

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2008-0014

HLC DATE:

June 23, 2008

PC DATE:

July 22, 2008

APPLICANT: Kelly Willis and Bruce Robison, owners

HISTORIC NAME: Webb-Simms-Aldridge House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 108 W. 32nd Street

ZONING FROM: SF-3-NCCD-NP to SF-3-H-NCCD-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence, neighborhood conservation, neighborhood plan district (SF-3-NCCD-NP) to single family residence, neighborhood conservation, neighborhood plan – Historic Landmark (SF-3-H-NP) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from single family residence, neighborhood conservation, neighborhood plan district (SF-3-NCCD-NP) to single family residence – Historic Landmark, neighborhood conservation, neighborhood plan (SF-3-H-NCCD-NP) combining district zoning. Vote: 5-0 (Leary, Arriaga, and Rosato absent).

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is listed in the Comprehensive Cultural Resources Survey (1984) but without a priority for research.

CITY COUNCIL DATE: July 24, 2008

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: North University Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1923 house is an excellent example of a blend of Craftsman and Colonial Revival detailing, and is associated with Rev. Ernest C. Webb, the Bible Chair at the University of Texas from 1921 to 1933, Earl E. Simms, a prominent developer in the city, and James H. Aldridge, a local insurance man.

Architecture:

Two-story rectangular-plan hipped-roof stuccoed frame house consisting of a projecting central bay containing the principal entry, symmetrical side bays each containing a 6:6 Colonial Revival-styled window on each floor, and a two-story west wing with the look of an integral enclosed porch with ornamental side panels for the

band of three casement windows on each story. The central entry has multi-pane sidelights and an oval-arched bracketed hood over the door. Fortunat Weigl designed the ironwork gate and fence around the property. The original material of the house was clapboard; in 1933, the stucco finish was added over the wood siding.

Historical Associations:

The first owners of the house (1923) were the Rev. Ernest C. (1887-1952) and Ellenora Webb. Webb, originally from Missouri, served as the Wesley Bible Chair at the University of Texas from 1921 to 1933, when he moved to Dallas to become the Chair of the Department of Religion at Southern Methodist University. Webb sold the house to Earl E. (1897-1959) and Kathryn Simms. Earl Simms was the brother of Paul O. Simms, who lived at the head of Adams Park in Aldridge Place. Together, they developed Barton Heights, Loma Linda, and the city's first African-American subdivision, McKinley Heights. Earl E. Simms was also a Christian Science lecturer, traveling the world. His wife, Kathryn, listed her occupation in city directories of the mid-1930s as a Christian Science practitioner. The Simms sold the house in 1947 to James Henry Aldridge and his wife Frances Harrison Terrell Aldridge. James Henry Aldridge had a large insurance firm in town for many years. Following James Aldridge's death in 1961, his widow began to take in roomers, often music students. The current owners, local musicians Kelly Willis and Bruce Robison, purchased the house in 2005 and converted it back to a single-family house from its use as an apartment house.

PARCEL NO.: 02180419120000

LEGAL DESCRIPTION: The East 55 feet of Lot 101 and the West 45 feet of Lot 103, Block 2, Outlot 74, Division D, Aldridge Place

ANNUAL TAX ABATEMENT: \$13,004 (owner-occupied); city portion: \$2,217.

APPRAISED VALUE: \$1,001,206

PRESENT USE: Single-family residence.

CONDITION: Excellent

PRESENT OWNERS:

Kelly Willis and Bruce Robison
108 W. 32nd Street
Austin, Texas 78705

DATE BUILT: ca. 1923




ALTERATIONS/ADDITIONS: One-story addition to the rear (1986)

ORIGINAL OWNER(S): Rev. Ernest C. and Ellenora Webb (1923)

OTHER HISTORICAL DESIGNATIONS: None.



1" = 200'

 **SUBJECT TRACT**
 **ZONING BOUNDARY**
 **PENDING CASE**

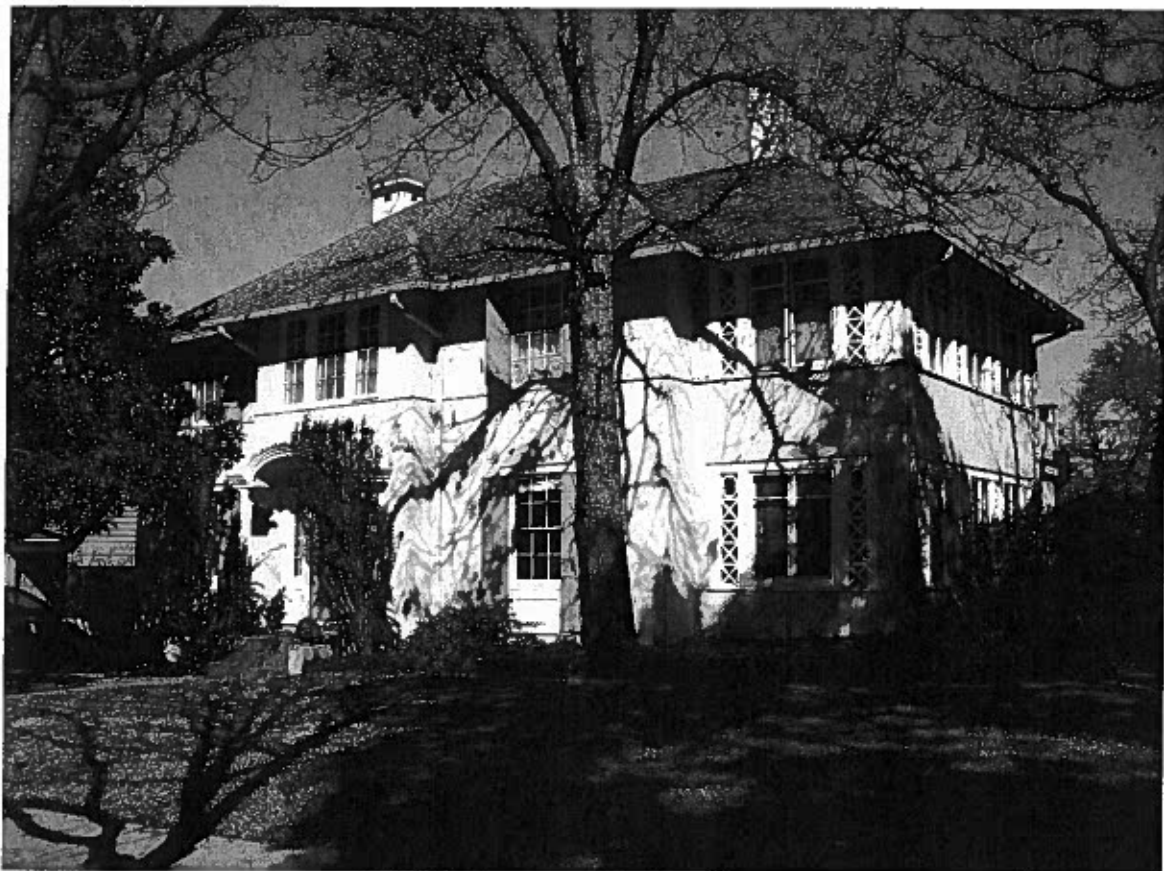
OPERATOR: S. MEEKS

HISTORIC ZONING

ZONING CASE#: C14H-2008-0014
ADDRESS: 108 W 32ND ST
SUBJECT AREA: 0.297 ACRES
GRID: J25
MANAGER: S. SADOWSKY



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Webb-Simms-Aldridge House
108 W. 32nd Street
ca. 1923 with ca. 1933 exterior stucco

A. APPLICATION FOR HISTORIC ZONING

OK to go
5-1-08

PROJECT INFORMATION:

