



Thursday, December 14, 2006

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**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 75

Subject: C14H-06-0033 – James-Mathews House - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3001 Washington Square (Waller Creek Watershed) from family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district zoning to family residence-historic-conditional overlay-neighborhood plan SF-3-H-CO-NP) combining district zoning. Staff recommendation: To grant family residence-historic-conditional overlay- neighborhood plan (SF-3-CO-H-NP) combining district zoning Historic Landmark Commission recommendation: To grant family residence-historic-conditional overlay- neighborhood plan (SF-3-CO-H-NP) combining district zoning. Planning Commission recommendation: To grant family residence-historic-conditional overlay- neighborhood plan (SF-3-CO-H-NP) combining district zoning. Applicant: Larry Paul Manley City Staff: Steve Sadowsky, 974-6454

Additional Backup Material

(click to open)

Staff Report

For More Information:

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-06-0033

HLC DATE:

October 23, 2006

PC DATE:

November 14, 2006

APPLICANT: Historic Landmark Commission

HISTORIC NAME: James-Mathews House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 3001 Washington Square

ZONING FROM: SF-3-CO-NP

TO: SF-3-H-CO-NP

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

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

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from single family, conditional overlay, neighborhood plan (SF-3-CO-NP) district to single family, conditional overlay, neighborhood plan – Historic (SF-3-H-CO-NP) combining district zoning. Vote; 8-0 (Moore absent).

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

CITY COUNCIL DATE: December 14, 2006

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Heritage Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1917 James-Mathews House is one of the finest examples of Mission Revival residential architecture in the city and is associated with Herman James, a prominent professor of government and director of the Bureau of Municipal Research and Reference at

the University of Texas, as well as Edward Mathews, the registrar and dean of the University of Texas.

Architecture:

One-story, rectangular-plan side-gabled stuccoed concrete house with Mission-style parapets at each end of the front block, an arcaded porch with a Mission parapet at the central entry, and 1:1 fenestration. The house is built around a central courtyard, which has been enclosed with a roof. The house originally had a tile roof; the roof is now composition shingle, but the tile roof is being restored.

Mission Revival is a regional period revival style, which began in Southern California and moved eastward through the desert Southwest and Texas, taking its inspiration from Spanish Colonial architecture in the Southwest and Mexico, especially the missions of the region. Mission Revival houses had parapets emulating those on Colonial missions such as the Alamo, stucco walls, and tile roofs. They are similar to Spanish Colonial Revival houses of the same period, but feature the curved parapets that are generally absent on Spanish Colonial Revival houses.

Historical Associations:

Herman G. and Genevieve C. James were the first owners and occupants of the house. James was a prominent professor of government at UT; he also directed the Bureau of Municipal Research and Reference. They lived in the house at least through 1924, when the house was purchased by Edward and Ravenna Mathews. Edward Mathews (1878-1964) was registrar for the College of Arts and Sciences at UT, and went on to become the College's dean, then Dean of Admissions for the University through 1959. His widow Ravenna remained in the house until 1972; her son, R.W. remained in the house until his death earlier this year.

The house was one of the first built on Washington Square, a subdivision platted by W.A. Harper, a local physician and real estate developer, in 1912. Harper's subdivision featured an unusually wide street, water, telephone, electricity, and sewer facilities, and marketed his "strictly first class" development to the upper middle class, attracted by the charm of the street, and the proximity of the University and the Guadalupe Street streetcar line.

PARCEL NO.: 02170210190000

DEED RECORD: Unknown

LEGAL DESCRIPTION: Lot 9, and the south 35 feet of Lot 10, Outlot 72, Division D, Washington Square.

ANNUAL TAX ABATEMENT:

\$3,189 (owner-occupied); city portion: \$776
\$1,607 (income-producing); city portion: \$488

APPRAISED VALUE: \$250,071

PRESENT USE: Residence

CONDITION: Good

PRESENT OWNER

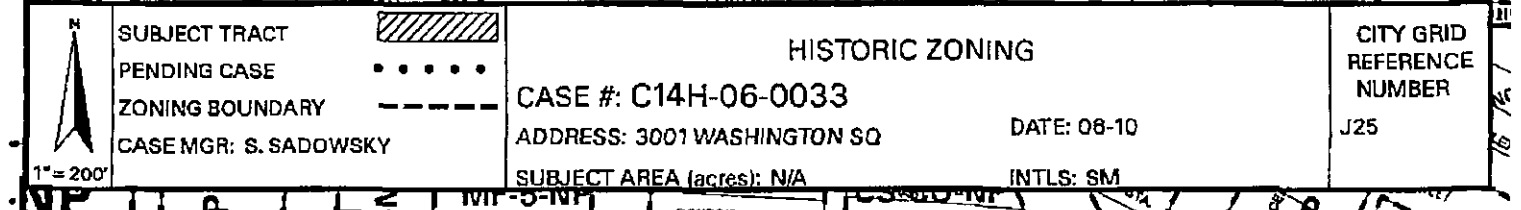
Larry Paul Manley
2902 Bowman Avenue
Austin, Texas 78705

DATE BUILT: ca. 1917

ALTERATIONS/ADDITIONS: None apparent.

