

**HISTORIC LANDMARK COMMISSION
AUGUST 28, 2017
DEMOLITION AND RELOCATION PERMITS
HDP-2017-0439
2009 PENNSYLVANIA AVENUE
(1164-1168 ALAMO STREET)**

PROPOSAL

Relocate a ca. 1912 house and a ca. 1924 house to Gorman, TX.

ARCHITECTURE

2009 Pennsylvania Avenue (1168 Alamo Street) is a one-story, rectangular-plan, gable-roofed frame house with clapboard siding and an enclosed entry porch. Photographs from 2014 show single and paired 1:1 wood-sash double-hung windows; all window and door openings are currently boarded up.

1164 Alamo Street is a one-story frame house with a combination gable and shed roof. It is clad in vertical wood siding and features a shed-roofed entry porch. All window and door openings have been boarded up.

RESEARCH

2009 Pennsylvania Avenue appears to have been constructed ca. 1924 (staff estimate) and moved onto the current site after 1962. The house that stood on the site previously was constructed ca. 1914 and had historical addresses of 1176 Alamo, 1168 Alamo, and 2011 Pennsylvania. It had a centered front porch that faced Alamo Street. It was home to two African American households for decades each: Bettie Beard (ca. 1916-ca. 1932) and Gillis Dukes and Arvella Stovall Dukes (ca. 1935-ca. 1960). The house is listed as vacant in 1968, with no listing in 1973 or 1977. It may have been demolished around this time. Building permits indicate that the existing building was moved onto the lot between 1973 and 1975.

1164 Alamo Street was constructed ca. 1912, with a historical address of 1174 Alamo. It was initially occupied by a sequence of African American homeowners, beginning with Sarah Jackson (ca. 1912 to ca. 1920) and continuing with James Madison and Ida Brothers. Later occupants were renters who lived in the house for short periods of time: Lee Porter, Fannie Driver, Benjamin and Espanola Sneed, John and Marlene Williams, Orriewood and Willie Jones, John and Thelma Lott, and Farris and Velma Horton. Walter and Norma Robinson moved in ca. 1955; by 1959 they had purchased the house. Walter worked as a porter at the State Employment Commission before beginning a maintenance job at Jefferson Chemical, where he worked for close to 20 years. The Robinsons lived in the house until at least 1986. Sanborn Fire Insurance maps show that the house was expanded to the south between 1922 and 1935.

A one-story garage was constructed southwest of 2009 Pennsylvania Avenue between 1935 and 1962. It no longer stands on the property.

STAFF COMMENTS

Both houses were included in the East Austin Historic Resources Survey (2016), but neither was recommended eligible for local or national designation. Both houses were included in the Comprehensive Cultural Resources Survey (1984), which did not note architectural significance. Neither house is designated at the state or national levels.

Designation Criteria—Historic Landmark

- 1) Both buildings are more than 50 years old, having been constructed ca. 1924 (est.) and ca. 1912.
- 2) 2009 Pennsylvania Avenue retains a moderate degree of integrity, as it was moved onto the lot from an unknown location after 1962. It is not clear if the house still has its original windows. 1164 Alamo Street retains a moderate degree of integrity. Its siding has been replaced, and as with 2009 Pennsylvania, it is not clear if the house still has its original windows.
- 3) Properties must meet two historic designation criteria for landmark designation. 2009 Pennsylvania Avenue/1168 Alamo Street 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). 1164 Alamo Street meets one criterion.
 - a. **Architecture.** 2009 Pennsylvania Avenue/1168 Alamo Street is built in the Craftsman style and does not possess architectural distinction within this style. 1164 Alamo Street is built in a folk style typical of early 20th-century residential construction in Austin. It is a rare remaining example of this type.
 - b. **Historical association.** Two households lived in 2009 Pennsylvania/1168 Alamo for significant periods of time: Bettie Beard and Gillis and Arvella Dukes. 1164 Alamo Street was occupied for more than thirty years by Walter and Norma Robinson. Neither house appears to have historically significant associations.
 - c. **Archaeology.** Neither house was evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. **Community value.** Neither 2009 Pennsylvania Avenue/1168 Alamo Street nor 1164 Alamo Street possesses 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.

Neither 2009 Pennsylvania Avenue nor 1164 Alamo Street appears to meet the criteria for designation as a historic landmark.

STAFF RECOMMENDATION

Staff recommends that the Commission encourage rehabilitation and adaptive reuse on-site. If rehabilitation and reuse on-site are not feasible, then staff recommends release of the relocation 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" = 135'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2017-0439
LOCATION: 2009 Pennsylvania 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.

