

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2024-0115

HLC DATE: September 4, 2024

PC DATE: October 8, 2024

CC Date: November 21, 2024

APPLICANT: Phoebe Allen (owner-initiated)

HISTORIC NAME: Freida and Walter Bohn House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 906 W. 17th Street

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

COUNCIL DISTRICT: 9

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

QUALIFICATIONS FOR LANDMARK DESIGNATION: architecture and historical associations.

HISTORIC LANDMARK COMMISSION ACTION: Recommend the proposed zoning change from family residence (SF-3) to family residence-historic landmark (SF-3-H) combining district zoning (10-0).

PLANNING COMMISSION ACTION: Recommend the proposed zoning change from family residence (SF-3) to family residence-historic landmark (SF-3-H) combining district zoning (13-0).

CITY COUNCIL ACTION:

CASE MANAGER: Kalan Contreras, 512-974-2727

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Capital Metro, Del Valle Community Coalition, East Austin Conservancy, El Concilio Mexican-American Neighborhoods, Friends of Austin Neighborhoods, Greater East Austin Neighborhood Association, Guadalupe Association for an Improved Neighborhood, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Organization of Central East Austin Neighborhoods, Plaza Saltillo TOD Staff Liaison, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, Tejano Town

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 Frieda & Walter Bohn House is an excellent example of a Craftsman bungalow designed by Austin luminary Hugo Kuehne. Notably, Kuehne worked on the building twice, as he designed the initial structure and returned, more than twenty years later, to add stylistic updates as the Bohn family's needs changed. The application for historic zoning, compiled by Phoebe Allen, describes the building's architectural merits:

The Frieda & Walter Bohn House was built in 1924 on Outlot 16 on Seventeenth Street between San Gabriel and Pearl Streets...An asymmetrical wing plan, the house has a wood frame; upper walls are stucco with wood trim, and the lower story is brown brick veneer. There is one central, interior brick chimney...The low-pitched, metal gable roof with rafter tails and overhanging eaves has two side dormers; the roof was originally cedar shakes, which the Bohns replaced with asphalt shingles. Windows are double hung with wood sashes; decorative Craftsman wood screens are on the windows and front door. Windows are one over one, most panes with original wavy glass. Six expansive windows in the dining room feature diamond shaped panels...Windows of the upper half-story of the house are in the gable ends of the roof and side dormers...According to Conrad Bohn, the first piano that arrived in Texas, inherited from his mother's family, was lifted by a crane above the front porch and to the attic door...Both front doors, original to the [Hugo Kuehne] 1958-59 remodel, are wooden and feature raised concentric circles inside and out...Raised wood panels are on either side of and above the door, replacing the original glass lights. The front door at the southwest dormer was used as an entry to Walter Bohn's office, which was configured in 1958. [...]

Gardens surround the house...A concrete retaining wall is on the east side of the driveway. The front entry features

cement steps and entry walk with tiled stairs and front porch, which is partially covered by a flat roof supported by cast iron filigree posts on tiled brick piers capped with concrete. The south facing front veranda is full width with an L-shape around the east side...A stone retaining wall lies along the rear property line...Walter's father had [sidewalks] installed while Walter and Frieda were away on their honeymoon.¹

§ 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 house at 906 West 17th Street was built by lauded Austin architect Hugo Kuehne for the Bohn family, who lived there for almost fifty years. Walter Bohn, an influential Austin businessman and real estate developer from the late nineteenth to mid-twentieth centuries. Walter Bohn began working his way up at the Bohn Brothers department store, founded in 1892 by his father and uncles, at the age of fifteen. After his marriage to Freida Amthor in 1924, Bohn chose Kuehne to construct his home; the Bohn brothers selected Kuehne to remodel their Congress Avenue store five years later. While managing the merchandising and dry goods departments at the store, Bohn also worked as a travel agent and was a founding member of the Capital National Bank. He later opened his own financial institution, the City National Bank, with partner John Burns.

Bohn left the department store after 36 years to work with Burns and R. B. Rylander in real estate. According to applicant and historian Phoebe Allen, “[Walter Bohn] was the owner and developer of Windsor Village, which opened in 1960 with its initial center designed by architects Fehr & Granger, and was a part owner...of Casis Village, Ford Village and six or seven other shopping centers; all were eventually sold. The partners opened a warehouse in Austin and sent a fleet of trucks to San Antonio to buy goods to sell at...Rylander’s Grocery, the center of each shopping center...” According to son Conrad Bohn, Walter Bohn also developed the Rivercrest Subdivision on Lake Austin, where they had constructed a weekend fishing lodge years before.

PARCEL NO.: 0211010408

LEGAL DESCRIPTION: CEN 80 FT OF S 137 FT OF OLT 16 DIVISION E

ESTIMATED ANNUAL TAX EXEMPTION (homestead, capped):

AISD	COA	TC	TC Health	Total
\$3,500.00	\$2,500.00	\$2,500.00	\$960.84	\$9,460.84

APPRAISED VALUE: Land: \$931,600; Improvement: \$727,001; Total: \$1,658,601

CURRENT USE: Residence

CURRENT OWNER: Dr. Janet and Bob Swaffar

DATE BUILT/PERIOD OF SIGNIFICANCE: 1924-1970

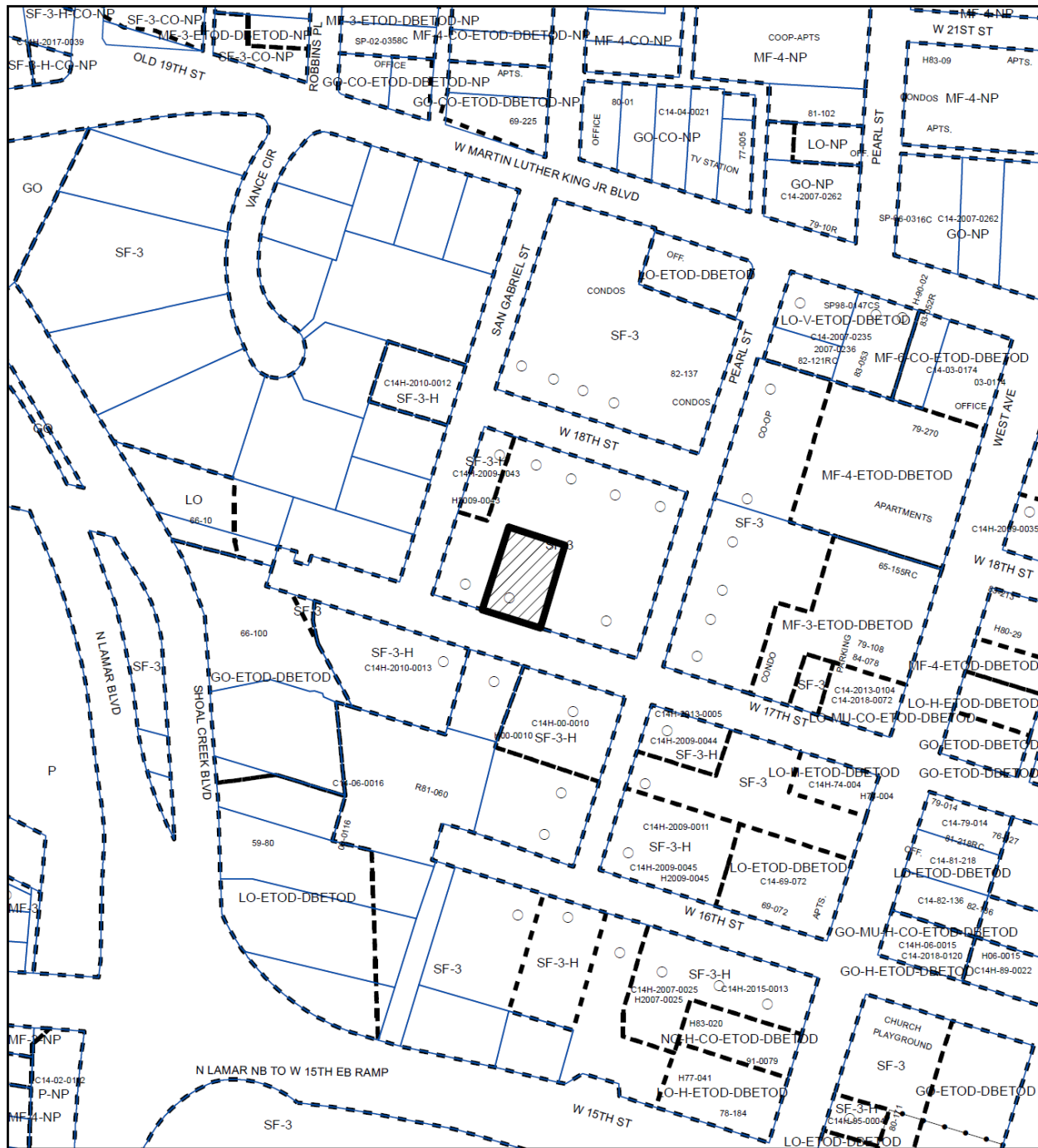
INTEGRITY/ALTERATIONS: High. The rear second story, office door and sidelights, and filigreed front columns were added by the original architect during the period of significance. An outbuilding was constructed in the early 2000s on the site of the original garage but is minimally visible. Attic and rear windows were installed in 1980 but do not compromise the building’s overall integrity.

OTHER HISTORICAL DESIGNATIONS: None



¹ Allen, Phoebe. "Freida & Walter Bohn House, 906 W. 17th Street." Historic zoning application, 2024.

LOCATION MAP



N

 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

HISTORIC ZONING

ZONING CASE#: C14H-2024-0115

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.



A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

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

BASIC PROJECT DATA: *see attached page 1*

1. OWNER'S NAME: Janet Kaufman Swaffer

2. PROJECT NAME: Friday Walter Blythe House

3. PROJECT STREET ADDRESS (or Range): 906 W. 17th St. Austin TX
 ZIP 78701 COUNTY: Travis

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

AREA TO BE REZONED:

4. ACRES .02516 (OR) SQ.FT. 10,960

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>SF</u>	<u>residence</u>	_____	_____	<u>residence</u>	<u>historic SF</u>
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

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

Historic Zoning Application Packet

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Cen 80 Ft of S137 FT ofBlock(s) _____ Lot(s) 1 Outlot(s) 1G Div. EPlat Book: 4490 Page _____Number: 253

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

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

11. VOLUME: 4490 PAGE: 253 TAX PARCEL I.D. NO. 202029

OTHER PROVISIONS:

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

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

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

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

TRIPS PER DAY: _____

TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

* 15. SOLE COMMUNITY PROPERTY PARTNERSHIP CORPORATION TRUST

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

OWNER INFORMATION:

* 16. OWNER CONTACT INFORMATION

SIGNATURE: Janet SwaffarNAME: Janet Swaffar

FIRM NAME: _____

TELEPHONE NUMBER: _____

STREET ADDRESS: 906 W. 17thCITY: AUSTINSTATE: TXZIP CODE: 78701

EMAIL ADDRESS: _____

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: Phoebe AllenNAME: Phoebe Allen

FIRM NAME: _____

TELEPHONE NUMBER: 512-627-8170STREET ADDRESS: 2510 Cedarhurst Dr.CITY: AustinSTATE: TXZIP CODE: 78704

CONTACT PERSON: _____

TELEPHONE NUMBER: _____

EMAIL ADDRESS: _____

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.**

Janet Swaffar July 3, 2024
Signature Date

Janet Kaufman Swaffar
Name (Typed or Printed)

Firm (if applicable)

INSPECTION AUTHORIZATION

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

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

Janet Swaffar July 3, 2024
Signature Date

Janet K. Swaffar
Name (Typed or Printed)

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, Janet K. Swaffar 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

906 W. 17th St. Austin TX 78701

(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.

