

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2009-0037

HLC DATE:

September 28, 2009

PC DATE:

November 10, 2009

APPLICANTS: Peter and Patricia Anderson, owners

HISTORIC NAME: Dr. Walter Bacon and Nettie Avery Black House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 401 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 family residence, neighborhood conservation, neighborhood plan (SF-3-NCCD-NP) combining district to family residence – Historic Landmark, neighborhood conservation, neighborhood plan (SF-3-H-NCCD-NP) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from family residence, neighborhood conservation, neighborhood plan (SF-3-NCCD-NP) combining district to family residence – Historic Landmark, neighborhood conservation, neighborhood plan (SF-3-H-NCCD-NP) combining district zoning. Vote: 4-0 (Limbacher ill).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from family residence, neighborhood conservation, neighborhood plan (SF-3-NCCD-NP) combining district to family residence – Historic Landmark, neighborhood conservation, neighborhood plan (SF-3-H-NCCD-NP) combining district zoning. Vote: 8-0.

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

CITY COUNCIL DATE: December 10, 2009

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. 1925 house is an excellent example of a Roy Thomas-designed Spanish Eclectic residential architecture and is associated with Dr. Walter Bacon Black, a prominent obstetrician whose practice encompassed all races and ethnicities at a time when Austin's private medical community was segregated.

Architecture:

Two-story irregular-plan cross-hipped roof Spanish Eclectic-styled house with an asymmetrical façade, stucco exterior, red clay tile roof, and round arched entry and front window; other fenestration in the house is 1:1 with 6:6 screens. The house was designed by Roy Leonidas Thomas, one of Austin's most prominent and prolific architects of the early 20th century, who designed many houses in diverse styles ranging from Colonial Revival, Spanish Eclectic, and Craftsman.

Historical Associations:

The house was built in 1925 for Walter Bacon and Nettie Avery Black. Walter Black, a native of Kaufman County, Texas, earned his medical and pharmacy degrees from the University of the South at Sewanee, Tennessee. Upon graduation, Black became a traveling physician, working in towns in Central and Northeast Texas. After he married Nettie Avery, he settled in Winnsboro, where he opened a medical practice. This practice was short-lived; by 1906, he and Nettie had moved to Austin. They rented several houses in Austin before building this house.

Dr. Black differed from the norm of the Austin medical community in the early 1900s in that rather than joining a group of physicians, he opened his solo practice in the 200 block of E. 6th Street, and maintained his office in that block for 50 years. Dr. Black began specializing in obstetrics by 1918, at a time when medical doctors were slowly replacing mid-wives in the birthing process. He kept meticulous journals of his practice, which reveal another unusual facet to Dr. Black's practice: a significant number of the babies he delivered were Hispanic at a time when Austin remained a strictly segregated city. Dr. Black's services to Austin's Mexican-American community were uncommon for a private physician at that time, but likely stemmed from his shared offices with Alberto Gonzalo Garcia, Austin's first Mexican-born doctor and a political and social activist for encouraging labor organization and educational efforts for Mexican-Americans. Black and Garcia had adjacent offices from 1920 to 1932, and again from 1949 to 1955, with Garcia spending the interim at his clinic on San Jacinto.

Dr. Black was engaged in his obstetrics practice until his death at the age of 76 in 1955. His widow, Nettie, remained in the house until her death in 1963.

Nettie Black's estate sold the property to Joseph and Audrey Slate; they lived here from 1964 until their divorce in the mid-1970s. Joseph Slate was a professor in the English Department at the University of Texas. Audrey Slate, who retained the house through the divorce, was an assistant dean and coordinator between the University of Texas and the Texas Institute of Letters. Audrey Slate sold the house to the current owners in 2008: Peter Andersen is an economic consultant who founded Anderson Economic Research Ltd. in 1984; Patricia Andersen is an applied anthropologist and currently teaches English to adults for the Austin Independent School District.

PARCEL NO.: 02160401120000

LEGAL DESCRIPTION: Lots 83 and 85, Block 7, Outlot 74, Division D, Aldridge Place

ANNUAL TAX ABATEMENT: \$10,731 (owner-occupied); city portion: \$2,000 (capped).

APPRAISED VALUE: \$883,336

PRESENT USE: Single-family residence.

CONDITION: Excellent

PRESENT OWNERS:

Peter and Patricia Anderson
401 W. 32nd Street
Austin, Texas 78705

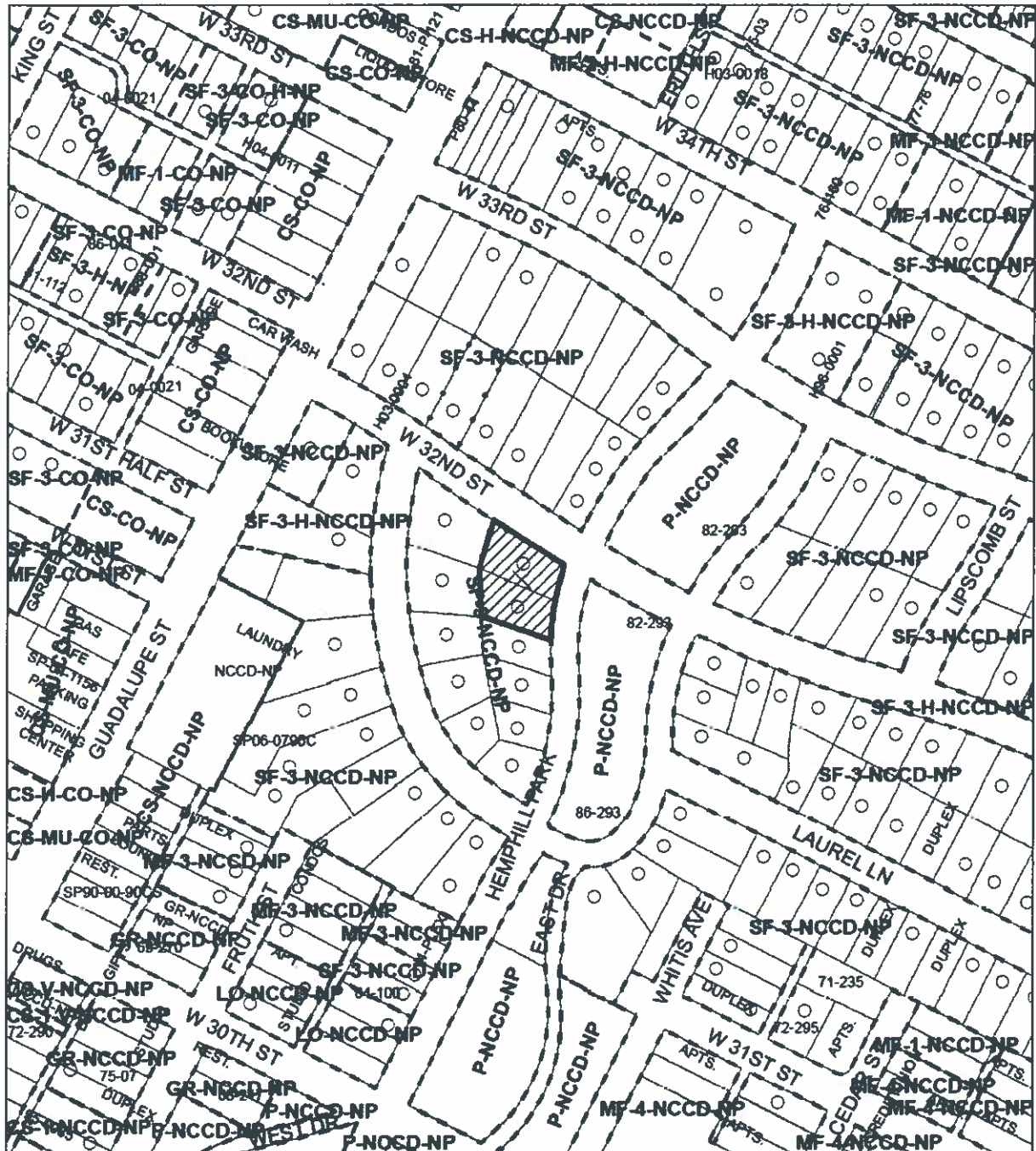
DATE BUILT: ca. 1925


ALTERATIONS/ADDITIONS: None.