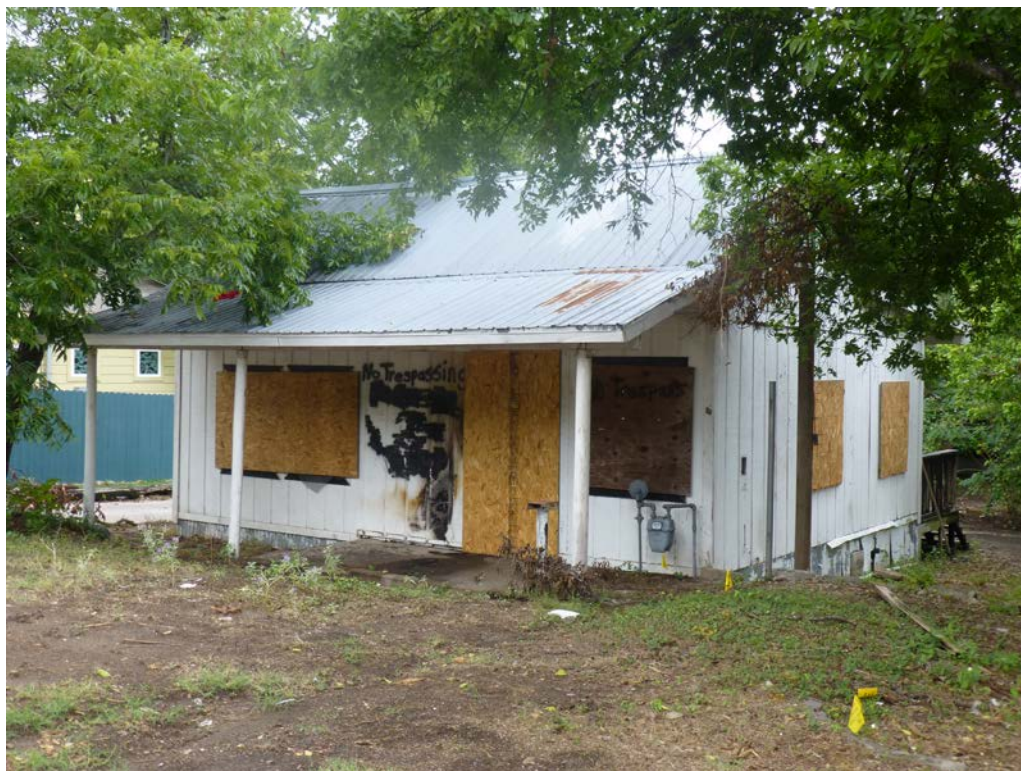
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PROPERTY INFORMATION

Building Photographs



North (primary) façade of 2009 Pennsylvania Avenue



East (primary) façade of 1164 Alamo Street

Occupancy History—2009 Pennsylvania Avenue/1168 Alamo Street (historically 1176 Alamo Street)

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

Note: This occupancy history is for the house that originally stood on 2009 Pennsylvania/1168 Alamo, which was demolished around 1970.

1914	Bettie Beard (no tenure listed) No occupation listed
1916	Bettie Beard (no tenure listed) Laundress, no place of employment listed
1920	Bettie Beard, owner Laundress, no place of employment listed
1924	Bettie Beard, owner No occupation listed
1927	Bettie Beard, owner No occupation listed
1929	Bettie Beard, owner No occupation listed
1932-33	Bettie Beard, owner No occupation listed
	Arvella Stovall, renter No occupation listed
1935	Arvella Stovall, renter No occupation listed
	Gillis Dukes, renter No occupation listed
1937	Arvella Stovall, renter No occupation listed
	Gillis Dukes, renter No occupation listed
1941	Gillis and Arvella Duke [sic] and child, renters Laborer, no place of employment listed
1944-45	Gillis and Avilla [sic] Dukes, owners

Cook, no place of employment listed

1949 Gillis and Arvella Dukes, owners
Porter at Seton Hospital

1952 Gillis and Novella [sic] Dukes, owners
Laborer, no place of employment listed

1955 Vacant

1959 Gillis and Arnella [sic] Dukes [sic], owners
No occupation listed

1962 Gillis Duke [sic], owner
No occupation listed

Note: Arvella Dukes died in 1959 and Gillis Dukes in 1960. It is not clear why Gillis is still listed as an occupant in this directory.

