

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



**AGENDA ITEM NO.: Z-6
AGENDA DATE: Thu 03/23/2006
PAGE: 1 of 1**

SUBJECT: C14H-05-0033 - Fitzgerald Short House - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 502 East 32nd Street (Waller Creek Watershed) from family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district zoning to family residence-historic-conditional overlay-neighborhood plan (SF-3-H-CO-NP) combining district zoning. Planning Commission Recommendation: To grant family residence-historic-conditional overlay-neighborhood plan (SF-3-H-CO-NP) combining district zoning. Applicant: Byron Elliott Short and Mary Aileen Gauntt. City Staff: Steve Sadowsky, 974-6454.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-05-0033

HLC DATE:

January 23, 2006

PC DATE:

February 28, 2006

APPLICANT: Byron (Elliott) Short, Jr. and Aileen Gauntt

HISTORIC NAME: Fitzgerald-Short House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 502 E. 32nd Street

ZONING FROM: SF-3-CO-NP

TO: SF-3-H-CO-NP

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

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from single family residence, conditional overlay, neighborhood plan (SF-3-CO-NP) district to single family residence, conditional overlay, neighborhood plan – Historic (SF-3-H-CO-NP) combining district zoning. Vote: 9-0.

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from single family residence, conditional overlay, neighborhood plan (SF-3-CO-NP) district to single family residence, conditional overlay, neighborhood plan – Historic (SF-3-H-CO-NP) combining district zoning. Vote: 9-0.

DEPARTMENT COMMENTS: The house is listed as a Priority 2 for preservation in the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE: March 23, 2006

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Hancock Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture, Historical Associations, Archeology

The ca. 1924 Italian Renaissance-inspired house was designed by noted Austin architect Hugo Kuehne (whose own house is next door) and is associated with Professor James Anthony Fitzgerald, long-time Dean of the University of Texas School of Business

Administration and Professor Byron Short, a leading authority in thermodynamics and mechanical engineering. The site also has archeological significance as the home of Susanna Dickinson Hannig in the 1870s; although the Hannig house is no longer extant, a cistern on the west property line dates from the time of the Hannigs' residence.

ARCHITECTURE

The ca. 1924 Fitzgerald-Short House is a two-story house in a very restrained Italian Renaissance style. The house has a symmetrical composition with round-arched double-leaf doors on the ground floor and paired 9:9 windows on the second floor. The second floor has a central round-arched window with a wrought-iron balconet, manufactured by Weigl Iron Works of Austin. The house is hollow tile construction with a stucco finish. The main block of the house has a stepped parapet with ornamental tablets at the cornice vents. To the right of the main block is a two-story sunporch; the open ground floor has round arches. There is a Palladian window on the second floor. The house was designed by noted Austin architect Hugo Kuehne, and is very similar in composition to his own house just to the west. The house has a very prominent location on E. 32nd Street near the corner of Duval, occupying the crest of the west bank of Waller Creek.

HISTORICAL ASSOCIATIONS

The house was designed by Austin architect Hugo Kuehne (1884-1963), whose residential work in the 1920s includes several houses in Pemberton Heights, Aldridge Place, and in the neighborhood of 32nd and Duval Streets. Kuehne built his own house just to the west of the Fitzgerald-Short House in 1925, a year after completing this house. Kuehne's own house is remarkably similar to the Fitzgerald-Short House in composition, size, and ornamentation. A number of Kuehne's buildings have been designated City Historic Landmarks and have been listed in the National Register of Historic Places.

The first owners of the house were R.C. and Bessie Briggs, who purchased the property in 1923. Briggs was an attorney with practices in Austin and Houston. The Briggs family retained ownership of the house until 1937, although they had moved to Houston several years before. James Anderson Fitzgerald (1883-1963) who purchased the property in 1937, was Dean of the School of Business Administration at the University of Texas from 1926 to 1950, and was recognized as an authority on banking and insurance. He deeded the property to his daughter Mary Jo, and her husband Byron Elliott Short in 1946. Professor Short was an internationally recognized authority on thermodynamics and mechanical engineering. The current owners are the children of Byron and Mary Jo Short.

Before the current house was built, the property was the site of Susanna Dickinson and her last husband, Joseph Hannig. Susanna Dickinson survived the siege of the Alamo in 1836, and moved to Austin with Joseph Hannig in the 1870s. Their house, which faced Waller Creek, is long gone, but a brick and stone cistern on the current west line of the property dates from the time of the Hannig's residence on this site. The cistern has been partially excavated; the property has archeological significance for the potential for additional discoveries.

PARCEL NO.: 02150513060000

DEED RECORD: Vol. 12686, Page 1425

LEGAL DESCRIPTION: 137 x 224 feet out of Outlot 7, Division C.

ANNUAL CITY TAX ABATEMENT: \$2,000 (Owner-occupied rate). The City exemption without the cap would have been \$2,343.

