

**HISTORIC LANDMARK COMMISSION  
FEBRUARY 22, 2016  
DEMOLITION AND RELOCATION PERMITS  
HDP-2015-1056  
610 W. 31 ½ STREET**

**PROPOSAL**

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Partial demolition of a ca. 1910 house.

**ARCHITECTURE**

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One-story, rectangular-plan, hipped-roof frame house with an ornamental front gable over the inset entry porch and an ornamental gable midway down the side elevations. The house has a partial-width inset porch on round columns; single 1:1 fenestration; fish-scale imbrication in the tympanum of the gables.

**RESEARCH**

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The house was built in 1910. Noel Clancy, a statistician for the State Board of Education, was the first occupant of the house; he lived here until around 1915. William R. McDonald, a special auditor for the State Comptroller's Office, owned and occupied the house from around 1915 to around 1919. The house was then owned and occupied by Rev. Robert A. Rowland and his wife, Mary Eliza. Both Robert A. and Mary Eliza Rowland had been born in England, where Robert had been a weighman in an ironstone mine in Yorkshire before becoming a pastor. They came to the United States in 1889 and lived first in the Arizona Territory, then in Carpinteria, California, where he is listed as a clergyman. They arrived in Austin around 1919, and purchased this house. Robert A. Rowland served as the chaplain for the Confederate Men's Home in the 1920s, and passed away in 1934. Mary Eliza Rowland continued to live in this house until her death 10 years later. They had a widowed daughter, Elizabeth Wallace, who continued to live with her mother until her death.

Rufus and Evelyn Vinson purchased this house around 1944. He had been the owner of a filling station who later became a salesman. Evelyn Vinson was a beauty operator, who briefly had a beauty parlor in this house. After they divorced, Evelyn Vinson continued to live in this house until her death in 1995. She was a hairdresser for Paul's Beauty Salon, first downtown, then on Red River Street, for over 40 years.

**STAFF COMMENTS**

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The house is listed as a Priority 2 for research in the Comprehensive Cultural Resources Survey (1984).

Staff brought this case to the Commission to determine whether the house qualifies as a historic landmark due to the major alterations proposed. The applicant proposes to construct a two-story addition to the side of the house, which will foreclose any opportunity for the current or future owners of the house to seek historic zoning for the property, and will remove the property from contributing to any potential future historic district in the neighborhood.

**STAFF RECOMMENDATION**

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Release the permit with the recommendation that the applicant complete 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. While the existing house probably does not qualify as a historic landmark due to its lack of historical significance, it represents the initial period of development in this neighborhood, and would

be contributing to any potential future historic district. Minimizing the impact of the proposed addition on the historic fabric could retain more of the historic character of the house and its context within the neighborhood.

The Commission postponed this case to allow the property owner and the neighborhood to work out details concerning the proposed addition. However, because this house is not within a historic district, nor is it a designated historic landmark, the Commission's review of this application is limited to evaluating the application for partial demolition, not the proposed design, unless the Commission initiates a historic zoning case on this house.

**E-mail from John Boardman of the Heritage Neighborhood Association to the applicants:**

Dear Jacob and Ronald,

The Heritage Neighborhood Association wants to thank you for meeting with us and additionally with Jay Farrell in January.

We hope that you are considering the suggested ways to soften the impact of the massing conflict created by the two-story addition butted to the side of the existing one story house. The suggestions are to:

