

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



**AGENDA ITEM NO.: Z-4
AGENDA DATE: Thu 04/14/2005
PAGE: 1 of 1**

SUBJECT: C14H-05-0001 – John T. Patterson House – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 1908 Cliff Street from family residence, conditional overlay, neighborhood plan (SF-3-CO-NP) combining district to family residence, conditional overlay, historic, neighborhood plan (SF-3-CO-H-NP) combining district zoning. Historic Landmark Commission recommendation: To grant family residence, conditional overlay, historic, neighborhood plan (SF-3-CO-H-NP) combining district zoning. Planning Commission recommendation: To grant family residence, conditional overlay, historic, neighborhood plan (SF-3-CO-H-NP) combining district zoning. Applicant/owner: Theodore Held and Nuria Zaragoza. City Staff: Steve Sadowsky, Historic Preservation Office, Neighborhood Planning and Zoning Department, 974-6454.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Alice Glasco

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-05-0001

HLC DATE:

February 28, 2005

PC DATE:

March 22, 2005

AREA: 8,311 square feet

APPLICANT: Theodore Held and Nuria Zaragoza, owners

HISTORIC NAME: Patterson House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1908 Cliff Street

ZONING FROM: SF-3-CO-NP

ZONING TO: SF-3-CO-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence, conditional overlay, neighborhood plan (SF-3-CO-NP) district to family residence, conditional overlay, neighborhood plan - Historic (SF-3-CO-H-NP) combining district zoning for the property's architectural significance and historical associations.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from family residence, conditional overlay, neighborhood plan (SF-3-CO-NP) district to family residence, conditional overlay, neighborhood plan - Historic (SF-3-CO-H-NP) combining district zoning for the property's architectural significance and historical associations. Vote: 4-0 (Leary and Limbacher ill; Bunton off dais).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from family residence, conditional overlay, neighborhood plan (SF-3-CO-NP) district to family residence, conditional overlay, neighborhood plan - Historic (SF-3-CO-H-NP) combining district zoning for the property's architectural significance and historical associations. Vote: 7-0-1 (Jackson absent).

DEPARTMENT COMMENTS: The house is listed in the Comprehensive Cultural Resources Survey (1984), but without a preservation priority.

CITY COUNCIL DATE: April 14, 2005

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: University Area Partners; West University Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1923 house is over 50 years old, retains a high degree of architectural integrity, and is significant for its architecture and historical associations.

ARCHITECTURE:

The ca. 1923 Patterson House was designed by Raymond Everett for Dr. John T. Patterson. Everett taught freehand drawing and architectural history at the University of Texas from 1915 and 1948, and was perhaps better known for his artwork than his architecture. Everett was especially interested in designing buildings which reflected their environment. The Patterson House is an eclectic mix of styles popular in the 1920s: it has a Classical Revival elements in the volutes supporting the minimal porch roof, Colonial Revival elements in the 6:1 fenestration, sidelights, and round-arched doorway and porch roof, and Spanish Colonial Revival elements in the stucco cladding and the rounded-arched porch openings. The house is 2 stories tall with a basement built into the side of the cliff, reflecting Everett's intention to match the house with its setting.

HISTORICAL ASSOCIATIONS:

The house was built in 1923 for John T. Patterson (1878-1960). Born in Ohio, Patterson graduated from the College of Wooster, Ohio in 1903, and earned his Ph.D. in zoology from the University of Chicago in 1908. He became an instructor at the University of Texas in 1908, and became internationally known as an eminent researcher in the field of genetics and species relationships, publishing more than 70 scientific treatises. He was named distinguished professor in 1937, and his work in fruit fly genetics earned him the Elliott Science Medal in 1947. He was the president of the Genetic Society of America and the American Society of Zoologists. He was instrumental in developing the Zoology Department at UT into an internationally-known laboratory for genetics research. In 1965, the J.T. Patterson Building at UT was named in his honor.

