

HISTORIC LANDMARK COMMISSION  
JUNE 26, 2017  
DEMOLITION AND RELOCATION PERMITS  
HDP-2017-0290  
2300 E. 10<sup>TH</sup> STREET

## PROPOSAL

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Demolish a 1939 house.

## ARCHITECTURE

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One-story, rectangular-plan, side-gabled wood-frame house with asbestos siding, double-hung wood-sash and vinyl-sash windows, and wood trim. Additions include a rear gable-roofed addition on the north and an open carport supported by posts on the west façade.

## RESEARCH

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2300 E. 10<sup>th</sup> Street was constructed in 1939. It was occupied from 1940 to 1989 by William J. (Willie) and Frances E. S. Daniels. The Danielses initially rented the house, but had purchased it by 1949. Willie worked as a porter for the Delta Kappa Epsilon Fraternity before enlisting in the Army in 1943. After Willie returned from the war, he worked for more than 23 years as a janitor at the Texas Employment Commission before retiring ca. 1972. Frances is listed in city directories as a maid during World War II. The Danielses were members of the Mt. Olive Baptist Church. They lived in the house until their deaths: Frances in 1988 and Willie in 1989.

## STAFF COMMENTS

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The house was surveyed as part of the East Austin Historic Resource Survey in 2016. It was recommended not eligible for local or National Register designation.

### *Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old, having been constructed in 1939.
- 2) The building retains a moderate degree of integrity. It retains a high degree of integrity of location, setting, and craftsmanship. It retains a moderate degree of integrity of design, materials, and feeling. Integrity of association is not applicable.
- 3) The property does not appear to demonstrate significance according to any of the historic designation criteria listed in the City of Austin Land Development Code (Section 25-2-352).
  - a. **Architecture.** The house is built in a vernacular style. It does not appear to be architecturally significant.
  - b. **Historical association.** The property has longstanding associations with the family of Willie and Frances Daniels, as it was been owned and inhabited by the Daniels family from 1940 to 1989. However, there do not appear to be significant historical associations.
  - c. **Archaeology.** The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
  - d. **Community value.** The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, East Austin, or a particular group.
  - e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

*Designation Criteria—Historic Area (HD) Combining District*

The 2300 block of E. 10th Street does not meet the criteria for designation as a local historic district. The street includes new construction, houses built across a wide range of time periods, and widespread alterations.

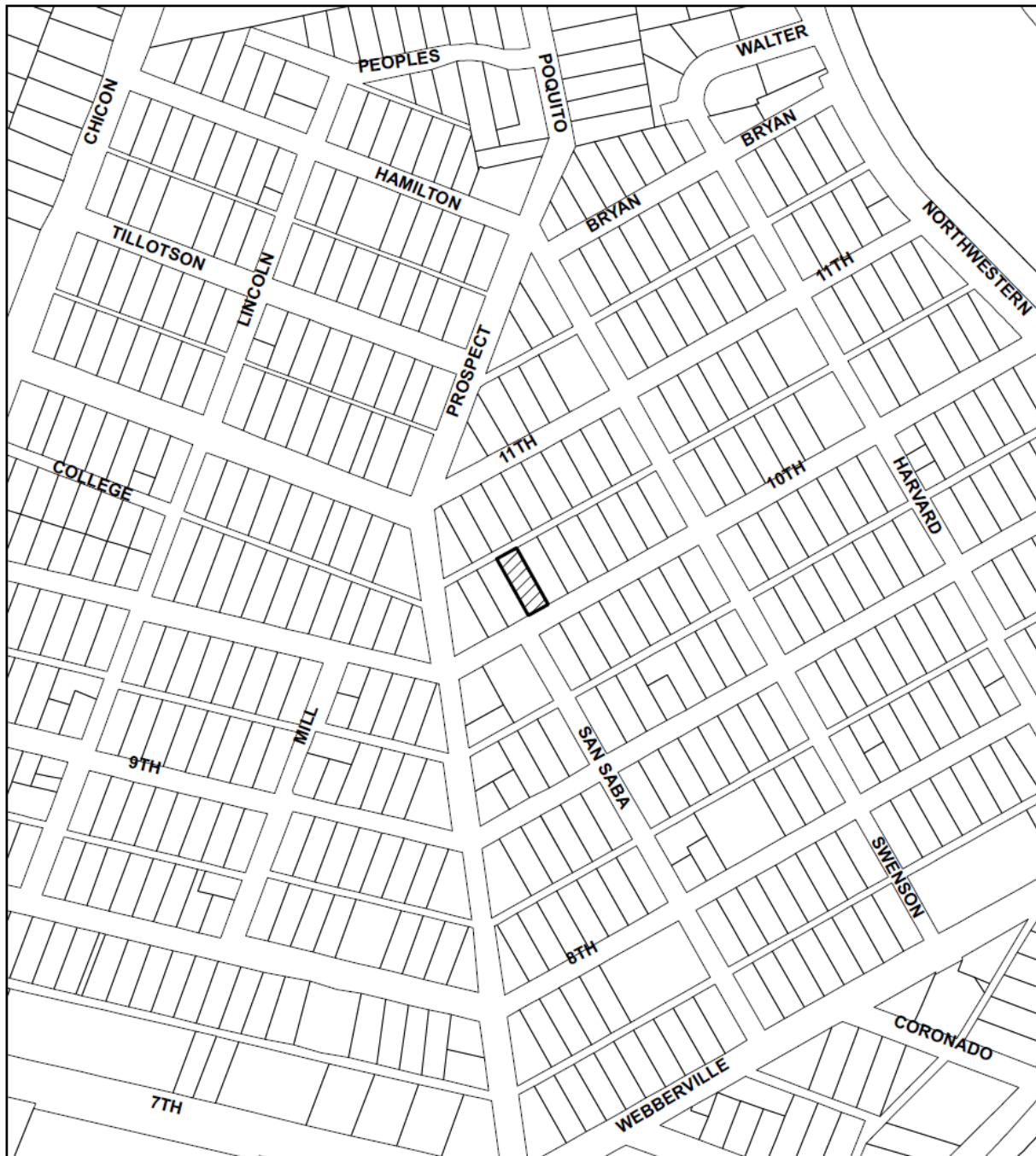
This house does not appear to meet the criteria for designation, either as a historic landmark or as a contributing structure to a potential local historic district.

