

**HISTORIC LANDMARK COMMISSION  
NOVEMBER 16, 2015  
DEMOLITION AND RELOCATION PERMITS  
HDP-2015-1008  
1209½ WILLOW STREET**

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**PROPOSAL**

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Demolish a ca. 1910 house.

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**ARCHITECTURE**

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One-story, rectangular-plan, hipped-roof, frame house with a partial-width, hipped-roof independent porch to the left of the principal façade; recessed front entry with sidelights and a transom; single 1:1 windows with some replacement windows.

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**RESEARCH**

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The house appears to have been built around 1910. The first known occupant of the house was Sarah Rios, who lived here briefly. She was a widow with two adult sons – one worked for a lumberyard, the other as a cotton sampler. By 1911, the house was owned and occupied by Otto Grein and his wife, Bonnie. Otto Grein was a native Austinite, and grew up on East Avenue. His widowed mother was a candy maker, and Otto and another brother both worked as baggage handlers for the International and Great Northern Railroad. Otto continued to work for the railroad for the rest of his working life – he became the ticket agent in the depot, and continued in this capacity even when the International and Great Northern Railroad became the Missouri Pacific Railroad in the mid-1920s. Otto's wife Bonnie died in 1936; he continued to live in this house with his children until around 1940. He rented out the house to Charles Bales and his wife, Lila, through the 1940s. Charles Bales was also employed by the Missouri Pacific Railroad as a messenger.

In the late 1940s, the house was rented by Cecil and Gertrude Dillingham. Cecil Dillingham had no occupation listed in the city directories, but Gertrude Dillingham was the assistant treasurer for the Texas Conference of Parents and Teachers. The house has remained a rental property until recently – tenants have included Air Force families and construction workers.

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**STAFF COMMENTS**

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The house is not listed in any City survey.

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

**STAFF RECOMMENDATION**

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Encourage rehabilitation and adaptive re-use to the greatest extent possible; this house is over 100 years old, and represents the architectural and historical character of the neighborhood. If rehabilitation and adaptive re-use is not feasible, then staff recommends release of 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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

## NOTIFICATIONS

CASE#: HDP-2015-1008  
1209 1/2 WILLOW STREET

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.





1209½ Willow Street  
ca. 1910







## OCCUPANCY HISTORY

### 1209½ Willow Street

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

1992	The address is not listed in the directory.
1985-86	Ramon Hernandez, renter Construction worker
1981	Dario and Consuela Resas, renters Co-manager, Academy Surplus (multiple locations).
1977	No return
1973	Ledora and Victoria Rocha, renters Construction worker NOTE: The directory indicates that Ledora and Victoria Rocha were new residents at this address.
1968	Ollie F. Conner, renter Widow, Clyde C. Conner No occupation listed
1962	Clyde C. and Ollie Conner, renters No occupation listed

1959 C.D. and Dorothy Rogers, renters  
U.S. Air Force

Harold L. and Shirley Hoffman, renters  
No occupation listed

Rear: Douglas M. and Billy McCarty, renters  
City Firefighter

1955 Perry J. Kemp, renter  
No occupation listed

1952 Samuel S. and Esther Caterisano, renters  
U.S. Air Force

1949 Cecil and Gertrude G. Dillingham, renters  
Cecil: No occupation listed  
Gertrude: Assistant treasurer, Texas Conference of Parents and Teachers

1947 Charles and Lila L. Bales, renters  
Clerk, Missouri Pacific Lines

Paul A. and Mamie Schneider, renters  
Welder, Austin Machine and Grinding Company, 217-19 E. 5<sup>th</sup> Street.

1944-45 Charles and Lila Bales, renters  
Clerk

Jack and Judy Harbor, renters  
Switchman

1942 Otto and Freda Grein, owners  
Depot ticket agent, Missouri Pacific Lines

1941 Charles S. and Lila Bales, renters  
Messenger, Missouri Pacific Lines

Charles C. and Nina Rush, renters  
Chauffeur, Swift & Company, wholesale meats, 311 Congress Avenue.

Frieda Manske, renter  
Widow, Henry Manske  
Nurse

1940 Otto Grein, owner  
Assistant ticket agent, Missouri Pacific Lines.

1939 Otto Grein, owner  
Assistant ticket agent, Missouri Pacific Lines

1937 Otto Grein, owner  
No occupation listed  
Also listed are Mary E. Grein and Robert L. Grein; neither had an occupation stated.

