

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2009-0044

HLC DATE:

October 26, 2009

PC DATE:

November 10, 2009

APPLICANTS: Jim and Gayle Browne, owners

HISTORIC NAME: Nagle-Harrington House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1615 Pearl Street

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

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence (SF-3) district to family residence – Historic Landmark (SF-3-H) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from family residence (SF-3) district to family residence – Historic Landmark (SF-3-H) combining district zoning. Vote: 4-0-1 (Limbacher ill; Hansen absent; Myers abstained).

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

DEPARTMENT COMMENTS: The house is listed as a Priority 2 for research in the Comprehensive Cultural Resources Survey (1984). NOTE: The address is listed as 1609 Pearl Street.

CITY COUNCIL DATE: December 10, 2009

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Judge's Hill Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture:

Two-story rectangular-plan side-gabled frame Colonial Revival-styled house with a symmetrical five-bay façade. The central entry features a large and ornate fanlight above the door and diamond-paned sidelights; the entry is now shaded by a gabled portico on plain round columns. Fenestration consists of 1:1 double hung windows.

Historical Associations:

The house was built around 1915 for James C. and Emily Nagle, who had purchased the property in 1914. Nagle was the chairman of the State Board of Water Commissioners; they had moved from a house at 200 E. 40th Street in Hyde Park. Nagle, born in Virginia, grew up in Austin and graduated with a degree in civil engineering from the University of Texas in 1889. He obtained a civil engineering degree from the University of Pittsburgh in 1892, and a Master of Civil Engineering from Cornell University in 1893. He initially worked for railroads, including the Austin and Northwestern Railroad, in the late 1880s. He moved to College Station around 1890 to teach civil engineering at Texas Agricultural and Mechanical College. He became Dean of the School of Engineering there in 1911. In 1913, he was appointed to the newly-formed Texas State Board of Water Engineers, and served as the board's first chairman. In 1917, he returned to Texas A&M to resume teaching civil engineering and serving again as Dean of the College of Engineering. In 1922, he left the academic world to engage in private practice with a company he had formed in 1919. He was instrumental in the design and construction of a large water reservoir for Dallas, where he moved after ending his teaching career in College Station. He died in Dallas in 1927. During the time he was serving as chair of the Board of Water Engineers in Austin, he lived in this house. He and his wife lived here until 1917, when they moved back to College Station, and sold the house in 1923. After leaving for A&M, the Nagles rented the house to J.W. and Cornelia Rice Scarbrough, who were building their house at 1801 West Avenue. J.W. Scarbrough was the son of E.M. Scarbrough, and was the proprietor along with his father and brother, of the Scarbrough Store at 6th and Congress. Scarbrough is listed as the occupant of the house in the 1920 directory as well. By 1922, John W. Young and his wife Maud had moved into the house. Young, while living at 2209 Rio Grande Street in 1918, was the president of the Guardsman Publishing and Printing Company, which published the National Guardsman. The Youngs only lived in this house for a short period – they are listed at this address in the 1922 city directory; he is listed as a contractor. K.C. Miller, a real estate agent, bought the house in 1924, and used it as a rental unit. Captain James D. Fauntleroy and his wife Frances were listed as tenants of the house in the 1924 city directory. Fauntleroy was the State Highway Engineer. George H. Harrington and his wife Zula then rented the house from around 1928 through the late 1940s, and Zula Harrington is shown as the sole occupant of the house in the 1949 city directory, after her husband's death. George H. Harrington was a civil engineer and oilman. He worked for subsidiaries of Standard Oil Company of New Jersey for many years, including the Magnolia Petroleum Company in Texas. Mrs. Harrington enclosed the porch on the first floor in 1944 after her husband had a stroke and could no longer walk up stairs. In the early 1950s, the house was occupied by Mrs. Maude V. Jordan, a widow, who offered furnished rooms. The house was vacant in 1957, and then rented to a series of students, with a bartender at Scholz Garten living here in the mid-1970s and a teacher living here in the early 1980s. James C. and Gayle M. Browne purchased the house in 1975 and embarked on a restoration program to repair the damage incurred from years as a student rooming house. Dr. Browne has a Ph.D. in chemical physics from the University of Texas, taught in the Physics Department at UT from 1960 to 1964, and then taught physics and computer science at UT until 2009. He is professor emeritus of

Computer Science at UT. Gayle Browne owned an antique shop (B&B Antiques on Kerbey Lane) for many years.

PARCEL NO.: 02110108090000

LEGAL DESCRIPTION: 75 x 128 feet of Outlot 10, Division E.

ANNUAL TAX ABATEMENT: \$10,267 (owner-occupied); city portion: \$2,000 (capped).

APPRAISED VALUE: \$769,881

PRESENT USE: Single-family residence.

