

**HISTORIC LANDMARK COMMISSION
MARCH 24, 2014
DEMOLITION AND RELOCATION PERMITS
HDP-2014-0125
816 W. JAMES STREET**

PROPOSAL

Demolish a ca. 1934 house.

ARCHITECTURE

One-story, rectangular-plan, front-gabled Cumberland-style frame house with double front doors, a full-width front-gabled inset porch on round metal pipe posts; single 4:4 fenestration.

RESEARCH

The house appears to have been built (like the house next door at 814 W. James, the subject of a demolition permit application last month) in 1934 as a rental property. The earliest known tenants of the house were M. Kaufman and Eula Joslin, who lived here from around 1934 to around 1936; Joslin had no occupation listed in the 1935 city directory, but by 1940, was a night watchman for a printing company, according to the census of that year. In the late 1930s, the house was rented by Raymond C. and Annie Shuler; Raymond Shuler was an operator for the Texas Public Service Company; the 1940 U.S. Census, which shows him and his family living in a rented house on Roosevelt, listed him as an operating engineer for an ice factory. Since around 1940, the house has been a rental property with a wide variety of short-term tenants, including an auto parts store manager, a photo engraver, a carpenter, several plumbers, and a construction worker.

STAFF COMMENTS

The house does not appear in any City survey.

STAFF RECOMMENDATION

Encourage rehabilitation of the house if possible; this is one of a diminishing number of Cumberland-style houses remaining in the city, and should be preserved and adaptively re-used if possible. If rehabilitation and re-use is not possible, then staff encourages relocation over demolition, but in either case, release of the permit upon 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



PENDING CASE



ZONING BOUNDARY

1" = 165'

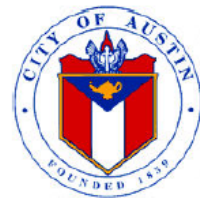
NOTIFICATIONS

CASE#: HDP-2014-0125

LOCATION: 816 James Street

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



816 W. James Street
ca. 1934



OCCUPANCY HISTORY 816 W. James Street

City Directory Research, Austin History Center
By City Historic Preservation Office
March, 2014

1992	Alex Longridge, renter No occupation listed
1985-86	No return
1981	Alex Longridge, renter No occupation listed NOTE: The directory indicates that Alex Longridge was a new resident at this address.
1977	Victor G. Pugh, renter No occupation listed
1973	John and Theresa Galvez, owners Construction worker
1968	Joe and Petra Jimenez, renters No occupation listed

1962	Bob G. and Sylvia Blackwell, renters Plumber, W.O. Harper, 2546 Guadalupe Street.
1959	Donald and Birdie Reynolds, renters No occupation listed
1955	Vacant
1952	Melvin E. and Maybelle Scott, renters Proprietor, Scottie's Humble Service Station, 1801 San Jacinto Boulevard. NOTE: The main directory shows Melvin and Maybelle Scott at 806 W. Gibson Street.
1949	R. Samuel and Dorothy Anderson, renters Plumber
1947	William R. and Lena Baland, renters Carpenter
1944-45	William H. and Edith Stringfield, renters Photo engraver
1941	Thomas W. and Etta Marshall, renters Manager, Capitol Auto Parts, 515 E. 7 th Street.
1939	Raymond C. and Annie Shuler, renters Operator, Texas Public Service Company, 907 Congress Avenue.
1937	Raymond C. and Annie Shuler, renters Operator, Texas Public Service Company, 907 Congress Avenue. Also listed is William P. Shuler, no occupation stated.
1935	M. Kaufman and Eula Joslin, renters No occupation listed
1932-33	The address is not listed in the directory. NOTE: M. Kaufman and Eula Joslin are not listed in the directory.

BIOGRAPHICAL NOTES:

M. Kaufman and Eula Joslin (ca. 1934 – ca. 1936)

M. Kaufman and Eula L. Joslin appear in the 1940 U.S. Census as the renters of the house at 705 W. 32nd Street in Austin. M. Kaufman Joslin was then 59, had been born in Texas, and was the night watchman for a wholesale and retail printing company. Eula Joslin was then 52, had been born in Texas, and had no occupation listed. They had 2 sons: Vernon, 17, and Ross, 30 with his wife, Julia, 24, and their 2 children, Jerry, 5, and Ross, 4. Ross Joslin was a truck driver for a wholesale printing company. They also had a boarder, Claude Bendetti, a carpenter, who had lived in Bexar County in 1935.

Raymond and Annie Shuler (ca. 1936 – ca. 1940)

Raymond and Annie Shuler appear in the 1940 U.S. Census as the renters of a house at 5610 Roosevelt Avenue in Austin. Raymond Shuler was then 35, had been born in Texas, and was an operating engineer at an ice factory. Annie Shuler was then 34, had been born in Texas,

and had no occupation listed. They had 4 children: Ida, 15; Christine, 14; Raymond, 13; and Joyce, 7. All the children had been born in Texas.

Connection Charge \$ 12.00
 Application for Sewer Connection. No. 13131A ✓

Austin, Texas, Feb 2, 1937
 To the Superintendent of Sewer and Public Improvements,
 City of Austin, Texas
 Sir:—

I hereby make application for sewer connection and instructions on premises owned by Hattie Grucha
 at 816 James St. Street,
 further described as lot 9, block 5, outlot _____,
 subdivision South Hyde, division _____, plat 114,
 which is to be used as a res

In this place there are to be installed 14 fixtures.

I agree to pay the City Sewer Department the regular ordinance charge.

2' DEEP Respectfully, B. E. Howell
AT FL 2/9/37
 Stub Out _____

Connected _____ 1937 Con 2' West
 Size of Main 6 inches. of East Lot
 Size of Service 4 inches. line
4 Feet Deep
18 Feet from Property Line at
 _____ Feet from Curb Line

Inspected by Bostwick
 Connection made by W. Jones B-1069

Sewer connection application for this address (1937)