

Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION



AGENDA ITEM NO.: 93
AGENDA DATE: Thu 12/15/2005
PAGE: 1 of 1

SUBJECT: C14H-05-0028 – Cox-Craddock House - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 720 East 32nd Street from family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district zoning to family residence-historic-conditional overlay-neighborhood plan (SF-3-H-CO-NP) combining district zoning. First reading approved on December 1, 2005. Vote: 6-0 (Council Member McCracken off the dais). Applicant: Daniel Leary. City Staff: Steve Sadowsky, 974-6454.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14H-05-0028 (Cox-Craddock House, 720 E. 32nd Street)

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 720 E. 32nd Street (Waller Creek Watershed) from family residence – conditional overlay - neighborhood plan (SF-3-CO-NP) combining district zoning to family residence – historic – conditional overlay – neighborhood plan (SF-3-H-CO-NP) combining district zoning.

DEPARTMENT COMMENTS:

This was approved on first reading on December 1, 2005, but the ordinance was not yet ready due to the Historic Preservation Office staff's failure to deliver the request for the ordinance to the Law Department in a timely manner.

OWNER: Dan Leary

AGENT: None

APPLICANT: Dan Leary

DATE OF FIRST READING: December 1, 2005, approved SF-3-H-CO-NP combining district zoning on 1st Reading (6-0; McCracken off dais).

CITY COUNCIL HEARING DATE: December 15, 2005

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Steve Sadowsky
e-mail: steve.sadowsky@ci.austin.tx.us

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-05-0028

HLC DATE:

October 24, 2005

PC DATE:

November 8, 2005

APPLICANT: Daniel Leary

HISTORIC NAME: Cox-Craddock House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 720 E. 32nd Street

ZONING FROM: SF-3-CO-NP

TO: SF-3-H-CO-NP

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

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from single family residence, conditional overlay, neighborhood plan (SF-3-CO-NP) district to single family residence, conditional overlay, neighborhood plan – Historic (SF-3-H-CO-NP) combining district zoning. Vote: 4-0-1 (Bunton and Mather absent; Leary abstaining).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from single family residence, conditional overlay, neighborhood plan (SF-3-CO-NP) district to single family residence, conditional overlay, neighborhood plan – Historic (SF-3-H-CO-NP) combining district zoning. Vote: 7-0 (Moore off dais; Dealey absent).

DEPARTMENT COMMENTS: The house is listed as a Priority 2 in the Comprehensive Cultural Resources Survey (1984), and is individually listed in the National Register of Historic Places under Criterion "C" (Architecture), 2000.

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Hancock Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1928 Cox-Craddock House is listed individually in the National Register of Historic Places.

NATIONAL REGISTER LISTING

The ca. 1928 Cox-Craddock House was designed by noted local architect Hugo Kuehne and is an excellent example of a Colonial Revival residence. The brick house has a symmetrical composition, 12:12 windows framed by a stone keystone and flat brick arch above and a stone sill. Three pedimented dormers with round-arched Gothic-mullioned windows pierce the front of the side-gabled roof. A pedimented portico forms the prominent central entry; the door is framed with sidelights and a transom.

Hugo Kuehne (1884-1963) was one of Austin's most noteworthy and prolific residential architects, specializing in traditional styles. His execution of the Colonial Revival at the Cox-Craddock House exhibits many elegant features of the style; the Cox-Craddock House is one of a line of imposing houses, including Kuehne's own, along 32nd Street between Duval Street and Waller Creek.

Robert A. and Linda Cox, the first owners of the house, were both economics professors at the University of Texas. Linda Cox sold the house in 1948 to Larry Inge Craddock, who had a variety of business interests in the city, including a miniature golf course and gas stations. Craddock enclosed the piazza and sleeping porch on the east end of the house. The current owner has restored the piazza to Kuehne's original open design and railing.

PARCEL NO.: 02150603190000

DEED RECORD: Vol. 11676, Page 1004 (1992)

LEGAL DESCRIPTION: Lots 17 and 18, and the East 12 feet of Lot 16, Outlot 7, Division C, Stark Subdivision.

ANNUAL CITY TAX ABATEMENT: \$2,000 City tax cap (owner-occupied rate)

APPRAISED VALUE: \$709,219

PRESENT USE: Residence

CONDITION: Excellent

PRESENT OWNER

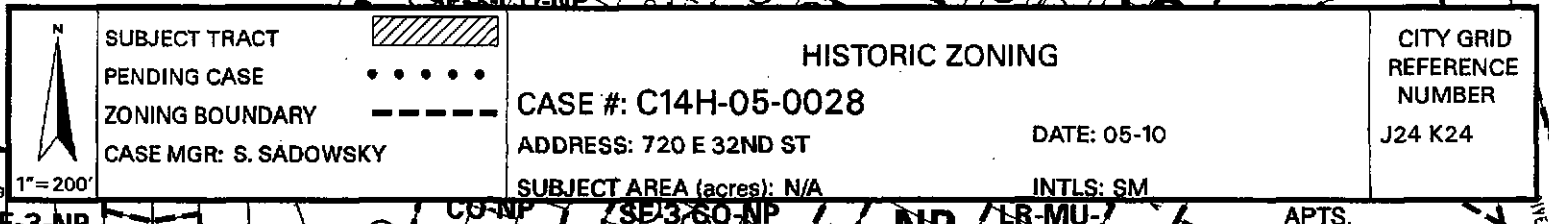
Daniel Leary
720 E. 32nd Street
Austin, Texas 78705

DATE BUILT: ca. 1928

ALTERATIONS/ADDITIONS: Piazza and sleeping porch enclosed, 19; piazza restored to historic appearance, 2005.

ORIGINAL OWNER(S): Robert A. Cox (1928)

OTHER HISTORICAL DESIGNATIONS: Individually listed in the National Register of Historic Places under Criterion "C" (Architecture), 2000.





A. APPLICATION FOR HISTORIC ZONING

OK to proceed
S. Sadowski
10-5-05

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>10/10/05</u>	FILE NUMBER(S): <u>C14H-05-0028</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER: <u>S. Sadowski</u>	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: <u>[Signature]</u>	

BASIC PROJECT DATA:

1. OWNER'S NAME: DANIEL E. LEARY

2. PROJECT NAME: COX CROCK HOUSE

3. PROJECT STREET ADDRESS (or Range): 720 EAST 32ND ST.

ZIP 75705-3108 COUNTY: TEXAS

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. 17,640

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>SE-3</u>	<u>RESIDENCE</u>		<u>17,640</u>	<u>RESIDENCE</u>	<u>SE-3-H</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

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

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: STARK SUBD
Block(s) _____ Lot(s) 17 & 18 & 12 & 15 Outlot(s) 11 & 14 & 13 & 16
Plat Book: _____ Page _____
Number: 02150603190000
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or

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

11. VOLUME: 11676 **PAGE:** 01004 **TAX PARCEL I.D. NO.** 02150603190000

OTHER PROVISIONS:

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

OWNERSHIP TYPE:

15. ☒ SOLE ☐ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ 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: [Signature] NAME: DANIEL E. LEARY
FIRM NAME: _____ TELEPHONE NUMBER: 512.478.5426
STREET ADDRESS: 720 E. 32ND ST
CITY: AUSTIN STATE: TX ZIP CODE: 78705.3102
EMAIL ADDRESS: dleary@mail.utexas.edu

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION
SIGNATURE: N/A 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.

 09/05/05
Signature Date


DANIEL E. LEARY
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.