The house was designed by Raymond Everett (1885-1948). Born in New Jersey, Everett graduated from the Drexel Institute in Philadelphia and received his bachelor of science in architecture from Harvard in 1909. He taught architecture at the University of Michigan from 1910 to 1915, then moved to Austin, where he taught freehand drawing, painting, clay modeling, and architectural history until his death in 1948. Everett received the first Master of Architecture degree awarded by the University of Texas in 1931. He was very well-known as an artist, working in oils, water colors, pencil, pen and ink, charcoal, wood, and cement. He also designed greeting cards, book plates and commercial illustrations, designing the title block for the Austin Statesman in 1919. He designed several homes in Austin, including the Patterson House and the Maverick-Miller House, a designated city historic landmark, at 910 Poplar Street.

PARCEL NO.: 01130003400000

DEED RECORD: Docket No. 2004232020

LEGAL DESCRIPTION: Lot 1, John T. Patterson Addition.

ANNUAL TAX ABATEMENT: \$4,967 (City tax abatement: \$1,308) – owner-occupied rate.

APPRAISED VALUE: \$340,404

PRESENT USE: Residence

CONSTRUCTION/DESCRIPTION: Two-story rectangular-plan clipped cross-gabled stucco house with basement.

CONDITION: Good.

PRESENT OWNER

Theodore Held and Nuria Zaragoza
1507 Hillmont Street
Austin, Texas 78704

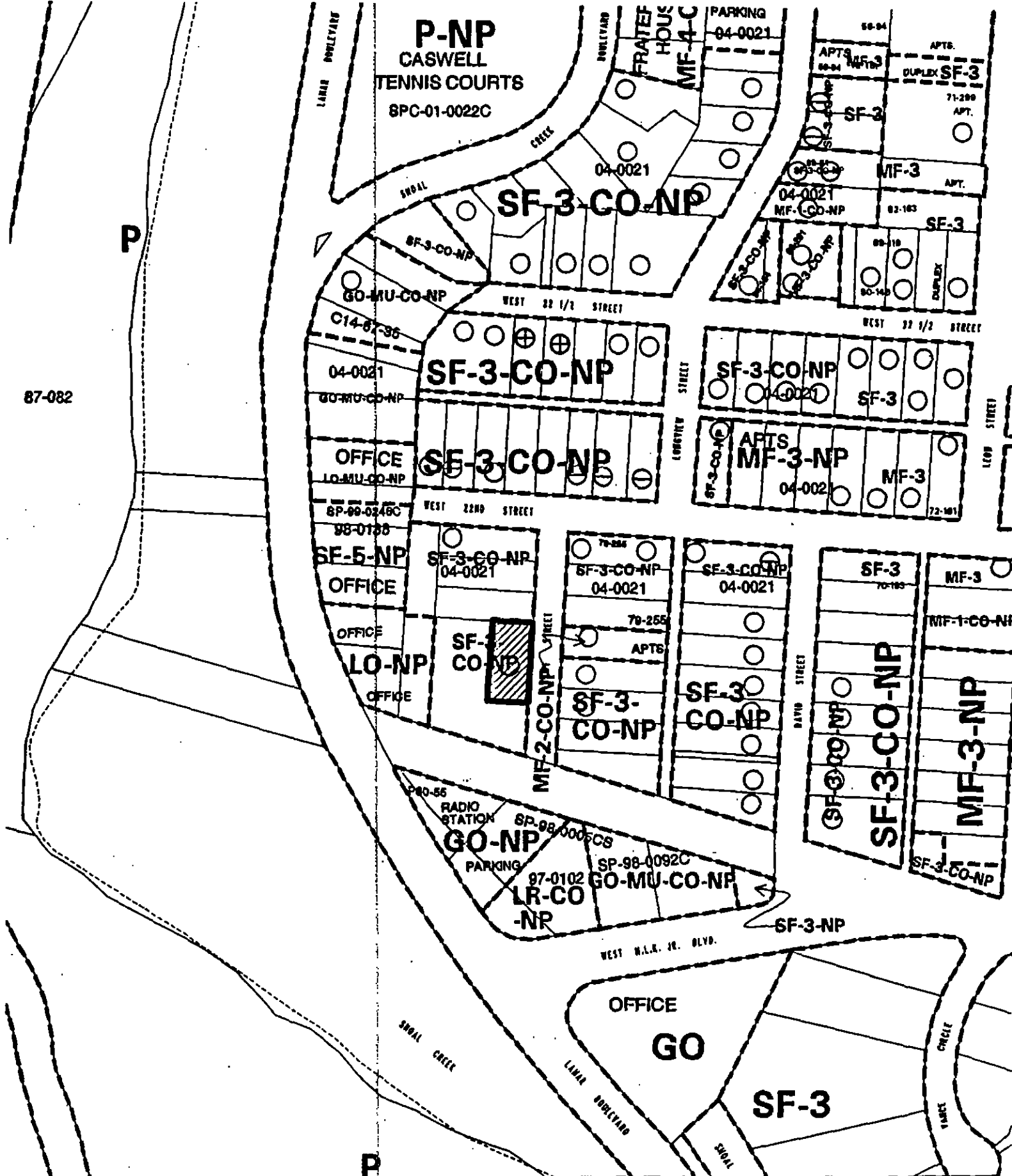
DATE BUILT: ca. 1923

ALTERATIONS/ADDITIONS: None.

ORIGINAL OWNER(S): John T. Patterson (1923)

OTHER HISTORICAL DESIGNATIONS:

The house is listed in the Comprehensive Cultural Resources Survey (1984).



87-082

P

P

 1" = 200'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: S. SADOWSKY	HISTORIC ZONING CASE #: C14H-05-0001 ADDRESS: 1908 CLIFF STREET SUBJECT AREA (acres): N/A		CITY GRID REFERENCE NUMBER H23
		DATE: 05-03 INTLS: SM		

Waterloo Surveyors Inc.
SURVEY PLAT

J10554

OWNER:
THEODORE HELD and NURIA ZARAGOSA

ADDRESS:
1908 CLIFF STREET

LEGAL DESCRIPTION:

