

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**AUGUST 25, 2014**  
**NRD-2014-0086**  
**2224 Parkway**  
**Old West Austin**

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**PROPOSAL**

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Add a second story to the house.

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**PROJECT SPECIFICATIONS**

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The applicant proposes to add a second-story addition to the house. The proposed addition will be front-gabled and will have siding to match the existing siding on the house. The windows in the addition will be 1:1; the existing boxed chimney will be extended on the front of the house; a new porch and deck will be constructed on the east side of the house, overlooking Pease Park.

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**HISTORY OF THE PROPERTY**

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The house was built around 1933; from the time of construction until 1945, it was owned and occupied by Frank E. and Lila A. Finley. Frank E. Finley was a statistician with the Division of Crop and Livestock Estimates of the U.S. Department of Agriculture. Wilber B. Rittenhouse and his wife Pearl, owned and occupied the house in the mid-1940s; he was involved in the Marshall Ford Dam project, and she was a secretary in the Austin School District. From the late 1940s through the mid-1950s, the house was owned and occupied by Rochester G. and Anne E. Wilkins. Wilkins was the proprietor of the R.G. Wilkins Company, which manufactured food products. Helen Flinn, the assistant dean of women at the University of Texas, owned and occupied the house from the mid-1950s through the mid-1960s and again the early- to mid-1970s. James R. Dennett, an independent insurance agent, owned and occupied the house from the early 1980s onward.

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**STANDARDS FOR REVIEW**

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The house is contributing to the Old West Austin National Register Historic District, which has no specific design guidelines for additions. General design principles for historic districts encourage additions to the rear of the house with scale, massing, materials, and fenestration patterns complementing the house and other contributing houses within the district.

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**STAFF RECOMMENDATION**

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Reduce the scale of the addition; this proposal is essentially making a two-story house out of a one-story house, and even though the original house is being largely retained in its projecting front gable and gabled entryway, the scale of the addition overwhelms the house. Setting the addition back from the front wall of the house would help to lessen the visual effect of this large addition. Staff also recommends removing the boxed chimney – even though the existing chimney is boxed, it does nothing for the historic character of the house, and replacing the boxed chimney with a masonry chimney would help in articulating more of the traditional appearance of the house.



1" = 164'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

# NOTIFICATIONS

CASE#: NRD-2014-0086

LOCATION: 2224 Parkway

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.



2224 Parkway  
ca. 1933



## OCCUPANCY HISTORY 2224 Parkway

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

1992	James R. and Jo Ann Dennett, owners Independent agent
1985-86	James R. and Sammie V. Dennett, owners Special agent, Prudential Insurance Company
1981	James R. and Sammie V. Dennett, owners Special agent, Prudential Insurance Company
1977	Helen Flinn, renter Retired
1973	Helen Flinn, renter Retired Also listed is Kathryn S. Flinn, retired
1968	Eleanor S. Greenhill, renter Visiting associate professor, University of Texas

- 1962 Helen Flinn, owner  
Associate dean, University of Texas
- 1959 Helen Flinn, owner  
Assistant dean of women, University of Texas
- 1955 The address is not listed in the directory.  
NOTE: Helen Flinn is listed at 1806 Pearl Street; she was the assistant dean of women at the University of Texas.
- 1952 Rochester G. and Anne E. Wilkins, owners  
Proprietor, R.G. Wilkins Company, food predicts, 1205 Hillside Drive.
- 1949 Rochester G. and Anne E. Wilkins, owners  
Radio dispatcher, State Department of Public Safety
- 1947 Wilber B. and Pearl P. Rittenhouse, owners  
Wilber: Building development, Marshall Ford Dam  
Pearl: Department secretary, Austin public schools
- 1944-45 Frank E. and Lila A. Finley, owners  
Statistician, U.S. Department of Agriculture  
Also listed is Frank E. Finley, Jr., U.S. Army
- 1941 Frank E. and Lila A. Finley, owners  
Statistician, U.S. Agricultural Marketing Services, Division of Agricultural Statistics, U.S. Department of Agriculture.
- 1939 Frank E. and Lila A. Finley, owners  
Statistician, U.S. Department of Agriculture
- 1937 Frank E. and Lila A. Finley, owners  
Statistician, U.S. Department of Agriculture, Division of Crop and Livestock Estimates
- 1935 Frank E. and Lila Finley, owners  
Statistician, U.S. Department of Agriculture  
NOTE: The address is listed as 2224 E. Windsor Road.
- 1932-33 The address is not listed in the directory.  
NOTE: Frank E. and Lila Finley are listed at 2826 Rio Grande Street; he was a livestock statistician for the U.S. Department of Agriculture.