APPRAISED VALUE: \$735,169

PRESENT USE: Residence

CONDITION: Excellent

PRESENT OWNER

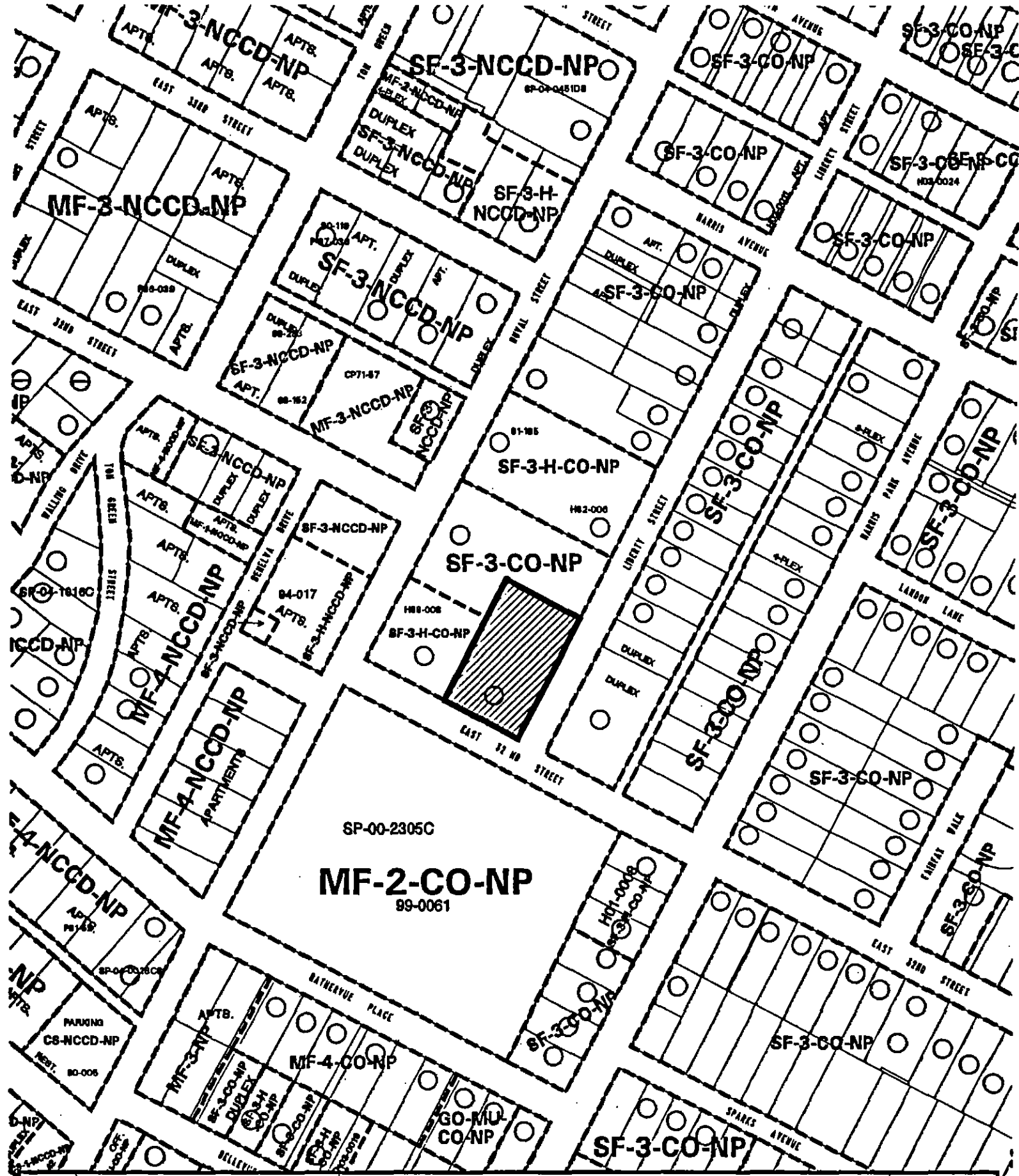
Byron Elliott Short, Jr. and Mary Aileen Gauntt
502 E. 32nd Street
Austin, Texas 78705

DATE BUILT: ca. 1924

ALTERATIONS/ADDITIONS: None apparent.

ORIGINAL OWNER(S): R.C. Briggs (1923)

OTHER HISTORICAL DESIGNATIONS: None.



 1" = 200'	SUBJECT TRACT		HISTORIC ZONING		CITY GRID REFERENCE NUMBER H23
	PENDING CASE		CASE #: C14H-05-0033		
	ZONING BOUNDARY		ADDRESS: 502 E 32ND ST		
	CASE MGR: B. SADOWSKY		DATE: 06-03		
			INTLS: SM		
	SUBJECT AREA (acres): N/A				

CITY OF AUSTIN HISTORIC RESOURCE SURVEY

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev. 6-82)

1. County Travis TRA
AU
City/Rural Austin

2. Name _____
Address 502 E. 32nd St.

3. Owner _____
Address _____

4. Block/Lot _____

10. Description 2 story stucco over frame residence

11. Present Condition _____

12. Significance _____

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

14. Bibliography _____

15. Informant _____

16. Recorder HHM Date Jan-Mar 84

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

☐ RTHL ☐ HABS (no.) ☐ TEX _____

NR: ☐ Individual ☐ Historic District

☐ Thematic ☐ Multiple-Resource

NR File Name _____

Other _____

PHOTO DATA

B&W 4x5s _____ Slides _____

35mm Negs. _____

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		3	31	to		
				to		
				to		

Tax Parcel # _____

Original Owner _____

PHYSICAL CONDITION:

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

PRESERVATION INDEX:

_____ City Zoning

2 Priority Research

COMMENTS:

ARCHITECTURAL SIGNIFICANCE:

Outstanding _____ Excellent _____

Significant _____ Contributory _____

(Photo)

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>12/28/05</u>	FILE NUMBER(S): <u>CMH-05-0031</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER: <u>ESADOWSKI</u>	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: <u>[Signature]</u>	

BASIC PROJECT DATA:

1. OWNER'S NAME: <u>Buren Elliott Short Jr. and Mary Aileen Gauntt</u>	
2. PROJECT NAME: <u>Fitzgerald - Short Home</u>	
3. PROJECT STREET ADDRESS (or Range): <u>502 E. 32nd Street</u>	
ZIP: <u>70805</u>	COUNTY: <u>Travis</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W.</u> (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 <u>.704</u>	(OR)	SQ.FT. <u>30,688</u>
5. ZONING AND LAND USE INFORMATION:		
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)
<u>SF 3 CONP</u>	<u>Residence</u>	<u>30,688</u>
PROPOSED USE	PROPOSED ZONING	
<u>Residence</u>	<u>SF 3 H CO NP</u>	

RELATED CURRENT CASES:

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

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: (L.W. Carrolls) - Outlot 7 Div. C
 Block(s) _____ Lot(s) R.L. Briggs Outlot(s) _____
 Plat Book: Volume 1 Page _____
 Number: Sec. 10 10
 10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

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

11. VOLUME: 12686 PAGE: 1425 TAX PARCEL I.D. NO. 208695

OTHER PROVISIONS:

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

OWNERSHIP TYPE:

15. ☐ SOLE ☐ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST
 If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.
ten. in common Byron Elliott Short, Jr. & Mary Aileen Gavett

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION
 SIGNATURE: Byron Elliott Short, Jr. NAME: Byron Elliott Short, Jr.
 FIRM NAME: _____ TELEPHONE NUMBER: 972-658-3270/512-421205
 STREET ADDRESS: 502 E 32nd St
 CITY: Austin STATE: TX ZIP CODE: 78705
 EMAIL ADDRESS: eshort50@hotmail.com

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION
 SIGNATURE: R. Soileau NAME: Randall L. Soileau
 FIRM NAME: _____ TELEPHONE NUMBER: _____
 STREET ADDRESS: 506 Bellvue Pl.
 CITY: Austin STATE: TX ZIP CODE: 78705
 CONTACT PERSON: Randy TELEPHONE NUMBER: 495-9238
 EMAIL ADDRESS: PublicRandy@swbell.net

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.

