

Texas Historical Commission staff (AD), 12/27/2010, rev. 1/7/2011  
18" x 28" Recorded Texas Historic Landmark Marker with post  
Travis County (Job #10TV05) Subject DC, IL (Atlas) UTM: 14 620438E 3350514N  
Location: Austin, 805 West 16th Street

### **GRANGER HOUSE AND THE PERCH**

AUSTIN ARCHITECT CHARLES GRANGER (1913-1966) DESIGNED THE TWO-STORY GARAGE AND APARTMENT STRUCTURE AT THE REAR OF THIS LOT IN 1938. "THE PERCH" FEATURES A STUCCO FAÇADE AND A CONTINUOUS BAND OF UNADORNED STEEL WINDOWS, AND IS A RARE AUSTIN EXAMPLE OF RESIDENTIAL INTERNATIONAL STYLE ARCHITECTURE. GRANGER MARRIED MARJORIE DODGE IN 1946, AND WHEN AN EXISTING VICTORIAN-ERA HOME WAS REMOVED FROM THE LOT, GRANGER DESIGNED A LARGER HOME FOR HIS GROWING FAMILY, WHICH WOULD EVENTUALLY INCLUDE FOUR CHILDREN. THE MIDCENTURY MODERN HOUSE WAS COMPLETED CA. 1951 AND INCORPORATES A LOWER REAR LEVEL BUILT INTO A HILLSIDE. EXTERIOR ELEMENTS INCLUDE A FAÇADE OF UNPAINTED CORRUGATED ASBESTOS PANELS AND A GLASS REAR ELEVATION.

RECORDED TEXAS HISTORIC LANDMARK – 2010  
MARKER IS PROPERTY OF THE STATE OF TEXAS

TEXAS HISTORICAL COMMISSION

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**RECORDED TEXAS HISTORIC LANDMARK MARKERS:  
2010 Official Texas Historical Marker  
Sponsorship Application Form**

Valid September 1, 2009 to November 30, 2009 only

This form constitutes a public request for the Texas Historical Commission (THC) to consider approval of an Official Texas Historical Marker for the topic noted in this application. The THC will review the request and make its determination based on rules and procedures of the program. Filing of the application for sponsorship is for the purpose of providing basic information to be used in the evaluation process. The final determination of eligibility and therefore approval for a state marker will be made by the THC. This form is to be used for Recorded Texas Historic Landmark (building marker) requests only. Please see separate forms for either Historic Texas Cemeteries or subject markers.

**Proposed marker topic** (official title will be determined by the THC): Granger House & The Perch

**County:** Travis

**Town** (nearest county town on current state highway map): Austin

**Street address of marker site or directions from town noted above:** 805 West 16<sup>th</sup> Street

**Marker Coordinates:**

**If you know the location coordinates of the proposed marker site, enter them in one of the formats below:**

UTM Zone 14 Easting 620438E Northing 3350514N

Lat: Long: (deg, min, sec or decimal degrees)

**Otherwise, give a precise verbal description here** (e.g. northwest corner of 3rd and Elm, or FM 1411, 2.6 miles east of McWhorter Creek): 805 West 16<sup>th</sup> Street, Austin, Texas

**NOTE:** Recorded Texas Historic Landmark markers must be placed at the structure being marked.

**Recorded Texas Historic Landmark markers definition:** Recorded Texas Historic Landmark (RTHL) markers are awarded to structures deemed worthy of preservation for their historical associations and architectural significance. RTHL is a legal designation and comes with a measure of protection; it is the highest honor the state can bestow on a historic structure, and the designation is required for this type of marker. The RTHL designation becomes effective upon approval by the THC. Official Texas Historical Markers signify the RTHL designation, which comes only through application to and approval by the THC and must include public display of an Official Texas Historical Marker. Owners of RTHL-designated structures must give the THC 60 days written notice before any alterations are made to the exterior of the structure. RTHL status is a permanent designation and is not to be removed from the property in the event of a transfer of ownership. Only the THC can remove the designation or recall the marker. The marker must remain with the structure and may not be removed or displayed elsewhere until or unless the THC gives express approval in writing for such action. Once designated as RTHL, properties are subject to provisions of Texas Government Code, Section 442.006(f).

**Criteria:**

1. **Age:** Structures eligible for the RTHL designation and marker must be at least 50 years old.
2. **Historical significance:** Architectural significance alone is not enough to qualify a structure for the RTHL designation. It must have an equally significant historical association, and that association can come from an event that occurred at the site; through individuals who owned or lived on the property; or, in the case of bridges, industrial plants, schoolhouses and other non-residential properties, through documented significance to the larger community.
3. **Architectural significance:** Structures deemed architecturally significant are outstanding examples of architectural history through design, materials, structural type or construction methods. In all cases, eligible architectural properties must display integrity; that is, the structure should be in a good state of repair, maintain its appearance from its period of significance and be considered an exemplary model of preservation. Architectural significance is often best determined by the relevance of the property to broader contexts, including geography. Any changes over the years should be compatible with original design and reflect compliance with accepted preservation practices, e.g., the *Secretary of the Interior's Standards for Rehabilitation*.
4. **Good state of repair:** Structures not considered by the THC to be in a good state of repair are ineligible for RTHL designation. The THC reserves the sole right to make that determination relative to eligibility for RTHL markers.

**Special National Register considerations for RTHL marker applications:** If a structure has been individually listed in the National Register of Historic Places (NRHP) under either Criterion A or B **and** Criterion C (Architecture), the historical text compiled as part of the National Register nomination process may be submitted as part of the marker process, provided it includes the required reference notes and other documentation. Acceptance of the National Register information for the purposes of the marker process will be up to the sole determination of the THC. Listing in the NRHP does not guarantee approval for an RTHL marker. See the THC web site at <http://www.thc.state.tx.us/markerdesigns/madnrcrit.html> for National Register criteria.

Check this box if the property is individually listed in the NRHP.

**APPLICATION REQUIREMENTS**

Any individual, group or county historical commission (CHC) may apply to the THC to request an Official Texas Historical Marker for what it deems a worthy topic. Only complete marker applications that contain all the required elements and are submitted online as required can be accepted or processed by the THC (for RTHL markers, the required elements are: sponsorship application form; narrative history; documentation; legal description of the property; site plan; floorplan; historic photograph; and current photographs clearly showing each side of the structure—please resize photographs to 1-2 MB, or approximately 1024 x 768 pixels).

- Completed applications must be duly reviewed, verified and approved by the county historical commission (CHC) in the county in which the marker will be placed.
- The sponsorship application form, narrative history and documentation must be submitted as Microsoft Word or Word-compatible documents and sent via email attachments to the THC by no later than November 30, 2009.
- Required font style and type size are a Times variant and 12-point.
- Narrative histories must be typed in a double-spaced (or 1.5-spaced) format and include separate sections on context, overview, significance and documentation.
- The narrative history must include documentation in the form of reference notes, which can be either footnotes or endnotes. Documentation associated with applications should be broad-based and demonstrate a survey of all available resources, both primary and secondary.

- Upon notification of the successful preliminary review of required elements by the THC, a non-refundable application fee of \$100 is required. The fee shall be submitted to the THC within ten working days of application receipt notification.

### **APPROVAL BY COUNTY HISTORICAL COMMISSION**

The duly appointed marker representative (chair or marker chair) noted below for the county historical commission will be the sole contact with the THC for this marker application. To ensure accuracy, consistency and efficiency, all information from and to the THC relative to the application—and throughout the review and production processes—will be via direct communication with the CHC representative. All other inquiries (calls, emails, letters) to the THC will be referred to the CHC representative for response. By filling out the information below and filing the application with the THC, the CHC representative is providing the THC with notice that the application and documentation have been reviewed and verified by the CHC and that the material meets all current requirements of the Official Texas Historical Marker program.

#### **As chair or duly appointed marker chair, I certify the following:**

- Representatives of the CHC have met or talked with the potential marker sponsor and discussed the marker program policies as outlined on the THC web site. CHC members have reviewed the history and documentation for accuracy and made corrections or notes as necessary. It is the determination of the CHC that the topic, history and documentation meet criteria for eligibility.

#### **CHC comments or concerns about this application, if any:**

**Name of CHC contact** (chair or marker chair): Marty Moulthrop

**Mailing address:** 7400 Anaqua Drive **City, Zip:** Austin TX 78750

**Daytime phone** (with area code): 512-343-0814 **Email address** (required):

jmoulthrop@austin.rr.com

### **PERMISSION OF PROPERTY OWNER FOR MARKER PLACEMENT**

**Property owner:** Mark Seeger & Jeff Harper

**Address:** 805 W. 16<sup>th</sup> Street **City, state, zip:** Austin, Texas 78701

**Phone:** 512-474-2928 **Email address:** mseeger@austin.rr.com

**Legal Description of the property** (metes and bounds, lot and block, etc.): 90 x 177 feet av. of Outlot 9, Division E; metes and bounds attached.

Upon receipt of the application, the THC will provide the owner with a letter that outlines the legal responsibility of ownership under the Recorded Texas Historic Landmark statute. The letter must be signed by the owner and returned to the THC before the evaluation can be completed.

**NOTE:** The property owner will not receive any additional copies of correspondence from the THC. All other correspondence—notice of receipt, request for additional information, payment notice, inscription, shipping notice, etc.—will be sent via email to the CHC representative, who is encouraged to share the information with all interested parties as necessary. Given the large volume of applications processed annually and the need for centralized communication, all

inquiries about applications in process will be referred to the CHC for response. The CHC is the sole liaison to the THC on all marker application matters.

### **SPONSORSHIP PAYMENT INFORMATION**

Prospective sponsors please note the following:

- Payment must be received in full within 45 days of the official approval notice and must be accompanied by the THC payment form. The THC is unable to process partial payments or to delay payment due to processing procedures of the sponsor. Applications not paid in the time frame required may, at the sole discretion of the THC, be cancelled or postponed.
- Payment does not constitute ownership of a marker; Recorded Texas Historic Landmark markers and other Official Texas Historical Markers are the property of the State of Texas.
- If, at any time during the marker process, sponsorship is withdrawn, a refund can be processed, but the THC will retain the application fee of \$100.
- The Official Texas Historical Marker Program provides no means of recognizing sponsors or property owners through marker text, incising or supplemental plaques.

**Marker sponsor** (may be individual or organization): Phoebe Allen

**Contact person** (if applicable): Phoebe Allen

**Mailing address:**2510 Cedarview Drive **City, zip:** Austin, TX 78704

**Email address** (required):phoebezink@gmail.com **Phone: 512-444-1326, 627-8170**

### **SHIPPING INSTRUCTIONS**

In order to facilitate delivery of the marker, neither post office box numbers nor rural route numbers can be accepted. To avoid additional shipping charges or delays, use a business street address (open 8 a.m.—5 p.m., Monday through Friday).

**Name:** Mark Seeger & Jeff Harper

**Street address:**805 W. 16<sup>th</sup> Street **City, zip:** Austin, TX 78701

**Daytime phone** (required): 512-474-2928 **Email** (required): Harper <jdharper@fastmail.fm>

### **TYPE AND SIZE OF RECORDED TEXAS HISTORIC LANDMARK MARKERS**

As part of its review process, the THC will determine the appropriate size marker and provide options, if any, for the approved topic based on its own review criteria, including, but not exclusive of, historical significance, replication of information in other THC markers, relevance to the Statewide Preservation Plan and the amount of available documented information provided in the application narrative. In making its determination, however, the THC will also take into account the preference of the CHC, as noted below.

The sponsor/CHC prefers the following size marker:

- 27" x 42" RTHL marker with post (\$1500)
- 27" X 42" RTHL marker without post\* (\$1500)
- 18" x 28" RTHL marker with post (\$1000)

- 18" x 28" RTHL marker without post\* (\$1000)
- RTHL medallion and 16" x 12" plaque with post (\$750)
- RTHL medallion and 16" x 12" plaque without post\* (\$750)

\*For an RTHL marker without post, indicate to what surface material it will be mounted:

- wood
- masonry
- metal
- other (specify)

### **SUBMITTING THE APPLICATION (via email required)**

When the CHC has determined the application is complete, the history has been verified and the topic meets the requirements of the Official Texas Historical Marker Program, the materials should be forwarded to the THC via email at the following address:  
markerapplication@thc.state.tx.us.

- The CHC or marker chair should send an email containing the following attachments (see attachment function under file menu or toolbox on your computer):
  - This application form
  - The narrative history (including documentation)
  - Legal description of the property
  - Detailed floor plan for each floor of the structure
  - Detailed site plan of the property
  - At least one historic photograph
  - Current photographs clearly showing each side of the structure

**RECORDS RETENTION BY CHC:** The CHC must retain hard copies of the application as well as an online version, at least for the duration of the marker process. The THC is not responsible for lost applications, for incomplete applications or for applications not properly filed according to the program requirements. For additional information about any aspect of the Official Texas Historical Marker Program, see the Markers page on the THC web site (<http://www.thc.state.tx.us/markerdesigs/madmark.html>)

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Texas Historical Commission  
History Programs Division  
P.O. Box 12276, Austin, TX 78711-2276  
Phone 512/463-5853  
history@thc.state.tx.us



**TEXAS HISTORICAL COMMISSION**  
*real places telling real stories*

**Nomination for Recorded Texas Historic Landmark**  
Supplementary Information to the National Register nomination

**GRANGER HOUSE & THE PERCH**

**805 West Sixteenth Street, Austin, Texas**

Legal description: 90 X 177 feet of Outlot 9, Division E

**SUMMARY**

Charles Granger designed **The Perch**, at 805 West Sixteenth Street in Austin, in **1938** as a studio and garage apartment on a lot owned by his parents. About **1951** he completed a larger home for his family on the site of a former house.

The architecture of both buildings is fully described in the National Register nomination previously accepted under Criterion C for architecture. It is the intention of this supplement to provide more biographical details about the architect/owner and his firm, Fehr & Granger, in order to nominate the buildings as Recorded Texas Historical Landmarks. This approach was discussed with Charles Sadnick of the THC.

**NARRATIVE SUPPLEMENT**

After his father's death, Granger's mother deeded this lot to Charles as a wedding gift, the deed being filed July 17, 1950. The main home was likely constructed just after World War II.

Grant Fehr comments:

“The Perch was sort of an experiment and "model home" (as well as a standard garage apartment/studio/whatever) that Arthur and Charlie put up to advertise this new "modern" thing and also, I think, to try out some stuff. Fehr & Granger were successful not just because they were "cool," but because they

knew how to build cheap – the schools in particular. They used industrial and commercial components and materials -- aluminum, asbestos siding (yep), structural clay tile, etc. in ways other than intended. In later years this sort of thing was called "high tech" or "urban." I can't say they were pioneers at that, but around here it got them a lot of work.”<sup>1</sup>

The family of his partner, **Arthur Fehr**, rented the former Victorian house on the West 16<sup>th</sup> Street property from 1946 to 1949. The Victorian house was moved to south Austin; it burned some years later.

Granger built a new house in its place by 1951 for his growing family of four children, and the garage apartment became his studio. He lived until 1963 at the Granger House, a City of Austin Historic Landmark and National Register Property.

*The following sections include material from the NR nomination together with new material in order to provide a complete chronological story.*

## **ARTHUR FEHR & CHARLES GRANGER**

The Austin firm of Fehr & Granger was known for its expertise on the drawing board. According to J.R. Weiershausen, who was with the firm for 17 years, from 1956 to 1972, “At one time Fehr & Granger was probably the most progressive firm in the state of Texas.”

**ARTHUR KILIAN FEHR** (1904-1969) was the son of Mr. & Mrs. Herman Fehr, native Texans whose household language was German. Arthur completed Austin High School in 1921, received his bachelor’s degree in architecture from the University of Texas in 1925, and studied at the graduate level from 1926 to 1929 at Columbia University, New York University, and the

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<sup>1</sup> Both quotes are from Grant Fehr via phone and email communication on April 30, 2009.



Beaux-Arts Institute of Design in New York City. He worked with Kenneth M. Murchison in New York City (1926-1933) and traveled in Europe in 1927, notably Fontainebleau, France, before returning to Texas.

Fehr opened his Austin office in 1937, when the city's population was 83,000, with a commission for the First English Lutheran Church (1937) in Austin and was one of the earliest architects to become licensed with Texas Registered Architect License #26 in 1937. He served as the first president of the Central Texas Chapter of the American Institute of Architects (AIA) in 1938.

Fehr married Mary Jane Grant in December of 1938 in San Antonio; they had three sons – Kilian (1942-1995), Grant (b. 1946), and John (B. 1954).

Fehr had been strongly influenced by the Mission and Rustic styles during his work restoring Spanish missions in San Antonio with architect Harvey P. Smith as draftsman in 1925 and chief draftsman and designer from 1929 to 1934. He then became the project architect with the National Park Service for Bastrop State Park (1934-37).

Grant Fehr says of his father's work:

“I suspect Charlie Granger was the one who led him to Modernism, but my father's hero was always Walter Gropius, the founder of the **Bauhaus** school (from which came many of the later modernists, most notably Mies van der Rohe, and thence Neutra). I think this is because the Bauhaus ethic of not only designing absolutely clutterless space, but actually making things with your own hands, appealed to him. From his experience in the Park Service, where he had a stable of craftsmen (mostly old Germans) to help him design and make not only buildings but furniture, windows and doors, iron goods, etc., Bauhaus was an

approach for which he later had almost no time but always wanted to take. The Bauhaus influence was most evident in his churches around town, from the St. Stephen's Chapel (a basic "Mission" village church stripped to its "Modern" bones, dressed with "Rustic" local stonework and centered on a rough wood cross, a true synthesis of his influences, the last being his deeply Lutheran upbringing) to the chapel at the Episcopal Seminary, as well as, of course in the pre-F&G Bastrop State Park buildings and furnishings (albeit with a heavy Rustic touch). ... He was really an artist first, and a "businessman" only by default and necessity, even if he didn't know it (or admit it). Whereas Charlie was the "pure design" kind of guy.”

Fehr was made a Fellow of the AIA in 1957 for his work in design. He served as the local AIA president again in 1959 and had a long history in various offices of the Texas Society of Architects (TSA) including director, secretary-treasurer, vice-president, and in 1963, president.

**CHARLES THOMSON GRANGER Jr.** (1913-1966) was a native of Austin, the son of Charles Granger Sr., who was treasurer/bookkeeper of Nelson Davis & Son Wholesale Grocers and active in real estate. The younger Granger finished at Austin High School in 1931 and received his bachelor's degree from the University of Texas in 1936.

From 1936 through 1938 Granger worked with the celebrated modernist architect **Richard J. Neutra** in Los Angeles. Few native Austin architects could claim the modernist credentials of Granger. Neutra's influence is seen in much of the firm's Texas work, notably in their residential projects.

Granger was an architectural student when hired by Fehr as his summer assistant and draftsman to work on the Bastrop State Park project for the National Park Service. In January of 1939 Granger commenced full time work<sup>2</sup> in Fehr's office, which Fehr had opened in May of 1937 with a single drafting board in the back of woodcarver Peter Mansbendel's studio at 109 W. Ninth Street. Mansbendel and Fehr were both in the Saengerrunde and both spoke German.

During the war years (1942-1945) both Fehr and Granger worked for the war effort at Consolidated Vultee Aircraft Corporation (known locally as the Bomber Plant) in Fort Worth, working for the War Department as an architectural engineer. Granger's wartime work included planning coordination on Atomic Energy (AE) contracts and work in the Engineering Division of Consolidated-Vultee.

In 1944 Granger was awarded a fellowship at the Cranbrook Academy in Michigan and received a Master of Arts in Architecture and Urban Design in 1946 while working as a designer in the office of **Saarinen and Swanson** on the \$80 million General Motors Technical Center, where he came in close contact with both Eliel Saarinen and his son Eero.<sup>3</sup>

Granger married **Marjorie Dodge** in Los Angeles in November of 1946. She was the daughter of Dr. & Mrs. Wallace Dodge of California. They had four children: Bruce, Charles Thomson (Tom) III, Laurie (Hall), and Joan (Talley). The latter three still live in Austin.

Granger served as president of the Central Texas Chapter AIA in 1955, and in 1956 became a member of the National AIA Committee on School Buildings and Educational Facilities; he was elected as the chair of that committee in 1959.

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<sup>2</sup> Granger received his Architectural License #774 in 1939.

<sup>3</sup> Eero Saarinen died of a brain tumor in 1961 at the age of 51, and never lived to see the completion of some of his most important works: the St. Louis Gateway Arch; Dulles International Airport, near Washington, D.C.; the TWA terminal at Kennedy Airport and the CBS headquarters, in New York City (1961-65) known as "Black Rock." He also designed the popular Tulip Chair.

Granger died in a tragic automobile accident in 1966, along with his wife and 14-year-old son. He was named a fellow of the AIA, posthumously, in 1967.

## **FEHR & GRANGER**

Fehr reopened his Austin office in 1945. He and Granger again pooled their talents in 1946, renting the upper floor of an old stone “railroad hotel” at 502 East Fifth Street. The air-conditioned office they built in 1957, at 403 East 15<sup>th</sup> Street, has been altered and is now the Ronald McDonald House.

By 1958, when the Fehr & Granger firm was featured in *Progressive Architecture*, Austin’s population had grown to around 186,000. The firm had four associates (Herbert Crume, Lankford Griffin, Thomas Shefelman, and George Zapalac)<sup>4</sup> and a total staff of 20, nine of whom were registered architects. Fehr focused on administration while Granger was in charge of the drafting room and the four associates served as project managers following initial design by the two principals.

Both Fehr and Granger served on the Austin Chamber of Commerce and were City of Austin Plan Consultants. Until Fehr’s sudden death in 1969, the firm continued to produce an award-winning body of work.

**Don Emerson** (b. 1933) joined the firm in 1959. He and one of Fehr’s sons, architect **Kilian Fehr**, who joined the firm in the 1960s, continued the practice as Emerson Fehr Architects & Planners until Kilian’s death, at which point Emerson sold the firm and donated Fehr and Granger’s Austin drawings and photographs to the Austin History Center.

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<sup>4</sup> Architect George A. Walling (1901-) served as a principal in the firm prior to 1958, beginning in 1949.

Four Fehr & Granger projects were cited in the prestigious national design award competition sponsored each year by *Progressive Architecture* magazine: the Cleveland Clinic (1947) on Parkway, the Brooking Memorial Nurses' Home (1954) in Wharton, Austin's award-winning **Robert Mueller Municipal Airport** and Tower (1958-1961), and the Hillview Unit of Brown Schools (1958) in San Marcos. Other projects, all of which show lively modernism, often using local stone and cited in state or local competitions, include the Joseph T. Sneed Residence (1953), O. Henry Junior High School (1954), St. Stephen's Episcopal School Chapel (1954), Westwood Country Club (1960), and the chapel at Episcopal Seminary of the Southwest (1965). The firm also served as the associate architects for The Westgate building, which was designed in 1962 by Edward Durell Stone. Additional Fehr & Granger projects include the State Insurance Building, Medical Park Tower, Texas School for the Deaf, and many buildings on the Texas Lutheran College campus in Seguin.<sup>5</sup>

## **ARCHITECTURE and NARRATIVE**

*Please refer to the National Register nomination for a complete discussion of the architecture of The Perch and the Granger House.*

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<sup>5</sup> Sources: Smith, Hank Todd, editor, *Austin: Its Architects and Architecture (1836-1986)*, Austin Chapter AIA, 1986, pages 15-16. Austin History Center vertical files: Charles Granger, Arthur Fehr, Fehr & Granger. "Fehr & Granger," *Texas Architect*, Nov. 12, 1989. "The Architect and His Community: Fehr & Granger," *Progressive Architecture*, August 1958. "Statement of Qualifications," Alexander Architectural Archives. *Business & Professional Directory for Central Texas*, 1952. Sources include 2009 phone and e-mail communications with Grant Fehr (son of Arthur Fehr), Laurie Hall (daughter of Charles Granger), Don Emerson, and J.R. Weiershausen.

