

Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION



AGENDA ITEM NO.: 94
AGENDA DATE: Thu 12/15/2005
PAGE: 1 of 1

SUBJECT: C14H-05-0013 – Weller-Meyers-Morrison House - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1400 Lorrain Street from family residence-neighborhood plan (SF-3-NP) combining district zoning to family residence-historic-neighborhood plan (SF-3-H-NP) combining district zoning. First reading approved on December 1, 2005. Vote: 6-0, Council Member McCracken off the dais. Applicants: Steven and Mary Nichols. 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-05-0013 (Weller-Meyers-Morrison House, 1400 Lorrain Street)

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1400 Lorrain Street (Shoal Creek Watershed) from family residence – neighborhood plan (SF-3-NP) combining district zoning to family residence – historic – neighborhood plan (SF-3-H-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: Steven and Mary Nichols

AGENT: Terri Myers, Preservation Central

APPLICANT: Steven and Mary Nichols

DATE OF FIRST READING: December 1, 2005, approved SF-3-H-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-05-0013

HLC DATE:

September 26, 2005

PC DATE:

October 25, 2005

AREA: 23,754 square feet

APPLICANT: Steven and Mary Nichols

HISTORIC NAME: Weller-Meyers-Morrison House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1400 Lorrain Street

ZONING FROM: SF-3-NP

TO: SF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) district to single family residence, neighborhood plan – Historic (SF-3-H-NP) combining district zoning ONLY if the historic portico is restored, as the existing façade does not reflect the historic appearance of the house.

HISTORIC LANDMARK COMMISSION ACTION: Recommended a zoning change from single family residence, neighborhood plan (SF-3-NP) district to single family residence, neighborhood plan – Historic (SF-3-H-NP) combining district zoning with the house's current appearance. Vote: 3-2 (Leary and Bunton opposed; Limbacher and Hansen absent).

PLANNING COMMISSION ACTION: Recommended a zoning change from single family residence, neighborhood plan (SF-3-NP) district to single family residence, neighborhood plan – Historic (SF-3-H-NP) combining district zoning with the house's current appearance. Vote: 6-2 (Dealey and Reddy opposed; Moore absent).

DEPARTMENT COMMENTS: The house is listed as contributing to the Old West Austin National Register Historic District, and as a Priority 2 in the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE: December 1, 2005

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Old West Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1927 house is significant for its associations with Austin physician Dr. C.B. Weller, Episcopal minister Walter H. Meyers, and E. Gary Morrison, the founder of Radian Corporation. The house was designed by noted Austin architect Hugo Kuehne.

Staff can only recommend historic zoning for this house if the historic appearance is restored. The current appearance of the house reflects a 1970s modification of the portico and does not reflect the appearance of the house when the Weller, Meyers, or Morrison families lived there.

The Historic Landmark Commission recommended historic zoning for the house with its current appearance, basing their recommendation on the facts that the house has maintained this appearance since the mid-1970s, that the house was listed as a Priority 2 in the Comprehensive Cultural Resources Survey of 1984 with this appearance, and that the applicant's agent stated that the original portico is still on the house, but behind the current portico.

ARCHITECTURE

The ca. 1927 Weller-Meyers-Morrison House represents a hybrid of Colonial Revival and Classical Revival elements. The house, as designed by Hugo Kuehne in 1927, was Colonial Revival in its brick veneer construction, symmetrical composition, side-gabled configuration, keystoned flat arches at the windows, pedimented dormers, and restrained portico. The house originally had open one-story porches on both sides. In the early 1970s, the side porches were filled in to create rooms and the original portico was removed and replaced with a flat-roofed two-story portico supported by four Ionic columns. A balconet was added to the central bay of the second story behind the columns, creating a Classical Revival look to the house.

Hugo Kuehne designed many houses in Austin in both Colonial and Classical Revival milieus. The Ben Barker House on Duval Street (a designated historic landmark designed by Kuehne) has the same temple-front colossal-columned portico as the Weller-Meyers-Morrison House has today.

HISTORICAL ASSOCIATIONS

The house was built for Dr. C.B. and Lucille Weller in 1927. With his brother, Dr. Weller had a prominent medical practice in Austin in the late 1920s when he moved from a small house on Nueces Street to this house in Enfield. Lucille Weller was very active in Austin arts and culture, organizing the artists-in-action program at Laguna Gloria. The Wellers were forced to sell the house during the Depression; Rev. Walter H. and Florence Meyers purchased the property from them in 1934. Meyers, a native of West Virginia, was an Episcopal minister who became assistant chaplain at the University of Texas and Priest in charge at All Saints Episcopal Church. Meyers was also in charge of churches in rural areas

of Central Texas. They sold the house in 1948 to E. Gary and Anna Morrison, who had just moved to Austin from Odessa. Morrison was active in the oil industry and organized his own pipeline construction company in the mid-1940s. He founded Radian Corporation.
PARCEL NO.: 01100106020000 **DEED RECORD:** Vol. 12468, Page 1276 (1995)

LEGAL DESCRIPTION: 90% of Lot 2, the North 85 feet of the South 15 feet of Lot 3, Enfield A, and Lot 2AB and the South 15 feet of Lot 3 AB, Enfield B.

ANNUAL CITY TAX ABATEMENT: \$2,243 (Owner-occupied rate) – equates to ½ of city taxes.

APPRAISED VALUE: \$1,012,940

PRESENT USE: Residence

CONDITION: Excellent

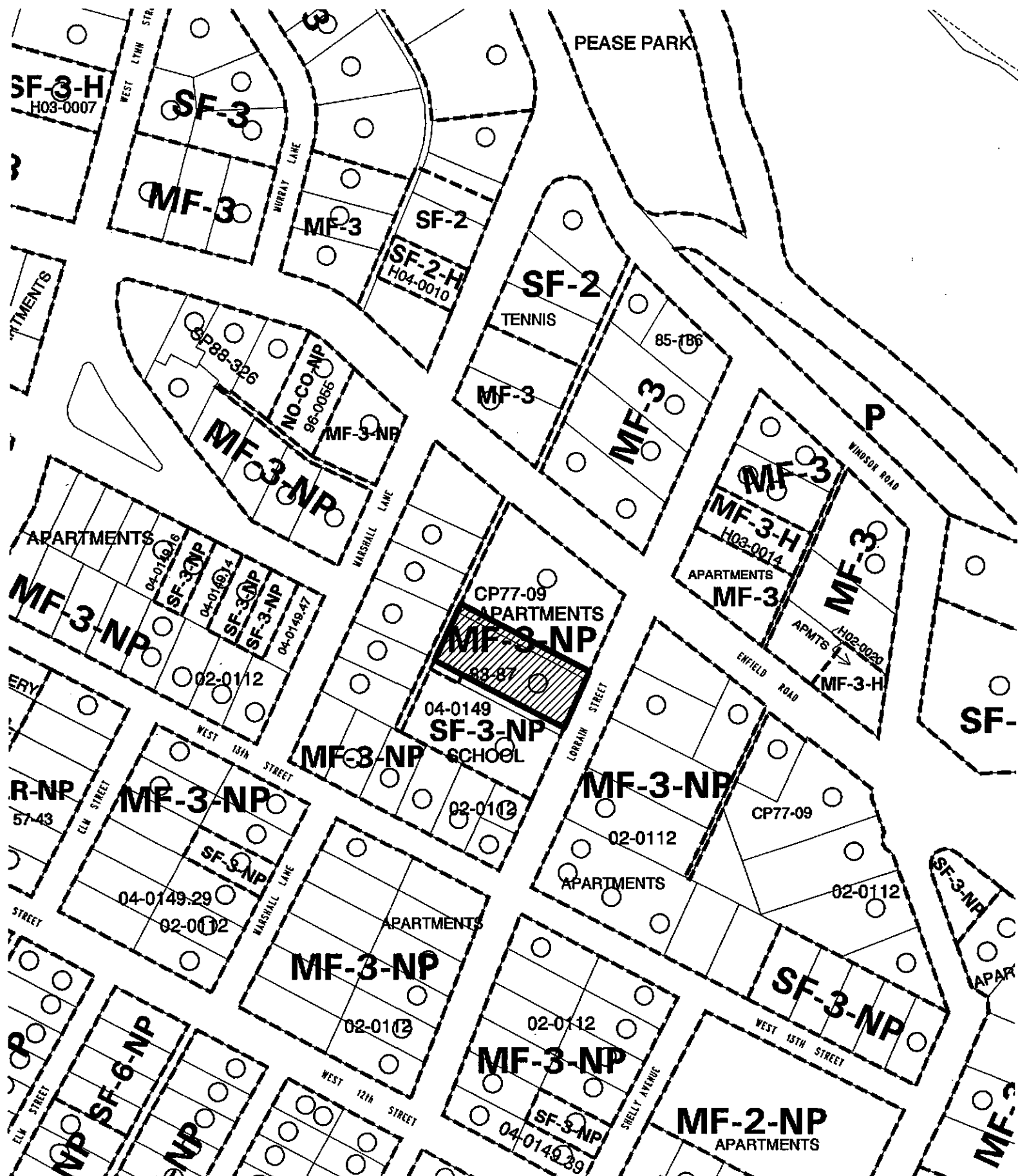
PRESENT OWNER
Steven and Mary Nichols
1400 Lorrain
Austin, Texas 78703


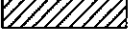

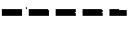
DATE BUILT: ca. 1927

ALTERATIONS/ADDITIONS: Colonial Revival front portico replaced with Classical Revival portico in early 1970s; open side porches have been filled in.

ORIGINAL OWNER(S): Dr. C.B. and Lucille Weller (1927)

OTHER HISTORICAL DESIGNATIONS: None.



 1" = 200'	SUBJECT TRACT 	HISTORIC ZONING CASE #: C14H-05-0013 ADDRESS: 1400 LORRAIN ST SUBJECT AREA (acres): N/A		CITY GRID REFERENCE NUMBER H23
	PENDING CASE 			
	ZONING BOUNDARY 	DATE: 05-10 INTLS: SM		
	CASE MGR: S. SADOWSKY			

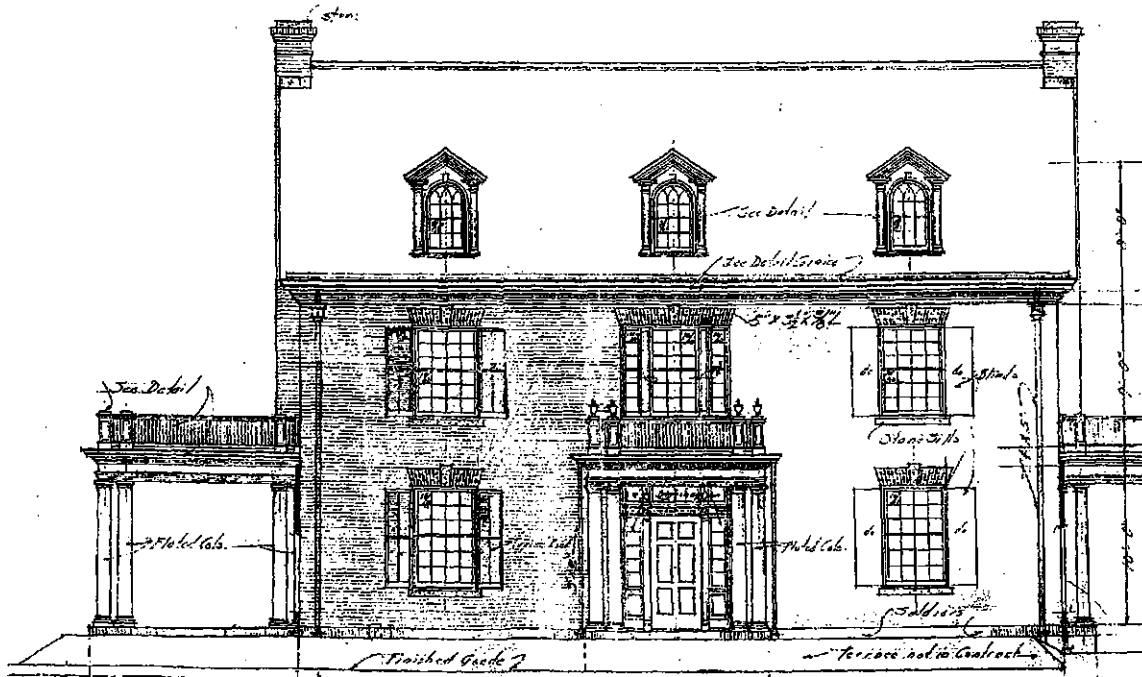


Figure 1: Residence for C. Burford Weller, Front Elevation
Architectural Drawing by H. F. Kuehne, 1927



Figures 3-4: Weller-Meyers-Morrison House

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B. Public Hearing To Discuss And Take Action On Historic Zoning Cases

2. C14H-05-0013 - Weller - Meyers - Morrison House

1400 Lorrain Street

Application for historic zoning

Owner: Steven and Mary Nichols

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Presentation

Mr. Steve Sadowsky reported that this house was built for Dr. C. B. and Lucille Weller in 1927. With his brother, Dr. Weller had a prominent medical practice in Austin in the late 1920s when he moved from a small house on Nueces Street to this house in Enfield. Lucille Weller was very active in Austin arts and culture, organizing the artists-in-action program at Laguna Gloria. The Wellers were forced to sell the house during the Depression; Rev. Walter H. and Florence Meyers purchased the property from them in 1934. Rev. Meyers, a native of West Virginia, was an Episcopal minister who became assistant chaplain at the University of Texas and Priest in charge at All Saints Episcopal Church. Meyers was also in charge of churches in rural areas of central Texas. They sold the house in 1948 to E. Gary and Anna Morrison, who had just moved to Austin from Odessa. Morrison was active in the oil industry and organized his own pipeline construction company in the mid-1940s. He founded Radian Corporation.

