

HISTORIC LANDMARK COMMISSION  
OCTOBER 28, 2013  
DEMOLITION AND RELOCATION PERMITS  
HDP-2013-0685  
4602 AVENUE C

**PROPOSAL**

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Demolish a ca. 1939 house.

**ARCHITECTURE**

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One-story, rectangular-plan, side-gabled board-and-batten, frame cottage with a central, partial-width, ornamental gable over the front door; single and paired 1:1 fenestration.

**RESEARCH**

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The house was built ca. 1938-39 by Mrs. L.J. Coghlan, who never lived in it. The first occupants of the house were Homer and Mae McCook; Mae McCook's maiden name was Coghlan. Homer McCook was a pipefitter and later, a repairman at Austin State Hospital. He lived here until his death in 1953. His widow, Mae McCook, is listed as a babysitter in the city directory of 1954; otherwise, she had no occupation listed. She lived here until her death in 1970. The house became a rental unit after that time; tenants included restaurant workers at the Texas Chili Parlor and the Hyde Park Bar and Grille.

**STAFF COMMENTS**

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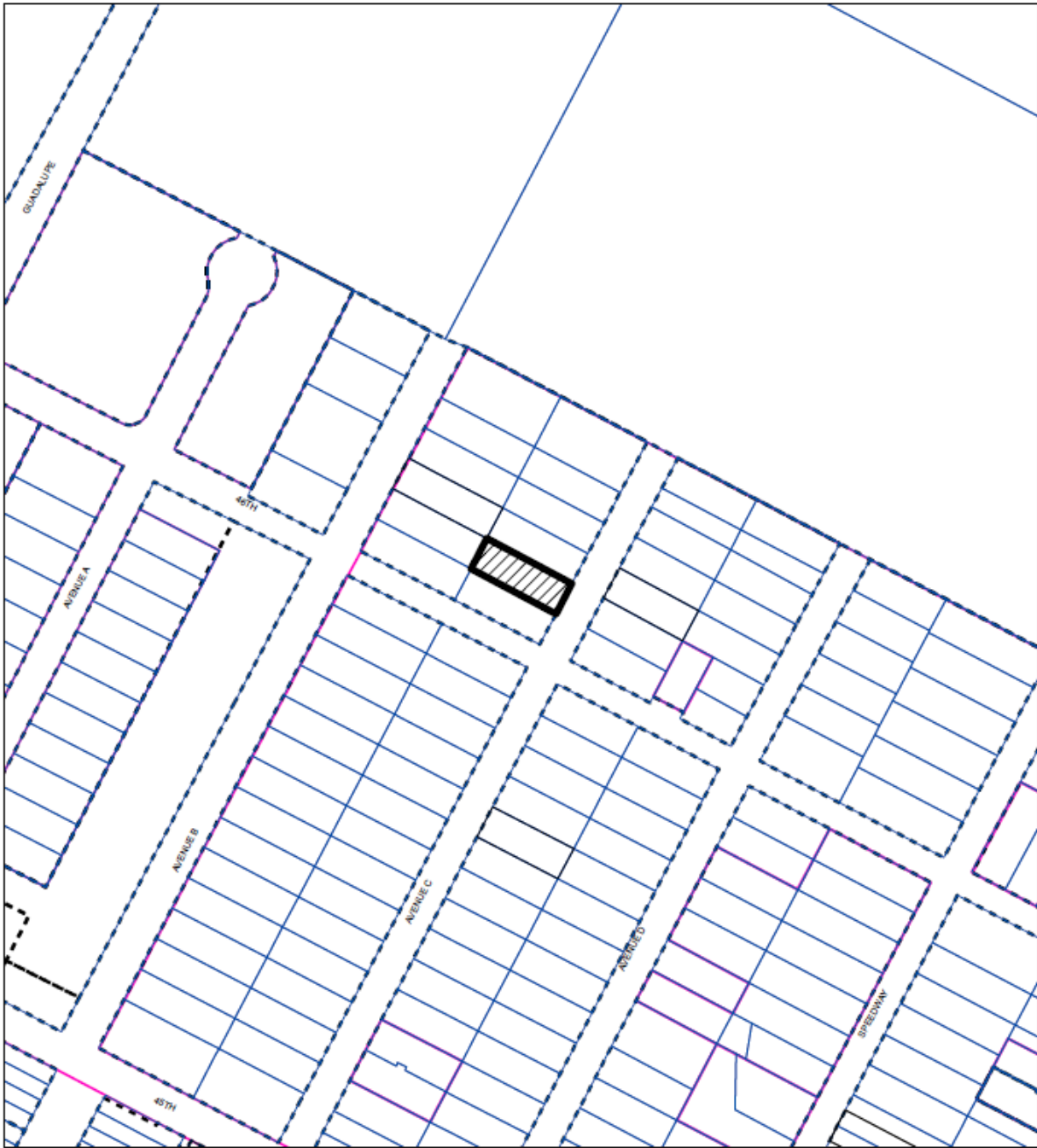
The house does not appear in any City survey.