 09/05/05
Signature Date

DANIEL E. LEARY
Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, DANIEL E. LEART have checked for subdivision plat notes, deed restrictions,

(Print name of applicant)

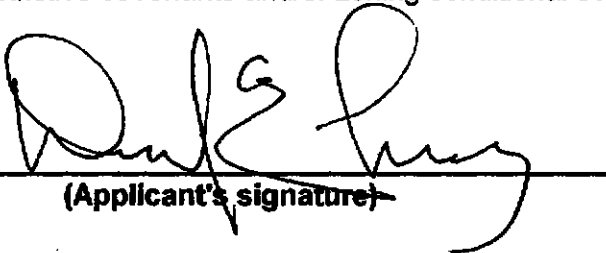
restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

720 E. 32ND ST. AUSTIN, TX 78705-3108

(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)

09/05/05
(Date)

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

NO 122202

ACCOUNT NUMBER: 02-1506-0319-0000

PROPERTY OWNER:

LEARY DANIEL E
720 E 32ND STREET
AUSTIN, TX 78705-3108

PROPERTY DESCRIPTION:

LOT 17&18 * & E 12FT LOT 16 OLT 7
DIV C STARK SUBD

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 720 E 32 ST

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
2004	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	HOSPITAL DISTRICT	*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*

TAXES PAID FOR YEAR 2004 \$18,247.11

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2004 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

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 10/07/2005

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: 



THE
TEXAS HISTORICAL COMMISSION

CERTIFIES THAT

the Cox-Craddock House

IS LISTED IN THE
NATIONAL REGISTER OF HISTORIC PLACES

BY THE
U.S. DEPARTMENT OF THE INTERIOR

A stylized, cursive signature of the Executive Director of the Texas Historical Commission.

EXECUTIVE DIRECTOR
TEXAS HISTORICAL COMMISSION

A cursive signature of Cynthia J. Beeman, Director of the History Programs Division.

DIRECTOR, HISTORY PROGRAMS DIVISION
TEXAS HISTORICAL COMMISSION

(Oct. 1990)

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. NAME OF PROPERTY

HISTORIC NAME: Cox-Craddock House

OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 720 E. 32nd Street

CITY OR TOWN: Austin

STATE: Texas

CODE: TX

COUNTY: Travis

CODE: 453

NOT FOR PUBLICATION: N/A

VICINITY: N/A

ZIP CODE: 78705

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☒ statewide ☒ locally. (See continuation sheet for additional comments.)

Signature of certifying official

Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register

☐ See continuation sheet.

☐ determined eligible for the National Register

☐ See continuation sheet.

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain):

USDI/NPS NRHP Registration Form
Cox-Craddock House, Austin, Travis County, Texas

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: private

CATEGORY OF PROPERTY: building

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	1	0 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	1	0 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: Domestic: single dwelling

CURRENT FUNCTIONS: Domestic: single dwelling

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Late 19th and 20th Century Revivals: Colonial Revival

MATERIALS: FOUNDATION CONCRETE
WALLS WOOD
ROOF ASPHALT
OTHER LIMESTONE

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-15).

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- ☐ A PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- ☐ B PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST
- ☒ C PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- ☐ D PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: ARCHITECTURE

PERIOD OF SIGNIFICANCE: 1928

SIGNIFICANT DATES: 1928

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Kuehne, Hugo Franz (architect)

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-22 through 8-24).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-25).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- ☒ State historic preservation office (*Texas Historical Commission*)
- ☐ Other state agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other -- Specify Repository:

USDI/NPS NRHP Registration Form
Cox-Craddock House, Austin, Travis County, Texas

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

UTM REFERENCES	Zone	Easting	Northing
	1 14	622200	3351680

VERBAL BOUNDARY DESCRIPTION

Lots 17, 18, 19, 20 and the East 12ft of lot 16 in out lot 7 division C part of the Stark Subdivision in Austin, Travis Co., Texas.

BOUNDARY JUSTIFICATION

The nominated property includes all resources associated with the 1928 Cox-Craddock House

11. FORM PREPARED BY

NAME/TITLE: Lesley C. Sommer, Graduate Student

ORGANIZATION: School of Architecture, University of Texas

DATE: May 2000

STREET & NUMBER: 2706 Cole #204

TELEPHONE: (512) 474-9952

CITY OR TOWN: Austin

STATE: TX

ZIP CODE: 78705

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet Maps-#)

PHOTOGRAPHS (see continuation sheet Photo-20)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: Daniel E. Leary

STREET & NUMBER: 720 E.32nd Street

TELEPHONE: (512)478-5426

City or town: Austin

State: TX

Zip code: 78705

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 5

Cox-Craddock House
Austin, Travis County, Texas

The Cox-Craddock House is a 2 story Colonial Revival house designed by Austin architect Hugo Franz Kuehne and built in 1928 for Robert Alameth Cox. The house stands in central Austin along the tree-lined streets of the Stark Addition. The site slopes significantly from west to east, tumbling down to the bank of Waller Creek, which forms its irregular eastern boundary. Terraces create a formal lawn on the south elevation of the house, which is its primary façade. The buff brick veneered house is rectangular in plan, with a double-story sleeping porch on the east elevation. The main block of the house has a side-gabled roof with three south-facing dormers; the sleeping porch has a flat roof. Though in need of some repair, the house has had few alterations and retains a high level of integrity in its location, setting, feeling, association, design, materials, and workmanship.

The Cox-Craddock House is at 720 East 32nd Street, in the Stark Addition, a central subdivision in Austin, Texas. The house occupies lots 17, 18, 19, 20, and the east 12 feet of lot 16. The exposed limestone bed and banks of Waller Creek create a dynamic contrast to the rest of the site.

The Cox-Craddock House is in a residential neighborhood, bordering on south side is the University of Texas at Dean Keaton Street. Rolling terrain and tree-lined streets define the neighborhood. The neighborhood is composed of houses of varying size. The Cox-Craddock house however is the easternmost member of a series of stately houses that line the north side of 32nd Street. The properties immediately surrounding the house retain their historic character.

The Cox-Craddock House embodies elements that classify it as Colonial Revival. The façade of the house rises imposingly behind the front formal lawn. The main block of the house is composed of three bays, with the sleeping porch creating a fourth bay to the east. The house sits on a concrete plinth approximately two feet in height. The focal point of the façade is the central pedimented entry porch. The porch is set apart by its red brick podium and steps. The porch has classical details including wooden fluted columns and pilasters, and an ornate cornice that includes dentils and modillions. Flanking the entry porch are pairs of 12/12 double sash windows with limestone sills and brick flat-arch lintels. The lintels are accentuated with stone keystones. All of the windows on the façade have green louvered wooden shutters.

The second story has a tripartite composition as well. Directly above the entry porch is a small single window that is flanked on both sides by paired windows that match the windows of the ground floor. The façade is faced with buff brick from the plinth to the cornice. The heavy wood cornice just below the eave of the roof has classical moldings and dentils.

Three wooden dormers centered over each of the lower bays continue the tripartite division of the façade at the attic level. The front gabled dormers each contain a round arched window. The window is flanked by pilasters and continues the Colonial Revival detailing. The dormers give the house the appearance of having three stories and increase the grandeur of its appearance. The steeply pitched side gable roof has composition shingles. The brick chimney that pierces the ridge of the roof just to the east of center is the architect's only departure from the rigid symmetry of the main block of the house. However, the sleeping porch that extends to

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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Cox-Craddock House
Austin, Travis County, Texas

the east provides the most striking asymmetry to the façade. The porch sits atop the garage that is exposed because of the downward slope of the site to the east.

