

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2012-0009**HLC DATE:**

June 25, 2012

July 30, 2012

August 27, 2012

PC DATE:**APPLICANT:** Historic Landmark Commission**HISTORIC NAME:** Leroy and Josephine Brown House**WATERSHED:** Waller Creek**ADDRESS OF PROPOSED ZONING CHANGE:** 2707 Hemphill Park**ZONING FROM:** Unzoned to Unzoned – Historic Landmark**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from unzoned to unzoned – Historic Landmark (UNZ-H) combining district zoning.**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

The ca. 1915 house is a rare example of Dutch Colonial Revival architecture in Austin and has long associations with Professor S. Leroy Brown, a prominent professor at the University of Texas who founded the state's first commercial radio station (KUT) and developed a high-speed calculator that led to the creation of digital computers.

HISTORIC LANDMARK COMMISSION ACTION: **June 25, 2012:** Initiated the historic zoning case. **July 30, 2012:** Postponed the case to August 27, 2012 for a quorum.

PLANNING COMMISSION ACTION:**DEPARTMENT COMMENTS:** The house is listed as a Priority 2 for research in the Comprehensive Cultural Resources Survey (1984).**CITY COUNCIL DATE:****ACTION:****ORDINANCE READINGS:** 1ST 2ND 3RD**ORDINANCE NUMBER:****CASE MANAGER:** Steve Sadowsky**PHONE:** 974-6454**NEIGHBORHOOD ORGANIZATION:** North University Neighborhood Association**BASIS FOR RECOMMENDATION:****Architecture:**

One-and-a-half story rectangular-plan Dutch Colonial Revival-style brick house with a protruding central shaped brick parapet over the front door and Flemish shaped parapets on both sides of the side-gabled roof. The house has a full-width shed-roofed independent porch on large rectangular brick posts; central front door with a multi-light transom and sidelights; multi-light casement fenestration; historic and non-historic wood additions to the rear. The house is one of a handful of houses remaining in Austin demonstrating the shaped parapets of the early Dutch Colonial Revival; this style of house is much more

typical of the Mid-Atlantic states, and has its origins in the 17th and 18th century brick farmhouses and townhouses of New Jersey, New York, Pennsylvania, and Delaware.

Historical Associations:

The house was built in 1915 for S. Leroy and Josephine Brown, who lived here until their deaths. Leroy Brown was a very prominent professor of physics at the University of Texas; he established KUT radio station at UT in 1915, the first commercial radio station in Texas – it later became KNOW, and later built a high-speed mechanical calculator that served as a precedent for digital computers. His wife, Josephine, ran a tea-room in this house in the 1930s. She passed away in 1959; he died in 1966. The house then became the home of the Zivley Typing Service for many years, and more recently has been associated with the Fiji Fraternity, just to the south of the house.

PARCEL NO.: 02150301130000

LEGAL DESCRIPTION: N 46FT OF W 1/2 OF LOT 4 & W 1/2 OF LOT 5 BLK 13 OLT 13 DIV D WHITIS SUBD

ESTIMATED ANNUAL TAX ABATEMENT: \$5,865 (owner-occupied); city portion: \$1,745. \$3,132 (income-producing); city portion: \$876.

APPRAISED VALUE: \$530,771

PRESENT USE: Fraternity house annex.

CONDITION: Good

PRESENT OWNERS: Purple Owl House Corporation
2707 Hemphill Park
Austin, Texas 78705

