

# ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-07-0005

HLC DATE:

February 26, 2007

March 26, 2007

April 23, 2007

ZAP DATE:

June 5, 2007

June 19, 2007

July 31, 2007

August 7, 2007

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Bull House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 2213 Windsor Road, East

ZONING FROM: SF-3

TO: SF-3-H

SUMMARY STAFF RECOMMENDATION: Staff recommends historic zoning for the property, or in the alternative, execution of a preservation covenant and the donation of a façade easement to ensure preservation of the prominent façade facing Pease Park.

HISTORIC LANDMARK COMMISSION ACTION: February 26, 2007: Initiated a historic zoning case. March 26, 2007: Postponed the case to April 23, 2007. April 23, 2007: Recommended a zoning change from single family residence (SF-3) district to single family residence – Historic (SF-3-H) combining district zoning.

ZONING AND PLATTING COMMISSION ACTION: June 5, 2007: Postponed the case to June 19, 2007. June 19, 2007: Postponed the case to July 31, 2007. July 31, 2007: Postponed the case to August 7, 2007 due to lack of a quorum.

DEPARTMENT COMMENTS: The Bull House is listed in the Comprehensive Cultural Resources Survey (1984) but without a priority for research. The house is contributing to the Old West Austin National Register Historic District.

CITY COUNCIL DATE: August 9, 2007

ACTION:

ORDINANCE READINGS: 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Old Enfield Homeowners Association

BASIS FOR RECOMMENDATION:

The ca. 1934 Bull House was renovated around 1965 to install a central heat and air conditioning system; installation of the system required excavation under the house which caused significant structural damage. The facades of the house are intact but the house is collapsing inwardly as the foundation for the slabs has been excavated and no longer supports

the weight of the house. Staff believes that the house has architectural and historical merit and recommends deconstruction and reconstruction to stabilize the house using historic materials; proposed additions should be built on the Windsor Road, East side of the house, so that the Parkway façade remains intact. To accommodate the proposed additions, the location of the house may have to be moved down the slope from its current location so that the Parkway facades and historic appearance of the house remain. Staff further recommends either historic zoning for this property or the execution of a preservation covenant and donation of a façade easement to ensure the preservation of the prominent façade facing Pease Park.

**Architecture:**

One-story with a raised basement wing-and-gable plan stone- and brick-veneered residence with a composition shingle roof, metal-framed casement windows, and round-arched arcaded wall at the raised basement. Howard Bull obtained a building permit in 1965 to construct a frame addition to the side of the residence and extend the garage.

**Historical Associations:**

The house was built by Howard Westfall for E.B and Annie Louise Snead in 1934, according to a mechanic's lien filed August 29, 1934 for a 10-room stone dwelling house for \$4,500. Architectural details on the house may have come from UT's Old Main Building, but this cannot be proven. The Sneads purchased the property from the Westenfield Development Company on August 8, 1934, although it is not clear if they ever lived in the house. The first known resident was Adolph Goldmann, who moved here from the Alamo Hotel around 1936. Goldmann was the manager of Nelson Davis and Son, a large wholesale produce company (now the Spaghetti Warehouse building at 4<sup>th</sup> and Colorado Streets). Goldmann lived here only for a short time; by 1940, the house was owned and occupied by Alfred C. and Edna H. Bull. Alfred Bull was the vice-president of American National Bank, having joined the bank in 1936. According to the 1930 U.S. Census, Alfred and Edna Bull were living on W. 23<sup>rd</sup> Street; he listed his occupation as a bank vice-president. By 1945, the house was rented to Mrs. Sophia R. Lockart, a widow with two children. Howard W. and Sue Bull purchased the house before 1947 and remained residents until 2004, when Mr. Bull passed away at the age of 104. Howard Bull was an insurance agent who also was a member and chaired the City Board of Equalization in the mid-1950s. The 1930 U.S. Census shows Howard and Sue Bull renting (an un-numbered) house on Northwood Road; he listed his occupation as an insurance agent.