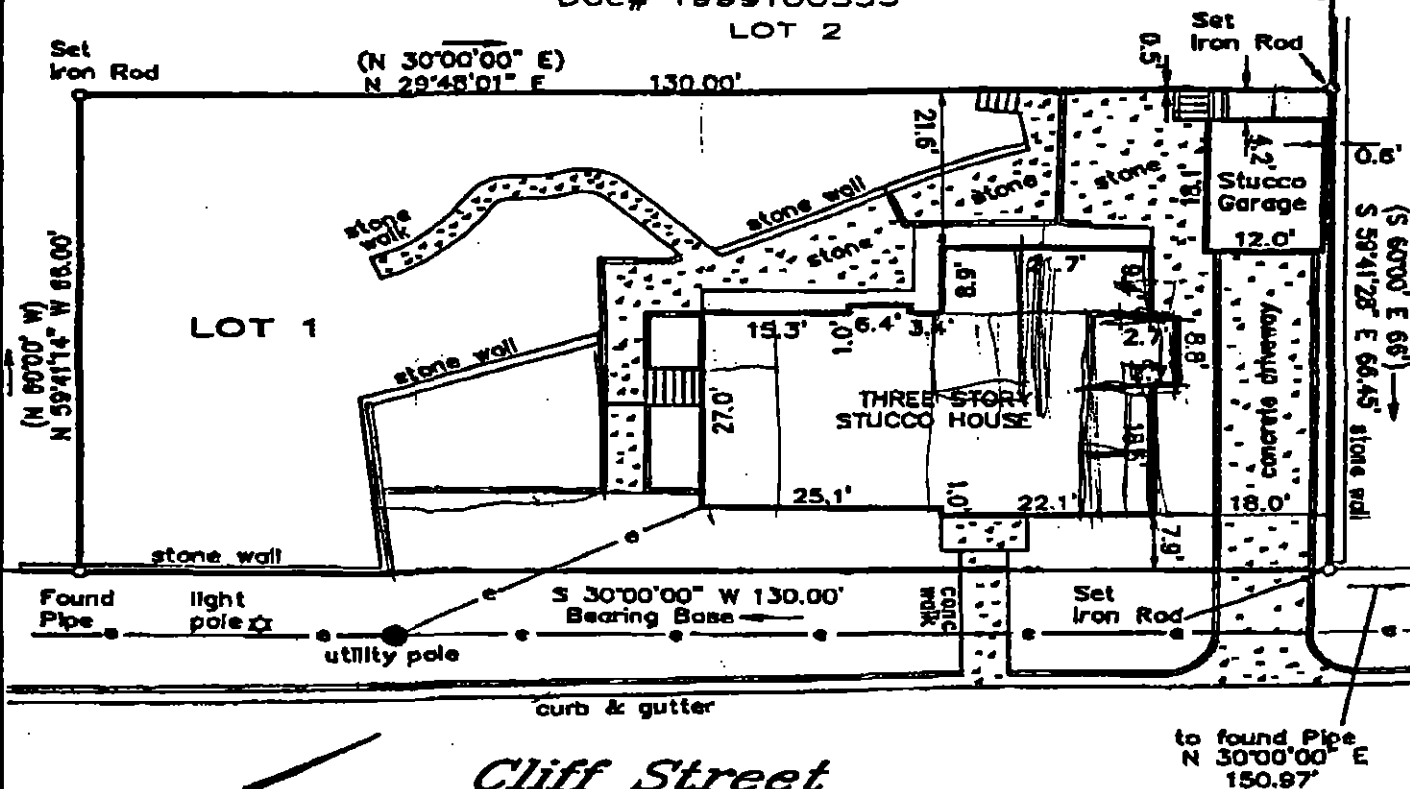
LOT 1, JOHN T. PATTERSON ADDITION, AN ADDITION IN TRAVIS COUNTY, TEXAS;
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 70
OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 1 IS SUBJECT TO:

RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN IN VOLUME 13,
PAGE 70, PLAT RECORDS, AND ALL OTHERS OF RECORD, IN TRAVIS COUNTY, TEXAS.

Redkey Limited Partnership LP
Doc# 1999100333

LOT 2



Cliff Street

SCALE
1"=20'

State of Texas:
County of Travis:

"THIS SURVEY WAS PERFORMED FOR AND CERTIFIED TO THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO TITLE INSURANCE GUARANTY COMPANY AND TEXAS AMERICAN TITLE COMPANY AS PER GF NO. 201041316."

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and

Specifications for a Category 1A Survey.

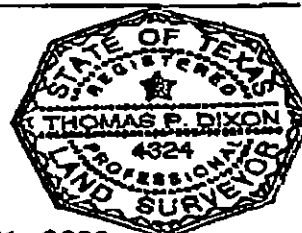
Dated this the 9TH day of NOVEMBER 2004

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0205 E

Zone: X Dated: 06/16/93

Thomas P. Dixon R.P.L.S. 4324

© Copyright 2004



P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602

** TOTAL PAGE.03 **





P

87-082

P-NP
CASWELL
TENNIS COURTS
SPC-01-0022C

SF-3 CO-NP

SF-3 CO-NP

SF-3 CO-NP

SF-5 NP

LO-NP

SF-3 CO-NP

GO-NP

SF-3 CO-NP

SF-3 CO-NP

SF-3

SF-3 CO-NP

MF-3 NP

GO

SF-3

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

CASE #: C14H-05-0001
ADDRESS: 1908 CLIFF STREET
SUBJECT AREA (acres): N/A

HISTORIC ZONING

DATE: 05-03
INTLS: SM

CITY GRID
REFERENCE
NUMBER
H23

1" = 200'

