

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2013-0140

HLC DATE:

November 18, 2013

PC DATE:

APPLICANT: Sarah Crocker, Crocker Consulting, on behalf of the owners

HISTORIC NAME: Louis C., Jr. and Virginia Page House

WATERSHED: Johnson Creek

ADDRESS OF PROPOSED ZONING CHANGE: 2507 Kenmore Court

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

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

QUALIFICATIONS FOR LANDMARK DESIGNATION:

The house is an excellent example of early mid-century Modern design, and was built and owned by Louis C. Page, Jr., a founder of Page, Southerland & Page, a world-wide architectural and engineering firm, and his wife, Virginia Nalle Page, meeting the criteria for landmark designation under the categories of architectural and historical significance.

HISTORIC LANDMARK COMMISSION ACTION:

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is beyond the bounds of 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:

BASIS FOR RECOMMENDATION:

Architecture:

The Louis C., Jr. and Virginia Page House is a classic example of early mid-century Modern design, which is distinguished by its horizontal composition, large expanses of glass bringing together the structure and the natural site, rectangular building forms, and use of natural and non-traditional building materials, such as stone, wood, and notably on the Page House, standing-seam metal wall cladding. The Page House has a two-story rectangular central block, a long expanse of floor-to-ceiling glass in the one-story connection between the house and the garage, the integration of the house with its site in the use of stone veneers, and integral terraces that reinforce the relationship of the house with its environment, and the use of sheet metal as a primary exterior wall material – the first

known use of standing seam metal as an exterior wall material on any residential structure in Austin.

Historical Associations:

In 1949, Louis C. Page, Jr. and his brother, George Matthews Page, purchased an undeveloped tract in Tarrytown, and then split the land so that the brothers had lots with a common rear property line, although the houses faced different streets – Louis Page’s house was on Kenmore Court and George Page’s house faced adjacent Schulle Avenue. In this house, Louis C. Page, Jr., and his wife, Virginia, spent the rest of their lives.

Louis C. Page, Jr. was born in Austin in 1909 to prominent local architect Louis C. Page, a member of a long and prestigious architectural dynasty that started in the 1880s when Louis, Sr.’s father, Charles Henry Page, moved to Austin from St. Louis to work as a stone mason on the new Texas Capitol. His son, Charles Henry Page, Jr., began an architectural firm in Austin in 1898 (C.H. Page, Jr.), and was soon thereafter joined by his younger brother, Louis C. Page, Sr. – the firm then became known as C.H. Page and Brother, and later as Page Brothers. The firm achieved great recognition when they were awarded the commission for the Texas Pavilion at the St. Louis World’s Fair in 1904. They were known primarily for their public buildings, schools, and commercial buildings, including the Littlefield Building in downtown Austin, and the Travis County Courthouse.

Louis C. Page, Jr. graduated from the University of Texas with a bachelor’s degree in architectural engineering in 1929. He went on to get his master’s degree in architecture from the Massachusetts Institute of Technology, and then spent a year at the Ecole des Beaux Arts in France before returning to Texas in 1932. He and his fellow MIT classmate, Louis Southerland, established their first architectural office, Page & Southerland, in Tyler at the height of the East Texas oil boom. After Louis C. Page, Sr. passed away in 1934, the pair moved back to Austin, where they initially took over Louis, Sr.’s work in Page Brothers. In 1939, Louis, Jr.’s younger brother, George Matthews Page, joined the firm, which then became known as Page, Southerland & Page. Page, Southerland & Page grew to be one of the most prestigious architectural and engineering firms in Texas, the United States, and now has work and offices throughout the world. With over 500 architects and engineers, the firm has offices in Austin, Dallas, Houston, Denver, and Washington, D.C.

Page & Southerland, and later, Page, Southerland & Page, focused primarily on public buildings, schools, and commercial buildings, as had the earlier form of Page Brothers. Among their designs in Austin are the Municipal Building, the Austin Tribune Building, Palmer Auditorium, and the IBM campus on the north side of the city. In 1956, the firm became the consulting architects and engineers for the University of Texas, and has designed buildings on many of the UT campuses throughout the state, as well as for Texas Woman’s University in Denton, and the Austin State School. Louis Page, Jr. taught at the University of Texas, and through his close association with higher learning as well as his relationships with the most prominent modern architects of his time, including Eero Saarinen and Richard Neutra, he kept his firm at the forefront of architectural design and engineering. The firm had a limited residential architectural practice, but did design houses for LBJ as well as several other prominent Texans. Through Page’s relationship with Lyndon Johnson, the firm also designed Rosewood Courts, the first public housing project in Austin, and in the United States.

1939 proved to be a very momentous year for Louis Page, Jr. Besides expanding his architectural firm to include his younger brother, he also married Virginia Nalle, the granddaughter of a former Austin mayor, and a member of a very prominent Austin family. Virginia Nalle was the Society Page editor for the Austin American-Statesman, and was very active in

various heritage, charitable, and philanthropic organizations in the city, including the Daughters of the American Revolution, the Settlement House, and Heritage Society of Austin.

Louis and Virginia Page purchased the property on Kenmore Court in 1949; he designed the house that he would live in until his death in 1981. Virginia Nalle Page continued to live in the house after his death, and finally sold it in 1990. She passed away in 1997.

PARCEL NO.: 0119080329

LEGAL DESCRIPTION: Tract B, Kenmore Oaks

ESTIMATED ANNUAL TAX ABATEMENT: \$8,500 (owner-occupied); city portion: \$2,500 (capped). NOTE: The AISD tax abatement is capped at \$3,500; the Travis County tax abatement is capped at \$2,500. Total taxes on this property without any tax abatements are over \$59,000.