**PARCEL NO.:** 01130104040000

**LEGAL DESCRIPTION:** Lot 25, and the Southwest Triangle of Lot 24, less the Northeast triangle of Lot 25, Enfield D.

**ANNUAL TAX ABATEMENT:** \$12,627 (owner-occupied); city portion: \$2,250.

**APPRAISED VALUE:** \$1,015,930

**PRESENT USE:** Vacant

**CONDITION:** Fair

**PRESENT OWNER**

Carlos Tames  
3111 Glenview Avenue  
Austin, Texas 78703

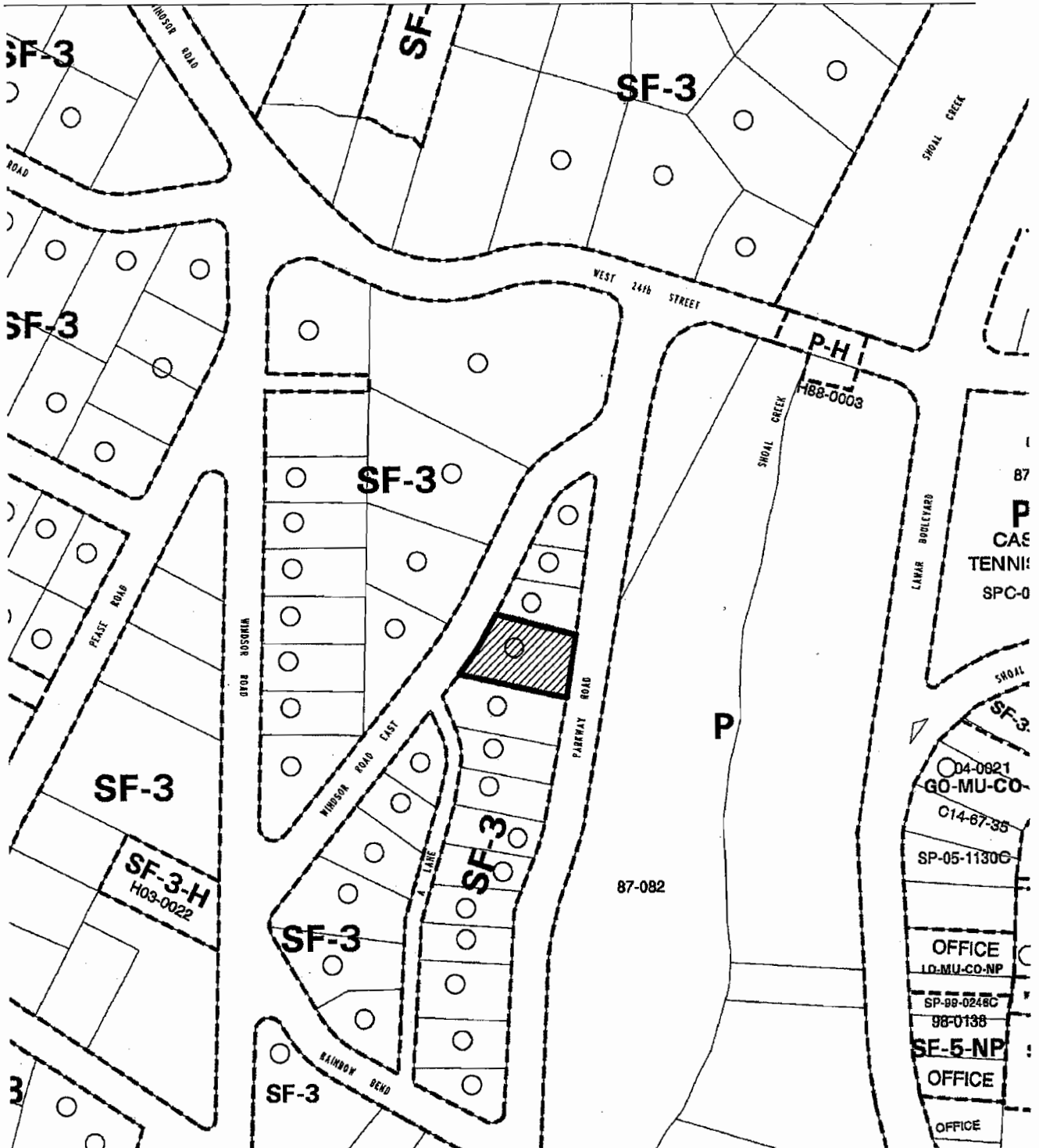
**DATE BUILT:** ca. 1934

**ALTERATIONS/ADDITIONS:** Garage built 1965.

**ORIGINAL OWNER(S):** E.B. Snead (1934)

**OTHER HISTORICAL DESIGNATIONS:** Contributing to the Old West Austin National Register Historic District.

# LOCATION MAP





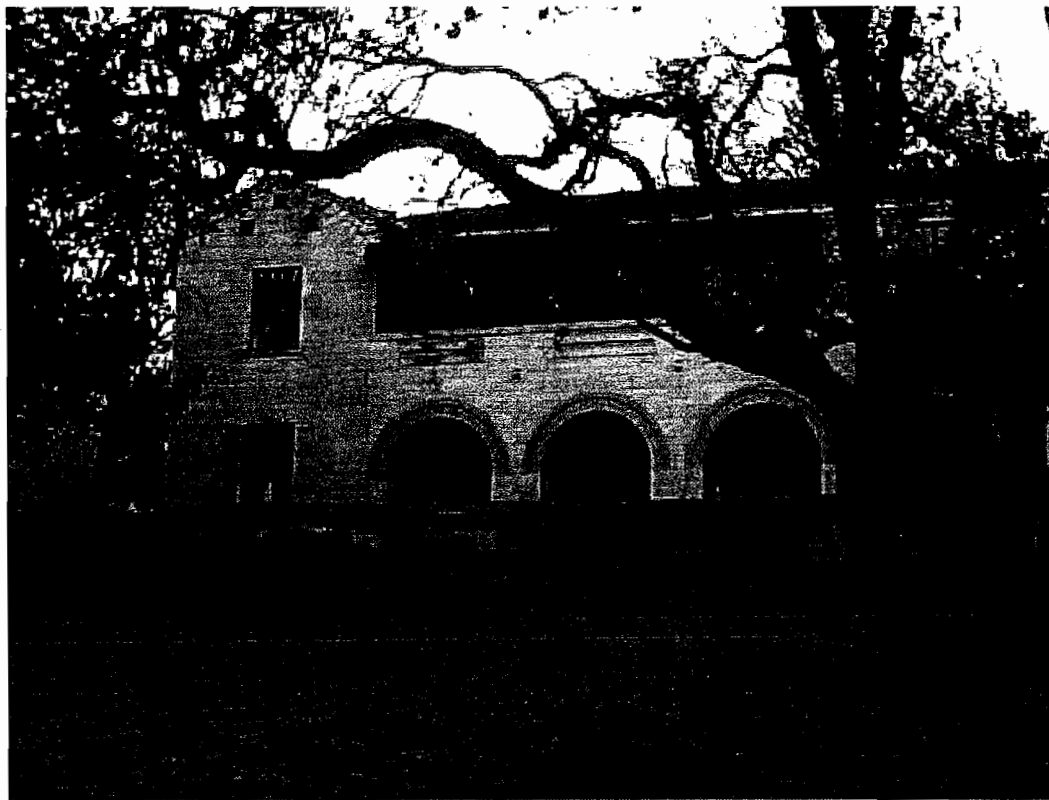
West façade



North façade showing garage and arcaded raised basement



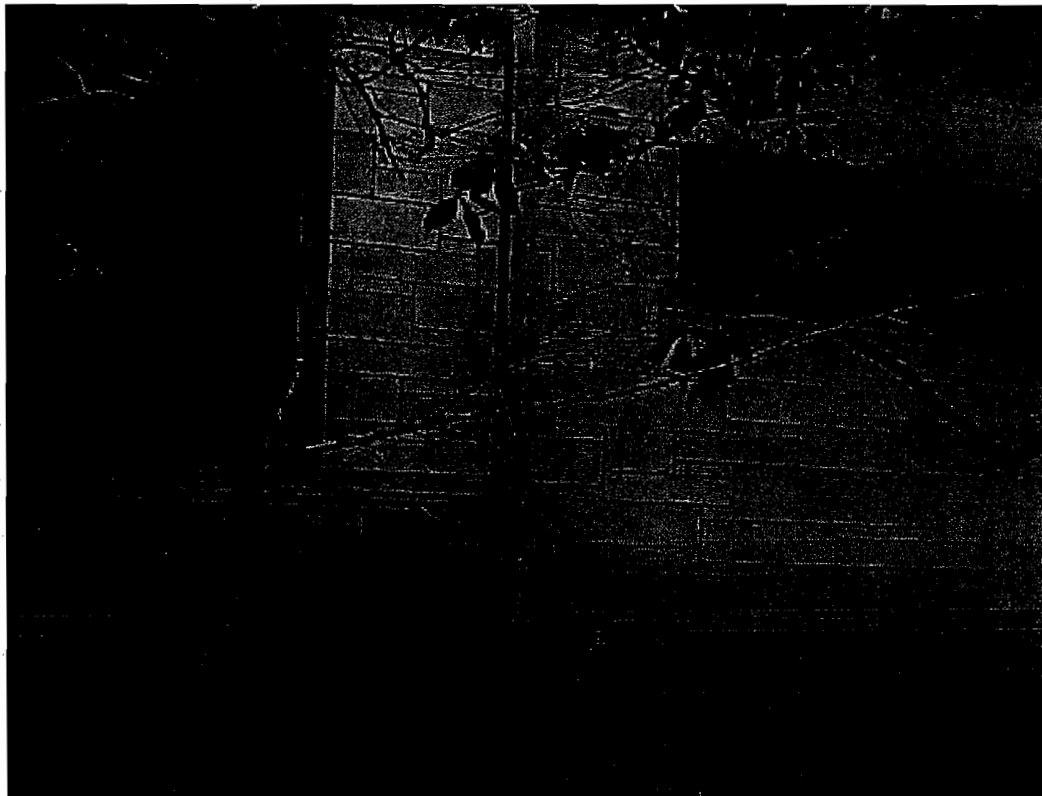
West and south facades



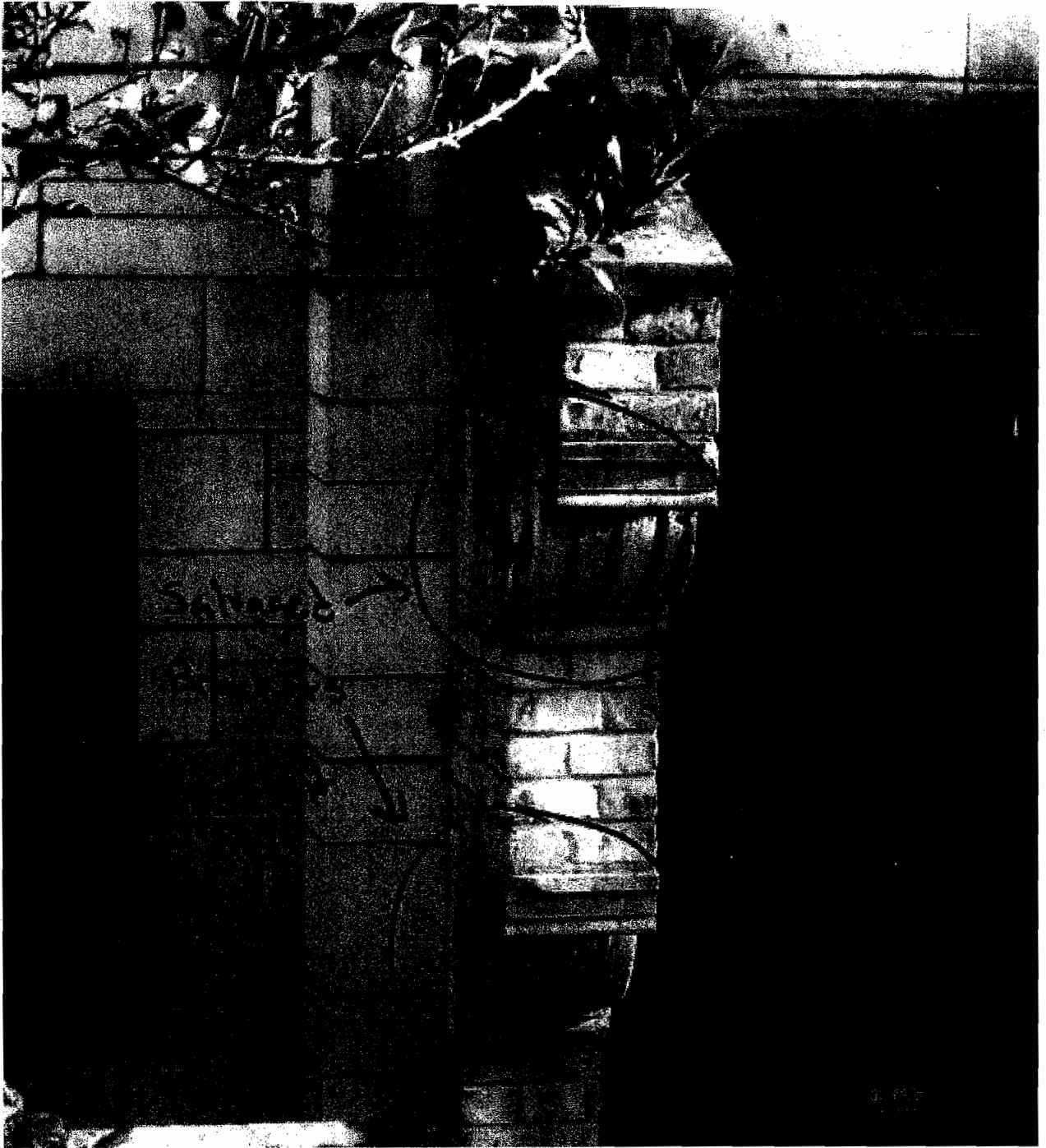
East façade (Parkway)