1968 Vacant

1973 Address not listed

1977 Address not listed

1978 Address not listed

1981 Address not listed

1985-86 Address not listed

Occupancy History—1164 Alamo Street (historically 1174 Alamo Street)

1912-13 Sarah Jackson
No occupation listed

1916 Vacant

1920 Sarah Jackson, owner
No occupation listed

1924 James Madison, owner
No occupation listed

1927 Ida Brothers, owner
No occupation listed

1929 Lee Porter
No occupation listed

1932-33 Fannie Driver
No occupation listed

1935 Benjamin and Espanola Sneed, renters
Helper, Merchants Transfer and Storage Company

1937 John and Marlene Williams, renters
No occupation listed

1941 Orriewood and Willie Jones, renters
Porter, no place of employment listed

1944-45 John M. and Thelma Lott, renters
Deliveryman, no place of employment listed

1949 Forris [sic] and Velma Horton, renters
Deliveryman, Austin Paper

1952 Farris [sic] Horton, renter
Driver, Austin Paper

1955 Walter L. and Norma N. Robinson, renters
Laborer, no place of employment listed

1959 Walter L. and Norma N. Robinson, owners
Porter, State Employment Commission

1962 Walter L. and Norma N. Robinson, owners
Laborer, Jefferson Chemical

1968 Walter L. and Norma N. Robinson, owners
Maintenance man, Jefferson Chemical

1973 Walter L. and Norma N. Robinson, owners
Maintenance man, Jefferson Chemical

1977 Walter L. and Norma N. Robinson, owners
Maintenance man, Jefferson Chemical

1978 Walter L. and Norma N. Robinson, owners
Maintenance man, Jefferson Chemical

1981 Walter L. and Norma N. Robinson, owners
Maintenance man, Texaco Chemical

1985-86 Walter L. and Norma N. Robinson, owners
Maintenance man, Texaco Chemical

Biographical Notes

Bettie Beard lived in the original house at 2009 Pennsylvania/1168 Alamo ca. 1916-ca. 1932. She worked as a laundress. No additional information about her was found except a probate court notice of her estate in April 1943.

PROBATE COURT
 (Matthews, Judge)
 Filed:
 Estate of **Bettie Beard**, deceased, appli-
 cation for probate and will filed as muni-
 ment of title.

Probate court notice, Austin Statesman 4/14/1943

Gillis Dukes and Arvella Stovall Dukes lived in the original house at 2009 Pennsylvania/1168 Alamo ca. 1935-ca. 1962. Arvella Stovall moved in with Bettie Beard in the early 1930s; by 1935, Arvella is the primary listed tenant in the house as a renter. By 1937, Gillis Dukes was also living in the house as a renter. Gillis and Arvella had married and had a child by 1941; by 1944-45, they had purchased the house, perhaps after Bettie Beard's death in 1943. Arvella Stovall Dukes died in 1959.

**NOTICE TO CREDITORS OF THE ES-
 TATE OF ARVELLA DUKES,
 DECEASED**
 Notice is hereby given that Original
 Letters Testamentary upon the Estate
 of Arvella Dukes, deceased were granted
 to Lee Dukes on the 10th day of July,
 1959, by the County Court of Travis
 County, Texas. All persons having claims
 against said estate are hereby required
 to present the same to my attorney, Loft
 and Crawford, within the time prescribed
 by law. The address of my attorney is
 2203 East 7th Street, Austin, Travis Coun-
 ty, Texas.
**LEE DUKES, Executor of the
 Estate of Arvella Dukes.**

Legal notice, Austin Statesman 7/24/1959

Gillis Dukes was born ca. 1901. As a young man, he worked for the Austin Light Company; in 1921, he sued the company for allegedly not disclosing that prolonged exposure to material fumes could damage his lungs. He worked variously as a laborer, a cook, and a Seton Hospital porter between 1941 and 1952, and died in 1960 at age 59.

SUES GAS COMPANY FOR HURT SUSTAINED WHILE AN EMPLOYEE

Gillis Dukes Lodges \$5,000
Claim In Fifty-third Dis-
trict Court.

Gillis Dukes, former employee of the Austin Gas Light Company, has filed suit against that concern for \$5,000 damages alleged to have been incurred by him as a result of injuries sustained while working for the company. He contends that he was put to work stirring coal tar to the gas making process without being warned that gases emanating from the materials would injure his lungs if he stayed at his task more than a few minutes at a time. As a result of the company's failure to inform him of the danger he inhaled of the fumes for a great length of time and as a result sustained permanent injury to his lungs, he contends.

Dukes seeks \$50 for loss from work, \$25 for doctor's fees, and \$5,000 for the alleged permanent injuries sustained by him. The case is on file in the Fifty-third District Court.

A second damage suit filed in the Fifty-third District Court within the last twenty-four hours is that of W. L. Hooper, road contractor, against the Missouri, Kansas and Texas Railway Company for \$1,000 the amount of loss claimed to have been sustained by him through delay in the delivery of a road roller.