Janet Swaffar
(Applicant's signature)

July 3, 2024
(Date)

ACCOUNT NUMBER: 02-1101-0408-0000

PROPERTY OWNER:

PROPERTY DESCRIPTION:

SWAFFAR JANET KAUFMAN
906 W 17TH ST
AUSTIN, TX 78701-1007

CEN 80 FT OF S 137 FT OF OLT 16 DI
VISION E

ACRES .2516 MIN% .000000000000 TYPE

SITUS INFORMATION: 906 W 17 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 \$11,485.55

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 06/21/2024

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

APPLICATION FOR HISTORIC ZONING
Frieda & Walter Bohn House
Research by Phoebe Allen 2024

Owner: Janet Kaufman Swaffar

Project Name: Frieda & Walter Bohn House

Project Address: 906 West Seventeenth Street, Austin, Travis County, Texas 78701

Area to be Rezoned: .02516 acres or 10,960 square feet.

3,424 square feet building area. Gross Building Area 7,844 square feet

Existing Zoning/Use: SF (residence)

Proposed Zoning/Use: Historic SF (residence)

Exemptions: HS – Homestead, Other

Property Description: Legal Description: Cen 80 FT of S 137 FT of Outlot 16. Division E
Plat Book 4490 Page 253

Tax Parcel Number:

Property ID Number: 202029. GEO ID: 0211010408. Map ID: 021001 Type: R

Deed Reference Conveying Property to Present Owner: 1972 Nov 21 Deed from Robert King to Janet King Book 4490 Page 253.

Owner Contact Information: Janet Kaufman Swaffar, Sole Property

Owner Address: 906 W. 17th Street, Austin, TX 78701

Home Phone: (512) 471-4123

Janet Swaffar's cell (

Bob Swaffar's cell

Agent: Phoebe Allen 2510 Cedarview Drive, Austin TX 78704.

Cell phone 512-627-8170

FRIEDA & WALTER BOHN HOUSE
906 West 17th Street. Outlot 16.

Native Austin architect **Hugo Kuehne** designed this Craftsman-style bungalow in 1924 for the family of Frieda and Walter Bohn. Walter, the son of Hermann Bohn, was one of three Bohns (brothers Walter & Herbert, and cousin William Jr.) in **Bohn Brothers Clothier**, a dry goods and department store at 517-19 Congress, which, incidentally, was redesigned by Kuehne in 1929.

The Bohns are first listed at this address in the 1927 City Directory. Kuehne's architectural plans are dated Walter Bohn was also in banking and real estate. The Bohns moved to a new, larger home they built on Upper Rivercrest Drive, overlooking Lake Austin, in 1970 (demolished). Janet and Bob King became owners of the Bohn's former home. Kuehne's May 1st 1924 plans for the house (7 sheets) as well as a 1935 remodel (for the addition of a rear second story bedroom) are archived at the Austin History Center and are also preserved as blueprints by the Swaffars. The November 1958 - February 1, 1959 remodel plans for the Bohn residence, unsigned, are in the collection of the Swaffars; these show the addition of a second front door for an office and the replacement of the front glass door and sidelights with wood.

While windows have been added to the front gable on either side of the original attic door, the original architectural style and integrity from the Bohn period (1924-1970) is very strong and well-preserved, notably the single pane double-hung windows and Craftsman details of the dining room windows and all screens. The Frieda & Walter Bohn House was on a National Trust Candlelight Homes Tour during the occupancy of the Swaffars in 2010; owners have the original tour signage.

ARCHITECT

Hugo Franz Kuehne (1884-1963) was a native of Austin, the son of German immigrants. He attended Austin High School, received a BSc degree in Civil Engineering from the University of Texas in 1906, and a BSc in Architecture from the Massachusetts Institute of Technology in 1908. Subsequently he worked as a draftsman for G. Henri Desmond, a Boston architect, before he was called back to Austin to organize an architectural program in the UT College of Engineering. The founder of the School of Architecture at UT, Kuehne served as an adjunct professor from 1910 to 1915 and founded the architecture library, which became one of the most important collections in the country. Kuehne was involved in the master plans for the Enfield suburb in 1915, and in the development of Austin's first master plan in 1928. Kuehne is probably best known for the Old Austin Library (1933), now the Austin History Center, at 400 West Ninth Street. Kuehne's significant projects included The Tavern (1916) at Lamar & 15th Streets for Niles Graham, the 1932 Steck Building, the 1929 Ritz Theater, and the 1950 Commodore Perry Hotel.

ARCHITECTURAL DESCRIPTION

The Bungalow has its roots in India in the province of Bengal, where single-family homes were called *bangla* or *bangala*. British colonists adapted these one-story thatch-roofed huts to use as summer homes in India during the late 1800s. American bungalows were modeled after these small, open cottages that allowed air to circulate freely, dispelling the heat in warm climates like that of India and Texas.

A pier and beam foundation supports this one-and-a-half-story bungalow with a basement room under the dining room, where an original furnace was located. An asymmetrical wing plan, the house has a wood frame; upper walls are stucco with wood trim, and the lower story is brown brick veneer. There is one central, interior brick chimney; the fireplace was converted from gas to wood, and back to gas. The low-pitched, metal gable roof with rafter tails and overhanging eaves has two side dormers; the roof was originally cedar shakes, which the Bohns replaced with asphalt shingles.

Windows are double-hung with wood sashes; decorative Craftsman wood screens are on the windows and front door. Windows are one over one, most panes with original wavy glass. Six expansive, west-facing windows in the dining room feature diamond shaped panels, with six over six square panes inset above each set of two windows. Windows of the upper half-story of the house are in the gable ends of the roof and side dormers. Trapezoidal windows were added to either side of the original wooden attic door in 1980, for conversion of the attic to a bedroom.

According to Conrad Bohn, the first piano that arrived in Texas, a heavy upright with stout legs, which was inherited from his mother's Anthor family, was lifted by a crane above the front porch and to the attic door, where it was moved through the attic and into the boys' room. In the 1959 Bohn photo the upper porch railing was wooden slats. In an early 1970s photograph, there is a filigree railing above the flat roof of the front veranda. These photos indicate the use of the attic door to pass onto the veranda roof.

Both front doors, original to the Bohn 1958-59 remodel, are wooden and feature raised concentric circles inside and out; the inner circle is two inches, followed by circles at 15, 20 and 29 inches. Raised wood panels are on either side of and above the door, replacing the original glass lights. The front door at the southwest corner was used as an entry to Walter Bohn's office, which was configured in 1958.

Exterior: Gardens surround the house with flowers, shrubs and trees. The driveway is cement. A concrete retaining wall is on the east side of the driveway. The front entry features cement steps and entry walk with tiled stairs and front porch, which is partially covered (12 X 15 feet) by a flat roof supported by full height cast iron filigree posts on tiled brick piers capped with concrete. The south facing front veranda is full width with an L-shape around the east side. There is no fencing. A stone retaining wall lies along the rear property line.

According to Diedra Bohn, daughter of Conrad, who learned this from her grandmother, Walter's father bought their sidewalls and had them installed while Walter and Frieda were away on their honeymoon.

A separate, non-contributing, two-story pottery studio with kiln, built by Bob Swaffar in 2005, is at the rear. It is composed of rammed earth with a concrete and steel beam, and a concrete floor that holds radiant heat. There are ten glass doors downstairs and 16 upper windows. The gable roof is metal. The 30x30 studio replaced a 20x20 garage that was in disrepair. It was designed to become an ADU if needed, with bath and kitchen features.

List and Dates of Architectural Modifications:

- Circa 1934-35: The Bohns added a second story above the rear part of the house for one large bedroom and bath for their two sons to share. A full time housekeeper lived in an alcove adjacent to the boys' room.
- 1958-59: a Kuehne remodel added a front office door and replaced the glass doors and lights with a wooden door surrounded by rectangular wooden panels. In 1980 Conrad

Bohn incorporated into the Lodge at 3201 Rivercrest Drive the original glass front door and sidelights, which had been stored in the barn of the Bohn's Lodge for two decades.

- A photo of the Bohn home with a "New 1949 Buick" indicates that the front porch columns were originally brick with a wooden railing above the partially covered porch. The change from brick to filigree posts and filigree railing was made in the Kuehne 1998-99 remodel. The filigree railing above the front porch was removed in the 1980s due to leakage in the flat porch roof at the points where the railing was attached to the roof, despite two prior repair attempts.
- 1972: Janet King consolidated small rooms and rear porch into one large kitchen in the interior.
- 1980: Architect Bob Swaffar added trapezoidal windows on either side of the original front door in the attic to improve lighting in an attic bedroom. The wooden door between the windows is original.
- 1980s: New metal roof; enlarged upstairs hallway at rear with windows; finished out attic. *Note:* The Bohns had covered the original cedar shake roof with asphalt shingles.
- 2005: Bob Swaffar built a two-story 30x30 pottery studio on the footprint of an original 20x20 garage (received City variance).
- 2008: Swaffar added eaves to screened porch to prevent rain damage; eaves are identical to original house eaves.

NEIGHBORHOOD CONTEXT

Shoal Creek was the natural western boundary of Austin when Edwin Waller laid out the city's original one-square-mile grid in 1839. The lots inside the 1839 city plan, as well as Outlots beyond the Original City grid laid out by Waller, were sold to the highest bidders.

The Frieda & Walter Bohn House was built in 1924 on Outlot 16 on Seventeenth Street between San Gabriel and Pearl Streets in what is now known as the **Judges Hill** neighborhood, in walking distance to the Texas State Capitol to the southeast, as well as The University of Texas campus to the northeast. The neighborhood takes its name from the many judges and attorneys who built homes in the area, beginning in 1851, just after Austin was selected as the State Capital.

West Avenue was the western boundary of the 1839 Original City of Austin. The homes near this street are some of the oldest in Austin. Spanning a period from the 1850s through the turn of the century, the structures provide insight into the transitioning architectural styles and building materials of the time. They included the 1853 **Glascock Mansion** (razed 1923), and the circa 1855 Chandler-Shelley House, also known as **Westhill**, likely built by **Abner Cook** about the same time Cook was building the nearby 1854 Governor's Mansion and the 1856 **Pease Mansion/Woodlawn**. Many elegant, historic homes still line both sides of West Avenue, including the landmark 1870 **Denny-Holiday House**.