The ca. 1927 Weller-Meyers-Morrison House represents a hybrid of Colonial Revival and Classical Revival elements. The house, as designed by Hugo Kuehne in 1927, was Colonial Revival in its brick veneer construction, symmetrical composition, side-gabled configuration, keystone flat arches at the windows, pedimented dormers, and restrained portico. The house originally had open one-story porches on both sides. In the early 1970s, the side porches were filled in to create rooms and the original portico was removed and replaced with a flat-roofed two-story portico supported by four Ionic

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columns. A balconet was added to the central bay of the second story behind the columns, creating a Classical Revival look to the house.

Hugo Kuehne designed many houses in Austin in both Colonial and Classical Revival milieus. The Ben Barker House on Duval Street (a designated historic landmark designed by Kuehne) has the same temple-front colossal-columned portico as the Weller-Meyers-Morrison House has today.

Staff Recommendation

Staff recommends the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) district to single family residence, neighborhood plan – Historic (SF-3-H-NP) combining district zoning only if the historic portico is restored, as the existing façade does not reflect the historic appearance of the house. The house is listed as contributing to the Old West Austin National Register Historic District, and as a Priority 2 in the Comprehensive Cultural Resources Survey (1984). The ca. 1927 house is significant for its associations with Austin physician Dr. C. B. Weller, Episcopal minister Walter H. Meyers, and E. Gary Morrison, the founder of Radian Corporation. The house was designed by noted Austin architect Hugo Kuehne.

In Support of Historic Zoning

Ms. Terri Myers, of Preservation Central, representing the owners stated that the original portico has not been removed; it is in place, but it is behind the columns. Ms. Myers related that she was unsure when the four columns were added to the house so she did some research on the property. There were no permits, nothing was reflected in the Sanborn Insurance Maps (the Sanborn Insurance Maps also did not show the original portico). She did a paint chip analysis of the columns, which showed that the columns on the house were quite old, and of the period of the pilasters and columns that are still extant on the house. When she did further

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research at Mr. Steve Sadowsky's suggestion, she found that the 1930 census records revealed that one of the sons of the Wellers was Edgar Weller. She looked up Edgar Weller in the phone book and found that he was deceased but his wife was still alive and living in a nursing home. She provided us with the name of Mrs. Young. Ms. Myers contacted Mrs. Young on July 23, 2005; Mrs. Young told Ms. Myers that the Youngs had installed the columns in 1972. The columns were taken from an old house that was being demolished behind the County Courthouse, probably for the new jail. The columns have been on the house for over 30-years and have become a visual landmark for the community; there is no one in living memory who remembers this house without them. This house is the only one of its kind south of Enfield Road; this is the type of house that might have been built north of Enfield. There was another house that sits adjacent to this house that has been severely altered; another house of its type has been demolished. Ms. Myers urged the Commission to recommend historic zoning.

Ms. Elizabeth Butman, architectural historian with Preservation Central, stated that Hugo Kuehne designed this house; this was one of the most prominent lots in the southern portion of Enfield A. It has a wonderful view of the Capitol. Kuehne's design integrated both in the landscape architecture and the architecture of the house; it takes advantage of the view of the Capitol and the prominent block. The original portico can still be seen behind the screen of the columns and the added porch. The addition is well crafted. Ms. Butman provided the Commission with a binder with a photograph of the dentil work and cornice extending from the house around the edge of the portico, down to the porch and has been replicated exactly. The columns are historic and in keeping with other houses that Kuehne designed; very much like those on the Ben Barker House. Ms. Butman stated that the columns are not part of the original design but have become incorporated into the architecture of the house.

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Commissioner David West asked Ms. Butman if the double columns of the portico shown in the original drawings of the house are still extant.

Ms. Butman replied that there are not double columns existing at this time; most likely when the large porch was added two of the columns were removed.

Commissioner West asked if Ms. Butman had performed investigation regarding left over pieces of the columns.

Ms. Butman replied that the current owners do not have the columns or any pieces of them in their possession.

Commissioner West asked if it is obvious that the columns were ever there.

Ms. Butman replied that it is obvious that the columns were once there; looking up at the roof of the smaller portico that was original to the house, there are square impressions remaining.

Ms. Mary Nichols, the owner of the house, stated that the house has stood for over 70-years, and that she has been a good steward of the house. Ms. Nichols stated that they needed to have the roof replaced a couple of years ago, when the contractors removed the roof they discovered an original drainage system that has the water draining through the house in a series of drains. There were troughs along the roofline that needed to be replaced, which required custom-made copper troughs with screens. Ms. Nichols disagreed with the statement that the Weller - Meyers - Morrison House has been compromised by the addition of the columns. When Ms. Nichols first began looking into the history of the house she took her son

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to the Austin History Center, where she found original drawings of the house. Ms. Nichols stated that her neighbors would think we were insane if we had a crew out to demolish the front of the house.

In Opposition to Historic Zoning

There was no opposition.

Public hearing was closed (Mather/West)

Commissioner Dan Leary stated that it is his opinion that the addition of the portico was clumsy, and he cannot support the motion to leave the house the way that it appears today; he supports Staff's recommendation to remove the columns and return the house to its original appearance. The value of the house would likely be increased if it were restored to its original intended design.

Commissioner Jean Mather commented that the original was superior to what is there at this time but it has been this way for a long time and she does not have the heart to ask them to return the house to its original appearance.

Commissioner David West commented that the modifications to the original design could be reversed.

Commission Action: Mather/West

Motion: Recommend a zoning change from Single Family Residence, Neighborhood Plan (SF-3-NP) District to Single Family Residence, Neighborhood Plan – Historic (SF-3-H-NP) Combining District Zoning, with the current appearance of the house.

Ayes: Laky, Mather, and West

Nays: Bunton, and Leary

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Absent: Hansen and Limbacher

Motion Carried by a vote of 3-2.

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: _____	FILE NUMBER(S): _____
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER: _____	ROLLBACK: YES / NO
APPLICATION ACCEPTED BY: _____	

BASIC PROJECT DATA:

1. OWNER'S NAME: _____	Steven P. and Mary B. Nichols
2. PROJECT NAME: _____	Weller-Meyers-Morrison House
3. PROJECT STREET ADDRESS (or Range): _____	1400 Lorrain Street
ZIP: _____	78703
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. _____	24,000		
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
SF-3	Residence		24,000 sq. ft.	Residence	SF-3-H
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES <input checked="" type="radio"/> NO)	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES <input checked="" type="radio"/> NO)	FILE NUMBER: _____
8. SUBDIVISION? (YES <input checked="" type="radio"/> NO)	FILE NUMBER: _____
9. SITE PLAN? (YES <input checked="" type="radio"/> NO)	FILE NUMBER: _____

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Enfield A; Enfield B
Block(s) N/A Lot(s) 2, 3; 2-AB, 3-AB Outlot(s) 7, 8, and 9, Division Z
Plat Book: 3
Page Number: 44, 75
10b. METES AND BOUNDS: North 85' of Lot 2 and south 15' of Lot 3, Enfield A; and north 85' of Lot 2-AB and south 15' of Lot 3-AB, Enfield B

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

11. VOLUME: 12468 **PAGE:** 1276 **TAX PARCEL I.D. NO.** 109041, 374642

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? (YES) / NO
TYPE OF COMBINING DIST./OVERLAY ZONE (NCCD, NP, etc.) Old West Austin Neighborhood Plan
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? (YES) / NO Old West Austin NR District
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. X **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: Mary B. Nichols NAME: Mary B. Nichols
FIRM NAME: _____ TELEPHONE NUMBER: 512-473-8862
STREET ADDRESS: 1400 Lorrain Street
CITY: Austin STATE: TX ZIP CODE: 78703
EMAIL ADDRESS: mnichols@texasmutual.com

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.

Mary Nichols 6/26/15
Signature Date

Mary Nichols
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 Date

Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, Mary Nichols 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

1400 Lorrain Street, Austin, TX 78703
(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.

Mary Nichols
(Applicant's signature)

6/26/15
(Date)

F. HISTORICAL DOCUMENTATION: WELLER-MEYERS-MORRISON HOUSE

F.1: DEED CHRONOLOGY

1400 Lorrain Street, Austin, Texas

Subdivision: Enfield A
Subdividers: R. Niles Graham, J. M. Pease, Margaret Graham Crusemann, and Paul Crusemann
Executed: June 20, 1914
Recorded: May 22, 1916
Book 3, p. 44, Travis County Plat Records
Description: Portion of Outlots 6, 7, and 8, in Division Z of the City of Austin, Consisting of 69 lots

Subdivision: Enfield B
Subdividers: Margaret Graham Crusemann, Paul Crusemann, and R. Niles Graham
Executed: May 24, 1922
Recorded: May 25, 1922
Book 3, p. 75, Travis County Plat Records
Description: Portion of Outlots 7 and 8 of the City of Austin

Grantors: Julie M. Pease, R. Niles Graham, Margaret Graham Crusemann, and Paul Crusemann
Grantee: Anita Goeth Graham
Executed: July 15, 1914
Recorded: May 5, 1917
Vol. 294, p. 322, Travis County Deed Records
Description: Lot 3, Enfield A

Grantors: R. Niles Graham, Margaret Graham Crusemann, and Paul Crusemann
Grantees: Mrs. S. L. Mansell, Jr. and S. L. Mansell, Jr.
Executed: Aug. 2, 1920
Recorded: Aug. 5, 1920
Vol. 320, p. 495
Description: Lot 2, Enfield A

Grantors: Mrs. S. L. Mansell, Jr. and S. L. Mansell, Jr.
Grantee: Enfield Realty & Home Building Company
Executed: Nov. 15, 1923
Recorded: Nov. 20, 1923
Vol. 355, p. 29
Description: Lot 2, Enfield A

F.1: DEED CHRONOLOGY (CONTINUED)**1400 Lorrain Street, Austin, Texas**

Grantors: R. Niles Graham, Margaret Graham Crusemann, and Paul Crusemann
Grantees: H. B. Starkey and Vera G. Starkey
Executed: June 6, 1925
Recorded: June 16, 1925
Vol. 374, p. 521
Description: Lot 2-AB, Enfield B

Grantor: Enfield Realty & Home Building Company
Grantees: H. B. Starkey and Vera G. Starkey
Executed: June 6, 1925
Recorded: June 16, 1925
Vol. 374, p. 521
Description: Lot 2, Enfield A

Grantors: R. Niles Graham, Margaret Graham Crusemann, and Paul Crusemann
Grantees: Melita Faust Goeth
Executed: May 19, 1926
Recorded: Vol. 387, p. 544
Description: Lot 3-AB, Enfield B

Grantors: H. B. Starkey and Vera G. Starkey
Grantee: C. B. Weller
Executed: Oct. 15, 1926
Recorded: Oct. 18, 1926
Vol. 396, p. 118
Description: Lot 2, Enfield A and Lot 2-AB, Enfield B

Grantors: Ralph C. Goeth and Melita Faust Goeth
Grantee: C. B. Weller
Executed: Dec. 18, 1926
Recorded: Feb. 7, 1927
Vol. 397, p. 477
Description: South 15' of Lot 3, Enfield A and Lot 3-AB, Enfield B

F.1: DEED CHRONOLOGY (CONTINUED)

1400 Lorrain Street, Austin, Texas

Grantor: Lucille E. Weller
Grantee: Roy L. Rather
Executed: Dec. 28, 1926
Recorded: Feb. 12, 1927
Vol. 397, p. 524
Description: South 15' of Lot 2, Enfield A and Lot 2-AB, Enfield B

Grantors: Dr. C. Burford Weller and Lucille Weller
Grantee: Brydson Lumber Company
Executed: Feb. 12, 1927
Recorded: Feb. 18, 1927
Vol. 391, p. 221
Description: Mechanic's Lien for brick veneer residence

Grantors: C. B. Weller and Lucille Weller
Grantees: Walter H. Meyers and Florence H. Meyers
Executed: Feb. 8, 1934
Recorded: Feb. 9, 1934
Vol. 498, p. 344
Description: North 85' of Lot 2 and south 15' of Lot 3, Enfield A, and north 85' of Lot 2-AB and south 15' of Lot 3-AB, Enfield B

