

**HISTORIC LANDMARK COMMISSION
FEBRUARY 23, 2015
DEMOLITION AND RELOCATION PERMITS
HDP-2014-1088
1632 S. 1ST STREET**

PROPOSAL

Demolish a ca. 1908 house.

ARCHITECTURE

One-story, rectangular-plan, hipped-roof frame house with double front doors, a full-width inset porch on plain, square wood posts; single 4:4 windows in the front; single and paired 1:1 windows on the sides of the house. The original front doors have been replaced.

RESEARCH

The house was built around 1908 by Isam Hood, who lived here until his death in 1977. Isam Hood was a native of Gonzales County, Texas, where his father was a farmer who owned his own farm. Isam Hood first appears in Austin in the city directory of 1905, which shows him as a servant for Joe Harrell, the proprietor of a men's clothing store, who lived at 1008 Lavaca Street. It appears that Isam Hood lived in the Harrell house, as he does not have a separate address. The 1905 city directory also shows an Oliver Hood, who lived on 1st Street in South Austin. Isom Hood's father was named Oliver Hood, and although it is likely that the Hood family had moved from Gonzales County to Austin after the time of 1900 U.S. Census (which shows them in Gonzales County), there is no clear proof of that. The 1903-04 Austin city directory shows Oliver Hood as a laborer living on the west side of S. 1st Street between Annie and Mary Streets, which is south of the current house, but it seems likely that when Isom Hood did establish his own household in Austin, it was in the same neighborhood in South Austin that his family had moved into several years before.

Isom Hood was listed as a section hand for the International and Great Northern Railroad in the 1906-07 city directory; he lived on S. 2nd Street. The 1909-10 city directory is the first to show him in this house. He was a laborer, and the directory shows him at 1608 S. 1st Street, between Monroe and Annie on the west side of the street, which corresponds to the location of this house. He is listed as a laborer for John P. Sheehan in the 1910-11 city directory; Sheehan did heavy hauling, and was a sand, shell, and gravel contractor. His Hood's 1917 World War I draft registration card shows him at this house, and indicates that he had a wife and child at that time, but city directories did not show the name of a householder's wife until 1918.

By 1920, Isom Hood was a janitor at the Texas School for the Deaf; his wife, Frozene (also listed as Frozena and Rosine) was a cook at the Texas School for the Deaf. She was living on the Deaf School campus in 1920, while Isom lived in this house on S. 1st Street. They remained in these positions through the early 1930s, and Frozene Hood was living with her husband by 1922. Isom had no occupation listed in the city directories of the mid-1930s, and was listed as a laborer by the late 1930s. He was a janitor for the State Parks Board in the mid-1940s and a janitor at the Varsity Theater in the late 1940s and early 1950s. Frozene Hood did not have an occupation listed in the city directories after 1929. From the mid-1950s until his death in 1977, Isom Hood either had no occupation listed in the directories, or was listed as retired. Frozene Hood died in 1961. The Hoods' daughter, Allie (Hood) Williams, was listed as the owner of the house in the 1980s.

STAFF COMMENTS

The house is listed in the Comprehensive Cultural Resources Survey (1984) but with no priority for preservation.

STAFF RECOMMENDATION

Release the demolition 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. The house is in worse shape than anticipated, and although the applicant seriously considered the adaptive re-use of the house, its condition prevented that resolution.

Boren Architects
512-554-5474

PDRD/CHPO
FEB 18 2015

1632 South 1st St.

From: David Boren
Date: 16 February 2015
To: whom it may concern

We began this project with the intent to remodel this existing building with strategic modifications to increase appeal, resilience, & maximize its potential for use.

However, two realizations occurred during design phase to cause us to abandon this approach:

1. The City's Development Review Department would not accept our request for a Site Plan Exemption.
2. The condition of the existing structure was too poor to justify adaptive re-use.