ORIGINAL OWNER(S): Herman and Genevieve James (1917)

OTHER HISTORICAL DESIGNATIONS: None





James Mathews House
3001 Washington Square
ca. 1917



James Mathews House
3001 Washington Square
ca. 1917

OCCUPANCY HISTORY 3001 WASHINGTON SQUARE

City Directory Research, Austin History Center
By City Historic Preservation Office

2002	E. J. Mathews, owner Has lived at this address for 20 years
1992	R.W. Mathews, owner Retired
1990	R.W. Mathews, owner Retired
1987	R.W. Mathews, owner Retired
1985-86	R.W. Mathews, owner Retired
1983	R.W. Mathews, renter Teacher
1980	Mrs. E.J. Mathews, renter Retired Also listed is R.W. Mathews, a teacher
1978	No return
1975	R.W. and Jane Mathews, owners Student
1974	R.W. and Jane Mathews, owners Student
1973	R.W. Mathews, owner No occupation listed
1972	Ravenna M. Mathews, owner Widow, Edward J. Mathews Retired Also listed is R.W. Mathews, a student
1971	Ravenna B. Mathews, owner Widow, Edward J. Mathews Retired

1970	Ravenna Mathews, owner Widow, Edward J. Mathews Retired
1969	Ravenna Mathews, owner Widow, Edward J. Mathews Retired
1968	Ravenna Mathews, owner Widow, Edward J. Mathews Retired
1967	Ravenna Mathews, owner Widow, Edward J. Mathews Retired
1966	Ravenna B. Mathews, owner Widow, Edward J. Mathews Retired
1965	Ravenna Mathews, owner Widow, Edward J. Mathews Retired
1964	Edward J. and Ravenna Mathews, owners Dean of Admissions, University of Texas
1963	Edward J. and Ravenna Mathews, owners Dean, University of Texas
1962	Edward J. and Ravenna Mathews, owners Dean, University of Texas
1961	Edward J. and Ravenna Mathews, owners Dean, University of Texas
1960	Edward J. and Ravenna Mathews, owners Dean, University of Texas
1959	Edward J. and Ravenna Mathews, owners Dean, University of Texas
1958	Edward J. and Ravenna Mathews, owners Dean, University of Texas
1957	Edward J. and Ravenna Mathews, owners Dean, University of Texas Also listed are R.W. Mathews, a checker at Kash-Karry Grocery and his wife Dessa, no occupation listed.

1955	Edward J. and Ravenna Mathews, owners Dean of Admissions, University of Texas
1954	Edward J. and Ravenna Mathews, owners Dean, University of Texas
1953	Edward J. and Ravenna Mathews, owners Dean, University of Texas
1952	Edward J. and Ravenna Mathews, owner Registrar, University of Texas
1949	Edward J. and Ravenna Mathews, owners Registrar and Dean of Admissions, University of Texas
1947	Edward J. and Ravenna Mathews, owners Student, University of Texas
1944-45	Edward J. and Ravenna Mathews, owners Edward: Registrar, University of Texas Ravenna: Student, University of Texas
1942	Edward J. and Ravenna Mathews, owners Registrar, University of Texas
1941	Edward J. and Ravenna Mathews, owners Registrar, University of Texas
1940	Edward J. and Ravenna Mathews, owners Registrar, University of Texas
1939	Edward J. and Ravenna Mathews, owners Registrar, University of Texas
1937	Edward J. and Ravenna Mathews, owners Registrar, University of Texas
1935	Edward J. and Ravenna Mathews, owners Registrar and assistant dean, University of Texas
1932-33	Edward J. and Ravenna Mathews, owners Registrar, University of Texas
1930-31	Edward J. and Ravenna Mathews, owners Registrar and assistant dean, College of Arts and Sciences, University of Texas
1929	Edward J. and Ravenna Mathews, owners Registrar and assistant dean, College of Arts and Sciences, University of Texas