There are at least three periods of activity in the Judges Hill area. First is that beginning during the Texas Republic and running through World War I, roughly 1840 to 1914. The style is reflected in Abner Cook homes and other early buildings. With the Victorian era came a more formal regimen of manners and social style, reflected in homes of the time. The second phase of development includes the period between the two world wars, 1914 to 1945. It includes primarily Colonial and Classical Revival, and **Italianate**, as well as the Bohn's Arts and Crafts Bungalow style. The third phase, following WWII, saw the addition of a few homes in the post-war Ranch and Mid Century Modern styles.

The Judges Hill neighborhood continues to experience controversial revitalization and conversion of some single family residences to professional offices. On West Avenue, for example, is a series of three modern apartment and condominium buildings that replaced two exceptional historic homes: the 1891 Richardsonian Romanesque home of **Edward Mandell House** at 1704 West Avenue, demolished in 1967, and the 1868 **Angetine Townsend-Thad Thomson** home at 1802 West Avenue, demolished in 1962.

The Judges Hill Neighborhood Association is considering nominating the neighborhood as a National Register Historic District.

HOUSE & PROPERTY NARRATIVE

Outlot 16 was originally patented to Jacob Buchman, who sold it to Johann Fruth in 1852. Frederick (Fritz) A. Bernd, a carpenter and wagon maker, bought the west half of the block from the homestead of Johann/John and Kuni guntia Fruth in 1870 for \$900. Bernd retained the land until 1910, when he sold the north half of the west half of the block for \$2000 to Carl Bollmann, executor of Bernd's estate, who two weeks later sold the property to **Ireland Graves** (1885-1969), an attorney and district judge as well as the grandson of former Governor John Ireland.

Graves built his home at the southwest corner of the block, facing 17th Street, circa 1912, and either rebuilt, remodeled or moved the house to face San Gabriel in 1927.¹ **Oscar Robertson** built a home on the northwest corner of the block in 1923. The east half of Outlot 16, facing Pearl Street, included **John Wesley Robertson** (1841-1892) from Tennessee, who purchased the east half of Outlot 16 in June of 1872. In March of 1866 he married **Sophronia M. Austin** (-1921), a relative of Moses and Stephen F. Austin. By 1881, following a term in the Texas Legislature, Colonel Robertson made his home in Austin in a two-story frame house at the southeast corner of the block (900 West 17th). Robertson was elected **Mayor of Austin** for three terms (1884-87), returning to his law practice until his death at the age of 50 in 1892. Sophronia Robertson sold their home in 1906 and moved next door to 1710 Pearl, remaining there until her death in 1921.

Adjacent to the Walter Bohn House is the 1906 Georgian Colonial Revival home that replaced the Robertson's house. It was designed for cattleman **Horace Alexander Thomson** (1846-1940) by his nephew, architect **Henry Bowers 'Hal' Thomson** (1882-1974), son of Horace's brother. Hal became a leading society architect in Dallas and Texas during the first half of the Twentieth Century.

Carl & Eva Harman sold their lot to Walter Bohn, a single man, in March of 1924 for \$3,500. In 1923 the lot was valued at \$1000. In 1924 it was assessed at \$1200.²

BIOGRAPHICAL MATERIAL ... Continued Narrative

Walter Bohn (1902-1990) built the house in 1924 and owned it until 1970. He was one of three second-generation Bohns – including brother Herbert and cousin William – in partnership as **Bohn Brothers**, a dry goods and department store established in 1892 at 517-19 Congress. Walter was with the firm for 36 years, from 1919 to 1955. The store was redesigned by Hugo Kuhne in 1929.

While living at his childhood home at 1609 Colorado, Walter and his parents, Hermann & Alma Bohn, sailed to Hamburg, Germany in 1912, when Walter was ten years old. Perhaps this

¹ City of Austin Lot Registers for 1879 and 1884; 1923, 1924; occupation from Austin City Directory for 1872 and 1884.

² City of Austin Lot Registers for 1923, 1924.

was the beginning of Walter's interest in travel. He had a sideline in his Bohn Brothers office in the 1930s, advising clients of various places to visit in the U.S., Europe, and South America, and arranging tours and cruises for them. The family often traveled abroad – a Caribbean cruise in 1939, a trip around the world in 1964, and many other travels to Mexico, New York City, New Orleans, Europe and South America. Walter brought his son Conrad a long Alphon from Switzerland on one trip. Conrad recalled that his parents enjoyed ballroom dancing and were members of a Friday night dance club.

Conrad recounted that his father frequently walked from his home on West 17th to his work at Bohn Brothers; this is notable in that many of the judges and attorneys in the Judges Hill neighborhood chose to build homes there because of the ease of walking to the courts and Capitol. Conrad himself often walked from their home to Allan Junior High at the corner of Ninth & Trinity (destroyed by fire in 1956).

According to Conrad, Walter was a founding board member of **Capital National Bank**, organized in 1934; in 1939 CNB had the first drive-thru bank window in Austin. Beginning in January of 1934, the bank occupied the ground floor of the 1928 Norwood Building. In 1944, the bank purchased the Norwood building and renamed it the Capital National Bank Building, then modified the adjoining parking garage in 1951 to accommodate the bank facilities. In 1981 the bank moved its headquarters to a larger building. Walter Bohn is listed as a Vice President of CNB in City Directories from at least 1935 through 1960. His father was a founding organizer of Security Trust Company, later the CNB. Walter Bohn and John Burns eventually left the CNB and formed the City National Bank.

Walter Bohn was also a member of **Austin's Lions Club**, as president 1939-40. Walter was in charge of a project to plant pecan trees lining Barton Springs Road from Barton Creek Bridge into Zilker Park.

Walter developed a career in real estate as owner/developer of **Windsor Village**, which opened in 1960 with its initial center designed by architects Fehr & Granger, and was a part owner, with R.B. Rylander and John Burns, of **Casis Village**, **Ford Village** and six or seven other shopping centers; all were eventually sold. The three partners opened a warehouse in Austin and sent a fleet of trucks to San Antonio to buy food goods to sell at the shopping centers. Rylanders Grocery, the center of each shopping center, was ultimately sold to Tom Thumb.

Rivercrest & the Lodge

Conrad states that his father also developed the **Rivercrest Subdivision** on Lake Austin, near St. Stephens School. When Conrad was two or three years old (1928-29), his dad wanted to have a pecan orchard and bought open pastureland overlooking the Colorado River (Lake McDonald, later Lake Austin) on what is now Rivercrest Drive. Two "hillbilly" families – cedar chopper Joe Roberts and rock mason Charlie Reese – lived in a small cabin on the land at alternate times to help cultivate and tend the crops – corn, peanuts and tomatoes – and to care for a few cattle and goats as well as their own gardens and chickens. Walter built a screened wooden platform, which accommodated about six folding army cots, to enjoy fishing with friends on weekends. The platform was situated on cedar posts in concrete, on a stone ledge that projected from the bluff, where several springs provided fresh water. The Bohn children occasionally stayed there, too. Conrad helped plant the pecan trees in four long rows and helped harvest the pecans. The Lodge was initially approached either by boat or by car and foot along a rather treacherous path down the bluff.

There was a flood in 1935 and Frieda Bohn chose the only knoll that was not flooded to build a weekend fishing Lodge, where the Walter Bohn family and friends spent the night after Walter worked all week at the clothing store. George Kneipe, an amateur surveyor and accountant who worked in a lumber store and was a friend of the Bohns, drew up plans for the two-story stone Lodge, and the Roberts and Reese men built it in 1938-39 with enormous stone arches and walls. No other houses were on Rivercrest at that time. No one ever actually lived in the Lodge until Conrad and Dulce retired to Austin in 1980 and added the two-story west wing.

In 1969-70 Conrad's parents built a gorgeous, tasteful, two-story home on Upper Rivercrest, on the bluff above their Lodge, where they lived until their deaths. This house was demolished and replaced with a three-story house by Steve Wagh (Soundblaster card inventor). Matthew McConaughey purchased that house about 2011.

Walter sold most of the lots on Rivercrest to Osborne Construction about 1961, retaining four lots for the Lodge and one for its boat dock across the street. In January of 1965, Walter took the property back from the company, which was in financial trouble, and formed the Rivercrest Corporation. Ten or twelve homes had been built on lots on the street by the time Conrad and his wife retired to the Lodge in 1980. Three rows of the pecan trees were lost to the construction.

The Bohns sold 906 West 17th Street to Robert and Janet Kaufman King in January of 1970 but remained as tenants until May of that year. The Bohns were of German descent, and the fact that Janet and her first husband, Robert King, were professors in the UT German Department was a major factor in their selling the house to the Kings.

FRIEDA AMTHOR RATHMANN BOHN was born March 1, 1904 in McGregor, McLennan County, Texas and died June 11, 1986 in Austin. She was the daughter of William Rathmann (1861-1921, born in Branderburg, Germany) and Dora Amthor (1878-1971) born in Brenham, Washington County, Texas; both died in New Braunfels, Comal County, Texas. By 1920, Frieda resided in New Braunfels, Comal County, Texas.

Frieda's maternal grandparents were William M. Amthor (1849-1866), born in Germany, and Bertha Johns (1845-1926), born in Hamburg, Germany. William Amthor's German-born parents were Henry Amthor Sr. (1799-1865) and Mary Schultz (1814-1854).

According to **Diedra Bohn**, who lived with her grandparents the summer of 1975 and interviewed her grandmother, "Frieda's father, who she adored, was 16 years older than her mother, Dora Rathmann. Her father died when Frieda was a senior in high school in McGregor. Frieda enrolled in college at UT Austin, and she and her mother Dora moved there. Frieda met Walter at a Luther League meeting, where they argued on Women's Suffrage. Frieda figured Walter thought he knew everything. Later on, Frieda and Dora were looking for fabric material downtown at Bohn Brothers. Walter helped them and then asked Frieda out to another Luther League meeting. Dora called a Mrs. Clemmons to get the background on Walter. He must have passed, because Frieda and Walter married in 1924. They had been engaged for two years but didn't tell his parents at first because his parents thought Walter was too young to marry. He was 20 when they got engaged; he married at 22. Frieda was two years younger. They were married, in German, at New Braunfels Evangelical Lutheran Church. They embarked on their honeymoon via train from Austin. They took the train to Denver; stayed at the Brown Hotel a few days. Their destination was Manitou, in Colorado Springs. They hiked up to Cave of the Winds. They rode the railroad up to Pikes Peak. By the time they returned to Austin, they had only 45 cents left, which they spent on a new broom and moved into their new home at 906 West 17th Street."

"Walter's father gave the \$3,500 lot to them as a wedding present. Frieda said that she and Walter had the house built and paid for before they got married. Walter's father also paid for and had sidewalks built while they were on their honeymoon. The original wedding had been postponed from August to September because of Walter's father's illness. Frieda and Walter had wanted to be married in the alcove of their new house, but that was thought (by Walter's father) to be indecent, so it didn't get to happen."

Conrad noted that his mother was an expert in needlework and embroidery, and that he has many examples of her fine workmanship.

CONRAD BOHN (1926-)³ was born and raised in his parents' house with his younger brother Arval. Conrad first traveled to Germany with his parents when he was six years old. His parents took both of their sons on a Caribbean cruise in February of 1939.

