

**HISTORIC LANDMARK COMMISSION  
APRIL 27, 2015  
DEMOLITION AND RELOCATION PERMITS  
HDP-2015-0111  
4515 AVENUE D**

**PROPOSAL**

---

Demolish a ca. 1935 house.

**ARCHITECTURE**

---

One-story, rectangular-plan, side-gabled frame house with a partial-width, shed-roofed, independent porch on plain, square wood posts; single and paired 1:1 fenestration; exterior chimney.

**RESEARCH**

---

The house was built in 1935 by Elsie Perlitz, who rented it out before moving into it around 1941. Elsie Perlitz was a public school teacher in San Antonio, who then went on to teach at the University of Texas. She rented this house out to a high school teacher in the mid-1930s and an inspector for the U.S. Bureau of Reclamation in the late 1930s, while she lived with family members close to the university campus. The house was listed as vacant in the 1941 city directory; from around 1941 to around 1948, she lived here, while teaching at the University of Texas. Her sister, Lina Perlitz MacFarland, and Lina's husband, Helon Mac Farland, are then shown as the owners of the house until their deaths in 1962. Helon MacFarland was a native of Maine, and was a mechanical engineer and a railroad engineer. He had been married before; Lina was an educator her whole life, and was the dean of women at the College of Industrial Arts, later Texas Women's University. After her death (one month after her husband's death), the house became a rental property.

**STAFF COMMENTS**

---

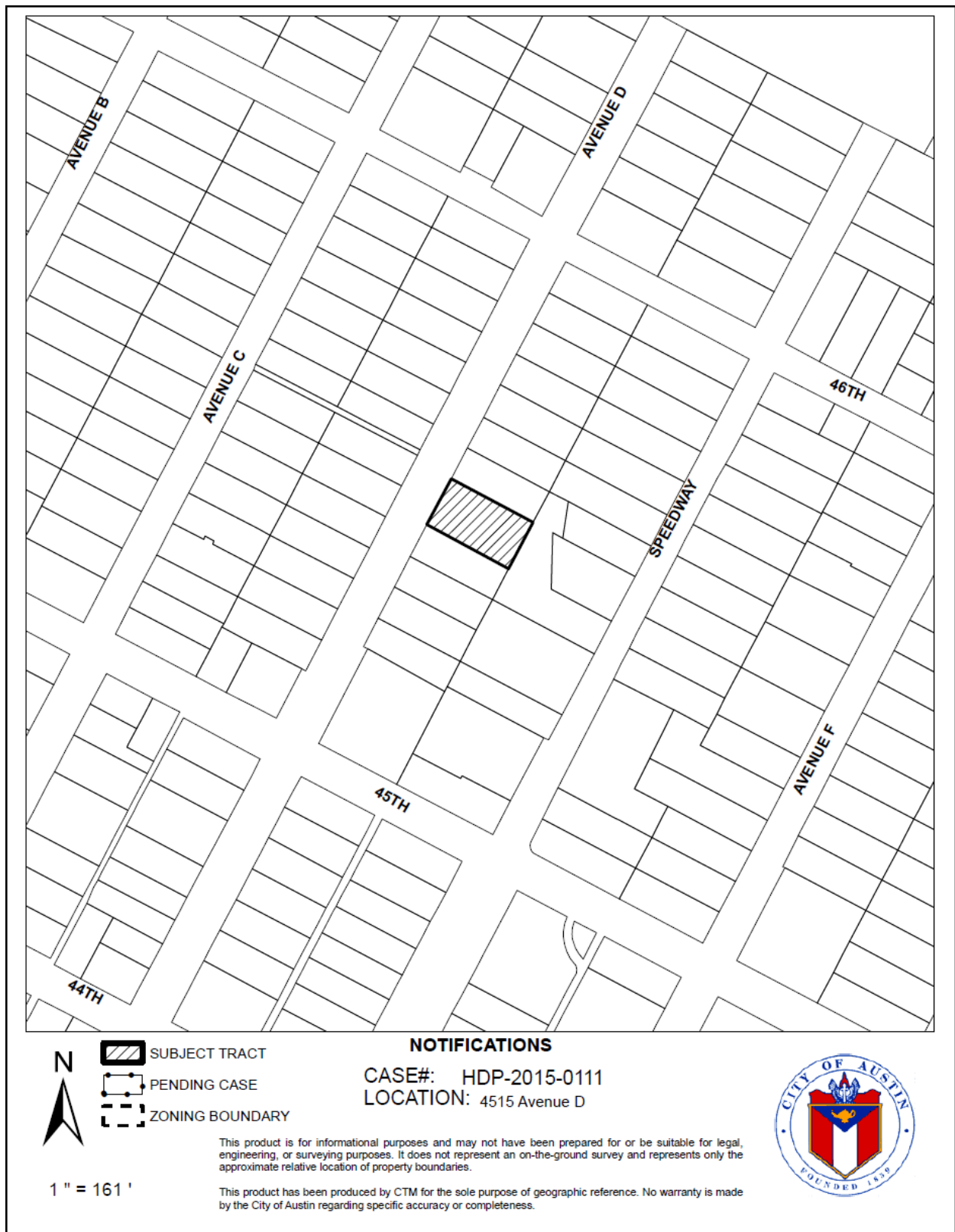
The house is not listed in any city survey.