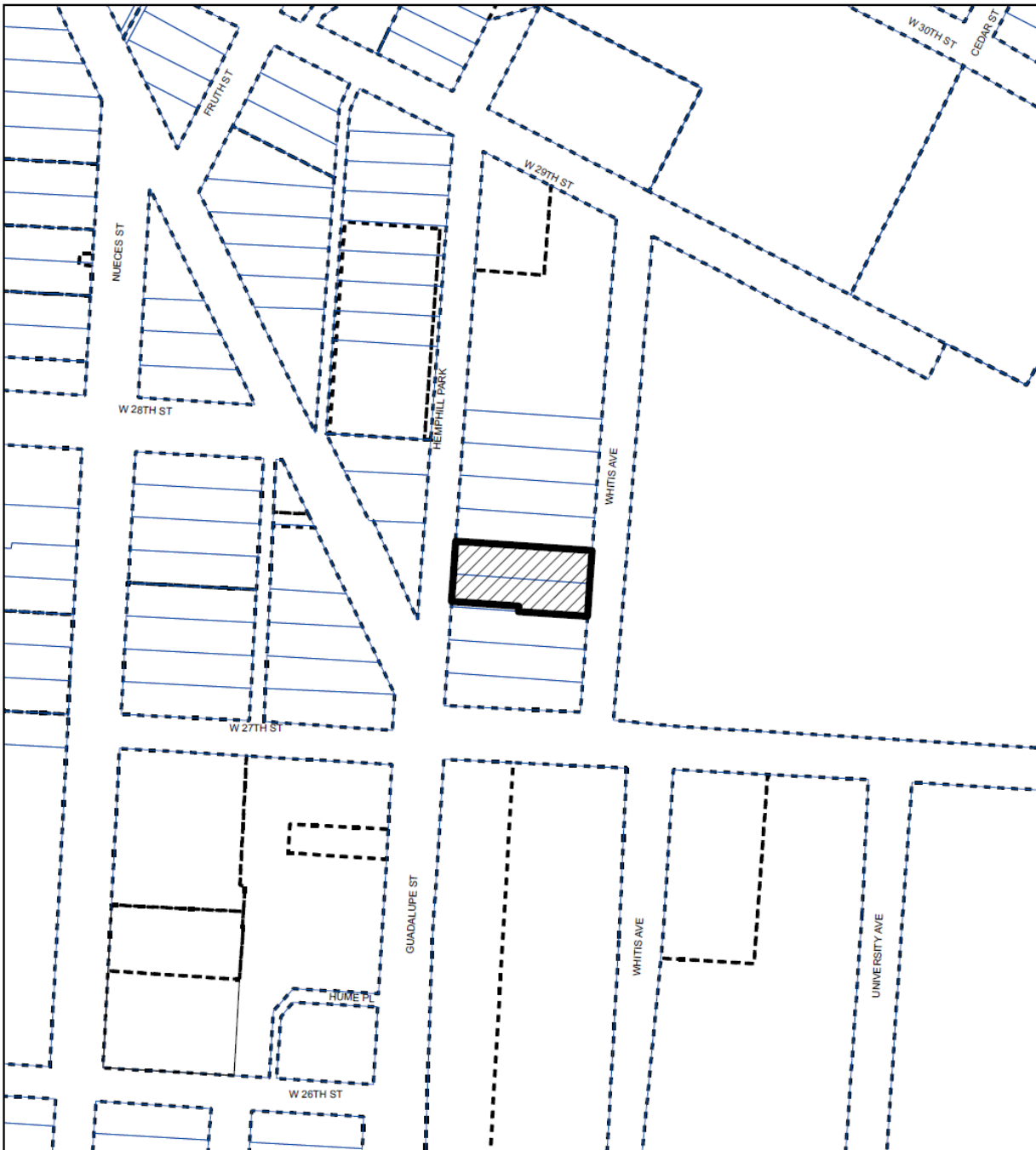
DATE BUILT: ca. 1915



ALTERATIONS/ADDITIONS: Two frame additions to the rear of the house; neither in very good condition. Possible replacement of front windows and wainscoting.

ORIGINAL OWNER(S): Leroy and Josephine Brown (1915)

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



 SUBJECT TRACT
 ZONING BOUNDARY

CASE#: HDP-2012-0187
 LOCATION: 2707 Hemphill Park



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

2707 Hemphill Park Avenue
ca. 1915





OCCUPANCY HISTORY

2707 Hemphill Park Avenue

City Directory Research, Austin History Center
By City Historic Preservation Office
May, 2012