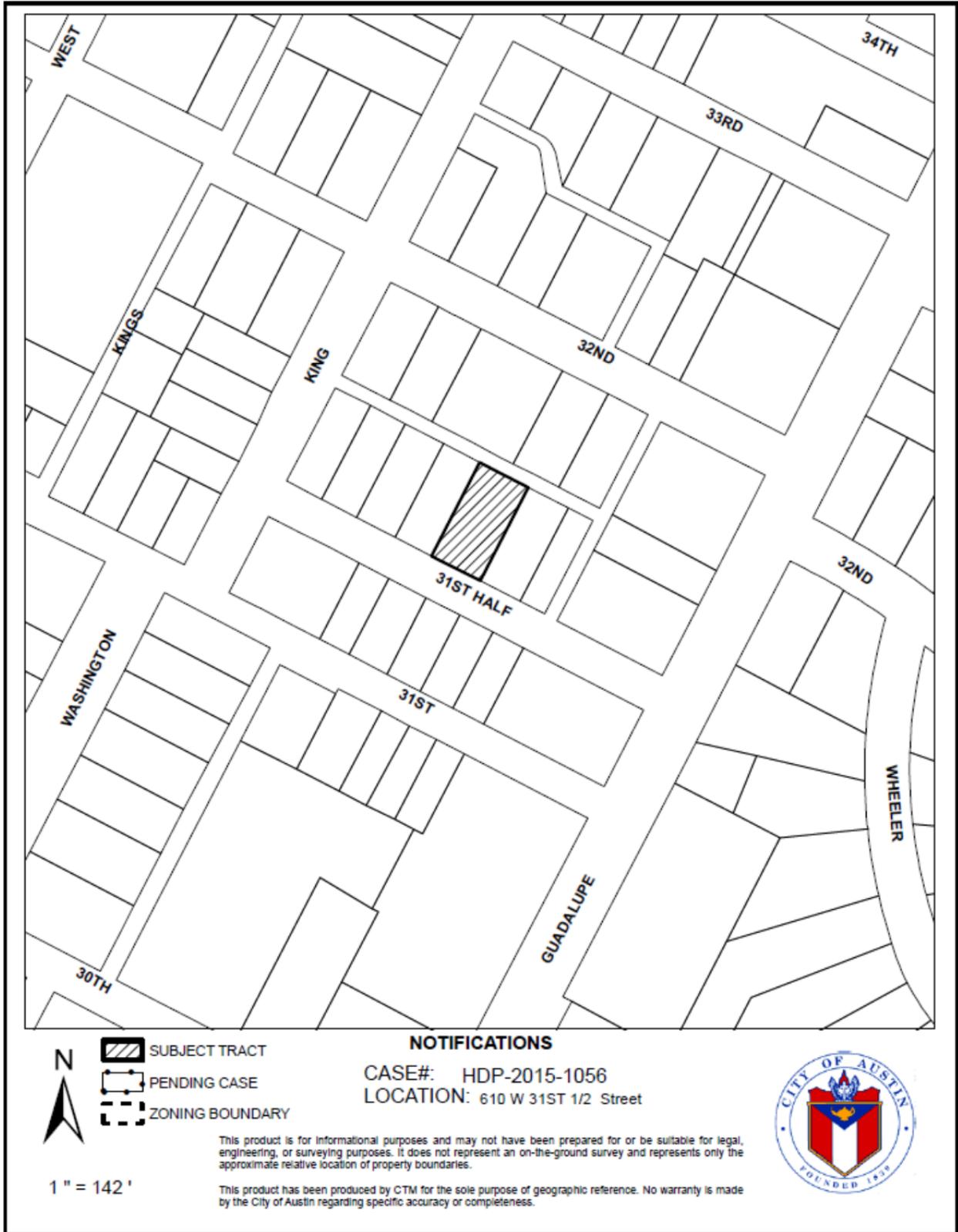
- 1) Hold the addition back from the front plane of the existing house. We suggest having it begin at back plane of existing house front porch.
- 2) Delete shingled gable above second floor addition on street side of addition and replace with hipped roof (sloping away from street.)
- 3) Select a period appropriate front door for main house.
- 4) Reduce the height of the front door to the addition so that it is not larger than the door to the main house. If desired, a transom over the door to the addition could be used. Or better yet, consider entering the new addition from the side to lessen the "duplex" feel.
- 5) Preserve the sense of front yard by moving the ramp/walk to the east, next to the agave at side property line, taking it into the property and then turning west just back from front porch of main house. This will keep the main house and walk dominant, leaving a more pleasingly-proportioned grassy areas, and allow for planting between front of addition and ramp/walk crossing in front of it from side of lot toward front door. The longer route also allows for lower slope on ramp, making it more natural-looking.
- 6) Consider a color scheme which keeps the original house dominant and allows the addition to recede.

