

**HISTORIC LANDMARK COMMISSION
AUGUST 26, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0048
West Line
505 Oakland Avenue**

PROPOSAL

Demolish a c. 1917 contributing house and garage.

RESEARCH

The existing house was constructed c. 1917. The first residents were the tenants Walter F. Tetts, a watch-maker, and his wife Catherine, who only lived in the house for a short time. Actually, the occupancy history of the house indicates a number of short term tenants and owner occupants up until the mid-1930's when Samuel J. and Alma (a.k.a Mary A.) Cox purchased the house after being tenants for a few years. Mr. Cox was a night watchman at a wholesale grocery, likely retired in the early 1940's, and then passed away in 1950. After which Mrs. Cox remained living at the home until her death in 1962. After this period the house was remodeled into a duplex.

PROJECT SPECIFICATIONS

The existing c. 1917 house is an approximately 1,400 sq. ft., one-story Neoclassical cottage with a hipped roof that has deep, open eaves with exposed rafter ends. The partial-width, inset front porch projects from the main house and has a separate hipped roof supported by round, unfluted classical columns set on a low wall. The flared foundation is clad with wide, horizontal siding and the walls of the house are clad with what appears to be asbestos cement shingles. There double-hung 1:1 windows.

There is a detached garage/shed accessed from Pressler Street at the rear that was likely built between 1935 and 1961 according to Sanborn maps. It has a gable roof, vertical wood siding and double doors at the rear.

The applicant proposes to demolish both the house and garage to allow for redevelopment of the parcel.

STANDARDS FOR REVIEW

The existing property is contributing to the West Line National Register Historic District. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize

a property shall be treated with sensitivity.

- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.

The house is good examples of a simple Neoclassical Cottage and retains a good level of historic architectural integrity. Therefore, demolition does not meet the guidelines. Additionally, with nearly all the houses that were present by 1935 still standing and retaining their historic appearance, this block of the West Line National Register District retains a very high level of integrity and would be eligible for Local Historic District zoning. Loss of this house, and the one at 507 Oakland, being located in the middle of the block, would adversely impact this area of the District.

COMMITTEE RECOMMENDATION

Continue to consider options that allow for adaptive reuse of the existing buildings. If new construction is pursued design a building, or buildings, that are compatible with the scale, patterns and character of the district.

STAFF RECOMMENDATION

Postpone releasing the permit and encourage the applicant to consider alternatives to demolition.

PHOTOS



505 Oakland Avenue





Other contributing houses on 500 block of Oakland Avenue

OCCUPANCY HISTORY 505 Oakland Avenue

City Directory Research, Austin History Center
By City Historic Preservation Office
January, 2013

2002	Spot Beauty Salon Lauren Johnston, proprietor
	Adrienne Arter, renter No occupation listed
1992	Adrienne Arter, renter No occupation listed
1987	A: Kim Cook, renter No occupation listed NOTE: The director indicates that Kim Cook was a new resident at this address. B: Richard Favor, renter No occupation listed NOTE: The directory indicates that Richard Favor was a new resident at this address.
1981	A: Jesse G. and Antonia A. Martinez, owners No occupation listed B: Luciano Alvarado, renter No occupation listed NOTE: The director indicates that Luciano Alvarado was a new resident at this address.
1977	Jesse G. and Antonia A. Martinez, owners Proprietor, Chuy's Café (not listed in the main directory).
1973	A: Jesse and Antonia Martinez, renters No occupation listed B: Felipa Alba, owner Widow, Frank Alba Retired C: No return
1968	A: Pearl Turner, renter No occupation listed B: Yona G. Carbell, renter No occupation listed
1962	Alma Cox, owner Widow, Samuel Cox No occupation listed