(Oct. 1990)

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

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

**1. NAME OF PROPERTY**

**HISTORIC NAME:** Granger House & The Perch

**OTHER NAME/SITE NUMBER:** N/A

**2. LOCATION**

**STREET & NUMBER:** 805 West 16<sup>th</sup> Street

**CITY OR TOWN:** Austin

**STATE:** Texas

**CODE:** TX

**COUNTY:** Travis

**CODE:** 453

**NOT FOR PUBLICATION:** N/A

**VICINITY:** N/A

**ZIP CODE:** 78701-1519

**3. STATE/FEDERAL AGENCY CERTIFICATION**

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

\_\_\_\_\_  
Signature of certifying official

\_\_\_\_\_  
Date

State Historic Preservation Officer, Texas Historical Commission

**State or Federal agency and bureau**

In my opinion, the property \_\_\_meets \_\_\_does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. NATIONAL PARK SERVICE CERTIFICATION**

I hereby certify that this property is:

Signature of the Keeper

Date of Action

\_\_\_ entered in the National Register

\_\_\_ See continuation sheet

\_\_\_ determined eligible for the National Register

\_\_\_ See continuation sheet

\_\_\_ determined not eligible for the National Register

\_\_\_ removed from the National Register

\_\_\_ other (explain): \_\_\_\_\_

\_\_\_\_\_  
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**5. CLASSIFICATION**

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**OWNERSHIP OF PROPERTY:** Private

**CATEGORY OF PROPERTY:** Building

<b>NUMBER OF RESOURCES WITHIN PROPERTY:</b>	<b>CONTRIBUTING</b>	<b>NONCONTRIBUTING</b>
	2	0 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	2	0 TOTAL

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

Name of related multiple property listing: N/A

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**6. FUNCTION OR USE**

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**HISTORIC FUNCTIONS:** DOMESTIC/single dwelling, secondary structure=garage

**CURRENT FUNCTIONS:** DOMESTIC/single dwelling, secondary structure=garage

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**7. DESCRIPTION**

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**ARCHITECTURAL CLASSIFICATION:** MODERN MOVEMENT=Ranch Style, International Style

**MATERIALS:** FOUNDATION CONCRETE  
WALLS ASBESTOS, BRICK, STUCCO, METAL=steel, WOOD  
ROOF ASPHALT  
OTHER METAL=steel, aluminum

**NARRATIVE DESCRIPTION** (see continuation sheets 7-5 through 7-9).

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**8. STATEMENT OF SIGNIFICANCE**

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**APPLICABLE NATIONAL REGISTER CRITERIA**

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

**CRITERIA CONSIDERATIONS:** N/A

**AREAS OF SIGNIFICANCE:** ARCHITECTURE

**PERIOD OF SIGNIFICANCE:** 1938-1951

**SIGNIFICANT DATES:** 1938, 1951

**SIGNIFICANT PERSON:** N/A

**CULTURAL AFFILIATION:** N/A

**ARCHITECT/BUILDER:** Charles Thomson Granger

**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-10 through 8-12).

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**9. MAJOR BIBLIOGRAPHIC REFERENCES**

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**BIBLIOGRAPHY** (see continuation sheets 9-13 through 9-14).

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

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

**PRIMARY LOCATION OF ADDITIONAL DATA:**

- State historic preservation office (*Texas Historical Commission*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:



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**10. GEOGRAPHICAL DATA**

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

<b>UTM REFERENCES</b>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
1.	14	620438E	3350514N

**VERBAL BOUNDARY DESCRIPTION:** City of Austin Lot 9, Division E

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

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**11. FORM PREPARED BY** with assistance from Hannah Vaughan, THC staff

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**NAME/TITLE:** Ely Merheb-Emanuelli, UT graduate student

**ORGANIZATION:** University of Texas at Austin

**DATE:** 2004

**STREET & NUMBER:** 3600 Greystone Dr. Apt. 517

**TELEPHONE:** 512 343 6179

**CITY OR TOWN:** Austin

**STATE:** Texas

**ZIP CODE:** 78731

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**ADDITIONAL DOCUMENTATION**

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**CONTINUATION SHEETS**

**MAPS** (see continuation sheet Map-15)

**PHOTOGRAPHS** (see continuation sheet Photo-28)

**ADDITIONAL ITEMS** (see continuation sheets Figure 16- through Figure 27)

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**PROPERTY OWNER**

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**NAME:** Jeffrey Harper and Mark Wayne Seeger

**STREET & NUMBER:** 805 W 16th Street

**TELEPHONE:** 512 474 2928

**CITY OR TOWN:** Austin

**STATE:** Texas

**ZIP CODE:** 78701-1519

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Granger House & The Perch  
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**NARRATIVE DESCRIPTION**

The 1951 Granger House and 1938 garage apartment, nicknamed 'The Perch', sit on an ample wooded lot on West 16th Street, northwest of Downtown Austin. The main house sits on the front of the lot and is distinguished by low, horizontal proportions and raw exposed materials such as salvaged brick and unpainted corrugated cement-asbestos siding. Although the house appears to be one story from the street, the lot slopes away from the street revealing a lower floor built into the hillside on the south side. The two-story rear elevation is an almost solid wall of large pane aluminum windows. The extensive glazing and the use of materials continuously as exterior and interior cladding create a seamless interplay between the indoors and outdoors, a hallmark of the midcentury Ranch Style. The Perch, a two-story square-plan building with a garage on the ground level and studio apartment above, is located on the rear of the lot. White stucco covers the innovative welded steel frame. The smooth stucco skin, continuous band of unadorned steel windows, and asymmetrical geometric massing make it an excellent representation of the International Style and a rare residential example. Both buildings take advantage the slope and wooded lot to create a sense of being surrounded by nature. The property is nominated to the National Register under criterion C in the area of architecture; The Perch for International Style, and the Granger House for Ranch Style. Both are excellent condition and retain a high degree of integrity.

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**Geographic Setting and Site**

The Granger House sits on a wooded lot in the Judges' Hill neighborhood near downtown Austin. The neighborhood preserves its original character despite development pressure and the encroaching downtown. Until a few years ago, it was possible to view the Capitol from the neighborhood; however, taller buildings now obscure the view. Approximately a quarter of the neighborhood's forty houses are registered historic buildings, and more qualify. Most homes are large scale and styles range from Italianate, Greek Revival, Craftsman, International to Midcentury Modern.

The Granger House faces north onto 16<sup>th</sup> street, a quiet residential street, only one block off 15<sup>th</sup>, a major east-west route in Austin. The lot slopes towards the south, with the highest point at the front of the property. Behind the property is a vacant city-owned site with a creek bed and mature trees which shields the buildings from the busy intersection. The Granger House is set back from the street approximately twenty feet, following the generous setback characteristics of the neighborhood. The western side is only a few feet away from the neighboring lot, while the east contains a driveway leading to The Perch. The Perch is located at the back of the property, and the wooded lot behind the property gives the site a sense of seclusion. The design of the Granger House integrates the sloping site by placing a floor underneath the first, instead of building up a second story. It results in a dramatic composition, where the ground floor is only visible by entering the house or walking around the back of the house. In contrast, the more vertical two-story Perch is on a flat portion of the lot, sitting as an object in the landscape.

**Exterior of the Granger House**

The main house is two stories, though from the main façade, only one is visible. The two stories will be referred to as the upper level for the main floor, visible from the north façade, and lower level for the floor that merges with the slope. The house it a side facing T plan, with a carport forming the southwest arm of the T. The driveway accesses the carport then continues behind the house and terminates at the perch. A screen of horizontal steel slats separates the walk from the carport. The north side of the front yard is landscaped with a sunken lawn area and a brick wall integrating a rectangular koi pond running along the walk. Cladding on the house is a mix of unpainted (gray) corrugated asbestos panels and red brick. The built up roof is flat and not visible from any elevation.

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The front elevation is an asymmetrical, long rectangular volume that emphasizes the horizontal with a unifying flat roof. It is a tripartite composition differentiated by materials and size. The eastern section is the longest. It is clad with corrugated cement-asbestos panels oriented vertically. The panels are interrupted by three evenly spaced aluminum windows. Below the panels, revealing the presence of a lower level, is a narrow band of brick with half windows directly below those of the main level. The middle portion is the smallest and contains the recessed entryway. Two steps lead from the walkway to a poured concrete platform. The north-facing wall of the entry is a salvaged light red variegated brick that appears throughout the house. The solid wood burgundy door is set asymmetrically on the south end of the wall, while a narrow band of metal windows run the entire length of the wall above the door creates a stylized transom. The sidewalls of the recessed entry are cement-asbestos panels. The canopy soffit is unpainted tongue and groove redwood that continues inside, blending the exterior with the interior—a theme repeated throughout the house. The west end of the front elevation is arm of the T with a heavy brick wall that moves forward towards the street, delineating the carport. The roof extends from the house as well, and the ceiling is clad with smooth cement-asbestos panels. The floor is poured-concrete.

The west elevation would be visible from the driveway but is almost completely obscured by bamboo. It is similar to the east end of the front façade, clad with the corrugated cement-asbestos panels, and brick below identifying a lower level. The north end consists of four aluminum casement windows on both floors. Towards the south, the topography slopes down, fully revealing the brick lower level. The rear-facing arm of the T plan is created by an upper level screened porch which extends beyond the lower level supported on three round steel columns.

The south elevation is in sharp contrast to the very private north/ street elevation. It opens up completely to a patio and the wooded site beyond. Only glass and screens separate the exterior from the interior. Heavy brick walls flank the sides of the bottom floor, with glass and aluminum windows as infill. The south elevation follows the same rhythm as the front of the house, having three parts: west, middle and east. The west portion is distinguished by the projecting screened porch. The middle is again the smallest section and contains the exterior door and a dramatic floating stairwell. It is also slightly recessed and the soffit of the upper roof is clad with the same redwood used in the entryway, continuing the connection between the exterior and the interior, as well as the front and back of the house. The bottom floor recesses even further than the top, leaving the stair run as a cantilevered extension of the top floor. It is the only diagonal in the whole composition. The east end is much simpler having solid walls of aluminum windows both above and below. Like the west end, the brick wall of the east elevation terminates the elevation. All windows are operable, except for three that have smooth cement-asbestos panels instead of glass.

The east elevation is very simple like the west, but slightly more articulated. It has operable aluminum casement windows and corrugated cement-asbestos panels on the upper level and brick below. There are two windows on this side, aligned vertically on each floor. Because of its proximity to the property line it is the least public elevation. Electric meters and other utilities are grouped toward the front, the northeast corner.

**Interior of the Granger House**

The main floor is divided into three areas corresponding to the exterior articulations. The narrow center portion houses the entryway and stairwell. The west end contains the public spaces of the kitchen, dining, living room and screened porch, while the east end contains a bathroom and master bedroom. The lower level is also divided by the central circulation area, an office/den on the west end and a mother-in-law apartment on the east. Flooring varies throughout the house and includes saltillo tile in the entry, cork in the living and dining rooms, carpet in the bedroom, and linoleum downstairs. Most wall and ceiling finishes are drywall, although a few areas are accented with wood veneer paneling or

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the corrugated asbestos panels. According to research by the architect Jay Farrell during the renovation, the brick used throughout the was salvaged from an old brick kiln near Town Lake. The distinctive roughness and imperfections of the brick, contrast with the crisp aesthetic of other mass-produced/industrial materials such as concrete and metal. An innovative structural system of pre-cast concrete members for ground and upper floors in the west wing of the house are left exposed creating an interesting ceiling pattern on the west side of the lower level.

The entry area is designed to emphasize the interior/exterior continuity. Corrugated asbestos panels on the walls and the redwood ceiling run seamlessly from the outside in and back out again. Heavy gauge metal mesh panels set in frames of rounded wood create a balustrade for the stairwell. The stairs have oak treads and wire glass risers providing a view of the outside between the stairs and creating the look of a floating stair.

To the west of the entry hall the kitchen, dining room and living room are contained in one almost continuous space. The dining room is divided from the living room by a freestanding brick fireplace with cantilevered concrete hearth on the living room side. The west wall of the living room is wood panels and the south wall is comprised of sliding glass doors leading to the screened porch.

Throughout the interior, the wall of windows on the south is a dominant design feature. The north side contains very few windows while the south treats the wooded lot like another room.

**Preservation and Integrity**

Despite the wear of time and a recent renovation, the Granger House retains its original fabric, footprint and architectural integrity. In 1998, when the current owners bought the house, very few alterations had been made to the original design, but the effects of time and weathering were increasing. On the exterior, ivy covered the front of the house, completely hiding the corrugated cement-asbestos panels, and the flat roof was leaking. Inside the house, additional lights and plugs appeared with surface wiring. In the living room, a wood parquet floor replaced the original cork, which burned in a minor fire and an important section of the interior asbestos panel had been painted several times.

Jay Farrell, an Austin architect, was in charge of the renovation that involved reversing alterations and weather damage, adapting several of the interior spaces to new programmatic needs and a harmonious landscape design. The owners, as well as the architect, took special care in remaining true to Mr. Granger's original design. At that time, the house needed new electrical service and wiring, new plumbing, and an entirely new mechanical system. There was evidence of major past leaks in the old built-up roof and it provided little insulation. Some windows leaked in heavy rains and lacked crank hardware. Joints between the corrugated exterior siding panels had deteriorated exposing the underlying felt to the elements, which caused some wood framing to rot.

To solve water infiltration and the lack of insulation, a new torch down system with four-inch thick lightweight rigid insulation replaced the old built up roof. The new roof tapers toward the edges so that it is not visible from the ground but provides sufficient drainage. New gutters divert water from the walls and windows. These mimic the size, line and material of the original edge flashing for the roof. Removal of the ivy from the front façade and the paint from the asbestos panels restored important design features.

On the interior, public and private spaces were retained in their original location although two bedrooms were combined to make a master suite and the kitchen was updated.

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**Exterior of The Perch**

Located in the southwest corner of the property, The Perch sits on the edge of the landscaped portion of the lot before it slopes dramatically to a creek bed and 15<sup>th</sup> Street. The small garage apartment is an all steel frame building supported by six pipe columns. These are independent from the walls. None of the walls are load-bearing, allowing large expanses of ribbon windows, characteristic of the International Style on the second floor. Following the same fashion, the stucco reads as a taught skin, or membrane, interrupted only by unadorned window openings. The flat roof overhangs only towards the south, providing passive solar shading.

Even though the four façades of the building have different compositions, they have the same minimal language and limited material palette of stucco and casement windows. The north elevation is the simplest of all. It is symmetrical, containing the entrance to the garage on the bottom and a long strip of steel casement windows, close to the roofline. The current garage door is not the original; it is a metal curved track operated roll-up door.

The entrance to the apartment is on the west elevation. A wooden staircase with steel handrails, supported by two round steel columns, leads to the doorway. The owners have the original door, which they describe as wood with a sailors window. Currently, there is an aluminum screen door and a wood door. To the left of the door is a metal casement window. An overhang that protects the landing from the western sun and rain.

To the southwest begins the most impressive feature of the garage apartment. The first floor recedes, exposing two of the six steel pipe columns that support the house. The second floor extends almost like a balcony with steel casement windows wrapping around the southern edge, turning corners from east to west. This ribbon window is only possible because of the welded steel structural system that frees the façades from loads. Topping the ribbon windows and adding even more drama is an overhang, which hints about the skeleton of the building. The overhang and projecting second floor cast striking shadows on the southern façade. There are no openings on the ground floor of this elevation. This is the only symmetrical elevation.

The east façade is very similar to the west, without the stair and overhang. Instead, on the northeast corner are two casement windows and no openings on the ground floor.

**Interior of The Perch**

The first floor of The Perch contains a two-car garage. The grid of round steel columns is visible. The second floor contains a studio apartment. The six hundred and twenty five square foot space feels expansive and comfortable despite the small proportions. The architect arranged the open plan in quadrants. The northwest contains the services and storage, being the only enclosed part of the apartment. The living space forms a U around the service areas maximizing the uninterrupted views. The ribbon windows, which wrap the north, east and west sides, provide a 180 degree view of the wooded back of the lot and the feeling of being perched in a tree. The grid of columns is visible in the open interior space. The floors are hardwood and the walls are wood panels that have been painted.

**Summary of Integrity**

The setting, the sloping wooded and landscaped lot, which is integral to the design of both buildings, remains intact and landscaping has enhanced the effect. The materials, including brick, asbestos panels, and redwood, which are used to emphasize the interplay of interior and exterior, are intact and have been restored on the main house. The stucco cladding and metal windows, which define the International Style Perch, are also intact. Both buildings were designed and

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occupied by architect Charles Granger and have had only two subsequent owners, limiting changes to the original design. For these reasons, the Granger House and Perch retain a high degree of Integrity.

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In 1938, after working in Los Angeles with renowned architect Richard Neutra, architect Charles Granger returned to his hometown of Austin. While setting up his practice with Arthur Fehr, Granger designed an International Style studio apartment for he and his wife. Nicknamed The Perch for its view of the treetops, the two-story and garage apartment clearly shows the influence of Neutra on Grangers work. After leaving Austin again in the 1940s for War work and graduate study at Cranbrook Academy, Granger returned to Austin and resumed his practice with Fehr. In 1951 Granger designed a larger home on the same lot to accommodate his growing family. The main house represents a midcentury modern aesthetic with a low horizontal profile, the experimental use of surface materials and an interplay between the interior and exterior. Although the two homes are only separated by twelve years, the pre-war International Style Perch and the post-war Ranch style main house reflect not only the time in which they were built but the influence of Granger's prominent mentors. The Granger House and The Perch are nominated for listing in the National Register of Historic Places at the local level of significance under Criterion C, in the area of Architecture, as exemplary of Mid Twentieth Century Ranch and International styles respectively.

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The Granger House is located in the Judges Hill neighborhood of Austin. The neighborhood dates to 1851, when Elijah Sterling Clark Robertson bought a piece of land and built a house at 18th and San Gabriel Street. Several judges, including some that sat on the Texas Supreme Court, lived there at one time giving the name to the area. Today the neighborhood is characterized by high style residences in a broad range of late-nineteenth to mid-twentieth century styles.

Charles T. Granger, Jr. (1913-1966) was born in Austin, Texas. His path towards the architecture profession began early. At fourteen, he took a drafting course in his public school and "became completely infatuated with the beautiful drawings and the wonders of what a trained hand could do with a simple pencil or pen." (P/A, "The Architect and his Community", 91) After graduating high school, he went directly to the University of Texas at Austin, School of Architecture. During a summer break, he met his future partner, Arthur Fehr, while working as a drafter for the National Park Service project of Bastrop State Park. Fehr was also a UT School of Architecture alum who did graduate work at Columbia, the Beau Artes Institute, and New York University. After graduation, in 1936, Granger moved to Los Angeles where he worked for noted modern architect, Richard Neutra, the first of several significant architects who mentored and influenced Granger's career.

In 1938, after his work in Los Angeles, he returned to Austin and joined Arthur Fehr, who had opened a private practice. Together, they formed Fehr & Granger. Their office consisted of a single drafting board in the back of Peter Mansbendel's studio, a prominent wood carver in Austin. While setting up his practice, Granger also designed his own residence. The Judges Hill lot was a wedding gift from his wife's parents, and on it granger constructed the tiny studio above a garage on the back of the lot, clearly intending to expand later on.

World War II interrupted the practice. Commissions dropped off and both Fehr and Granger took jobs with the federal government designing army camps and airplane assembly lines. In 1944, Granger received a Fellowship from Michigan's Cranbrook Academy where he earned a Masters of Arts in Architecture and Urban Design in 1946. Cranbrook exposed him to the work of Mies van der Rohe and he worked briefly with the influential firm Saarinen & Swanson at Bloomfield Hills, Michigan. At the end of the War, in 1946, he returned to Austin resuming the Fehr & Granger partnership.

Soon after returning to Austin for the second time Granger went to work on the larger main house to accommodate his growing family. Granger and his wife eventually had four children, three of whom left handprints in wet concrete in front of the house. The girls bedroom and master bedroom were located upstairs (now converted into one room), and the boys

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room and a study/rec room were located in the western portion of the downstairs, while a separate in-law apartment occupied the east end.

The firm continued to flourish and Fehr and Granger received many awards and recognitions in the post-war years. The bibliography, Section 9, contains a list of articles from prominent architecture magazines and others. Their first recognition was a Design Merit Award from *Progressive Architecture* (P/A) for an Austin clinic, in 1948. They won four consecutive "Honor Award in Texas Architecture" at the State Fair of Texas. The awarded projects were the residence of Mr. and Mrs. Joseph T. Sneed in Austin (1953), O. Henry Junior High School in Austin (1954), Saint Stephen's Chapel in Austin (1955), and Clifton Hall, a girl's dormitory at Texas Lutheran College in Seguin (1956).

In 1957, Fehr and Granger designed and built a larger office building, undoubtedly as a result of their success. The office building on 15<sup>th</sup> and Trinity Street overlooking a creek is two-stories raised on concrete piers to provide parking underneath. The modern aesthetic present in the Granger house is evident in their offices as well. The building is a simple flat-roofed box with red brick side walls and continuous recessed windows shaded by deep overhangs on the north and south elevations. The architects occupied most of the second floor, where they had individual offices, conference room, workroom and space for thirty drafters. The first floor was rental space, originally occupied by a structural engineering firm. The basement, or ground floor, had mechanical and storage rooms, a model building room and parking space for ten cars. Today, it is the Ronald McDonald House and has been considerably altered.

In 1958, P/A dedicated a fifteen page article to the office of Fehr & Granger, titled "The architect and his community: Fehr and Granger—Austin, Texas". It describes how the practice began and grew, how the staff was organized, how they handled commissions, and examples of recently completed work. In the article, the firm describes their design goals: "We sound the client's tastes and desires and then try to elevate these wishes and give the structure something extra. We try to give a living space charm; a church a feeling of awe; and a work space a pleasant atmosphere to add interest and excitement to the time spent there".

In 1959, Fehr and Granger was the only firm in the country to receive two awards in *Progressive Architecture's* Sixth Annual Design Awards Program. They won a Design Award for the Robert Mueller Municipal Airport and an Educational Award Citation for the Hillview Unit for Brown Schools, Inc. Again, in 1961, they received another P/A award for the Robert Mueller Municipal Airport

Like his own home, many of the firm's commissions feature a mix of exterior cladding, both natural and man made, large expanses of metal windows and site sensitive design.

In 1966, Charles Granger became a fellow to the American Institute of Architects. Soon after, Mr. Granger, his wife and one of their sons died in a tragic automobile accident. Their three other children still live in Austin today. The firm continued to operate under the name Fehr & Granger until 1972, when it became Emerson-Fehr-Newton.

