



Thursday, July 27, 2006

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**Zoning Ordinances / Restrictive Covenants
(HEARINGS CLOSED)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 108

Subject: C14H-06-0016 - Norwood Tower - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 114 W. 7th Street(Town Lake Watershed) from central business district (CBD) district zoning to central business district-Historic (CBD-H) combining district zoning. First reading approved on June 22, 2006. Vote: 7-0. Applicant: Nancy Burns, LBJ Holding Company. City Staff: Steve Sadowsky, 974-6454.

**Additional Backup
Material**

(click to open)

 [Staff Report](#)

For More Information: Steve Sadowsky, 974-6454.

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-06-0016

HLC DATE: May 22, 2006

PC DATE: June 13, 2006

APPLICANT: Nancy Burns, Director of Property Management, LBJ Holding Company

HISTORIC NAME: Norwood Tower

WATERSHED: Town Lake

ADDRESS OF PROPOSED ZONING CHANGE: 114 W. 7th Street

ZONING FROM: CBD

TO: CBD-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from central business district (CBD) district to central business district – Historic (CBD-H) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from central business district (CBD) district to central business district – Historic (CBD-H) combining district zoning. Vote: 8-0 (Mather absent).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from central business district (CBD) district to central business district – Historic (CBD-H) combining district zoning. Vote: 8-0 (Galindo absent).

DEPARTMENT COMMENTS: The Norwood Tower is listed as a Priority 1 for preservation in the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE: June 22, 2006

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Downtown Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1929 Norwood Tower is the city's finest example of Skyscraper Gothic architecture, and is associated with many prominent businessmen and professionals in Austin's history.

Architecture:

The Norwood Tower is a 16-story office building constructed entirely of cast concrete on a steel frame. The building is most notable for its Gothic arches, tracery, and finials. Long

the tallest office building in Austin, the Norwood Tower was also the city's first fully air-conditioned building, and the location of the first rooftop garden. The Motoramp, a parking garage completed in 1927, was adjacent to the building on the west. The exterior of the Motoramp was completely changed in 1951; it is not a part of this nomination. The Norwood Tower has remained remarkably intact – the only modifications to the building are the removal of the original pressed metal awning along the Seventh Street façade, and the replacement of the original double-hung windows with fixed-sash plate glass.

Historical Associations:

The Norwood Tower was designed by the prominent local architectural firm of Giesecke and Harris for O.O. Norwood, a local municipal bond broker who saw the need for new office space in downtown Austin. The building was soon filled with the offices of doctors, dentists, lawyers, insurance companies, a bank, and the Renfro Drug Store on the ground floor of the building. Dan Moody, after retiring as governor, had his law office in the building from the 1930s through 1966.

O.O. Norwood lost everything in the Depression, including the ownership of this building. T.J. Butler moved into the building in 1931; he and his wife lived in the penthouse for 35 years. Butler's father had founded Butler Brick Works in Austin in 1873, manufacturing the brick for many of the city's commercial and residential buildings. T.J. Butler became president of the company in 1948, while residing in the Norwood penthouse.

Walter Bremond, Jr., grandson of Eugene Bremond, one the city's pioneer bankers, opened Capital National Bank in the Norwood Tower in 1934, continuing the Bremond family's legacy in banking in Austin. Capital National Bank operated in the building until 1977.

A subsidiary of LBJ Holding Company acquired the building in 1997. Luci Baines Johnson and her husband, Ian Turpin, renovated the penthouse in 2001 and maintain their residence there today.

PARCEL NO.: 02060321020000 and 02060321030000

LEGAL DESCRIPTION: Units 1 and 2 of Norwood Tower Condominium

| | | |
|-------------------------------------|------------------|--|
| <u>ANNUAL TAX ABATEMENT:</u> | Office building: | \$99,680 (City taxes abated: \$24,175) |
| | Residence: | \$14,023 (City taxes abated: \$2,146 (50% of city taxes)) |

APPRAISED VALUE: \$13,564,131

PRESENT USE: Office building and residential penthouse

CONDITION: Excellent

PRESENT OWNER

Luci Baines Johnson

Norwood Tower, L.P.

114 W. 7th Street, Suite 1400
Austin, Texas 78701

114 W. 7th Street
Austin, Texas 78701

DATE BUILT: ca. 1929

ALTERATIONS/ADDITIONS: Pressed metal awning across Seventh Street façade removed; double-hung windows replaced with fixed-sash plate glass. The building was rehabilitated in the 1980s.

ORIGINAL OWNER(S): O.O. Norwood (1929)

OTHER HISTORICAL DESIGNATIONS: None.



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

NO 123418

ACCOUNT NUMBER: 02-0603-2103-0000

PROPERTY OWNER:

NORWOOD TOWER L P
114 W 7TH ST
AUSTIN, TX 78701-3000

PROPERTY DESCRIPTION:

UNT 2 NORWOOD TOWER CONDOMINIUM PL
US 94.000% INT IN COM AREA

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 114 W 7 ST 2

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 |
|-------------------|-----------------------|------------|
| 2005 | 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 2005 \$312,856.89

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2005 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 02/01/2006

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: Lima Orlon

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

NO 123419

ACCOUNT NUMBER: 02-0603-2102-0000

PROPERTY OWNER:

JOHNSON LUCI BAINES
114 W 7TH ST STE 1400
AUSTIN, TX 78701-3018

PROPERTY DESCRIPTION:

UNT 1 NORWOOD TOWER CONDOMINIUM PL
US 6.000% INT IN COM AREA

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 114 W 7 ST 1

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 |
|-------------------|-----------------------|------------|
| 2005 | 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 2005 \$23,291.43

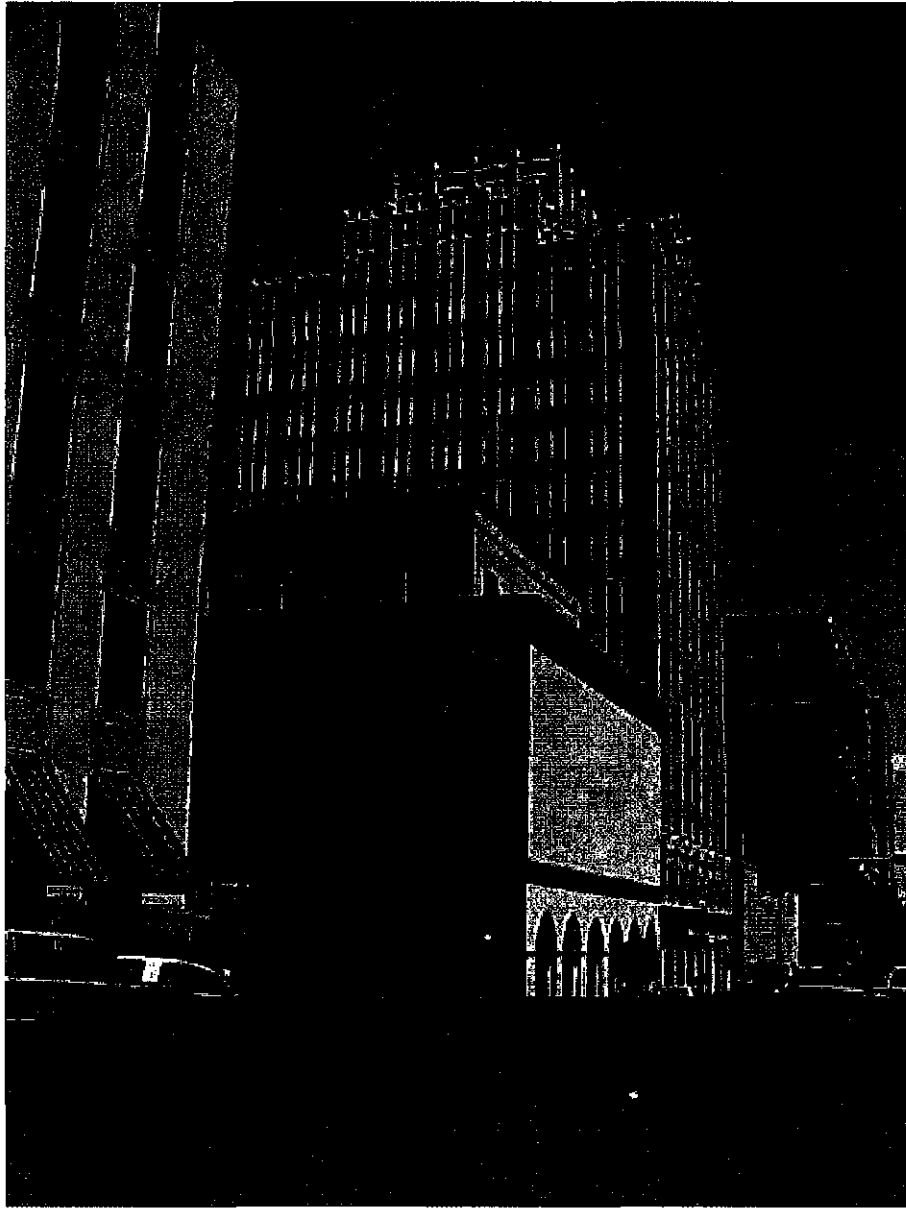
ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2005 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the 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 02/01/2006