R. Soileau

Signature

9-20-05

Date

Randall Soileau

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.

Byron Elliott Short, Jr.

Signature

10/15/05

Date

Byron Elliott Short, Jr.

Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, Byron Elliott Short, Jr 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

502 East 32nd Street, Austin, Tx

(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.

Byron Elliott Short, Jr

(Applicant's signature)

10/15/05

(Date)

Deed Chronology: 502 E. 32nd Street

Republic of Texas to Jacob Snively January 1842	Book D, pg. 2
Jacob Snively to Francis Dietrich December 17, 1849	Book D, pg. 264-265
Estate of Francis Dieterich, Deed to Sarah E. Dieterich November 22, 1861	Book P, pg. 283-291
(Sarah E. Dieterich married J.W. Whipple)	
J.W. Whipple et ux to J.W. Hannig May 3, 1874	Book 27, pg. 443-444
J.W. Hannig to Wm. M. Bissell February 9, 1887	Book 72, pg. 473-476
Wm. M Bissell to A.M. Carter April 5, 1890	Book 93, pg. 362-365
A.M. Carter to S.L. Samuels, John M. Ikard March 16, 1893	Book 117, pg 1
John M. Ikard, et al to L.C. Ryan March 18, 1893	Book 117, pg 2
L.C. Ryan and wife to Sidon Harris December 1, 1894	Book 126, pg. 439
(Sidon Harris vs. Will J. Adams partition of portion of outlet 7 To Catherine Louise Harris Adams, April 26, 1911)	
Catherine Louis Harris Adams & husband W. J. Adams to W.S. Drake 25 acres in Outlet 7 Division "C" May 22, 1914	Vol 217 pg. 142-143
W.S. Drake and wife Maggie to W.T. Caswell Warranty Deed 3 1/4 acres of SW corner of outlet 7 in division C \$10,500 January 16, 1922	Vol. 225 pg. 275

Deed Chronology: 502 E. 32nd Street (contd.)

Bessie Briggs wife of R.C. Briggs
Warranty Deed
Primary lot at 502 E. 32nd Street
December 22, 1923
\$3500

Vol. 354 pg. 460-461

W.T. Caswell to R.C. Briggs
Promissory Note
(Secondary adjoining lot North of Kuehne property and fronting Duval)
December 22, 1923
\$3500

Vol. 354 pg. 463-464

H.F. Kuehne & wife Sybil to R.C. Briggs
(addition to lot of neighboring property - 20'X 23')
March 17, 1925
\$135

Vol. 372 pg. 270

Bessie W. Briggs and R.C. Briggs to J. Anderson Fitzgerald
March 29, 1937
\$13,000

Vol. 563 pg.95-96

J. Anderson Fitzgerald to Mary Jo Fitzgerald Short
August 20, 1946

Vol. 816 pg. 262

Mary Jo (Fitzgerald) Short to Byron Elliot Short (husband)
Gift Deed ½ interest in undivided property
April 25, 1996

Vol. 12686 pg. 1425

Probate of property willed to children
Aileen (Short) Gauntt and Byron Elliott Short, Jr.
1996

Occupancy Research : 502 E. 32nd Street

No listing of address for 1924.

City directories for 1925 & 1926 not available.

- | | |
|---------|--|
| 1927 | Briggs, Robert C. (Bessie) City Directory
Briggs, Robert C., Jr. (U.T.)
Briggs, Marian K. (U.T.) |
| 1929 | Briggs, Robert C. (Bessie) City Directory
Briggs, Robert C., Jr. (U.T.)
Briggs, Marian K. (U.T.) |
| 1930-31 | Briggs, Robert C. - lawyer City Directory
Briggs, Bessie - teacher Texas School of Fine Arts
Briggs, Marian - teacher |
| 1932-33 | Valentine, Jas P. City Directory
Valentine, John L.
Valentine, Marjorie |
| 1935 | Harris, J.C. City Directory
(June C. - Harris and Harris Law Firm Littlefield Building)
Harris, Audley (Harris & Harris)
Harris, Betty (clerk Industrial Accd Bd)
Harris, Virginia |
| 1937 | Hunter, J. C. City Directory |
| 1939 | Fitzgerald, J.A. (dean School of Business Administration U.T.) City Directory
Short, Byron E. (prof U.T.)
Short, Mary Jo |
| 1940 | Fitzgerald, J.A. (dean School of Business Administration U.T.) City Directory
Short, Byron E. (prof U.T.)
Short, Mary Jo |
| 1941 | Fitzgerald, J.A. (dean School of Business Administration U.T.) City Directory
Short, Byron E. (prof U.T.)
Short, Mary Jo |

Occupancy Research : 502 E. 32nd Street (contd.)