1992	Zivley Typing Service
1985-86	Zivley Typing Service
1981	Zivley Typing Service
1977	Zivley Typing Service
1973	Zivley Typing Service
1969	Zivley Typing Service NOTE: S. Leroy Brown died in 1966.
1964	S. Leroy Brown, owner Professor, University of Texas NOTE: Josephine E. Brown died in 1959.
1958	S. Leroy and Josephine E. Brown, owners Professor, University of Texas
1953	S. Leroy and Josephine E. Brown, owners Professor, University of Texas
1949	S. Leroy and Josephine Brown, owners Professor, University of Texas
1947	S. Leroy and Josephine Brown, owners Professor, University of Texas NOTE: The address is listed as 2707 North Guadalupe Street.
1944-45	S. Leroy and Josephine Brown, owners Professor, University of Texas NOTE: The address is listed as 2707 North Guadalupe Street.
1941	S. Leroy and Josephine Brown, owners Professor, University of Texas NOTE: The address is listed as 2707 North Guadalupe Street.
1939	S. Leroy and Josephine Brown, owners Professor, University of Texas NOTE: The address is listed as 2707 North Guadalupe Street.
1937	S. Leroy and Josephine Brown, owners Professor, University of Texas NOTE: The address is listed as 2707 North Guadalupe Street.
1935	S. Leroy and Josephine Brown, owners Professor, University of Texas

NOTE: The address is listed as 2707 North Guadalupe Street.

- 1932-33 S. Leroy and Josephine Brown, owners
Professor, University of Texas
NOTE: The address is listed as 2707 North Guadalupe Street.
- 1930-31 Simpson Leroy and Josephine Brown, owners
Professor, University of Texas
Also listed is the Cat n' Fiddle Tea Room, operated by Henrietta Winslow, who lived at 112 W. 32nd Street.
NOTE: The address is listed as 2707 North Guadalupe Street.
- 1929 S. Leroy and Josephine Brown, owners
Professor, University of Texas
Also listed is the Little T Shop, a restaurant operated by Mrs. Josephine Brown.
NOTE: The address is listed as 2707 North Guadalupe Street.
- 1927 S. Leroy and Josephine Brown, owners
Professor of physics, University of Texas
NOTE: The address is listed as 2707 North Guadalupe Street.
- 1924 S. Leroy and Josephine Brown, owners
Professor of physics, University of Texas
NOTE: The address is listed as 2707 North Guadalupe Street.
- 1922 S. Leroy and Josephine Brown, owners
Associate professor of physics, University of Texas
NOTE: The address is listed as 2707 North Guadalupe Street.
- 1920 S. Leroy and Josephine Brown, owners
Associate professor of physics, University of Texas, and instructor, U.S. School of Military Aeronautics
NOTE: The address is listed as 2707 North Guadalupe Street.
- 1918 S. Leroy and Josephine Brown, owners
Adjunct professor of physics, University of Texas
- 1916 S. Leroy and Josephine Brown, owners
Adjunct professor of physics, University of Texas
- 1914 The address is not listed in the directory. S. Leroy Brown is listed as an adjunct professor of physics at the University of Texas. He lived at 2620 Rio Grande Street.

NOTES:

The 1930 U.S. Census shows S. Leroy and Josephine Brown at this address, along with their daughter (listed as a lodger [?]), Elizabeth. They owned the house, which was worth \$5,000. S. Leroy Brown was then 48, had been born in Indiana, and was a teacher at the University. Josephine Brown was then 46, had been born in Arizona, and is listed as a tea shop manager. Elizabeth Brown was 7, and had been born in Texas. The 1920 U.S. Census shows the Browns at this address; Josephine Brown had no occupation listed in the census report, and they had no other persons in the house.



S. Leroy Brown

in: ournal.

S. LEROY BROWN

S. Leroy Brown, 83, of 2707 Hemphill Park, died Tuesday afternoon.

Dr. Brown was Professor Emeritus of Physics at The University of Texas.

Survivors are one daughter, Mrs. Elizabeth B. Meyer of Victoria; one granddaughter, Judith Ellen Campbell of Austin; and one grandson, James A. Campbell Jr. at Victoria.

Funeral will be held at 10 a.m. Friday at Weed-Corley Funeral Home. Cremation will follow in San Antonio.

Obituary of S. Leroy Brown
Austin American, March 16, 1966

S. LEROY BROWN

Funeral services for S. Leroy Brown, 83, 2707 Hemphill Park, will be held at 10 a.m. Friday at the Weed-Corley Funeral Home. Cremation will follow in San Antonio.

