

**HISTORIC LANDMARK COMMISSION
AUGUST 25, 2014
DEMOLITION AND RELOCATION PERMITS
HDP-2014-0662
4307 BELLVUE AVENUE**

PROPOSAL

Demolish a ca. 1926 house.

ARCHITECTURE

One-story, rectangular-plan, side-gabled frame bungalow-style house with a prominent, front-gabled independent porch on ornamental metal supports; single and paired 1:1 fenestration; Craftsman-style glazed door.

RESEARCH

The house may have been built as early as 1926 by J.J. Copeland and his wife, Nannie, who were in their later years. They are listed in city directories as early as 1927 as the owners of a house at 4401 Bellvue Avenue, which may be this house, as there does not seem to have been a house at the current location of 4401 Bellvue Avenue in those days. Both J.J. and Nannie Copeland were native Tennesseans; in 1920, he was a laborer at a cotton gin in Williamson County. The Copelands lived here until around 1938, when the house was sold to Emelia Berg, a farm widow from Bastrop County, who opened a convalescent home in the house. She lived here until around 1946; the house was then purchased by Milburn and Della Anderson. Milburn Anderson was a plumber; Della Anderson continued to run a rest home here. The Andersons either lived on-site or in the house next door at 4305 Bellvue Avenue. After Milburn Anderson died in 1978, Della rented the house out. The house has had a series of renters since that time.

STAFF COMMENTS

The house is beyond the bounds of any City survey.

STAFF RECOMMENDATION

Recommend rehabilitation and re-use of the house if feasible; it is likely one of the oldest houses in the neighborhood, and represents the semi-rural character of the early days of the neighborhood. However, if rehabilitation is not feasible, then recommend relocation over demolition, and release 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



1" = 175'



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2014-0662

LOCATION: 4307 Bellvue 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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



