

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-15
AGENDA DATE: Thu 12/02/2004
PAGE: 1 of 1**

SUBJECT: C14H-04-0023 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as the Del Curto-Nowotny House, 102 Laurel Lane (Waller Creek Watershed) from Family Residence, (SF-3) district zoning to Family Residence – Historic (SF-3-H) combining district zoning. Historic Landmark Commission Recommendation: To grant Family Residence-Historic (SF-3-H) combining district zoning. Planning Commission Recommendation: To grant Family Residence-Historic (SF-3-H) combining district zoning. Applicant: Laurie Aroch, owner. City Staff: Steve Sadowsky, Historic Preservation Office, Neighborhood Planning and Zoning Department, 974-6454.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Alice Glasco

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-04-0023

H.L.C. DATE: September 27, 2004

P.C. DATE: October 26, 2004

AREA: 7,110.94 square feet

APPLICANT: Laurie Aroch **AGENT:** N/A

HISTORIC NAME: Del Curto - Nowotny House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 102 Laurel Lane

ZONING FROM: SF-3

ZONING TO: SF-3-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence (SF-3) district to family residence - Historic (SF-3-H) combining district zoning under Historic Landmark Designation Criteria 1, 3, 4, 6, 7, and 11.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from family residence (SF-3) district to family residence - Historic (SF-3-H) combining district zoning under Historic Landmark Designation Criteria 1, 3, 4, 6, 7, and 11. Vote: 6-0 (Fowler and Bunton absent).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from family residence (SF-3) district to family residence -Historic (SF-3-H) combining district zoning under Historic Landmark Designation Criteria 1, 3, 4, 6, 7, and 11. Vote: 8-0.

DEPARTMENT COMMENTS: The Comprehensive Survey of Cultural Resources (1984) lists this property as a priority 3 for preservation.

CITY COUNCIL DATE: December 2, 2004

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: North University Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1929 Del Curto-Nowotny House meets Historic Landmark Designation Criteria 1, 3, 4, 6, 7, and 11:

1. Character, interest, or value as part of the development, heritage or cultural characteristics of the City of Austin, State of Texas, or the United States. The Del Curto-Nowotny House is located in Aldridge Place, a 1912 subdivision platted by Lewis Hancock. This house, on Laurel Lane, represents a later phase of development in Aldridge Place, specifically located in Aldridge Place Reserve, a section of the neighborhood not platted until 1924. Aldridge Place typifies an upper-class suburb of the 1920s; the curvilinear streets, green spaces, and stone gates at the entrance of the subdivision all typify principles of the City Beautiful Movement of the 1910s and 1920s. The neighborhood also carried deed restrictions governing the size, placement, and cost of the houses to be built in this exclusively residential neighborhood, and marked a transition in Austin's development history from the older mixed-use urban core to pleasant suburban areas attractive to the middle and upper classes.

3. Embodiment of distinguishing characteristics of an architectural type or specimen.

The Del Curto-Nowotny House is a good example of the Spanish Colonial Revival style applied to a ranch house. The Spanish Colonial Revival style reached its zenith of popularity in the 1920s, after being introduced at the 1915 Panama Pacific Exhibition in San Diego. The style was most popular in those areas of the country with a Hispanic heritage, especially California, Arizona, New Mexico, and Texas. Characteristics of the style include a low-pitched tile roof, and an ornamented and arched or arcaded entry, all of which appear on the Del Curto-Nowotny House. The rock accent course on the walls and outlining the segmental-arched entryway, as well as the prominent rock chimney on the front of the house are especially notable.

5. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.

The Del Curto-Nowotny House was designed by prominent Austin architect **Roy L. Thomas** (1887-1968). Born in San Marcos, Texas, Thomas designed numerous houses, churches, and schools throughout Central Texas during his career, including the Texas Hotel (now the Stephen F. Austin), 701 Congress Avenue (1924), the Herbert Bohn House, 1301 W. 29th Street (1938), Robert E. Lee Elementary School, 3308 Hampton Road (1939), and the Tarrytown Methodist Church, 2701 Exposition Boulevard (1947). Thomas had a prolific residential practice in the 1920s and 1930s, employing the most popular styles of the period in his designs: Craftsman, Colonial Revival, Spanish Colonial Revival, Prairie, and Tudor Revival. Although relatively restrained in its design and ornamentation, the ca. 1929 Del Curto-Nowotny House reflects Thomas' study and application of the principals of the Spanish Colonial Revival style.

6. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historic, or cultural motif.

The ca. 1929 Del Curto-Nowotny House is in Aldridge Place, a potential National Register Historic District. The house is also significant for representing an aspect of the body of work of Roy L. Thomas, who was one of the city's most prominent residential architects.

7. Portrayal of the environment of a group of people in an area of historic characterized by a distinctive architectural style.

Located in Aldridge Place, the Del Curto-Nowotny House represents the standard of living of Austin's middle class in the 1920s and 1930s. Built for John M. Del Curto, the chief entomologist at the State Department of Agriculture, and later owned by Arno Nowotny, Dean of Men at the University of Texas, this relatively modest house reflects the tastes of the middle class for architectural character and suburban amenities offered by neighborhoods like Aldridge Place.

11. Identification with a person or persons who significantly contributed to the culture and development of the city, state or United States.

Arno "Shorty" Nowotny (1899-1982) purchased the house from Del Curto in 1933. Nowotny, born in New Braunfels, was the Assistant Dean of Men at the University of Texas at the time he purchased the house. Nowotny was the student leader of the drive to raise funds for Texas Memorial Stadium, directed the Student Employment Bureau in the 1930s, and helped organize student cooperative housing to assist financially-strapped students during the Depression. He eventually became Dean of Men, then Dean of Student Life, a position from which he retired in 1964. Dean Nowotny and his wife were known for entertaining students, faculty, and alumni at their home on Laurel Lane, which they sold in 1940 to move to a larger house on West Lynn Street. The Visitor Center at UT is named for Nowotny in recognition of his service to the university.

PARCEL NO.: 02160403150000

DEED RECORD: Docket No. 2003039172
(2003)

ANNUAL TAX ABATEMENT: \$4,066 (owner-occupied rate). City tax abatement: \$1,070.

APPRAISED VALUE: \$292,265.00

PRESENT USE: Residence

CONSTRUCTION/DESCRIPTION: One-story irregular-plan cross-gabled brick house with Spanish Colonial Revival details, including an

arched entry, decorative rock course, and red tile roof; 1:1 fenestration.

CONDITION: Excellent.

PRESENT OWNER

Laurie Aroch
102 Laurel Lane
Austin, Texas 78705 .

DATE BUILT: ca. 1929

ALTERATIONS/ADDITIONS: According to City building permit records, Nowotny remodeled the garage into a servant's room and one-car garage space in 1938. No other modifications.

ORIGINAL OWNER(S): John M. Del Curto

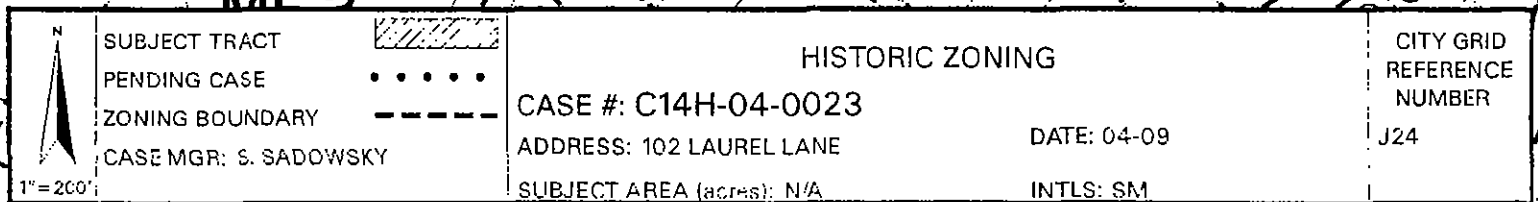
OTHER HISTORICAL DESIGNATIONS:

