HISTORIC LANDMARK COMMISSION
SEPTEMBER 22, 2014
NATIONAL REGISTER DISTRICT PERMITS
NRD-2014-0084
1208 W. 8TH STREET
WEST LINE

PROPOSAL

Demolish a ca. 1917 house that is contributing to the Historic District.

ARCHITECTURE

One-story, rectangular-plan, raised, side-gabled frame house with a partial-width, front-gabled independent porch; single and paired 1:1 fenestration; garage in a wood-sided battered frame at the street level.

RESEARCH

The house was built around 1915; the first occupants were Ford C. and Irene Benham; he was a rate clerk and inspector for the State Fire Insurance Commission; they moved to Dallas by 1920, where he was in the fire insurance business. John P. and Tennie McDonald rented this house in the late 1910s and early 1920s. McDonald was the son of a former Austin mayor, and had been in the gravel business before becoming a cement contractor. His obituary stated that he was also a house builder in town. By 1930, he had purchased the house next door, at 1206 W. 8th Street, and was living there with his wife. By 1940, he and Tennie were living on the Fredericksburg Highway (now South Lamar Boulevard). He died in 1945. Sterling and Bertha Kinser are listed as the owners and occupants of the house from the late 1920s through the early 1940s. Kinser grew up on a farm in Burnet County, and was a cashier for the Austin Street Railway Company before becoming a real estate and insurance salesman for Harrison-Wilson. The house was then sold to an absentee owner, who rented it to Albert and Sydna Ater from the mid-1940s through the mid-1950s. Albert Ater was in the banking business; he was the cashier and comptroller at the old Austin National Bank while he and his wife lived in this house. The house ws a rental property again through the late 1950s; it was then purchased by Juan and Hortencia Hipolito, who lived here until the mid-1970s. Juan Hipolito had several jobs with the public schools – school bus driver, and school custodian, while Hortencia Hipolito was a teacher at Matthews School.

STAFF COMMENTS

The house is contributing to the West Line National Register Historic District.

STAFF RECOMMENDATION

Either postpone to October 27, 2014 under the Commission's 180-day demolition delay process to evaluate alternatives to demolition, or 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, and upon Commission review of the plans for any new construction on the site. This house is nearly 100 years old, and is contributing to the historic district; it represents the historic architectural style of the district, and every effort should be made towards rehabilitation and re-use of this building before considering its total demolition.

LOCATION MAP



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2014-0084

LOCATION: 1208 W 8th Street

1 " = 106 '

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.

1208 W. 8th Street
ca. 1915





OCCUPANCY HISTORY
1208 W. 8th Street

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

1992 — Amy Needham, renter
No occupation listed
NOTE: The directory indicates that Amy Needham was a new resident at this address.

1985-86 — Laura S. Mills, renter
No occupation listed
NOTE: The directory indicates that Laura S. Mills was a new resident at this address.

1981 — Charles D. Bond, owner
Student

1977 — Diane L. Matthews, owner
No occupation listed
NOTE: The directory indicates that Diane L. Matthews was a new resident at this address.

1973 — Juan and Hortense Hipolito, owners
Instructor, Texas Department of Mental Health and Mental Retardation

1968 — Juan and Hortencia Hipolito (not listed as owners)
Janitor

1962 — J.M. and Hortencia Hipolito, owners
J.M.: Custodian, public schools
Hortencia: Teacher, Matthews School
Also listed is Juan Hipolito, a teacher at Bryker Woods School.

1959 — Hipolito and Lupe Rodriguez, renters
Laborer
NOTE: J.M Hipolito is not listed in the directory, but Hortense Hipolito is listed as a driver at Zavala School, and Juan Hipolito is listed as a driver at Bryker Woods School; they lived at 1202 W. 33rd Street.

1955 — Vacant

1952 — Albert H. and Sydna B. Ater, renters
Cashier, Austin National Bank, 507-11 Congress Avenue.

1949 — Albert H. and Sydna B. Ater, renters
Comptroller, Austin National Bank, 507-11 Congress Avenue.

1947 — Albert H. and Sydna B. Ater, renters
Assistant cashier, Austin National Bank, 507-11 Congress Avenue.

1944-45 Albert H. and Sydna B. Ater, renters
Assistant cashier, Austin National Bank, 507-11 Congress Avenue.

1941 Sterling P. and Bertha Kinser, Jr., owners
Salesman, Harrison-Wilson, real estate and insurance, 131 W. 7th Street.
NOTE: Albert and Sydna Ater are listed at 401 W. 39th Street; he was the assistant cashier at Austin National Ban, 507-11 Congress Avenue.