4307 Bellvue Avenue
ca. 1926



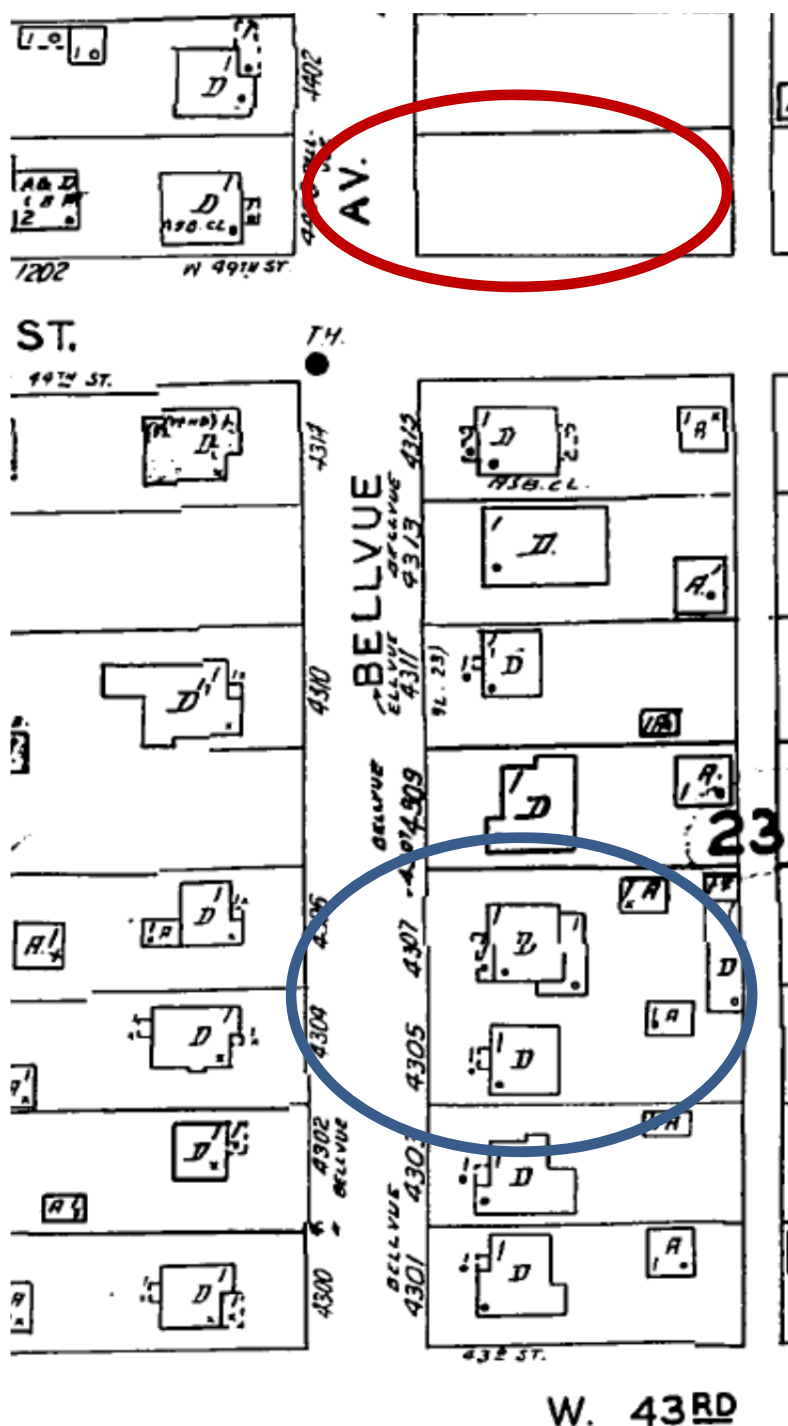
OCCUPANCY HISTORY
4307 Bellvue Avenue

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

- 1992 David D. and Jane M. Guthrie, renters
 No occupation listed
 NOTE: The directory indicates that David D. and Jane M. Guthrie were new residents at this address.
- 1985-86 Andrea Hieber, renter
 No occupation listed
 NOTE: The directory indicates that Andrea Hieber was a new resident at this address.
- 1981 Andrew and Lin L. Weber, renters
 Salesman, Home Craftsman Company, custom storm windows and doors, 6721 N. Lamar Boulevard.
 NOTE: The directory indicates that Andrew and Lin L. Weber were new residents at this address.
- 1977 Jamie Bridges, renter
 No occupation listed
 NOTE: The directory indicates that Jamie Bridges was a new resident at this address.

- 1973 Milburn and Della Anderson, owners
Retired
- 1968 Della Anderson Rest Home
Della Anderson, proprietor
NOTE: Della and Milburn Anderson lived at 4305 Bellvue Avenue; he was retired.
- 1962 Della Anderson Rest Home
Della Anderson, proprietor
NOTE: Della and Milburn Anderson lived at 4305 Bellvue Avenue; he had no occupation listed.
- 1959 Della Anderson Rest Home
Della Anderson, proprietor
NOTE: Della and Milburn Anderson lived at 4305 Bellvue Avenue; he had no occupation listed.
- 1955 Della Anderson Rest Home
Della Anderson, proprietor
NOTE: Della and Milburn Anderson lived on-site; he was a plumber.
- 1952 Della Anderson Rest Home
Della Anderson, proprietor
NOTE: Della and Milburn Anderson lived at 4305 Bellvue Avenue; he was a plumber.
- 1949 Melburn and Della Anderson, owners
Melburn: Plumber
Della: Proprietor, Della Anderson Rest Home for the Elderly, nursing care, special treatments, diets for sick and elderly people, at the house.
- 1947 Melburn and Della Anderson, owners
Plumber
NOTE: Della Anderson has no separately-listed occupation.
- 1944-45 Emelia Berg, owner
Widow, C.F. Berg
Proprietor, Emelia Berg Rest Home, at the house.
NOTE: Milburn Anderson (no wife listed), was in the U.S. Army; he lived at 2902 Lafayette Avenue.
- 1941 Emelia Berg, owner
No occupation listed
NOTE: Milburn Anderson is not listed in the directory.
- 1939 Emelia Berg, owner
Widow, Charles F. Berg
No occupation listed

- 1937 J.J. Copeland, renter
Not listed in the directory
NOTE: Emelia Berg is not listed in the directory.
- 1935 Joseph J. and Nannie Copeland, renters
Engineer
- 1932-33 Harvey L. and Alice Copeland, owners
General agent, United Fidelity Life Insurance Company, 312 Scarbrough Building.
- James J. and Elizabeth Copeland, renters
No occupation listed
- 1930-31 This address is not listed in the directory.
James J. and Nannie Copeland are listed at 4401 Bellvue Avenue; he had no occupation listed.
NOTE: Harvey L. and Alice Copeland are listed at 111 E. Live Oak Street; he was the district manager for the Alamo Life Insurance Company, 701 Scarbrough Building.
- 1929 This address is not listed in the directory.
Joseph J. and Nannie Copeland are listed at 4401 Bellvue Avenue; he had no occupation listed.
- 1927 This address is not listed in the directory.
Miles C. and Ruby Sartin are listed as the renters of the house at 4401 Bellvue Avenue; he was an attendant for the Gulf Refining Company (several locations).
NOTE: J.J. Copeland is not listed in the directory.
- 1924 Neither 4307 nor 4401 Bellvue Avenue are listed in the directory.



