

HISTORIC LANDMARK COMMISSION
MARCH 26, 2018
DEMOLITION AND RELOCATION PERMITS
HDP-2018-0079
1900 KINNEY AVENUE

PROPOSAL

Demolish a ca. 1948 house.

ARCHITECTURE

One-story, rectangular-plan, side-gabled, concrete and wood-frame house in the mid-century Modern style; bands of metal-framed casement windows with transoms.

RESEARCH

The house appears to have been built in 1948 by H.G. Clagett, a local builder. The first owners and occupants were Howard (Bob) and Dorothy Dildy, who lived here from around 1948 until around 1956. Bob Dildy was an auto body-man; Dorothy Dildy was a book-keeper for a garage. The house was then rented out in the late 1950s and early 1960s until it was purchased by Emil P. ("Pete") and Mittie Freitag, who lived here until around 1970. Pete Freitag was the proprietor of a used furniture store on E. 7th Street; Mittie Freitag was a bindery worker at the Steck Company. Since the Freitags moved out around 1970, the house has had a series of renters and owners.

STAFF COMMENTS

The house is beyond the bounds of any City survey to date.

Staff has evaluated this house for designation as a historic landmark and has determined that the house does not meet the criteria for landmark designation as set forth in City Code:

- a. **Architecture.** While a very early example of the builder's vernacular mid-century Modern style, this style became very popular in several Austin neighborhoods, especially Windsor Park and Forest Glade off of Manchaca Road; this house does not appear to have any distinction within its architectural style.
- b. **Historical association.** The house has no significant historical associations; the longest-term owners were an auto body-man and the proprietor of a used furniture store.
- 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.

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. The house does not meet the criteria for individual designation as a historic landmark.

LOCATION MAP



1" = 167'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2018-0079
1900 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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1900 Kinney Avenue
ca. 1948



OCCUPANCY HISTORY
1900 Kinney Avenue

City Directory Research, Austin History Center
By City Historic Preservation Office
February, 2018

1992	Ellen L. Geismar, owner No occupation listed NOTE: The directory indicates that Ellen L. Geismar was a new resident at this address.
1985-86	R.H. and Robbie D. Chandler, owners Retired
1981	Theo B. Butler, renter Student
1977	Vacant
1973	Steven and Diane Billy, renters Student
1968	Emil P. and Mittie Freitag, owners Emil: Proprietor, Shoppers' Corner (not listed in the directory). Mittie: Bindery worker, Steck Company, 8000 Grist Boulevard.

- 1965 Emil P. and Mittie Freitag, owners
 Emil: Proprietor, Shoppers' Corner, used furniture, 2422 E. 7th Street.
 Mittie: Bindery worker, Steck Company, 9th and Lavaca Streets.
- 1960 Leroy L. and Sylvia Hall, renters
 U.S. Air Force
 NOTE: Emil P. and Mittie Freitag are not listed in the directory.
- 1957 Mae B. Edwards, owner
 Saleslady, Palmer Cabell Drug Store, 103-05 W. 6th Street.
- 1954 Howard D. and Dorothy Dildy, owners
 Howard: Bodyman
 Dorothy: Book-keeper, Jess Allman Garage, 112 E. 1st Street.
 Also listed is Bob Dildy, employed by Jack Stableford Pontiac, 1020 Lamar
 Boulevard.
- 1952 Howard D. and Dorothy Dildy, owners
 Howard: Helper, Jack Stableford Pontiac, 1020 Lamar Boulevard.
 Dorothy: Book-keeper, Jess Allman Garage, 112-14 E. 1st Street.
- 1949 The address is not listed in the directory.
 NOTE: Howard and Dorothy Dildy are not listed in the directory.