Grantors: Walter H. Meyers and Florence H. Meyers
Grantees: E. G. Morrison and Anna Mae Morrison
Executed: May 8, 1948
Recorded: May 11, 1948
Vol. 909, p. 253

Grantors: E. G. Morrison and Anna Mae Morrison
Grantees: Thomas G. Gee and Jacquelyn S. Gee
Executed: Feb. 14, 1968
Recorded: Feb. 15, 1968
Vol. 3425, p. 828

Grantors: Thomas G. Gee and Jacquelyn S. Gee
Grantee: Fred C. Young
Executed: Sept. 15, 1969
Recorded: June 14, 1971
Vol. 4080, p. 465

F.1: DEED CHRONOLOGY (CONTINUED)**1400 Lorrain Street, Austin, Texas**

Grantors: Fred C. Young and Frances A. Young
Grantee: Jean P. Dmytryk
Executed: Apr. 24, 1980
Recorded: Apr. 29, 1980
Vol. 6949, p. 1757

Grantors: Edward Dmytryk and Jean P. Dmytryk
Grantee: William R. Dickson
Executed: Apr. 16, 1981
Recorded: Apr. 20, 1981
Vol. 7387, p. 137

Grantor: William R. Dickson
Grantees: Daniel Otha Thompson, III, and Daniela Nicole Thompson
Executed: Aug. 31, 1984
Recorded: Nov. 13, 1984
Vol. 8898, p. 25

Grantors: Daniel Thompson and Daniela Thompson
Grantees: Alex Sheshunoff and Gabrielle Sheshunoff
Executed: Dec. 10, 1984
Recorded: Dec. 12, 1984
Vol. 8938, p. 64

Grantor: Gabrielle Sheshunoff, trustee of the Alex Austin Sheshunoff, Jr.
Management Trust and the George Blake Cabot, Jr. Management Trust
Grantee: Patrick F. Thompson
Executed: Jan. 28, 1993
Recorded: Feb. 1, 1993
Vol. 11863, p. 1018

Grantor: Patrick F. Thompson
Grantees: Steven P. Nichols and Mary B. Nichols
Executed: June 28, 1995
Recorded: June 28, 1995
Vol. 12468, p. 1276

F. HISTORICAL DOCUMENTATION: WELLER-MEYERS-MORRISON HOUSE

F.2: OCCUPANCY HISTORY

1400 Lorrain Street, Austin, Texas

<u>Date</u>	<u>Occupants</u>	<u>Address</u>
1927:	No listing	
1929:	Dr. C. Burford Weller and wife, Lucille Weller Physician, 517-18 Scarbrough Building Buford F. Weller	1220 Lorraine Street
1931, 1932:	Dr. C. Burford Weller and wife, Lucille Weller Physician, Weller & Weller, 1109-10 Norwood Building Clarence W. Weller, brother Physician, Weller & Weller C. Burford Weller, Jr., son	
1935:	Rev. Walter H. Meyers and wife, Florence Meyers John H. Meyers, son Student, University of Texas Walter H. Meyers, Jr., son	
1937:	Rev. Walter H. Meyers and wife, Florence Meyers John H. Meyers, son Student, University of Texas Walter H. Meyers, Jr., son Student, University of Texas Fred Van Zandt Butler	1400 Lorraine Street Rear apartment

F.2: OCCUPANCY HISTORY (CONTINUED)

1400 Lorrain Street, Austin, Texas

1939, 1940: Rev. Walter H. Meyers and wife, Florence Meyers

Walter H. Meyers, Jr., son
Student, University of Texas

Fred Van Zandt
Butler/Yardman

Rear apartment

1941: Rev. Walter H. Meyers and wife, Florence Meyers

Walter H. Meyers, Jr. and wife, Eugenia E. Meyers
Student, University of Texas

1942: Walter H. Meyers, Jr. and wife, Jean Meyers
Student, University of Texas

1944: Mrs. Florence H. Meyers

Walter H. Meyers, Jr., son

Virginia M. Meyers, daughter
Student

1947: Walter H. Meyers, Jr. and wife, Gene Meyers
Student, University of Texas

John W. Smithheisler
Student, University of Texas

Rear apartment

1949-1962: E. Gary Morrison and wife, Anna M. Morrison
(1949) President, Morrison Construction Co., Inc.,
Lockhart Building, 311 E. 11th
(1952, 1953) V.P./Secretary, Western Pipe Line Constructors Co., Inc.
Lockhart Building
(1953) E. Gary Morrison Construction Co., Lockhart Building
(1954) Vice President, Western Pipe Line Constructors Co., Inc.
(1955, 1960, 1962) President, Western Pipe Line, Inc.

1963-1966: Vacant/No return

1967: Martha Manning
Student

F.2: OCCUPANCY HISTORY (CONTINUED)

1400 Lorrain Street, Austin, Texas

1968, 1969: Thomas G. Gee and wife, Jacquelyn Gee
Attorney, Graves, Dougherty, Gee, Hearon, Moody & Garwood,
Room 204, Austin National Bank Building, 507-11 Congress

1970: Fred C. Young
Owner, University Motors, 3100 Guadalupe

1975: Fred C. Young and wife, Frances Young
Owner, University Motors

Robert D. Young
Sales Manager, University Motors

1979: Fred C. Young and wife, Frances Young
Owner, University Motors

1980, 1983: Edward Dmytryk and wife, Jean
Employee, University of Texas

1984: Daniela Thompson
Forester-Hoby Pre-School, 1400 Lorrain Street

1985-1988: Vacant

1990: William Bowne
Interior Designer

1992: Sally Reed

1996, 2000: Steven P. Nichols and wife, Mary P. Nichols
Lawyer

Source: Morrison & Fourmy. *Austin City Directory*. Houston: Morrison & Fourmy's
Directory Company, 1927-2000.

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

NO 121045

ACCOUNT NUMBER: 01-1001-0602-0001

PROPERTY OWNER:

NICHOLS STEVEN P & MARY B
1400A LORRAIN ST
AUSTIN, TX 78703-4023

PROPERTY DESCRIPTION:

10% OF LOT 2 * N85FT OF S15FT LOT
3 ENFIELD A LOT 2AB * & S15FT OF L
OT 3AB ENFIELD B

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 1400 LORRAIN 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 \$3,062.57

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 06/23/2005

Fee Paid: \$.00

Nelda Wells Spears
Tax Assessor-Collector

By: 



TWO YEARS AGO, THE FRED YOUNGS BOUGHT A COLONIAL HOUSE.
It has three floors and a guest house at the back.

Staff Photo by Robert Cook

By the Fred Youngs

A 'Gone With the Wind' Look Is Recreated

By CANDY LOWRY
Women's Staff

For years, the Fred Youngs lived in a comfortable ranch-style house.

But they've long harbored thoughts of a colonial home in the "Gone With the Wind" tradition. The dream came true two years ago when they bought the red brick, white-columned residence at 1400 Lorrain.

Besides being lovely, the house is filled with history. Built in 1826 by the Buford Wellers, it was bought by the Walter Meyer family, later owned by the Gary Morrisons and inhabited for a long time by the Allan Shapers who lived there while restoring the House Mansion. The Youngs bought it from Tom Gee.

Each family made its own distinct contribution to the character of the house, and the Youngs have tried to preserve these individual touches while adding some of their own.

"We've completed the first two years of our five-year renovation program," explained Mr. Young who



HIGHLIGHT IS THE CABINET
Collection of cranberry glass

For the formal living room, Mrs. Young chose Queen Anne chairs which she had covered in a soft pink and white candy stripe fabric to complement the red carpet and dusty rose drapes, a contribution of a former resident.

The sofas are a soft pink color and there is a printed pink and green armchair. Bouquets of tremones and bright needlepoint flowered pillows done by Mrs. Young add just the right accents in this room which is separated from the dining area and kitchen by a large foyer.

For the spacious entryway, Mrs. Young chose a Victorian loveseat and two graceful chairs. There's also a handsome grandfather clock and a desk which belonged to Mr. Young's grandfather.

At the end of the hall is a sunporch filled with wicker, a bubbly fountain with frogs and

Installation Set By AWF Group

The International Affairs Department of the Austin Women's Federation will meet Monday at 11:45 a.m. at Wyatt's Cafeteria. Guests are invited.

Mrs. W. W. Bremer, president of the Capitol District of IFWC, will install new officers: Mrs. J. G. Shelton, chairman; Mrs. B. A. Goodfriend, co-chairman; Mrs. J. P. Grove, secretary-treasurer; Mrs. William Linco, international policy; Miss Georgia Lucas, United Nations; and Mrs. Edw. Long, Latin American scholarship.

The group annually has a Christmas party for foreign students at UT and donates to the Holy Land Christian Mission and Care and Girls Town.



MRS. YOUNG LIKES THE SPACIOUSNESS OF HER FORMAL LIVING ROOM.
She plans to entertain her garden club here next week.

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Pink and Yellow color group.

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IN AUSTIN
IT'S **DACYS**

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Each family made its own distinct contribution to the character of the house, and the Youngs have tried to preserve these individual touches while adding some of their own.

"We've completed the first two years of our five-year renovation program," explained Mr. Young who plans to put lavish Georgian columns at the front next year and follow that project with a swimming pool ground-breaking.

What the Youngs have done to date is turn a circle driveway across the front of the grounds and enclose an open portico into a family den.

They are especially proud of this paneled room which has the original brick floors and now houses an old-time player piano, restored and electrified, a handsome family rocker and a cranberry pull-down light fixture which at one time burned kerosene.

They also put in a fireplace which makes the room especially cozy on cold mornings and evenings.

HIGHLIGHT IS THE CABINET Collection of cranberry glass

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For the spacious entryway, Mrs. Young chose a Victorian hutch and two graceful chairs. There's also a handsome grandfather clock and a desk which belonged to Mr. Young's grandfather.

At the end of the hall is a sunporch filled with wicker, a bubbly fountain with frogs and lily pads, and a collection of African violets which will

likely be oiled and aired over when Mrs. Young entertains the Wiltshire Area Garden Club Wednesday afternoon.

The red and dusty pink theme is carried into the formal dining room which is furnished in Jacobean pieces. The highlight of the room is a built-in corner cabinet which is fitted with cranberry glass, some of which was recently acquired in San Antonio at the Herschel Estate auction.

The kitchen cabinets are a bold blue, and the theme is carried into the breakfast room, the walls of which are

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The group annually has a Christmas party for foreign students at UT and donates to the Holy Land Christian Mission and Care and Girls Town.

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IN AUSTIN
AT'S DACEYS

Rights 'n Wrongs

Bride's Mother Sets the Tone

By RIVTORINO
Capitol News Service

DEAR MRS. TOBIN: The bride's mother has chosen a street-length for the after-the-reception. Should the groom's mother choose a dress of the same length?

IN TEXAS
DEAR E.: Yes. The bride and her mother set the tone and the mother of the groom should follow suit. In fact, the two women should talk over the subject and select harmonizing shades of fabric. For each of them to appear in beige lace can be upsetting to them and is unnecessary if they plan ahead.

DEAR MRS. TOBIN: The man has an armload of packages. How can he hold it

heavy store door open for his wife? — PETE

DEAR PETE: He can't. Even without packages, some heavy glass doors are impossible to hold open to allow a woman to pass through ahead of the man. The best thing is to say, "Excuse me. Let me go first and hold the door open for you."

If the man's arms are laden, he can hold the door ajar with his back. Another note on etiquette: Always look to see if there is another person close on your heels. Don't let the door swing shut in someone else's face.

DEAR MRS. TOBIN: My husband is a corporation president. Next month he is going to a large West Coast

obligated to remove his hat if he meets a woman friend on the street? — J. C.

DEAR J. C.: No. Touching the brim is sufficient. He stops to chat and does not move his hat, the thoughtful woman will tell him to replace it.

DEAR MRS. TOBIN: Should the mothers of the bridal couple carry purses to the wedding? — PAULA

DEAR PAULA: I believe a purse completes any costume, but for dressy affairs the purse should be small and have a chain or slim strap. If the mothers don't carry one, where will they put their compact, lipstick and handkerchief? I mention handkerchiefs because a clutch purse is supposed to hold them.

'Spring Fling' Will Feature

A Melodrama

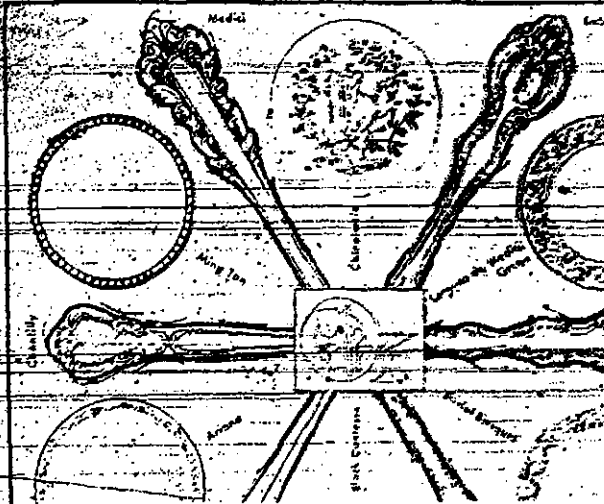
A one-act melodrama "Goodbye, Dudley"

performed by Bergstrom officers and wives will be featured in a three-act play floor show during the Officers' Club "Spring Fling."