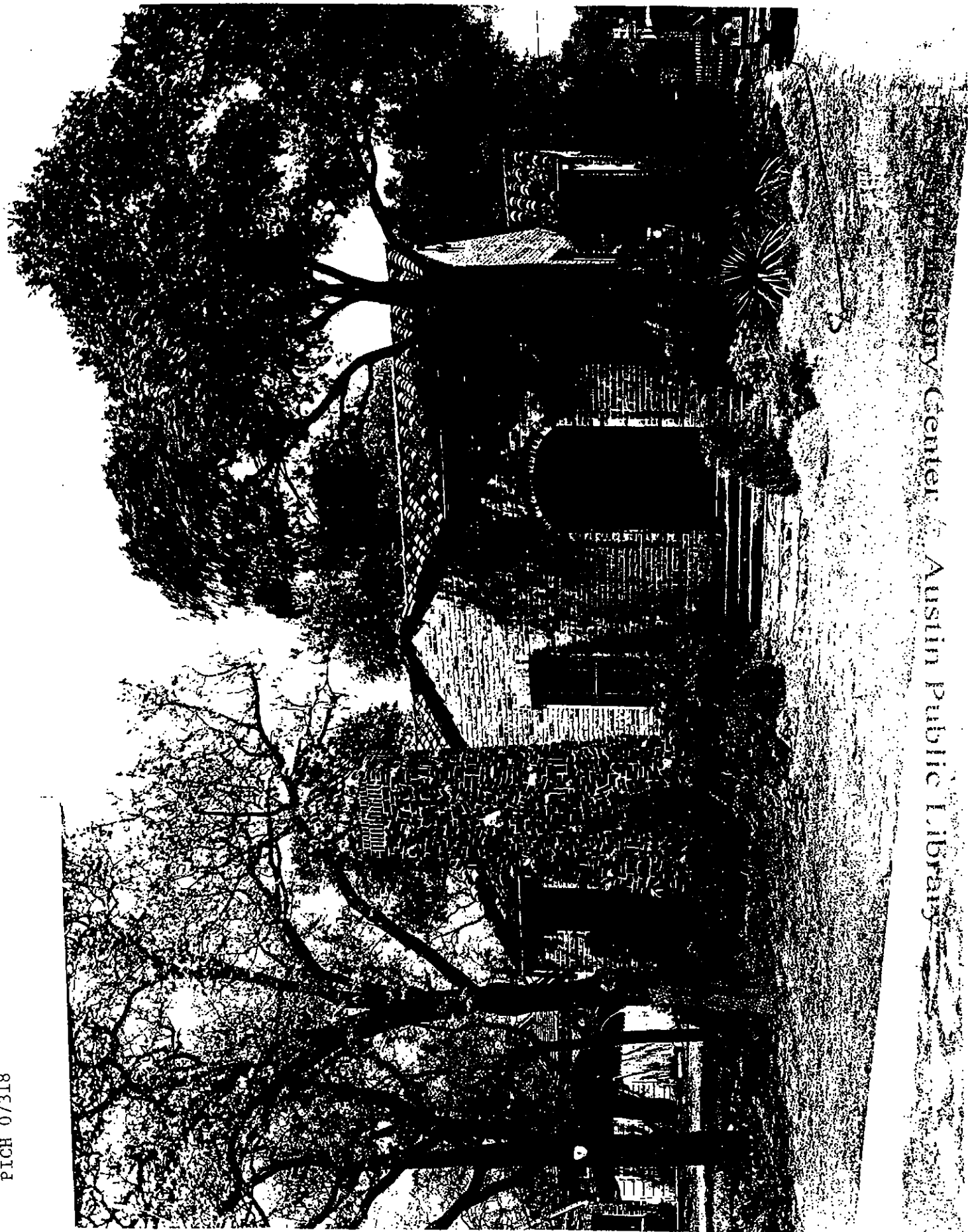
NATIONAL REGISTER: No

RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes, the Comprehensive Survey of Cultural Resources (1984) lists this property as a Priority 3 for preservation.