APPRAISED VALUE: \$2,636,722

PRESENT USE: Single family residence

CONDITION: Excellent

PRESENT OWNERS: Ivor Johnson Trust

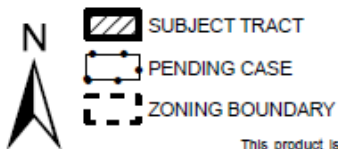
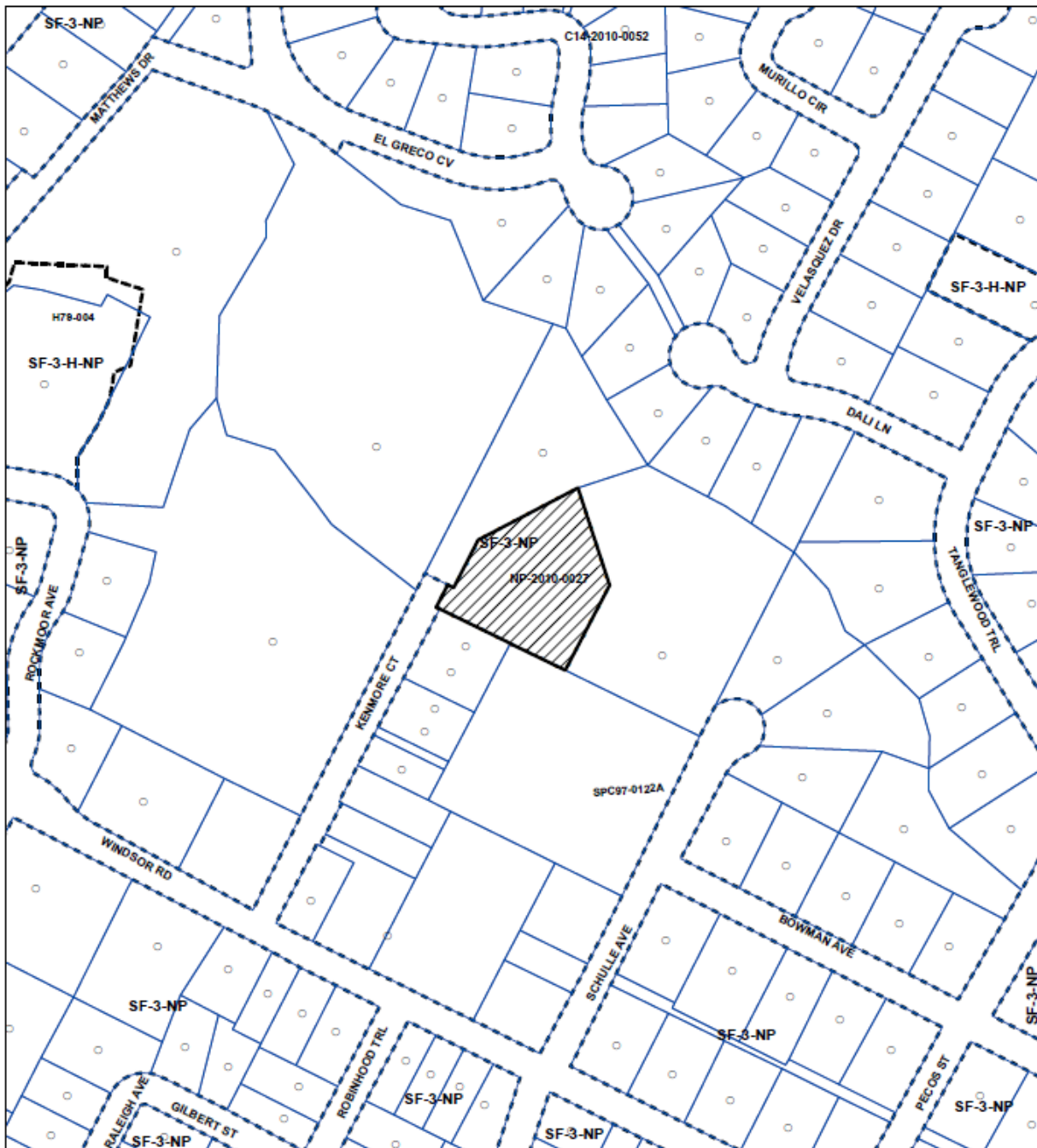
DATE BUILT: ca. 1949

ALTERATIONS/ADDITIONS: Although the house has been remodeled several times, the exterior of the house remains intact. There have been no additions to the house.

ORIGINAL OWNER(S): Louis C., Jr. and Virginia Page (1949)

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



ZONING
ZONING CASE#: C14H-2013-0140



1" = 200'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

SARAH PUTNAM CROCKER CROCKER CONSULTANTS

9415 Burnet Rd Suite 306

Austin Texas 78758

November 8, 2013

Mr. Steve Sadowsky
Preservation Officer
City of Austin
505 Barton Springs Road
Austin Texas 78704

RE: Paige-Nalle House/2507 Kenmore Court /C14H- 2013-0140

Dear Mr. Sadowsky,

On February 16, 1949 Louis Charles Page Jr. and his wife Virginia Nalle Page purchased 2.02 acres of undeveloped land in Tarrytown on Kenmore Court and immediately stated construction on the two-story, 5800 s.f. residence where they would spend the next forty-one years raising their children and entertaining friends, family and several generations of Austinites.

Although Louis died in 1980, his wife Virginia continued to reside at Kenmore Court until 1990 when the property was to Max and Joanne Brenner. In sixty-four years this remarkable property has only had four owners.

Louis Page received a masters degree in architecture from MIT and it was at MIT he met Jacques Carlu considered by many as the "Ambassador" of the Streamlined Moderne style. Following graduation from MIT he followed Carlu to the Ecole de Beaux-Arts Institute in Fontainebleau France where he spent a year before returning to Austin. Louis Page joined forces with his brother George Matthews Page and fellow MIT classmate Louis F. Southerland to create Page, Southerland & Page which is now one of the largest, and most prestigious international architectural, engineering practices in the world.

While there is little doubt that the Streamlined Moderne and Art Moderne style championed by Carlu influenced Louis Page he seemed to prefer the cleaner more traditional lines found in Moderne style which architectural historian Richard Guy Wilson defined as the "eclectic co-existence of traditionalism and modernism " and it's counterpart, the Mid-Century Modern style, which flourished after World War II.

The residence at 2507 Kenmore Court is a classic example of the Mid-Century Modern style, which is characterized by:

- Lack of ornament: Materials meet in simple, well-executed joints and there are no decorative moldings and elaborate trims.
- Emphasis of rectangular forms and horizontal and vertical lines. The shape of the house is a box linked together by different materials in well-defined plans.
- Low horizontal massing and broad roof overhangs.
- Use of traditional materials in new ways. Materials such as wood, brick and stone are used in simplified ways, vertical board cladding in large smooth planes. Brick or stonework is simple, and used in rectilinear masses or planes. Steel or metal is used for horizontal banding.
- Relationship between interior spaces and site. Large expanses of glass to bring the site into the building to take advantage of views and natural landscaping.

I look forward to working with your office and presenting this case to the Historic Landmark Commission for their consideration.