1957	Alma Cox, owner No occupation listed
1953	Alma Cox, owner Widow, Samuel J. Cox Saleswoman, Academy Army Surplus, 321 Congress Avenue.
1949	Samuel I. and Alma Cox, owners No occupation listed
1947	Samuel J. and Alma Cox, owners No occupation listed
1944-45	Samuel J. and Alma Cox, owners No occupation listed
1941	Samuel J. and Alma Cox, owners Watchman, Nelson Davis & Son, wholesale groceries, 107-13 W. 4 th Street.
1939	Samuel J. and Mary A. Cox, owners Watchman
1937	Samuel J. and Alma Cox, renters Watchman
1935	Samuel J. and Alma Cox, renters No occupation listed
1932-33	Albin O. and Mildred Williams, owners Shop foreman, Lightsey's Drive-It-Yourself System – "Rent a new car, drive it yourself, at your service day and night with a convenient taxi service," 112 E. 7 th Street and 2400 San Antonio Street. NOTE: Samuel J. and Alma Cox are listed as living at 1623 Garden Street; he had no occupation listed in the directory.
1930-31	Charles T. and B. Marie Nivens, owners Charles: Salesman B. Marie: Clerk, Griffith Drug Company, 103-07 W. 6 th Street. NOTE: Charles T. Nivens had a furniture and sewing machine company at 611 Red River Street from around 1948 to around 1960.
1929	Everette G. and Oranelle Kingsbery, renters Proprietor, Travis County Oil Company, 1210 E. 4 th Street.
1927	Charles C. and Ida Bowmer, renters Pharmacist, Joseph's Pharmacy (E.M. Joseph, proprietor), 622 Congress Avenue.

- 1924 William F. and Susan Foster, renters
Trainman, Austin Street Railway Company
- 1922 J.V. Yaudan, renter
Not listed in the main directory.
NOTE: Carl and Minnie Hyltin are listed as living at 200 W. 16th Street. He was a clerk at the State National Bank, 107 E. 6th Street.
- 1920 Carl A. and Minnie Hyltin, renters
Book-keeper, State National Bank, 107 E. 6th Street.
- 1918 Walter F. and Catherine Tetts, renters
Watch-maker, Carl Mayer Company, diamond merchants, jewelers, and silversmiths, 618 Congress Avenue.
NOTE: Carl A. and Minnie Hyltin are not listed in the directory.
- 1916 The address is not listed in the directory.
NOTE: Walter Tetts is not listed in the directory.

Walter Tetts died in 1961 in Matagorda County, Texas.

CARL and MINNIE HYLTIN (ca. 1919 – ca. 1921)

The 1920 U.S. Census shows Carl and Minnie Hyltin as the renters of this house. Carl Hyltin was then 30, had been born in Texas to Swedish-born parents, and was a book-keeper at a bank. Minnie Hyltin was then 28, had been born in Texas to Swedish-born parents, and had no occupation listed. They had a 1-year old son, Arthur.

REGISTRATION CARD		No. 18
1	Name of Alien <u>Carl Arthur Hylton</u>	Age <u>29</u>
2	Name <u>Hylton</u> Surname <u>Duncan</u>	
3	Date of birth <u>December 4th 1888</u>	
4	Is he (1) a natural born citizen, (2) a naturalized citizen, (3) an alien, or (4) have you declared your intention to become a citizen? <u>Natural born citizen</u>	
5	Where born <u>Little Rock, Texas</u>	
6	What is your occupation, and what business are you in at present or subject?	
7	What is your present trade, occupation or profession? <u>Green Merchant</u>	
8	By whom employed? <u>Self</u>	
9	Where employed? <u>Little Rock</u>	
10	Have you a father, mother, wife, child, sister, or brother living in the United States? If so, give name and address of each.	
11	Wife <u>Married</u> Single <u>no</u> <u>Caucasian</u>	
12	What military service have you had? Rank <u>None</u> <u>no</u>	
13	Where does your family live? <u>Wife to support</u>	
I affirm that I have verified above answers and that they are true.		
<u>Carl Arthur Hylton</u>		

REGISTRAR'S REPORT	
1	Is the alien in good health? <u>Yes</u> Is the alien a good character? <u>Good</u>
2	Is the alien a good citizen? <u>Yes</u> Is the alien a good worker? <u>Yes</u>
3	Has the alien any other business, or other occupation, or other interest? <u>No</u>
I certify that my answers are true, that the person registered has read his own answers, that I have witnessed his signature, and that all of his answers of which I have knowledge are true, except as follows:	
<u>R. M. Winack</u>	
Subscribed at <u>Little Rock</u>	
Witness <u>20</u> <u>Williamson</u> <u>June 5-1912</u>	
State <u>Texas</u> <u>(State of residence)</u>	

Carl Hyltin's World War I draft registration card shows that he was born in 1888 in Hutto, Texas, and was living there in 1917 at the time of his draft registration. He was a grocer in Hutto, in business for himself, and was married.