Set for April 28, in the Officers' Club Mess, the play written by Lt. Col. and Miss Dan Waddle, will start at 7:30 p.m.

Following this performance will be a "Laugh in" skit and the third segment will be a "Show and Tell" with Bergstrom's own "Spring Fling" and the "Yule Log" after the last segment the entire show will be repeated.

Tickets for the OWC bazaar and carnival are available to



HOUSE

(Continued from Page 12)

papered in a bright spring flower print.

One of the highpoints of the home is the graceful curved stairway which leads to the second landing where there are four bedrooms. The bedroom the Youngs are proudest of is their own, which is done in pinks and whites and furnished with French Provincial pieces from the Driskill's Jim Hogg Suite.

They are also pleased with the curio cabinet on the second landing and the old secretary in the guest room. Both pieces belonged to Mrs. Young's grandfather, and their heirloom quality adds to their stature as family pieces.

On the third level of the house is an oversized playroom, done in lively greens and bright flowered wallpaper. Adjoining it is a bedroom all in bright red and blues. From the recessed and vaulted windows, there is a wonderful view of the Capitol and the University Tower.

At the back of the house is a two-story guest apartment with a kitchen downstairs, and although the Youngs are renting it now, they hope someday, when they have grandchildren, that their family will come home occasionally for a visit. "They'll have their own private quarters," smiled Mr. Young.

The backyard is alive with blooming plants and shrubs, and particularly beautiful are the earthen pots of blooming magenta geraniums.

In fact, everything is beautiful in the dream-come-true colonial home of the Fred Youngs.

Shipwash-Woolsey

Miss Patty Renee Shipwash, daughter of Mr. and Mrs. John W. Shipwash, 268 W. Park, became the bride of George Clifton Woolsey, son of R. L. Woolsey, 2500 S. 9th St., and Mrs. Rena Walker of Houston, Saturday evening in Rosedale Baptist Church. A reception was held at 406 Cherrywood Road.

The bride is a student at McCallum High School. The groom attended Travis High School and is a bricklayer.

They will reside "Gives" in the Dallas, the bride by Miss Pat Bridgesmaid and Dilley, Best.

Shipwash, the bride, and George James Dilley. Far her wedding gown was chosen a gown accounted for a success. She was edged with lace white Bible, with baby's breath.

Anthony Has Lots Of Fans

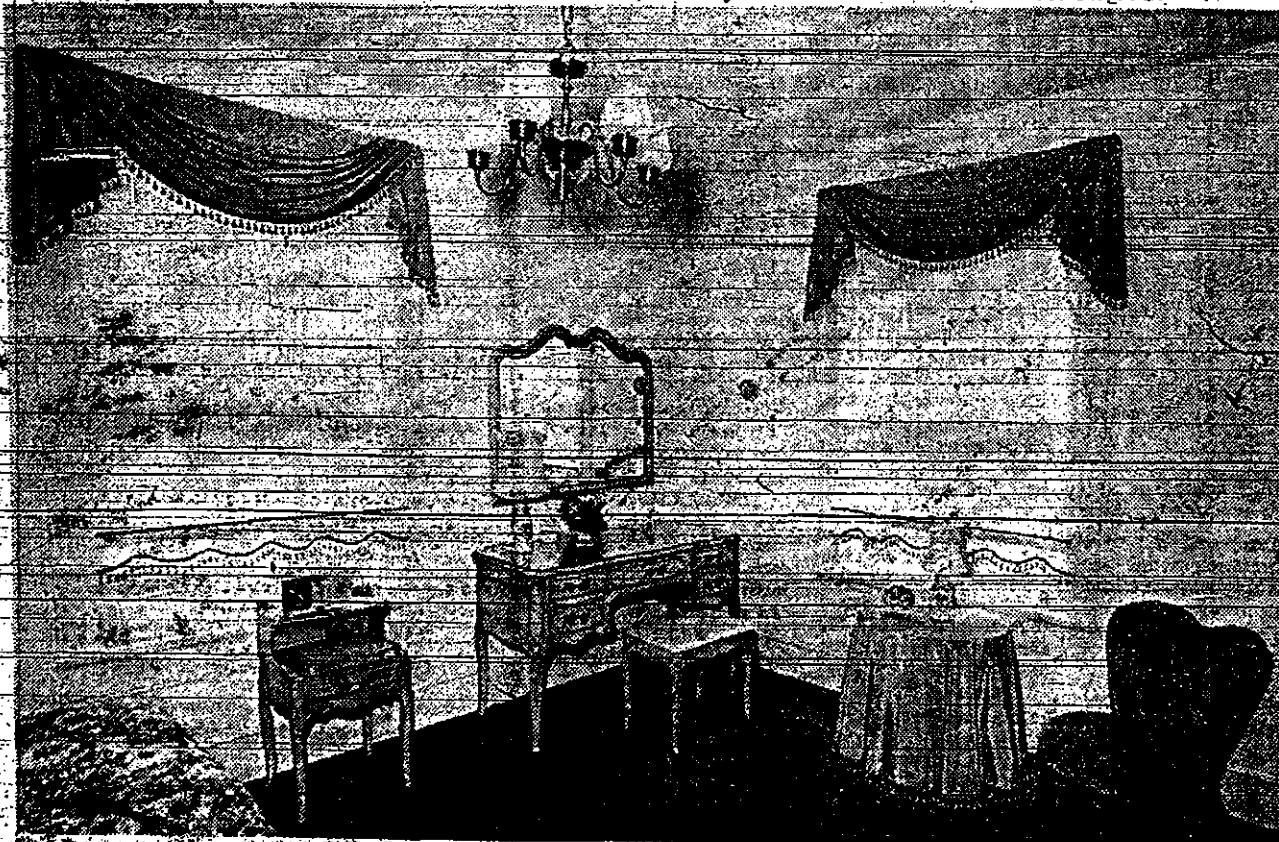
John Anthony, the fashion sensation of the 70s so far, is adding celebrated fans by the hour. Mrs. Henry Ford II who had never heard of Anthony until Town and Country asked her to pose in his black and white checked wool dress, says she "hasn't been out of the dress" since. John has invited her to be a guest at his fall opening in May.

Another Anthony fan is Zsa Zsa Gabor. Zsa Zsa is wearing his navy coat and dress bordered with white in the Chicago production of "Forty Karats." She telephoned one day last week to ask if he would personally supervise the order she had placed for one of his summer dresses she'd seen in a fashion magazine.

"What size are you?" asked John. "Well, darling, I'm better a 14, but let's say a 9," was the answer.

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MR. YOUNG READS AT THE SECRETARY WHICH BELONGED TO HIS GRANDFATHER
He had it restored, and it is now one of his favorite pieces



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F. HISTORICAL DOCUMENTATION: WELLER-MEYERS-MORRISON HOUSE

F.9: HISTORICAL NARRATIVE

1400 Lorrain Street, Austin, Texas

The Weller-Meyers-Morrison house was designed by renowned Austin architect Hugo F. Kuehne and constructed by the Brydson Lumber Company in 1927. The house is named for three early owners, who successively occupied the house from the time of its construction into the 1960s. Dr. C. Burford Weller, who commissioned the house, was a prominent local physician, and his wife Lucille was actively involved with fine arts education. Subsequent owners were Rev. Walter H. Meyers, an Episcopalian minister, and E. Gary Morrison, a successful oil pipeline contractor. Located in the Enfield Addition, also laid out by Kuehne, the house is sited atop a rise that gradually descends toward Shoal Creek. On one of three prime lots fronting the west side of Lorrain Street south of Enfield Road, the 2 ½-story house capitalized on a stunning view of the state capitol and downtown skyline to the southeast. Its regal Colonial Revival façade is characteristic of Kuehne's residential designs for esteemed clients, and the addition of a full-height colonnaded porch to the front of the house represents a common modification intended to fully reflect the prestige of the house and its occupants (Figures 1-4). The Weller-Meyers-Morrison House compares favorably with two similar Colonial Revival houses designed by Kuehne that have been recognized for their architectural excellence: the 1921 Ben M. Barker House, an Austin Landmark, and the 1928 Cox-Craddock House, listed in the National Register of Historic Places.

The following narrative is divided into three sections: a physical description of the house, a brief overview of the property's history and development, including a summary of its primary occupants, and a justification of which City of Austin Historic Landmark criteria the property meets.

Physical Description

The Weller-Meyers-Morrison House is an excellent example of an architect-designed Colonial Revival house, characteristic of Hugo Kuehne's early residential work in Austin. As an edifice within the suburban landscape of the Enfield Addition, whose developers retained Kuehne as a consulting landscape architect, it represents the architect's vision at multiple scales. Facing east, the stately home is sited atop a slight rise at a considerable setback from Lorrain Street, on a spacious 100' by 240' lot south of Enfield Road.

Clad in red brick veneer, the house rises 2 ½-stories above a basement. The main block of the house, surmounted by a side-gabled roof, is abutted by a rear, hipped-roof wing, forming an L-shaped plan. The symmetrical, three-ranked front façade is accented by a two-story front porch. Though a one-story colonnaded porch and matching porte-cochere were intended for the side elevations (Kuehne 1927), only the south porch was constructed, lending slight asymmetry to the front view. A rear porch at the bend of the ell was planned around an existing live oak, which continues to shade the west side of the

house. Each of the flat-roofed porches is capped by an entablature with a projecting cornice.

The formally balanced composition of the primary façade is centered on the porch and front entry (Figure 1). The full-height porch, though constructed after the house was built, adds depth to the planar façade, and its four massive Ionic columns lend a sense of grandeur suited to Kuehne's design. Recessed beneath the porch, a compact portico frames the front door. Originally the front porch to the house, it consists of a Classically-inspired entablature supported by Doric columns and capped by a wood railing with ornamental urns. Beneath, the six-paneled wood front door is surrounded by a broken transom and sidelights. The square panes of the sidelights are mirrored above by narrow three-over-three light windows, flanking a nine-over-nine light window that opens over the portico. On either side of the porch are double-hung, twelve-over-twelve light windows, aligned vertically on both stories. Framed by louvered shutters, the windows have limestone sills and brick flat-arch lintels with limestone keystones. A cornice with dentils forms the transition between the façade and roof. Continuing the tripartite composition of the façade, three gabled dormers accentuate the attic story. The dormers, characteristic of Kuehne's residential designs, have arched, double-hung windows flanked by pilasters. The composition-shingle roof terminates with paired end chimneys.

Set back slightly from the front façade, the single-story porch on the south elevation has been enclosed with red brick matching that on the house. The two Doric columns visible from the front of the house were incorporated with the enclosure, suggesting the architectural character of the porch. The front wall is punctuated by french doors with a transom and sidelights. The north porte-cochere was omitted from the design at the time of construction and not added at a later date, possibly due to the grade of the site and proximity to the property line. The rear screened porch has been enclosed with glass as a sunroom. Fenestration on the side and rear elevations resembles that on the front façade. Notable exceptions include quarter-circle windows within the gable ends of both side elevations, flanking the chimneys, and a Palladian window over the back porch, accenting the landing of the interior stair.

In plan, the L-shaped house is organized around a spacious central hall featuring a U-shaped staircase (Figure 2). At the front of the hall, paired french doors on either side open onto the formal living and dining rooms. The focal point of the living room is the fireplace, flanked by french doors leading to the enclosed side porch. The dining room features an elaborate corner china cabinet, intended to mirror a corner fireplace that was not constructed. An opening from the dining room and an additional doorway under the stair access a butler's pantry and the kitchen, which forms the rear ell of the house. The pantry, converted into additional kitchen space, is adjacent to a winding service stair. Under the main stair, a half-bath has murals of Egyptian scenery painted by Mickey Joe Mayfield in 1993.

Carved woodwork provides an austere backdrop for the public spaces of the house. Wainscoting with inset panels borders the living room, dining room, and hall. The stair features scroll ornamentation on the sides of the risers, and delicate turned balusters

support the railing. In the living room, the fireplace has a black marble and wood mantelpiece. The corner cabinet in the dining room is comprised of a semi-circular niche capped by an elaborate plaster shell, surrounded by wood pilasters and an arch with a decorative keystone. Doorways with wide, shouldered frames and oak flooring are present throughout the interior.

The second floor contains the private rooms of the house, initially five bedrooms and two baths. Minor alterations to the room configuration entailed the removal of closets between two bedrooms to create a larger master-bedroom suite. The addition of an open stair to the third floor enlarged the hall, admitting light from the central window on the front elevation. In plan, the stair mirrors the formal staircase from the ground floor. The attic, unfinished at the time the house was constructed, contains an additional bedroom and an office, with dormers overlooking the downtown skyline.

