

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2009-0004

HLC DATE:

January 26, 2009
February 23, 2009
March 2, 2009
April 14, 2009
April 28, 2009

PC DATE:

APPLICANT: Historic Landmark Commission

HISTORIC NAME: W. E. Miller House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 4810 Rowena Avenue

ZONING FROM: SF-3-NCCD-NP to SF-3-H-NCCD-NP

SUMMARY STAFF RECOMMENDATION: Staff does not recommend the proposed zoning change from single family residence, neighborhood conservation, neighborhood plan (SF-3-NCCD-NP) combining district to single family residence – Historic Landmark, neighborhood conservation, neighborhood plan (SF-3-H-NCCD-NP) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: January 26, 2009: Initiated the historic zoning case and asked the staff to report on the feasibility of a local historic district for this area. Vote: 6-0 (Arriaga absent). February 23, 2009: Postponed the public hearing on the case to a specially-called meeting on March 2, 2009 for a full Commission. Vote: 5-0 (Rosato and Myers absent). March 2, 2009: Recommended the proposed zoning change from single family residence, neighborhood conservation, neighborhood plan (SF-3-NCCD-NP) combining district to single family residence – Historic Landmark, neighborhood conservation, neighborhood plan (SF-3-H-NCCD-NP) combining district zoning. Vote: 7-0.

PLANNING COMMISSION ACTION: April 14, 2009: Postponed the case to April 28, 2009 at the neighborhood's request.

DEPARTMENT COMMENTS: The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE: April 30, 2009

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Hyde Park Neighborhood Association

BASIS FOR RECOMMENDATION:

Staff contends that the house has neither the historical nor the architectural significance to warrant individual designation as a historic landmark, and further is only potentially contributing to a historic district incorporating the J.J. Hegman Subdivision due to alterations such as the application of vinyl siding.

Architecture:

One-story, rectangular-plan front-gabled frame bungalow with a partial-width front-gabled partially-inset porch; single and paired 1:1 fenestration.

Historical Associations:

The first known residents at this address were the Rev. W.E. and Sallie Miller, who had moved here from Huntsville, Texas, where W.E. (Walter E.) had served as a prison chaplain. The Millers were originally from Titus County in northeast Texas, where W.E. had been a farmer before going into the ministry. W.E. and Sallie Miller had several children. One of their daughters married Frank W. Woolsey of Austin, who is listed as the owner of the house in a 1939 water service permit. Woolsey was a prominent Austin insurance man, who operated the Austin Mutual Life Insurance Company for many years. One of W.E. and Sallie's sons, William Eugene (who also went by W.E.), and his wife Claudia, are listed as the occupants of this house in city directories beginning in 1937, following the death of the Rev. W.E. in 1936. William Eugene Miller is listed as an unmarried assistant storekeeper at Austin State Hospital in city directories of 1930-31, 1932-33, and 1935, although it appears that he and Claudia were married around 1932. William Eugene does not appear in the 1930 U.S. Census of Austin, either at this residence, or at the Austin State Hospital, indicating his move to Austin late in 1930 or some time in 1931. From 1937 until his retirement in 1971, William Eugene worked as a book-keeper for insurance companies, initially for his brother-in-law Frank W. Woolsey's Austin Mutual Life Insurance Company, and then later for National Western Life Insurance Company. William Eugene died in 1992; his widow Claudia remained in the house for several years thereafter. Before she died in 2007, she transferred the house to her daughter, Pamela Southerland, who sold it to the current applicant for a demolition permit.

Applicability of a Local Historic District:

See the attached inventory and evaluation of contributing status.

PARCEL NO.: 0223080122

LEGAL DESCRIPTION: Lot 6, Block 12, J.J. Hegman Subdivision

ANNUAL TAX ABATEMENT: \$2,715 (owner-occupied), city portion: \$661; \$1,375 (income-producing), city portion: \$330.

APPRAISED VALUE: \$264,020

PRESENT USE: Single-family residence.

CONDITION: Good

PRESENT OWNER: Jon Kutner Jr.

DATE BUILT: ca. 1931

ALTERATIONS/ADDITIONS: None.

ORIGINAL OWNER(S): Rev. W.E. and Sallie Miller

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



SUBJECT TRACT
ZONING BOUNDARY
PENDING CASE
OPERATOR: S. MEES

HISTORIC DEMOLITION PERMIT
ZONING CASE#: HDP-2008-0672
ADDRESS: 4810 ROWENA ST
SUBJECT AREA: 0.000 ACRES
GRID: K26
MANAGER: S. SADOWSKY

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



4810 Rowena Avenue
ca. 1931



OCCUPANCY HISTORY 4810 Rowena Avenue

City Directory Research, Austin History Center
By City Historic Preservation Office
December 2008

1987	William E. and Claudia B. Miller, owners Retired
1981	William E. and Claudia B. Miller, owners William: Retired Claudia: Employed by Austin State Hospital
1975	William E. and Claudia B. Miller, owners William: Retired Claudia: Clerk, Austin State Hospital
1969	William E. and Claudia B. Miller, owners Book-keeper, National Western Life Insurance Company, 2116 Hancock Drive
1963	William E. and Claudia B. Miller, owners Book-keeper, Austin Mutual Life Insurance Company, 300 W. 8 th Street (F.W. Woolsey, president)
1958	William E. and Claudia B. Miller, owners Book-keeper, Austin Mutual Life Insurance Company, 300 W. 8 th Street (F.W. Woolsey, president)
1953	William E. and Claudia B. Miller (not listed as owners) Book-keeper, Austin Mutual Life Insurance Company, 300 W. 8 th Street (F.W. Woolsey, president)

- 1949 William E. and Claudia B. Miller (not listed as owners)
Book-keeper, Austin Mutual Life Insurance Company, 800 Lavaca Street (F.W. Woolsey, president)
- 1947 William E. and Claudia B. Miller (not listed as owners)
Book-keeper, Austin Mutual Life Insurance Company, 323-30 Littlefield Building (F.W. Woolsey, president)
- 1944-45 William E. and Claudia B. Miller (not listed as owners)
Book-keeper, Austin Mutual Life Insurance Company, 323-30 Littlefield Building (F.W. Woolsey, president)
- 1942 William E. and Claudia B. Miller (not listed as owners)
Accountant, Austin State Hospital
- 1940 William E. and Claudia B. Miller (not listed as owners)
Accountant, Austin, State Hospital
- 1937 W. Eugene and Claudia Miller, owners
Book-keeper, Austin State Hospital
- 1935 Rev. W. E. and Sallie Miller, owners
No occupation listed
NOTE: W. Eugene (unmarried) is listed as an assistant storekeeper at Austin State Hospital. He did not list a separate residential address.
- 1932-33 Rev. Walter E. and Sallie M. Miller, owners
No occupation listed
NOTE: W. Eugene (unmarried) is listed as an assistant storekeeper at Austin State Hospital. He did not list a separate residential address.
- 1930-31 No houses are listed on Rowena Street.
NOTE: Rev. W.E. and Sallie M. Miller are not listed in the directory.
NOTE: W. Eugene Miller is listed as an assistant storekeeper at Austin State Hospital. He did not list a separate residential address.

THE DEAD

MILLER—The Rev. W. E. Miller, 88, retired Christian minister, died Saturday morning at his home, 4519 Rowena street. He is survived by his widow, three daughters, Miss Alys Miller, Mrs. F. W. Woolsey and Mrs. B. J. Cranfield; two sons, Harold Ned Miller and Eugene Miller, all of Austin.

Funeral services will be held from the Cook Funeral home Sunday at 4 p. m. with the Rev. H. C. Garrison, E. C. Mace and Virgil Fisher officiating. Interment will be in the Austin Memorial Park. Pallbearers will be Dr. J. S. Koenig, Steve D. Heffington, Herbert L. Smith, John L. Seckatz, Charles Swiener and J. E. Roberts.

Obituary of Rev. W.E. Miller
Austin Statesman, April 4, 1936

REV. W. E. MILLER

Funeral services for the Rev. W. E. Miller, 88, will be held from the Cook Funeral home Sunday at 4 p. m. with the Rev. H. C. Garrison, E. C. Mace and Virgil Fisher officiating.

Burial will be in Austin Memorial park. Pallbearers will be Dr. J. S. Koenig, Steve D. Heffington, Herbert L. Smith, John L. Seckatz, Charles Swiener, and J. E. Roberts.

The Rev. Miller is survived by his widow; three daughters, Miss Alys Miller, Mrs. F. W. Woolsey, and Mrs. B. J. Cranfield; two sons, Harold Ned Miller and Eugene Miller, all of Austin.