10/47718	
APPLICATION DATE: <u>5/12/08</u> TENTATIVE HLC DATE: _____ TENTATIVE PC or ZAP DATE: _____ TENTATIVE CC DATE: _____ CASE MANAGER: <u>Steve S</u> APPLICATION ACCEPTED BY: <u>Larmon</u>	DEPARTMENTAL USE ONLY FILE NUMBER(S): <u>C14H-2008-0014</u> CITY INITIATED: YES / <u>NO</u> ROLLBACK: YES/NO

BASIC PROJECT DATA:

1. OWNER'S NAME: <u>Kelly Willis & Bruce Robison</u> 2. PROJECT NAME: <u>Webb-Simms-Aldridge House</u> 3. PROJECT STREET ADDRESS (or Range): <u>108 West 32nd Street</u> ZIP 78705 COUNTY: <u>Travis County</u>

AREA TO BE REZONED:

4. ACRES <u>0.247</u> (OR) SQ. FT. _____					
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>SF-3-2000-14</u>	<u>SF-3</u>	_____	_____	<u>SF-H</u>	<u>SF-3-2000-14</u>
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES / <u>NO</u>) 7. RESTRICTIVE COVENANT? (YES / <u>NO</u>) 8. SUBDIVISION? (YES / <u>NO</u>) 9. SITE PLAN? (YES / <u>NO</u>)	FILE NUMBER: _____ FILE NUMBER: _____ FILE NUMBER: _____ FILE NUMBER: _____
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Water Street - Dallas Creek - urban
 Grand 3rd
 Main Plan - Main Plan

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Aldridge Place

The west 45 feet of Lot 103 and the east 55 feet of lot 101, Block 2, Outlots 73 & 74,

Plat Book: _____ Page

Number: _____

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

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

11. VOLUME: #2005041229 TAX PARCEL I.D. NO. 213078

OTHER PROVISIONS:

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

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

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

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

TRIPS PER DAY: _____

TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. ☒ SOLE ☐ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST

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

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION

SIGNATURE: [Signature]

NAME: Bruce Robison + Kelly Willis

FIRM NAME: _____

TELEPHONE NUMBER: 512-454-3180

STREET ADDRESS: 108 West 32nd Street

CITY: Austin STATE: Texas ZIP CODE: 78705

EMAIL ADDRESS: bruce@premiumrecords.com

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: _____ NAME: Phoebe Allen

FIRM NAME: _____ TELEPHONE NUMBER: 512-444-1326

STREET ADDRESS: 2510 Cedaview Drive

CITY: Austin STATE: Texas ZIP CODE: 78704

CONTACT PERSON: Phoebe Allen TELEPHONE NUMBER: 512-627-8170 cell

EMAIL ADDRESS: phoebezink@aol.com

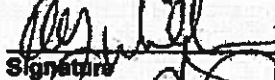
DEPARTMENTAL USE ONLY:

C. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

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

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

 4/30/08
Signature Date

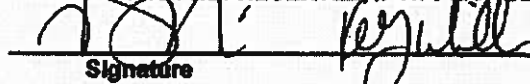
~~0612-002 Bruce Robison~~ Kelly Willis
Name (Typed or Printed)

Firm (If applicable)

INSPECTION AUTHORIZATION

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

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

 4/30/08
Signature Date

~~0612-002 Bruce Robison~~ Kelly Willis
Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, ~~020000~~ Bruce Robison + Kelly Willis have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

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

108 West 32nd Street, Austin, Texas
(Address or Legal Description)

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

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


(Applicant's signature)

4/30/03
(Date)

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

NO 611529

ACCOUNT NUMBER: 02-1804-1912-0000

PROPERTY OWNER:

ROBISON BRUCE B & KELLY D WILLIS
108 W 32ND ST
AUSTIN, TX 78705-2302

PROPERTY DESCRIPTION:

E55FT OF LOT 101 * & W45FT OF LOT
103 BLK 2 OLT 74 DIV D ALDRIDGE PL
ACE

ACRES 0.000 MIN* .00000 TYPE

SITUS INFORMATION: 108 W 32 ST

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

YEAR ENTITY
2007 AUSTIN ISD
CITY OF AUSTIN (TRAV)
TRAVIS COUNTY
TRAVIS COUNTY HEALTHCARE DISTRICT
ACC (TRAVIS)

TOTAL SEQUENCE 0

TOTAL
ALL PAID
ALL PAID
ALL PAID
ALL PAID
ALL PAID

ALL PAID

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2007 \$18,860.25

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2007 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code). Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 02/05/2008

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: 

HOOVERM printed on 02/05/2008 @ 10:12:59:42

Stor -
Lewis Hancock's wife
was an Aldridge - hence
Aldridge Place. I'm going
to try to find out if the
Aldridge family was kin to
her. Shuehl

HISTORIC ZONING (HISTORIC LANDMARK DESIGNATION)

Webb-Simms-Aldridge House

108 West 32nd Street
Austin, Texas

Prepared for

Kelly Willis & Bruce Robison, Owners

April 2008

By

Phoebe Allen
2510 Cedarview Drive
Austin, Texas 78704
512-444-1326
phoebezink@aol.com

CITY OF AUSTIN
TRANSPORTATION, PLANNING AND SUSTAINABILITY DEPARTMENT

F. 1: Historical Documentation - Deed Chronology

Deed Research for Webb – Simms – Aldridge House, 108 West 32nd Street

Property Description: The west 45 feet of Lot 103 and the east 55 feet of lot 101, Block 2, Outlots 73 & 74, Aldridge Place, Travis County, Texas

DEED CHRONOLOGY

1923, 4/28 Mrs. Attilia A. Hancock, a feme sole and executrix of Lewis Hancock, to Ernest C. Webb \$2,750, w/restrictive covenants V 349/231

1933, 8/24 Ernest C. Webb & Ellenora W.S. Webb to Mrs. M.V. Graham, \$10,000 Vol. 491/444-5
1933, 8/24 Mrs M.V. Graham of Dallas County, to Earl E. Simms \$10,000 Vol. 491/443-4

Aldridge family owned property from 1947-86:

1947, 7/7 Earl E. Simms & wife Kathryn T. Simms to James Henry & Frances H. Aldridge, \$16,000 Vol. 2/231

1973, 4/4 Frances Harrison Terrell Aldridge to Joe Gates & Frances Aldridge Gates, \$32,000 + balance owing on \$11,633 note dated 7/3/58; Vol. 4631/77-78

1986, 10/1 Joe Gates & estate of Frances Aldridge Gates to Karl O. Bayer & wife, Karen Wilson, \$220,000 Vol. 09915/994

1992, 2/28 Karl C. Bayer & wife Karen Wilson to John H. Pomeroy & Annette Pomeroy \$191,250 #11385/0933

2005, 3/9 John H. Pomeroy II & wife Heather McKinney to Bruce B. Robison & wife Kelly D. Willis \$825,000, #2005041229