The spacious backyard contains a pool and two-story garage apartment. Located at the northwest corner of the lot near the alley, the apartment is clad in red brick and has a side-gabled, composition-shingle roof. Entry doors are sheltered by pent roofs with composition shingles. Fenestration includes single and paired six-over-six light double-hung sash and a grouping of three four-over-four light windows. The windows have brick sills, and those facing the house feature decorative shutters. Wood fencing encloses the property.

Historical Narrative

The following narrative situates the Weller-Meyers-Morrison House within the contexts of Hugo Kuehne's career and the development of the surrounding neighborhood. It also relates a chronology of the house's occupants, who include a number of prominent Austin citizens, and seeks to establish their relationship to changes made to the house over time.

Hugo Kuehne

Hugo Franz Kuehne (1884-1963), a nationally prominent architect and planner, practiced in Austin during the early- to mid-twentieth century. Trained in the tradition of the École des Beaux-Arts, his most noted works were civic buildings such as the 1933 Austin Public Library, now the Austin History Center. As the head of a successful architectural practice for over four decades, he also designed a number of prestigious Colonial Revival and Neoclassical residences in Austin, including the Weller-Meyers-Morrison House.

The youngest son of German immigrants Franz Conrad and Clara Langer Kuehne, Hugo Kuehne was born in Austin on February 20, 1884. He earned a Bachelor of Science in Civil Engineering degree from the University of Texas, and his education culminated with a Bachelor of Science in Architecture from the Massachusetts Institute of Technology. As the first program of architectural study established in the U.S.,

M.I.T.'s curriculum was largely derived from the Parisian École des Beaux-Arts, which emphasized axial symmetry and balanced compositions reinterpreting Classical forms. After receiving his degree in 1908, Kuehne was employed by a firm in Boston for two years before he was asked to organize an architectural program within the College of Engineering at the University of Texas. His ambition to establish an architectural curriculum based on Beaux Arts design principles generated tension within the established engineering program. He was replaced as head of the department by Frederick Giesecke in 1912, though he continued to serve as an adjunct professor through 1915. He also founded the University's architecture library, which has grown into a nationally important collection (Austin Files, Biography: Kuehne; Williamson 1999; "History of the School").

Kuehne completed various commissions during his tenure at the University of Texas and fully entered private practice in 1915. Until his retirement in 1961, he was a principal architect in a series of firms, reflecting shifting partnerships with George V. Chasey, Bertram E. Giesecke, R. Max Brooks, Howard R. Barr, William Milburn, Jr., and finally his son Hugo F. Kuehne, Jr. (Austin Files, Biography: Kuehne; Williamson 1999). Following his death, former partners Brooks and Barr became part of prominent Houston-based firm 3D/International (Stillson 1989: 56). Of Kuehne's firms, the longest lived was the independent practice of H. F. Kuehne, Architect & Engineer, active from 1919-42. The range of work engaged in his practices included the design of domestic, industrial, and public buildings, architectural engineering, landscape architecture, and interior decoration (Austin Files, Biography: Kuehne; Kuehne, Papers).

Throughout his career, Kuehne was active in planning activities for the City of Austin. His training as a civil engineer lent itself to involvement with the City Plan Commission, which collaborated with the Dallas consulting firm of Koch & Fowler on the 1928 *City Plan for Austin, Texas*, and his ongoing involvement with municipal boards helped bring the plan to fruition (Stillson 1989: 56; Dase 2003: 91). In addition to serving on the commission for over thirty years, including more than thirteen as its chair, Kuehne was also chairman of the Zoning Board of Adjustment and the Zoning Commission, as well as a member of the Parks and Recreation Board and the Building Code Commission. During the Depression, Kuehne gained a national profile for his work with the U.S. Department of the Interior. He served as the State Supervising Architect for the Subsistence Homestead Division and later as the Chief of the Project Development Section of the Resettlement Administration. Despite lengthy periods of time spent in Washington, D.C., he continued to take an active role in the work produced by his firm (Kuehne, Papers). Other civic activities included his participation as a member of the American Institute of Architects and president of the Austin Chapter, his involvement with the Texas Society of Architects as director and member, and his contributions to the Society of Professional Engineers and the National Association of Housing Officials. He was named a Fellow of the American Institute of Architects in 1944 in honor of outstanding achievements throughout his career and awarded a life membership in the American Society of Planning Officials. In recognition of his service to the City of Austin, he was named Austin's Most Worthy Citizen in 1954 by the Austin

Real Estate Board and received a tribute from the Austin City Council (Austin Files, Biography: Kuehne).

Kuehne is best known for designing the 1933 Austin Public Library, now the Austin History Center. Sited atop a hill overlooking Wooldridge Square in downtown, the austere formality of the Italian Renaissance-style library is emblematic of the Beaux Arts tradition tempered by growing interest in Modern architecture (Maxson 1993: 5). His most monumental design, the public library was one of many commissions for civic and public buildings that Kuehne received. From 1915 through 1935, he was retained as the supervising architect and engineer for the Austin State School for the Feeble Minded, and through 1941 he continued to work for the State of Texas on improvements to eleemosynary institutions. Kuehne's designs for public schools were prolific. In Austin, he oversaw additions and alterations to ten buildings and designed two new elementary schools, Rosedale and Bryker Woods; throughout the state of Texas, he designed elementary and high schools in twenty-five different districts (Kuehne, Papers). In addition to these commissions and commercial projects such as the Commodore Perry Hotel, Kuehne also maintained a thriving residential practice. The range of his oeuvre is considerable, from the exotic, Craftsman-influenced Norwood House in Travis Heights to moderately priced cottages designed for developers Walling, Bradfield and Brush for the Bryker Woods neighborhood (Dase 2003: 8). Stately Colonial Revival homes provided a staple throughout Kuehne's career. Though executed in a different architectural style than his civic buildings, these houses exhibit similar qualities of design: their symmetry, order, balance, and Classically inspired detailing are indicative of Kuehne's Beaux Arts training. Examples of Colonial Revival houses commissioned early in his career include the 1921 Ben M. Barker House, an Austin Landmark (Figures 5-6), the 1927 Weller-Meyers-Morrison House (Figures 3-4), and the 1928 Cox-Craddock House, listed in the National Register of Historic Places (Figures 7-8).

Enfield Addition

As Hugo Kuehne first sought to establish himself in private architectural practice in 1915, he was retained as the landscape architect for the Enfield Addition. Located northwest of the city limits, the addition encompassed the southernmost area of Governor Elisha M. Pease's Woodlawn Plantation. The developers were Pease's surviving heirs: his daughter Julia M. Pease, her nephew R. Niles Graham and niece Margaret Graham Crusemann, and Crusemann's husband Paul. Shoal Creek defines the eastern edge of the addition, and surrounding land, donated by the Pease family to the City of Austin, forms Pease Park. With its emphasis on park land and scenic roads, Kuehne's plan for the subdivision followed the precedents set by landscape architect Frederick Law Olmsted and the City Beautiful Movement. Bordered on the north by Windsor Road, the Enfield Addition abutted General N. G. Shelley's land to the south, later to become Shelley Heights. Enfield Road bisects the addition with streets extending to the north and south, curving to conform to the topography and irregular boundary formed by Shoal Creek and Pease Park (Dase 2003, 87-88).

Development efforts for the easternmost subdivision, Enfield A, began in 1914, though the plat was not formally filed for record until 1916. Enfield B followed in 1922 (Travis County Plat Records, book 3, pp. 44, 75). Sales in Enfield A picked up rapidly beginning in 1920, and by 1924 the addition as a whole had 114 houses (Dase 2003, 89). The developers marketed choice lots to the city's elite. The most spacious lots were placed in preferential locations, whether along Windsor Road bordering Pease Park or where topography afforded a view of the state capitol and downtown. Though lots in Enfield A and B began around 50' by 140', prime lots were between 90'-100' by 160'-290', with corner lots often even larger in size. Restrictive covenants varied based on the lot's size and desirability. Most lots required a 30' setback and a minimum expenditure of \$3,500 on a one-story home or \$7,500 on a two-story home (Dase 2003, 88). By contrast, deed restrictions for the Weller-Meyers-Morrison House, sited primarily on Lot 2 of Enfield A, stipulated an 80' setback, two-story height, and cost of at least \$10,000 (Travis County Deed Records, vol. 320, p. 495). Located on the west side of Lorrain Street, the house has a stunning view of the downtown skyline, afforded by the topography and lower one-story houses across the street.

Most of Lorrain Street was built out during the early to mid-1920s, with the Weller-Meyers-Morrison House following in 1927. Among the earliest homeowners were a number of prosperous local citizens, including business proprietors, doctors, state government employees, and two judges in the State Court of Criminal Appeals (Morrison & Fourmy 1916-1930). The first house to be built on the street was the Goeth House, no longer extant, which occupied Lot 3 of Enfield A, directly north of the Weller-Meyers-Morrison House at the corner of Enfield Road. The residence of Ralph C. Goeth, vice-president of the Walter Tips Hardware Company, it first appeared in City Directories in 1918 at 19 Enfield Road. The lot had been acquired by R. Niles Graham's wife Anita Goeth Graham in 1914 and subsequently conveyed to her brother and sister-and-law, Ralph and Melita Faust Goeth (Travis County Deed Records, vol. 294, p. 322). Following the platting of Enfield B, Melita Goeth acquired Sublot 3-AB behind their house in 1926, deepening the already expansive lot (Travis County Deed Records, vol. 387, p. 544). The Goeth family had a long-standing association with the Walter Tips Company, a highly prominent local enterprise. Ralph Goeth's father Adolph married Julia Tips, the oldest daughter of the company's founder. He served as the president of the Walter Tips Hardware Company from 1911 until his death in 1927 and was vice president of the Tips Foundry and Engine Works (Austin Files, Biography: Goeth). Ralph and Melita Goeth continued to live at 19 Enfield Road until 1930. To the south of the Weller-Meyers-Morrison house, another early house on the street was initially occupied by R. Niles and Anita Goeth Graham. As development of Enfield progressed, the family moved throughout the addition; they are listed as living on the west side of Lorrain in the first house south of Enfield during 1920 and 1922 only. Subsequently, Roy L. Rather, general manager of Austin Storage Battery Company, occupied the house for a number of years (Morrison & Fourmy).

Weller-Meyers-Morrison House

In 1927, Dr. C. Burford Weller commissioned noted architect Hugo F. Kuehne to design a Colonial Revival house for a lot he had purchased in Enfield A. Constructed by the Brydson Lumber Company for \$16,450, the 2 ½-story house far exceeded the level of grandeur required by deed restrictions (Travis County Deed Records, vol. 391, p. 221). By the 1930 Census, the house was valued at \$25,000, comparable to neighboring homes. The Weller-Meyers-Morrison House is primarily situated on Lot 2 of Enfield A. Though it initially sold for \$3,000 to Mr. and Mrs. S. L. Mansell, Jr. in 1920, the title was transferred back to the Enfield Realty and Home Building Company in 1923 in exchange for the release of the \$2,700 lien on the property (Travis County Deed Records, vol. 320, p. 495; vol. 355, p. 29). In 1925, Homer B. and Vera G. Starkey purchased the lot along with Sublot 2-AB. Again, this couple did not build on the site, instead selling the lots to Dr. Weller in October of 1926 (Travis County Deed Records, vol. 374, p. 521; vol. 396, p. 118), and the 1929 City Directory lists Starkey, proprietor of the Capitol Hotel, as the owner of an existing house at 1307 Lorrain Street, on the corner of Windsor Road. For reasons not clearly evident, in December of 1926 the Weller family purchased the south 15' of lots 3 and 3-AB from Ralph and Melita Goeth and, in turn, sold the south 15' of lots 2 and 2-AB to Roy L. Rather, effecting a shift in the property lines but resulting in the same sized lot (Travis County Deed Records, vol. 397, pp. 477, 524).

Born in 1881, Dr. Cyrus Burford (C. B.) Weller was an Austin native and son of Dr. and Mrs. C. O. Weller. He finished medical school and, like his father, established a general practice in his hometown. In the 1910s, he and his brother formed a partnership, Weller & Weller, with downtown offices in the Norwood Building. Weller & Weller, physicians became well-known throughout Austin. In 1910, C. B. married Lucille Edgar, a University of Texas co-ed from Cuero. The couple owned a house at 2607 Nueces (demolished 1960s) where they started a family, but by 1926 it may have become too small for their growing household. By then, they had four children and Dr. Weller's position as a prominent local physician allowed them to build a new home. Weller commissioned Hugo Kuehne, the city's most prominent residential architect, to build their grand 2 ½-story Colonial Revival house at 1400 Lorrain, in the prestigious Enfield Addition. There, the Wellers raised their children, Florence M. (1913), Edgar (1917), C. McLeary (1924) and C. Burford, Jr. Clarence.