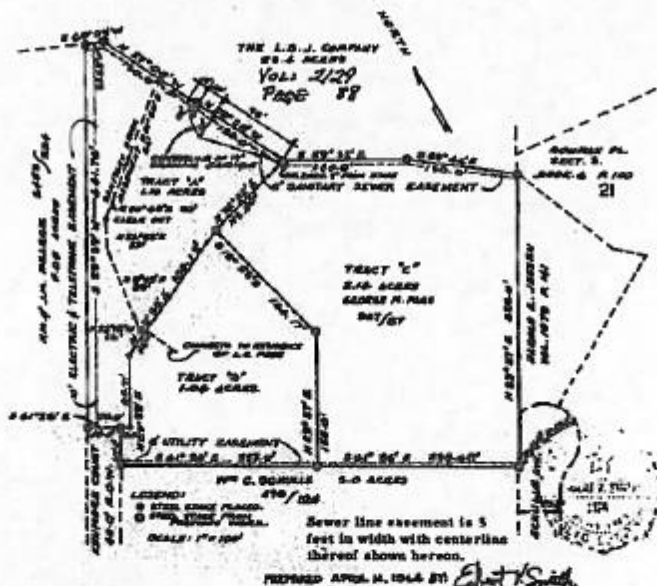
Sincerely,

Sarah Crocker

Sarah Crocker
Agent for the
Iver Johnson Trust

MAY 20-69 RE CA A 988 4 7.10

KENMORE OAKS

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That we, Louis C. Page and wife, Virginia M. Page, owners of the 2.20 acre tract conveyed to us by deed dated February 16, 1949 and recorded in the Travis County Deed Records Volume 967, Page 82, and being Tracts A and B as shown hereon, and George M. Page and wife, Van Meter DeBette Page, owners of the 2.14 acre tract conveyed to us by deed dated February 16, 1949 and recorded in the Travis County Deed Records Volume 967, Page 87, being Tract C as shown hereon, do hereby accept and adopt this plan as our subdivision of the said 2.20 acre tract into "A" of 1.14 acres and "B" of 1.04 acres, as shown hereon, and reserve the sanitary sewer easement shown hereon across tract "A" as an easement appurtenant in favor of Tract "B" and hereby dedicate to the public the streets and easements shown hereon subject to easements and restrictions heretofore granted.

Witness our hands, this April 14th, 1964 AD.

[Signature]
Louis C. Page*[Signature]*
Virginia M. Page*[Signature]*
George M. Page*[Signature]*
Van Meter DeBette PageSTATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Louis C. Page and his wife, Virginia M. Page, and George M. Page and his wife, Van Meter DeBette Page, all known to me to be the persons whose names are subscribed to the foregoing instrument, and the said Louis C. Page and George M. Page acknowledged to me that they executed the same for the purposes and considerations therein expressed; and the said Virginia M. Page and Van Meter DeBette Page having been examined by me privily and apart from their husbands and having the same fully explained to them, they, the said Virginia M. Page and Van Meter DeBette Page acknowledged such instrument to be their act and deed, and declared to me that they executed the same for the purposes and considerations therein expressed, and that they did not wish to retract it.

Given under my hand and seal of office, this 14th day of April, 1964 AD.

[Signature]
Notary Public in and for Travis County, TexasApproved for acceptance: Date May 15, 1964 *[Signature]*
Ralph M. Osborne, Director of PlanningAccepted and authorized for record by the Planning Commission of the City of Austin, Texas on the 15th day of May, AD 1964.*[Signature]*
Chairman*[Signature]*
SecretaryFILED FOR RECORD on the 20 day of May, AD 1964 at 10 o'clock AM
Miss Emilie Limberg, Clerk of the County Court, Travis County, Texas

State of Texas: County of Travis: I, Miss Emilie Limberg, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its Certificate of Authentication was filed for record in my office on the 20th day of May, AD 1964 at 10 o'clock AM, and was recorded on the 20 day of May, AD 1964 at 10 o'clock AM in the Plat Records of said County in Book 99, Page 97. WITNESS MY HAND AND SEAL of the Court of said County, the date last written.

Miss Emilie Limberg, Clerk of the County Court

By *[Signature]*
Deputy



11-64-52

SARAH PUTNAM CROCKER CROCKER CONSULTANTS

9415 Burnet Rd Suite 306

Austin Texas 78758

Historic Designation Criteria For Page-Nalle House 2507 Kenmore Court

The Page-Nalle House meets the following criteria set forth in Section 25-2-252 of the Land Development Code:

- The house is 64 (sixty-four) years old. According to the Travis County Appraisal District it was built in 1949.
- The structure retains a high degree of integrity as defined by the National Register. The original Mid-Century Modern design has not been significantly altered and there have been no additions.
- (Architecture) The house is a classic example of Mid-Century Modern style. The renowned architect Louis Page designed this house where he and his wife Virginia Nalle Page spent the next 41 (forty-one) years.
- (Historical Association) Louis Page, his brother George and Louis Southerland created one of the prestigious architectural and engineering firms in the world: Page Southerland Page. Page Southerland Page has won over 200 design awards and this year received a Texas Treasure award from First Lady Anita Perry. This award pays tribute to companies that have remained in business for 50 years or more in Texas and recognizes their exceptional historical contribution to the economic growth and prosperity of the State of Texas. Additionally the City Council acknowledged the significance of Louis Page as a residential architect when they zoned the Colonial Revival house he designed at 1403 Hardouin Avenue historic in 2009. (Catterall-Thornberry House C14H-2009-0034).

Louis Page and his firm designed a number of buildings which have a historical designation by the State of Texas, the Federal Courthouse, Palmer Auditorium, the Texas Supreme Court Building to name a few. Page Southerland Page played an enormous role in creating Austin's skyline.

Virginia Nalle Page was a third generation Austinite and the granddaughter of Joseph Nalle former mayor of the City of Austin. She was the Society Editor of the Austin American Statesman prior to her marriage and was an active participant in the Austin community. She was member of the Daughters of the American Revolution, the Settlement Club and the Austin Heritage Society.

Page Southerland Page, LLP of Austin



Page Southerland Page's earliest roots in Texas began in 1886 when Charles Henry Page moved his young family from St. Louis, Missouri to Austin to work as a stonemason on the construction of the new Texas State Capitol building. In 1898, Page's oldest son, Charles Henry (Jr.) opened the architectural firm of C.H. Page, Jr., to be joined shortly thereafter by his younger brother Louis as C.H. Page and Bro. -- which would later become known as Page Brothers. Page Brothers would quickly emerge as one of the preeminent architectural practices in Texas with the commission for the Texas Pavilion at the St. Louis World's Fair in 1904. The firm was prominent in the transition from late 19th century eclecticism, through an expressive classicism in the 1910's, to the period of modernism. The firm became one of the state's leading firms specializing in public projects such as schools and courthouses. Its works extended across Texas and included such significant projects as the Smith County Courthouse (1910), the Littlefield Building in downtown Austin (1918), the Hunt County Courthouse (1928), the Travis County Courthouse (1929), and the Austin National Bank (1930, razed 1956) at 513 Congress Avenue.

