning of a specific tract of land (for example CBD-H denotes Central Business District-Historic Zoning). To qualify for City Historic Landmark status, a property must meet one or more (but typically five or more) of the local historic criteria (see criteria below). Applicants need to submit historical documentation demonstrating how the property meets these criteria (see attached submittal requirements).

The City Historic Landmark Commission reviews all applications for City Historic Landmark designation, with the Austin City Council making final decisions on these designations. Please note that at least (3) months is typically required to process a City Historic Landmark designation through the City Council from the time a complete application is received.

Once designated, all proposed exterior site and building changes (other than routine maintenance) to a historically zoned tract require advance review and approval by the City Historic Landmark Commission. A copy of the Historic Landmark Commission's review standards is available from the City Historic Preservation Office. City Historic Landmark properties that are in good repair and in full compliance with the City historic review requirements are eligible to apply annually for a historic property tax exemption. For information on the historic zoning process, refer to Chapter 25-2 of the City Land Development Code.

WHERE TO APPLY:

To ensure that the application is complete, an advance review by the City Historic Preservation Office is required. Applications may be submitted at the receptionist's desk, 5th floor, One Texas Center, 505 Barton Springs Road by appointment. Phone (512) 974-2727 for an appointment.

TIME FRAME FOR PROCESSING HISTORIC ZONING CASES:

Each historic zoning case is reviewed by the Historic Landmark Commission at a regularly scheduled meeting of the Commission approximately four to six weeks after receipt of application. The Historic Landmark Commission meets once a month, typically on the 4th Monday of each month. The case is then heard by either the Zoning and Platting Commission or the Planning Commission approximately three weeks after the Historic Landmark Commission hearing, and then by the City Council approximately six weeks later.

SUBMITTAL REQUIREMENTS:

Refer to Instructions and Submittal Checklist. Complete Application Forms, supplemental materials, and Affidavits.

THE FOLLOWING CITY HISTORIC LANDMARK CRITERIA ARE CONSIDERED WHEN REVIEWING A CITY HISTORIC LANDMARK APPLICATION:

- The property is at least 50 years old and represents a period of significance of at least 50 years ago, unless the property is of exceptional importance as defined by National Register Bulletin 22, National Park Service (1996); and
- The property retains a high degree of integrity, as defined by the National Register of Historic Places, that clearly conveys its historical significance and does not include an addition or alteration which has significantly compromised its integrity; and
- The property is individually listed in the National Register of Historic Places; or is designated as a Recorded Texas Historic Landmark, State Archeological Landmark, or National Historic Landmark OR demonstrates significance in at least two of the following categories:
 - (i) Architecture. The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building. A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance.
 - (ii) Historical Associations. The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.
 - (iii) Archeology. The property has, or is expected to yield, significant data concerning the human history or prehistory of the region;

- (iv) Community Value. The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.
- (v) Landscape Feature. The property is a significant natural or designed landscape or landscape feature with artistic, aesthetic, cultural, or historical value to the city.

HOW TO OBTAIN INFORMATION:

Contact the City Historic Preservation Office if you have questions concerning an Historic Zoning application. The Historic Preservation Officer will serve as liaison between you and the City of Austin and function as your main point of contact. Once your application has been submitted, any questions, problems, conflicts, etc., should be directed to the Historic Preservation Officer at (512) 974-6454.

APPOINTMENTS:

Appointments should be made if you wish to see the City Historic Preservation Officer or other staff.

ETHICS AND FINANCIAL DISCLOSURE INFORMATION:

If you or your agent/representative were a City employee or City official within the past 24 months, you may be subject to the Ethics and Financial Disclosure Ordinance (860717-X). Additional information is available from the City Clerk.

(512)

Application Instructions

All applications must include: A. Application Form, B. Tax Maps, C. Tax Certificate, D. Submittal Verification and Inspection Authorization Form, E. Acknowledgement Form, and F. Historical Documentation. All information must be complete before an application form can be accepted and processed. Please note that fees are required for owner-initiated historic zoning cases [contact City Intake Office at (512) 974-2681 or (512) 974-6338 for fee information].

A. APPLICATION FORM - Type or print all information. One copy of the completed application form shall be submitted in which the following items shall be addressed:

1. **Owner:** Please indicate name of current owner. The current owner, or authorized agent, may apply for the zoning change.
2. **Project Name:** Fill in the proposed "historic name" of the property. Generally, this should be the last name of the first owner of the historic house/building followed by last names of any owners who occupied the site for a significant amount of time (e.g., Bailey-Houston House).
3. **Project Street Address(es):** Indicate the project address or, if not available, the range of addresses for all streets abutting the property. For assistance, contact city addressing staff at 974-2398.
4. **Area to be Rezoned:** The area of the tract(s) for which a zoning change is being requested shall be shown in square feet or acres. If more than one type of zoning is being requested, identify each tract and indicate size and type of zoning being requested.
5. **Existing and Proposed Zoning:** Indicate existing zoning (e.g., SF-3) and use (e.g., residence), as well as proposed zoning (e.g., SF-3-H) and use (e.g., residence). If more than one tract is involved, identify by tract number and corresponding acreage or square footage. Zoning map books are available in the Document Sales Section, One Texas Center, 505 Barton Springs Road, 1st Floor in order to assist with verifying a tract's existing zoning.
6. - 9. **Active Zoning case, Subdivision case, Restrictive Covenant changes, and/or Site Plan Requests:** If there are any pending requests on the property covered by this application, please indicate requested information.
10. **Property Description:** The property description shall accurately describe only that area for which a zoning change is being requested. This description shall be by either lot and block of a recorded subdivision, including plat book and page, or by certified field notes describing only the land area needed for the proposed use(s). If field notes are supplied, the survey map and a copy of field notes are needed using the following format:
 - a) Prepared on 8 1/2 x 11 paper
 - b) Typed in a standard business typeface (Legible)
 - c) Begin with a caption that describes the total tract
 - d) Surveyor's calls included
 - e) End with the words "to the point of beginning"
 - f) Sealed by a registered public surveyor
11. **Deed Reference and tax parcel identification number.** The volume and page numbers of the deed conveying the property to the present owner and the total size of the property conveyed shall be shown. This information is on your deed or is available in the County Clerk's Office, Travis County Courthouse. Tax parcel identification information is available from the Travis County Appraisal District (TCAD) on their web site www.traviscad.org at Walnut Creek Business Park, 8314 Cross Park Drive (U.S. 290 and Cross Park Drive), phone (512) 834-9317.
- 12.-14. **Other Provisions. Combining/Overlay Districts** - If the historic zoning request falls within a zoning combining district (such as a Neighborhood Plan or NP combining area), National Register Historic District or other overlay districts please fill in this information in the space provided. For additional information, contact the the Development Assistance Center at (512) 974-6370.

15. **Type of Ownership** - If the ownership is other than sole or community property, attach a list of the partners/beneficiaries/principals and their positions.
16. **Owner information** - Owner information is required. If the owner agrees to be represented by an agent, then please a written authorization for the agent to represent the owner's interests. If there is more than one owner, attach additional owner information to application. Be sure that all signatures are legible and address information is correct.
17. **Agent Information** - If designated, this will be the Planning and Zoning Department's primary contact. If the agent changes, your Case Manager should be notified.

B. TAX MAPS - Tax maps are used to obtain property owner names and addresses for notification. Tax maps must be submitted with all zoning applications and shall meet the following requirements:

1. One blueline copy of each of the current tax plats, showing all properties within 500 feet of the tract for which zoning approval is being requested. Include all maps referred to in the 500 feet surrounding the tract. Outline the subject tract in red. (DO NOT SPLICE THE MAPS TOGETHER).

Tax maps are available at the Travis County Appraisal District (TCAD) at Walnut Creek Business Park, 8314 Cross Park Drive (U.S. 290 & Cross Park Drive), phone 834-9317.

2. For projects located outside of Travis County, applicants must submit a list of names and addresses of all property owners located within a 500-foot radius of the subject tract.

C. TAX CERTIFICATE - A Tax Certificate must be submitted with all zoning applications. This certificate may be obtained from the County Tax Office located at 5501 Airport Boulevard and should indicate that no taxes are owed on the property.

D. INSPECTION AUTHORIZATION FORM – A signed authorization form must be included.

E. ACKNOWLEDGMENT FORM CONCERNING SUBDIVISION PLAT NOTE/DEED RESTRICTIONS - A signed acknowledgement form is required. The applicant should carefully check records before signing the attached acknowledgement form. Plat notes are shown on the face of the subdivision plat. Plats are available at the City or the County Courthouse. Deed restrictions are recorded at the Courthouse if you do not already have a copy.

F. HISTORICAL DOCUMENTATION – The applicant needs to submit one full copy of supporting historic documentation for city use (will NOT be returned). All information should be submitted loose or paper-clipped; no stapled, glued or bound documents please. An informational brochure providing additional information on historic research and potential sources of information is available from the City Historic Preservation Office at 974-2727, on the Historic Preservation Office web site or at the Austin History Center.

- (1) A chronological list of prior owners. This chronology should begin at a minimum with the transaction whereby the owner who is believed or known to have built the first building on the site first acquired some or all of the property. (Deed information available at the Travis County Clerk's Office, at 5501 Airport Boulevard). See attached form F.1.
- (2) A chronological list of occupants/residents/tenants, their occupations, and their dates of occupancy for all years of a building's existence (Usually available from the City Directories in the Austin History Center). See attached form F.2.
- (3) Biographical data on owners and occupants as available. Please copy all information available, including newspaper articles, family records, marriage certificates, etc. For cemeteries, a list of burial names and biographical data on associated personages required. (Contact the Austin History Center for biography files, obituary records, census data, marriage and death records, etc. Other sources include previous occupants/owners or their descendants, company/organization archives, etc.).