Regarding the Site Plan Exemption (case number 2013-037987-DA), the primary issue we faced was that in 2009, a previous Site Plan Exemption had been Approved by the City (2009-0056-DA) which had claimed 907 SF of the maximum 1000 SF of impervious coverage allowed via this process. This allowed us little room to expand either the building or parking capacity.

Regarding the condition of the existing structure, it should be noted that floor joists and roof rafters exhibit significant deflection; wall and ceiling framing do not meet current building codes; new piers would be necessary; all mechanical, electrical & plumbing systems would need full replacement; the siding, if retained, would need significant repairs / replacement; all doors & windows would need replacement; insulation would need to be installed.

Considering the above, we realized there is very little that we would be salvaging; instead, we would be re-building a structure piece by piece, in place, in a configuration which did not maximize re-use.

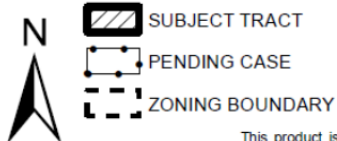
For these reasons we concluded that this was not a structure worth salvaging, & are therefore asking permission to demolish, so we can build all-new.

Thank you for your attention to this matter,

davidboren, RA



LOCATION MAP



CASE#: HDP-2014-1088
Address: 1632 S 1ST ST



1" = 200'

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.

1613 S. 1st Street
ca. 1910





OCCUPANCY HISTORY 1632 S. 1st Street

City Directory Research, Austin History Center
By City Historic Preservation Office
January, 2015

1992	Billie L. Clark, owner MHMR specialist, Travis State School
1985-86	Allie Williams, owner Retired
1981	Billie L. Clark, renter Attendant, Travis State School
	Allie Williams, owner No occupation listed
1977	Isom Hood, owner Retired
1973	Isom Hood, owner Retired
1968	Isom Hood, owner Retired
1962	Ira Jones, renter There is no listing for an Ira Jones in the main directory. NOTE: Isom Hood is not listed in the directory.

1959	Isam and Frozene Hood, owners No occupation listed
1955	Isam and Frozene Hood, owners No occupation listed
1952	Isam and Flozene Hood, owners Janitor, Varsity Theater, 2402 Guadalupe Street.
1949	Isam and Frozene Hood, owners Janitor, Varsity Theater, 2402 Guadalupe Street.
1947	Isam and Frozene Hood, owners Porter, Varsity Theater, 2402 Guadalupe Street.
1944-45	Isam and Frozene Hood, owners Janitor, State Parks Board
1941	Isam and Frozene Hood, owners Laborer
1939	Isam and Frozene Hood, owners Laborer
1937	Isam and Frozene Hood, owners No occupation listed NOTE: The address is listed as 1610 S. 1 st Street.
1935	Isam and Frozene Hood, owners No occupation listed NOTE: The address is listed as 1610 S. 1 st Street.
1932-33	Isam and Frozene Hood, owners No occupation listed NOTE: The address is listed as 1610 S. 1 st Street.
1930-31	Isam and Frozene Hood (colored), owners Janitor, Texas School for the Deaf NOTE: The address is listed as 1610 S. 1 st Street.
1929	Isam and Frozene Hood (colored), owners Isam: Janitor, Texas School for the Deaf Frozene: Cook, Texas School for the Deaf NOTE: The address is listed as 1610 S. 1 st Street.
1927	Isam and Frozene Hood (colored), owners Isam: Janitor, Texas School for the Deaf Frozene: Cook, Texas School for the Deaf NOTE: The address is listed as 1610 S. 1 st Street.
1924	Isom and Frozene Hood (colored), owners Janitor, Texas School for the Deaf NOTE: The address is listed as 1612 S. 1 st Street.