Mrs. Weller was not content to stay at home and continued to attend classes at the university "between babies" (*Austin American Statesman*, December 29, 1968, Austin History Center A-F biographies). While living at the family home on Lorrain Street, Mrs. Weller was asked to chair a committee at the Ney Museum. It was the first of many contributions she would make to Austin's cultural life. From the 1940s through the 1970s, she was actively involved with arts education and fine arts organizations, including Laguna Gloria and the Texas Fine Arts Association. She organized Laguna Gloria's artists-in-action program and for her contribution, was invited to serve as Vice-President of the Texas Fine Arts Association. In the late 1960s, she served as Executive Secretary of the association and continued to assemble Laguna Gloria's traveling

exhibits. For her contributions, she was named one of the Outstanding Women of 1968 by the *Austin American-Statesman*, and an annual award given by the Texas Fine Arts Association beginning in 1973 was named in her honor.

Mrs. Weller loved her home on Lorrain and was broken-hearted when the family was forced to sell it during the Great Depression (Weller, interview, 2005). Like many others, the Wellers endured economic hardship during the depression but fortunately they still owned their former house on Nueces Street, which they used as rental property in the intervening years. At the height of the depression, they may have been financially strained by the demands of owning two houses. At the same, and possibly due to economic stress, Dr. Weller suffered from declining health. The Wellers sold their house on Lorrain in 1934 and Dr. Weller died of a heart attack in November of 1935. He was only 54 years old, leaving a widow and four children (Austin Files, Biography: Weller; Morrison & Fourmy).

Episcopalian minister Rev. Walter H. Meyers and his wife Florence purchased the house from the Wellers in February of 1934. The selling price of \$15,265 was considerably less than the house had been valued in the census only four years prior, reflecting the economic strains of the time. Before moving to Austin, the Meyers lived in a \$20,000 house with their three children – John, Walter, Jr., and Virginia – in Hillsboro, Texas (U.S. Bureau of the Census 1930). Both houses were quite costly for the time and relatively lavish for a clergyman, but Rev. Meyers had a wide range of experience and talent by the time he moved his family to Austin and was a valuable asset to the Episcopalian diocese.

Walter H. Meyers was born in Hedgesville, West Virginia on September 14, 1879. He attended Shepherd College in West Virginia where he received a B.A. in 1901. He obtained his Bachelors of Divinity at the Virginia Theological Seminary in 1904 and was promptly made a deacon (1904) and then a priest (1905). He served as Priest in Charge at Sutton and Adjacent Missions in West Virginia 1904-1909. In 1909, Meyers moved to Texas for the first time and was rector at Emmanuel Episcopal Church in San Angelo until 1911. He moved to Galveston where he presided over Grace Episcopal Church in 1911-1912. He may have met his wife Florence Hutchings Harris in Galveston as they married in 1912. Shortly afterward, the couple moved back to Meyers' home state where he was priest at Trinity Episcopal Church in Moundsville, West Virginia, 1912-1916. During World War I, Meyers was again Priest in Charge for Kaiser and Adjacent Missions in West Virginia, 1917-1919 (Stowe's Clerical Directory, 1950).

In 1920, the Meyers family moved to Texas permanently. Rev. Meyers served as priest at St. Mary's Episcopal Church in Hillsboro 1920-1926 and was also in charge of the St. Albans (Hubbard) and St. Paul's (Waxahachie) Episcopal churches from 1920-1931. In 1931, Meyers went overseas as a missionary for the Diocese of Dallas. He returned to Texas in 1934 and became Assistant Chaplain at the University of Texas, Austin and Priest in Charge at All Saints Episcopal Church. At that time, Meyers purchased the Weller family home at 1440 Lorrain. Although Meyers served the church in outlying regions of Central Texas – he was Priest in Charge of the Llano and San Saba

areas 1935-1940 and an overseas missionary during World War II – the family remained in the house on Lorrain until 1948 when he retired to Far Hills Ranch in Dripping Springs (Stowe's Clerical Directory, 1950).

His family's move may have been motivated by the educational opportunities available in Austin, as both sons, John and Walter, lived at home while attending the University of Texas (Morrison & Fourmy 1935-1947). In addition to the immediate family, the Meyers family retained servants and that may have been the impetus for building the garage apartment. Kuehne's plans for the house called for a pyramidal-roofed board-and-batten garage directly behind the rear ell of the house, to be reached by a driveway passing through the intended porte-cochere on the north side of the house (Kuehne 1927). The original garage was likely not constructed according to these plans; the 1935 Sanborn Maps instead show a one-story frame garage at the northwest corner of the property. Sanborn maps from the 1950s show that the structure had been transformed to a two-story garage apartment clad in brick veneer, probably by the Meyers in the 1950s. Meyers obtained a building permit for a garage during his tenure (City of Austin permit records). Beginning in 1937, City Directories indicate residents for a rear apartment, initially Fred Van Zandt as the family's butler and yardman, and later University of Texas student John W. Smithheiser.

After fourteen years in the house, the Meyers family sold it to E. Gary and Anna Morrison in 1948 (Travis County Deed Records, vol. 909, p. 253). E. Gary and Anna Mae Morrison moved to Austin from Odessa, Texas, in 1948 to raise their three children – Charles Hill, Patricia Ann, and Gary Eugene. Morrison's most lasting legacy in Austin may be as founding director of Radian Corporation. Involved in the oil industry since the 1930s, Morrison founded his own pipeline construction company in 1943. By the early 1950s, he was president of the successful Morrison Construction Co., Inc., vice-president and later president of Western Pipe Line Constructors, Inc., and had his hands in a number of other oil ventures. He subsequently became a founding director of Radian Corp. of Austin and Diamond M Drilling Co. of Houston.

Morrison was an influential civic leader, as well. He served as Vice-President of the University of Texas Foundation and was a member of the UT Chancellor's Council and the President's Associates. He was actively involved in leadership positions with Boy Scouts, and in 1954 he unsuccessfully ran for a position on City Council. The Morrisons lived in the house at 1400 Lorrain during this period. The house was mentioned as a "headquarters for the neighborhood" and the interior photographed in numerous ad campaigns for his election. In the Austin spotlight, the Morrisons entertained a wide variety of guests, from school teachers to UT chancellors (Austin Files, Biography: Morrison).

The Morrisons lived in the Weller-Meyers-Morrison house from 1948 through 1962, moving the following year to Webberville Road. Reportedly, the Allan Shivers family lived in the house while restoring the Pease Mansion (*Austin American Statesman*, April 16, 1972: E-12). The house sat vacant for a number of years, and in 1967 it was rented to a student, Martha Manning (Morrison & Fourmy). E. Gary and Anna Morrison

sold the house to Thomas Gibbs and Jacquelyn S. Gee in 1968 (Travis County Deed Records, vol. 3425, p. 828). Thomas Gibbs Gee – attorney with the firm Graves, Dougherty, Gee, Hearon, Moody & Garwood until 1973, when he was appointed a federal judge on the Fifth U.S. Circuit Court of Appeals – owned the house for only a year-and-a-half, selling it to Fred C. Young in 1969 (Austin Files, Biography: Gee; Travis County Deed Records, vol. 4080, p. 465).

Young, proprietor of a used car dealership named University Motors, and his wife Frances, initiated a number of renovations on the property. They established a “Five-year Plan” for the renovation of the house. They had always dreamed of finding a grand “Gone With the Wind” type house and were thrilled when the perfect house came on the market in 1969. They sought to enhance its beauty and livability with their remodeling effort. They first cut the circle driveway in front of the house and enclosed the open portico off the living room for a family den. The horizontal-sliding metal windows on the side elevation date to that building campaign. Then, in 1972 or 1973, they enlarged their front entry and added four colossal Ionic columns to the front façade. Mr. Young obtained the columns from an old house that was being torn down behind the county courthouse (Young, July 25, 2005). Architectural evidence concurs that the columns are relatively old, possibly a contemporary of the house.¹ The porch addition, with its grandiose Ionic columns, completed the “Tara” theme and made the house an imposing landmark in the neighborhood. The Youngs carefully incorporated the design of the new porch with that of the original, particularly in the denticulated cornice that defines the edge of the roof. The red concrete porch floor and iron railing on the front steps were common architectural elements during the 1930s and may date to that period. The Youngs added a backyard swimming pool at the same time (Young, July 25, 2005; *Austin American Statesman*, April 16, 1972: 12).

With its grand staircase and formal public rooms, the Weller-Meyers-Morrison House was perfect for elegant entertaining. Mrs. Young was active in the Austin Garden Club, which met regularly at her impeccably landscaped home. The Youngs rented their two-story apartment but planned to use have it as a family guest house when their children and grandchildren came home to visit (*Austin American Statesman*, April 16, 1972: 12). The Youngs lived in the house for ten years before selling it to Jean P. Dmytryk in 1980 (Morrison & Fourmy; Travis County Deed Records, vol. 6949, p. 1757).

Subsequent years saw a fairly rapid overturn of occupants. City Directories list Jean and her husband Edward Dmytryk, an employee of the University of Texas, in residence at the house in 1980 and 1983, thought the couple sold the house in 1981 to William R. Dickson (Travis County Deed Records, vol. 7387, p. 137). Dickson in turn conveyed the property to Dr. Daniel Otha Thompson III and Daniela Nicole Thompson in 1984 (Travis County Deed Records, vol. 8898, p. 25). Daniela Thompson operated the

¹ The consultants collected paint samples, and microscopic examination revealed only one additional layer of white paint on the older columns as compared with the added porch columns.

Forester-Hoby Preschool out of the house. At the end of the year, the Thompsons sold the property to Alex and Gabrielle Sheshunoff, who lived next door at 1306 Lorrain (Morrison & Fourmy; Travis County Deed Records, vol. 8938, p. 64). Alex was President and Chief Executive Officer and Gabrielle Chief Operating Officer of Sheshunoff & Co., a compiler and publisher of financial information and performance ratings for banks (Austin Files, Biography: Sheshunoff). From 1985 through 1988, the house remained vacant; it was rented in 1990 to William Bowne, an interior designer, and in 1992 to Sally Reed (Morrison & Fourmy). The Sheshunoffs sold the house to Patrick F. Thompson in 1993, who in turn conveyed it to the present owners, lawyers Steven P. and Mary B. Nichols, in 1995 (Travis County Deed Records, vol. 11863, p. 1018; vol. 12468, p. 1276).

Landmark Criteria

The Weller-Meyers-Morrison House meets two of the five criteria for eligibility as a City of Austin Historic Landmark: Criteria A and D.

Criterion A: Architecture. The Weller-Meyers-Morrison House was designed by the acclaimed Austin architect Hugo F. Kuehne. Notable for founding the School of Architecture at The University of Texas at Austin, Kuehne maintained a thriving architectural practice for over forty years, producing such works as the 1933 Austin Public Library and a number of prestigious residences. Other Kuehne houses of the same architectural caliber as the Weller-Meyers-Morrison House have already been recognized for their outstanding merit. The Ben M. Barker House at 3215 Duval and Kuehne's own house at 500 E. 32nd Street were designated Austin Landmarks in 1982 and 1988, respectively, and the Cox-Craddock House at 720 E. 32nd Street was listed in the National Register of Historic Places in 2001.

Built in 1928, the Cox-Craddock House (Figures 7-8) bears remarkable resemblance to the Weller-Meyers-Morrison House (Figures 3-4), constructed the previous year. Despite variations in their plans and the overall arrangement of their façades, these Colonial Revival houses have a similar architectural character and share many of the same details. Notable are slight variations in the design of their front porticos: pedimented on the Cox-Craddock House and flat-roofed to form a small balcony on the Weller-Meyers-Morrison House. The early addition of an overarching two-story porch with imposing Ionic columns draws the Weller-Meyers-Morrison House into direct comparison with the Ben M. Barker House (Figures 5-6). Though the Barker House also shares a number of details with the two Colonial Revival houses, its full-height pedimented porch with Greek Ionic columns borrows its inspiration as much from the Neoclassical Revival style. Underneath the porch, a balconet surmounts the front entryway, calling to mind the portico of the Weller-Meyers-Morrison House.

The two-story porch on the Weller-Meyers-Morrison House, though not part of Kuehne's design, is nevertheless true to his architectural vocabulary. It clearly calls to mind other examples of Kuehne's work, and its flat roof reflects the design of the portico

and other porches. The craftsmanship and materials used in its execution are well matched to the existing, to the level of detail of a precisely replicated cornice with dentils. The impressive, full-height columns represent a common modification to relatively austere dwellings, intended to make the houses' appearance fully reflect the status of their inhabitants. As an early alteration, it has acquired significance as part of the history of the house. Similarly, enclosure of the side and rear porches is a common alteration. Architectural evidence places the enclosure of the side porch within the period of significance, and the most salient features of the porch – the corner column and entablature – have been retained.

Additionally, the primary rooms on the ground floor of the house – the living room, dining room, and hall – remain wholly unaltered from the original design and are excellent representatives of Kuehne's interiors.

Criterion B: Historical Associations

The Weller-Meyers-Morrison House portrays the changing character of Austin's upper middle class families in the early- to mid-twentieth century. During the prosperous 1920s, Dr. C. B. Weller, a prominent local physician in the prime of his life and height of his career, built a stately new house for his wife and four children. His position allowed him to hire Hugo Kuehne, the city's most prominent residential architect, to design a house that would adequately reflect his status as respected physician in the community. The house was large and modern, but its restrained Colonial Revival design reflected the conservatism befitting the home of a doctor. Sadly, the family's fortunes fell with the Great Depression and the Wellers were forced to move back to their old home and sell their grand house. Dr. Weller died within the year at the relatively young age of 54.