A. APPLICATION FOR HISTORIC ZONING

OK to proceed
SS 9/8/04

PROJECT INFORMATION:

09/13/04

C14604-0023

PROJECT INFORMATION (REDACTED)

BASIC PROJECT DATA:

1. OWNER'S NAME: Laurie Argch
 2. PROJECT NAME: Del Curto House
 3. PROJECT STREET ADDRESS (or Range): 102 Laurel Lane
 ZIP 78705 COUNTY: Travis
 IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
 LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF
 _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS
 APPROXIMATELY _____ DISTANCE FROM ITS
 INTERSECTION WITH _____ CROSS STREET.

AREA TO BE REZONED:

4. ACRES _____ (OR) SQ.FT. _____

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>SF-3</u>	<u>single family</u>	_____	_____	<u>single family</u>	<u>SF-3H</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

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

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: <u>University Heights</u>			
Block(s) <u>1</u>	Lot(s) <u>28</u>	Outlot(s) _____	
Plat Book: <u>Volume 3</u>	Page _____		
Number: <u>97</u>			
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)			

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: <u>8967</u>	PAGE: <u>687</u>	TAX PARCEL I.D. NO. <u>2003039172</u>
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OTHER PROVISIONS:

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

OWNERSHIP TYPE:

15. <input checked="" type="checkbox"/> SOLE	<input type="checkbox"/> COMMUNITY PROPERTY	<input type="checkbox"/> PARTNERSHIP	<input type="checkbox"/> CORPORATION	<input type="checkbox"/> TRUST
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.				

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION	
SIGNATURE: <u>[Signature]</u>	NAME: <u>Laurie Arach</u>
FIRM NAME: _____	TELEPHONE NUMBER: <u>512-703-8865</u>
STREET ADDRESS: <u>102 Laurel Lane</u>	
CITY: <u>Austin</u>	STATE: <u>TX</u>
ZIP CODE: <u>78705</u>	
EMAIL ADDRESS: <u>lauriearach@yahoo.com</u>	

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION	
SIGNATURE: _____	NAME: _____
FIRM NAME: _____	TELEPHONE NUMBER: _____
STREET ADDRESS: _____	
CITY: _____	STATE: _____
ZIP CODE: _____	
CONTACT PERSON: _____	TELEPHONE NUMBER: _____
EMAIL ADDRESS: _____	

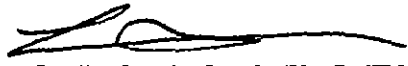
DEPARTMENTAL USE ONLY: _____

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

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

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


Signature 04 MAY 2004
Date

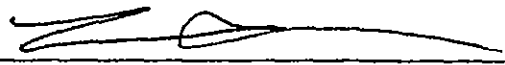
Laurie Aroch
Name (Typed or Printed)

Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

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


Signature 04 MAY 2004
Date

Laurie Aroch
Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, Lauree Broch have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

102 Laurel Lane, Austin TX 78705
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.


(Applicant's signature)

04 MAY 2004
(Date)

1AA CERTIFICATE
Nelda Wells Spears
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 42181

ACCOUNT NUMBER: 02-1604-0315-0000

PROPERTY OWNER:

AROCH LAURIE
102 LAUREL LN
AUSTIN, TX 78705-2814

PROPERTY DESCRIPTION:

LOT 21 BLK 1 OLT 74 DIV D
UNIVERSITY HEIGHTS

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 000102 LAUREL LN 00000

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2003	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2003 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

TAXES PAID FOR YEAR 2003 \$7,285.11

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code). Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 03/18/2004

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: Barbara Fort

ZONING CASE NUMBER: _____

OCCUPANCY INFORMATION

Year	Occupant(s)	Source
1928	No City Directory Records	Austin History Center
1929	No City Directory Records	Austin History Center
1930	Del Curto John M (Rhonda), Chief Entomologist, State Dept. of Agriculture	City Directories
1935	Nowotny Arno (Laverne), Assistant Dean of Men, U of T	City Directories
1941	Griswold John (Katherine), Assistant Professor, U of T	City Directories
1949	Vacant	
1952	Ritter Marie, widow of Henry R	City Directories
1954	Tyler Richard (Elizabeth), Associate Professor, U of T	City Directories
1966	Brooks Roy D (Johnnie W), Student	City Directories
1973	Vacant	City Directories
1974	Wilkinson Stephen J (Julia M), Lawyer	City Directories
1979	Lidoff J, Assistant Professor, U of T	City Directories
1985	No Return	City Directories
1987	Towner Dean H	City Directories
1988	No listing	City Directories
1990	Towner Dean H (Velberta), Retired	City Directories
2001	Aroch Laurie, Pharmacist	City Directories