- 1922 Isom and Frozene Hood (colored), owners
 Isom: Janitor, Texas School for the Deaf
 Frozene: Cook, Texas School for the Deaf
 NOTE: The address is listed as 1612 S. 1st Street.
- 1920 Isom and Frozena Hood (colored), not listed as owners
 Isom: Janitor, Texas School for the Deaf
 Frozena: Cook, Texas School for the Deaf
 NOTE: Frozena Hood was listed at 1102 S. Congress Avenue.
 NOTE: The address is listed as 1612 S. 1st Street.
- 1918 Isom and Rosine Hood (colored), renters
 Laborer
 NOTE: The address is listed as 1612 S. 1st Street.
- 1916 Isom Wood (colored)
 Laborer
 NOTE: The address is listed as 1612 S. 1st Street.
- 1914 Emory Scales (colored)
 Laborer
 NOTE: Isom Hood/Wood is not listed in the directory.
 NOTE: The address is listed as 1612 S. 1st Street.
- 1912-13 Isom Hood (colored)
 Laborer
 NOTE: The address is listed as 1612 S. 1st Street.
- 1910-11 Isom Hood (colored)
 Laborer, John P. Sheehan, heavy hauling, sand, shell, and gravel contractor, 308 W. 3rd Street.
 NOTE: The address is listed as 1610 S. 1st Street.
- 1909-10 Isom Hood (colored)
 Laborer
 NOTE: The house is listed as being on the west side of S. 1st Street between Monroe and Annie Streets.
 NOTE: The address is listed as 1608 S. 1st Street.
- 1906-07 Unknown
 NOTE: Isom Hood is listed as a section hand for the International and Great Northern Railroad; he lived on 2nd Street in South Austin.

BIOGRAPHICAL NOTES

Isom and Frozene Hood (ca. 1908 – ca 1977)

Isom and Frozene Hood appear in the 1940 U.S. Census as the owners of this house, which was worth \$1,000. Outside of another African-American family at 1600 S. 1st Street, the remainder of the residents along S. 1st Street in this neighborhood were white. Isom Hood was 51, had been born in Texas, and was a yardman for a private family. Frozene Hood was 50, had been born in Texas, and was a cook for a private family. They had no children listed with them.

The 1930 U.S. Census shows the family at 1610 S. 1st Street, the former address for this house. They owned the house, which was worth \$1,200. Isam Hood was listed as a janitor at the Deaf School; Frozene Hood was a cook at the Deaf School. With them lived their daughter, Allene Williams, 22, and Allene's husband, Earl Williams, 25. Both had been born in Texas. Earl Williams was a car repairer at a garage; Allene Williams had no occupation listed.

The 1920 U.S. Census shows Isam and Frozene Hood at 1610 S. 1st Street, with their daughter, Allie. Both Isam and Frozene Hood were day laborers.

The 1900 U.S. Census shows Isam Hood as the 13-year old son of Oliver and Jane Hood of Gonzales County, Texas. Oliver Hood was a Texas-born farmer who owned his own farm. Jane Hood had been born in Texas. The Hoods had 8 children; all of the family save the youngest children could read and write.