1939 Sterling P. and Bertha Kinser, Jr., owners
Salesman, Harrison-Wilson, real estate and insurance, 131 W. 7th Street.

1937 Sterling P. and Bertha Kinser, Jr., owners
Salesman, Harrison-Wilson, real estate and insurance, 131 W. 7th Street.

1935 Sterling P. and Bertha Kinser, Jr., owners
Operator, Austin Street Railway Company

1932-33 Sterling P. and Bertha Kinser, Jr., owners
Cashier

1930-31 Sterling P. and Bertha E. Kinser, Jr., owners
Cashier

1929 Sterling P. and Bertha E. Kinser, Jr., owners
Clerk, Austin Street Railway Company

1927 Herman R. and Lottie Henry, owners
Mail carrier, Post Office
NOTE: Sterling P. and Bertha Kinser, Jr. are listed at 2106 E. 2nd Street; he was a clerk for the Austin Street Railway Company.

1924 John P. and Tennie McDonald, owners
No occupation listed

1922 John P. and Tennie McDonald, owners
No occupation listed

1920 J.P. and Tennie McDonald, owners
Contractor

1918 J.P. and Tennie McDonald (not listed as owners)
Contractor (office at the house)
NOTE: Ford C. and Irene Benham are listed at the southwest corner of Baylor Street and Enfield Road; he did not have an occupation listed.

1916 Ford C. Benham
Assistant rate clerk, State Fire Insurance Commission
NOTE: J.P. McDonald is listed as a contractor living at 706 West Avenue.

1914 There are no houses listed on 8th Street west of West Avenue.
NOTE: Ford C. Benham is not listed in the directory.

BIOGRAPHICAL NOTES

Ford C. and Irene Benham (ca. 1915 – ca. 1917)

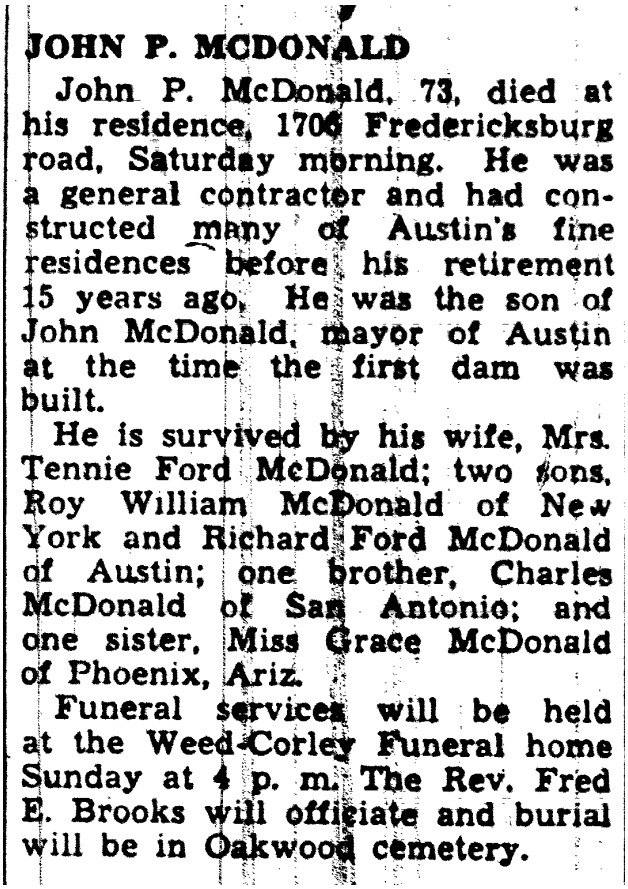
Ford C. and Irene Benham are listed in the 1920 U.S. Census for Dallas, Texas, where they owned their house. Ford Benjam was 32, had been born in Texas, and was in the fire insurance business. Irene Benham was 29, had been born in Texas, and had no occupation listed. They had 2 young children. With them lived Ford's brother, Buell, 27, who was also in the fire insurance business.

Ford Clark Benham's 1917 World War I draft registration card indicates that he was living in Waco, Texas at the time and was a fire insurance inspector for the State Fire Insurance Commission in Austin. He died in 1944 in Lubbock, Texas.

John P. and Tennie McDonald (ca. 1917 – ca. 1925)

John P. and Tennie McDonald are listed as the renters of this house in the 1920 U.S. Census. John P. McDonald was 47, had been born in the United States, and was a cement contractor; Tennie McDonald was 44, had been born in Texas, and had no occupation listed. They had a 14-year old son named Roy, who had been born in Texas. The 1930 U.S. Census shows John P. and Tennie McDonald living next door at 1206 W. 8th Street; they owned the house, which was worth $4,500. John P. McDonald was 57, had been born in Kansas, and was a road building contractor; Tennie McDonald was 54, had been born in Texas, and had no occupation listed. Their son, Roy, was not listed with them.

In 1910, they lived at 706 West Avenue; the census report of that year shows an older son, Richard, who was 13. John P. McDonald is listed as the proprietor of a gravel pit.