ZONING CASE NUMBER: _____

OWNERSHIP INFORMATION

Ownership Transfer	Property Description	Date
A. V. Riley to J.M Del Curto	Lot 21, Block 1 3 acres, Volume 427, Page 320	September 20, 1928
J.M. Del Curto to A. Nowotny	same lot, Volume 491, Page 504	September 2, 1933
A. Nowotny to J. Griswold (Southland Mtg)	same lot, Volume 637, Page 319	January 6, 1940
J. Griswold to Mary Ritter	same lot, Volume 1021, Page 208	January 23, 1950
M Ritter to Elizabeth Tyler	same lot, Volume 1447, Page 235	April 20, 1954
E. Tyler to Johnnie Brooks	same lot, Volume 3011, Page 789	September 19, 1965
J. Brooks to Russell McCurdy	same lot, no record on file at Travis County Tax Office or Travis County Appraisal Office	
R. McCurdy to Julia Wilkinson	same lot, Volume 4678, Page 1920	July 2, 1973
J. Wilkinson to St. Stephens School	same lot, Volume 8967, Page 687	February 2, 1984
St. Stephens to Laurie Aroch	same lot, Volume 3, Number 3	February 19, 2003

Tickets for these events are available by calling the
HERITAGE HOMES TOUR HOTLINE at 476-TOUR.



ALDRIDGE PLACE
"Austin's Most Picturesque Addition"

The Lewis Hancock Addition to Be Known Aldridge Place

AF Subdivisions 56010

"The Suburb Beautiful"

Where Suburban Life and City Luxuries Are Delightfully Combined

AUSTIN has heretofore been conspicuously backward in providing efficient high class properly restricted residential districts, where her best citizens could build without the fear of being encroached upon by inferior surroundings. Look back over the city's history. See the little groups of handsome homes being steadily surrounded by boarding houses or thickly settled cottage communities. Take the country over and you will find the best residence sections of every city lie in the picturesque outskirt, properly restricted and highly developed, where the outcome is all that the word "suburban" implies.

"Aldridge Place" is a high class residential district distinctively different from any other property surrounding, or in Austin, where many acres subdivided, restricted and developed for lovers of the artistic and beautiful in their home surroundings, with modern improvements brought inside the curb of each lot.

The restrictions as to the character of building, the cost, etc., insure not only the attractive and high class homes and the companionship of refined neighbors, but also add to the permanency of the investment.

Don't ever buy property, whether for a home or as an investment, that is not properly restricted. In Aldridge Place nothing can ever be built but dwellings and out buildings, the minimum cost of houses ranging from \$2,500 to \$4,000. A uniform building line is established, ensuring beautiful and symmetrical streets where they are built up with homes.

PRICE AND TERMS

Opening prices on Aldridge Place are very low, considering the high character of the property, ranging from One Thousand to Nineteen Hundred and Fifty Dollars; these prices include the owner's price as based on each of terms when desired.

The title is absolutely perfect and a complete abstract is furnished with each lot.

Automobiles at your service to show the property.

