

**HISTORIC LANDMARK COMMISSION  
DECEMBER 14, 2015  
DEMOLITION AND RELOCATION PERMITS  
HDP-2015-1079  
2202 ROSEWOOD AVENUE**

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**PROPOSAL**

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Demolish a ca. 1934 house.

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**ARCHITECTURE**

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One-story, rectangular-plan, side-gabled frame house with a central, partial-width, front-gabled independent porch on plain, Square wood posts; single 1:1 fenestration; one-story, rectangular-plan, shed-roofed addition to the rear.

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**RESEARCH**

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The house appears to have been built in 1934 by Earl Simms, a local real estate developer who owned many rental houses in East Austin. Becker Lumber Company was the contractor for the construction of the house.

The house was rented by George and Maud Fletcher, an African-American couple. George Fletcher had grown up on a farm near Manor where his father was a farm laborer. By 1930, he was married to Maud and living at the home of a relative at 1706 Rosewood Avenue and working as a brick mason. He and Maud moved into this house as renters in 1934; he lived here off and on for the rest of his life. He was a chauffeur for a private family in the early 1940s, then went to work as a janitor at the Post Office, a position he held until the early 1960s. His wife is listed as Erma in the 1940 U.S. Census and in the 1941 city directory; in the mid-1940s, he was again living at 1706 Rosewood for a short period of time, and was married to a woman named Estella, who stayed with him for the rest of his life. In the mid-1960s, he worked as a yardman for the Scottish Rite Dormitory. After his death in 1985, Estella Fletcher continued to reside in this house.

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**STAFF COMMENTS**

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The house is listed in the Comprehensive Cultural Resources Survey (1984) but without a priority for research.

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**STAFF RECOMMENDATION**

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Encourage rehabilitation and adaptive re-use, but 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. The house represents a typical rent house in East Austin built by developers for the African-American community, but has insufficient architectural or historical significance in and of itself to warrant individual designation as a historic landmark.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: HDP-2015-1079  
Address: 2202 ROSEWOOD AVE

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.

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2202 Rosewood Avenue  
ca. 1934



OCCUPANCY HISTORY  
2202 Rosewood Avenue

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

1992	A:	Estella Fletcher, owner Retired
	B:	Frances Smith, renter Retired
	C:	J. Paul Noyal, renter No occupation listed
1985-86	A:	Estella Fletcher, owner Retired
	B:	Frances Smith, renter Retired
	C:	Elmer Spencer, renter Retired
1981	A:	George and Estella Fletcher, owners Employed by Farmer's Green Thumb (not listed in the alphabetical section of the directory).
	B:	No return
	C:	No return

- 1977      A:      George and Estella Fletcher (not listed as owners)  
Employed by Farmer's Green Thumb (not listed in the alphabetical section of the directory).  
B:      Frances Smith, renter  
No occupation listed  
NOTE: The directory indicates that Frances Smith was a new resident at this address.  
C:      Johnny Cannon, renter  
No occupation listed  
NOTE: The directory indicates that Johnny Cannon was a new resident at this address.
- 1973      A:      George and Estella Fletcher, renters  
Yardman, Scottish Rite Dormitory  
B:      Vacant  
C:      John Manor, renter  
No occupation listed
- 1968      A:      Aileen Williams, renter  
No occupation listed  
B:      George Fletcher, renter  
Yardman, Scottish Rite Dormitory
- 1962      George and Sylvia Fletcher, owners  
Janitor, Post Office
- 1959      George and Estelle Fletcher, owners  
Janitor, Post Office
- 1955      George and Stella Fletcher, owners  
Janitor, Post Office
- 1952      George and Estella Fletcher, owners  
Janitor, Post Office
- 1949      George and Estella Fletcher, owners  
Custodian, Post Office
- 1947      Matthew and Melvina Stevens, renters  
Matthew:      Station attendant, Reed Sales, electrical supplies and Conoco products, 214 Congress Avenue  
Melvina:      Maid, Austin National Bank, 507-09 Congress Avenue.  
  
George and Stella Fletcher, renters  
Char man, Post Office
- 1944-45      Matthew and Melvina Stevens, renters  
No occupation listed  
NOTE: George and Stella Fletcher are listed at 1706 Rosewood Avenue; he was a janitor at the Post Office
- 1941      George and Erma Fletcher, renters  
Chauffeur

NOTE: Matthew and Melvina Stevens are listed at 1601 E> 11<sup>th</sup> Street; he was a lubrication man at the R&R Service Station, 214 Congress Avenue.

1939 Ora Moore, renter  
No occupation listed  
NOTE: George and Erma Fletcher are not listed in the directory.

1937 Mattie Laramore, renter  
No occupation listed  
Also listed is Ella Laramore, no occupation shown.  
NOTE: There is a George Fletcher listed at 1200 Walnut Avenue. He has no wife shown and no occupation.

1935 George and Maud Fletcher, renters  
No occupation listed

NOTE: It appears that the current house was built in 1934, based upon the water service permit for this address. There was an earlier structure on this site – it was listed as vacant in city directories from 1927 to 1932-33, and was the site of Louis Weber's grocery store in the 1910s and 1920s.