The porch has large glazed openings on the first and second floor. The first floor elevation contains a door that is inaccessible from the ground and two multi-paned casement windows above an X-and-Stick railing. It is unclear whether or not the door has ever been functional. There is no trace of steps leading to the door. The lintel over the opening is detailed like the lintels of the windows of the main block. The second story is glazed with jalousie windows divided horizontally into three parts. The heavy cornice of the main block of the house continues around the sleeping porch, tying it to the rest of the house and concealing the porch's flat roof. The porch uses the same buff brick as the rest of the house, though it is in a load bearing capacity rather than a veneer as elsewhere.

The east elevation of the house is in some ways the most imposing. Here the grade has dropped enough to fully expose the basement level of the house. Two windows punch through the cement stuccoed brick wall of the basement providing light into the garage behind. The similar sized windows are eight-over-eight double sash. Above the basement level rise the two stories of the sleeping porch. The first story contains three identical openings. They each contain a pair of transomed casement windows over an X-and-Stick railing with plywood backing. The second story contains three openings of the same width glazed with jalousie windows. Rising above the sleeping porch is the gable end of the main block of the house. The brick veneer of the wall is only punctured by a single window that is identical to the windows in the dormers of the south façade.

The north elevation departs from the stoic formality of the south and east. Unlike the terraces of south elevation, which extend the higher grade, here the terrace holds back the hillside. Consequently, three quarters of the north elevation is three stories in height. The basement level lacks the elegance and decoration of the upper two floors. The unadorned rear entry porch and kitchen project out beyond the plane of the south elevation. The projection has a low-hipped roof above a simplified entablature. Only four windows have shutters; one window has only half a pair.

The west elevation is by far the simplest. Two 15/15 double sash windows are on the first floor and two 12/12 double sash windows are on the second floor. A centered window at the gable end is identical to the gable end window of the east elevation.

The most notable feature of the interior is the cabinetry and woodwork in the living room and library. The carefully detailed woodwork includes classical moldings and pilasters. The mantle over the single hearth of the first story is beautifully carved and it is assumed that local artisan Peter Mansbendel installed it. Though there is no concrete evidence of Mansbendel's involvement in this case, the mantle is characteristic of his work, and there is substantial documentation of Mansbendel working with Kuehne on other projects. Also of note is the delicate stair rail in the hall. The original oak floors in the primary rooms are extant.

The landscaping of the site is a juxtaposition of manicured lawns and naturalistic wooded areas. The wooded portions contain century-old live oaks and a variety of imported shrubs. The terraces and curving drive have the most dramatic impact on the landscape, radically altering the natural slope of the hillside. One of the terraces of the south lawn contains a koi pond that is hidden from street view.

United States Department of the Interior
National Park Service

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Cox-Craddock House
Austin, Travis County, Texas

Overall, the house and its setting maintains a high degree of integrity. The majority of the buildings in the neighborhood are single-family dwellings. The terraces and drive have not been altered, and the original landscaping is largely intact. The well-crafted details of the house exhibit excellent workmanship. Important features such as the entry porch, cornice and interior cabinetry all remain. The materials used in the house are of high quality. The exterior brick with its flush mortar joints remains in excellent condition. The interior likewise has survived intact, with original finishes on most woodwork and the oak flooring. The design of the house remains true to the architect's intent. The conversion of the butler's pantry into part of the bath on the first floor is the only alteration of the interior configuration. The feeling of the house seems to have changed very little over its history and the original orientation of interior spaces; materials and landscaping contribute to the authenticity of the site.

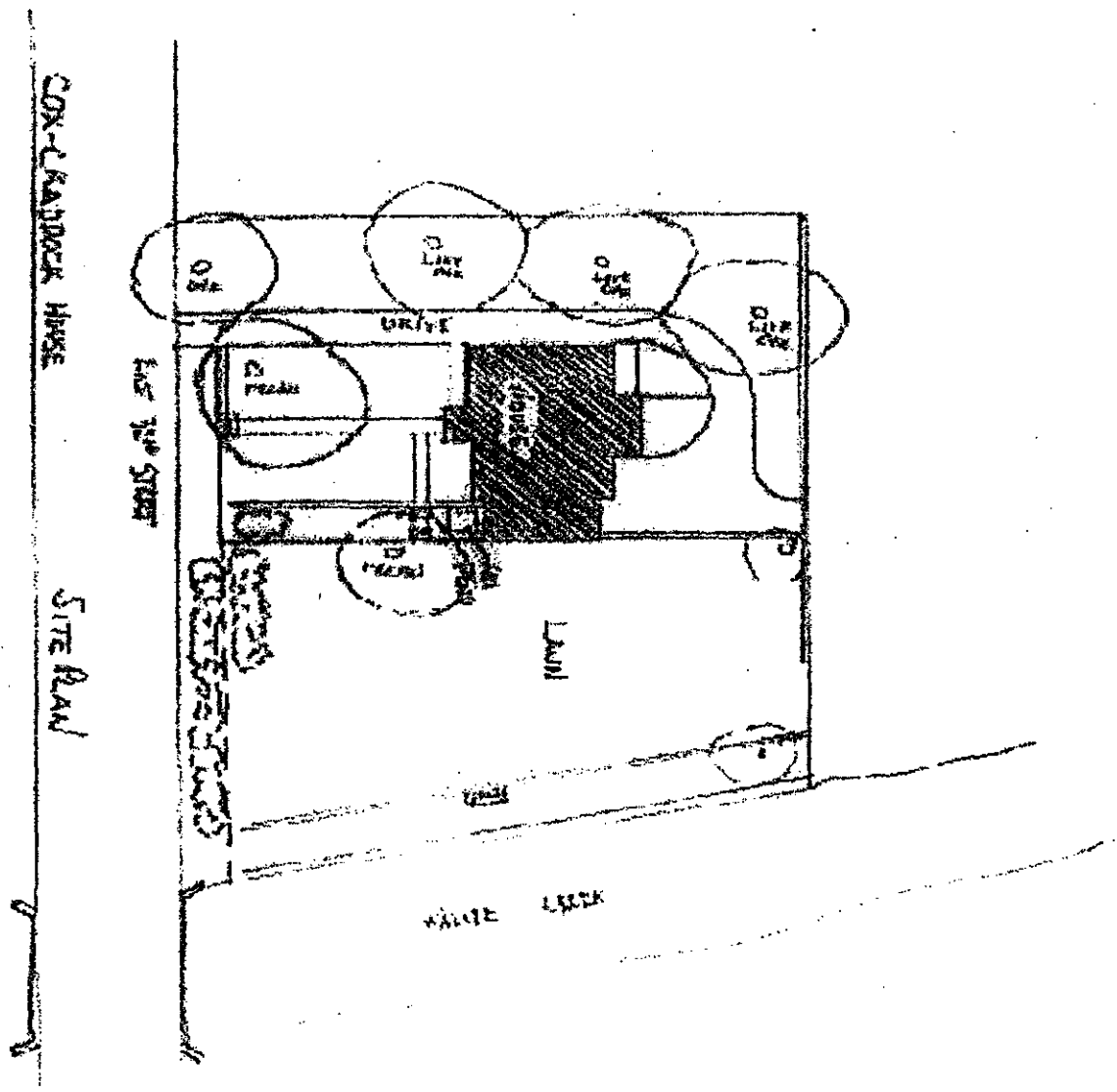
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National Park Service

National Register of Historic Places Continuation Sheet

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Cox-Craddock House
Austin, Travis County, Texas

Figure 4: Site Plan drawn by Lesley Sommer



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National Park Service

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Cox-Craddock House
Austin, Travis County, Texas