In 1932, Louis' son Louis C. Page, Jr. and MIT Classmate Louis F. Southerland established the office of Page & Southerland in Tyler, Texas following the largest oil boom in Texas History at that time. With the death of Louis Page Sr. in 1934, in 1935 Page & Southerland relocated to Austin to continue his side of the Page Brothers practice while Charles Henry's son joined his father and changed the name of Page Brothers to C.H. Page & Son. C.H. Page & Son would continue its practice in Austin being responsible for such notable projects as the United States Federal Courthouse (1935) and Centennial Floors at the Texas State Capitol. After the death of C. H. Sr. in 1957, Charles Henry, Jr. continued to practice for several years until closing its doors in the early 1960's.

In 1939, Louis Page's brother, George, returned from military service and joined the Page & Southerland practice -- expanding the firm's name to Page Southerland & Page. It is through the vision and foresight of these early founders that Page Southerland & Page adopted a model of transition in ownership and leadership that would allow the firm to continue to build across generations in evolving into one of the Nation's largest and most diversified international architectural and engineering practices.



Building off of the cornerstones put in place by the Page Brothers firm, Page Southerland & Page's early commissions included such significant landmarks on Austin's skyline today as the Tribune Building located at across from the Governor's mansion in Austin.

- In 1940, the firm took its first step in diversifying its practice through the award for the design for the original Brackenridge Hospital in Austin which would be its initial foray into the area of healthcare design – a specialty in which the firm is now a world leader.
- In 1948, the firm added mechanical, electrical and structural engineering to its services – becoming one of the Nation's first integrated architectural and engineering design firms.
- From 1956-1957, Page Southerland & Page served as Consulting Architect for the University of Texas at Austin. Since that time, the firm has worked at nine of the UT System campuses and over 30 Higher Education Institutions. Within the last 10 years alone, the firm has been responsible for the design of over 3 million SF for the UT System and is currently involved in the Master Planning for the University of Texas at Austin campus and adjacent newly formed Medical District.
- Recognizing the growing importance of building strategic partnerships as a tool for tackling complex projects, from 1956 through 1965 Page Southerland & Page worked with other firms to produce such significant projects as the Austin Federal Building and Courthouse, the Texas Supreme Court building, the United States Embassy in Mexico City, and Austin's Palmer Auditorium.
- In 1961, the firm received the commission to master plan and design IBM's new Office Products Division campus in North Austin. Building off of this initial commission, the firm expanded its capabilities into Science and Technology where it is now a national leader in such fields as microelectronics, data centers, energy, and biotechnology for a wide range of the nation's leading academic and corporate clients. Most recently, the firm was responsible for the design of Samsung's 1.6 million SF Austin Semiconductor Fab A2 – as well as a number of the nation's largest data centers working with clients such as Hewlett Packard, Bank of America, HCA and United Airlines.
- In 1974, Page Southerland Page enhanced its ability to serve clients throughout Texas by opening full-services offices in Dallas and Houston. Today, both offices are located in newly renovated downtown bank lobbies and are each actively involved in revitalization of downtown districts. The firm's Houston office is a leader in the energy sector working globally with such clients as ExxonMobil, ADNOC and ARAMCO – while having been responsible for such significant new local projects as the Discovery Green Park in downtown Houston and new University of Houston Football Stadium. Dallas has focused primarily on the Advanced Technology and Healthcare fields having worked with Texas Instruments for over 25 years and been responsible for many of the firm's largest national / international healthcare projects.
- In 1978, the firm was awarded the design for the Royal Navy Hospital in Jubail, Saudi Arabia. Since then, Page Southerland Page had expanded its international practice to over 60 foreign countries with current and recent projects located in Canada, Mexico, Central and South America, the United Kingdom, Europe, Africa, Asia, the Middle East, the Far East, Australia and the Pacific Rim. The firm currently has international presences in London, UK; Doha, Qatar, Kuwait City, Kuwait, and Abu Dhabi, UAE – together with emerging presences in China and India.
- With the award of the Austin Convention Center in 1987, Page Southerland Page began a new generation of Public Buildings in Austin that included such landmark projects as the Barbara Jordan Passenger Terminal, the Austin Convention Center Expansion, the Robert E. Johnson Legislative Office Building, and Computer Sciences Corporation downtown headquarters complex flanking the new City Hall. The firm's principal's leadership in the Heritage Austin program through the Heritage Society of Austin helped lay the groundwork and build community consensus for the revitalization of downtown Austin into one of the nation's most vibrant and livable urban core. Since 1990, the firm was involved in major projects on over 10 city-blocks in downtown Austin.
- In response to its growing number of projects throughout the United States and abroad, in 1992 Page Southerland Page opened a fourth office in Washington DC. Over the last 10 years, the Washington Office has been responsible for the design of over 20 U.S. Embassy Buildings located throughout the world – including most recently the \$1 Billion Embassy Complex in Pakistan.
- In 2008, the firm opened its newest domestic office in Denver, Colorado.



With a staff today of over 500 design professionals and five domestic offices located in Austin, Dallas, Denver, Houston, and Washington D.C. – as well as international presences in London, UK; Doha, Qatar; Kuwait City, Kuwait; Abu Dhabi, UAE, China and India – PageSouthernlandPage is currently ranked as the nation's 12th largest A/E Design firm by Building Design and Construction (July 2012) and 84th largest in the World (World Architecture, 2012). The firm's practice extends to over 40 states and 60 foreign nations – making it one of the nation's leading global design firms. Within the last 10 years alone, the firm has been recognized with over 150 local, regional and national Design Awards and published in over 100 magazines, books and professional journals throughout the world. PageSouthernlandPage has been named by the American Institute of Architects as the Firm of the Year in both Austin and Houston, and in 2009 was named by the Texas Society of Architects as its Statewide Firm of the Year. In both 2008 and 2009 the firm was nominated by the American Institute of Architects as its National Firm of the Year.

As the oldest architectural practice in Texas, PageSouthernlandPage is actively involved in civic and community organizations and committed to preservation and planning as a means for improving the uniqueness and quality of life in the cities in which we live and work. PageSouthernlandPage Principals have served as President of the Heritage Society of Austin, are active members of Preservation Houston, serve on the Dallas Landmark Commission and Texas Historical Commission.