Three years before their sudden deaths, the Grangers sold the house. Dr. William Denham, a Baptist minister, and his wife Louise, an avid antiques collector, purchased the house in 1963. According to the current owners, William Denham had been a minister at a Houston church but was ousted for advocating for its integration. The Denham's rented the house from the Grangers first and then purchased the home with the Grangers providing most of the financing. The Denham's remained in the Granger House for thirty years, leaving it virtually unchanged. Louise Denham passed away in 1997 and in 1998 current owners Jeff Harper and Mark Seeger bought the house. Making them only the third owners of the property.



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**Architectural Significance**

Although constructed only twelve years apart, the two buildings are products of very different times and as well as influences on Granger's career. The pre-war Perch is an example of a largely European influenced style designed early in Granger's career, while the main house, built in the post-war boom years reflects a more prosperous time in the nation as well as Granger's professional life. Both buildings however, are meticulously designed and carefully executed examples of their respective styles.

**International Style Architecture and The Perch**

The International Style developed in Europe between the two World Wars. One of the foremost proponents of the style, LeCorbusier, used the term "machines for living" to describe the unromantic functionality of the style. International Style architects employed new building technologies, particularly steel framing and non-load bearing walls allowing for the extensive use of ribbon windows and cantilevers. The style rejected historical precedents and featured almost no surface ornamentation. Emigrating European architects including Austrian born Richard Neutra brought the International Style to the United States. The style never became as popular in the US, perhaps due to its introduction during the depression and a time when period revivals dominated American residential architecture. According to Virginia and Lee McAllester, the International Style in the US is "primarily architect-designed style [and] relatively rare. Most landmark examples date from the 1930's and occur principally in fashionable suburbs in the northeastern states and in California" (469). This makes The Perch not only a unique example within the work of Fehr and Granger, but an extremely rare example of a residential style in the region.

**Midcentury Ranch Architecture and the Granger House**

The Midcentury Ranch style was popularized during the post-war building boom. Like the International Style it was based on a rejection of historical precedents, but unlike its predecessor the Ranch Style became hugely popular in the United States dominating the residential landscape in the 1950s and 1960s. Ranch Style is a broad category that generally connotes a one-story house with low-pitched roof, usually rambling, asymmetrical, and minimally ornamented. There is a broad variation within the style including some that employ colonial revival or other traditional elements. The Granger House fits into a sub category Virginia and Lee McAllester call Contemporary, or, American International; a primarily architect designed flat roofed version which often uses multiple exterior materials and stresses integration with the landscape (482).

The 1951 Granger House is an excellent example of this sub category of the Midcentury Ranch as it embodies the design principles of the era. Its features clean lines and a flat roof emphasizing the horizontal. The a near-absence of ornament is offset by the variation of wall textures including brick, wood and corrugated asbestos panels. Like many Ranch houses the orientation is toward the back rather than the street. The unassuming, and very private, front elevation is juxtaposed with absolute transparency with rear glass walls. The interplay of interior and exterior space is a clear indication of Grangers desire to integrate the house with its landscape.

**Summary**

When an architect is both designer and client, as with his own house, one can assume it reflects a particularly pure version of his architectural style. Designed by Granger after returning from the office of Richard Neutra, the Perch is an rare example of an International Style residence in Austin and likely the region. While the Midcentury Ranch is far from rare, the Granger house represents a fully formed architect-designed example of the style. Both buildings apply the design principles of their time with such success that they remain timeless buildings. The Granger House and Perch are nominated for listing in the National Register of Historic Places in the area of Architecture at the local level of significance.

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- Progressive Architecture. "Children's Medical Clinic, Austin, Texas". 1956 Feb., v. 37, p. 120-121.
- Progressive Architecture. "The architect and his community: Fehr and Granger, Austin, Texas". 1958 Aug., v. 39, p. 89-104.
- Progressive Architecture. "P/A Sixth Annual Design Awards". 1959 Jan., v. 40, p. 105-167.
- Progressive Architecture. "Municipal airport: Terminal Building, Robert Mueller Municipal Airport, Austin, Texas". 1961 Nov., v. 42, p. 154-157.

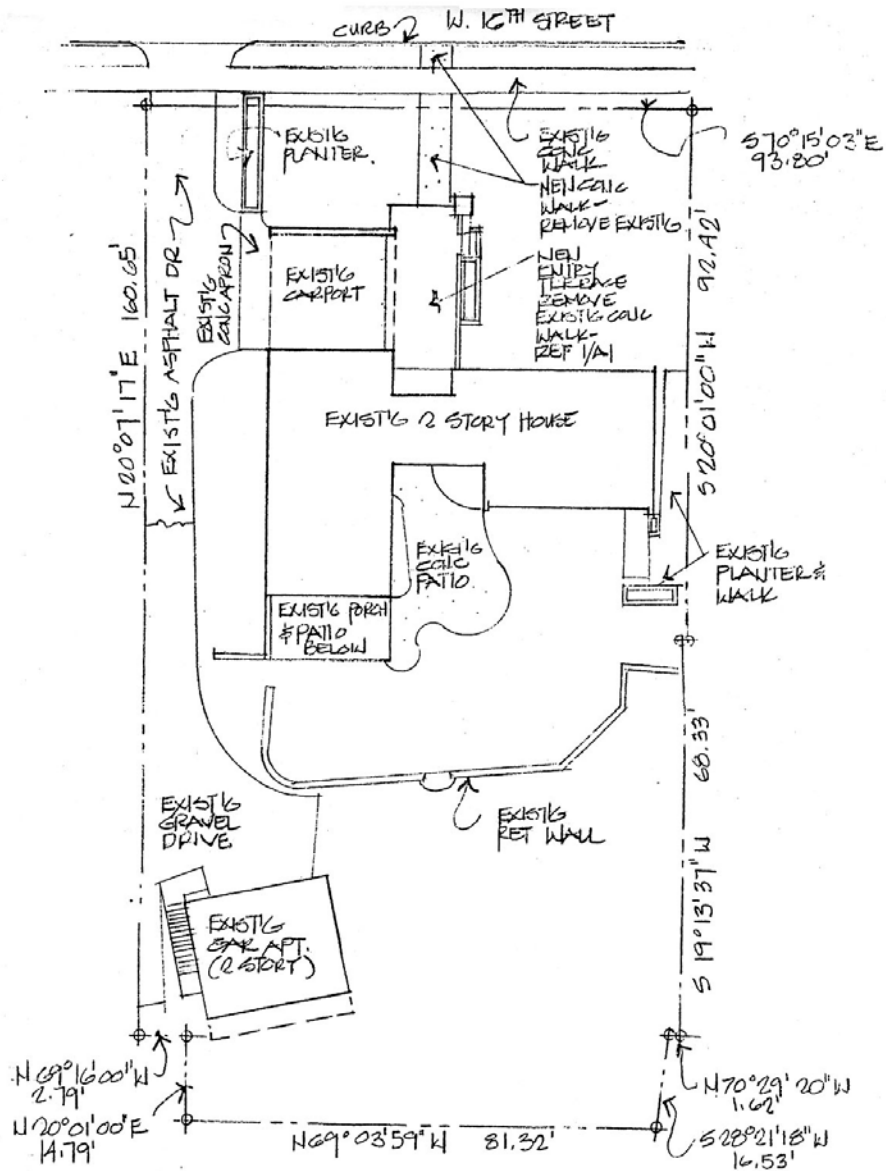
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Granger House & The Perch  
Austin, Travis County, Texas

Section MAP Page 15

Map 1 Current Site Plan



2 SITE PLAN  
1" = 60'

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

**National Register of Historic Places**  
**Continuation Sheet**

Section FIGURE Page 16

Granger House & The Perch  
Austin, Travis County, Texas

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**Figure 1** Charles Granger



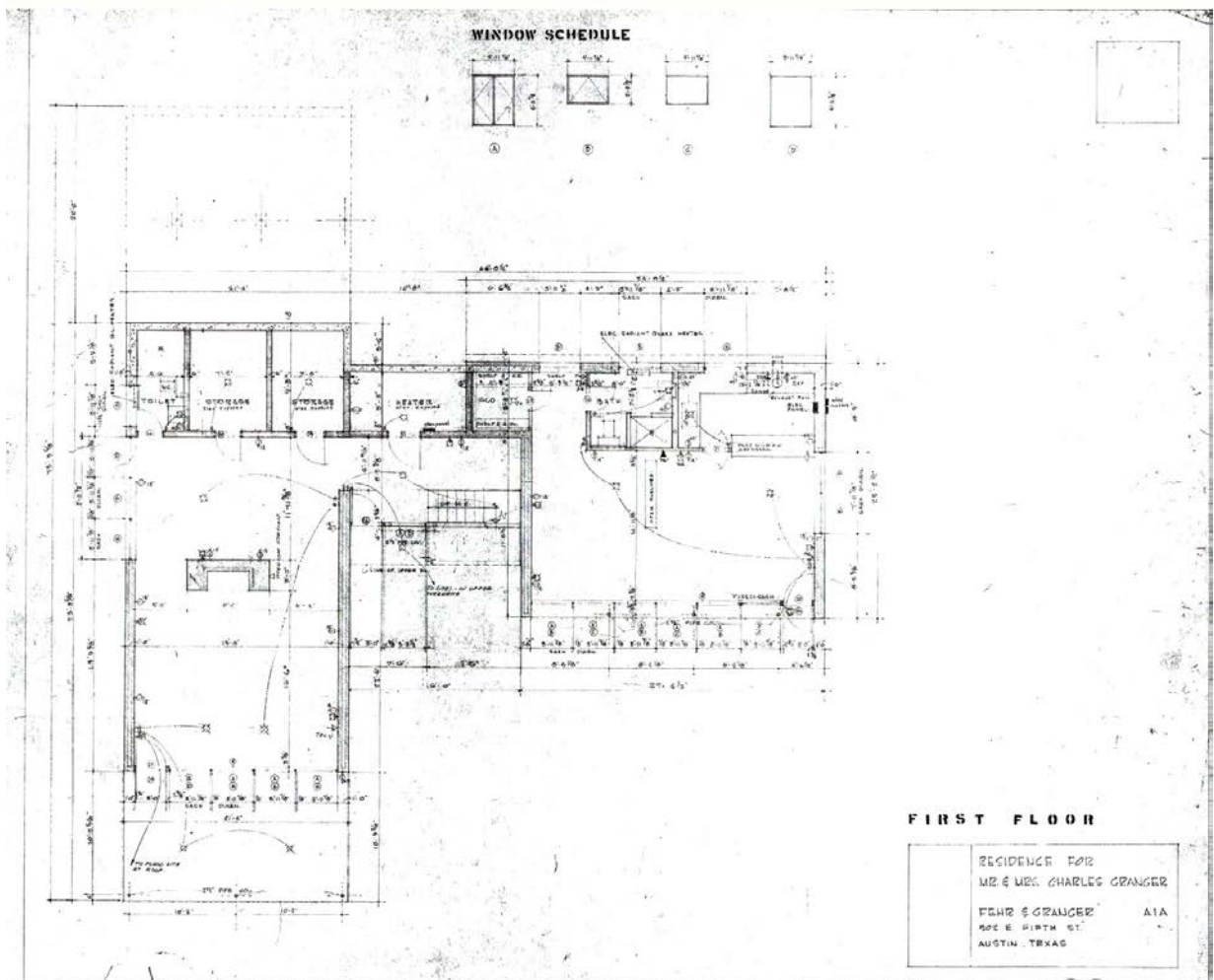
United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section FIGURE Page 17

Granger House & The Perch  
Austin, Travis County, Texas

**Figure 2** Granger House original lower level floor plan



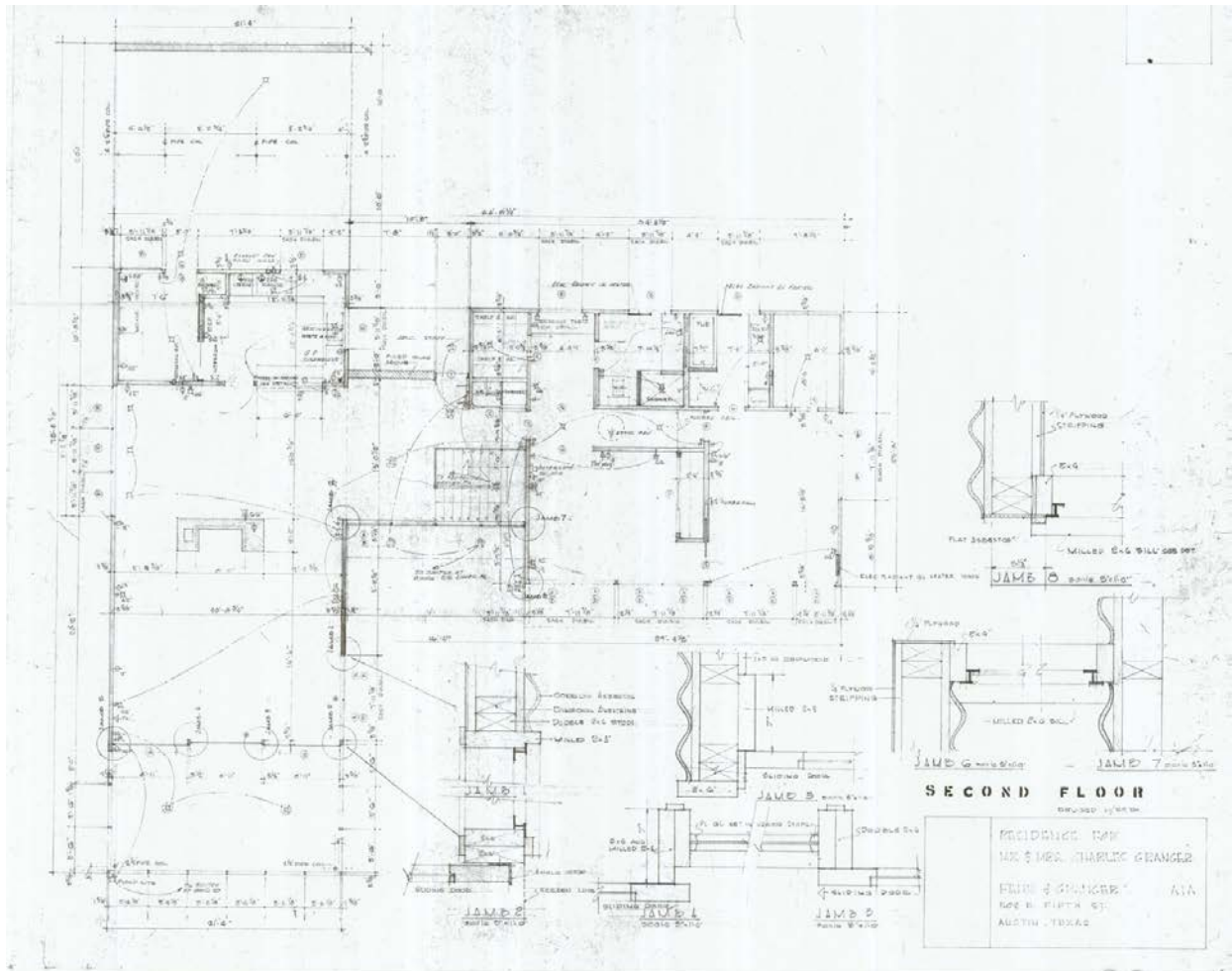
United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section FIGURE Page 18

Granger House & The Perch  
Austin, Travis County, Texas

**Figure 3** Granger House original upper level floor plan



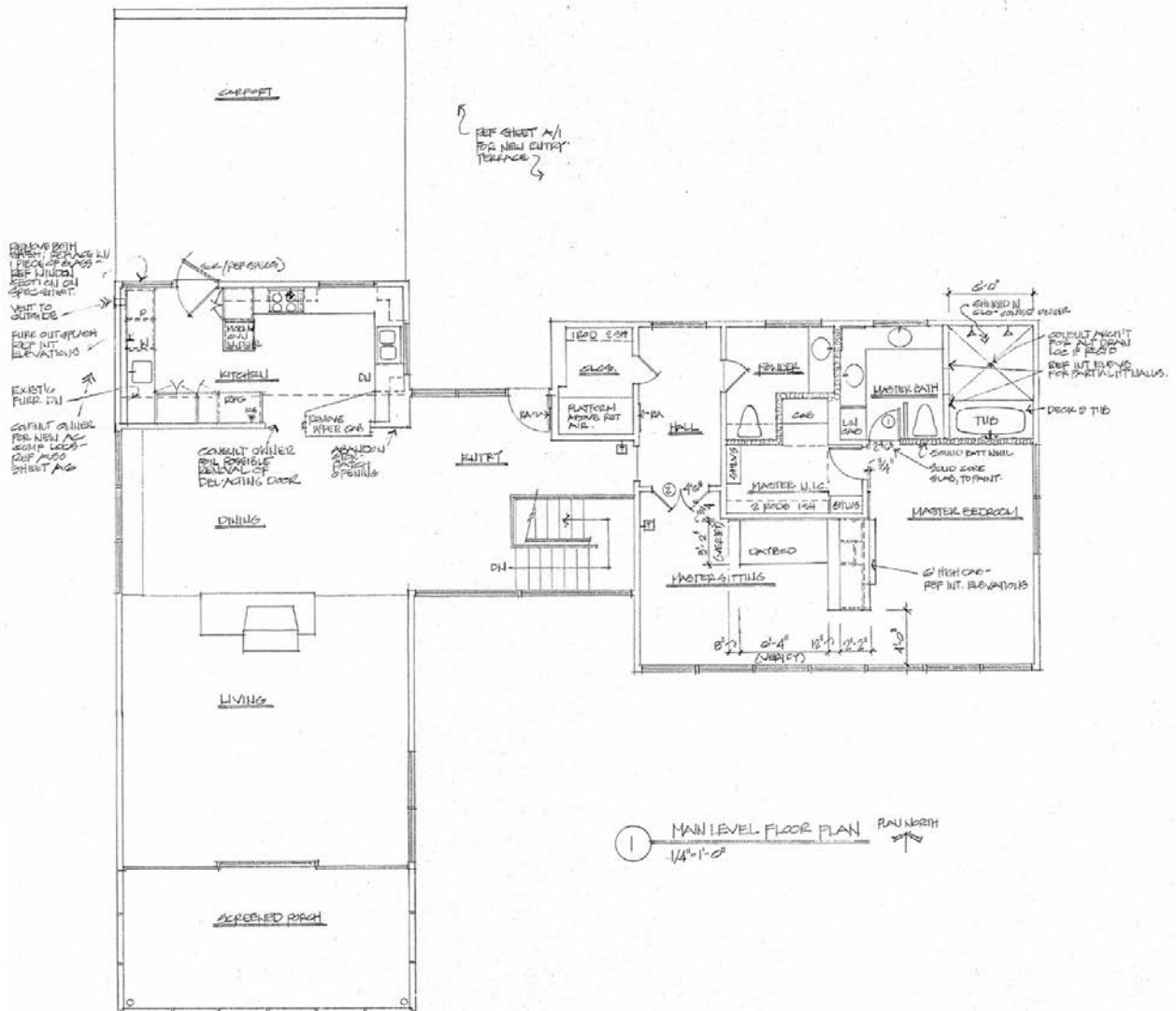
**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Granger House & The Perch  
Austin, Travis County, Texas

Section FIGURE Page 19

Figure 4 Granger House current upper level floor plan (from remodel)





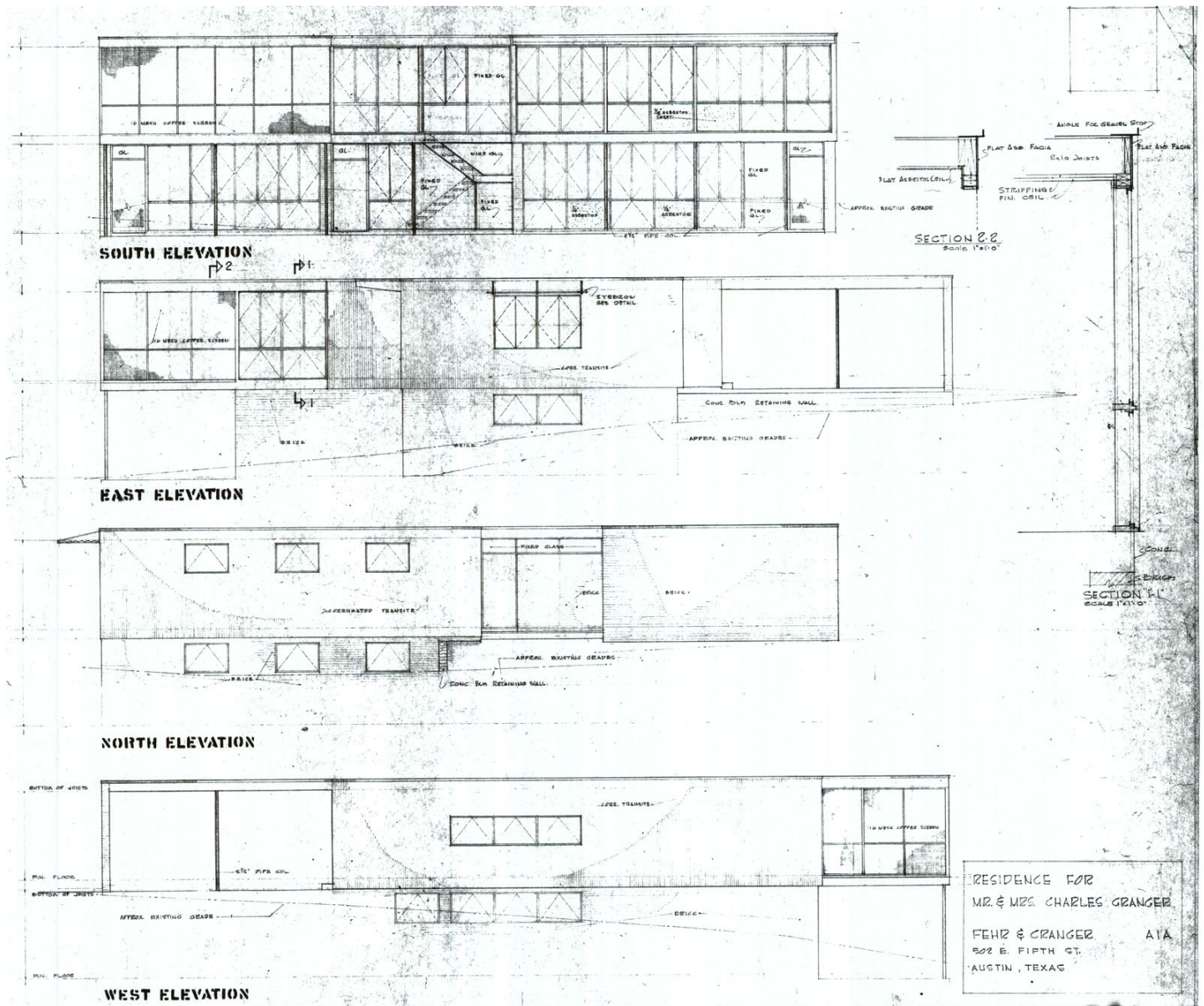
United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section FIGURE Page 20