JOHN P. MCDONALD

John P. McDonald, 73, died at his residence, 1706 Fredericksburg road, Saturday morning. He was a general contractor and had constructed many of Austin's fine residences before his retirement 15 years ago. He was the son of John McDonald, mayor of Austin at the time the first dam was built.

He is survived by his wife, Mrs. Tennie Ford McDonald; two sons, Roy William McDonald of New York and Richard Ford McDonald of Austin; one brother, Charles McDonald of San Antonio; and one sister, Miss Grace McDonald of Phoenix, Ariz.

Funeral services will be held at the Weed-Corley Funeral home Sunday at 4 p. m. The Rev. Fred E. Brooks will officiate and burial will be in Oakwood cemetery.

Obituary of John P. McDonald
Austin American-Statesman, December 9, 1945

JOHN P. McDONALD

Funeral services for John P. McDonald, 73, were conducted by the Rev. Fred E. Brooks at the Weed-Corley Funeral home Sunday. Burial was in Oakwood cemetery.

Pallbearers were C. N. Sharp, Roy West, Raymond Dean, Henry Frey, Hobson Dye and Elwood Hubbard.

Funeral notice for John P. McDonald
Austin American, December 10, 1945

MRS. JOHN P. McDONALD

Mrs. John P. McDonald, 75, lifelong resident of Austin, died in a local hospital early Wednesday.

Survivors are two sons, Richard F. McDonald of Austin and Roy W. McDonald of New York.

Funeral services will be held at the Weed-Corley Funeral Home Friday at 3 p. m. Burial will be in Oakwood Cemetery.

Obituary of Tennie McDonald
Austin American, June 28, 1951

Sterling P. and Bertha Kinser, Jr. (ca. 1928 – ca. 1943)

The 1930 U.S. Census shows Sterling P. and Bertha Kinser as the owners of this house, which was worth $3,000. Sterling P. Kinser was 27, had been born in Texas, and was the cashier for the streetcar company. Bertha Kinser was 25, had been born in Texas, and had no occupation listed. They had a son, John D., 4. With them lived Bertha's brother, Roy Rebell, 20, a Texas-born trainman for the streetcar company. The 1940 U.S. Census shows them as the owners of this house, which was worth $3,000. S.P. Kinser was a real estate salesman. Bertha Kinser had no occupation listed. Their son, John Dolph, was 13.

The 1920 U.S. Census shows Price Kinser as the 16-year old son of Sterling P. and Nannie A. Kinser, who owned a farm in Burnet County. The elder Sterling Kinser had been born in Tennessee; the rest of the family had been born in Texas.

KINSER, Sterling P. (S.P.), 2520 Jarratt Ave., died Tuesday. Services 3:30 p.m. Thursday at Weed-Corley Funeral Home.

Obituary of Sterling Kinser
Austin American-Statesman, December 21, 1977

Albert H. and Sydna Ater (ca. 1943 – ca. 1954)

Albert H. and Sydna Ater appear in the 1940 U.S. Census as the owners of the house at 401 W. 39th Street which was worth $3,000. Albert Ater was 47, had been born in Texas, and was the assistant cashier at a bank. Sydna Ater was 43, had been born in Texas, and had no occupation listed. They had no children listed with them. The 1930 U.S. Census shows Albert and Sydna Ater living with her mother, Kate Baldwin, a 79-year old divorcee, at 401 W. 39th Street. Albert Ater was a bank clerk. Sydna Ater had no occupation listed.

ATER, Albert Henry, 85, 1818 W. 36th St., died Monday. Services pending at Cook-Walden Funeral Home. Survivors: wife, Sydna Ater of Austin; sister, Mrs. Roy Potts of Cedar Park.

Obituary of Albert Ater
Austin American-Statesman, September 27, 1977

ATER, Albert Henry, 85, 1818 W. 36th St., died Monday. Services 1 p.m. Thursday at Cook-Walden Funeral Home.

Funeral notice for Albert Ater
Austin American-Statesman, September 28, 1977

Day/air Mech. Stat. 10-5-78

J. A. Foster 1208 West 8th. St.

95 3 15

Maddox Maddox Sub.

Screen porch add'n. to rear of res.

23975 - 9/15/42 $50.00

Day labor

None

Building permit to J.A. Foster for the construction of a rear screen porch (1942)

= GEORGE J. THOMPSON INVESTMENTS

OWNER ~~Juan M. Hipolito~~ ADDRESS 1208 W. 8th St.

PLAT 94 LOT 2 50x120 BLK. B

SUBDIVISION Unplatted

OCCUPANCY Res

BLDG. PERMIT # 177879 DATE 11-27-78 OWNERS ESTIMATE 5,000.00

CONTRACTOR owner NO. OF FIXTURES

WATER TAP REC# SEWER TAP REC#

Repair and remodel res to min stds

Building permit to George Thompson Investments for repairs to the house (1978)