Austin Statesman 9/23/1921

Little information was found on Walter Lee Robinson and Norma Nell Robinson. Walter Robinson was born in 1925 in Elgin, Texas. He spent his early years in San Antonio, where his father worked as a janitor for a publishing company. By 1940, his mother was the head of the household, and the family had moved to Austin.

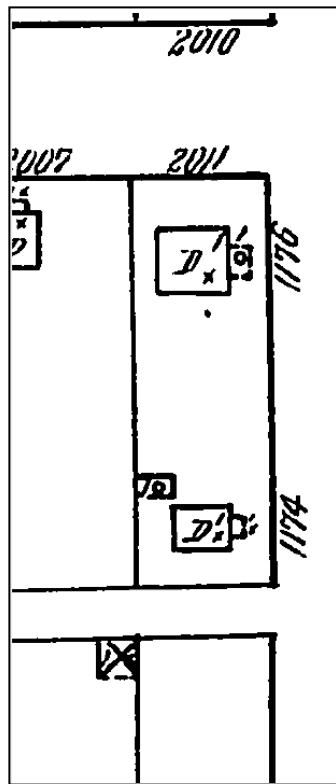
Norma Nell Washington Robinson was born about 1926 in Texas. She was the daughter of a farm laborer; by age 14, she was also working as a laborer on a farm in rural Williamson County. She married Walter Robinson in Austin in 1945, and they had nine children together. Walter Robinson died in 1997 in Austin. Norma Robinson may still be living.

GILLIS G. DUKES

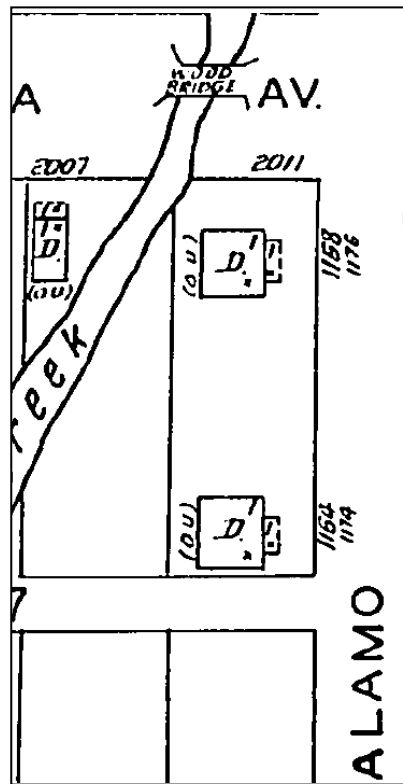
Funeral services for **Gillis G. Dukes**, 59, will be held Sunday at 2:30 p.m. in the Phillips and Upshaw Funeral Home Chapel with the Rev. E. L. Roberts officiating. Burial will be in the Evergreen Cemetery with graveside services conducted by the Beacon Light Lodge No. 338, A.F.&A.M. Survivors include his mother, Mrs. Daisy Dukes, and a brother, Lee Dukes.

