

HISTORIC LANDMARK COMMISSION
AUGUST 24, 2020
DEMOLITION AND RELOCATION PERMITS
HDP-2020-0280
1405 KENT LANE

PROPOSAL

Demolish a ca. 1940 house.

ARCHITECTURE

The building at 1405 Kent is a two-story symmetrical-plan house with stone veneer cladding at the first floor and horizontal wood siding at the second. The building has a side-gabled asphalt-shingle roof. An attached side-gabled garage and single-story addition with a second-floor deck appear at secondary elevations. 8:8 wood windows at first floor; 6:6 at second floor. The front door is covered by a metal awning and articulated by simple decorative stonework. Windows at the main façade are surrounded by inoperable shutters, while windows at secondary façades appear in single and paired configurations.

RESEARCH

1405 Kent Lane was built in 1940 by A. C. Bryant. Its first occupants were Roy and Ione Patterson. Roy Patterson was an insurance agent with Farm and Home Savings and Loan of Missouri; his firm also dabbled in real estate. In the 1960s, Patterson partnered with developer L. L. McCandless to build the Emerald Bend Resort on Lake Travis. Patterson's son-in-law, Lt. William J. Wright, was held in North Korea as a prisoner of war. Wright was among few Korean War P. O. W.s who returned alive: nearly 40% of those captured did not survive (Korean War Legacy Foundation, <https://koreanwarlegacy.org/>). The Wright family lived briefly with the Pattersons while Lt. Wright recuperated.

By 1955, the home had been sold to Reverend Samuel N., Jr. and Catharine Baxter. After moving to Austin from service as an archdeacon in the Northeast, Samuel Baxter worked as the rector of nearby Church of the Good Shepherd from 1954 to 1985. In the 1960s, Baxter became acting secretary of the state Episcopal diocese; he later completed three terms on the Board of Trustees for St. Andrew's Episcopal School. Catharine Baxter was also active in the church community, serving as a member of the altar guild for eighty-two years.

STAFF COMMENTS

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate to high integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (LDC §25-2-352).
 - a) *Architecture*. The building does not appear to convey architectural significance.
 - b) *Historical association*. The building is associated with Reverend Samuel N. Baxter.
 - c) *Archaeology*. The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d) *Community value*. The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e) *Landscape feature*. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive reuse, then relocation over demolition. Release the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

LOCATION MAP



PROPERTY INFORMATION*Photos**Occupancy History*

City Directory Research, July 2020

Note: Post-1959 directory research is unavailable due to facility closure.

- 1959 Rev. Samuel N. Baxter, Jr., owner
- 1958 Samuel N., Jr. and Catherine Baxter, owners
Pastor, Good Shepherd Episcopal Church
- 1957 Samuel N., Jr. and Catherine Baxter, renters
- 1955 Samuel N., Jr. and Catherine Baxter, owners
Pastor, Good Shepherd Episcopal Church, 2206 Exposition Blvd
- 1952 Roy D. and Ione J. Patterson, owners
Patterson & Jones Co.; Agent, Farm & Home Savings & Loan Association of Missouri,
123 W. 7th Street
- 1949 Roy D. and Ione J. Patterson, owners
Patterson & Jones Co.; Agent, Farm & Home Savings & Loan Association of Missouri,
123 W. 7th Street

- 1947 Roy D. and Ione J. Patterson, owners
Patterson & Jones Co.; Agent, Farm & Home Savings & Loan Association of Missouri,
123 W. 7th Street
- 1944 Roy D. and Ione J. Patterson, owners
Agent, Farm & Home Savings & Loan Association of Missouri, 605 Capital National Bank
Bldg.
- 1941 Not listed