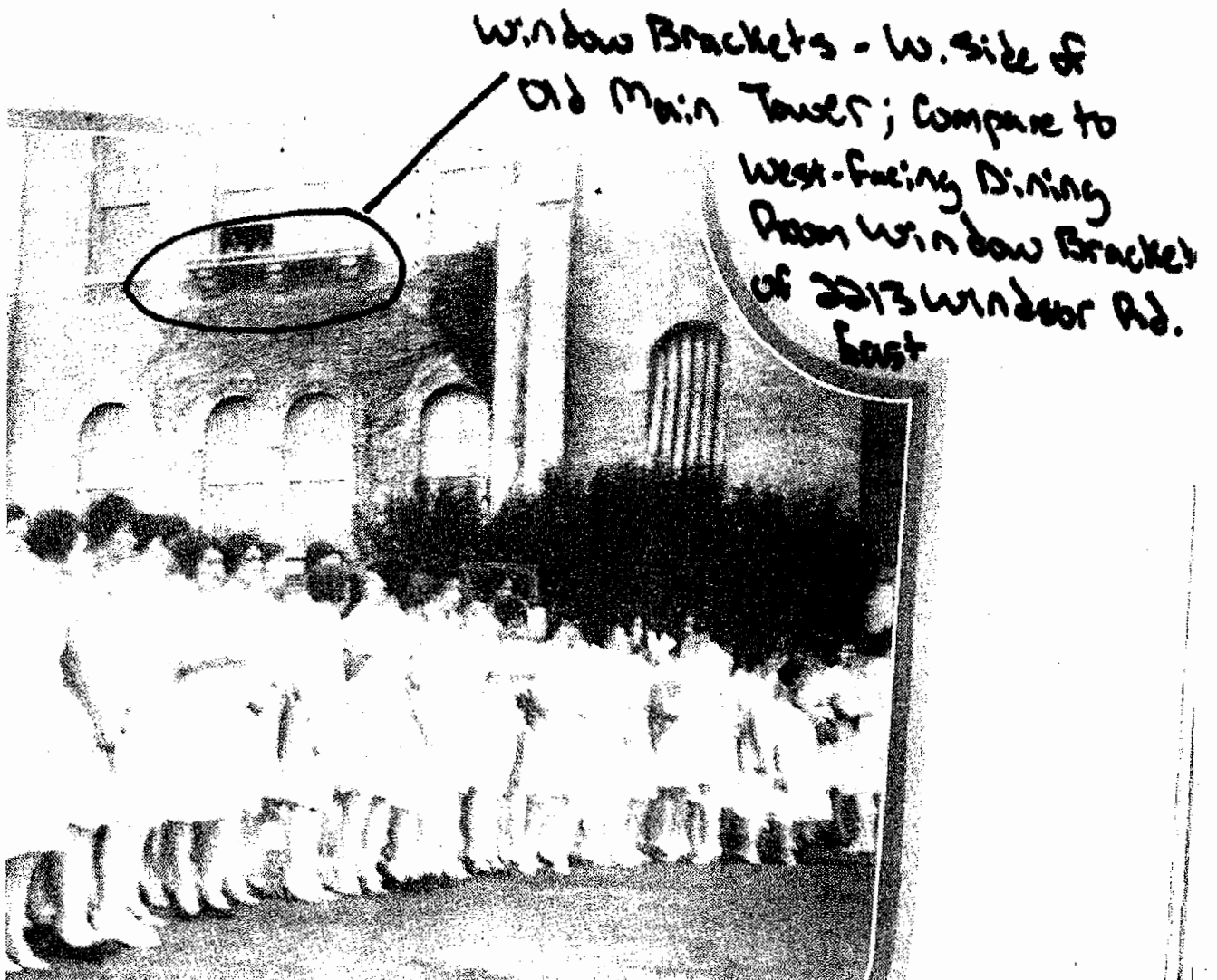
East façade (Parkway) showing round-arched arcaded raised basement, tile work and casement windows



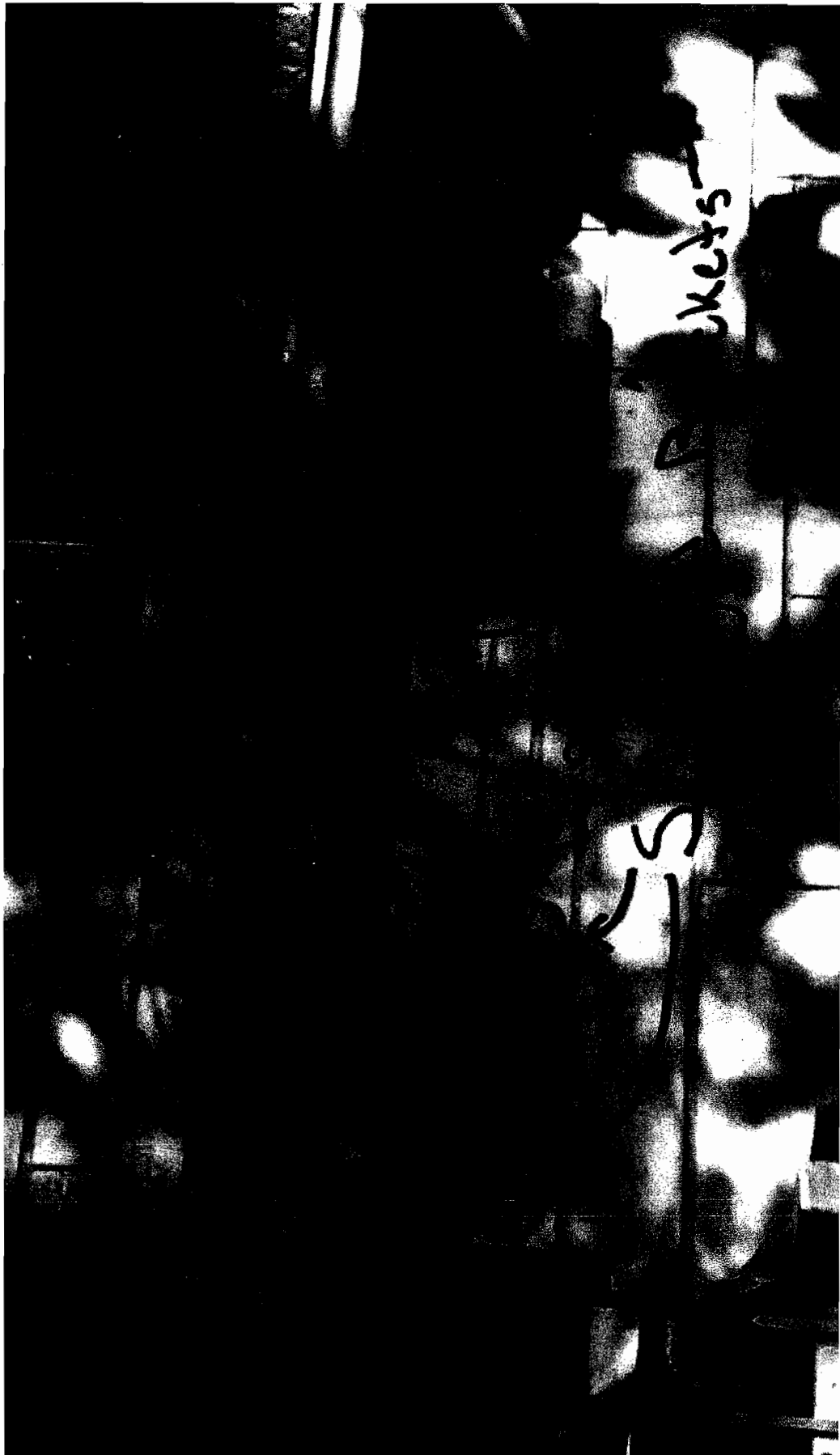
Detail of stone veneer and brackets, west façade













View of underside of glass-brick paving in garage built ca. 1965, showing deterioration of steel beams



View of excavation under house for the ca. 1965 installation of central heat and air.

# Summary of Interviews with Professor Blake Alexander

## I. Highlights

- The house at 2213 Windsor Road East very likely incorporates materials from UT's Old Main Building
- While using materials from the Old Main Building, the house's architect appears to have intentionally designed the residence to echo the new Main Building
- Much of the materials of the house at 2213 Windsor Road East, including the carved stone brackets and decorative ironwork, are of the style of the Old Main Building
- The metalwork and carved stone details are 19<sup>th</sup>-century Victorian pieces
- Much of the carved stonework shows signs of being salvaged from an earlier building
- The design of the exterior of the house at 2213 Windsor Road East is definitely the work of an architect and its quality indicates that it was the work of one of the major Austin architects of the day
- The design for the new Main Building was enthusiastically received by Austin architects of the mid-1930s and many tried to incorporate its styling and sophisticated proportions into their own designs
- The architect appears to have seen the design for the main façade of the new Main Building and has echoed its use of a Renaissance arcade on the Parkway façade of the house, which is a very rare feature in Texas domestic architecture
- The proportions of the Parkway façade are very sophisticated and very much like the proportions of the arcade on the new Main Building
- The Parkway façade of the house bears an remarkable resemblance to the main, south-facing façade of the new Main Building, especially if you imagine the middle story of the Main Building removed
- This house is worth preserving

*Below is a summary of the interviews that Jason Nichols and David Cleaves conducted of Professor Blake Alexander, retired UT architectural history professor and expert on the history of Texas domestic architecture. Wherever possible, Nichols and Cleaves attempted to use Professor Alexander's exact words. Professor Alexander has been shown our summary of his notes and has approved them.*