Granger House & The Perch  
Austin, Travis County, Texas

Figure 5 Granger House original elevations



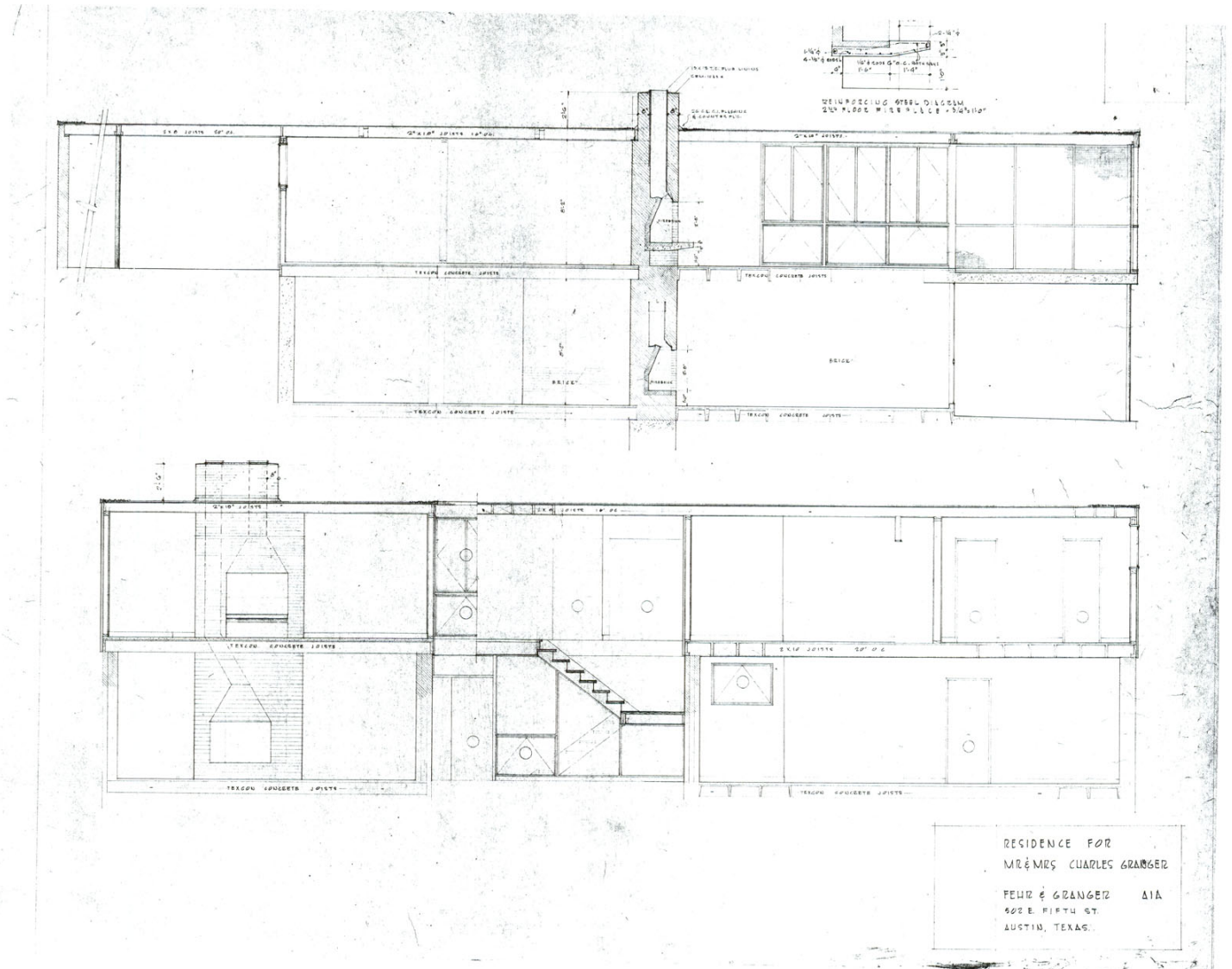
United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section FIGURE Page 21

Granger House & The Perch  
Austin, Travis County, Texas

**Figure 6** Granger House original section



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**Continuation Sheet**

Section FIGURE Page 22

Granger House & The Perch  
Austin, Travis County, Texas

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**Figure 7** Granger House historic photo south elevation



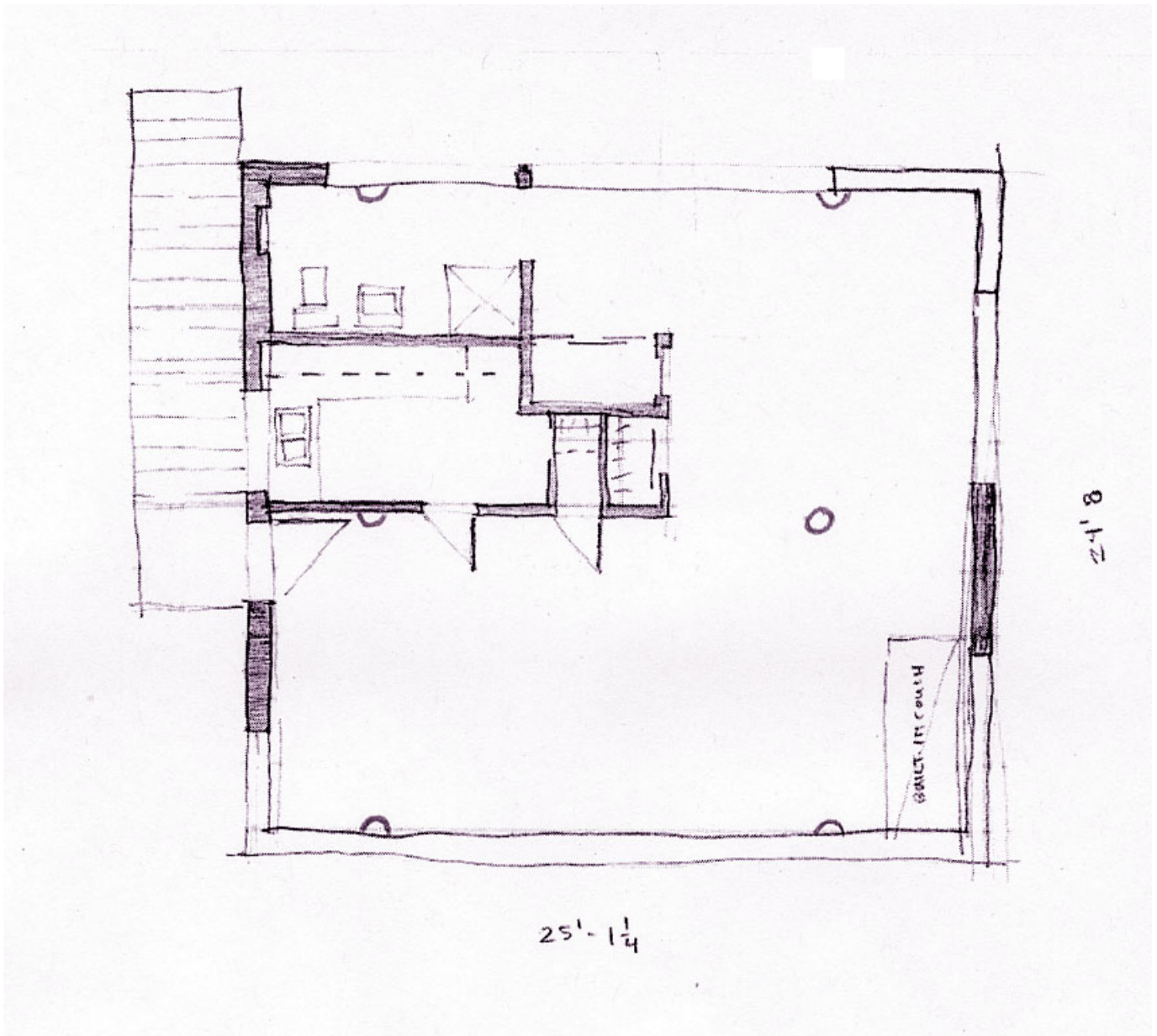
United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section FIGURE Page 23

Granger House & The Perch  
Austin, Travis County, Texas

**Figure 8** Perch floor plan (not to scale)



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

**National Register of Historic Places  
Continuation Sheet**

Section FIGURE Page 24

Granger House & The Perch  
Austin, Travis County, Texas

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**Figures 9 and 10** Perch historic interior views



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**National Register of Historic Places**  
**Continuation Sheet**

Section FIGURE Page 25

Granger House & The Perch  
Austin, Travis County, Texas

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**Figure 11** Perch construction Photo of welded steel frame



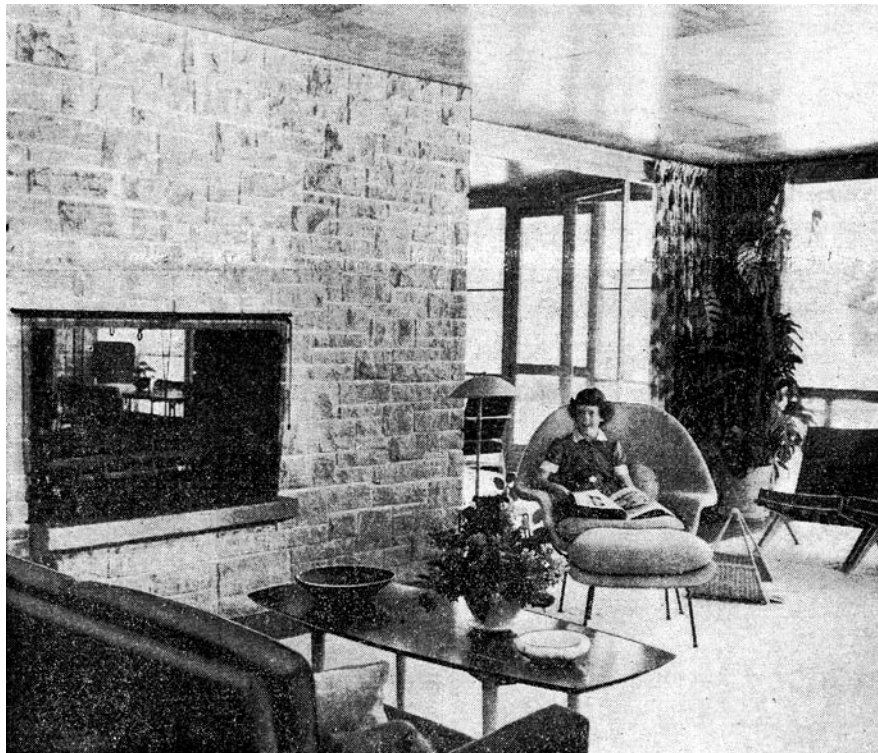
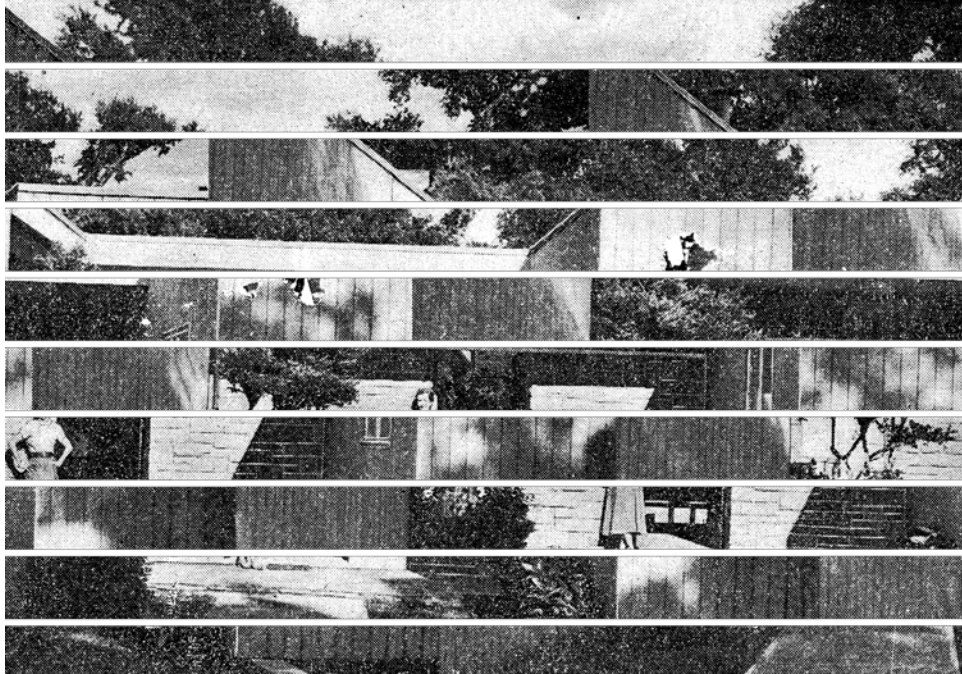
United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section FIGURE Page 26

Granger House & The Perch  
Austin, Travis County, Texas

**Figures 12 and 13** The 1953 Breard House in Dallas by Fehr and Granger (Dallas morning News 24 May 1953)



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**National Park Service**

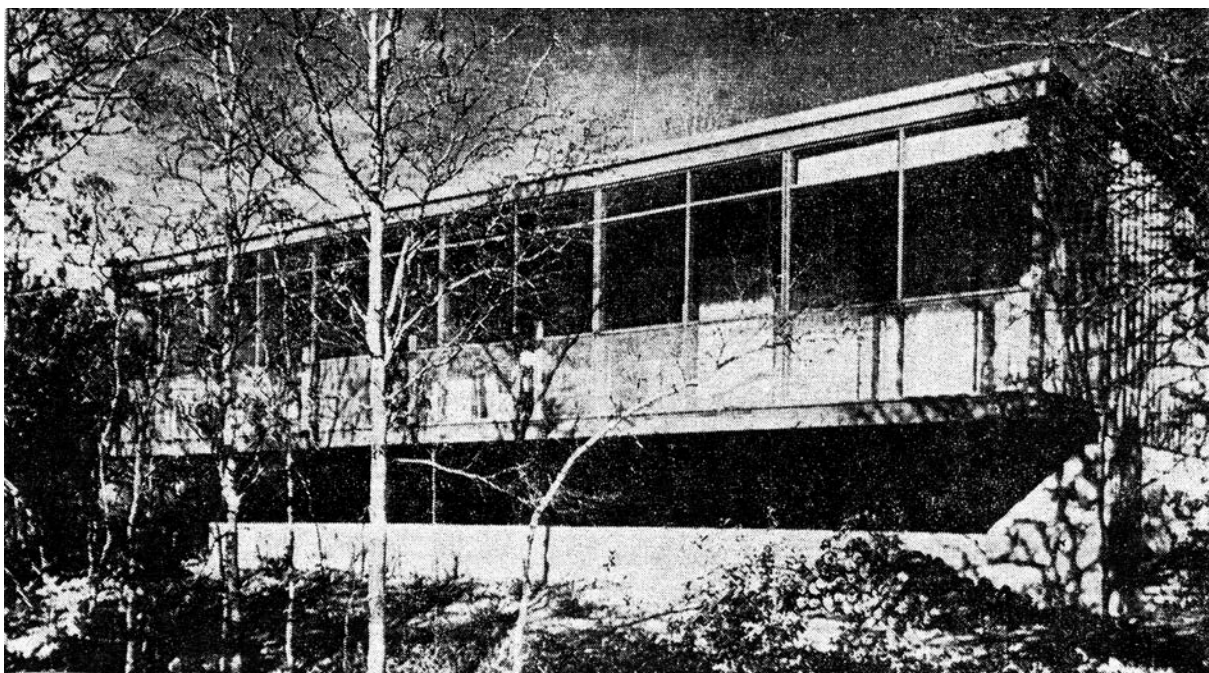
**National Register of Historic Places**  
**Continuation Sheet**

Section FIGURE Page 27

Granger House & The Perch  
Austin, Travis County, Texas

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**Figure 14** The Joseph Sneed House, Austin won the TSA's award of merit in 1953





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**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section PHOTO Page 28

Granger House & The Perch  
Austin, Travis County, Texas

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**PHOTOGRAPH INVENTORY**

The following information applies to all photographs unless otherwise noted:

Address: 805 16<sup>th</sup> Street  
City, County, State: Austin, Travis County, Texas  
Date of Photographs: April 2004  
Photographer: Ely Merheb-Emanuelli  
Location of Negatives: Texas Historical Commission  
1511 Colorado, Austin, TX 78701

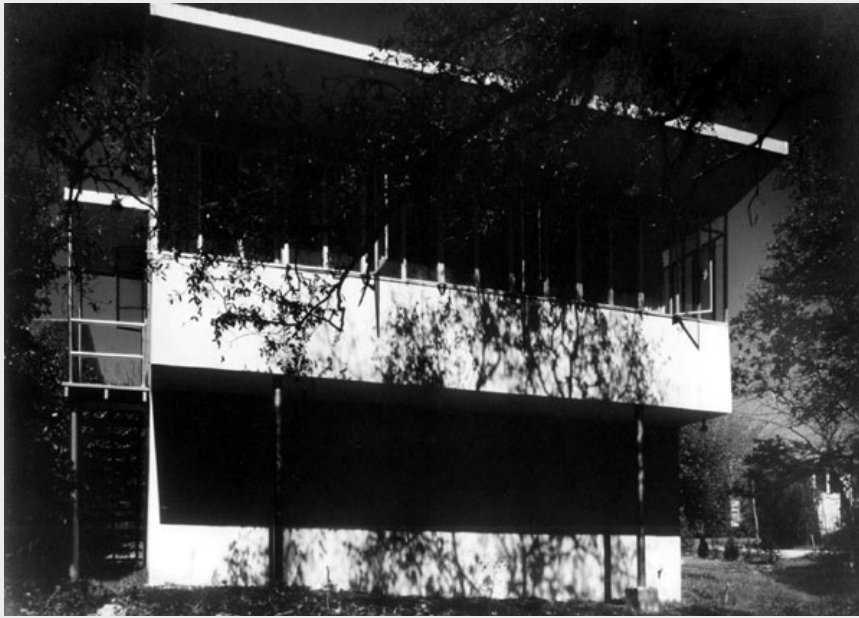
Photo Number: 1 of 4  
Name: Granger House  
Description: Camera facing south

Photo Number: 2 of 4  
Name: Granger House  
Description: Camera facing northwest

Photo Number: 3 of 4  
Name: The Perch  
Description: Camera facing southeast

Photo Number: 4 of 4  
Name: The Perch  
Description: Camera facing southeast

The Perch: 1938



south (ca. 1940)

Granger House: 1951



south (ca. 1940)

**S I T E:** Sanborn Map



Austin, Texas, Travis County

Judge's Hill Neighborhood

805 16<sup>th</sup> Street

Austin, TX 78701-1519

Granger House,  
1951

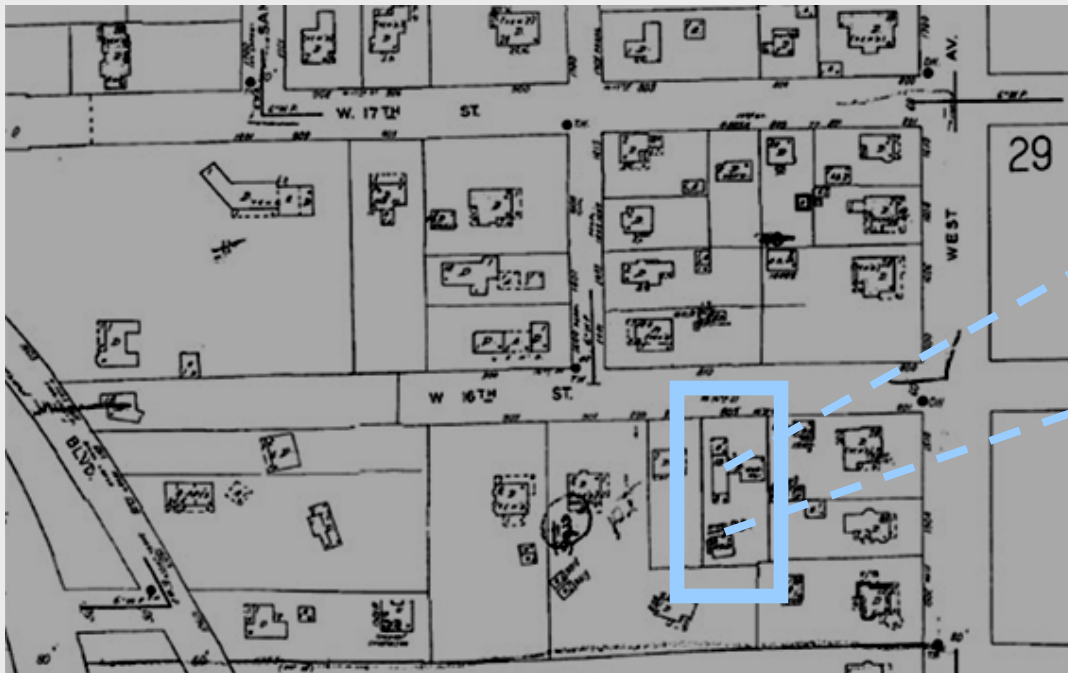
The Perch, 1938

map #40, ca. 1951

S I T E: Sanborn Maps



map #40, 1935



Granger House,  
1951

The Perch, 1938

805 16<sup>th</sup> Street  
Austin, TX 78701-1519

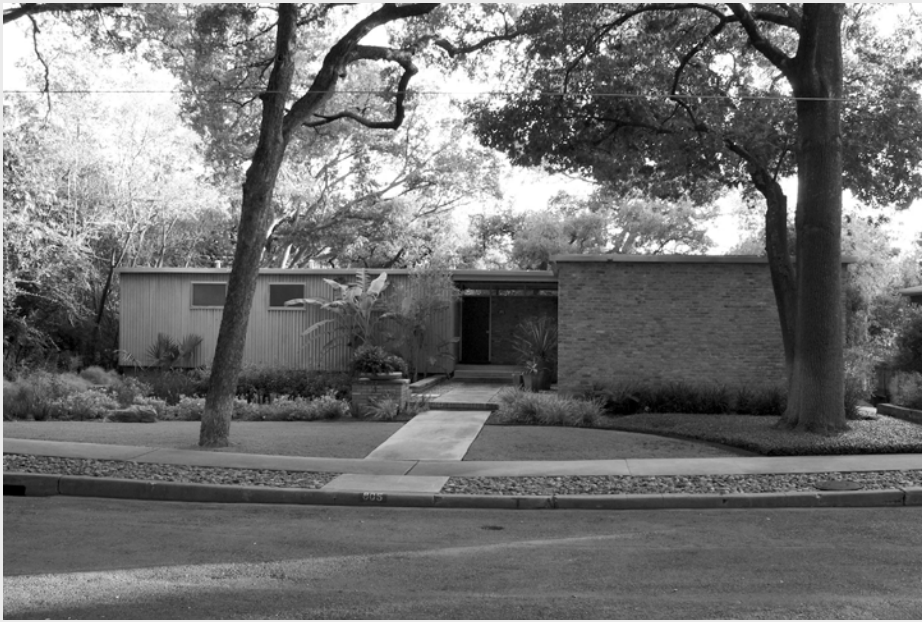
map #40, ca. 1951

1940 EXTERIOR: Granger House



south (ca. 1940)