CONDITION: Excellent

PRESENT OWNERS:

James C. and Gayle M. Browne
1615 Pearl Street
Austin, Texas 78701

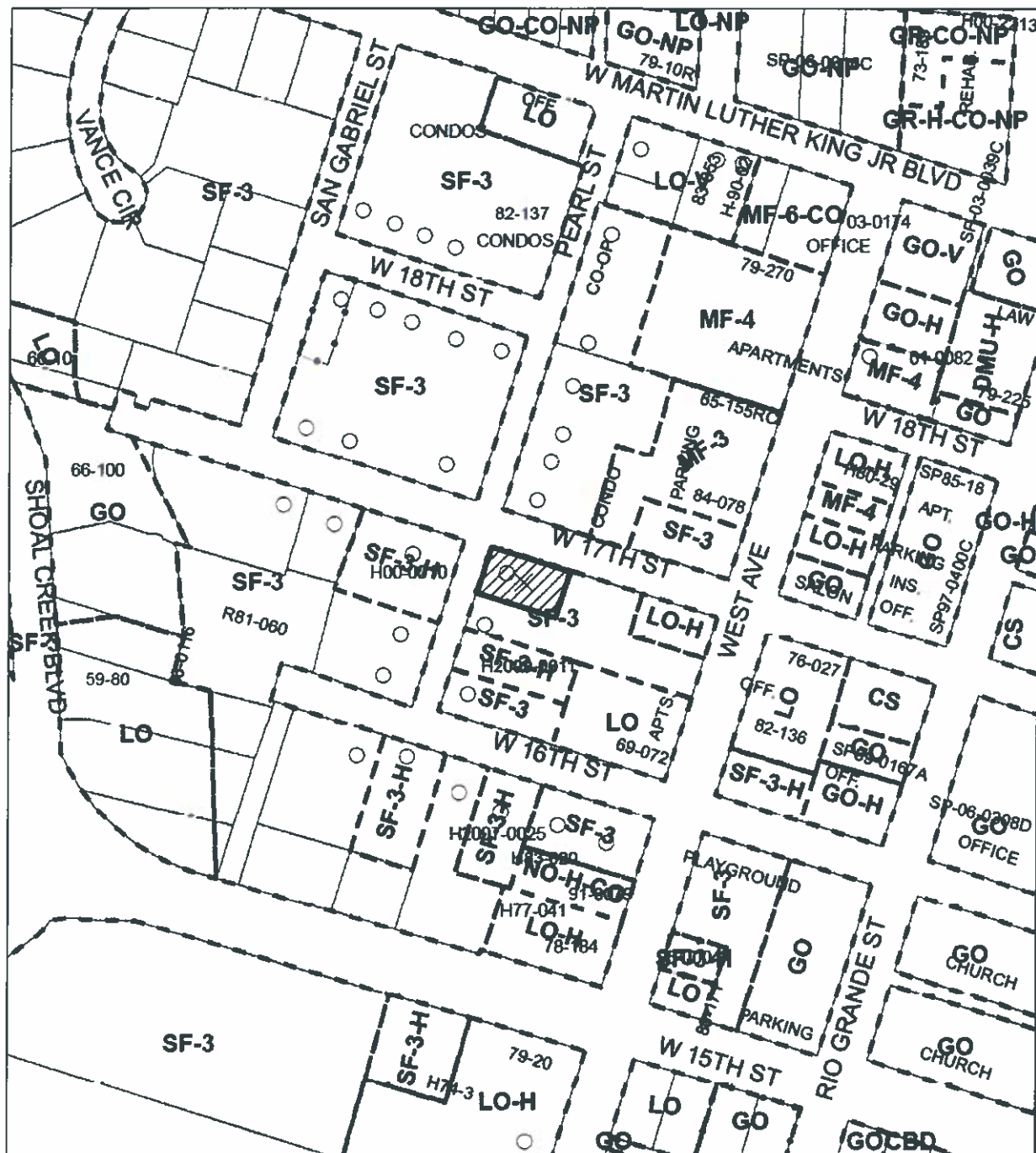
DATE BUILT: ca. 1915

ALTERATIONS/ADDITIONS: The front portico was added by the current owners in the 1980s; no front portico ever existed on this house. The current owners also enclosed the one-story side porch on the south side of the house and added a glassed-in living area in the rear, which cannot be seen from the street. The current owners also added a large stained glass window on the north side of the house. The size and placement of the stained glass window is consistent with other houses of the late 19th and early 20th centuries.

ORIGINAL OWNER(S): James C. Nagle (1914)

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



1" = 200'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

OPERATOR: S. MEEKS

HISTORIC ZONING

ZONING CASE#: C14H-2009-0044
 ADDRESS: 1615 PEARL ST
 SUBJECT AREA: 0.000 ACRES
 GRID: J23
 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.

1615 Pearl Street
ca. 1915



Detail of the front entry showing the fanlight and sidelights



North elevation of the house features a modern large stained glass window in the stairwell, relatively typical of houses of this size and period.