1942	Fitzgerald, J.A. (dean School of Business Administration U.T.) City Directory Short, Byron E. (prof U.T.) Short, Mary Jo
1947	Short, Byron City Directory Short, Mary Jo

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

NO 121979

ACCOUNT NUMBER: 02-1505-1306-0000

PROPERTY OWNER:

SHORT MARY JO F & BYRON ELLIOT
BYRON ELLIOTT SHORT
502 EAST 32ND STREET
AUSTIN, TX 78705-3105

PROPERTY DESCRIPTION:

137 X 224FT OLT 7 DIVISION C

ACRES 0.000 MIN* .00000 TYPE

SITUS INFORMATION: 502 E 32

ST

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

YEAR	ENTITY
2004	AUSTIN ISD
	CITY OF AUSTIN (TRAV)
	TRAVIS COUNTY
	HOSPITAL DISTRICT
	ACC (TRAVIS)

TOTAL
ALL PAID
ALL PAID
ALL PAID
ALL PAID
ALL PAID

TOTAL SEQUENCE 0

ALL PAID

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2004 \$7,169.86

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 09/14/2005

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: 

502 East 32nd Street Historic Narrative:

Fitzgerald –Short Home and Dickinson –Hannig Home Site

Extending several generations into the past, the subject property at 502 East 32nd Street contributes to the rich history of Austin. The area was part of the land grant by the Republic of Texas to Jacob Snively in 1842.¹ The property, described as Outlot 7 of Division C of the city, passed to Francis Dietrich² and was inherited by Sara E. Dietrich. Sara and her husband J.W. Whipple sold the parcel to Joseph W. Hannig and wife Susanna Wilkerson Dickinson Hannig in 1874.³

Susanna Dickinson – J.W. Hannig Residency

In the early 1870's Susanna Wilkerson Dickinson and husband of three years Joseph W. Hannig moved to Austin from Lockhart to expand his business in cabinet and furniture making. Known as "the messenger of the Alamo," Susanna was one of the survivors of the battle of the Alamo along with her infant daughter Angelina. They were released by General and President Santa Anna and sent to Gonzales to deliver a message to the Texans.⁴ "She became the most extensively quoted eyewitness source to the final and subsequent events surrounding the Alamo defeat of 6 Mar 1836 in San Antonio."⁵

Susanna Wilkerson was born in Bolivar, Tennessee, in 1814 and at age 15 married Almeron Dickinson.⁶ The Dickinsons arrived in Texas in 1831 to settle in DeWitt's Colony. In the recently founded town of Gonzales their daughter Angelina was born in 1834.⁷ Following the first skirmish of the Texas Revolution in Gonzales in 1835, Almeron who was reported to have manned the "come and get it" cannon volunteered under the command of Stephen F. Austin and left for San Antonio.⁸ Susanna and Angelina soon followed and arrived in San Antonio in December of 1835.

"When she [Susanna] left the Alamo every soldier had fallen in defense of the fort. Lieutenant Dickenson, with a child on his back, attempted to follow his wife, but when he leaped from a window of the church the bodies of both man and child fell lifeless to the earth, riddled with Mexican bullets. This woman [Susanna] had watched the advance of

¹ General Land Office Records, Republic of Texas to Jacob Snively, Book D, pg. 2, January 1842

² General Land Office Records, Jacob Snively to Francis Dietrich, Book D, pg. 264-265

³ Travis County Clerk Record of Deeds, Book 27, pg. 443-444

⁴ McKeehan, Wallace, *Sons of DeWitt Colony Texas, The Hannig Family from the History of Gonzales County*, 1997-2001, <http://www.tamu.edu/ccbn/dewitt/sdickinson.htm> (accessed July 30, 2005)

⁵ *ibid.*

⁶ Nitschke, Willard Griffith, *Susanna Wilkerson Dickinson (1814-1883)* pg.71

⁷ McKeehan, Wallace, *Sons of DeWitt Colony Texas, The Hannig Family from the History of Gonzales County*, 1997-2001, <http://www.tamu.edu/ccbn/dewitt/sdickinson.htm> (accessed July 30, 2005)

⁸ *Handbook of Texas Online: Dickinson, Susanna Wilkerson*, <http://www.tsha.utexas.edu/handbook/online/articles/DD/fdi6.html>, (accessed July 30, 2005)

the bloodthirsty enemy from early dawn, when he advanced upon the fort, until its last defender fell; she saw it all; heard the bugles give the signal for advance; listened to the terrific rattle of musketry as the Texans, from the ramparts of the fort, poured volley after volley into the advancing Mexican lines; heard the moans of the dead and dying, the repeated calls of Castrelloa for advance; she watched the scalers and heard the awful crash that opened a breach in the walls through which the Mexicans poured on to their deadly work; she saw Travis fall as the head of the fight; looked on the immortal Crockett while he weeded down Mexicans with his ponderous blade until he fell upon a hillock of the victims."⁹

Following the battle of the Alamo and release of Susanna, "Mrs. Dickinson, Angelina and the blacks eventually made their way to Gonzales where they were met by Texian army scouts who took her to the camp of General Houston and army assembling in Gonzales town proper where she reported the news of the disaster and Santa Anna's messages."¹⁰

The next few years were tumultuous for Susanna including a move to Houston and several failed marriages.

In 1857 Susanna began a boarding house in the small town of Lockhart. She met German born Joseph William Hannig her fifth and final husband. Hannig was a cabinet maker and their union was described as a happy turning point in Susanna's life.¹¹ "They moved to Austin and Mr. Hannig opened a furniture and cabinet shop at 205 East Pecan. The first city directory listed their residence as Pine Street (5th Street) between what is now Neches and Red River."¹²

"In Austin of the late 1800's where the family moved, Mr. Hannig was a major business innovator and developer in numerous and diverse business adventures. Among these were furniture making, undertaking and milling in which he introduced new levels of quality in his products for the time and period. He owned a shop at 205 Pecan Street. Susannah was the center of family life at residences on Pine Street (now 5th St.) between Neches and Red River St. In the 1870's the family lived at Duval and East 32nd Street facing Waller Creek, described as living in comfortable circumstances."¹³

"In the early 1870's... Susanna and Joseph W. Hannig built a two-story frame home on the northeast limits, on Duval and 32nd Street. The house crowned a high piece of ground, beyond which stretched the favorite barbecue and picnic site of young Austinites. Not far away on the banks of Waller Creek was a community of blacks – among whom was an

⁹ *American Statesman*, obituary of Mrs. S. A. Hannig, October 9, 1883

¹⁰ McKeehan, Wallace, *Sons of DeWitt Colony Texas, The Hannig Family from the History of Gonzales County, 1997-2001*, <http://www.tamu.edu/ccbn/dcwitt/sdickinson.htm> (accessed July 30, 2005)