ORIGINAL OWNER(S): Dr. Walter Bacon and Nettie Avery Black (1925)




OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP





 1" = 200'

 SUBJECT TRACT
 ZONING BOUNDARY
 PENDING CASE

OPERATOR: S. MEEKS

HISTORIC ZONING
 ZONING CASE#: C14H-2009-0037
 ADDRESS: 401 W 32ND ST
 SUBJECT AREA: 0.000 ACRES
 GRID: J25
 MANAGER: S. SADOWSKY



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



Walter Bacon and Nettie Avery Black House
401 W. 32nd Street
ca. 1925

A. APPLICATION FOR HISTORIC ZONING

OK to go
SS
9-2-09

PROJECT INFORMATION:

#1033696C

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>Sept. 4, 09</u>	FILE NUMBER(S) <u>C14H-2009-0037</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	
CASE MANAGER <u>Steve Sadovskiy</u>	CITY INITIATED: YES / NO
APPLICATION ACCEPTED BY: <u>rr Cervantes</u>	ROLLBACK: YES/NO

BASIC PROJECT DATA:

1. OWNER'S NAME: <u>Peter + Patricia Andersen</u>	
2. PROJECT NAME: <u>Dr. Walter Bacon Black House</u>	
3. PROJECT STREET ADDRESS (or Range): <u>401 West 32nd Street</u>	
ZIP <u>78705</u>	COUNTY: <u>Travis</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF	
(ROAD NAME PROPERTY FRONTS ONTO), WHICH IS	
APPROXIMATELY _____	DISTANCE FROM ITS
INTERSECTION WITH _____	CROSS STREET.

AREA TO BE REZONED:

4. ACRES <u>0.386</u>	(OR)	SQ.FT. <u>16,813</u>			
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</u>	<u>residence</u>	_____	_____	<u>residence</u>	<u>SF-3-H</u>
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

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

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Aldridge Place
Block(s) 7 Lot(s) 83 + 85 Outlot(s) 73 + 74
Plat Book: 2 Page 231
Number: Division D
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: _____ PAGE: _____ TAX PARCEL I.D. NO. 0216040112000
official public Record 2008088426

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / ☒ NO
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) _____
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / ☒ NO
14. IS A TIA REQUIRED? YES / ☒ NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
TRIPS PER DAY: _____
TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. ☒ SOLE _____ COMMUNITY PROPERTY _____ PARTNERSHIP _____ CORPORATION _____ TRUST
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION
SIGNATURE: Peter + Patricia Andersen NAME: Peter + Patricia Andersen
FIRM NAME: _____ TELEPHONE NUMBER: _____
STREET ADDRESS: 401 W. 32nd St.
CITY: Austin STATE: Tx ZIP CODE: 78705
EMAIL ADDRESS: pmja16@aol.com

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION
SIGNATURE: Stephanie Katuskas NAME: Stephanie Katuskas
FIRM NAME: Premier Associates TELEPHONE NUMBER: _____
STREET ADDRESS: 2105 Donley Dr.
CITY: Austin STATE: Tx ZIP CODE: 78758
CONTACT PERSON: Stephanie Katuskas TELEPHONE NUMBER: 459-3349 x210
EMAIL ADDRESS: skatuskas@premier.com

DEPARTMENTAL USE ONLY: _____

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

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

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

Peter Andersen Patricia Andersen 9/1/09
Signature Date

Peter + Patricia Andersen
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.

Peter Andersen Patricia Andersen 9/1/09
Signature Date

Peter + Patricia Andersen
Name (Typed or Printed)

Firm (if applicable)

E. ACKNOWLEDGMENT FORM

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

I, Stephanie Kalouskas have checked for subdivision plat notes, deed restrictions, (on behalf of property owner)
(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

401 W. 32nd Street Austin
(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.

Stephanie Kalouskas (on behalf of property owner)
(Applicant's signature)

9-1-09

(Date)

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

NO 1041656

ACCOUNT NUMBER: 02-1604-0112-0000

PROPERTY OWNER:

ANDERSEN PETER R & PATRICIA M J AN
401 W 32ND ST
AUSTIN, TX 78705-2305

PROPERTY DESCRIPTION:

LOT 83&85 BLK 7 OLT 74 DIV D ALDRI
DGE PLACE

ACRES 0.000 MIN* .00000 TYPE

SITUS INFORMATION: 401 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	TOTAL
2008	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS COUNTY HEALTHCARE DISTRICT	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*

TOTAL SEQUENCE 0

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

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

TAXES PAID FOR YEAR 2008 \$7,598.38

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2008 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 08/13/2009

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: 

F. 1: Historical Documentation - Deed Chronology

Grantor/Grantee	Deed Research for 401 West 82nd Street, Austin	Date	Price	Volume/page
Mrs. Attilia A. Hancock to Charles R. and Carrie Swayne Harris All interest in Aldridge Place with deed restrictions		6-16-1924	\$1,750	362:425
Mrs. Attilia A. Hancock to Guaranty Mortgage & Realty Hancock transferred note by Harris Lot 85 and north 10 ft of Lot 83, Block 7, Aldridge Place		2-13-1925	\$1,500	372:15
Mrs. Attilia A. Hancock to Walter Bacon Black Lot 83 less north 10 ft, Block 7, Aldridge Place		2-24-1925	\$1,350	372:55
Charles R. and Carrie Swayne Harris to Walter Bacon Black Lot 85 and Lot 83 less north 10 ft, Block 7, Aldridge Place		2-24-1925	\$2,250	371:430
Nettie Avery Black to Mrs. F. E. Barber and Miss Hazel Avery, of San Antonio Power of attorney Lot 85 and Lot 83 less north 10 ft, Block 7, Aldridge Place		10-16-1962	\$0	2298:450
Mrs. F. E. Barber and Miss Hazel Avery, of San Antonio, to Joseph E. and Audrey Nelson Slate Lot 85 and Lot 83 less north 10 ft, Block 7, Aldridge Place		4-1-1963	\$19,000	2575:38
Audrey Nelson Slate to Peter R. and Patricia M. J. Andersen Lot 85 and Lot 83 less north 10 ft, Block 7, Aldridge Place		5-23-2008	\$10	2006088426

F. 2: Historical Documentation - Occupancy History

Year	Occupant Name	Address	Occupation/Employer/Location	Source
1927	Walter B. and Nettie Black	401 West 32nd Street	Physician/219 E. 6th Street	city directory
1929	Walter B. and Nettie Black	401 West 32nd Street	Physician/219 E. 6th Street	city directory
1932-33	Walter B. and Nettie Black	401 West 32nd Street	Physician/211 E. 6th Street	city directory
1935	Walter B. and Nettie Black	401 West 32nd Street	Physician/211 E. 6th Street	city directory
1937	Walter B. and Nettie Black	401 West 32nd Street	Physician/211 E. 6th Street	city directory
1939	Walter B. and Nettie Black	401 West 32nd Street	Physician/211 E. 6th Street	city directory
1940	Walter B. and Nettie Black	401 West 32nd Street	Physician/211 E. 6th Street	city directory
1941	Walter B. and Nettie Black	401 West 32nd Street	Physician/211 E. 6th Street	city directory
1942	Walter B. and Nettie Black	401 West 32nd Street	Physician/211 E. 6th Street	city directory
1944-45	Walter B. and Nettie Black	401 West 32nd Street	Physician/211 E. 6th Street	city directory
1947	Walter B. and Nettie Black	401 West 32nd Street	Physician/211 E. 6th Street	city directory
1949	Walter B. and Nettie Black	401 West 32nd Street	Physician/211 E. 6th Street	city directory
1952	Walter B. and Nettie Black	401 West 32nd Street	Physician/209 1/2 E. 6th Street	city directory
1953	Walter B. and Nettie Black	401 West 32nd Street	Physician/209 1/2 E. 6th Street	city directory
1954	Walter B. and Nettie Black	401 West 32nd Street	Physician/209 1/2 E. 6th Street	city directory
1955	Walter B. and Nettie Black	401 West 32nd Street	Physician/209 1/2 E. 6th Street	city directory
1957	Nettie Avery Black	401 West 32nd Street	Widow	city directory
1958	Nettie Avery Black	401 West 32nd Street	Widow	city directory
1959	Nettie Avery Black	401 West 32nd Street	Widow	city directory
1960	Nettie Avery Black	401 West 32nd Street	Widow	city directory
1961	Nettie Avery Black	401 West 32nd Street	Widow	city directory
1962	Nettie Avery Black	401 West 32nd Street	Widow	city directory
1963	Nettie Avery Black	401 West 32nd Street	Widow	city directory
1964	Joseph and Audrey Slate	401 West 32nd Street	Professor, English Department, University of Texas	city directory
1965	Joseph and Audrey Slate	401 West 32nd Street	Professor, English Department, University of Texas	city directory
1966	Joseph and Audrey Slate	401 West 32nd Street	Professor, English Department, University of Texas	city directory
1967	Joseph and Audrey Slate	401 West 32nd Street	Professor, English Department, University of Texas	city directory
1968	Joseph and Audrey Slate	401 West 32nd Street	Professor, English Department, University of Texas	city directory
1969	Joseph and Audrey Slate	401 West 32nd Street	Professor, English Department, University of Texas	city directory
1970	Joseph and Audrey Slate	401 West 32nd Street	Professor, English Department, University of Texas	city directory
1971	Joseph and Audrey Slate	401 West 32nd Street	Professor, English Department, University of Texas	city directory
1972	Joseph and Audrey Slate	401 West 32nd Street	Professor, English Department, University of Texas	city directory