Historic (undated) photograph of the house shows no portico and an open side porch on the south side of the house.

OCCUPANCY HISTORY

1615 Pearl Street

City Directory Research, Austin History Center
By City Historic Preservation Office
October, 2009

2000	James C. and Gayle Browne, owners No occupations are listed in the 2000 directory.
1992	James C. and Gayle M. Browne, owners James: Research scientist, University of Texas Gayle: Proprietor, B&B Antiques, 3703 Kerbey Lane

1987	James C. and Gayle M. Browne, owners James: Professor, University of Texas Gayle: Proprietor (with Anna Brightman), B&B Antiques, 3703 Kerbey Lane
1981	David Craig, renter Teacher NOTE: The directory indicates that David Craig was a new resident at this address.
1976	Phil E. Powell, renter Bartender, Scholz Garten
1972	Irv and Elizabeth Terrell, renters Student
1969	P.O. Spann, renter No occupation listed Also listed is Johanna Spann, an office secretary at the University of Texas.
1965	R. Richard Gomez, renter Student
1961	Walter F. Hartman, renter Student
1957	Vacant
1953	Maude V. Jordan, owner Widow, Roy S. Jordan Furnished rooms
1949	Lula Harrington, owner Widow, George H. Harrington No occupation listed
1947	George H. and Zula Harrington, owners No occupation listed
1944-45	George H. and Zula Harrington, owners No occupation listed
1942	George H. and Zula Harrington (not listed as owners) No occupation listed Also listed is Robert C. Harrington, no occupation stated.
1940	George H. and Zula Harrington (not listed as owners) No occupation listed
1937	George H. and Zula Harrington (not listed as owners) Student, University of Texas Also listed is George H. Harrington, Jr., no occupation stated.
1935	George H. and Lula Harrington (not listed as owners) No occupation listed

- 1932-33 George H. and Zula Harrington (not listed as owners)
Civil engineer
- 1930-31 George H. and Zula Harrington (not listed as owners)
No occupation listed
- 1929 George H. and Zula Harrington (not listed as owners)
Proprietor (with Huron W. Mills), Cash Lumber Company, 3004 Guadalupe Street.
- 1927 George H. and Zula Harrington (not listed as owners)
Oil producer
- 1924 Captain James D. and Frances Fauntleroy, renters
State Highway Engineer
NOTE: George H. and Zula Harrington are listed as living at 411 W. 33rd Street; his occupation was listed as oil producer.
- 1922 John W. and Maud Young, owners
Contractor
NOTE: The address of 1607 Pearl Street no longer is listed in the directory.
- 1920 J.W. and Cornelia Scarbrough, owners
Proprietor, E.M. Scarbrough & Sons, dry goods and clothing, 512-24 Congress Avenue.
NOTE: John W. and Maud Young are listed as living at 2209 Rio Grande Street; he was the president of Guardsman Publishing and Printing Company, which published The National Guardsman; offices were at 719-21 Scarbrough Building.

NOTE: James C. and Emmett Nagle are not listed in the directory. Panama Pacific Products Company is not listed in the directory.
- 1918 James C. and Emmett Nagle, owners
President, Panama Pacific Products Company (no description given in the directory).
NOTE: The directory also lists J.W. and Cornelia Scarbrough at this address. He was a proprietor of E.M. Scarbrough & Sons, dry goods and clothing, 512-24 Congress Avenue.
NOTE: The address is listed as 1607 Pearl Street.
- 1916 James C. Nagle
Chairman, State Board of Water Engineers
NOTE: The address is listed as 1607 Pearl Street.
NOTE: Panama Pacific Products Company is not listed in the directory.
- 1914 The address is not listed in the directory.
NOTE: James C. Nagle is listed as living at 200 E. 40th Street; he was serving as the chairman of the State Board of Water Engineers.

GEORGE H. HARRINGTON
 George H. Harrington, 73, resident of Austin for the past 25 years, died at his home, 1616 Pearl Street, Monday. He was a member of the University Methodist Church. Survivors are his wife, Mrs. Zula Harrington; two daughters, Mrs. John A. Decker of Columbia, Mo., Miss Alva Lou Harrington of Austin; three sons, G. Raymond Harrington of Houston, George H. Harrington Jr. of Fort Worth and Robert Harrington of Austin; three sisters, Mrs. Nell Bradley of Miami, Fla., Mrs. Grace Jordan of Wichita Falls and Mrs. E. R. Slaughter of Farmington, W. Va. The body is at the Weed-Corley Funeral Home pending definite funeral arrangements. The family requests that no flowers be sent.

Obituary of George H. Harrington
 Austin Statesman, March 25, 1947

HARRINGTON: Funeral services for George H. Harrington, 73, retired, Austin businessman, were to be held at the Weed-Corley Funeral Home at 3 p. m. Wednesday. Dr. Edmund Heinsohn was to officiate, assisted by the Rev. O. C. Crow and burial was to be in Memorial Park.