Biographical Information

Catharine Dallas 'Kitty' (Fagan) Baxter died peacefully at her home in Austin on May 3rd with her family present. Two months shy of her 97th birthday, Mrs. Baxter died of natural causes. Kitty was born to Catharine Dallas Dixon Fagan and John Louis Fagan on July 30, 1913 in Whitehall, New York, on the Vermont border where her civil engineer father was working for the summer. She returned to her beloved Philadelphia when she and her twin brother Louis Estell Fagan were a few weeks old. Kitty moved to Austin with her family, The Rev. Sam Baxter and their two daughters, Dallas and Lucy, in 1954 when Sam Baxter became rector of the Church of the Good Shepherd. She served many organizations as a volunteer for decades but was particularly active at Good Shepherd where she was part of many guilds and church activities, especially the altar guild. She had served on an altar guild throughout her life, from the age of fifteen until her death. Kitty was preceded in death by her parents, her husband, her twin brother and four brothers and sisters. She is survived by her daughters, Lucy Baxter of Austin and Dallas Baxter and her husband Jerry Mitchell of Alpine. She is also survived by her sister, Florence Boyd of Easton, Connecticut and a brother, George Dallas Fagan of Manasquan, New Jersey and numerous nieces, nephews and grandnieces and grandnephews. The family wishes to thank Odyssey Hospice and Tila Burley for her caring help over the past year and a half. Funeral services will be held at 2:00 p.m. on Friday, May 7th at the Church of The Good Shepherd, Austin. Burial will take place in Oakwood Cemetery following a reception at the church. Pallbearers will be members of the Good Shepherd Altar Guild. In lieu of flowers, memorial gifts may be sent to the Catharine Baxter Scholarship Fund at the Good Shepherd School in Austin or the memorial fund at Good Shepherd Episcopal Church, Austin.

Source: Legacy.com, <http://wcfish.tributes.com/obituary/show/Catharine-Dallas-Baxter-88523791>

The Rev. Samuel N. Baxter Scholarship Fund

Established in memory of the Rev. Samuel N. Baxter (1913-1986). Reverend Baxter was Rector of the Episcopal Church of the Good Shepherd from 1954 to 1985 and served three terms on St. Andrew's Board of Trustees.

Source: *Saint Andrew's Episcopal School newsletter, 2011.*
https://issuu.com/sasaustin/docs/winter_crusader_2011-2/63

New York Archdeacon To Assume Pulpit Here

The Venerable Samuel N. Baxter Jr., archdeacon of the Diocese of Western New York, has accepted the call of the Episcopal Church of the Good Shepherd to become the rector of that parish.

He plans to assume his new duties Sept. 1. He and Mrs. Baxter and their two daughters, Dallas and Lucy, visited Austin and the parish in June.

The Rt. Rev. John E. Hines of Austin, coadjutor bishop of the Diocese of Texas commended the new rector highly.

Great Addition

"He is a fine man and will make a great addition to our diocese and its work," he commented.

The Rev. Baxter is a native of Philadelphia and a graduate of the Pennsylvania State College where he received his bachelor of Arts degree. He was awarded

the degree of Bachelor of Sacred Theology by General Theological Seminary in New York City in 1939.

For two years he served as a student pastor at the University of North Carolina at Chapel Hill and did supply work in various cities in North Carolina, returning to his home diocese in 1941, he became rector of the Church of the Atonement, and vicar of the Church of the Redeemer, Springfield, both suburbs of Philadelphia.

On Jan. 1, 1947, Archdeacon Baxter began his work as assistant rector of Calvary Church, Pittsburgh, renewing an intimate and long standing friendship with Bishop Scaife, who was then rector of the parish. It was at Bishop Scaife's request that the Rev. Baxter went to Buffalo, N. Y. in 1948, where he has been assisting Bishop Scaife in the administrative work of the diocese.

Convention Delegate

The newly named rector of the Church of the Good Shepherd was a delegate to the general convention of the Episcopal Church in 1949 and again in 1952. He is currently secretary of the general convention's committee on the state of the church. He has also served as a member of the program board in Buffalo and the Erie County Council of Churches.

As the new rector of the Church of the Good Shepherd, the Rev. Baxter succeeds the Very Rev. Thomas M. W. Yerxa, who earlier this year became dean of the cathedral in Wilmington, Del. Direction of the parish in the interim has been in charge of the Rev. John A. Logan Jr., curate, who was ordained to the priesthood on July 1.



THE REV. SAMUEL N. BAXTER JR.

The Austin Statesman: July 14, 1954



REV. SAMUEL N. BAXTER JR.

Baxter Sets Ordination Celebration

The Rev. Samuel N. Baxter Jr., rector of the Episcopal Church of the Good Shepherd, will celebrate the 25th anniversary of his ordination to the priesthood of the Episcopal Church Saturday, May 15.