- (4) Information on historically significant events which occurred at the location, if known (see 3. above for research information).
- (5) Color digital prints showing full exterior views, including all elevations, setting, outbuildings, and details of structural and landscape features. Photographs should be labelled on the back in pencil and should be submitted loose (un-affixed).
- (6) Information on architect, builder, contractor and any craftsmen who worked on the buildings and structures on the site when available. (See 3. above for possible sources).
- (7) Reproductions (high quality photocopies acceptable) of historical photographs when available (Sources include Austin History Center, previous owners and occupants or their descendants, company/organization archives, etc.).
- (8) A dimensioned site plan or survey showing the tract in question and the location/placement of all buildings/structures on the tract.
- (9) A brief historical narrative (no more than 10 7 pages) providing:
 - A brief chronology and overview of the property's history and development, including dates for all new construction (houses, outbuildings, wells, etc.) and alterations. (Sources include mechanic's liens, Sanborn Fire Insurance Maps, Austin History Center records, family records, etc.);
 - A summary of the primary uses and occupants of property over time, and any important persons associated with the site (include full names, birth, marriage and death dates);
 - A justification as to which specific city historic landmark criteria the property meets and why.

A brochure providing additional information on how to conduct historic research and potential sources of information is available from the City Historic Preservation Office at 974-2727 on the Historic Preservation Office web site or at the Austin History Center.

Submittal Checklist

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

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: _____	FILE NUMBER(S) _____
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER _____	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: _____	

BASIC PROJECT DATA:

1. **OWNER'S NAME:** Mark J. Stine and Clemmie S. Cummins

2. **PROJECT NAME:** Maufrais House

3. **PROJECT STREET ADDRESS (or Range):** 1403 West 10th Street

ZIP 78703 COUNTY: Travis

IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
 LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF
 _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS
 APPROXIMATELY _____ DISTANCE FROM ITS
 INTERSECTION WITH _____ CROSS STREET.

AREA TO BE REZONED:

4. **ACRES** .2264 (OR) **SQ.FT.** 9861.98

5. **ZONING AND LAND USE INFORMATION:**

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>SF-3-NP</u>	<u>Single-family residential</u>	_____	<u>.2264/9861.98</u>	<u>Single-family residential</u>	<u>SF-3-H-NP</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES / <input checked="" type="checkbox"/> NO)	FILE NUMBER: <u>N/A</u>
7. RESTRICTIVE COVENANT? (YES / <input checked="" type="checkbox"/> NO)	FILE NUMBER: <u>N/A</u>
8. SUBDIVISION? (YES / <input checked="" type="checkbox"/> NO)	FILE NUMBER: <u>N/A</u>
9. SITE PLAN? (YES / <input checked="" type="checkbox"/> NO)	FILE NUMBER: <u>N/A</u>

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: DIV Z BOOTH SUBD
Block(s) 1 Lot(s) E 72.5 FT OF LOT 3-4 * & E 72.5 FT OF N 11.34' LOT 2 Outlot(s) 4
Plat Book: 11827 Page
Number: 2026
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots) Attached as Exhibit A

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

11. VOLUME: 11827 PAGE: 2026 TAX PARCEL I.D. NO. 0110020611

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) Old West Austin
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / NO West Line National Historic District
14. IS A TIA REQUIRED? YES / NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
TRIPS PER DAY: N/A
TRAFFIC SERIAL ZONE(S): N/A

OWNERSHIP TYPE:

15. SOLE COMMUNITY PROPERTY PARTNERSHIP CORPORATION TRUST
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION
SIGNATURE: Clemmie S. Cummins NAME: Mark J. Stine and Clemmie S. Cummins
FIRM NAME: N/A TELEPHONE NUMBER: (512) 921-1385
STREET ADDRESS: 1403 W. 10th Street
CITY: Austin STATE: Texas ZIP CODE: 78703
EMAIL ADDRESS: [REDACTED]

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION
SIGNATURE: Lori Martin NAME: Lori Martin, MSHP
FIRM NAME: O'Connell Architecture, LLC TELEPHONE NUMBER: (512) 423-6841
STREET ADDRESS: 3908 Avenue B, Room 309
CITY: Austin STATE: Texas ZIP CODE: 78751
CONTACT PERSON: Lori Martin TELEPHONE NUMBER: (512) 423-6841
EMAIL ADDRESS: [REDACTED]

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

**D. SUBMITTAL VERIFICATION
AND INSPECTION AUTHORIZATION**

SUBMITTAL VERIFICATION

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

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

Lori Martin June 11, 2024
Signature **Date**

Lori Martin, MSHP
Name (Typed or Printed)

O'Connell Architecture, LLC
Firm (If applicable)

INSPECTION AUTHORIZATION

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

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

Clemmie S. Cummins June 11, 2024
Signature **Date**

Mark J. Stine and Clemmie S. Cummins
Name (Typed or Printed)

Owner
Firm (If applicable)

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

E. ACKNOWLEDGMENT FORM

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

I, Lori Martin have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

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

1403 W. 10th Street Austin, TX 78703
(Address or Legal Description)

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

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

Lori Martin
(Applicant's signature)

June 11, 2024
(Date)

F. 1: Historical Documentation - Deed Chronology

Deed Research for (fill in address) 1403 West 10th Street Austin, TX 78703

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

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

Date Executed	Instrument	Grantor	Grantee	Plat Records	Online Deed Record
4/24/10	Deed	C.E. and Cordella G. Booth	Herman Becker	Book 239, Page 525A	CNY0176539CNY
4/29/15	Deed	Herman Becker	William Maufrais	Book 274, Page 516A	CNY0156332CNY
11/18/18	Deed	C and Sophie Wendlandt	William Maufrais	Book 155, Page 321	CNY0216021CNY
6/8/27	Deed	W.D. and Virginia Maufrais Capps	Lee W. and Bessie H. Maufrais	Book 400, Page 608B	CNY0092083CNY
2/3/28	Deed	W.D. and Virginia Maufrais Capps	Henry Louis Maufrais	Book 412, Page 367A	CNY0088256CNY
1942		HL Maufrais	William T. and Nellie Butler		
1986		William T. and Nellie Butler	Richard N. and Nell Butler Scholtz		
12/4/92	Warranty Deed	Richard N. and Nell Butler Schotz	Mark Joseph Stine and Clemmie S. Cummins	Volume 11827, Page 2024	5120234

F. 2: Historical Documentation - Occupancy History

Occupancy Research for (fill in address) 1403 W. 10th Street

Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present. For commercial property, please provide residential information on business owner as well.

Year	Owner/Occupant	Source	Occupation	
1918	Wm Maufrais (o)	City Directories	Contractor	
1920	Mrs. Virginia Maufrais (o)/Maufrais Bros Contractors	City Directories	Contractor	
1922	Mrs. Virginia Maufrais (o)/Maufrais Bros Contractors	City Directories	Contractor	
1924	C A Maufrais	City Directories	Contractor	
1927	H L Maufrais	City Directories	Contractor	
1932	Mrs. Virginia Maufrais (o)/WT Butler	City Directories	Supervisor, USPS for 43 years	
1937	Mrs. Virginia Maufrais (o)	City Directories	↓	
1942	Mrs. Virginia Maufrais (o)/Wm T Butler	City Directories		
1947	Wm T and Nellie Butler (o)	City Directories		
1952	Wm T and Nellie Butler (o)	City Directories		
1957	Wm T and Nellie Butler (o)	City Directories		
1962	Wm T and Nellie Butler (o)	City Directories		
1967	Wm T and Nellie Butler (o)	City Directories		
1972	Wm T and Nellie Butler (o)	City Directories		
1977	Dick and Nell Schotz (o)/Mrs. Nellie Butler	City Directories		Owners, The Party Pig, gift and card store
1981	Dick and Nell Schotz (o)/Mrs. Nellie Butler	City Directories		↓
1986	Dick and Nell Schotz (o)/Mrs. Nellie Butler	City Directories		
1990 - 1992	Mark J. Stine and Clemmie S. Cummins	Current owners	Chemist/HR, City of Austin	
1992 - Present	Mark J. Stine and Clemmie S. Cummins (o)	Current owners	↓	

Historical Narrative
Maufrais House
1403 W. 10th Street
Austin, Travis, Texas

Summary

The Maufrai House is a one-story home located at 1403 W. 10th Street and situated next to a neighborhood park in Austin's West Line Historic District. The Old West Austin Park is a cornerstone of the area and is a gathering place of lively activity. The Travis County Appraisal District estimates that the house was constructed in 1915, though the first residents appeared with this site's address in the Austin city directories in 1918 and on the Sanborn Fire Insurance Maps in 1922.

The home's period of significance is 1915-1992, which corresponds to the years in which it was occupied by members of the Maufrai family. The family owned a ready-mix concrete and concrete contracting business established in Austin in 1893.¹ William Maufrai purchased the land from Herman Becker in 1915 and he and his wife Virginia resided at the property beginning in about 1918. Though William died in 1919, the home remained in the family until it was sold to Clemmie Cummins and Mark Stine in 1992.

The home's massing and detailing are representative of the Craftsman bungalow style with distinctive features and finishes. This home style was inspired by the California bungalow, made popular by brothers Charles Sumner Greene and Henry Mather Greene from Pasadena. Their exceptional designs were given national publicity in multiple popular magazines and resulted in numerous pattern books offering plans for Craftsman bungalows, quickly positioning the one-story Craftsman house as the most popular and fashionable smaller house in the country.² Character-defining features of the Maufrai house include a hipped roof with a front facing gable, and a welcoming front porch centered on the north façade. The porch roof is supported by two pair of three columns on concrete pedestals. Double hung windows and warm side lights flank the charming entry door. The interior is modest with a large central hallway flanked by rooms on each side and comfortably housed its working-class occupants.

Statement of Significance

The Maufrai House demonstrates architectural significance as an example of the Bungalow style, popular from 1905-1930 and prevalent within its modest neighborhood that developed west of downtown Austin. The house is also significant in the category of Historical Associations, for its association with the Maufrai family, who literally left their mark on Austin through their concrete business from 1893 to the 1980s. The home was continuously owned or occupied by members of the Maufrai family and their descendants until the property was sold to the current owners in 1992.

