

A U S T I N C I T Y C O U N C I L

**AGENDA****Thursday, August 31, 2006** + **Back** **Print****Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 57**

**Subject:** C14H-05-0017 – Baugh-Colby House – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1102 Enfield Road (Shoal Creek Watershed) from multi-family residence-medium density-neighborhood plan (MF-3-NP) combining district zoning to multi-family residence-medium density-historic-neighborhood plan (MF-3-H-NP) combining district zoning. Staff Recommendation: To grant multi-family residence-medium density-historic-neighborhood plan (MF-3-H-NP) combining district zoning. Planning Commission Recommendation: To grant multi-family residence-medium density-historic-neighborhood plan (MF-3-H-NP) combining district zoning. Applicant: Historic Landmark Commission. City Staff: Steve Sadowsky, 974-6454

**Additional Backup Material**

(click to open)

- ☐ **Staff Report**
- ☐ **Ordinance**

**For More Information:**

## ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-05-0017

HLC DATE:

August 22, 2005

September 26, 2005

June 26, 2006

PC DATE:

August 8, 2006

AREA: 16,336 square feet

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Baugh-Colby House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1102 Enfield Road

ZONING FROM: MF-3-NP

TO: MF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from multi-family, neighborhood plan (MF-3-NP) district to multi-family, neighborhood plan – Historic (MF-3-H-NP) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: August 22, 2005: Initiated a historic zoning case. Vote: 6-0 (Leary absent). September 26, 2005: Granted an indefinite postponement at the request of the property owner. June 26, 2006: Recommended a zoning change from multi-family, neighborhood plan (MF-3-NP) district to multi-family, neighborhood plan – Historic (MF-3-H-NP) combining district zoning. Vote: 9-0.

PLANNING COMMISSION ACTION: Recommended a zoning change from multi-family, neighborhood plan (MF-3-NP) district to multi-family, neighborhood plan – Historic (MF-3-H-NP) combining district zoning. Vote: 8-0 (Moore absent).

DEPARTMENT COMMENTS: The house is listed in the Comprehensive Cultural Resources Survey (1984) but without a preservation priority. It is contributing to the Old West Austin National Register Historic District.

CITY COUNCIL DATE: August 24, 2006

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

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Old Enfield Homeowners Association

BASIS FOR RECOMMENDATION:

The ca. 1918 house is significant for its architecture and its associations with Dr. Malcolm Y. Colby, a professor of physics at the University of Texas, and as the home of James Baugh, an associate justice in the State Court of Civil Appeals.

### **ARCHITECTURE**

The ca. 1918 Baugh-Colby House is a two-story Prairie School-styled stucco house with a hipped roof, shed-roofed hood over the front door, and segmental-arched sunporch to the left. The Prairie School of design originated in Chicago and was popularized by architects such as Frank Lloyd Wright. The basic tenets of Prairie School design were a low profile house with an emphasis on the horizontality of the composition, banded or grouped windows, and a hipped roof. The Baugh-Colby House exhibits all of the distinguishing features of a Prairie School house.

### **HISTORICAL ASSOCIATIONS**

Mrs. Ethel F. Webster had this house built in 1917-1918. She was a widow, and listed no occupation in the 1918 city directory. The next occupants were Beeman and Nannie Strong in 1920. Strong was an associate judge for the Commission of Appeals. In 1922, the house was occupied by William and Bonnie Marshall. Marshall was the chief accountant at Bennett-Tarlton & Company, cotton exporters. Abner Green, a law professor at the University of Texas, is listed as the owner of the house in 1924. From 1927 through 1933, the house was owned by James and Rose Baugh. Baugh was an associate justice in the State Court of Civil Appeals. The house was rented by Bailey Jones, a repairman, in the early 1940s. From 1947 to 1957, the house was owned and occupied by Malcolm Colby (1892-1962), a physics professor at the University of Texas. Colby began teaching at the University of Texas in 1924 in the Physics Department. He became Professor of Physics in 1934, chair of the Department of Physics from 1942 to 1947, and again from 1954 to 1957. He was the Executive Director of the War Research Laboratory and the Military Physics Research Laboratory at the University of Texas until his retirement in 1957. His research included works on crystal structure, X-ray diffraction, and radioactive determination of the age of rocks. He wrote Sound Waves and Acoustics, an advanced undergraduate textbook, in the late 1930s, as well as numerous lab manuals. After Colby retired in 1957, he moved to Rochester, Minnesota, and the house was sold to Robert and Anna Porter, who owned the house until recently.

**PARCEL NO.:** 02100005050000

**DEED RECORD:** Docket No. 2001194121TR

**LEGAL DESCRIPTION:** The South part of Lot 29 and the South 105 feet of the East 13.5 feet average of Lot 28, Outlots 6-8, Division Z, Enfield "A".