Funeral notice for Rev. W.E. Miller
Austin American, April 5, 1936

MRS. MARJORIE E. MILLER
 Mrs. Marjorie E. Miller, widow
 of the late Rev. W. E. Miller,
 Austin, died at a local hospital
 Wednesday after a short illness.
 Survivors are three daughters,
 F. W. Wooley, Mrs. Alma Miller
 and Mrs. Marjorie Crawford; son
 W. Eugene Miller and Dr.
 Ned Miller, all of Austin, and
 brothers, E. L. Crawford of
 Lone and A. J. Crawford of
 Worth.
 Services will be conducted by
 the Rev. M. E. Sadler, assisted
 by the Rev. C. M. Raby, Thursday
 10:30 a. m. at the Thurlow Wood
 Funeral Home. Burial will be in
 Austin Memorial park.

Obituary of Sallie Miller
 Austin American, May 16, 1940

MRS. MARJORIE E. MILLER
 Services for Mrs. Marjorie E.
 Miller, widow of the late Rev. W.
 E. Miller, were conducted by the
 Rev. M. E. Sadler, assisted by the
 Rev. C. M. Raby, Thursday at the
 Thurlow Wood Funeral Home. Pal-
 lebearers were Charles Zolman, Er-
 nest Raven, J. E. Roberts, Herbert
 L. Smith, Dr. J. S. Mannig and W.
 W. Brown. Burial was in Austin
 Memorial park.

Funeral notice for Sallie Miller
 Austin American, May 17, 1940

William Eugene Miller

William Eugene Miller, 86, of Austin died Friday, April 17, 1992.

He was born December 15, 1905 in Cookville, Titus County, Texas and graduated from Rosenberg High School in Rosenberg, Texas. He retired from National Western Life Insurance in April 1971. Mr. Miller was a member of Wonsley Drive Church of Christ.

Funeral services will be held at 11:00 AM on Monday in the Colonial Chapel at Cook-Walden Funeral Home, with Minister Robert Lacoste officiating. Interment will be in Austin Memorial Park.

Mr. Miller is survived by his wife of 60 years, Claudia Tucker Miller. They celebrated their anniversary on February 25, 1992. Other survivors include his daughters, Jett Gruetzner of Elgin, and Pamela Anne Southerland of Austin; sons, Robert Eugene Miller of Houston and Douglas Keith Miller of Austin; brother, Ned Miller of Fredericksburg; sister, Marjorie Pope of Austin; 10 grandchildren and six great-grandchildren.

Pallbearers will be Truman Cox, Bill Woosley, Brian Gruetzner, Glenn Gruetzner, Mike Gruetzner, and Chris Gruetzner.

Obituary of William Eugene Miller
Austin American-Statesman,
April 19, 1992



Claudia Beatrice Miller

In Loving memory of Claudia Beatrice Miller, age 95, who went to the Lord on October 30, 2007. She had been a resident of Austin for the past 70 years, and a member of the Church of Christ.

William Eugene Miller, husband of 60 years, preceded her in death. She is survived by two daughters, Geraldine Gruetzner and husband August of Elgin and Pam Southerland and husband Vince of Austin; and two sons, Robert Miller and wife Irene of Spring and Douglas Miller and Cara of Austin.

Claudia was a loving mother, grandmother and great grandmother. She was an avid gardener and a wonderful cook. She was a teacher by example and a loving Christian woman.

Services will be at 2:00 p.m., Saturday, November 3, 2007 in the Davis Chapel of Cook-Walden Funeral Home, 6100 N. Lamar Blvd., followed by interment at Austin Memorial Park.



COOK-WALDEN
Funerals & Cremations
6100 North Lamar
512-454-9633

Obituary of Claudia Miller
Austin American-Statesman,
November 1, 2007

Sadowsky, Steve

From: straytexan@yahoo.com

Sent: Thursday, January 29, 2009 4:05 PM

To: Sadowsky, Steve

Subject: Opposition of Owner to Historic Zoning: HDP-2008-0672, 4810 Rowena Street

Mr. Sadowsky,

I am the owner of the property at 4810 Rowena Street, Austin, Texas 78751. I oppose historic zoning for my property. Please accept this as a valid petition.

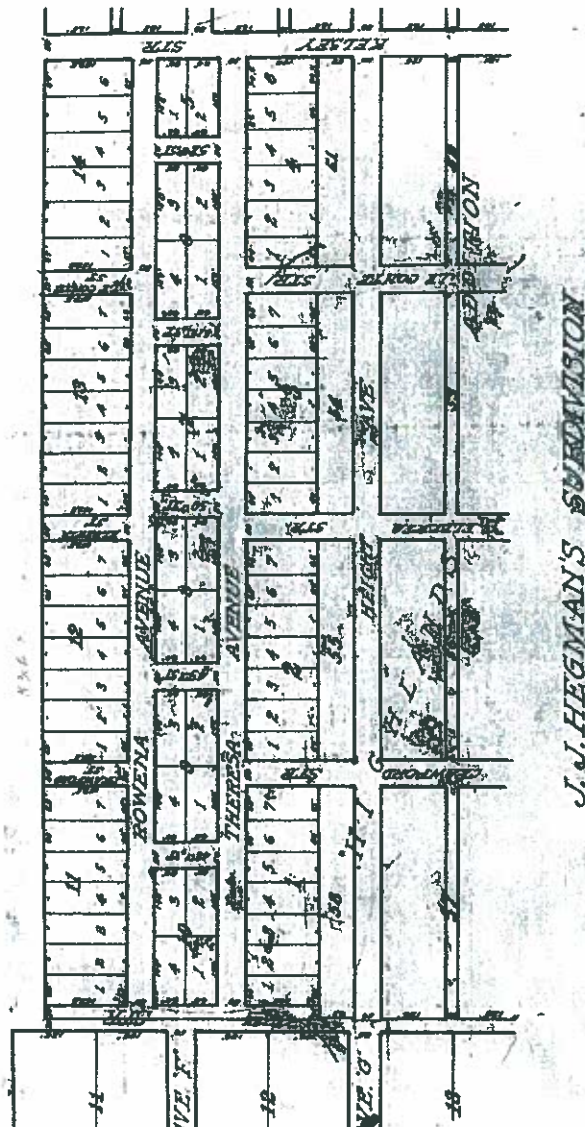
Regards,

Jon Kutner, owner
4810 Rowena Street
Austin, TX 78751

Mailing Address:
Jon Kutner
705 Lost Canyon
Austin, TX 78746

The J.J. Hegman Subdivision Austin, Texas

Report on the Potential of A Local Historic District



Prepared by the City of Austin Historic Preservation Office
February, 2009

The J.J. Hegman Subdivision was platted in 1925, and comprised 22 ½ acres at the north city limits of Austin beginning at 47th Street (the north city limits) and running to what is now 51st Street along Rowena Avenue and Avenue F.

J.J. Hegman was the owner of the Star and Crescent Theaters in downtown Austin at the time he purchased this property and subdivided it for sale. Hegman himself lived on this land. It is believed he lived in the house which now has an address of 108 E. 48th Street, but in earlier years had an address of 4805 Rowena Avenue. He moved to 4714 Rowena Avenue around 1932.

Jay J. Hegman, born in Galveston in 1883, came to Austin in 1915, opening the Queen Theater, reputed to have been the first theater in Austin devoted exclusively to the showing of motion pictures. He moved the Queen Theater at 7th and Congress (at the site of the ArtHouse; the old theater building has since been demolished). After he sold his interests in the Queen Theater, he moved back to Galveston for a few years to run the Grand Opera House there, and according to his obituary, returned to Austin in 1929, opening the Ritz Theater on E. 6th Street. However, city directory research indicates that Hegman was back in Austin as early as 1924, when he and his wife Elizabeth and their son Elmo are listed as living at 502 Crockett Street. The 1927 city directory shows him in the real estate business at 920 Congress Avenue, while his wife Elizabeth is noted as the proprietor of the Star and Crescent Theaters. The 1927 directory is also the first to show the family living at 4805 Avenue F, in what would be the land that he subdivided in 1925. Hegman lived in the subdivision until around 1948; the 1949 city directory shows him living at 720 E. 32nd Street. Hegman died in Austin in February, 1953 at the age of 69.

The 1930 U.S. Census shows Jay J. and Elizabeth Hegman residing in the "Highland Addition" which had no addresses. Hegman owned his house, which was worth \$10,000, much more than any other house in the area, leading to the conclusion that it was the two-story brick house with the current address of 108 E. 48th Street. City directories in the 1920s and early 1930s may not be entirely trustworthy when researching this area, which was north of the city limit and in a semi-rural part of the county. There are no houses listed on Rowena Avenue until the city directory of 1932-33, and houses which currently have addresses on Rowena originally had addresses on Avenue F. Additionally, Hegman's address in city directories of the early 1930s indicate his residence at 4805 Avenue F, which would be on the opposite side of the street from the two-story brick house believed to have been his original residence in the area. The house currently standing at 4805 Avenue F was built in 1937, according to city building permit records. The house at 108 E. 48th Street is shown as a two-story brick-veneered house on the 1935 Sanborn map; there is no house shown at what would be 4805 Avenue F. The 1930 U.S. Census further shows that Hegman was in the moving picture business; his son Elmo, then 23, is listed as an operator at a moving pictures theater.