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: Irma DeLeon



Norwood Tower
114 W. 7th Street
ca. 1929



Norwood Tower
Detail of front façade showing Gothic
quatrefoils and tracery

TRUSCON P-G {PLATE GIRDER} STEEL JOISTS *for Fireproof and Economical Floor Construction*

Manufactured By TRUSCON STEEL COMPANY
YOUNGSTOWN, OHIO

GIESECKE & HARRIS
ARCHITECTS
FRANK BARROW
GEN'L CONTRACTOR

NORWOOD MEDICAL & PROFESSIONAL BUILDING
AUSTIN, TEXAS

from files of Eleanor Harris

HISTORIC ZONING (HISTORIC LANDMARK DESIGNATION)

**Norwood Tower
114 West Seventh Street
Austin, Texas**

Prepared for
**Luci Johnson & Ian Turpin
And Norwood Tower LP**

May 2006

By
Phoebe Allen
2510 Cedarview Drive
Austin, Texas 78704
phoebezink@aol.com
512-444-1326

**CITY OF AUSTIN
TRANSPORTATION, PLANNING AND SUSTAINABILITY DEPARTMENT**

A. APPLICATION FOR HISTORIC ZONING

OK to proceed
S. G. Golemsky
6-3-06

PROJECT INFORMATION:

| DEPARTMENTAL USE ONLY | |
|---|------------------------------------|
| APPLICATION DATE: <u>5/4/06</u> | FILE NUMBER(S) <u>C14H-06-0016</u> |
| TENTATIVE HLC DATE: _____ | |
| TENTATIVE PC or ZAP DATE: _____ | |
| TENTATIVE CC DATE: _____ | |
| CASE MANAGER <u>G. Sudowski</u> | CITY INITIATED: YES / NO _____ |
| APPLICATION ACCEPTED BY: <u>[Signature]</u> | ROLLBACK: YES/NO _____ |

BASIC PROJECT DATA:

1. OWNER'S NAME: Norwood Tower Limited Partnership
2. PROJECT NAME: Norwood Tower
3. PROJECT STREET ADDRESS (or Range): 114 West Seventh Street ZIP 78701 COUNTY: Travis

AREA TO BE REZONED:

| | | | | | |
|-------------------------------------|--------------|-------------------------|-----------------|--------------|-----------------|
| 4. ACRES _____ | (OR) | SQ.FT. _____ | | | |
| 5. ZONING AND LAND USE INFORMATION: | | | | | |
| EXISTING ZONING | EXISTING USE | TRACT# (IF MORE THAN 1) | ACRES / SQ. FT. | PROPOSED USE | PROPOSED ZONING |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |

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:

Plat Book: _____ Page Number: _____

10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available)

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

11. VOLUME: 13084 **PAGE:** 2186 **TAX PARCEL I.D. NO.** Unit 2 #02060321030000; Unit 1-#02060321020000

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO

TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) _____

13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / NO

14. IS A TIA REQUIRED? YES / NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)

TRIPS PER DAY: _____

TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. ☐ SOLE ☐ COMMUNITY PROPERTY ☐ FAMILY PARTNERSHIP ☐ CORPORATION ☐ TRUST

Unit 2 of the Norwood Tower Condominium is owned by Norwood Tower LP.

Unit 1 of the Norwood Tower Condominium (penthouse) is owned by Luci Baines Johnson.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION

SIGNATURE: Nancy Burns **NAME:** Nancy Burns, Director of Property Management

FIRM NAME: LB Holding Company **TELEPHONE NUMBER:** 512-476-8415

STREET ADDRESS: 114 West Seventh Street, Suite 220

CITY: Austin **STATE:** Texas **ZIP CODE:** 78701

E-MAIL ADDRESS: nancy.burns@lbjhc.com

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: Phoebe Allen **NAME:** Phoebe Allen

TELEPHONE NUMBER: 512-444-1326

STREET ADDRESS: 2510 Cedarview Drive

CITY: Austin **STATE:** Texas **ZIP CODE:** 78704

CONTACT PERSON: Phoebe Allen **TELEPHONE NUMBER:** 512-444-1326, cell 627-8170

DEPARTMENTAL USE ONLY:

C. 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.

John G. Welborn 5-2-06
Signature Date
JOHN WELBORN CFO
Name (Typed or Printed)
NORWOOD TOWER L.P.
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.

John G. Welborn 5-2-06
Signature Date
JOHN WELBORN, CFO
Name (Typed or Printed)
NORWOOD TOWER L.P.
Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, JOHN WELBORN, CEO 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

114 W. 7th Street, AUSTIN, TX. 78701 (Suite #220)
(Address or Legal Description)

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

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


(Applicant's signature)

5-2-06
(Date)

F. 1: Historical Documentation - Deed Chronology: see page 25

F. 2: Historical Documentation - Occupancy History: see pages 26-29



NORWOOD TOWER

**114 West Seventh Street
Austin, Travis County, Texas 78701**

Nomination for Zoning as a City of Austin Historic Landmark

**Prepared for
Luci Baines Johnson & Ian Turpin
And the LBJ Holding Company
May, 2006**

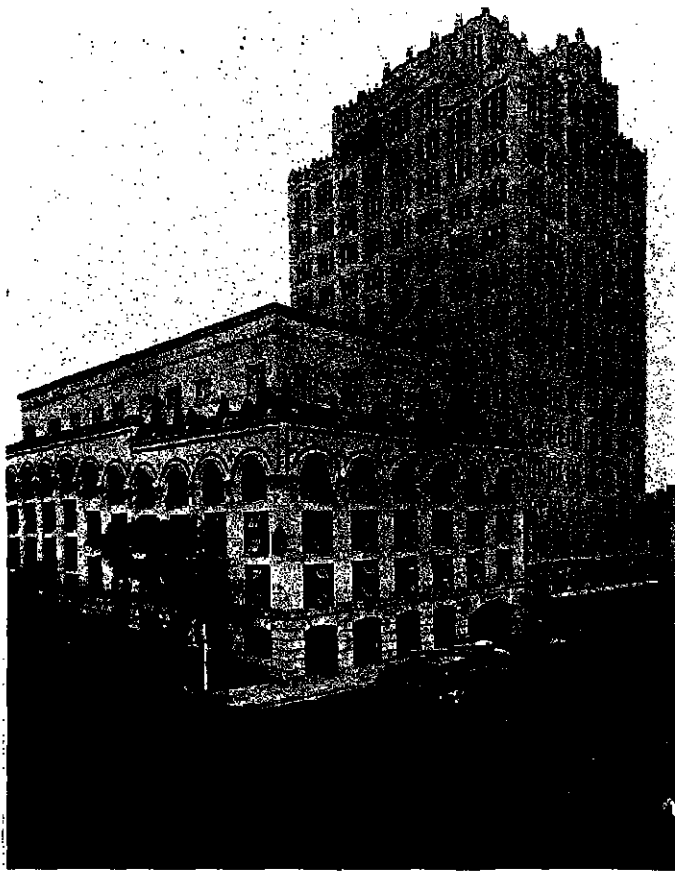
**Prepared by Phoebe Allen
2510 Cedarview Drive
Austin, Texas 78704
512-444-1326 phoebezink@aol.com**

NORWOOD TOWER

114 West Seventh Street, Austin, Texas

by Phoebe Allen

Hailed as the most dazzling building in Austin since its July 16, 1929 debut, the Norwood Tower resembles a classic fairy-tale castle. The dramatic façade of this elegant Skyscraper Gothic office tower stuns the viewer with its eclectic confection of finials, gargoyles, and ornate tracery full of romance, mystique and nostalgia.



Norwood Building & Motoramp Garage Circa 1929
(from Norwood Tower archives)

Completed during the Depression, the original owner lost the building. Architects Giesecke & Harris were never paid, but the building became home to some of the most prominent medical professionals and businessmen in Austin, including former governor Dan Moody, powerful attorney Ed Clark, Gracy Title Company, Brown & Root, and Capital National Bank.