Dr. Brown, professor emeritus of physics at the University of Texas, died suddenly Tuesday afternoon.

Survivors are one daughter, Mrs. Elizabeth B. Meyer, Victoria; one granddaughter, Judith Ellen Campbell, Austin; and one grandson, James A. Campbell Jr., Victoria.

Those who care to do so may make a memorial contribution to their favorite charity.

Funeral notice for S. Leroy Brown
Austin Statesman, March 16, 1966

Final Rites Set Today For Brown

Funeral services for S. Leroy Brown, 83, a member of The University of Texas physics faculty for almost half a century, will be conducted Friday at 10 a.m. at Weed-Corley Funeral Home.

Cremation will follow in San Antonio.

Prof. Brown died Tuesday afternoon. He lived at 2707 Hemphill Park.

He gained world-wide recognition in 1939 for building a high-speed mechanical calculator known as a "multi-harmonograph." The machine was in some ways a forerunner of the modern digital computers.

Prof. Brown joined the UT faculty in 1911, serving as professor of physics until his retirement to emeritus status in 1954.

Born in Indiana, he taught at Purdue and Lehigh Universities before coming to Texas. He was a graduate of Indiana University and the University of California at Berkeley.

Survivors are a daughter, Mrs. Elizabeth B. Meyer of Victoria, and two grandchildren.

Funeral notice for S. Leroy Brown
Austin American, March 18, 1966

IN MEMORIAM S. LEROY BROWN

S. Leroy Brown, Professor of Physics Emeritus, died March 15, 1966, at the age of 85 years. Following graduation from Bloomfield, Indiana High School he received degrees from the University of Indiana -- the B.A. degree in 1905 and the M.A. degree in 1907. His doctorate was from the University of California in 1909, with major in physics and minor in electrical engineering and mathematics. During the graduate study he was a Whiting Fellow and was an elected member of Tau Beta Pi and Sigma Xi.

Dr. Brown held student appointments as Assistant Instructor at Purdue University and Instructor at Lehigh University. He came to The University of Texas as Instructor of Physics in 1912 and retired as Professor of Physics in 1954. During World War I he was President of the Academic Board, Air Service School in Austin, where he succeeded well in setting up emergency training and teaching facilities for radio operators. Later, he was consultant to the War Research Laboratory of the Department of Physics during World War II, and later to its successor, the Military Physics Research Laboratory. He served many years as Chairman of the Department of Physics. Among various organizations he was a Fellow of the American Physical Society and of the American Association for the Advancement of Science. His biography was carried in Who's Who in America and Who's Who In American Education.

In 1911 Dr. Brown married Miss Josephine Brown (known to her many friends as Dearie). She operated a tearoom on North Guadalupe Street for a number of years before her death on September 18, 1959. Dr. Brown is survived by one daughter, Mrs. Elizabeth B. Meyer, of Victoria, Texas, and two grandchildren.

In many respects Dr. Brown was one of the early great teachers at the University. His freshman and sophomore classes were large and enthusiastic, and they were taught by a dedicated man in a loud and convincing voice. His points of view in class were driven home as if by a hammer, as were also his points of view in discussions outside the classroom. While advanced and graduate classes in physics were small during most of his teaching years, his classes were usually larger than the departmental average.

To those of us who were members of his class and who were encouraged to become teachers, Dr. Brown was an inspiration and a force as well. He put such people through a strict, but friendly, regime of stand-by and unexpected emergency teaching from day to day --usually with little or no warning. When funds were tight, as they always were during the depression years, he somehow saw to it that the young teacher had a long-session appointment and a little work in the summer. If things got worse he made loans to them to bridge their fiscal gaps.

In the Twenties and early Thirties money for research was almost non-existent. Moreover, there was little encouragement for a member of the faculty to do research or to publish or to attend national meetings. Nevertheless --and indifference and some ridicule--S. Leroy Brown managed to get together enough crude items of equipment to use day and night in his laboratory, with the few advanced students who were around the wooden shacks housing the physics department. From such efforts came some 30 articles in national Journals and three textbooks. He regularly attended meetings of the American Physical-Society, mostly at his own expense.