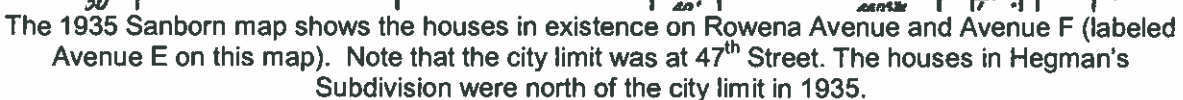
The 1920 census report shows the family living at 506 Crockett, off W. 6th Street; Hegman owned that house as well, and is listed as a theater manager.

The 1910 U.S. Census shows "John J." Hegman, his wife "Mary" – Elizabeth Hegman's middle name was Marie – and their two children, Elmo and Theresa, living in Dallas County where Hegman worked as a stenographer for an express office. The ages listed in the census report match up with other reports for the Hegmans in Austin.

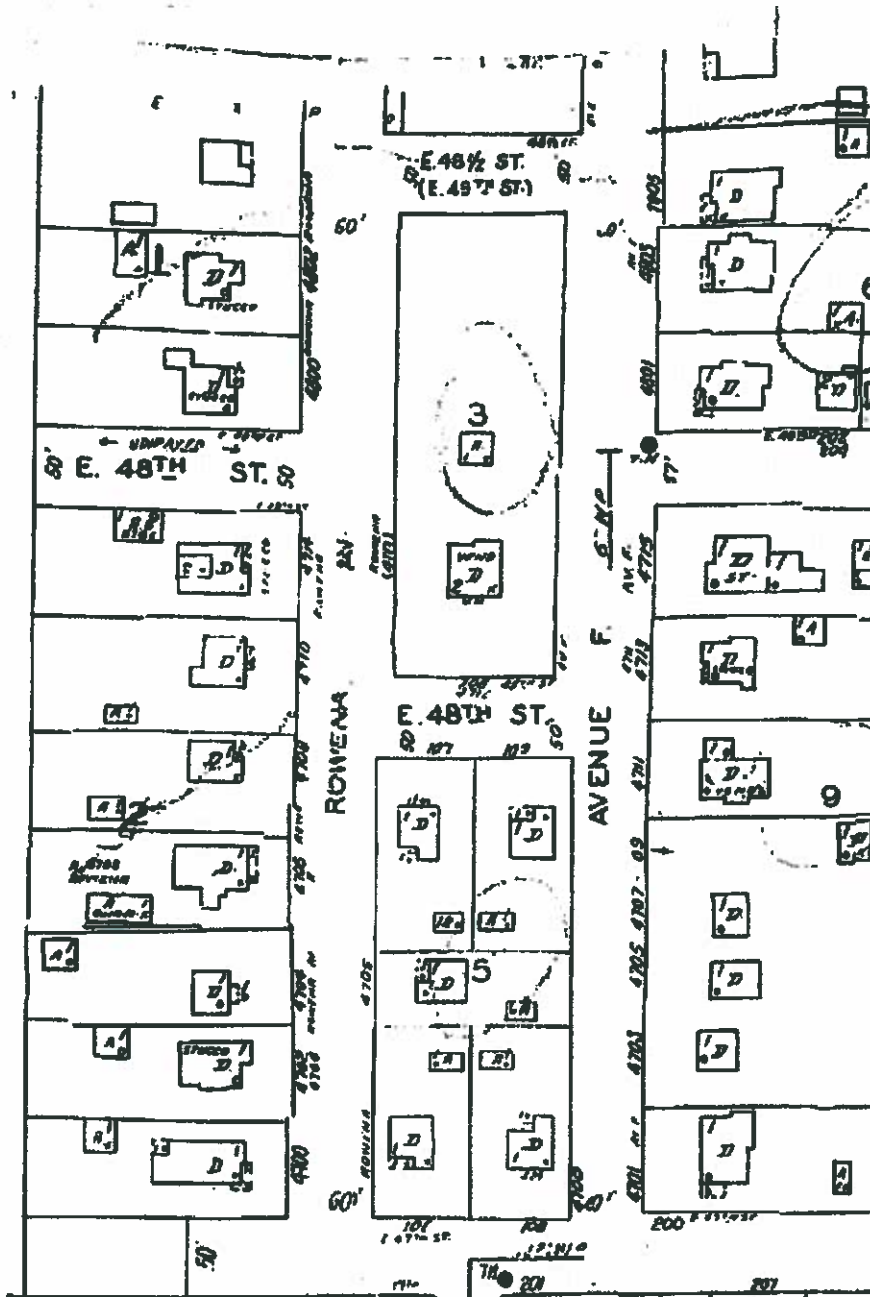
A possible theory for the naming of the streets in Hegman's subdivision is that Rowena Avenue was named for Hegman's niece Rowena Hegman, who is listed in the 1920 U.S. Census as the 5-year old daughter of his brother Ben, living in Galveston. J.J. and Elizabeth's daughter was named Theresa; she was born in 1909. Theresa Avenue was the name noted on the 1925 plat for the street now known as Avenue F. Theresa Hegman married Larry Craddock, then the owner of a magazine and book store on Congress Avenue. Larry and Theresa Craddock built the house at 4715 Avenue F around 1934, across the street from the house in which she grew up. By that time, her parents had built the house at 4714 Rowena, just on the other side of the original Hegman house.

The subdivision appears to have grown rather slowly in its early years – the only houses listed in the 1927 city directory, two years after the subdivision was platted, belonged to Jay J. Hegman at 4805 Avenue F, and a Clarence A. Rowley and his wife Mildred, who had a house at 4810 Avenue F, which may have been on the same lot as the house with the current address of 108 E. 48th Street, but does not appear on the 1935 Sanborn map. Both the 1935 and the 1961 Sanborn maps only show the area of the subdivision south of what is now 48 ½ Street.

The 1935 Sanborn map shows houses at 4700 Rowena, 4704 (now 4702) Rowena, what is now 4706 Rowena, and what is now 4714 Rowena. Houses shown on Avenue F (misabeled as Avenue E on the map) are those at 4701 Avenue F, 4711 (now 4713) Avenue F, 4713 (now 4715) Avenue F, 4801 Avenue F, and 4803 Avenue F. All of the houses except for the brick house on the north side of 48th Street between Rowena and Avenue F are one-story frame houses.



Several more houses were built in the late 1930s , including 4713, 4805, 4807, and 4813 Avenue F in 1937, 5009 Avenue F in 1938, and 5004 Avenue F, 4912, 5000, and 5001 Rowena, all built in 1939. All are one-story wood-frame houses. The period after World War II saw a much greater increase in building in the subdivision: 38 houses were built between 1945 and 1950. All are one-story houses; with only a few exceptions, all are wood-frame and wood-sided.



The 1961 Sanborn map shows the neighborhood more fully filled in. The three small houses on the large lot on the east side of Avenue F towards the bottom of the map have all been demolished and replaced with three new two-story houses.

There appear to be two more building booms in the subdivision: the late 1950s and 1960s saw the construction of several duplexes, generally of brick or stone, with carports separating them. The duplexes of this era are generally free-standing structures connected by garages or carports. The final period of building in the neighborhood has occurred since the late 1990s with the construction of two-story houses, generally much larger than the historic fabric of the neighborhood, and relatively massive in their street presence in comparison to the older, smaller, one-

story houses which characterize the neighborhood and this potential historic district. The newest houses reflect today's materials in siding and fenestration – hardi-plank prevails in exterior siding materials, and vinyl windows appear in some of the newer houses.





Of the 89 houses (including the duplex addition to 108 E. 48th Street, with its own address of 4800 Avenue F),






55 (61.8%) are preliminarily determined to be CONTRIBUTING to the historic character of the potential district;

1 may be determined contributing after the completion of additional research to determine its age and integrity of materials;






2 (4810 Rowena and 4909 Avenue F) could be determined contributing with the removal of vinyl siding and restoration of the original wood siding on the house;

31 (34.8%) are considered to be NON-CONTRIBUTING to the historic character of the district, either because of a modern date of construction or non-historic alterations which have significantly altered the historic appearance of the house. In determining houses which are non-contributing because of modifications, we have determined that the application of a synthetic siding material would not allow for a determination that the house in its current state would be contributing to the historic character of the district, but that the alteration could be removed and original historic fabric restored. Houses which have lost historic fabric through the replacement of window or other materials have been determined non-contributing in this survey and evaluation because of the lost historic fabric.