1927	Edward J. and Ravenna Mathews, owners Registrar and assistant dean, College of Arts and Sciences, University of Texas
1924	Herman G. and Genevieve James, owners Professor of government, University of Texas
1922	Herman G. and Genevieve C. James, owners Professor of government, University of Texas
1920	Herman G. and Genevieve C. James, owners Professor of government, University of Texas
1918	Herman G. and Genevieve C. James, owners Associate professor of government, and Director, Bureau of Municipal Research and Reference, University of Texas
1916	Address not listed in city directories

THE HANDBOOK OF TEXAS Online

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MATHEWS, EDWARD JACKSON (1878-1964). Edward Jackson Mathews, university administrator, was born on October 21, 1878, at Clopton, Alabama, and was brought at an early age to Waller County, Texas, by his parents, I. P. and Martha (Wall) Mathews. He graduated from Hempstead High School in 1896 and taught in the public schools for six years; he acted as superintendent of the Salado schools his last year. Following a period as a bookkeeper of a business concern in Waco, Mathews entered the University of Texas in 1907; he received his B.A. degree in 1910 and his M.A. in 1918. During his first student year he became an assistant to the registrar; from 1909 to 1911 he was secretary to the president. Beginning in 1911 he served both as registrar and secretary of the board of regents. In 1914 he was made assistant dean of the College of Arts. He held these three jobs for about ten years, interrupted briefly for military service in World War I.^{qv} Mathews gave up his other positions in 1935 and assumed the position of registrar and dean of admissions. Having reached the age for retirement in 1949, he received the title dean of admissions, emeritus, and continued in modified service until 1959, when he fully retired.

Mathews served twice as president of the Association of Texas Colleges (later the Association of Texas Colleges and Universities^{qv}). He was twice president of the Texas Association of Collegiate Registrars and Admission Officers; in 1914 he served as president of the American Association of Collegiate Registrars and in 1926 as president of the Southern Association of Colleges and Secondary Schools. He was a member of the Commission on Secondary Schools of the Southern Association for many years and in 1929 served as its chairman. For a number of years he was a special consultant of the Monterrey Institute of Technology, in Nuevo León. In 1934 Mathews received an honorary doctor of laws degree from Southwestern University. In 1948, at the celebration of its golden jubilee, Our Lady of the Lake College (now Our Lady of the Lake University) of San Antonio gave him a citation recognizing his service to education and his assistance to the college in its formative years. In 1956 Monterrey Institute of Technology presented the University of Texas an oil portrait in recognition of Mathews's services. He married Ravenna Wakefield on July 29, 1922; they had three children. Mathews was a thirty-second-degree Mason and a deacon of the First Baptist Church in Austin. He died on May 31, 1964, and was buried in Austin Memorial Park.

BIBLIOGRAPHY: *Austin American*, June 1, 2, 1964. Vertical Files, Barker Texas History Center, University of Texas at Austin.

Herschel T. Manuel

The following, adapted from the *Chicago Manual of Style*, 15th edition, is the preferred citation for this article.

Handbook of Texas Online, s.v. "MATHEWS, EDWARD JACKSON,"
<http://www.tsha.utexas.edu/handbook/online/articles/MM/fma74.html> (accessed March 29, 2006)

OWNER E. J. Mathews ADDRESS 3001 Washington Square

9 & So. 35' of 10

FLAT 63 LOT / BLK. - DIV

SUBDIVISION Washington Square

OCCUPANCY Frame Acc. Bldg.

BLD PERMIT # 87755 DATE 4-26-63 OWNERS ESTIMATE 1535.00

CONTRACTOR T. A. Webb NO. OF FIXTURES -

WATER TAP REC # SEWER TAP REC #

GARAGE

Existing Acc. Bldg. to be demolished

E.J. Mathews

3001 Washington Sq

63

72

-

9

D

Re- Roof & Re- Floor Res.

19003 - 3-6-40

None

HERITAGE SOCIETY OF AUSTIN

SELF-GUIDED WALKING TOUR

WASHINGTON SQUARE

HISTORY OF WASHINGTON SQUARE

Platted in September, 1912 by Washington Allen Harper, a local physician (ear, nose and throat) and real estate developer who named the subdivision after himself, Washington Square is one of Austin's most unusual streets - notable for its 90-foot width, broader than any other residential street in the city.