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION

DEPARTMENTAL USE ONLY	
APPLICATION DATE <u>11/21/05</u>	FILE NUMBER(S) <u>101445-051001</u>
TENTATIVE FILE DATE	
TENTATIVE PC or ZAP DATE	
TENTATIVE CC DATE	
CASE MANAGER <u>LS/S/M/05/05</u>	CITY INITIATED YES/NO
APPLICATION ACCEPTED BY <u>8/1</u>	ROLLBACK YES/NO

BASIC PROJECT DATA

1. OWNER'S NAME THEODORE HELD AND NURIA ZARAGOZA

2. PROJECT NAME PATTERSON HOUSE

3. PROJECT STREET ADDRESS (or Range) 1908 CLIFF ST

ZIP 78705 COUNTY TRAVIS

IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE
 LOCATED _____ FRONTAGE FEET ALONG THE N S E W (CIRCLE ONE) SIDE OF
 _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS
 APPROXIMATELY _____ DISTANCE FROM ITS
 INTERSECTION WITH _____ CROSS STREET

AREA TO BE REZONED

4 ACRES _____ (OR) SQ FT 8580

5 ZONING AND LAND USE INFORMATION

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ FT	PROPOSED USE	PROPOSED ZONING
<u>SF3</u>	<u>SF</u>	_____	_____	<u>SF</u>	<u>HISTORIC</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES

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

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: PATTERSON JOHN T ADDA
Block(s) _____ Lot(s) 1 Outlot(s) _____
Plat Book: Vol 13 Page 40
Number: _____
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

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

11. VOLUME: _____ PAGE: _____ TAX PARCEL I.D. NO. _____
Doc# 2004232020

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 ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION
SIGNATURE: [Signature] NAME: NURIA ZARAGOZA
FIRM NAME: _____ TELEPHONE NUMBER: 707-0870
STREET ADDRESS: 1507 Hillmont St
CITY: AUSTIN TX 78704 STATE: _____ ZIP CODE: _____
EMAIL ADDRESS: TEDANDNURIA@HOTMAIL.COM

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION
SIGNATURE: _____ NAME: _____
FIRM NAME: _____ TELEPHONE NUMBER: _____
STREET ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
CONTACT PERSON: _____ TELEPHONE NUMBER: _____
EMAIL ADDRESS: _____

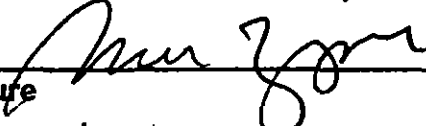
DEPARTMENTAL USE ONLY: _____

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

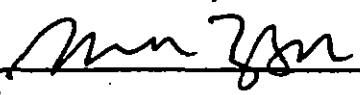
 1-12-05
Signature Date
NURIA ZARAGOZA
Name (Typed or Printed)

Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

 1-12-05
Signature Date
NURIA ZARAGOZA
Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, NURIA ZARAGOZA 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

1908 CLIFF ST AUSTIN TX 78704
(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)

1-12-05
(Date)

Deed Research for: 1908 cliff Street Austin Texas 78705

F.W. Hill to J.T. Patterson
Lots 4-7, Block 4, Carrington Subdivision
July 2nd, 1923
\$3,250

Vol. 350, pages 340-341

Edith Patterson Simpson to Thomas S. Sutherland
Lot No. 1, John T. Patterson Addition
Aug. 30th, 1961
\$11,000

Vol. 2365, page 73

Thomas S. Sutherland to Alice and Emil Stryk
Lot No. 1, John T. Patterson Addition
May 31st, 1962

Vol. 2504, page 412

Alice and Emil Stryk Family Trust to Theodore Held and Nuria Zaragoza
Lot No. 1, John T. Patterson Addition
Dec 15th, 2004

