

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



**AGENDA ITEM NO.: Z-7  
AGENDA DATE: Thu 12/16/2004  
PAGE: 1 of 1**

**SUBJECT:** C14H-04-0019 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as the Padgett-Painter House, 105 W. 32nd Street (Waller Creek Watershed) from Family Residence, Neighborhood Conservation, Neighborhood Plan (SF-3-NCCD-NP) combining district zoning to Family Residence – Historic, Neighborhood Conservation, Neighborhood Plan (SF-3-H-NCCD-NP) combining district zoning. Historic Landmark Commission Recommendation: To grant Family Residence-Historic, Neighborhood Conservation, Neighborhood Plan (SF-3-H-NCCD-NP) combining district zoning. Planning Commission Recommendation: To grant Family Residence-Historic, Neighborhood Conservation, Neighborhood Plan (SF-3-H-NCCD-NP) combining district zoning. Applicant: Ross and Suzanne Pringle, owners. 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-04-0019

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

**P.C. DATE:** October 26, 2004

**AREA:** 8,924.77 square feet

**APPLICANT:** Ross and Suzanne Pringle

**AGENT:** N/A

**HISTORIC NAME:** Padgett-Painter House

**WATERSHED:** Waller Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 105 W. 32<sup>nd</sup> Street

**ZONING FROM:** SF-3-NCCD-NP

**ZONING TO:** SF-3-H-NCCD-NP

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

**HISTORIC LANDMARK COMMISSION ACTION:** Recommended the proposed zoning change from family residence, neighborhood conservation, neighborhood plan (SF-3-NCCD-NP) combining district to family residence, neighborhood conservation, neighborhood plan - Historic (SF-3-H-NCCD-NP) combining district zoning based on Historic Landmark Designation Criteria 1, 3, 6, 7, and 11. Vote: 6-0 (Fowler and Bunton absent).

**PLANNING COMMISSION ACTION:** Recommended the proposed zoning change from family residence, neighborhood conservation, neighborhood plan (SF-3-NCCD-NP) combining district to family residence, neighborhood conservation, neighborhood plan - Historic (SF-3-H-NCCD-NP) combining district zoning based on Historic Landmark Designation Criteria 1, 3, 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 16, 2004

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** North University Neighborhood Association

**BASIS FOR RECOMMENDATION:**

The Padgett-Painter House meets Historic Landmark Designation Criteria 1, 3, 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 ca. 1925 Padgett-Painter House is located in the University Heights section of Aldridge Place, a 1912 subdivision platted by Austin mayor Lewis Hancock. The University Heights section of the neighborhood was platted in 1924 by M.C. Parrish, a local developer. 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 Padgett-Painter House exhibits elements of both the Craftsman and Colonial Revival styles, both of which reached their zenith of popularity in the 1920s. The house has an asymmetrical composition, with paired and triple windows, features of Craftsman buildings, as well as a pedimented portico with paired square wood posts, typical of Colonial Revival houses. The Craftsman and Colonial Revival styles share a link to traditionalism: both hearkened to an earlier time and found their inspiration in the values which defined the nation before the Industrial Revolution and mass production.

**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 house is located in Aldridge Place, a potential historic district.

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

As a suburb designed for the upper middle class, Aldridge Place boasted a large number of houses designed by local architects, sited on picturesque lots on curving streets around a centerpiece park. Many of Austin's prominent business people, state and local government leaders, and those associated with the University of

Texas bought property in Aldridge Place, and engaged architects to design homes in a variety of period and contemporary styles. Jack Padgett, the first owner of the house, served as a State Representative; it was later the home of Dr. T.S. Painter of the University of Texas for many years, and portrays the tastes and standard of living of Austin's upper middle class in the 1920s.