Washington Square was developed contemporaneously with other subdivisions near the University of Texas campus such as Aldridge Place, and incorporated the idea of a boulevard or esplanade from the City Beautiful movement of the early 20th century to create a suburban ideal of substantial homes in a pleasant and exclusively residential area designed to attract businessmen, professionals, and University of Texas professors. In comparison to older areas of the city which had a mixture of residential and commercial uses, mansions and shacks, Washington Square offered home-buyers stability and security in their investments by promising that every house on the street would be of similar quality and size. The street, shown as Nicollet Court on 1922 Sanborn Fire Insurance Company maps (although this name was never used), contained generous-sized lots. Washington Square was marketed by the real estate firm of Pitts and Corwin as a "strictly first-class" residential area close to the Guadalupe Street streetcar, and having all of the modern conveniences of electricity, gas, water, sewer, telephone, sidewalks, and curbs.

The house at 3008 Washington Square is the oldest on the street, completed in late 1912 or early 1913 for UT zoologist Carl G. Hartman. The houses at 3001, 3006, 3007, and 3014 Washington Square were completed by 1920, as the street developed its character as the home of UT professors, religious leaders, and businessmen. By 1935, all but three of the houses on the street had been built. Theo Bellmont, Athletic Director of the University of Texas, built two small rental houses at the southeast corner of Washington Square and 31st Street in 1936, as well as two houses around the corner on W. 31st Street. No other building occurred on the street until 1991, with the construction of the house at 3000 Washington Square.

Please be courteous. These are all private residences. Do not trespass or litter in your exploration of one of Austin's most beautiful and interesting streets.



3000 Washington Square

Architecture: Texas Vernacular Revival

Built: 1991

History: Built by local developer Muskin & Company.



3001 Washington Square

Architecture: Mission Revival-style concrete house notable for its round-arched arcade across the front, red tile roof, and ornate parapets at each end of the house and in the center of the front roof.

Built: ca. 1917

History: Built for Herman and Genevieve James. Professor James taught government at UT and was the director of the university's Bureau of Municipal Research and Reference. Edward J. and Ravenna Mathews purchased the house around 1925. Mathews (1878-1964) was the registrar and dean of admissions at the University of Texas. The Mathews family still owns this property.



3002 Washington Square

Architecture: Colonial Revival with a full-width front porch.

Built: ca. 1923

History: Prominent UT sociology professor Warner Gettys rented this house from 1929 to 1932; Fred and Bess Beeman, who rented the house in 1935, appear to be the first double-income family on the street. Fannie Elizabeth Ratchford (1887-1974), who lived here from 1953 to 1967, was the director of the Rare Book collections at UT, and contributed significantly to the understanding of the writings of the Bronte sisters. The house was converted into a triplex in 1975.



3005 Washington Square

Architecture: Severe Colonial Revival with full-height columns, a "broken pediment" over the front door, and a small balconet at the center of the second story. The house was remodeled in the 1970s.

Built: ca. 1928

History: Built for traveling salesman Robert Akin, the house was a rental unit from 1932 through the mid-1960s, with tenants ranging from the pastor of Central Christian Church to the State Dental Health Director, the operator of a

bottling plant, and a salesman. Ronald and Susan Driver, proprietors of the Flower Bucket on North Lamar, have owned the property since 1974.



3006 Washington Square

Architecture: The two-story Colonial Revival wood-frame house with a full-height front porch burned in 2001. Only the front wall of the house remained until it was demolished in 2004. The only buildings remaining on the site are the

outbuildings at the back of the lot. Note the porch brackets on the guest house.

Built: ca. 1915

History: Rev. William A. Hamlett, the pastor of the First Baptist Church, was the first owner of the house. James Blanton Wharey (1872-1946), professor of English at UT and a leading authority on the work of John Bunyan, purchased the house around 1921 and lived here until his death, when the house was donated to University Presbyterian Church, which used the house as a parsonage. Around 1953, Hubert W. and Catherine Smith purchased the house. Smith (1907-1971), was one of the nation's leading proponent of law science, dedicated to legal medicine education for doctors and lawyers. Smith came to UT in 1952 to direct the Law-Science Institute. He lived here until 1968. Richard and Jane Fish, who raised show dogs, lived here in the 1990s.



3007 Washington Square

Architecture: Late vernacular Victorian with hipped-roof dormers and belvedere. Note the fanlight above and the sidelights framing the front door.

Built: ca. 1915

History: William and Stella Felsing purchased this house around 1921; Mrs. Felsing remained in the house for some 35 years after her husband's death. William Felsing (1891-1952) was influential in military research, working on the properties of mustard gas during World War I. He taught chemistry at UT and was the coordinator of the freshman chemistry course for many years.