As we mentioned before, the city code limits the maximum occupancy to at most 4 unrelated adults on the entire property and the Heritage neighborhood is vigilant about monitoring compliance with code -- in particular occupancy. With this in mind, we hope you will consider reducing the size and number of bedrooms in the addition.

Finally, we ask that instead of an addition, you consider a separate unit instead. Late in 2015 the City changed the rules on auxiliary dwelling units allowing them to be larger with no additional parking required. This would keep the original house intact and avoid the incompatibility problems that are likely to result from having two types of foundations in one structure.

Regards,  
John Boardman  
President, Heritage Neighborhood Association

LOCATION MAP





610 W. 31½ Street  
ca. 1910



### OCCUPANCY HISTORY 610 W. 31½ Street

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

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|---------|---|
| 1992    | Evelyn M. Vinson, owner<br>Hairdresser, Paul's Red River Beauty Salon, 4306 Red River Street.     |
| 1985-86 | Evelyn M. Vinson, owner<br>Hairdresser, Paul's Red River Beauty Salon, 4306 Red River Street.     |
| 1981    | Evelyn M. Vinson, owner<br>Beauty operator, Paul's Red River Beauty Salon, 4306 Red River Street. |
| 1977    | Evelyn M. Vinson, owner<br>Beauty operator, Paul's Red River Beauty Salon, 4306 Red River Street. |
| 1973    | Evelyn M. Vinson, owner<br>Operator, Paul's Red River Beauty Salon, 4306 Red River Street.        |
| 1968    | Evelyn M. Vinson, owner<br>Operator, Paul's Beauty Salon, 105 W. 7 <sup>th</sup> Street           |
| 1962    | Evelyn M. Vinson, owner<br>Operator, Paul's Beauty Salon, 121 W. 8 <sup>th</sup> Street.          |

- 1959 Evelyn M. Vinson, owner  
Operator, Paul's Beauty Salon, 121 W. 8<sup>th</sup> Street.
- 1955 Evelyn M. Vinson, owner  
Operator, Paul's Beauty Salon, 121 W. 8<sup>th</sup> Street.
- 1952 Rufus L. and Evelyn Vinson, owners  
Salesman
- 1949 Rufus L. and Evelyn Vinson, owners  
Driver, Travis Laundry and Cleaners, 1200 Red River Street.
- 1947 Rufus L. and Evelyn Vinson, owners  
Radio technician
- 1944-45 Rufus L. and Evelyn Vinson, owners  
Rufus: Mechanic  
Evelyn: Beauty shop (at the house)
- 1941 Mary E. Rowland, owner  
Widow, Rev. Robert A. Rowland  
No occupation listed  
NOTE: Rufus L. and Evelyn Vinson are listed at 508 E. 38½ Street; he was the proprietor of a filling station at 100 E. 31<sup>st</sup> Street.
- 1939 Mary E. Rowland, owner  
Widow, Rev. Robert A. Rowland  
No occupation listed
- 1937 Mary E. Rowland, owner  
Widow, Robert A. Rowland  
No occupation listed  
NOTE: The house is listed as 504 W. 31½ Street.
- 1935 Mary E. Rowland (not listed as owner)  
Widow, Robert A. Rowland  
No occupation listed
- 1932-33 Rev. Robert A. and Mary E. Rowland, renters  
No occupation listed
- 1930-31 Rev. Robert A. and Mary E. Rowland, renters  
No occupation listed
- 1929 Rev. Robert A. and Mary E. Rowland, owners  
No occupation listed
- 1927 Rev. Robert A. and Mary E. Rowland, owners  
No occupation listed
- 1924 Rev. Robert A. and Mary E. Rowland, owners  
Chaplain, Confederate Men's Home