**STAFF RECOMMENDATION**

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The house has neither the architectural nor the historical significance to warrant individual designation as a historic landmark – staff encourages relocation over demolition, but release the permit after completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

# LOCATION MAP



SUBJECT TRACT  
ZONING BOUNDARY

CASE#: HDP-2013-0685  
LOCATION: 4602 Avenue C



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.

4602 Avenue C  
ca. 1939



### OCCUPANCY HISTORY 4602 Avenue C

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

- |         |  |
|---------|--|
| 1992    | John and Sonja I. Simmons, renters<br>Waiter, Hyde Park Bar and Grille, 4206 Duval Street.   |
| 1985-86 | Bjalyia Garnier, II, renters<br>Employed by the Texas Chili Parlor, 1407 Lavaca Street.  |
| 1981    | Bjalyia Garnier, II, renter<br>Employed by the Texas Chili Parlot, 1407 Lavaca Street.<br>NOTE: The directory indicates that Bjalyia Garnier, II was a new resident at this address. |
| 1977    | Rocky Slade, renter<br>No occupation listed  |

- 1973 Thomas T. Barker, renter  
Student  
NOTE: The directory indicates that Thomas T. Barker was a new resident at this address.
- 1968 Mae McCook, owner  
Widow, Homer A. McCook  
Retired
- 1962 Mae McCook, owner  
Widow, Homer A. McCook  
No occupation listed
- 1959 Mae McCook, owner  
Widow, Homer A. McCook  
No occupation listed
- 1954 Homer A. and Mae McCook, owners  
Babysitter
- 1952 Homer A. and Mae McCook, owners  
No occupation listed
- 1949 Homer A. and Mae McCook, owners  
No occupation listed
- 1947 Perry C. and Beatrice C. Coghlan, owners  
Perry: No occupation listed  
Beatrice: Office secretary, Acousticon Hearing Service, 511 Littlefield Building.  
Also listed is James H. Coghlan, the fountain manager at Renfro Drug Company No. 2, Capital National Bank Building, 114 W. 7<sup>th</sup> Street.  
NOTE: Homer A. and Mae McCook are not listed in the directory.  
NOTE: Mae McCook's maiden name was Coghlan.
- 1944-45 Homer A. and Mae McCook, renters  
Repairman, Austin State Hospital
- 1941 Homer A. and Mae McCook, owners  
Pipefitter  
Also listed is Bessie McCook, a clerk.
- 1940 Homer A. and Mae McCook, renters  
No occupation listed
- 1939 The address is not listed in the directory.  
NOTE: Homer A. and Mae McCook are not listed in the directory.

### **BIOGRAPHICAL INFORMATION**

#### **Homer A. and Mae Coghlan McCook (ca. 1939 – ca. 1946 and ca. 1948 – ca. 1970)**

Homer A. and Mae McCook appear as the renters of this house in the 1940 U.S. Census. Homer A. McCook was then 53, had been born in Texas, and was a laborer in a WPA project. Mae McCook was then 50, had been born in Texas, and was a laundress at the house. They

had no children living with them. Homer and Mae McCook appear in the 1930 U.S. Census for Travis County; they owned the house they lived in on an un-named road. Homer McCook was a pipefitter. Mattie M. McCook had no occupation listed. Their daughter, Bessie, was 10. The 1920 U.S. Census shows H.A. and May McCook at 4511 Avenue C, a house they owned. H.A. McCook was a pipefitter.

