

ZONING CHANGE REVIEW SHEET

CASE NUMBER: HDP-2017-0101

HLC DATE:

March 27, 2017

April 24, 2017

May 22, 2017

June 26, 2017

PC DATE:

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Dr. Elizabeth Paterson House

WATERSHED: Johnson Creek

ADDRESS OF PROPOSED ZONING CHANGE: 2614 Delwood Place

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

SUMMARY STAFF RECOMMENDATION: Staff is neutral. This house is an outstanding example of Fehr and Granger's mid-century Modern designs, but has severe foundation issues that the owner has documented in support of his application for demolition. Staff is also concerned about the lack of significant historical associations with this house. If the Commission does not vote to recommend historic zoning, then staff recommends completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Architecture, historical associations, community value.

HISTORIC LANDMARK COMMISSION ACTION: **March 27, 2017:** Postpone the public hearing until April 24, 2017. Vote: 9-0 (Osburn and Trevino absent). **April 24, 2017:** Initiated historic zoning. Vote: 6-0. (Papavasiliou and Brown absent; Reed ill).

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is beyond the bounds of any City survey to date. The owner has provided a structural report detailing the condition of the foundation and in support of his application for demolition.

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: West Austin Neighborhood Group

BASIS FOR RECOMMENDATION:

Architecture:

One- to two-story irregular-plan, flat-roofed, stone-veneered mid-century Modern house with banks of horizontally-paned windows, a prominent rectangular stone-veneered chimney, and an integral garage on a lower level.

This house displays the influence of the International Style on mid-century Modern design in Austin. The International Style has its origins in Europe in the 1920s and 1930s, particularly among the practitioners of the Bauhaus School of design in pre-Nazi Germany. The American proponents of the International Style included nationally-known architects such as Henry-Russell Hitchcock, Frank Lloyd Wright, and Philip Johnson, all of whom designed buildings which have become icons of modern American architecture. The principles of International Style design include the use of rectilinear forms, a surface devoid of applied ornamentation, and the extensive use of glass and steel, particularly in long, horizontal bands of windows. In the United States, the International Style was applied more commonly to commercial buildings than to residential designs. It was not until after World War II that the influences of the International Style can be seen in the development of mid-century Modern residential design.

This house was designed by Arthur Fehr, of the firm of Fehr and Granger, one of the pre-eminent architectural firms in Austin specializing in International and mid-century Modern designs.

Historical Associations:

This house was built in 1951 for Dr. Elizabeth Agnes Paterson, a physician with a general practice who then began a specialty in anesthesiology. She was the daughter of Scottish-born rancher Peter Paterson, and in addition to her medical practice, she maintained her family's ranchlands in Kimble County, Texas.

The house was designed by Arthur Fehr, of the firm Fehr and Granger. Fehr was one of Austin's pre-eminent designers of the International style, which led into mid-century Modern design.

Arthur Fehr was born in Austin in 1904. He graduated from the architecture program at the University of Texas in 1925 and went to work in San Antonio with Harvey P. Smith, who was noted for the Beaux Arts and Spanish Colonial styles. Fehr's first major work in Austin was Kilian Hall at the old Concordia Lutheran College campus off Red River Street, designed in the Spanish Colonial style. After a hiatus in New York, Fehr returned to San Antonio, where he worked on the restoration of the Spanish Governor's Palace among other projects. During the Depression, he worked as an architect for the National Park Service, and designed the structures at Bastrop State Park in the "rustic" style. Following his work for the National Park Service, he returned to Austin and opened his own practice, working with local craftsmen including Peter Mansbendel and Fortunat Weigl. Most of his work in the late 1930s was still in traditional, period revival styles, but after meeting and working with Charles Granger, who he had met while working at Bastrop State Park, Fehr's emphasis turned dramatically toward modern design, relying heavily on the tenets of the International style. Fehr designed several modern houses in Austin, beginning with the now-landmarked Darnall House on Wooldridge Drive. After World War II, Fehr and Granger established their partnership, and began racking up local and national architectural awards for their unprecedented designs, both in residential projects as well as schools, churches, and other institutional buildings. Fehr especially favored the use of local materials, particularly local limestone, as an exterior cladding material. After Granger's tragic death in an auto accident in 1956, Arthur Fehr continued the practice, until his death in 1964. Over the course of their collaboration, Fehr and Granger designed more than 1,000 buildings, and was one of the largest architectural firms in Austin.