The 1930 U.S. Census shows Carl and Minnie Hylltin living in a rented house at 206 W. 16th Street in Austin. Carl Hylltin was the credit manager for a dry goods store. The couple had a son, Hartley, 12, and two daughters, Marjorie, 9, and Frances, 1.

Funeral Director C. A. Hyltin Dies After 2-Year Illness

C. A. Hyltin, 59, owner of the Hyltin Funeral Home for 15 years, who had been in poor health for two years, died Wednesday morning of a heart attack.

Hyltin, who had been credit manager at the John Dahlich Furniture Company and the Walter Wilcox men's clothing store

...before going into the funeral home business, was a member of the Austin Chamber of Commerce, the Optimists Club, Mary Rebekah Lodge No. 117, BPO Elks No. 201, Degree of Honor Protective Association No. 22, Modern Woodman of the World, Independent Order of Odd Fellows and the Gethsemane Lutheran Church, where he was a member of the board of administration.

Born Dec. 4, 1888, in Hutto, Hyltin came to Austin in 1918 when he became associated with the old State National Bank.

He is survived by his widow, two daughters, Miss Frances Ann Hyltin and Mrs. Marjorie Gillespie, both of Austin; one son Hartley Hyltin of Austin; three sisters, Miss Mamie Hyltin, and Mrs. Ellen Ahlgren of Hutto and Mrs. Edith Mueller of Austin; and three brothers, Martin Hyltin of San Marcos, Walter Hyltin of Houston and Eloy Hyltin of Austin.

The body is at the Hyltin Funeral Home pending completion of funeral arrangements.

Obituary of Carl A. Hyltin
Austin American, April 1, 1948

C. A. Hyltin Funeral Today At Gethsemane Lutheran Church

The body of C. A. Hyltin will lie in state at the family residence, 206 West 16th Street, until 3 p. m. Friday when it will be moved to the Gethsemane Lutheran Church at 18th and North Congress.

Last rites will be conducted at 4 p. m. with the Rev. J. E. Chester officiating, assisted by Dr. H. B. Haterjus. Pallbearers will be Martin Hyltin, Louis Johnson, Walter Hyltin, Gunner Johnson, Eloy Hyltin, Eddie Mueller and Lambert Hyltin. Burial will be in Oakwood Cemetery.

White House

Funeral notice for Carl A. Hyltin
Austin American, April 2, 1948

CHARLES T. and MARIE NIVENS (ca. 1930 – ca. 1932)