Architectural Description

The Maufrai House is sited at the corner of Maufrai Street and West 10th in Austin's West Line Historic District. The site is ample at 9,862 square feet, with a large side yard. The house is slightly elevated from the street with steps leading from the sidewalk. Maufrai Street forms the western

¹ Powerful Men of Central Texas. 1950. Courtesy Austin History Center

² Virginia Savage McAlester and Lee McAlester, "Eclectic Houses – Craftsman, 1905-1930," in *A Field Guide to American Houses* (New York: Knopf, 1986), pp. 454.

border of Old West Austin Park, the primary recreational resource in the district. The Maufrais House is on axis with Maufrais Street and boasts very large oak trees on the north and east sides of the property. The Maufrais House is a contributing building to the West Line Historic District.

On the 1922 Sanborn map, the house is located at the corner of an unnamed street and W. 10th Street. The 1922 map appears to show the Maufrais family owned the lots labeled as 1401, 1403 and 1405 W. 10th. The unnamed street was named Maufrais Street between 1922 and 1935, before the next Sanborn Map of the area was published.

The home's detailing is typical of the Craftsman bungalow style, as described by Virginia Savage McAlester, the home's detailing is distinguishable as Craftsman with a hipped roof and front-gabled porch.³ The bungalow style accounts for nearly half of the West Line Historic District's dwellings. Bungalows are usually wood-clad, one-story homes with moderately pitched roofs, overhanging eaves, and prominent porches. Built throughout the nation in the early twentieth century, the bungalow's popularity was spurred on through extensive publicity in magazines like *House Beautiful*, *Good Housekeeping* and *Ladies' Home Journal*. Pattern books with plans for Craftsman bungalows flooded the market and the style quickly became the most popular and fashionable modest house in the country.⁴

The Maufrais House is a modest dwelling. Surrounded by homes of a similar style, the Maufrais House displays a few instances of Victorian detailing. For example, the taller proportion of the original windows, the front door with side lites, and the boxed eaves may be elements retained from folk Victorian design. However, the simplicity of the balustrade and porch columns indicate the house received many of its design cues from the newer Craftsman style, which swept the country between 1905 and the 1920s.

The branches of a magnificent oak tree frame the front façade of the house. The building is constructed of wood clapboard painted white, while the roof is sheathed with a dark gray composition shingling. The front façade faces north towards 10th Street and presents with two sets of three concrete steps, each with metal pipe railings and a walkway leading to an inviting sitting porch. The front gable is faced in stucco, decorated with false half-timbering. The home has traditional 4-part eaves, complete with crown, corona, bed mold and frieze. Its original boxed eaves are beadboard and support the roof. The porch roof is supported by two pair of three wooden columns that sit on heavy square capped concrete pedestals. The columns are tied together near the top with a horizontal timber detail. The wood railing between the columns has Craftsman-style wood balusters with a top and bottom rail. The porch is finished with a scored concrete floor.

The original windows are double hung, most with two over two vertical lites and covered with screens with a horizontal middle rail. Other window types include 1/1 double hung at the back bedroom in the addition, 2-lite awning windows in the bath and casement windows at the back porch.

³ Virginia Savage McAlester. *A Field Guide to American Houses*. pg. 453.

⁴ Virginia Savage McAlester and Lee McAlester. "Eclectic Houses – Craftsman, 1905-1930," in *A Field Guide to American Houses* (New York: Knopf, 1986). pp. 453-464.

The house was originally designed as a center hall plan, modified later, as evidenced by the change in detailing at the roof eaves and window heads where two rooms and a back porch were added at the southwest corner of the house between 1922 and 1935. The building's change in footprint can be seen on the 1935 Sanborn Fire Insurance map, showing an extension that forms an ell-shape and a back porch. The addition is frame construction with more modest finishes and is inset into the southwest corner. A second addition added a small bath and laundry room to the southeast corner of the house. According to the 1935 Sanborn map revised in 1961, a small garage with living space above was added near the south property line and given the address 910 Maufrais Street. The Travis County Appraisal District dates this building to 1950.

The property has always been used as a private home. Due to the diligent care of its owners, the home remains in good condition and retains much of its historic integrity.

Historical Overview

The Maufrais House is listed as a contributing building in the West Line Historic District, a few blocks north of Lady Bird Lake. The neighborhood is primarily residential and sits on a bluff rising from the west bank of Shoal Creek. A number of notable nineteenth-century residences and institutional buildings exist throughout the district, but most of the resources are Craftsman and Classical Revival-influenced bungalows built during the height of the area's development from the 1910s-30s.

The primary recreational resource in the West Line Historic District is the Old West Austin Park, which sits roughly in the center of the district, immediately to the east and adjacent to the Maufrais House. The terrain within the park, while unsuitable for building, was once owned, in part, by Mrs. Cordelia Booth. The property at 1403 W. 10th was also part of Mrs. Booth's original tract platted in 1901. The City of Austin acquired the land for the park in 1929, in response to recommendations contained in the 1928 city planning report. The park includes a Works Progress Administration (WPA) bathhouse and circular wading pool dating to 1935.⁵ Tom Miller, Austin mayor at the time of construction, was a huge proponent of President Roosevelt's New Deal programs and was instrumental in luring federal dollars to Austin and central Texas for infrastructure, parks and arts and culture.⁶

Biographical Data

Many Austinites helped build and shape Austin in the early days of its development. Few, however, have proof of their impact literally set in concrete, like that of the Maufrais family. Maufrais is a name indelibly stamped across the city in the concrete sidewalks of Austin.

The Maufrais Family

Alexander Camille Maufrais (1839-1927)

Alexander (Alexis) Maufrais was born in 1839 in Bordeaux, France. Maufrais arrived in the United States on March 20, 1868. Evidence shows that he met his future wife, Marie Estelle Pye, on the journey and the two wed at St. James Catholic Church in Newark, New Jersey a little over a year later in 1869. The couple remained in the northeast for several years and welcomed their son William in 1872

⁵ West Line Historic District National Register Nomination.

⁶ Austin (Tex.) Mayor's Office. Tom Miller Records (AR.F.010). Austin History Center, Austin Public Library, Texas. 2022/03/29, https://txarchives.org/aushc/finding_aids/00692.xml

in Massachusetts. By 1880, Alexis and Estelle had made their way to Texas and welcomed their second child, a girl named Alice while living with extended family in the Dallas-Ft. Worth area. The Maufrais family spent time in the Dallas area, where their eldest William met and married his wife, Virginia De Dieu in about 1890. They welcomed a son, Arthur William, while in Collin County, Texas in March of 1892.

Shortly thereafter, the multi-generational family settled in Austin and Alexis and William established a ready-mix concrete business. With only a cutting board and delivery wagon, they built the firm into the largest concrete concern of its kind in Austin, the Maufrais Ready Mix Concrete Company.⁷ The business was an integral part of the city's development. In a 1981 article in the Austin American-Statesman, Chuck Maufrais, a fourth-generation member of the family, estimates the company had poured over a million feet of concrete to that point. His uncle, Jack Ferguson joined the family's concrete business in 1935.⁸

Alexis continued to be involved in the company until his death. The patriarch of the Maufrais family died at the home of his grandson, C.A. Maufrais, 1403 W. 10th Street, in 1927. He outlived his wife Marie, son William and daughter Alice.

William Maufrais (1872-1919)

William Maufrais purchased the property on W. 10th Street from Herman Becker in 1915 for \$600.⁹ William and Virginia first appeared at this address in 1918 as evidenced in the city directory of that year. The couple had 7 children, born between 1892 and 1908. Six children survived to adulthood; their youngest daughter died at birth. According to a newspaper account, William was dubbed a "BBQ genius" when he entertained a group of city officials and businessmen at an outing near Camp Mabry.¹⁰ He received high praise for his grilling prowess. William died in 1919 at age 47 of "apoplexy,"¹¹ now commonly referred to as a stroke.

After William's death, Virginia remarried in 1924. Virginia and William Capps lived in the home until his death in 1937. Virginia continued to live in the home with her daughter Nellie and son-in-law William Butler until her death in 1961 at the age of 87.

William's wife, Virginia, continued to live in the house and shared the residence with many of the Maufrais family members over the years. Nell (Maufrais) Butler and her husband W.T. hosted an 80th birthday party for Virginia at their home at 1403 10th Street on October 20, 1954. Family and friends turned out to celebrate the octogenarian.¹² Mrs. Maufrais died in 1961, at the age of 87, survived by her daughter Nell and three sons, Lee, Henry and C.B.¹³

⁷ Powerful Men of Central Texas.

⁸ Cheryl Coggins. Maufrais firm pours legacy into underfoot monuments. *The Austin Statesman*. Nov. 12, 1981.

⁹ Real Estate Transaction 1 – No Title. *The Austin Statesman (1902-1915)*. Apr 29, 1915. Pg. 4.

¹⁰ Guests Hail Wm. Maufrais as Genius. *The Austin Statesman and Tribune (1915-1916)*, Sep 23, 1915. Pg. 3

¹¹ Will Maufrais. *The Statesman (1916-1919)*. Jul 9, 1919; pg. 8.

¹² Mrs. Maufrais Honored at Party on 80th Birthday. *The Austin Statesman (1921-1973)*. October 20, 1954. Pg. 6.

¹³ Deaths, Funerals. *The Austin Statesman (1921-1973)*. Mar 30, 1961; pg. A2.

C. A. Maufrais (1893-1948)

Upon the death of his father, William, Camille (C.A.) Maufrais stepped into the family business located at 106 Barton Springs Road. At the time he became manager in 1919, the company's assets included only a few gasoline concrete mixers. He steadily grew the company into the largest concrete business in Austin, with 70 of the most modern trucks available.¹⁴

C.A. was an active member of the Austin chapter of the Associated General Contractors of America (ACG), founded in 1946. Shortly after its formation, the Board of Directors set about the business of finding a permanent headquarters for the chapter. The Board explored a number of options. Ultimately, in January 1947 and on a handshake, C.A offered to lease property on Fredericksburg Road, now South Lamar, to ACG for the purpose of building an office and plan room. ACG held their first meeting on the site in June 1947.