Although the Depression was in full-swing, the Episcopal Church apparently did not feel its effects as harshly as other institutions as evidenced by Rev. Walter Meyers' acquisition of the house in 1934. That year, Meyers was called to be Assistant Chaplain at the University of Texas, Austin and Priest in Charge at All Saints Episcopal Church. Even though the Wellers sold the property for \$10,000 less than it was valued in 1930, it remained an expensive (\$15,000) and regal home for the time, in keeping with Meyers' high profile position in both the university and larger community. Rev. Meyers made contributions to outlying parishes in places like San Saba and Llano during his tenure in Austin and, although he served as an overseas missionary during World War II, the family remained in the home until 1948 when Meyers retired to a ranch near Dripping Springs.

Gary Morrison, a self-made, larger-than-life Texas oilman and prominent social and civic figure in Austin, purchased the house for his family after World War II. Throughout the late 1940s and 1950s, as Morrison's star rose and his family grew, the Morrison's home was the hub of the neighborhood and the center of many social circles. The grand house seated on a prominent hill with views of the Capitol and UT tower, was well-suited to this consummate entrepreneur and public figure. Morrison got into the oil

business in the 1930s and succeeded despite the Great Depression. In 1943, during the midst of World War II, he founded his own pipeline construction company. After the war, when the economy was rising once more, Morrison continued his winning streak. By the early 1950s, he was president of the successful Morrison Construction Co., Inc., vice-president and later president of Western Pipe Line Constructors, Inc., and a participant in many other oil ventures including the Diamond M Drilling Co. of Houston. By 1953, he had business interests in 11 states that grossed more than \$10 million a year. In 1962, his Western Pipe Line, Inc. company did a volume of more than \$20 million alone (Austin History Center A-F Biography). Perhaps his most lasting contribution to the city of Austin was in launching the Radian Corporation. He was considered a pioneer in the pipeline industry and a model of the self-made Texas oilman.

Morrison had almost limitless energy and was an influential civic leader as well as businessman. Although he didn't finish college, Morrison was a relentless supporter of the University of Texas. He served as Vice-President of the University of Texas Foundation and was a member of the UT Chancellor's Council and the President's Associates. He held leadership positions with the Boy Scouts, and in 1954 he unsuccessfully ran for a position on City Council. He was a member of the Board of Directors of the Austin Chamber of Commerce and a director of the Austin National Bank and the Austin Savings and Loan Association. A successful oilman, businessman, family man and civic leader, Morrison was the epitome of self-made Texas millionaire of this time.

Morrison was associated with numerous Austin and Texas notables. He worked with former Governor, Allan Shivers and the Shivers family reportedly lived in the Morrison home while the Pease Mansion was being renovated (Austin History Center, A-F biography, *Austin American Statesman*, April 16, 1972: 12; Young, interview July 25, 2005). UT Chancellor Harry Ransom said of him, "For many years Gary Morrison has been a wise friend and generous benefactor of The University of Texas" (*Austin American Statesman*, December 4, 1966).

Throughout his most productive years in Austin, 1400 Lorrain served as Morrison's family headquarters. It was featured prominently in Morrison's bid for city council; campaign literature and newspaper articles showed the family at home on Lorrain. Articles noted that the house was the focal point for neighborhood activity, no doubt due to the three Morrison children. It was there that the Morrisons entertained their many friends and associates, from UT students and chancellors to Radian executives and oilmen, to schoolteachers and Boy Scout leaders. Morrison often spoke of his humble roots, pointing to photographs of the tiny, two-room house he and his wife bought for \$200 when they were first married. The substantial two and one half story, brick house on Lorrain was a far cry from that little board and batten dwelling and emblematic of his rise to prominence among the elite of Austin and Texas.

The Morrisons sold the house to Judge Thomas Gee in 1968 but the Gees only occupied it for a year and a half. In 1969, Fred and Frances Young bought the house and commenced the renovations that give the house its current appearance. The addition of

the colossal Ionic columns was an attempt to make the house look more like a Southern Plantation house than a Georgian Revival one. The Young's felt their "Tara" deserved the columns to accentuate the beauty and grandeur of the house. The large columns bracket the original porch, which remains visible. Although not original to the house, the columns came from an old house in central Austin and are very similar to those drawn by architect Kuehne for the Barker House on Duval. Thus, they fall within Kuehne's architectural palette and add a sense of grandeur given to a number of his works in Austin. Certainly, the columns have taken on significance of their own and the house is considered a neighborhood landmark largely due to their presence.

The *Austin American Statesman* ran two-page article focusing on the interiors of the house in 1972. Entitled "A Gone With the Wind Look is Recreated", the article stated the Young's intentions to add the "lavish" columns within the year. Noting that the Youngs dreamed of owning a colonial home in the "Gone With the Wind" tradition, the article went on to describe the beautiful interior rooms in glowing detail. Today, the interior spaces and architectural features remain almost exactly as they were when the house was first built.

Criterion D: Community Value. The Weller-Meyers-Morrison House contributes to the architectural character of the Old West Austin Historic District, listed in the National Register of Historic Places in 2003. The house is an excellent example of the stately Colonial Revival homes prevalent within the Enfield Addition, one of three automobile suburbs comprising the historic district. Associated with the landscape designer for Enfield, Hugo F. Kuehne, and sited within the earliest subdivision in the district, the house has strong historical ties to the neighborhood. It is also the only house within its block that fully represents the vision of the Enfield Realty and Home Building Company for their suburb. The Goeth House, at the corner of Lorrain Street and Enfield Road, was demolished and replaced by a multi-story apartment building by the 1950s, and the Graham-Rather House to the south, though still extant, has significant alterations to its front façade and is fully shielded from view by a privacy fence and landscaping. The Weller-Meyers-Morrison House serves as an anchor for this street, relating it to the larger landscape of the Enfield Addition, and is a noteworthy architectural landmark within the neighborhood.

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DR. C. B. WELLER SUCCUMBS TO AF- 6706 STROKE

Dr. C. Burford Weller, 54, well known Austin physician, died Tuesday at 8:20 a. m. at Brackenridge hospital of a heart attack. The body was at Charles E. Cook funeral home pending arrangements for burial.

Dr. Weller was stricken Sunday about midnight. The decedent, son of the late Dr. and Mrs. C. O. Weller, was a native of Austin and for a number of years prior to his death had engaged in the practice of medicine here with his brother, Dr. Clarence Weller. He lived with his family at 2507 Nueces street.

Dr. Weller is survived by his widow; four children, Burford Weller, Jr., of San Antonio, and Miss Florence Weller, Edgar Weller and McLeary Weller, all of Austin; two brothers, Dr. Clarence Weller of Austin and McLeary Weller of New York city; two sisters, Mrs. Elizabeth Robinson of New York city and Mrs. Eugene Sydnor of Richmond, Va.

all set
Nov. 26, 1935

Her Effort Sends Art Over Texas

DEC 30 1968 C

Burford, 12 27 1968

411-57 12-29-68 Weller, Lucile

Mrs. C. Burford Weller, for 20 years, has been awakening an interest in art throughout the state.

Yet she isn't sure how her own interest began. "I suppose it was in the late Twenties," she said, "when Mrs. W. R. Long put me on her refreshment committee at Ney Museum. . . .

"I was always so busy with sandwiches, though, I didn't know what was going on outside. But I was curious."

Some years passed, then she found herself in charge of organizing an artists-in-action program for Laguna Gloria. That program and Mrs. Weller were such a success, she was invited to take the vice presidency of the Texas Fine Arts Association.

In that capacity, in 1953, she organized the TFAA circuit exhibitions which since have taken art all over Texas and even to Mexico.

"That first year was rough," she recalled. "I felt fearful, and I don't know how I did it. But I just decided to go ahead and work it out." Mrs. Weller herself would never mention it — but her friends do — that in those early years she used her own money to circulate the paintings.

Each year Mrs. Weller gets the exhibitions going with the same enthusiasm. "You learn something new every time," she said. "You can find a better way to pack those pictures, a better way to catalogue them, a better itinerary. . . ."

She assembles the exhibitions from three state jury shows. Then she organizes her circuits, so that people all over the state in even the smallest towns may see the work of professional artists.

The exhibits are sponsored by interested groups and shown at some 50 towns around Texas.

Said Mrs. Weller, "They're at the public library in Grand Prairie, the Woman's Forum in Wichita Falls, the junior college in Temple, the little theater in Sherman . . . the Woman's Service League sponsors it there.

"They're at the library in McKinney, too. I got a letter



MRS. C. BURFORD WELLER

from McKinney the other day — they feel we've really started an interest in art there."

In some towns, the paintings are taken to English classes, and the students are allowed to express whatever reactions they have to the paintings. "There are so many ways to encourage an interest in art," she said. She takes special pride in the fact that some towns — like Katy — are now asking for two exhibits annually.

For the past four years, Mrs. Weller has been executive secretary of TFAA. "I went over to Laguna Gloria one day to help out, and I just stayed."

Last spring she broke her hip, but her work continued uninterrupted. "I had a secretary who came to the hospital, so we kept going," she said. "Then I just moved my records and files home. We had a TFAA board meeting here the day after I came home from the hospital." She'll be back at Laguna right after the first of the year.

"I'm not going to let this work go to pieces," she added.

Mrs. Weller is first a gentlewoman, but then a dynamo of energy and efficiency.

"I like to organize," she said, "to know that things are being done the way I feel they ought to be done. That's why I like my work.

"I don't know that I could

ever give it up."

There are many other things, however, she would also enjoy. And though she's a great-grandmother, she has the outlook and spirit of a woman much younger.

For instance, she might try painting. She never has. "I'm curious about that . . . but I don't know which style I'd try. I like abstract art as well as any other. And I love to read, particularly biographies.

"I wish I liked to play cards, but I don't.

"I really ought to go back to school, too. I used to go, between babies, and I only lack a few hours for my degree."

The widow of an Austin physician, Mrs. Weller is the mother of four children — Mrs. S. M. Stubbs, Cyrus Burford Weller, Edgar Weller and MacLeary Weller, who are in frozen-foods businesses. She also has six grandchildren and three great grandchildren.

She's a past president of the Medical Auxiliary, having held that office when the group still met in each other's homes. One of her dearest possessions is a gold medallion the auxiliary presented to her. She also treasures the medallion given her by TFAA.

This month she was honored as a charter member of the Austin Woman's Club.

She's still active too in her Austin Art League group, which was begun in 1910 by Miss Margaret Burroughs who later became Mrs. Wayman Adams. She's often held office in the group.

"They're so considerate," she said. "This year they put me way down in the third vice presidency — because they know I'm very busy.

"I also wish I had more time to see my friends. I'd lose them all," she said, "but they understand." — CAROLYN BENGTON

AAUW Meeting

The book review group of the AAUW will meet Friday at 9:30 a.m. at the home of Mrs. Peter Stevens, 6707 Lexington Road. Mrs. Floyd Dunaway will report on a book.

Austin History Center Austin Public Library



E. Gary Morrison
was a founding
director of Radian
Corp.

Gary Morrison, business leader, dies at age 68

Amer. States 6-14-82

E. Gary Morrison, 68, a longtime Austin business and civic leader, died Saturday.

Morrison founded an oil service company in 1943 and was president of Western Pipe Line Inc. until 1962. He was on the boards of directors of Austin National Bank, the First State Bank of Odessa and Austin Savings Association.

He was a founding director of Radian Corp. of Austin and Diamond M Drilling Co. of Houston. He was on the Board of Regents of Texas Women's University in Denton from 1966 to 1971.

He attended several state colleges, including the University of Texas, and was a founding member of the Southwest Texas Educational Television Council and the Headliners Club. He was a vice president of the University of Texas Foundation and was a member of the UT Chancellor's Council and the President's Associates.

He was a member of masonic lodges in Austin and Livingston, and the Ben Hur Shrine in Austin.

Survivors include his wife, Anna Mae Wait Morrison, whom he married in 1937; two sons, Gary E. Morrison of Houston and Charles H. Morrison of Austin; a daughter, Patricia M. Carothers of Houston; two brothers, R.L. Morrison and W.A. Morrison, both of Austin, and 10 grandchildren.

Services are at 11 a.m. Tuesday at First Baptist Church and burial in Austin Memorial Park. Arrangements are by Weed-Corley Funeral Home.



Pipeliner at Large E. GARY MORRISON

E. GARY MORRISON (the E. stands for "E") is a Polk, County, Texas, farm boy who has already made good in about 20 states and the Dominion of

Canada. Western Pipe Line, Inc., of which he is founder and president, lays big-inch pipe wherever the need arises and the price is right. In the current business year volume was in the \$20 million-plus bracket. This was around par for the Austin-based construction firm, the lineal predecessor of which grossed \$4,645 in 1943, its first year out.