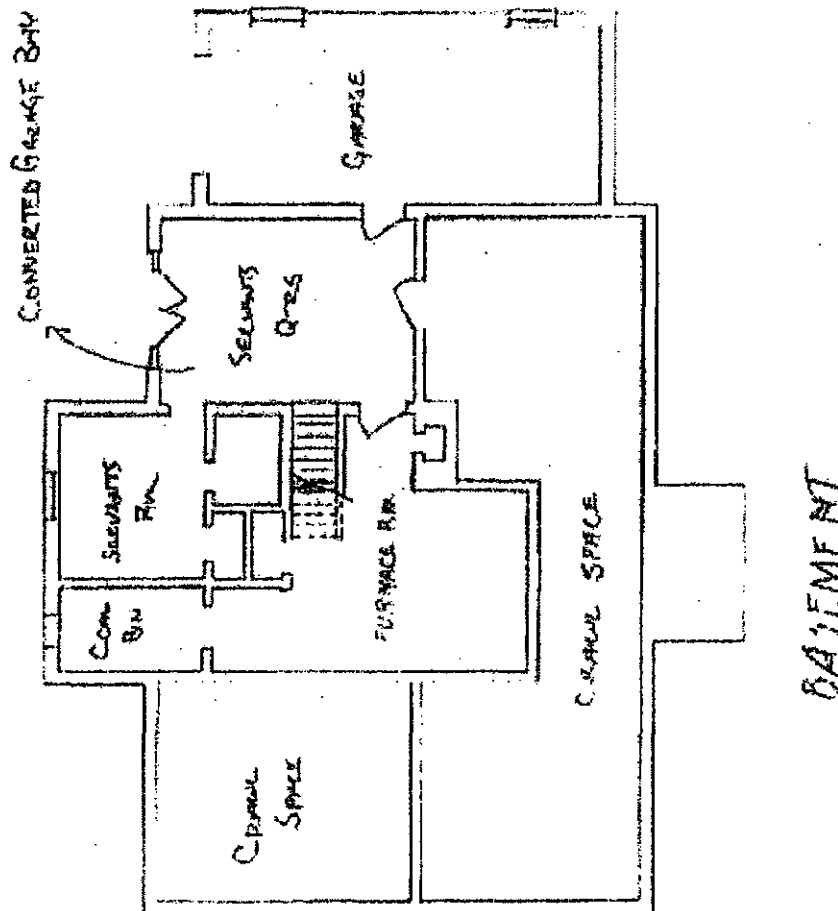


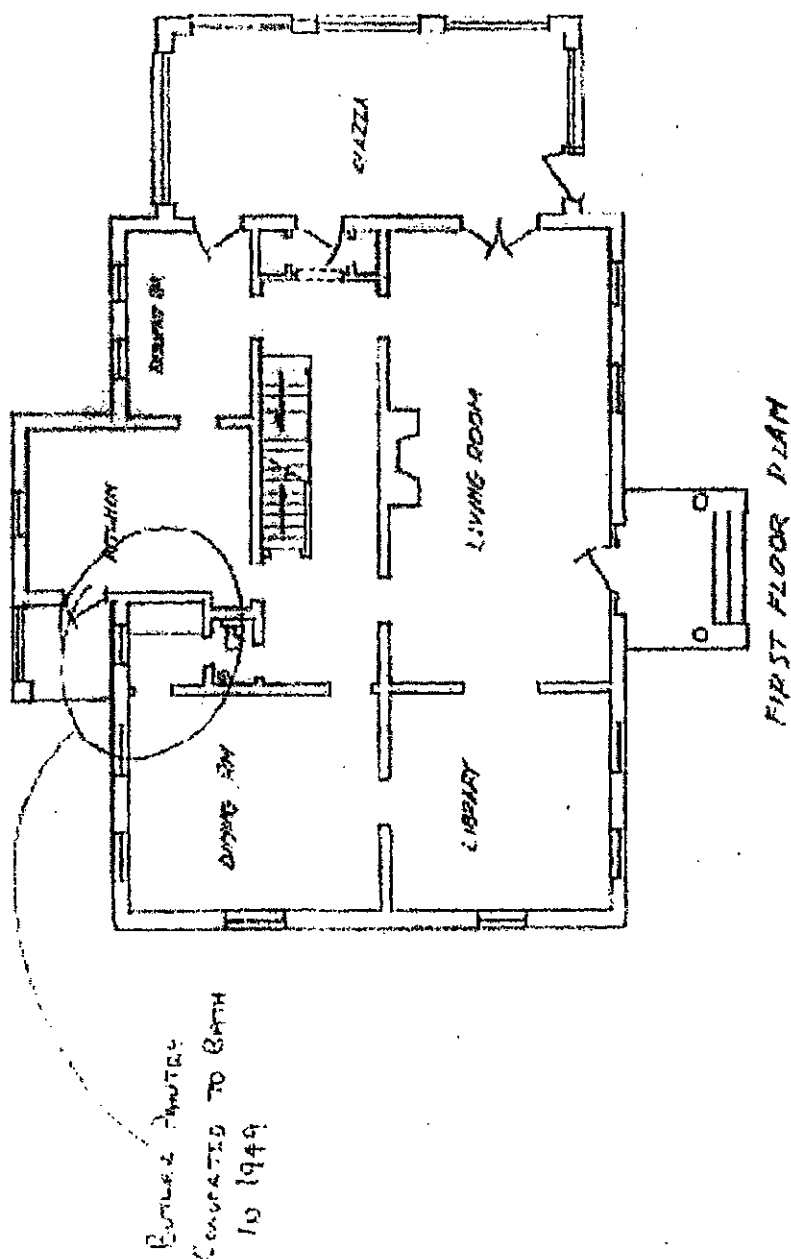
Figure 2: Basement plan drawn by Lesley Sommer

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Figure 3: First Floor Plan, drawn by Lesley Sommer