Conrad developed his interest in music thanks to his uncle, Carl Widen [pronounced WiDANE], who played the cello in the Austin Symphony for years. Conrad played the French Horn for the Austin Symphony beginning while in Allan Junior High and throughout his UT years. He was the drum major at Austin High and at UT.

Conrad was never a paid employee at Bohn Brothers, but he had several responsibilities performed after hours, such as restocking the spool cabinet with spools of thread.

Conrad lived in the family home until he finished UT in 1948 with a Masters in Chemistry. He married Dulce Buchanan (1925-2005) in 1948 and received his doctorate at UC Berkeley with a specialty in infrared spectroscopy before working in that field for DuPont in their Fibers Department, where they were exploring the chemistry of new polymers like nylon, rayon, Kevlar and other synthetics. After ten years Conrad moved to DuPont's patent determination office; he was instrumental in the patent of TYVEK, a widely used, breathable material used in housing insulation and other applications.

Conrad's brother **Arval Bohn** (1934-2016) was also born and raised in the home. He earned a Masters in Mathematics before moving to Berkeley to teach. Arval helped start the Austin Runner's Club and was active in the Atheist Community of Austin.

BOHN BROTHERS⁴ and Continued Narrative of Walter Bohn

According to Skip Bohn in a 2017 Austin History Center Association oral history interview with Charlie Betts, **Hermann Bohn** came to America from Germany at the age of 16 in 1872, with very little money. He landed at Galveston and soon earned enough to get himself to Austin, where he got a job in a dry goods store owned by **Charles Schaefer**. Hermann sent for his brothers, **Wilhelm/William** and **Heinrich/Henry**, and the three eventually earned enough money to buy out Schaefer, who wished to retire. The three brothers went into business in 1892 as **Bohn Brothers**, a department store selling clothing and dry goods. Heinrich soon moved to San Antonio. The store was located at 517 Congress Avenue (across Congress Avenue from today's 1910 Scarbrough Building and across Sixth Street from the 1910 Littlefield Building) on the southeast corner of Congress Avenue and Sixth Street.

³ Conrad Bohn interviews by Phoebe Allen, March 3 and April 19, 2024 in his home at 3201 Rivercrest Drive, Austin on Lake Austin.

⁴ German names are retained for the original three brothers to distinguish them from their sons.

"**Wilhelm**, a native of Glueckstadt, Germany, migrated in 1879 at the age of 17 to America and settled in Austin. All six of Wilhelm's children were born in Austin, however, all were baptized in Glueckstadt."⁵

In 1918, after the death of Wilhelm, the firm reorganized with Hermann, F.J. (son of Heinrich), and Bertha (daughter of Wilhelm), and the firm's Swedish bookkeeper Carl Widen heading up the business. Hermann's sons, **Walter** and **Herbert**, and daughter **Edna**, who married **Carl Widen**, worked their way up into the business along with Wilhelm's son, **William**.

From a 1939 *Statesman* article⁶, "**Walter Bohn** began working for the firm in 1919 and is today in charge of merchandising, piece goods, and ladies' departments." His brother **Herbert** "started working for the firm actively in 1924 and is in charge of promotions, displays and manager of the boys' department." **William** "began working for the firm in 1914 and is in charge of the clothing and men's furnishings departments." **Carl Widen** is the senior member of the firm, and has been actively connected with the firm since 1918. He is in charge of the accounting and credit departments."

In 1938, Roy Thomas designed an Art Deco home emulating an ocean liner in the Pemberton neighborhood at 1301 W. 29th Street for Walter's brother, Herbert Bohn.

By 1942, Herbert and Walter (sons of Hermann) and William (son of Wilhelm), were still running the business together with Carl Widen. In 1948 Carl Widen and William, Jr. retired. Herbert and Walter bought their interests.

Herbert wanted to bring in his two sons, Bob and H.E. Skip Bohn. So, in 1955, **Herbert bought out Walter's interest**. Skip graduated from UT in 1955 and joined the firm. After his action in WWII, Bob went to law school, left the business and moved to California to work as an attorney, leaving Skip as the major owner. Herbert retired when the store closed in 1960 and was associated with the Bohn Travel Agency.

BOHN MATRIARCH & BOHN BROTHERS: Continued Narrative

The Bohn brother's mother, **Margarethe Bohn**, also came to America and is pictured with her three sons in an undated photo in a 1960 newspaper article⁷. At that time, the Bohns had been in business continuously for 68 years in the same building at 517-519 Congress, in the hands of four generations of the Bohn family. The article announced that the store would be closing that spring or summer.

"The Bohn store was founded in 1892 by the three Bohn brothers –Heinrich, Wilhelm, and Hermann – in association with their mother, Mrs. Margarethe Bohn, after the family had come to America from their native Germany."

"After six months, Henry [Heinrich] Bohn left the store association and returned to San Antonio, where he became interested in the saddlery business ... in 1900 the Bohns purchased the building and the land site. These two men operated the store until 1918 ... with the death of William Bohn [Margarethe also died in 1918]. Herman[n] Bohn next became associated with sons of his two brothers in the store's operation – William Bohn, son of William [Wilhelm] Bohn, and F.J. Bohn, son of Henry [Heinrich] Bohn. The latter remained only a short time."

⁵ Bohn biographical file, Austin History Center, B68193.

⁶ "Men Active in Bohn Bros. Management" (with photos of Walter, Herbert and William Bohn and Carl Widen), *Austin American Statesman*, March 26, 1939.

⁷ "After 68 Years, Bohn's Is Quitting Business Here," *American Statesman*, April 3, 1960.

The article goes on to explain that Carl Widen married Hermann's daughter, Edna, and became an active partner in 1918. Hermann's sons Walter and Herbert Bohn joined the firm in 1920 and 1923, respectively; Hermann died in 1931.

The original store building was remodeled in 1905 with the first plate glass front display window in Austin, and again in 1929 by architect Hugo Kuehne when enlarged to two stories, with molded stone and grillwork on the front and as the first to install air conditioning among Austin's businesses. It was remodeled in 1950 into a modern store.

Five years after the 1950 remodel, "Herbert bought out the interests of the other owners – Walter Bohn, William Bohn and Carl T. Widen – and formed a new partnership with his son, H.E. 'Skip' Bohn." The store name changed to Bohn's. "The store was then remodeled and reorganized into a fashion specialty shop."

The 1968 article states that in retirement, "Walter Bohn, a director and stockholder in the Capital National Bank, is sole owner of Windsor Village in Northeast Austin and is a partner in the operation of two other shopping centers – Casis Village and Ford Village."

The retired "William Bohn has kept in touch with retailing as a salesman for Joseph's Man's Shop and he also has investments which engage his attention. Herbert Bohn is a stockholder in the Capital National Bank and is engaged in the real estate and rental field and has investments here."

CURRENT RESIDENT OWNERS (1970 – current)

Janet Kaufman King Swaffar (1935-) was born in Minnesota to an ear, eye, nose and throat surgeon and to a nurse of German descent who lived in a German community as a child and spoke German; hence Janet's interest in the German language. Janet received a Ph.D. and M.A. in German from the University of Wisconsin and is a Professor Emeritus in German Studies at UT Austin, a professor beginning in 1982. Prior to becoming a Professor, she taught German at UT, Yale, UW, and other colleges. She was a Fulbright Exchange Teacher in Bremen and Göttingen, West Germany in 1956-57. She holds many professional awards and honors in her field, has published numerous articles and translations, has written a book in German on German literary magazines, and has co-written several academic books. She also received a large grant from the NEH for an innovative approach to language learning in the public schools as well as at the college level.

Janet married Robert Desmond 'Bob' King, Professor of German and Linguistics and Dean of Liberal Arts at UT; they had one child: Marguerite Irene King Neumann (1966-), and Janet had a son, Mark Schwartz (1960-2020), by a prior marriage. The Kings moved to Austin in 1965 and bought the Bohn House in 1970; Janet retained the house following her August 1971 divorce. Janet married Bob Swaffar on July 7, 1977.

Robert Charles 'Bob' Swaffar (1944-) is an architect who has since 2003 worked as a potter and proprietor of artSAR Pottery, located in the studio he built behind his home. He has a B.S. in Math from Oklahoma State University, and a Master of Architecture and M.A. in Computer Science from UT Austin. He worked as a Senior Systems Analyst, Adjunct Professor and Director of Computer Laboratories in the School of Architecture at UT Austin from 1988 to 2003. In 1969 he served in Ethiopia in the Peace Corps.

JUSTIFICATION

The Frieda & Walter Bohn House merits historic landmark status for its exemplary Craftsman design of a bungalow by noted architect Hugo Kuehne as well as its historical significance to the City of Austin as the home of the family of Walter Bohn of Bohn Brothers, which played an important role in Austin as one of its early Congress Avenue businesses.

The property dates from 1924 with modifications during the Bohn tenure from more than 70 years ago. It is commendable that the home continues to serve as a residence in a neighborhood where homes are increasingly utilized as businesses. It is the hope of the present owners that it will continue to be used as a home.

The high degree of integrity of the home in its original materials and style has been beautifully maintained since 1970 by the present owners/residents and deserves preservation with status as a City of Austin Historic Landmark. It includes no significant alterations that compromise its integrity. The Judges Hill Neighborhood Association values the home as a significant feature of the neighborhood's historic identity and supports the inclusion of this home into any future City of Austin and/or National Register Historic District.

Architectural Drawings in possession of Swaffars and/or the Austin History Center:

- Kuehne drawings/blueprints dated May 1, 1924.
- Kuehne Additions, Blueprints, March 1934/May 1, 1934
- Design Drawings for office door & front porch/door changes, Nov. 1958 & Feb. 1, 1959

PHOTOS of 906 West 17th

Historical B&W Photos:

- A. Bohn House June 1, 1959** by Commercial Pictures, Austin (collection of Diedra Bohn) 8x10 print
- B. Bohn House with "New 1949 Buick"**, in front, Frieda Bohn on steps; *note brick columns upper wooden porch railing and front door with side and top lights*. Conrad Bohn archives. 5x7
- C. Seasons Greetings from The Bohus**: Conrad, Walter, Frieda, Arval. Conrad Bohn archives.
- D. Walter Bohn gardening at front of house**; brick columns, circa 1949. Conrad Bohn archives.

