

**HISTORIC LANDMARK COMMISSION
MARCH 26, 2012
DEMOLITION AND RELOCATION PERMITS
HDP-2011-0080
1702 ALTA VISTA AVENUE**

PROPOSAL

Demolish a ca. 1936 house.

ARCHITECTURE

One-story U-plan hipped-roof frame house with two projecting front gables framing a partial-width inset porch on round wood posts; synthetic siding; single and paired 1:1 fenestration.

RESEARCH

According to city utility permits, the house was built in 1936 by A.C. Bryant, a local developer. The first occupants were F. Nelson and Wilma Bane, who rented the house from around 1936 to around 1940. Nelson Bane was originally from Dallas, where he was a salesman. The 1939 city directory shows him as a representative while he and Wilma were living in this house. Wilma Bane was listed as a student at the University of Texas in the 1937 city directory. The Banes apparently moved back to Dallas after living here.

The house was then rented by Dewey and Velma Knutson in the early 1940s; Dewey Knutson was an X-ray technician. By the mid-1940s, the house was the home of Rev. Ray V. and Dehilia Mayfield, while he was the pastor for the Congress Avenue Baptist Church. William F. and Maude J. Thompson are listed as the owners of the house in the 1947 city directory; he was a foreman at the American-Statesman. By 1949, the house had been purchased by John R. and Cornelia (Nellie) Coble, who lived here until around 1964. John R. Coble was a civil engineer who worked for the Highway Department, a private construction company, and finally, the Corps of Engineers in the early 1960s. Garland and Gladys Skaggs then owned and occupied the house from around 1964 until the mid-1980s. Born in Lockhart, Garland Skaggs moved to Karnes County, where he met Gladys; they farmed there for a time then moved to Austin. Garland Skaggs was a driver then plant worker for Superior Dairies; his son Reginald, who is listed as the owner and occupant of the house in the 1980s and 1990s, also worked for Superior Dairies.