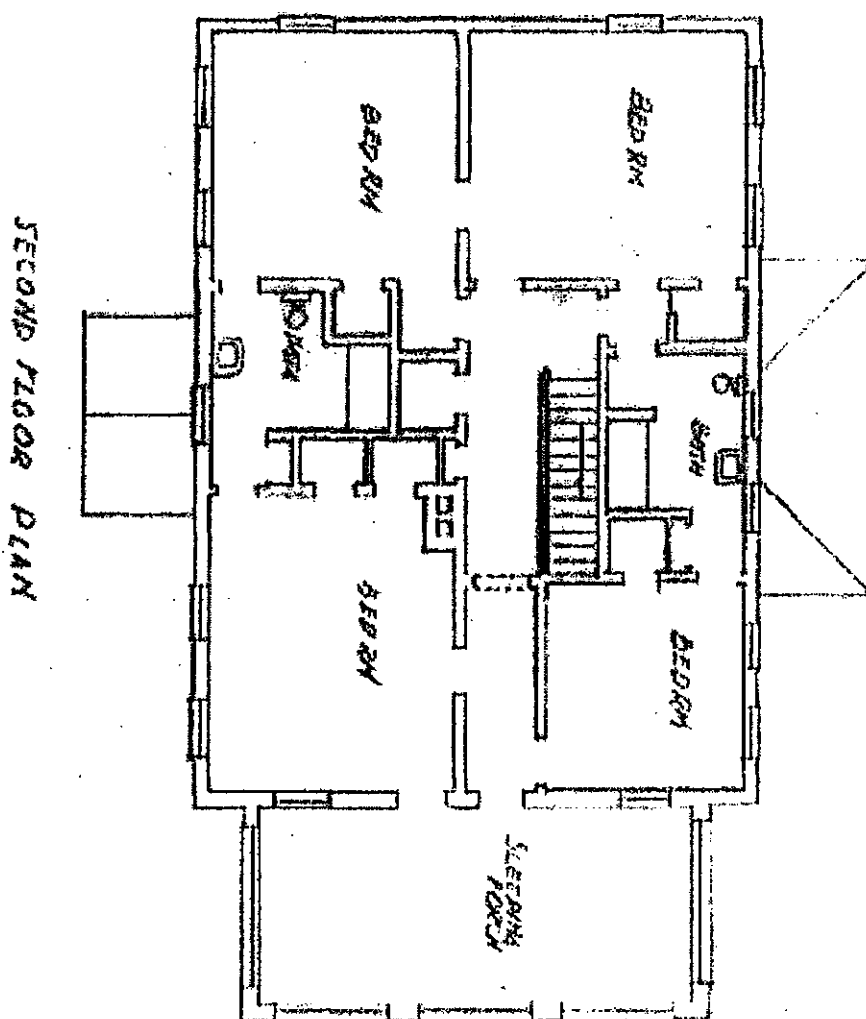


Figure 10: Second Floor drawn by Lesley Sommer

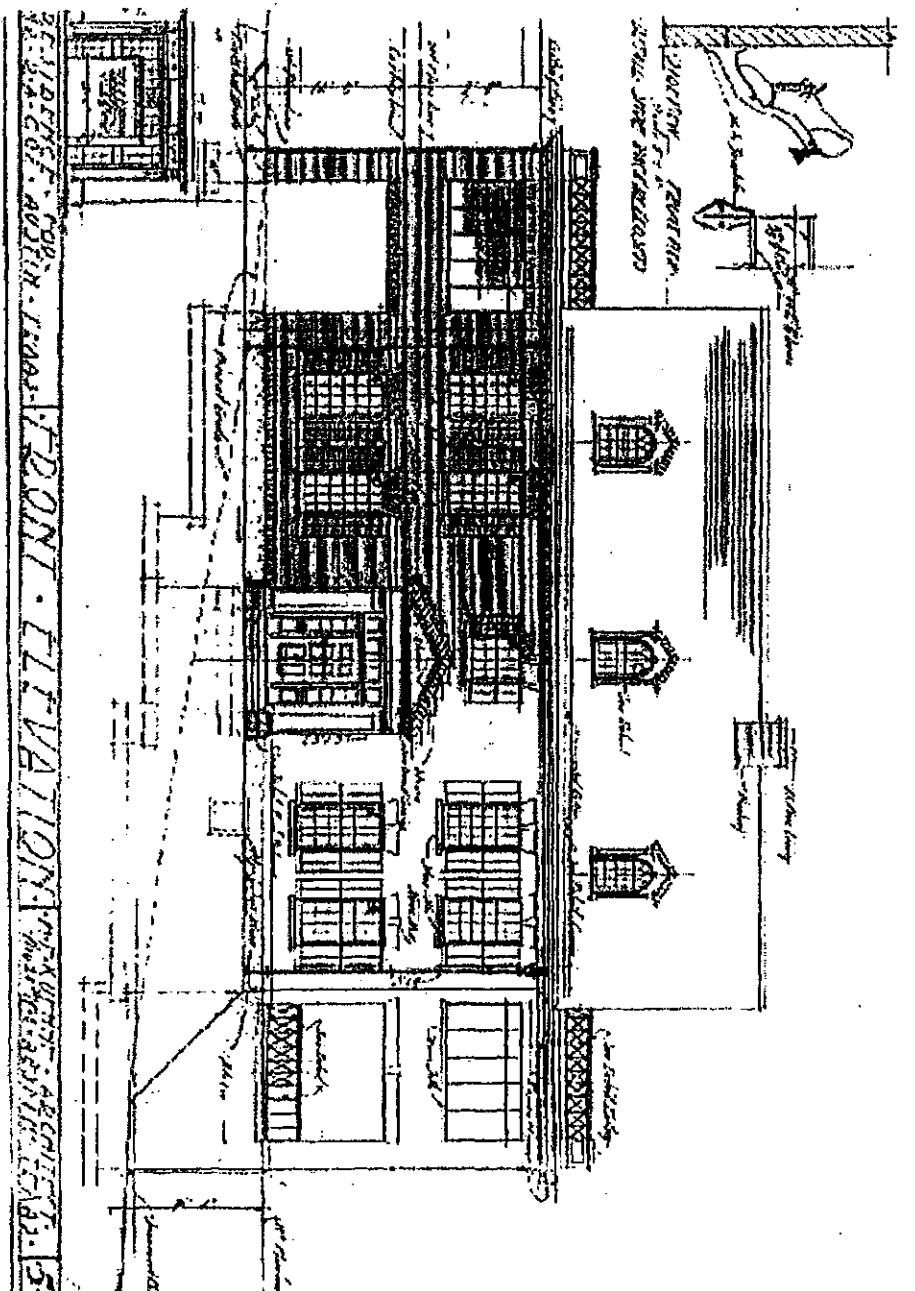
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Figure 11: South Elevation drawn b Hugo Kuehne
Source: Austin History Center



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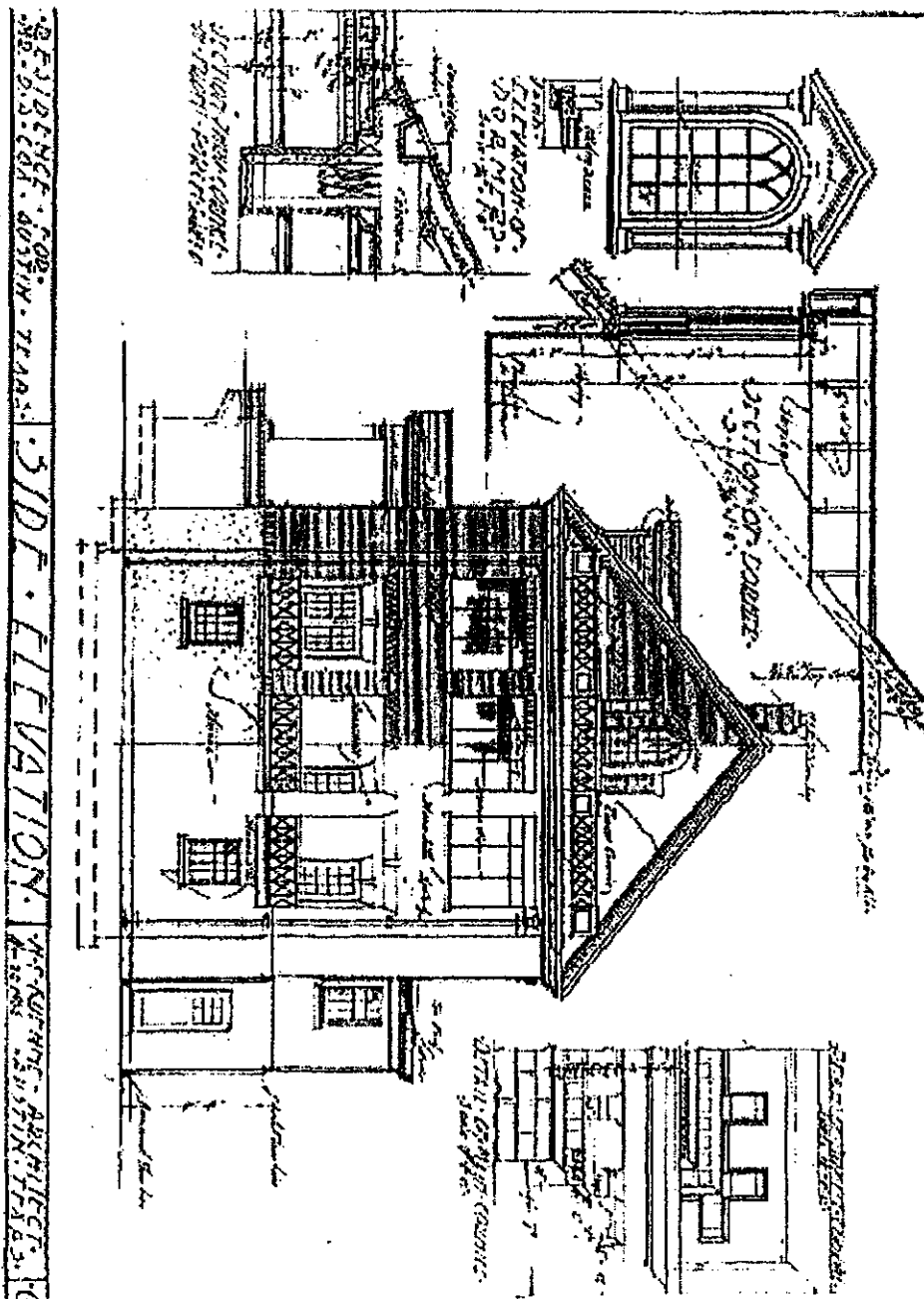