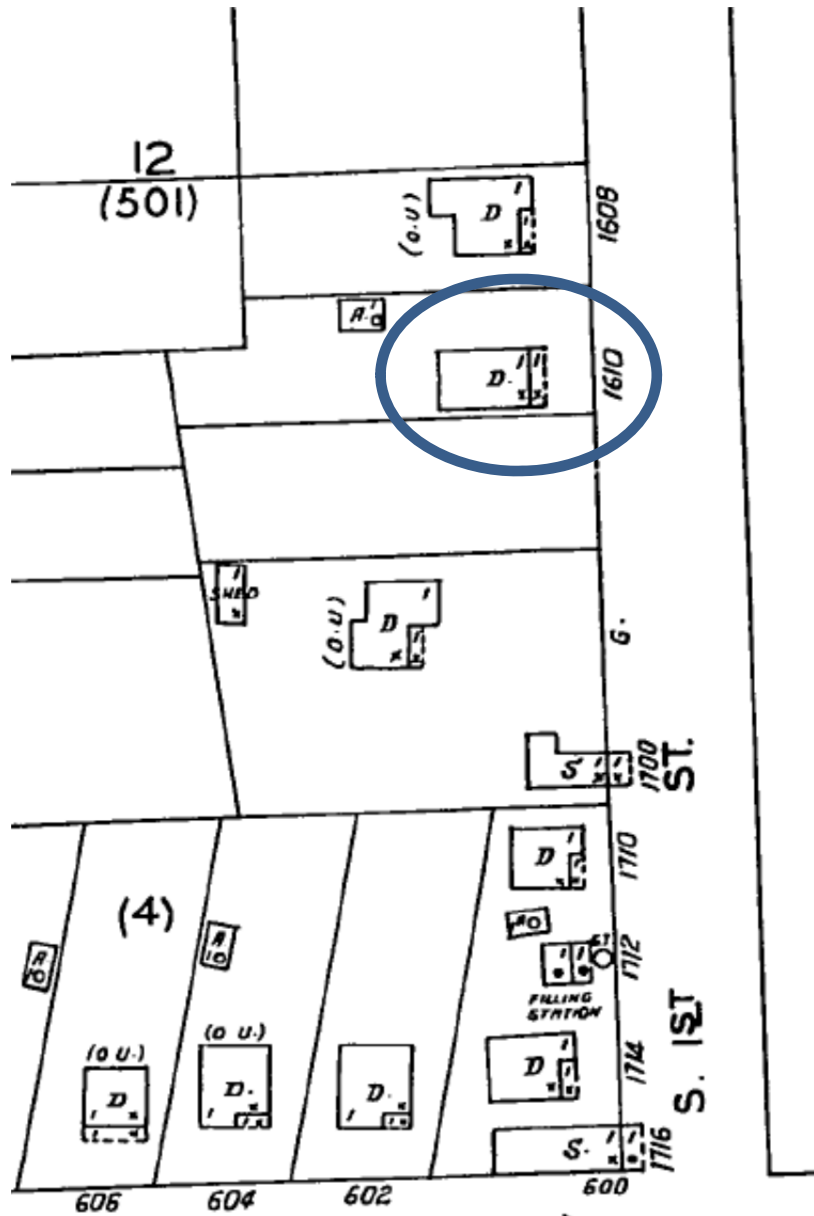
Isam Hood's 1917 World War I draft registration card shows that he was born August 5, 1888 in Gonzales, Texas; he was living in this house, which was noted as 1610 S. 1st Street; and he was a laborer for Walsh & Burney. He was married with a child; he was of medium height and a stout build.

At the time of his death in 1977, his permanent address was 1632 S. 1st Street, but he was staying at Arnolds' Rest Home on Govalle Avenue. He was listed as a common laborer with varied jobs. He was 88 years old when he passed away.