Exterior photos of Swaffar-era House by Phoebe Allen, April 22 & July 3, 2024, color prints

1. **Front/South façade**, 8x10 print, 4/22/2024
2. **SouthEast façade** 5x7, 7/3/2024
3. **West façade** 5x7, 7/3/24
4. **Street View of front façade** 7/3/24
5. **NE corner view of screened porch (studio behind)** 7/3/24
6. **View from NE corner of partial rear/north façade** 7/3/24
7. **Rear/north façade (partial)** 7/3/24
8. **Studio outbuilding's west façade with rear/north façade of house** 7/3/24
9. **Studio outbuilding from SW view of West and South façades** 7/3/24
10. **Studio outbuilding from SW view of East façade** 7/3/24
11. **Sauna outbuilding** 7/3/24
12. **Filigree porch railing from 1959 era in use as garden border since 1980s**
13. **Front door detail w/ open screen door and wooden surrounding panels from 1959**

14. Front door detail from interior 4/22/24
15. SW corner with view of west dining room windows* & north façade office door
16. East façade Craftsman detail of windows**

Interior photos by Phoebe Allen, April 22, 2024

17. Craftsman windows of dining room*
18. East windows from interior **
19. Attic bedroom with view of front attic door and windows
20. "Bohn Boys" upstairs bedroom (1934 addition)
21. Photo of Sanborn map lot at 906 W. 17th

The Walter Bohn Lodge, 3201 Rivercrest Drive on Lake Austin

Photographed by Phoebe Allen, 3/30/2024 & 4/19/2024

- a. 3201 Rivercrest Home of Conrad Bohn, originally parents' lodge (west wing added 1980)
- b. Arch of original Bohn Lodge with door from 906 W. 17th used to enclose porch (removed 1959) with Conrad Bohn pictured, age 97
- c. Double doors originally from the front door side-lights of 906 W. 17th (removed in 1959)
- d. Bedroom set two Bohn boys used at 906 West 17th
- e. Chair seat embroidered by Frieda Bohn (collection of Conrad Bohn)

Historical Documentation

Deed Chronology of 906 West 17th Street, Austin Texas

- | | | |
|-------------------------------------|---|--------------|
| 1852 Jan 9 | State of Texas to Jacob Buchman, patent #199, filed 1852 Mar. 17 | Book E/478 |
| | Gov. P.H. Bell | |
| 1852 Mar 16 | Jacob Buchman to Johann Fruth \$75 | Book E/478 |
| 1870 Mar 25 | John Fruth & wife Kuniguntea Fruth (-1879) to Frederick Bernd | Book U/440 |
| | \$800 | |
| 1906 Jan 31 | Death of F.A. Bernd. Carl Bollman (husband of dau. Amanda Bernd) filed probate of Bernd estate valued at \$3,500. Complex settlement w/ family members. | |
| 1910 Jun 1 | Charles Bollman & wife Amanda B. to Ireland Graves & wife | Book 240/393 |
| | \$3,000 | |
| 1917 Apr 30 | Ireland Graves & wife Mary Stedman Graves to C.L. Black \$2,500 | Book 294/325 |
| 1923 Mar 23 | Charles L. Black & wife Alzada H. Black to Carl Hartman & wife Eva M. Hartman \$2,575 | Book 348/98 |
| 1923 City Lot Register, pg. 499-500 | Lot 16E \$1,000 assessed value | |
| | Hartman, Carl & Eva 80 x 137 ft. SW ¼ | |
| 1924 Mar 20 | Carl Hartman & wife Eva M. Hartman to Walter Bohn, a single man | V.360/106 |
| | \$3,500 | |

- 1924 City Lot Register p. 503, Part Lot 16E \$1,200 assessed val. Walter Bohn 80 x 137 ft. SW ¼
1970 Jan 14 Walter Bohn & wife Frieda to Robert King & wife Janet K. King V.3792/478
\$42,500 [Bohn leased the house for four months, to May 14, 1970]
- 1972 Nov 21 Execution of divorce settlement Robert King to Janet King 4490/253

SOURCES

- "After 68 Years, Bohn's Is Quitting Business Here," *American Statesman*, April 3, 1968.
- "Men Active in Bohn Bros. Management" (with photos of Walter, Herbert and William Bohn and Carl Widen), *Austin American Statesman*. March 26, 1939.
- Bohn family biographical file, Austin History Center
- Diedra Bohn, daughter of Conrad Bohn. email communications, May 2024
- Conrad Bohn Interviews by Phoebe Allen at 3201 Rivercrest Drive, 3/30 & 4/19/2024

City Directory Timeline of Residents & entries related to Bohn Brothers

- 1924 No 906 W. 17th is listed, only H.A. Thomson at 900, and Ireland Graves at 910 W. 17th
Walter Bohn, salesman Bohn Brothers, 1609 Colorado
- 1927 Bohn, Walter (Frieda), 906 W. 17th, owner/home
- 1930-31 Bohn, Walter (Frieda). Bohn Bros. h. 906 W. 17th
- 1935 Bohn, Walter (Frieda). Bohn Bros. V.P. Capital National Bank in Austin. h906 W. 17th
Bohn Bros. (Carl T. Widen, Wm, Walter & Herbert Bohn) Dept. Store, Steam Ship
Agents, 517-519 Congress.
- 1940 Bohn, Walter (Frieda). Bohn Bros. VP Capital National Bank in Austin. 906 W. 17th
Bohn Bros. (Carl T. Widen, Wm, Walter & Herbert Bohn) Dept. Store, Steam Ship
Agents, 517-519 Congress
- 1952 Bohn, Walter (Frieda R). Bohn Bros. VP Capital National Bank in Austin. 906 W. 17th
Bohn Bros. (Carl T. Widen, Wm, Walter & Herbert Bohn) Dept. Store, Steam Ship
Agents, 517-519 Congress
- 1955 Bohn, Walter (Frieda R). Bohn Bros. VP Capital National Bank in Austin. 906 W. 17th
Bohn Bros. (Walter & Herbert Bohn) Dept. Store
Bohn, Skip H. (Lynne L). merchant Bohn Bros. res 1210 Norwalk Lane Apt B
Bohn, Wm (Gertrude) salesman Joseph's Man's Shop
- 1960 Bohn, Walter (Frieda R). Bohn Bros. VP Capital National Bank in Austin. 906 W. 17th
Bohn's. Herbert & Skip H.E. Bohn, Dept. Store
- 1969 Bohn, Walter (Frieda R.) inv. h906 W. 17th
Robt. D. (Janet K.) asst prof UT, 1905 David St.
- 1970 Robt. D. King (Janet) 906 W. 17th
(Neither the Walter Bohns nor Rivercrest Drive is listed.)
- 1980 Swaffar, Mrs. Janet K. assoc. prof. UT 906 W. 17th
Swaffar, Robt. C. (Janet K.) programmer Austronics, 906 W. 17th
- 1990 Swaffar, Robt. C. (sr. sys. Archt. UT) & Janet K. (prof. UT) h906 W. 17th
- 2010 Swaffar, Robt. C. & Janet K. h906 W. 17th

2024 The Swaffars are the current residents of 906 W. 17th

BOHN FAMILY TREE

According to a handwritten tree in the AHC archives and trees on Ancestry.com, the three brothers were sons of **Margarethe Catharina Heye**, born in Uetersen, Schleswig-Holstein, Germany (1833-1918), and **Johann Frederick Bohn** (1823-1903), born in Krump, Schleswig-Holstein, Germany. The sons were born/raised in Glueckstadt, Schleswig-Holstein, Germany.

1. **Jacob HEINRICH/Heury** (1855-7)

Frederick J. (F.J.) Bohn (1876-1934) m. **Katherine Cain** (-1925) in 1910 in Austin
Katherine, Evelyn and Lola

2. **WILHELM/William P.H. Sr.** (1862-1918) m. **Bertha** (1866-1931)

Margaret (1895-1962) m. **Emil Haenel**
Clara Sophie Haenel m. **Joe F. Saegert** in 1910

WILLIAM JR. (1897-1965) m. **Gertrude** __

Irma Bohn m. __Hudson
Naomi 'Niki' Bohn m. __ Sanders
William H. Bohn

Hermann Marwitz Bohn (23 Jan 1900-16 Aug 1970) m. **Esther** __
Gretchen Bohn m. **Dartell King Jones**

Louise Bohn (1904-) m. **Manfred Holk**

Bertha Bohn (1907-) m. **Bobby Robison**

Johannes Bohn (1910-) m. **Exelle Speckels** (-1964).

(Johannes ran the German 1879 Saegerrunde Hall for many years.)

John Wm. Bohn m. **Ruby Coyleen Turlington** in 1964

Helen Ann Bohn m. **Ray Alton Frady** in 1956

Pam Frady

Barbara Bertha Bohn m. **Edgar Fox Garner** in 1964

3. **HERMANN Jacob** (1872-1931) m. **Alma Hofheinz** (1878-1950)³

i. **EDNA Augusta** (1896-1936) m. **CARL Theophilus WIDEN** (1884-1985, born in Iowa to Swedish immigrants) m. in 1918. Carl was a member of the original UT Longhorn Band, a founding member of the Austin Symphony, and member of the Austin School Board 1933-45. The Carl T. Widen Elementary School is named in his honor.

Alma Gustava Widen (1919-2010)

Edna Widen (1922-2018) m. **Harry P. Whitworth** → 4 children: Flip, Gary, Ann, & Julie

Eleanor Hilda Widen (1927-1958)

ii. **WALTER William Herman Bohn** (28 March 1902- 15 Oct 1990) m. **Frieda Amthor**

Rathmann (1 Mar 1904 - 11 Jun 1986) - married in 1924 in Comal County.

1942 Draft card: height 5'6", 170 lbs., gray hair, blue eyes.

Walter and **Frieda Bohn** were cremated and do not have obituaries. Children:

Conrad Bohn (4 Oct. 1926-) & **Dulce Buchanan** (1925-2005) m. 1948.

Dwin Bohn m. **Karen** NJ

Ralt Bohn m. **Susan** NC

Diedra m. **Jim Riehl** (div) NC

Rista m. **Peter Anderson** LA

Arval Wendell Bohn (1934-2016)

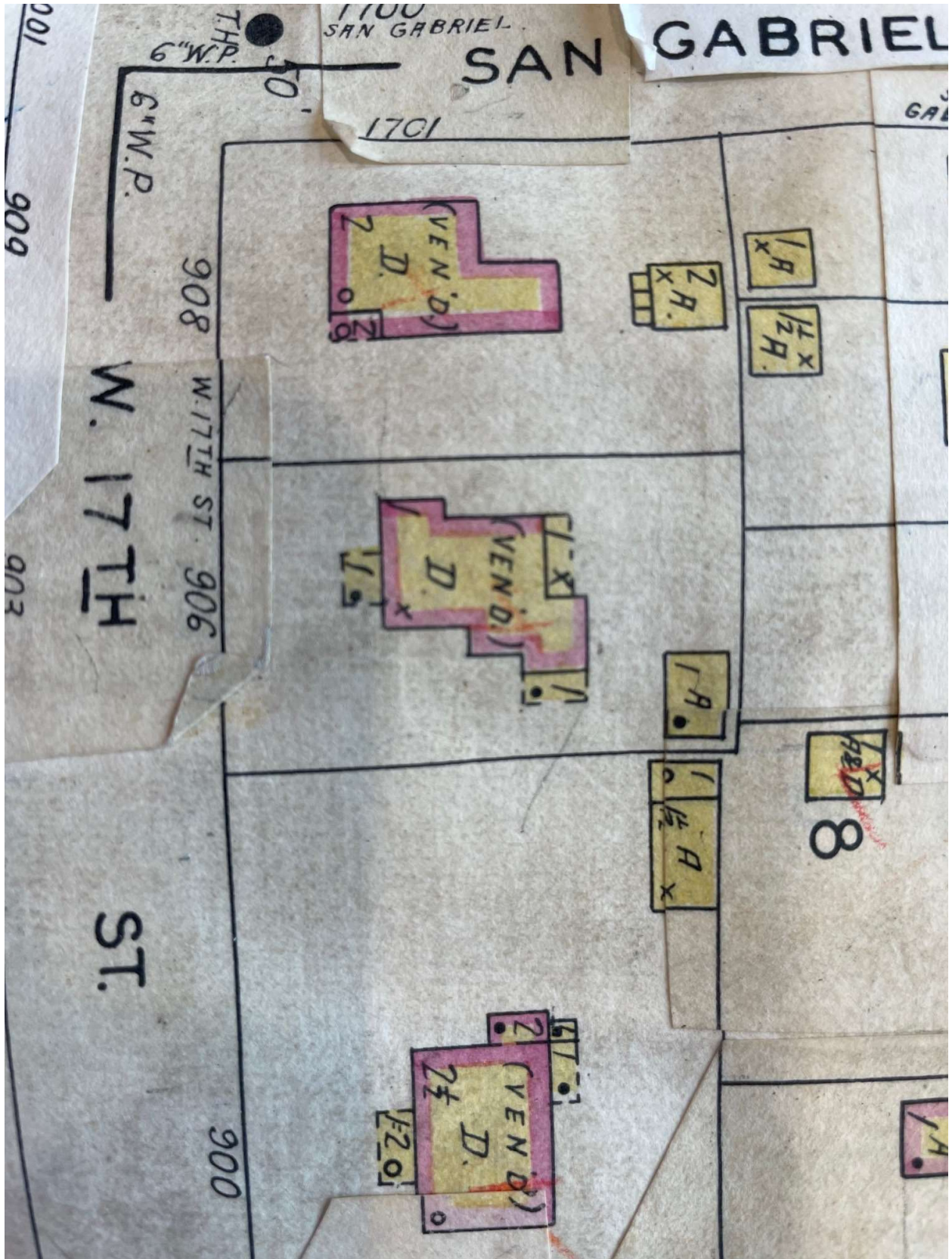
iii. **HERBERT Daniel Friederich** (1905-1967) m. **Alice Lydia Heinen** in 1922