Figure 12 East Elevation drawn by Hugo Kuehne
Source: Austin History Center

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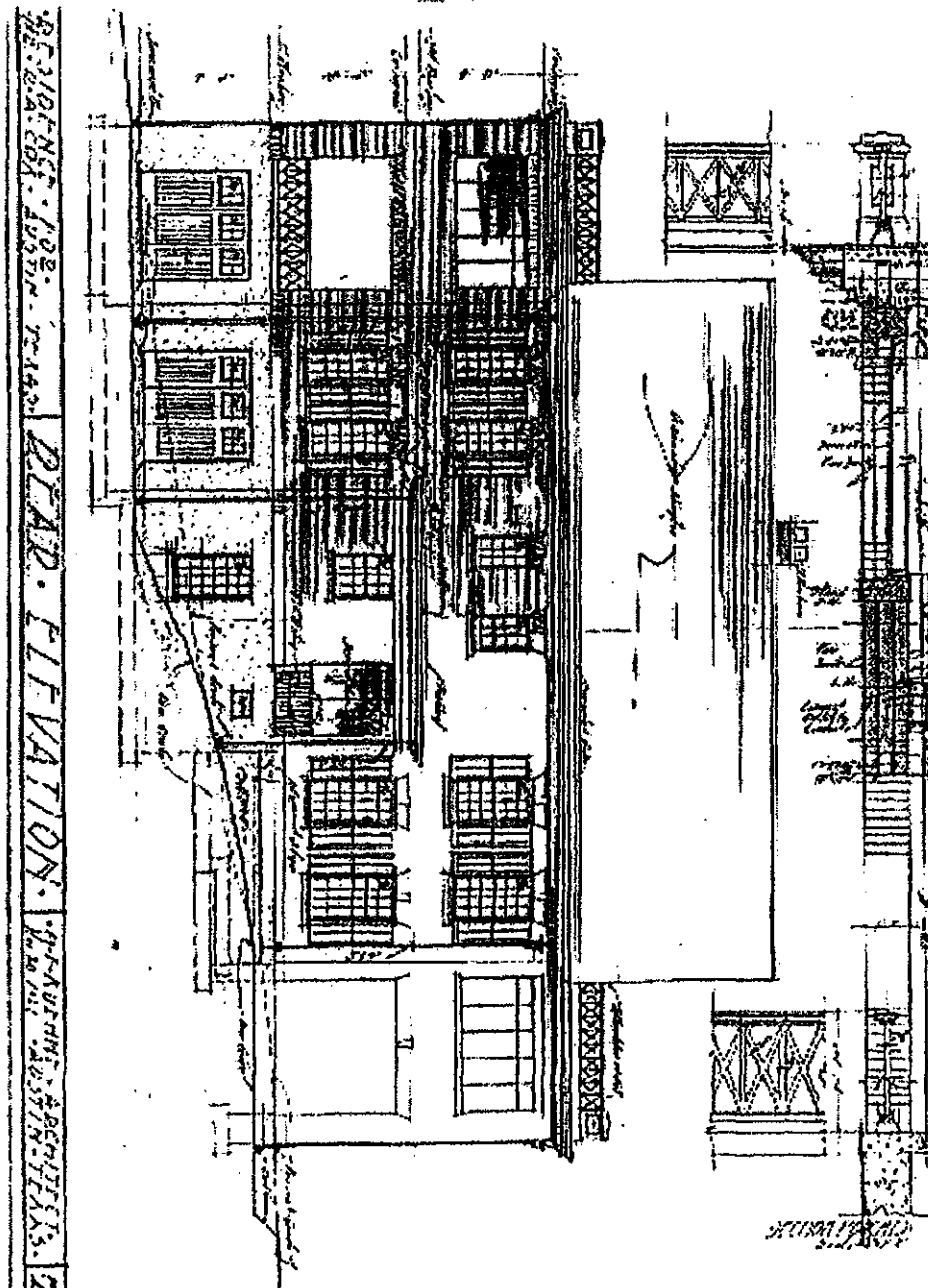


Figure 13: North Elevation drawn by Hugo Kuehne
Source: Austin History Center

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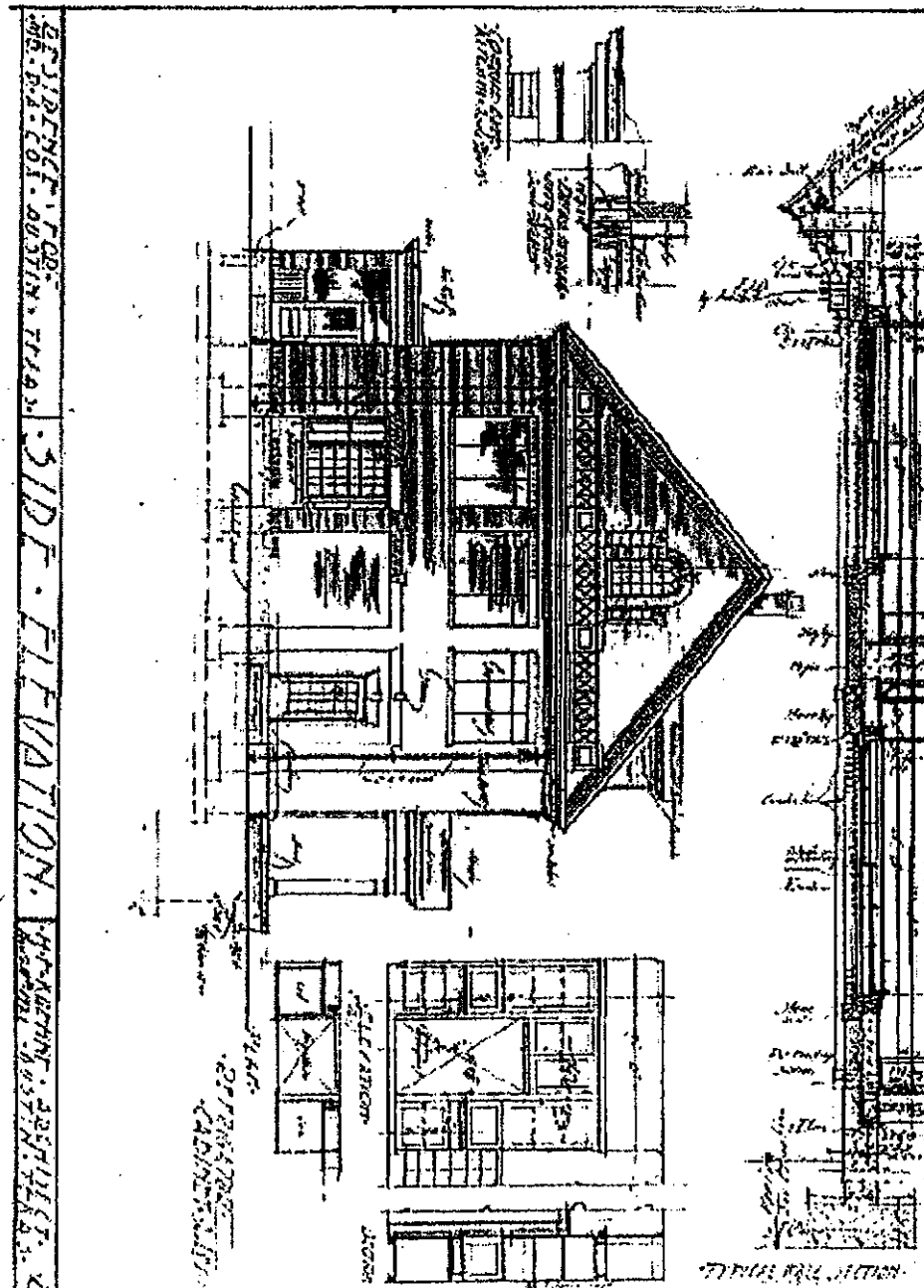