- 1935 Otto and Bonnie Grein, owners  
Assistant ticket agent, Missouri Pacific Lines  
NOTE: The address is listed as 1211 Willow Street.
- 1932-33 Otto and Bonnie Grein, owners  
Assistant ticket agent, Missouri Pacific Lines  
NOTE: The address is listed as 1209½ Willow Street.
- 1930-31 Otto and Bonnie Grein, owners  
Assistant depot ticket agent, Missouri Pacific Lines
- 1929 Otto and Bonnie Grein, owners  
Assistant ticket agent, Missouri Pacific Lines
- 1927 Otto and Bonnie Grein, owners  
Depot ticket clerk, Missouri Pacific Lines
- 1924 Otto and Bonnie M. Grein, owners  
Depot ticket clerk, International and Great Northern Railroad
- 1922 Otto and Bennie M. Grein, owners  
Assistant depot ticket agent, International and Great Northern Railroad
- 1920 Otto and Bonnie M. Grein, owners  
Assistant depot ticket agent, International and Great Northern Railroad  
Also listed is Marguerite Grein, a clerk for Myer Frank, dry goods, 201-03 E. 6<sup>th</sup> Street.
- 1918 Otto and Bonnie M. Grein, owners  
Ticket agent  
Also listed is Marguerite M. Grein, no occupation shown.
- 1916 Otto Grein  
Assistant depot ticket agent, International and Great Northern Railroad
- 1914 Otto Grein  
Ticket seller, International and Great Northern Railroad
- 1912-13 Otto Grein  
Night baggage master, International and Great Northern Railroad
- 1910-11 Sarah Rios  
Widow, Michael Rios  
No occupation listed  
Also listed are Edward L. Rios, employed by Jones Lumber Company (not listed in the alphabetical section of the directory); and Hayden H. Rios, a cotton sampler.  
NOTE: Otto Grein is listed at 207 East Avenue; he was a night baggage master for the International and Great Northern Railroad.
- 1909-10 The address is not listed in the directory.  
NOTE: Sarah Rios and her family are listed at 1311 W. 6<sup>th</sup> Street.

**BIOGRAPHICAL NOTES****Otto and Bonnie Grein (ca. 1911 – ca. 1940)**

The 1910 U.S. Census shows Otto Grein as the 21-year old son of Augusta Grein, a 50-year old German-born widow who lived at 207 East Avenue in Austin. Otto Grein was a baggage man for the railroad; his mother, Augusta, was a candy maker for a confectionery. Otto's next younger brother, Charles, 19, was also a baggage man for the railroad.

His 1917 World War I draft registration card shows that Otto Grein was 28, having been born December 2, 1888 in Austin. He was living at 1209 Willow Street. He was a depot ticket agent for the International and Great Northern Railroad. His family consisted of his wife and sister-in-law. He was of medium height and a stout build. He had grey eyes, light hair, and was balding.

The 1920 U.S. Census shows Otto and Bonnie M. Grein as the owners of this house. Otto Grein was 31, had been born in Texas to German-born parents, and was a ticket agent for the International and Great Northern Railroad. Bonnie M. Grein was 30, had been born in Texas, and had no occupation listed. They had a son, Robbie L, 11 months. In addition, in the house lived Bonnie's sister, Margaret Green, 21, who had been born in Texas and was a clerk in dry goods store.

The 1930 U.S. Census shows Otto and Bonnie Grein as the owners of this house, which was worth \$4,000. Otto Grein was 39, had been born in Texas to German-born parents, and was a ticket agent for the Missouri Pacific Railroad. Bonnie Grein was 39, had been born in Texas, and had no occupation listed. They had a son, Robert L, 11, who had been born in Texas and had no occupation listed; and a daughter, Mary E., 9, who had been born in Texas and had no occupation listed.

The 1940 U.S. Census shows Otto Grein as a 50-year old widower, who lived with his son, Robert L, 21, on Route 2 in Travis County; they owned their house, which was worth \$300. Otto Grein was a Texas-born ticket clerk for the railroad. Robert L. Grein was a farm laborer.