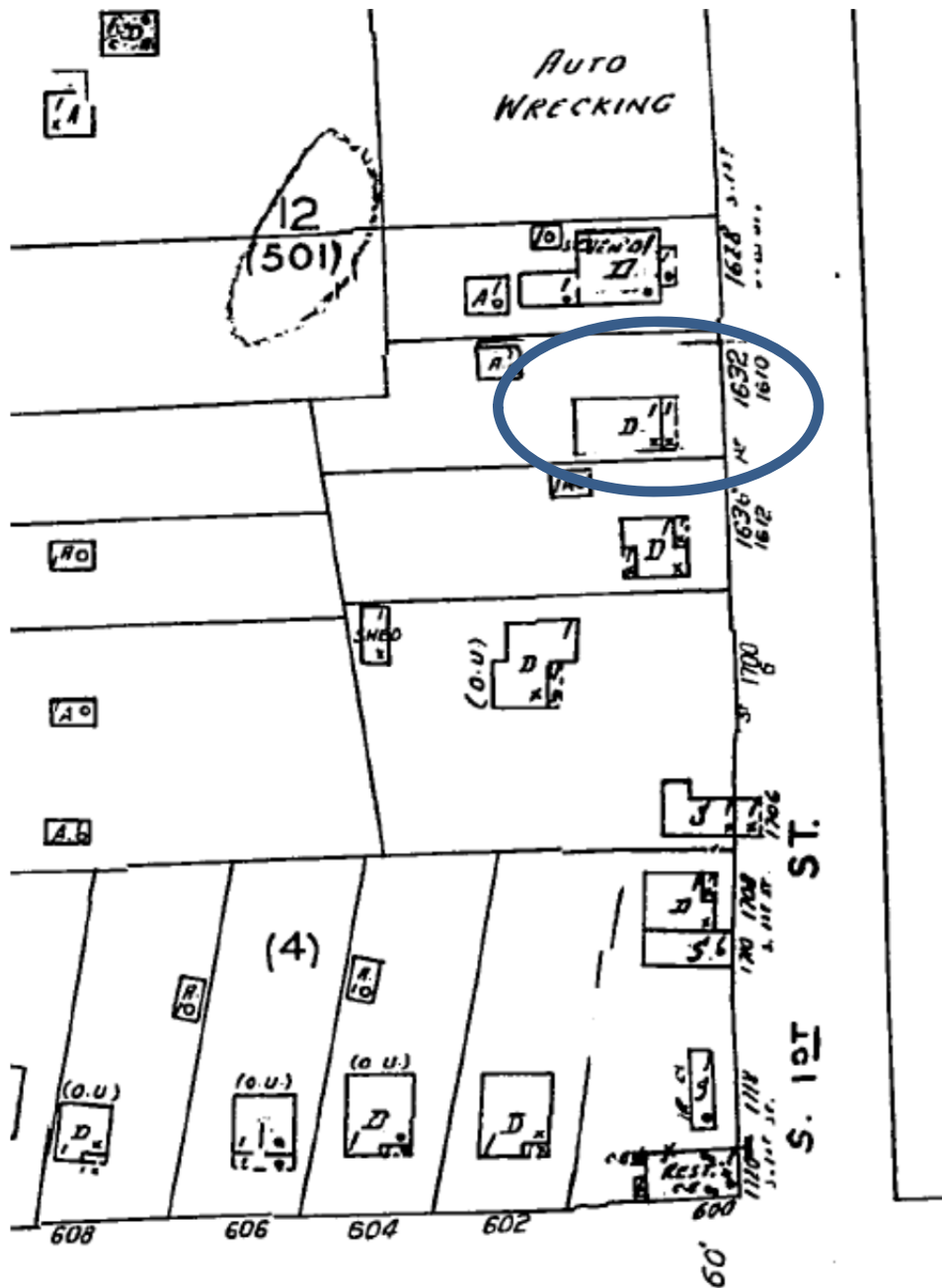
**HOOD, Isam, 88, 1623 S. First St., died
Wednesday. Services 4 p.m. Saturday at**

Wesley United Methodist Church. Survivors: daughter, Allie Williams of Austin; sisters, Mrs. Chester Scales, Ruthie Hill, both of Austin, Eva Barnes of Fort Worth; two granddaughters; three great-grandchildren; one great-great-grandchild. (King-Tears)

Obituary of Isam Hood
Austin American-Statesman, May 7, 1977



The 1935 Sanborn map shows the house with its original address of 1610 S. 1st Street.



The 1962 Sanborn map shows the house with its current address of 1632 S. 1st and its historic address of 1610 S. 1st Street.

Isam Hood	1632 South 1st. St.
116 Isam Hood Tract	-
D. W. Boudin	
Frame Addn to rear of Residence	
81239 9-11-61	1,000.00
Roy Frazier	-

BEDROOM

Building permit to Isam Hood for the construction of the rear addition (1961)