An official lease agreement was finalized in January 1948. The two-year deal was formalized between AGC and the Maufrais family for a fixed rental rate of \$1.00 per year for approximately .40 acres of land. In July 1948, the Maufrais family decided they would sell their Fredericksburg Road property. The AGC Board of Directors agreed to purchase the property for \$100 per frontage foot for a total of \$10,000. He died only days after the deal was struck.¹⁵ Like his father, Camille died relatively young, at 55 years old.

His bothers, C.B., Henry and Lee reorganized the company in 1950, establishing Maufrais Brothers. They sold the ready-mix concrete division of the business and concentrated on accepting only large contract projects, including work on bridges, streets, curbs, gutters and foundation work for buildings. Newspaper accounts reveal that the business also undertook several park projects, including the swimming pool at Stacy Park in Travis Heights¹⁶ as well as the Lamar Street Bridge¹⁷ and other public spaces and amenities still enjoyed by Austin residents.

Henry died in 1961, followed by Lee in 1967. C.B Maufrais, Sr. died in 1979.

Charles Bentliff Maufrais II (1947-2022)

C.B.'s son, Charles (Chuck) Maufrais joined the firm, the date is unknown at this time. In a 1981 newspaper article, Chuck offered a brief history of his family's company.¹⁸

"There are some sidewalks on Congress Avenue (that the Maufrais family poured) shortly after the turn of the century," says Maufrais. "Everybody is still walking on them." Chuck was the last to own the company that endured generations and participated in untold development in Austin for the company's ninety-year history. He died in 2022 at the age of 75.

¹⁴ C.A. Maufrais Succumbs Here. *The Austin American (1914-1973)*. Aug 8, 1948. Pg. 1.

¹⁵ "This Month in Austin AGC History – January." Jan 2021. *Austin Chapter of the Associated General Contractors of America*. <https://www.agcaustin.org/our-history.html>.

¹⁶ Austin's Parks Will Get Overhaul Job in Winter, AAS, October 25, 1936.

¹⁷ Rob Hafernik. City Sidewalks, Austin Sidewalks. TexasEscapes.com. Publication date unknown. (Accessed May 7, 2021).

¹⁸ Cheryl Coggins. Maufrais firm pours legacy into underfoot monuments. *Austin American Statesman*. Nov 12, 1981.

Nellie Agnes Maufrais Butler (1898-1986)

Though the family business was passed down to William's sons, Nellie was born on New Years' Eve in 1898, the only daughter of William and Virginia Maufrais. She married William Tensley Butler in 1917.¹⁹ Butler worked for the U.S. Postal Service for 43 years and was supervisor of the South Austin and Capitol Stations over the course of his successful career.²⁰ Butler preceded Nellie in death at their home on West 10th in 1973. Nellie continued to live in the home until her death in 1986.

Nell Agnes Butler (1934-2012)

Nell Agnes Butler was the only surviving child of William Tensley and Nellie Maufrais Butler. Nell attended Mathews Elementary, Austin High School and received her master's degree in education from the University of Texas at Austin. She taught at the Palm School for almost twenty years.²¹

Nell married Richard (Dick) Norman Schotz in 1957.²² Dick was a decorated Navy man and proudly served as had his brothers and sisters. Following his military service, Dick enjoyed a long career with the Texas Highway Bridge Department.²³

After the Schotz's retired from public service, Dick helped Nell fulfill her dream of opening a card and gift store called The Party Pig. The store was hugely successful and a lot of hard work. The Schotz's sold the store in 1984. The new owners expanded to additional locations and eventually sold to competitor Party City in the early 2000s. Nell and Dick enjoyed 54 years of marriage until Nell's death in 2012. Dick passed away in 2020 at the age of 90.

The Schotz's owned the home after Nellie passed away in 1986. Nellie's death was a blow to Nell, and she had a hard time entering the home after the loss of her beloved mother. She and Dick never lived in the home and instead rented the house to college students. In 1990, they leased the home to a young couple with two small children. The Schotz's sold the property at 1403 W. 10th Street to that same couple in 1992, current owners Mark Stine and Clemmie Cummins. Nell told Clemmie that having their young family living there marked the first time she felt comfortable inside the home since her mother died. It thrilled her to see love and laughter back in the house.²⁴ The sale marked the end of a long line of Maufrais family members who owned and/or lived in the house since its construction about 1918.

*Clemmie Cummins and Mark Stine*²⁵

Clemmie Sue Cummins was born in 1950 in McAllen, TX as a fifth generation Texan. She graduated from Carroll High School in 1968. Clemmie received a bachelor's degree in history from the University of Texas at Austin in 1972, a Juris Doctor from the University of Houston School of Law in 1982, and a Master of Public Health from the University of Texas School of Public Health at the Texas Medical Center in Houston, TX in 1984.

¹⁹ Nellie Maufrais Butler. *Austin American-Statesman*. September 25, 1986. Newspapers.com.

²⁰ Death and Services – William Tensley Butler. *Austin American-Statesman*. November 21, 1973. Newspapers.com.

²¹ Nell Schotz Obituary. Dignitymemorial.com. March 16, 2012. (Accessed 3/22/22).

²² Nell Butler Becomes Bride of Richard Norman Schotz. *The Austin American (1914-1973)*. Pg. D4.

²³ Richard Norman Schotz Obituary. Dignitymemorial.com. July 30, 2020. (Accessed 3/22/22).

²⁴ Clemmie Cummins, Interview with the author. June 12, 2024.

²⁵ Clemmie Stine. Biographical information provided via email from current owner to author. October 24, 2022.

Mark Joseph Stine was born in 1948 in Anderson, Indiana. He graduated from St. Mary's High School in Anderson in 1966 and came to Texas in 1968 to receive training as a medic in the U.S. Air Force. He subsequently received a bachelor's degree in biology and chemistry from Ball State University in Muncie, Indiana in 1974, and served in the U.S. Peace Corps in Korea on a disease control program. He returned to Texas to receive a Master of Public Health at the same university as his future wife.

Clemmie and Mark met in Houston and married in 1981. Their children, Susannah Stine Cummins and Joseph Cummins Stine, were born in Houston in 1983 and 1986 respectively. The Cummins-Stine family moved to Austin in 1988 and lived in a rental house near St. Edward's University. They moved to 1403 West 10th Street as renters in 1990 and purchased the property from Nell and Dick Schotz in 1992.

Mark worked at the Texas Commission on Environmental Quality (TCEQ) (and predecessor agencies) as a chemist and in other roles until his retirement in 2003. He then worked at the statewide non-profit BikeTexas, a bike and pedestrian safety advocacy organization, until 2013. Mark has participated in many roles in non-profit school, neighborhood, regional and statewide service and advocacy organizations during his career and in retirement. He has bicycled, walked (and run) as a mode of transportation throughout his life, most recently in Houston and Austin.

Clemmie worked for the City of Austin Human Resources Department, first in communications and then in the development of HealthyConnections, the City's wellness program, until her retirement in 2016. For years, she has been active in the Austin running community (21 marathons), in Jazzercise, and as a Zumba instructor.

Clemmie and Mark continue to reside at 1403 West 10th Street and have recently made interior modifications and improvements to the interior and back porch, following the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*.

Conclusion

The Maufrais family laid an enduring legacy in Austin and helped build the community for almost a century between 1892 and the mid 1980s. While many men and women have contributed to the city's growth and development, one may be hard pressed to discover a family whose name is more synonymous with the sidewalks, curbs, parking lots and bridges across the city,²⁶ yet whose history is such a quiet mystery. Their breadth of work includes the walkways around the LBJ School of Public Affairs, the sidewalk around the Scarbrough Building downtown, with its unusual black finish, as well as all the concrete work for the iconic Holiday Inn building on I-35 near Riverside Dr.

The home built by Alexis and Virginia Maufrais is a modest but gracious example of the Craftsman bungalows and cottages that make up the majority of the West Line Historic District's historic fabric. The home's long association with the Maufrais family makes it an important part of the city's cultural heritage and warrants its designation as a historic landmark.

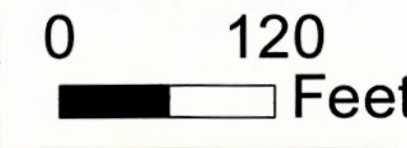
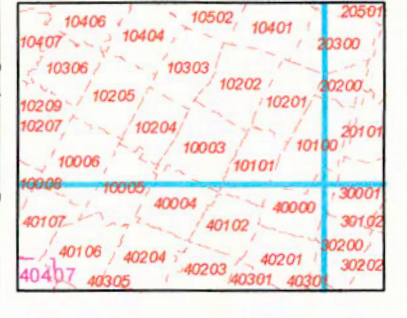
²⁶ Maufrais firm pours legacy into underfoot monuments. *The American Statesman*. November 12, 1981.



Travis Central Appraisal District
 P.O. Box 149012
 Austin, Texas 78714
 Internet Address: www.travisappraisal.org
 Main Telephone Number (512) 834-9317
 Appraisal Information (512) 834-9318
 TDD (512) 836-3328

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NAD_1983_StatePlane
 Texas_Central_FIPS_4203_Feet
 Projection: Lambert_Conformal_Conic



Revision Date:
3/10/2021

11002

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

ACCOUNT NUMBER: 01-1002-0611-0000

PROPERTY OWNER:

STINE MARK JOSEPH & CLEMMIE S
CLEMMIE S CUMMINS
1403 W 10TH ST
AUSTIN, TX 78703-4816

PROPERTY DESCRIPTION:

E72.5FT OF LOT 3-4 * & E72.5FT OF N1
1.34' LOT 2 BLK 1 OLT 4 DIV Z BOOT
H SUBD

ACRES .2264 MIN% .000000000000 TYPE

SITUS INFORMATION: 1403 W 10 ST

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

YEAR	ENTITY	TOTAL
2023	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2023 \$15,170.15

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2023 EXCEPT FOR UNPAID YEARS LISTED ABOVE.


