

**HISTORIC LANDMARK COMMISSION**  
**SEPTEMBER 26, 2016**  
**DEMOLITION AND RELOCATION PERMITS**  
**HDP-2016-0618**  
**2504 E. 13<sup>TH</sup> STREET**

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**PROPOSAL**

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Demolish a ca. 1928 house.

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**ARCHITECTURE**

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One-story, rectangular-plan, front-gabled frame bungalow with a partial-width inset porch on plain, square wood posts; modern replacement 6:6 vinyl fenestration in a single configuration.

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**RESEARCH**

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The house appears to have been built in 1928; there is a water permit for this address dating from that year. The first occupant was a widow, Lillie McClain, who lived here from around 1928 to around 1931. She had no occupation listed in the city directories. John B. and Juanita Arnold rented the house from around 1931 to around 1939. He was a busboy, later dishwasher, and later cook at Hilberg's Café near the UT campus.

Matthew and Jessie T. Thomas are listed as the renters of the house in the 1941 city directory, but as the owners of the house from the late 1940s through the early 1950s. Matthew Thomas was an agent for the African-American-owned Atlanta Life Insurance Company, which had its office at E. 12<sup>th</sup> Street. He was then the proprietor of a grocery store at 1311 Chestnut Avenue.

The house has been a rental property since the mid-1950s. The longest-term tenants have been Gene E. and Bernice Shanks, who lived here from the early 1960s through around 1990. Gene Shanks was a kitchen helper at one of the Holiday House restaurants; he then became a production worker for the Austin Coca-Cola Bottling Company. In the 1970s and 1980s, he turned his interests to artistic pursuits and is listed as an artist. In the 1980s, he and Bernice had the Shanks Art Studio in the Mount Carmel Temple on E. 12<sup>th</sup> Street. Bernice Shanks was a cook at the Texas Education Commission café in the late 1970s, and then managed the Shanks Beauty Salon at the same address as her husband's art studio in 1980s.

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**STAFF COMMENTS**

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The house is listed in the Chestnut Neighborhood Historic Resources Survey (2001) as a medium priority for preservation, but it still had its original 2:2 windows.

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**STAFF RECOMMENDATION**

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Encourage rehabilitation and adaptive re-use, then relocation over demolition, 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 has neither the architectural nor the historical significance to warrant individual designation as a historic landmark.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: HDP-2016-0618  
LOCATION: 2504 E 13th St.



1" = 155'

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.

2504 E. 13<sup>th</sup> Street  
ca. 1928



## OCCUPANCY HISTORY 2504 E. 13<sup>th</sup> Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
September, 2016

1992	Vacant
1985-86	Gene E. and Bernice C. Shanks, renters Gene: Proprietor, Shanks Art Studio, 1704 E. 12 <sup>th</sup> Street. Bernice: Manager, Shanks Beauty Salon, 1704 E. 12 <sup>th</sup> Street.
1981	Gene E. and Bernice C. Shanks, renters Proprietor, Shanks Art Studio, 1704 E. 12 <sup>th</sup> Street and production worker, Austin Coca-Cola Bottling Plant, 9600 Burnet Road.
1977	Gene E. and Bernice C. Shanks, owners Gene: Production worker, Austin Coca-Cola Bottling Plant, 9600 Burnet Road. Bernice: Cook, Texas Education Commission Café, 101 E. 15 <sup>th</sup> Street.
1973	Gene E. and Bernice C. Shanks, renters Artist

- 1968 Gene E. and Bernice C. Shanks, renters  
Gene: Kitchen helper, Holiday House, restaurant (multiple locations)  
Bernice: Inspector, Driskill Hotel
- 1965 Gene E. and Bernice C. Shanks, renters  
Porter, State Building Commission
- 1962 Hence, Jr. and Audrey Black, renters  
Porter, Montgomery Ward, department store, Capital Plaza  
NOTE: Gene E. and Bernice C. Shanks are not listed in the directory.
- 1959 Hence, Jr. and Beulah Black, renters  
Laborer
- 1955 Isaac and Lorraine Lofton, renters  
Student  
NOTE: Hence, Jr. and Beulah Black are not listed in the directory.
- 1952 Matt and Jessie B. Thomas, owners  
Proprietor, Thomas Grocery 1311 Chestnut Avenue.
- 1949 Matt and Jessie Thomas, owners  
Agent, Atlanta Life Insurance Company, 1504 E. 12<sup>th</sup> Street.
- 1947 Matt and Jessie Thomas, owners  
Agent, Atlanta Life Insurance Company, 1504 E. 12<sup>th</sup> Street.
- 1944-45 H.R. and Corrine Hughes, renters  
Carpenter  
NOTE: Matt and Jessie Thomas are not listed in the directory.
- 1941 Matthew and Jessie B. Thomas, renters  
Agent, Atlanta Life Insurance Company, 1504 E. 12<sup>th</sup> Street.  
NOTE: John B. and Juanita Arnold are listed at 1113 Angelina Street; he was a cook.
- 1939 James B. and Juanita Arnold, renters  
Cook, Hilberg's Café, 101 E. 21<sup>st</sup> Street.  
NOTE: Matthew and Jessie B. Thomas are not listed in the directory.
- 1937 James B. and Juanita Arnold, renters  
Cook, Hilberg's Café, 101 E. 21<sup>st</sup> Street.
- 1935 John B. and Juanita Arnold, renters  
Dishwasher, Hilberg's Café, 101 E. 21<sup>st</sup> Street.
- 1932-33 John B. and Juanita Arnold, renters  
Busboy, P-K Sandwich Shop, 108 E. 7<sup>th</sup> Street and 2234 Guadalupe Street.
- 1930-31 Lillie McClain (colored), renter  
No occupation listed  
NOTE: John (or James) B. and Juanita Arnold are not listed in the directory.