According to his 1963 death certificate, Otto Grein was living at 4401 E. Riverside Drive at the time of his death at the age of 73. He had been born in Austin, and worked as a ticket agent for the Missouri Pacific Railroad.



Obituary of Bonnie Grein  
 Austin American, March 2, 1936

### MRS. BONNIE GREIN

Funeral services for Mrs. Bonnie Grein were held Monday from the Meeks-Hyltin Funeral home. The Rev. E. W. Wells of Dallas and the Rev. Eugene Wernberg, pastor of the Evangelical Free church, officiated, and burial was in the Oakwood cemetery.

The Royal Neighbors of America took part in the services at the graveside. Pallbearers were Charles Anderson, John McCullough, Charles Schrader, Tom Dougherty, Felix West and C. A. Hyltin.

Honorary pallbearers were members of the degree of honor: Mrs. Ann Jo Childs, Mrs. Merritt

Wright, Mrs. Mary Hurley, Cora McCullough, Annie Grein, Bertha Schubbert, Nettie Wright, Lucille Phillips, Emily Porch, Annie Seaholm, Opal Frederick, Mary Carlson, Mollie Patton and Katherine Wright.

Story on the funeral of Bonnie Grein  
Austin American, March 3, 1936



**OTTO GREIN**

Otto Grein, 74, of 4401 E. Riverside Drive, died at his home Friday afternoon. A retired ticket agent for the Missouri Pacific Railroad, he was a life long resident of Austin. He is survived by his wife; son, R. L. Grein of Donna; two stepsons, Ronald Manske of San Marcos and Elton Manske of Portland, Ore.; daughter, Mrs. S. L. McCullough of Austin; brother, C. A. Grein of Austin; two sisters Mrs. Rosa A. Dougherty and Mrs. Josephine Hamilton of Austin.

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

Obituary of Otto Grein  
Austin American, February 9, 1963

**OTTO GREIN**

The body of Otto Grein will lie in state at Hyltin-Manor Funeral Home until 3:00 p.m. Sunday when it will be taken to St. David's Episcopal Church for funeral services at 4:00 p.m. with Rev. Charles A. Sumners officiating. Burial will be in Oakwood Cemetery.

Pallbearers will be B. S. Williams, T. O. Lang, Bill Weeg, Winfred Reynolds, Charlie Schroder, and Tom Boyd.

Funeral notice for Otto Grein  
Austin American-Statesman, February 10, 1963

**Charles and Lila Bales (ca. 1940 – ca. 1948)**

The 1940 U.S. Census shows Charles and Lila L. Bales as the renters of this house. Charles Bales, Jr. was 23, had been born in Texas, and worked as a baggage porter for the railroad. He had lived in Uvalde, Texas in 1935. Lila L. Bales was 20, had been born in Alabama, and had no occupation listed. She had lived in Weslaco, Texas in 1935. They had a newborn son, C. Larry Bales.

Also at this address are Charles and Nina Faye Rush, who are listed as renters. Charles Rush was 23, had been born in Mississippi, and was a company clerk for the Air Corps. He had lived in Clarksdale, Mississippi in 1935. Nina Faye Rush was 22, had been born in Texas, and was a cashier for E.M. Scarbrough & Sons, a department store.

At the rear of the house lived Freda and Roland Manske, also listed as renters. Freda Manske was a 48-year old Kentucky-born widow, who was a practical nurse for a private family. Her son, Roland, was 22, had been born in Texas, and was a purchasing man for a grocery store. They had lived in Paris, Texas in 1935. The 1930 U.S. Census shows Henry and Freda M. Manske as the owner of a house worth \$3,300 in Paris, Texas. Henry Manske was 46, had been born in Texas to German-born parents. Freda M. Manske was 37, had been born in Kentucky to German-born parents. They had 2 sons: Elton, 14; and Roland, 11.



### **Charles Sherrod Bales**

Charles Sherrod Bales, age 69, of 2105 Fortview Road, died Tuesday, December 16, 1986, after a lengthy illness.

Mr. Bales was a former resident of Kyle, and has resided in Austin 47 years. He retired from the Missouri-Pacific Railroad in 1976, after 45 years of service. He was a long time member of Congress Avenue Baptist Church.