Teamed with a former Governor of Texas, Allan Shivers, Morrison works at pipeline construction with both hands while keeping an ear cocked in case Opportunity tries to batter down his door. Under the catchall heading of Morrison Enterprises, Inc., he maintains an assortment of sidelines. The list is subject to change, as Gary Morrison is a man impatient with the status quo—especially if it happens to be tinged with red ink. He is also a director in various enterprises run by other people, such as banks.

Western Pipe Line is one of the major firms in a highly specialized and competitive industry. Over the last two decades Morrison has handled or shared

in scores of big jobs for the giants of underground transmission. While it takes a large organization and considerable personnel (as well as money) to keep an interstate operation going, the catalyst and coordinator has always been Gary Morrison.

He is definitely not the type of executive who goes around with a worried look on his assistant's face. Knowing the ins and outs of pipelining as few men do, he immerses himself in day-to-day detail. He spends considerable time on the job itself, and from Austin he stays in touch by telephone. Alexander Graham Bell may have invented the telephone, but Morrison is one of the men who made it pay.

A fairly typical day at home base finds Morrison on the long-distance line until mid-morning at home, a comfortable three-story brick in Austin's Enfield addition. He continues his trans-continental conversation at the office, with breaks for coffee and consultations with staff executives, engineers, visitors and, occasionally, superintendents or

or personages out of the field. The Morrison method and personality are revealingly highlighted when all of these people, from Board Chairman Shivers to the most weather-beaten "spread man," start out with: "Say, Gary . . ."

More often than not, the last to leave the third floor of the VFW Building, after dusk has blanketed the State Capitol nearby and Austin's famous tower lights have come on, will be Gary Morrison. Many people want to see him, and he tries to see them all—civic workers requesting donations, free-lance operators with "big deals," fellow committee members in this or that public endeavor. As an example of his civic contributions, he is a trustee of the Southwest Texas Educational TV Council which is preparing to put a full-fledged educational television station on the air in the Austin-San Antonio area.

Two or three times a week, weather allowing, Morrison varies his routine with a round of golf. He plays a respectable middle-handicap game, usually with business associates or other

regulars who are familiar with the wild and complicated system of side bets with which the intensely competitive Morrison likes to spice his afternoon of "relaxation." The foursome almost has to include George H. Marsh, Western's comptroller who, as a CPA, is the only one who can keep the books straight.

Morrison also likes hunting and other outdoor avocations, but football ranks high with him. In college he was too light and too busy to play games. A Deep Depression scholar, he had to go where the jobs were and, as a result, wound up an ex-student of four Texas colleges. His first and lasting love was the University of Texas, where his oldest son Gary (Butch) is a 21-year-old junior and Papa Gary is treasurer of the Dads' Association. Western hires a few college lads on summer jobs and, by some chance, these usually include a couple of UT footballers. For example, Mike Cotton, quarterback of the 1961 Longhorns, is a WPL alumnus.

Morrison is now eligible for Dads'

Association membership at another Southwest Conference school, Texas Tech, where his 20-year-old second son Charles is a student. Daughter Patricia Ann, 16, is a junior at Austin High. Mrs. Morrison, the former Anna Mae Wait, views the hectic comings and goings of her flock with equanimity. She married Gary when he was a \$75-a-month "hall boy" for Humble Pipeline Company and success has not affected her—she is still glad she did it.

The Morrison story is a classic of the American up-by-the-bootsraps school, beginning when he borrowed \$500 in Odessa and launched a shoe-string pipeline repair business. Ever so often Gary regales his associates with bitter, low-voiced commentaries on the pipeline construction business and professes the most intense desire to get away from it all. They are inclined to exchange knowing glances at this point. It seems to them they have heard that song before, and they are remembering how hard it is to get Morrison even to take a brief vacation. ☆☆☆

IT'S an old truism that if you believe the day of opportunity is past, you're probably right. Gary Morrison doesn't. That's why he, at thirty-six, heads pipeline construction companies which did a \$10,000,000 gross last year.

For Gary Morrison had every reason to settle down in a rut (\$500 a month was a comfortable rut in the '30s). But he gambled his future, as he has gambled many times since, and he won.

Don't let that make you run out and buy tickets on the long-shots, though. Morrison had to work to come out winner, harder at times than most folks are willing to work. And he had to have that stuff inside that makes men give up \$500 for \$75 a month and start out in a new business with \$40 and an idea—and a wife and baby.

Morrison is a success story in the Texas pattern. He was born in East Texas and made his stake in West Texas. And he settled down in Austin to rear his children in the middle of the biggest of the nine states in which he operates.

Morrison is that strange mixture of hardness and sentimentality that so often shows up in the big leaguers of business. He still keeps his main bank account in the Odessa bank where he got his first loan for his own business. This is in spite of the fact that he is a stockholder and director of the competing bank in Odessa. His largest account is in the Houston

PIPELINE PIONEER

Gary Morrison Bet On His Own Ideas and Won

bank which made him an era-turning loan after eight others had turned it down.

When Morrison proudly says, "That's one of my boys," about a football star, he does not mean he paid the boy's way through college, although he may have helped. He means that the boy is from the Scout Troop he once led as scout-master in Odessa. The troop now has alumni on football squads at the University of Texas, Baylor, Oklahoma University and Texas Christian University. While Morrison is strong for Byron Townsend because the contractor himself went to the University of Texas, he tells with glee that he "put the first boxing gloves" on Bill and Bob Moorman, TCU's twin ends.

Morrison will confess to a minor misrepresentation that occurred while he was getting his first contract (they call it a bluff in poker and a white lie in love), but he is proud that the same people he talked with then will give him million-dollar jobs now and trust him to sign a

contract later. He would not let them down because he remembers the few helping hands he got.

That is one reason he has set up a couple of faithful employees in business, and why he has a profit sharing plan for his employees who might want to spread their wings.

This fellow who could be called "mister" by many a big-shot is just "Gary" to most of his employees. And he will work side by side with them in the clutches and tell them to go fishing when things are slack.

He was born E. Gary Morrison, although he explains that his parents did not intend to give him an impressive title. Hill and Sadie Morrison figured that he would be called "E" and gave him the initial for a starter. He was reared, along with three brothers, on a farm near Livingston, "two miles east of the Polk County courthouse."

In spite of the depression, young Morrison got to the University of Texas in 1931 and stayed a year. His dad wrote that things were not going well enough to keep him there another year, so Gary went to San Marcos to enter Southwest Texas State Teachers College on a contingent basis. That contingency was his ability to find a job.

He found it by offering to skeet soda for a week with no pay, and thus beat out thirteen others trying for the same spot. He recalls that fifteen fellows stood around "waiting for me to break a glass." But he made his twenty-five cents an hour and stayed in school.

The third year, he went to Sam Houston State Teachers College at Huntsville, again working to help with expenses. Then in his fourth year, he kept his record clear by enrolling at a fourth school, Stephen F. Austin Teachers College at Nacogdoches.

Morrison wanted to complete pre-medical work, but at the end of four years, he found that he could not finance a medical education. So he went to work selling kitchen utensils.

After one year he was made division manager, with twenty-seven salesmen under him, and at twenty-one, he won a national sales contest. He began making

Thirty-six year old Gary Morrison is a leader in pipeline construction. He was born in East Texas and now lives in Austin.



ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY GENERALLY KNOWN AS THE WELLER-MEYERS-MORRISON
3 HOUSE LOCATED AT 1400 LORRAIN STREET IN THE OLD WEST AUSTIN
4 NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-
5 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO FAMILY
6 RESIDENCE-HISTORIC-NEIGHBORHOOD PLAN (SF-3-H-NP) COMBINING
7 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-neighborhood plan (SF-3-NP) combining
13 district to family residence-historic-neighborhood plan (SF-3-H-NP) combining district on
14 the property described in Zoning Case No. C14H-05-0013 on file at the Neighborhood
15 Planning and Zoning Department, as follows:

16
17 The north 85 feet of Lot 2 and the south 15 feet of Lot 3, Enfield "A" Addition,
18 and the north 85 feet of Lot 2AB and the south 15 feet of Lot 3AB, Enfield "B"
19 Addition, additions in the City of Austin, according to the map or plat of record in
20 Book 3, Page 44, and Book 3, Page 75, respectively, of the Plat Records of Travis
21 County, Texas (the "Property")

22
23 generally known as the Weller-Meyers-Morrison House, locally known as 1400 Lorrain
24 Street, in the Old West Austin neighborhood plan area, in the City of Austin, Travis
25 County, Texas, and generally identified in the map attached as Exhibit "A".

26
27 **PART 2.** The Property is subject to Ordinance No. 020926-26 that established the Old
28 West Austin neighborhood plan combining district.

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

2
3
4 **PASSED AND APPROVED**

5
6
7
8 _____, 2005

§
§
§

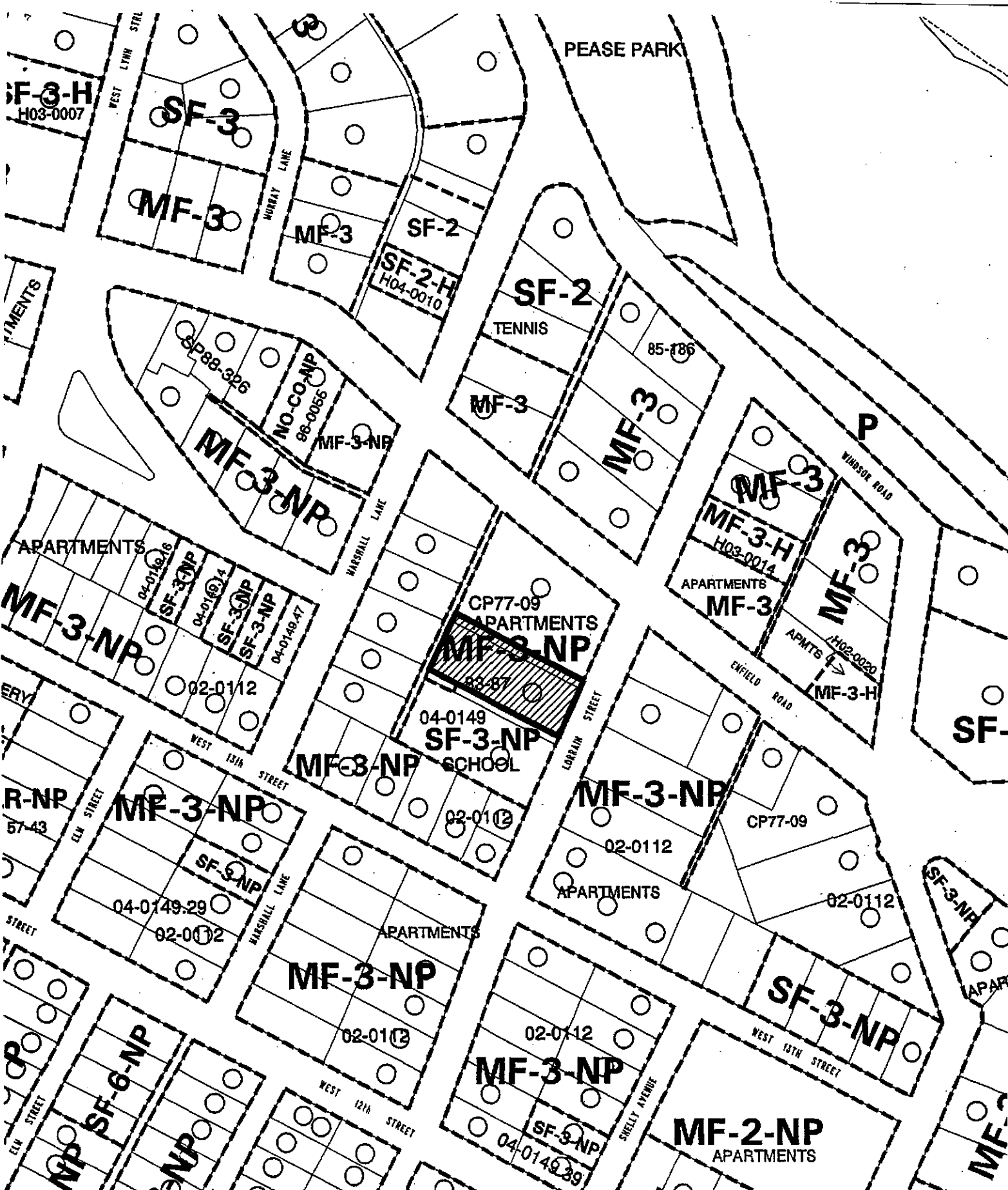
Will Wynn
Mayor

9
10
11
12
13 **APPROVED:** _____

David Allan Smith
City Attorney

ATTEST: _____

Shirley A. Brown
City Clerk



	SUBJECT TRACT		HISTORIC ZONING EXHIBIT A CASE #: C14H-05-0013 ADDRESS: 1400 LORRAIN ST SUBJECT AREA (acres): N/A	DATE: 05-10 INTLS: SM	CITY GRID REFERENCE NUMBER H23
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: S. SADOWSKY				