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

**Jack P. Padgett**, the first owner of the house, operated Jack Padgett & Co., publishing the Sunday Morning News and later, the semi-weekly Austin News. He was elected State Representative in 1935 while residing in this house, and after serving one term in the legislature, opened his insurance business in the Littlefield Building. He sold the house in 1938 to **Dr. Theophilus Schickel (T.S.) Painter** (1889-1969), a renowned scientist, professor, and president of the University of Texas. Painter, born in Salem Virginia, came to the University of Texas in 1916 as an adjunct professor of zoology, became associate professor in 1921, professor in 1925, and distinguished professor of zoology in 1939. He became president of the University in 1946, a post he retained until 1952, when he returned to teach zoology until his retirement in 1966. He oversaw a period of rapid growth at the University, and was distinguished for his research in the field of genetics, winning the Daniel Giraud Elliott Medal from the National Academy of Science in 1934. As university president, Painter was named as the respondent in the important civil rights U.S. Supreme Court case of Sweatt v. Painter (1950), which required the University to admit Herman M. Sweatt, because there was no "separate but equal" facility for African-Americans to study law in Texas, and paved the way for the 1954 decision of Brown v. Board of Education, which struck down racially-segregated public school systems throughout the country. The physics building at UT was renamed in his honor in 1974.

Except for when he served as university president and resided in the University President's House, Painter owned and lived in this house until his death in 1969.

**PARCEL NO.:** 021604031100 **DEED RECORD:** Vol. 11015, Page 4262 (1989)

**ANNUAL TAX ABATEMENT:** \$6,929 (owner-occupied rate); \$1,825 City tax exemption.

**APPRAISED VALUE:** \$448,638

**PRESENT USE:** Residential

**CONSTRUCTION/DESCRIPTION:** Two-story rectangular-plan hipped-roof wood frame house with Craftsman and Colonial Revival details; assymetrical façade with pedimented portico on right side of façade with paired square wood posts; two-story side porches to left.

**CONDITION:** Excellent

**PRESENT OWNERS**

Ross and Suzanne Pringle  
105 W. 32<sup>nd</sup> Street  
Austin, Texas 78705

**DATE BUILT:** ca. 1925

**ALTERATIONS/ADDITIONS:** Various repairs (1978); removal of small porch on rear, and replacement of detached garage (2003).