**ANNUAL CITY TAX ABATEMENT:** \$1,174 (Owner-occupied rate); \$587 (Income-producing rate).

**APPRAISED VALUE:** \$396,123

**PRESENT USE:** Vacant

CONDITION: Fair

PRESENT OWNER

Peter Gardere  
1509 Juliet Street  
Austin, Texas 78704

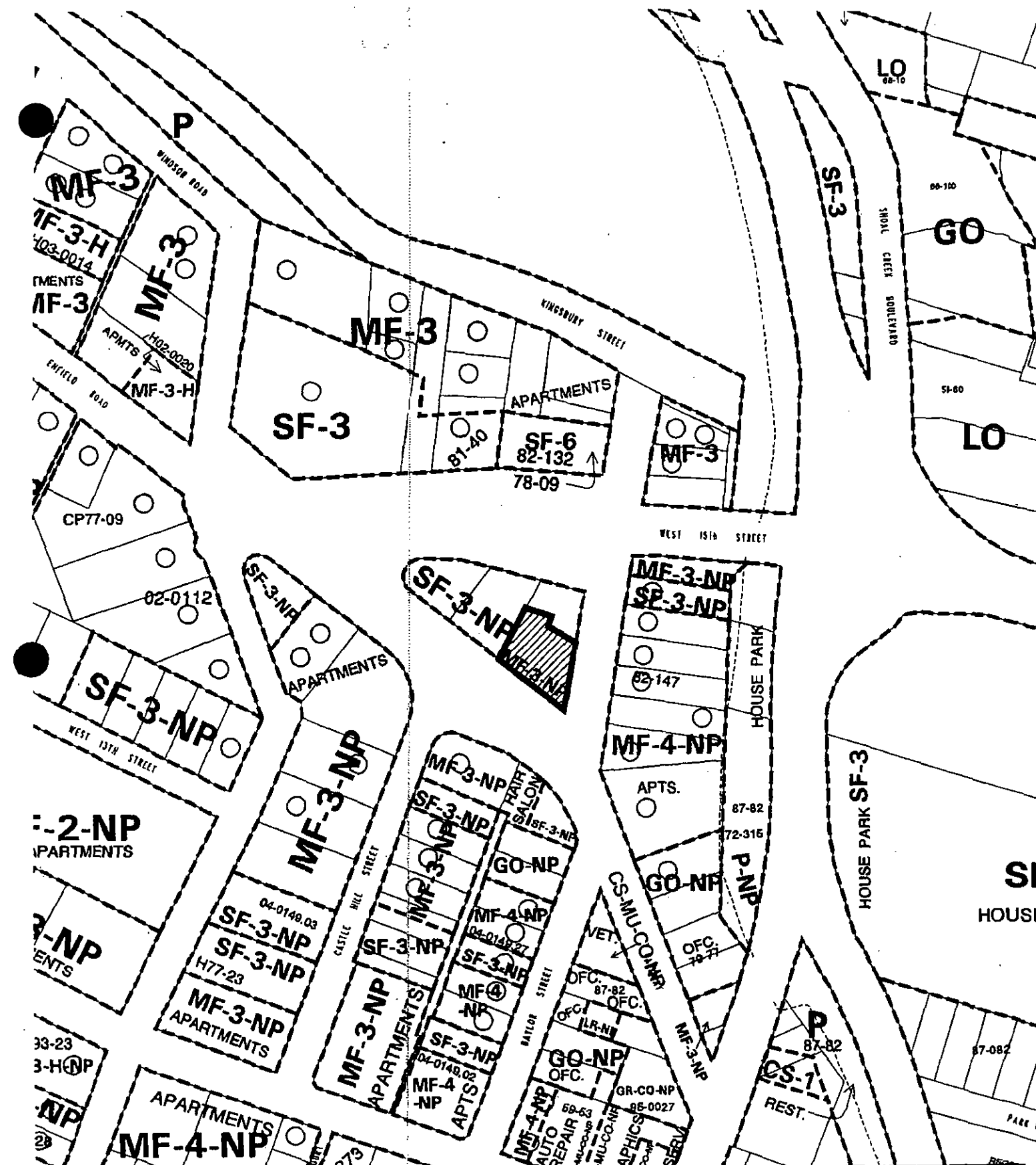
DATE BUILT: ca. 1918



ALTERATIONS/ADDITIONS: None apparent; house is presently boarded up.

ORIGINAL OWNER(S): Mrs. Ethel Felder Webster (1918)

OTHER HISTORICAL DESIGNATIONS:

None.