PHOTOGRAPH	ADDRESS	CONSTRUCTION DATE BP=Building Permit CD=City directories EST=Estimated SP=Sewer Permit WP=Water Permit	CONTRIBUTING
	106 E. 47 th	1950 BP	YES
	108 E. 47 th	1950 BP	NO – Large addition (1999)
	107 E. 48 th	1950 BP	YES
	108 E. 48 th	ca. 1926 CD	YES

	109 E. 48 th	1950 BP	YES
	107 E. 48 ½	1961 BP	NO – Age
	109 E. 48 ½	1961 BP	NO – Age
	106 E. 49 th	1950 BP	NO – Significant modifications in 2003 remodel.
	107 E. 49 th	1950 BP	YES

	109 E. 49 th	1950 BP	YES
	4701 Avenue F	ca. 1925 CD	YES
	4703 Avenue F	1999 BP	NO – Age (1946 house here was demolished in 1992)
	4705 Avenue F	2000 BP	NO – Age (1946 house here was demolished in 2000)
	4707 Avenue F	2001 BP	NO - Age

	4709 Avenue F	1946 BP	YES
	4711 Avenue F	1946 BP	YES
	4713 Avenue F	ca. 1937 CD	NO – Window replacements
	4715 Avenue F	ca. 1933 CD	YES
	4800 Avenue F	ca. 1962 BP	NO – Age This is an addition on the rear of 108 E. 48 th Street, which is contributing.

Agents for Kelly-Springfield & Michelin Tires 111-115 W 5th
 Yellow Pages: "Oils Wholesale"

Dixie Oil West & 3rd
 Gulf Refining & Oil E 5th & 211 W 6th
 Magnolia Oil 415 Waller @ 5th
 Pierce Fordyce Oil Assn 514-16 W 3rd & 203 W 6th
 Texas Co, The 1302 E 4th
 Thrall Refining office at Thrall

1918 p413 *Texas Co (The)* Jos A. O'Reilly agent oils 1302 4th

p343 O'Reilly, Jos A. agt. The Texas Co
 res. 310 W 11th

1920 p391 *Texas Co (The)* J.A. O'Reilly agent oils 1300 E 4th
 fill sta No.1 101 W. 5th
 fill sta No.2 1900 Guadalupe
 res. 310 W. 11th

Johnson Rubber Co. J. Albert Johnson, mgr
 Automobile Tires & Accessories 107-15 W 5th tel.1712

1922&1924 p441 & p436 *Texas Co (The)* J.A. O'Reilly agent oils 1300 E 4th
 with still the two fill stations

p359 (in 1922 Directory) O'Reilly, Jos A. (Mary), agent The Texas Co
 res.1000 San Antonio and still with Mary, on San Antonio St, in 1924.

Firestone Service Station (Johnson Rubber Co)
 Johnson Rubber Co (J.A. & A.E. Johnson; Firestone Service Station)
 502 Lavaca

Johnson, J. Albert (Lillian; Johnson Rubber Co)
 res. 621 Patterson
 Johnson, Arth E. (Laura; Johnson Rubber Co)
 res. 1403 East Ave

Yellow Pages: "Oils" 8 listed
 Austin Petroleum Co 1214 E 14th
 Cities Service 1208 E 4th
 Grayburg Oil Co Wholesale & with 4 stations:
 1) 5th & Comal

2) 100 Congress
 3) 1601 Congress
 4) W 6th & Guadalupe
 Gulf 1110 5th
 Humble W 3rd cor Bonnie
 Magnolia 415 Waller
 Pierce 209 Nueces
 Texas Co, The 1300-2 E 4th

1927 p458 *Texas Co (The)* N. R. Thomas agent oils 1300 E 4th
 fill sta No.2 1900 Guadalupe (no mention of W 5th)
 p459 Thomas, Norman R. (Helen) agent The Texas Co
 res.1804 W 6th

1929 *The Texas Co* now has A.R. Smith agent oils 1300 E 4th
 p447 Smith, Albert R. (Mary E) agent Texas Co. h. 806 Riverside Drive
 Firestone Tires (Master Service Station)
 Tire Service Co. Distributors 301-3 W 5th

Yellow Pages: "Oils & Grease Wholesalers" 12 listed
 Adams, Lyn 410 E 3rd
 Cities Service Oil Co 1208 4th
 Grayburg Oil Co 1503 E 5th
 Gulf Refining Co E5 NW corner Chicon
 Humble Oil & Refining Co 414 Waller+ 3 stations
 Independent Oil Co 411-15 Comal
 Larson J 1701 E 6th
 Magnolia Petrol Co 501 Pedernales
 Pierce Petrol Co 209 Nueces
 Simms Oil Co 1507 E 5th
 Texas Co The 1300-02 E 4th
 Travis County Oil Co 1210 E 4th

1930 *The Texas Co* still with A.R. Smith agt 1300 E 4th
 fill sta No. 3 200-204 Congress
 fill sta No. 5 2509 Guadalupe
 moved, Smith, Albert R. (Mary E) agt Texas Co h. 2845 Shoal Creek Ave

1932 - 33 p459 *The Texas Co* Jas Monroe agt 1300-02 E 4th oils
 fill sta #3 200 Congress Ave
 fill sta #5 2533 Guadalupe
 p 342 Monroe, Jas. (Maurine) agt The Texas Co h. 1208 W 6th Apt 4

- p 201 Firestone Service Stores (Inc) One Stop Service C.C. Lindsey Mgr
W. 5th at Lavaca tel 3232
- p 303 Lindsey, Carl C. (Blanche) mgr Firestone Service Store
h. 413 W.15th
- 1935 p532 *The Texas Co* A.N. Willis mgr oils 1300-02 E 4th
fill sta #3 200-04 Congress
fill sta #6 344 S Congress
p581 Willis, A.N. mgr The Texas Co no home address
- p232 Firestone Service Stores W.H. Holloway mgr W.5th at Lavaca
+ Firestone Tire and Rubber Co whse W. 5th SW corner of Lavaca
- p297 Holloway, Wm Hugh (Mary Eltz) mgr Firestone h. 414 Westover Rd
- 1937 p634 *The Texas Co* A.R. Smith agent 1300-02 E 4th
p594 Smith, Albert R. (Mary E) h. 2845 Shoal Crest Ave
- p233 Firestone Auto Supply & Service J L. Mc Collum Mgr @ 301/03 W 5th
p428 Mc Collum, Jack L. (Nina) h. 1208 W 6 Apt #8
- 1939 *The Texas Co* James J. De Pillippi agent oils
De Pillippi, James J (Evelyn A) h. 2320 Sabine
- Firestone Auto Supply & Service Arthur V. Nelson Mgr @ 301/03 W 5th
Nelson, Arthur V (Ann I) h. 2209 Bridle Path
- 1940 p605 *The Texas Co* James J. De Pillippi agent oils
still home on Sabine

1940 is the first time I noticed in the "white pages", near The Texas Co,
Texaco!, with Texaco Products handled by Eddie Allman Service Station at
1510 East First, tel. 8-0133.

Under his name, Allman, Edgar L., a residence is given as #3930 on Govalle.

In 1941, Allman, Edgar L (Evelyn M) Eddie Allman Service Station

h. 940 Shady Lane r. tel. 3830 is listed. [moved and married?]

In 1942, also under Allman was: Wm O. mgr Eddie Allman Service Station,

h. 1504 E 1st: (looks like Eddie worked hard, got it together with a relative's help)

In 1944-5 book, Allman, Edgar L (Evelyn M) is listed asst foremn r. 906 Willow!

[foreman of what? Moving up? Willow Street was a better address?]

Firestone, with a bolder listing yet, and with Philfer "Esty" Estlack mgr:
**"Twenty-Four Hours Friendly Service" Auto Supplies, Battery,
 Brake Lining, Tires & Spark Plugs 301-3 W 5th 2-4141**
 Estlack, Philfer I (Rosemary) h. 1215 Castle Hill

- 1941 *The Texas Co* Raymond H. Anderson agent The Oils
 Anderson, Raymond H. (Doris L. 2) h. 80 Anthony

Firestone, back to small print, still with P I Estlack, mgr, but now living at 2200 Bridle Path
 Estlack, Philfer I (Rosemary) h. 2200 Bridle Path

- 1942 *The Texas Co* Oils Raymond H. Anderson agent
 Anderson, Raymond H. (Doris L. 2) h. 80 Anthony

Firestone, still with P I Estlack, mgr, still living at 2200 Bridle Path, puts bold listing:
**Tires, Tubes, Battery, Brake Relining, Motor TuneUp,
 Radio Repairs, Wheel Align, Electric Appl at 901 Lavaca**
 [Firestone Store moved to where it stays until the end of this report.]