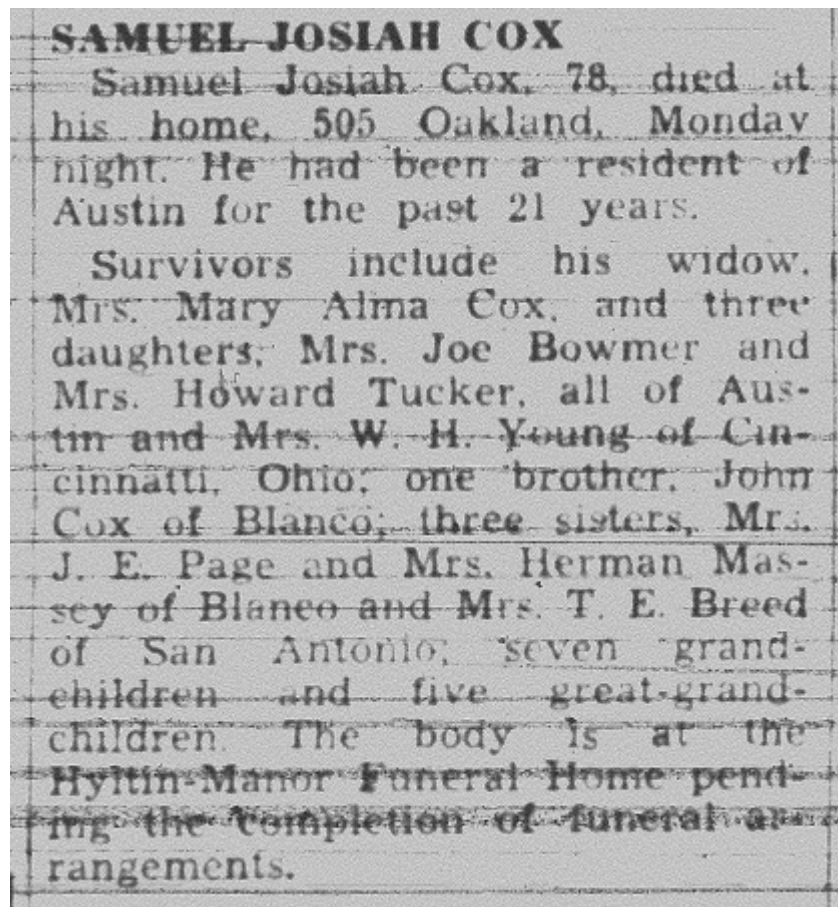
609-11 Red River Street – the site of Charles T. Nivens' furniture and sewing machine store from around 1948 to around 1960.

SAMUEL and MARY "ALMA" COX (ca. 1934 – ca. 1962)

Samuel J. and Mary A. Cox appear in the 1940 U.S. Census as the owners of this house, which was worth \$2,600. Samuel J. Cox was then 68, had been born in Texas, and was a night watchman at a wholesale grocery business. Mary A. Cox was then 60 and had been born in Texas. Their daughter, Isabel, 20, was a saleslady in a department store.

The 1930 U.S. Census shows Sam and Alma Cox as roomers in the home of Mina Sussdorf, at 1423 Canterbury Street in Austin. Sam was then 58, Alma was 50, and their daughters, Mary Eva, 17, and Isabel, 10, all lived with them. Sam Cox is listed as a night watchman.

The 1920 U.S. Census shows Samuel J. and Alma M. Cox living on a rented farm in Blanco County, Texas with their children: Lena, 17, Samuel G., 14, and Mary Eva, 6. All had been born in Texas. Samuel J. Cox is listed as a farmer growing general crops.



Obituary of Samuel Cox
 Austin American, September 19, 1950

SAMUEL JOSIAH COX

Graveside services for Samuel Josiah Cox, 77, will be held at Blanco Wednesday at 2 p.m. with the Rev. Ivan O. Donaldson of the Ward Methodist Church officiating. Pallbearers will be S. G. Cox Jr., H. P. McElhanev, William J. Brewer, L. L. McMurtry, Howard Wier and Bruce Rogers.

The body will lie in state at the Hulton Manor Funeral home until 12 noon Wednesday.

Funeral notice for Samuel Cox
Austin American, September 20, 1950

MRS. S. J. (ALMA) COX

Mrs. S. J. (Alma) Cox, 83, of 505 Oakland, died Wednesday in a local hospital. She had been a resident of Austin 35 years and was a member of Ward Memorial Methodist Church.

She is survived by three daughters, Mrs. H. B. Tucker and Mrs. Joe Bowmer of Austin and Mrs. W. H. Young of Cincinnati, Ohio; sister, Mrs. R. B. Wilson; and two brothers, Frank Schlameus and Ben Schlameus of Austin.

Funeral services will be held at Weed-Corley Funeral Home Friday at 10 a.m. Rev. Luster Lockett will officiate. Graveside service and burial will be in Blanco City Cemetery.