The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 05/08/2024

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

**Maufrais House
1403 W. 10th Street
Austin, TX 78703**

Current Photographs

Photo 1
North elevation
Camera facing south
Photo by Tere O'Connell



Photo 2
North elevation
Camera facing southeast
Photo by Tere O'Connell



Photo 3
South elevation
Camera facing northeast
Photo by Lori Martin



Photo 4
West elevation
Camera facing southeast
Photo by Tere O'Connell



Photo 5
East elevation
Camera facing west
Photo by Lori Martin



Photo 6
East elevation
Camera facing southwest
Clemmie Cummins, owner, (center) with friends
Photo by Mark Stine



Photo 7
Front Porch
Camera facing southeast
Photo by Tere O'Connell



Photo 8
Back Porch
Camera facing northwest
Photo by Lori Martin



Photo 9
Stairs to crawlspace under back porch
Camera facing north into space
Photo by Tere O'Connell



Photo 10
View of Old West Austin Park adjacent to property
Street view to east
Photo by Lori Martin



Photo 11
Back Porch Interior
Photo by Lori Martin



Photo 12
Dining – central hall
Photo by Lori Martin



Photo 13
Kitchen renovation
Photo by Lori Martin



Photo 14 and 15
Bathroom
Photo by Lori Martin



Figure 1

Photograph of Alexander (Alexis) and Estelle Pye Maufrais and son William

Photo courtesy *Ancestry.com*

Date and location unknown

Moved to Austin in 1892 and started ready-mix concrete business



Figure – Page 1
Maufrais House
1403 W. 10th Street
Page 38 of 56

Figure 2
Display Ad 38 – No Title
October 30, 1894
Austin Daily Statesman
Pg. 8

pg. 8

SHERIFF'S SALE.

By virtue of a certain execution issued by the clerk of the district court of Travis county on the 27th day of August, 1894, in a certain case wherein Travis county, plaintiff, state of Texas as intervenor, and Christian & Crooker are defendants, in favor of the said plaintiff for the sum of (\$1,207 35) one thousand two hundred and sixty seven and 35-100 dollars, with interest thereon at the rate of 6 per centum per annum from date of judgment, together with all costs of suit, that being the amount of a judgment recovered by the said state of Texas, intervenor, in cause No. 10 553, Travis county plaintiff, in the district court of Travis county, on the 13th day of December, 1893, I have levied upon, and will, on the first Tuesday in November, 1894, it being the 6th day of said month, at the courthouse door in the city of Austin, within legal hours proceed to sell for cash to the highest bidder all the right, title and interest of L. M. Crooker, individually, and as surviving partner of the firm of Christian & Crooker, and of the partnership of Christian & Crooker, and

Griffiths, in and to the following described real estate, levied upon as the property of Mrs. D. A. Griffiths and her husband, D. A. Griffiths, to-wit:

Lots Nos. 4, 5 and 6, in block 161, in the city of Austin, Travis county, Texas.

The above sale to be made by me to satisfy the above described judgment for (\$212 85), two hundred and twelve and 85-100 dollars, in favor of the National Bank of Deason, together with the costs of said suit, and the proceeds applied to the satisfaction thereof.

R. E. WHITE,
Sheriff Travis County.

By A. J. Thorp, Deputy.
AUSTIN, Texas, Oct. 15th, 1894.

\$1 50 Buys a Man's Suit—
Coat, Pants and Vest,
at
"CARRROUGH & HICKS".

Cement Work.

Benney & Mautrais are contractors for all kinds of cement work and masonry. Office at White Lime company, No. 202 West Sixth street.

Figure 3

Death of Estelle Pye Maufrais
Find A Grave Index, 1600s-Current



Figure 4
Real Estate Transaction 1
Transfer of land from Herman Becker to William Maufrais
April 29, 1915
The Austin Statesman
Pg. 4

REAL ESTATE.

Herman Becker et al. to William Maufrais the east half of 2, 3 and 4 in block 1 of Mrs. C. C. Booth's subdivision of outlet 4 in Division 2 of Austin, containing 72½ by 171 feet. April 27, 1915 \$500

J. M. Army and wife to W. C. Keys part of outlet 7 in Division 2 of Austin, fronting 125 feet on south side of West Third Street. April 7, 1915.... 1000

E. C. Gaines to R. C. Lambie, all interest in 160 acres of land,

Figure 5

Date Accessed: 05/25/2021

1922, Sheet 74 Digital Sanborn Maps accessed through the Austin Public Library, Austin, Texas

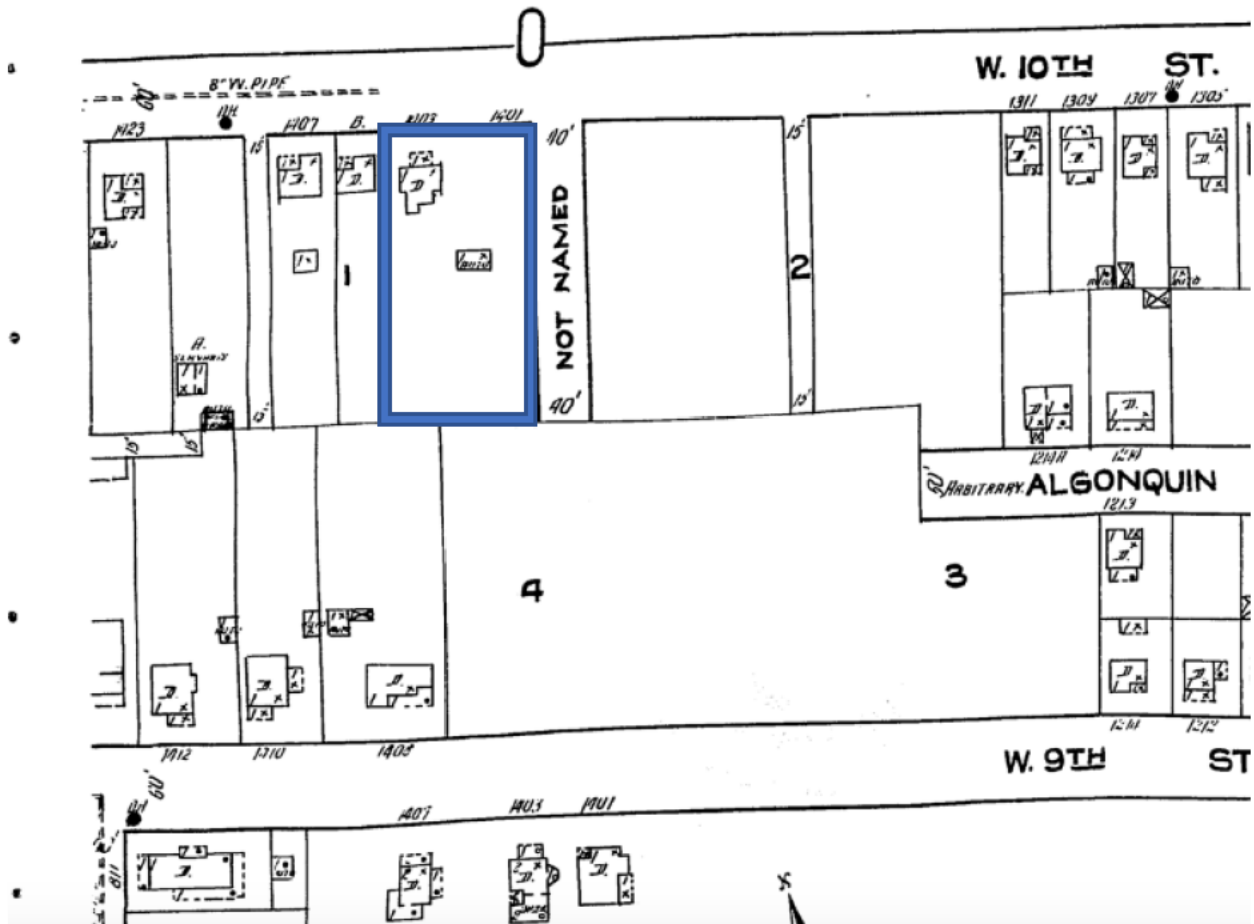


Figure 5

Date Accessed: 05/12/2021

1935, Sheet 36 Digital Sanborn Maps accessed through the Austin Public Library, Austin, Texas

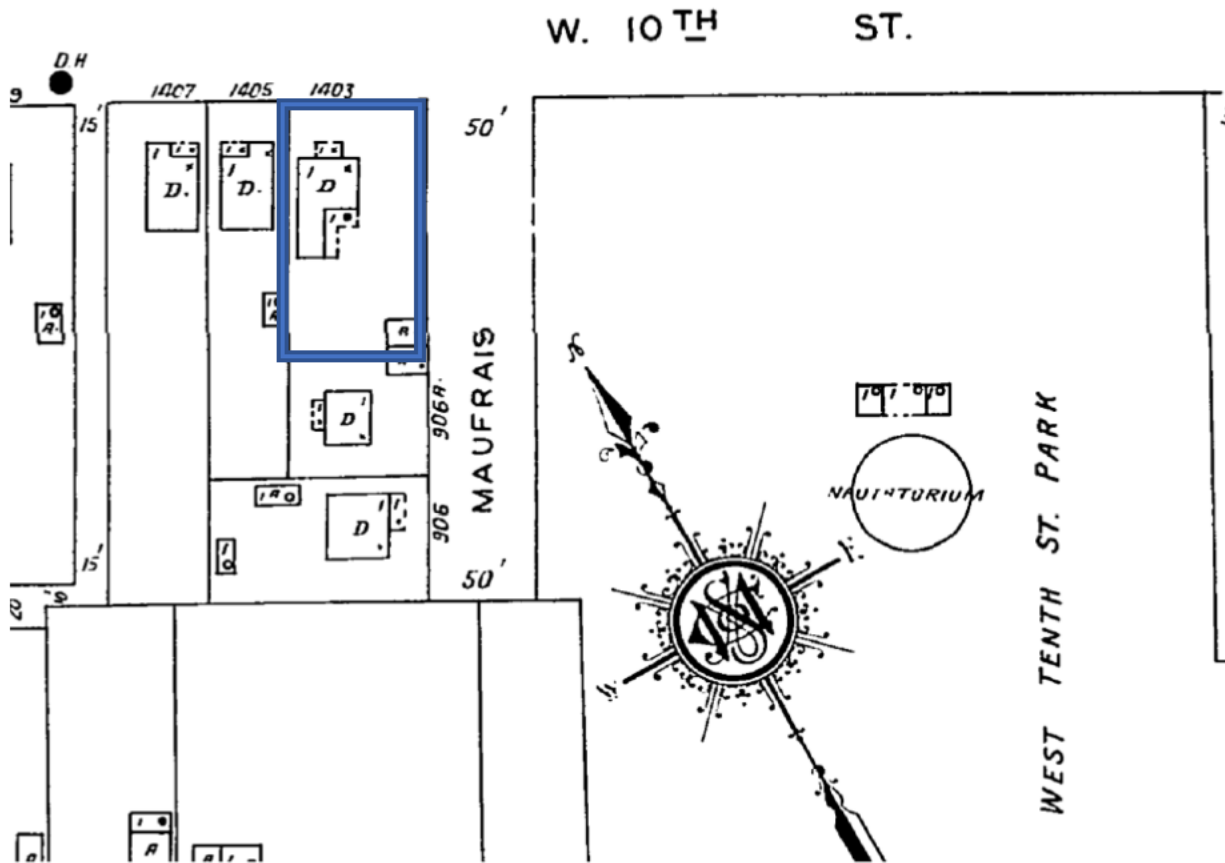


Figure 7

Date Accessed: 08/13/2021

1935 vol. 1, 1935-Sept. 1961, Sheet 36 Digital Sanborn Maps accessed through the Austin Public Library, Austin, Texas