Dr. Brown was working in the field of high-frequency circuits when radio was in its infancy and, later, when the vacuum tube was invented. He and his students built the first broadcasting station

in Austin -- known first as WCM and later as KUT. One of his students, Robert Shelby, was the station operator and later became chief television engineer of NBC. Others did the announcing, built equipment, played the piano and organ. Although the broadcasting venture was short-lived and was soon turned over to the Extension Division, it somehow served to persuade more students to take up advanced physics and to go on to more academic matters. Dr. Brown's days in research were mostly those of no funds (except those slightly diverted from M&E), temporary space under leaky roof and whistly floors, and no equipment except string and sealing wax.

S. Leroy Brown's research was in a number of areas -- some of them restricted to problems for which he could find a piece of equipment. If there was no equipment, his paper was only a paper study of the problem. The topics covered included heat transfer, Bernoulli's Principle and the curving of a baseball, new types of resistance thermometers, thermal electromotive forces, radio-frequency electrical measurements, residuals of inductance and capacitance in resistance coils, and other subjects. He conceived and built a complex mechanical harmonic synthesizer analyzer, which was, in many respects, a forerunner of electrical analogue computer. Late in 1939 he did extensive work on his multi-harmonograph for solving pairs of non-linear simultaneous equations and transcendental equations, and in doing certain types of network analysis. Dr. Brown was in physics during what may now be termed its classical period. Particle physics was slowly developing, nuclear fission was not at hand, and there were neither massive particle accelerators nor magnificent amounts of Federal funds. For the most part, in the days of his prime there was nothing to do but teach and to make-do in research with what he could put together. Both of these things he did -- and did well.

C. P. Boner, Chairman

H. L. Lochte

W. S. Stone

Filed with the secretary of the General Faculty by Mr. C. P. Boner, Chairman of the Special S. Leroy Brown Memorial Resolution Committee, May 25, 1966.

Distributed among the members of the General Faculty by the University Stenographic Bureau, June 1, 1966.

MRS. S. LEROY BROWN

Mrs. S. Leroy Brown, 2707 Hemphill Park, died Friday in a local hospital. She had been a resident of Austin 48 years; having been reared in San Francisco. Mrs. Brown was a member of the University Ladies Club, the Faculty Wives Club and the Wednesday Morning Music Club.

She is survived by her husband, Dr. S. Leroy Brown of Austin; one daughter, Mrs. Fred Meyer of Austin; two grandchildren, Judith Ellen Campbell of Austin and James Campbell Jr., of San Diego, Calif.

The body will lie in state at the Weed-Corley Funeral Home until 11:30 a. m. Saturday when it will be taken to San Antonio.

Those who desire may make a memorial contribution to the Minnie Sneed Wilcox Fund of the Wednesday Morning Music Club.

Obituary of Josephine Brown
Austin American, September 19, 1959

Dr. Brown and His 'Multiharmonograph'



contributions this 15-
solve equa-
tions most mathematicians can't
write. Beside it, Dr. S. LeRoy
Brown, chairman of the University
of Texas physics department and
inventor of the machine, calls it
a "multiharmonograph."

The polynomial machine operates
on wave impulses, weighs a ton,
and performs 61 mathematical op-
erations at once, says Dr. Brown.

He says it will solve technical dif-
ficulties arising in telephone and
radio networks, also declares that
geologists will be aided by it in
calculating seismograph recordings.
It solves equations as high as the
15th degree.

The machine, which took Dr.
Brown five years to build, is the
property of the university. There
are only two others like it in this
country, both having been designed
in Switzerland, its inventor says.

From the Handbook of Texas entry on Radio in Texas:

- 1) As part of his experiments in high-frequency radio, University of Texas physics professor S. Leroy Brown built radio equipment and began broadcasting weather and crop reports from a physics laboratory on the UT campus in 1915.
- 2) During World War I, using the call letters KUT, the university's Division of Extension operated Brown's equipment to broadcast reports from the United States Marketing Bureau and Department of Agriculture. By March 1922 the station had combined with a second campus station (call letters 5XY) and, with a 500-watt power rating, was one of the best-equipped and most powerful stations in the nation. The usual broadcasts were from 8 to 10 P.M. on three nights a week; programming consisted of music, lectures, and agriculture and marketing reports. In addition, a church service was aired on Sunday.