SUBJECT TRACT   
PENDING CASE   
ZONING BOUNDARY   
CASE MGR: S. SADOWSKY

**NATIONAL REGISTER DISTRICT PERMIT**

**CASE #: NRD-05-0051**

ADDRESS: 1102 ENFIELD RD

**SUBJECT AREA (acres):** N/A

DATE: 05-06

INTLS: SM

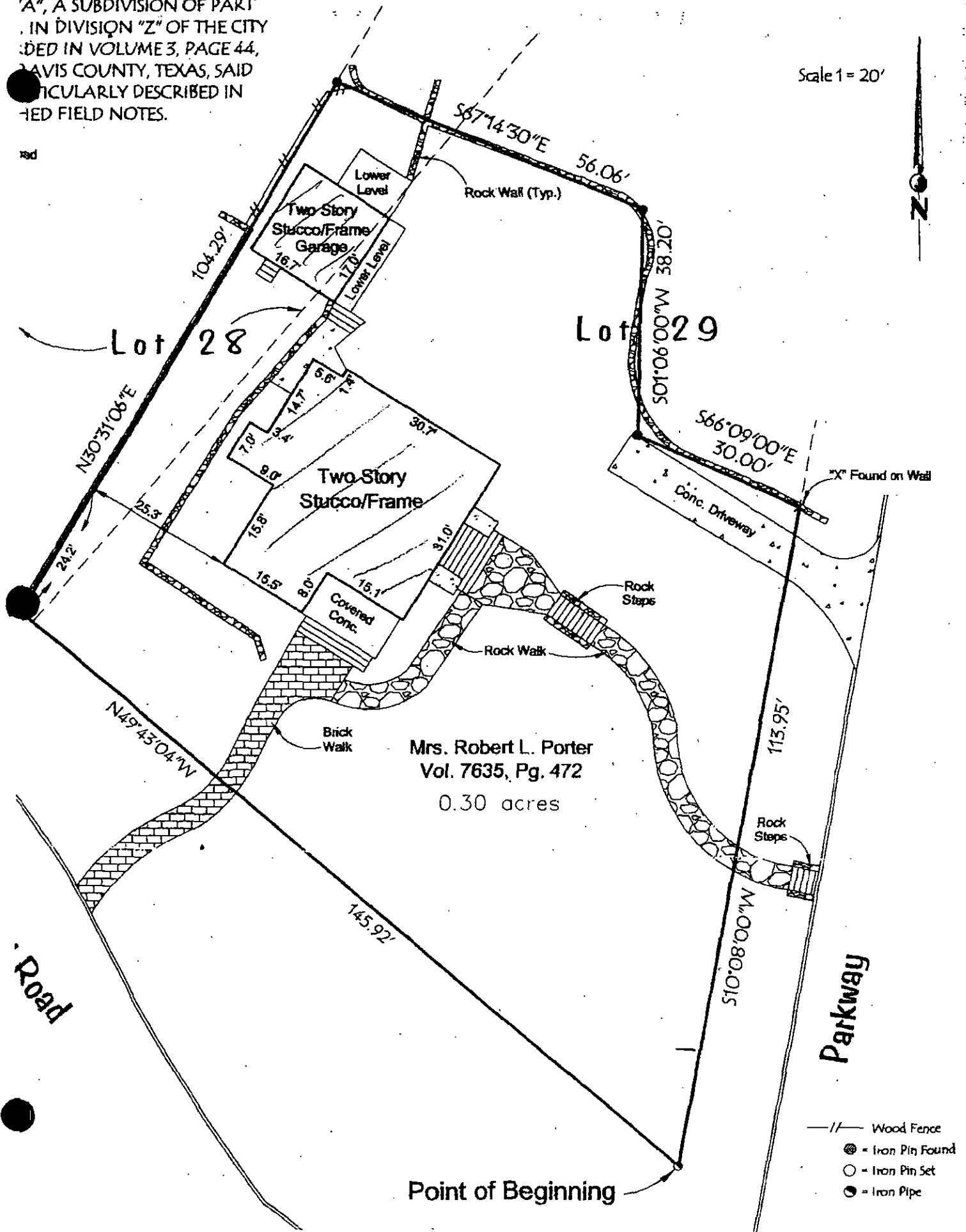
CITY GRID  
REFERENCE  
NUMBER  
H23



1102 Enfield Road  
ca. 1918

PART OF A PORTION OF LOTS  
 'A', A SUBDIVISION OF PART  
 , IN DIVISION "Z" OF THE CITY  
 DED IN VOLUME 3, PAGE 44,  
 DAVIS COUNTY, TEXAS, SAID  
 ICULARLY DESCRIBED IN  
 ED FIELD NOTES.

Scale 1" = 20'



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

NO 120726

ACCOUNT NUMBER: 02-1000-0505-0000

PROPERTY OWNER:

GARDERE PETER ALEXANDER  
3102 PECOS ST  
AUSTIN, TX 78703-1149

PROPERTY DESCRIPTION:

S PT OF LOT 29 \*S105' OF E13.5'AV  
OF LOT 28 OLT 6-8 DIV Z ENFIELD A

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 1102 ENFIELD RD

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

| YEAR              | ENTITY                | TOTAL      |
|-------------------|-----------------------|------------|
| 2004              | AUSTIN ISD            | *ALL PAID* |
|                   | CITY OF AUSTIN (TRAV) | *ALL PAID* |
|                   | TRAVIS COUNTY         | *ALL PAID* |
|                   | HOSPITAL DISTRICT     | *ALL PAID* |
|                   | ACC (TRAVIS)          | *ALL PAID* |
| TOTAL SEQUENCE 0  |                       | *ALL PAID* |
| TOTAL TAX:        |                       | *ALL PAID* |
| UNPAID FEES:      |                       | * NONE *   |
| INTEREST ON FEES: |                       | * NONE *   |
| COMMISSION:       |                       | * NONE *   |
| TOTAL DUE ==>     |                       | *ALL PAID* |

TAXES PAID FOR YEAR 2004 \$11,115.40

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

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 06/02/2005

Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By: Joyce Henderson



OCCUPANCY HISTORY  
2 ENFIELD ROAD

From City Directories, Austin History Center  
By City Historic Preservation Office, September, 2004

|         |   |
|---------|---|
| 1979    | Robert L. Porter (Anna), owner<br>Salesman  |
| 1975    | Robert L. Porter (Anna), owner<br>Salesman, Smith Chrysler-Plymouth   |
| 1970    | Robert L. Porter (Anna), owner<br>Salesman, Smith Chrysler-Plymouth   |
| 1966    | Robert L. Porter (Anna), owner<br>No occupation listed  |
| 1962    | Robert L. Porter, Jr. (Anna), owner<br>Building contractor  |
| 1959    | Robert L. Porter, Jr. (Anna), owner<br>Carpenter  |
| 1957    | Malcolm Young Colby (Lacy), owner<br>Professor, University of Texas   |
| 1954    | Malcolm Y. Colby (Lacy), owner<br>Professor, University of Texas  |
| 1952    | Malcolm Y. Colby (Lacy), owner<br>Professor, University of Texas  |
| 1949    | Malcolm Y. Colby (Lacy), owner<br>Professor, University of Texas  |
| 1947    | Malcolm Y. Colby (Lacy), owner<br>Professor, University of Texas  |
| 1944-45 | Bailey A. Jones (Linda), renter<br>Repairman<br>NOTE: Malcolm Colby is listed as a professor living at 1825<br>Travis Heights Boulevard |