## OCCUPANCY HISTORY

### 2213 Windsor Road, East

City Directory Research, Austin History Center  
By City Historic Preservation Office  
February, 2007

1987	Howard W. and Sue A. Bull, owners Retired
1981	Howard W. and Sue A. Bull, owners Retired
1975	Howard W. and Sue A. Bull, owners Retired
1969	Howard W. and Sue A. Bull, owners Retired
1963	Howard W. and Sue A. Bull, owners No occupation listed
1958	Howard W. and Sue A. Bull, owners Chairman, City Board of Equalization
1954	Howard W. and Sue A. Bull, owners No occupation listed
1952	Howard W. and Sue A. Bull, owners Member, City Board of Equalization
1949	Howard W. and Sue A. Bull, owners Member, City Board of Equalization
1947	Howard W. and Sue A. Bull, owners No occupation listed
1944-45	Mrs. Sophia R. Lockart, renter Widow, Robert Lockart No occupation listed Also listed are Bob R. Lockart, U.S. Army, and Live W. Lockart, a student.
NOTE: Howard and Sue Bull are listed as living at 1415 Preston Avenue; he was the proprietor of an insurance and mortgage loan firm located at 203 Capitol National Bank Building.	
1942	Alfred C. and Edna H. Bull, owners Vice-President, American National Bank

- 1940 Alfred C. and Edna H. Bull (not listed as owners)  
Vice-President, American National Bank, and proprietor, with Howard W. Bull of  
an insurance and mortgage loan firm located at 203 Norwood Building.
- 1937 Adolph Goldmann, owner  
Manager, Nelson Davis and Son, wholesale grocers, 117 W. 4<sup>th</sup> Street.
- 1935 No houses are listed on Windsor Road, East.  
NOTE: Adolph Goldmann is listed as residing at the Alamo Hotel. He was the  
manager of Nelson Davis.



March 7, 2007

Steve Sadowsky  
Historic Preservation  
City of Austin  
505 Barton Springs Road  
P.O. Box 1088  
Austin, Texas 78767

Mr. Sadowsky,

Please consider this a valid petition as to the fact that I am against the historic designation of my home at 2213 Windsor East Austin, Texas 78703.

If you have any questions please call me at (512) 426-7733.

Thank you,

Carlos A. Tames

Petition Regarding 2213 E. Windsor, 78703 (the "Bull House")

As a resident of the Old Enfield Neighborhood, I oppose the proposed demolition of the Bull House at 2213 E. Windsor Road, and support the rezoning of the property as Historic

Name	Signature	Address	Phone	Date
James McInnis	[Signature]	2213 E. Windsor	476-1111	3/18/07
[Name]	[Signature]	2207 A Lane	723-9837	3/18/07
Kelly Kurnbull	[Signature]	2205 A Lane	478-4-2005	3-18-07
Don Pittman	[Signature]	2204 Windsor East	108-1411	3-18-07
Virgil E. [Name]	[Signature]	2202 [Address]	411-8680	3-18-07
Tim L. [Name]	[Signature]	"	"	"
Kay Foster	Kay Foster	2102 Parkway	477-5881	3/18/07
Mary J. Baker	Mary J. Baker	2301 Windsor Rd	476-9725	3/18/07
JOHN W. BARNHILL	[Signature]	2205 A LN	478-4269	3/18/07
Beverly Shive	[Signature]	2207 E + Wind Rd	477-1131	3/18/07
[Name]	[Signature]	2207 E Windsor Rd	477-1121	3/18/07
Robert Blomquist	(with permission)	1504 Rainbow Bend	480-0490	3/18/07
Chere Heintzmann	(with permission)	1504 Rainbow Bend	480-0490	3/18/07

Jason Nichols & David Cleaves  
2206 Parkway  
Austin Texas, 78703

Austin Historic Landmark Commission  
301 W. Second Street  
Austin, Texas 78701

March 17, 2007

*Re: NRD-07-0011 — 2213 Windsor Road East*

Dear Commissioners:

We live near the property referenced above and we would like to emphasize our support for Staff's historic-zoning recommendation. Consequently, we are also opposed to the owners' demolition-permit application. We are not alone.<sup>1</sup> You will find enclosed a list of some of the other neighbors who are opposed to the demolition of this house.

We all believe that the house located at 2213 Windsor Road East, a stone Mediterranean-style house from the 1930s, is well worth preserving, both on its own merits and also in order to preserve the character and integrity of its immediate surroundings. 2213 Windsor Road East is located in a unique enclave of mid-sized early-20th-century homes of varying historicist and picturesque styles nestled on a ridge overlooking Pease Park and downtown. Specifically, we believe that the historical significance of the house's previous owners, as well as its own architectural merits, provides a firm basis for historic zoning. The architectural case is particularly strong. The house, built sometime between 1936 and 1937,<sup>2</sup> incorporates design elements of the University of Texas ("UT") Old Main Building, begun in the 1880s and demolished in 1934/35. In the opinion of a noted architectural-historian and expert on local architecture, the design of the house was also clearly inspired by the design for the then-new Main Building. As such, not only is the house a unique and remarkable example of the Mediterranean style writ in stone, it is also a vivid example of the 1930 rush among Austinites to incorporate elements of a cherished Austin landmark into their contemporary surroundings. It is also a literal and tangible bridge between the Old Main the present Main Building. We hope that the preservation lesson incorporated into the house's physical structure is taken into consideration as a part of the historic-designation process in this matter.

We have enclosed an executive summary of our comments for your convenience.

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<sup>1</sup> At the February 27, 2007 hearing, the owners stated that David Cleaves and Jason Nichols were the only objectors and that all other neighbors "supported" the demolition permit. This is not the case. In fact, some of the neighbors who originally signed the consent form in support of the demolition application have changed their mind upon learning more about the historic significance of the house at 2213 Windsor Road East.

<sup>2</sup> The Travis County Appraisal District ("TCAD") Web Site lists the construction date as 1934 for this property, but this date appears to be incorrect. It is common knowledge that TCAD construction dates for older homes are often inaccurate. A review of telephone directories for the 2213 Windsor Road East address at the Austin History Center ("AHC") did not reveal a listing until 1937. According to the AHC reference staff, this means that the house did not exist before 1936.

## **I. Historic Significance of the Residents:**

The house at 2213 Windsor Road East was built for and occupied by significant players in Austin's late 19th- and 20th-century economic development. Significantly, the house's original owner rose to prominence in his field beyond Austin and beyond Texas. The history of the house's past owners helps tell the story of Austin's gradual economic rise during this period.

### **A. Adolph Goldmann**

Our research reveals that the house was built for Adolph Goldmann.

Goldmann, born in Houston in 1869, arrived in Austin at age 2. By the age of 15 he was working for the Nelson Davis & Son firm, a wholesale grocery vendor for whom he would continue to work until his death at age 72 in the Pemberton Heights neighborhood. In his 1942 Austin-American-Statesman obituary, Goldmann was called "one of the best known grocery merchants in the Southwest" and "the oldest member of the wholesale grocery business in Texas." Additionally, Goldmann owned and managed a retail grocery store with his brother Paul Hermann Goldmann at 918 Congress Avenue at the beginning of the 19th century until some point in the early 20th century. Further details of Mr. Goldmann's life may be found in the biography, attached hereto.

### **B. The Bulls**

Not long after the house was built in the late-1930s, Goldmann sold the house to Alfred Bull, a prominent local banker and President of the Chamber of Commerce. Alfred Bull was born in 1893 to RP Bull, an accountant and former Confederate captain and Margaret Castleman Bull, a member of a pioneering Austin merchant family. Alfred Bull graduated from Texas A&M in 1916 and was later an infantry captain in WWI. After the war he was in the insurance business in Austin until 1925. Then he was the Vice President of Texas Bank & Trust Co. until 1932. Texas Bank & Trust Co. later merged with Republic Bank & Trust and then changed names to Capital Bank, which still exists today as Texas Capital Bank. After 1936, about the time the house at 2213 Windsor Road East was built, Alfred Bull switched back to insurance and also got involved in the mortgage loan business. By 1940 to 1942, Bull was back in banking as the Vice President of American National Bank. Alfred Bull married Edna Hazlewood in 1924.

Alfred Bull was the president of the Austin Chamber of Commerce in 1934. He was also a member of the Austin School Board; Chairman of the Travis County Chapter of the Red Cross as well as a member of the Texas Library and Historical Commissions.

Alfred Bull then conveyed the house at 2213 Windsor Road East to his brother Howard W. Bull and his wife Sue. Howard Bull was a longtime Austin "insurance man," according to the Austin American Statesman obituary of Howard and Alfred's mother, Margaret Castleman Bull. Howard W. Bull lived in the house at 2213 Windsor Road until his death in December 2004 at the age of 104.

## **II. Historic/Architectural Significance of the Structure — the Old Main Building Connection and Emulation of the “New” Main Building**

### **A. Preserving 2213 Windsor Road East is Vital to Preserving the Architectural Integrity of Its Immediate Surroundings**

As Steve Sadowski pointed out at the February 27, 2007 hearing, the house at 2213 Windsor Road East is a unique and sophisticated example of the Mediterranean Style executed in limestone. The house also fronts onto Parkway, a street running along the west side of Pease Park between Windsor Road/24th Street and Enfield Road. Its Parkway facade sits perched on a ridge of other houses of medium size dating from the 1920s and 1930s. The house’s styling fits in with the other historicist or picturesque styles seen on the other houses on this block of Parkway, stretching from Windsor Road on the north to Rainbow Bend on the south. Along with its Tudor-styled neighbor on the adjacent lot immediately north of it, the house is also rare among its neighbors in likely being the work of an architect as opposed to coming from an architectural pattern book.

