ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2026-0063

HLC DATE: November 4, 2026 PC DATE: CC Date:

APPLICANT: Loren Kirkpatrick

HISTORIC NAME: White-Sheffield House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 103 West 33rd Street, North University NP

ZONING CHANGE: SF-3-HD-NCCD-NP to SF-3-H-HD-NCCD-NP

COUNCIL DISTRICT: 9

STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence-historic district-neighborhood conservation combining district-neighborhod plan (SF-3-HD-NCCD-NP) zoning to from family residence-historic landmark-historic district-neighborhood conservation combining district-neighborhod plan (SF-3-H-HD-NCCD-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION: architecture, community value, and historical associations.

HISTORIC LANDMARK COMMISSION ACTION:

PLANNING COMMISSION ACTION:

CITY COUNCIL ACTION:

CASE MANAGER: Austin Lukes, 512-978-0766

NEIGHBORHOOD ORGANIZATIONS: Aldridge Place Local Historic District Board, Austin Neighborhoods Council, CANPAC (Central Austin Neigh Plan Area Committee), Friends of Austin Neighborhoods, Homeless Neighborhood Association, North University Neighborhood Association, North University Neighborhood Association Development Review Committee, Preservation Austin

DEPARTMENT COMMENTS: This property is listed as a contributing property to the Aldridge Place local historic district.

BASIS FOR RECOMMENDATION:

§ *25-2-352(3)(c)(i) Architecture*. *The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building.*

Located in the Aldridge Place local historic district, the White-Sheffield House is an exceptional example of Craftsman and Arts & Crafts details that is largely unaltered in the area. Details such as exposed rafters and wide eaves, while common amongst other houses in the district, are oriented in such a way in this house that it emphasizes the horizontal while also gently sloping upwards towards

the peak of the roof. Combined with the wide front porch, which features a very wide span without columns or supports uncommon to this era of construction, the horizontality of the design is emphasized by the symmetry of the front façade with its paired windows on either side of the central front door with large dormer above, projecting from the side-gabled roof. While roofing material is not original to the house, it has been maintained is such a way that it resembles the original design that can be found in archival photographs.

§ 25-2-352(3)(c)(ii) Historical Associations. *The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historical importance that contributed significantly to the history of the city, state, or nation or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.*

The builder and original owner of the house was Stephen White, who was trained as a steamfitter and plumber. By the first two decades of the 20th century, he owned and operated a heating and plumbing contracting business with partner John Donnelly which became successful enough for White to invest in construction of the house on West 33rd Street, which was completed around 1917 with him listed as the sole occupant. By 1920, he had married Mercedes White of Louisiana, and they would live together until her death in 1931.

During their ownership, White was involved in the Austin Chamber of Commerce, and worked with securing investments and development opportunities across the city. He also got involved in sole investment ventures, one of which was the St-Elmo-Tel, located on South Congress Avenue. Designed in 1940 by Austin architects Fehr & Granger, it offered state of the art amenities including air conditioning and featured a prominent neon sign on that stretch of South Austin. Though it has since been demolished, the sign and motel structure have been well documented as part of South Congress's history and the larger history of transportation in South Austin.

Upon Mercedes White's passing in 1931, Stephen's sister Lucy Sheffield, who was then also a widow, moved into the house along with her two sons. Neither would remarry during their time living at the property. Stephen White died in 1941 and, having no heirs, passed the house to Lucy. Over the next two decades, Lucy Sheffield would raise her sons and become involved in business, real estate, and especially the Violet Crown Garden Club. It was here that she further developed her interest in parks and the natural world. This would prove impactful to one of her sons, Beverly S. Sheffield, who would become Parks Director in Austin. The work that Lucy Sheffield did with garden clubs across the city would be impactful in the work that her son would do in his career within the city.

§ 25-2-352(3)(c)(iv) Community Value. *The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.*

After growing up at the house on West 33rd Street, Beverly Sheffield would make significant impacts on the development of recreation and preservation of nature across the city. However, perhaps the most impactful policy he was involved with was in the desegregation of Austin park facilities during his time as Park Director. Early in his career, he trained lifeguards throughout the city, including at segregated pools for African-Americans that would typically have less access to reliable training resources. Upon becoming Park Director in 1946, some of his early initiatives included the opening of Lions Golf Course to black golfers as well as working with African-American and Mexican-American civic leaders to provide better facilities, specifically on the east side of town. While much of this came in the form of political give-and-take, and there remained a severe inbalance in resource allocation when compared to white parts of the city, the results were better access to modern facilities to groups that had thus far been severly underserved. The lifelong work of Beverly Sheffield

provided a community value that can be found throughout the city today.

PARCEL NO.: 0218041906

LEGAL DESCRIPTION: LOT 4 & S18FT OF LOT 2 BLK 2 OLT 74 DIV D ALDRIDGE PLACE

ESTIMATED ANNUAL TAX EXEMPTION (homestead, capped):

AISD	COA	TC	TC Health	Total
$2,220.17	$2,203.91	$1,443.04	$453.14	$6,320.26

APPRAISED VALUE: Land: $688,590; Improvement: $135,637; Total: $824,227

PRESENT USE: Residence

DATE BUILT/PERIOD OF SIGNIFICANCE: 1919; 1919-1965

INTEGRITY/ALTERATIONS: The White-Sheffield House retains excellent integrity, and has seen minimal alteration outside of the period of significance.

PRESENT OWNERS: Loren Kirkpatrick & Sarah Beck

ORIGINAL OWNER(S): Lewis Hancock

OTHER HISTORICAL DESIGNATIONS: Contributing to the Aldridge Place local historic district