- 1922 Rev. Robert A. and Mary E. Rowland, owners  
Chaplain, Confederate Men's Home
- 1920 Rev. Robert A. and Eliza Rowland, owners  
No occupation listed
- 1918 William R. McDonald, owner  
Special auditor, State Comptroller's Office  
NOTE: Rev. Robert A. and Mary Eliza Rowland are not listed in the directory.
- 1916 William R. McDonald  
Special auditor, State Comptroller's Office  
NOTE: Noel J. Clancy is listed at 2210 Guadalupe Street; he was a statistician for the State Board of Education.
- 1914 Noel J. Clancy  
Statistician, State Board of Education  
NOTE: William R. McDonald is not listed in the directory.
- 1912-13 Noel J. Clancy  
Statistics clerk, State Board of Education
- 1910-11 Noel J. Clancy  
Statistics clerk, State Board of Education  
NOTE: The house is listed as 504 W. 31<sup>st</sup> Street.
- 1909-10 The address is not listed in the directory.  
NOTE: Noel J. Clancy is listed at 1403 S. Congress Avenue; he was a statistics clerk for the State Department of Education.

#### **BIOGRAPHICAL NOTES:**

##### **Noel J. Clancy (ca. 1910 – ca. 1915)**

The 1910 U.S. Census shows Noel J. Clancy at this address, which is listed as 504 W. 31<sup>st</sup> Street. He was a 53-year old widower who had been born in Alabama and worked as a clerk in a state institution. With him lived his 2 daughters: Leslie M., 22; and Mary, 14. Both had been born in Texas and neither had an occupation listed.

The 1920 U.S. Census shows Noel J. Clancy as a boarder in a house at 102 E. 17<sup>th</sup> Street in Austin. He was a 68-year old widower who had been born in Alabama, and was a lawyer. He lived with his daughter, Barbara, 24, who had been born in Texas and was a teacher.

The 1930 U.S. Census shows Noel J. Clancy living in the home of his daughter, Mary M. Fuchs, in New Orleans. He was 73 and had no occupation listed. His son-in law, Henry S. Fuchs, was a printer of a local newspaper.

### NOEL JACKSON CLANCY

Noel Jackson Clancy, former resident of Austin and formerly connected with the state department of education, died Wednesday morning in New Orleans.

Mr. Clancy was a member of the First Presbyterian church and for a long time was a teacher of one of the Sunday school classes of that church. Surviving relatives are two daughters, Miss Leslie Mae Clancy of Fort Worth, Mrs. Mary Fuchs, New Orleans, La., and one son, Scruggs Clancy of Houston.

The body will reach Austin Saturday morning. Funeral services will be held at 10 a. m. Saturday from the Cook Funeral home with the Rev. Daniel Grieder officiating. Pallbearers will be M. R. Harris, Dr. W. P. Webb, Sen. John W. Hornsby, George S. Brooks, Prof. A. N. McCallum and Marshall Matthews. Burial will be in Oakwood cemetery.

Obituary of Noel J. Clancy  
Austin American, April 13, 1934

### NOEL JACKSON CLANCY

Funeral services for the late Noel Jackson Clancy, who died in New Orleans, will be held from the Cook funeral home Saturday at 10 a. m. with the Rev. Daniel Grieder officiating.

Pallbearers will be M. R. Harris, Dr. W. P. Webb, Sen. John W. Hornsby, George S. Brooks, A. N. McCallum and Marshall Matthews. Burial will be in Oakwood cemetery.

Mr. Clancy is survived by two daughters, Miss Leslie Mae Clancy of Fort Worth and Mrs. Mary Fuchs of New Orleans, La., and one son, Scruggs Clancy of Houston.

Funeral notice for Noel J. Clancy  
Austin American, April 14, 1934

**Robert A. and Mary Eliza Rowland (ca. 1919 – ca. 1944)**

The 1881 England Census shows Robert A. and Mary E. Rowland in Brotton, Yorkshire, England, where Robert A. Rowland was a mines clerk weighman. Judging from the other entries in the census report, this area of England was an area of ironstone mining.