F. 2: Historical Documentation - Occupancy History continued

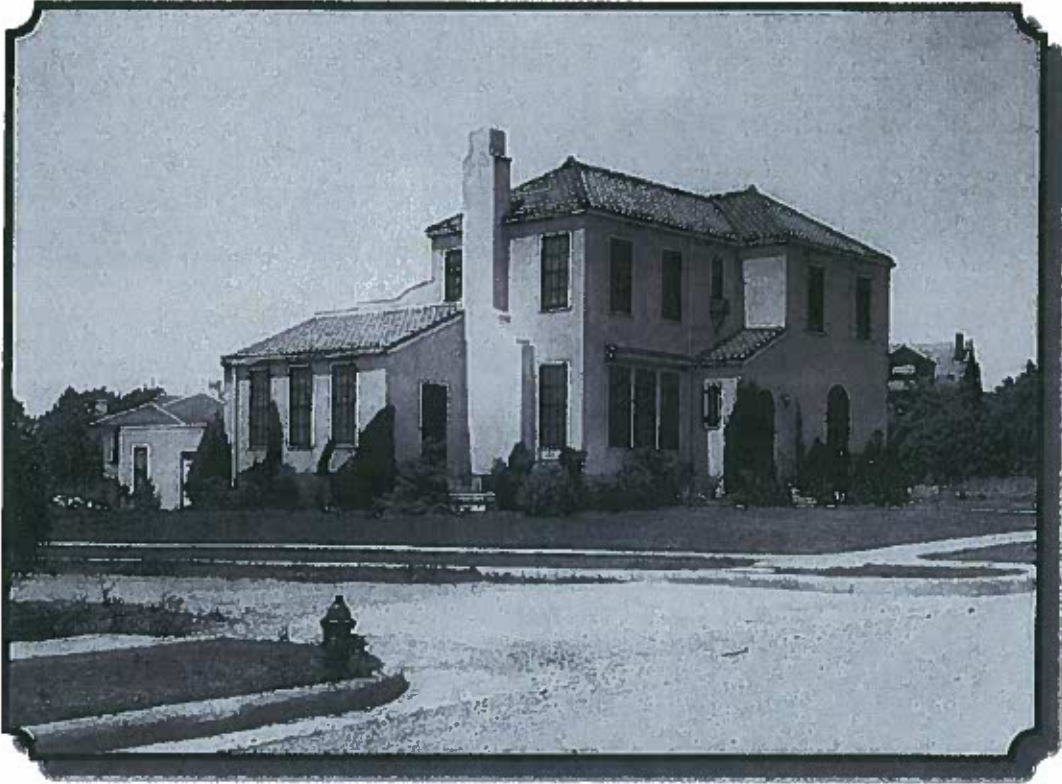
1973	Joseph and Audrey Slate	401 West 32nd Street	Professor, English Department, University of Texas	city directory
1974	Joseph and Audrey Slate	401 West 32nd Street	Professor, English Department, University of Texas	city directory
1975	Audrey N. Slate	401 West 32nd Street	Assistant Dean, University of Texas	city directory
1976	Audrey N. Slate	401 West 32nd Street	Assistant Dean, University of Texas	city directory
1977	Audrey N. Slate	401 West 32nd Street	Assistant Dean, University of Texas	city directory
1978+	Audrey N. Slate	401 West 32nd Street	Assistant Dean, University of Texas	city directory
2008	Peter and Patricia Andersen	401 West 32nd Street		city directory

THE WALTER BACON AND NETTIE AVERY BLACK HOUSE

401 West 32nd Street

Austin, Texas

Austin Historic Landmark Designation



Stephanie Katauskas



*Prewitt and Associates, Inc.
Cultural Resources Services
Austin, Texas*

2009

THE WALTER BACON AND NETTIE AVERY BLACK HOUSE

Developmental and Architectural Significance

The Walter Bacon and Nettie Avery Black House is a two-story Spanish Eclectic dwelling at 401 West 32nd Street in Austin. Built on a concrete foundation, the house has a basement, which is uncommon in Central Texas. The cross-hipped roof is covered with red clay tile. It faces north-northeast on West 32nd Street in the Aldridge Place subdivision, just north of the University of Texas campus. The house sits on two generous corner lots along West 32nd Street and West Hemphill Park Drive with a one-story garage. Lush landscaping provides privacy and shade. The home also has unobstructed views of Adams-Hemphill Park and Waller Creek.

Austin is the seat of Travis County and the capital of Texas. Its juxtaposition between the Edwards Plateau's rolling hills to the south and west and the blackland prairie to the north and east positions the community in the midst of topographic diversity. The city center is on the banks of the Colorado River, approximately three miles south of the Aldridge Place subdivision. Several tributary creeks and springs flow into the Colorado River in Austin, including Waller Creek, which runs north-south through and roughly bisects the Aldridge Place. Adams-Hemphill Park, which extends from West 30th to West 33rd Streets, hugs either side of the waterway.

The Aldridge Place subdivision is bounded by West 34th Street on the north, Speedway on the east, West 30th Street on the south, and Guadalupe Street on the west. Lewis E. Hancock (1856-1920), mayor of the City of Austin in the late nineteenth century, owned the land in the 1910s and had a Chicago engineering firm plat the neighborhood in 1911. The plat gave Aldridge Place access to the streetcar line along Guadalupe Street, which provided transport from the city center all the way north to the suburb of Hyde Park. The many subdivisions like Aldridge Place that developed along the way, benefited from the early streetcar line.

The subdivision's plat followed design principles of the City Beautiful Movement. This early-twentieth-century movement emphasized beautification to make urban environments attractive and safe. City planning and progressive ideals combined to mitigate congestion, blight, and inappropriate land use. Parks, bodies of water and waterways, and landscaping were employed to beautify suburban developments like Aldridge Place. Typical of City Beautiful planning, the Aldridge Place plat incorporated Hemphill Park (now known as Adams-Hemphill Park) along Waller Creek. Curvilinear streets sweep through the neighborhood, and lot sizes and shapes are mostly irregular, utilizing the movement's design precedents.

Restrictive covenants guided development within Aldridge Place. Only houses, either single-family dwellings or apartments, could be built in the subdivision. A minimum expenditure for constructing a new home was obligatory, with a tiered standard for one- and two-story dwellings. Covenants required construction of one-story homes cost at least \$3,500, and two-story homes at least \$5,000. As a result, most of the homes were relatively

The Walter Bacon and Nettie Avery Black House

large for the period. This restriction limited home buyers to those with ample assets and therefore regulated the social classes to which these lots and homes were available. Covenants prohibited stables, thereby deterring transportation by horse. Unaware of the role the automobile would come to play in the 1920s, covenants initially prohibited garages in the neighborhood. Covenants also prohibited fencing. As well, inhabitants of the area excluded African Americans from purchasing lots or dwellings in Aldridge Place.