## BIOGRAPHICAL NOTES

### Frank E. and Lila Finley (ca. 1934 – ca. 1945)

Frank and Lila Finley appear in the 1940 U.S. Census as the owners of this house, which was worth \$7,000. Frank Finley was 40, had been born in Texas, and was a livestock statistician for the State of Texas [sic]. Lila Finley was also 40, had been born in Texas, and had no occupation listed. They had 4 children: Lila D., 16; Frank, Jr., 14; Lawrence K., 12; and Anna S., 8. All the children had been born in Texas. The 1930 U.S. Census shows the family renting the house at 2826 Rio Grande Street. F.E. Finley was listed as a statistician for the State.

**FINLEY—Frank E. Finley Sr.,** Austin resident for over 18 years, died at his residence, 2224 Parkway, early Wednesday morning. Mr. Finley was a veteran employee of the United States department of agriculture, having held progressively responsible positions in the Texas office for over 27 years, the last 18 of which were in Austin.

Survivors are his wife, Mrs. Lila Finley, Austin; two sons, Frank Finley, Jr., US navy; Lawrence Finley, Peacock Military college, San Antonio; two daughters, Miss Dean Finley, New York city, and Miss Anna Sue Finley, Austin; two sisters, Mrs. M. L. Reinhardt, El Campo; Miss Floy Finley, Houston, and two brothers, Mark Finley and Homer Finley, both of Houston.

The body is at the Weed-Corley Funeral home pending the arrival of the children.

Obituary of Frank E. Finley  
Austin Statesman, October 10, 1945

**FINLEY —** Funeral services for Frank E. Finley, Sr., employee of the United States department of agriculture, will be conducted by the Rev. Harry M. Moffett at the Weed-Corley Funeral home at 10 a. m. Friday. Burial will be in Memorial Park.

Funeral notice for Frank E. Finley  
Austin American, October 11, 1945

**FINLEY:** Funeral services for Frank E. Finley, Sr., were conducted by the Rev. Harry M. Moffett at the Weed-Corley Funeral home at 10 a. m. Friday. Burial was in Memorial Park.

Pallbearers were Emil Boyd, David Wright, Virgil Childs, John Mackey, Paul Thompson and W. S. Gatewood.

Funeral story on Frank E. Finley  
Austin Statesman, October 12, 1945

## **Lila Finley**

A memorial service for Lila Finley, who died Monday, will be held at the Westminster Presbyterian Church, 3208 Exposition Blvd., Austin, on Wednesday, October 5, at 3:00 PM, with the Reverend Dr. Tom Cutting and the Reverend Frank Ehman officiating.

Born Lila Alice McCullar near Conroe, Texas, on May 4, 1899, she was the daughter of Eugenie Mills McCullar and William Wesley McCullar. The family lived in Beaumont and Houston, where Lila attended the public schools and business college.

Her husband, Frank Ezra Finley, Sr.; and two sons, Frank E. Finley, Jr., and Lawrence Keith Finley, preceded her in death.

She is survived by two daughters and sons-in-law, Dean and Harvey Herbst of Austin, and Sue and John R. (Dick) Scheib of Hitchcock, Texas; five grandchildren, Frederick Herbst of Dallas, Suellen Scheib, Teresa Scheib and Marian Herbst Kelly, all of Austin, and Kathryn Scheib Fuller of San Antonio; two great-grandchildren, Erin Fuller and Rochelle Herbst.

A resident of Austin since 1923, Mrs. Finley was a manager of the trade books department of the Texas Book Store, and was well-known for her ability to locate rare and out-of-print books for the University of Texas faculty. Later she became housemother for Alpha Phi sorority, the beginning of two decades on the campus as a sorority and fraternity housemother. She was always happiest when surrounded by young people.

She was a member of the Twentieth Century Club, a life member of the Austin Woman's Club and a charter member of the Westminster Presbyterian Church.

Memorial gifts may be made to Westminster Presbyterian Church or to a favorite charity.

Arrangements by Weed-Corley Funeral Home, 3125 N. Lamar. 452-8811.