Gillis Dukes obituary, Austin American 3/20/1960

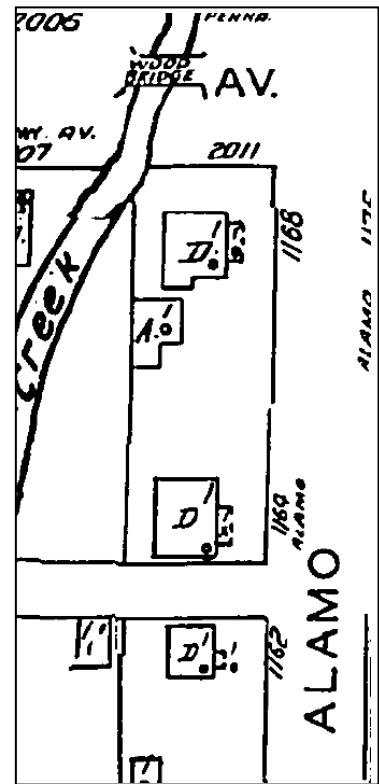
Sanborn Fire Insurance Maps



1922



1935



1962

Building Permits—2009 Pennsylvania/1168 Alamo Street

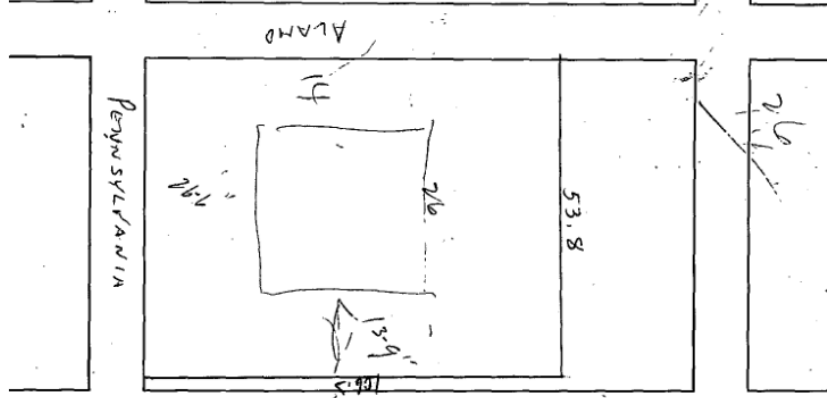
OWNER Walter Lee Robinson ADDRESS 1168 Alamo St.
 PLAT 36 LOT 6 BLK 7
 SUBDIVISION F. B. Foster
 OCCUPANCY Residence
 OWNERS
 BLD PERMIT # 115741 DATE 1-22-70 ESTIMATE 50.00'
 CONTRACTOR Owner NO. OF FIXTURES none
 WATER TAP REC # existing SEWER TAP REC # existing
 Demolish existing Residence

Demolition permit for house on 1168 Alamo Street, 1/22/1970. Issued to Walter Lee Robinson.

OWNER Walter Lee Robinson ADDRESS 1168 Alamo St.
 PLAT 36 LOT 6 BLK 7
 SUBDIVISION F. B. Foster
 OCCUPANCY Residence
 BLD PERMIT # 115742 DATE 1/22/70 OWNERS ESTIMATE 600.00
 CONTRACTOR Owner NO. OF FIXTURES none
 WATER TAP REC # existing SEWER TAP REC # existing
House on to lot
5-29-73 136365 Walter Lee Robinson Repair and remodel res. and bring to min. stdrs.

Relocation permit to move house onto 1168 Alamo Street, 1/22/1970. Issued to Walter Lee Robinson.

ADDRESS: <u>1168 ALAMO ST.</u>		PERMIT <u>115742</u>		PLAT <u>36</u>	
LOT: <u>6</u>		BLOCK <u>7</u>		SUB. <u>F.B. Foster</u>	
FIRE ZONE <u>3</u>		USE DIST: <u>A 1</u>		OCCUPANCY: <u>MOVE HOUSE ONTO LOT</u>	
1-22-70	LAYOUT	2-25-70	FRAMING	4-30-73	FINAL
1-28-70	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.
FOUNDATION		FLOOR JOIST SIZE & O.C.	2x6	NECESSARY BLDG. CONN.	ACC. BLDG.
FR. SETBACK		CEILING JOIST SIZE & O.C.	2x6	ROOM VENTILATION	PAVED PARKING
TOTAL & MIN. SIDE YD.		STUD SIZE & O.C.	2x6	STAIRS/REO. & NO.	* UNDER PIN
SIDE STREET YARD		MASONRY WALL	8-119 SIDING	ATTIC FIRE STOPS REQ.	* 5-31-74 2-7-71 6-11-73
OWNER: <u>WALTER LEE ROBINSON</u>			CONTRACTOR: <u>OWNER</u>		
ACT 2-25-70 10-27-70 26 X 38 4-28-70 12-1-70 5-2-72 5-25-70 1-4-71 10-17-72 7-30-70 3-9-71 3-5-73 9-8-70 8-15-71 11-6-71					



Relocation permit to move house onto 1168 Alamo Street, various dates (2/25/1970 to 3/5/1973). Issued to Walter Lee Robinson.

OWNER Walter Lee Robinson ADDRESS 1168 Alamo St.
 PLAT 36 LOT 6 BIK 7
 SUBDIVISION CF.B. Foster
 OCCUPANCY Residence
 BLD PERMIT # 147488 DATE 1-28-75 OWNERS ESTIMATE 1,000.00
 CONTRACTOR Owner NO. OF FIXTURES Yes
 WATER TAP REC # Exist SEWER TAP REC # Exist
Repair & Remodel & Bring to Min. Stdrs.

Building permit for repairs and remodeling, 1/28/1975. Issued to Walter Lee Robinson.

Building Permits—1164 Alamo Street

SANITARY SEWER SERVICE PERMIT NE No. 18294
 Austin, Texas II
 Received of Henry Frey Date 2-10-42
 Address 1164 Alamo Street
 Amount \$
 Builder or Owner Alec Thomas Plumber
 Lot S Pt of 667 Block 7 Subdivision Plat No. 36

Sewer permit, 2/10/1942. Issued to Henry Frey.