Survivors include his loving wife, Lila Bales, Austin; daughter and son-in-law, Nancy and David Holt, Austin; son and daughter-in-law, Larry and Patience Bales, Austin; granddaughters, Stacy Lynn Bales, Erika and Heather Holt; grandson, David Bales, all of Austin; three brothers, Oran Bales, Kyle, J.W. Bales, Gatesville, Eugene Bales, Camp Wood, Texas; one sister, Veta Mae Rudd of Marble Falls.

Funeral services will be 1:30 PM, Thursday, December 18, 1986, at Harrell Funeral Home Chapel, with Reverend Vic Harris and Reverend John Powers officiating. Burial will follow in Memorial Hill Park.

Pallbearers will be Richard Bohls, Eldie Weisner, Prentis Perry, I.L. "Shorty" Harris, Glenn Williams, and Felton Warnken.

Those desiring to, may make memorial contributions to Capitol Area Parkinson Society, 2521 Berkeley, Austin, 78745.

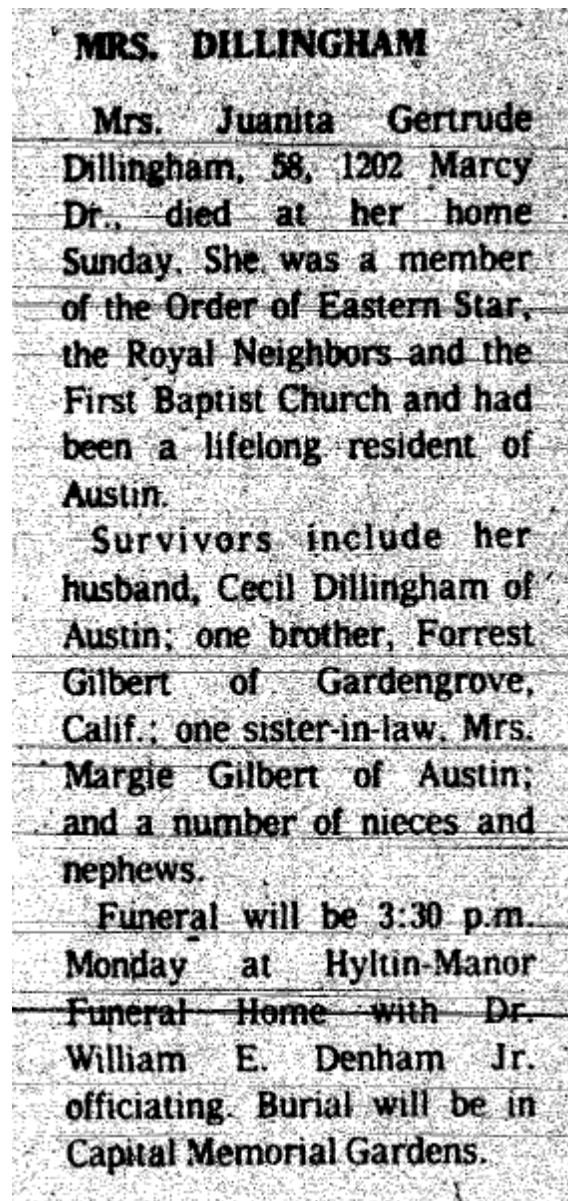
Arrangements by Harrell Funeral Home, South Lamar and Ben White at 4435 Frontier Trail. 443-1366.

Obituary of Charles Bales  
Austin American-Statesman, December 17, 1986

### **Cecil and Gertrude Dillingham (ca. 1948 – ca. 1950)**

Cecil and Gertrude Dillingham appear in the 1940 U.S. Census as lodgers in the home of Conrad and Grace Pfluger, who lived at 3107 San Gabriel Street in Austin. Cecil Dillingham was 35, had been born in Texas, and was a carpenter foreman; Gertrude Dillingham was 30, had been born in Texas, and had no occupation listed. They had no children listed with them. According to her 1974 death certificate, Juanita Gertrude Dillingham died of asphyxiation and

aspiration of gastric contents, with alcoholic gastritis, cirrhosis of the liver, and acute pancreatitis listed as other significant conditions contributing to her death. She was born in Austin in 1915 and is listed as a housewife.



Obituary of Gertrude Dillingham  
Austin American-Statesman, February 25, 1974