1942 Bailey A. Jones (Linda), renter  
No occupation listed

1940 Bailey A. Jones (Linda), renter  
Repairman

1937 Bailey A. Jones (Linda), renter  
No occupation listed

1935 Winfield S. Randall (Henrietta)  
Oil operator  
NOTE: Bailey Jones is not listed in the directory.

1932-33 James H. Baugh (Rose), owner  
Associate justice, State Court of Civil Appeals  
NOTE: Winfield Randall is not listed in the directory

1930-31 James H. Baugh (Rose), owner  
Associate justice, State Court of Civil Appeals  
Rose: Instructor, University of Texas

1929 James H. Baugh (Rose), owner  
Associate justice, State Court of Civil Appeals  
Rose: Instructor, University of Texas

1927 James H. Baugh (Rose), owner  
Associate justice, State Court of Civil Appeals  
Rose: Instructor in English, University of Texas

1924 Abner L. Green (Notra), owner  
Professor of Law, University of Texas  
NOTE: James H. Baugh is listed as living at 1309 Brazos Street

1922 William S. Marshall (Bonnie), renter  
Chief accountant, Bennett-Tarlton & Company, cotton exporters  
NOTE: Abner Green is listed as rooming at 15 Enfield Road

1920 Beeman E. Strong (Nannie), renter  
Associate judge, Commission of Appeals  
NOTE: William S. Marshall is listed as rooming at 405 E. 3<sup>rd</sup> Street

1918 Mrs. Ethel F. Webster, owner  
Widow, Harry Webster  
No occupation listed

1916

No houses listed on Enfield Road

**IN MEMORIAM**  
**MALCOLM Y. COLBY**

Dr. Malcolm Y. Colby became a member of the faculty of The University of Texas in 1924, as Instructor in Physics. Passing through all the ranks of the faculty, he became Professor of Physics in 1934; and Professor Emeritus of Physics in 1958. He served also as Executive Director of the War Research Laboratory and later of its successor, the Military Physics Research Laboratory, from December, 1945, to February, 1957. Dr. Colby passed away in Rochester, Minnesota, on December 10, 1962.

Dr. Colby is survived by his wife, Lacy A. Colby of Rochester, Minnesota; his son, Malcolm Y. Colby, Jr., M.D., Rochester, Minnesota; a brother, Bert M. Colby, Madill, Oklahoma; and three sisters, Mrs. Grant Saylor, Honey Grove, Texas; Mrs. Arthur F. Nichols, Austin, Texas; and Mrs. Wyatt Robertson, San Antonio, Texas.

Dr. Colby was born in Honey Grove, Texas, on August 17, 1892. He was married to Lacy Adele Smith on August 10, 1915. He began his career as a teacher in physics, Spanish and Latin in the Lufkin and Devine High Schools. Later he served as manager of a store. When World War I came he was named as Supervisor of the School of Radio Operators at The University of Texas. Following the Armistice he became a bank cashier in Madill, Oklahoma. After six years in that post he became a member of the faculty of The University of Texas.

Dr. Colby received his A.B. degree from The University of Texas in 1915 and his A.M. degree in 1925. The University of Chicago awarded him the doctorate in 1929. His record in graduate studies at The University of Chicago was indeed a distinguished one, the promise of which he lived up to in the fullest in his later researches.

Dr. Colby was Chairman of the Department of Physics from 1942 - 1947, at which time he asked to be relieved because of illness. Following his recovery he became Chairman again in 1954 and served until 1957.

Dr. Colby's services to The University of Texas were many and varied. In addition to his departmental chairmanship and his headship of the War Research Laboratory and the Military Physics Research Laboratory, he served as Councilor for the Oak Ridge Institute of Nuclear Studies as representative of The University of Texas from 1953 to 1957. In that capacity he participated in numerous research conferences on nuclear reactors at Oak Ridge, Raleigh, and elsewhere. He was a member of the Special Study Committee for Physics and Mathematics of the Oak Ridge Council and made outstanding contributions to the deliberations of the Committee. He also served on the Special Programs Committee of the Oak Ridge Council and he was active in all of the regular general meetings of the Council.

At the beginning of his professional career, Dr. Colby's researches were, in the manner customary to physicists in the days of limited graduate student enrollment, highly individualized and self-sufficient. He not only conceived the problem of interest, he built the research equipment in the shop, cured its diseases, took his own readings on whatever instruments were involved, came to his own conclusions, plotted his own graphs, wrote his research papers, typed them and sent them off to the journals. In later years when graduate physics began to come into its own, he was swamped with promising master's and doctoral candidates who associated themselves with him in research.