### **B. Access to Original Drawings for the House Is Likely to Further the Investigative Process**

The identity of the architect may be significant for historic-zoning purposes. At present, we have not identified the architect and we believe that Staff has not had luck in this respect, either. Our research has revealed, however, that the present owners have received original copies of the blueprints, which very likely bear the name of the architect or architectural firm. Alternatively, even if these plans do not bear the signature or name of the architect or architectural firm that designed the house, examination of the plans by Staff or other local-architecture experts, such as retired UT architecture professor Blake Alexander, may assist in identifying the architect’s identity. We therefore suggest that you request that the blueprints be produced.

### **C. 2213 Windsor Road East Appears to Incorporate Architectural Materials from UT’s Old Main Building**

Perhaps even more important than the sophistication and rarity of its design are the house’s materials themselves. The house is clad in a combination of brick and smooth-cut limestone. Its windows are accented with decorative ironwork. The series of arches on the East facade facing Parkway are also accented by iron gates. The Parkway facade is particularly sophisticated, echoing a Mediterranean country villa with a series of gated arches on the lower level surmounted by a window-enclosed gallery above.

#### **1. Demolition of the Old Main Building Occurred Not Long Before 2213 Windsor Road East Was Built**

Aside from the quality and craftsmanship seen in the materials themselves is the likely origin of these materials — University of Texas’ Old Main Building. The Old Main Building was begun in the 1880s and erected in stages as the university acquired funds to expand and as additional space was needed. For half a century, the building was the hub of campus, housing the administration of the early university, as well as playing host to the full array of

academic and student-life functions at UT. However, by the 1930s, the building had become difficult to maintain and was too small to play the role of command center for the growing university. The building was consequently deconstructed in 1934/35 and the remains stacked underneath Memorial Stadium awaiting possible reconstruction by a group of prominent, preservation-minded alumni. The reconstruction effort failed, however, and the materials were swept up by local builders and sentimental Austinites seeking to incorporate part of Old Main into their local residences and businesses.

The evidence described below indicates that the house at 2213 Windsor Road East, built in the late 1930s, was a part of this trend.

**2. The Prior Owners of 2213 Windsor Road East Understood the House to Be Built From Old Main Building Materials**

Since the last hearing, we have spoken with George Krueger, a descendent of the Howard Bull who lived in the house at 2213 Windsor Road East for the majority of its existence until his death in December 2004. Mr. Krueger has told us that it was the understanding of the family that materials used to build and finish out the house came from Old Main. These include stonework, ironwork, and interior woodwork, including mesquite door surrounds.

**3. The Materials Themselves Are Consistent With Our Understanding of Architectural Details Used in Old Main and Show Signs of Salvage from an Earlier Use**

Corroborating the family history are the materials themselves. We have also spoken with Professor Blake Alexander, a retired UT architectural historian and specialist in historic Texas architecture. Professor Alexander has taught at the UT School of Architecture for nearly 40 years and is the author of numerous publications relating to Texas architecture, including *Texas Homes of the Nineteenth Century* (1966). Professor Alexander's personal collection of Texas-focused architectural drawings forms the basis of the UT General Libraries' architectural archives, renamed in his honor in 1997 as the Alexander Architectural Archive. We visited Professor Alexander and showed him photographs of the house. Specifically, we showed him assorted long shots of the house as well as close-up shots of various architectural details that we took with zoom photography from the street and from a neighbor's property. A summary of our two interviews with Professor Alexander is attached to this letter.

Professor Alexander believes that at least some of the stonework, particularly the decoratively carved or incised stonework surrounding some of the windows and door openings, has been salvaged from an earlier, 19th-century structure. He also believes that these details are in the style of the Old Main Building. He believes that they came from a Victorian Gothic building and are "of the type" of details that would have been found on Old Main.

Of particular note are the stone brackets to be found supporting the roof over the porch of the lower-level doorway on the south facade and also supporting the exterior stone trim of the dining-room windows on the West facade. These brackets all bear typical 19th-century decorative carving. The brackets near the lower-level porch on the South side are particularly interesting because they bear a combination of Masonic symbols and a gothic flower. Professor

Alexander notes that these decorative devices are representative of the sort of masonry detail that would have been carved by local masons into the Old Main decorative stonework.

Additionally, Professor Alexander believes that most of the ironwork on the house is 19th-century wrought iron made by hand and is very likely from the same period as Old Main. This metalwork is the same sort of ironwork that would have been found on Old Main. Professor Alexander notes that there is also a lesser amount of 20th-century cast iron that was probably incorporated when the 19th-century ironwork was built into the house. The Weigel workshop may have been involved in crafting the newer ironwork and in incorporating the older metalwork.

There is forensic evidence of salvage, as well. Professor Alexander points out that the decorative brackets described above are all chipped in visible areas, some very badly. He stated that no mason would put such chipped blocks in such prominent places on a house unless the blocks themselves were architectural salvage. Additionally, the stonework around the main door, facing west onto Windsor Road East, is also much larger than needed to accommodate the house's much smaller door. Consequently, the builder had to "step in" several courses of brick to fill in the opening in the stonework. While it is possible that the "stepped-in" brickwork featured in the doorway was a design choice (*i.e.*, was done on purpose), it is also a likely result of using stonework from an earlier door or window opening that was much larger than the doorway needed for 2213 Windsor Road East.

#### 4. Photographic Evidence Supports the Case for an Old Main Link

While there is little documentation of the exact appearance of the architectural detail of the Old Main Building,<sup>3</sup> we have found historical visual evidence further corroborating the Bull family's understanding of the material's origins. We have researched the original architectural drawings for the Old Main Building, located at the Alexander Architectural Archives, as well as photographs and drawings of the Old Main Building taken or made during its lifetime. These drawings and photographs may be found at the Center for American History (the general archive of UT) and in *UT Cactus* yearbooks.

The original architectural drawings for the building depict the repeated use of a gothic rose detail very similar to the gothic rose seen on the stone brackets supporting the porch for the lower-level door on the south facade of the 2213 Windsor Road East house. Of course, the original drawings are large in scale and do not depict the level of detail to be seen on individual window brackets. Nevertheless, the similarity is significant as architects, both in the 19th century and today, often use repetition of the same or similar stylistic elements as a design technique.

In the *UT Cactus* yearbook, we have found at least two photographs to date that appear to show the stone window brackets discussed above. Again, these are brackets that are

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<sup>3</sup> The Alexander Architectural Archive at UT's Battle Hall maintains original 1880s drawings for the Old Main Building, on linen. These depict some detail, such as the gothic flower or rose detail that is also found on some of the brackets on 2213 Windsor Road East. The original drawings are on linen, and as flash photography is not allowed at the archive, the images we took on digital camera are less-than-crystal clear. We can, however, supply you with copies of the photographs of these drawings upon request.

used on the South facade of 2213 Windsor Road East to support a porch overhanging a lower-level, below-street-grade door and on the west facade by the dining room as supports for a large masonry window ledge. Both of the *Cactus* photographs depict an identical (or very similar) series of brackets once located on the front, or south-facing facade of the Old Main Building. Specifically, our specimen photos capture a series of three brackets that supported a second-story window ledge on the front of Old Main. From the photographs, it appears that there were two, symmetrical sets of these window-ledge brackets on the south-facing, principal facade of Old Main. These two sets of bracketed window ledges were separated by Old Main's gothic entrance tower. The earlier, 1928 view depicts the brackets on the west side of the tower entrance. While the original photograph (depicting a series of students dressed in white and lined up for the Junior Swing Out ceremony) is taken from afar, a blow-up of the brackets reveals an identical (or near identical) relationship with the dining-room-window brackets on the west facade of 2213 Windsor Road East. The same can be said of the 1930 view, which shows the window brackets on the east side of the entrance tower. The original photograph is a humorous shot of "Joe College" touring his family in front of the Old Main Building. The blow-up again shows brackets identical (or remarkably similar) to the dining-room window brackets on the west facade of 2213 Windsor Road East. For your convenience, we are enclosing copies of the *Cactus* photographs, as well as recent photographs taken of the brackets on 2213 Windsor Road East.