Funeral notice for George H. Harrington
 Austin Statesman, March 26, 1947

MRS. ZULA HARRINGTON
 Mrs. Zula Harrington, 78, of 3107 Hemphill Rd. died in a local hospital Sunday morning. Mrs. Harrington was a member of the University Methodist church. Survivors include two sons, Robert Charles Harrington of Austin and George Harrington of Houston; two daughters, Mrs. C. Robert Sisson, Washington, D. C., Mrs. John A. Decker, Columbia, Mo.; two brothers, Alva Humphries, Dallas, and Alva C. Humphries, San Antonio; nine grandchildren and 18 great-grandchildren. The body is at Weed-Corley Funeral Home where arrangements are pending.

Obituary of Zula Harrington
 Austin American, November 20, 1967

Mrs. Mary L. Miller 1615 Pearl St.
 89 10 - (78' x 126') E
 Unplated
 ReRoof res.
 22312 8-8-41
 none

Building permit to Mrs. Mary L. Miller to re-roof the house (1941)

Mrs. G.H. Harrington 1615 Pearl St.
 89 11 ^{OK} 10 ^{SE} 78 x 126 E
 Original City
 Existing Water enclose porch, make two rooms
 Sewer Taps 25791 6-6-44 \$1000.00
 Verified Gleason, Kuehne & Brooks
 1-12-76
 3
 1-12-76-154160-remodel existing res to
 form a duplex - Gayle Browne owner-water and
 sewer existing -verified 1-12-76- \$5,000.00

Building permit to Zula Harrington to enclose the porch (1944)
 Building permit to Gayle Browne to remodel the house as a duplex (1976)

A. APPLICATION FOR HISTORIC ZONING

OK for
5/9
9/21/09

PROJECT INFORMATION:

#10344805
44

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>9/22/09</u>	FILE NUMBER(S): <u>CHH-2009-0044</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	
CASE MANAGER: <u>Steve Sadovskiy</u>	CITY INITIATED: YES/NO <u>(NO)</u>
APPLICATION ACCEPTED BY: <u>M. Cervantes</u>	ROLLBACK: YES/NO _____

BASIC PROJECT DATA:

1. OWNER'S NAME: J.C. (Jim) & Gayle Browne
2. PROJECT NAME: James C. Nagle House
3. PROJECT STREET ADDRESS (or Range): <u>15</u> Pearl Street, Austin ZIP 78701 COUNTY: Travis

AREA TO BE REZONED:

4. ACRES .223	(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
SF-3	residence	_____	.223	residence	SF-3 H
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

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: _____

Block(s) _____ Lot(s) _____ Outlot(s) 10

Legal Description: 75 X 128 FT of Outlot 10 DIVISION E

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: 5162 PAGE: 2093 TAX PARCEL I.D. NO. 02110108090000

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:

16. ☐ 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: James C. Browne Gayle Browne

NAME: Gayle & Jim Browne

FIRM NAME: _____

TELEPHONE NUMBER: 476-3749

STREET ADDRESS: 1615 Pearl Street

CITY: Austin STATE: Texas ZIP CODE: 78701

EMAIL ADDRESS: gbrowne@austin.rr.com

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: _____ NAME: Phoebe Allen

FIRM NAME: _____ TELEPHONE NUMBER: 444-1326, 627-8170 c

STREET ADDRESS: 2510 Cedarview Drive

CITY: Austin STATE: Texas ZIP CODE: 78704

CONTACT PERSON: Phoebe Allen TELEPHONE NUMBER: 444-1326, 627-8170c

EMAIL ADDRESS: phoebezink@gmail.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.

Gayle Browne
James C. Browne 9/16/2009
Signature Date
JAMES C. BROWNE GAYLE BROWNE
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.

Gayle Browne James C. Browne 9/16/2009
Signature Date
GAYLE BROWNE JAMES C. BROWNE
Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, _____ 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

(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.

Dayle Browne James C. Brown
(Applicant's signature)

9/16/2009
(Date)

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

NO 1041921

ACCOUNT NUMBER: 02-1101-0809-0000

PROPERTY OWNER:

BROWNE J C
1615 PEARL ST
AUSTIN, TX 78701-1523

PROPERTY DESCRIPTION:

75 X 128FT OF OLT 10 DIVISION E

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 1615 PEARL ST AUSTIN

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

ALL PAID

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

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

TAXES PAID FOR YEAR 2008 \$9,015.70

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 09/10/2009

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By:



F. 1: Historical Documentation - Deed Chronology

Deed Research for 1615 Pearl Street

DEEDS

Legal Description: 75 X 128 FT of Outlot 10 DIVISION E, 0.223 acres

Jan 17, 1852 Gov. Bell granted purchase of Lots 10 & 11 to S.C. Robertson, assignee of Samuel G. Haynie Vol. F pg. 59