F. 2: Historical Documentation - Occupancy History

Occupancy Research for 108 West 32nd and related listings

Year	Occupant Name and Reference	Source: City Directories
1923-24	No listing for 108 W. 32 nd [Webb at 907 W. 31 st & Simms @ 615 W. 32 nd]	
1926-28	Webb, Ernest C., Rev. (Eleanora) Dir. Wesley Bible Chair, 108 W. 32nd	
1929	Webb, Ernest C., Rev. (Eleanora) Dir. Wesley Bible Chair, 108 W. 32nd	
1930-31	Webb, Ernest C., Rev. (Eleanora) Dir. Wesley Bible Chair, 108 W. 32nd	
1932-33	Webb, Ernest C., Rev. (Eleanora) Dir. Wesley Bible Chair, 108 W. 32nd	
1935-36	Simms, Earl E. - Paul O. Simms Co. (Katherine T. - Christian Science Practitioner	
1939-44	Simms, Earl E. (Kath); Earl E. Jr. - UT student	
1942-45	Simms, E.E. Jr. USA [WWII]	
1946	no directories (WWII)	
1947	Simms, Earl, E. (Kath); Earl Jr - UT student	
1949-50	Aldridge, James H. (Frances H), James H. Aldridge Co (406 W. 8 th , general insurance)	
1952-57	Aldridge, James H. (Frances H), James H. Aldridge Co, 503 E. 15 th	
1958-59	Aldridge, Jas H. (Frances H), broker	
1960	Aldridge, Jas H. (Frances H), atndt Austin State Hoep James H. Jr. (Peggy L.) - student	
1961	Aldridge, James H. Jr. (Peggy L.) clk State Treasury Dept., h 605a Harris Ave.	
1961-62	Aldridge, Frances H.	
1962-63	<i>Transition to tenant rooms:</i>	
	A. Smith, Emily	
	B. Aldridge, Frances (widow, Jas H)	
	C. Goodwin, Powell, curator at UT	
	D. Eastman, Lucius, UT student	
1963-64	A. Womach, Danny, UT student	
	B. Aldridge, Frances	
	C. Via, Ronald, tech	
	D. Eastman, Lucius, UT student	
1964-65	Aldridge, Frances	
	A. Smith, Emily (retired, 108 1/2)	
1965-66	Aldridge, Frances	
	A. Smith, Emily (retired)	
	B. Van Bramer, Rita J. (108 1/2) instr	
1966-67	Aldridge, Frances	
	A. Sanner, Fred, sports writer American Statesman	
1967-69	Aldridge, Frances	
	A. Sanner, Fred, sports writer American Statesman	
	B. Fowlkes, John, UT student	
1970-72	Aldridge, Frances	
	A. Sanner, Fred, sports writer American Statesman	
	B. Smith, Emily (retired)	
1973-74	Gates, Joe (Frances) - eng tech State Water Develop Bd	
	A. Sanner, Fred, sports writer American Statesman	
	B. Smith, Emily (retired)	
1975-76	Gates, Joe (Frances) - eng tech State Water Develop Bd	
	A. Liconti, Terry R. - radio and tele announcer	
1977-79	Gates, Joe	
	A. Galloway, Selby - student	
	B. Williams, J.	
	C. Baggett, Jim - student	

Revised June 30, 2002

1979-80	Gates, Joe A. Von Bloom, Edgar – student B. Johnston, Mark – student C. vacant
1980-81	Gates, Joe & Frances, eng tech State Water Resources
1981-82	Gates, Joe A. Ortego, David – UT student
1981	Gates, Joe A. Ortego, David – UT student B. Reeves, Randall C. Williams, Stacy
1983	Gates, Joe (Frances) A. Long, Michael
1984-87	Vacant
1988-89	Wilson, Karen – attorney
1989-90	Bayer, Karl Wilson, Karen
1991-92	Bayer, Karl & Karen – attorney A. Ousley, Karen B. Suter, Roseanne
1992-94	Pomeroy, John H. (Annette)
1993	Pomeroy A. Suter, Roseanne B. Kroll, Michelle
1994	Pomeroy, John Pomeroy, Alice F. Neville, Thomas
1995-97	Pomeroy, John H. A. Neville, Thomas
1998-2000	Pomeroy, John H.
2000	Pomeroy, John H. A. Ishii, Seiji
2002	Pomeroy, John H. A. Pittman, McGehee
2003	Pomeroy, John H. Pomeroy, Heather M. A. Pittman, McGehee B. McKinney, Heather
2004	Pomeroy, John H. McKinney, Heather Pittman, McGehee
2005	Pomeroy, Heather M. Pomeroy, John H. II
2006-Present	Robison, Bruce B. & Kelly D.

Webb-Simms-Aldridge House
108 West 32nd Street

SUMMARY

Built in 1923 and 'modernized' in 1933, the Webb-Simms-Aldridge House exemplifies the movement of Austin's residential architectural style into the modern era and embodies distinguishing characteristics of both the Colonial Revival and Craftsman styles. The integrity of the historical fabric and design of the exterior is strong, and the decorative window detail appears to be unique Aldridge Place if not in Austin. The house is associated with (1) its builders, Leonora and Ernest C. Webb, who served as the Bible Chair at UT during his occupancy of the home, (2) Kathryn & Earl Simms, an important realtor/developer in Austin, and (3) the family of insurance broker James Aldridge. These individuals each made economic and social contributions to the city as middle class residents and citizens.

Though its architect is unconfirmed, evidence suggests that the design is the work of a master architect and the construction that of a master carpenter.

The importance of preserving the heritage of the Aldridge Place neighborhood is enhanced by the preservation of this and other historic residences in the area, and certainly the home has become of value and community pride in this neighborhood. The house deserves recognition by both the City of Austin and State of Texas as a historical landmark; the nomination is being simultaneously submitted to both.

ARCHITECTURAL DESCRIPTION

The two-story, single-family, frame home at 108 West 32nd was built in 1923 on 1.5 lots. It incorporates elements of both the Colonial Revival and Craftsman styles, much like its contemporaries in the Aldridge Place neighborhood. The pleasing mix of architectural styles can be seen in the placement and design of the windows, and in the symmetry of the façade. The upper windows sit on a string-course band; the upper story is less grand, reduced – a device that accentuates the height of the building. This and the low-pitched roof are typical characteristics of the Prairie style.

The exterior is pink stucco with original, working, turquoise-blue shutters on two upper and two lower windows on the front façade. The wooden front door features a panel with three over four lights. Two curved brackets support an elliptical hood over the entry.

Originally sided with clapboard, a modernization circa 1933 replaced the original clapboard with stucco to give it a fashionable European flavor. Its new pink color was a historical reference to a popular color for Mediterranean Revival houses in the Twenties, but the architectural vocabulary is more typical of Colonial Revival.

Most windows are double-hung. There is fretwork on the sleeping porch where windows feature unusual wooden decorative side panels with diagonal crosses in three lower sections and a circle in the upper section – referred to as 'kisses and hugs.' Two of these windows are on the front/south façade, and six are on the east façade. One of these original windows is retained on the second story of the rear façade, above a hexagonal family room added to the lower level in 1996.

It is the opinion of architect Gregory Free, who completed a major restoration of the home in 1988, that Roy Thomas was the architect, based on the "cardigan-sweater" modernism of the home. "The house is unapologetically modern, sleek, eclectic, and it was largely Thomas who

brought Austin forward into the 20th Century with his "modrun" style," says Free. Thomas was skilled with 'new' architecture. Free believes the elliptical hood and stoop, brackets and room arrangements, as well as the positioning of the back stairs, are typical of Thomas' work. Free states that he used a circa 1947 family photo¹ of the house taken in snow as his guide for restoration, and that the photo indicated no changes were made to the original 1930s exterior.

The home was built as a totally planned site including a separate two-story garage/apartment with arched detail, a rear fountain, and landscaping with vistas of the fountain. A pergola with reverse cove edging, five to six feet long, was found in the garage. The design of the property was a complete ensemble, very simple but with all of the parts working together as one, hence the work of a professional architect rather than a pattern house.

Free also states that the house was clearly constructed by a seasoned builder/carpenter with an apprentice. This is evidenced in the old balloon-style frame – a 19th Century technique, while some details of construction are very odd and indicate the work of an inexperienced apprentice.

The large lot is surrounded by a handsome stone fence with iron columns, completed in the 1920s and attributed to Weigl Ironworks. Its original lighted columns have been restored with reproduction lanterns.

The house was on the 1988 AIA Homes Tour and the 1999 Heritage Society of Austin Homes Tour.