The building's current owners, members of President Lyndon Johnson's family, have deep roots in Austin and many ties to the Norwood Tower. Johnson's daughter and her husband have

chosen to make their home in the building's penthouse, affirming their commitment to downtown revitalization, urban living, and the building's rich, historical significance.

Located one-half block west of Congress Avenue on the north side of Seventh Street in Austin's central business district, the Norwood Tower is now surrounded by a vital, energized neighborhood. Downtown apartments and condominiums are sprouting up everywhere and include the historic Brown Building just across the street. Located in the heart of Austin, the Norwood Tower is within easy walking distance of the State Capitol complex, Travis County Courthouse, City Hall, the central Post Office, banks, hotels, restaurants and coffeehouses.

ARCHITECTURAL DESCRIPTION



'Gothic crazy' **Watt Harris**¹ (left) is credited with the sixteen-story skyscraper's **Gothic Revival** design which romanticizes the medieval past in pointed Gothic arches, finials, quatrefoil tracery and adornments that feature gargoyles, a magnificent Gothic clock tower façade, and an exterior band of decorative motifs at the 13th floor level representing the medical and legal professions. The white exterior of the steel-framed building was a Norwood innovation: its

shell was built entirely of pre-cast concrete that bears a close resemblance to Austin native limestone. Stepped-back upper floors give the building its picturesque, castle-like or 'white wedding-cake' silhouette. The elevator shaft terminates in a decorative tower with triple lancet windows on the 16th floor.

The exterior of the building has a very high degree of historical integrity and massing, despite replacement of the original double-hung windows. The only notable exterior change is the loss of the original pressed metal awning that projected the width of the building, removed circa 1951 by Capitol National Bank.

Imported Italian travertine marble supplied by the Vermont Marble Companyⁱⁱ once covered the interior lobby walls from ceiling to terrazzo-tiled floors. The entry décor includes columns with marble capitals and bases resting on polished Texas limestone flooring. Its original ornamental cast plaster ceiling is adorned with gold leaf medallions. Ladies operated three of the highest speed Otis elevators of the time until the late-seventies.ⁱⁱⁱ The original, heavily tooled panels of the brass elevator doors still grace the main lobby with their Art Deco medallions. The interior plan is rather simple in contrast to the complex arrangement of towers and terraces; the central elevator core is surrounded on four sides by a corridor and offices.

Architects Giesecke & Harris

Partners Bertram Giesecke and Watt Harris met as students in the architectural department at the University of Texas at Austin. Both were social acquaintances with O. Norwood before forming their partnership, which operated from 1921 to 1941. Giesecke did most of the engineering and public relations work for the firm, while Harris was the primary designer.

In addition to the Norwood Building, Giesecke & Harris also designed the Wesley Bible Chair (1924, razed 1979), Gracy Building at 205 West Seventh (c1925, razed 1961), and Queen Theatre (1926) at 700 Congress.

Following service in WWI, **August Watkins Harris** (1893-1968), a fourth-generation Austin native, worked with David R. Williams in Tampico, and Page Brothers. He and Giesecke,

together with Norwood, built a Art Deco building with Gothic flavored twin towers in Houston — the 1928 Merchants and Manufacturers Building (M & M Tower: RTHL/National Register) on Buffalo Bayou.

Harris served as president of the Hill Country Chapter of the American Institute of Architects in 1931. Following service in WWII as a reserve officer with the Air Corps, he moved into private practice and eventually formed a partnership with his son William M. Harris; they built the State Bar of Texas building (1953, razed 1974) at 201 West 15th Street in Austin. Additional projects Harris was involved with were the Texas Central Farm Prison; several homes in Austin including 1 Niles Road, 13 Niles Road, and homes for the Enfield Realty Company; and numerous schools in Shreiner, Eagle Lake, Laredo, Galveston, Edinburg, and Kingsville. Harris also designed Santa Rita Courts, purportedly the country's first public housing units. He wrote and designed two books about the minor and major mansions of Austin. Known for his generosity, Harris designed and gave St. Mary's church the Tree of Life altar, recently returned to its place in the newly restored church.

Watt Harris Jr, son of the architect credited with the building's Gothic design, reminisces: "The view of the Norwood Tower is very sustaining for me. I recall going into the building with my father as a young child, as well as visiting the bank and doctors there throughout my youth. The building had more light than most buildings. Dad was very pleased with the appearance of the building and with the opportunity to add so many innovations, like the air-conditioning and the garage. My father had a copy of one of the building's ferocious-looking gargoyles which he would put in the room of anyone in the family complaining of illness and take to the hospital rooms of his sick friends, I guess so they could see a face in more pain than theirs."

Bertram E. Giesecke (1892-1950), who was born in New Braunfels, received a bachelor's degree in architecture from Texas A&M in 1911 and in architectural engineering from UT in 1913. Giesecke's additional projects included the old Austin High School (1915) at 1212 Rio Grande with Dennis R. Walsh, and its Gymnasium and Additions with Harris in 1925; the complex now serves as Austin Community College. He was also involved in housing projects in Alaska in the 1940s. Giesecke formed a partnership in 1942 with Hugo Franz Kuehne and Max Brooks^{iv}. Giesecke, Kuehne & Brooks, together with Britsch & Munger of Toledo, built the National Headquarters Building for the American Legion in Washington, D.C., 1608 K Street NW. Giesecke was president of the Texas Society of Architects in 1946.

Builder O. O. Norwood (1887-1961)

Norwood in his office, below, courtesy of Nancy Neal.



Ollie Osborn Norwood is significant in Austin's history because of his involvement in financial and real estate concerns. He was born August 16, 1887, in Macune, San Augustine County, Texas, to Dr. Edwin C. & Melissa Martha Skinner Norwood. His father was born in San

Augustine County, graduated from Tulane University, and practiced medicine in and around Macune for some 65 years before his death in 1933. Ollie was one of four siblings: Dora Birdsong of Kilgore, Alonzo B. Norwood of Dallas, and Beatrice Norwood (1895-1991).

Carriage drivers in downtown Austin persist in telling tourists the story that Mr. Norwood went to England during World War I, fell in love with a young English beauty and promised that he would “build her a castle in the sky” if she would marry him. Though the Norwood Tower is alleged to be that “Castle in the Sky,” the facts of the story are somewhat questionable. Perhaps it was actually his wife he was luring to Austin from Matagorda, where she taught school in a one-room schoolhouse near Eagle Lake, since Norwood married his sweetheart, **Calie Regina Gove** (1895-1976), just before he shipped out with the US Army. (Photo below circa 1914-1918, from niece of Mrs. Norwood, Jean Gove Porter.)



Norwood fought in France during WWI. He spent a brief period in a military hospital in San Antonio before going to work for his sister Beatrice's husband, John Louis Arlitt, a municipal bond broker with offices in Austin and New York. Calie and Ollie moved to Austin in 1919 and lived together, until his death in 1961, in a home the Norwoods built in 1922 at the top of a hill overlooking the Colorado River. Architect Hugo Kuehne designed *Norcliff* and its surrounding three-acre garden seven years before the Norwood Tower

was built. Many early Austinites recall their beautiful, private, spring-fed swimming pool, the first in the city, which they shared with their community of friends. The grounds featured bathhouses, a water fountain, sundial, picturesque gazebo, Japanese teahouse, rose garden, conservatory and greenhouse, all set amidst a pecan and oak grove bordered by brick walls. Originally at 1009 Edgecliff, the house was moved to 1012 Edgecliff Terrace in the early 1980s. Zoned historic in 1983, it is currently boarded up and awaiting restoration.^v

Beatrice Norwood, one of the first Austin-area women to succeed in real estate, had been a Ziegfeld showgirl and a stock company actress and came to live at the Norwood Estate after she tired of show business. According to Beatrice, Ollie set her up as Texas' first female real estate developer, and she developed Norwood Heights.^{vi}

Norwood's sister and her husband divorced in 1925. Shortly afterward, Ollie went into the bond business for himself with his brother. He specialized in the South Texas area and soon made a great deal of money which he invested in the Norwood Building complex. Norwood lost everything in the Depression, but continued to be involved in brokering municipal securities and bonds. After Ollie retired in 1940, he and Calie divided their time between Norcliff and their ranch in Real County. Calie taught kindergarten at First Methodist Church in Austin for 20 years.