CURRENT EXTERIOR: Granger House



north



south



west



east

CURRENT EXTERIOR DETAIL: Granger House



north



southeast



front entrance



corrugated cement-asbestos panels

INTERIOR: Granger House



sliding doors/porch



fire place



windows



stairs



stairs/corrugated panels



pre-cast concrete joists



**EXTERIOR: The Perch**



1938 construction pictures: welded steel frame

CURRENT EXTERIOR: The Perch



north



south

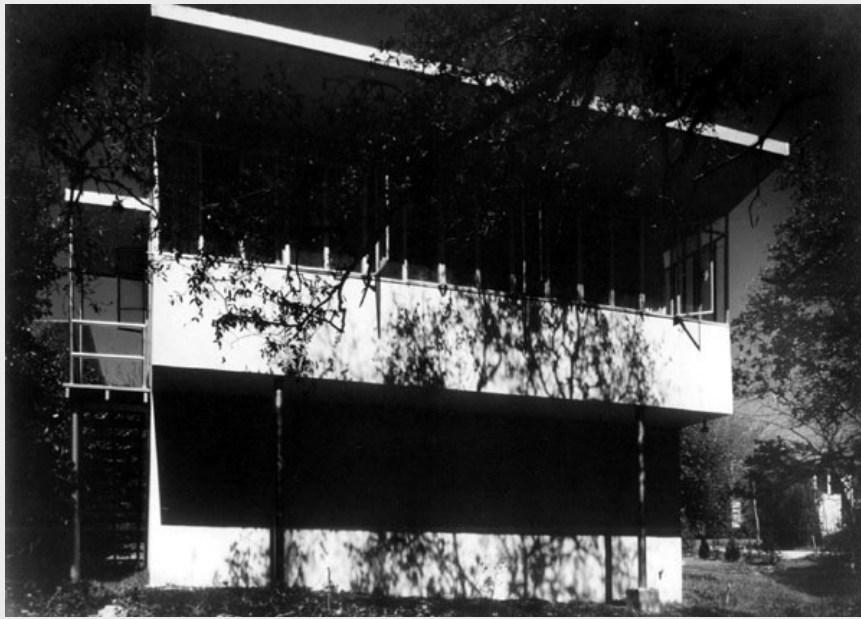


east



west

1940 EXTERIOR: The Perch



south (ca. 1940)



entrance stair (ca. 1940)



northwest (ca. 1940)

INTERIOR: The Perch



living (ca. 1940)



dining (ca. 1940)



storage/kitchen volume (ca. 1940)

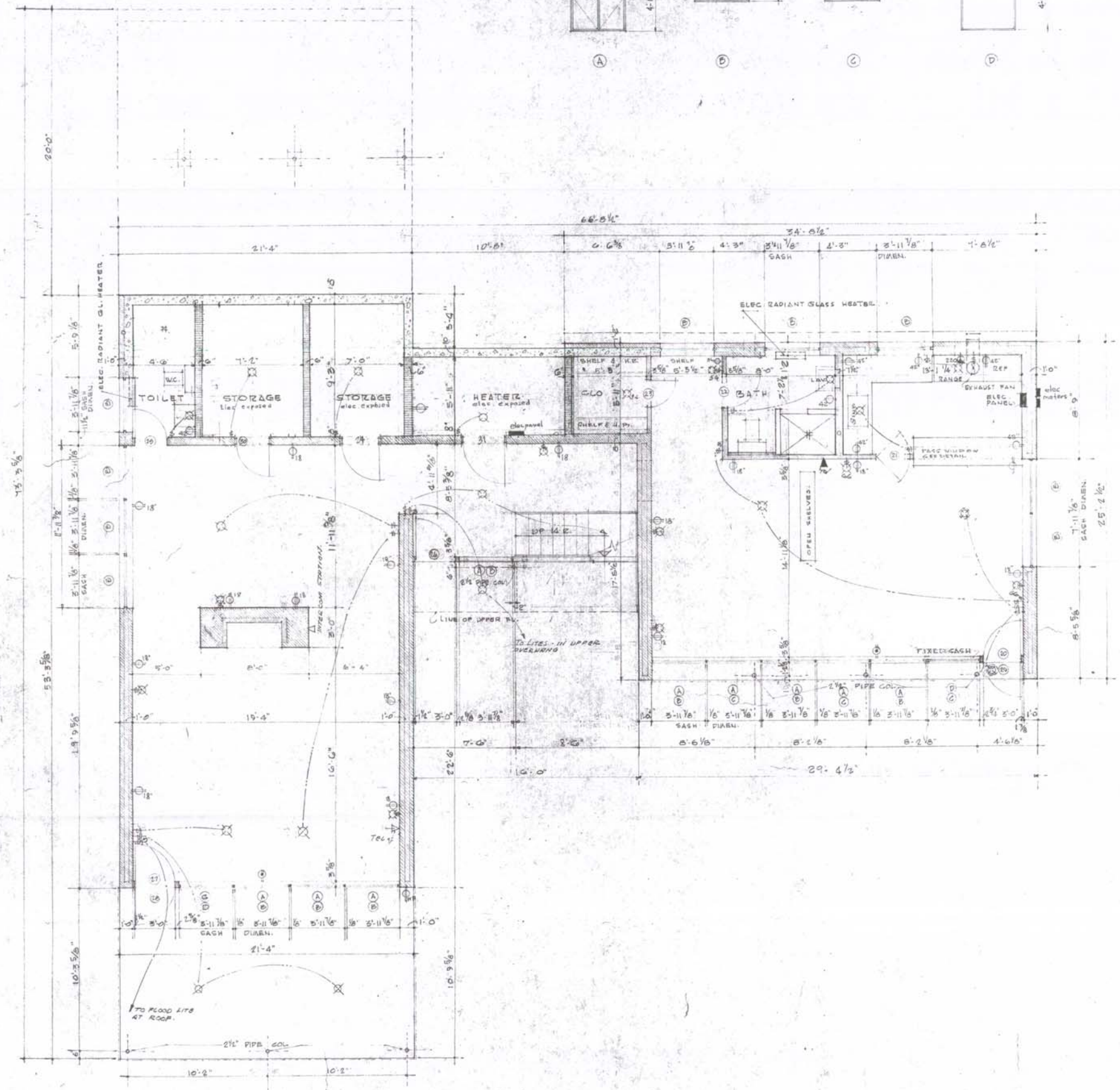
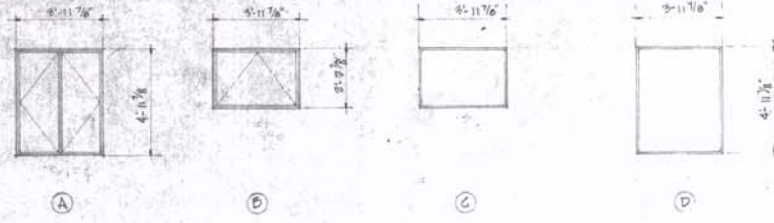


sleeping (ca. 1940)

ARCHITECT: Charles Granger, 1953



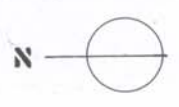
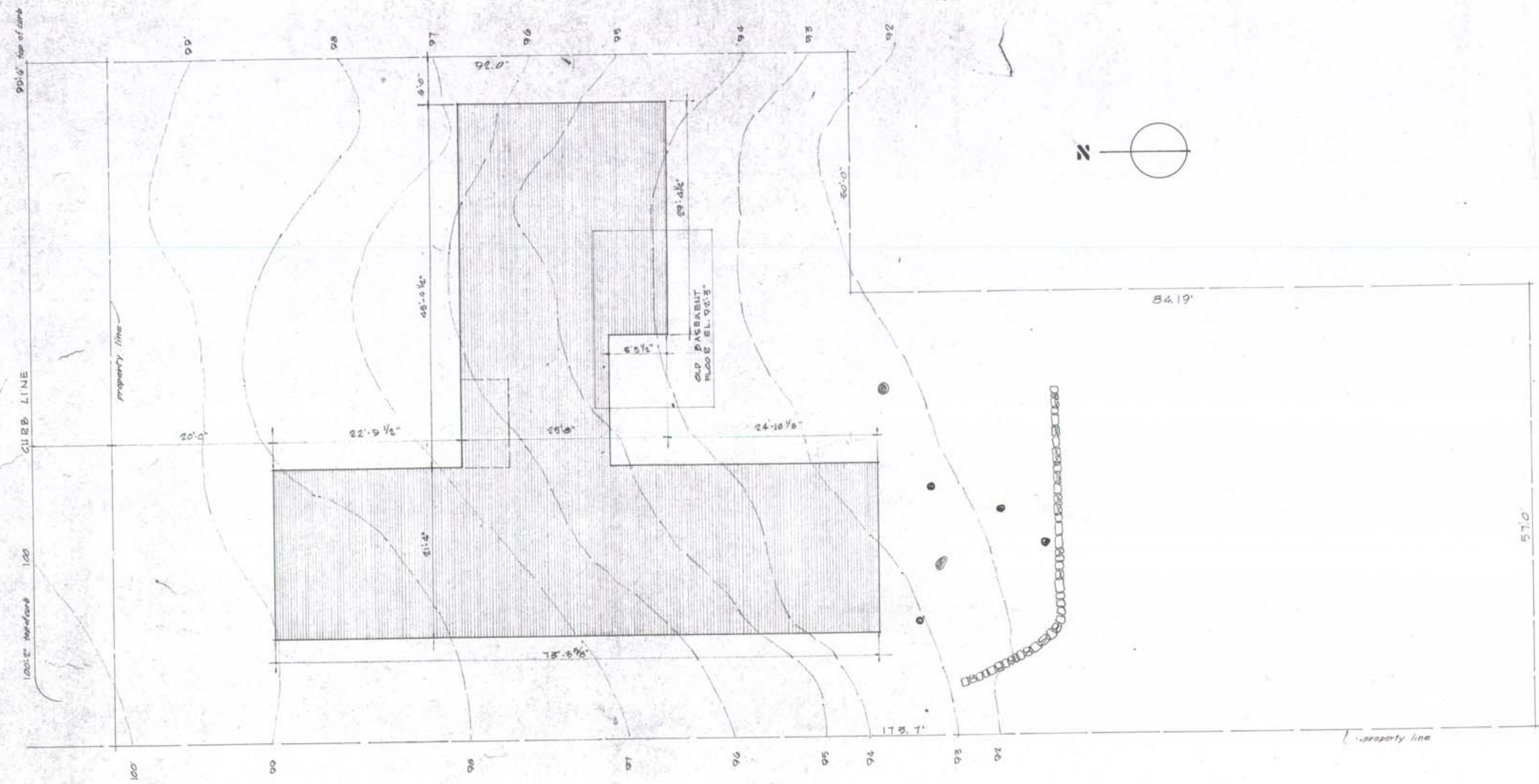
WINDOW SCHEDULE



FIRST FLOOR

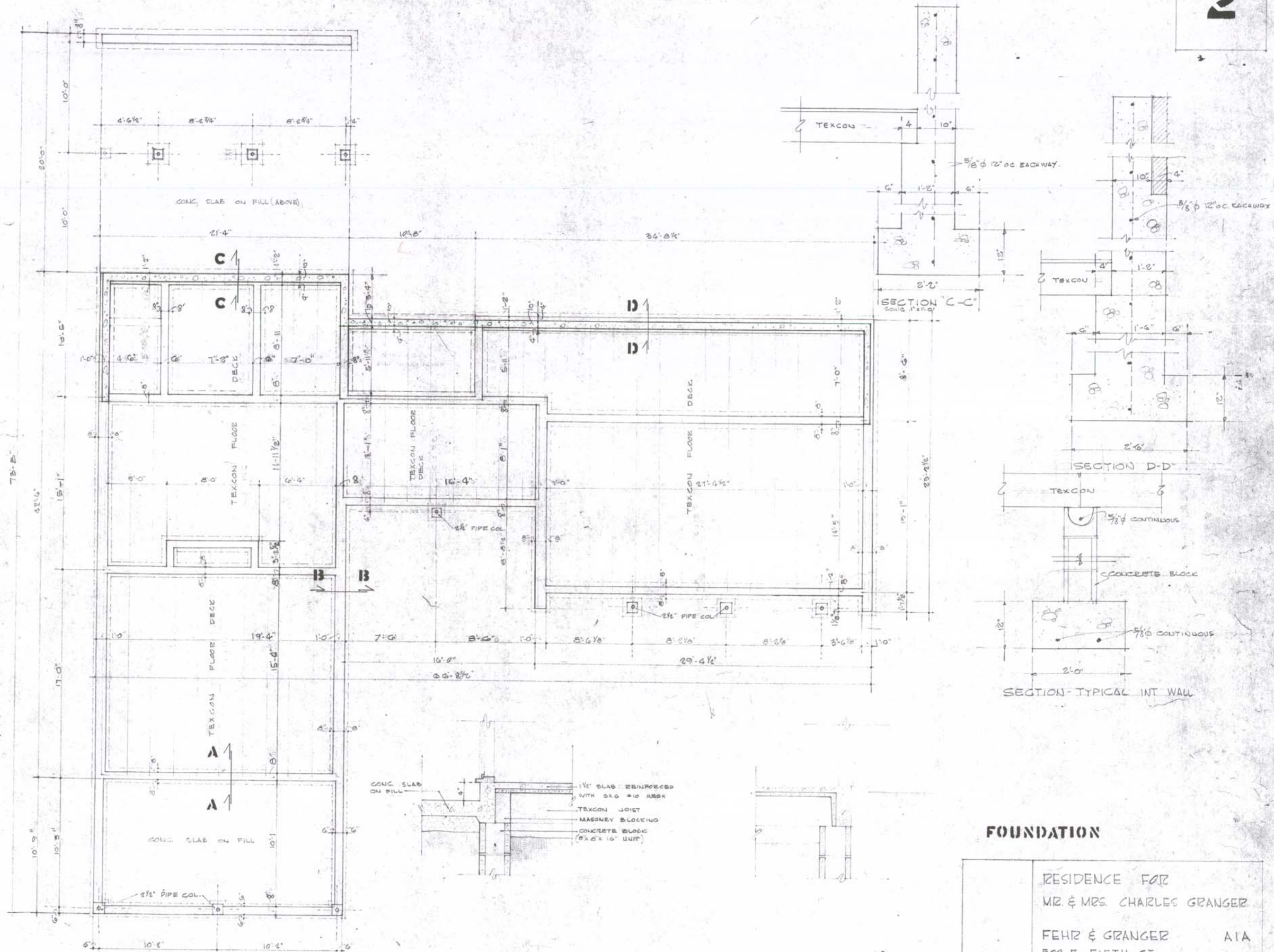
RESIDENCE FOR  
MR. & MRS. CHARLES GRANGER

FEHR & GRANGER AIA  
502 E. FIFTH ST.  
AUSTIN, TEXAS



**SITE PLAN**

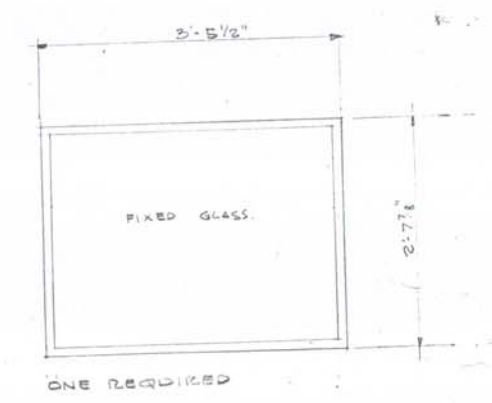
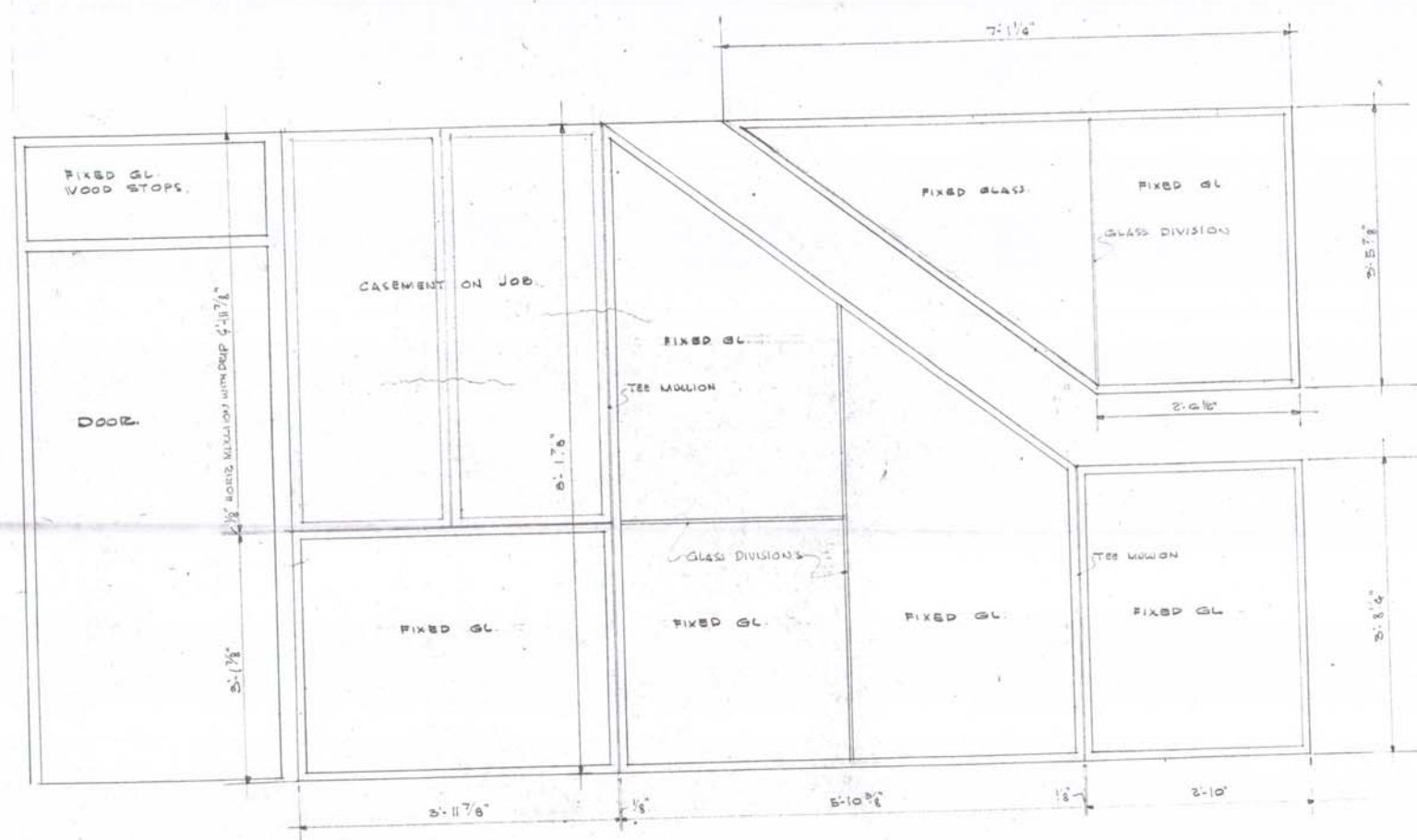
RESIDENCE FOR MR. & MRS. CHARLES GRANGER  FEHR & GRANGER      AIA 502 E. FIFTH ST. AUSTIN, TEXAS
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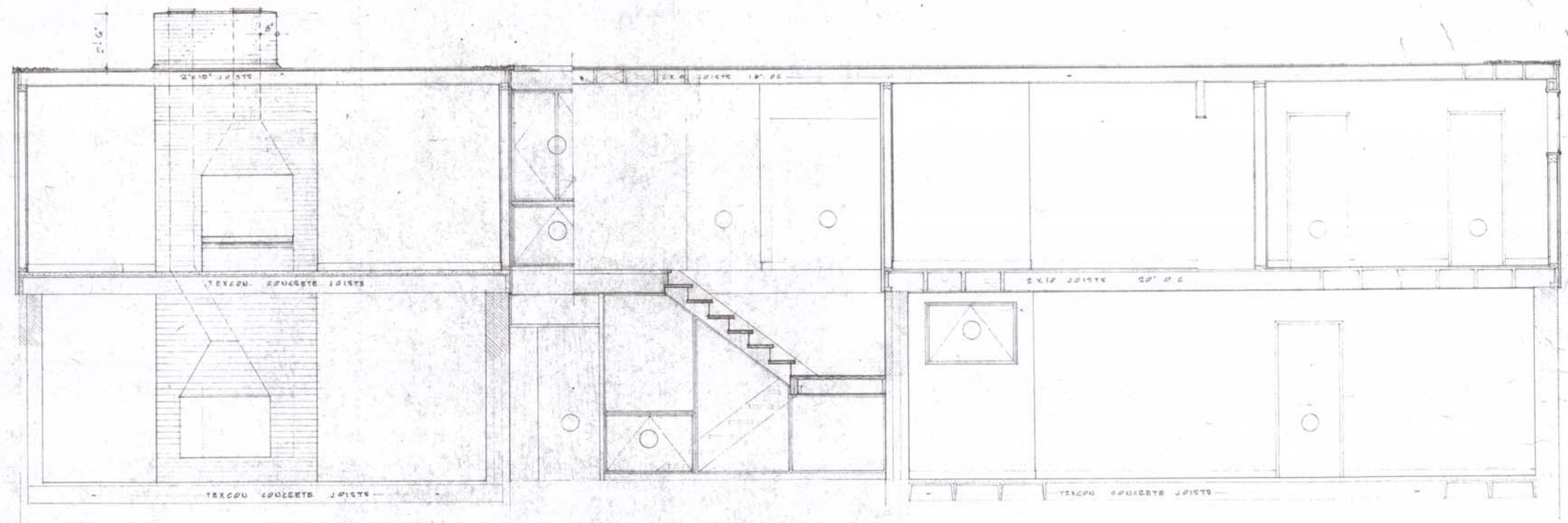
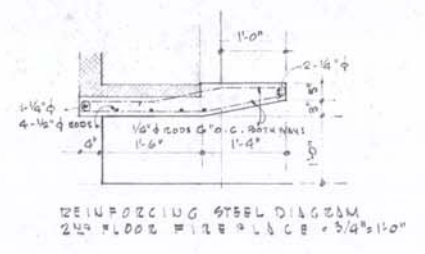
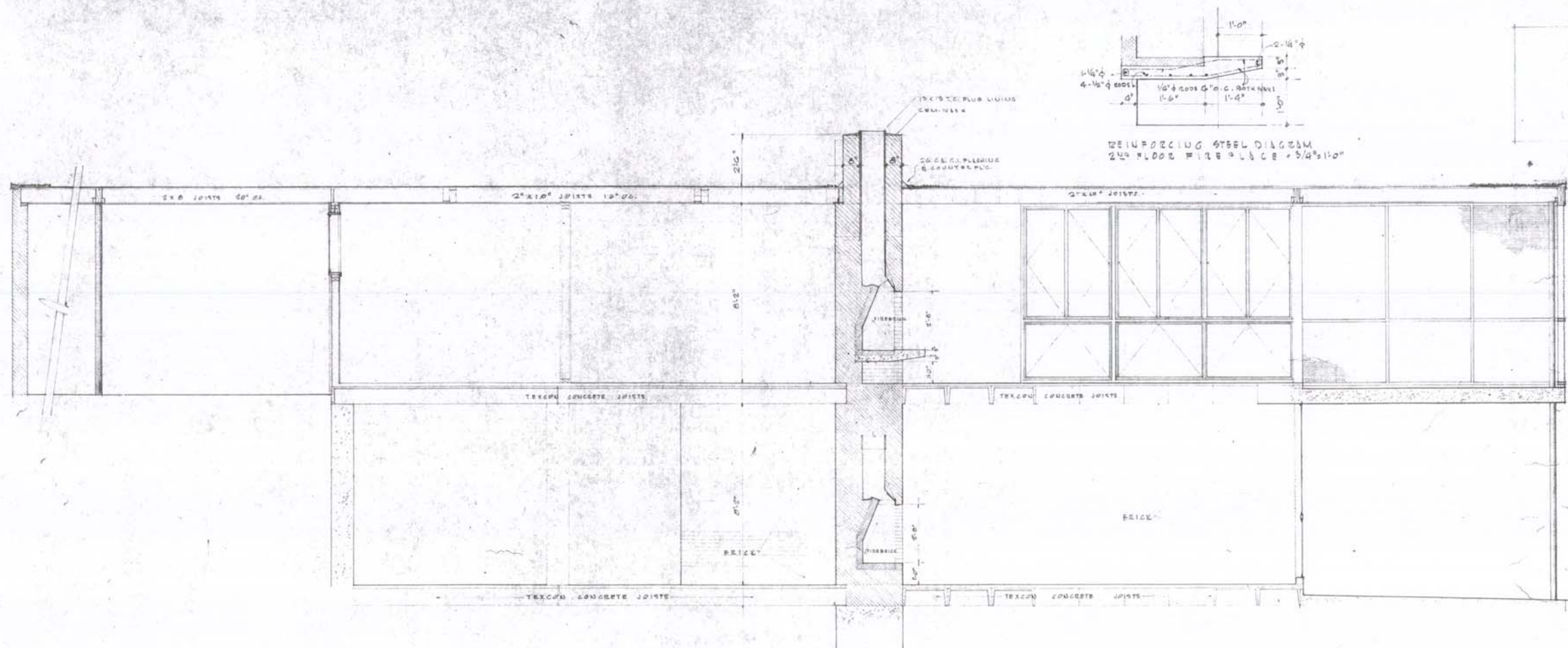
**FOUNDATION**