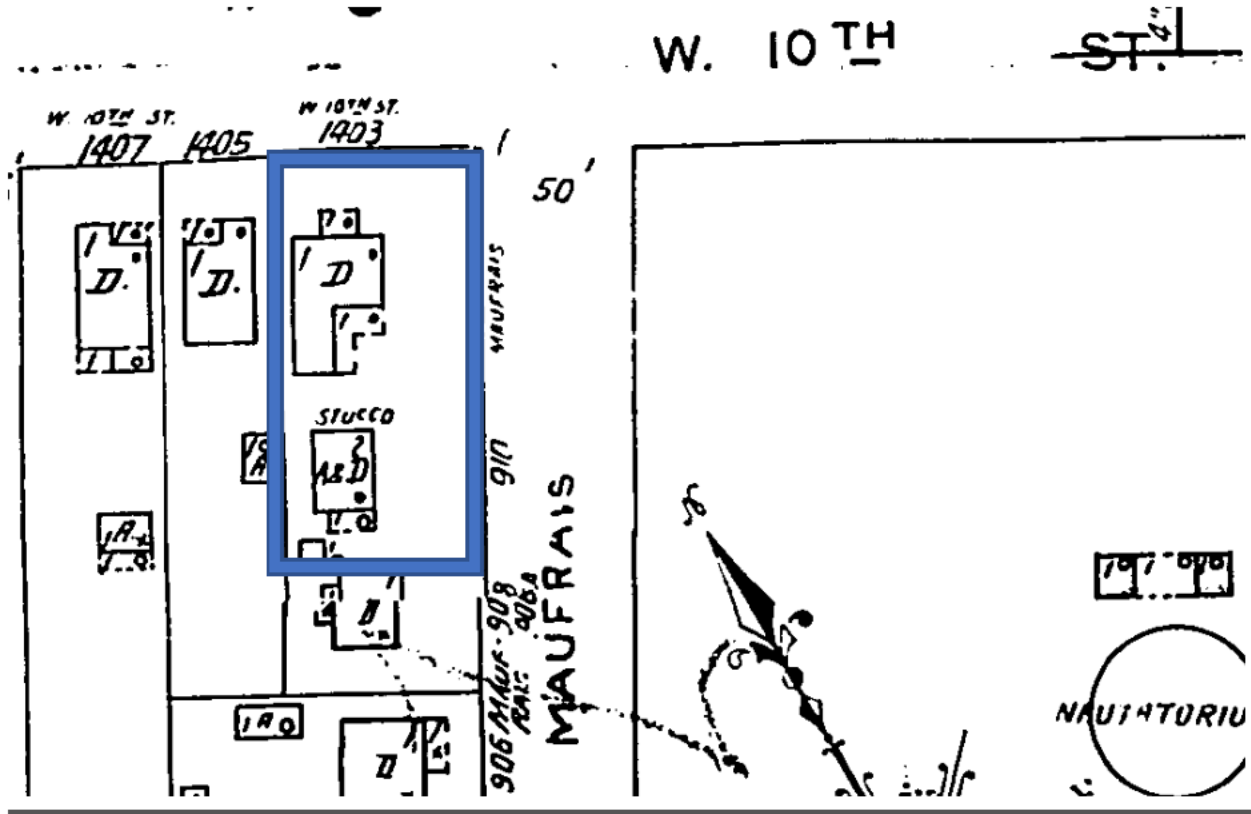


Figure 8

Guests Hail Wm. Maufrais as Genius
September 23, 1915

The Austin Statesman and Tribune

Pg. 3

Guests Hail Wm. Maufrais as Genius

William Maufrais was hailed as the "greatest living barbequist" by those who partook of a feast of goat meat and pork on the Taddock place near Camp Mabry last night. The barbeque crowd was composed of several officials and business men who enjoyed an outing yesterday afternoon and last night. Mr. Maufrais presided and his "assistant cooks" were Commissioner Harry L. Hynes and J. D. Moore.

The digging of the barbeque pit brought Judge Moore, Chester Thrasher, Commissioner Hynes and John Dyson into the limelight as wielders of the pick-axe. Fred Sterzing insisted he should have a turn but Commissioner Hynes would not allow it on the ground that Mr. Sterzing was too young. Mr. Maufrais and E. O. Stebbins were allowed to dig.

As the night advanced, the feasters gathered about improvised tables called on Mr. Hynes and Mr. Stebbins for a song and they rendered a beautiful duet. Before the skull of some prehistoric animal (probably one of Mr. Dyson's mules) Judge Moore delivered Hummel's famous remarks on "Long York." Then the yarn spinners got busy and tall tales were told. Followed more goat, more songs and more yarns. Three cheers were given for Mr. Maufrais, who not only was one of the hosts, but had done the greater part of the work of preparing the feast.

Among those who enjoyed the barbeque were: E. O. Stebbins, J. D. Moore, Edie Caldwell, William Maufrais, Harry L. Hynes, Fred Sterzing, James Dyson, Charles Wedlundt, Nolan Miller, Elmer Bruggemann, Louis Dyson, Chester Thrasher, E. O. Whison, Edmunds Travis.

Figure 9
 Alice Maufrais Benney
 Death Certificate
 January 8, 1919
 Ancestry.com

NOTE WELL—INSTRUCTIONS ON THE REVERSE SIDE OF THIS IS A PERMANENT RECORD. Where Sex, Age, Race, and Cause of Death are given as cause of Death, file birth certificate. Every item of information should be carefully supplied. AGE should be stated EXACTLY. PHYSICIANS should state CAUSE OF DEATH in plain terms, so that it may be properly classified. Exact statement of OCCUPATION is very important.

TEXAS STATE BOARD OF HEALTH
BUREAU OF VITAL STATISTICS
STANDARD CERTIFICATE OF DEATH

1 PLACE OF DEATH
 County *Texas*
 City *Austin* (No. *West 1st Hospital* St.; *62* Ward)

2 FULL NAME *Alice Maufrais Benney* RESIDENCE No. *900* St. *Russ St*
 (If nonresident give city or town and State)
 Length of residence in city or town where death occurred _____ yrs. _____ mos. How long in U. S., if of foreign birth? _____ yrs. _____ mos. _____ ds.

3 SEX *F.* 4 COLOR OR RACE *White* 5 SINGLE, MARRIED, WIDOWED OR DIVORCED (write the word) *Married*

6 DATE OF BIRTH *Exact date not known* 17 HEREBY CERTIFY, That I attended deceased from *Jan 3rd* 1919, to *Jan 8th* 1919 that I last saw her alive on *Jan 8th* 1919 and that death occurred, on the date stated above, at *3:00 A.M.* The CAUSE OF DEATH* was as follows: *Malignant Infection*

7 AGE *38* yrs. _____ mos. _____ hrs. _____ mins. If less than 2 years state if breast fed _____ If less than 1 day _____ Yes _____ No _____

8 OCCUPATION (a) Trade, profession or particular kind of work *Housewife* (b) General nature of industry, business or establishment in which employed (or employer) _____

9 BIRTHPLACE (State or country) *Texas*

10 NAME OF FATHER *Alipio Maufrais*

11 BIRTHPLACE OF FATHER (State or country) *France*

12 MAIDEN NAME OF MOTHER *Estella Py.*

13 BIRTHPLACE OF MOTHER (State or country) *France*

14 THE ABOVE IS TRUE (Informant) *Wm Maufrais* (Address) *Austin Tex 1403 10/10*

15 Filed *1/22* 1919 *W. H. Rael* Registrar

16 DATE OF DEATH *Jan. 8th* 1919 (Month) (Day) (Year)

18 Where was disease contracted if not at place of death? _____

Did an operation precede death? _____ Date of _____

Was there an autopsy? _____

What test confirmed diagnosis? *St. Louis* (Signed) _____ M. D.

*State the Disease Causing Death, or in deaths from Violent Causes, state (1) Means and Nature of Injury, and (2) whether Accidental, Suicidal, or Homicidal. (See reverse side for State Statutes.)

19 PLACE OF BURIAL OR REMOVAL *Cedarwood Cem* DATE OF BURIAL *1/8* 1919
 20 UNDERTAKER *Wounded* ADDRESS *Austin*

2887-818-100M

Figure – Page 9
 Maufrais House
 1403 W. 10th Street
 Page 46 of 56

Figure 10

Will Maufrais

July 19, 1919

The Austin American Statesman

Pg. 8

pg. 8

WILL MAUFR AIS.

Will Maufrais died this morning at 2:30 o'clock. He had gone on a fishing trip on the Pedernales River and just after supper he had an attack of apoplexy.

His two sons, Lee and Arthur, and Dr. Gullette went to him, but were too late.