He will observe the occasion in the celebration of holy communion in thanksgiving for his 25 years of service, since his ordination, May 15, 1940, at Christ Church and St. Michael's in Philadelphia by the Rt. Rev. Francis M. Taitt, bishop of Pennsylvania.

Before coming here a decade ago, the Rev. Baxter served as archdeacon of the Diocese of Western New York with offices in Buffalo, N. Y. Before his appointment as archdeacon there in 1948, he was associate rector of Calvary Church in Pittsburgh, Pa. During his service at the Church of the Redeemer in Springfield, Pa., and the Church of the Atonement in Morton, Pa., he raised these mission churches to parish status. His interest in youth led him to accept an appointment as assistant chaplain at the University of North Carolina at Chapel Hill, N. C.

His most recent honor was his election as secretary of the General Convention and House of Deputies of the Protestant Episcopal Church of the United States which became effective on May 1, 1961. This office carried with it a new title, that of Canon Samuel N. Baxter.

He served the 1961 general convention held in Detroit in September, following the resignation of the Rev. Canon C. Rankin Barnes of Buffalo.

Canon Baxter had previously served as assistant first secretary to two general conventions and as an honorary canon of St. Paul's Cathedral in Buffalo, the city in which he served before coming to Austin.

Canon Baxter was born in Germantown, Pa., and graduated from Pennsylvania State College with a Bachelor of Arts degree in 1935 and from the General Theological Seminary with a Bachelor of Sacred Theology degree in 1939.

During the month of August, 1960, Canon Baxter and the Rt. Rev. Lauriston L. Scaife of the Diocese of Western New York toured Europe visiting the hierarchy of the various Orthodox churches on the continent. Among these churchmen was Athenagoras, the patriarch of Constantinople and head of all Orthodox Churches.

Now on Sunday, May 16, his congregation at the Church of the Good Shepherd will add their tribute to him and congratulate him on the attainment of his silver jubilee.

The Austin Statesman: May 10, 1965

Diocesan Secretary Appointed

Appointment of the Rev. Samuel N. Baxter, rector of the Church of the Good Shepherd, to serve as acting secretary of the Diocese of Texas, Episcopal Church, pending the annual Diocesan Council meeting next month in Galveston was announced here Friday.

Rt. Rev. Milton J. Richardson, bishop of the diocese at Houston, has named Rev. Baxter as acting secretary following the death of the Rev. Everett Grant Smith a week ago. Rev. Baxter will complete preparations for the diocesan council session.

The Austin Statesman: Jan 22, 1966

Patterson Now Offers Loans At Low Rates

"Sound financing, like sound construction, is of paramount importance to the prospective home-owner," according to R. D. Patterson, first mortgage loans, 605 Norwood building, "for upon this factor frequently depends the success or failure of the undertaking. The loan plan should be selected to meet the individual requirements just as the type and plan of the house," asserts Mr. Patterson.

With a wide variety of loans from which to choose, this firm is in position to render a distinct service to the prospective home-owner. In choosing a loan, consideration should be given such matters as interest rate, term, prepayment options and service features, such as, policy of loan company with reference to advances for repairs of the property, tax and insurance sinking fund privileges, etc.

"Many home owners who built or purchased homes prior to 1936 are availing themselves of the lower interest rates and smaller payments now available," says Mr. Patterson. The facilities of the Federal Housing administration are available for this type of loan as well as the construction loan. Insurance loans at rates as low as 4 1-2 per cent inter-

est are available on well located properties while the popular building and loan plan is aiding hundreds of Austin citizens in acquiring homes.

Complete details concerning these various types of loans will be given without obligation by calling at 605 Norwood building or dialing 2-9246 and requesting that a representative call on you.

The Austin Statesman: Jun 1, 1940

Two Austin PWs Released On Last Day of Big Switch

By AL WILLIAMS

The painful waiting for names of loved ones to appear as released prisoners of war came to an end Saturday.

There were tears of joy and tears of sadness in at least four Austin households following completion of "Operation Big Switch" Saturday.

Mrs. William J. Wright, wife of First Lieutenant William J. Wright, and Mr. and Mrs. Arthur Simonsen, parents of First Lieutenant Winston J. Simonsen, received the happy tidings, but two other Austin women were less fortunate.

For Mrs. Paul Miller and Mrs. Ramon Davis the fearful news was no news. The waiting and praying that their missing airmen would be among the freed prisoners was over, and the fervent hopes that they'd had virtually gone.

