

HISTORIC LANDMARK COMMISSION
NOVEMBER 21, 2016
DEMOLITION AND RELOCATION PERMITS
HDP-2016-0760
915 W. JAMES STREET

PROPOSAL

Demolish a ca. 1946 house.

ARCHITECTURE

One-story, front-gabled stuccoed frame house with a modified front-gabled entry vestibule; single and paired 6:6 fenestration.

RESEARCH

This house, like the house at 917 W. James Street, was built by local builder Chester Kitchens in 1946. The first owners and occupants were Joseph and Alice Dalley, who lived here until around 1948. Joseph Dalley was a student while he and Alice lived in this house. Reynolds and Arline Bixler rented this house in the late 1940s before moving next door to 917 W. James Street. Reynolds Bixler was the manager of the Grand F&W Silver Store, a department store, on Congress Avenue. A U.S. Army man is listed as the owner of the house in the 1952 city directory. From the mid-1950s onward, the house has been a rental property, with tenants including the proprietor of a café, a salesman, a construction worker, a produce salesman, and a city park ranger.

STAFF COMMENTS





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

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use, as the house represents post-World War II residential patterns in the city, and also represents a unit of affordable housing, 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



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2016-0760
915 W. JAMES ST.



1" = 208'

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.

915 W. James Street
ca. 1946



OCCUPANCY HISTORY 915 W. James Street

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

- 1992 Bruce Robinson, renter
Line chef, Majestic Diner, 1806 Barton Springs Road.
NOTE: The renter of 917 W. James Street, next door to this house, was Debo T. Puryear, a cook at the Majestic Diner.
- 1985-86 No return
- 1981 Garrett D. and Patricia Middaugh, renters
No occupation listed
NOTE: The directory indicates that Garrett D. and Patricia Middaugh were new residents at this address.
- 1977 Rex D. and Connie M. Smith, renters
Ranger, City Parks and Recreation Department
- 1973 Rex D. and Connie M. Smith, renters
Proprietor, Pipe Pub, 6001 Airport Boulevard.
NOTE: The directory indicates that Rex D. and Connie M. Smith were new residents at this address.

- 1968 Paul and Sandra Guerrero, renters
Salesman, Guerrero's and Dickson Produce (Jesse D. Guerrero and Sam Dickson, proprietors), 603 Sabine Street.
- 1965 Solon F. and Elsie McCown, renters
Construction worker
- 1962 Philip and Lena Clark, renters
Salesman
- 1959 Otto W. and Mozelle Lehnick, renters
Proprietor, Otto's Grill, 527 Barton Springs Road.
NOTE: The 1957 city directory shows Otto W. and Mozelle Lehnick living at 1810 Nickerson Street in South Austin. He was the proprietor of Jonnie's Café, 510 Barton Springs Road.
- 1955 Carl D. and Anna L. Remele, renters
Leadman, Shell Pipeline Company, 818 Brown Building.
- 1952 Dudley L. Clark, owner
U.S. Army
NOTE: In 1952, Reynolds and Arline G. Dixler were renting the house next door at 917 W. James Street. He was listed as a "manager."
- 1949 Reynolds B. and Arline G. Bixler, renters
Manager, Grand F&W Silver Store, department store, 804 Congress Avenue.
- 1947 Joseph W. and Alice Dalley, owners
Student
NOTE: Reynolds B. and Gwendolyn Bixler are listed in the Dallas, Texas city directory; he was an assistant manager of a five and dime store in Dallas.
- 1944-45 The address is not listed in the directory.
NOTE: Joseph W. and Alice Dalley are not listed in the directory.

BIOGRAPHICAL NOTES:**Reynolds and Arline G. Bixler (ca. 1948 – ca. 1950)**

The 1940 U.S. Census shows Reynolds B. and Gwendolyn Bixler as the renter of a house in Dallas, Texas. Reynolds B. Bixler was 27, had been born in Oklahoma, and was the manager of a grocery store. He had lived in Elmer, Oklahoma in 1935. Gwendolyn Bixler was 22, had been born in Texas, and had no occupation listed. They had a son, Reynolds, Jr., 11 months, who had been born in Texas.