- 1945 p476 *The Texas Co.* J. C. Lockett mgr 1300-02 E. 4th
 Lockett, John C. (Helen M 1) h. 3006 N. Guadalupe

Also in 1945 there is a Frank T. Lockett Service Station at 120 E. 5th
 Lockett, Frank T. (Lorraine 3) h. 500 W. Elizabeth

Firestone Stores has a new mgr. R.M. Pryor, who lists:
Tires, Tubes, Battery, Brakes, Electric Appliances
at 901 Lavaca tel 2-4141
 Pryor, Robt M. (Ernestine I) h. 1506 Guadalupe Apt A

- 1947 *The Texas Co* I. M. Isbill rep. the bulk station at 1300-02 4th
 Isbill, Isaac M (Gena K) res. 2210 Hartford Rd
 meanwhile

Firestone Stores has a new mgr. Wm. B. Wilson, at 901 Lavaca and a
 Firestone Retreading Division, Otho O Green mgr at 211 W. 4th also a
 Test Division R.H. Pinefrock mgr at 211 Riverside

Wilson, Wm B. (Beulah) h. 3405 Exposition Blvd
 Pinefrock, Roy H. (Perol) mgr Firestone Test Div h. 1908 Schulle Ave
 Green, Otho M. (Anna M.) mgr Firestone no address

- 1949 Texas Co, the Bulk Station listed without a manager

1949 Texas Co, the Bulk Station listed without a manager
 Firestone Stores Wilson, Wm B. (Beulah + son jr., student) mgr
moved h. 1615 Sharon Lane

1952 BIG CHANGE!

Looking in the street index, 1300 4th is "Firestone Stores stge"
 [which it will more or less stay until 1972]

Firestone listed in large capital letters in listing in white pages:
 Tires, Tubes, Battery, etc. Wm B Wilson mgr 901 Lavaca
 Also: Test Fleet mgr R.H. Finefrock 211 E Riverside

The Texas Co (bulk station) D.O. George zone mgr oils moved
 to Springdale Rd NE corner Airport Blvd
 George, D. Orme jr (Anne B.) res. 115 W 32nd

1953 1300 4th is "Firestone Stores stge"
 Firestone Stores Wm. B. Wilson mgr, 901 Lavaca
 Test Division R.H. Finefrock mgr at 211 Riverside

The Texas Co (bulk station) Richd V. Dixon agt oils 1127 Springdale Rd
 Dixon, Rich V. (Thyra) h. 3104 Funston

1954 - 55 1300 4th is "Firestone Stores stge"
 Firestone Stores Wm. B. Wilson mgr, 901 Lavaca
 Test Division R.H. Finefrock mgr at 211 Riverside
 Firestone Retread Shop Luther new mgr 211 W 4th

Wilson, Wm B. (Beulah) moved again h. 300 Inwood Dr

The Texas Co (bulk station) Jos T. Edwards zone mgr 1121 Springdale Rd
 Edwards, Jos T (Cora L.) res. 3005 Glenview Ave
 also a TEXACO Service Sta Robt A. Brown mgr 2729 E 1st
 Brown, Robt A

1957 1300 4th is "Firestone Stores stge"

Firestone Stores Wm. B. Wilson mgr, 901 Lavaca
 Test Division R.H. Finefrock mgr at 211 Riverside
 Retread Shop Luther new mgr 211 W 4th

1958 - 59 1300 4th still "Firestone Stores stge"

1958-59 1300 4th still "Firestone Stores stge"

Firestone Stores Wm. B. Wilson mgr, 901 Lavaca

no more Test Division but

Firestone Retread Shop Luther new mgr 211 W 4th with
no Luther in the listings

Texas Co is under "Oils and Lubricants-Dealers" in the yellow pages,
The Texas Co (bulk station) J.H. Porter agent 1121 Springdale Rd
(Gulf Oil is at 1131 Springdale Rd)
Porter, Jas H. (Merle) res. 706 Landon Lane

1960 1300 4th still "Firestone Stores stge" and

Wm. B. Wilson is still the mgr at 901 Lavaca. He puts a bold listing this year again:

Tires Tubes, Retreading, Philco TVs & Appliances, Brake & FrontEnd

+Retread Shop J.Luther new mgr 211 W 4th (nothing listed under Luther)

The Texas Co finally becomes: (and J.H. has a new wife)

Texaco Inc, The J.H. Porter agent 1121 Springdale Rd

Porter, Jas H. (Regina M.) agt Texaco res. 1708 E 32nd

(There is also a J.L. Porter (Mabel L) attendant Dan S. Shelton Texaco Service Sta
h. 1005 Monroe)

1961 1300 4th still "Firestone Stores stge" back to fine print
still with WB Wilson at 901 Lavaca

(This year Mr. O'Connell put a big dark print listing in the Directory.)

Texaco Inc, Dan O'Connell Jr Dist Sales Rep., Sales Terminal & Wholesale Division,
Complete Line of Texaco Products, Airport Blvd at Springdale Rd PO Box 696
GRB-3421

O'Connell, Dan Jr. (Mary M.) sales mgr Texaco res. 5905 Bullard Dr

1962 1300 4th still "Firestone Stores stge"

still W.B. Wilson, mgr at 901 Lavaca with listing for **Philco Appl** back in bold.

Texaco Inc J.H. Porter agent 1121 Springdale Rd still with Regina h.1708 E 32nd
(This year previous mgmt returned.)

1963 1300 4th remains "Firestone Stores stge" in the location by street index

Though Firestone Store still W.B. Wilson, mgr at 901 Lavaca, now there is
a new Firestone Store, at 5357 IH 35, Geo. M. Peters jr., tire dealers.

Peters, Geo. M. (Martha E) br mgr Firestone h. 5205 Robindale Lane

No change for Texaco Inc J.H. Porter agent 1121 Springdale Rd
 Also a Texaco Service Center Bill Johnson, mgr gas sta 4818 Burnet Rd.
 Johnson, Wm mgr Texaco Service Center res. 4617 Sinclair Ave
 (I met Bill Johnson Jr, a sound engineer working at New Horizons Recording Studio across
 the street from the warehouses, who remembered going to 1300-02 4th with his father when he
 was very young to get stuff, at least kerosene.)

More Future Background:

Kemp, Wm G (Ann) mgr Shell Oil Distr h. 3309 Bonnie Rd
 Bridges, Robt (Ernestine) pres Bridges Farm & Ranch Supply h. 2101 Pecos
 No Carlos Battle listed in 1963 and
 No Shell in Yellow Pages

1964 Big Change at 1300 4th is the Kemp Bridges Co representing Shell Oil
 in the green location by street index!!

Under "Oils & Lubricants Dealers", Yellow Pages, is Kemp-Bridges Co/ Shell,
 at 1300 E 4th. Shell is not listed in the Directory otherwise.
 Bridges, Robt R. (Ernestine) h. 2101 Pecos St

For Firestone:

Retread Shop Lawrence MC Cart mgr 4315 Terry-O Lane
 (no Lawrence, MC or Cart listed in white pages)
 Store WB Wilson mgr at 901 Lavaca still living h. 300 Inwood Dr
 + @ 5357 IH 35 Elwin O. Williams new mgr
 Williams, Elwin O. (Irene H.) h. 3301 Hemlock St

No change for Texaco Inc J.H. Porter agent 1121 Springdale Rd

1965 Change 1300 4th is Kemp-Battle, Inc Shell Oil Distr GR8-3473
 and

Under "Oils & Lubricants Dealers", Yellow Pages, is Kemp-Battle, Inc. Shell,
 1300 E 4th. [Shell still not listed otherwise]
 Battle, Carlos P. (Lillian) v-pres-sec Kemp-Battle, Inc h. 21108 Mathews Dr
 Under Kemp is: Kemp-Battle, Inc. Wm G. Kemp pres, C.P. Battle v-pres-treas,
 Shell Oil Distr 1300 4th residence 7400 Nesco

1966 Still at 1300 4th is Kemp-Battle, Inc Shell Oil Distr GR8-3473

Kemp, Wm G. (Ann) pres Kemp-Battle, Inc. h. 7400 Mesa Dr
 Bridges, Robt R. (Ernestine) (Kemp-Bridges Co [no title given]) h. 2101 Pecos St
 Battle, Carlos P. (Lillian) Ret'd h. 21108 Mathews

1967 1300 E 4th is listed as vacant in the green location by street index!!