¹¹ *ibid.*

¹² Nitschke, Willard Griffith, *Susanna Wilkerson Dickinson (1814-1883)* pg.77

¹³ McKeehan, Wallace, *Sons of DeWitt Colony Texas, The Hannig Family from the History of Gonzales County, 1997-2001*, <http://www.tamu.edu/ccbn/dcwitt/sdickinson.htm> (accessed July 30, 2005)

elderly man who claimed he had been one of Susanna's slaves prior to the Emancipation Proclamation."¹⁴

"Charles W. Evers, a journalist of northern Ohio, reported to his newspaper that Susanna Dickinson Hannig was living in the 70's in comfortable circumstances at the corner of Duval and East 32nd Street. Although not far from sixty years of age, she readily spoke of that dark episode in her history which robbed her of her husband and partially of her reason for a time."¹⁵

"In 1870 my father, Almeron Dickinson Griffith, visited Susanna and found her enjoying the luxuries that wealth can provide. Her house at the corner of Duval and 32nd Streets faced toward Waller Creek. The house was large, comfortable, and well furnished. It had a wide veranda on the east side."¹⁶

The Austin City Directory of 1879-80 records the address of J.W. Hannig as "n.e. city limits".¹⁷

Susanna died on October 7, 1883. Her obituary in the American Statesman, October 9, 1883, recounts her tales of the Alamo. A separate funeral notice reads "The funeral services of Mrs. S.A. Hannig, wife of J.W. Hannig, will take place at 11 o'clock to-day, from her residence north of the city. Friends and acquaintances are invited to attend without further notice." She was buried in the Oakwood Cemetery.

Evidence of the Hannig Residence at 502 East 32nd

A comparison of the Sanborn Fire Maps from 1921 and 1935 (earlier maps do not include the property) indicate the location of the Hannig residence of the 1870's (see figures 1-4). In this comparison it should be noted that Front Street was moved fifty feet to the north and renamed East 32nd Street between 1921 and 1923.

The current owners who were reared on the property reported an old limestone cistern behind the house. It remained from the previous homestead, which was believed burned sometime between 1921 and 1923. In 1978 Byron E. Short Sr., recorded the following in memoirs concerning the property, "An underground cistern is located under the west side of our property and extends under the Kuehne (now Woollett) place, its outlet or opening being in the property line, covering about 2 ft. from the 75 ft. line from the north boundary toward the south."¹⁸ According to the family to prevent the children from falling, Dr. Short covered the cistern.

¹⁴ King, Richard C., Susanna Dickinson: Messenger of the Alamo (Austin: Shoal Creek Press, 1976), pg. 97

¹⁵ Nitschke, Willard Griffith, *Susanna Wilkerson Dickinson* (1814-1883) pg.77

¹⁶ Nitschke, Willard Griffith, *Susanna Wilkerson Dickinson* (1814-1883) pg.78

¹⁷ *Austin History Center microfilm, Austin City Directory 1879-80*

¹⁸ Short, Byron E., *Some Things Relative to Our Home Place*, October 1978, estate papers of the Short family.

In November 2005, Mark Denton of the Archeology Division of the Texas Historical Commission visited the site as part of an evaluation requested for this application. The remains of the cistern were located at the 75' mark from the north property line along the west property line. A minor excavation at the time of his visit determined the opening of the cistern and a small dry-stacked limestone and brick wall extending from the cistern (see figure). The depth and width of the cistern could not be determined from this initial investigation. An assortment of artifacts including a large square nail, a porcelain button, a porcelain cabinet knob, and several pieces of melted ¼ inch plate glass were recovered during this excavation. The cistern and wall structure correlate to location of one of the outbuildings recorded on the 1921 Sanborn map.

The cistern structure could warrant archeological investigation in the future. Organized archeological investigation could reveal much about everyday life at the site.

Dr. Short also states in his written recollections of the property that much of the stone for the front walk of the present house was culled from the old house, which was believed burned in the 1920's.

Subdivision Plats

An exhaustive search of the recorded plats in the Travis County records (Plat Volumes 1-3) did not reveal a subdivision plat for this property prior to the "Survey for Kuehne and Briggs" recorded in 1926 in Volume 3. This survey's reference to a prior plat of "L.W. Carroll's Subdivision" leaves blank the plat book number and page number. It appears Mr. Briggs and Mr. Kuehne commissioned the survey at the time of their land purchases in 1923 to clear any encroachments on their property.

The Briggs Residency

In 1923 R.C. Briggs and his wife Bessie purchased the land at 502 East 32nd Street to build a new home. The land was bought from W.T. Caswell who had the parcel divided from 3 ¼ acres he had purchased from W.S. Drake in 1914.¹⁹

Little information was located about the Briggs family. The city directory list Robert C. Briggs' profession as lawyer. The current owners report that Mr. Briggs worked primarily in Houston where the family eventually moved. Briggs family members returned occasionally to visit the home in the 1940's. Bessie Briggs is listed as a teacher for the Texas School of Fine Arts. Robert C. Briggs, Jr. and Marian K. Briggs are listed as residents of 502 East 32nd Street and students at the University of Texas from 1927-1929. In 1930-31 Marian is listed as a teacher. Although the family retained ownership of the property they are not listed as residents from 1932-1937.²⁰

¹⁹ Travis County Clerk Record of Deeds, Volume 354, pg.460-461, December 22, 1923.

²⁰ City of Austin Directories, 1927, 1929, 1930-31, 1932-33, 1935, 1937

The Briggs employed Austin architect Hugo Franz Kuehne to design a residence for their property at 502 East 32nd Street.²¹ A year later Kuehne would build his own home next door.