Figure 14: West Elevation drawn by Hugo Kuelhne
Source: Austin History Center

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Cox-Craddock House
Austin, Travis County, Texas

The Cox-Craddock House is named for its two primary occupants, Robert Alameth Cox and Larry Inge Craddock. Cox lived in the house from its construction in 1928 until his death in 1947. Larry Craddock purchased the house from Cox's widow in 1948 and also lived there until his death in 1984. His son sold the house to the current owner, Daniel E. Leary in 1993. The house is an excellent example of the Colonial Revival style, a reflection of the skill of its architect, Hugo Franz Kuehne. The house is indicative of the use of architectural style to promote a specific image for the client. An excellent example of the Colonial Revival style in Austin, the House meets Criterion C in the area of Architecture.

When the Stark Addition was created, Austin was a still a small city. The population grew quickly, however, with 34,876 in 1920 and an estimated 50,000 in 1925 according to the 1926 Texas Almanac. While the Hyde Park neighborhood (to the west of Stark Addition) had pushed the edge of town north many years before, the Stark Addition remained undeveloped in the first two decades of the 20th Century. Hugo Kuehne constructed a string of stately houses, including his own, on 32nd Street. Built in a range of style, these houses advocated Kuehne's use of historic styles; Kuehne reasoned that architecture must reflect its time, and therefore the architect should not refrain from adjusting the limitations of a specific style to suit the client's needs. The Cox-Craddock House was built on a choice site, with large live oaks on the crest of a hill sloping dramatically down to a tranquil creek.

Colonial Revival, a rebirth of the early English and Dutch houses on along the Atlantic coastal area, became popular in late 19th century, remaining so through the mid-20th century. These early examples were rarely historically accurate, but tended to keep with proper proportions and details, as evident in the Cox-Craddock house. The Cox-Craddock house embodies elements that classify it as Colonial Revival including classical details on the porch, with wooden fluted columns and pilasters, and ornate cornice with dentils and modillions. The house's focal point is the pedimented entryway. Above the entry there is a single window with shutters that is on both sides by paired windows, similar to the windows on the ground floor. The lintels are 12/12 double sash windows. In addition there are three dormers centered over the lower bays gives the allusion of three stories. The steeply pitched side gable roof has composition shingles.

While the house's outward appearance is of rigorous symmetry, the internal configuration shows that Kuehne carefully adjusted the space to relate to its use. The majority of the first floor is given to large formal spaces that were clearly meant for entertaining. The progression of space that occurs from the "piazza", through the living room and library ending in the dining room is similar to enfilade in that one can imagine guests circulating through the space in a rather formal manner. Kuehne clearly delineates public and private space within the house, and the connection of the formal spaces in an obvious manner is one manifestation of this hierarchical system of space.

The west porte cochere and sleeping porch in Kuehne's design was not built. This western appendage would have balanced the eastern sleeping porch and would have given the house an even more imposing façade. The balanced façade seen in Kuehne's drawings reflects a much closer affinity to the house's rigidly symmetrical colonial ancestors. Kuehne's interpretation of the colonial symmetry however included a porte

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cochere, which is derived from function more than style. Kuehne even called for an entrance from the porte cochere to the library. This entry was not on any axis and conformed more to the lifestyle of the client than tenets of architectural style.

The excellent craftsmanship of the house is evident both on the interior and exterior of the house. The brick is carefully laid and has flush mortar joints. Even the stone terrace walls exhibit a high level of craftsmanship with beaded mortar joints. The porch is delicately detailed and enhanced with beautifully carved modillions and dentils. The use of limestone for the keys and sill of the windows adds an opulent touch to the exterior. On the interior of the house, the best craftsmanship is exhibited by the woodwork. The library is elegantly appointed with custom bookcases. The living room has similar cabinetry on the east wall. The crowning touch is the carved wood fireplace mantel that is assumed to be the work of the renowned master woodcarver, Peter Mansbendel.

Robert Alameth Cox and his second wife, Linda, were both economics professors at the University of Texas. Unfortunately, little record of Cox's involvement at the university remains. There are plans for a second residence for Cox designed by Kuehne in the Austin History Center. However, there is no record of Cox ever living at the other address, and it is unclear exactly what his relationship with the other property is. It can be said with certainty that few changes were made to the Cox-Craddock house during the Cox's tenure in the house.

Larry Inge Craddock bought the house from Robert's widow Linda Lancaster Cox in 1948. Craddock was an entrepreneur, owning various businesses in Austin including miniature golf courses, gas stations, a juice drink company, a pencil dispenser company, and several commercial properties in downtown Austin. Craddock and his wife raised their two children in the house. Upon purchasing the house, they enclosed the piazza and sleeping porch. They also converted the butler's pantry into the bath off of the dining room. To accommodate Craddock's father, who was an invalid and lived with them for a short period of time. The enclosed piazza was used as the families' formal dining room while the original room served as a bedroom. The door from the piazza was installed when the piazza was enclosed. The Craddock's daughter, Bette Pressler, recalls that her parents always intended to add steps, but never did. However, she also recalls that the lack of steps did not curtail the children's use of the awkward doorway.

Hugo Kuehne was born in Austin, Texas, on January 20, 1884. He graduated from the Austin public high school in 1902. He then attended the University of Texas and four years later received a degree in Civil Engineering. Following graduation Kuehne received a scholarship at the Massachusetts Institute of Technology. In 1908 Kuehne completed his Master of Architecture at MIT. He worked for two years in Boston, before returning to Austin at the request of the University of Texas. He was hired in 1910 as an Adjunct Professor, and was responsible for the creation of the School of Architecture. Kuehne remained a faculty member for five years and then left the University to pursue private practice. He quickly gained prominence in the community and was commissioned to design a variety of buildings ranging from private residences to schools and commercial buildings. In 1944, Kuehne was awarded Fellowship status by the American Institute of Architects.

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In addition to his professional practice, Kuehne served on the city planning commission, worked with the beautification program, as well as serving on numerous other city boards and commissions. As vice-chair of the park commission he was influential in planning the development of the city public park system. Kuehne was recognized for his contributions to the city in 1953, when he was nominated for the award of Austin's Most Worthy Citizen.

Preservation of the Cox-Craddock house has been limited in the past. In general, only daily maintenance has occurred. The current, Professor Dan Leary, faculty member at the University of Texas School of Architecture and Planning, has taken steps to restore the house. The Cox-Craddock House deserves recognition and preservation and is an excellent example of Colonial Revival style by a noted Texas architect; it is therefore being nominated under Criterion C.