Architectural Modifications: 1933, 1988 and 1996

A renovation likely completed by new owners in 1933 included an update of the kitchen and bathrooms.

When ownership changed in 1986, the house had been neglected for some time, and though in sound structural condition, required full restoration. The hipped roof was replaced with a composition slate blend similar to the original. The green and pink Art Deco bathrooms on the second floor were completely restored at this time, with original tiles duplicated to match the unusual color schemes. Bathroom tile and fixtures (see photos) and lighting fixtures are originals from the 1930s remodel of the house. While the floor plan for most of the principal rooms was well-suited for the new owners and their twin daughters, the house lacked a nucleus or family center. The existing kitchen had been designed as strictly utilitarian, with hardly any room for anyone but the cook; this small cluttered and dark room was out of balance with the airy spaces elsewhere in the house. Also, it was surrounded by a maze of small closets, pantries and service areas. The most significant changes to the original house took place in this area. Six spaces were combined to create the present large kitchen; room was even borrowed from a rear stair to create a downstairs powder room. An original small door for ice and milk delivery at the rear entrance was lost as this side entry was modified to accommodate the new kitchen (see photos and sheet A-5 elevation for illustrations).

On the third floor, a small garret room was expanded to provide a family playroom. Skylights were added to brighten the space. The original basement, which housed a furnace, was waterproofed and outfitted as a laundry room, storage space, and work area. On the second floor, the biggest hurdle was providing more closet space without drastically reducing the size of the bedrooms. This was accomplished by providing wardrobe-like cupboards instead of full height closet additions, each cupboard detailed to fit the needs of its room's occupant, some with built-

¹ The photo, nor members of the Aldridge-Gates family, were located.

in chests of drawers; others with shelves or double rods for maximum hanging space. The house was featured twice in *Southern Living*² magazine in 1989, following the restoration.

A family room (designed by Free in 1988 as a circular wing) was not built until 1996, when it was modified as a hexagonal addition.

A later phase (see design sheets) proposed a pool, pool house, and the restoration of the arched façade of the quaint garage building at the rear of the property, originally a carriage house, but these aspects of the Free design were never instated.³

Possible Architect: Roy L. Thomas (1886-1968)

No records were found indicating the architect of the home. Gregory Free believes the architect was likely Roy Thomas, who designed a variety of building types – homes, schools, churches, commercial buildings, apartments and service stations – in Austin and Central Texas from the 1920s through the 1950s.

Born in San Marcos, Thomas attended Southwestern University in Georgetown in 1905 and enrolled in the school of engineering at the University of Texas in 1906. He left UT in 1908 and spent a year in San Marcos as a construction superintendent. In 1909 Thomas took a job as a draftsman with Endress and Walsh, Austin, and worked on the firm's behalf in San Benito. In 1911 he opened his own practice in the Scarbrough Building, specializing in the construction of residences. He served during World War I as an architectural draftsman for the Department of Public Works in the Key West naval yards. In 1919 he returned to Austin and in 1933 he established a permanent office at his home, 2812 Hemphill Park. He was president of the Hill Country Chapter American Institute of Architects in 1935.

During World War II Thomas supervised construction of a magnesium plant for the International Mineral & Chemical Corp. In 1944 he organized a partnership with his son, William. They practiced together through the 1950s. William died in 1967; Roy, a year later.

One of the more memorable designs produced by Thomas' office is the Streamlined Moderne Herbert Bohn House (1938), 1301 West 29th Street. Other Thomas works are the Stephen F. Austin Hotel (1924) at 701 Congress, Robert E. Lee Elementary School (1939) at 3308 Hampton Road, Tarrytown Methodist Church (1947) at 2701 Exposition, and Ebenezer Baptist Church (1954) at 1010 East Tenth Street.⁴

HISTORY OF THE SURROUNDING NEIGHBORHOODS

There is now a rich variety of residential and commercial architecture in the Hancock, Eastwoods and North University neighborhoods, where simple bungalows and modest cottages

² *Southern Living*, November 1989, page 190.

³ Sources: "1999 Heritage Society of Austin Homes Tour: Webb-Pomeroy House." "1988 AIA Tour: Wilson-Bayer House, Gregory Free & Associates," and from an interview in March, 2008, with Gregory Free, an Associate Member of the Austin Chapter, AIA; Gregory Free & Associates is a small design firm specializing in historic preservation, residential renovation, and residential additions. General contractor for the 1988 renovation was B.C. Gill. Landscape: Redbud Farm, Bastrop.

⁴ Austin Chapter, AIA. *Austin: Its Architects and Architecture (1836-1986)*, p. 68, Austin, Texas. Handbook of Texas Online, s.v., Austin History Center file: Roy Thomas. <http://www.tshaonline.org/handbook/online/articles/TT/fth51.html> (accessed April 9, 2008).

nestle comfortably amongst grand mansions. Some of the neighborhoods' most handsome residences date back to the Teens and Twenties, when the area was still on the outskirts of town.

The North University Neighborhood Association (NUNA) is bounded by 38th Street to the North, 27th Street to the South, Duval Street to the East, and Guadalupe Street to the West. A subdivision of this neighborhood, **Aldridge Place** lies just north of the University of Texas, approximately three miles north of Austin's city center and the Colorado River. It is bounded by 34th Street on the north, Speedway on the east, 30th on the south, and Guadalupe on the west.

Waller Creek bisects Aldridge Place, running north to south through the neighborhood where Comanches and Tonkawas roamed until the mid-1800s. **Adams-Hemphill Park** straddles the creek from 30th to 33rd Streets. The Webb-Simms-Aldridge House lies just one block east of the creek and park. Early European settlers established limestone quarries in the creek's floodplains.

Thomas Grey received a land grant in this area from Mirabeau B. Lamar, President of the Republic of Texas, in 1840. That same year Lamar purchased 68 acres immediately north of the 40 acres that had been designated for the university. In 1842, Lamar built the first house in the area near the present-day intersection of 26th Street and University Avenue. Juliet and Brewster Jaynes built a house nearby that year, but only Juliet and one of her sons survived a front-porch raid by the Comanches the same year.

In 1846, Colonial Horatio Grooms brought his family to Austin and resided for a time in Lamar's house. The Grooms family survived raids by the Comanches, and their son, Judge Alfred Grooms, established a homestead on 100 acres north of Lamar's property within Grey's land grant. In 1847, John Lohmann established a dairy farm on 40 acres of land he bought from Angelina D. Smith, who had received 80 acres of land in an 1841 grant from Sam Houston. Among the area's earliest residents was Alamo survivor **Susanna Dickinson** (1814-1883), and her fifth husband, furniture maker Joseph Hammig, who moved to the vicinity of 32nd and Duval Streets in the 1870s.

In 1848, German immigrants Erhardt and Teresa Fruth built a log cabin on a 45-acre tract west of Lamar's property and established a dairy farm. Their daughter Louisa and her husband, David Cypher, and had a son, John Cypher, who became one of Austin's mayors. The last of the direct heirs to live in the original house, Mrs. Charles Ing, sold the remaining property to the Methodist Church for the construction of a girl's dormitory, the present Kirby Hall School.

Around 1850, President Lamar, frustrated by Indian raids, moved his residence to Richmond, Texas, and sold his property to General William Selbey Harney, who established a military fort on the site. In 1870, after the last of the Indian Wars was over, General Harney sold the property, and Lamar's house was torn down. The earliest known remaining structure in the vicinity is the 1860s home of Austin's first butcher, Albert Buddington. The **Buddington Subdivision**, located in the northwest section of the neighborhood, was platted in 1896.

