

**HISTORIC LANDMARK COMMISSION
DECEMBER 19, 2016
DEMOLITION AND RELOCATION PERMITS
HDP-2016-0757
2006 NEW YORK AVENUE**

PROPOSAL

Demolish a ca. 1938 house.

ARCHITECTURE

One-story, side-gabled board-and-batten frame house with a central, front-gabled independent porch; single 4:4 fenestration.

RESEARCH

The house appears to have been built around 1938 as a rental property with African-American tenants. Tenants have included a laundress, a student, and a retired man.

STAFF COMMENTS

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

STAFF RECOMMENDATION

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.

E-mail from the applicant for the demolition permit:

Hi Steve-

Thank you for sending.

As noted in the original photos submitted with our demo application (larger image files attached below), the existing house is in quite poor condition, and its 'structure' consists of board-and-batten walls with no internal stud wall and no foundation. Due to these factors, it would be quite cost prohibitive for my client to restore and is not a candidate for relocation.

Therefore it is highly unlikely that further research is going to uncover any viable alternatives to demolition. We are not inclined to slow this process down with a delay and still support the demolition. If you would like more time to go by the house in person to investigate its structural soundness, we will not contest this from the podium. However, we would like to go on record that this postponement is requested by you, and not us, as we do not agree that it is necessary.

Best Regards,
Elizabeth

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Elizabeth Baird, AIA

Elizabeth Baird Architecture & Design, PLLC

Hi Steve-

I am attaching an exhibit below providing more information about the aforementioned structural condition of the existing building at 2006 New York Avenue. Please review and let me know if there is any additional information you need from us at this time to complete your assessment.

As an architect I am personally all for restoring/ remodeling/ extending the life of older structures where possible (one of my previous remodel/ addition projects in the Bouldin neighborhood which can be seen [here](#) is currently under consideration for the 2017 Preservation Austin Historic Homes tour; before pics are at the end). However in the case of this New York Street property the building is in extremely poor shape and all research shows relocation or restoration is simply not going to be viable and demolition is the best option.

Additionally, I wanted to point out these particular property owners are different from so many others currently developing on the east side who are simply slapping up inexpensive, mis-fitting buildings with a goal of max profit. Since my early talks with them regarding this property the owners have been concerned with making improvements that are neighborhood appropriate, have character, add much-needed density to the neighborhood, and are constructed with quality building materials meant to last. I believe this kind of thoughtful residential construction that should be encouraged in our city, and I hope you will feel the same way.

I look forward to hearing from you, and am happy to discuss this case further either over the phone or in person this week if that would be helpful.

Regarding relocation, the owner did reach out to Junior Brown about structure who said he didn't think the structure would survive a move. If you know of any other groups we should talk about this we would be happy to reach out them for a second opinion.

Thank you for your time and consideration.
Elizabeth

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Elizabeth Baird, AIA
Elizabeth Baird Architecture & Design, PLLC

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2016-0757
LOCATION: 2006 New York Ave



1" = 167'

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.

2006 New York Avenue
ca. 1938



OCCUPANCY HISTORY 2006 New York Avenue

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

1992	Leon and Frances Ortiz, renters Gardener NOTE: The directory indicates that Leon and Frances Ortiz were new residents at this address.
1985-86	Pedro Fernandez, renter Clerk NOTE: The directory indicates that Pedro Fernandez was a new resident at this address.
1981	Walter Allen, renter Retired
1977	Walter Allen, renter Retired
1973	Walter Allen, renter Retired
1968	Walter Allen, renter No occupation listed
1965	John D. and Pearline Allen, renters No occupation listed
1961	Harry and Ella Jones, renters No occupation listed
1957	Robert L. Stiles, renter No occupation listed
1953	Odessa Woods, renter No occupation listed
1949	Charles and Floy Louis, renters Student
1947	Charles and Floy Louis, renters No occupation listed
1944-45	Willie E. and Clara James, renters U.S. Army
1941	Novella Sneed, renter Laundress

1939 Robert Patton, renter
No occupation listed

1937 The address is not listed in the directory.
NOTE: It is not clear whether this Robert Patton is listed in the directory.

BIOGRAPHICAL NOTES:

Novella Sneed (ca. 1939 – ca. 1943)

The 1940 U.S. Census shows Novella Sneed as the renter of this house. She was 34, had been born in Texas, and was a maid in a private home. With her lived her brother, Kermit Sneed, 29, a truck driver in road construction; sister, Tommie Sneed, 26, a maid in a private home; and cousin, Lucille Patton, 28, a maid in a private home.

The 1930 U.S. Census shows Novella Sneed as a 24-year old Texas-born divorcee who worked as a cook for a private family. She lived with her brother at 1901 E. 17th Street in Austin, a house they rented. Novella Sneed was born in 1907 in Austin, and died in 1978 in Oakland, California.

Connection Charge \$ 12.00

Application for Sewer Connection. No 13973

Austin, Texas, 1-20 1938

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas *1193-1195 Regulate*

Sir:— *on same day*

I hereby make application for sewer connection and instructions on premises owned by J.A. Gracy at 2006 New York Ave Street, further described as lot E41', block 15, outlot _____, subdivision _____, division _____, plat 36, which is to be used as a _____

In this place there are to be installed 1 fixtures.

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

3' DEEP Respectfully, O.R. Lett

AT-PL Stub Out

Connected 2-4 1938 *Permit date*

Size of Main 6 inches. *Hold for Inspect*

Size of Service 4 inches. *O.K. 2-4-38*

4 Feet Deep *in alley*

10 Feet from Property Line *W3*

Feet from Curb Line *A-1105V*

Inspected by Boatright *Con 3' W*

Connection made by Smith's *of EPL*

9.2.38

Sewer connection application for this address (1938)