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Architectural Drawings: Hugo Franz Kuehne (has plans of Cox-Craddock House)

Austin City Directory, 1927, 1928, 1929, 1932, 1935, 1947, 1949.

Austin Road Maps, 1915, 1930.

Hugo Franz Kuehne Biography File

Plat Map, Volume 3, pg. 112. (On Microfilm)

Sanborn Insurance Map, Austin 1935. (On Microfilm)

Center For American History, University of Texas at Austin.

Sanborn Insurance Maps, Austin 1935.

University of Texas Record, Vol X, no. 3, January 8, 1911.

Vertical File: Cox, Linda. 1896-1984.

Vertical File: Kuehne, Hugo Franz.

Oral Interview

Larry Craddock and Bette Pressler, May 2000, tape on file with Texas Historical Commission.

Additional Sources

Craddock, Larry. 2325 Hartford Rd., Austin, TX 78703

Leary, Daniel E. 720 E. 32nd Street, Austin, TX 78705

Pressler, Bette C. 5222 Bayou Glen, Houston, TX 77056

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY GENERALLY KNOWN AS THE COX-CRADDOCK HOUSE
3 LOCATED AT 720 EAST 32ND STREET IN THE HANCOCK NEIGHBORHOOD
4 PLAN AREA FROM FAMILY RESIDENCE-CONDITIONAL OVERLAY-
5 NEIGHBORHOOD PLAN (SF-3-CO-NP) COMBINING DISTRICT TO FAMILY
6 RESIDENCE-HISTORIC-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN
7 (SF-3-H-CO-NP) COMBINING DISTRICT.
8

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

10
11 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from family residence-conditional overlay-neighborhood plan (SF-
13 3-CO-NP) combining district to family residence-historic-conditional overlay-
14 neighborhood plan (SF-3-H-CO-NP) combining district on the property described in
15 Zoning Case No.C14H-05-0028, on file at the Neighborhood Planning and Zoning
16 Department, as follows:
17

18 Lots 17 and 18, and the east 12 feet of Lot 16, Outlot 7, Division C, Stark
19 Subdivision, Original City of Austin, more particularly described in the map or plat
20 filed in the General Land Office of the State of Texas (the "Property"),
21

22 generally known as the Cox-Craddock House, locally known as 720 East 32nd Street, in
23 the Hancock neighborhood plan area, in the City of Austin, Travis County, Texas, and
24 generally identified in the map attached as Exhibit "A".
25

26 PART 2. Except as specifically provided in Part 3 and Part 4, the Property may be
27 developed and used in accordance with the regulations established for the family residence
28 (SF-3) base district and other applicable requirements of the City Code.
29

30 PART 3. The Property within the boundaries of the conditional overlay combining district
31 established by this ordinance is subject to the following conditions:
32

- 33 1. The maximum height of a building or structure is 30 feet from ground level.
34
35 2. The maximum height of a building or structure is two stories.
36

37 PART 4. The Property is subject to Ordinance No. 040826-59 that established the
38 Hancock neighborhood plan combining district.
39

1 **PART 5.** This ordinance takes effect on _____, 2005.
2
3

4 **PASSED AND APPROVED**
5

6 _____, 2005
7
8

§
§
§

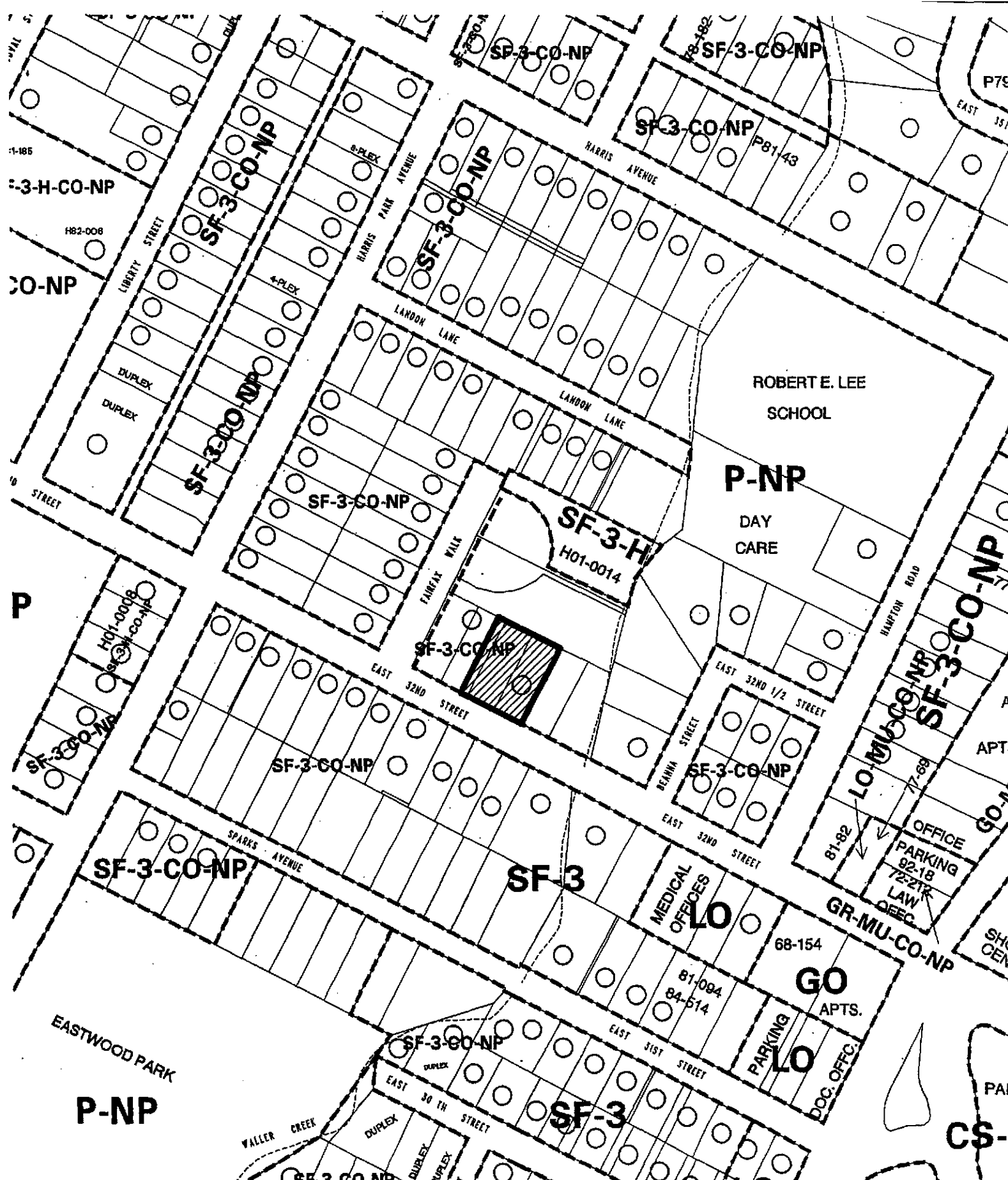
Will Wynn
Mayor


10 **APPROVED:** _____
11
12

David Allan Smith
City Attorney

ATTEST: _____
13
14

Shirley A. Brown
City Clerk
15



 1" = 200'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: S. SADOWSKY	HISTORIC ZONING <i>EXHIBIT A</i> CASE #: C14H-05-0028 ADDRESS: 720 E 32ND ST SUBJECT AREA (acres): N/A		DATE: 05-10 INTLS: SM	CITY GRID REFERENCE NUMBER J24 K24