Community Value:

The house is a classic example of Fehr and Granger's mid-century Modern architectural design and is key in recognizing and preserving the architectural history and character of Austin.

PARCEL NO.: 0118040402

LEGAL DESCRIPTION: N 50 FT OF LOT 20 *& S 50 FT OF LOT 21 TARRYTOWN OAKS SEC 2

ESTIMATED ANNUAL TAX ABATEMENT: \$7,609 (owner-occupied); city portion: \$2,270.

APPRAISED VALUE: \$774,157

PRESENT USE: Single family residence.

CONDITION: Excellent

PRESENT OWNERS:

David Weibel
110 San Antonio Street, Unit 1111
Austin, Texas 78701

DATE BUILT: ca. 1951

ALTERATIONS/ADDITIONS: None apparent.

ORIGINAL OWNER(S): Dr. Elizabeth A. Paterson (1951)

OTHER HISTORICAL DESIGNATIONS: None.

Other Fehr and Granger designs in Austin:



Robert Mueller Airport (1961)



Mancaluso House, Scenic Drive (1955)



2410 Pemberton Parkway (1950)



Charles Granger House, W. 16th Street (1952)



Arthur Fehr House (1949)



Garwood House (1961)



Kreisle House (1954)






Heath House (1948)



Ritter House (1955)

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 156'

NOTIFICATIONS

CASE#: HDP-2017-0101
LOCATION: 2614 Delwood Place

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.



2614 Delwood Place
ca. 1951



OCCUPANCY HISTORY
2614 Delwood Place

City Directory Research, Austin History Center
By City Historic Preservation Office
March, 2017

1992	Kay Taylor, renter No occupation listed
1985-86	Tom R. Doyal, renter Publisher, Texas School Law News, 1501 W. 5 th Street. NOTE: The directory indicates that Tom R. Doyal was a new resident at this address.
1981	Elizabeth A. Paterson, owner Retired
1977	Elizabeth A. Paterson, owner Retired
1973	Elizabeth A. Paterson, owner Retired
1968	Elizabeth A. Paterson, owner No occupation listed
1964	Elizabeth A. Paterson, owner Physician, 2901 Red River Street

- 1961 Elizabeth A. Paterson, owner
Physician, 2901-A Red River Street.
- 1957 Elizabeth A. Paterson, owner
Physician, Medical Arts Square
- 1953 Elizabeth A. Paterson, owner
Physician, 1100 Guadalupe Street.
- 1952 Under construction
NOTE: Elizabeth Paterson is listed at 2508 San Gabriel Street. She was a physician, with her office at 1403-C Guadalupe Street.

BIOGRAPHICAL NOTES:

Elizabeth A. Paterson (ca. 1951 – ca. 1984)

The 1940 U.S. Census shows Elizabeth Paterson as the 39-year old single daughter of Peter and Mary Paterson, who owned their home at 2508 San Gabriel Street, a house that was worth \$8,000. Elizabeth Paterson had been born in Texas, and is listed as a doctor in private practice. Her father, Peter Paterson, 83, had been born in Scotland and was a rancher. Her mother, Mary Paterson, 78, had been born in England, and had no occupation listed.

The 1920 U.S. Census shows the Paterson family living in a house they owned in San Antonio. This census reveals that Elizabeth had two younger siblings: Jack, 17; and Mary, 16. Nobody in the family had an occupation listed.

Dr. Paterson passed away in 1984. Her nephew, Llewellyn Paterson Rose, of Junction, Texas, sold the house in 1991.

Dr. Elizabeth Agnes Paterson

**Dr. Elizabeth Agnes Paterson, M.D.,
age 83, of Austin died Friday.**

She was a graduate of Newcomb College and received her medical degree from Tulane University in 1929. She was in general practice in Austin until specializing in anesthesiology. In addition to her ranching interests in Kimble County, she was active in the Republican Party, the Altrusa Club and the Episcopal Church of the Good Shepherd.

