

# 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

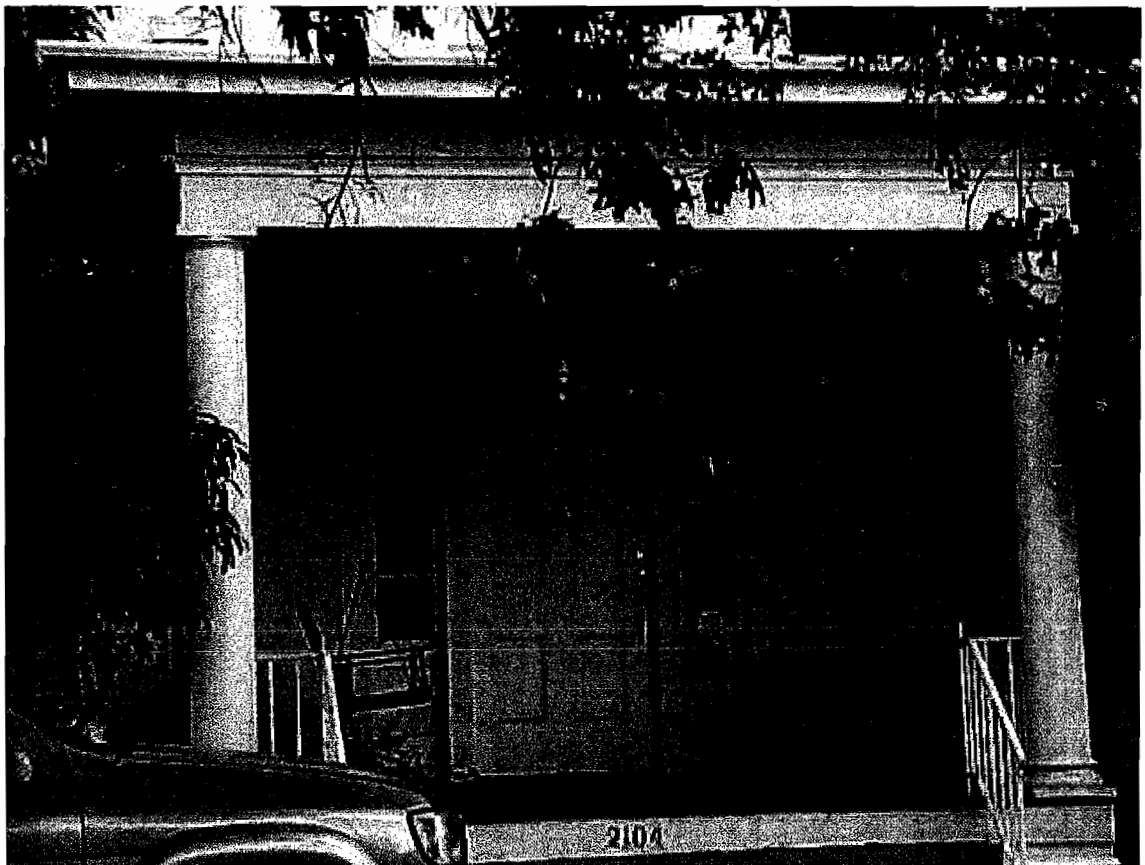
**DATE BUILT:** ca. 1922

**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

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**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.

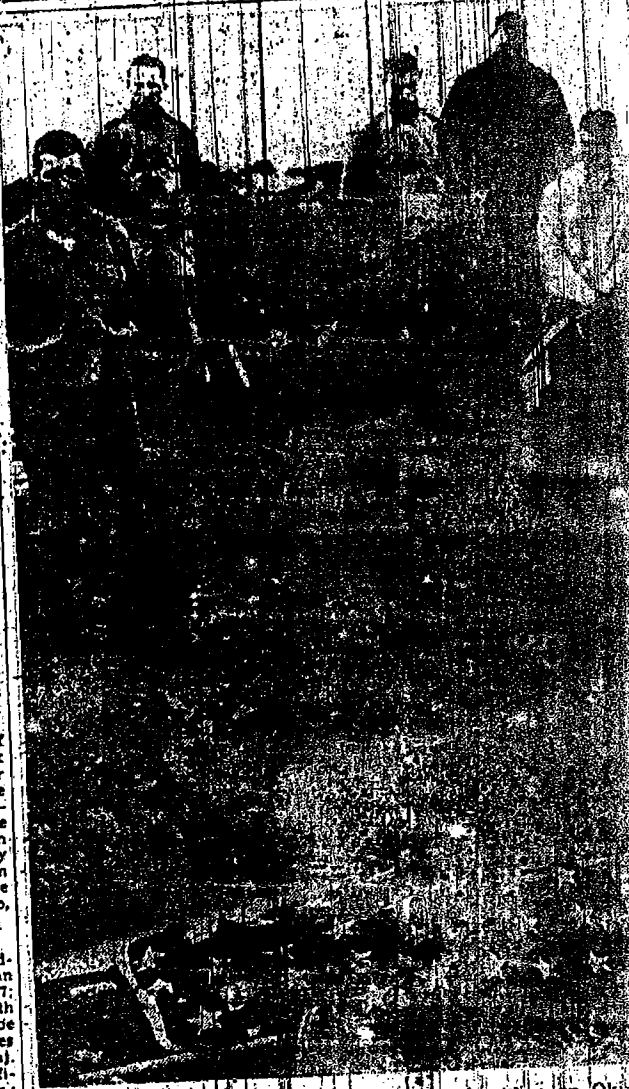
A member of the university faculty since 1908, Dr. Payne was retired to halftime service in the fall of 1943. Devoting his attention to the field of contemporary English and American literature he became outstanding in that field and was recognized both in this country and abroad. His collection of first 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 Nakazata 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 Nakazata 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 Southwestern 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, Phi 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 expensive single book is the "Forest of the Night Before," first volume published by Edward Arlington Robinson but he prized more highly a book he composed himself of personal 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  
Plus  
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

WARNER BROS. PICTURES  
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-