HISTORICAL NARRATIVE

Built in 1929, the Norwood Tower marked its 75th Anniversary in July of 2004. Its history is intricately interwoven with Austin's oldest families, medical and legal professionals, and the development of the city's financial and business community.

In 1925, municipal securities and bonds broker Ollie Osborn Norwood recognized the need for professional space in a city with only two other office buildings, the eight-story Scarbrough

Building (1910) and the nine-story Littlefield Building (1912). On August 27, 1925, Norwood bought the **Dr. Frank Litten** property, which had served as Litten's office and residence, for \$63,000.^{vii} The Motoramp, constructed of concrete and brick with a façade of ashlar limestone masonry, was built first at a cost of \$250,000. The Litten building was demolished in January of 1928. Construction on the tower began that year and was completed by the summer of 1929 at a cost of \$750,000, with over 85 percent of the office space pre-leased.^{viii}

Described by Watt Harris Jr. as an inventive gambler "with a talent for grasping entireties and total concepts," the jovial, socially gifted Norwood first planned a six-story building but was eventually convinced by his architects and bridge club partners, Bertram Giesecke and Watt Harris, to build a Gothic Revival "Castle in the Sky" that would rise 16 stories. In the entire city, only the Capitol and the University of Texas Tower were taller. The Norwood Building's height was to surpass that of any other building in downtown Austin for almost 40 years.

Certainly no structure in the city was lovelier. Many, like **Lady Bird Johnson**, would argue that it still is. "The Norwood Tower is the most beautiful building in Austin," says Mrs. Johnson, whose husband frequently visited friends and his attorneys in the building. She recalls, "We used to call it 'frozen music'."

The **earliest tenants** of the Norwood Building included the expected physicians, dentists and attorneys as well as financiers, insurance companies, a barbershop, a beauty shop and a bank - Republic Bank & Trust. The Travis County Medical Society and Library, X-Ray laboratories and Renfro Drugstore (opened on the first floor by J.F. Renfro of Brownwood in August of 1929) served the medical professionals. Businesses familiar to Austin's current-day residents included Elgin Brick Company, Gracy Title Company, Brown & Root, the Texas State Highway Department, and the law firm of **Dan Moody**, who after two terms as Texas' governor (1927-31)

officed in the Norwood Building until his death in 1966. It was believed that Moody's penchant for fresh air and open windows constantly threw the air conditioning system out of kilter and led to the permanent closure of the windows.^{ix}

Norwood Building, Inc: 1929-1944

Save for the Capitol and the UT Tower, this stunning structure was recognized for decades as the tallest in downtown Austin. According to newspaper clippings of the times, it was the first office building in Austin—and one of the first in the nation—built to be fully air-conditioned,^x and was allegedly the first in Austin to have rooftop gardens^{xi}, an attached parking garage with direct access, a residential penthouse, and a pre-cast exterior.

Norwood envisioned Austin's first fully air-conditioned office building, complete with a sophisticated ductwork system, as an innovative complex that would serve medical, financial and legal professionals. Each unit was designed according to the needs of its tenant. The cruciform shape of the 14th floor suite, where Norwood's offices were located, created four large, corner terraces for Austin's first rooftop landscape project. The current owners maintain that tradition with a series of raised beds that include a variety of native Texas plants.

Windows in the 1929 building had a hook on the outside so window washers could suspend themselves. No one in Austin would go up, so Norwood contracted with a Dallas company. The window-washer eventually left the Dallas company and stayed at the Norwood Building on a permanent basis. Although the windows have been changed the metal hooks are still attached to the window frames.

The four-story attached **Motoramp Garage**, which opened in January of 1927, was another first for Austin. Instead of hoisting cars vertically in lifts and 'stacking' them, as other garages did, cars were parked by actually driving them to the appropriate spaces. Tenants dropped off

their cars with parking attendants and entered the office building, just as they do today, through a private, second floor entrance. An in-house automotive department offered a complete line of motor services—gas, oil, lubrication, repairs and carwash. Tenants could call for their cars in advance with a signal system on each floor, and a Ladies Waiting Room and Parlor was available.

Atop the Motoramp Garage was the exclusive businessmen's **Austin Club**, set back and surrounded by gardens landscaped by Ramsey Austin Nursery of Hyde Park. Its floors were decorated with bluebonnet and cactus tiles made in Laredo.^{xii} The Austin Club, which was built by contractor Frank Barron for \$50,000 and opened in July of 1929, was located on the fifth floor, with entry through the main building, until the 1940s. A sophisticated ventilation system was used instead of air-conditioning.^{xiii}

KNOW Radio took its place, broadcasting from here for the next 25 years. Louis R. Cook managed the station from 1947 until 1969. KNOW was the immediate descendant of Austin's first radio station. Founded in 1922 by a physics professor at UT, Dr. S. Leroy Brown, KUT became Austin's first commercial broadcast station in 1927, when UT decided the radio business was too costly and sold it to the owners of the Rice Hotel in Houston. By 1930, it was located in the Driskill Hotel, and in 1932 its new owners, Hearst Publications, changed the call letters to KNOW. (KNOW was later owned by well known radio operator Wendell Mayes who in the 1990s was an advisor to the KLBJ radio stations owned by the family of Lyndon Johnson.)

Clarence Odie Williams: Maintenance Engineer

Clarence Odie Williams and Dudley Miller first worked in the Motoramp Garage and then in the Norwood Building itself. Both were working at a grocery store on Congress Avenue when they were given the opportunity to work for Norwood. Miller was the first Building Manager.

When Williams, an African American, moved into the tower after its completion, he was given the title of Maintenance Engineer and his own office suite in Room #412, with a couch and desk in a private sitting room with a bathroom. Throughout the period of segregation in Austin, visiting African American dignitaries and local businessmen and ministers would call on Williams to get a drink of water and use his facilities when they were downtown, because it was the only facility available to them. Williams remained at the building until he retired in 1964, and afterward continued to pick up and deliver the mail for various tenants. Despite the prevailing customs of the day, the best medical professionals in the building made sure that Williams' family received their attention.



According to his daughter, Johnnie Sparks, Williams looked upon the Norwood Building as his home and its tenants as his family. He held the keys to all the locks and sometimes took his children to the very top of the building to see the view. (The 1940 photo above, of Williams atop the building, was taken by Sparks.) The local Sears Roebuck Company named Williams 'Citizen

of the Day' at one time. Revered by his community, Williams was known to pay the bills of his church before he paid his own personal bills.

Thomas J. Butler & the Penthouse

In 1931 the Norwood Building became the first mixed-use high rise. The residential penthouse was conceived by Hazel Butler, second wife of Thomas J. Butler, who served as president of Norwood Buildings, Inc. until the property was sold to Capital National Bank in 1944. Butler's company, Butler Brick, had provided the bricks for the ramp in the Motoramp Garage. The Butlers lived in the penthouse for 35 years.

The Norwood Tower penthouse was the first of its kind in Austin. It was Hazel Butler who came up with the idea of designing a private residential penthouse on the 15th floor. The eight rooms of the "Sky Terrace" opened onto a large, landscaped patio that faced a miniature gothic clock-house for the original clock, which chimed and kept time for many years before becoming too expensive to maintain. The Butlers enjoyed their panoramic view of the city from 1931 until 1966, when Mr. Butler could no longer climb the stairs required to reach the penthouse; the elevator went only as far as the 14th floor at the time.

The Butler family history is intricately interwoven with the development of Austin's business community. Butler's first wife, Josephine Robinson, was a granddaughter of both John Henry Robinson Sr. and John Bremond Sr, both of whom were progenitors of significant business families. T.J. Butler's father founded **Butler Brick** in 1873. The company mined clay from a site now in the Zilker Park soccer fields and hauled it in buckets hung from mule-drawn lines across the Colorado River to kilns on the site now occupied by Austin High School. T.J. Butler succeeded his older brother as president of Elgin-Butler Brick in 1948.

Butler's first wife was the daughter of Eugene Bremond's sister, Pauline Bremond (Mrs. Alfred H.) Robinson; Pauline and her unmarried daughter, Kate, raised Martin Butler, the youngest of T.J.'s sons, in a home on the now historic Bremond Block when Tom Butler's first wife, the mother of his four children, died in the 1918 influenza epidemic. T.J.'s remaining three children lived with their aunt, Mary Robinson, and her husband, Joe Martin, one block away. According to Mary Jo Cooper, T.J. Butler's daughter, the Bremond, Robinson and Butler children named their broomstick horses for the horses in Zane Grey's books and rode them with abandon around and through the Bremond Block. **Martin Butler** and his cousin, **A.H. Robinson III** of the Austin White Lime Company, would both later serve on the board of Capital National Bank.