His research field ranged widely from his early work in vacuum tube techniques, radio frequency measurements, high frequency resistance of condensers, to his later and extensive researches which were in the broad area of crystal structure, X-ray diffraction, range of alpha particles, stopping power of gases, contact potentials, neutron sources and techniques, radioactive determination of the age of rocks and many other topics. He published extensively in "The Physical Review," "The Journal of Scientific Instruments," "The Zeitschrift für Kristallographie," "Journal of the Optical Society of America," "Journal of the Franklin Institute," and other professional journals. He was the author of "Sound Waves and Acoustics," an advanced undergraduate textbook published by Henry Holt and Company in 1938. This textbook is widely

used in colleges and universities and it has formed an extremely valuable textbook basis for the training of young physicists through the years. Another book authored by Dr. Colby was "Light," published by the University Cooperative Society. He also published various laboratory manuals from time to time.

Dr. Colby was a member of the American Physical Society, The Society of the Sigma Xi, American Association for the Advancement of Science, Sigma Pi Sigma, American Society for Engineering Education, American Association of Physics Teachers, Texas State Teachers Association, American Association of University Professors. He is listed in "Who's Who in America," "Who's Who in the Southwest," "American Men of Science," "Leaders in American Science," and "Who Knows and What."

Professor Colby was, in the opinion of those of the Physics Faculty who survive him, the outstanding teacher of all times in the Department. For the beginning student he was ever an inspiration and a challenge. His lectures were beautifully organized, expertly delivered without class notes and well punctuated with human interest and bits of occasional humor. His upper division courses so deeply challenged the junior and senior student that his classes were crowded to the limit of the room. He was the first to establish an extremely successful version of the upper division laboratory in atomic physics which has formed the model of many such advanced laboratories today. His graduate courses were without question of the very highest type in that he motivated the student to be self-sufficient even if he was discouraged almost to the point of giving up. The distinguished list of Dr. Colby's master's and doctor's graduates, the positions they hold, and the attainments they have reached, are an outstanding credit to The University of Texas and to its Department of Physics.

At the University Dr. Colby served on the Faculty Council, the Legislative Council, the Engineering Sciences Placement Committee, the Personnel Policy Committee, the Committee on Work-Study Load for Graduate Students, the Science Fair Work Conference, the Graduate School Research Committee, the Committee on Meteorology, the Research Council Committee, the

Library Committee, the Discipline Committee, the Registration Committee, the Admissions Committee, the Degrees and Courses Committee of the College of Arts and Sciences and of the College of Engineering, Special-Committee on Requirements for the B.A. degree, Special Committee on Visual Aids, Committee on Testing and Guidance, Committee on Acquisition of Surplus War Materials and various scholarship committees. He served as Graduate Adviser in the Department of Physics and as the Placement Representative of the Department of Physics.

Even during his serious illnesses through the last several years of his professorship, Dr. Colby did his teaching and research magnificently. He retained his large following of students at all academic levels and he continued active in the professional journals. The record shows clearly that he was one of the outstanding members of the faculty of all times. His entire interest was in The University of Texas and his work there. No tribute such as this one can delineate his worth to the University.

A. E. Lockenvitz  
J. A. Focht  
C. P. Boner, Chairman

Distributed among the members of the General Faculty by the University Stenographic Bureau,  
September 3, 1963.

## HISTORY OF 2 ENFIELD (1102 ENFIELD) ROAD AUSTIN, TEXAS

Research by Elizabeth Whitlow  
August 18, 2005

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### Synopsis

- Descendents of Governor and Mrs. E. M. Pease, including their grandson Niles Graham, created the Enfield Realty and Home Building Corporation in 1916.
  - They platted the southeast corner of the Pease estate as the "Enfield A" subdivision. This area was bordered by West 12<sup>th</sup> Street on the south, Lorrain Street and Windsor Road on the west, Windsor also on the north, and Parkway (paralleling Shoal Creek) on the east.
  - The first house in this subdivision may have been 1102 Enfield, originally 2 Enfield, built in 1917. (It actually faces Parkway.) It is mentioned in a newspaper when construction was underway. Other houses were built at or about the same time on Enfield, but not mentioned in newspapers. Research is incomplete.
  - The first owner was Mrs. Ethel F. Webster, widow of Harry Webster. The deed record has not been found at this time, although it has been searched for.
  - This is a Prairie and/or Mediterranean style, two-story, stucco house. It was an upscale house in an upscale neighborhood, with beveled glass, tile, and beautiful woodwork. In the past four years while owned by Peter A. Gardere, the doors and windows have been removed and it has deteriorated. However, it can be restored as a charming, beautiful home in a very lovely neighborhood, to continue to fit in with the other homes in the area.
  - Saving this house contributes to the historic housing stock in this city, state, and nation. The value of architectural history to a city, its people, and civilization cannot be overestimated. Saving and restoring this house enhances the value of the area as no modern structure can do.
- 

### Background

The estate of Governor and Mrs. Elisha Marshall Pease, which centered on their home, Woodlawn, was beyond the city limits of Austin when they bought the property in 1859. Austin was then a twenty-year old city. Gov. and Mrs. Pease, the first occupants of the



Governor's Mansion, bought Woodlawn from James B. Shaw, who had been Comptroller in the Pease administration. Abner Cook built both of these mansions.