Colleen N. Bohn (1928-2006) m. **Doyle H. Moore**

Robert 'Bobby' Bohn, m. **Gay Malloy**, Attorney in California.

H.E. 'Skip' Bohn m. **Lynne Lovinggood**. Joined his father in Bohn Travel Agency in the Driskill Hotel lobby; the agency had operated as a side business in Bohns.

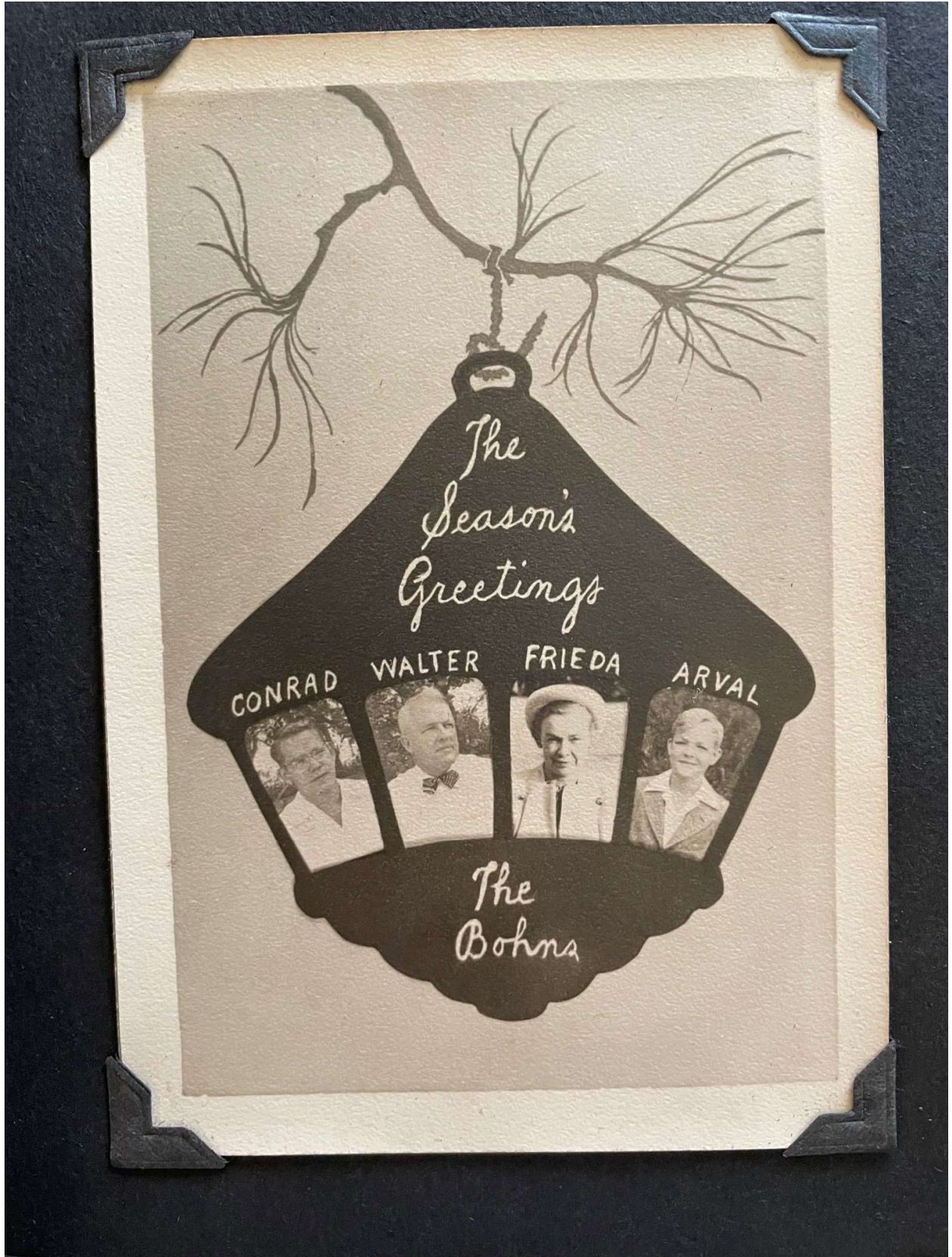
³ The Hermann Bohn family lived at 1609 Colorado Street (SE corner of 17th & Colorado, demolished).







B



C



D



1



2



3



4



5



6



Historic Granger House & Porch
Jeff Harper & Mark Seeger
805 West 16th Street
Austin, TX 78701

June 28, 2024

City of Austin
Historic Landmark Commission
Planning Commission
City Council Members

RE: Historic Zoning application for Frieda & Walter Bohn House


Honorable Mayor, Councilmembers, and Commissioners:

As our elected and appointed officials, we are encouraging your approval of the Historic Zoning application for the Frieda & Walter Bohn House located at 906 West Seventeenth Street in the Judges Hill Neighborhood. Research completed by the applicant demonstrates that:

- The structure is of a contributing nature architecturally and historically
- Several prominent Austinites have lived in the house
- It is located in one of Austin's first neighborhoods outside the Original City

The Frieda & Walter Bohn homestead has been fortunate to have such wonderful stewards, Janet and Bob Swaffar, who have preserved the integrity of the structure and have been committed to sustaining the beautiful tree canopy and landscape that surrounds the home. Janet is an avid gardener and has shared many of the fruits of her labor with surrounding neighbors – and Bob is a wonderful potter and has likewise shared his artwork with many – and we feel we have a part of their home at ours with the many contributions they have both shared widely.

Best regards,



Jeff Harper and Mark Seeger - Owners

The Historic Granger House and Porch
A National, State and City Landmark Property



From: **Rebecca Bingham** /rebeccabingham@austinet.net
Subject: **Support for historic designation for Swafford Home on 17th**
Date: **June 26, 2024 at 11:57 AM**
To: **phoebezink@gmail.com**

I fully support the historic designation for the Frieda and Walter Bohn House at 906 West Seventeenth Street, Austin, Travis County, Texas 78701

Rebecca Bingham
1805A San Gabriel Street
Austin, Texas 78701

From: **Jim Montgomery** jimmont4848@gmail.com
Subject: **Historic designation for 906 W. 17th St**
Date: **July 1, 2024 at 3:16 PM**
To: phoebezrik@gmail.com



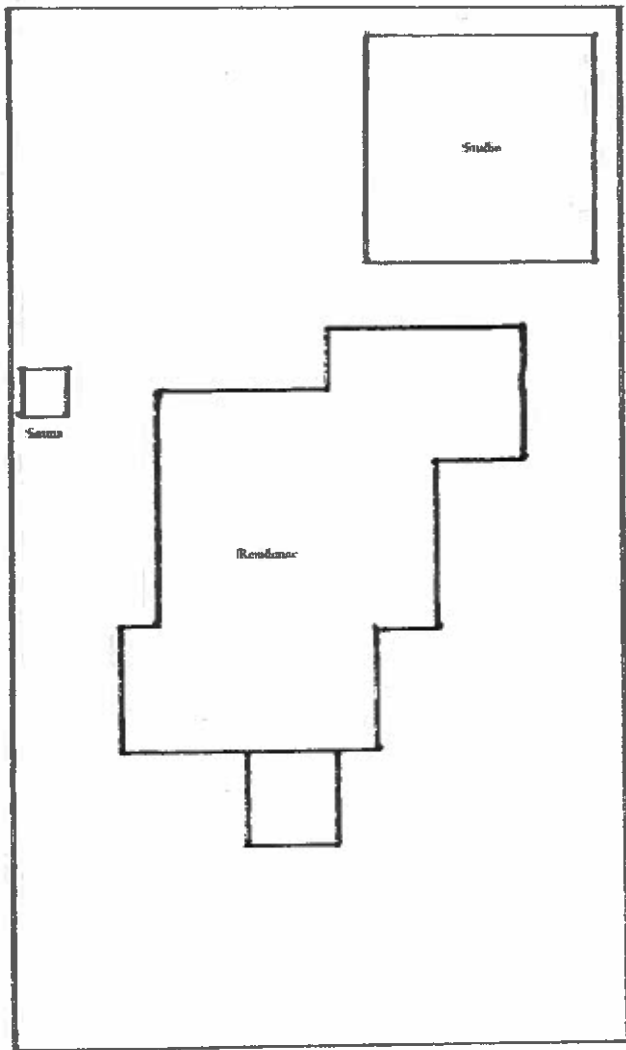
**To: Members of the city of Austin Planning Commission
Members of the Historic Landmark Commission
Mayor and members of the Austin City Council**

On behalf of the Judges Hill Neighborhood Association I'm writing in support of the application for Historic Landmark Status for the following property in our neighborhood:
Tax Parcel Number: Property ID 202029 Ref ID2 No. 02110104080000

**Owner: Janet Kaufman Swaffar
Address: 906 W 17th St. Austin, TX 78701**

This property is an important contributor to the historic nature of our neighborhood, and certainly meets the criteria to be added to the many contributing properties that we enjoy in Judge's Hill.

Sincerely,
Jim Montgomery
President, Judges Hill Neighborhood Association



*American Statesman
March 26 1933*

Men Active in Bohn Bros. Management



(2)
WALTER BOHN



Photo by Jensen
HERBERT BOHN

Walter Bohn is the son of Hermann Bohn who died in 1931. He started working for the firm in 1919 and is today in charge of merchandising, piece goods and ladies' departments.