The 1900 U.S. Census shows Robert A. and Mary E. Rowland in Carpinteria, Santa Barbara County, California. Robert A. Rowland was 46, had been born in England, and was a clergyman. They owned their house in California. Mary E. Rowland was 43, had been born in England, and had no occupation listed. Their children were: John A., 23; Elizabeth, 20; Mabel, 14; Percy, 12; Arthur, 10; Vera, 6; and Alonzo, 4. All of the children older than Arthur had been born in England; Arthur and Vera had been born in the Arizona Territory; and Alonzo had been born in California.

R. Author [?] and Mrs. R.A. Roland appear in the 1910 U.S. Census for Cuero, Texas, where R.A. Roland was a preacher. He was 56, and had been born in England. Mrs. R.A. Roland was 52 and had been born in England. With them lived a 26-year old widow, Elizabeth Kates, who had been born in England, and had her own income; and a son, Alonzo Roland, 13, who had been born in California.

The 1920 U.S. Census shows Robert A. and Mary E. Rowland as the owners of this house, which is listed as 504 W. 31<sup>st</sup> Street. Robert A. Rowland was 66, had been born in England, and was a minister. Mary E. Rowland was 61, had been born in England, and had no occupation listed. With them lived their daughter, Elizabeth Wallace, a 39-year old widow who had been born in England and had no occupation listed, and Elizabeth's son, William Wallace, 7, who had been born in Texas.

The 1930 U.S. Census shows Robert A. and Mary E. Rowland as the owners of this house, which was worth \$3,500. Robert A. Rowland was 76, had been born in England, and had no occupation listed. Mary E. Rowland was 71, had been born in England, and had no occupation listed. With them lived their daughter, Elizabeth Wallace, a 50-year old widow who had been born in England and had no occupation listed; and Elizabeth's son, William R. Wallace, 17, who had been born in Texas and had no occupation listed. The English-born members of the family had come to the United States in 1889.

The 1940 U.S. Census shows Mary E. Rowland was an 82-year old widow, who owned this house, which was worth \$2,100. She lived here with her daughter, Elizabeth Wallis, a 60-year old widow. Both women had been born in England. Neither had an occupation listed. Mary Eliza Rowland is listed twice in the 1940 census – the other listing shows her living with her son, Arthur Rowland at 4107 Marathon Boulevard in Austin. She had no occupation listed; Arthur Rowland was a 49-year old watchman at the State Capitol.

## Retired Pastor Succumbs Here

### The Rev. Robert Rowland Had Long Been Ill

The Rev. Robert Andrew Rowland, 81, died at his residence, 504 West 31½, Friday night after a long illness. He was born in England Nov. 16, 1853.

The Rev. Rowland, a retired Methodist minister, was chaplain of the Confederate Men's home a number of years.

He is survived by his widow, four sons, the Rev. J. W. Rowland, of Comfort; R. P. Rowland of Uvalde; A. B. Rowland and A. T. Rowland, of Austin, and one brother and a sister living in England.

The body is at the Cook Funeral home pending funeral arrangements.

Story on the death of Rev. Robert A. Rowland  
Austin American, September 22, 1934

**THE REV. ROBT. A. ROWLAND**  
Funeral services for the Rev. Robert Andrew Rowland, retired Methodist minister, were held from the Cook Funeral home Sunday at 3 p. m., with the Rev. K. P. Barton, the Rev. I. U. Spellman, the Rev. Virgil Fisher, and the Rev. H. E. Draper officiating. Burial was in Austin Memorial park under the auspices of the Austin Lodge No. 12, A. F. and A. M.