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water. SEC. 37

## PERMIT FOR WATER SERVICE

AUSTIN, TEXAS

N<sup>o</sup> 2056

M. Becker Lbr. Co Address 2202 Rosewood

Plumber 7 Size of Tap 1/2 Date 2-15-34

CHANGED TO 3/4 " MAIN AND RENEWED  
SERVICE WITH 3/4 " COPPER ON E-24381

Foreman's Report

Date of Connection...	<u>2/16/34</u>
Size of Tap Made...	<u>3/4</u>
Size Service Made...	<u>cop. 3/4</u>
Size Main Tapped...	<u>6" 1/2</u>
From Front Prop. Line to Curb Cock...	<u>8</u>
From E. Prop. Line to Curb Cock...	<u>5'</u>
Location of Meter...	<u>at curb</u>
Type of Box...	<u>lock</u>
Depth of Main in St.	<u>2'6"</u>
Depth of Service Line...	<u>2'</u>
From Curb Cock to Tap on Main...	<u>14'</u>
Checked by Engr. Dept.	<u>W.H.D. 3-5-34</u>

Foreman's Signature Benson

Req. No. 8322

**INDEXED**

Water service permit to the Becker Lumber Company for this address (1934)

CONNECTION CHARGE #3623 NO 18179A  
 APPLICATION FOR SEWER CONNECTION.

Austin, Texas 12-13 1941  
 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 EARL SIMMS  
 at 2202 Rosewood Street,  
 further described as lot 2, block 4, outlot 58,  
 subdivision 1, division B, plat 36B,  
 which is to be used as a Res

In this place there are to be installed 1

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

3 DEEP Respectfully, B.E. Howell  
 AT - PL Stub Out

Connected 12-17 1941 Per Pd

Size of Main 6 inches. 12-13-41

Size of Service 4 inches. 12-15-41

4 1/2 Feet Deep Alley

10 Feet from Property Line Con 26' W

Feet from Curb Line of E L L

Inspected by Boatright

Connection made by Construction A-1018

66178 Sewer in alley

Sewer connection application by Earl Simms for this address (1941). Earl Simms was a local real estate developer who owned many rental properties in East Austin.

Geo. Fletcher 2202-B Rosewood Ave.  
 36-B 2 4 58 B

Frame residence.

45250 7-5-50

\$500.00

Owner

1

5-3-73 135944 Repair a res. and bring to min. stdrs.

Building permit to George Fletcher for the secondary unit on the property (1950)

Geo. Fletcher 2202 Rosewood Ave.  
 37 2 4

F. B. Foster Sub of OL 58

Frame CP att to side of residence.

67652

10/3/57

200.00

owner

ATT CARPORT

Building permit to George Fletcher to construct a carport (1957)

George Fletcher

2202 Rosewood Ave

37

2

4

F. B. Foster Sub. of OL 58

Frame Addn. to Residence

81835

11-6-61

300.00

Owner

None

**CARPORT**

Building permit to George Fletcher to construct a carport (1961)

OWNER	George Fletcher	ADDRESS	2202 Rosewood Avenue
PLAT	37	LOT	2
		BLK	4
SUBDIVISION	F. B. Foster Sub		
OCCUPANCY	Residence		
BLD PERMIT #	110958	DATE	1-6-69
		OWNERS ESTIMATE	\$1500.00
CONTRACTOR	L. E. Foreman	NO. OF FIXTURES	none
WATER TAP REC #	Exist	SEWER TAP REC #	Exist
Repair fire damage to frame residence			

Building permit to George Fletcher to repair fire damage (1969)

**BIOGRAPHICAL NOTES****George Fletcher (ca. 1934 – ca. 1985)**

George and Erma Fletcher appear in the 1940 U.S. Census as the owners of this house, which was worth \$1,200. George Fletcher was 34, had been born in Texas, and was a chauffeur for a private family. Erma Fletcher was 26, had been born in Texas, and was a public school teacher. They had 2 children: Bernice, 12; and James, 9. Both children had been born in Texas.

The 1930 U.S. Census shows George C. and Maud Fletcher living with a relative, James Gould, at 1706 Rosewood Avenue. George Fletcher was 24, had been born in Texas, and was a brick mason. Maud E. Fletcher was 21, had been born in Texas, and had no occupation listed. They had a daughter, Bernice, 2.



The 1920 U.S. Census shows George Fletcher as the 13-year old son of Sandy and Maggie Fletcher of rural Manor, Texas. Sandy Fletcher was a farm laborer; George Fletcher had no occupation listed. He was the 2<sup>nd</sup> of the 5 children of Sandy and Maggie Fletcher.

The 1930 U.S. Census shows Horace Walker as the 14-year old nephew of Thomas Francis, who owned his house in Precinct 3 of Travis County. Horace Walker was a student in the junior high school. His uncle, Thomas Francis, was a roofer. Horace's older sister, Rose, also lived in the household. She was a student at Anderson High School.

**FLETCHER, George, 79, of Austin  
died Monday. Services 2 p.m. Saturday at  
Simpson United Methodist Church. Burial  
Evergreen Cemetery. (King Tears)**

Obituary of George Fletcher  
Austin American-Statesman, November 28, 1985