Architect - Hugo Franz Kuehne

"Hugo Franz Kuehne, architect and a founder of the school of architecture at the University of Texas, was born in Austin, Texas, on February 10, 1884, son of Franz Conrad and Clara (Langer) Kuehne. After manual training at Austin High School he received a degree in civil engineering from the University of Texas in 1906. He received a bachelor of architecture degree from Massachusetts Institute of Technology in 1908. He subsequently became a draftsman for G. Henri Desmond, a Boston architect who designed the state capitol of Maine, and returned to Austin in 1910 to organize an architecture department for the University of Texas."²²

"The first faculty member of the new Department of Architecture was Hugo Kuehne, an Austin native with a BS in Civil Engineering and a recent BS in Architecture. Kuehne was a graduate of MIT where the first architecture program in the US was established in 1865. MIT's curriculum, based on the premiere school of architecture in the early 20th Century, Paris' L'Ecole des Beaux-Arts, emphasized the unique aesthetic nature of architecture in contrast to the pragmatic and scientific engineering profession. During that first year, Kuehne taught these principles to twenty-one students in six courses."²³

"He served as adjunct professor from 1910 to 1915 and founded the architecture library, which became one of the most important collections in the country."²⁴

"He established a private practice in 1915, then over the years worked as a principal with several firms. Kuehne designed a number of state school buildings in Austin and public schools throughout the state. He was president of the Austin Chapter American Institute of Architects in 1944. He was named an AIA Fellow the same year. He retired in 1961."²⁵

"In 1954 he was named 'Austin's Most Worthy Citizen' for his dedication and service in various city planning, zoning, and parks commissions. He married Sybil Glass in 1923,

²¹ H.F. Kuehne Architects, original architectural drawings for *Residence for Mr. R.C. Briggs*, August 19, 1924, in the Short estate collection.

²² *Handbook of Texas Online*, s.v. "Kuehne, Hugo Franz."

<http://www.tsha.utexas.edu/handbook/online/articles/KK/fku12.html> (accessed July 12, 2005).

²³ University of Texas School of Architecture, "History of the School," <http://www.ar.utexas.edu/History> (accessed August 2, 2005).

²⁴ *Handbook of Texas Online*, s.v. "Kuehne, Hugo Franz,"

<http://www.tsha.utexas.edu/handbook/online/articles/KK/fku12.html> (accessed July 12, 2005).

²⁵ Smith, Hank Todd, ed., *Austin, Its Architects and Architecture*. (Austin Chapter, American Institute of Architects, 1968).

and they had two children. Kuehne was in partnership with his son when he retired in 1961. He died in Austin on November 23, 1963."²⁶

"The Kuehne Legacy includes the Old Austin Library (1933) at 401 West Ninth Street, now the Austin History Center. Kuehne also was responsible for the Ben M. Barker House (1921) at 3215 Duval; and with Kuehne, Brooks and Barr, the Department of Public Safety Building (1952) at 5805 North Lamar; Commodore Perry Hotel (1950) at Eighth and Brazos, and the International Life Building (1952) at 815 Brazos"²⁷

Architectural Description: Fitzgerald-Short Home

Kuehne's architectural designs for the Fitzgerald-Short Home embody the Spanish Eclectic style, popular in the 1920's and '30's, imposed on a structure with roots in the Italian Renaissance tradition. The home is of hollow-tile construction with a stucco finish and flat roof. The symmetrical form of the primary house unit, dominant first story arched windows and doors, and exaggerated parapet with grillwork (faux attic windows) suggests the Italian Renaissance and Beaux Arts influence. A visual comparison of the Austin History Center building, also designed by Kuehne, illustrates this influence on the Fitzgerald-Short Home. Ornate Spanish style ironwork by Austin's Weigle Ironworks adorns the exterior in support of the Spanish Eclectic classification of the building.

The southern façade of the home welcomes the visitor with a formal limestone walk and circular fishpond (now a flowerbed). Three paired round arched doors with glass glazing open onto the front patio covered by a canvas awning supported by wrought iron spears. The awning and spear supports appear to be original to the home. Family photos indicate the only time the awning wasn't covered was during WWII due to shortages of canvas material. Ornate Spanish sconces flank the centered main door. The sconces support the street address and mailbox that are hung by small chains. The upper story windows, which flank a central more ornate window, are 9 over 9 glazed glass sash style. The central window is round arched with a decorative iron balconette. The east quarter of the frontview of the home is an arched porte cochere set back from the front façade. Above the porte cochere is a sunroom with a focal palladian window.

The rear of the home reveals a small patio integrated with a rear wing that is two-thirds the width of the main house. Encompassing an exterior stairway, the rear wing supports an arched colonnade off the patio. Above the colonnade is a screened sun porch. Off the patio, the northern façade of the home shows height-graduated arched windows and a door corresponding to an interior stairway. The graduated symmetry of these windows and door are completed with an inset arched fountain and mounted lions head spigot. Above the first floor door are paired glass glazed doors with an iron balconette.

²⁶ *Handbook of Texas Online*, s.v. "Kuehne, Hugo Franz," <http://www.tsha.utexas.edu/handbook/online/articles/KK/fku12.html> (accessed July 12, 2005).

²⁷ Smith, Hank Todd, ed., *Austin, Its Architects and Architecture*. (Austin Chapter, American Institute of Architects, 1968).

A set of original architectural drawings by Kuehne are part of the Short family estate and indicate no significant changes to the property from the original construction. The only change reported by the family was the replacement of canvas shades with glass in the sun porch in the 1940's. Otherwise the home appears today as it did in 1924.

Fitzgerald and Short Residences

"On March 29, 1937, Dr. J. Anderson Fitzgerald and his wife (Mary Jo's father and mother) signed a deed (recorded 3/29/1937, Record of Deeds, Travis County; Vol. 563 p.p. 95-97) for our present home property. Mary Jo's father and mother and herself moved to this place on April 1, 1937 and Mary Jo and I were married on June 1, 1937. She and I spent the summer of 1937 until the first of September at Cornell University and then became joint residents, with her mother and father, of this place upon returning to Austin about the 14th of September. It has been our legal residence since then. Our daughter, Aileen, was born on January 1, 1944 and our son, Elliott, was born on January 2, 1950 and it was the only home they had until each was married."²⁸

From the memoirs of Byron E. Short, Sr. 1978

Clyde Aileen Doolittle and James Anderson Fitzgerald

"Professor Fitzgerald was born on April 1, 1883, in Wolf Creek, West Virginia. He received his bachelor's degree from Georgetown College in Kentucky in 1901. He earned his master's and Ph.D. degrees from the University of Chicago in 1907 and 1925, respectively."²⁹ On September 1, 1908 he married Clyde Aileen Doolittle in Huntington, West Virginia, near her hometown of Scott, West Virginia. Clyde Aileen and J. Anderson Fitzgerald had one child, a daughter, Mary Jo, born June 18, 1909 in Huntington, West Virginia.