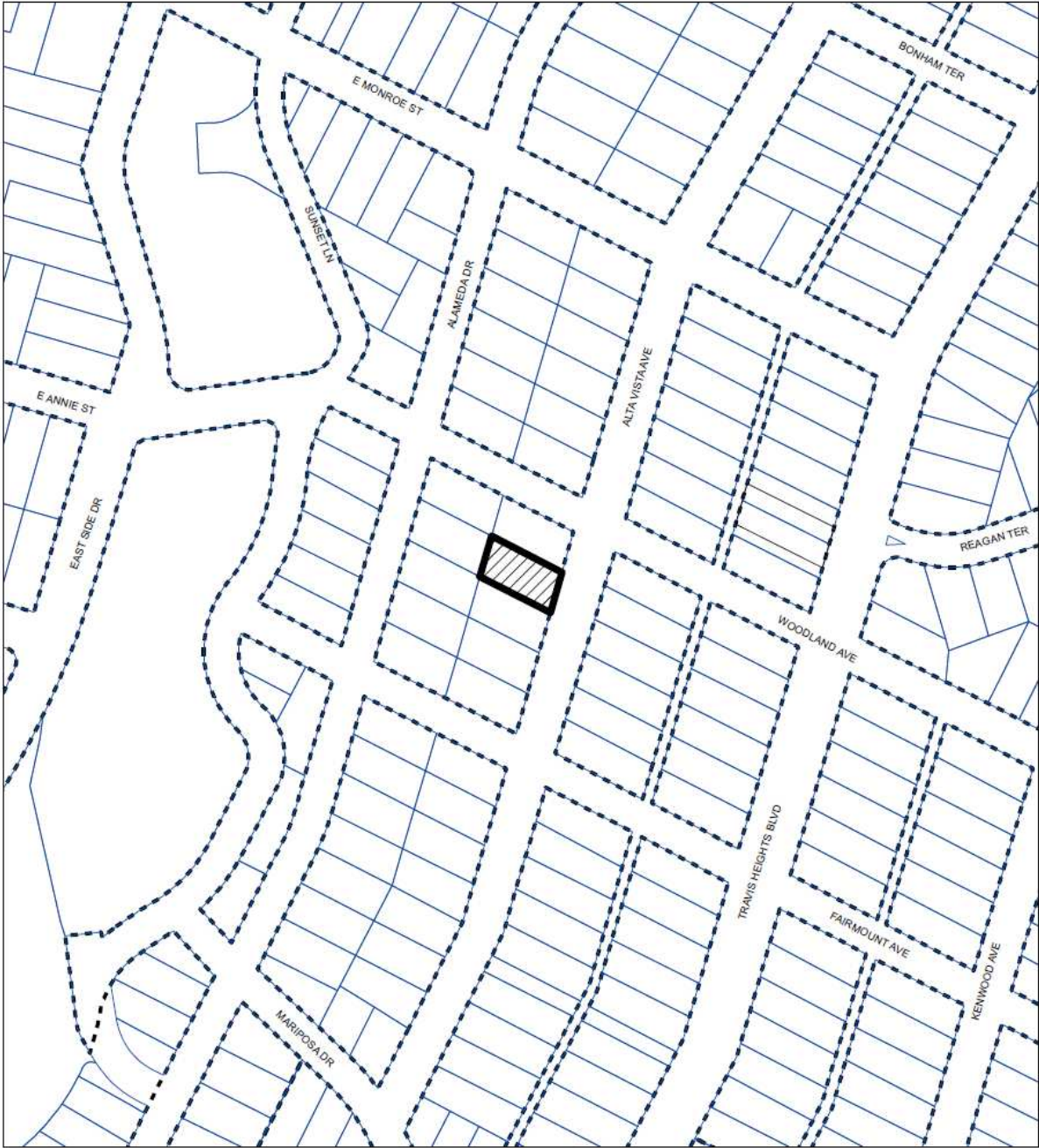
STAFF COMMENTS

The house is not listed in any city survey.

STAFF RECOMMENDATION

Encourage relocation over demolition, but release the permit. The house has neither the architectural nor the historical significance to warrant individual designation as a historic landmark.

LOCATION MAP



SUBJECT TRACT



ZONING BOUNDARY

CASE#: HDP-2012-0080
LOCATION: 1702 Alta Vista Avenue



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1702 Alta Vista Avenue
ca. 1936



OCCUPANCY HISTORY
1702 Alta Vista Avenue

City Directory Research, Austin History Center
By City Historic Preservation Office
February, 2012

1992	Reginald W. Skaggs, owner Plant worker, Superior Dairies
1985-86	Reginald W. Skaggs (not listed as owner) Plant worker, Superior Dairies
1981	Garland D. and Gladys C. Skaggs, owners Plant worker, Superior Dairies Also listed is Reginald Skaggs, a plant worker at Superior Dairies.
1977	Garland D. and Gladys C. Skaggs, owners Plant worker, Superior Dairies Also listed is Reginald Skaggs, a plant worker at Superior Dairies.
1973	Garland D. and Gladys C. Skaggs, owners Plant worker, Superior Dairies Also listed is Reginald Skaggs, a plant worker at Superior Dairies.

- 1969 Garland D. and Gladys C. Skaggs, owners
Plant worker, Superior Dairies
Also listed is Reginald Skaggs, a plant worker at Superior Dairies.
- 1965 Garland D. and Gladys C. Skaggs, owners
Garland: Driver, Superior Dairies
Gladys: Cook, Northwood Nursing Home, 2705 East Avenue.
Also listed is Reginald Skaggs, a plant worker at Superior Dairies.
- 1961 John R. and Nellie Coble, owners
Civil engineer, U.S. Corps of Engineers
NOTE: Garland D. and Gladys C. Skaggs are listed as living at 714 West Johanna Street; Garland Skaggs was a driver for Superior Dairies; Reginald Skaggs was a plant worker at Superior Dairies; Gladys Skaggs had no occupation listed.
- 1957 John R. and Nellie Coble, owners
Engineer, W.S. Conner Construction Company, 4610 South Congress Avenue.
- 1952 John R. and Nellie Coble, owners
Civil engineer
- 1949 John R. and Cornelia Coble, owners
Party chief, State Highway Department
- 1947 William F. and Maude J. Thompson, owners
Foreman, Austin American-Statesman
NOTE: John R. and Nellie Coble are listed as living at 317-B West 6th Street; he was the office manager for Garrett Engineers, 317-B West 6th Street.
- 1944-45 Rev. Ray V. and Dehilia Mayfield, owners
Pastor, Congress Avenue Baptist Church, 1511 South Congress Avenue.
- 1941 Dewey M. and Velma Knutson, renters
X-ray technician, Medical and Surgical offices, 306 W. 11th Street.
- 1939 F. Nelson and Wilma Bane, renters
Representative
- 1937 F. Nelson and Wilma Bane, renters
F. Nelson: No occupation listed
Wilma: Student, University of Texas
- 1935 The address is not listed in the directory.
NOTE: F. Nelson and Wilma Bane are not listed in the directory.