June 28, 1858 E.S.C. Robertson sold the lots to the Rev. Charles Gillette for \$600. Gillette lived in Baltimore, MD. Vol. M pg. 376

Dec 1879 Gov. Pease mortgaged the property for \$2,000; it was released Dec. 1890

Nov 14, 1905 Gillette heirs to W.T. Watt of McLennan County, \$7,500. Vol/pg 204/606.
(portion of outlots 10 and 11 bound by West Avenue, 16th, Shoal Creek, and 17th
except for a plot (lots 7,8,9 of outlot/block 10) on West Ave)

Oct. 1906 Easement was granted to City for 16th Street, Vol/pg 212/386-390.

Nov 7, 1907 W.T. Watt to Walter Wupperman, \$3,000. Vol/pg 232/68

July 15, 1911 Walter & Else Wupperman to John H. Chiles, \$5000. Vol/pg 247/263

July 1, 1914 John H. & Mary H. Chiles (76 feet x 128 ft) to James C. & Emily St. P. Nagle,
\$6,000. Vol/pg 267/277.

Lot Registers indicate the property was valued at \$2300 in 1912-1913, under ownership by John Chiles. The Nagles owned the property in 1915, with a tax value of \$2,500. In 1916, the value of the property is \$5,300, indicating that a house was under construction in 1915.

Apr 4, 1923 J.C. Nagle to W.W. Allison. Vol/pg 353/192.

Oct. 1, 1923 W.E. Allison to S.H. Moore. Vol/pg 353/192.

Feb 8, 1924 S.H. & Anna C. Moore and Maude K. & W.W. Allison to K.C. Miller, \$15,000.
Vol/pg 359/162

Aug 10, 1955 Celeste Miller Buchanan & A.F. Buchanan to Charles F. & Margaret Alice Hilsberg \$12,000
1605/335

Apr 30, 1975 Charles Hilsberg to Gayle & James C. Browne, \$42,500. Vol/pg 5162/2093.

F. 2: Historical Documentation - Occupancy History

Occupancy Research for 1615 Pearl Street

OCCUPANCY: City Directories

1914	Nagle, James C. (Chairman State Board of Water Engineers) res. 200 E. 40th, Hyde Park <i>The Rectory @ 1603 Pearl and the McClendon House at 1600 Pearl are the only homes listed on the 1600 block of Pearl in 1914.</i>
1916	Nagle, James C. (Chairman State Board of Water Engineers), res. 1607 Pearl (first appearance of house in directory; address changes to 1615 in 1927)
1918	Nagle, James C. (Emmett), president Panama Pacific Products Co. h 1607 Pearl Scarborough, John W. (Cordelia) (E.M. Scarborough & Sons), res. 1607 Pearl (Scarborough is listed in the 1918 index as owner)
1920	Scarborough, J.W.
1924	Neither 1607 nor 1615 Pearl is listed.
1927	Harrington, G.H. (Zula) oil producer, 1615 Pearl
1928	Harrington, G.H. (according to George Shelley)
1929	Harrington, G.H., 1615 Pearl, Cash Lumber Co.
1945	Harrington, G.H. (Zula)
1949	Harrington, Mrs. Lulu (o)
1952	Jordan, Maude V. Mrs. (widow Roy S.) – furnished rooms (home at 1605 Pearl)
1954	Jordan, Maude V. Mrs. (widow Roy S.) – furnished rooms, home
1955	Vacant
1958	No return
1963	Lee, Tom K. (student)
1964	Anthony, Robert
1965	Gomez, R. Richard (student)
1966	Hillsberg, Charles F. (o)
1968	Driggs, Charles
1970	Vacant
1972	Terrell, lrv (Elizabeth) student
1974	Vacant
1975, 1976	Powell, Phil E. bartender Scholtz Garden, h
1977	Spann, Elizabeth S.
1978	Barnum, Christina Read
1979	Carrol, Jimmy
1980	No return
1984-current	Browne, James C. (Gayle)

James C. Nagle House
1615 Pearl Street, Austin, Texas

SUMMARY

Located in the historic Judges' Hill neighborhood a few blocks northwest of the Capitol and one block west of West Avenue, this two-story house, transitional from the Edwardian style of the early twentieth century toward the more classical revival style home, was constructed in 1915 by James C. Nagle, across from the McClendon House at 1606 Pearl Street, a City of Austin Historic Landmark.

The integrity of the home's exterior, as well as much of its interior, is largely intact and merits preservation with status as a City of Austin Historic Landmark. The Nagle House merits historic landmark status for its architectural design and for its importance to the City of Austin as the home of prominent Texas civil engineer and professor, James C. Nagle.