Obituary of Alma Cox

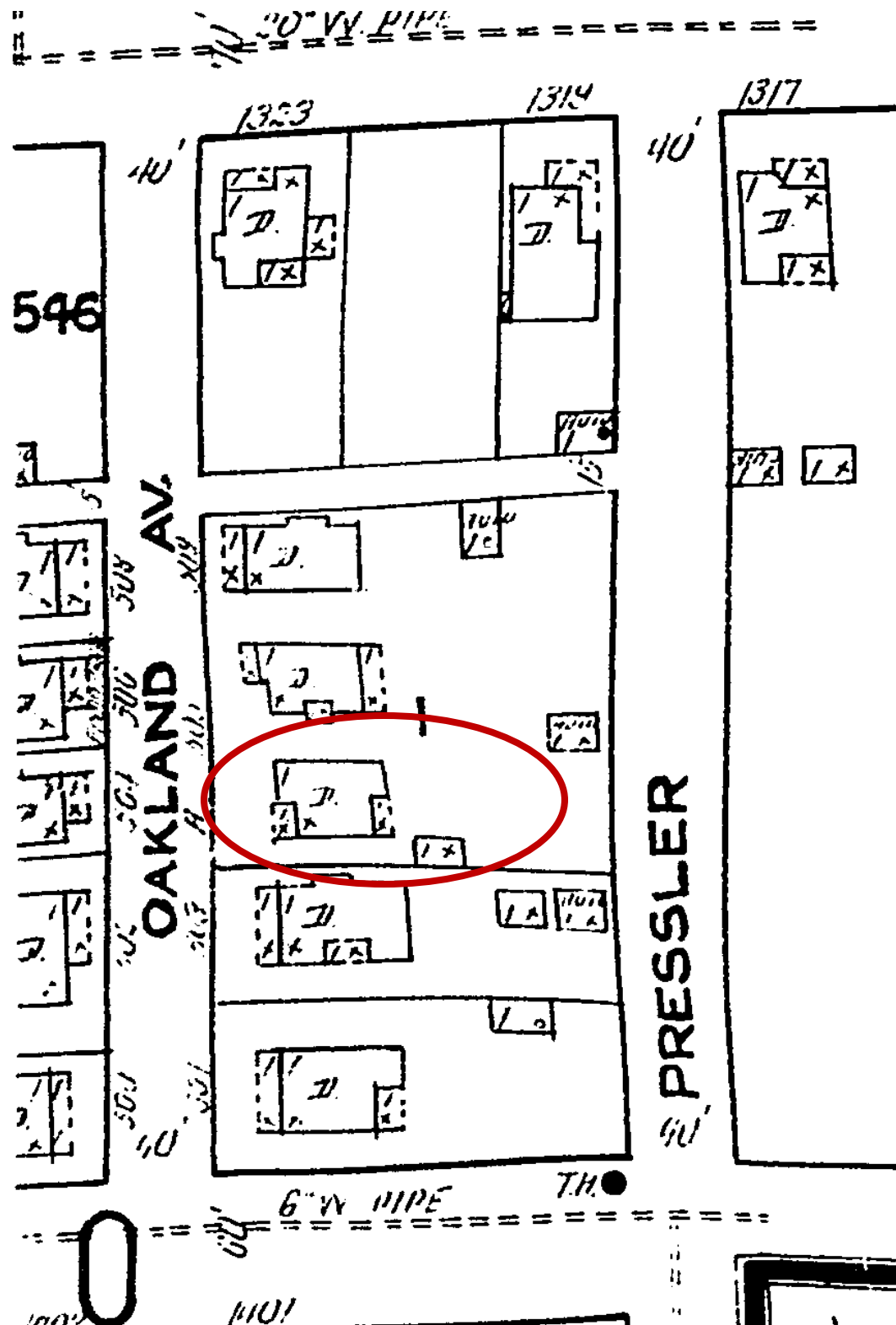
Austin American, November 15, 1962

MRS. S. J. COX

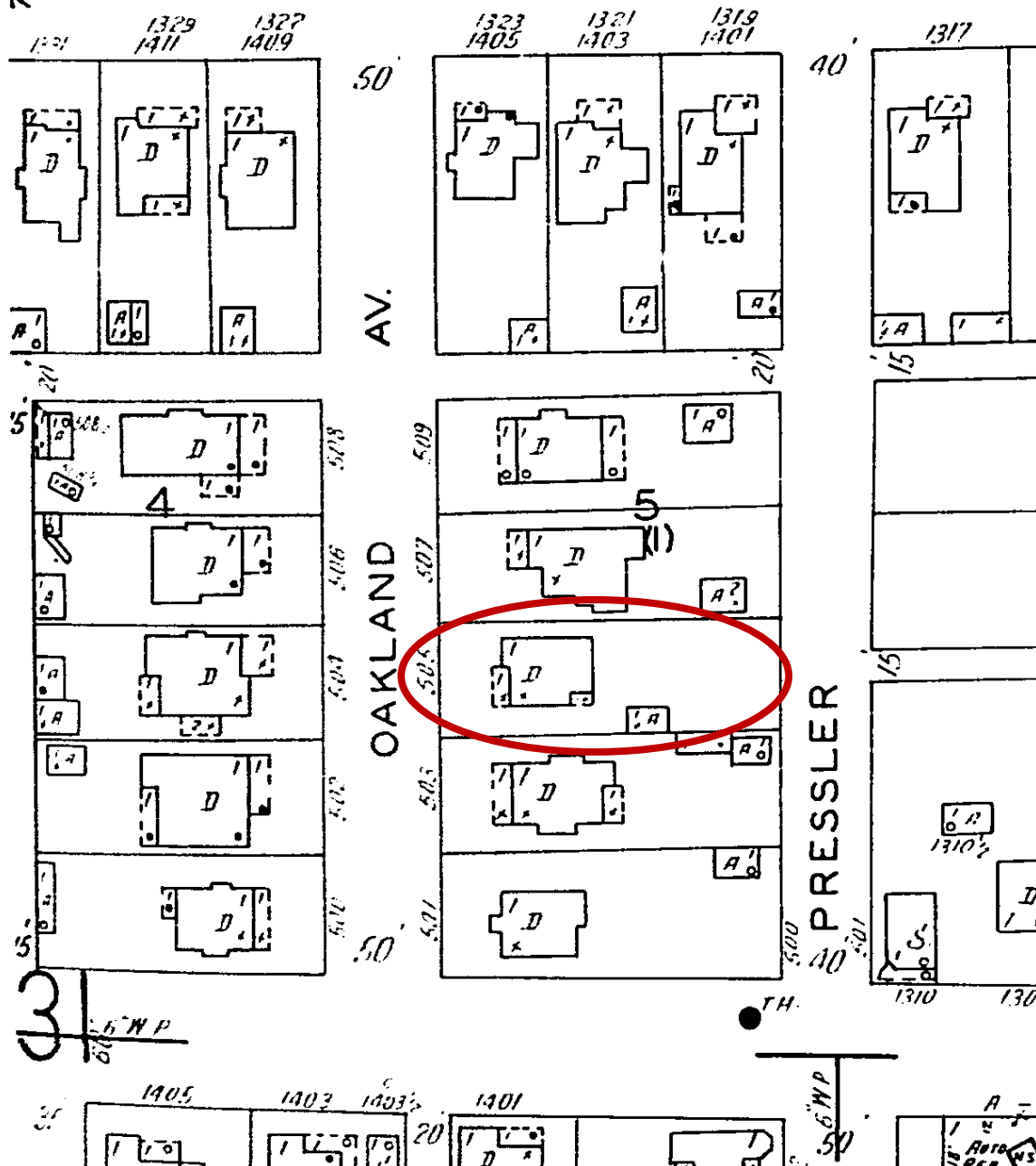
Funeral services for Mrs. S. J. (Alma) Cox, 83, of 505 Oakland, will be held at Weed-Corley Funeral Home Friday at 10 a.m. Rev. Luster Lockett will officiate. Graveside service and burial will be in Blanco City Cemetery.

Pallbearers will be Bert Wise, Garrett Cox, Howard Wier, Harold Wier, H. P. McElhaney and L. L. McMurty.