RESIDENCE FOR  
 MR. & MRS. CHARLES GRANGER  
  
 FEHR & GRANGER AIA  
 502 E. FIFTH ST.  
 AUSTIN, TEXAS

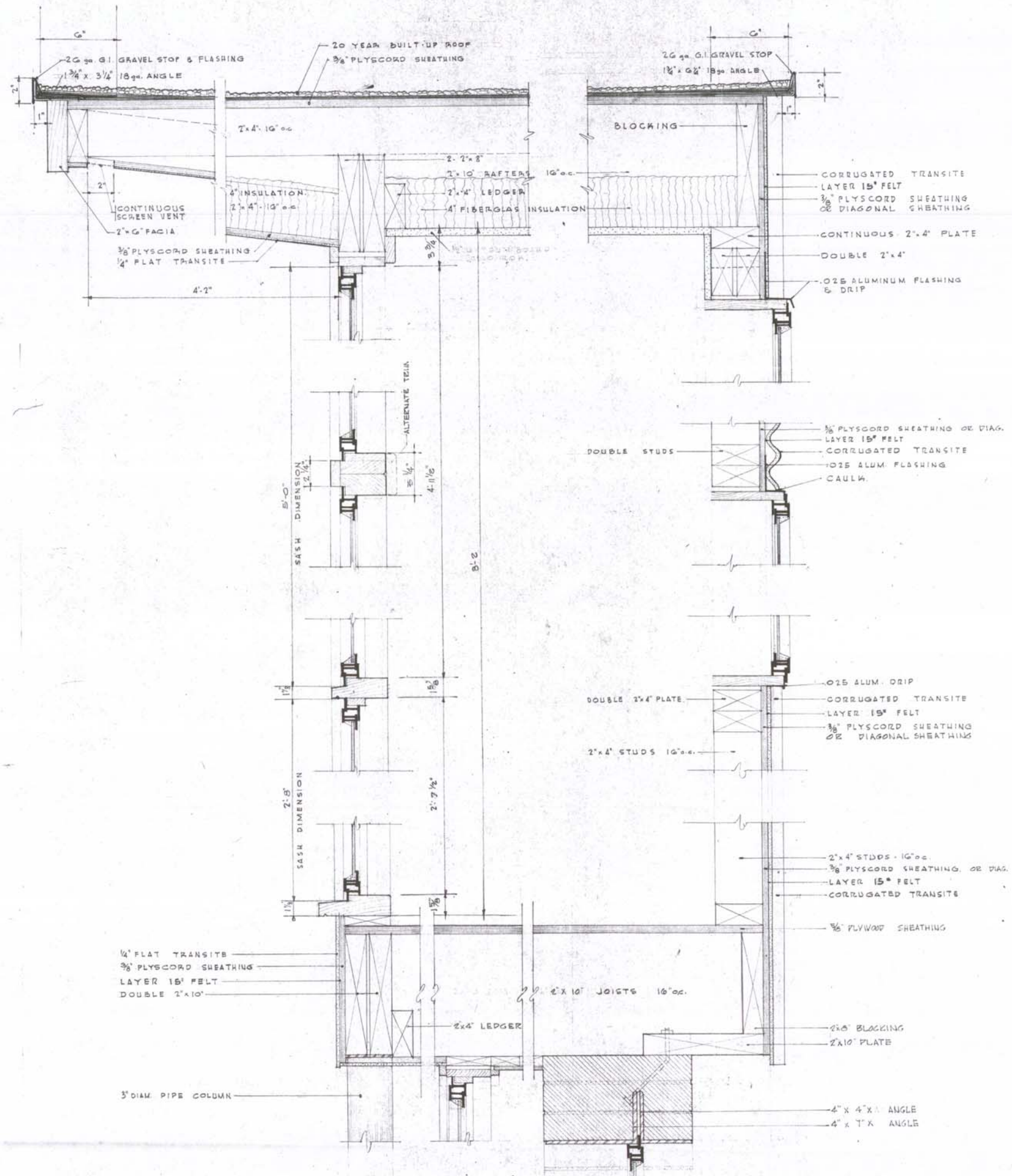




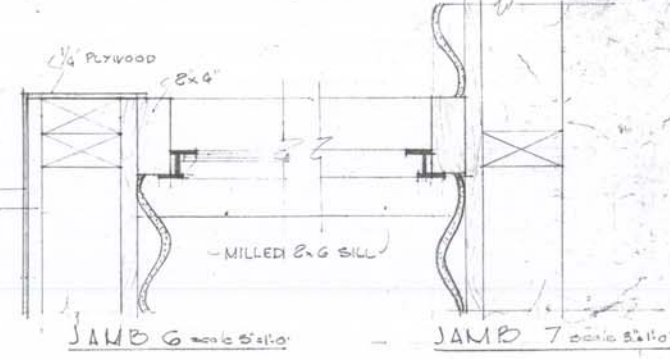
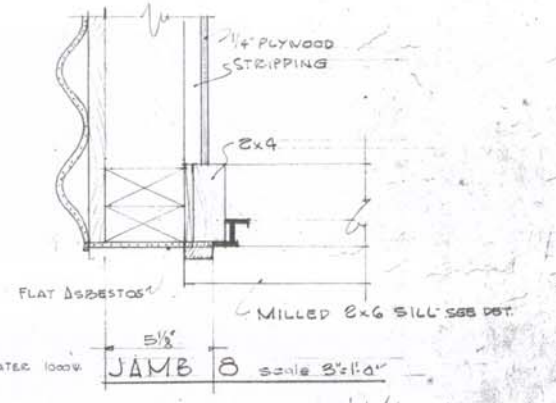
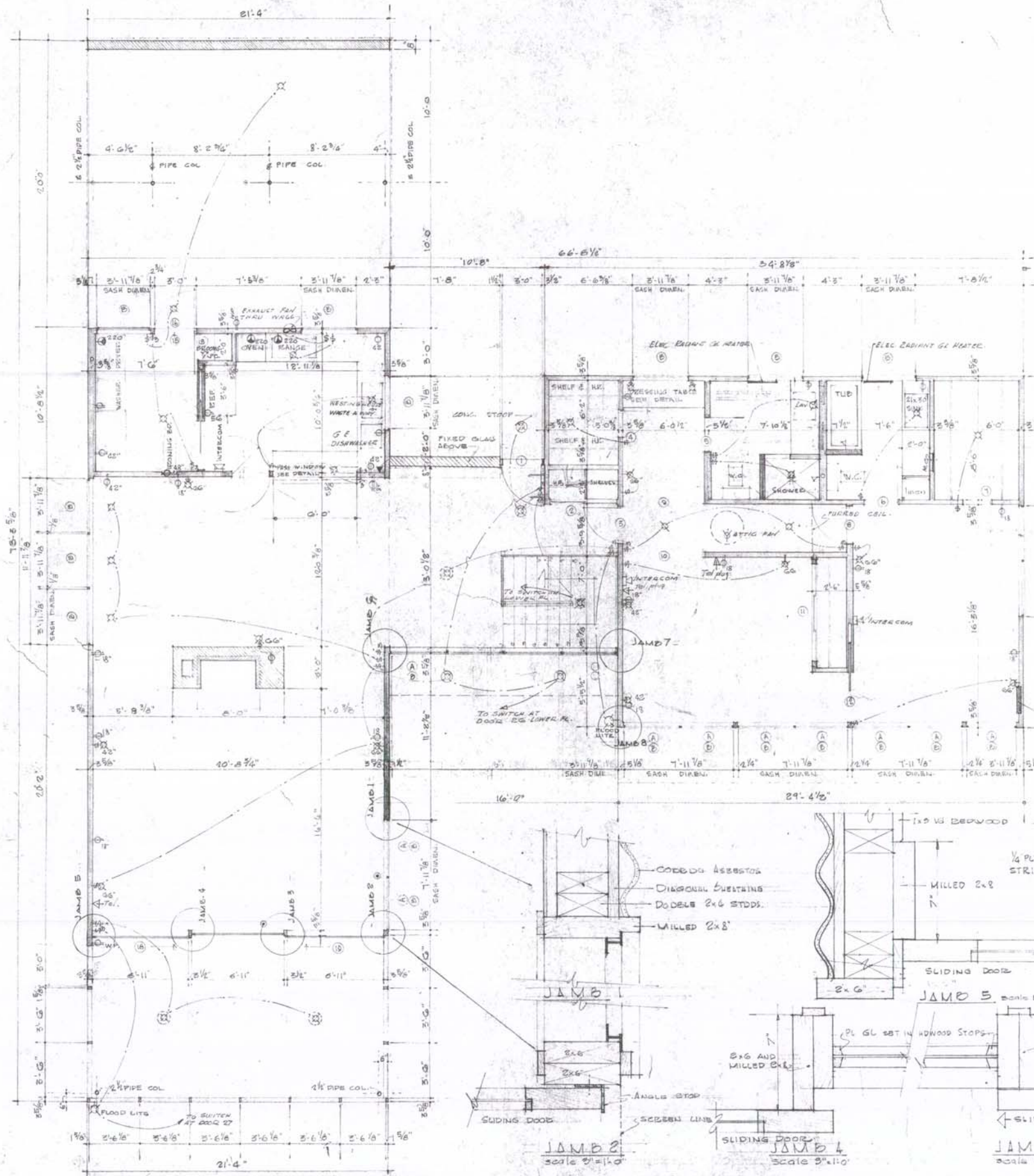
ALUMAR FRAMES  
 FOR STAIR  
 GRANGER RESIDENCE



RESIDENCE FOR  
 MR & MRS CHARLES GRANGER  
 FELTZ & GRANGER AIA  
 502 E. FIFTH ST.  
 AUSTIN, TEXAS.



RESIDENCE FOR  
 MR. & MRS. CHARLES GRANGER  
  
 FEHR & GRANGER      A1A  
 502 E FIFTH ST.  
 AUSTIN, TEXAS



**SECOND FLOOR**

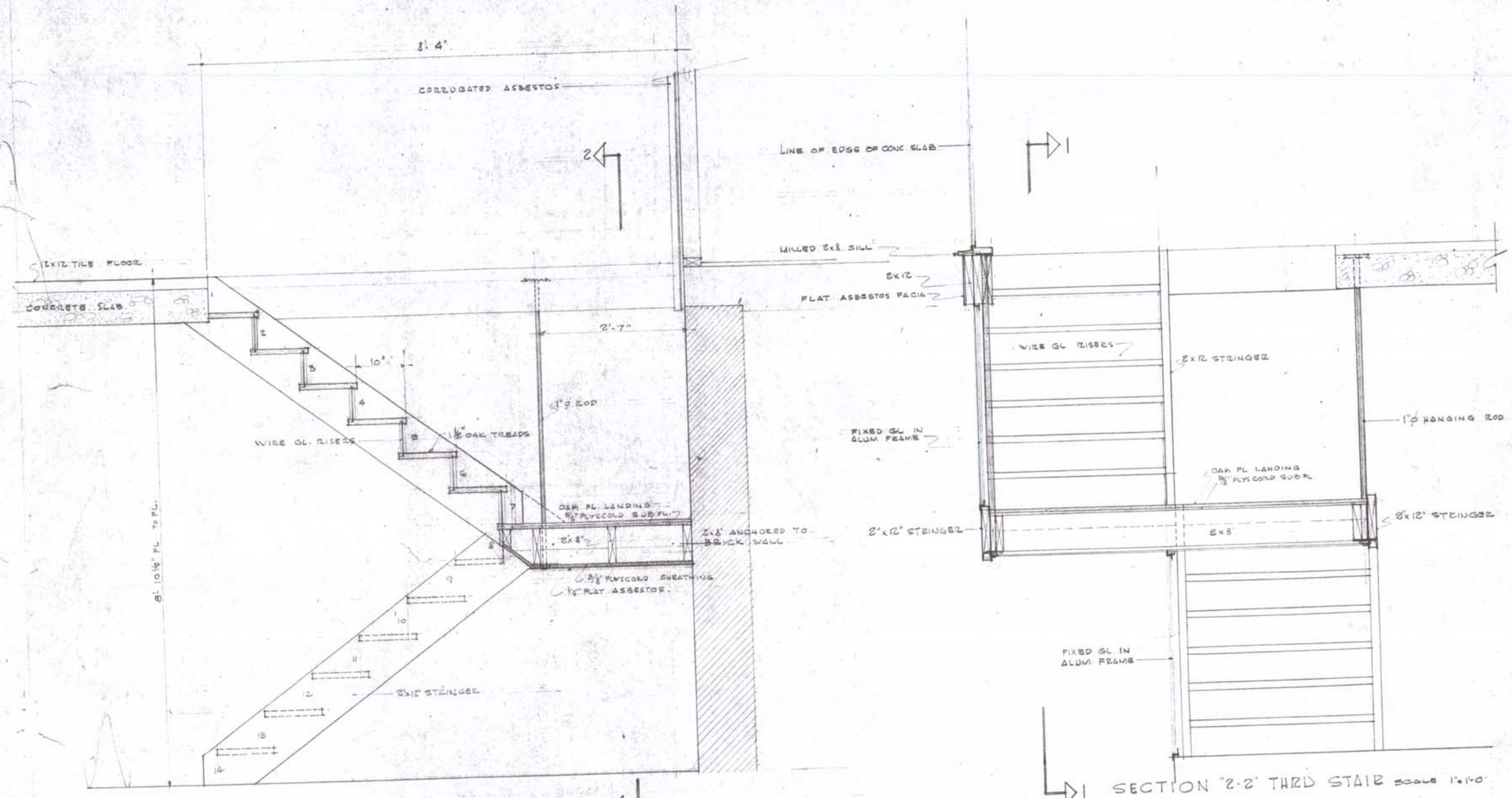
REVISED 11/29/30.

RESIDENCE FOR  
MR. & MRS. CHARLES GRANGER.  
  
FENE & GRANGER AIA  
602 E. FIFTH ST.  
AUSTIN, TEXAS

JAMB 2 scale 3/16"

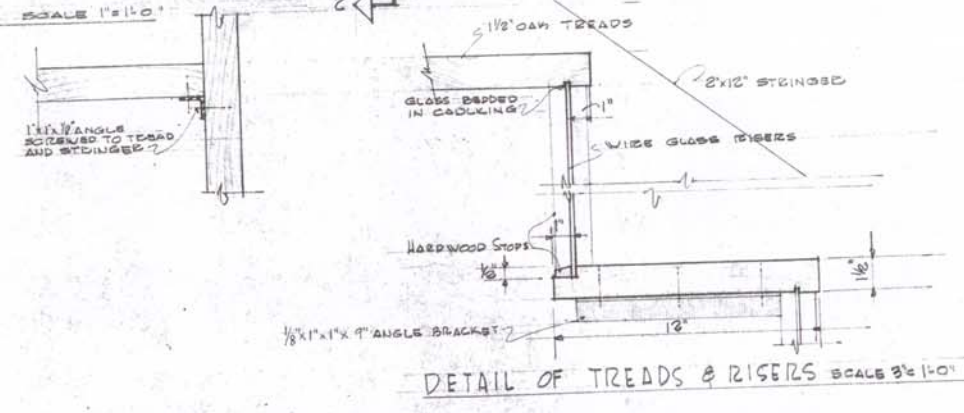
JAMB 4 scale 3/16"

JAMB 3 scale 3/16"



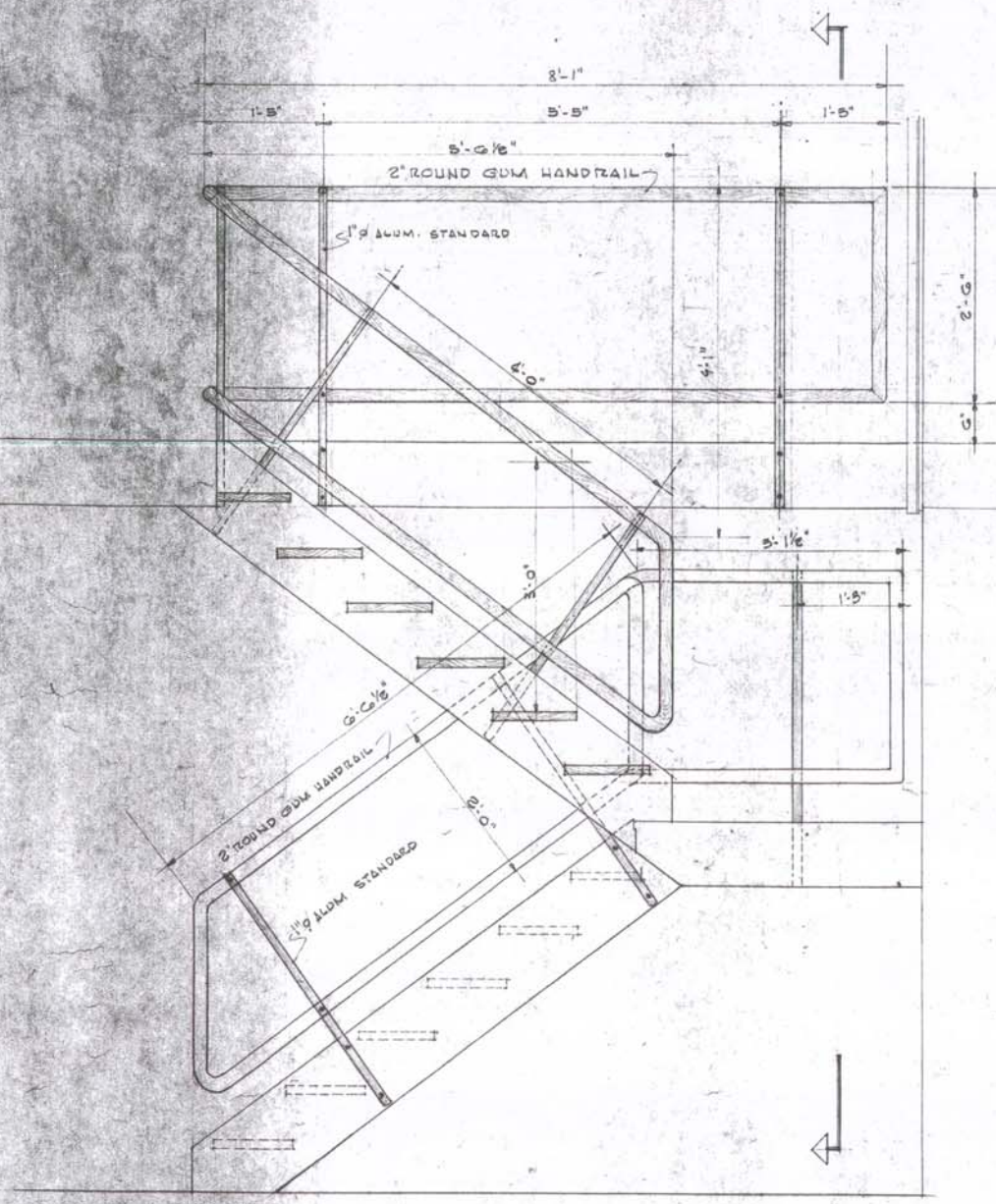
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SECTION 2-2 THIRD STAIR SCALE 1/4"=1'-0"



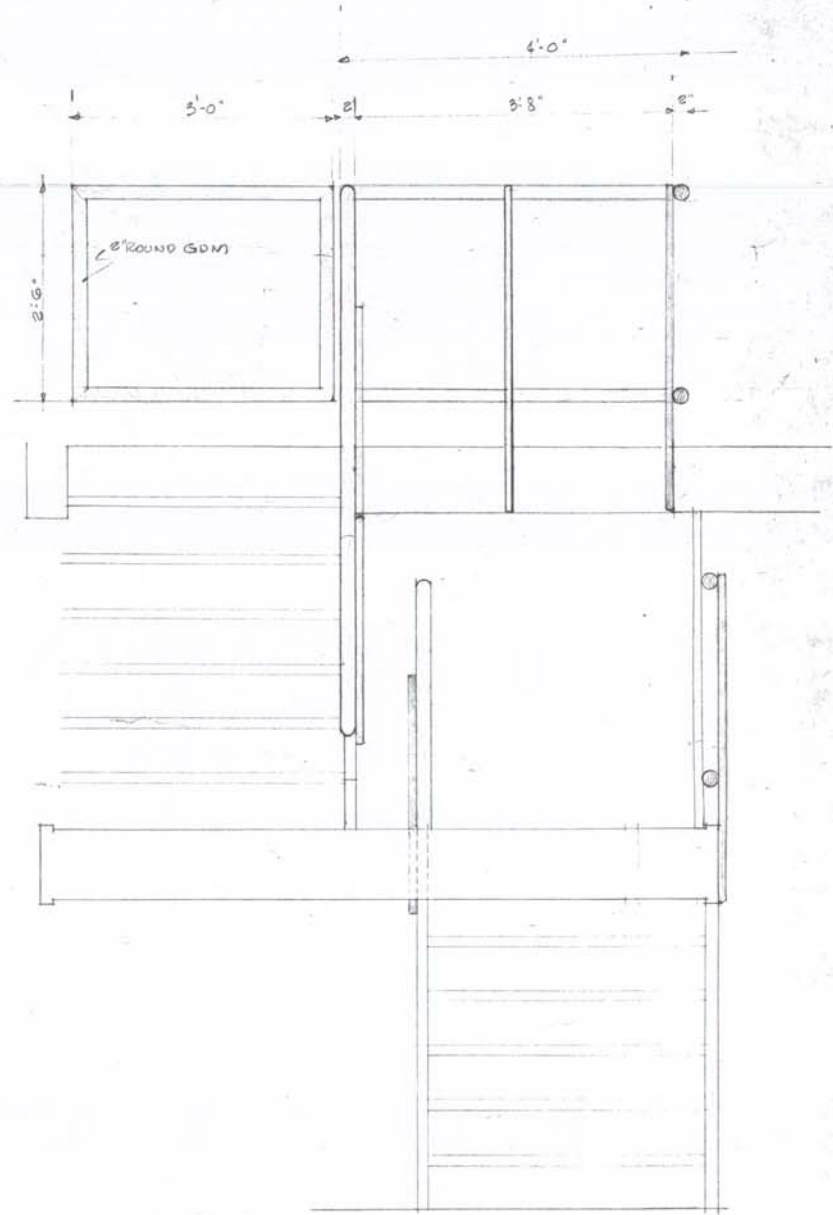
DETAIL OF TREADS & RISERS SCALE 3/4"=1'-0"