Mr. Maufrais' death will be felt by scores of Austin's citizens, for he has lived here for the past thirty years and has many friends. He is survived by his father, widow and five children, Arthur Camille, who is in the navy; Lee Mrs. Butler of El Paso, Henry and C. B.

Funeral arrangements will be announced later.

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Figure 11
Obituary of Alexander (Alexis) Maufrais
June 24, 1927
The Austin Statesman

pg. 2

the Rev. N. G. Ozment of the Ward Memorial Methodist church officiating. Burial will be in Oakwood.

Mr. Clayborne had been a resident of Austin for the past 20 years. He is survived by his widow, one daughter, Mrs. H. S. Gullett and two grand children, Mary Gullett and Clayborne Gullett, of Austin.

FAULKNER.—News of the death of Jim Faulkner, 49, former Austin resident, in a Houston hospital after a serious operation, was received Friday morning by Mr. George Best, sister of the deceased man, of Austin.

Mr. Faulkner, who was born in Louisiana, lived in Austin for a number of years, but has been in Houston as an employee of the Houston Show Case mill for some time. He was injured while working some four months ago, and never recovered.

Mr. Faulkner was a brother of Mrs. George Best and a brother-in-law of O. C. Ankerman of Austin.

Funeral arrangements have not been completed, but it is expected that the services will be held in Houston Sunday.

MARTENS. — Sister Theodosius Martens died Friday morning at Seton infirmary after a short illness. The body was forwarded to Galveston Friday at 10:45 over the Southern Pacific for interment.

WOOLSEY.—Funeral services for James A. Woolsey, 73, who died at the home of his daughter, Mrs. T.

P. Lookingbill, 909 West 11th street, Wednesday afternoon, were held at the family residence at 3:30 Thursday afternoon with the Rev. W. F. Bryan of the First Methodist church officiating.

The body was sent by C. B. Cook at 11:30 Thursday night to Holland for interment.

MAUFRAIS. — Funeral services for Alexis Maufrais, 89 years old, who died at 10 o'clock Friday morning at the home of his grandson, C. A. Maufrais, 1403 West Tenth street, will be held Saturday morning at 9:30 o'clock at the Thurlow B. Wood funeral home. Dr. H. P. Garrison, of the Central Christian church, will officiate. Burial will be in Oakwood cemetery.

Mr. Maufrais had been a citizen of Austin since 1892. He is survived by a daughter-in-law, Mrs. Virginia Maufrais, a granddaughter, Mrs. W. P. Butler, both of Austin, and six grandsons; A. W. Maufrais of San Antonio, and C. A. Maufrais, L. W. Maufrais, H. L. Maufrais, C. R. Maufrais, and A. H. Denney, all of Austin.

The Dead

CLAYBORNE.—Funeral services for W. S. Clayborne, 79, who died at his home, 703 Waller street, Thursday afternoon, will be held at the Charles B. Cook funeral home at 5 o'clock Friday afternoon with

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Figure 12

Looking south c. 1948 across Lamar Bridge

C.A. Maufrais sold the land to the Austin chapter of the Association of General Contractors of America in 1948 to construct a new building for their headquarters just days before his unexpected death in 1948. The .40 acres is just beyond the white building in this photograph. AGC still has their offices at this site. Photo courtesy of the Association of General Contractors of America, Austin Chapter



Figure 13

C.A. Maufrais Succumbs

August 8, 1948

The Austin Statesman

PG. 1

C. A. Maufrais Succumbs Here

C. A. Maufrais, a lifetime resident of Austin and owner of the Maufrais Ready Mixed Concrete Company, died late Saturday afternoon in a local hospital after an illness of about two weeks.

Funeral services will be held at the Weed-Corley Funeral Home Sunday at 5 p. m. with the Rev. O. G. Barrow officiating. Burial will be in the Rogers Hill Cemetery.

Mr. Maufrais, 55, was a member of Travis Post No. 76 of the American Legion, Austin Lodge No. 12, AF & AM, Scottish Rite Bodies and the Shrine.

His father, William Maufrais, came to Austin in 1892 to establish a small concrete business. Following his death in 1919, the son became the manager.

When he took over the company its principal assets were a few gasoline concrete mixers. Now the Maufrais Ready Mixed Concrete Company at 106 Barton Springs Road has more than 70 trucks, all with the latest equipment.

Mr. Maufrais was a hunting and fishing enthusiast. He spent much time at his place on Lake Travis and seldom missed local baseball games.

Survivors include the widow, one son, Jack Winters of Tulsa, Okla.; three brothers, C. B. Maufrais, Henry L. Maufrais and Lee Maufrais; one sister, Mrs. W. T. Butler, and his mother, Mrs. William Maufrais, all of Austin.

Figure 14 Maufrais Brothers 1950

Powerful Men of Central Texas

I. W. GREGG, Partner, Austin Building Materials, Austin. Mr. Gregg, along with Travis C. Cooke, is a co-founder of the Austin Building Materials company. Established in 1945, their company carries a complete line of building supplies and also helps finance contractors.

The son of a Burnet County pioneer couple, Mr. and Mrs. Jesse James Gregg, he was born in that county on April 3, 1909. His father was a farmer, farmer and rancher. Receiving his early education at Spicewood, Texas, and after taking a business course, Mr. Gregg entered the Austin sales department of an oil company at the age of 19.

Working for the Magnolia Company for ten years and the Texas Company for nine, Mr. Gregg also spent two years in the navy before establishing his present company.

Mr. Gregg was married to Annie Allen in Austin on Dec. 1, 1928. They have two children, Fayedeen and Johnice. He is a Mason and a member of the Methodist church and the American Legion. In his spare time, he likes to hunt and fish.

TRAVIS C. COOKE, Partner, Austin Building Materials, Austin. Mr. Cooke and Mr. I. W. Gregg established the Austin Building Materials company at 4125 Guadalupe in 1945 and have since built it into one of the largest building supply houses in the city.

The son of Mr. and Mrs. George H. Cooke, he was born in Hays County, Texas, on Jan. 15, 1900. His father, an oil man, moved to Austin the same year. Attending the Austin schools, Mr. Cooke's first job was as an oil field worker. He was then connected with Swift and Company as a salesman for nine years. Before establishing his present company, he had ranched for seven years.

He was married in Austin on Sept. 10, 1921, to Alice Lovelace, who is employed by the University of Texas. Mr. Cooke is a 32nd degree Mason and a member of the Ben Hur shrine and of the Chamber of Commerce. Hunting and fishing are his hobbies.

MAUFRAIS BROTHERS

Maufrais Brothers, concrete contracting firm, was established in Austin in 1950. Partners are Henry L. C. B., and L. W. (Sr.) Maufrais. The Maufrais name, however, has been connected with the concrete business in Austin for almost 57 years.

In 1893, the former C. A. Maufrais Company was established in Austin by Alexis and William Maufrais, grandfather and father of partners in the new firm. Beginning with a cutting board and delivery wagon, the elder Maufrais partners built their firm into the largest concrete business in Austin.

The new firm does contract work only, such as bridges, streets, curbs, gutters, and foundation work for buildings. It formerly operated a ready mix concrete business in Austin, but this was sold.

The Maufrais Brothers employ 100 persons and operate 30 trucks. They also have cranes, graders and other equipment essential to their trade.

C. B. MAUFRAIS, Partner, Maufrais Brothers, Austin. Mr. Maufrais is a partner with his two brothers in the concrete contracting firm of Maufrais Brothers. Although the brothers have been in the concrete business for many years, their present firm was newly organized in 1950. It does work such as bridges, streets, curbs, gutters and foundations for buildings.

Born in Austin on July 31, 1895, Mr. Maufrais is the son of William and Virginia De Dieu Maufrais. After completing his education, Mr. Maufrais entered the concrete firm established by his father and grandfather in 1893. He attended the Austin schools, Texas A&M College for two years and the University of Texas for one year.

Mr. Maufrais was married in Austin on May 17, 1930, to Margaret Stuart Ferguson. Their son is C. B., Jr.

A 32nd degree Mason, Mr. Maufrais is a member of the Ben Hur Shrine; he also belongs to the First Baptist Church. He operates a farm and stock farm, mostly as a hobby. He also enjoys fishing and hunting.

HENRY L. MAUFRAIS, Partner, Maufrais Brothers, Austin. After selling their ready-mix concrete business, the Maufrais Brothers established their present firm to handle concrete contract work only. Mr. Maufrais is a partner with L. W. Maufrais, Sr., and C. B. Maufrais.

Mr. Maufrais was born in Austin on Nov. 6, 1902, the son of William and Virginia De Dieu Maufrais. His father and grandfather had established the original Maufrais Concrete Company in Austin in 1893.

After receiving his early education in Austin and attending Texas A&M for three years, Mr. Maufrais went on the road selling groceries for three and one-half years. He entered the family concrete business in 1925 and has remained with it ever since.

At Alpine, Texas, on May 25, 1926, he was married to Thelma Hughes. Their daughter, Wilma, is now Mrs. James D. Miller; her daughter is Susan Earle.

Mr. Maufrais has farming interests in addition to his concrete business. He is affiliated with the Chamber of Commerce and the South Austin Civic Club. He also belongs to the Association of General Contractors. Hunting and fishing are his hobbies.

R. E. JANES GRAVEL CO., INC.

R. E. JANES, President, R. E. Janes Gravel Co., Inc., Austin. Established by Mr. Janes in 1932, the Janes Company is now the largest sand and gravel company in Central Texas and operates over a 50-mile radius of Austin.

The Company supplies highway and building gravel and sand and also makes a sand-gravel cement mix. It supplies the material for transit mix concrete. In addition to the plant at 120 Miller, Janes has two portable plants which are moved where needed. One is presently in operation near Montopolis Bridge near Austin, Texas producing aggregates for Bergstrom Army Airfield.

In addition to Mr. Janes, officers are Ralph E. Janes, Jr., Vice-President, and Mrs. R. E. Janes, Secretary-Treasurer. The firm employs 40 persons.