Capital National Bank Building: 1944 - 1981

Architects Giescke & Harris were awarded a rent-free office for their work on the building, in lieu of their \$30,000 fee, but that promise fell with the stock market crash and the ensuing years of the Depression.^{xiv} O.O. Norwood, like many others, soon lost both his office and the building itself, as well as his plans for an adjacent theater and hotel. Norwood recovered his municipal bond business in the coming years but continued to work from his home.

In January of 1934, Capital National Bank opened as a "New Deal" bank in the ground level of the Norwood Building. **Walter "Booster" Bremond Jr.**, who served as a director and president of the bank from June of 1934 to his death in 1953, was a grandson of early Austin Banker **Eugene Bremond**, whose first loans were made from a back room of **John Bremond & Company**, his father's wholesale grocery business, established on Sixth Street just east of Congress Avenue in 1847. The origins of Capital National Bank date from Bremond's bank, which was incorporated as State National Bank in 1882. SNB was acquired in 1927 by Republic

Bank & Trust, which was in turn acquired by CNB in 1934. (CNB joined Texas Commerce Bank in 1977 and has since been incorporated into JP Morgan Chase Bank.)

The bank's first board of directors represented some of the most prominent, well-established families of the city: **Herman Brown**, president of Brown and Root; **Hale M. Houston**, president of John Bremond & Company; **James P. Nash**, oil businessman; **Dan Moody**, former governor; **Dr. Zachary T. Scott**, physician; **Walter Bohn**, Bohn Brothers, a dry goods and department store; **Adolph (Ad) Kohn**, president of Bon Ton Baking Company; **George H. McCullough**, G&S Sporting Goods; **Charles E. Marsh**, owner and publisher of the American Statesman and other newspapers throughout the country; **Eldred McKinnon**, former president of Republic Bank & Trust and initial president of CNB; and **George E. Shelley**, attorney. **John A. Gracy**, a nephew of banker *George Littlefield* and founder of *Gracy Title Company*, joined the board later the same year.

In addition to Hale Houston, chairmen of the CNB board would eventually include **W.A. Keeling**, former attorney general of Texas and a corporate lawyer of national repute, and contractor **Herman Brown**, who served as chair until his death in 1962. **Edward Clark**, former Texas Secretary of State, US Ambassador to Australia, and one of the most influential Texans of his time, became a director in 1944, the same year CNB purchased the Norwood Building. (It is interesting to note that well-known banker **Joseph "Jody" Grant**, chairman and CEO of Texas Capital Bank, the bank currently located in the Norwood Tower, was president of Capital National Bank in the 1970s.)

Under the direction of Brown and Bremond, the architects **Page, Southerland & Page** enclosed the Motoramp Garage in 1951 to accommodate banking facilities on the ground floor of both the Motoramp and Tower and in the former Austin Club. The main bank lobby entry was

moved from Colorado to Seventh Street, and the entrance was narrowed, opening up just in front of the elevator doors.^{xv} An awning was attached to the front of the Tower and Motoramp to provide continuity between the two facades.^{xvi} Frankly, the remodeling of the garage exterior was a travesty to architecture. The once beautiful arched windows on all levels of the garage were walled up with plain masonry walls. In 1969 the bank opened three drive-through windows in the Motoramp; three walk-up windows also faced Colorado Street.

Ed Clark was to follow his good friend Herman Brown as chairman of the board in 1962. By the mid 1970s, the bank occupied eight floors of the building. CNB outgrew its facilities, which had come to be known as the Capital National Bank Building, and moved to a new building in 1981, while under the leadership of Clark and Martin Butler.

Ed Clark (1906-1992) and Herman Brown (1892-1962)

Ed Clark, who came to be one of the most powerful Texans of his time, first met Lyndon Johnson when Johnson was working for Texas' US Representative Dick Kleberg in Washington, D.C. As the Assistant to Governor Allred, Clark was present when the governor gave LBJ his financial support as well as his own 'Open Road' Stetson hat, encouraging Johnson to throw it into the ring in a run for Congress. Clark became a close family friend of the Johnsons, and LBJ later appointed him as the US Ambassador to Australia.

Brown & Root's Herman Brown, also a close friend of Clark, persuaded Clark to stay in Austin after his stint as Texas Secretary of State in 1937-39 by setting him up in an office in the Brown Building. Brown brought Clark into the banking business as a director of Capital National Bank beginning in 1944. Clark's law practice, Clark Thomas & Winters, was located in the Norwood Tower from 1964 to 1981. Partner **Donald Thomas**, an LBJ attorney and former president of the LBJ Holding Company, patterned his office and its furniture on the Oval Office.

Herman Brown's father had a wholesale and retail store in Belton, where Herman was born. His great grandfather moved to Milam County in 1836 and was the first chief justice of the Supreme Court of the Republic of Texas. His grandfather, Rufus Y. King, was the first county judge of Lee County, which he organized and named for General Robert E. Lee. Brown had an office in the Norwood Building beginning in 1929. He built the Art Moderne **Brown Building** (National Register) with architects C.H. Page & Son in 1938 and maintained an office there until his death in 1962. The Clark-Thomas law firm was located in the Brown Building until its move to the Norwood Tower in 1964.

Brown left the University of Texas after only one year of study and began working as the foreman of a street-paving job for \$75 a month. When the road contractor could not pay him, Brown asked for title to the assets of the company - 18 mules, four scrapers, two plows, six wagons and an earth-moving machine. In 1919 Brown formed a financial partnership with his brother-in-law, Dan Root. Beginning with small road building projects in Williamson County, **Brown & Root** developed work in the field of highway construction. Brown bought out Root's interest at his death in 1929 and his own brother, George Brown, became a full partner. Their first big job was a \$27 million contract for the 1937 Mansfield Dam above Austin on the Colorado River. Brown's friend, freshman Congressman Lyndon Johnson provided critical support for funding the project. Early projects of Brown & Root included assembling and rehabilitating Army tanks, rebuilding the Alaskan Railroad, building a railroad in Jamaica, and construction of large industrial plants in Canada and Mexico. The Brown Shipbuilding Company was organized during WWII to turn out fighting craft for the US Navy. Brown & Root is now part of the Haliburton Company.

Norwood Tower: 1981 – 1997; 1982-83 Renovation by Rust Properties

Acquired in the early 1980s by CNB Joint Ventures, with Rust Properties as managing partner, the building was renamed the Norwood Tower and went through a major \$5,000,000 renovation in 1982-83 to bring it up to contemporary standards while preserving its character and original style. A San Antonio architectural firm, Ford, Powell & Carson, was hired. Chris Carson, who received a Bachelor of Architecture from Texas A&M in 1956, was the primary architect. According to Carson, the renovation was done “as faithfully as possible from a practical point of view.” Bathrooms^{xvii}, fire escapes and mechanical and electrical systems were all brought up to code. An arched colonnade was planned to recall the earlier appearance of the Motoramp.^{xviii}

Exterior restoration included the removal of years of previous layers of paint and water sealants applied over time to correct leaks, and the application of a modern, silicon-based sealant, and the windows were re-caulked with modern caulking material.^{xix}

Window air conditioning units had been installed over time because the airflow system was so riddled with holes. Thus, ductwork and mechanical systems were totally replaced. “In order to upgrade the building standard as well as increase energy efficiency, existing double-hung wire glass windows were replaced with Howmett double-glazed, thermally-insulated solar bronze windows. Ellison bronze exterior doors provided further energy savings as well as aesthetic continuity.”^{xx}

Ornamental details were restored in hand-carved Cordova cream Austin limestone and finishing touches included gold leafing on architectural details. Other improvements included modernization of the existing Otis elevator and its controls, extending elevator access to the

penthouse, previously accessible only by fire stairs. A fire alarm system was also installed, and hand-crafted limestone arches were reintroduced on the ground level of the garage.

The lobby, which now “had a small single bay entry and vestibule which led to a small lobby containing three elevator bays,” was restored to its original configuration, while interior spaces accommodated the needs of various tenants. Elegance was restored to the former lobby with the addition of marble wainscoting and molded marble capitals and bases.^{xxi} Patches of the original ornamental plaster ceiling were revealed (underneath the hung ceiling that had been installed in the 50s) and completely recreated. “Each piece of ceiling and ornamental wall was individually plaster cast and replaced,” and a team of graduate art students from UT painted the gold leaf from scaffolding 18 feet above the ground. Original molds were used for the crown details. The original brass elevator doors were retained, and the cabs renovated to a contemporary style, since no photos of the original interiors were available.^{xxii}

The Texas Society of Architects (TSA) was the first tenant in the newly restored building. Its quarters were located in the penthouse and were featured in *Austin Homes & Gardens*, June 1982, pg. 34. The property changed hands several times between 1991 and 1997.