Mrs. Attilia A. Hancock, widow of Lewis E. Hancock, slowly sold her interests in Aldridge Place, including an unknown amount to Charles R. Harris and Carrie Swayne Harris in 1924 (Travis County, Deed Record 362:425). In February 1925, the Harris' sold Lots 83 and 85 less the north ten feet in Block 7 to Walter Bacon Black (Travis County, Deed Record 371:430). On August 2, 1926, Walter Bacon and Nettie Avery Black contracted Austin architect Roy Leonidas Thomas to construct a two-story stucco dwelling. Both the Blacks and Thomas attended the University Methodist Church and likely knew each other. Although she was ten years senior, Nettie Avery Black and Thomas had both attended Southwestern University in Georgetown and may have share some common acquaintances through that affiliation (Long 2008).

Prolific local architect, Thomas (1887–1968) was a native of San Marcos, Texas. He had worked as a carpenter before attending Southwestern University from 1905 to 1906. That year, Thomas entered the engineering program at the University of Texas. However, he left the program in 1908 and returned to San Marcos to work as a construction superintendent. After working as a draftsman at Endress and Walsh in Austin, Thomas opened his own local firm in 1911, specializing in new home construction. Thomas' architectural designs were diverse and reflected popular contemporaneous styles. He designed Classical Revival, Georgian Revival, Spanish Revival, Spanish Eclectic, Mediterranean, and Craftsman dwellings. During World War I, Thomas served as an architectural draftsman at the Key West Naval Yards in Florida. Upon his 1919 return from war, he designed and supervised the construction of more than 30 houses in the Travis Heights, Hyde Park, and Tarrytown neighborhoods. By the late 1920s and into the 1930s Thomas shifted from residential design to that of churches, schools, and office buildings, an exception being the 1938 Streamline Moderne Herbert Bohn House. Thomas' public and religious works include the First Methodist Church, Texas Hotel (now the Stephen F. Austin Hotel), Swedish Evangelical Free Church, and Pease School. He supervised construction of the International Mineral and Chemical Corporation's magnesium plant during World War II. After the war, Thomas formed a partnership with son William Thomas and their works include Tarrytown Methodist Church and Ebenezer Baptist Church (Long 2008).

Thomas was architect of the Black House near the end of his residential design career. The two-story house is built on a concrete foundation and has a cross-hip roof. The roof's prominent ridge course, extremely shallow eaves, and red clay tile are consistent with Spanish Eclectic design. The smooth veneer is two or three coats of stucco; the two-foot-wide stylized water table is more deeply textured. The contract stated the original finish was "white, using Atlas white cement", but it has been a mossy green for many years.

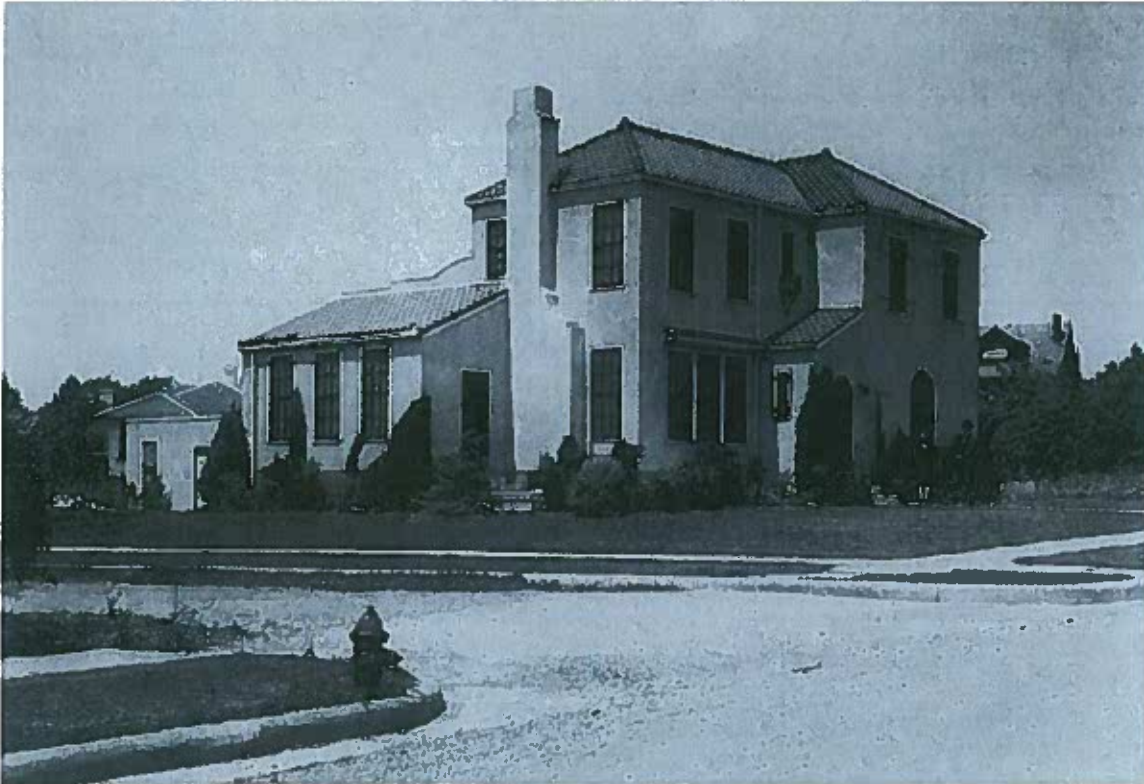


Figure 1. Historic photograph, Black house, facing southwest.



Figure 2. Current photograph, Black house, facing southwest.

The Walter Bacon and Nettie Avery Black House

The dominating feature on the three-bay, asymmetrical main façade is the protruding first-story of the central half-height sloped entrance. The central bay has a small concrete stoop with decorative iron scroll railings leading to the round-arch, wood, single door. The front door is historic-age, but is not original. The current owners are in possession of a portion of the original door which has glass panels; they plan to reconstruct it, using this original piece. They also possess the original round-arch, wood screen doors and intend to reinstall them. Original metal light fixtures flank the main façade door and above the half-height roof, a small, square, wood window, with diagonal divided lights, is adorned with an ornamental iron balconet. An ornamental iron grille decorates an east-facing vestibule window. On the protruding west bay, a round-arch wood window with a divided-light wood screen and an ornamental iron balconet mimics the central door. The remainder of the windows on the front façade are 1/1 double-hung wood windows with 6/6 divided-light wood screens. On the recessed east bay, a shallow pent roof covered with red clay tiles binds a tripartite set of these windows.

The east façade is also asymmetrical. A concrete porch on the east bay of the front façade wraps to the east façade, where there is a small patio on the north bay. Concrete steps lead to a north-facing door with a period metal light fixture flanking its east side, to the sun room. Also on the north bay of this façade is a two-and-one-half-story chimney decorated with red clay tile. The chimney has a decorative curvilinear design on its north side and is flush with the reentrant angle of the north-facing door on its south side. Three windows to the one-story sun room are on the south bay of the east façade and a shed roof covered with red clay tile is accentuated with a curvilinear parapet atop. Some window screens are not installed on this façade.

The west façade is modest and almost symmetrical. The north bay has a set of paired 1/1 double-hung wood windows with 6/6 divided-light wood screens on each story. The first-story central bay protrudes with a shed roof of red clay tile to accommodate the interior breakfast nook and has 1/1 double-hung wood window. The south bay has a set of smaller paired 1/1 double-hung wood windows, but the screens are not presently installed; above it is a single 1/1 double-hung wood window with a 6/6 divided-light wood screen.

The three-bay rear façade has two entrances, one to the sun room on the east bay and one to the kitchen on the west bay. In both cases, concrete steps with iron railings lead to a stoop at each entrance; these railings are decidedly plain compared to those of the main façade. On the east bay, a 1/1 double-hung wood window to the sunroom flanks the east side of the door. The small rear porch at the west bay entrance has been enclosed, but the current owners intend to restore it as originally designed. On the west portion of the central bay, concrete steps lead down and westward to provide exterior access to the basement. These steps have iron railing like the others on this façade. Originally heated by coal, the house had a Majestic Coal Chute in the basement with a galvanized iron coal bin. The one-story central bay has a flat roof covered with Taylor's Old Style roofing tin. With the exception of two smaller windows on the first-story, windows on the rear façade are 1/1 double-hung wood with 6/6 divided-light wood screens; some window screens are not installed on this façade. On the upper story of the rear façade, windows are the only detail and continue the asymmetrical design with some single, some paired, and one set that is quadripartite.