The 1930 U.S. Census shows R.B. Bixler as the 17-year old son of Thomas C. and Edith Bixler of Pittsburg, Texas. R.B. Bixler had been born in Oklahoma and had no occupation listed. His father, Thomas C. Bixler, 43, had been born in Louisiana, and was a cashier and operator at the railroad station. His mother, Edith Bixler, 42, had been born in Texas, and had no occupation listed.

Reynolds Bixler died February 19, 1998 in Houston, Texas.

Otto and Mozelle Lehnick (ca. 1957 – ca. 1960)

The 1940 U.S. Census shows Otto W. and Letha O. Lehnick as the renters of a house in Randall County, Texas. Otto W. Lehnick was 41, had been born in Texas, and was a farmer.

Letha O. Lehnick was 34, had been born in Texas, had had no occupation listed. They had 3 children: Audrey J., 14; Curtis A., 12; and Edward L., 9. All of the children had been born in Texas.

His 1971 death certificate shows that Otto William Lehnick was born in 1898 in Bastrop, Texas, and was living at 2309 S. 1st Street in Austin at the time of his death. He was a widower who worked as a cook at the Elks Club. He is buried in the Lehnick family cemetery in Bastrop County.

MRS. MOZZELLE J. LEHNICK

Mrs. Mozzelle J. Lehnick, of 2309 South First, died Friday in a local hospital.

She had been a resident of Austin and Travis County for the past 13 years and was a member of the Baptist church.

Survivors include her husband, Otto Lehnick of Austin and one son, Gene Cole of Liberal, Kans.

Funeral services are Sunday at 2 p.m. at the Chapel of the Wilke-Clay Funeral Home with Rev. A. D. Eberhart, pastor of the Pleasant Hill Baptist Church, officiating.

Obituary of Mozelle Lehnick
Austin American-Statesman, May 9, 1968

Chester Kitchens 915 West James St.

114

8

8

South Heights

Stucco res. & frame garage

28011 - 11/1/45

\$2400.00

George Kennedy

WATER SERVICE PERMIT

No. 21574

Austin, Texas

See B-5126 for change to 2" line

Received of CHESTER KITCHENS Date 12-8-45
 Address 915 W. JAMES
 Amount TWO + 50/100 \$ 2.50
 Plumber B. E. HOWELL & SON Size of Tap 1/2"
 Date of Connection 1-12-46
 Size of Tap Made 3/4"
 Size Service Made 3/4"
 Size Main Tapped 3/4"
 From Front Prop. Line to Curb Cock 9'
 From ~~West~~ Prop. Line to Curb Cock 15'
 Location of Meter FRONT CURB
 Type of Box LOCK BOX
 Depth of Main in St. 30"
 Depth of Service Line 20"
 From Curb Cock to Tap on Main 18'6"
 Checked by Engr. Dept. M.B.F. 10-3-46

No. Fittings	Size
1	3/4" Curb Cock
1	1/2" Elbow
2	3/4" St. Elbow
	Bushing
	Reducer
1	1/2" Pipe
1	Lead Pipe
1	Nipples
1	3/4" Union
1	Plug
1	1/2" Tee
1	1/2" Stop
1	Box
1	Lid
	Valves
	Job No. <u>W. 323-501</u>
	Req. No. <u>13-10</u>

Water service permit to Chester Kitchens for this address (1945)

Receipt No. 3219 Application for Sewer Connection No. 19775A
 Austin, Texas, Dec 8 1945
 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 915 West James Street,
 further described as Lot 8 Block 8 Outlot _____ Division _____
 subdivision South Hts Plat 114, which is to be used as a Res.
 In this place there are to be installed 5 fixtures. Plumbing Permit No. 21254
 I agree to pay the City of Austin, the regular ordinance charge. 1-9-46
 Depth at Prop. Line 2 1/2' - 5 1/2' at Main Respectfully,
 Connected 39 1/2' E of WLL B. E. Howell
 Date 1-26-46
 By Strong
 NOTE: Connection Instructions 6" main in 13' deep
main 43' E of W.R. St.

Sewer connection application by Chester Kitchens for this address (1945)