**ORIGINAL OWNER(S):** Jack and Ruth Padgett (1925)

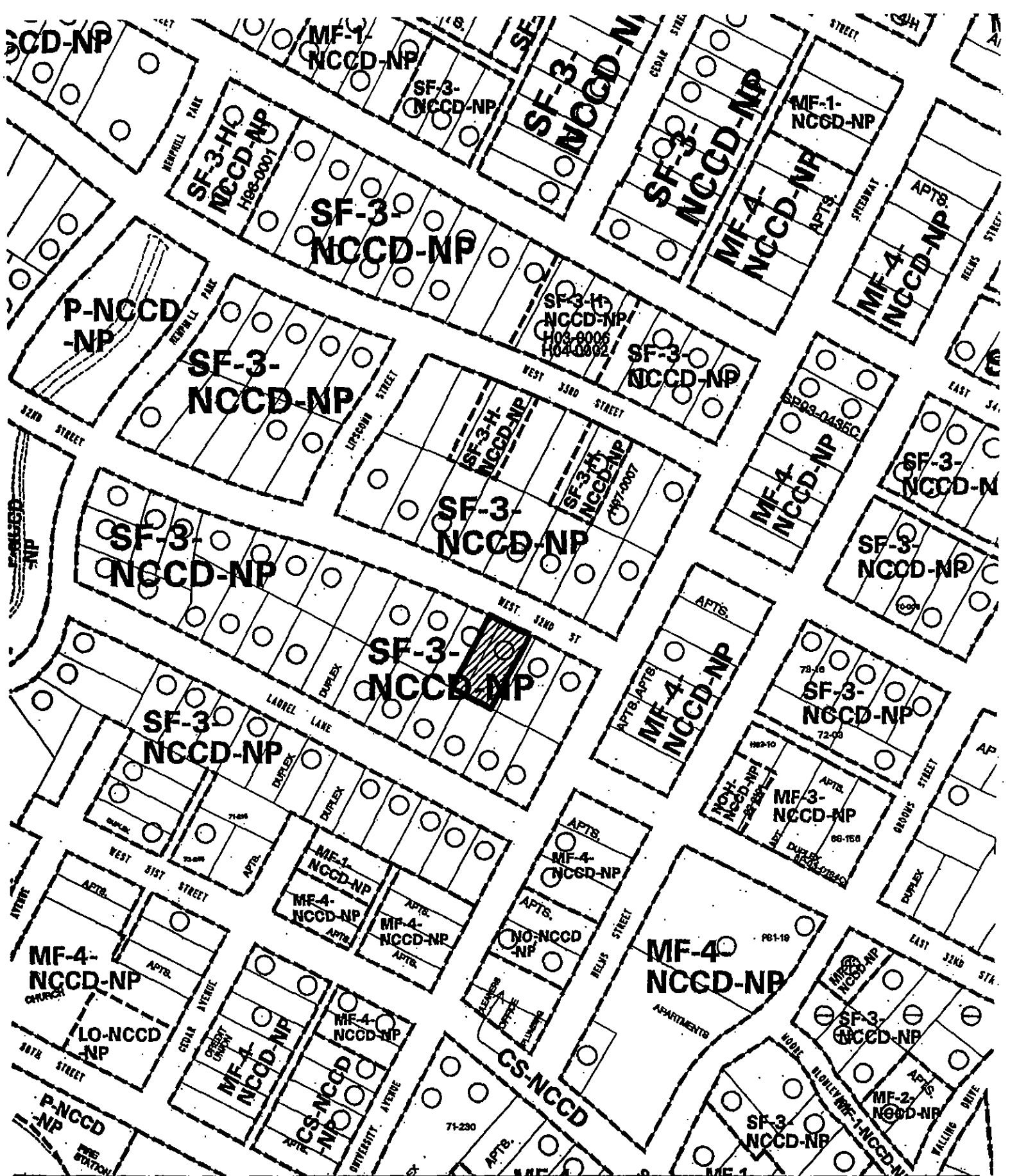
**OTHER HISTORICAL DESIGNATIONS:**

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.



<p><b>SUBJECT TRACT</b>  <b>PENDING CASE</b>  <b>ZONING BOUNDARY</b>  <b>CASE MGR: S. SADOWSKY</b></p>	<p align="center"><b>HISTORIC ZONING EXHIBIT A</b></p> <p><b>CASE #:</b> C14H-04-0019  <b>ADDRESS:</b> 105 W 32ND ST  <b>SUBJECT AREA (acres):</b> N/A</p> <p align="right"><b>DATE:</b> 04-11  <b>INTLS:</b> SM</p>	<p><b>CITY GRID REFERENCE NUMBER</b>          J24</p>
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Photo dated -  
Feb 1930





## CITY OF AUSTIN HISTORIC RESOURCE SURVEY

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev. 8-82)

1. County Travis TRA  
AU 5. USGS Quad No. 3097-242 Site No. J-24-540  
 City/Rural Austin UTM Sector \_\_\_\_\_  
 2. Name \_\_\_\_\_ 6. Date: Factual \_\_\_\_\_ Est. 1935  
 Address 105 W. 32nd 7. Architect/Builder \_\_\_\_\_ Contractor \_\_\_\_\_  
 3. Owner \_\_\_\_\_ 8. Style/Type \_\_\_\_\_  
 Address \_\_\_\_\_ 9. Original Use \_\_\_\_\_  
 4. Block/Lot \_\_\_\_\_ Present Use \_\_\_\_\_  
 10. Description 2 story frame residence