The Story of Page Southerland Page

The Beginning

The roots of Page Southerland Page extend back to a two-person partnership formed in 1898 in Austin. During the early 20th century, Charles H. Page and his brother, Louis, designed numerous public buildings in Texas, including the Chambers, Hunt, Fort Bend and Anderson county courthouses and city hall buildings in Brownsville, Mexia and Eagle Lake. The Page Brothers received several prominent commissions in Austin, among them the Austin National Bank on Congress Avenue and the Littlefield building (which is still standing), as well as the Texas Building at the 1904 St. Louis World's Fair.

Louis Page Jr. and Louis Southerland, who had been classmates at MIT, formed the firm of Page and Southerland in Austin, and during the 1930s, completed landmark work for the Austin State School, Rosewood Housing (one of the first public housing projects in the United States) and the 1937 Austin City Hall, as well as houses for Lyndon B. Johnson and many other legendary Texas figures. Louis Page began what would become a strong link between the firm and academia by teaching at the University of Texas. His brother, George, joined the firm, expanding the name to Page Southerland Page.

The firm revived its practice after World War II in part by becoming campus architects for the University of Texas and Texas Woman's University and by designing what would be the first of many embassies – this one in Mexico City. Louis Southerland and others in the firm took pride in their personal interactions during this era with national leaders in architecture such as Eero Saarinen and Richard Neutra. PageSoutherlandPage trained many young architects who would become leaders of firms all over Texas, including John Rowlett of Caudill Rowlett Scott in Houston and both Ed Beran and Overton Shelmire, who formed Beran and Shelmire in Dallas.

In 1973 the firm established an office in Houston and in 1975 took over the important modernist practice of Roscoe DeWitt in Dallas when DeWitt retired. The three offices in Texas continued to have a very strong influence in the state through the 1980s, but also began to expand their work both nationally and internationally. An office was established in Washington D.C. in 1994 to facilitate that geographical expansion and to address a growing practice in service to the federal government.

Beginning in the mid-1980s a new generation of leadership emerged that would transform PageSoutherlandPage once again. Building on its roots as a practice committed strongly to its place, the firm began to be a national example of the powerful difference architects can make over a period of time in building cities and communities.

Under Matthew Kreisle's direction, the Austin office set an active goal of advancing the architectural ambitions of that community. In particular, the firm began to be very involved in downtown revitalization through civic participation and community activism as well as through professional projects. Lawrence Speck was recruited to lead design work on the Austin Convention Center which was the most prominent initiative in the city for downtown revitalization.

PageSoutherlandPage played an important role in determining the site for this key project, expanding its program to make the facility less insular and more urban as a building type and designing a building that became an authentic extension of existing city fabric.

Throughout the 1990s, on the heels of the success of the Convention Center, PageSoutherlandPage became the firm of choice for many landmark civic projects in Austin including various planning projects, a new airport terminal (in collaboration with the Gensler Los Angeles office), a major state office complex at the foot of the Capitol Building and a new six-block district around City Hall. The firm played an important role in design and sustainability leadership in the community as well. From 1984 to 2009 buildings designed under the leadership of Mr. Kreisle and Mr. Speck would win a dominant 28 AIA Austin design awards and set the pace for the transformation of Austin's emerging architectural community into one of the most vibrant in the nation. Working with the progressive energy departments of the City of Austin and the State of Texas, the firm helped develop standards for sustainable design in the pre-LEED era of the 1990s.

In 1993, John Cryer took over direction of the Houston office and began to establish a new standard of leadership in that city as well. The office began to play an active role in the revitalization of downtown Houston, beginning with the adaptive re-use of derelict but distinguished older buildings in the urban core. The Rice Hotel project, a landmark example of this effort, converted downtown Houston's grandest old hotel (which had been empty for many years) into condominiums, not only preserving an important historic landmark, but also bringing badly needed residents into downtown. Seven similar adaptive re-use projects would follow over the next decade.

Civic activism and volunteerism also became a part of the firm's leadership in Houston. When devastating floods struck downtown and the Houston Medical Center in 2001, PageSoutherlandPage stepped in to help with mitigation of damages even before the floodwaters subsided. As in Austin, improving the standard of design in downtown and contributing projects that create a larger "sense of place" became a high priority. The mixed-use project for Christ Church Cathedral (done in a joint venture with Leo A Daly/LAN) that integrated a center for the homeless amiably into a very complex bit of city fabric received all of the top design awards the community had to give. The 12-acre Discovery Green Park (designed in association with Hargreaves Associates Landscape

Architects) is making a similar long-term fundamental contribution to the character of downtown Houston. In 2005, the firm of Bricker + Cannady Architects was merged into the Houston office.

Mattia Flabiano began to take the Dallas office in a similar direction beginning with his designation as principal in 1992. Also heavily involved in civic activism (in particular, the very influential Landmarks Commission), he sought, as well, to make the firm reflect the nature of its community. He concentrated, in particular, on leadership in two areas of high economic impact in Dallas—facilities for science/technology and for healthcare. PageSoutherlandPage has served as long-standing architect for Texas Instruments, one of the great economic engines in the area, completing a wide range of projects including two Gold LEED facilities. Other clients in the Dallas area that have been crucial in the development of the city include Baylor Medical Center and University of Texas at Dallas. In 2007 the firm of Milton Powell and Partners was merged into the Dallas office.

James Wright began his leadership of the Washington office in the 1990s as well, focusing the firm's work there on the strengths of Washington as a city. The initial achievements came with private developer clients and mixed-use, urban projects such as The Navy League Building, the first PageSoutherlandPage building to achieve Silver LEED certification. Expanding its focus to the federal government design-build arena, the office is becoming one of the leading designers of secure office environments for the Department of State, the Army Corps of Engineers and the General Services Administration. Most notably, the Washington office is currently working on its 14th design-build new embassy or new consular compound, representing a total of over \$1.3B in new construction since 2002, and is also very active in the design of international projects for non-United States government clients such as Kuwait University.

In 2008, PageSoutherlandPage expanded to the west, merging the Denver-based practice of Christopher Carvell Architects into the firm.

In the current generation, the nine principals of PageSoutherlandPage—Matthew Kreisle III, Robert Burke and Michael Mace in Austin, John Cryer III and Arturo Chavez in Houston, Mattia Flabiano III in Dallas, James Wright and Thomas McCarthy in Washington and Lawrence Speck as Design Principal—form a tight leadership group. They represent the ability of a venerable old firm to remake itself periodically into a fresh new entity, and they illustrate the success PageSoutherlandPage has had in transitioning leadership over its 112-year history (an area where many great firms fail).