The interior follows an asymmetrical plan. On the first level are public spaces: living room, dining room, sun room, study, kitchen, breakfast room, bathroom, and vestibule. A staircase to the second floor leads to private space: a hall, three bedrooms, and a bathroom. The closets are cedar-lined. Several features present in the house were common to the era. A galvanized iron stove hood, for example, and a clothes chute to the basement. Kitchen counters were originally nickel zinc. Picture molding is continuous throughout the house. In the breakfast room, a built-in china cabinet has glass doors and shelves. The first floor study has an unusual swing-arm Murphy bed. It is likely that Black intended to see patients at the house, although proof that he did so has not come to light. The contract specified the Murphy Bed to have a white enamel finish, suggestive of a doctor's office, but today it is a matte black. The study is convenient to the large, full bathroom. The study has a door to the sun room, which has an exterior entrance; it also has a door to the back hall, close to the kitchen entrance, making it a convenient location for patient visits that would not require their entry through the main house. If Black did see clients here, he likely exercised caution in doing so since deed restriction for Aldridge Place prohibited commercial enterprises. In addition, he may have wished to offer his clients confidentiality and privacy.



Figure 3. Historic photograph, interior view of living room.

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Original to the property is an 18-ft by 20-ft two-car garage that, like the house, faces north-northeast. It is closest to the house's southwest corner. It exhibits modest Spanish Eclectic influences with its smooth stucco walls and a flat roof with shallow eaves. The flat roof and parapet are covered with Taylor's Old Style roofing tin. The garage originally had two glass doors its north facade, but they have since been replaced with a single door. A single wood door and a 1/1 double-hung window are on the east facade. A 1960s driveway of red pavers along the rear of the house to the garage is accessible from West Hemphill Park Drive.

Landscaping on the property adds to the site. The front yard has large shade trees, including a large Deodar cedar tree was planted around the time the house was built. Shrubs and plantings add softness that contrasts with well-manicured grass. A concrete walkway leads from West 32nd Street to the house's main facade. Concrete sidewalks line both the West 32nd Street and the West Hemphill Park Drive rights of way. A small granite stone with Black's name was part of the garden. Historic-age continuous concrete curbing defines the garden beds around the home.

The Black House is an excellent example of Spanish Eclectic architecture, a style popular between 1915 and 1940. Typical of Spanish Eclectic design, the asymmetrically arranged dwelling has a low-pitched, cross-hipped roof covered with red clay tile and minimal eaves, prominent arches on the facade, and stucco walls. Thomas's design draws from models at the 1915 Panama-California Exposition in San Diego. The exposition's designer, Bertram Grosvenor Goodhue, well versed in Spanish Eclectic architecture, explored even more richly detailed Spanish precedents. Goodhue's detailing borrowed from the entire historical span of Spanish architecture with ornamentation that reflected Moorish, Byzantine, Gothic, and Renaissance stylistic embellishments. The exposition encouraged architects to emulate Spanish prototypes with precision and influenced eclectic interpretations across the country, but particularly in the Southwest, which had once been part of Imperial Spain's holdings. The Panama-California Exposition's positive publicity inspired architects like Thomas to translate architectural traditions directly from Spain for their clients while the style peaked in the 1920s.

Historical Significance

The house at 401 32nd Street is associated with a significant individual, Walter Bacon Black, who occupied the property with his wife, Nettie Avery Black. Black was a physician and obstetrician who practiced in Austin for almost 50 years. He appears unique among his peers because he delivered babies of color in an era of segregation. His clients were spread across central Texas and, as such, he is representative of traveling doctors. His meticulous records lend insight to early- and mid-twentieth-century obstetrics practices.

Walter Bacon Black

Black grew up near Terrell in Kaufman County, Texas. His grandfather, Joseph Bacon, a physician in Austin, may have influenced Black's decision to go into the field of medicine. He entered Henry College in Campbell, Texas, in 1895 and a year later, he

enrolled at Eastman College in Sulphur Springs, Texas. He then attended Grayson College in Whitewright, Texas. In 1901, he earned his medical and pharmacy degree from the University of the South at Sewanee, Tennessee. He also took courses at the University of Texas, Tulane University, and Atlanta College of Physicians and Surgeons. Upon graduation, Black did not initially establish a private practice, but rather worked as a traveling physician, visiting places including Georgetown, Round Rock, Longview, Pittsburg, Winnsboro, Timpson, and New Orleans. It was in Timpson that Black met Nettie Avery, his future wife. A graduate of Southwestern University in Georgetown, Avery had returned to Timpson after she completed her studies. She and Black corresponded during their courtship while Black traveled. Before their marriage, Black was conflicted about where to establish his practice because of the abundance of doctors in some locales. He considered numerous and diverse places, which ranged from Pittsfield, Texas, to St. Louis, Missouri. Originally, he thought Winnsboro would not be suitable since a local doctor advised him that his services may not be needed. Nevertheless, after their 1904 marriage, they rented a cottage in Winnsboro where he initiated a practice (Austin History Center 2009a, 2009b).

Black's concerns about settling in Winnsboro proved to be correct and by 1906, the couple had moved to Austin. For one year, they rented a house just north of the Colorado River in the East Austin at 1006 Holly Street. At that time, this neighborhood, now known as the Willow-Spence Street Historic District, was composed of mostly white, middle-class owner-occupants (Morrison & Fourmy 1906; Texas Historic Sites Atlas 1985). The Blacks then rented house at 1006 West 35th Street in the Brykerwoods neighborhood of central Austin until 1910. They moved approximately eight blocks west to rent a house at 605 West 34th Street in the Heritage neighborhood of central Austin. The Blacks lived on 34th Street until 1927 when they built their house a mere three blocks away, at 401 West 32nd Street (Morrison & Fourmy 1906-1927; Austin History Center 2009a, 2009b; U.S. Department of the Interior, Bureau of the Census 1910).

Black appears to stand out among his peers. Most commonly, Austin doctors practiced in groups with large downtown offices, such as the Scarborough Building, Littlefield Building, Norwood Building, or Capitol Bank Building. Others worked at one of the several public facilities, such as the State Lunatic Asylum and State Hospital, or the local hospital, Seton. Black, however, had his practice on the same block of East 6th Street for about 50 years. When he established his practice at 219 1/2 East 6th Street in 1906, neither he nor the 30 other doctors in Austin noted a specialty in the local city directory (Morrison & Fourmy 1906-1955). Black was specializing in obstetrics by at least 1918, when he was appointed to the medical reserve corps of the U.S. Army (Austin History Center 2009a, 2009b). Although Black had an office, he routinely made house calls, a common, if declining, practice. In the nineteenth century, women labored and delivered at home with a midwife attending the birth. By the late nineteenth century, physicians and obstetricians were replacing midwives, particularly in urban settings. In the wake of Victorian attitudes about the intelligence and capability of women, women lost their positions as midwives. Male doctors viewed birth as a medical issue that they would manage because of their more advanced medical training. Birthing at home remained prevalent except for lower class women, who were relegated to hospital deliveries where overcrowding, vermin infestation,

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germs, and infections were rampant (Cassidy 2007).

Black attended to patients in Austin, but also traveled to Georgetown, Round Rock, Sprinkle, Dripping Springs, Ridgetop, Bluff Springs, Cedar Park, Manchaca, Creedmoor, Buda and Del Valle, to provide prenatal, delivery, and postpartum care. Black even had an obstetrics case at the Confederate Home. Traveling so much tested his automobile. Black tried to combat wear and tear on the vehicle with monthly oil and lubrication. He routinely replaced and repaired tires (Austin History Center 2009a, 2009b). His records indicate he bought an average of 15 to 20 gallons of gasoline a month, in 5 gallon increments. For example, in 1934 he spent \$163.20 on 192 gallons of gasoline; in 1940, he spent \$169.15 on 199 gallons of gasoline. This indicates how far and how frequently he traveled to provide medical care to the surrounding areas.