**HOMER A. McCOOK**

Homer A. McCook, 66, 4602 Avenue C, a resident of Austin for the past 50 years, died at his residence Friday morning. He was a member of Shettles Memorial Methodist Church. He is survived by his widow, Mrs. Mae McCook of Austin; one daughter, Mrs. Bess Marie Kimball, Ann Arbor, Mich. Two grandchildren also survive.

Funeral services will be held at the Weed-Corley Funeral Home at 10 a. m. Monday. Rev. M. P. Burton will officiate and burial will be in Austin Memorial Park.

Obituary of Homer A. McCook  
Austin American-Statesman, July 25, 1953

**HOMER A. McCOOK**

Funeral services for Homer A. McCook, 66, 4602 Avenue C will be held at the Weed-Corley Funeral Home Monday at 10 a. m. The Rev. M. P. Burton will officiate and burial will be in Austin Memorial Park.

Funeral notice for Homer A. McCook  
Austin American-Statesman, July 26, 1953

**MRS. MATTIE MAE McCOOK**  
 Mrs. Mattie Mae McCook, 80,  
 of 4012 Ave. C, died in a local  
 hospital Wednesday. She was a  
 life resident of Austin and was a  
 member of Shettles Memorial  
 Methodist Church.  
 The body is at Hyltuh-Manor  
 Funeral Home pending  
 arrangements.

Obituary of Mae Cook  
 Austin American-Statesman, July 2, 1970

*Japan ...*

Mrs. L. J. Coghlan 4602 Avenue C

~~85~~ - 8 8 -  
 210

Hyde Park Annex

Box residence

244n - 10/13/38

3

9-4-79 185227 remodel and repair res to min standards \$1000.00

Original building permit to Mrs. L.J. Coghlan for the construction of the house (1938) and a remodel and repair permit (1979)

Changed to 6" main and removed with 7" app on B-7 1938

NE II

**WATER SERVICE PERMIT**  
Austin, Texas

No. 11256 A  
**INDEXED**  
Oct 14, 1938

Received of Mrs L J Coghlan Date \_\_\_\_\_  
 Address 4602 Ave C  
 Amount Two and 50/100-- \$ 2.50  
 Plumber Bill Horton Size of Tap 1/2"

Date of Connection	<u>10/24/38</u>
Size of Tap Made	<u>3/4</u>
Size Service Made	<u>3/4</u>
Size Main Tapped	<u>1"</u>
From Front Prop. Line to Curb Cock	<u>6'</u>
From <u>S</u> Prop. Line to Curb Cock	<u>35'</u>
Location of Meter	<u>CURB</u>
Type of Box	<u>LOCAT</u>
Depth of Main in St.	<u>2'</u>
Depth of Service Line	<u>2'</u>
From Curb Cock to Tap on Main	<u>4'6"</u>
Checked by Engr. Dept.	<u>6-13-38 JJK</u>

No. Fittings	Size
2 Curb Cock	3/4" ✓
1 Elbow	3/4" ✓
1 St. Elbow	3/4" ✓
1 Bushing	3/4" X 1/2" ✓
1 Reducer	3/4" X 1/2" ✓
9 Pipe	3/4" ✓
Lead Comp.	✓
1 Nipples	3/4" ✓
1 Union	1" ✓
1 Plug	1/2" NIP ✓
1 Tee	1/2" ✓
1 Stop	BOX-T-NIP ✓
1 Box	COCK ✓
1 Lid	" ✓
Values	
Job No.	<u>885116</u>
Reg. No.	<u>29635</u> <u>BENSON</u>

**INDEXED**

Water service permit to Mrs. L.J. Coghlan for this address (1938)