Mrs. Miller's husband, Lieutenant Colonel Paul Miller, was shot down in June, 1951, and other fliers reported there was no hope for his safety since his fighter disappeared while on a low-level attack. But in May of this year, two years after her first notification, the Defense Department mistakenly notified her that someone had known an officer resembling her husband in a Red POW camp. Her agony was extended and her hopes raised. Mrs. Miller kept her hopes up down to the final name Saturday night.

Mrs. Davis husband, First Lieutenant Ramon Davis, was shot down on October 5, 1950, but Lt. Davis was seen to make a forced landing behind enemy lines, wave to circling pilots and disappear into the brush.

That's the last time he was seen by American forces, and he was officially listed as missing in action.

Mrs. Davis, a bride of only three days when her husband was sent overseas, drew encouragement from these reports of his crash landing, but as the months passed by she reconciled herself to the fact that her husband might not come back. Whatever hopes she had were wiped away Saturday night.

News of Lt. Wright's release reached Mrs. Wright Saturday night as she scanned the teletype list in the office of The American-Statesman, and her scream brought reporters, copyreaders and editors.

(Continued on Page 2, Col. 3)

Two Austin POWs Released As Big Switch Comes to End

(Continued from Page 1)

running into the wire room to share the good news.

She and Mrs. Miller had been at the teletype for two nights, and Mrs. Wright had been a nightly telephone caller since the repatriation began.

After letting out a war whoop, Mrs. Wright hurriedly telephoned her parents, Mr. and Mrs. R. D. Patterson of 1405 Kent, with the news that "He's arrived! He's arrived!"

Her mother, equally excited, astounded her with the advice to "Cheer up." The happy wife said later that her father was on the downstairs phone and her mother on an extension upstairs and that she couldn't understand either because both were "rattling on" at the same time.

She hurried home but returned before completion of the prisoner list was completed to watch with Mrs. Miller.

It was Mrs. Miller who first spotted the name of Lt. Simonsen on the wire and hurried into the newsroom with the information.

The sound of the telephone bell in the Simonsen home at 1901 Meadowbrook Drive brought Mrs. Simonsen to the phone. She could only exclaim, "He's here!" before bursting into tears.

Then the voice of Mr. Simonsen came through the telephone receiver. His voice shook briefly as he reverently said, "That's fine."

Lt. Simonsen was reported shot down on March 1 of this year while leading a squadron of planes on a napalm bombing run against the enemy. Fellow pilots informed the Simonsens later that their son radioed back that his plane was hit and he was headed for friendly lines. His plane crashed behind American lines, but a strong wind blew Lt. Simonsen's parachute into

Red territory.

Until word was received Saturday night, he had been listed as missing. The Simonsens heard from another Austin pilot, George Patterson, however, that their son had hit the ground safely. Patterson returned to this country approximately one month after the incident and told the Simonsens about their son landing in enemy territory. Another flier, from Kentucky, also wrote that Winston landed safely.

Mr. Simonsen said Saturday night he had been worried all day since his son's name hadn't appeared before now and couldn't imagine why "the Reds waited so long."

Lt. Simonsen is a graduate of Austin High School and was within one-half year of completing study at the University of Texas when he enlisted as a private in the Air Force. He went overseas in June, 1952.

Lt. Wright was recalled in the Air Force in October, 1950, and was a navigator on a B-29, operating from Okinawa. He is a World War II veteran.

When recalled he was studying civil engineering at the University of Texas although his home is Goldsboro, N. C. This is explained by his wife, who is an Austinite. They met during World War II when he was stationed in San Marcos.

He was shot down in August, 1951, after being overseas 3½ months, but it wasn't until December of that year that his wife first heard that he was a prisoner.

The first communications she received from him was a bouquet of red roses in February of 1952. He had written a local florist to send out the roses for Valentine Day.

Letters have continued to come in frequently, and the past June 28 Mrs. Wright received three letters at the same time.

While her husband was in Red hands, Mrs. Wright was busy constantly visiting and writing friends and relatives of the other 10 crewmen who were on her husband's plane. She explained that she was soo nervous to settle down at a job.

"Everyone was very good to me and I felt awfully fortunate having so many friends to turn to," she said.