Beginning in 1923, Black kept meticulous records in ledger books of not only a baby's father's name, but also the dates, locations, types of visit, and how much money the father owed. He noted if a baby was breech or if he performed a Cesarean section. If the infant or mother died, he recorded that as well. Black's rates for delivering babies remained consistent over the years: \$25 for a single infant and \$30 for twins. After their birth and postpartum care, Black would often return to provide routine care for infants he delivered or their siblings. He administered vaccinations, inoculating children against tuberculosis as early as 1923. He also performed minor procedures such as pulling teeth or treating cuts and wounds. If something ailed the parents, Black would attend to them as well (Austin History Center 2009a, 2009b).

Most striking was Black's relative "color" blindness. In 1923, he recorded delivering 112 babies and periodically indicated the race of the baby. Only one baby was specified as "colored" that year, but many of the surnames, like Guerra, Ledesina, Polanco, Vasquez, Castinta, Munoz, Ortiz, and Torres indicate that he frequently delivered babies of Mexican descent. In 1929, Black delivered 112 babies; again, race was not specified in his notes, but surnames indicate he delivered at least 11 babies of Mexican descent that year. The total number of babies he delivered dipped to 82 in 1932; of the 82 babies, 16 were possibly of Mexican descent. He delivered 106 babies in 1935 and 85 in 1936. Black hired a day nurse by the name of Oleta (no surname provided) in 1936. He first recorded the race of his patients in 1937. That year, of the 92 babies he delivered, 6 were "Mexican" and 1 was "colored." Black continued making house calls to patients, but also noted their office visits. The day nurse continued to work with Black in 1937, but was no longer in his employ by 1940. That year, he delivered 71 babies. He omitted race that year, but he was clearly still delivering babies of Mexican descent. He may have worked with a Dr. Cleavland in 1945. That year, Black delivered 106 babies, 23 of them of Mexican descent and 15 African American (Austin History Center 2009a, 2009b).

Black's color blindness extended to his professional associations. Between 1920 and 1932, he shared an address and possible office space with Alberto Gonzalo Garcia (1889–1962), a physician, social reformer, and political activist. Garcia was the first Mexican-born doctor in Austin. With their parents' agreement, John Harvey and Ella Kellogg adopted him and his sister, both natives of Zacatecas, as children. The Garcia

children were only two of the more-than 40 children the Kelloggs raised in Battle Creek, Michigan. They were initially placed in an orphanage and boarding school. In 1903, Garcia went to live in the Kellogg's home. After graduating from the American Medical Missionary College, Garcia returned to Guanajuato, Mexico, to intern. In 1911, he married Eva Carrillo y Gallardo, a nurse and a native of California, whom he had met in Michigan. He took a second medical degree from Tulane University Medical School in 1914. Unrest resulting from the Mexican Revolution compelled the Garcia family to move to Austin in 1915. He set up practice at the same address as Black's—219 East 6th Street. That year, Garcia was the only Mexican of the 69 doctors practicing in Austin. Black and Garcia socialized in some common circles. Both were members of the Scottish Rite, York Rite, Ancient Arabic Order of Nobles of the Mystic Shrine, Ben Hur Temple, Travis County Medical Society, and University Methodist Church (Austin History Center 2009a, 2009b, 2009c; Garcia 2008).

Although it is unclear that they shared more than a professional association, it is likely that Black, at a minimum, was familiar with Garcia's commitment to civic affairs. Unlike many other local Mexican nationals, the Garcias were educated and in the middle-class, Anglo-American dominated, Travis Heights neighborhood. Together, the Garcias founded *La Vanguardia*, one of the first Spanish-language newspapers in Austin, to address social and political concerns of local Mexican Americans. Garcia helped establish Obreros Mexicanos, a workers' group, and the local Comisión Honoríficas Mexicanas, a group of Mexican nationals (Garcia 2008). Through his activities, he sought to improve education for Mexican Americans. He was a leader in efforts to improve Brackenridge Hospital. He naturalized in 1921, and encouraged other Mexican nationals to do so (Garcia 2008; U.S. Department of the Interior, Bureau of the Census 1930). His wife was also civic-minded and involved in health-education to prevent disease, programs to prevent juvenile delinquency, and University Methodist Church. She helped establish the second Mexican Methodist congregation in Austin, Emmanuel Methodist. She was active in the local League of Women Voters, and a founding member of the ladies League of United Latin American Citizens in Austin. She was fought segregation at movie theaters, swimming pools, and, most importantly, schools (Orozco 2009). Together, the Garcias were a tour de force among Austinites working to better the lives of the compatriots. At a minimum, Garcia's professional association lends credibility to Black as sympathetic to local minority communities.

Black and Garcia did not practice together for about 17 years and then resumed a shared office address again from 1949 until Black's 1955 death. During the period they did not practice together, Garcia opened a clinic on San Jacinto Street. In 1949, Garcia returned to practice at 211 East 6th Street, notably, Black's new office address. This was on the same block as their previous location, only a few buildings removed. By 1950, Black moved the practice to 209 1/2 East 6th Street, the Morley Brothers Building, which housed the Morley Pharmacy. The business later housed Grove Drugs and more recently, the Austin Visitor's Center. Black rented this office space from Leslie Carpenter for \$100 to \$124 a month. Garcia also rented space from Carpenter, but the rental arrangement is not apparent (Austin History Center 2009a, 2009b, 2009c; Garcia 2008).

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Before his death, Black's practice shifted to a hospital setting, as did that of many obstetricians in the mid-twentieth century. In the early 1950s, he gained hospital privileges at Brackenridge Hospital, a city facility. This is consistent with post-World War II shifts in obstetrics (Austin History Center 2009a, 2009b; Cassidy 2007). More women chose hospital births and the corresponding pain medication administered in these facilities (Cassidy 2007).

Black practiced medicine until his death at age 76.

Little is known about the Blacks' personal lives, although both were involved in several social organizations. He was a life member of Austin Moose Lodge Number 12, Masonic Lodge AF&AM, and the Austin Consistory of the Scottish Rite. After her husband's death, Nettie Avery Black continued to live in their home. As was her husband, she was a member of the University Methodist Church. She was a member of the Albert Sidney Johnston Chapter of the United Daughters of the Confederacy. Since the Blacks did not have children, she had time to pursue her interest in genealogy, and traveled extensively. In 1962, she granted power of attorney to relatives in San Antonio, Mrs. F. E. Barber and Miss Hazel Avery. A year later, Barber and Avery sold the property to Joseph and Audrey Nelson Slate (Morrison & Fourmy 1950–1955; Austin History Center 2009a, 2009b, 2009c, 2009d; Travis County, Deed Record 2575:38).

Joseph and Audrey Nelson Slate

Joseph Slate was a professor in the English Department at the University of Texas and Audrey Slate was Assistant Dean and coordinator and liaison between the University of Texas and the Texas Institute of Letters. She administered the Dobie Paisano Writing Fellowship at Paisano Ranch, a prestigious University of Texas fellowship honoring Texas writer J. Frank Dobie (Branda and Slate 2008). The Slates divorced by the mid 1970s and she retained possession of the house. In 2008, Slate conveyed her home to Peter R. and Patricia M. J. Andersen (Travis County Official Public Record 2008088426).

Peter R. and Patricia M. J. Garstang Andersen

Peter R. Andersen received a doctorate in economics from Harvard University. He founded Andersen Economic Research Ltd., in 1984 and continues to have an active economic consulting practice. In addition, he teaches financial economics in the Economics Department at the University of Texas at Austin. Patricia M. J. Garstang Andersen is an applied Anthropologist who received a master's degree from McGill University. She currently teaches English to adults for the Austin Independent School District.

Summary of Historic Landmark Designation Criteria

The Black House is a worthy candidate for Austin historic landmark designation for its architectural significance. The dwelling represents an upper-class home built in streetcar suburb that was designed in accordance with the principles of the City Beautiful Movement. Aldridge Place, where the Black House is situated, was representative of Austin's suburban growth. The house is an excellent local example of Spanish Eclectic

architectural design, embodying distinguishing characteristics of the style with its asymmetrical form, stucco veneer, red clay tile roof, and ornamental details. The house is the work of prominent local architect, Roy Leonidas Thomas, designer of numerous local homes, commercial, and religious buildings. Thomas had an obvious and prolific influence on the city's development and the Black House is one of his jewels.