K. C. MILLER, Agent

107 East Sixth Street

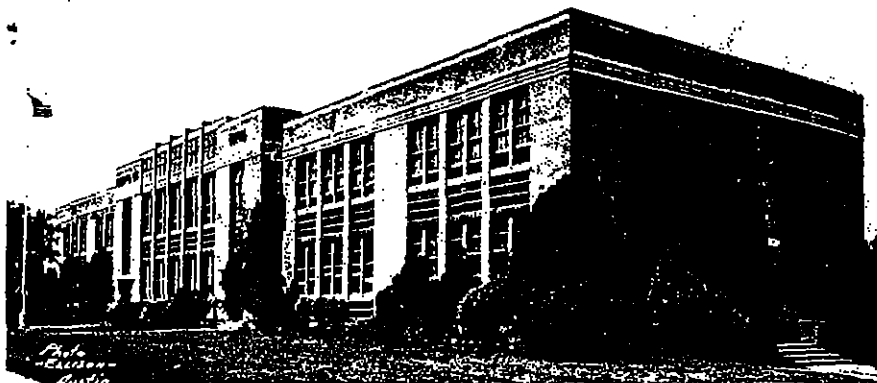
NOTE--Lots on Sale May 15

Roy Leonidas Thomas designed a number of important Austin buildings from the 1920s through the 1950s. The scope of his work covers many building types—homes, schools, churches, commercial buildings, apartments and service stations.

Thomas was born in San Marcos, attended Southwestern University in Georgetown in 1905, and enrolled in the school of engineering at the University of Texas in 1906. He left UT in 1908 and spent a year in San Marcos as a construction superintendent. In 1909 Thomas took a job as a draftsman with Endress and Walsh, Austin, and worked on the firm's behalf in San Benito. In 1911 he opened his own practice in the Scarbrough Building. He served during World War I as an architectural draftsman for the Department of Public Works in the Key West naval yards. In 1919 he returned to Austin and in 1933 he established a permanent office at his home, 2812 Hemphill Park. He was president of the Hill Country Chapter American Institute of Architects in 1935.

During World War II he supervised construction of a magnesium plant for the International Mineral & Chemical Corporation. In 1944 he organized a partnership with his son, William, back from military duty. They practiced together through the 1950s. William died in 1967; Roy, a year later.

One of the more memorable designs produced by Thomas' office is the Herbert Bohn House (1938), 1301 West 29th Street. Other Thomas works are the Stephen F. Austin Hotel (1924) at 701 Congress, Robert E. Lee Elementary School (1939) at 3308 Hampton Road, Tarrytown Methodist Church (1947) at 2701 Exposition, and Ebenezer Baptist Church (1954) at 1010 East Tenth Street.



121. Robert E. Lee Elementary School (1939)

Roy L. Thomas



122. Tarrytown Methodist Church (1947)

Roy L. Thomas



123. Stephen F. Austin Hotel (1924)

Roy L. Thomas



Shorty Nowotny, a man of fun and talent, was a dedicated dean.

Shorty's New Idea

Dedicated to student life at The University of Texas, Dean Arno "Shorty" Nowotny has had many far-reaching visions—among them, the Texas Cowboys, Alpha Phi Omega, the Friar Society, and the original funding for Memorial Stadium.

His latest vision, drawn from the roots of his own experience as a University of Texas student, is one in which every ex-student can have a part: the Arno Nowotny Internships.

"My first job as a student at UT was in housing, and helping other students find jobs, including summer jobs. Part-time jobs were important to me," he emphasized as he outlined the new intern program which will place students in key University offices for work experience during the school term.

Students will have the same opportunity the dean had to gain an insight to the working world, help with financing their own education, and a better fices employing interns will have the benefit of knowledge of how the University works. The of-

outstanding part-time workers who will have a full-time level of dedication and enthusiasm.

At the dean's request, the pilot office for the program will be The Ex-Students' Association, where student employees have the exposure not only to the University as it is today, but to the multi-faceted programs conducted for Texas Exes around the world. Currently the Association employs five student interns in areas ranging from scholarships to photography.

The Arno Nowotny Internships will be funded by the Association's Foundation for Texas Excellence through direct contributions from the dean's friends and those whose lives he has touched. John A. Jackson of Dallas is a primary force in the effort to contact friends, and it is hoped that every *Alcalde* reader will consider this an invitation to be a part of "Shorty's New Idea."

Contributions may be directed to Arno Nowotny Internships, The Foundation for Texas Excellence, The ESA, P.O. Box 7278, Austin, Texas 78712. **As**