Survivors include her sister, Mrs. Llewellyn (Mary) Rose, Austin; niece,

**Mrs. James S. (Sally) Ramsey, Dallas;
nephews, Llewellyn Paterson Rose,
Junction, Texas, Peter Robert Rose,
Telegraph, Texas.**

**Services, 2:00 PM Sunday, Episcopal
Church of the Good Shepherd. Burial,
Austin Memorial Park. Pallbearers,
Fred W. Hall, Charles S. Hall, M.G.
Michaelis, III, Bruce F. Rieck, Kevin
P.C. Ramsey, H. W. Rieck and Ben
McPherson.**

**Memorial contributions may be
made to the charity of one's choice.**

**Arrangements by Weed-Corley
Funeral Home.**

Obituary of Elizabeth Paterson
Austin American-Statesman, April 8, 1984

Dr. Elizabeth Patterson 2614 Delwood Place
170 North 50' of 20 & So. 50' of 21 - - -
Tarrytown Oaks #2

**Stone veneer residence and garage
attached.
48915 8-17-51 \$30,000.00**

H. P. Ross

?

Building permit to Dr. Elizabeth Paterson for the construction of this house (1951)

MSD of 204
S 50' of 21
NW II
Replaces Stills B-5340
Paying 2-12-10
E.T. ad.

WATER SERVICE PERMIT

Austin, Texas

No. 9743
INDEXED
Date 8-23-51

Received of J.P. Ross

Address 2614 DELWOOD PL.

Amount Forty and 7/100 \$40.00

Plumber BARRY CO Size of Tap 1 1/2

Date of Connection 8-31-51

Size of Tap Made 1 1/2

Size Service Made 1 1/2

Size Main Tapped 6"

From Front Prop. Line to Curb Cock 8

From EAST Prop. Line to Curb Cock 39.6"

Location of Meter CURB

Type of Box LARGE SQ.

Depth of Main in St. 57"

Depth of Service Line 3'

From Curb Cock to Tap on Main 9'

Checked by Engr. Dept. 7/27/51 ats

No. Fittings	Size
1	Curb Cock 6X1 1/2 S.P. 175/1000
1	Elbow 1 1/2 2"
1	St. Elbow 1 1/2 CO E/I
1	Branching 1 1/2 CO RP.
2	Reducers 1 1/2 CO RP/1 1/2
15	Pipe 1 1/2 CO RP
20	Head Comp.
3	Nipples 1 1/2 X 5
2	Union 3/4 E/I 5
2	Plug 3/4 X 5 N/R 5
1	Tee 1 1/2 X 3/4
2	Box 2 1/2 X 1 1/2
1	Box 2 1/2 X 3 1/2
1	Lid 1 1/2 X 2 1/2
1	Valves 1 1/2
	Job No. <u>W. 323-502</u>
	Per. No. <u>med. 0</u>

INDEXED

Water service permit to J. P. Ross, the builder of this house (1951)

Receipt No. 17453 Application for Sewer Connection No. 28969

Austin, Texas, 8-24 1951

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by J.P. Ross at 2614 Delwood Street,

further described as Lot N 50' of 204 S 50' of 21 Block Outlot Division subdivision Larrytown Plat 170, which is to be used as a Res.

In this place there are to be installed 10 fixtures. Plumbing Permit No. 44247

I agree to pay the City of Austin, the regular ordinance charge. 9-10-51

Depth at Prop. Line 3

7-atman
Respectfully, BARRY CO

~~Sub-Conn~~ Connected 7-50' NLL (Location)

Date 9-11-51 Installed CO 12/1/59

By Amara

NOTE: Connection Instruction 1" Sewer in St 3' 3" dia
main 2' E of NLL A 2105

Sewer connection application by J.P. Ross, the builder of this house (1951)

A. Midcentury modern home by Arthur Fehr could be demolished

2

The 1951 Tarrytown house is being marketed for lot value only—\$995K

BY CINDY.WIDNER@CURBEDAUSTIN AUG 24, 2016, 3:00PM CDT



2614 Delwood Place All photos via

Trask Investments

This lovely and classic midcentury [home](#) in Tarrytown, built in 1951, was designed by Arthur Fehr, half of Fehr & Granger (F&G), which was one of Austin's most significant and influential architecture firms in from the late 1940s through the early 1960s.



Austinites for the most part cherish their Fehr & Granger designs—but not always. As real estate pro and modern enthusiast Creede Fitch (on whose site we discovered this listing), this particular one is marketed without any details about the house. (Fitch provides them from an earlier listing: 1,875 square feet, two bedrooms, two bathrooms.) Only the lot, its asking price—\$975,000—and its convenient location are part of the listing, by Trask Investments.



That's too bad, since it clearly signals to buyers that they'd be better off bulldozing the house and starting anew than renovating one of the city's modernist treasures. Hopefully, it will find a buyer who feels differently.