The Black House is also considered significant for its associations with Walter Bacon Black. Black lived in the house from 1927 until his 1955 death. He was a physician and obstetrician who practiced in Austin for almost 50 years. He appears unique among his peers because he had, in addition to his white patients, many clientele of color in an era of segregation. Black's "color" blindness extended to his professional realm and he practiced with Alberto Gonzalo Garcia, Austin's first Mexican-born physician. Along with the diversity of his patients, his affiliation with Garcia suggests Black was sympathetic to local minority communities. Black's clients were scattered across central Texas and, as such, he is representative of traveling doctors. His meticulous records lend insight to early- and mid-twentieth-century obstetrical practices.

The Walter Bacon and Nettie Avery Black House

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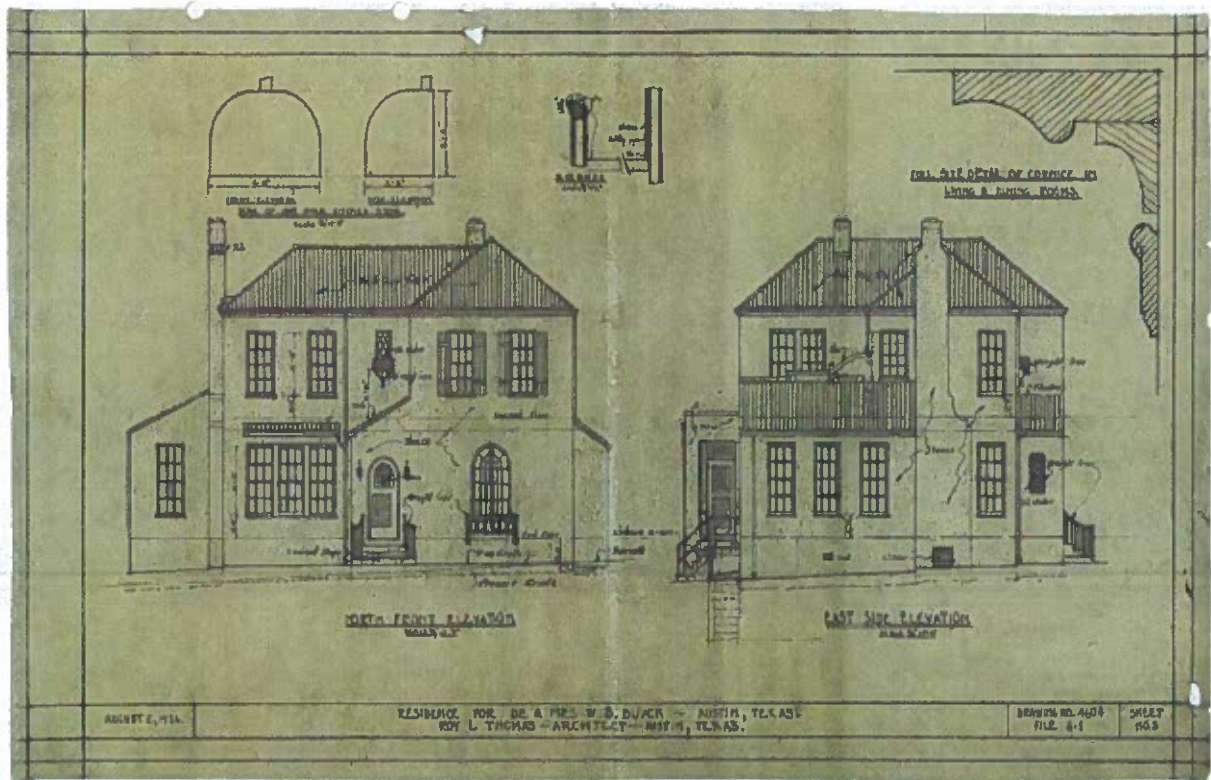
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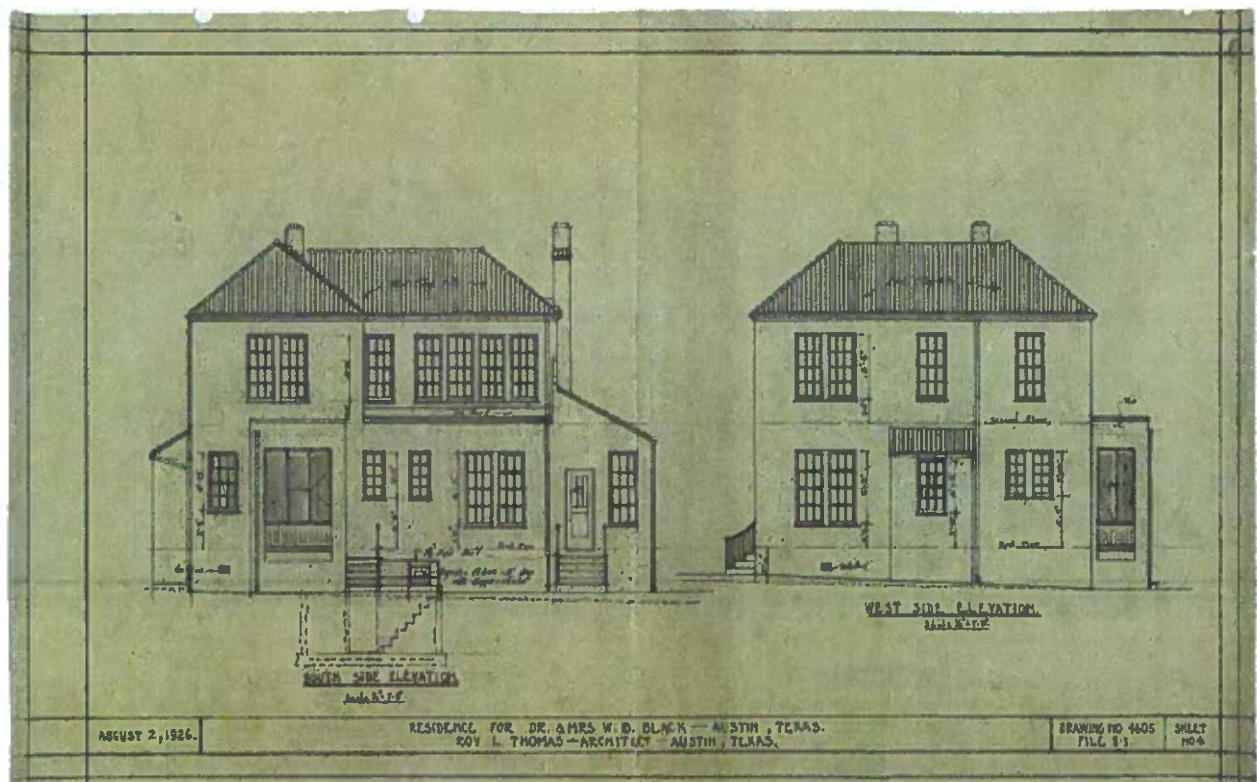
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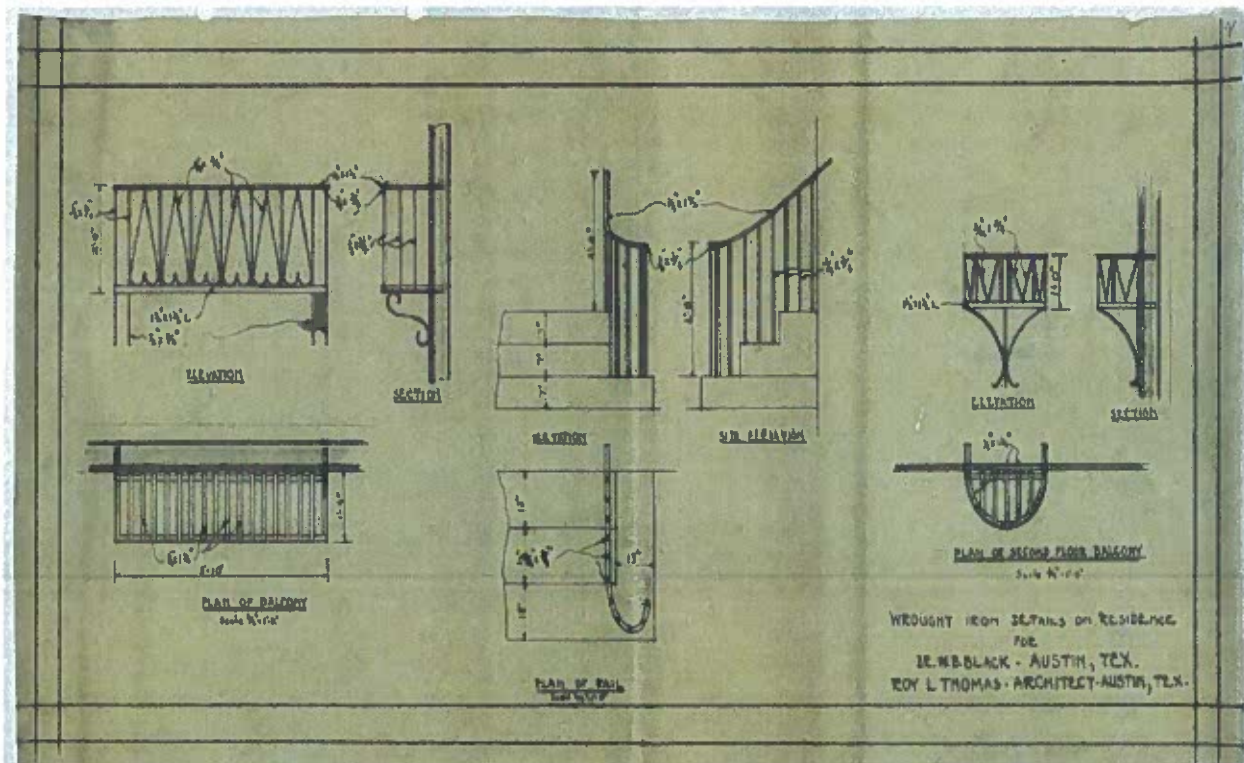
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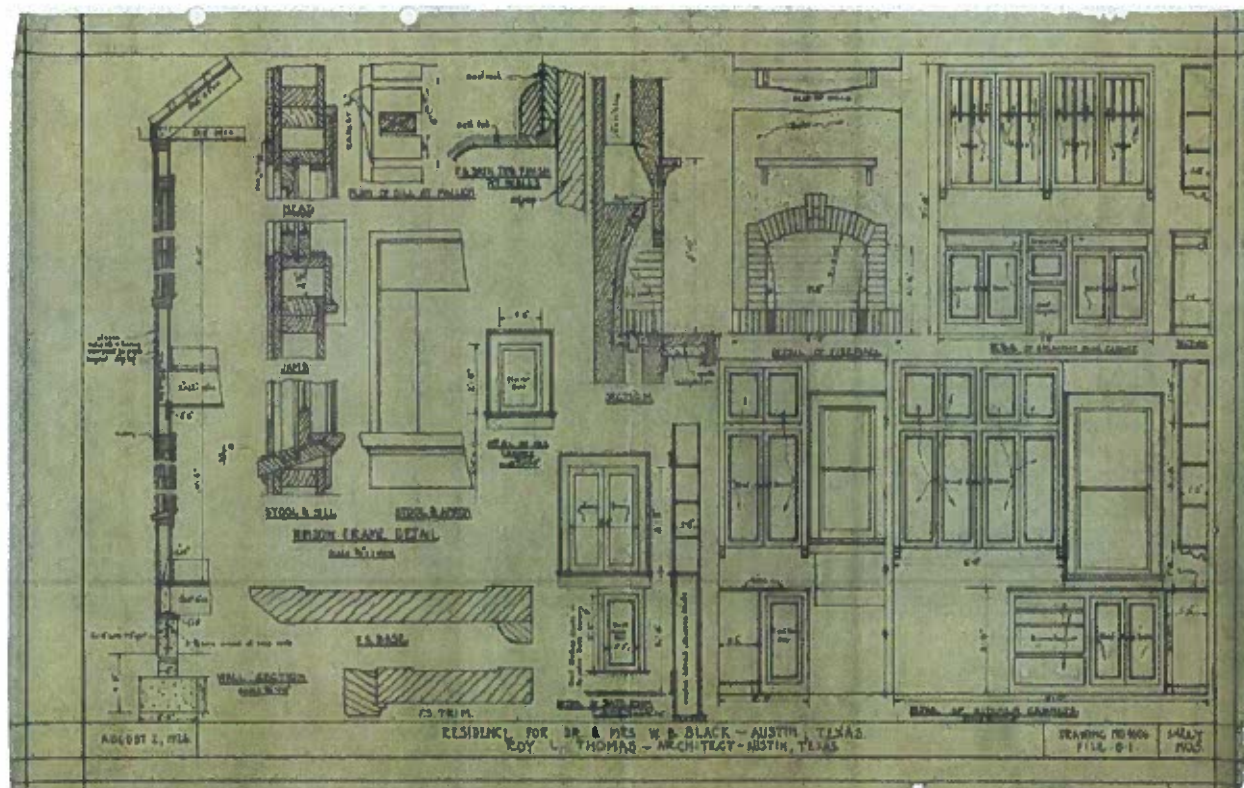