The firm this new generation has built is committed to city-building in an extraordinary way. Though it is now a large firm with multiple offices, PageSoutherlandPage has retained a rootedness in the communities it serves

and an investment in making a long-term difference in the cities where it builds.

There is a strong belief in the kind of cumulative place making that great firms have made in the past—like H. H. Richardson in Boston and Burnham and Root in Chicago. The current PageSoutherlandPage practice is aimed at making that kind of difference in the 21st century through a sophisticated integration of civic involvement alongside progressive planning, urban design and architecture.

SARAH PUTNAM CROCKER CROCKER CONSULTANTS

9415 Burnet Rd Suite 306

Austin Texas 78758

Deed & Occupancy History For 2507 KENMORE COURT

February 16, 1949

2.20 acres of undeveloped land was conveyed to Louis C and Virginia Nalle Page and recorded in Volume 967, Page 82 of the Travis County Deed Records.

1990- Virginia Nalle Page to Max & Joann Brenner

Virginia N Page Etal to Max and Joann L Brenner on August 23, 1990 recorded in Volume 126334, Page 01362 of the Travis County Deed Records

1996- Max and Joanne Brenner to James Dillon and Marialice Ferguson

Max and Joann L Brenner to James Dillon and Marialice Ferguson on March 1, 1996 recorded in Volume 12634, Page 01362 of the Travis County Deed Records.

2012-Dillion James and Marialice Ferguson to Iver Johnson Trust

Dillon James and Marialice Ferguson to Iver Johnson Trust on August 10, 2012 recorded in Document # 2012133372TR recorded in the Travis County Deed Records.

**Louis Charles Page Jr.
1909-1981**

**Virginia Nalle-Page
1913-1997**

GENEALOGY

- Louis Page Jr. and his younger brother George Matthews Page were the sons of renowned Texas Architect Louis Page.
- Virginia Nalle-Page was a third generation Austinite and the granddaughter of Joseph Nalle, former mayor of Austin.

EDUCATION

- Louis Page received a Bachelor's degree in architectural engineering from the University of Texas and a Masters in architecture from MIT
- He attended the Ecole de Beaux-Arts in Fontainebleau France before returning to Austin to work for his father at Page Brothers Architects
- Virginia Nalle-Page attended Sweet Briar College and received her Bachelors and Masters degrees in Journalism from the University of Texas.

PROFESSIONAL LIFE /COMMUNITIY ACTIVITIITES

- In 1932 Louis and MIT Classmate Louis F Southerland opened the first office of Page & Southerland in Tyler Texas.
 - Following the death of Louis Page Sr. in 1934 the partners relocated Page & Southerland to Austin 1935.
 - In 1939 when Louis's brother George Matthews Page joined the firm the name was expanded to Page Southerland & Page. The combined vision of these founders helped create an adaptive business model that has allowed the firm to become one of the largest, and most prestigious international architectural, engineering practices in the world.
 - Virginia Nalle-Page was the Society Editor of the Austin American Statesman until her marriage in 1939.
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- She was a member of the Daughters of the American Revolution, the Settlement Club, and the Austin Heritage Society. She was a member and former president of the Junior League and Pi Beta Pi.

PERSONAL LIFE

- Virginia Nalle and George Page were married in 1939. Their honeymoon in Mexico sparked a life-long love affair with that country to which they returned often. Louis designed the Embassy in Mexico City.
 - In February of 1949, Virginia and Louis Page along with George Page and his wife Van Meter De Butts Page purchased a total of 4.34 acres of land in Tarrytown and immediately started construction on the homes they would occupy for the next forty years. The properties share a rear lot line but are accessed on two different streets: 2507 Kenmore Court and 2508 Schulle Avenue.
 - Virginia and Louis Page had two daughters Sally and Susan and a son Louis Christopher Page who passed at an early age.
 - Louis Page died on November 29, 1981 at the age of 72.
 - Virginia Nalle-Page continued to reside at 2507 Kenmore Court after her husband's death until 1990 when she sold the property to Max and Joanne Brenner.
 - Virginia Nalle-Page died on January 5, 1997 at the age of 83.
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Austin History Center

(BIO)

PAGE SOUTHERLAND PAGE

Louis Charles Page Jr., 1909-1981

Louis Feno Southerland, 1906-

George Matthews Page, 1915-

In 1932 two recent architecture graduates of the Massachusetts Institute of Technology formed an architectural firm, Page and Southerland, in Tyler. Louis Charles Page Jr. of Austin held a bachelor's degree in architecture from the University of Texas and a master's in architecture from MIT. Louis Feno Southerland of Trenton, Texas, held a bachelor's degree in architecture from MIT. But the Depression was deepening and within a year their practice folded.

It came back in 1935 in Austin. Today its successor organization, Page Southerland Page, is the largest architectural firm in Austin. The firm also maintains offices in Houston, Corpus Christi, and Columbus, Ohio.

see Louis Charles, 1885-1926
to name of Louis Page Jr. was born in Austin in 1909, son of architect Louis Page. His education was influenced by MIT professor Jacques ~~Southerland~~ ^{Carly} and he spent a summer at the Ecole de Beaux-Arts in Fontainebleau, France. Then he returned to Austin to work ^{with} his father at Page Brothers, Architects.

see Robb
see Louis Feno Louis Feno Southerland, born in 1906, studied engineering and architecture at the University of Texas prior to his studies at MIT. Before joining Page in the ^{oil-rich} boomtown of Tyler, he worked ^{for} with several firms including Densmore LeClear and Robbins, Boston; R.H. Hunt, Chattanooga, and Marr and Holman, Nashville. During World War II he served in the US Navy as contract superintendent in charge of naval construction letting on the Gulf Coast.

(more)

Austin History Center

(PAGE SOUTHERLAND PAGE-----2)

*1. Louis Page, Louis Charles, 1883-1924
2. Page, George Matthews*

George Matthews Page, younger brother of Louis Page Jr., graduated from the University of Texas with a bachelor's degree in architecture in 1937. He studied and traveled in Europe, then returned to Austin and joined the Page and Southerland practice in 1939. During World War II he served in the Naval Reserve and was called to active duty as an intelligence photography interpreter. After his service he was made a full partner and the firm name was changed to Page Southerland Page.

Of the three partners, Louis Page Jr. died in 1981, Louis Southerland retired in 1983, and George Page remains active in the practice.