The 1962 Sanborn map is the first to show this section of the neighborhood. The houses at 4305 and 4307 Bellvue are on the same lot (blue) – Milburn and Della Anderson lived at 4305 Bellvue while they operated the rest home at 4307 Bellvue in the 1950s and 1960s. The lot at 4401 Bellvue Avenue (red) is shown as vacant, giving credence to the belief that the original address for this house was 4401 Bellvue Avenue (before the streets were laid out).

BIOGRAPHICAL NOTES:

J.J. and Nannie Copeland (ca. 1924 – ca. 1938)

The 1940 U.S. Census shows J.J. and Nannie Copeland as the renters of a duplex at 504 W. 43rd Street in Austin. J.J. Copeland was 83, had been born in Tennessee, and had no occupation listed. Nannie Copeland was 80, had also been born in Tennessee, and had no

occupation listed. The 1930 U.S. Census shows James J. and Elizabeth N. Copeland as the owners of the house at 4401 Bellvue Avenue, which was worth \$2,000. James J. Copeland was 73 and had no occupation listed; Elizabeth N. Copeland was 70 and had no occupation listed. They had a family of roomers: William E. and Arley Nelle, with their daughter, Margaret. William E. Nelle was 35-year old Texas-born laborer at the "feeble-minded hospital." Arley Nelle was 28, had been born in Texas, and had no occupation listed. Their daughter, Margaret, was 9. The 1920 U.S. Census shows Joseph [?] J. and Nannie Copeland living on a farm they owned in Williamson County, Texas; he was a laborer at the cotton gin. They had no children listed with them.

J. J. COPELAND
 J. J. Copeland, 91, who has lived in Austin for the last 25 years, died at his home Wednesday. He is survived by four sons, H. L. Copeland of El Monte, Calif., J. A. Copeland of Salt Lake City, Utah, B. F. Copeland of San Marcos, and Earl Copeland of Akron, Ohio; two daughters, Mrs. H. C. Kroll of La Grange and Mrs. W. C. White of Austin.
 Funeral services will be held at the Shettles Memorial Methodist Church at 2 p. m. Thursday with Dr. Fred Bishop officiating. Pallbearers will be Henry Tumey, Wick Tumey, Cecil Walden, Cryrus Palmore and J. W. Farrise. Burial will be in Memorial Park.

Obituary of J.J. Copeland
 Austin American, January 29, 1948

Emelia Berg (ca. 1938 – ca. 1946)

Emelia Berg appears as the owner of this house in the 1940 U.S. Census. The house was worth \$4,000. Emelia Berg was a 53-year old Texas-born widow who was the proprietor of a convalescent home. With her lived her grandson, Billie Davey, 10, who had lived in Sierra Madre, Los Angeles County, California in 1935. The 1930 U.S. Census shows Emelia Berg as the owner of a house in Elgin, Texas, where she was a practical nurse. She was a widow. In 1920, she was listed as the wife of Charles F. Berg, a Swedish-born farmer who owned his farm in Bastrop County, Texas. Charles Berg was 58; Emelia was 33. He had 5 children, ranging in age from 16 to 25. His oldest boys were farm laborers; the 2 younger girls were telephone operators. Emelia also had 5 children, with the surname of Davey – they ranged in age from 9 to 14. None of them had occupations listed.

Milburn and Della Anderson (ca. 1946 – ca. 1978)

The 1940 U.S. Census shows Milburn Anderson as the 30-year old son of Annie Anderson who lived at 2902 Lafayette Avenue in Austin. Milburn Anderson had been born in Texas and was a plumber's helper. His mother was a 51-year old practical nurse. There was another son, William 26, who was a truck driver for a cleaning and pressing shop.

ANDERSON, Milburn Paul, 68,
2007 Montclair St., died Thursday.
Services 2 p.m. Saturday at Cook-
Walden Funeral Home. Burial,
Austin Memorial Park. Survivors:
wife, Della Anderson of Austin;
brother, William Anderson Sr. of
Austin.

Obituary of Milburn Anderson
Austin American-Statesman, April 21, 1978

Della Anderson

Della Anderson, 81, of Austin, died
Monday, May 21, 1990.

Graveside services will be held at
10:00 AM, Thursday at Austin Memori-
al Park, with Reverend Clarence Wal-
ton officiating.

Mrs. Anderson is survived by her
brother, Chester Denson of George-
town; sister, Lilly Hudler of Fresno,
California; and numerous nieces and
nephews.

Arrangements by Cook-Walden Fu-
neral Home, Lamar location.

Obituary of Della Anderson
Austin American-Statesman, May 23, 1990