Kemp, Wm G (Ann) pres Marann Corp h. 7400 Mesa Dr
 Baule, Carlos (Lillian K) inv h. 4305 Farwest Blvd
 Bridges, Robt R (Ernestine) (The Kemp Bridges Co) h. 2101 Pecos BUT
 No Kemp-Bridges listed otherwise

In Yellow Pages under "Oils & Lubricants Dealers" is Marann Corp @ 4001 Payload Pass
 Under "Oil Marketers" is Texaco, Inc @ 1121 Springdale and
 Under "Producers & Shippers" is Shell Oil Co (Seismic Party 174) 8427 N Lamar

Under Shell in white pages is:

Shell Oil Co (Seismic Party 174) R.E. Garvey 8427 N Lamar
 and Shell Pipe Line Corp Henry J. Puckett formn 4208 Terry-O Ln
 Puckett, Henry J. (Cynthia) res. 7303 Elm Forrest Rd

No change for Texaco Inc or Firestone listings

1968 1300 E 4th continues vacant in the location by street index!!

Kemp, Wm G (Ann) pres Marann Corp [continues] h. 7400 Mesa Dr
 Bridges, Robt R (Ernestine) [now] Bridges, Inc h. 2101 Pecos
 No Carlos Baule listed

In Yellow Pgs under "Producers & Shippers": Shell Oil-(seismic party 174) 8427 N Lamar
 and under "Oil Marketers" Texaco, Inc 1121 Springdale Rd

For Firestone:

Store WB Wilson mgr at 901 Lavaca still living h. 300 Inwood Dr
 + @ 5357 IH 35 Marion W. Russell again new mgr res. San Antonio, Tx

For Texaco:

Texaco Inc J.H. Porter agent 1121 Springdale Rd
 Service Station #1 @7152 Hwy 290 Geo Beck mgr
 Service Station #2 @6825 Hwy 290 Alvin Ewald mgr
 Beck, Geo mgr Texaco Service Station [only]
 Ewald, Alvin M. (Carolyn H.) mgr Texaco Service Station h. 1009 Alegria Rd

1969 1300 E 4th continues vacant in the street index.

Listings for Shell:

Shell Oil Co. W.B. Ledford, mgr. 1210 Nueces Ste 109
 Ledford, Wm. E. (Patsy B) mgr Shell Oil Co h. 2031 Singing Brook St
Shell Oil Co. (seismic party 174) R.E. Garvey, mgr 8427 N Lamar
 Garvey, Robt. E, mgr Shell Oil Co (seismic party 174) h. 1907 Ohlen Rd
Shell Pipe Line Corp H.W. Scrugs
 Scrugs, Harold W. (Leonita) formn Shell Pipe Line Corp h. 405 Cooper Dr

Change for Firestone:

Change for Firestone:

Only the store at 5357 N IH 35 Marion W. Russell, br mgr. tire c/lrs

Russell, Marion W. (Wanda) [moved] h. 1511 Beckett St

Under "Tires" in Yellow Pgs: Perry Rose Tire Co is at 901 Lavaca!!

Wilson, Wm B. is listed as salesman with Perry Rose Tire, still (Beulah) h. 300 Inwood

1970-71 1300 E 4th lists Perry Rose Tire Co (whose) in the street index!!

Rose, Perry (Connie) pres Perry Rose Tire Co h. 4209 Prickley Pear Dr

Rose Tire Co Inc 901 Lavaca

Rose Truck Tire Center, Perry Rose pres 325 Congress Ave

1972-1975 1300 E 4th VACANT again!!!

but Lorelei sees the buildings in the Fall of '75 & contacts Southern Pacific

Perry Rose Firestone has

stores at 8415 Research

5201 Burnet Rd

901 Lavaca Tommy Love, Mgr

Love, Tommy (Sherry L.) br mgr Perry Rose h. 11905 Renalee Loop

1975 Although I first saw the buildings, 1300-02 E 4th, in 1975 and began to negotiate their acquisition then, I officially began my ownership/tenancy at the warehouses April 1976. My lease with Southern Pacific Railroad is a historic document, I suppose by now, and is included with the attachments to this chronology. Up to this point in this chronology of occupancy, all the information offered came from the City Directories, which in those days offered a relatively thorough, cross referenced census of the city. From 1976 forward the Directory offers only the barest framework which was supplemented by City of Austin LIS Archive Search for "Service Address Report" of the city utility records, and finally, research in city phone books. Information transcribed from these sources is presented in the largest standard typeface. Information from my memory or that of other observers, is written in *italics*.

1976 *Lorelei Brown cleaned the yard and moved into 1300 4th, after having roll roofing rolled. At that point further restoration and use of the buildings began.*

1977 1300 E 4th Brown, L Bella 476-4137 index by street, City Directory

1302 E 4th A man named Aaron, a very capable, strong man with a short beard and some African heritage, is remembered especially for the large three-phase power tools he had installed at 1302 4th. He was employed doing a make over of an old movie theater on 6th Street, including removing the seating and sloped floor to make a level one for bar type uses. He may have been involved in other things (drinking beer at least, reportedly) besides his job on 6th however, because he disappeared after a year or so, already long after the period of free rent I gave him for making improvements to my building was up. When he left, he took his three

phase electricity, the lights, and practically everything else he could remove, but the leaning building was stabilized and anchored by the rebuilt stairs. I'll commend Aaron, always, because he saved the building and gave the form for the apartment upstairs. In the end, he surrendered his lovely sheet rocked office unharmed, and the heavy double entry doors, which I barely managed to save with police intervention. I didn't mind after all that, that he also left a mountain of debris from his 6th Street rehab for me to clean up. It seemed a small price to pay to get my building back.

1978 1300 E 4th Brown, L Bela 476-4137

1979 1300 E 4th Brown, L Bela 476-4137

1302 E4th Mc Dermott, Martin

I remember Mr. Marty Mc Dermott, who brought with him several friends from 33rd Street, left over from the heyday of the Sixties when hippie flower power psychedelia fluoresced in Austin there. Marty, a Catholic, bound to minister in his way to wayward souls, last heard, is driving Taxi in Seattle. They sang railroad songs around bono fires while the box cars clanged and crashed outside the wire fence behind the back door in those days. They did odd construction work, including some for me at Lake Travis in 1979. 1302 4th was a drafty, unfinished barn at that point, but Marty, Billy Belnoski, Jerry Green, and John Burton, with the help of their friend Dan Reed, a roofer, (solid enough to make sure the rent was paid) proved it also livable.

1981 1300 E 4th Brown, L Bela 476-4137

1302 VACANT *But I recall Karen Cambell and Stuart Heady there.*

1982- I allowed some people better forgotten to stay at 1300 when I had to absent myself from the 1300 premises in November 1981 to begin taking care of my mother after my father died.

1983 1300 E 4th "no return"

1302 Karen Cambell [index by street, City Directory]

1980-83 Karen Cambell is listed in the City Directory at 1302 4th in 1983, although I distinctly remember them there earlier. Karen, who worked at one of the earliest "hi-tech" companies in Austin, Tracor (info in addenda materials), was with a poet at that time, Stuart Heady. Stuart, a social activist, apparently is now living in Tsalle, Arizona. Stuart also is expert on telecommunity and served on the City of Austin Board on telecommunications in the 90's, see more at www.ci.austin.tx.us/telcommission. Google his name to see essays, poetry and photographs.

1984 1300 4th Brown, Lorelei B.

[no phone number listed; I had things there but I stayed elsewhere.]

1302 4th vacant *[but Fine Art Consultants may have been there already.]*

Someone named Theresa Houston had utilities until Dec 1986 at 1300 4th, if the LIS Archive can be trusted. Though I do not recognize Ms. Houston's name, she must have been carrying the utilities for a man from Czechoslovakia, Lada Surma, who leased the building in 1984 officially, but I recall Lada Surma at 1300 possibly as early as 1983 when Mother and I went through on the way to Mexico. Also living at 1300 4th, or in a van in the yard, was a man from Ohio, Michael Peter Sumerak, who had a degree in art of glass blowing, and worked at that time building interiors of restaurants. Peter helped Lada build a bathroom with walls in the stairwell between the floors so that Lada's mother could visit from Czechoslovakia, an improvement that remained until 2004. 1985 records show that I filed eviction on Mr Surma in June of 1985. I do not know where Lada and Peter are now.

1985-86 1300 4th "no return" *[but service was in T Houston's name until Dec 86].*

1302 Fine Art Consultants 482-0107 This was John and Randy Huke, an artist couple. John Huke, as Fine Art Consultants, did museum installations for around 10 years, until film came calling. Google his name for references to some of the movies he has worked on. He enjoys especially making the painterly props, signs, backdrops and backgrounds and has an interactive website: www.imdb.com (independant movie database). The phone book, 86-87, gave their address as 2407 Saratoga pb 263-5152 where they still live today. He can be contacted at huke@mac.com.

1986-87 Phone book: Theresa Houston at 1300E4th *[According to LIS "Archive her service was terminated in Dec 1986, probably when J. Nighthyrnd moved in.]*

The LIS Archive is not adequate to determine when Fine Art Consultants left 1302 4th and Andrew Davis came, but evidently Jeff remembers someone there before Andrew Davis, so they were probably there at least until late in 1986. If Andrew Davis came to 1302 early in 1987 he has time to be there until his service was terminated October 1987.