The home continues to serve as a residence in a neighborhood where homes are increasingly utilized as businesses. The Judges' Hill Neighborhood Association supports the inclusion of this home into future City of Austin and National Register Historic Districts.

ARCHITECTURAL DESCRIPTION

The style of the two-story wood frame house on pier and beam is transitional from the Edwardian style of the early 20th Century toward the more Classical Revival style. The metal gable roof is partially hipped. The enclosed side porch with flat roof is one story. The two interior brick chimneys have corbelled caps. An 8-step stairway, with brick and concrete supporting walls the height of the porch, leads to a small, independent brick and concrete porch.

A front portico over the entry is gabled, supported by four tapered, cylindrical Ionic columns. The entry features the original door, an original fan light above the door, and cross-hatched side lights as well as a decorative screen door. Front, double-hung windows have decorative shutters and triple vertical lights over single lower panes. The house has a full basement.

List and Date of Architectural Modifications

Following twenty years of use as a rooming house for students, the condition of the house needed major attention. The Brownes restored and remodeled the home in the early 1980s. They added the front portico and columns to provide shelter from inclement weather, removed an added bedroom/bath, enclosed the one-story side porch on the south side of the house, and added a glassed-in living area in the rear (not seen from the street). The large stained glass window on the north side of the house was added where an added upstairs bath was removed; the lower rectangular section of the window is original. Ralph A. Thibodeau managed the restoration.

The basement, which extends under the entire house except the kitchen and glassed area, was unfinished and originally held a furnace and a washing machine. The Brownes converted the basement into an apartment in 1975 and used the house as rental property until the renovation was completed in 1984.

NEIGHBORHOOD CONTEXT

Shoal Creek was the natural western boundary of Austin when Edwin Waller laid out the city's original one-square-mile grid in 1839. In order to found the City of Austin, the Congress of the Republic of Texas condemned the land in and surrounding the village of Waterloo in 1839,

offering the former headright owners either money or land elsewhere in Texas as compensation. The lots inside the 1839 city plan, as well as "Outlots" beyond the "Original City" grid Waller laid out, were sold to the highest bidders. Those who purchased outlots in the future Judge's Hill neighborhood included **Dr. Samuel G. Haynie**, a four-time mayor of Austin, who arrived in Austin in 1839 to practice medicine and by 1950 had purchased Outlots 10, 11 and 19.

The Nagle House is in the **Judges' Hill neighborhood**, a few blocks northwest of the Texas State Capitol and southwest of The University of Texas campus. The neighborhood takes its name from the many judges and attorneys who built homes in the area, beginning in 1851, just after Austin was selected as the state capitol, by **Elijah Sterling Clack Robertson** (1820-1879), son of the empresario of Robertson Colony. His home, built on a bluff overlooking Shoal Creek, was followed by several along West Avenue, the western boundary of the 1839 Original City of Austin.

Adjacent to the downtown business district, the homes near this street are some of the oldest in Austin and are in easy walking distance to the Capitol. Spanning a period from the 1850s through the turn of the century, the structures provide insight into the transitioning architectural styles and building materials of the time.

The **Glascock Mansion** (razed 1923) was built in the 1400 block in 1853. The circa 1855 Chandler-Shelley House, also known as **Westhill**, still located at 1703 West Avenue, was likely built by **Abner Hugh Cook** about the same time Cook was building the nearby Governor's Mansion. Many elegant, historic homes still line both sides of West Avenue including the landmark 1870 **Denny-Holliday House** at 1803 West Avenue.

There are at least three periods of activity in the Judges' Hill area. First is that beginning during the Republic and running through World War I, roughly 1840 to 1914. The style is reflected in Abner Cook homes and other early buildings. With the Victorian era came a more formal regimen of manners and social style, reflected in homes of the time. Interiors were more ornate and rooms were designed for formal entertainment. The second phase of development includes the period between the two world wars, 1914 to 1945. It includes primarily Italianate, Colonial and Classical Revival, and Arts and Crafts Bungalow styles. The third phase, following WWII, saw the addition of a few homes in the post-war Ranch and Mid Century Modern styles.

The Judges' Hill neighborhood continues to experience controversial revitalization and conversion of some single family residences to professional offices. On West Avenue, for example, is a series of three modern apartment and condominium buildings that replaced historic homes, including two in the 1700 and 1800 blocks: the Richardsonian Romanesque **Edward Mandell House** home at 1704 West Avenue, built in 1891 and demolished in 1967, and the **Angeline Townsend-Thad Thomson** home at 1802 West Avenue, built in 1868 and demolished in 1962.

The Judges' Hill Neighborhood Association is in the process of nominating the neighborhood as a City of Austin Historic District and National Register Historic District.