In 1871, the **Whitis Addition** (Lamar's original 68 acres), became the first subdivision north of the proposed University of Texas and was described as "one of the most desirable portions of the city for residential purposes." The Whitis' stone house became the Whitis School, affiliated with the University from 1899-1900, and was sold in the 1920s to the Scottish Rite of Freemasonry. The Scottish Rite Dormitory, a Landmark building, now sits on the original site of the school.

In 1890, the Grooms homestead was platted as the **Grooms Addition**, which today contains an excellent collection of houses that reflect the architectural traditions of the early Twentieth Century, particularly the Arts and Crafts movement. The **Steck Subdivision** was carved out of

the Grooms Addition. The former Confederate Women's Home at 3710 Cedar Street was built in 1908 and originally housed Confederate veterans, then their widows, and today still serves Austin's elderly.

Lewis Hancock & Aldridge Place

Brothers George and John Hancock purchased land in the area by the 1860s. Son of San Jacinto Battle veteran **George Hancock (1809-1879)**, **Lewis Hancock (1857-1920)** is considered the founding father and namesake of the Hancock neighborhood. Lewis graduated cum laude from Harvard Law School and in 1882 became vice president, and later president, of the newly formed State National Bank, known locally as Bremond's Bank. He inherited his father's successful trading post at the southwest corner of Sixth Street and Congress Avenue in 1879, and sold the lot to Scarbrough's in 1905. Lewis served as mayor from 1895 to 1897, and built the 1896 Hancock Opera House at 120 West Sixth Street.

Having become interested in golf while traveling in Scotland, Lewis Hancock organized the **Austin Country Club** in 1899 and served for 20 years as its president. He rounded up an elite group to purchase land for the golf course, believed to be the first of its kind in Texas. In 1900, he and his wife purchased Sunnyridge (razed 1967) for their "country home" at Red River and 34th Street.

Following the design principles of the City Beautiful Movement, Hancock had the land for **Aldridge Place** platted in 1911, and in 1912 marketed this exclusive area in the North University neighborhood as a county club suburb on the edge of town. It was at this time that he deeded **Hemphill Park** to the city.

The "restricted residence addition" included deed restrictions that limited the development to single-family residences or apartments, prohibited fencing, set minimum construction expenditures, and forbade the sale or rental of property to African-Americans, though live-in servants were allowed. Consequently, most of the homes were relatively large and restricted to those in the upper social classes. Though Hancock never lived in Aldridge Place, many of Austin's well-heeled citizens built handsome and stately houses in this new exclusive development. Writer and folklorist J. Frank Dobie rented 3208 Hemphill Park in 1922, while an English instructor at UT, and purchased a house at 3109 Wheeler in 1926. Two mayors lived in Aldridge Place: A.P. Wooldridge, mayor from 1909 to 1917 (3114 Wheeler), and W.D. Yett, mayor from 1919 to 1929.

Aldridge Place benefited greatly from Monroe Shipe's streetcar line along Guadalupe Street, completed in 1891, which provided public transportation from downtown to the northern suburb of Hyde Park. Stables were prohibited in Aldridge Place, limiting transportation by horse and carriage, and, unaware of the coming popularity of cars, garages were prohibited for a time as well. Most roads in the North University neighborhoods were still unpaved, but automobiles became quite numerous after their first appearance in Austin around 1910. In the early 1920s, present-day Speedway was one of the only paved streets in the area. In 1929, a segment of 34th Street was paved with concrete.

The Austin Country Club and Golf Course was a likely magnet in attracting well-to-do families to exclusive neighborhoods north of the University like Aldridge Place. In 1913 the Country Club expanded its nine holes to 18 on land east of Red River. **Julia Pease**, daughter of Governor Pease, was one of the first lady golfers. Former caddie **Harvey Penick** began his professional career here at the age of 18 in 1923. Several prominent national figures were early members of the club, including T.W. Gregory (1861-1933) - Woodrow Wilson's attorney

general throughout WWI, and David Houston - former UT dean and president who served Wilson as secretary of agriculture for seven years and secretary of the treasury for one. Later notable club members included John Connally, who became Governor of Texas as well as Secretary of the Navy and Treasury, Austin's mayor Tom Miller, U.S. Representative Jake Pickle, and Lyndon B. Johnson, who served as U.S. Representative, Senator and President.

Though Austin's population tripled to 34,876 between 1880 and 1920, the city retreated from the fourth largest city in the state to the tenth - due in part to the loss of Austin's dam on the Colorado River in 1900 (a successful dam was not reconstructed until 1941, with the aid of Lyndon Johnson and Tom Miller), together with the flourishing oil business and industry in other parts of the state.

A number of Historic Landmark houses are in Aldridge Place, but recent trends have threatened the character of both Aldridge Place and the greater neighborhood; several of the older houses have been demolished. It is hoped that the historic significance of the area will be recognized and a historic district put in place to preserve the historic integrity of the neighborhood.⁵

HISTORICAL NARRATIVE: WEBB-SIMMS-ALDRIDGE HOUSE

Attilia Hancock, the executrix of Lewis Hancock's estate, sold land to Ernest Webb in April of 1923. Webb and his wife, Ellenora Webb, who were the home's first occupants and owners, are believed to have built the house on the property that same year.

Webb: 1923-1933

Born in Webb County, Missouri, Ernest Clay Webb (1887-1952) studied at Vanderbilt and Yale and served five pastorates in Missouri (1913-21) before becoming the director of the Wesley Bible Chair at the University of Texas (1921-33). He left Austin in 1933 to serve as head of the department of religion in the college of arts and sciences at Southern Methodist University, where he had been honored with the Doctor of Divinity degree in 1927. Dr. Webb was recognized as a notable teacher of the Bible. A Bible Chair, the first of which was created in Michigan in 1893, was a professorship or teaching position funded by a church or religious group, avoiding the use of state funds for religious instruction at a state university. Bible Chair faculty had university privileges, including the ranks of instructor, assistant professor and full professor. The Webbs had two children, Thomas H. and Alice (Mrs. Walter M. Spradley).⁶

Simms: 1933-1947

In 1933 the property was sold to Earl E. Simms (1897-1959) and his wife Kathryn (-1953). The couple had one son, Earl Jr. (1920-1995), who received a master's degree in creative writing from UT and was a radio announcer and sports newspaper reporter in Austin before moving to Hollywood, where he wrote lyrics for popular songs.

⁵ Key Resources: *The Hancock Neighborhood: An Urbane Oasis*, HNA 1999; Austin History Center, vertical files; City of Austin, Historic Preservation Office; "History of the Central Austin Combined Neighborhood Planning Area," CACNP; *AUSTIN An Illustrated History*, David Humphrey; The NUNA website: www.nuna-austin.org/north_Univ_history.html

⁶ Obituary of Ernest Webb from United Methodist Church, 1952 Journal, Southwest Texas Conference. Wesley Bible Chair: <http://www.std.emmu.edu/wesley/chair.htm> accessed 4/22/08

A business partner of his brother, well-known realtor Paul Simms, Earl Sr. was born in Austin, the youngest child of pioneer John Simms (1851-1938), who had been a West Texas stage driver before settling in Austin about 1881. Earl's mother, Camilla Mary Rathmann (1867-1934), a German native who came to Texas with her father, was John's second wife. Both of Earl's parents were Christian Scientists, as were Earl and Kathryn. Kathryn had been a Chi Omega at UT. John Simms worked in Austin for Pacific Express, a transportation and shipping company, first as a wagon driver and later as a clerk. John Simms had seven children; all four of his sons were prominent Austin businessmen. The eldest, Walter Eugene Simms (1885-1949), operated the Simms Meat and Fish Markets from 1915 to 1954.