From norwoodtower.com – Norwood Firsts:

Atop the Motoramp Garage was the exclusive Austin Club, set back and surrounded by landscaped gardens. Its floors were decorated with bluebonnet and cactus tiles. The Austin Club was located on the fifth floor, with entry through the main building, until the 40s. KNOW Radio took its place, broadcasting from here for the next 25 years. Louis R. Cook managed the station from 1947 until 1969. KNOW was the immediate descendant of Austin's first radio station. Founded in 1922 by a physics professor at UT, Dr. S. Leroy Brown, KUT became Austin's first commercial broadcast station in 1927, when UT decided the radio business was too costly and sold it to the Rice Hotel in Houston. By 1930, it was located in the Driskill Hotel, and in 1932 its new owners, Hearst Publications, changed the call letters to KNOW.

From the [Daily Texan](http://www.dailytexan.com), July 17, 2012:

UT fraternity's redevelopment plans halted by Austin Historic Landmark Commission

RELATED IMAGE(S)



Courtesy of the Austin Historic Landmark Commission

PUBLISHED 17 JUL 2012 AT 8:14 PM BY MAX BRIDGES

A demolition permit for a house owned by the [Phi Gamma Delta](#) fraternity was halted late last month by the [Austin Historic Landmark Commission](#) after claiming that the house could be designated a historic landmark.

Austin's Historic Preservation Office was asked to further research the North Campus house located on 2707 Hemphill Park, a 97-year-old year bungalow-style house purchased by the fraternity in the late '90s. The building is located behind Buen Retiro, the fraternity's main house, which was designated a historical property in 1972.

Steve Sadowsky, director of the Historic Preservation Office said he will recommend to the Historic Landmark Commission on July 30 that the house be designated a historic landmark because of its unique architecture and historical associations. The Historic Landmark Commission released a statement about the need to preserve the house because it “is one of a handful of houses remaining in Austin demonstrating the shaped parapets of the early Dutch Colonial Revival.”

The building was once home to UT physicist S. Leroy Brown, who created WCM, Austin’s first broadcast station — the station would go on to become KUT, according to a 1966 obituary written by UT faculty. And according to the Austin Historic Landmark Commission documents, Brown invented the mechanical multi-harmonograph, an early form of calculator that predated digital computing.

Kent Collins, the redevelopment project’s real estate developer and Texas Phi Gamma Delta alumnus, said he believes the HLC has done a poor job of researching the house. He said according to the City’s records, the building is not unique for Austin and does not need to be preserved.

“Austin has structures in our historic inventory that preserve the architecture — both Dutch Colonial Revival and the use of unique shaped parapets in residential structures,” Collins said. “Austin has structures in our historic inventory recognizing the history of KUT ... the true history of KUT occurred after Dr. Brown’s two-year association with radio at UT, and our landmarks portray that.”

Collins said the goal of the new building is to relieve pressure from the main house, which at times holds more than 200 people. It will be a bigger, more modern version of the previous house, needed to accommodate the growing needs of the fraternity, Collins said.

“If the demolition permit for the house does pass,” Collins said, “then the building we build in its place will be used as an extension of the main house with bedrooms, study rooms, social space, computer rooms and a house mother’s apartment.”

Sadowsky said the HLC will work with Collins and his company, Centro Development to reach a compromise if the building is demolished, but options other than demolition are not economically feasible, Collins said.

“If the HLC does not recommend historic zoning, then we will release the demolition permit. We are asking the fraternity to consider alternatives to demolition, including incorporating it into the proposed addition, building around it, or moving it within a specified area that would retain its context with UT.” Sadowsky said. “If the house is demolished, we will require a documentation package, which does include photographs, a narrative history and a dimensioned sketch plan.”

According to a statement from the Office of the Dean of Students, the HLC findings will determine the exact significance of the building.