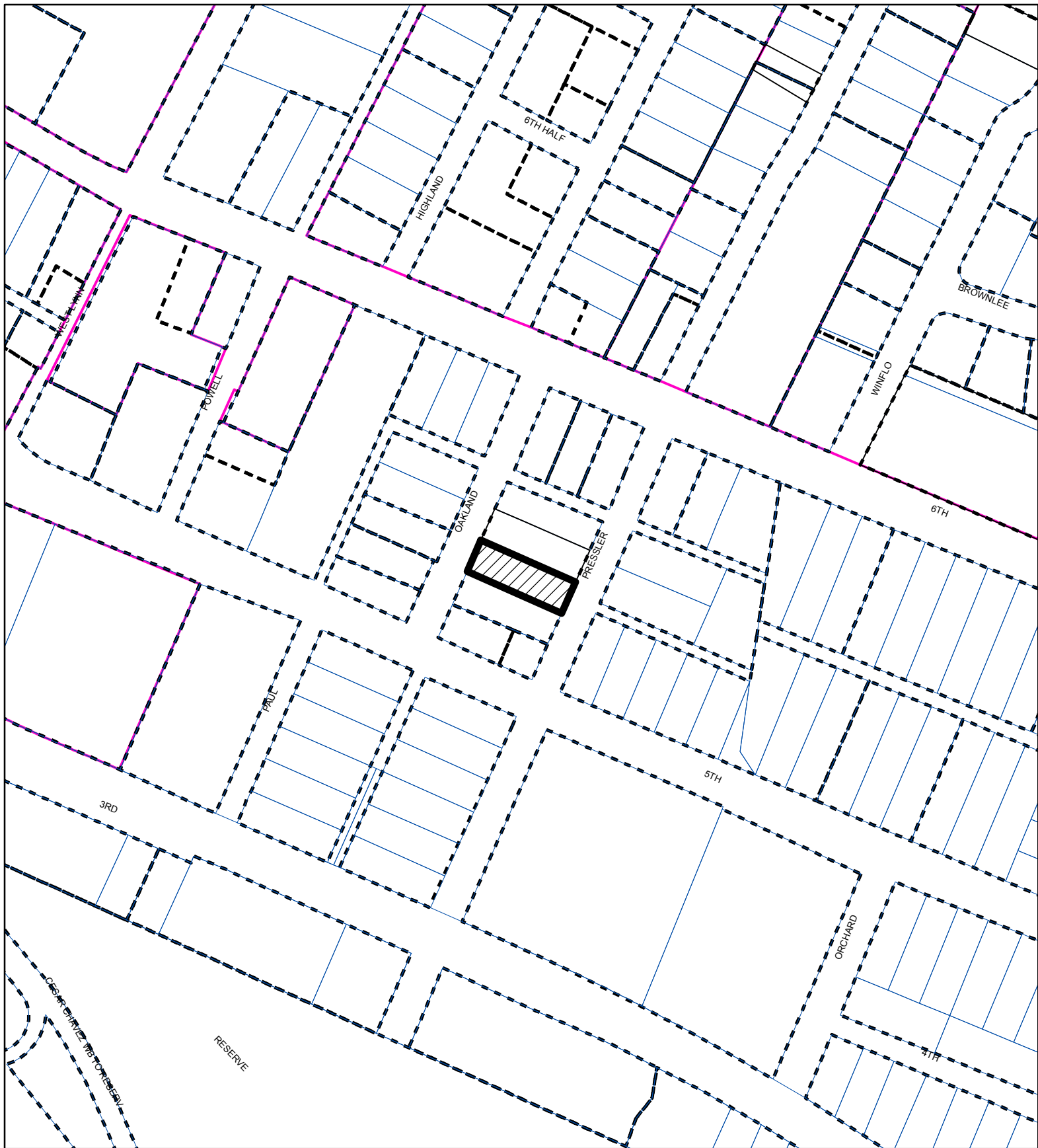
Funeral notice for Alma Cox
Austin American, November 16, 1962



1922 Sanborn Map



1935 Sanborn Map



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2013-0048
LOCATION: 505 Oakland Ave



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