3008 Washington Square

Architecture: Modified American Foursquare. Note the stone sills below and lintels above the bands of windows. The front porch was enclosed in 1947.

Built: ca. 1912 – this is the oldest house on the street.

History: Carl Hartman, who taught zoology at UT, and is best noted for his research in opossum development as well as discovering ovulation time and its relationship to menstrual cycles in monkeys, was the first owner of the property.

Eldred McKinnon, the vice president of the Citizens State Bank of Austin, owned the house in the 1920s. McKinnon narrowly escaped assassination while working as a bank examiner prior to purchasing this house. Professor George Hillis Newlove owned the house from 1930 to 1983; Newlove taught accounting in UT's College of Business Administration, and was renowned for his work in consolidation theory and practice as well as cost accounting. Mrs. Newlove was a counselor at Porter Junior High for many years.



3009 Washington Square

Architecture: Tudor Revival-inspired cottage. Note the brickwork around the entry arch and windows. Additions were made to the house in 1954, 1960, and 1984; the second story was added in 1995.

Built: ca. 1930

History: T. Neal and Edythe Porter were the first owners of the house. The Porter family lived here from 1930 to 1963. Neal Porter was the business manager and assistant superintendent of the Austin Public Schools; Mrs. Porter directed the Austin Volunteer Bureau in 1962. The house became a rental unit for about 20 years until purchased by clinical psychologist Douglas Keene in the 1980s.



3010 Washington Square

Architecture: Tudor Revival-styled brick cottage. Note the slight "cat-slide" of the roof of the front gable toward the round-arched entry porch.

Built: ca. 1930

History: Clinton and Mattie Pope purchased the house in 1930. Pope operated Hicks Rubber Company, selling tires, tubes, batteries, and Humble gasoline and oil at 325 Congress Avenue in the 1930s and 1940s. He went into real estate after World War II, then operated University Motors at 3005 Guadalupe Street in the early 1950s. John and Mary Waller, a retired couple, lived here from 1962 to 1983.



3011 Washington Square

Architecture: Simple wing-and-gable frame cottage with a wraparound porch.

Built: ca. 1928

History: The house has had a varied group of occupants, ranging from the truck crop estimator for the USDA in 1930 to the female proprietor of the E-Z Finance Company (1937), osteophysician Dr. John Donovan

in the late 1930s, office secretaries and students. Mrs. Millie Rubottom, who rented the house with her husband in 1941, was a stenographer for the National Youth Organization. Mrs. Mamie Smith, a widow, owned the house from 1948 to 1968. Mada Hester, who operated De-Viney Davidson Insurance on Lavaca Street, lived here from 1968 to 1986.



3013 Washington Square

Architecture: Simple wing-and-gable style frame cottage.

Built: ca. 1936

History: Built as a rental property by UT Athletic Director Theo Bellmont; tenants included state employees and teaching assistants at UT. See related house at 3015 Washington Square.



3014 Washington Square

Architecture: Two-story Neo-Classical portico applied to an American Foursquare house.

Built: ca. 1913

History: The house was built for banker James Keeble. By 1920, Marvin W. and Aline Lovell owned the property. Lovell was one of the partners in Bennett-Tarleton & Company, the city's largest cotton exporting firm in the 1920s. Alonzo Cox (1894-1968) purchased the house by 1927 and lived here until around 1951; Cox taught business administration at UT, specializing in cotton marketing. He established the University's Bureau of Business Research, and was renowned for establishing scientific cotton testing methods. His annual cotton clinics brought cotton producers, merchants, and researchers together to improve Texas cotton production and marketing. Calvin and India Newton owned the house in the early 1950s; Newton directed Texas Student Publications at UT. Ned Martin, a superintendent at the Steck Company, owned the house from 1955 to 1961. The house became the Friends (Quaker) Meeting in 1962; workshops and seminars held there were influential in promoting peaceful social activism. The Zen Center of Austin currently owns the building



3015 Washington Square

Architecture: Simple wing-and-gable plan wood frame cottage.

Built: ca. 1936

History: Built as a rental property by UT Athletic Director Theo Bellmont, the most famous resident of the house (1942) was Blair Cherry (1901-1966), head coach of the UT Longhorn football team from 1947 to 1950. Cherry developed the "T" formation, which propelled UT to a Southwest

Conference championship and three post-season bowl games under Cherry's leadership. See related house at 3013 Washington Square, and around the corner on W. 31st Street, all built by Theo Bellmont as rent houses.