**D. Not Only Does 2213 Windsor Road East Incorporate Elements of Old Main, its Parkway-facing Facade also was Specifically Designed to Emulate the Then-Brand-New Present Main Building**

Professor Alexander is struck by the sophistication of the Parkway-facing façade on the house at 2213 Windsor Road East. Use of a repeating-arch arcade made of brick and stone is rare in early-20<sup>th</sup>-century Texas domestic architecture and is clearly the work of a sophisticated architect, Professor Alexander believes. Moreover, the Parkway façade appears to be a near-exact facsimile of the main façade of the then-new Main Building designed by Paul Cret, albeit translated into use for a house. Professor Alexander believes that the architect of the house at 2213 Windsor Road East was obviously inspired by the south-facing, principal façade of Cret's new Main Building. It is not only the use of a ground-level arcade, a rare feature in an Austin house of the period, which caused Professor Alexander to notice the similarity. The sophisticated proportion of the arches and their piers (vertical supports) is nearly identical in both designs. Professor Alexander is of the opinion that the architect of the house at 2213 Windsor Road East saw either Paul Cret's design for the new Main Building or saw the building itself under construction at the same time that he was working on the design for the house. There was a great deal of enthusiasm surrounding the Paul Cret design for the new Main Building among Austin architects of the mid-1930s. It does not surprise Professor Alexander that a local architect working on a residential design sometime between 1935 and 1936 (who would have seen the design by 1934 and would have actually seen the façade rising up during the year 1935) would attempt to translate the Main Building façade to domestic use.

Professor Alexander believes that the way in which the house at 2213 Windsor Road East bridges the two UT Main Buildings – by using design elements of the older building while evoking the design of the new Main Building – makes the house worthy of preservation. We agree.



#### IV. Conclusion

The historic-zoning process for 2213 Windsor Road East should be continued and the demolition permit denied. Given the historical significance of the house's occupants and the rarity and quality of the house's design, the case for continuing the historic-designation process is strong. When the evidence establishing a probable link to UT's Old Main Building is also considered, however, we believe that the historic-designation process takes on new importance. Not only is historic designation for this property important to maintain the character and integrity of the immediate neighborhood, it is necessary to maintain a link to a city-wide preservation experience — recycling and reuse of the Old Main Building materials throughout Austin. We believe that preservation of this house will help to tell that story from Austin's history.

We thank you for your consideration in this matter.

Regards,

Jason Nichols and David Cleaves

Enclosures

cc: Steve Sadowski

## **Executive Summary**

### **Nichols/Cleaves Comments on NRD-07-0011, 2213 Windsor Road East**

We support Staff's recommendation for historic zoning, as do others in the immediate neighborhood. This house is worth preserving due to the historical significance of its previous occupants and due to its extreme architectural merit and historical significance. The house's previous occupants help tell the story of Austin's gradual rise in commercial importance.

The house itself is a fine, architect-designed example of the Mediterranean style and is the only example of this style in the neighborhood. A retired UT architectural history professor and prominent Texas architectural historian, Blake Alexander, believes the house is worth preserving for two reasons. The house very likely incorporates stone and ironwork features from the UT Old Main Building. Features on the house are in the style of a significant 19<sup>th</sup>-century gothic-revival building such as Old Main. Surviving photographs of details from Old Main appear to be identical to stonework found on the 2213 Windsor Road East house. Not only does the house incorporate materials from Old Main, however, in the expert opinion of Professor Alexander, the house was designed by an architect who wished to translate the design of the then-new Paul Cret into use for a residence. Professor Alexander is struck by the sophistication of the house's east-façade ground-level arcade. Such an arcade is extremely rare in Austin residential architecture of the time. Moreover, Professor Alexander notes that the spacing and proportion of the arcades arches themselves mimic those of the present Main Building. There was a great deal of enthusiasm for Cret's Main Building design among Austin architects of the time and Professor Alexander is not surprised that a local architect would want to translate that design into residential use.

Due to its incorporation of materials from Old Main and its emulation of the Paul Cret Main Building design, the house at 2213 Windsor Road East is a tangible bridge between the Old Main Building and present Main Building at UT.

The Tames have the only copy of the original blueprints. These should be examined to identify the architect and evaluate if further research is necessary.

HISTORIC LANDMARK COMMISSION ANNOTATED AGENDA – APRIL 23, 2007

**A. CITIZEN'S COMMUNICATIONS**

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The first four (4) speakers signed up to speak will each be allowed four (4) minutes to address their concerns.

**B. PUBLIC HEARING TO DISCUSS AND TAKE ACTION ON HISTORIC ZONING CASES**

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C14H-07-0005 (postponed from March 26, 2007)

Bull House

2213 Windsor Road, East

Applicant: Charles Tames

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: *Allow the applicant to deconstruct the house to the extent necessary to correct structural problems then rebuild the house on-site with historic façade materials; new additions will require review by the Commission.*

Commission Action: Cuppett/Hansen

Motion: Recommended a zoning change, from Single-Family Residence (SF-3) district, zoning, to Single-Family Residence, Historic (SF-3-H) district, zoning,

Ayes: Arriaga, Arend, Bunton, Cuppett, Hansen, Limbacher, Mather and Rosato

Absent: Leary

Motion carried by a vote of 8-0

# ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-06-0044

HLC DATE:

December 18, 2006

January 22, 2007

February 26, 2007

PC DATE:

April 10, 2007

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Leonidas W. Payne, Jr. House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 2104 Pearl Street

ZONING FROM: MF-4-NP

TO: MF-4-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends historic zoning for the Leonidas W. Payne, Jr. house. The house has had some alterations over the years, but was the home of one of the University of Texas' most prominent professors, the founder of the Texas Folklore Society and a noted authority on Texas literature. In the alternative, staff recommends relocation to a site within the city with a compatible context to its current site. In the event that the house must be relocated out of the city, staff recommends HABS Level II documentation of the house and the execution of a preservation agreement by the purchaser of the house to ensure its preservation.

HISTORIC LANDMARK COMMISSION ACTION: December 18, 2006: Initiated the historic zoning case. January 22, 2007: Postponed the case to February 26, 2007. February 26, 2007: Recommended the zoning change from MF-4-NP to MF-4-H-NP. Vote: 8-0 (Limbacher ill).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from MF-4-NP to MF-4-H-NP. Vote: 9-0.

DEPARTMENT COMMENTS: The Leonidas W. Payne House is listed in the Comprehensive Cultural Resources Survey (1984), but without a research priority for preservation.

CITY COUNCIL DATE: May 3, 2007

ACTION: Postponed to August 9, 2007 by property owner.

August 9, 2007

ORDINANCE READINGS: 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

**NEIGHBORHOOD ORGANIZATION:** West University Neighborhood Association

**BASIS FOR RECOMMENDATION:**

The ca. 1922 house qualifies as a city historic landmark for its architecture and its historical associations.

**Architecture:**

The house is a two-story rectangular-plan side-gabled stuccoed frame house with Colonial Revival details at the front entry; front-gabled center dormer; Classical Revival-style independent porch on Doric columns; round-arched glazed French doors at second floor, central above entry; 6:1, 9:1 and 1:1 fenestration. The house is in excellent condition and maintains its historic appearance.

**Historical Associations:**

City directory research indicates that the house was built around 1922 by Leonidas W. Payne, Jr., who had lived in an earlier house on the same site, and moved it to the back of the lot (facing 21<sup>st</sup> Street) when this house was constructed. Payne (1873-1945) was a noted professor of English at the University, having joined the faculty in 1906. He co-founded and served as the first president of the Texas Folklore Society in 1909, and published The History of American Literature in 1919, and A Survey of Texas Literature in 1928, the first collection of Texas writing. Payne passed away in this house in 1945; his widow Susan continued to live here until the late 1950s.