“The fact that the house was once owned by a UT Austin professor certainly links it to the University,” the statement read. “The fact that this professor, S. Leroy Brown, made important contributions to the creation of KUT radio and even the computer is definitely important.”

After Brown died in 1966, the house became home to Martha Ann Zivley’s Typing Service.

Collins said the business and buildings around campus are bound to change over time.

“Sure, I remember going there when I went to UT, but since then many popular UT-centric businesses have closed or moved,” Collins said. “I remember getting a great breakfast at 1 a.m. at The Frisco, which has been replaced by a Schlotzsky’s. That place had been there for over 50 years. Time doesn’t stand still, that’s just not how things work.”

Dutch Colonial and Dutch Colonial Revival Architecture with shaped Flemish parapets



Pieter Bronck House in Cocksackie, New York (1662, expanded in 1738)

Dutch gable

From Wikipedia, the free encyclopedia



Dutch gables of varying complexity decorate the garden facade of [Montacute House](#) built circa 1598

A **Dutch gable** or **Flemish gable** is a [gable](#) whose sides have a shape made up of one or more curves and has a [pediment](#) at the top. The gable may be an entirely decorative projection above a flat section of roof line, or may be the termination of a roof, like a normal gable (the picture of Montacute House, right, shows both types). The preceding is the strict definition, but the term is sometimes used more loosely, though the [stepped gable](#) should be distinguished from it. The term "Dutch gable" is also used in America and Australasia to refer to a [gabled roof](#).

The Dutch gable was a notable feature of the [Renaissance architecture](#) which spread to northern Europe from the [Low Countries](#), arriving in Britain during the latter part of the 16th century.^[1] Later Dutch gables with flowing curves became absorbed into [Baroque architecture](#).

Examples of Dutch-gabled buildings can be found in historic cities across Europe. In [Potsdam, Germany](#), 150 red brick houses featuring steep Dutch gables form part of the city's Dutch Quarter, while in [Bruges, Belgium](#), a wide range of buildings featuring Dutch gables can be found. The style also spread beyond Europe, for example Barbados is well known for the Dutch gables on its historic buildings.^[2] Dutch settlers in [South Africa](#) also brought with them building styles from Holland which included the use of prominent Dutch gables but adjusted to the Western Cape region where the style became known as [Cape Dutch architecture](#).

The formation of Dutch gables requires careful detailing, to weatherproof the junction of the roof with the inner face of the Dutch gable wall with a [flashing \(weatherproofing\)](#).



typical Arras façade

An example from northern France, [Arras](#), where Flemish culture had a strong architectural impact.



A prominent Dutch gable on a house in South Africa in [Stellenbosch](#)

NOTE: The City Historic Preservation Office received the following e-mail from 432 Phi Gamma Delta fraternity members and alumni:

Dear Historic Commission Members:

We understand you are deliberating the historical significance of a home on the property of The University of Texas at Austin Chapter of Phi Gamma Delta.

Our chapter has a long-standing tradition of honoring and respecting significant history and historical structures. For example, we initiated the process for our Chapter House to be designated as a Recorded Texas Historic Landmark, which became official in 1972. No one forced this designation on us, or even requested it of us. We did so voluntarily because the structure rises to the level that is worthy of such designation. Furthermore, we have been good stewards of the property, and have every intention of continuing to honor and maintain the property in a dignified manner.

In contrast, the same things cannot reasonably be concluded about the Zivley House. While no one argues the home's inherent charm or that some interesting history is affiliated with the property, we do not believe either aspects rise to the level of significance worthy of declaring the property an official City of Austin Historic Landmark.

As you know, our chapter has long-intended to utilize this property for long-overdue expansion plans that are vital to the continued success of our chapter's future at UT Austin. The expansion we now seek will serve to take pressure off of the recognized historic landmark that our chapter has respected and preserved for over 100 years. We respectfully request you consider a number of other types of the architecture at hand already exist within Austin's historical home inventory. We furthermore respectfully ask you to consider the ramifications of declaring this property as "historic" would have on the future of our chapter.

Thank you for your consideration, diligence and dedication to the history of Austin.

Sincerely,
John M. Canavan III