"Dr. Fitzgerald began his teaching career at Marshall College and later taught at Toledo University, Ohio State University, and the Carnegie Institute of Technology."³⁰ "From 1918 he taught business administration at the University of Texas with the rank of assistant professor, associate professor, and professor. He then taught at Ohio State University as an assistant professor. By 1925 he had been advanced to the rank of professor by that institution."³¹ He returned to the University of Texas in 1925 as a professor of Business Administration and a year later was appointed Dean of the School of Business Administration.

²⁸ Short, Byron E., *Some Things Relative to Our Home Place*, October 1978, estate papers of the Short family.

²⁹ University of Texas Faculty Council, *Memoriam: James Anderson Fitzgerald*, <http://www.utexas.edu/faculty/council/2000-2001/memorials/AMR/Fitzgerald/fitzgerald.html> (accessed August 22, 2005)

³⁰ *ibid.*

³¹ Eckhardt, Carl J., *Fifty Stars in the University Firmament*, University of Texas, p. 32

"He served steadfastly as the Dean of this College from 1926 to 1950. At that time he became Consulting Dean. In 1953- 1954 he participated in a Special Technical and Economic Mission on behalf of the United States Government. As part of this work he became Consulting Dean at the University of Thammasat in Bangkok, Thailand. In an effort to serve his government and a friendly foreign people, Dean Fitzgerald applied the full force of fifty years of experience in teaching mathematics, history, commerce, economics, insurance, statistics, and business administration."³²

"A leading authority in banking and insurance, Professor Fitzgerald was recognized as one of the top 22 economists in the United States by *New York Sun* in 1940. In 1950, the College of Business Administration initiated the J. Anderson Fitzgerald lecture series and in 1986 inducted him posthumously into the College of Business Administration Hall of Fame."³³ Dr. Fitzgerald died on January 12, 1963 and was interred in Austin Memorial Park.

Dr. Fitzgerald gifted the home and property to his daughter Mary Jo Short in a deed dated August 20, 1946.³⁴ The 1947 City of Austin Directory records Dr. Fitzgerald's residence as 1807 Brazos #23.

Mary Jo Fitzgerald Short

Mary Jo Fitzgerald, daughter of Clyde Aileen and J. Anderson Fitzgerald, completed high school at Stephen F. Austin High and received her Bachelor of Arts degree from the University of Texas in 1930. In 1932 she received a Master of Arts degree in public law and comparative jurisprudence from Columbia University. She was very active in University and community organizations as well as a member of the First Baptist Church of Austin for more than fifty years. Mary Jo married Byron Elliott Short June 1, 1937.

Dr. Byron Elliott Short

Professor Byron Elliott Short was a pioneer and internationally recognized authority in thermodynamics and mechanical engineering. Dr. Short's fields of specialization included heat transfer in shell and tube exchangers, condensing vapors on tube banks, pressure drop in baffled tube bundles, and specific heats of foodstuffs and solutions at low temperatures. His extensive experimental work and publications, as well as that of his students, in these fields make it impossible to calculate the enormous contribution he made to our modern society.

His publications include six books (*Power Engineer Handbook*, Texaco, 1927; *Flow Measurement and Pumping of Fluids*, University Lithoprinters, Norman OK, 1934;

³² *ibid.*

³³ University of Texas Faculty Council, *Memoriam: James Anderson Fitzgerald*, <http://www.utexas.edu/faculty/council/2000-2001/memorials/AMR/Fitzgerald/fitzgerald.html> (accessed August 22, 2005)

³⁴ Travis County Clerk Record of Deeds, Vol. 816, pg. 262

Engineering Thermodynamics with H.L. Kent and B.F. Treat, Harper Brothers, New York, 1953; *Pressure-Enthalpy Charts* with H.L. Kent and Hugh A. Walls, Gulf Publishing Company, 1970; Editor-in-Chief, *Design Volume, 10th Edition, Handbook for the American Society of Refrigeration Engineers*, 1957; and Faculty Editor: *The Journal of Architecture, Engineering, and Industry*, UT College of Engineering, 1939-40) and 15 major technical publication (at a time when only a handful of professional technical journals existed and publications were the exception rather than the rule).

Dr. Short served in leadership roles and committees at the national level for the American Society of Mechanical Engineers and as the National Vice-Chairman of the American Society of Engineering Education during 1946-48.

Professor Short was Chairman of the University of Texas Department of Mechanical Engineering in 1945-47 and 1951-53, at a time when the Department operated on a rotating chairmanship among its full professors. He served as Acting Dean of the College of Engineering from 1948 through 1949 and again in the summer of 1955. From 1945 through 1948 he served as Chairman of the UT Intercollegiate Athletics Council.

Dr. Short was instrumental in the formation of the Engineering Mechanics Department in 1947 and in programs of the Defense Research Lab (now the J.J. Pickle Research Labs) during its early years. He was the first recipient of the Outstanding Alumnus Award at the UT Department of Mechanical Engineering in 1995 and was selected a distinguished Graduate of the UT College of Engineering in 1996. He was a Fellow in the American Society of Mechanical Engineers and a Fellow in the American Society of Heating, Refrigeration, and Air Conditioning Engineers.

Dr. Short served on the Executive Committee for the Scottish Rite Dormitory at UT from 1959 until the early 1990's and on the Scottish Rite Educational Association from 1968 until the 1990's. He served as Chairman of the Board of Deacons for the First Baptist Church and was a long time, active member of the Board of Deacons. He was a member of the Patrick Henry Chapter of the Sons of the American Revolution and was President of the Fleur-de-Lis Chapter of the Huguenot Society and President of the Huguenot Society of Texas.

Additional information in Supplemental Materials Folder.

Landscape Features at 502 East 32nd Street

The property has many large Live Oak trees, several believed to date to the time of the Hannig residence.