BIOGRAPHICAL NOTES

F. Nelson and Wilma Bane ((ca. 1936 to ca. 1940)

F.N. Bane appears in the 1930 U.S. Census report as the 25-year old son of Lillian Bane, a widow in Dallas, Texas. He was born in Missouri and is listed as a salesman in the census report. The 1939 city directory for Austin shows him as a representative, while living at this address. The Banes apparently moved back to Dallas after living in this house. Nelson Bane died in Dallas in 1978; Wilma Bane died in Dallas in 1990.

John R. and Cornelia (Nellie) Coble (ca. 1948 to ca. 1964)

John R. and Cornelia Coble appear in the 1930 U.S. Census report for Brooklyn, New York. John R. Coble was then 25; Cornelia was then 29. Both had been born in New York. John R. Coble was a salesman for an electrical firm; Cornelia Coble was a supervisor at an electrical company. They lived with her mother, Ida Ackerley, and her sister, Dorothy Ackerley. They had no children listed. The date of John R. Coble's birth coincides with his obituary below in the Austin American-Statesman, which otherwise gives little information about his life and career.

COBLE, J.R., Sr., 74, 310B William Cannon Blvd., died Sunday. Services 10 a.m. Tuesday at Wilke-Clay Funeral Home. Burial, Forest Oaks Memorial Park. Survivors: wife, Neilly Brennan Coble of Austin; sons, J.R. Coble Jr. of Elgin, George Coble of Round Rock, Neill Coble of Austin; sister, Mary Tinkham of Bradenton, Fla.; brothers, George Coble of Stanley, N.C., Jim Coble of Olympia, Wash., Walter Coble of Commerce; five grandchildren.

Obituary of John R. Coble
Austin American-Statesman, July 2, 1979

Neilly B. Coble

Neilly B. Coble, age 87, of Austin passed away Friday.

Survivors include sons, Roy Coble and wife, Becky of Austin, Neil Coble of Austin; four grandchildren; and three great-grandchildren.

Funeral service, 2:00 PM, Sunday at Wilke-Amey-Clay Funeral Home, with Reverend Harold Zink, CSC, officiating. Burial, Forest Oaks Memorial Park.

In lieu of flowers, those desiring may make memorial contributions to the American Cancer Society.

Services under the direction of Wilke-Amey-Clay Funeral Home.

Obituary of Cornelia (Neilly) Coble
Austin American-Statesman, September 21, 1991

Garland D. and Gladys C. Skaggs (ca. 1964 to ca. 1988)

Garland D. Skaggs appears in the 1920 U.S. Census report as the 6 year old son of Susie Skaggs, a young widow, in Lockhart, Texas. Susie Skaggs had no occupation listed in the census report. The 1930 U.S. Census report shows Garland D. Skaggs as the 16-year old son of Susie Skaggs, who had by then married Willie Wingensoth, a farmer in Karnes County, Texas. Garland is listed as a farm laborer.

Garland D. Skaggs

Garland D. Skaggs, age 74, of Austin, died Thursday, August 11, 1988.

Survivors include his wife, Gladys Skaggs of Austin; sons, Raleigh Skaggs of Atlanta, Georgia, Reginald Skaggs of Austin; daughter, Lillian Trester of Irving; brother, J.D. Skaggs of San Marcos; sister, Willis Pullen of Bryan; six grandchildren; and two great-grandchildren.