The elder two Pease children, Carrie and Julie, grew up at Woodlawn. (Their younger sister, Anne, died in 1862 or 1863.) Carrie married George Graham, son of Dr. Beriah Graham. (Dr. Graham's house was also built by Abner Cook.) After Carrie Graham died, her sister reared the Graham children, Richard Niles and Carrie Margaret, at Woodlawn. Miss Pease never married. She was known to be deeply attached to the beauty of natural surroundings and did not permit trees on the estate to be cut without her supervision, if at all. She lived until January, 1918.

By then, the next generation was developing part of that estate into Enfield. Business partners were Murray Graham, who is reported [but not yet documented] as a cousin of Niles and Margaret, as well as Paul Crusemann, Margaret's husband.

### **Pease lands and early development**

The Pease family had extensive land holdings around Austin and in other parts of Texas. Niles Graham's early stationery reflects real estate interests by the single word, "Lands."

The family did not live in isolation at Woodlawn, but roads between it and Austin to the east were developed slowly. Windsor Avenue was first, originally appearing in the City Directory in 1895, from Blanco northwest to the city limits. Enfield appeared as a road (from Windsor southwest to three blocks northwest of West 12<sup>th</sup>) in the City Directory of 1916, but no houses had yet been built. Because it lies on the gentlest slope down to Shoal Creek and, connecting with West 12<sup>th</sup> up the Shoal Creek valley into the city, it may have been an unnamed foot path and a horse and buggy road for many years before the area was platted and streets were named. (Speculation by this researcher.)

### **Original Plat for Enfield -A -**

On June 14, 1914, a plat for "Enfield -A - a Subdivision by R. Niles Graham et al of Part of Outlots 6, 7, and 8 in Division Z of the City of Austin, Travis County, Texas" was laid out with 65 planned lots. The area was bordered on the north by Lorrain Street and Windsor Road, and on the south by Parkway, paralleling Shoal Creek. The west boundary was West 12<sup>th</sup> Street, and the east boundary was Pease Park. (Gov. and Mrs. Pease deeded the park to the city years earlier.) Beneath the title are the names R. Niles Graham, J. M. Pease [Julie Maria], Margaret G. Crusemann, and Paul Crusemann. A notarized statement of June 20 makes clear that this land belonged to those named, and that a sub-division was intended.

Map File, Austin History Center

The plan for Enfield - A - is easily recognizable today. Baylor Street lies between West 12<sup>th</sup> and Parkway. Enfield begins at Parkway and Baylor, then and now. The elliptical

divide in Enfield which accommodates a spring is noted as "park" but once the street was built, it was not filled in, nor has it ever been.

The original rubble rock barriers on the north side of this ellipse are extant. An early advertisement for the Enfield Realty and Homebuilding Company (here abbreviated as Enfield Realty Co.) shows Enfield Road with this ellipse and rock barrier on both sides. (*Gossip*, September 23, 1916.) It may be the first built structure of the neighborhood, along with the streets themselves. Four lots, not part of this numbered set, bordered the north side of West 12<sup>th</sup> that are noted as sold, one as early as 1882, on the 1914 and 1916 plat of Enfield - A.)

The City Engineer, M. C. Welborn [signature illegible] of the Street and Sewer Department, wrote Niles Graham on July 14, 1915:

I have examined the plat of your Enfield subdivision as planned by Dr. Kuehne and I see no objection to the proposed layout for the Enfield road between 12<sup>th</sup> Street and Windsor Avenue and when this subdivision is submitted to the council for approval I shall recommend the approval and acceptance of the streets in the subdivision.

Enfield subdivision file, Pease/Graham papers

### **Beginning of Enfield Realty and Home Building Company**

The 1914 plat appears in Travis County records, "Filed for Record May 20, 1916 ... Recorded May 22, 1916 at 5:00 P. M."

Records for the creation of the Enfield Realty Co. and its entire history are incomplete in the files of the Austin History Center. However, a copy of the Articles of Incorporation is extant and dated January 28, 1916. Officers were W. M. (Murray) Graham, R. Niles Graham, and Paul Crusemann. That spring, the company rented offices, bought a safe, "sold" signs, stationery, and newspaper ads. The company is not listed in the 1916 City Directory.

- Articles of Incorporation and Receipts, Enfield subdivision file, Pease/Graham papers

The first advertisement for and announcement of the company appeared on Sunday, May 14, 1916, in the *Austin Statesman*. The three officers are noted as "Sales Agents for Enfield, Austin's Exclusive Residential Section." The new company was noted in the May 27 monthly newspaper, *Gossip*:

The announcement made recently in the daily papers regarding the organizing of the Enfield Realty ... was of general interest.

The personnel of the company includes three to Austin's best known young business men, whose names are an assurance of success....

The purpose of the company is to sell lots in Enfield, that picturesque new addition on the West Side, adjoining Pease Park, to build homes on easy terms.

An immense amount of work is being done at Enfield, which it is hoped to have completed shortly, when a big Opening Day will be announced and everybody will be invited out for a jolly good time. It is understood that very special plans are being made for this all-important occasion.

If there was an Opening Day, it was not recorded in *Gossip* that year or the next; it may have been in the *Austin Statesman* but research is incomplete to-date.