Original plans for the house by Roy L. Thomas





Exterior wrought iron details



Interior details

Long-Time Doctor Dies At His Home

Dr. W. B. Black, 78, practicing physician of Austin for the past 25 years, died at his home, 421 West 22nd Street, Thursday.

He was a member of the University Methodist Church, a life member of Austin Lodge No. 11, A.F. & M., and a member of Ben Hur and the Austin Consistory.

Survivors include his wife, three daughters, Miss Oona Black of Dallas, Mrs. Katherine Miller and Mrs. Ella Thomas, both of Los Angeles; two half-brothers, George Black of Trinidad and Carroll Black of Sulphur Springs.

Funeral services will be held at the Harris Memorial Chapel of the University Methodist Church Saturday at 10 a. m. with Dr. Edmund Heinsch officiating.

The body will be at the Weed-Corley Funeral Home until Saturday morning when it will be taken to the church to lie in state an hour before the service. Burial will be in Austin Memorial Park. Dean T. H. Sooby, Dr. R. G. Hardy, W. T. Deschard, Banks McLaurin, Dr. E. L. Charlton, A. D. Gaston, and members of the Travis County Medical Society, are honorary pallbearers.

Active pallbearers are members of Austin Lodge No. 11 and Ben Hur Shrine.

Obituary of Dr. Walter Black
Austin Statesman, April 1, 1955

Funeral Set Today For Dr. Black

Funeral services for Dr. W. B. Black, 78, longtime Austin physician, will be held at Harris Memorial Chapel of University Methodist Church Saturday at 10 a. m. with Dr. Edmund Heinsch officiating.

The body will be at Weed-Corley Funeral Home until Saturday morning when it will be taken to the church to lie in state one hour before the service. Burial will be in Austin Memorial Park. Graveside services will be under the auspices of Austin Lodge 11, A. F. & M. Honorary pallbearers are Dean T. H. Sooby, Dr. R. G. Hardy, W. T. Deschard, Banks McLaurin, Dr. E. L. Charlton, A. D. Gaston, and members of the Travis County Medical Society. Active pallbearers will be members of Austin Lodge No. 11, A. F. & A. M. and the Ben Hur Shrine.

Funeral notice for Dr. Black
Austin American, April 2, 1955

Funeral Notice

Mrs. Nellie Avery Black, 64, 1001 Bracker Lane, died in a local hospital Sunday. She was the widow of the late Dr. W. B. Black, a member of the University Methodist Church, and of Albert Sidney Johnston Chapter 105 of U.D.G. Mrs. Black was a graduate of Southwestern Uni-

versity at Georgetown. She had lived in Austin for more than 50 years.

Survivors are a brother, Esby Avery of Shreveport, La., and a number of nieces and nephews.

Funeral services will be held from Weed-Corley Funeral Home at 10:00 a. m. Tuesday with Dr. James William Morgan and Dr. Edmund Heinsch officiating with burial in Austin Memorial Park.

Obituary of Nettie Black
Austin American, October 14, 1963