File No. 2004232020

Historical Documentation- Occupancy History

Occupancy Research for: 1908 Cliff Street Austin Texas 78705

Year	Occupant Name and Reference	Source
1923	(*)	
1924	John T. Patterson (Alice), Director of Research in Zoology and Prof. U of T	City Directories
1925	(*)	
1926	(*)	
1927-29	John T. Patterson (Alice), Prof. of Zoology U of T	City Directories
1930-31	John T. Patterson (Alice), Director of Research in Zoology and Prof. U of T	City Directories
1932-33	John T. Patterson (Alice), Prof. U of T	City Directories
1934	(*)	
1935	John T. Patterson (Alice), Director of Research U of T John T, Jr.	City Directories
1936	(*)	
1937	John T. Patterson (Alice), Prof. U of T	City Directories
1938	(*)	
1939	John T. Patterson (Alice J.), Prof. U of T	City Directories
1940	John T. Patterson (Alice), Prof. U of T	City Directories
1941	John T. Patterson (Alice), Prof. U of T John T, Jr.	City Directories
1942-43	John T. Patterson (Alice), Prof. U of T	City Directories
1944-50	John T. Patterson (Alice J.), Prof. U of T	City Directories
1951	(*)	
1952-54	John T. Patterson, Prof. U of T	City Directories
1955	John T. Patterson (Alice), Director of Research in Zoology and Prof. U of T	City Directories
1956-60	John T. Patterson, Prof. U of T	City Directories
1961	Vacant	
1962	Sutherland Thos. (Lois), Prof U. of T. (Beth) Student (Kay) Student	City Directories
1963-75	Stryk E. L. (Alice) Division Director, State Treasury Department	City Directories
1976-85	Stryk E. L. (Alice) Retired	City Directories
1985-2003	Alice Stryk	Gary Stryk (son)
2004	Vacant	Gary Stryk (son)

Historical Narrative

Raymond Everett

1908 Cliff Street was designed by architect Raymond Everett for Dr. John Thomas Patterson and was built in 1923. Raymond Everett was a professor of architecture and one of the Southwest's foremost artists and sculptors. He taught at the University of Texas at Austin from 1915 until he was forced to retire by illness shortly before his death in 1948. Everett obtained his Bachelor of Science in Architecture from Harvard University in 1909. In 1931 received the first Master of Architecture degree awarded by the University of Texas. His thesis was a mural titled "The March of Progress of Texas". The frieze depicted the History of Texas by showing the different types of people who lived in Texas at different times.

Raymond Everett was a creative artist who worked in several media. In his early years as a student at Drexel Institute and at Harvard, he developed his skill in pen and ink drawings. He used this skill during his entire career in designing greeting cards (copyright by Alfred Bartlett, Boston), book plates and commercial illustrations for magazines and posters. Some of the book plates he designed include: Art Institute of Chicago (1913); Free Public Library of Belmar New Jersey (1917); Burton Historical Collection of the Detroit Public Library (1915); Martha Cook Building at the University of Michigan (1915); Lucius L. Hubbard Collection of Treasure Island (1916); Lucius L. Hubbard National Collection of Gulliver (1916); Austin Public Library (1926); former governor of Texas Pat M. Neff (1947). In 1919 he designed the title block for the Austin Statesman. In the years 1918 to 1920, Everett designed the covers for the "Texas Legionnaire" and "The Austin Rotary Revue."

Everett painted landscapes and seascapes in watercolor, oil, and pastels. He experimented in various media for sculpture work including cement, plaster, and wood. He never worked with metal, but did design a number of works that were finished in wrought iron by other craftsmen.

At his home at 903 West 31st Street in Austin he made many changes using his many skills. He built rock walls, excavated rooms in the basement, remodeled rooms, added rooms, carved the fireplace mantles, patio gate and newel posts, and hung paintings on nearly all the walls of his home.

One of the crafts he enjoyed most was wood carving. During his career he carved several sets of chessmen, a number of plaques (two of which hang in the rotunda of the Union Building of the University of Texas - Harry Y. Benedict and Homer P. Rainey), many small boxes, a number of small chests, and several large chests, screens and many other items of furniture. The last wood carving he did before his death was the altar in St. Mary's Cathedral Church in Austin. During his lifetime he designed and carved several lecterns and pulpits for various churches in Austin.