11. Present Condition \_\_\_\_\_  
 12. Significance \_\_\_\_\_

13. Relation to Site: Moved Date \_\_\_\_\_ or Original Site (describe) \_\_\_\_\_

14. Bibliography \_\_\_\_\_ 15. Informant \_\_\_\_\_  
 16. Recorder HMM Date Jan-Mar 84

## DESIGNATIONS

TNRIS No. \_\_\_\_\_ Old THC Code \_\_\_\_\_  
☐ RTHL ☐ HABS (no.) TEX \_\_\_\_\_  
 NR: ☐ Individual ☐ Historic District  
☐ Thematic ☐ Multiple-Resource  
 NR File Name \_\_\_\_\_  
 Other ATCC

## PHOTO DATA

B&W 4x5s \_\_\_\_\_ Slides \_\_\_\_\_  
 35mm Negs. \_\_\_\_\_

YEAR	DRWR	ROLL	FRAME		ROLL	FRAME
		50	7	to		
				to		
				to		

Tax Parcel # \_\_\_\_\_  
 Original Owner \_\_\_\_\_

## ARCHITECTURAL SIGNIFICANCE:

Outstanding \_\_\_\_\_ Excellent \_\_\_\_\_  
 Significant \_\_\_\_\_ Contributory \_\_\_\_\_

## PHYSICAL CONDITION:

	Good	Fair	Poor
Structure	_____	_____	_____
Grounds	_____	_____	_____
Neighborhood	_____	_____	_____

## PRESERVATION INDEX:

\_\_\_\_\_ City Zoning  
 \_\_\_\_\_ Priority Research

## COMMENTS:

(Photo)

Sept. 13, 04

Dear Mr. Sadowski,

The North University N.A. supports the historic zoning application at 105 W. 32<sup>nd</sup> St, the home of Suzanne & Ross Pringle. The house is perfectly restored. Of course you are aware that Pres Painter lived there for many years including those when he was UT President.

Thanking you for your consideration.

With kindest regards,

Rick Iverson, Co Pres NUNA



**JACK PADGETT**

CANDIDATE FOR

**REPRESENTATIVE**

Place No. 2—Travis County

**I WILL APPRECIATE YOUR VOTE**



Subject to Action of Democratic Primary, July 28, 1934

Austin History Center

Austin History Center

Jack Padgett - First owner of house

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AUSTIN, TEXAS

*Handwritten: H-6106RSDW4-Painter, Theophilus S. 1889-1969*  
**Dr. Painter**

**D**R. T. S. Painter, professor of zoology, is the fourth faculty member of the University to be awarded a distinguished professorship in the University. This award came to Dr. Painter on Oct. 4.

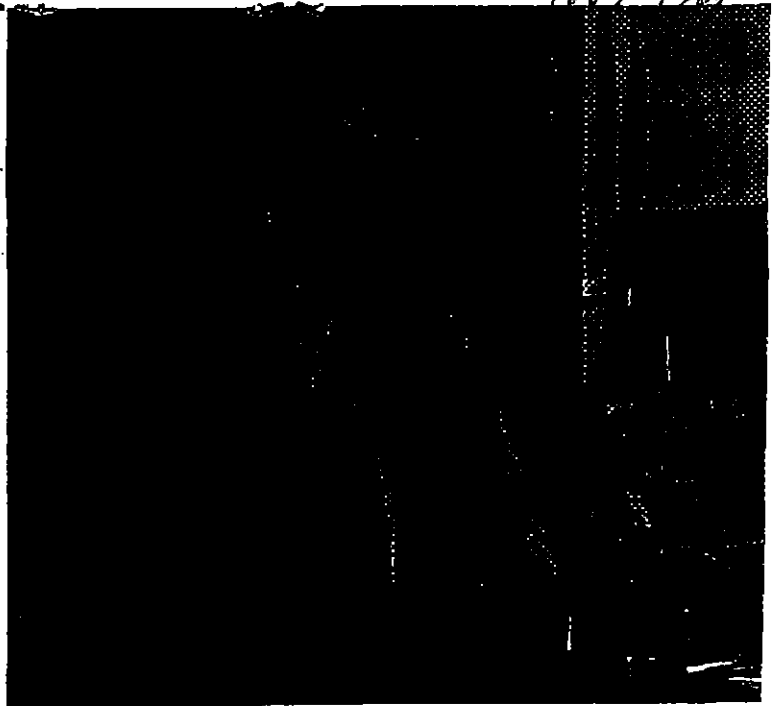
As provided for in an act of the last Legislature, the distinguished professorship plan, as adopted by the Board of Regents, grants the selected professors a \$1,000 salary increase, matches offers made by other schools, and brings new and outstanding men to the University. It is specifically provided that only four present faculty members may receive the awards.