In 1929 Mr. Janes was employed as a contractor on the Austin city storm sewerage system. As gravel production was not enough to meet the demand, Mr. Janes started his company to supply his need and has just continued with the sand and gravel operation since that time.

Born in Haven, Kansas, on March 9, 1892, Mr. Janes is the son of Mr. and Mrs. L. M. Janes, his father was a contractor. After receiving his early education in Cartersville, Missouri, Mr. Janes joined his father in the construction business. He later founded the Janes Contracting Company in Missouri with which he was connected until 1929, when he moved to Austin.

He was married in Austin on December 24, 1931, to Madge Brandon. Mr. Janes' son by a former marriage, Ralph E. Janes, Jr., is associated with him in the gravel company.

The Janes also operate the Bar Nothing Ranch, just out of Austin, where they raise a hobby in 1940, the turkey breeding work is now a full-time business. In 1950, the Janes produced 27,636 pedigreed poulters from 450 hens. According to custom, they raised about 10,000 of the poulters on the ranch and sold the balance over the United States and foreign countries for flock improvement and breeding work.

Mrs. Janes is active in the turkey breeding program, along with Mr. Janes. A licensed pilot, she delivers eggs and poulters in her own plane on occasion.

By appointment of the Secretary of Agriculture, Mr. Janes is serving on the National Poultry Advisory Committee. He is a past president of the National Turkey Federation and of the Texas Turkey Federation.

Mr. Janes is a 32nd degree Mason and a member of the Ben Hur Shrine and Kiwanis Club. In addition to his turkeys, hunting and fishing are Mr. Janes' hobbies.



Figure 15

Mrs. Maufrais Honored At Party on 80th Birthday
October 20, 1954

The Austin American Statesman

Pg. 6

Mrs. Maufrais Honored At Party on 80th Birthday

Mrs. Virginia Maufrais was honored on her 80th birthday Friday by her daughter and son-in-law, Mr. and Mrs. W. T. Butler, with open house from 3 to 9 p. m. at their home, 1403 West 10th Street.

Attending were Mesdames Fannie Miller, T. B. Williams, C. A. Maufrais, Scott Yeaman, Albert

Dearing, Martha Benney, Henry Touchstone, Oscar Reissig, Bruno Reissig, Norman Sikes, M. R. Miller, Nolan Miller, Jessie Chapman, Ted Waterston, W. K. Dill Jr., Nora Butler, Pat McCabe and Charles Isherwood.

Also Mesdames H. V. Cooper, Clara Krueger, Margaret Werchan, Gus Reisner, Earl Holder, Grace Buchanan, Charles Yeoman, U. S. McCutcheon, Annie Bradshaw, Eddie Sponberg, Roy Rasor, L. B. Dean, Jessie Stone, C. C. Strawn, Otho Wheatley and Henry Wendlandt.

Also Misses Helen Fuhrmann, Ruth Johnson, Lillian Johnson, Rosa Miller, Nell Butler, Pauline Dill and Pat Becker and Messrs. Harry Johnson, Bud Deats, Harry Smith, Herbert Krueger, H. L. Maufrais and Ted Wendlandt.

Also Messrs. and Mesdames C. B. Maufrais, Lee Maufrais, J. H. Maufrais, W. K. Dill Sr., M. T. Evans, O. Simmons, Eddie Dill, Francis Becker, A. Geue, Charles Dulan, Leslie Walker, O. F. Rosentrill, Bill Johnson, Nick Wuertele, J. D. Miller, A. H. Benney, Wallace Speegle, Gordon Fowler, B. M. Appleman, T. N. Campbell, Edward Wendlandt, Fred Savage, J. J. Shelton, W. T. Whiteside, R. L. Schmidt, Charles McDonald, W. J. Benesch and E. L. Hawkins.

Figure 16

Bid-Opening Scheduled for 2 City Street Jobs

February 27, 1957

The Austin Statesman

Pg. A21

pg. A21

Bid-Opening Scheduled For 2 City Street Jobs

Contractors' bids will be opened at City Hall March 5 for paving jobs on two major streets—Exposition Boulevard and Riverside Drive.

Public Works Director Reuben

Rountree said Wednesday that bids will be opened at the same time for construction of a bridge at East 12th Street and Trenchill Branch.

Exposition will be paved from Lake Austin Boulevard to Enfield Road. Riverside Drive, from Congress Avenue east to Bouldin Creek, will be widened to 60 feet and paved.

The Riverside Drive project will extend paving of that cross-town artery to a new bridge built at Bouldin Creek last year.

Rountree said bids will be called for later—possibly this year—for widening and paving Riverside farther eastward, to the Interregional Highway. Paving and widening for West Riverside from South First to Lamar is scheduled for the 1957-58 fiscal year.

A bid opening Tuesday showed Maufrais Brothers the apparent successful bidders for two minor projects due to be brought up for City Council approval Thursday.

Maufrais Brothers bid \$2,186 to build a retaining wall on the east side of the Interregional Highway, just south of Riverside Drive, and \$1,691 to build a culvert at East 12th and Maple Avenue. Seven bids were received on both jobs, Rountree said.

Figure 17
Nell Butler Becomes Bride of Richard Norman Schotz
November 17, 1957
The Austin American
Pg. D4

Nell Butler Becomes Bride Of Richard Norman Schotz

A double ring ceremony in Central Christian Church Friday evening united Miss Nell Butler and Richard Norman Schotz in marriage.

Dr. John Barclay officiated in the rites which were witnessed by relatives of the couple.

The bride is the daughter of Mr. and Mrs. William T. Butler, 1403 West 10th Street. A graduate of Austin High School, she received a bachelor's degree in elementary education from the University of Texas. She is now a teacher in the Austin Public Schools and is doing graduate work at the University.

The groom is the son of Mrs. Henry Schotz, 1506 Newfield Lane,

and the late Mr. Schotz. Following graduation from Austin High School, he served in the US Navy for two years. He attended UT and is now employed in the bridge division of the Texas State Highway Department.

Given in marriage by her father, the bride wore a full skirted gown of winter white tulle with princess styling. The bodice was trimmed with seed pearls. A Juliet cap with seed pearl accents held her shoulder length veil of illusion. She carried a white Bible with an orchid and split carnations.

Mrs. Bill Wheeler attended the bride. She wore a princess style dress of pink tulle and matching headpiece and carried a colonial bouquet of lavender carnations.

Bill Wheeler was best man, B. M. Appleman of Lufkin ushered.

The couple left for a wedding trip to San Antonio immediately after the ceremony. They will be at home at 510 Maurais Street after Dec. 1.

Mrs. J. Dee Miller, Jim Maurais, Lee Maurais, J. J. Shelton and Martha Benney recently honored the couple with a miscellaneous shower at Green Pastures. Another pre-nuptial courtesy was extended by Mrs. Bill Bensch and Miss Wanda Jones, who honored the couple with a miscellaneous shower in the home of Mrs. Leslie Walker.



MRS. RICHARD SCHOTZ

1700 Best Historical Newspapers: The Austin American Statesman
Pg. E15

THE PARTY PIG

THE LAST STOP CHRISTMAS SHOP

TAKE SKEWERS
STRAW WREATHS
GAS GIFTS
TREES
SATIN GLO BASKET
CUSTOM ARRANGEMENTS
OR. THE
SUPPLIES TO DO YOUR OWN
RIBBON BY THE YARD OR DOT
CANDY MOLDS
ORNAMENTS
PIRNATES

DICK & NELL SCHOTZ 454-2518
2200 F.W. ANDERSON LANE • NORTHWOOD PLAZA • AUSTIN

Figure 18
Display Ad 157
December 4, 1977
The Austin American-Statesman
Pg. E15

Figure 19

AGC Chapter Names Committees for Year
January 31, 1960

The Austin American

Pg. D10

AGC Chapter Names Committees for Year

The Austin Chapter of the Associated General Contractors of America during the past week completed its organization for the coming year with the appointment of the various standing committees by President Charles M. Morton.

Officers besides Morton are W. D. Anderson and Milburn Easum Jr., first and second vice president, respectively; Frank R. Rundell, secretary-treasurer and Fannie Davis, executive secretary. Directors are Harold O. Eitze, Andy Shurr, Lester Kitchens, John Broad, A. C. Fitzgerald, J. C. Evans and C. B. Maufrais.

Standing committees include: Harold O. Eitze, chairman; J. C. Evans, vice-chairman; Neville Dobie and Bruce Vanzura.

Chapter activities—Frank R. Rundell, chairman; J. W. Lawless, vice-chairman; John Barclay, Lacy Shifflett and Frank Spiller.

Educational Committee—Rex D.

Kitchens, chairman; Frank R. Rundell, vice-chairman; J. W. Lawless and Don Bradshaw.

Entertainment—A. C. Fitzgerald, chairman; Vic Kormeier, vice-chairman; Les Hicks, Jr., Joe Kitchens and Kenneth McCalla, Jr.

Finance—W. D. Anderson, chairman; Chester Kitchens, vice-chairman; Frank R. Rundell, ex officio; Murray Joyce and Knox Kyler.

Joint AIL & Contract Relations—John Broad, chairman; J. W. Lawless, vice-chairman; Rex D. Kitchens and Frank R. Rundell.

Special Members—Dean Johnston and T. B. Porter.

Labor Relations—Milburn Easum, Jr., chairman; John Broad, vice-chairman; T. J. Cloud and Harold O. Eitze.

Special Members—John Borders, iron workers; Chester Heep, lath and plaster; C. B. Maufrais, cement finishers; C. F. McGill, operators, and T. B. Porter, operators and common laborers.

Membership—J. C. Evans, chairman; Lester Kitchens, vice-chairman; W. A. Biggs, Steve Gage, Joe Hall and W. C. Mahaney.

Safety Program—J. W. Lawless, chairman; M. K. Parsons, vice-chairman; Ross Blumentritt, Sidney I. Darden, Robert C. Heidrick and C. A. Schutze, Jr.

Figure 20
Maufrais firm pours legacy into underfoot monuments
November 12, 1991
Austin American-Statesman



Figure 21
Maufrais stamp on sidewalk near Austin
History Center
May 29, 2024
Photo by Lori Martin