John Thomas Patterson

John T. Patterson lived in 1908 Cliff Street from the time the home was built in 1923 until his death on December 4th 1960 at 82 years of age. In 1908, shortly after being awarded a Doctor of Philosophy in Zoology from the University of Chicago, the new Dr. J. T. Patterson accepted an invitation from the University of Texas to join its staff as an instructor of Zoology. He was instructor of Zoology from 1908-1911, Adjunct Professor 1911-1913, Professor 1913-1937, and Distinguished Professor 1937 to 1955 when he became Professor Emeritus. As Director of Research in Zoology from 1928 to 1955 he established and promoted a renowned genetics research program known as the Genetics Group, a nucleus of prominent geneticists teaching and performing research at the University of Texas.

John T. Patterson is widely known among scholars all over the world for his genetics research on *Drosophila*, the fruit fly. Biographical sketches appeared in American Men of Science (1918, starred in 1921), Who's Who in America (1920), International Who's Who (1954), Authors in America (1930), Leaders in Education (1932) and Leaders in American Science (1953).

Professor Patterson received a number of awards and honors. He was a member of the American Society of Zoologists (President, 1939), Genetics Society of America (President 1954), Society for the Study of Evolution (President 1947) and was honored by election to the exclusive National Academy of Sciences in 1941. The National Academy of Sciences awarded him the Daniel Giraud Elliot Medal for 1947.

As well as being an eminent researcher, Patterson was an active teacher. During his long service at the University of Texas he taught at least 6,800 students. At the time of his death, 57 of the Medical Doctors practicing in Austin had been his students. In 1959 he was honored with *Biological Contributions: A collection of Essays and Research Articles*, dedicated to John Thomas Patterson on the occasion of his 80th birthday. In 1963 the J.T. Patterson Building was named in his honor by the University of Texas Board of Regents.

He was married to Alice Jane Tozer, "Mrs. Zoo Pat", and had three children: Edith Patterson Simpson, John Thomas Patterson Jr. and Robert Maitland Patterson. John Thomas Patterson Jr. is the only child listed as having lived in the home in the Austin City Directories. He died in 1941. Alice passed away in 1951. According to information found at the Austin History Center, Mrs. Patterson was beautiful, gracious, and loved. She was an ardent collector of pressed glass, needle work, silver and books. She also shared her husband's enthusiasm for collecting Indian artifacts. Reportedly she was an avid gardener, which after all the years, is still apparent in the sloping back yard of the home. "One area of her extensive garden, overlooking Shoal Creek, she called her friendship garden. Here she planted all the cuttings, slips, bulbs, whether exotic or commonplace, which her friends wanted her to try." Mrs. Patterson's Christmas Card

Albums (1925-1948), eight in number, were given to the Austin Travis County Collection by her daughter. They "provide a colorful documentation of one facet of the life and loves of a remarkable Austin woman".

Thomas S. Sutherland

Although he only lived in the home for a short time, Thomas Shelton Sutherland IV, as one of the only three prior owners of the home, should be mentioned. He was born in 1911 and died in 1991 one week before his 80th birthday. The Austin American Statesman described him as a poet, scholar, teacher, horseman, storyteller, and beloved father. He was a retired professor of American Literature at U.T. Arlington. He wrote for the Texas Observer and Saturday Evening Post; translated Spanish poetry and spoke seven languages. "As a representative of the Good Neighbor Commission in the 1940's, he was one of the first to guide harmonious desegregation of Mexicans in schools, and helped bridge the friendship of his country to Latin America." In 1954 he became director of the first Texas Commission on Race Relations. Most significant to 1908 Cliff Street was the fact that he was the father to ten children: nine girls and one boy. It is reported by the prior owners that Sutherland, during his ownership of the home in 1962, converted the two upstairs screened porches into bedrooms for his wife and children and that he occupied the small barren room in the basement!

Development of the Property

Other than a few changes to the interior, the home has had very few changes since it was built. All the materials, except for a cedar-shingled roof, appear to be original. A small bathroom in the rear, right hand side of the home was originally drawn as being in a screened-in rather than an enclosed space. It is now enclosed and it is not clear when this was done.