A number of general partners are now part of the management team at Page Southerland Page. They include Whit Phillips, Jim Wright, Robert E. Tieman, Jay L. Willmann, G. Wayne Dykes, Matthew F. Kreisle III, and Acree Carlisle.

Page and Southerland
~~Page and Southerland~~ Austin projects ~~from the 1930s~~ included the Municipal Building (1937) at 127 West Eighth Street, City Hall (1938) at 118 West Eighth Street, and the Rosewood Housing Project (1938) on Rosewood between Chicon and Angelina, the first "slum clearance" housing project in the US. *Page Southerland Page was* ~~made in more~~
~~Recent years~~ includes Medical Arts Square (1955) at 2600 block of Red River, City National Bank (1971) at 823 Congress Avenue, Texas Engineers Registration Board Building (1978) at 1905 IH35 South, and InterFirst Bank-Oak Hill (1986) at 5725 Highway 290 West.

Projects in the 1950s and '60s found the firm at work throughout the South and Midwest; in the 1970s and '80s it had acquired work in Taiwan and the Middle East.

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Page-Nalle Rites Read

Ceremony Is Performed Friday Night at Church
Before Altar Decorated in Flowers and Fern

Miss Virginia Nalle, daughter of Mr. and Mrs. Ewelle Nalle, became the bride of Louis Page, son of Mrs. L. C. Page, Friday at 8 p. m. at St. David's Episcopal church.

The Rev. Walter H. Meyers, assisted by the Rev. Charles Sumners, pastor of the church, officiated for the single ring ceremony performed before an altar decorated with maidenhair fern, and with baskets of gladioli and chrysanthemums and white tapers in white candelabra on the sides.

Mrs. Albert P. Jones, the former Miss Anette Lewis of

Mrs. Albert F. Jones, the former Miss Anette Lewis of Austin, played the organ. Pre-nuptial songs included "Ave Maria" by Bach-Gounoud, adagio from "Moonlight Sonata" by Beethoven, and Schubert's "Serenade." During the ceremony, Mrs. Jones played "Liebestraum" by Liszt.

Mrs. Menefee Matron

Mrs. Thomas Menefee of San Antonio served as matron of honor, and Miss Cornelia Gregory of Houston, cousin of the bride, was maid of honor. Both were dressed in peach satin gowns with fitted long-sleeved jackets with peplums. Feathers in their hair matched the dresses. They carried bouquets of talisman roses.

Bridesmaids were Mrs. Ed Miller of Dallas, Mrs. Jim Tom Barton, Misses Lucille Sharp, Flora Louise Robinson, Floy Ross Robinson, and Elizabeth Schneider.

Their dresses were of copper slipper satin made the same style as the others. They also wore matching feathers in their hair and carried talisman roses.

The bride, who was given in marriage by her father, wore a gown of ivory slipper satin which had a long train, fitted waist, and was buttoned up the back. The waist of the dress was made of Bruges lace worn by the bride's mother at her wedding. The long tulle veil was edged in the same lace. The bride's bouquet was white orchids and she wore a diamond pendant of her mother's.

Brother Is Best Man

George Page served his brother as best man, and ushers were Louis Southerland, Richard Rowe, George Seay, and Jack Foxworth of Dallas, Bob Oglesby of Temple, Jimmy Rutland of Beaumont, and Gardner Duncan of Eagle Lake.

The reception after the ceremony took place at the home of the bride's parent, 1700 San Gabriel. The house was decorated in peach and bronze chrysanthemums and gladioli. On the dining room table was the wedding cake decorated with a bridal bouquet of white roses.

Out-of-town guests and the wedding party attended the reception.

The couple left for a two weeks' wedding trip to Mexico City and Acapulco. When they return they will make their home at 2805 Bowman Road.

Brown and Green Dress

Mrs. Page's going-away costume was a green and wool dress with a short brown fur coat. Her hat was brown and green, and her accessories were brown. She wore a corsage of orchids.

Mrs. Nalle, mother of the bride, wore a green crepe dress with sleeves edged in sable, and a green and brown hat. Mrs. Page, mother of the bridegroom, wore a black velvet dress with a velvet turban.

The bride is a graduate of the University of Texas and a member of Pi Beta Phi Sorority. She also belonged to the Cotillion club and Austin Junior League.

Mr. Page received his degree in architectural engineering from the university and received his master's degree from M. I. T. in Boston. He also attended at Fontainebleau in France. He is a member of Phi Delta Theta fraternity and is a partner in Page and Southerland, architects.

Out-of-Town Guests

Out-of-town guests at the wedding were Mr. and Mrs. Fred Heyne, Jr., Mrs. Gavin Hamilton, and Mrs. T. W. Gregory, of Houston; Mr. and Mrs. J. H. Sparks, Mr. and Mrs. Van Henry Archer, and Mr. and Mrs. Bert Winchell, all of San Antonio.