**PARCEL NO.:** 02120113050000

**LEGAL DESCRIPTION:** 75 x 150 feet out of Outlot 25, Division D.

**ANNUAL TAX ABATEMENT:** \$2,409 (income-producing); City portion: \$577.

**APPRAISED VALUE:** \$498,806

**PRESENT USE:** Residence

**CONDITION:** Excellent

**PRESENT OWNER**

Robert N. and Emily G. Lee  
10303 Golden Meadows, #E  
Austin, Texas 78758

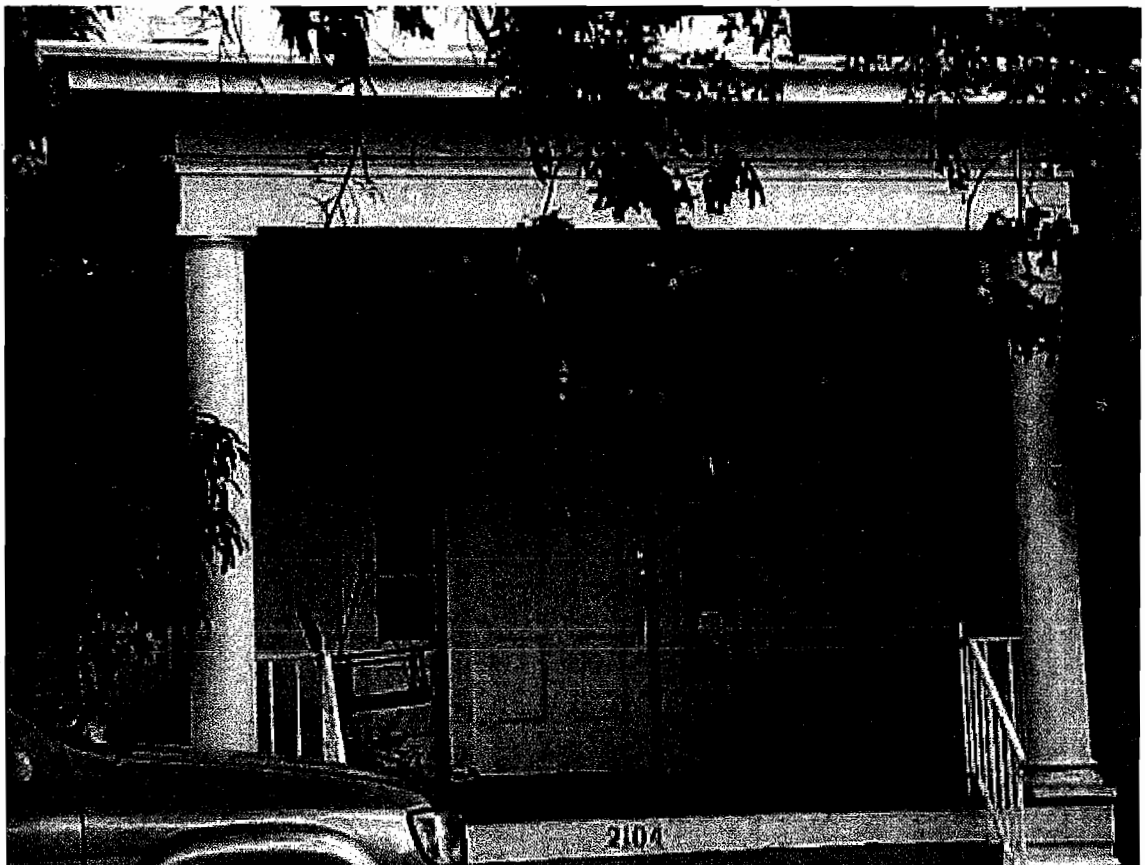
**DATE BUILT:** ca. 1922

**ALTERATIONS/ADDITIONS:** The house has been converted to apartments with some modifications, but maintains its historic appearance.

**ORIGINAL OWNER(S):** Leonidas W. Payne, Jr.

**OTHER HISTORICAL DESIGNATIONS:** None.







## OCCUPANCY HISTORY

### 2104 Pearl Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
December, 2006

1976	Michael McHone, owner Director, College House
1970	Robert E. and Patricia Whitlock, Jr., owners Account executive, Merrill, Lynch, Pierce, Fenner and Smith
1964	Robert E. and Patricia Whitlock, Jr., renters Account executive, Merrill, Lynch, Pierce, Fenner and Smith
1959	Vacant
1955	Mrs. Susan B. Payne, owner Widow, L.W. Payne, Jr. No occupation listed
1952	Mrs. Susan B. Payne, owner Widow, L.W. Payne, Jr. No occupation listed
1949	Mrs. Susan B. Payne, owner Widow, L.W. Payne, Jr. No occupation listed
1947	Mrs. Susan B. Payne, owner Widow, L.W. Payne, Jr. No occupation listed
1944-45	Leonidas W. and Susan Payne, Jr., owners Professor, University of Texas
1942	Leonidas W. and Susie Payne, Jr., owners Professor, University of Texas
1940	Leonidas W. and Mary S. Payne, Jr. owners Professor, University of Texas
1937	Leonidas W. and Susan Payne, Jr., owners Professor, University of Texas
1935	Leonidas W. and Susan Payne, Jr., owners Professor, University of Texas
1932-33	Leonidas W. and Sue B. Payne, Jr., owners Professor, University of Texas



1930-31 Leonidas W. and Sue B. Payne, Jr., owners  
Professor, University of Texas

1929 Leonidas W. and Sue B. Payne, Jr., owners  
Professor, University of Texas

1927 Leonidas W. and Mary Payne, Jr., owners  
Professor of English, University of Texas

1924 Leonidas W. and Susan Payne, Jr., owners  
Professor of English, University of Texas

1922 Leonidas W. and Susan Payne, Jr., owners  
Professor of English, University of Texas

NOTE: Around 1922, Leonidas Payne moved an earlier house on this site to the back of his lot, facing 21<sup>st</sup> Street; the older house became known as 905 W. 21<sup>st</sup> Street. The history of residency prior to 1922 applies to the older house.

1920 Leonidas W. and Susan Payne, Jr., owners  
Professor of English, University of Texas

1918 Leonidas W. and Susan Payne, Jr., owners  
Associate professor of English, University of Texas

1916 Leonidas W. Payne, Jr.  
Associate Professor of English, and Head of the Correspondence Department of Extension  
NOTE: Directories for 1916 and earlier do not list the names of wives or whether the resident was the owner of the property.

1914 Leonidas W. Payne, Jr.  
Adjunct Professor of English, and Head of the Division of Correspondence Instruction, Department of Extension, University of Texas

1912-13 Leonidas W. Payne, Jr.  
Adjunct Professor of English, University of Texas

1910-11 Leonidas W. Payne, Jr.  
Instructor of English, University of Texas

1909-10 Leonidas W. Payne, Jr.  
Instructor of English, University of Texas

1906-07 George Biggs  
Teacher, Deaf and Dumb Institute

Frank Robertson  
Not listed in the main directory

NOTE: Leonidas W. Payne Jr. is listed as an instructor of English at the University of Texas, residing at 1905 Nueces Street.

1905

Dr. J.F. Horton  
Physician

1903-04

Address not listed  
NOTE: Dr. Horton is not listed.

# THE HANDBOOK OF TEXAS Online

[return to handbook view](#)

**PAYNE, LEONIDAS WARREN, JR. (1873-1945).** Leonidas Warren Payne, Jr., University of Texas English professor and editor of the first anthology of Texas literature, was born in Auburn, Alabama, on July 12, 1873, the son of Leonidas Warren and Mary Jane (Foster) Payne. He received a bachelor's degree from Alabama Polytechnic Institute (now Auburn University) in 1892, a master's degree in 1893, and a Ph.D. from the University of Pennsylvania in 1904. He taught at Southwestern Alabama Agricultural School, the Jacksonville state normal school, the University of Pennsylvania, and Louisiana State University before moving to Texas.

Payne joined the University of Texas faculty in 1906 and was made a full professor of English in 1919. He was one of the first teachers of American literature, and he also fostered the talents of Texas writers Stark Young and J. Frank Dobie.<sup>qv</sup> He played a critical role in bringing Dobie back to Texas from Oklahoma in 1925. With John Lomax<sup>qv</sup> he founded the Texas Folklore Society<sup>qv</sup> in 1909 and served as its first president. He maintained a long friendship with American writers Edwin Arlington Robinson, Robert Frost, and Carl Sandburg, and was one of the first critics to recognize the genius of E. E. Cummings.

Payne wrote or edited numerous articles and book reviews and contributed to texts widely adopted in Texas schools. He published the first anthology of Texas literature, *A Survey of Texas Literature*, in 1928. His other published works include *History of American Literature* (1919) and *Texas Poems* (1936).

He helped to found the Pi Kappa Alpha fraternity at the University of Texas, served as founder, deacon, and Sunday school teacher at the University Baptist Church, and belonged to the University, Fortnightly, Town and Gown, and Curtain clubs and the Masonic order. He married Mary Susan Bledsoe of LaFayette, Alabama, in October 1897. They had four children. Payne died of a heart attack on June 16, 1945.

**BIBLIOGRAPHY:** *Alcalde* (magazine of the Ex-Students' Association of the University of Texas), October 1945. Hansen Alexander, *Rare Integrity: A Portrait of L. W. Payne, Jr.* (Austin: Wind River Press, 1986). Robert Bain, Joseph M. Flora, and Louis D. Rubin, Jr., eds., *Southern Writers: A Biographical Dictionary* (Baton Rouge: Louisiana State University Press, 1979). *University of Texas Record*, March 15, 1907. Vertical Files, Barker Texas History Center, University of Texas at Austin.

*Sarah Payne Foxworth*

The following, adapted from the *Chicago Manual of Style*, 15th edition, is the preferred citation for this article.

*Handbook of Texas Online*, s.v. "," <http://www.tsha.utexas.edu/handbook/online/articles/PP/fpa60.html> (accessed December 13, 2006).

Individual sales in the Seventeenth...  
ally Friday, 80 per cent of the quota. 864,400 per cent for this year.  
quota has been subscribed.  
Travis County's sales are lacking.  
Buy a bond Monday.

JUNE 32

# L. W. Payne, Noted Prof At UT, Dies

Author-Collector  
Succumbs at Home  
To Heart Attack

Dr. Leonidas Warren Payne, 71, longtime University of Texas professor of English, one of that institution's best-loved faculty members, and widely known in the literary world as an author and collector, died Saturday at his home, 2104 Pearl, of a heart attack.