Norwood Tower LP & the LBJ Holding Company: 1997 - 2006

In December of 1997, the building was purchased by Norwood Tower Limited Partnership, a subsidiary of the LBJ Holding Company, a fitting return to a company with family ties that run deep in the history of Norwood Tower and Austin. Lyndon Johnson and his family had long retained close connections with many tenants of the building, most notably Ed Clark and Herman Brown, who played key roles at Capital National Bank for many years, and attorney Don Thomas.

THE PRESENT OWNERS & THE PROPERTY TODAY

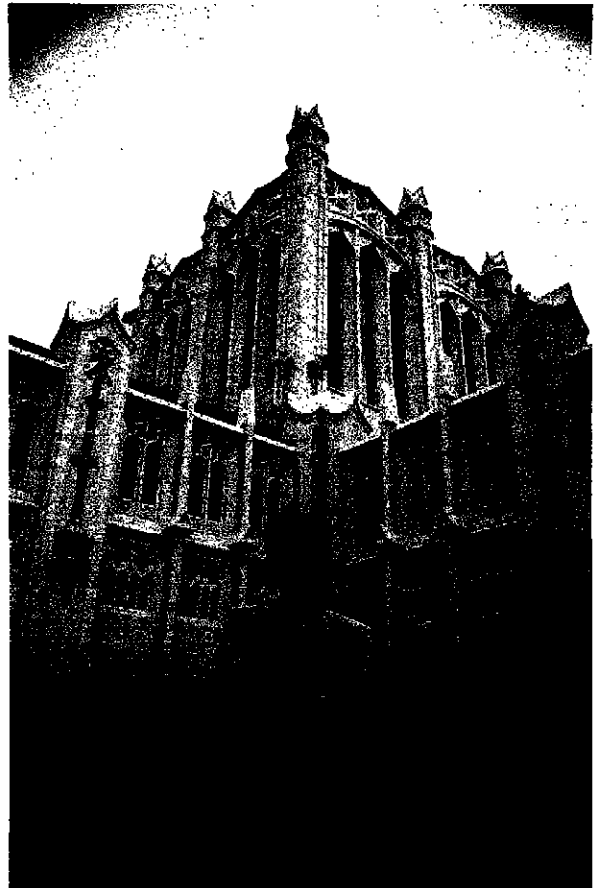
Acquired in 1997 by Norwood Tower L.P., a subsidiary of the LBJ Holding Company, the Johnson family has spent over \$2 million to restore the building to Class A status. Selected by the Building Owners and Managers Association of Austin as the Best Office Building Renovation for 2002, it is managed as a Class A building, with services not customary in older buildings.

Three elevators now transport passengers. One elevator and emergency lights are operated by a generator during power outages, and a security card access system is available after hours. Just as in 1929, the attached, enclosed garage offers direct access to the building. The building's long-standing reputation as a prestigious business address currently draws a variety of attorneys, city and university offices, and financial companies, including the Texas Capital Bank.

Luci Baines Johnson and her husband, **Ian Turpin**, chose to make the Norwood Tower penthouse their home as well as their offices. The empty-nest couple began remodeling the 14th and 15th floors for their residence in 1999 and moved in June of 2001, converting the quaint Gothic clock-house on the 15th floor into a tiny chapel. The presence of two 5,000 gallon water tanks on the 15th floor, which originally provided water pressure for the entire building, made it possible for Luci to add a raised lap pool with a waterfall, surrounded by aquatic plants. The 14th floor suite, which is cruciform in shape, opens to large terraces on each of the building's four corners. With the help of master gardeners, Luci completely redesigned the landscaping to include native plants from five topographies of Texas.

"The materials we chose for our home are indigenous to Texas – limestone, mesquite, curly maple – because we want our home to be grounded in its Texas heritage," says Luci.

"Living downtown in the Norwood Tower is our commitment to the future of Austin. I believe every downtown is the physical, spiritual and economic heart of a community. It is our passionate desire to be a part of the marvelous parade revitalizing and recapturing the soul of this city we love. Living in Austin is a gift to all of our lives. It is our family's joy and privilege to give back to the city we love."



As the youngest daughter of former President Lyndon Baines Johnson and Lady Bird Johnson, **Luci Baines Johnson** has been in the public spotlight since she was a teenager. Today she is Chairman of the Board of LBJ Assets Management Partners GP, LLC (LAMP) and Vice President of **BusinessSuites** – a nationwide office business center owned by Luci and her husband, who serves as CEO of the company. Founded in 1989, BusinessSuites LLP has 13 locations in Austin, Dallas, Houston, Las Vegas and Baltimore, Columbia and Owing Mills, Md.

Luci and Ian married in 1984 and began their life together in Toronto, merging Luci's four children and Ian's son into one family. Today they share ten grandchildren. Shortly before their return to Austin in 1992, Johnson bought the 1938 **Brown Building**. Mesmerized by downtown living, she converted the building into Austin's first downtown residential lofts, reusing everything that had any historic, aesthetic or environmental worth.

Johnson makes dozens of speeches each year on behalf of many of the same causes as those of her father and mother. She serves the community in a number of professional and public capacities through her work on behalf of the Lady Bird Johnson Wildflower Center, the Lyndon Baines Johnson Foundation – which supports the LBJ Library and LBJ School of Public Affairs, and SafePlace. She is also a co-founder of Childrens' Hospital Grandparents' Club, a life trustee of Childrens' Hospital Foundation of Austin and the Seton Fund, a member of the advisory board of Trinity School in Austin, a member of the board of KLRU, and former member of the advisory boards of the University of Texas School of Nursing and School of Communications.

Ian Turpin is currently President of LBJ Asset Management Partners GP, LLC, which manages public and private equity portfolios for private clients. Ian served as president and a director of The LBJ Holding Company and various Johnson family affiliates from 1992 to 2003. These businesses included broadcasting, real estate, private equity investments and diversified portfolios. Ian is also CEO of BusinessSuites, LLP, and is on the board of Texas Capital Bancshares, Inc. Prior to moving to Texas, Ian had an 18-year international banking career as an executive with several multi-national banks. Ian received his Masters Degree in Business in the UK, his birthplace. His volunteer activities currently include board membership with Seton Hospital Network and St. Edward's University. He is chair of the Planned Giving committee and a former board member of the Lady Bird Johnson Wildflower Center.

SUMMARY

At the time it was built, the Norwood Tower was the tallest and most modern building in downtown Austin. The 1980s exterior restoration of the building has a high degree of integrity and maintains the 1929 intent of Norwood and his architects, Giesecke & Harris.

Its history is intricately interwoven with a number of Austin's oldest families and individuals who have played important political, business and professional roles in the community and the nation, thus exemplifying cultural, economic, social and historical heritage of the city, state and nation.

Located adjacent to the National Register's Congress Avenue Historic District, the Norwood Tower holds a valuable place in Austin's business district and is being submitted concurrently for consideration as a Recorded Texas Historic Landmark and a City of Austin Historic Landmark. The Norwood Tower is deserving of historic landmark status because it possesses unique character, interest and historical significance for the City of Austin. It embodies distinguishing characteristics of the Gothic architectural style, a style unique to this building in Austin's downtown business district. It is also the labor of a native Austin architect whose work has influenced the development of the city.

ADDENDUM

Legal Description: Lots 9,10, 11 and 12, and portions of lots 7 and 9 in Block 83, Original City of Austin in Travis County, Texas. Metes and Bounds attached.

Square Footage: 35,769 square feet (approximately 7200 square feet rentable space per floor)

Travis County Appraisal Map Numbers:

Unit #1 Tax #0206032103000 ID 525323 \$11,408,558 Garage + floors 1-13, 16

Unit #2 Tax #0206032102000 ID 525322 \$896,270 7,523 sqft

Charter #53075; domestic charters, microfilm reel 239-9

July 16, 1929 Norwood Buildings, Incorporated. Austin, Texas.