Herbert Bohn is also the son of Hermann Bohn, co-founder of Bohn Bros. He started working for the firm actively in 1924 and is in charge of promotions, displays and manager of the boys' department.



(1) Photo by Jensen
WILLIAM BOHN



Photo by Jensen
CARL T. WIDEN

William Bohn is the son of William Bohn, co-founder of Bohn Bros. who died in 1918. He began working for the firm in 1914 and is in charge of the clothing and men's furnishings departments.

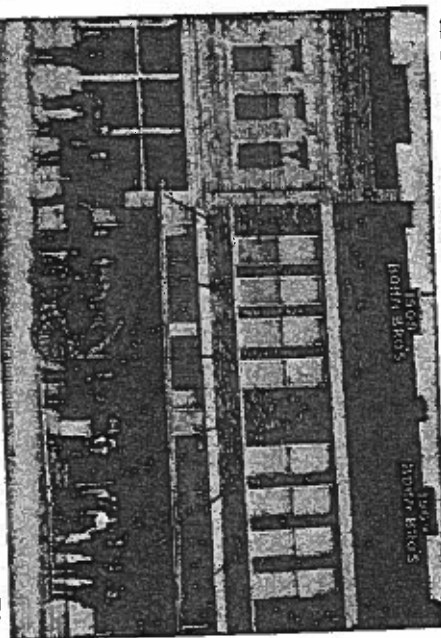
Carl T. Widen is the senior member of the firm, and has been actively connected with the firm since 1918. He is in charge of the accounting and credit departments.

BOHN BROS. 47 YEARS AGO!



From this beautiful high-angle view you can see how the store has grown into a fine business. The store was located in a building that was destroyed by fire in 1907. The store was located in a building that was destroyed by fire in 1907. The store was located in a building that was destroyed by fire in 1907.

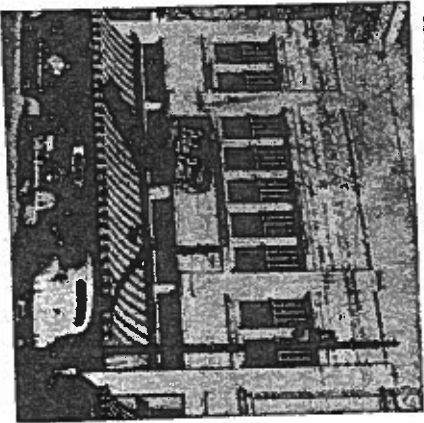
BOHN BROS. 30 YEARS AGO!



BOHN BROS. TODAY!

**A PROMISE MADE
A PROMISE KEPT...**

Forty-seven years ago this company was founded upon the dedication and promise of selling the best quality merchandise at fair, reasonable prices. This promise has been kept through the years. A solid store in each city which has maintained its high standards in the realization of its customer's needs. Bohn Bros. has a reputation for its quality merchandise, its promptness in filling orders, its friendly personality, and its service to the community. And through the years the fulfillment of a promise made.



517-519
Congress
Bohn Bros.
AUSTIN,
TEXAS

UD

AFTER 68 YEARS

Bohn's Is Quitting Business Here

Austin's pioneer department store — Bohn's which has been in business continuously for the past 68 years in the same building at 517-519 Congress Avenue, will disappear from the downtown merchandising field late this spring or early in the summer.

H. E. Bohn, active partner in the business, said a "retiring from business" sale will be opened Monday and will be continued until present store stocks are sold.

The building and land which is owned by the owners of Bohn's will remain in their possession and later will be leased, probably to another retail store operation similar to the Bohn store.

With their close out from the retail merchandising field, H. E. Bohn and his father, Herbert Bohn, will devote their full time to the Bohn Travel Agency, which has opened an office in the Driskill Hotel lobby. This agency has for years been operated as a side business in the Bohn Store building.

The Bohn store was founded in 1892 by the three Bohn brothers — Henry, William, and Herman — in association with their mother, Mrs. Margarethe Bohn after the family had come to America from their native Germany.

The founders purchased the store from Charles Schaefer who had operated a general merchandise business at that location. Herman Bohn worked for Schaefer and when the latter wanted to close down his store Herman persuaded his brothers to join him in buying it. The result was the founding of a business in which four generations of the Bohn family have had a hand for nearly seven decades.

After six months, Henry Bohn left the store association and re-

turned to San Antonio where he became interested in the saddlery business.

The firm under the partnership of Herman and William Bohn prospered with the result that in 1900 the Bohns purchased the building and the land site. These two men operated the store until 1918 when the partnership was broken with the death of William Bohn.

Herman Bohn next became associated with sons of his two brothers in the store's operation — William Bohn Jr., son of William Bohn and F. J. Bohn, son of Henry Bohn? The latter remained only a short time.

Carl T. Widen married Edna Bohn, daughter of Herman Bohn, and became an active partner in the firm in 1918. Two sons of Herman Bohn came into the firm — Walter Bohn in 1920 and Herbert Bohn in 1923. Their father, Herman Bohn, died in 1930.

The original store building was remodeled for the first time in 1905 when the owners installed the first plate glass front in Austin. The store was again remodeled in 1929 and enlarged to a two-floor operation. The newly en-

larged store was also the first to install air conditioning among Austin's business establishments.

For the third time, the store was remodeled in 1950 into a modern store. Five years later, a reorganization took place when Herbert Bohn bought out the interests of the other owners — Walter Bohn, William Bohn and Carl T. Widen — and formed a new partnership with his son, H. E. Bohn, the present active managing partner in the firm.

With the change in organization, the name of the store was changed from Bohn Brothers to Bohn's. The store also was remodeled and redepartmentalized into a fashion specialty shop.

The store managed to grow with Austin and it attained its largest year's volume of business in 1958 and its largest single month came in December 1959.

Retirement from the retail merchandising field hasn't meant retirement completely for the Bohns. Walter Bohn, a director and stockholder in the Capital National Bank, is sole owner of Windsor Village in Northeast Austin and is a partner in the operation of two other shopping centers — Cassis Village and Ford Village.

William Bohn has kept in touch with retailing as a salesman for Joseph's Man's Shop and he also has investments which engage his attention.

Herbert Bohn is a stockholder in the Capital National Bank and is engaged in the real estate and rental field and has investments here.

No history of the Bohn firm can be complete, however, without a word about one of the firm's faithful employees — Mrs. Ellen Johnson Sandstrom — in the better ready to wear department who has been with the store for 36 years.



These three brothers and their mother, who had come from their native Germany, founded the Bohn department store here in 1892. They are, seated, left to right, Henry Bohn and Mrs. Margarethe Bohn;

standing, from left, William Bohn and Herman Bohn. During its 68 years of operation, the store has been in the hands of four generations of the Bohn family.

Austin History Center

Ap. 3, 1960

JOB #	2024062
DATE	
DWG #	2024062-1
DATE	02/04/24
SCALE	1" = 30'
SHEET	1 OF 1

Revision

NO.	REVISION	DATE

Boundary Survey of a portion of
Outlot 16 in Division E,
City of Austin,
Travis County, Texas.

SWAFFAR

DELTA LAND SURVEYING
14900 Avery Ranch Blvd., Ste. C200 #241
Austin, Texas 78717
(512) 761-8900
www.DeltaLandSurveying.net

DESCRIPTION:

A tract of land situated within Outlot 16 in Division E of the Government Outlots adjoining the City of Austin, Travis County, Texas according to the map or plat thereof on file in the General Land Office of the State of Texas and being the same tract of land conveyed to Janet Kaufman King by a deed filed for record in Volume 4490 at Page 233 of the Deed Records of Travis County, Texas. Said tract of land being more particularly described by verses and bearings as follows:

Commencing, for a do., at a 5/8" rebar with a cap marked "RPLS 6196" having Texas State Plane Grid Coordinates of: N 16,675.676 56 and E 3,112,246.99 found at the intersection of the North right-of-way line of West 17th Street and the South right-of-way line of San Gabriel Street for the Southeast corner of the aforementioned Outlot 16 and the Southwest corner of a tract of land conveyed to Brian Kavanaugh-Jones and Shana Feste by a deed filed for record under Document Number 2021019926 of the Official Public Records of Travis County, Texas, from which a 5/8" rebar found for the Northeast corner of said Feste tract bears N 16°50'51" is a distance of 137.45 feet;

Thence S 72°43'49" E, along the aforementioned North right-of-way line, a distance of 102.93 feet to a station "P" set on the West edge of a concrete retaining wall for the eastern South corner of said Feste tract and the Point of Beginning of the tract of land herein described;

Thence N 17°00'21" E, along the eastern boundary line of the aforementioned Feste tract and the tract of land herein described, a distance of 136.51 feet to a point for their common North corner on the South boundary line of a tract of land conveyed to Andrea Grubert by a deed filed for record under Document Number 2005197107 of the Official Public Records of Travis County, Texas;

Thence S 72°43'49" E, passing at 14.43 feet an iron pipe (2" in diameter) found for a reference corner, passing the South corner of the aforementioned Grubert tract and a tract of land conveyed to W. A. & S. H. Rodriguez by a deed filed for record under Document Number 3524018566 of the Official Public Records of Travis County, Texas, passing the eastern South corner of said Rodriguez tract and a tract of land conveyed to D. J. Joaquin Garcia, Jr., et al and continuing for a total distance of 81.99 feet to a point in a stone retaining wall for a common corner of said Garcia tract and the tract of land herein described;

Thence S 17°00'21" W, passing the eastern West corner of the aforementioned Garcia tract and a tract of land conveyed to G. R. Graves, et ux by a deed filed for record in Volume 10977 at Page 1679 of the Deed Records of Travis County, Texas and continuing for a total distance of 158.53 feet to a point, on the aforementioned North right-of-way line, for the eastern South corner of said Graves tract and the tract of land herein described, from which a 1/2" rebar found at the back of sidewalk for a witness corner bears S 50°57'14" W a distance of 2.75 feet;