Low Power Technology, Inc 507 Trinity 480-0084 *Enterprise of Jeffrey Nighthyrnd.*

1987 1300 4th Lorelei B. Brown according to City Directory.

[but I know this is wrong, I remember visiting Jeff Nighthyrnd late in 87 when he was living at 1300 4th.]

1302 4th in phone book Fine Art Consultants 482-0107

[but John and Randy Huke had already left by 1987; Andrew Davis remembers living about a year at 1302 where his service was terminated October 1987, and moving in about the same time as Jeff, perhaps December 1986.]

Andrew Davis for sure was at 1302 in 1987, service ending Oct 1987, according to LIS Archive.

Andrew remembers Jeff Nighthyrd next door at 1300. Together, they engineered to put up the fence, constructed of metal billboard panels salvaged from the Scrap yard next door, which still serves to make the private yard of the compound, and where they had a pond with chickens and ducks. Andrew built a mini stage inside downstairs where his band rehearsed, and lived upstairs where the ants were so bad he had to put the legs of the bed into dishes of water. He called his band *Arthead*, and currently has/plans? a web site (fan zine) www.porkpattler.com devoted to resurrecting it. Andrew currently works for Travis County Department of Corrections as the web master. He is married and lives at 200 E Skyview Rd 512-453-2769.

Andrew also remembers a man who was working next door as Nighthyrd's secretary at this time. This was Robert Draper, Leon Jaworsky's grandson, who became a well known writer for Texas Monthly and GQ magazine. He wrote "Dead Certain: the Presidency of George W. Bush" among other books, and lives now in Washington D.C.

A Brian Mantz according to LIS archive had service at 1302 from Oct 1987 to May 1988.

Although there is a Brian Mantz in the current phone book he will not return my call.

1987-88 Phone book: Low Power Technology, Inc 1300 E 4th ph. 480-0084

Jeffrey Nighthyrd pres

Low Power Technology, Inc had service at 1300 4th until Oct 1988 when Christopher Hynes' Art Angle, Inc. took over the service, according to LIS Archive.

I met Jeffrey Nighthyrd, who recalls (incorrectly?) living at 1300 4th for about three years. I met Jeff my first year, 1964, at the University of Texas. He went to high school in Bryan Texas, the sister city to my hometown College Station, so when we met at the Chuckwagon, the alternative social venue to fraternities and sororities, we became friends. At that time he had a column in the 'Daily Texan' but before long his interest gravitated to Students for a Democratic Society (SDS) and the alternative news paper, The Rag. [see more in addenda] He became vice president on the national level of SDS, and was in Chicago during the Chicago Seven episode. Though avoiding legal entanglement personally, his friends Jerry Rubin and Abbie Hoffman were influences to their ends. He has a biographical chapter in the book Rebels with a Cause by Helen Garvey, Shire Press, and Prairie Radical: A Journey Through the Sixties, by Robert

Pardun, Shire Press., *He is a figure in Prairie Power: Voices of the 1960's Midwestern Student Power* by Robbie Lieberman, University of Missouri Press, and *Imagine Nation: The American Counterculture of the 1960's and 1970's*, by Peter Braunstein, pub. Routledge 2001. See *The New Left Revisited* by John McMillian, pub. Temple University Press 2003, and *Freedom is an Endless Meeting: Democracy in American Social Movements* by Francesca Polletta, University of Chicago Press, 2002 for more references to this period.

Jeff went on to direct, c. 1969-70, another alternative media paper in New York City, *The Rat*, [see more in addenda]. Mid '70's he was back in Austin publishing *The Austin Sun*, followed by stints at the *LA Free Press*, working on *Born on the Fourth of July*, the movie, basting tours to Cuba, selling his photography posters, etc. Low Power Technology was a publicly traded company trying to start a network of low power television stations and create programming for them. Ever the entrepreneur, Jeff now resides in Shreveport Louisiana where he has the Acclaim Talent Agency, 1411 Fairfield Ave, Shreveport, LA 71101, as well as actor classes and a restaurant.

Adams, Stanley E. 3312 Bee Caves Rd ph. 327-0072
Children's # @754 E Bee Caves Rd ph. 327-3209

1988-89 1300 4th Lorelei B. Brown according to City Directory but I know this is wrong. I was living with my mother at 1014 Spence in 1988.

My lease record shows that Christopher Hynes and another painter, Ronald Hicks, rented 1300 E 4th in October 1988. Christopher's Art Angle, Inc. is in the City Directory at 1300 in 1992, and his utility service went from Oct 88 to Aug 1992.

Christopher currently has a presence on the web at ChristopherHynes.com.

1302 VACANT says City Directory but this has to be wrong also. According to LIS Archive, Dale Turner Hood had service at 1302 E 4th from May of 1988 when Brian Mantz moved out until August 1988.

I remember Mr. Hood had a small troop of militia buddies who kept military gear at the warehouse and did some kind of decorative guard service at the State Capital on occasion. He also worked for Jerry Jeff Walker if my memory is correct. I cannot find him listed, at present.

1989-90 Phone book: 1300 E 4th Ronald Hicks 472-5858
: 1302 E 4th Internat'l Screen Printing ph. 4789724

This was the undertaking of Stanley Adams III. See 87-88 Phone book above. I remember Mr. Adams very well, a pleasant man aspiring to make artistic T-shirts. The son of the Stanley E. Adams, who figured prominently in the building and loan banking business in Texas in the 80's (Clippings are included in attachments), I recall that he traveled with his father to Bermuda while he was renting 1302 4th.

Phone Book: Low Power Technology, Inc 600 W. 28th ph. 490-0085
(post 1300 4th tenancy)

1990 1300 4th RON HICKS

1302 4th Internat'l Screen Printing 478-9724 Stanley Adams III

*Lis Archive gives Stan's dates of utility service at 1302 from
3-Aug-88 to 15-Nov-1990.*

1991 LIS Archive records Lorelei Brown putting service at 1302 E 4th
into her name April 8, 1991! .

*I used a portion of the downstairs at that time to stage a construction project
that took place in Volente that year.*

*Several people resided in the apartment upstairs since I've had the utilities.
I remember a man named Bill who brought in a lot of ceramic pottery he had done,
which sat for several years on a long table. He was also a diabetic who imbibed, and
worked in car body repair, as I recall.*

1992 1300 4th *The City Directory lists Art Angel for 1300, and according to the LIS
Archive, Christopher Hynes' Art Angle had electric service there until August, 1992,
when, also according to LIS, Sharron Rush put it into her name.*

1302 Stan Adams *[according to City Directory, but this conflicts with my record,
and the LIS Archive. The years 91 to 95 are vague in my memory. I was
more involved caring for my mother in her final quadriplegic years..]*

1995 1996 1300 4th Ron Hicks *[to end of summer 2003]*
1302 4th Lorelei Brown

*I recall a very beautifully tattooed young woman named Darcy Hanna living
upstairs at 1302 E 4th in 1996. She managed a retro, and new, clothing store,
Buffalo Exchange, which is still on the Drag at 2904 Guadalupe 78705.*

- 1997 1300 4th Ron Hicks 472-5858 *[with Sharron still]*
 Skinny Sisters 263-1710 *[no one will tel me what tbt was]*
 1302 4th Lorelei Brown 472-2848 *[remains using the downstairs for ceramic production, and construction storage, to the present time].*

1999 - 2008 1302 4th Eric Retshus
An antique car enthusiast, Eric, (who made the CAD site plan for 1300-02 4th), is also a construction supervisor and has resided in the apartment upstairs since June 1999.

2000 1300 4th R. Hicks 472-5858 [according to City Directory]
 Knowbility 478-5896 Knowbility.org
 Individual Family Services, Sharron Rush 9yrs

2002 1300 4th Sharron Rush 478-4596 *[10 yrs at 1300 4th according to her report to the City Directory for 2002.]* After the end of summer in 2003, Ron and Sharron found a new place: 1807 W. St. Johns Ave 76757, Hicks, Ron & Rush, Sharron 2007 phone book 512-323-2845.

Ms. Rush' well recognized, non-profit organization does accessibility consulting, training, and advocacy to support the independence of people with disabilities. She is the Executive director and co-founder and co-authored a book on accessible web design, Maximum Accessibility. See the web address www.Knowbility.org for more.

2003 Lorelei Brown owner of the buildings has 1300 4th returned to her at last, full of cobwebs. In October Lorelei has a big party with band celebrating a 100 years birthday for the buildings, a little bit premature as research indicates.