**STAFF RECOMMENDATION**

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Staff recommends that the Commission encourage rehabilitation and adaptive reuse. If rehabilitation and reuse are not feasible, then staff encourages relocation over demolition, and recommends release of 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.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 250'

## NOTIFICATIONS

CASE#: HDP-2017-0290  
2300 E. 10TH STREET

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.





## PROPERTY INFORMATION

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### *Photos*



*Primary (south) façade of 2300 E 10<sup>th</sup> Street*



*Secondary (east) façade*

*Occupancy History*

City Directory Research, Austin History Center  
 By City Historic Preservation Office  
 June 2017

- 1977-89 William J. and Frances Daniels, homeowners  
Retired
- 1972 William J. and Frances Daniels, homeowners  
Custodian, State Employment Commission
- 1968 No return. The Danielses were living at 913 Cardinal Lane at this time. William Daniels was listed as a State Health Department employee.
- 1964 William J. and Frances Daniels, homeowners  
Janitor, no place of employment listed
- 1958-61 William J. and Frances Daniels, homeowners  
Janitor, State Employment Commission
- 1955 William J. and Frances Daniels, homeowners  
Porter, Griffin & Fox Orthopedic Clinic, 1010 W 19<sup>th</sup>
- 1949-52 William J. and Frances Daniels, homeowners  
Janitor, Texas Employment Commission, 300 W 6<sup>th</sup> / 6<sup>th</sup> floor of Brown Building
- 1944-45 Frances Daniels, renter  
Maid, no place of employment listed
- 1941 William J. and Frances S. Daniels, renters  
Porter, Delta Kappa Epsilon Fraternity, 2614 Rio Grande
- 1940 William J. and Frances S. Daniels, renters  
Porter, no place of employment listed

*Biographical Notes*

William J. Daniels was born in Travis County on August 11, 1907. He attended college for two years, and worked as a porter or janitor for his entire career. He enlisted in the Army in November 1943, when he was 36. He died on February 20, 1989.

Frances Eva Smith Daniels was born on April 5, 1908. She worked as a maid when her husband William was in the army; it is not clear from records whether she continued to work after he returned. She died on September 11, 1988.

Before they moved to 2300 E. 10<sup>th</sup> Street, the Danielses rented at 1184 Navasota. At the time, William Daniels was working at a porter, with no place of employment listed.

The Danielses were members of Mt. Olive Baptist Church. Mt. Olive was founded in 1889 and originally occupied a building at 1103 E. 4<sup>th</sup> Street, in the Masontown African

American community. The church moved to a new building at 1113 Leona—half a mile from 2300 E. 10<sup>th</sup> Street—ca. 1940. Mt. Olive's current church building at 1800 E. 11<sup>th</sup> Street was constructed in 1956. It stands a five-minute walk (0.3 miles) from 2300 E. 10<sup>th</sup> Street.

### **William J. (Willie) Daniels**

**William J. (Willie) Daniels, age 81, of Austin, died February 20, 1989.**

**He was born on August 11, 1907, in Travis County.**

**He was a veteran of World War II and a member of Mt. Olive Baptist Church.**

**His wife, Frances Daniels, preceded him in death.**

**Funeral services will be held at 2:00 PM, Friday, February 24, 1989, at Mt. Olive Baptist Church, with Reverend Raphael C. Smith officiating. Burial will be in Capital Memorial Gardens.**

**Mr. Daniels is survived by his two sisters, Willie M. McGee of Denver, Colorado, Ann M. Daniels of Dallas, Texas; two nieces, Beverly Boyd of Austin, Texas, Mary Dulan of Oklahoma; three great-nephews, Sgt. Jeffrey L. Spencer of Fort Riley, Kansas, Kevin Spencer of Austin, Texas, Malik Dulan of Oklahoma; and one great-niece, Ameerah Dulan of Oklahoma.**

**Memorial contributions may be made to Mt. Olive Baptist Church Building Fund.**

**Arrangements by Cook-Walden Funeral Home, Lamar location.**

*Obituary from the Austin American, 2/23/1989*

## Frances Eva Smith Daniels

Frances E. Smith Daniels, age 80, of Austin, died Sunday, September 11, 1988.