Obituary of Lila Finley  
Austin American-Statesman, October 4, 1988

**Wilber B. and Pearl Rittenhouse (ca. 1946 – ca. 1948)**

Wilber and Pearl Rittenhouse appear in the 1940 U.S. Census as the renters of an apartment in Huntsville, Texas. Wilber Rittenhouse was 48, had been born in Missouri, and was a licensed embalmer. Pearl Rittenhouse was 47, had been born in Texas, and was a high school teacher. They had no children listed with them

**Rochester G. and Anne Wilkins (ca. 1948 – ca. 1954)**

Rochester G. and Anne Wilkins appear in the 1940 U.S. Census as the owners of the house at 1007 Hillside Avenue in Austin. Their house was worth \$4,000. Rochester G. Wilkins was 44, had been born in Texas, and was a radio supervisor for the State Police. Anne Wilkins was also 44, had been born in Louisiana, and had no occupation listed. They had 2 children: Frances Day, 21, a society editor for the newspaper; and Walter G., 18, who had no occupation listed. The 1930 U.S. Census shows Rochester and Ann Wilkins at 1207 Hillside Avenue, which they owned, and which was worth \$6,000. Rochester Wilkins was listed as an "expert" in radio service. Ann Wilkins had no occupation listed. Their 2 children were listed with them.

James R. and Sammie Vance Dennett (ca. 1980 -

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**Col. James Randall Dennett (USAF-Ret.)**

Col. James Randall Dennett (USAF-Ret.), 88, of Austin, died 31 July 2013 at Hospice Austin's Christopher House. He was born in Wilkinsburg, Pennsylvania on 9 April 1925, to Alden Randall and Blanche Larkin Dennett. James Dennett graduated from St. John's Military School in Salina, Kansas, and received a B.S. from what was then Southwest Texas State University. He was married to Sammie Vance Dennett of Plumtree, North Carolina, from 1952 until her death in 1987. In 1989 he married Jo Ann Williams of Salina, Kansas, and they were married until her death in 2003.

Col. Dennett retired in Austin after a distinguished Air Force career. A command pilot with over four thousand hours of flight time, his many decorations included the Legion of Merit, the Distinguished Flying Cross, the Air Medal, the Meritorious Service Medal, and the Joint Service Commendation Medal. He enlisted in the Army Air Corps in July of 1943, graduated as a fighter pilot in December 1944, and joined the newly formed Air Force in 1949. His career as a fighter pilot included assignments as a Fighter Weapons School instructor, and service in both Korea and Viet Nam. In 1973 during Operation Homecoming, Col. Dennett represented the United States Government in Hanoi, Viet Nam, to accept the release of 591 American prisoners of war.

A lifelong Episcopalian, Col. Dennett was for many years an active parishioner at Austin's Episcopal Church of the Good Shepherd. Col. Dennett was also an active member of the Austin Rowing Club in the 1980's and spent many happy hours in a single scull on Lady Bird Lake. In his later years most of his exercise came from walking with Lily, his Golden Retriever, in Pease Park.

His daughters Shannon Dennett of Wimberley, Texas, and Dana Dennett of Austin, Texas, survive him.

A memorial service will be held at the Episcopal Church of the Good Shepherd, to be followed by interment at Arlington National Cemetery. The family asks that any tributes take the form of donations to Hospice Austin.

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Obituary of James R. Dennett  
Austin American-Statesman, August 4, 2013



Connection Charge \$ 12.00 No. 112548

**Application for Sewer Connection.**

Austin, Texas, June 15, 1933

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 Frank E. Finley at 2224 Parkway Street which place is to be used as a residence

In this place there are to be installed 4 fixtures.

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

Respectfully,

Frank E. Finley

Location of Public Sewer in Street PARKWAY

Street phoned in

Connected 6-20 1933 3" NORTH OF S. LOT LINE

Size of Main 6 inches

Size of Service 4 inches

4 1/2 Feet Deep

2 1/2 Feet from Property Line in ST

Feet from Curb Line

Inspected by A. T. Harrison

Connection made by W. C. Reeves 6-22-33

112548

Sewer connection application by Frank E. Finley for this house (1933)

147  
804

Mrs. F. E. Finley 2224 Parkway

- - - 19

Enfield D N. 1st of 24

convert car space into servants room

112r - 9-4-37

Building permit to Mrs. Frank E. Finley to convert the car space into a servants' room (1937)

Frank E. Finley                      2224 Parkway  
147                      -                      -                      N.pt. of                      24                      -

Enfield D

Addition & alteration to res.

145r - 4/27/39

*1" W - E 84874 - Pl 3/31/75 - Met # 10161*

1-11-72-Miss Helen Flinn-126992=frm addn to residence and  
remodel 100 sq.ft.

Building permit to Frank E. Finley for an addition (1939) and to Helen Flinn for an addition  
(1972)