Earl, the youngest child, lived in Oregon during WWI and soon thereafter moved to Austin to become a partner in his brother Paul's real estate company. In 1912 Paul O. Simms (1891-1969) joined the Stacy-Robbins Company, which began developing Travis Heights in 1913 (Walter & Mae Simms built a home in Travis Heights in 1935, a City of Austin Historic Landmark and Recorded Texas Historic Landmark). Paul Simms began a successful insurance and real estate career in 1906 and was a well-known developer. Earl decided to travel around the world as a Christian Scientist lecturer about the time he and Paul sold their firm, in 1937, to Harrison-Wilson, who added Forrest Pearson, the brothers' nephew, to the firm, which later became the Harrison-Pearson Company.⁷

Paul and Earl developed Barton Heights, Loma Linda, and McKinley Heights – the first African-American subdivision. Paul Simms' Tudor style home in Aldridge Place (212 West 33rd), built by Edwin Kreisle in 1925) is also a City of Austin Historic Landmark.

Aldridge: 1947-1986

In 1947, the Simms family sold the property to Frances Harrison Terrell Aldridge and James Henry Aldridge (-1961),⁸ who was an insurance broker with the James H. Aldridge Company.

The house was in the Aldridge and Aldridge-Gates families for almost forty years, passing to their daughter, Frances, whose husband, Joe Gates, an engineer with the State Water Development Board, owned the house until 1986. Frances Aldridge Gates (circa 1932-1984) was a graduate of the UT music school and directed choirs for several churches. She and Joe had three sons (Christopher, Nathan H., and Andrew W.) and one daughter (Sarah K.).

From 1962 to 1984, following James Aldridge's death in 1961, the house accommodated as many as three tenants in addition to the owners, serving primarily as student housing, often for music students. James Aldridge's widow was the first to take in roomers; Joe and Frances Gates took her place in 1973, staying until around 1984, when the house was vacant for a year or more.⁹

⁷ Sources: Phone interview with Mrs. Robert Ehrlich, daughter of Paul Simms, April 2008. 1930 Census. Austin History Center files: Paul Simms, John Simms, Earl Simms. Barnes, Lorraine, "John Simms, Who Drove Stage Coach, Goes to Last Frontier," Austin Statesman, March 15, 1938. 1930 Census. "Final Tribute Paid John Simms," Austin American, March 16, 1938.

⁸ No known relation to the name of the subdivision.

⁹ Sources: City Directories, Obituary for Frances Aldridge Gates, Austin American Statesman, May 2, 1984.

Wilson/Bayer, Pomeroy: 1986-2005

Attorney Karen Wilson and her husband Karl Bayer, an intellectual property attorney, purchased the home in 1986. By this time the home had been somewhat neglected, and a full-scale restoration ensued, with preservationist Gregory Free as the architect. The Bayers continued to rent a couple of rooms to students.

John and Annette Pomeroy bought the property in 1992 and added the hexagonal family room. They also continued to rent out some rooms to students until the house was sold in 2005.

Present Owners: Kelly Willis & Bruce Robison

The Robisons purchased the home in March of 2005 and converted the house back to its original use as a single-family home. Bruce and Kelly are well-known singers, songwriters and recording artists. Kelly was born in Oklahoma, the youngest of three children. Her father was a U.S. Army colonel. She grew up in North Carolina and Virginia and moved to Austin with her first band after finishing high school. The couple married in 1996 and have four young children.

Bruce is a direct descendant of the Freethinkers, a group of ultra-liberal, German pioneers who settled the Texas Hill Country in the early part of the 19th Century. Growing up in the small Hill Country town of Bandera, Robison and his brother Charlie (noted singer/songwriter and husband of Dixie Chick Emily Robison) were drawn to sports by their basketball coach dad and to good books by their more erudite mom.

The Robisons write: "We consider it a privilege to raise our family here and intend to preserve the house and the neighborhood as best we can."

FIELD NOTES FOR
THE WEST 45 FEET OF LOT 103
AND THE EAST 55 FEET OF LOT 101
BLOCK "2", ALDRIDGE PLACE
TRAVIS COUNTY, TEXAS

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A TRACT OF LAND, BEING THE WEST FORTY-FIVE (45) FEET OF LOT 103 AND THE EAST FIFTY-FIVE (55) FEET OF LOT 101, BLOCK "2", ALDRIDGE PLACE, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 231 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN H. POMEROY, II BY DEED RECORDED IN VOLUME 13321, PAGE 780 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found in the northerly right-of-way line of West 32nd Street, being the southerly line of Lot 103, at the southwest corner of a 0.225 acre tract of land conveyed to Jonathan R. Langley by deed recorded in Document No. 2004148167 of the Official Public Records of Travis County, Texas, for the southeast corner of the tract herein described;

THENCE, along the common line of Lot 103 and Lot 101, respectively, and West 32nd Street with a curve to the left an arc distance of 80.88 feet to a P.C. nail found at the southeast corner of a tract of land conveyed to Michael S. Scott and Terri E. Ghens by deed recorded in Document No. 2003197365 of the Official Public Records of Travis County, Texas, for the southwest corner of the tract herein described. Said curve having a radius of 2592.00 feet and a sub-chord bearing N 69°27'11"W, a distance of 80.88 FEET;

THENCE, departing the northerly right-of-way line of West 32nd Street and crossing Lot 101 with the common line of said Scott and Ghens tract and the tract herein described, N 29°22'01"E, a distance of 180.22 FEET to a 1/2" iron rod found on the southerly line of Lot 12, also being the southerly line of a tract of land conveyed to Dennis C. and Elizabeth S. Cole by deed recorded in Volume 11639, Page 1400 of the Real Property Records of Travis County, Texas, for the northwest corner of the tract herein described;

THENCE, with the common line of Lot 12 and Lot 10, respectively, and Lot 101 and Lot 103, respectively, S 69°42'29"E, a distance of 88.80 FEET to a 1/2" iron pipe found at the northwest corner of the aforementioned 0.225 acre tract;

THENCE, departing the southerly line of Lot 10, also being the southerly line of a tract of land conveyed to Dennis C. and Elizabeth S. Cole by deed recorded in Volume 11639, Page 1393 of the Real Property Records of Travis County, Texas and crossing Lot 103 with the common line of said 0.225 acre tract and the tract herein described, S 28°19'18"W, a distance of 180.43 FEET to the POINT OF BEGINNING.

See SNS Engineering "Plat of Survey" No. 05114, page 2 of 2 attached hereto and made a part hereof.

Mary P. Hawkins

Mary P. Hawkins
Registered Professional Land Surveyor No. 4433
State of Texas





The kitchen includes an old-fashioned mix of materials—from glass cabinet doors to granite-look countertops to wood floors. The antique butcher block was moved from a previous residence. Photograph: Cheryl Baker

New Kitchen, Antique Character

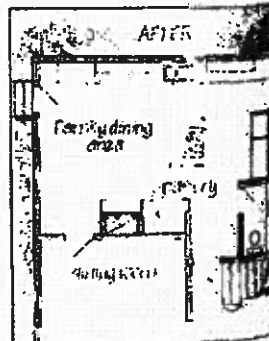
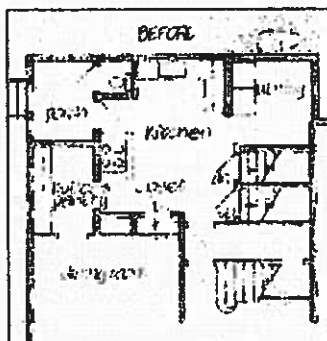
Most people who remodel a kitchen tear out the old appliances and cabinets. Some people move a wall. But not many go as far as the owners of this Austin home. They not only removed the old fixtures, but they also took out a butler's pantry, utility room, back stairs, coat closet, basement stairs, bathroom, and a screened porch. When they put the kitchen back together, however, they were careful to keep the character of their 1920's house. The result is a new room that fits both the house and the family.