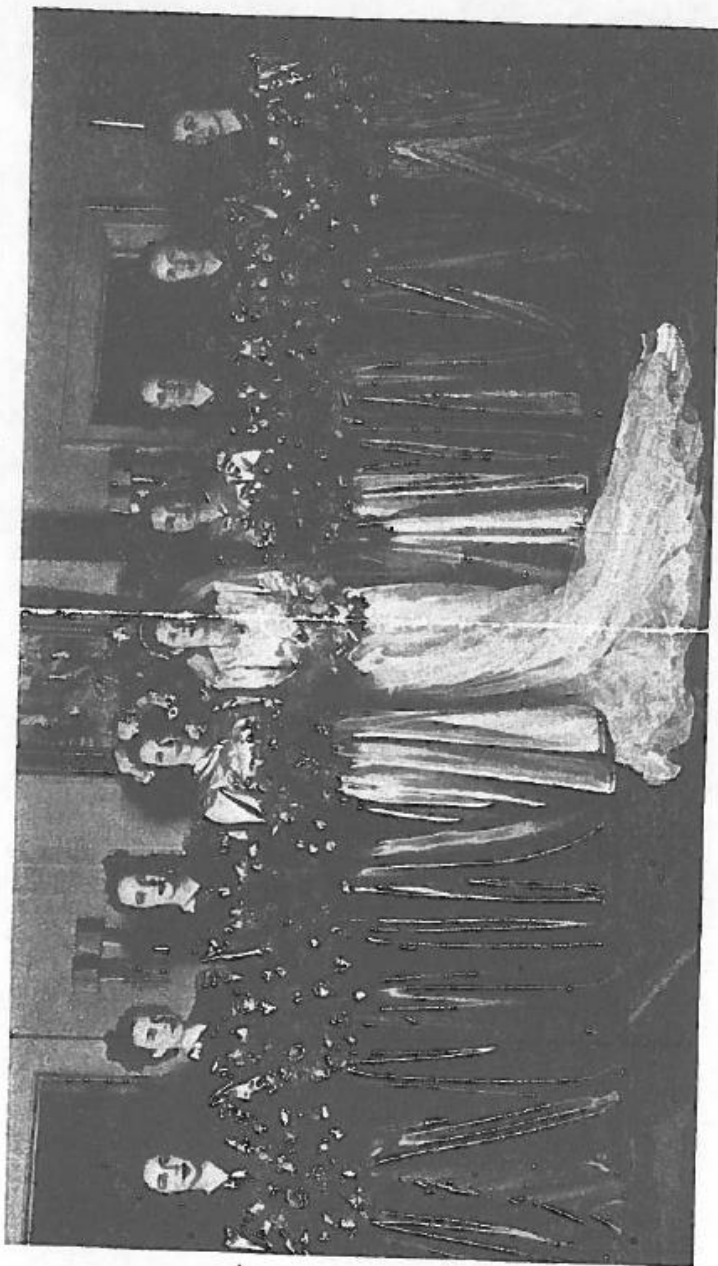
Legion to Give Barn Dance Soon

The American Legion Home will be transformed into a barn for the old fashioned benefit party to be given by the Auxiliary Unit No. 76 Wednesday at 8 p. m. The benefit is given each fall to raise money for the welfare work of helping children and wives of deceased or disabled veterans.

The Hallowe'en motif will prevail in the decorations and many forms of entertainment will be provided for those present. Tickets may be bought from all members of the organization.

An Outstanding Wedding Group...

Mrs. Louis Page---The Bride



From left to right: Miss Elizabeth Schneider, Mrs. Ed Miller of Dallas, Miss Lucile Sharp, Mrs. Tom Menefee of San Antonio, Mrs. Louis Page, Miss Cornelia Gregory of Houston, Mrs. Jim Tom Barton, Miss Flora Louise Robinson, Miss Floy Ross Robinson.

—Christianson-Leberman

FOR the wedding of Miss Virginia Nalle, daughter of Mr. and Mrs. Ewell Nalle, and Louis C. Page, son of Mrs. L. C. Page, on the evening of

been part of her mother's bridal outfit.

Mrs. Tom Menefee of San Antonio,

parents, Mr. and Mrs. Page left for a motor trip to the city of Mexico and Accapulca, two hundred miles below

while this huge sail fish was the second fish ever caught by Mrs. Page. The first weighed one and one half



PHONE AWARD—Louis Page, left, of Austin architectural firm of Page, Southerland and Page, accepts a merit award from Harold Miller of Houston, chief engineer for Southwestern Bell Telephone

Company. Page was cited for architectural excellence combined with simplicity and low cost in designing division headquarters buildings for Southwestern Bell in Austin and San Antonio.



Walter Barnes

Am. 6/2/67
PLAN FALL WEDDING—Miss Susan Page and Ronald Siddall Driver have become engaged and are to be married in the fall, announces the bride-elect's parents, Mr. and Mrs. Louis C. Page of 2507 Kenmore Ct. Miss Page, who was presented by the Bachelors of Austin, attended Sweet Briar College and is a mathematics graduate of the University of Texas where she was a member of Pi Beta Phi sorority.

Currently she is a computer programmer for the State Comptroller's office. Her grandparents are the late Mr. and Mrs. Louis C. Page Sr. and the late Mr. and Mrs. Ewell Nalle. Mr. Driver, son of Mrs. Carl S. Driver of San Antonio and the late Mr. Driver, is an assistant attorney general. He is a graduate of the University of Texas and is affiliated with Kappa Alpha fraternity.

AF B-06 PAGE, Louis Charles
 PAGE, Louis Charles 97
 NOV 29, 1981

Services set for architect Louis Page

Louis C. Page, an Austin architect who helped design such buildings as the Travis County Court House, Palmer Auditorium, City National Bank and the U.S. Embassy in Mexico City, died Friday.

Services for Page will be today at 2 p.m. at the Good Shepherd Episcopal Church, 2206 Exposition Blvd. Weed-Corley Funeral Home is in charge of services.

Page, an Austin native, received a bachelor's degree in architecture from the University of Texas in 1929 and a masters degree in architecture from Massachusetts Institute of Technology.

Page, who lived at 2507 Kenmore Court, was a partner in the architectural engineering firm of Page, Southerland and Page.



Virginia Nalle Page

Virginia Nalle Page, age 83, died January 15, 1997, in Austin, Texas. She was born February 7, 1913, in Bay City, Michigan to Ewell and Adeline Hargrave Nalle. She was a third generation Austinite, the granddaughter of Joseph Nalle, a former mayor of Austin. She was married to Louis Charles Page, a founder of Page Southerland Page architectural firm.

Virginia attended Sweet Briar College and received her Bachelors and Masters of Journalism degrees from the University of Texas. She was the Society Editor of the Austin American-Statesman prior to her marriage to Louis Page in 1939.

Virginia was an active participant in the Austin community. She was a member and former president of the Junior League of Austin and Pi Beta Phi. She belonged to the Settlement Club, the Daughters of the American Revolution, and the Austin Heritage Society. She was parishioner of the Episcopal Church of the Good Shepherd. She was a member of the Wednesday Sewing Club, a medley of accomplished women that shared stories and lives (but seldom sewing) from 1939 to 1996; and a member of the Tarry House Sunday Night Supper Club, a group of close friends known for their wit and gaiety.

She was preceded in death by her husband, Louis Charles Page, and her son, Louis Christopher Page.

She is survived by her daughter, Susan Page Driver, son-in-law, Ronald Siddall Driver, grandchildren, Andrew Siddall Driver, and Virginia Driver Riley and grandson-in-law Michael Robbins Riley; by her daughter, Sally Page Kanetzky, son-in-law Joe Glen Kanetzky, grandchildren, Elizabeth Page Kanetzky and Josalyn Rose Kanetzky; by her brother, Joseph Nalle of Houston; and by numerous nieces, nephews and cousins.

Services will be held at the Church of the Good Shepherd at 10:00 a.m. on Friday, January 17, 1997, with The Reverend Anne Knight and The Reverend T. James Bethell officiating. For those desiring, memorial contributions may be made to the Settlement Home of Austin, or to a charity of one's choice.

Arrangements by Weed-Corley-Fish Funeral Home, 3125 N. Lamar, (512) 481-1111.