Funeral story for Rev. Robert A. Rowland  
Austin American, September 24, 1934

**MRS. MARY ELIZA ROWLAND**  
 Mrs. Mary Eliza Rowland, 85, died at the home of her daughter, Mrs. Elizabeth Wallis, 2710 Bowman road, Saturday. Mrs. Rowland was the widow of the late Rev. R. A. Rowland. Survivors are two daughters, Mrs. Wallis and Mrs. E. S. Garner, both of Austin; four sons, Arthur B. Roland and Alonzo Rowland of Austin, Robert F. Rowland of Uvalde and the Rev. J. W. Rowland of Elgin. Funeral services will be held at the Cook Funeral home Sunday at 3.30 p. m. with Dr. Edmund Heinsohn officiating. Pallbearers will be Louis Slaughter, E. W. Jackson, E. B. Kuehne, Dr. F. L. Charlton, Huron Mills and Ernest D. Harris. Burial will be in Memorial park.

Obituary of Mary E. Rowland  
 Austin American-Statesman, April 2, 1944

**Rufus and Evelyn Vinson (ca. 1944 – ca. 1995)**

R.L. and Evelyn Vinson appear in the 1940 U.S. Census as the renters of the apartment at 508-B E. 38½ Street in Austin. R.L. Vinson was 31, had been born in Texas, and was the operator of a filling station. Evelyn Vinson was 29, had been born in Texas, and was an operator in a beauty parlor. They had no children listed with them. R.L. Vinson had lived in Harlingen, Texas in 1935.

**RUFUS L. VINSON**

Rufus L. Vinson, 63, of 8007 Burnet, died in a local hospital Monday morning. He was a lifetime resident of Austin and a member of Ward Memorial Methodist Church. Vinson was owner and operator of Eddie's Radio and T. V. Repair Shop until 1968.

Survivors include two sons, Samuel J. Vinson, Austin, and William R. Vinson, Austin; daughter, Sandra C. Vinson, Austin; mother, Mrs. O. D. Alexander, Austin; three sisters, Mrs. Clara Wagner, Corpus Christi, Mrs. P. A. Lockhart, San Antonio, Mrs. George Gillespie, Houston; and three grandchildren.

Funeral will be Tuesday at 1 p.m. at Cook-Walden Funeral Home with Dr. Newton J. Robison officiating. Burial will be Tuesday at 4 p.m. at Holland Cemetery.

Pallbearers will be Derden Wofford, Bill Mason, Jimmy Joe Lung, William Klipple, Melvin Guentzel and Paschal Park.

Obituary of Rufus L. Vinson  
Austin American, September 28, 1971

## **Evelyn (Molberg) Vinson**

Evelyn (Molberg) Vinson of Austin, devoted mother and grandmother, died Thursday, October 5, 1995.

She was born June 25, 1910, to Sam and Lottie Molberg. She was a member of the Gethsemane Lutheran Church for 33 years. She served faithfully on the Gethsemane Nursery staff for more than 30 years. She was a beautician in Austin for 65 years, the last 44 with Paul's Beauty Salon.

Survivors include her sons, Bill Vinson and wife, Glenda of Austin, and John Vinson and wife, Martha of Cedar Park; daughter, Sandra Vinson of Austin; five grandchildren, Cindy, Kimberly, Billy, Laura and Melanie; seven great-grandchildren; and numerous nieces, nephews and friends.

A memorial service will be held at 11:00 a.m. Monday, October 9, 1995, in the Gethsemane Lutheran Church with Pastor Karl A. Gronberg officiating.

Memorial contributions may be made to Gethsemane Lutheran Church, 200 W. Anderson Lane, Austin, Texas 78752, or a charity of your choice.

Arrangements by Weed-Corley-Fish Funeral Home, 3125 N. Lamar, 452-8811.

Obituary of Evelyn Vinson  
Austin American-Statesman, October 7, 1995

**MR. RUFUS L. VINSON**

Funeral for Rufus L. Vinson,  
68, of 8007 Burnet, was Tuesday  
at 1 p.m. at Cook-Walden  
Funeral Home with Dr. Newton  
J. Robison of Central Christian  
Church officiating. Burial was  
in Holland Cemetery.

Funeral story for Rufus L. Vinson  
Austin American, September 29, 1971