HISTORY OF THE LOT AND HOUSE

The lots inside the 1839 city plan, as well as Outlots beyond the Original City grid Edwin Waller laid out, were sold to the highest bidders after the City of Austin was given authority to sell lots on September 3, 1850. Those who purchased outlots in the future Judge's Hill neighborhood included landowners shown on an 1840 map of Austin at the Texas General Land Office. Outlots 10 and 11 in Division E were sold to **S.C. Robertson**, assignee of **Samuel G. Haynie**, in 1852.

The Reverend Charles Gillette purchased the Outlots in 1858. W. T. Watt of Waco purchased from Gillette's heirs both blocks, from West Avenue to Shoal Creek between what would become 16th and 17th Streets, and allowed his daughter **Annie Hale Watt** and her new husband, **James Wooten McClendon** (1873-1972) to build their foursquare Prairie Style home with Spanish Revival details on the west side of Pearl. Only three homes lined the east side of the 1600 block of Pearl until after 1945, when a residence was built at 1607 (now 1605) Pearl, between the Nagle House and the St. David's Episcopal Church Rectory¹ at 1603 Pearl, built in 1914 by the McClendons. Judge John W. Brady built a home at 1601 Pearl in 1915.

Watt sold this property to Walter Wupperman in 1907, who sold it in 1911 to J.H. Chiles. **John H. and Mary H. Chiles** sold the lot legally described as 76 feet x 128 feet of Outlot 10, Division E, to **James C. & Emily St. P. Nagle** for \$1000 on July 1, 1914. The Chiles family moved into a home built by John W. Brady at 1606 West Avenue, the southeast corner of the block, by 1913. John Chiles (1866-1961) owned and operated the **Chiles Drug Store** at Sixth & Congress for 20 years before becoming the president of Austin White Lime Company and a director and vice president of Austin National Bank.

The two-story frame house erected by the Nagles was originally listed in the 1916 and 1920 directories as 1607 Pearl. 1615 Pearl is first listed in city directories in 1929. The Nagles moved here from a house in Hyde Park. Lot Registers indicate an increase in value of the property from \$2,500 in 1915 to \$5,300 in 1916, both under the ownership of James C. Nagle, who was **chairman of the State Board of Water Engineering** at the time, a position he held until 1917.

Though the Nagles retained ownership until 1923, and are still listed as residents in the 1918 city directory, the house was occupied by **Cordella and John W. Scarbrough** from 1918 until 1920, when the Scarbroughs moved to their newly built home at 1801 West Avenue.² John was one of the sons of E.M. Scarbrough.

Real estate agent **K.C. Miller** purchased the property in 1924 and leased it to a series of tenants.

Zula & G.H. Harrington resided here from 1928 to 1949. Their rent was \$75 per month. According to neighbor George Shelley, the Harringtons were very wealthy but rented this house. They were at this address by 1928, when Shelley's parents moved into 1700 West Avenue. Harrington, who was a civil engineer and also active in real estate, had a stroke and, unable to climb stairs, converted the downstairs porch into a bedroom and bath. He died in 1947 and Zula moved out in late 1949.

Charles Hilsberg purchased the house in 1955 and rented it to a succession of male UT students as a rooming house. In 1975 Hilsberg sold the deteriorated home to UT Professor **James C. Browne** and his wife **Gayle**, who, after a few years of renting the house to students, extensively restored and remodeled the house for their own use, moving into the home in 1984.

BIOGRAPHIES of Key Occupants

JAMES C. NAGLE (1865-1927), owner of the property from 1914 to 1923, was chairman of the State Board of Water Engineering at the time the home was built. A memoir of Nagle published by the American Society of Engineers tells his story:

¹ City of Austin Landmark 2009

² The Scarbrough House is currently under consideration for city and state landmark status.

"James C. Nagle was born in Richmond, Virginia, the son of John and Ellen Mary (Smith) Nagle. His parents moved to Travis County, where his childhood was spent on a farm. His primary education was obtained in a country public school near Austin. He received a Bachelor of Science in Civil Engineering from the University of Texas in 1889, and a Master of Arts in 1892, the same year he obtained the degree of Civil Engineer from the University of Pittsburgh, and in 1893 obtained a Master of Civil Engineering from Cornell University.

Nagle's first professional experience was as Field and Office Assistant for the St. Louis Southwestern Railway Company in 1887. He was Assistant Engineer for the Austin and Northwestern Railway Company in 1888. In 1889 and 1890 he was employed as Assistant Geologist, chiefly on topography for a geological survey of Texas. In 1890 he became Professor of Civil Engineering at the Texas Agricultural and Mechanical College and, in 1911, was appointed Dean of the School of Engineering. [He was chief engineer for the Brazos and Burleson Railway in 1894, assistant chief engineer for the Houston, East and West Texas Railway in 1899, and expert in irrigation investigation for the United States Department of Agriculture from 1899 to 1902 and again in 1908.]³

In 1913 Nagle resigned this position to accept an appointment on the **Texas State Board of Water Engineers**, serving as the first chairman of the board from September 1913 to September 1917, when he resigned to return to Texas A&M as Professor of Civil Engineering, Dean of the Engineering School, Director of the Texas Engineering Experiment Station [1917-1922], and Consulting Engineer for the Prairie View Normal and Industrial College. He became president of the Panama Pacific Products Company in 1918.

