

HISTORIC LANDMARK COMMISSION  
NOVEMBER 21, 2016  
DEMOLITION AND RELOCATION PERMITS  
HDP-2016-0759  
917 W. JAMES STREET

**PROPOSAL**

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Demolish a ca. 1946 house.

**ARCHITECTURE**

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One-story, cross-gabled, stuccoed frame house with a partial-width, shed-roofed porch; single and paired 6:6 fenestration.

**RESEARCH**

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The house was built in 1946 by Chester Kitchens, a local builder. The first owners were Alfred and Betty Nueger, who lived here until around 1948. Alfred Nueger was a blueprinter for the Austin Blue Print Company. Jesse and Dorothy Hawthorne owned and occupied the house in the late 1940s, while he was attending the University of Texas, and she was the librarian at Palm School. The house then became a rental property, with tenants including a carpenter, a member of the U.S. Air Force, and a babysitter.

**STAFF COMMENTS**

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The house is not listed in any City survey to date.




**STAFF RECOMMENDATION**

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Encourage rehabilitation and adaptive re-use, as the house is typical of the post-World War II residential development of the neighborhood, 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-2016-0759  
LOCATION: 917 W James St



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.

1" = 167'

917 W. James Street  
ca. 1946



## OCCUPANCY HISTORY 917 W. James Street

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

- |         |  |
|---------|--|
| 1992    | Debo T. Puryear, renter<br>Cook, Majestic Diner, 1806 Barton Springs Road.<br>NOTE: The renter of 915 W. James Street, next door to this house, was Bruce Robinson, a line chef at the Majestic Diner. |
| 1985-86 | David A. Weir, renter<br>No occupation listed  |
| 1981    | No return  |
| 1977    | Vlasta Valigura, renter<br>Retired   |
| 1973    | Vlasta Valigura, renter<br>Babysitter  |
| 1968    | David T. and Barbara Ann Rush, renters<br>U.S. Air Force   |

- 1965 Angel and Claudette Perez, renters  
U.S. Air Force
- 1962 Harry A. and Mildred A. Alexander, renters  
Carpenter
- 1959 Charlyne M. Wiley, renter  
Cashier, Goodwill Industries, 103-7 E. 5<sup>th</sup> Street.
- 1955 Vacant
- 1952 Reynolds B. and G. Arline Bixler, renters  
Manager  
NOTE: In 1949, Reynolds and Arline Bixler rented the house next door at 915 W. James Street. He was the manager of the Grand F&W Silver Store, department store, 804 Congress Avenue.
- 1949 Jesse J. and Dorothy Hawthorne, owners  
Jesse: Student, University of Texas  
Dorothy: Librarian, Palm School
- 1947 Alfred A. and Betty Nueger, owners  
Blueprinter, Austin Blue Print Company, 1111 Guadalupe Street.
- 1944-45 The address is not listed in the directory.  
NOTE: Alfred A. and Betty Nueger are not listed in the directory.

**BIOGRAPHICAL NOTES:****Vlasta Valigura (ca. 1970 – ca. 1980)**

The 1930 U.S. Census shows Vlasta Valigura as the 15-year old daughter of Joe and Mary Valigura of Lee County, Texas. Vlasta Valigura was born in Texas to Czech-born parents and was a farm laborer. Her father, Joe, 53, was a Czech-born farmer. Her mother, Mary Valigura, 33, was a Czech-born farmer. Vlasta was the oldest of the couple's 4 children. The younger children were Joe, 11; Adolf, 9; and Elvin, 9 months.

Chester Kitchens

917 W. James St.

114

8

9

South Heights

Stucco res. & frame garage

28012 - 11/1/45

\$2400.00

George Kennedy

5

Building permit to Chester Kitchens for the construction of this house (1945)

**WATER SERVICE PERMIT**  
Austin, Texas

114

**E N° 36409**

Received of \_\_\_\_\_ Date 1-23-46  
 Address 917 James Street  
 Amount \_\_\_\_\_ \$ Pd. Tap  
 Plumber Moved meter west out of drive Size of Tap 3/4

B-88 in dead file

Date of Connection	<u>3-20-64</u>
Size of Tap Made	<u>3/4</u>
Size Service Made	<u>3/4</u>
Size Main Tapped	<u>6"</u>
From Front Prop. Line to Curb Cock	<u>11'</u>
From <u>E</u> Prop. Line to Curb Cock	<u>7'</u>
Location of Meter	<u>Curb</u>
Type of Box	
Depth of Main in St.	<u>3'</u>
Depth of Service Line	<u>2'</u>
From Curb. Cock to Tap on Main	<u>14'</u>
Checked by _____	<u>JB</u>

No. Fittings	Size
16	Pipe. cop. 3/4
1	Corp. Cock 3/4
	Cop. to Iron ell.
	Cop. to Cop. ell.
	Cop. to Iron Coupling
	Cop. to Cop. Coupling
1	Angle Stop. 3/4
	Stop
	Bushing
	Nipples
	Service Clamp
	Valve
	Meter Box
	Lock Lid
	Drain Tile
	Drain Tile Lid
	Stop & Drain
	Job No. <u>W372.1-201185</u>
	Foreman <u>W.W. Crooks</u>

Water service permit for this address (1946)

Receipt No. 5364 Application for Sewer Connection No. 19935  
Austin, Texas, 1-24 19 46

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by Chester Kitchens at 917 West James Street, further described as Lot 9 Block 8 Outlot 1 Division 1 subdivision South Heights Plat. 114, which is to be used as a Res. In this place there are to be installed 5 fixtures. Plumbing Permit No. 21675 I agree to pay the City of Austin, the regular ordinance charge. 3-4-46

Depth at Prop. Line 3 - 5 at Man

Respectfully,

Sub-~~Out~~ Connected } 3' W of E L  
(Location)

B. W. Howell

Date 3-13-46

By Holden

NOTE: Connection Instructions 6" Sewer in James St. 3 ft Aug.  
20' from 17' 3" N.R. 27  
6" Sewer in No. 540 St. - 10' Deep (Rock)  
to drain 13' W of E L. A1058  
A1057

Sewer connection application by Chester Kitchens for this address (1946)

Chester Kitchens 917 West James Street  
114 - 8 9 -

South Heights

One room addition to residence - rear  
add to garage  
29072 2-12-46 \$650.00

Geo. Kennedy

None

Building permit to Chester Kitchens for the construction of an addition (1946)