

HISTORIC LANDMARK COMMISSION
AUGUST 28, 2017
DEMOLITION AND RELOCATION PERMITS
HDP-2017-0428
1908 KINNEY AVENUE

PROPOSAL

Demolish a ca. 1937 house.

ARCHITECTURE

One-story, rectangular-plan, gable-roofed frame house with clapboard siding, single and paired 1:1 wood-sash windows, and a gabled entry hood.

RESEARCH

Local builder Clifton Dye constructed the house at 1908 Kinney around 1937. Clifton and his wife Marian lived in the house from the time it was built until the early 1940s, when they rented it to Leslie and Ruby Lowry and their three children, then to Harry and Dorris Hambett and their three children. Leslie Lowry worked as an office assistant at the State General Land Office; no occupation is listed for Harry Hambett. Around 1947, the Dyes moved back into the house, where they lived until at least 1986. A 432-square-foot addition for a carport and storage was constructed in the rear in 1970.

STAFF COMMENTS

The house was not included in the Comprehensive Cultural Resources Survey (1984). It is not designated at the state or national levels.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old, having been constructed ca. 1937.
- 2) The building retains a high degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation. 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 building is built in a vernacular style and does not possess architectural distinction within this style.
 - b. **Historical association.** One family lived in the house for more than three decades. However, there do not appear to be historically significant associations. Clifton and Marian Dye lived in the house from ca. 1947 until at least 1977. Clifton was a carpenter.
 - c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. **Community value.** The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

1908 Kinney Avenue does not appear to meet the criteria for designation as a historic landmark.

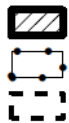
STAFF RECOMMENDATION

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



1" = 142'



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2017-0428
LOCATION: 1908 Kinney Avenue



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.

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PROPERTY INFORMATION



East (primary) façade of 1908 Kinney Avenue



South facade

Occupancy History

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

- 1939 Clifton and Annis (Marian) Dye, owners
 Carpenter, no place of employment listed
- 1941 Leslie D. and Ruby Lowry and 3 children, renters
 Office assistant, State General Land Office
- 1944-45 Harry and Dorris Hambett and 3 children, renters
 No occupation listed
- 1949 Clifton and Marian Dye, owners
 Carpenter, no place of employment listed
- 1952 Clifton and Marian Dye, owners
 Carpenter, no place of employment listed
- 1959 Clifton and Marian Dye, owners
 Carpenter, no place of employment listed
- 1962 Clifton and Marian Dye, owners
 Carpenter, no place of employment listed
- 1968 Clifton and Marian Dye, owners
 Carpenter, no place of employment listed
- 1973 Clifton and Marian Dye, owners
 Carpenter, Ernest Parker Construction
- 1977 Clifton and Marian Dye, owners
 Retired
- 1978 Clifton and Marian Dye, owners
 Retired
- 1981 Clifton and Marian Dye, owners
 Retired
- 1985-86 Clifton and Marian Dye, owners
 Retired

Biographical Notes

Clifton Eugene Dye was born in Luling, Texas, on July 25, 1910, to Cornelius and Jessie Dye, a farming family. The family moved to Austin in 1929, where Clifton began working as a carpenter. He retired ca. 1977 and died on April 14, 1995. His father was eulogized as a “Central Texas pioneer” for his early arrival in Texas from Indiana in 1880.

Marian Annis (Cloer) Dye was born in 1912 in Texas. She died in 2008.

Building Permits

107 - C. E. Dye 1908 Kinney Avenue
2&3
Oakhill Addition
Frame Residence
207n - 11/4/37

4

Building permit for 1908 Kinney, 11/4/1937. Issued to C. E. Dye.

Receipt No. 7862 Application for Sewer Connection No. 22389
 Austin, Texas, 6-2-47
 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
C. E. Dye at 1908 Kinney Street,
 further described as Lot 2&3 Block A Outlot Division
 subdivision Oakhill Addition Plat 107, which is to be used as a
 In this place there are to be installed 2 fixtures. Plumbing Permit No. 32010
 I agree to pay the City of Austin, the regular ordinance charge.
 Depth at Prop. Line 3 ft main 4 ft Respectfully,
C. E. Dye
 Sub-Outlet Connected 4 ft N. S. Pl (Location)
 Date 11-4-46
 By Permit
 NOTE: Connection Instruction 6" American Standard
11-2-47

Sewer permit, 6/2/1947. Issued to C. E. Dye.

OWNER C.E. Dye ADDRESS 1908 Kinney Ave.
 PLAT 107 LOT 2 and 3 BLK A
 SUBDIVISION Oak Hill Addn
 OCCUPANCY carport and storage
 BLD PERMIT # 116853 DATE 4-23-70 OWNERS ESTIMATE 100.00
 CONTRACTOR owner NO. OF FIXTURES none
 WATER TAP REC # ---- SEWER TAP REC # ----
metal and frame addn to res
432 sq ft
2-8-33 134168 remodel exist. res. (game room)

Building permit for addition, 4/23/1970. Issued to C. E. Dye

ADDRESS: <u>1908 Kinney Ave.</u>		PERMIT <u>116853</u>	PLAT <u>107</u>
LOT: <u>2 & 3</u>		BLOCK <u>A</u>	SUB. <u>134168</u>
OUTLOT		<u>Oak Hill addn.</u>	
FIRE ZONE <u>3</u>	USE DIST: <u>A-1</u>	OCCUPANCY: <u>addn to Rls.</u>	
<u>4-24-70</u>	LAYOUT	FRAMING	FINAL
	PRINC. BLDG. <u>3</u>	PRINC. BLDG. <u>7-2-70</u>	PRINC. BLDG. <u>7-2-70</u>
	ACC. BLDG.	ACC. BLDG.	ACC. BLDG.
FOUNDATION	<u>3</u>	FLOOR JOIST SIZE & O.C.	NECESSARY BLDG. CONN.
FR. SETBACK	<u>25</u>	CEILING JOIST SIZE & O.C.	ROOM VENTILATION
TOTAL & MIN. SIDE YD.	<u>25</u> <u>10</u>	STUB SIZE & O.C.	STAIRS REQ. & NO.
SIDE STREET YARD		MASONRY WALL	ATTIC FIRE STOPS REQ.
OWNER: <u>C E Dye</u>		CONTRACTOR: <u>✓</u>	
<u>enclose ex-P.</u>		<u>18X24 = 432 ft</u>	

E.B. 4-23-70

Building permit, 7/2/1970. Issued to C. E. Dye