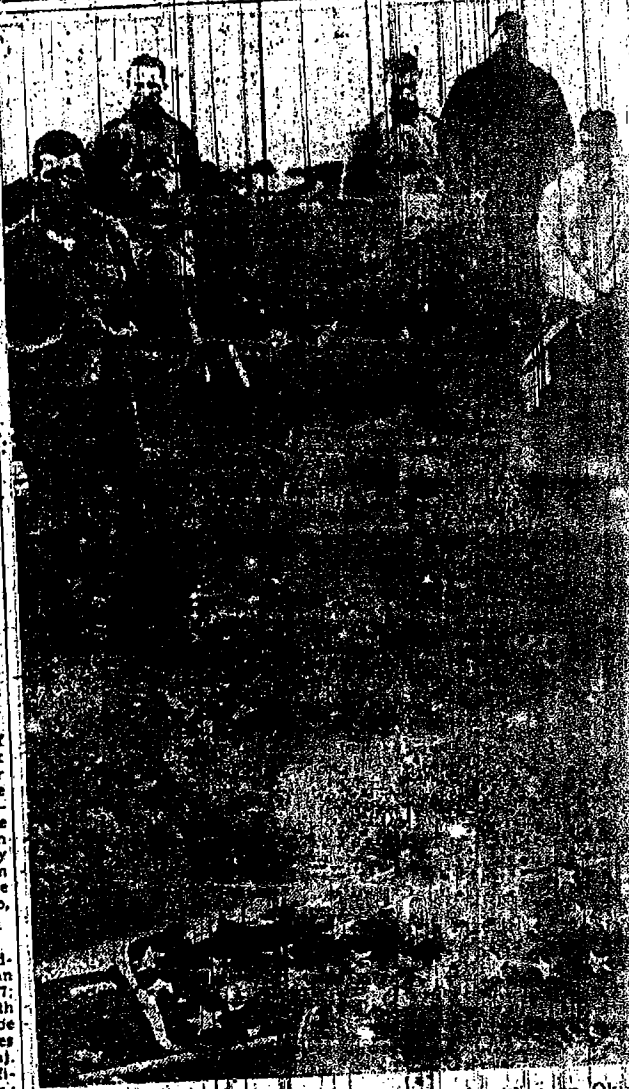
A member of the university faculty since 1908, Dr. Payne was retired to halftime service in the fall of 1943. Devoting his attention to the field of contemporary English and American literature he became outstanding in that field and was recognized both in this country and abroad. His collection of first editions of the works of contemporary English and American authors has often been called one of the finest in the Southwest.

Dr. Payne was an intimate of Carl Sandburg, Robert Frost, Stark Young, Edward Robinson and other famous authors and was himself the author, co-author and editor of numerous volumes on literature. He was the father of J. A. Col. John Howard Payne, famed US army flier killed in action over Italy in January 1943 and for whom the huge John H. Payne field at Cairo, Egypt, was named.

## Funeral Pending

Surviving Dr. Payne are his widow, the former Miss Mary Susan Bledsoe whom he married in 1907; one daughter, Mrs. Jack Foxworth of Dallas; two sons, Capt. Bledsoe Payne, veteran American Airlines pilot of Memphis, Tenn., and Maj. Warren Payne, army medical officer stationed at MacDill field, Fla.; and seven grandchildren.

The body was at Weed-Corley funeral home where arrangements (Continued on Page 10, Col. 7)



A FATHER, Marine Col. Francis I. Fenton, of San Diego, Calif., kneels beside the body of his son, Pfc. Michael Fenton, who was killed in action on Okinawa. Fenton, a first marine division regimental commander.

## More Than 50 Central Texans To Arrive From Europe Today With 86th 'Black Hawk' Division

By HARRY PROVENCE

CAMP KEMER, N. J., June 16.—Four great gray troop ships will steam into New York harbor Sunday bearing 14,248 members of the 86th (Black Hawk) division, first combat division to return from Europe for redeployment against Japan.

## St. John's Board

For scores of Central Texas families this will be the greatest event since V-E day because their sons, brothers and husbands are among the battle-hardened Black Hawks who will file off the ships Sunday.

## Russia Reopens Touchy Job Of Assembly Power

Agreement Reached  
On Veto Authority  
For Amendments

SAN FRANCISCO, June 16.—An agreement on big power veto over future amendment of a world charter Saturday night gave the United Nations Conference a 14-

## 10th Captures 3 Vital Heights On Okinawa

Japs, in 9 Square  
Miles, Commit  
Wholesale Suicid.

(Continued from Page 1)

plateau position. The 520-foot peak, regarded as the most important height in the southern area, was taken despite vicious machine gun and mortar fire.

The 90th by nightfall had cleared the summit and was battling down the southwestern slopes toward the southern shore threatening to split the Japanese pocket in two.

The 90th was only a mile and a quarter east of the 1st marines on Kunikida ridge, at the western edge of the plateau, and the same distance from the seventh infantry on the east.

The seventh broke through Japanese positions northwest of Nakaza town and rolled forward 30 yards on the plateau's southern edge to take Hill 153. They struck northward and then swept back from the western side of the 480-foot hill.

The bewildered Japanese, caught off balance by the maneuver, were so confused they thought the Americans had captured the peak while the infantrymen were still fighting up its approaches. The enemy hurled heavy shellfire into the summit, blasting their own troops.

### Thrown Off Hill

When they realized their mistake, they withheld fire while the seventh surged up the slopes and closed to about 200 yards. At that range the Yanks and Japanese battled furiously until the enemy was thrown off the hill at nightfall.

The 32nd regiment of the seventh, pressing their advances 600 yards along the southeastern coast, captured 350-foot Hill 115, southwest of Nakaza village. They came down the seaward side and pushed to the summit against considerable resistance.

On the seventh's west flank, the 17th infantry, using tanks and flame throwers, pushed the American line 400 yards along the southern beach.

The seventh was driving steadily forward toward the first marines on the western flank. The leathernecks, holding Kunikida in one of their toughest battles, continued to meet heavy artillery fire. Various heavy machine guns, mortars and small arms were directed against the marine positions by Japanese soldiers around Yuza hill and south of Kunikida.

### Thousands Killed

Fleet Adm. Chester W. Nimitz announced that more than 1,100 Japanese have been killed during the past week during attempts to infiltrate American lines. Hunted and perhaps thousands of

## Dr. L. W. Payne, Jr., Noted UT Professor, Succumbs

(Continued from Page 1)

for burial were awaiting word from out-of-town relatives.

Dr. Payne was born in Auburn, Ala., July 12, 1873. He received a bachelor of science degree from Alabama Polytechnic Institute in 1892, a master of science degree in 1893, and his doctor of philosophy degree from the University of Pennsylvania in 1904. Before coming to the University of Texas faculty in 1904, he taught English at the Southwest Alabama Agricultural school, Jacksonville, Ala., state normal school, University of Pennsylvania, and Louisiana State university. He also was associate editor of a revision of Worcester's dictionary in 1904-06.

He was made professor of English at the University of Texas in 1910.

Dr. Payne was co-founder and first president of the Texas Folklore society in 1910. He also had membership in the Modern Language association, American Dialect association, American Association of College Professors, and Pi Kappa Alpha fraternity, the University Baptist church, the Austin Town and Gown club, and the University club of Austin.

### Works Listed

Dr. Payne was the author of History of American Literature, 1914, and a survey of Texas Literature, 1928; compiled Word List of Eastern Alabama, 1910, and Learn to Spell, 1916; was editor of Hector of Germanie, by W. Smith, 1906; Southern Literary Readings, 1913; American Literary Readings, 1917; Selections from American Literature, 1919; Fifty Famous Southern Poems, 1920; Selections from English Literature, 1922; Selections from Later American Writers, 1927; Literature for the Junior High School, 1928; Using Our Language, 1935; Enjoying Literature, 1936 and 1942. He was contributor to The South in the Making of the Nation and to various magazines.

One of the most notable experiences in his literary life was when Dr. Payne spoke at the unveiling of the W. H. Hudson memorial in London in 1938. He attended the ceremony because of his interest in the works of the English naturalist. When the principal speaker, the Argentine ambassador, failed to appear, a member of the arrangements committee recognized Dr. Payne and he was asked to speak in the missing dignitary's place.

His collection of the writings of Walter de la Mare is said to be the

largest in America. While Dr. and Mrs. Payne were in England they visited in de la Mare's home. Dr. Payne's most extensive single book is the "Forest of the Night Before," first volume published by Edward Arlington Robinson but he seized more highly a book he composed himself of "crimson letters from famous English and American authors."

Don't slam an oven door or lean on it. It may get out of line and allow heat to escape.

**VARSHYD**

STARTS TODAY  
BETTY HUTTON  
in  
"Bring On  
The Girls"  
With  
BING CROSBY  
Pisces  
CARTOON

**TEXAS**

Myrna Loy William Powell  
in  
"The Thin Man  
Goes Home"

**AUSTIN**

Claudette Colbert Fred MacMurray  
in  
"PRACTICALLY  
YOURS"

**QUEEN TO-DAY**

Mystery!  
DIX  
The POWER of the Whistler  
To The Shores of Two  
Jims—Gov't. Reel

**YANK**

NOW SHOWING  
2-BIG FEATURES-2  
"MORRIS ARCE"  
"JAYING DORRIS"  
This is the

**Paramount**

acts and make room for  
king with ground forces.

## blems

t of production plus a profit  
tage.  
John G. Harvey, dean of the  
sity of Oklahoma School of  
expressed the opinion there  
is danger of all-out federal  
unless it is made necessary  
ture of the states and the  
ty to handle their own prob-  
n a manner in keeping with  
neral welfare.

commission approved a reso-  
culling upon the states to  
be "alert and aggressive"  
union practices in order to  
the necessity for federal

## ans Congress

master's degree in political  
de a year later and subse-  
ly received a doctorate of  
sophy in political science  
serving as an instructor at  
ford University.

taught government at New  
University in 1927-28 and then  
at Dartmouth University. For  
years, until 1935, he was assist-  
ant in politics at Prince-