RESIDENCE FOR  
 MR & MRS CHARLES GRANGER  
 FEHR & GRANGER AIA  
 302 E FIFTH ST  
 AUSTIN, TEXAS



SECTION THRU STAIR SHOWING HANDRAIL SCALE 1/4" = 1'-0"

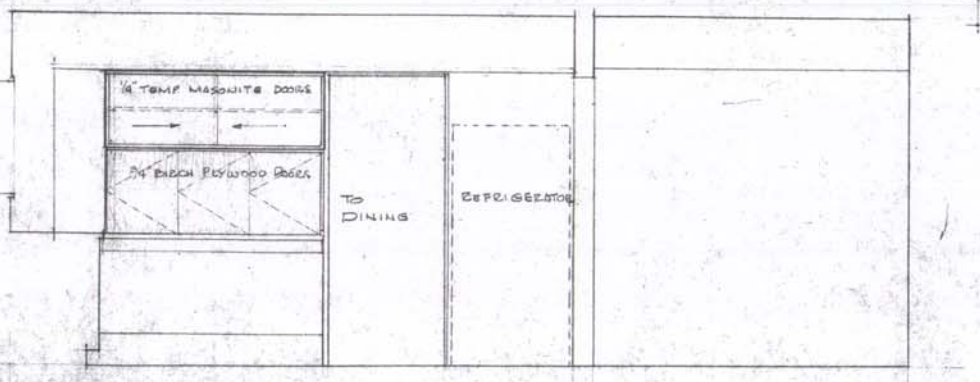
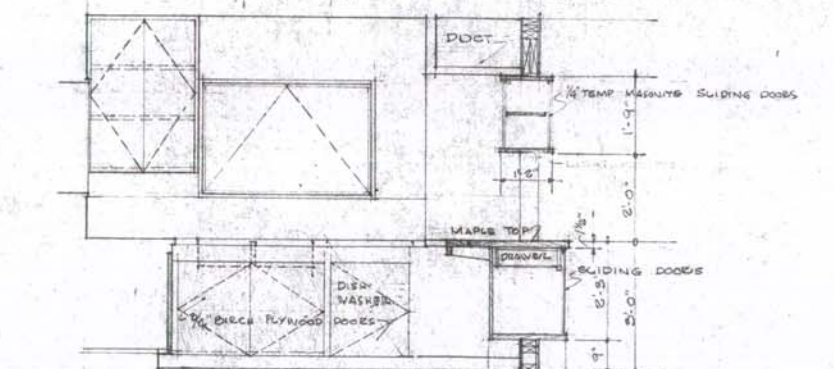
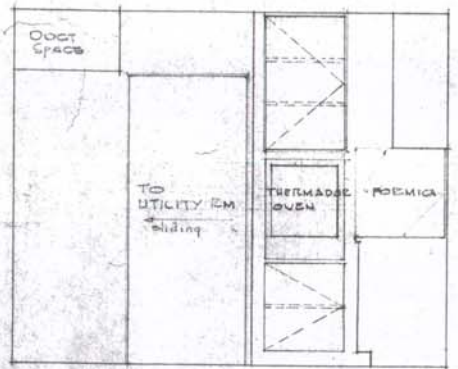
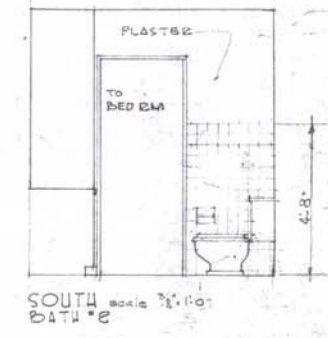
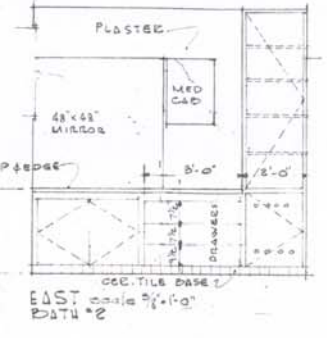
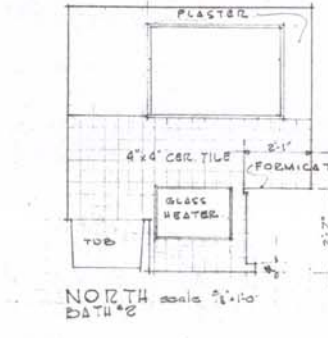
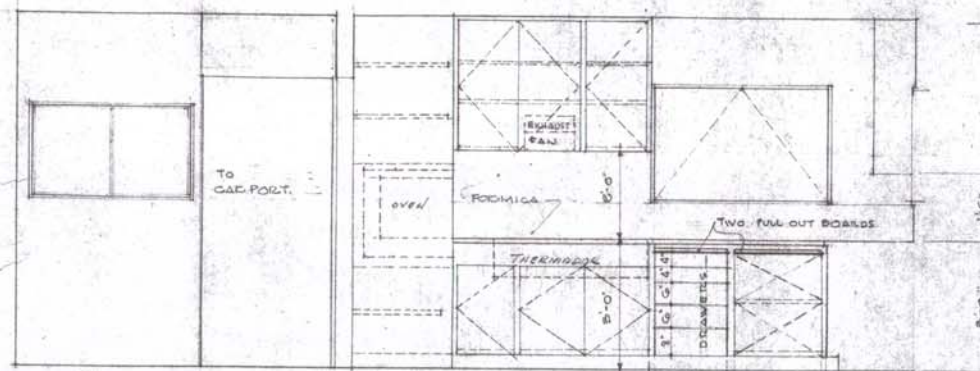
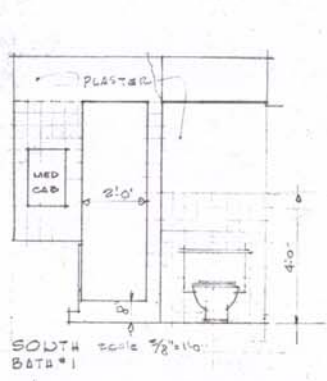
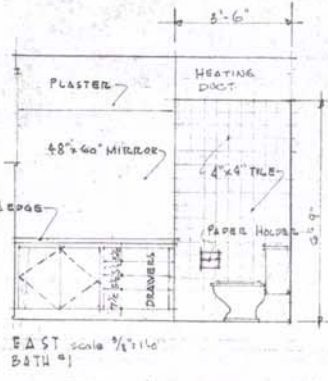
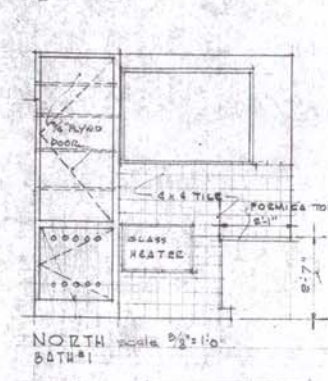
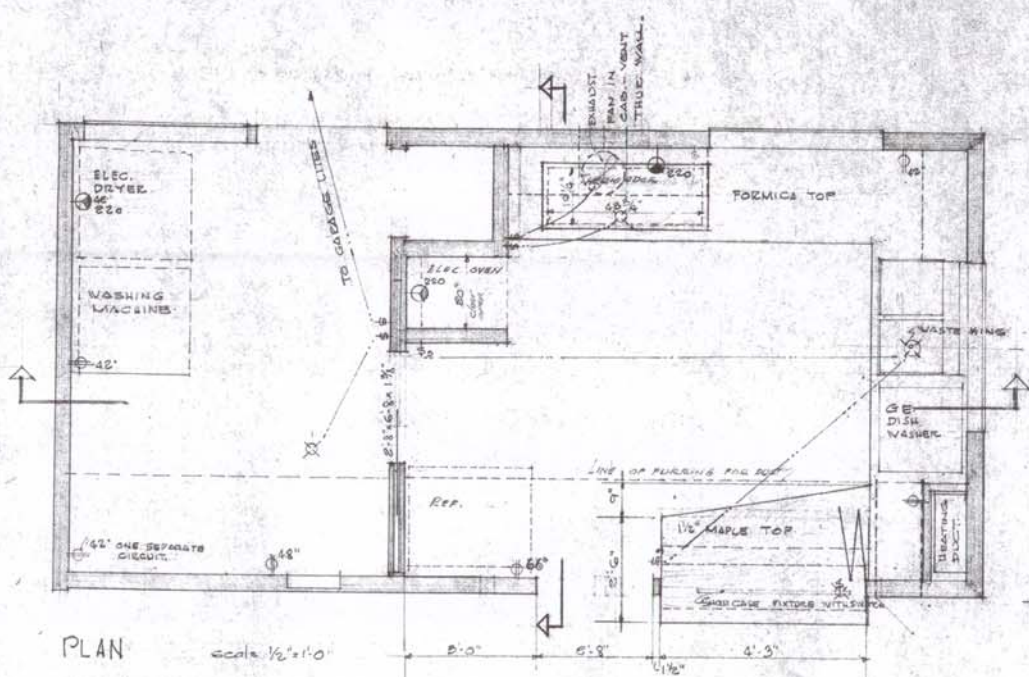
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- 2 - 3'-5" LONG
- 3 - 3'-8" LONG
- 4 - 3'-0" LONG



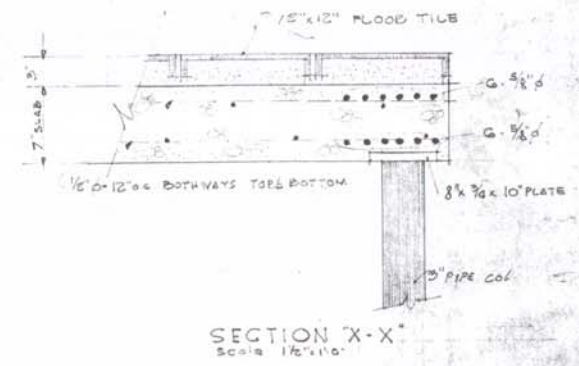
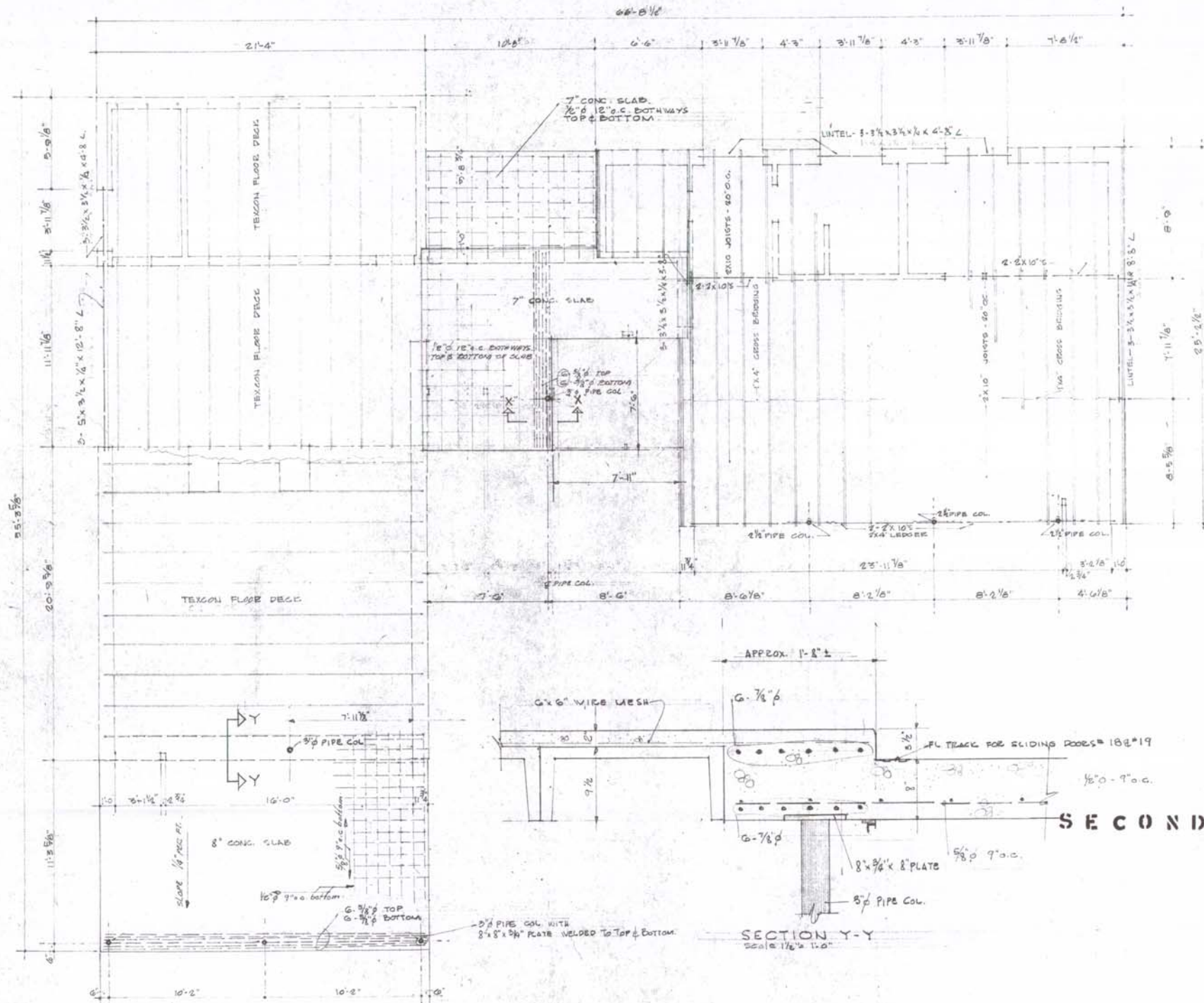
SECTION 2-2

HANDRAIL DETAIL

RESIDENCE FOR  
 MR & MRS CHARLES GRANGER  
 PHIL S GRANGER  
 506 E FIFTH  
 WASHINGTON



RESIDENCE FOR  
 MR & MRS. CHARLES GRANGER  
 FEHR & GRANGER AIA  
 508 EAST FIFTH  
 AUSTIN, TEXAS

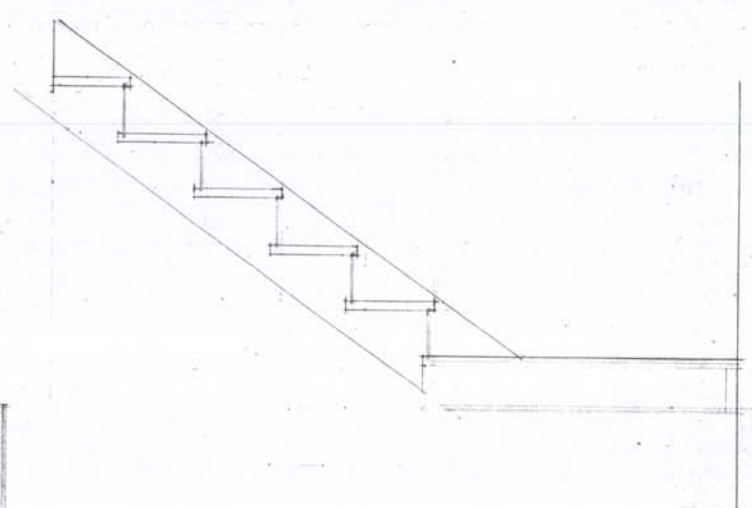
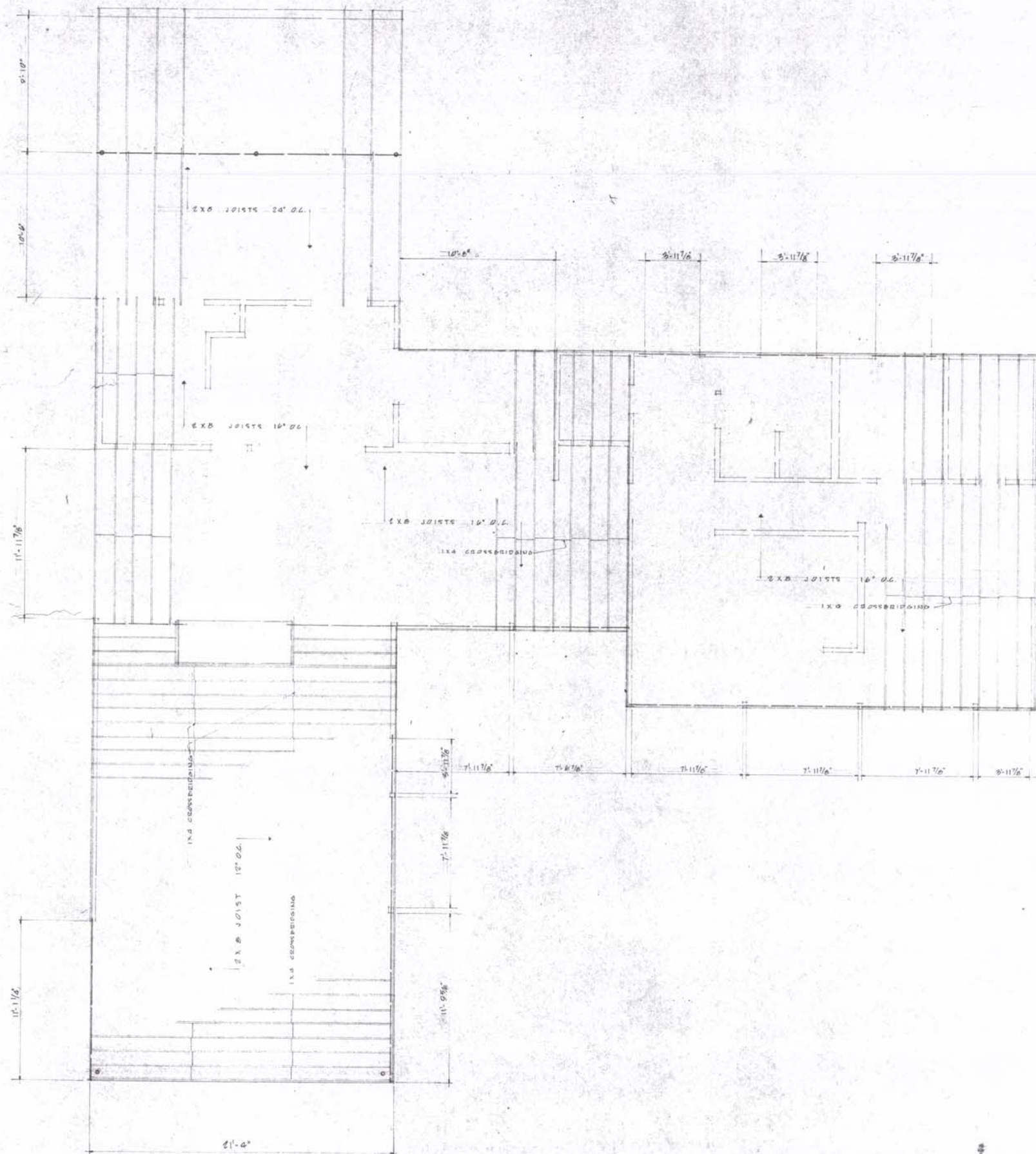


**SECOND FLOOR FRAMING**

RESIDENCE FOR  
MR. & MRS. CHARLES GRANGER

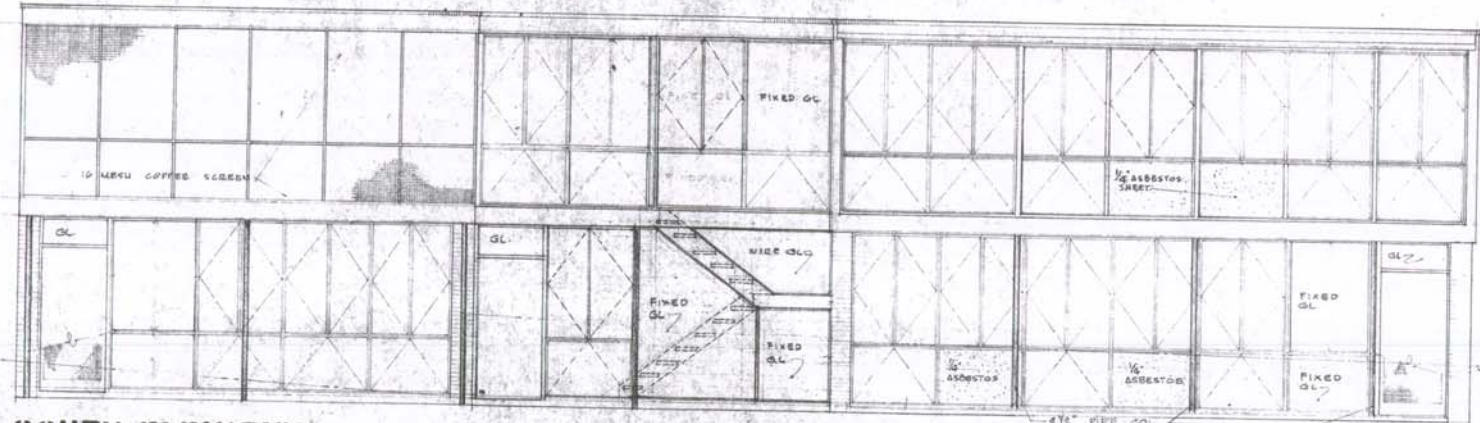
FEHR & GRANGER AIA  
502 E FIFTH ST.  
AUSTIN, TEXAS