The kitchen, designed by Gregory Free of Austin, includes doors with glass panes on the cabinets and pantry, a beamed ceiling, and an antique chandelier. A hardwood floor, natural wood furnishings, painted wood cabinets, and solid-surface countertops in a granitelike pattern give the eclectic look of an older home.

To ensure that they would get what

they wanted in a modern kitchen and to help establish the project's budget, the owners selected all the appliances first. The only compromise in appliances was that one of the two wall ovens be a combination conventional and microwave unit because there

wasn't room for a separate microwave. The kitchen now includes a dining area. The changes also added new back doors to the patio, a half-bath and made room for an antique butcher block from the family's previous residence.



Subject: Rev. Ernest C. Webb
From: "Marta Rose" <mrose@umcswtx.org>
Date: Fri, 2 Feb 2007 13:20:49 -0600
To: <jasoncoole@premiumrecords.com>

Jason

I found an obituary for Rev. Ernest Clay Webb in our 1952 Journal. It is as follows.

The Reverend Ernest C. Webb

Ernest Clay Webb was born at Webb County, Missouri, July 4, 1887 and died unexpectedly of a heart attack at Dallas, April 30, 1952.

Within those nearly 65 years Dr. Webb was a student at Webb School, Bell Buckle, Tennessee, Vanderbilt and Yale University, served five pastorates in Missouri (1913-21), was director of the Wesley Bible Chair at the University of Texas (1921-33), and head of the department of religion in the college of arts and sciences at Southern Methodist University since 1933.

Dr. Webb was recognized as a notable teacher of the Bible. Southwestern University honored him with the Doctor of Divinity degree in 1927.

He has been a member of the Southwest Texas Conference since he came to the Bible Chair at the University of Texas in 1921.

Survivors are his widow, Mrs. Eleanora Smith Webb, a daughter, Mrs. Walter M. Spradley, and a son, Thomas H. Webb, all of Dallas.

Services were conducted at Highland Park church May 2 by President Umphrey Lee, of Southern Methodist University, and Rev. William H. Dickinson, Jr., associate at Highland Park church.

Interment was in Mt. Hope Cemetery at Webb City, Missouri.

Those who studied the Bible with Dr. Webb will long remember his apt illustrations and timely interpretations. His keen insights and his ability to share his understanding with others made the Bible a living Book.

Here is a website to get more information on the Wesley Bible Chair at UT.
<http://www.wslc.enmu.edu/wesley/chair.htm>

Marta Rose

Communications Administrative Assistant
United Methodist Church

Southwest Texas Conference

Email: mrose@umcswtx.org

Phone: (210) 408-4550

(888) 348-4191 ext. 550

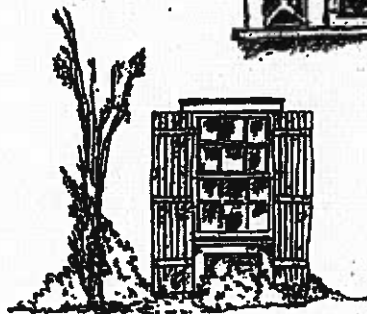
Fax: (201) 408-4515

WEBB-POMEROY HOUSE

108 West 32nd Street

Built 1923

Built on a double lot by the Rev. E.C. Webb, the home was owned in succeeding years by the E. E. Simms and James H. Aldridge families. The style of this home originally incorporated many elements of the Colonial Revival and Craftsman architectural styles. Around 1930 its clapboard siding was changed to stucco (a more European look) and the kitchen and bathrooms were updated. Current owner is John Pomeroy.



Sketch by Christine King

The pleasing mix of architectural styles can be seen in the placement and design of the windows, and in the symmetry of the facade, combining Craftsman simplicity with some decorative elements of Colonial Revival.

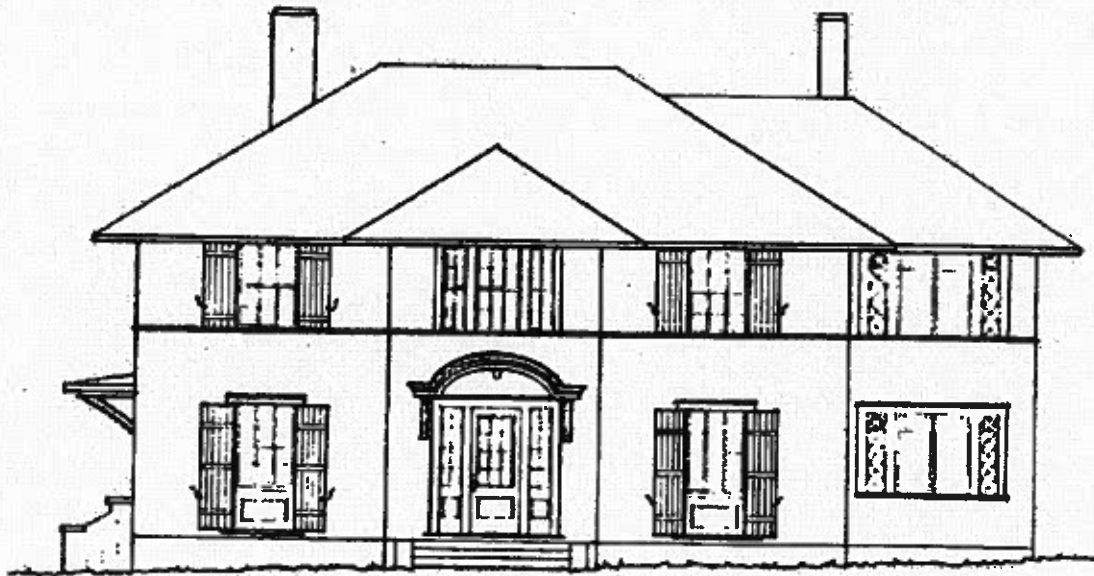
The handsome iron and stone fence surrounding the lot was completed in the 1920s and is attributed to master craftsman Fortunat Weigl. The house has been twice featured in *Southern Living* magazine.

1990 Heritage Homes Tour



1303 E. 17th --
458-9139

GREGORY FREE & ASSOCIATES
HISTORIC PRESERVATION · DESIGN



108 11/2/81

THE WILSON-BAYER HOUSE

The Wilson-Bayer House, built in 1923, was originally a clapboard-sided house incorporating many elements of the Colonial Revival and Craftsman styles, much like its contemporaries in the Aldridge Place neighborhood. In the early 1930s the house was given an extensive remodeling—it was stuccoed to give it a fashionable European flavor, and the kitchen and bathrooms were provided with the latest style and conveniences. In 1945 the Aldridge family (no relation to the subdivision developer) purchased the house. Their son-in-law owned the house until 1986, when Karen Wilson and Karl Bayer purchased it. The house had been neglected for some time, and though in sound structural condition, required full restoration. While the floor plan for most of the principal rooms was well-suited for the new owners and their twin daughters, the house lacked a nucleus, or family center. The existing kitchen had been designed as strictly utilitarian, with hardly any room for anyone but the cook; this small cluttered and dark room was out of balance with the airy spaces elsewhere in the house. Also, it was surrounded by a maze of small closets, pantrys, and service areas. The most significant changes to the original house took place in this area. Six spaces were combined to create the present large kitchen; even room was borrowed from a rear stair to create a downstairs powder room. The original basement was water-

106 East 35th Street Austin, Texas 78705 512/479-6371

proofed and outfitted as a laundry room, storage space, and work area. On the second floor, the biggest hurdle was to provide more closet space without drastically reducing the size of the bedrooms. This was accomplished by providing wardrobe-like cupboards instead of full height closet additions. These cupboards are each detailed to fit the needs of its room's occupant: some have built-in chests of drawers; others have double rods for maximum hanging space; and others have shelves. The Art Deco bathrooms on this floor have been completely restored, with original tiles duplicated to match the unusual color schemes. All bathroom plumbing and lighting fixtures are originals from the 1930s remodeling of the house. On the third floor, a small garret room has been expanded to provide a TV and playroom for the entire family—but mostly the twins. Skylights were added to brighten the space.