1929

The address is not listed in the directory.

NOTE: Lillie McClain is listed at 1180 Poquito Street; she had no occupation shown.

**BIOGRAPHICAL NOTES****J.B. and Juanita Arnold (ca. 1931 – ca. 1939)**

The 1940 U.S. Census shows J.B. and Juanita Arnold as the renters of the house at 1113 Angelina Street in Austin. J.B. Arnold was 32, had been born in Texas, and was a cook in a cafe. Juanita Arnold was 28, had been born in Texas, and had no occupation listed. They had 3 children: J.B., Jr., 8; Walter Gene, 7; and Jeane, 5. All the children had been born in Texas.

**Matt and Jessie Thomas (ca. 1940 – ca. 1954)**

Matt and Jessie B. Thomas appear in the 1940 U.S. Census as the owners of this house, which was worth \$500. Matt Thomas was 27, had been born in Texas, and was a life insurance salesman. Jessie B. Thomas was 24, had been born in Texas, and was a cook in a private home. They had no children listed with them. The census report also shows renters at this address: Willie and Mary Kirk, and their son, Jimmie. Willie Kirk was 34, had been born in Texas, and was a taxi driver. Mary Kirk was 34, had been born in Texas, and was a cook in a boarding house. Their son, Jimmie, was 13, had been born in Texas, and had no occupation listed.

**THOMAS, Matt, 81, of Austin died Thursday. Services 11 a.m. today, David Chapel Baptist Church. Burial Evergreen Cemetery. (King-Tears)**

Death notice for Matt Thomas  
Austin American-Statesman, September 4, 1993

**Gene and Bernice Shanks (ca. 1963 – ca. 1990)**

Gene Shanks appears in the 1940 U.S. Census as the 9-year old son of Willis [?] and Rosa Shanks, who owned their home at 1210 Cedar Avenue in Austin. Gene was the oldest of the couple's 6 children. Gene had been born in Texas and had no occupation listed. His father, 36, had been born in Texas, and was a chauffeur for a private family. His mother, 33, had been born in Texas, and was a laundress at home.

**SHANKS, Bernice, 63, of Austin died Wednesday. Wake 7 p.m. today, Fuller-Sheffield Funeral Home. Services 11 a.m. Wednesday, New Hope Baptist Church. Burial Evergreen Cemetery.**

Death notice for Bernice Shanks  
Austin American-Statesman, July 19, 1994

## **Bernice C. McGregor-Shanks**

Our dear Bernice C. McGregor-Shanks, 63, was called to live with our Heavenly Father on July 13, 1994.

She leaves to mourn her passing her husband, Gene E. Shanks; daughter, Debra A. Shanks; granddaughter, Theresa L. Shanks, all of Austin; brothers, William and James A. McGregor, of Seattle, Washington, a twin brother, Ernest L. McGregor of Houston, Claudell McGregor of Los Angeles, and Bob C. McGregor, of Austin; sisters, Mrs. Ruby L. Hatch and Mrs. Willie M. Glover, of Austin; nieces, nephews and a host of other relatives and friends.

Funeral services will be Wednesday July 20, 1994, at 11:00 AM at New Hope Missionary Baptist Church.

Obituary of Bernice C. Shanks  
Austin American-Statesman, July 20, 1994



### Gene E. Shanks

Gene E. Shanks, 77, passed away Friday, August 15, 2008 in Austin, Texas.

He is survived by his daughter, granddaughter, five sisters, great-grandchildren, and many other relatives, and friends.

The public may view Thursday, August 21, 2008 from 12:00 noon - 5:00 p.m. at Fuller-Sheffield Funeral Services, 2808 East M.L.K. Jr. Blvd. Services will be held Friday, August 22, 2008 at 11:00 a.m. at Fuller-Sheffield. Interment will follow at Evergreen Cemetery.

Obituary of Gene E. Shanks  
Austin American-Statesman, August 21, 2008

No. A 1980

# PERMIT FOR WATER SERVICE Austin, Texas

M. W. L. Hancock Address 2504 813  
 Plumber himself Size of Tap \_\_\_\_\_ Date \_\_\_\_\_

### Foreman's Report.

Date of Connection 10/28/28  
 Size of Tap Made 3/4"  
 Size Service Made 3/4"  
 Size Main Tapped 9"  
 From Front Prop. Line to Curb Cock 7'  
 " " " " " 3'  
 Location of Meter at curb  
 Type of Box lock  
 Depth of Main in St. 20'  
 " " Service Line 16"  
 From Curb Cock to Tap on Main 22.9"

No. Fittings	Size
1	Curb Cock 5/8"
1	Elbow 3/4"
1	St. Elbow 3/4"
1	Bushing 3/4"
1	Reducer 3/4" x 1/2"
2	Pipe 3/4"
1	Lead Comp. 3/4"
1	Nipples 3/4" x 3/4"
1	Union 3/4"
	Plug
	Tee
1	Stop 3/4"
1	Box 3/4"
1	Lid
1	Valves 2" x 3/4" Tap Main

Checked by Engr. Dept.

Foreman's Signature Berman

**INDEXED**

Req. No. 963

Water service permit for this address (1928)