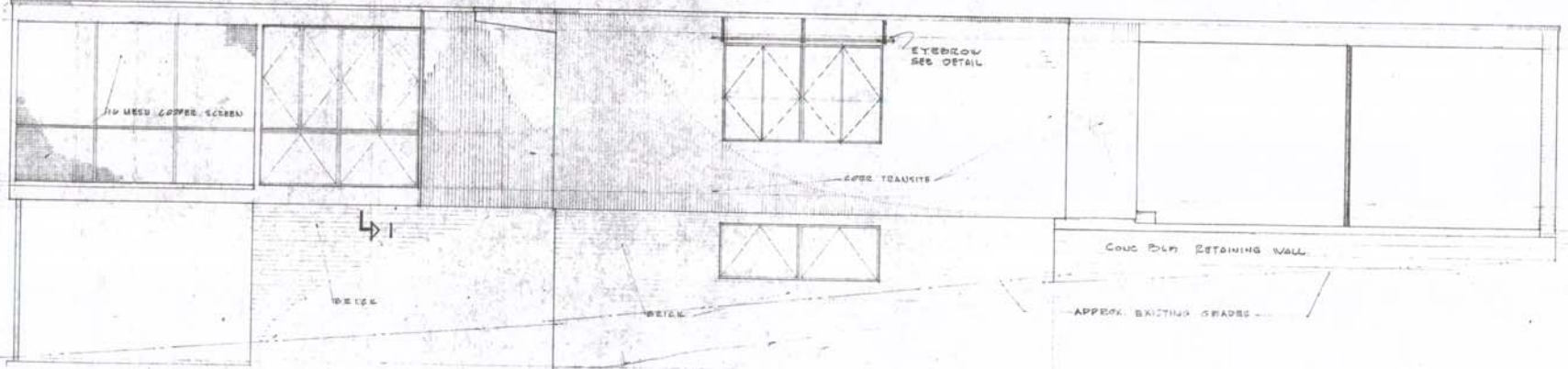
**ROOF FRAMING**

RESIDENCE FOR  
 MR & MRS CHARLES GRANGER  
 FEHR & GRANGER AIA  
 502 E. FIFTH ST.  
 AUSTIN, TEXAS

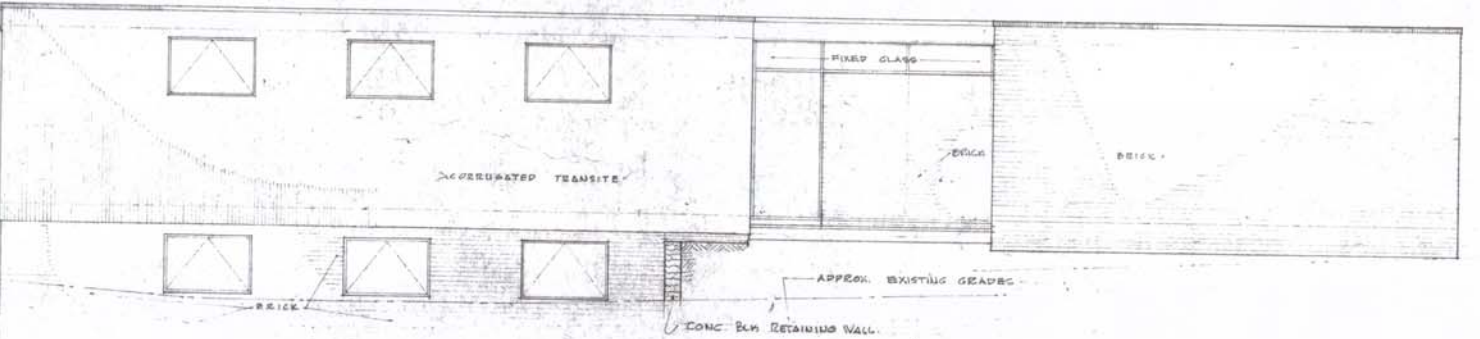


**SOUTH ELEVATION**

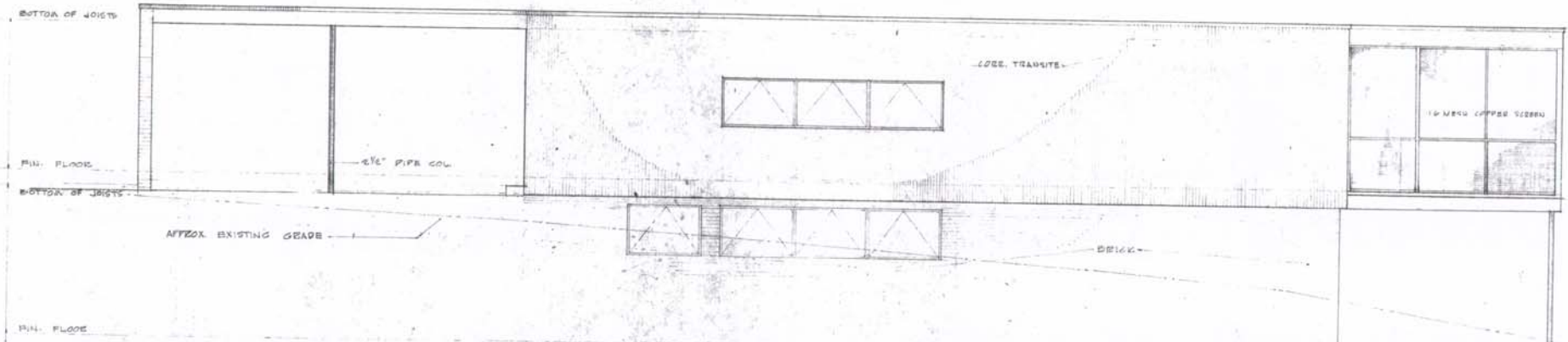
↗2 ↘1



**EAST ELEVATION**



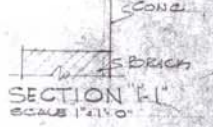
**NORTH ELEVATION**



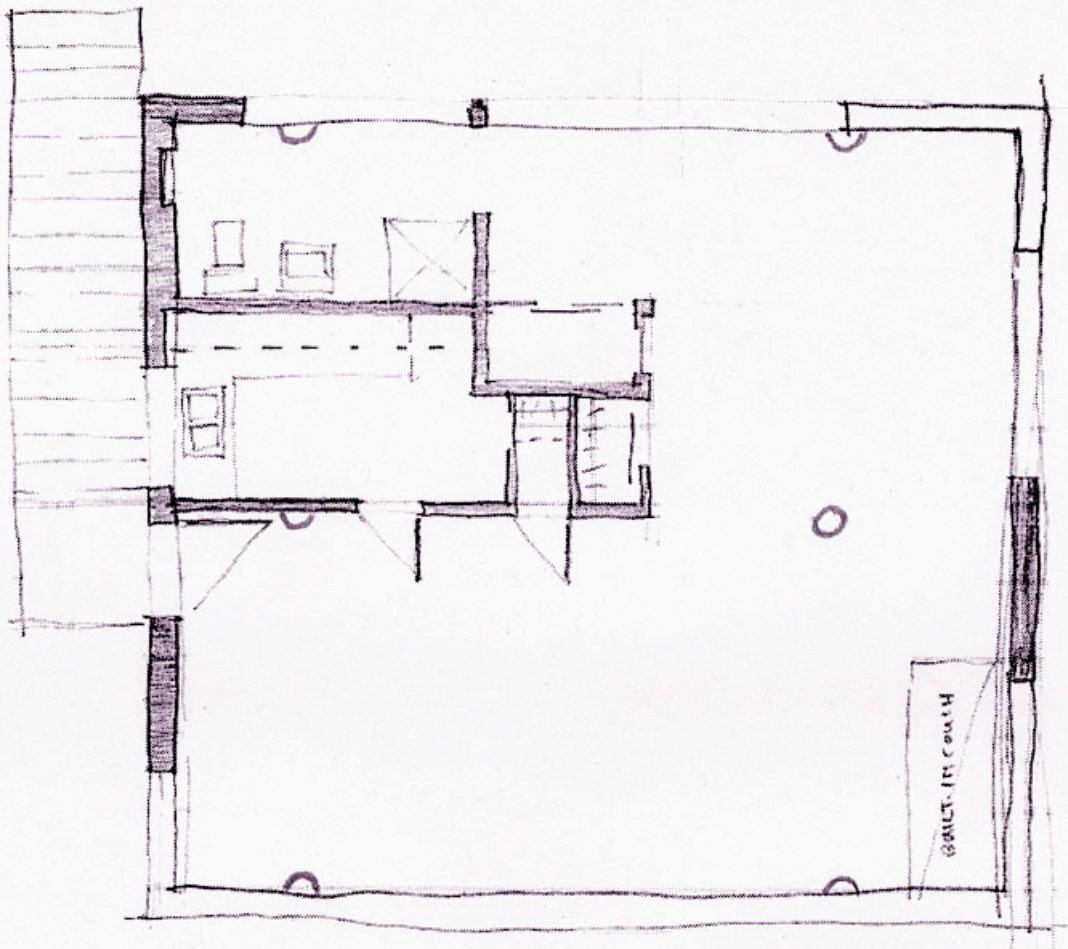
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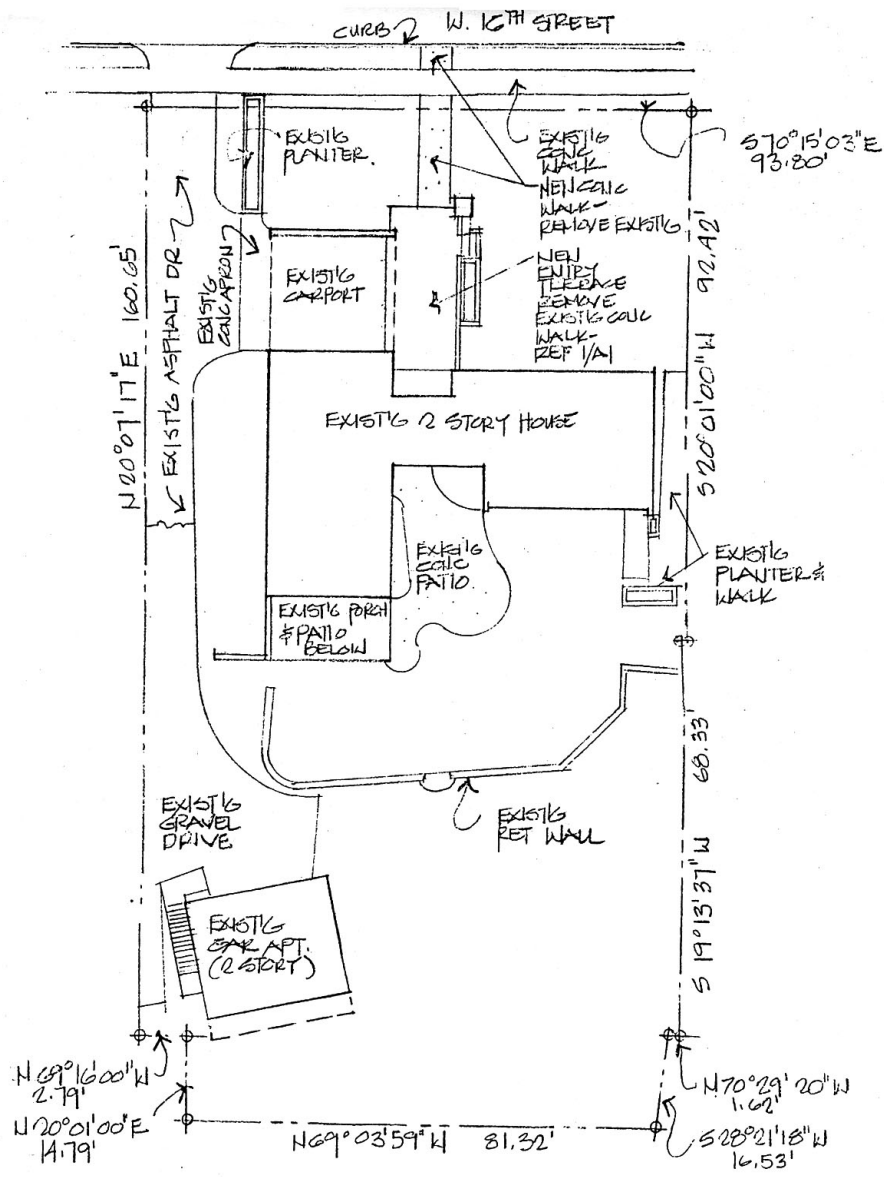


RESIDENCE FOR  
MR. & MRS. CHARLES GRANGER  
  
FEHR & CRANGER AIA  
502 E. FIFTH ST.  
AUSTIN, TEXAS



25' - 1<sup>1</sup>/<sub>4</sub>

8' 1<sup>1</sup>/<sub>2</sub>



2 SITE PLAN  
1"=20'

Being 0.375 acres part of Outlot 9, Division "E", in the City of Austin, Travis County, Texas, being the same property described in a Deed Recorded in Volume 2851, Page 260, Mortgage Records of Travis County, Texas, as shown on accompanying survey plat, and being more particularly described as follows:

**BEGINNING:** At a ½" iron pipe found in the south line of West 16<sup>th</sup> Street (50' R.O.W.) for the northeast corner of this tract.

**THENCE:** With the East line of this tract, the following five (5) courses:

- 1.) South 20° 01' 00" West 02.42', to a ½" iron pin found at an angle point, said course being the bearing base for this survey.
- 2.) North 75° 45' 22" West 1.62', to a ¼" iron pin found at an angle point.
- 3.) South 19° 13' 37" West 68.33', to a ½" iron pipe found at an angle point.
- 4.) North 70° 29' 20" West 1.92', to a ½" iron pipe found at an angle point.
- 5.) South 28° 21' 18" West 16.53', in a ½" iron pipe found for the southeast corner of this tract.

**THENCE:** With the South line of this tract, North 60° 03' 59" West 81.02', to a ½" iron pipe found for the southwest corner of this tract.

**THENCE:** With the West line of this tract, the following three (3) courses:

- 1.) North 20° 01' 00" East 14.70', to a ½" iron pin set at an angle point.
- 2.) North 60° 16' 00" West 7.70', to a ½" iron pin set at an angle point.
- 3.) North 20° 07' 17" East passing at 20.52', a ½" iron pin found, in all, 160.85', to a ½" iron pipe found in the south line of West 16<sup>th</sup> Street, for the Northwest corner of this tract.

**THENCE:** With the South line of West 16<sup>th</sup> Street and the North line of this tract, South 70° 15' 03", East 83.80', to the PLACE OF BEGINNING and containing 0.375 acre of land more or less.

\_\_\_\_\_  
Borrower/Property Owner's Initials

\_\_\_\_\_  
Borrower/Property Owner's Initials

JOB # 10TV05

**Authorization for Recorded Texas Historic Landmark Designation**

Property considered for designation:

RECEIVED

Name of House, Address of House, Name of County, Texas:

Granger House and the Perch, 805 W. 16<sup>th</sup> St., Austin, Travis County

FEB 23 2010

Legal Description (Lot and Block or Metes and Bounds):

History Programs Division

The Recorded Texas Historic Landmark (RTHL) designation is awarded to historic structures deemed worthy of preservation for their architectural integrity and historical associations. Authorized by the Texas Legislature under Texas Government Code, Chapter 442, RTHL is the highest honor the state can bestow on historic structures in Texas. Designated properties are afforded a measure of legal protection and become part of the recorded history of the state's built environment.

**Benefits of the RTHL designation:**

- Recognition that a property is of local, regional or state significance.
- Protection for up to 90 days from exterior alterations, including demolition or relocation.
- Ad valorem tax exemptions, where granted by local taxing authorities.
- Inclusion in the Texas Historic Sites Atlas.
- Technical preservation assistance through the THC.

**Responsibility of the property owner under the RTHL provision, as noted in Texas Government Code, Chapter 442.006 (f):**

*A person may not damage the historical or architectural integrity of a structure the commission has designated as a Recorded Texas Historic Landmark without notifying the commission at least 60 days before the date on which the action causing the damage is to begin. After receiving the notice, the commission may waive the waiting period or, if the commission determines that a longer period will enhance the chance for preservation, it may require an additional waiting period of not longer than 30 days. On the expiration of the time limits imposed by this section, the person may proceed, but must proceed not later than the 180th day after the date on which notice was given or the notice is considered to have expired.*

**Additionally:**

- The designation requires the public display of the Recorded Texas Historic Landmark marker. The marker is the property of the State of Texas and may not be removed or relocated without the prior permission of the Texas Historical Commission.
- RTHL status is a permanent designation which is retained with the property even upon transfer of ownership. Only the Texas Historical Commission may remove the designation.
- Structures designated as RTHLs do not have to be open to the public, but the marker must be accessible to the public.
- RTHL designation does not imply eligibility for federal tax incentives for rehabilitation.

**I, the property owner or legal administrator of the property noted herein, signify below that I have read the information regarding Recorded Texas Historic Landmarks and that I voluntarily seek the designation for the property. I further promise to comply with the provision noted in the Texas Government Code.**

Name (print) MARK W. SEEGER

Mailing address: 805 W. 16th Street

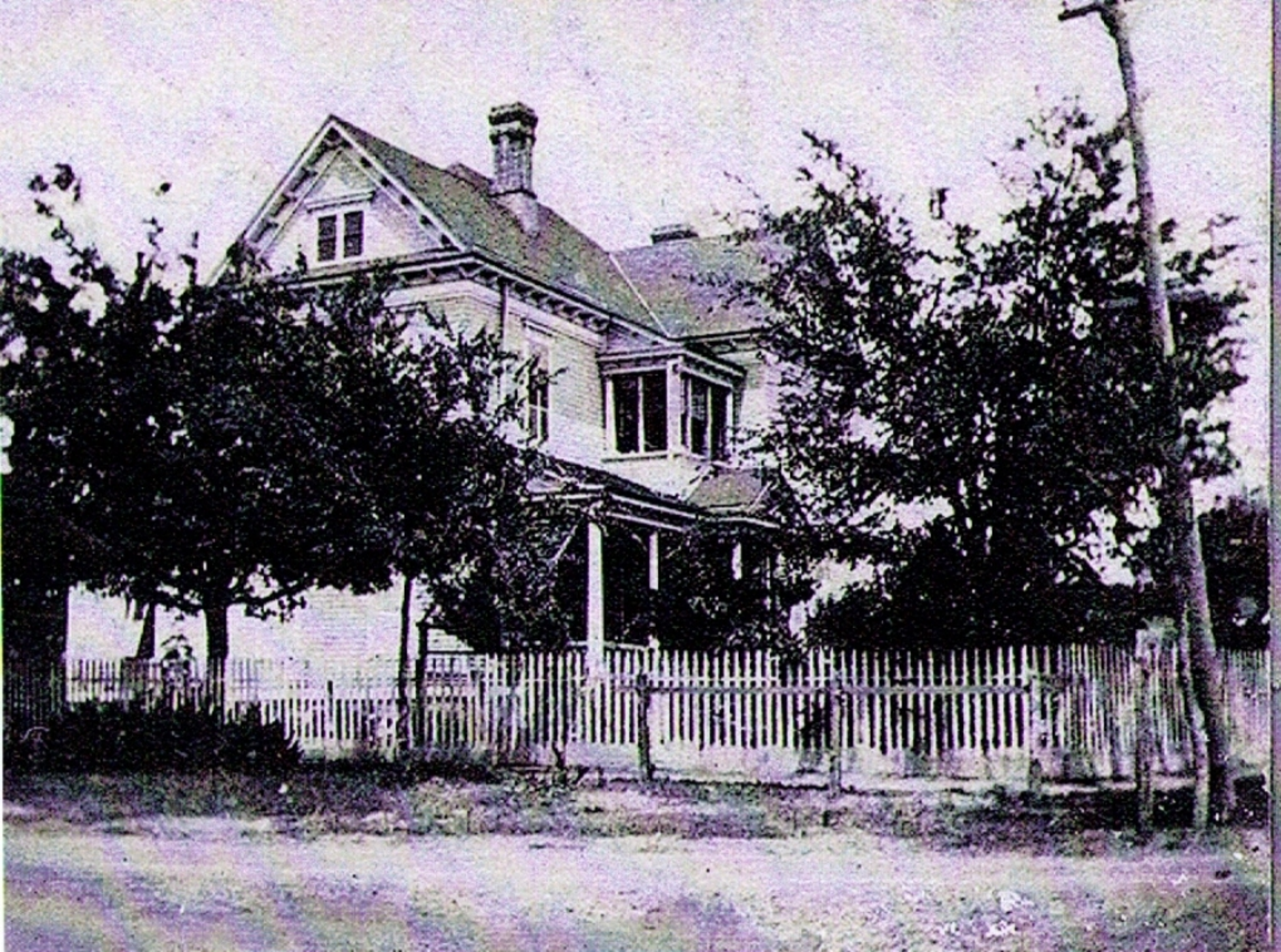
City, state, zip: Austin, Tx 78701-1519

Phone: (512) 784-0013 Email: m.seeger@austin.tx.gov

Signature: Mark W. Seeger













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A. THOMAS N.Y.













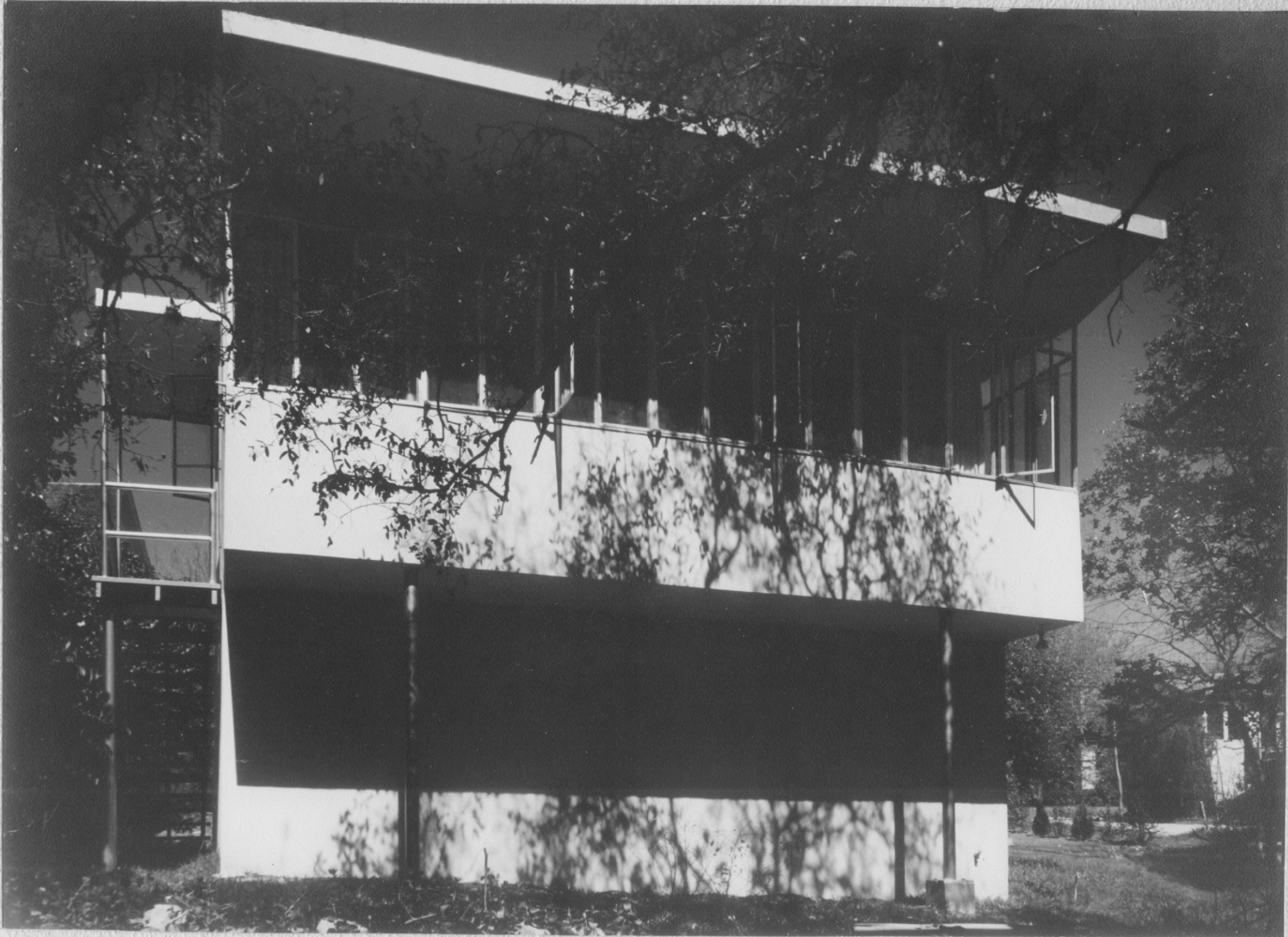
F. Thompson N.Y.







A. Thomas N.Y.



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A THOMAS N.Y.



Bed Room wing - Kerl

ARTHUR FEHR

A. I. A.

CHARLES GRANGER

A. I. A.

ARCHITECTS AND  
PLANNING CONSULTANTS

AUSTIN, TEXAS