Services will be 3:00 PM, Sunday, August 14th at McCurdy Funeral Home Chapel. Burial, Lockhart City Cemetery.

Arrangement by McCurdy Funeral Home, 105 E. Pecan Street, Lockhart, Texas, (512) 398-3441.

Obituary of Garland D. Skaggs
Austin American-Statesman, August 13, 1988



Gladys Cerena Skaggs

Gladys Cerena Skaggs of Austin was born in Karnes County, Texas on September 4, 1913 and died November 8, 1999.

She is preceded in death by her husband, Garland.

Survivors include son and daughter-in-law, Raleigh and Laurell Skaggs of Bastrop, son, Reginald Skaggs of Austin; daughter and son-in-law, Bill and Lillian Trester of Irving; nephew, Billy Joe Berry of Buda; five grandsons, one granddaughter; nine great-grandchildren, one great-nephew and one greatniece.

Funeral services will be at 11:00 a. m., on Thursday, November 11, 1999, at McCurdy Funeral Home, 105 E. Pecan Street, Lockhart, Texas. Burial will be in the Lockhart Cemetery.

Obituary of Gladys Skaggs
Austin American-Statesman, November 10, 1999

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE AUSTIN, TEXAS No. 3627-A

M. Allen Bryant Address 1702 Alta Vista Ave.

Plumber Plumb Size of Tap 1/2" Date 3-26-36

Date of Connection 3-27-36

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 2"

From Front Prop. Line to Curb Cock 14'

From " Prop. Line to Curb Cock 21'

Location of Meter C. 0 12 13

Type of Box Lib. S. K.

Depth of Main in St. 2'

Depth of Service Line 18"

From Curb Cock to Tap on Main 9'

Checked by Engr. Dept. W. H. 4-20-36

INDEXED

Foreman's Report

No.	Fittings	Size
1	Curb Cock	3/4"
1	Elbow	3/4"
1	St. Elbow	3/4"
1	Bushing	3/4"
1	Union	3/4"
1	Plug	3/4"
1	Stop	3/4"
1	Box	3/4"
1	Lid	3/4"
1	Valves	3/4"
1	Req. No.	3/4"

Foreman's Signature West

9792

Permit for water service issued to Allen C. Bryant (1936)

SANITARY SEWER SERVICE PERMIT Austin, Texas No. 12525 S

Received of Maurice Plumb Date 4-25-36

Address 1702 Alta Vista Ave.

Amount \$

Builder or Owner A. C. Bryant Plumber

Lot 4 Block 9 Subdivision Travis Hgts. Plat No. 131

Date of Connection 4-29-36

By City 39' S/NLL

By Plumber

Checked By Boatright

Size Main 6" Depth 4 1/2'

Main Assgn. 28' from PL

Stub Depth Prop. Line

Stub Location

Book No. B-6

Paving Cut No.

No.	Fittings	Size	Price
28	Pipe	4"	2.80
	Pipe		
	Wyes		
	Bends		
	Reducers		
	Plugs		
	Sand		
	Gravel		
	Remix		
	Stoppers		
	Castings		
	Other		
	Laying pipe		56
	Labor:	3 days	6.75

Sewer service permit to Maurice Plumb showing Allen C. Bryant as the property owner (1936)

OWNER	Robert J. Kuhn	ADDRESS	1702 Alta Vista Avenue
PLAT	124	LOT	4
		BLK	9
SUBDIVISION	Travis Heights		
OCCUPANCY	Residence		
BLD PERMIT #	94470	DATE	1-5-65
		OWNERS ESTIMATE	\$185.
CONTRACTOR	Gladys Johnson	NO. OF FIXTURES	none
WATER TAP REC #	X	SEWER TAP REC #	X
Remodel interior of residence/new sheetrock in two			
rooms/paneling in one or two rooms/no elec			

Remodel permit issued to Robert J. Kuhn (1965) apparently issued during the interim in ownership between John and Nellie Coble, who owned and occupied the house in 1961, and Garland and Gladys Skaggs, who owned and occupied the house in 1965, according to city directories.