A circular wing has been designed for the rear of the house to provide a large family/entertainment room, but will not be constructed until the family's needs require it. Also in this later phase is included a pool, poolhouse, and the restoration of the arched facade of the quaint garage building at the rear of the property. The large lot is surrounded by a handsome iron and stone fence, completed in the 1920s. Its original lighted columns have been restored with reproduction lanterns.

Gregory Free and Associates, an Associate Member of the Austin Chapter, A.I.A., is a small design firm specializing in historic preservation, residential renovation, and residential additions.

GENERAL CONTRACTOR: B.C. Gill
LANDSCAPE: RedBud Farm, Bastrop

Austin History Center ★ Austin Public Library

Baye + Wilson → Pomeroy
S.L.'87

Roy Thomas

designed - Terry Ann Mathis

1 motif - elephant hood over front door

Similarities in details + planning

Enfield. before W. Lynn + old WA.

1 on Duval in '32/'33 - Sloan house

Marie Crane + Bill Kelly's house

own look - neither craftsman nor bungalow - mainstream

Gregory opened up kitchen

DR designed for Bayes
but built for Pomeroy
+ did facade of arches
carriage house -
+ investigation -

was an original pergola
in garage

1947 → Bayes → Karl + Karen Wilson
Pomeroy
Snow photo

gregory@gregoryfree.com

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY GENERALLY KNOWN AS THE WEBB-SIMMS-ALDRIDGE
3 HOUSE LOCATED AT 108 WEST 32ND STREET IN THE NORTH UNIVERSITY
4 NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN AREA FROM
5 FAMILY RESIDENCE-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD
6 PLAN (SF-3-NCCD-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-
7 HISTORIC LANDMARK-NEIGHBORHOOD CONSERVATION-
8 NEIGHBORHOOD PLAN (SF-3-H-NCCD-NP) COMBINING DISTRICT.

9
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district from family residence-neighborhood conservation-neighborhood
14 plan (SF-3-NCCD-NP) combining district to family residence-historic landmark-
15 neighborhood conservation-neighborhood plan (SF-3-H-NCCD-NP) combining district on
16 the property described in Zoning Case No. C14H-2008-0014, on file at the Neighborhood
17 Planning and Zoning Department, as follows:

18
19 The east 55 feet of Lot 101 and the west 45 feet of Lot 103, Block 2, Outlot 74,
20 Division D, Aldridge Place Subdivision, a subdivision in the City of Austin, Travis
21 County, Texas, according to the map or plat of record in Plat Book 2, Page 231, of
22 the Plat Records of Travis County, Texas (the "Property"),

23
24 generally known as the Webb-Simms-Aldridge House, locally known as 108 West 32nd
25 Street, in the City of Austin, Travis County, Texas, and generally identified in the map
26 attached as Exhibit "A".

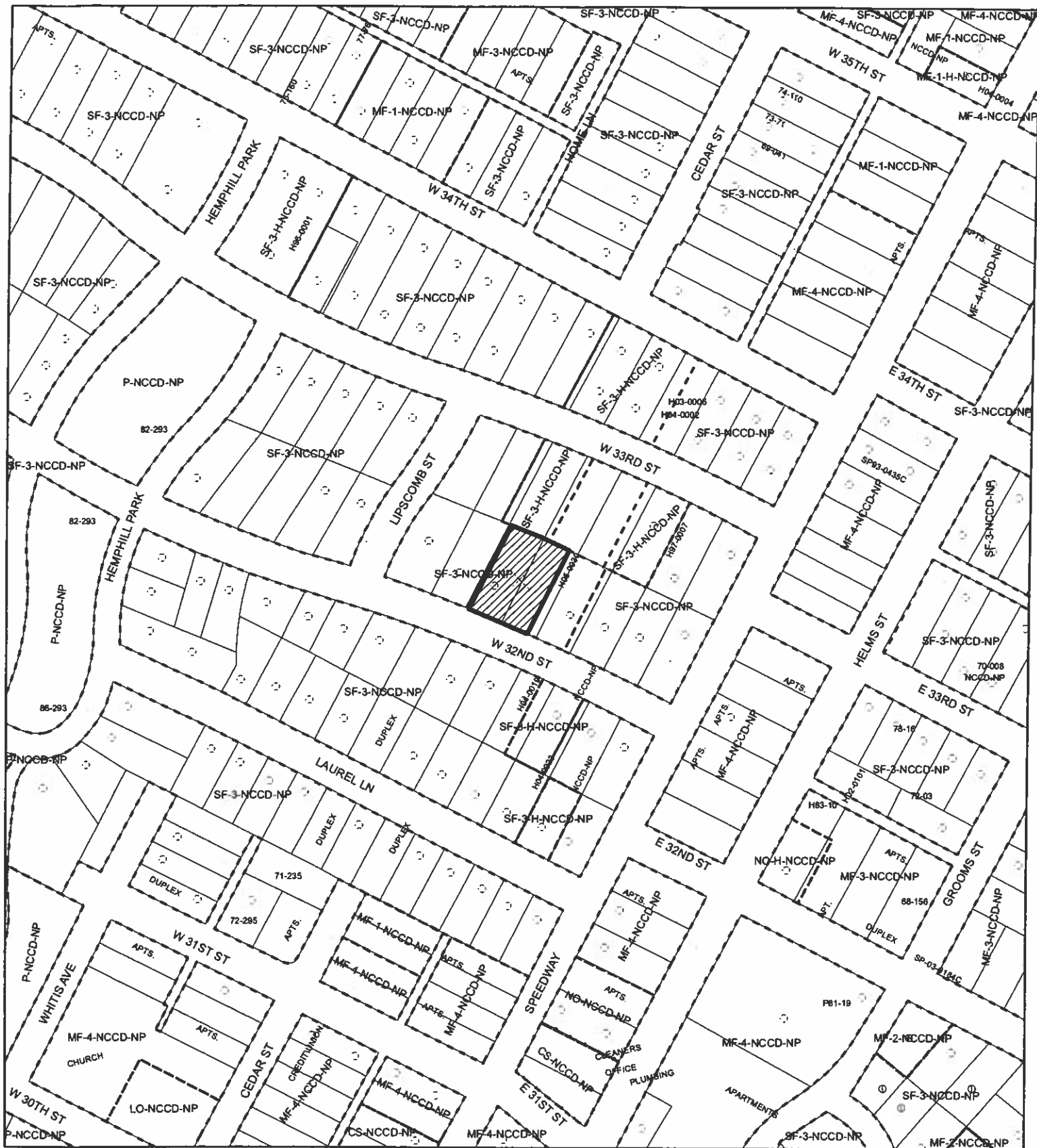
27
28 **PART 2.** The Property is subject to Ordinance No. 040826-58 that established the North
29 University neighborhood conservation-neighborhood plan combining district.

1
2
3 **PART 3.** This ordinance takes effect on _____, 2008.
4

5
6 **PASSED AND APPROVED**
7




8 §
9 §
10 _____, 2008 § _____
11 Will Wynn
12 Mayor
13

14
15 **APPROVED:** _____ **ATTEST:** _____
16 David Allan Smith Shirley A. Gentry
17 City Attorney City Clerk



HISTORIC ZONING *EXHIBIT A*

ZONING CASE#: C14H-2008-0014
 ADDRESS: 108 W 32ND ST
 SUBJECT AREA: 0.297 ACRES
 GRID: J25
 MANAGER: S. SADOWSKY

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS



1" = 200'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.