### Architects

The City Engineer mentioned that "Dr. Kuehne" planned the subdivision. Hugo F. Kuehne, an Austinite who founded the Architecture Department at The University of Texas, left UT in 1910 for private practice in Austin. On stationery for Kuehne, Chasey and Giesecke dated June 7, 1916, G. V. Chasey submitted an invoice to Enfield Realty Co. "To plans and specifications at 5%. Contracts to date: Residence [and] Garage \$2,625" with percentage due at the time and blue prints to date." However, which house this may be is not specified.

Enfield Realty Bills and Receipts file, Pease-Graham papers

Kuehne records, including newspaper stories and others, do mention that he was the architect of some of the houses in Enfield, but there is no mention of 2 Enfield.

Dennis R. Walsh, another well-known architect, wrote Murray Graham December 19, 1916 saying, "I believe we have completed your sketches for Endfield [sic], but if there are any slight alterations you wish made in these I shall be glad to make them."

Enfield Realty Bills and Receipts file, Pease-Graham papers

If other Austin architects such as Edwin Kreisle were involved in initial architectural work in Enfield, the Enfield papers do not so reflect. No material in the Kreisle files in the Austin History Center indicates his early work in the area, except for a mention in his obituary of having designed homes there.

### Which were the first houses built in Enfield A?

If the Austin City Directories are correct, it is possible to document the first houses, but not the date order of construction.

### 1916

Enfield road is listed for the first time. "From Windsor ave sw, 3 b lks nw of W 12<sup>th</sup>, [metes and bounds are from Windsor southwest to three blocks northwest of W 12<sup>th</sup> Street]. No structures were built yet.

1918

Enfield road is listed "From Parkway nw 3 blks; 3 nw of 12<sup>th</sup> [This is the first listing of Parkway.] Structures and their occupants were as follows:

**ns Webster EF Mrs (o)** [Beginning at Parkway, first on the street was a house on the north side of Enfield owned by Mrs. E. F. Webster.]. **This would become 2 Enfield.**

ss Shropshire EE (o) [south side]

Castle Hill ends

ns Vacant

ss Gilbert GH Dr (o)

Windsor Rd intersects

ss Harrison GH (r)

ss Tips Eugene (o)

The 1918 Directory alphabetical lists of city residents provides the following:

- Webster Ethel F (wid Harry D) res ns Enfield rd 1 w of Parkway
- Shropshire Eugene E (Lena P) sec-treas Austin Motor Sales Co - res ss Enfield rd 1 w of Castle Hill
- Gilbert Geo H (Mabel) phys -res Enfield rd 2 w of Castle Hill
- Harrison Grady H (Imogene) dentist - res ss Enfield rd 1 blk w of Windsor rd
- Tips Eugene (Coquette) vice pres and treas the Walter Tips Co. Inc - Treas Tips Foundry and Machine Co - res ss Enfield rd, 1 blk w of Windsor rd

1920

Two years later, the Webster house was rented to Beeman E. Strong, listed in the directory as "Associate Judge, Commission of Appeals (Section A)". The Shropshires were still on the opposite side of the street. The other original homes were occupied by others, and more had been built. However, numbers 1, 3, 4, 5, and 6 were not among the first to be built in the neighborhood. Enfield houses were numbered in 1920 with residents as follows:

**2 Strong BE (r)**

7 Shropshire EE (o)

8 Bennett GR (o)

9 Robinson RS (o)

15 Graham WM (r)

Raymer CE (o) [Is this #16? No number given]

17 Lovell WR (r)

Lorraine [sic]

ns Smith MV (o)

sw cor Goeth RC (r)

[Note: House numbers changed to 1102 and so on in the 1937 Directory.]

### Other Information

The County Clerk provided a receipt dated July 7, 1916, as follows:

|         |                               |             |
|---------|-------------------------------|-------------|
| May 16  | Recording Rel. City of Austin | .50         |
| May 16  | " Plat of Enfield             | 10.00       |
| June 20 | " 2 Deeds                     | 1.50        |
| June 23 | " 1 Deed from Joe Gilbert     | .75         |
| June 29 | " 2 Deeds                     | <u>2.75</u> |
|         |                               | \$15.50     |

Enfield Realty Bills and Receipts file, Pease-Graham papers

A note in Gossip of January 27, 1917 states, "Work has recently been started on a handsome residence in Enfield for Mrs. Ethel Felder Webster." There is no mention in the time period of the Shropshire, Bennett, Robinson or other houses being built.

The Travis County City Lot Register, No. 1, for 1917 lists properties, assessed value, by whom rendered, and remarks. Lot 29, Outlot 6, 7, and 8, Division Z (2 Enfield) shows the assessed value as \$500 and "Owner Unknown."

Registers at Austin History Center

### Description of 2 Enfield

The home was originally located on Lot 28, but the legal description of the property is now "Parts of Lots 28 and 29, of Enfield "A", a subdivision of parts of Outlot Nos. 6, 7, and 8 in Division Z, in the City of Austin, Travis County, Texas....

Steve H. Bryson Surveying Co, November 2001

This house is a two-story, stucco-clad structure. It may be Prairie style, or somewhat Mediterranean. It faces Parkway. The person who owned the house longest (forty - check exact # - years) is Mrs. Robert F. Porter. She and her two daughters sold it to the present owner, Peter Alexander Gardere, in November of 2001. Mrs. Porter told Mrs. Ed (Helen) Ingram in August 2005 (by telephone conversation) that they never made any structural changes to the home. It was white stucco with green trim when they bought it, and they changed it to overall beige. Mrs. Porter said that she does not have pictures of the property over the years.