2004 January 2004 to June 2004 A collective, (Samantha Saladina, a Yoga teacher at Austin Yoga Institute, Jon Hoff, and Nicole Telkes, an herbalist and wellness provider), backed by Lisa Adams Muncaster, rents the building. Ms Muncaster, a resourceful woman, recently relocated from San Francisco, is the first to promote the potential uses for the buildings. She organized several art show/festivals and the first SXSW event rental in March 2004, but by June she pulled back her support having pulled off the best spontaneous raw energy events, beginner's luck, I guess. Ms. Saladina, instructor at Peggy Kelley's Austin Yoga Institute 1122-C South Lamar 78704 austinyoga.org Nicole Telkes.com & for her Wildflower School.
 Ms. Muncaster, a real estate investor, lives at the end of South 2nd Street, Austin 78704

June, 2004-fall 2005 City Directory 2005 for 1300 4th has Russell Hartman.

Russell Hartman and Wendy Wever, aka. AustinDaze, had numerous musical events at the yard, including their friend Toni Price performing. Together with their friend poster artist, John Warner, who made a wonderful poster artist show there, they coined the name "The Compound", which is still being used. The AustinDaze, "Entertainment paper that supports the Austin Scene", summer 2008 is on its 69th issue. It is a brave little pulp rag "zine" found in a lot of South Austin outlets, especially Ruta Maya where AustinDaze promotes 'First Thursday' shows. Beyond that they have a very good web site: www.austindaze.com. Daze left in the fall, after they had an unauthorized room rebuilt to rent to a business [Corrine Patch-Jones, Silver Leaf Framing, 512-507-3619], which strained their relationship with me. Another quasi-business relationship they had [with Troy Dillinger] also soured. Troy's [Austin Swim] weekly events during the summer of 2005, were fun and brought recognition to "The Compound". However ultimately, to continue the stress and investment necessary to meet his aspirations for the buildings was not negotiable at that time. Troy, the consummate promoter, was on the cover, with the mayor, of the Austin Chronicle August 2008, and has his own web site: TroyDillinger.com. Russ Hartman and Wendy Wever were living at 2213 S. 3rd Street, Austin 78704 587-8358. Wendy, I hear, has lately returned to her family's coffee plantation in Guatemala.

2005-end 2006

Starting December 1, 2005 Nomad Sound/Superior Event Technicians rented the building. Nomad Sound is the sound equipment rental equipment business of Damon Lange. Damon rents and runs the sound equipment in practically every festival/event (Old Settlers Fest, Austin City Limits, SXSW) in Austin. Damon also traveled extensively internationally in 2006 with a band, "Anti Balas", from NYC. His associate left caring for the property in 2006 was Alan Burrows, who is primarily an aide to the legislator from Dallas at the State Capital.

2007-present/2008 { 2006 1300b 4th Ethan Murphy [Sharron's son, I believe. This name in the City Directory for 2006 is a complete mistake.]

Nomad Sound/Damon Lange, but this year with new employee/partners, Ryan Rooney, Brian Nugent, and Parker Worsham until Spring, 2008. In summer of 2008, when Ryan, Brian, and Parker moved, new house mates, Summer Bethea, and Lindsay Sessions came aboard. Summer and Lindsay are employed at Alamo Drafthouse at the Ritz, and Lindsay is also a hair dresser at "Joie de Vivre Hair Salon" on 6th Street. Google "The Compound, Austin, TX" to find the Compound's my space listing with over 300 friends.

A.b

OK to go
SS 12-28-08

A. APPLICATION FOR HISTORIC ZONING

BASIC PROJECT DATA

1. OWNER'S NAME Lorelei Bela Brown
2. PROJECT NAME: Texaco/Rail Right of Way or Texaco Depot/H.&T.C. R.O.W.
3. PROJECT STREET ADDRESS (or RANGE): 1300-1302 East 4th Street
@ northeast corner of Attayac Street
Austin 78702 Travis County

AREA TO BE REZONED:

4. SQ. FT. 11,192 (111.99 X 100 or 112 X 100) 11,200 sq. ft.

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT #	SQ. FT.	PROPOSED USE	PROPOSED ZONING
CS-MU/CO-NP [E.Cesar Chavez NP]	residential warehouse, DETAIL	1	11,200	no change/same CS-MU/CO - H-NP	add H

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE ? only the proposed TOD zoning overlay, File No. C14-2008-0029
7. RESTRICTIVE COVENANT ? NO for Saltillo Plaza NPA-2008-0002.01
8. SUBDIVISION ? NO NPA-2008-0009.01
9. SITE PLAN ? NO NPA-2008-0010.01

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10. a-b. SUBDIVISION REFERENCE: The three lots that I am requesting to be zoned HISTORIC were platted before the city began recording subdivisions, (at least I could not find the H&TC Central ROW among recorded subdivisions). The H&TC (Houston & Texas Central Railway) ROW (Right of Way) has a diagram of the Railyard and 58 Lots which is recorded in Vol. V, page 661.

The City of Austin Department of Addressing and Mapping was consulted in the course of researching this project. The Land Addressing Service gave printouts validating the addresses of 1300 and 1302 4th. Under Legal Description, it gave Gary and Peck Subdivision as the Subdivision, with Block ID: 5, and Lot ID: 56 for 1300 and 57 for 1302, both with Tax parcel ID: 0204060901, the number for Capital Metro's land on that block. The legal description for that Capital Metro tax parcel is: <Lot 56-58 Central ROW & 120x285 ft OLT 3 DIV O>. OLT refers to the outlots into which the land outside the original city layout was portioned. It appears to me that for simplification's sake (or something) the much later neighboring subdivision name was used to pick up loose ends like Lots 56-58 Central ROW for the city's addressing/labeling convenience.

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

11. VOLUME: 10636 PAGE: 77
This is for the deed conveying land,
Southern Pacific to Capital Metro.

TAX PARCEL I.D. NO: There are two, first for the
land: 02040609010000, property ID: 191856 from
and second for the improvements only, i.e. the
buildings: 02040609010200, prop. ID: 359114

11. continued: The improvements were conveyed via a letter from the Firestone Company in Dallas to Ms. Brown which she took in 1976 to the County Tax/Appraisal Office to convey them to her name where they remain to present. This is evidenced by a certification letter given in 1992 from Travis County Tax Office, and current records.

OTHER PROVISIONS :

12. Property is in a zoning combining district / overlay zone:
The East Cesar Chavez Neighborhood Plan
13. It is not in local or national register district.
14. No TIA is required.

OWNERSHIP TYPE :

15. The buildings (improvements only) are sole ownership: Lorelei Bela Brown
The land is public property, i.e. owned by a publicly tax funded entity :
Capital Metro Transportation Authority

OWNER INFORMATION :

16. Signature: 	Name: Lorelei Bela Brown
Firm Name: Galactic Ceramic Inc.	Telephone Number: 512-507-1947 mobile
Street Address: 1014 Spence St.	512-477-8925 message
City: Austin	Zip Code: 78702
Email Address: lorelei@grandecom.net	

17. No agent to contact

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.

L. B. Brown 9-26-2008
Signature Date

LORELEI B. BROWN
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.

Lorelei B. Brown 9-26-2008
Signature Date

LORELEI B. BROWN
Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, LORELEI B. BROWN 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

1300 - 02 E. 4th
(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.

Lorelei B. Brown
(Applicant's signature)

9-26-2008
(Date)

VJ

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

NO 6533

ACCOUNT NUMBER : 02-0406-0901-0000

PROPERTY OWNER:

CAPITAL METROPOLITAN
TRANSPORTATION AUTHORITY
2910 E 5TH STREET
AUSTIN, TX. 78702-4817

PROPERTY DESCRIPTION:

LOT 56-58 * & 130X285FT OLT 3
DIV O CENTRAL ROW

SITUS INFORMATION: 1301 E 5TH ST TX

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

YEAR	ENTITY	TOTAL
2007	CITY OF AUTIN	*EXEMPT*
2007	TRAVIS COUNTY	*EXEMPT*
2007	TRAVIS COUNTY HEALTH CARE DIST	*EXEMPT*
2007	ACC (TRAVIS)	*EXEMPT*
2007	AUSTIN ISD	*EXEMPT*

TOTAL TAX:	* EXEMPT *
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	* NONE *

ALL TAXES ABOVE ARE EXEMPT FOR TAX YEAR 2007.

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 06/26/2008

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: Jayce Henderson

C

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

NO 1037110

ACCOUNT NUMBER: 02-0406-0901-0200

PROPERTY OWNER:

BROWN LORELEI BELA
1014 SPENCE ST
AUSTIN, TX 78702-5229

PROPERTY DESCRIPTION:

IMPS ONLY ON LOT 56-58 BLK 5 OLT 3
DIV 0 CENTRAL ROW

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 1301 E 5 ST

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
2007	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS COUNTY HEALTHCARE DISTRICT	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*

TOTAL SEQUENCE 0

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2007 \$291.79

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2007 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 06/25/2008

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: Jayce Henderson