**STAFF RECOMMENDATION**

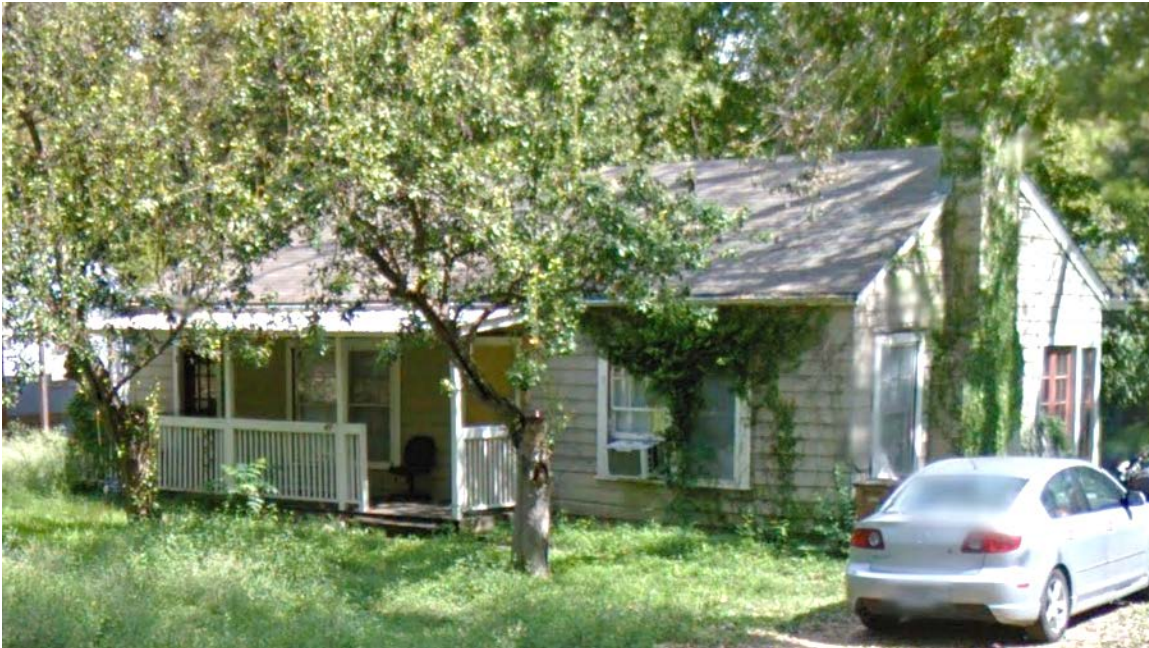
---

The applicant has provided a structural report on this house, detailing its condition. Staff recommends release of the demolition permit after 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



4515 Avenue D  
ca. 1935



## OCCUPANCY HISTORY 4515 Avenue D

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

1992	Anita Fulton, renter No occupation listed NOTE: The directory indicates that Anita Fulton was a new resident at this address.
1985-86	John Godfrey, renter No occupation listed NOTE: The directory indicates that John Godfrey was a new resident at this address.
1981	Jodi Rhodes, renter No occupation listed NOTE: The directory indicates that Jodi Rhodes was a new resident at this address.
1977	Angela DiFranco, renter Employed by MHMR NOTE: The directory indicates that Angela DiFranco was a new resident at this address.
1973	George P. and Jean Olivarri, renters No occupation listed

1968	Glen E. and Alice J. Martin, renters Mechanic, E.E. Steussy Construction (not listed in the directory)
1962	Helon B. and Lena G. MacFarland, renters No occupation listed
1959	Helon B. and Lina MacFarland, renters No occupation listed
1955	H.B. and Lena MacFarland, owners No occupation listed
1952	H.B. and Lina G. MacFarland, renters No occupation listed
1949	Helon and Lena MacFarland, owners Mechanical engineer
1947	Elsie Perlitz, owner Teacher, University of Texas Also listed is H.B. MacFarland, no occupation stated.
1944-45	Elsie Perlitz, renter Instructor, University of Texas
1942	Elsie Perlitz, owner Instructor, University of Texas
1941	Vacant
1939	Ralph W. and Mary J. Walker, renters Inspector, U.S. Bureau of Reclamation
1937	Willis R. and Freda Bodine, owners Teacher, University High School, 19 <sup>th</sup> and Red River Streets.
1935	The address is not listed in the directory. NOTE: Willis R. and Freda Bodine are not listed in the directory.