She was a member of Mount Olive Baptist Church.

Funeral services will be held at 2:00 PM, Wednesday, at Mount Olive Baptist Church, 1800 E. 11th Street, with Reverend R.C. Smith officiating. Interment will be in Capital Memorial Gardens.

Mrs. Daniels is survived by her husband, Williams Daniels of Austin; nieces, Beverly Boyd of Austin and Mary Frances Dulan of Oklahoma; great-nephews, Kevin Spencer, Sgt. Jeffery Spencer of Germany and Malik Dunlan of Oklahoma; great-niece, America Dunlan of Oklahoma; cousins, Annie E. Bolden and Naomi B. Crawford, both of Austin; and a host of friends.

In lieu of flowers, memorial contributions may be made to Mount Olive Baptist Church Building Fund.

Arrangements by Cook-Walden Funeral Home, Lamar location.

*Obituary from the Austin American-Statesman, 9/13/1988*

### *Building Permits*

N. Hartwell		2300 East 10th. St.	
28	9	10	18
Grandview Place			
Box residence			
254n - 1/6/39			
2			

*Building permit for new house at 2300 E. 10<sup>th</sup> Street to N. Hartwell, 1/6/1939.*

Wm J & Frances Danick		2300 E 10th
28	18	10
Grandview Pl		
carport atchd to res		
58477 11-1-54		200/
		Larry C Lott

*Building permit for attached carport to William and Frances Daniels, 11/1/1954.*

William E. Daniels		2300 East 10th St.
28	18	10
Grandview Place		
Frame addition to residence.		
76134		
<del>76134</del>		3000.00
5/3/60		
Fred F. Dorr		3
W.on lot		S. on lot
Kitchen Bath & Screened porch		
Present kitchen plumbing to be moved to new kitchen.		
And old kitchen area to be used as dining area.		

*Building permit for frame addition (kitchen, bathroom, and screened porch) to William Daniels, 5/3/1960.*



OWNER	William E. Daniels	ADDRESS	2300 East 10th St.
PLAT	28	LOT	18
		BLK.	10
		DIV	
SUBDIVISION	Grandview Place		
OCCUPANCY	Frame addn to rear of res		
BLD PERMIT #	89843	DATE	10-24-63
		OWNERS ESTIMATE	400.00
CONTRACTOR	H. P. Ross		NO. OF FIXTURES
WATER TAP REC #	SEWER TAP REC #		
UTILITY ROOM			

Building permit for frame addition (utility room) to William Daniels, 10/24/1963.

ADDRESS: 2300 E 10 <sup>TH</sup> ST.				PER-MIT 89843		PLAT 28	
LOT: 18		BLOCK 10		SUB. GRANDVIEW PLACE			
OUTLOT							
FIRE ZONE 3		USE DIST: A 1		OCCUPANCY: FRAME ADDN TO REAR OF RES			
FRI P.M. 10-24-63		LAYOUT 11-5-63		FRAMING 11-5-63		FINAL	
10-25-63		PRINC. BLDG.		PRINC. BLDG.		PRINC. BLDG.	
SLAB		FLOOR JOIST SIZE & O.C.		NECESSARY BLDG. CONN.		ACC. BLDG.	
FOUNDATION		CEILING JOIST SIZE & O.C.		ROOM VENTILATION		PAVED PARKING	
FR. SETBACK 18'		STUD SIZE & O.C.		STAIRS REQ. & NO.		30 BATH 1 KIT SINK	
TOTAL & MIN. SIDE YD. 12-8 3-8		MASONRY WALL		ATTIC FIRE STOPS REQ.			
SIDE STREET YARD		ASB SIDING					
OWNER: WILLIAM E. DANIELS				CONTRACTOR: H. P. ROSS			
10' x 24' = 40'							
UTILITY ROOM.							
G. F.							

Inspection report for frame addition (utility room) to William Daniels, 10/24/1963.

Address: 2300 E. 10th St		Permit: 180060		Plat: 28	
Lot: 18		Block 10		Subdivision:	
Outlot		GRANDVIEW PLACE			
Fire Zone: 3	Use Dist. A-1	Occupancy: RE-ROOF & REMODEL & REPAIR RES.			
Layout		Framing		12-28-79	Final
Foundation		Floor joist size & o.c.		Bldg. Conn.	
Front setback		ceiling joist size & o.c.		Room Vent.	W
Total & Min. side yard		stud size & o.c.		Stairs	No
Side St. Yard				Rails	
				Attic Vent.	Full
				Insulation	
Type Const.		W. Insulation		Hood Vent.	Yes
Spec. Permit #		Sheetrock		Glass	
BOA		Commercial Sheetrock		Deadbolts	
		Occup. Sep.		Fireplaces	
		Thru out			
Owner: WILLIAM DANIELS			Contractor: M. R		

Inspection report for re-roofing, remodeling, and repairs to William Daniels, 12/28/1979.