Historic Landmark Criteria

The main criteria being outlined in this application are number four and number eleven. The print that Raymond Everett left on Austin in the twenty-two years he resided here is evident. Not as evident to most, though perhaps more significant are the contributions of J.T. Patterson, whose research is taught to every undergraduate biology and pre-med student. Furthermore, the re-zoning of this property would be consistent with the recent efforts to maintain the residential character in areas of the West University Neighborhood.

J. T. Patterson Receives Honor Texan In Error Saturday In Reporting Those Named

Dr. J. T. Patterson, professor of zoology, was recently named by the Board of Regents as one of the first three distinguished professors on the University faculty who will receive a \$1,000 increase in salary. The Texan Saturday erroneously reported that Dr. C. P. Patterson was one of the professors who received this honor.

The other distinguished professors named are Dr. R. L. Moore, professor of pure mathematics, and Dr. E. C. Barker, professor of American history. With Dr. J. T. Patterson, they were named to the new posts by the Regents on November 22. Seven other awards for distinguished service will be made to University faculty members and four to members of the staff of the School of Medicine at Galveston. The positions were created by the Legislature at its last special session.

Although Dr. J. T. Patterson is a zoologist, he has become more than an amateur archaeologist. He has made a hobby of collecting Indian artifacts, and has become an authority on corner-tangs, a type of primitive knife, found mainly in south-central Texas.

By 1935, Dr. Patterson had written more than seventy scientific articles, many of which have been published. "The Gene and the Genius" appeared in the November, 1927, issue of the Alcade, ex-students' publication. Others have been published in scientific magazines and papers.

Dr. Patterson was born in Piqua, Ohio, November 3, 1878. He attended Ohio Northern University in Ada, Ohio, in 1897-98. In 1908 he received his bachelor of science degree from the University of Wooster. Three years later he married Miss Alice Jane Tozer of Cleveland, Ohio. In 1908 he received his doctor of philosophy degree from the University of Chicago.



DR. J. T. PATTERSON

Dr. Patterson began his teaching career in 1903 as professor of biology in Buena Vista College, Storm Lake, Iowa. He remained in Buena Vista until 1905, when he accepted an assistantship in zoology at the University of Chicago. In 1908 he came to the University as instructor in zoology. The next year he taught physiology, advancing in 1911 to adjunct professor. Since 1918 he has been professor of zoology, and since 1920, director of research in zoology. In 1926-27 he was awarded the University research fellowship.

He is a member of the American Association for the Advancement of Science, American Society of Zoologists, American Society of Anatomists, American Society of Naturalists, Phi Beta Kappa, and Sigma Xi, honorary and professional science fraternity.

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE PATTERSON HOUSE LOCATED AT 1908 CLIFF STREET IN THE WEST UNIVERSITY NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-3-CO-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-HISTORIC-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-3-H-CO-NP) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 22-24.01 of the City Code is amended to change the base district from family residence-conditional overlay- neighborhood plan (SF-3-CO-NP) combining district to family residence-historic-conditional overlay-neighborhood plan (SF-3-H-CO-NP) combining district for the property described in Zoning Case No. C14H-05-0001, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, John T. Patterson Addition; an addition in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 13, Page 70, of the Plat Records of Travis County, Texas (the "Property"),

generally known as the Patterson House, locally known as 1908 Cliff Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The maximum height of a building or structure is 30 feet from ground level.
2. Club or lodge use and community recreation (private) use are prohibited uses of the Property.

PART 3. Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 040826-57 that established the West University neighborhood plan combining district.

1 **PART 4.** This ordinance takes effect on _____, 2005.
2
3

4 **PASSED AND APPROVED**
5
6

7 _____, 2005
8
9

§
§
§

Will Wynn
Mayor

10
11
12 **APPROVED:**

13 David Allan Smith
14 City Attorney
15

ATTEST

Shirley A. Brown
City Clerk