## BIOGRAPHICAL NOTES

### **Willis R. and Freda Bodine (ca. 1936 - ca. 1938)**

Willis R. and Freda B. Bodine appear in the 1940 U.S. Census as the renters of a house in Chicago, Illinois. Willis R. Bodine was 34, had been born in Texas, and was a consultant for health education. Freda B. Bodine was 30, had been born in Texas, and had no occupation listed. They had a son, Willis R. Bodine, 4, who had been born in Texas. The family had lived in Austin in 1935. The 1940 and 1941 Austin city directories show Willis R. and Freda Bodine living at 707 Texas Avenue; he was a consultant for the State Health Department.

The 1930 U.S. Census shows Willis R. Bodine as the renter of a house in Galveston, Texas. He was a 24-year old Texas-born railroad clerk. He had 3 roomers, all young single men in their 20s, and all railroad clerks.

### **Ralph W. and Mary J. Walker (ca. 1939 – 1940)**

Ralph and Mary Walker appear in the 1940 U.S. Census as the renters of an apartment in Dayton, Ohio. Ralph Walker was 32, had been born in Texas, and was a mechanical engineer at the flying field. Mary Walker was 27, had been born in Texas, and had no occupation listed. They had 2 children: Steve, 5; and Carol, 3. Both children had been born in Texas. The family had lived in rural Burnet County, Texas in 1935.

#### **Elsie Perlitz (ca. 1941 – ca. 1948)**

Elsie Perlitz appears in the 1940 U.S. Census as a resident in the home of Marie Mackesson at 2601 Wichita Street in Austin. Elsie Perlitz was Marie's aunt. She was 52, had been born in Texas, and was an instructor at the University of Texas. Marie Mackesson was a 70-year old widow who had been born in Texas and was a housemother in a private home. She had a daughter, Ella, 48, who had been born in Texas and had no occupation listed. The 1930 U.S. Census shows Elsie Perlitz as a lodger in the home of William and Gladys Matthews at 606 W. 18<sup>th</sup> Street in Austin. Elsie Perlitz was a teacher at the University of Texas. The 1920 U.S. Census shows Elsie Perlitz as the daughter of Frederike Perlitz, a 72-year old German-born widow, who owned her own home in San Antonio. Elsie was a 42-year old public school teacher. Her older sister, Lina (later Lina MacFarland) was 45, and the dean of women at the industrial college. Also in the household was Elisabeth Eberle, a grand-daughter, who was 25, and a sculptress.

Elsie Perlitz died in December, 1964 in Polk County, Florida.

#### **Helon and Lina MacFarland (ca. 1948 – ca. 1962)**

Helon MacFarland appears in the 1930 U.S. Census for Buffalo, New York. He and his wife Grace, were boarders in the home of an awning salesman. Helon MacFarland was 55, had been born in Maine, and was a mechanical designer. Grace MacFarland was 45, had been born in Texas to German-born parents, and had no occupation listed.

Helon Brooks MacFarland's 1962 death certificate indicates that he was living at this house at the time of his death, that he was a retired railroad engineer, and that he had been born in Maine.

**H. B. McFARLAND**  
**H. B. McFarland, 94, of 4515**  
**Avenue D, died in a local hospital**  
**Sunday night. He had been a resi-**  
**dent of Austin for 24 years, and**  
**was a member of the Congrega-**  
**tional Church.**  
**Survivors include his widow,**  
**Mrs. Lina McFarland of Austin,**  
**and one sister Mrs. Adelia Frye**  
**of Worcester, Mass.**  
**The body is at Hyltin-Manor Fu-**  
**neral Home pending funeral ar-**  
**rangements.**

Obituary of H.B. MacFarland  
 Austin American, October 8, 1962

**H. B. MacFARLAND**

H. B. MacFarland, 94, of 4515 Avenue D, died in a local hospital Sunday. He had been a resident of Austin 24 years and was a member of the Congregational Church.

The body was taken to San Antonio by Hyltin - Manor Funeral Home Monday for cremation.

Funeral notice for H.B. MacFarland  
Austin American, October 9, 1962

**MRS. LENA P. MacFARLAND**

Mrs. Lena Perlitz MacFarland, 88, of 4515 Ave. D, died in a local hospital Tuesday. She had been a resident of Austin for the past 22 years, and was formerly dean of women at the old CIA now known as TWU at Denton.

Survivors include one sister, Miss Elsie Perlitz, of Lakeland, Fla., and a number of nieces and nephews.