The other professors possessing this honor are the following: Dr. E. C. Barker, B.A. '99; M.A. '00, professor of history; Dr. R. L. Moore, B.S. '01; M.A. '01, professor of pure mathematics; and Dr. J. T. Patterson, professor of zoology. These three distinguished professors were already on the staff. Dr. Americo Castro, professor of Romance languages, has been brought here under the plan.

Dr. Painter received his doctor of philosophy degree from Yale University in 1916 and an honorary doctor of science degree from Yale in 1936. He has been a staff member at The University of Texas since 1916. He was awarded the Daniel Giraud Elliot Medal with an honorarium of \$200 by the National Academy of Sciences for his work on the chromosomes of the salivary glands in 1934. He is one of the three men in Texas and six in the entire South who are members of the Academy.

He was selected by Sigma Xi, honorary science fraternity, in 1936-37 as one of five men to lecture on "Frontiers of Science," and spoke at Brown University, the University of Arkansas, the University of Missouri, Louisiana State University, Michigan State College and Swarthmore College.

Dr. Painter was vice-president of the American Society of Zoologists in 1938 and had charge of a joint symposium on chromosomes sponsored by the society. He was appointed research professor at the University in 1937-38. He is a member of the following scientific organizations: American Philosophical Association, American Society



*Dr. T. S. Painter, distinguished professor, is shown here in his zoology laboratory. Dr. Painter was one of the five outstanding men selected to lecture in the series, "Frontiers of Science," conducted by Sigma Xi. He is recognized as an authority on the chromosomes of mammals.*

of Zoologists, American Society of Anatomists, American Society of Naturalists, Sigma Xi, and the National Academy of Science.

Dr. and Mrs. Painter live at 610 West 33rd in Austin. Two daughters, Ann and Elizabeth, are now students in the University.



T. S. PAINTER, Acting President

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE PADGETT PAINTER HOUSE LOCATED AT 105 WEST 32<sup>RD</sup> STREET IN THE NORTH UNIVERSITY NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (SF-3-NCCD-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-HISTORIC-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (SF-3-H-NCCD-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

**PART 1.** The zoning map established by Section 25-11 of the City Code is amended to change the base district from family residence-neighborhood conservation-neighborhood plan (SF-3-NCCD-NP) combining district to family residence-historic-neighborhood conservation-neighborhood plan (SF-3-H-NCCD-NP) combining district on the property described in Zoning Case No. C14H-040019, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 3 and 4, Block 1, Outlot 4, Division 4, University Heights Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record at Book 1, Page 97, of the Plat Records of Travis County, Texas, (the "Property")

generally known as the Padgett Painter House, locally known as 105 West 32<sup>rd</sup> Street in the North University neighborhood plan area, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 040826-58 that established the North University neighborhood-conservation-neighborhood plan combining district.

1  
2  
3 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2004.  
4

5  
6 **PASSED AND APPROVED**  
7

8  
9  
10 \_\_\_\_\_, 2004

§  
§  
§

William  
M.

11  
12  
13  
14  
15 **APPROVED:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

16 David Allan Smith  
17 City Attorney

Shirley A. Brown  
City Clerk