Associates: O.O. Norwood (251,000), Mrs. Calie Norwood (246,000), A.S. Norwood (1,000), Dudley Miller (1,000), and M.W. Gove (1,000)

Directors: O.O. Norwood, Calie Norwood, Dudley Miller

Attachments:

- | | |
|-------------------------------------|-------------------------------------|
| • Photo List & Photographs | • Metes & Bounds |
| • Deed Chain | • Sanborn Map 1935, Sheet 1 |
| • Occupancy Record (partial) | • Site plan/footprint |
| • Travis Central Appraisal District | • Seven sample floor plans (modern) |
| Map #20603, 2003 | • Modern sales brochure |

PHOTOS

Historical Photos/drawings:

1. PICH 00344 circa 1929-30, by Jordan-Ellison Photographers; Austin History Center; southwest corner of Motoramp & Norwood Building
2. Advertisement for Steel Joists with rendering (pre-1929)
3. 5X7 horizontal view from negative in the LBJ Holding Company archives, circa 1929, Jordan-Ellison Photographers – south and west facades of Motoramp and Norwood Building
4. Same as above, variation of same view
5. Color photo from 1968 Annual Report, Capital National Bank
6. Black and white design rendering from Rust Properties era, circa 1982

Modern Photos:

- Cover color photo insert, south façade clock tower detail, by Phoebe Allen, 2002
- Color photo insert, penthouse terrace w/ Luci Baines Johnson, by Deana Newcomb, 2002
- Black & White Photos by Phoebe Allen, 2006
 1. Front, south façade
 2. Front detail
 3. West façade, from southwest view
 4. East façade w/ fire escape stairwell
 5. Rear, north façade (5 X 7")
- Exterior details, 1999, by Alan Garretson (photocopies of 9 photos)

DEED CHAIN

| <u>Date</u> | <u>Grantor</u> | <u>Grantee</u> | <u>Volume/Page/Price</u> |
|---------------|---|--|---|
| Aug. 26, 1925 | W.T. Caswell | O.O. Norwood | 378/244 \$63,000 |
| Jan. 16, 1929 | O.O. & Calie Norwood | Norwood Bldg. Inc. | 433/81 \$500,000 ("known as Motoramp Bldg, Annex, and Norwood Office Bldg.") |
| Nov. 29, 1944 | Norwood Bldgs, Inc (T.J. Butler, pres) | to Capital National Bank | 748/614 |
| June 2, 1980 | 1 st National Bank Dallas - CNB Joint Venture | Dallas, J. Ellis trustee (Warranty Deed w/vendor's lien) | 7001/944 \$4M |
| Dec. 31, 1984 | CNB Joint Ventures (composed of Rust Properties and Jack Morgan, trustee of Wimgrove Nominees Ltd.) | to Norwood Associates (composed of MRI Business Properties Fund, Ltd. & Rust Properties) | 8971/128 |
| Aug. 26, 1991 | Rust Properties (Jack Crosby, Jack Morgan, partners) | MRI Business Properties Fund Ltd (CA) | 11582/0265 |
| June 28, 1996 | MRI Business Properties | Norwood Properties Inc. | 12718/269 |
| June 26, 1996 | Norwood Properties Inc. | Carr America LP (Delaware) | 12718/2985 |
| Dec. 17, 1997 | Carr America Realty LP | Norwood Tower LP | 13084/2186 |
| Sept. 5, 2001 | Norwood Tower LP | Luci Baines Johnson [Unit #1 -top two floors] | |

OCCUPANCY RECORD - From Austin City Directories unless otherwise noted.

1929 #112-118 Norwood Building, and #120-122 Norwood Motoramp Inc.

1929, as published in the American Statesman, Aug. 11, 1929, pp. 34-36:

Floor Occupant

| | | | |
|----------|---|-----------|---|
| 1 | Renfro Drugstore | 9 | M.H. Boerner, M.D. |
| 2 | Bull & De Viney, Insurance | | Dr. Barney Farmer, Dentist |
| | Tracey B. Horne, Osteopathic | | Dr. E. Waid Robison, Urologist |
| | Physician & Surgeon | | Dr. R.L. Struhall, Dentist |
| 3 | Mrs. Mary Foster, Dressmaking | 10 | Matthew F. Kreisle, M.D. |
| | Ben F. Jones, M.D. | | Drs. Lynn & Lynn, Dentist |
| | Thomas D. McCrummen Practice | | Dr. M. Ethel Stroman, |
| | limited to infants and children | | Osteopathic Physician & |
| | Luther Norman, Kansas City Life | | Surgeon |
| | Insurance Co. | | Dr. R.T. Weber, Dentist |
| 4 | Vacant | 11 | Dr. J.J. Cherico, Dentist |
| 5 | J.J. Brady, M.D. | | Dr. Albert Deveny, Osteopathic |
| | C.A. Mathews, M.D. | | Physician & Surgeon |
| | Dr. Will E. Watt, Surgery | | Dr. W.L. Gifillan & Son, |
| | Dr. John Hill Watts, Dentist | | "Complete Insurance Service" |
| 6 | Austin Associated Advertisers | | Great Southern Life Insurance Co |
| | Dr. G.E. Echhardt, Dentist | | Hornsby & Hornsby |
| | Dr. Andrew J. Freund, Dentist | | T.F. McIntosh Company, Real |
| | Hammerman & Gainer, | | Estate and Insurance |
| | Insurance Adjusters | | Mrs. Harry Quist, Notary Public |
| | Dr. N.R. Jackson | | Dr. M.E. Rogers, Dentist |
| | Anna I. Sandbo, Attorney-at-Law | | Dr. J.V. Seigmund & Dr. S.H. |
| | Dr. G.B. Vosburg, Foot | | Johnson, Orthodontists |
| | Specialist | 12 | The National Life and Accident |
| | Dr. W.L. Wier, Dentist | | Insurance Co. |
| | Frank L. Wilcox & Co., Certified | | O.W. Sandstrom, Attorney |
| | Public Accountants | | Edgar Freeman Smith, Attorney |
| 7 | C.E. Carter, M.D. | | and Counselor at Law |
| | J.F. Gulette, M.D., Surgery and | | Woodward & Gay, Attorneys at |
| | General Practice | | Law |
| | Law Offices of King & York | 13 | Vacant |
| | Dr. James M. Loving | 14 | R.L. Batts |
| 8 | Dr. T.F. Cox, Dentist | | White, Wilcox, Taylor & |
| | Joe Gilbert, M.D. | | Gardner, Attorneys at Law |
| | Wm. E. Williams, M.D. | 15 | Vacant |

Unknown room numbers, mentioned in other sources:

Palace Barber Shop^{xxiii}

Herman Brown of Brown & Root AS 8/11/29

Nelson Sandwich Shop AS 8/11/29, p. 46

Gracy Travis County Abstract Company^{xxiv} AS 8/11/29

1930-31:111 W. 7th: Texan Cafeteria & Coffee Shop112 W. 7th: Republic Bank & Trust Co.
Mercantile Securities Corp.114 W. 7th: Norwood Building**Rooms:**

- 200 Austin Dental Laboratory
- 201 Pettway Dental Supply Co.
Pettway R.W. office
Automobile Underwriters Ins.
Co.
Austin Ins. Agency
Daily Court Report
Gibson, J.P., Broker
- 202 Austin Optical Co.
- 203 Bull & Deviney, Insurance
- 204 Gracy-Travis County Abstract
Co.
Stewart Title Guaranty Co.
Gracy, D.C., lawyer

Additional notable listings:211 **Travis County Medical Society
& Library**403 **Palace Barber Shop...to 1940.**404 **Marinello Beauty Shop ...1940.**...Attorneys, physicians, dentists,
osteopaths, insurance companies, etc...5th Floor **Austin Club**511-13 **Giescke & Harris, architects**
(only CD listing)606-7 **Brown & Root Inc. contractors**
(only CD listing)

701-4 Austin X-Ray Laboratory

1006 **Elgin Standard Brick Mfg. Co.**

1205 W.A. Keeling, lawyer

13th Fl. State Highway Dept. Div 14

1409-10 O.O. Norwood, investor

15th floor – vacant**1932-33**112 W. 7th: Republic Bank & Trust Co.114 W. 7th: Norwood Building Rooms:

Elgin Standard Brick Mfg. Co. #303.

Dan Moody, lawyer #903... '44/45...

T.J. Butler, 15th floor... '60...**1939 & 1940 Norwood Building Directories, Capital National Bank**

(These two small booklets are in the historical files of Norwood Tower, LP.)