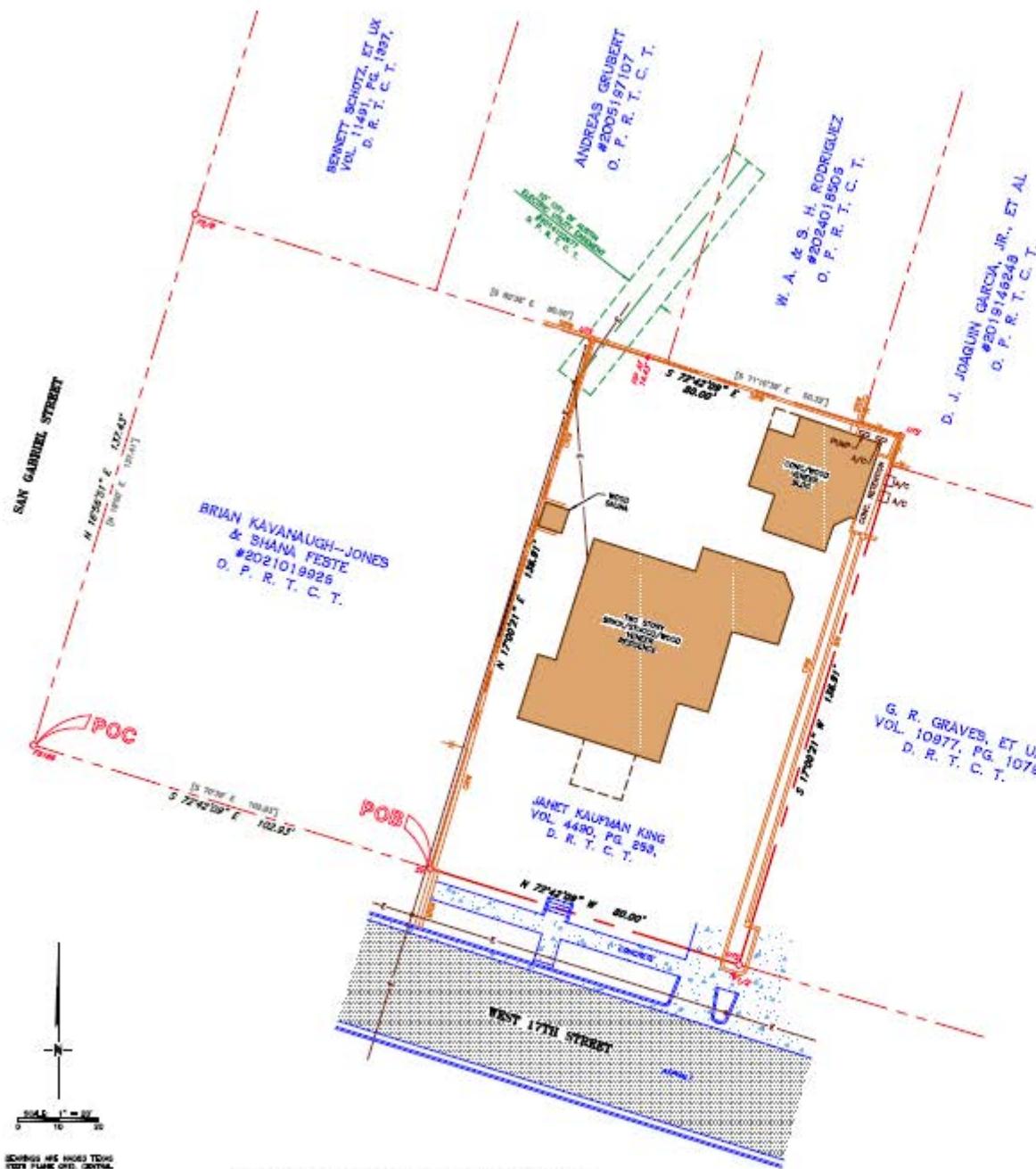
Thence N 72°42'49" W, along the aforementioned North right-of-way line, a distance of 80.88 feet to the Point of Beginning. Said tract of land containing 10,993 square feet or 0.251 acres, more or less.

LEGEND

()	Record data per description
1/2"	Found 1/2" Rebar
5/8"	Found 5/8" Rebar
20196	Found 3/8" Rebar with cap marked "RPLS 6196"
IP	Found Iron Pipe (2" diameter)
SV	Set checked "✓"
UTS	Unable to set
CRW	Concrete Retaining Wall
SRW	Stone Retaining Wall
MRW	Metal Retaining Wall
BW	Brick Wall weaknesses
CLF	Chain Link Fence
D. R. T. C. T.	Deed Records of Travis County, Texas
O. P. R. T. C. T.	Official Public Records of Travis County, Texas
POB	Point of Beginning
POC	Point of Commencement

I do hereby certify that this survey was made on the ground, under my direct supervision and that the same is a true and correct representation of this property, said survey and plan meet the Minimum Standards for Land Surveying in the State of Texas.

Larry W. Busby
TX RPLS No. 4967



NOTE: Existing landscaping (trees, pavement areas, etc.) within the tract herein is not shown herein.

SHOWINGS ARE MADE TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND BELIEF. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND NO EVIDENCE OF UNLAWFUL ENCROACHMENTS OR OTHER MATTERS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY.



Permitting and Development Center | 6310 Wilhelmina Delco Drive, Austin, TX 78752 | (512) 978-4000

Property Profile Report

General Information

Location: **906 W 17TH ST**
 Parcel ID: **0211010408**
 Grid: **MJ23**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **No Future Land Use Map**
 Regulating Plan: **No Regulating Plan**
 Zoning: **SF-3**
 Zoning Cases: [C14H-2013-0005](#)
[C14H-2024-0115](#)
 Zoning Ordinances: **19990225-070b**
 Zoning Overlays: **ADU Approximate Area Reduced Parking
 Downtown Austin Plan Districts: Judges Hill
 Residential Design Standards: LDC/25-2-Subchapter F
 Selected Sign Ordinances**
 Infill Options: **--**
 Neighborhood Restricted Parking Areas: **--**
 Mobile Food Vendors: **--**
 Historic Landmark: **--**
 Urban Roadways: **Yes**

Zoning Guide

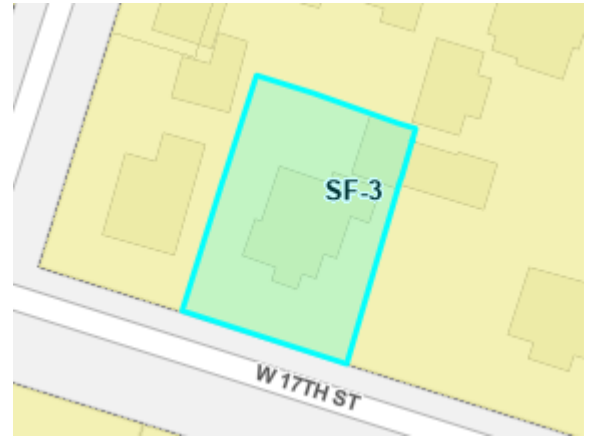
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
 FEMA Floodplain: **No**
 Austin Watershed Regulation Areas: **URBAN**
 Watershed Boundaries: **Shoal Creek**
 Creek Buffers: **No**
 Edwards Aquifer Recharge Zone: **No**
 Edwards Aquifer Recharge Verification Zone: **No**
 Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

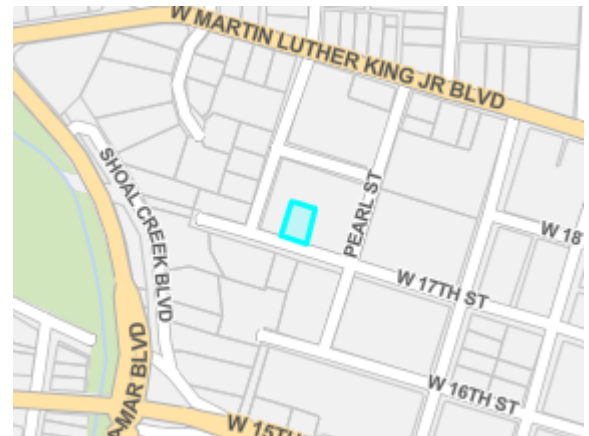
Jurisdiction: **AUSTIN FULL PURPOSE**
 Council District: **9**
 County: **TRAVIS**
 School District: **Austin ISD**
 Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Central Austin Community Development Corporation, City of Austin Downtown Commission, Downtown Austin Alliance, Downtown Austin Neighborhood Assn. (DANA), Friends of Austin Neighborhoods, Historic Austin Neighborhood Association, Homeless Neighborhood Association, Judges Hill Neighborhood Association, Neighborhood Empowerment Foundation, Preservation Austin, SELTexas, Shoal Creek Conservancy, Sierra Club, Austin Regional Group**



Zoning Map



Imagery Map



Vicinity Map



DELTA LAND SURVEYING

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Austin, Texas 78717
(512) 781-9800 www.DeltaLandSurveying.net

DESCRIPTION

A tract of land situated within Outlot 16 in Division E of the Government Outlots adjoining the City of Austin, Travis County, Texas according to the map or plat thereof on file in the General Land Office of the State of Texas and being the same tract of land conveyed to Janet Kaufman King by a deed filed for record in Volume 4490 at Page 253 of the Deed Records of Travis County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

Commencing, for a tie, at a 5/8" rebar with a cap marked "RPLS 6186" (having Texas State Plane Grid Coordinates of: N 10,075,676.06 and E 3,112,246.99) found at the intersection of the North right-of-way line of West 17th Street and the East right-of-way line of San Gabriel Street for the Southwest corner of the aforementioned Outlot 16 and the Southwest corner of a tract of land conveyed to Brian Kavanaugh-Jones and Shana Feste (Feste tract) by a deed filed for record under Document Number 2021019926 of the Official Public Records of Travis County, Texas, from which a 5/8" rebar found for the Northwest corner of said Feste tract bears N 16°56'51" E a distance of 137.43 feet;

Thence **S 72°42'09" E**, along the aforementioned North right-of-way line, a distance of **102.93 feet** to a chiseled "<" set on the West edge of a concrete retaining wall for the common South corner of said Feste tract and the **Point of Beginning** of the tract of land herein described;

Thence **N 17°00'21" E**, along the common boundary line of the aforementioned Feste tract and the tract of land herein described, a distance of **136.91 feet** to a point for their common North corner on the South boundary line of a tract of land conveyed to Andreas Grubert by a deed filed for record under Document Number 2005197107 of the Official Public Records of Travis County, Texas;

Thence **S 72°42'09" E**, passing at 14.43 feet an iron pipe (2" in diameter) found for a reference corner, passing the South corner of the aforementioned Grubert tract and a tract of land conveyed to W. A. & S. H. Rodriguez by a deed filed for record under Document Number 2024018506 of the Official Public Records of Travis County, Texas, passing the common South corner of said Rodriguez tract and a tract of land conveyed to D. J. Joaquin Garcia, Jr., et al and continuing for a total distance of **80.00 feet** to a point in a stone retaining wall for a common corner of said Garcia tract and the tract of land herein described;

Thence **S 17°00'21" W**, passing the common West corner of the aforementioned Garcia tract and a tract of land conveyed to G. R. Graves, et ux by a deed filed for record in Volume 10977 at Page 1079 of the Deed Records of Travis County, Texas and continuing for a total distance of **136.91 feet** to a point, on the above-mentioned North right-of-way line, for the common South corner of said Graves tract and the tract of land herein described, from which a 1/2" rebar found at the back of sidewalk for a witness corner bears S 30°55'14" W a distance of 2.75 feet;



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Austin, Texas 78717

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Thence **N 72°42'09" W**, along the aforementioned North right-of-way line, a distance of **80.00 feet** to the **Point of Beginning**.

Said tract of land containing 10,953 square feet or 0.251 acres, more or less.

The foregoing description was prepared in connection with a Boundary Survey, Job Number 2024057, conducted on August 29, 2024 under the direct supervision of Larry W. Busby, TX RPLS No. 4967 with Delta Land Surveying. Bearings are Texas State Plane Grid Central Zone (4203) NAD83 as established by the HxGN Smartnet and distances are ground values with a grid to ground combined scale factor of 1.00006369.