THE LONG WAIT—Tense months of waiting for news of their husbands ended Saturday for these Austin women. Mrs. William J. Wright, left, learned that her husband was released while watching the names come in on a teletype at The American-Statesman. Afterward she tried to keep up the hope of Mrs. Paul Miller, whose husband's name never appeared. —(Photo by Al Williams).

The Austin American: Sep 6, 1953



HOME AT LAST—Lieutenant William J. Wright, the last prisoner of war exchange, Lt. Wright and his wife smile happily upon his return to Austin Friday night. He had been captive since Aug. 1, 1951.—(Staff Photo by Charles Taylor)

AUSTIN P.W. ENJOYS LAZY DAY HERE

Lt. William J. Wright, latest returnee of Austin's former prisoners of war, had to "pinch himself to see if it were true" Saturday as he lounged around the home of his father-in-law, R. D. Patterson, 1405 Kent Lane.

His return to Austin Friday night

ended a more than two year vigil Lackland Air Force Base hospital by his wife. Early in September Saturday night for an extensive she learned through the American check up.

Statesman's wire dispatches that he Lt. Wright was shot down in would return in the last prisoner Korea Aug. 1, 1951 and had been a exchange. This followed several prisoner since.

nights of "sweating it out" in the dispatch room to see if he would be returned.

Lt. Wright spent Saturday "eating and sleeping." But he has had trouble sleeping since he arrived in San Francisco September 23. After using Korean floors for beds so long, he found American beds "too soft." Otherwise, everything was "fine."

His Austin lounging was short lived, however. He reported to the

Eleanor Backs Adlai

ST. LOUIS, Oct. 3 (AP)—Mrs. Eleanor Roosevelt, explaining she "always believed in conferences" as a means of settling differences between nations, Saturday indorsed a proposal by Adlai E. Stevenson that the United States take the initiative in peace talks with Russia.



DEVELOPERS REVIEW PLANS FOR EMERALD BEND COMMUNITY
R. D. Patterson, L. L. McCandless head Lake Travis development

Emerald Bend Resort On Lake Travis Set

The formation of Emerald Bend Inc. has been announced by L. L. McCandless and R. D. Patterson. They are president and vice president of the corporation developing the new residential-resort community of Emerald Bend on Lake Travis. Both officers are long-time residents and established businessmen in Austin.

McCandless and Patterson

selected the 3200 acres for Emerald Bend because they felt it was the best land on Lake Travis. The hill country's best homesites can be chosen from tree-covered hills to right down at the water's edge, they said. Emerald Bend's shoreline encompasses eight miles of waterfront property.

The resort community will be opened to the public for lot sales

as of Sept. 16, announced McCandless and Patterson. H. E. Reedy, who has been in the land development business locally for 20 years, has been named Emerald Bend's sales manager.

Reedy's sales staff includes Mrs. Noreen Scott, James D. Nunn, Mrs. Virginia D. Cann, and Walter E. Smith.

Emerald Bend's developers have been prominent in local business ventures for many years. Patterson has been in the mortgage loan and real estate business in Austin since 1935. Formerly, he served the Farm and Home Savings Association as their Austin representative.

Building Permits

A. C. Bryant 1405 Kent Lane
- 4 N. 70' of 6- -

Westfield "A"

2 sty. frame res. & garage attached (stone front on res.)
20606 - 10/14/40

Building permit, 10-14-40

Connection Charge \$26.45 No. 17207A
 APPLICATION FOR SEWER CONNECTION
 Austin, Texas, 10-8 1940
 To the Superintendent of Sewer and Public Improvements,
 City of Austin, Texas
 Sir:—
 I hereby make application for sewer connection and instructions
 on premises owned by A. C. Bryant
 at 1405 Kent Lane Street
 further described as lot N 70' of 6 block 4 outlot
 subdivision Westfield A division 151 plat 151
 which is to be used as a Res.
 In this place there are to be installed 5 fixtures.
 I agree to pay the City Sewer Department the regular ordinance
 charge.
 Respectfully,
3-DEEP
 Attest: [Signature]
 Sub. Out. 11-2-40
 Connected 11-2-40
 Size of Main 4 inches
 Size of Service 4 inches
3 Feet Deep
42 1/2 Feet from Property Line
43 5/8 Feet from Curb Line
 Inspected by [Signature]
 Connection made by [Signature]
14347 [Signature] [Signature]

Water tap permit, 10-8-40