The body is at Hyltin-Manor Funeral Home pending completion of funeral arrangements.

Obituary of Lena MacFarland  
Austin Statesman, November 28, 1962

**MRS. LENA P. MacFARLAND**

The body of Mrs. Lena Perlitz MacFarland, 88, of 4515 Avenue D, was taken to San Antonio Thursday by Hyltin-Manor Funeral Home for cremation.

Funeral notice for Lena MacFarland  
Austin American, November 30, 1962

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

**PERMIT FOR WATER SERVICE** AUSTIN, TEXAS No. 3165  
**INDEXED**  
 M. N. *Elsie Perlitz* Address *4515 Ave D*  
 Plumber *Harper + Linscomb* Size of Tap *1/2* Date *9-19-35*

NW  
II

Foreman's Report	
No. Fittings	Size.
1	Curb Cock 5/8"
1	Elbow 3/4"
1	St. Elbow 3/4"
1	Bushing 3/4" - 1/2"
1	Reducer 3/4" - 1/2"
20	Pipe Galvanized
1	Lead Comp. 3/4" Cap
	Nipples
	Union
	Plug
2	7" Tee 3/4" Sleeves
1	Stop 2" - 3/4" Tap
1	Box Lock
1	Lid
1	Valves
1	Clavian Tail
1	Lid
	Req. No. 4767

Date of Connection *9-23-35*  
 Size of Tap Made *3/4"*  
 Size Service Made *3/4"*  
 Size Main Tapped *2"*  
 From Front Prop. Line to Curb Cock *13'*  
 From *8* Prop. Line to Curb Cock  
 Location of Meter *Curb*  
 Type of Box *Lock*  
 Depth of Main in St. *2'*  
 Depth of Service Line *18"*  
 From Curb Cock to Tap on Main *21'*  
 Checked by Engr. Dept. *N.P.H. 10-9-35*

**INDEXED**

Foreman's Signature *N. A. Long*  
*9-23-35*

Water service permit to Elsie Perlitz for this house (1935)

Connection Charge \$ 12.00 No 12266A

**Application for Sewer Connection.**

Nov 4 Austin, Texas Dec. 2, 1935

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 Miss Elsie Perlitz  
at 4515 Avenue D Street  
further described as lot 93x121 at E. 2nd block 5, outlet 210  
subdivision Hyde Park Annex division, plat 852  
which place is to be used as a residence

In this place there are to be installed 1 fixtures.

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

Respectfully,  
W. Elsie Perlitz

Stub Out

Connected 12-6 193 5 50.37' D562

Size of Main 6 inches 4" NC

Size of Service 4 inches

5.5 Feet Deep in at

Feet from Property Line

Feet from Curb Line

Inspected by

Connection made by Ernest T. Morgan

A-80

Sewer connection application by Elsie Perlitz for this house (1935)



# Lester Jay Germanio PE

## Architectural Engineers

April 10, 2015

J. Ahmadi  
Austin, Texas  
Reference: 4515 Avenue D

Mr. Ahmadi:

Per your request, I have made a site visit to the referenced property. The purpose of my visit was to visually observe the property for structural condition and to give an opinion on the feasibility of repairing the existing structure. No destructive exploration was done in the scope of this observation.

My observations include the following: The existing structure does not have a functional foundation. The floor framing is too close to the grade to meet the code required separation from grade to untreated framing and does not allowing any access to the underside of the structure. The floor is single layer hardwood without a subfloor. The floor is perceptibly out of level, rolling, and spongy. There is damage to the floor from moisture and insects with some existing holes in the floor. The doors and single glazed windows are damaged and in most cases rotted beyond repair and would have to be replaced. The wood siding has damage from moisture and insects and would have to be removed and replaced. The walls and ceilings have significant resultant distress due to foundation movement and settlement. The roof framing is over spanned and visibly deflected. It is very likely that the wall and roof framing also has insect damage based on the damage observed in the floor, siding, and floor framing. The value of the existing improvements is very little and any significant improvements will require the finished floor to be raised to one foot above the 100 year flood plain. The fireplace is pulling away from the structure and appears to be fractured near the ceiling line. If the structure is lifted and leveled to the required elevation, the fireplace will need to be torn down and replaced.

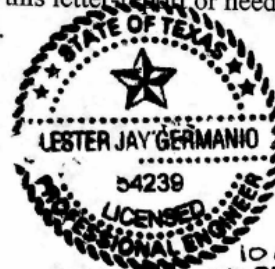
It is my opinion that the existing structure has significant deficiencies and that it should not be considered feasible to repair. It is my opinion that the existing structure should be demolished and replaced with a new structure.

If you have any questions or concerns about information in this letter report or need additional consultation on this project, please give me a call.

Sincerely,



Lester Germanio PE



Lester Jay Germanio PE