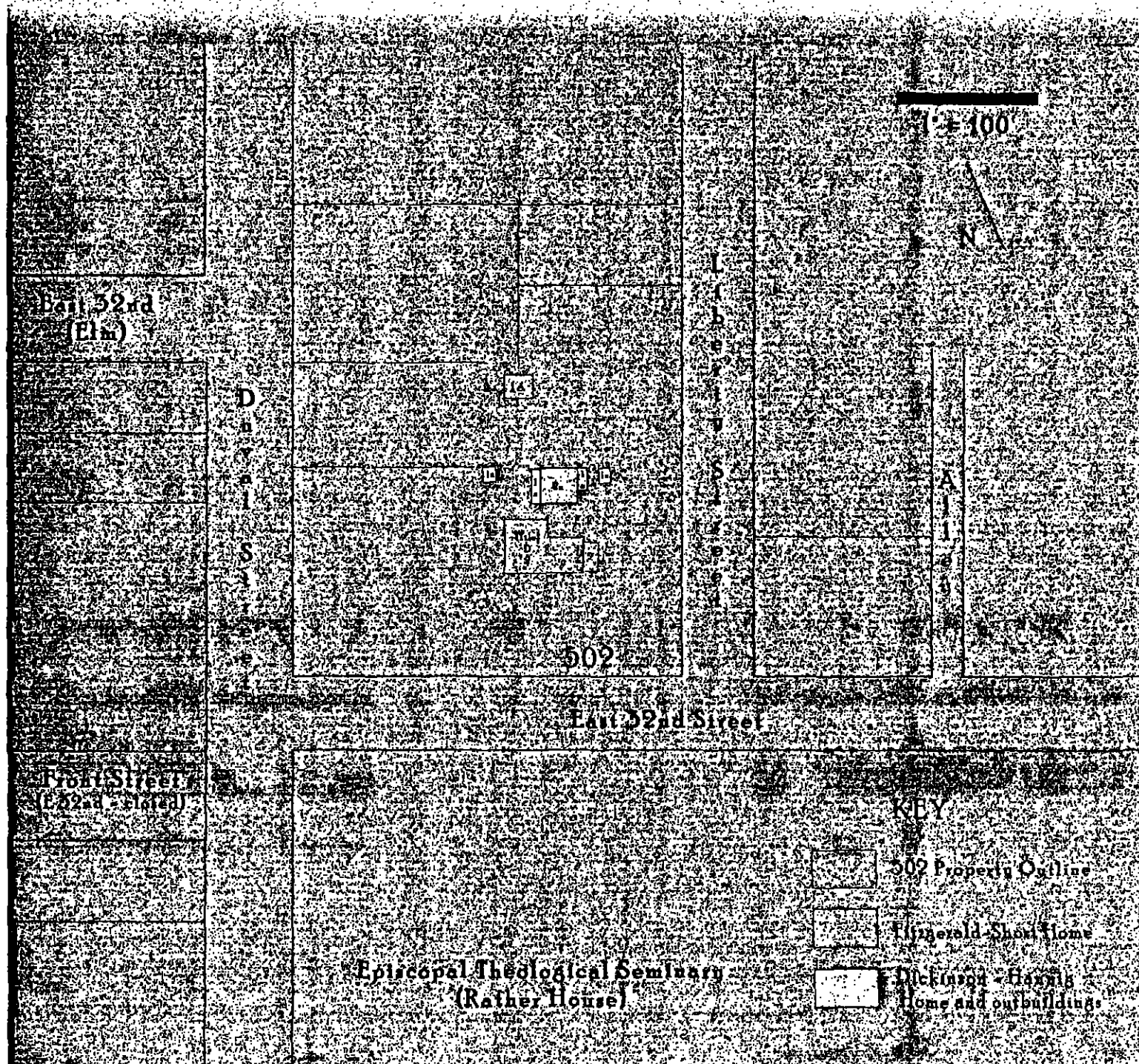
In a 1976 letter to Byron Short, city council member Margret Hofmann states, "Your tree, a Live Oak measuring 10' 8" in circumference, located at 502 East 32nd Street has been selected for

inclusion in the official City of Austin Tree Register. As you probably know, the compilation of this register is one of our City's Bicentennial projects."³⁵

³⁵ Letter from Austin City Council Member Margret Hofmann in the Short Estate Collection, May 11, 1976

502 East 32nd Street - Development of Property

Overlay of Dickinson - Hannig Farmstead
on Present Day
(From Sanborn Fire Maps)



Cistern

Wall



Excavation At 502 E. 32nd St.

THE ALCALDE

UNIVERSITY OF TEXAS
ALUMNI MAGAZINE



OCTOBER
1941

PERIPATOS



AS *The Alcalde* begins another year, this marks the Thirtieth Volume of the Ex-Students' magazine!

The University colors of orange and white have been retained on the outside covers for this year. Instead of scenes from the campus buildings, pictures of the deans who head the different schools and colleges of The University of Texas will be used each month.

Featured this month is Dr. James Anderson Fitzgerald, dean of the School of Business Administration. He is shown standing in the attractive cactus garden of his Austin home, 502 East 32nd Street. Besides being dean, he teaches courses in insurance and banking. Dean Fitzgerald takes a keen interest in the activities of the Ex-Students' Association.

The front inside cover shows a group of students in front of the Main Building, participating in a football rally. There is great enthusiasm among students and ex-students of the University in Texas' football team this year.

The Alcalde is "wearing a new dress" for the type used inside the magazine has been changed. Clear-face Italic is the name of the type now used.

CALENDAR OF MAIN EVENTS OF ASSOCIATION

Dec. 11, 1941—Ex-Students' Athletic Banquet, honoring all "T" men and members of the football team; to be held in Main Lounge, Texas Union, Austin.

March 2, 1942—Traditional "University Day" banquets held over the country.

March 27-29, 1942—Round-Up festivities on the campus.

THE ALCALDE

Published by
THE EX-STUDENTS' ASSOCIATION
of the
UNIVERSITY OF TEXAS

VOLUME XXX

OCTOBER, 1941

NUMBER 1

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