Nagle served Texas A&M until September of 1922, when he resigned to devote his entire time to the business of the Nagle, Witt, Rollins Engineering Company, which he had organized in 1919, serving as an active senior member until his death. From 1923 to 1927, Nagle was associated with R. A. Thomson, M. Am. Soc. C. E., on the investigation, design, and construction of a five million dollar water supply reservoir for the City of Dallas.

Nagle married **Emily St. Pierre Davis** (nee Morgan) in South Carolina in 1903. Mrs. Nagle had three children by a previous marriage. Nagle also had two brothers, Judge M. Nagle of El Paso and John Nagle of Manor. [After leaving College Station, Nagle and his wife made their home in Dallas. He died April 6, 1927.]

In addition to numerous professional and technical papers, Mr. Nagle is the author of a "*Field Manual for Railroad Engineers*" [1897]; of three published reports on the "Silt-Carrying Capacity of Texas Streams" and of Bulletin 222 on "Irrigation in Texas" for the U.S. Department of Agriculture. He was a member of the American Association of Engineers, the Corp Society of Civil Engineers, the Society for the Promotion of Engineer Education, the Southwestern Geological Society, and a Fellow of the Royal Society of Arts, London, England. He was also a member of the Protestant Episcopal Church, a Scottish Rite Mason, and a

³ Bracketed selections are from *Handbook of Texas Online*,
<http://www.tshaonline.org/handbook/online/articles/NN/fna2.html> (accessed August 25, 2009)

member of Ben Hur Temple AAONMS.

Nagle devoted his life to his work in and for the State of Texas... He was elected a member of the American Society of Civil Engineers on June 6, 1905."⁴

GEORGE HERBERT HARRINGTON (1872-c1948) was born in Kingsbury, New York to James Henry and Marcella Iowa (Benjamin) Harrington. George married Ada Haymond in 1901 in Virginia; she died in a Michigan sanitarium in 1918. Two years later Harrington married **Zula Humphries** (1891-) of Odom, Texas, the daughter of George W. and Sally (Fluit) Humphries.

Harrington graduated from the University of Michigan in 1896 and for the remainder of his life was engaged in the production of crude petroleum oil. In 1897 he became an employee of the **Carter Oil Company**, a subsidiary of the **Standard Oil Company of New Jersey**, whose offices were in New York City. He worked for this company and its various subsidiaries for many years, was advanced to the position of Division Superintendent for the State of West Virginia in the Carter Oil Company, and later transferred to Magnolia Petroleum Company in Texas, where he served as its Superintendent of Production, and 2nd Vice-President.⁵

Magnolia Petroleum Company, founded in 1911 as a consolidation of several earlier companies, was an early twentieth century Texas petroleum company. Standard Oil exchanged its stock for the company in 1925, and Magnolia continued to operate as a Standard Oil affiliate. In 1959 Magnolia merged with Mobil.⁶

CURRENT OWNERS

Gayle Moseley Browne (b.1936) came to Austin in 1958 to teach child development at UT. She has an M.S. from the University of Alabama. She owned an antique shop for many years before retiring. She is a member of the Heritage Society and Settlement Club. She has served the community as president of the Judges' Hill Neighborhood Association (1989-90), president of the University of Texas Ladies Club (2003-2004), and president of University of Texas Faculty Wives (2002-2003).

James Clayton Browne (b.1935) holds a Ph.D. in Chemical Physics from The University of Texas (1960), taught in the Physics Department at UT from 1960 through 1964, was professor of Computer Science and Physics at UT (1968-2009), and is currently professor emeritus of Computer Science at UT. He served as department chair for Computer Science (1968-69, 1971-75, 1984-87). He was also professor of Computer Science at Queens University in Belfast and directed their computer laboratory (1965-1968). Browne founded Hyperformix, an Austin-based software company that sells products and services for performance management and engineering for enterprise level computer systems. He is a Fellow of the Association for Computing Machinery, of the British Computer Society, the American Physical Society, the American Association for the Advancement of Science, and the Institute for Constructive Capitalism. He received the 2004 University of Texas at Austin Career Research Excellence Award, and was named 2009 Distinguished Alumnus by Hendrix College.

⁴ Rollins, A.P., "Memoir of James C. Nagle." Transactions of the American Society of Civil Engineers. v. 93. p. 1878-1879, 1929. No issue number or month.

⁵ <http://mysite.verizon.net/resz99vy/g.htm>, from genealogy records of G. Harrington.

⁶ Wikipedia, Handbook of Texas.