Numerous accountants, salesmen, insurance companies, doctors, dentists, attorneys, clerks,
secretaries, elevator operators, garage employees, etc. are listed as working for themselves or in
the following companies:**Capital National Bank**, Walter Bremond, president; W.A. Keeling, chairman of the board; John
Gracy, vice-president; Walter Bohn, vice-president

American National Insurance Company

Austin Dental Laboratory

Austin Optical Company

KNOW Radio (through 1965..., in former Austin Club atop garage)

Renfro Drug Company

National Life & Accident Insurance Company

Palace Barber Shop

Marinello Guild Beauty Shop

Texas Petroleum, Inc.

Texas Wholesale Liquor Dealers Association

1944-45

112 W. 7th Capital National Bank
 114 W. 7th: Capital National Bank Building
 513 US Treasury Dept. War finance committee
 607 Braniff Airways traffic dept. ...1952...

1952

111 Travis Barber Shop
 114 Capital National Bank Building
 1202 Dan Moody ...1965...

1960

114-120 Capital National Bank Bldg.
 114 Capital National Bank
 Room 1203 Moody, Dan & Dan Jr.

1965

114 Capital National Bank
 805 Moody, Dan Jr.
 12th Fl **Clark Thomas Harris Denius & Winters**
 205 W. 7th: Gracy Title Building
 209 W. 7th: Capital National Drive Thru Bank

1978 (from Laurie McClain, The Norwood Building, p. 1-2, Nov. 27, 1978)**Floor Occupant**

| | | |
|---|---------------------------------|-------------------------------------|
| 1 | Capital National Bank | James P. Nash, Oil |
| 2 | Capital National Bank | Robert Teaten, Oil |
| 3 | Capital National Bank | Texas Methodist Foundation |
| 4 | Capital National Bank | 10 Clark, Thomas, Winters and |
| 5 | Capital National Bank | Shapiro, Attorneys |
| 6 | State Board of Veterinary | 11 Capital National Bank, Personnel |
| | Examiners | 12 Capital National Bank, Personnel |
| 7 | Capital National Bank | 13 McCall, Parkhearst, and Harten, |
| 8 | D, R, Price, R.W. Bridges, Real | Attorneys |
| | Estate | Edwards, Heath and Company |
| | Proctor and Jones, Attorneys | Ronald Moore, Dentist |
| | Travis County Daily Court | John Barton, Real Estate |
| | Report | Henry Brooks |
| | O.F. Jones, Attorney | 14 Powers and Rose |
| 9 | Howard Cox, Investments | 15 Storage (former penthouse) |

1985-86

114 Norwood Tower

Lobby Alliance Bank

500 Rust Properties, Inc.

1300 Rust Capitol/Ventures/Group/Financial Service

1400 Texas Society of Architects

1400 Texas Architect Magazine

1991 (Lauderdale; lobby directory Dec. 1991)

Floor Occupant

Motoramp Hibernia National Bank

Colorado Street Café

- | | |
|---|--------------------------------------|
| 1 | Brim & Arnett, Attorneys |
| 2 | Insurance/Reinsurance Services, Inc. |
| | Laserscan Data Services, Inc. |
| | Sal Levantino, Attorney |
| | Rust Capital, LTD |
| | Rust Group, LP |
| | Vista Investments |
| | Vista Leasing |
| 3 | Vacant |
| 4 | City of Austin Department of Law |
| 5 | City of Austin Department of Law |
| 6 | Bissex and Hendrick, P.C. |
| | Law Offices of William D. Bryce |
| | Metric Property Management |

- | | |
|----|--|
| | Mem and Associates |
| 7 | The Baron company, Inc. |
| | Laguna Seca Investment Company |
| | Media Southwest |
| 8 | Texas Public Power Association |
| 9 | Vacant |
| 10 | Mission Cable Company, LP |
| 11 | Vacant |
| 12 | Gary F. DeShazo and Associates |
| | Texas Verbatim Reporters |
| 13 | Austin Ventures |
| | Rust Ventures |
| 14 | Texas Architect Magazine |
| | Texas Architectural Foundation |
| | Texas Society of Architects |
| 15 | Vacant (most recently, Dorado Securities Corporation |

Tenant Roster 11/15/1999

London and Kelly

Choice Communication

French Affair Catering

Norwood Gallery

Sal Levantino

Austin Venture Partners

Acuscribe

LBJ Holding Company

UT System

Brothers & Thomas

Kentor Company

Periscope

Samuel Graham

Spur Capital

Hershel Meriwether

Gary Raymond

Don Roberts

Jan Demetri, CPA

City of Austin Law Department

Gary DeShazo & Associates

Luci Johnson & Ian Turpin

George, Donaldson & Ford, attorneys

Karl Bayer

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 - Interview with Allwyn Gannaway, Dec. 16, 1981, by Martha Doty Freeman
 - Interviews with N.T. Barron, son of contractor Frank Barron, Dec. 28, 1981, Jan. 26 and 29, 1982, by Martha Doty Freeman
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ENDNOTES

ⁱ Interview with Allwyn Gannaway, Dec. 16, 1981, by Martha Doty Freeman; PHOTO of Harris: PICB 20285, Austin History Center, Harris AF bio file

ⁱⁱ Telephone interview with Frank Barron, general contractor for both buildings, Dec. 28, 1981, by Martha Doty Freeman.

ⁱⁱⁱ According to Larry McNeil, historian with Clark Thomas & Winters firm, in a phone interview by Phoebe Allen, 6/11/04. He joined the firm in 1975 and recalls the elevator attendants were there for a few more years.

^{iv} Brooks later designed the LBJ Library, as well as the U.S. Embassy in Mexico City, and the Labor Department Building in Washington D.C.

^v City of Austin files for 1012 Edgecliff.

^{vi} Austin American Statesman clipping, 1991, "Women's Chamber to restore Norwod Estate," clipping in Norwood file of Austin History Center. Interview (1981) with Beatrice Norwood by Martha Doty Freeman (AHC file). Austin American Statesman: Obituary 5/12/ 1961.

^{vii} Austin Statesman 8/27/1925

^{viii} Freeman, Martha Doty, "Motoramp, Austin Club, Norwood Building Chronology," 1981; and Austin Statesman, January 19, 1928.

^{ix} Interview with Mrs. A.W. Harris and A.W. Harris Jr, Dec. 10, 1981, by Martha Doty Freeman.

^x Interview with Lewis Hamby, Jan. 8, 1982, by Martha Doty Freeman. Also, Austin American, May 11, 1961: The Milam Building in San Antonio already had a similar air-conditioning system, but air was introduced from the hallways rather than being introduced directly into the office through air ducts. The Norwood Tower may have been the first in the country to have ducts in individual offices. The AC system was designed by Lloyd D. Royer, a mechanical engineer from San Antonio, with Frank Barron as the contractor.

^{xi} Austin Statesman 2/20, 1928

^{xii} Interview with Mrs. A.W. Harris and A.W. Harris Jr, Dec. 10, 1981, by Martha Doty Freeman

^{xiii} Freeman, Martha Doty, "Motoramp, Austin Club, Norwood Building Chronology," 1981; and Austin Statesman, January 19, 1928.

^{xiv} Interview with Mrs. A.W. Harris and A.W. Harris Jr, Dec. 10, 1981, by Martha Doty Freeman.

^{xv} Telephone interview of Will Shepherd, Norwood Tower project manager for Rust Properties, by Regina Lauderdale, Dec. 3, 1991.

^{xvi} McLain, Laurie, "The Norwood Building," architecture-student project, The University of Texas at Austin, Architecture Library. Nov. 27, 1978.

^{xvii} According to Victor Eberly in a telephone interview by Regina Lauderdale, Dec. 3, 1991, *ibid.*, most of the original marble bathroom partitions were discarded or sold; those which were not too badly stained or cracked were used in the 13th floor bathrooms.

^{xviii} Chris Carson, telephone interview by Regina Lauderdale, Dec. 9, 1991. Lauderdale, "The Restoration of the Norwood Tower & Motoramp in Downtown Austin," Dec. 1991.

^{xix} Telephone interview of Will Shepherd, Norwood Tower project manager for Rust Properties, by Regina Lauderdale, Dec. 3, 1991.

^{xx} Untitled two-page publication with color photographs, circa 1983; Norwood Tower LP files.

^{xxi} Terrazo floor tiling in the lobby was replaced with travertine marble to match the walls, using original marble for the wainscoting and floors, supplemented by marble obtained from Aquorium, Mexico, according to Carson and Shepard, *ibid.*, 1991.

^{xxii} Will Shepherd, *ibid.*

^{xxiii} "Palace Barber Shop in the Norwood Building, temporary location 806 Congress Ave." From ad in same newspaper

^{xxiv} From Martha Doty Freeman, "Motoramp, Austin Club, Norwood Building Chronology."