Mrs. Ingram, who lives across the street, well remembers the beauty of the home's interior with its beautiful woodwork, beveled glass, and tiles.



prominent lot (now overgrown by brush) was a large house at the entrance to the neighborhood.

- Were the Shropshire, Gilbert, Harrison, and Tips houses built at the same time? Research on these structures is incomplete to-date. However, as noted above, there was no mention of them in the newspapers, but there was mention of the Webster house at 2 Enfield. Therefore, 2 Enfield may have been first. All of these houses have been destroyed except for 2 Enfield.
- Who was Mrs. Ethel F. Webster and her late husband, Harry? They do not appear in the Austin City Directory before 1918. Did the couple build the house and then Mr. Webster died? Or did Mrs. Webster moved to Austin as a wealthy widow and build the house? Reading of *Gossip* through 1919 never mentions her name again.
- Did Mrs. Webster rent the house to Judge and Mrs. Beeman Strong, or did she sell it and they rented it from someone else?
- Who was the architect? Jim Kelly, the owner of 1502 Marshall Lane, thinks it may have been Kreisle, who built his 1921 two-story stucco, somewhat Prairie-style, somewhat Mediterranean-style home. Few Kreisle architectural files are extant in the Austin History Center records; certainly none show that he designed the Webster house, although he was practicing in Austin at the time.

#### Conclusion To-date

- *Saving 1102 Enfield from total destruction will save one of the earliest, if not the earliest, house in the Pease family's Enfield A subdivision.*
- *The other houses built in the same year have all been destroyed. The value of architectural history to a city, its people, and civilization cannot be overestimated, and saving 1102 and restoring it to its importance enhances the value of the area as no modern structure can do.*

#### Sources (list incomplete)

Austin History Center, Austin Public Library As noted above, the resources of this archive have been checked for the most likely information, including biographical files and architectural files. The Pease family papers are a large component of this collection, and they have never been fully archived. It is possible that material is available but is not within named folders and files. Material on Enfield Realty is highly incomplete.

Austin Statesman This newspaper has been read from Sunday, April 30 – May 20, 1916, and from January 1 – January 17, 1917. Ads for the Enfield Co. appear daily from May 14, when the company was announced, through the 20<sup>th</sup> and may extend well

beyond that. Ads in 1917 were less frequent. Specific information about architects, or about families in Enfield, is sparse. Much more reading needs to be done to look for the Websters, the other early owners in the neighborhood, and the architect (s) of these homes.

Gossip This four-page, monthly newspaper edited by Mrs. Wyse is more similar to social information published in today's major papers than to tabloids. Not every copy is extant in Austin History Center files, but all that are have been read from 1916-1919.

Hart, Katherine and Elizabeth Kemp [eds]. *Lucadia Pease and the Governor – Letters: 1850-1857*. A Waterloo Book: The Encino Press, for the Friends of the Austin Public Library, 1974, 350 pp. Family information after 1857 comes from various and incomplete sources; more research is needed.

Kelso, John. Column: "Ex-UT QB's home needs a little TLC", *Austin American-Statesman*, Friday, May 27, 2005.

Travis County Deed Records These records may indicate how and when Mrs. Webster acquired the land, but to-date the record for this property has remained illusive.

**Note:** This paper is not footnoted correctly at this time; however, all material mentioned can be documented. As also noted, the research is incomplete as well.

*Elizabeth Whitlow*  
Resident of the neighborhood  
P.O. Box 300846  
Austin Texas 78703  
320-8468  
emn1849@austin.tx.com



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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY GENERALLY KNOWN AS THE BAUGH-COLBY HOUSE  
3 LOCATED AT 1102 ENFIELD ROAD IN THE OLD WEST AUSTIN  
4 NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MEDIUM  
5 DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO  
6 MULTIFAMILY RESIDENCE MEDIUM DENSITY-HISTORIC-  
7 NEIGHBORHOOD PLAN (MF-3-H-NP) COMBINING DISTRICT.

8  
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from multifamily residence medium density-neighborhood plan  
13 (MF-3-NP) combining district to multifamily residence medium density-historic-  
14 neighborhood plan (MF-3-H-NP) combining district on the property described in Zoning  
15 Case No. C14H-05-0017, on file at the Neighborhood Planning and Zoning Department, as  
16 follows:

17  
18 The south part of Lot 29 and the south 105 feet of the east 13.5 feet (average) of  
19 Lot 28, Outlots 6-8, Division Z, Enfield A Subdivision, a subdivision in the City of  
20 Austin, Travis County, Texas, according to the map or plat of record in Volume 3,  
21 Page 44, of the Plat Records of Travis County, Texas (the "Property"),

22  
23 generally known as the Baugh-Colby House, locally known as 1102 Enfield Road, in the  
24 City of Austin, Travis County, Texas, and generally identified in the map attached as  
25 Exhibit "A".

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

30  
31 **PART 3.** The Property is subject to Ordinance No. 020926-26 that established the Old  
32 West Austin neighborhood plan combining district.

1 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2006.  
2  
3

4 **PASSED AND APPROVED**  
5  
6

7 \_\_\_\_\_, 2006  
8  
9

Will Wynn  
Mayor

10 **APPROVED:** \_\_\_\_\_  
11  
12

David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
13  
14

Shirley A. Gentry  
City Clerk  
15

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