BIOGRAPHICAL NOTES:

Howard D. and Dorothy Dildy (ca. 1950 – ca. 1956)

Howard D. Dildy appears in the 1930 U.S. Census as the 8-year old son of Otto A. and Lilia Dildy, who rented their home at 2108 Dam Boulevard in Austin. Howard D. Dildy had been born in Texas. His father, Otto Dildy, was a 39-year old Arkansas-born produce salesman. Howard was the youngest of Otto and Lilia Dildy's 2 children.

The 1940 U.S. Census shows Bob Dalton Dildy living with his mother and step-father at 2309 Willow Street in Austin. Bob Dalton Dildy was 18, had been born in Texas, and was a taxi driver. His mother, Lila Belle Dildy Comer, had no occupation listed; his step-father, Irby Comer, also had no occupation listed. His older sister, Florene Dildy, was a waitress.

Bob Dalton Dildy

Bob Dalton Dildy, age 68, of Austin, died February 14, 1990.

He is survived by his wife, Dorothy; two sons, Bobby Dildy of Houston, and Danny Dildy of Bastrop; a daughter, Patricia Cunningham of Houston; one step-son, Glenn Michalk of Killeen; one sister, Fern Dalton; nine grandchildren; two great-grandchildren.

Mr. Dildy served his country with the United States Marine Corps during both World War II and Korea.

Funeral services will be held February 15, 1990, 1:00 PM, at the Forest Oaks Mausoleum, located in Forest Oaks Memorial Park.

Arrangements entrusted to Forest Oaks Funeral Home, 6300 West William Cannon Drive at Hwy 290 West, 892-1172.

Obituary of Howard "Bob" Dildy
Austin American-Statesman, February 15, 1990

DILDY, Dorothy Mae, 90, retired book keeper, of Cedar Park, formerly of La Grange died Sept. 23. Visitation 1 p.m. and services 2 p.m. Friday, Cook-Walden/Forest Oaks Funeral Home. Burial Cook-Walden/Forest Oaks Mausoleum.

Death notice for Dorothy Dildy
Austin American-Statesman, September 30, 2012

Emil and Mittie Freitag (ca. 1962 - ca. 1970)

Emil Freitag appears in the 1940 U.S. Census as the 21-year old son of Charles H. and Dora Freitag, who rented their home at 2709 Webberville Road. Emil Freitag was born in Texas, and was a truck driver. His father, Charles H. Freitag, 53, was a Texas-born farmer. Dora Freitag was 48, had been born in Texas, and had no occupation listed. Also in the house was Emil's sister, Orva Rustin, and her husband, Robert D. Rustin, a 27-year old Texas-born truck driver. The Freitag family lived in rural Travis County in 1935.

Mittie Mae Freitag

Mittie Mae Freitag, age 69, of Bastrop, passed away Saturday.

Visitation will be Monday evening, 7-9 PM at Wilke-Amey-Clay Funeral Home.

Survivors include husband, Pete Freitag, Bastrop; daughters, Joyce Deal and husband, Harold, Austin, Sherry Hartgrove and husband, Sy, Austin, Mitzi Hite and husband, Bill, San Antonio; brothers, Stuart O'Banan, Austin, Jack O'Banan, Dripping Springs; six grandchildren.

Graveside service 2:00 PM, Tuesday in Whiterock Cemetery, Highway 290 at Hamilton Pool Road, Bee Cave, Texas. Reverend A.D. Eberhart officiant.

In lieu of flowers, contributions may be made to the American Cancer Society.

Services under the direction of Wilke-Amey-Clay Funeral Home.

Obituary of Mittie Freitag
Austin American-Statesman, February 4, 1991

E. P. (Pete) Freitag

E. P. (Pete) Freitag, age 79, of Bastrop, died Wednesday, September 30, 1998, in Austin.

Pete lived in Bastrop for 30 years before moving to Austin due to an illness. He was an avid deer hunter and loved his animals on the farm.

Pete was preceded in death by his loving wife of 49 years, Mittie Mae O'Bannon Freitag.

Pete was a loving father and grandfather.

He is survived by his daughters, Joyce Deal and husband, Harold, Sherry Hartgrove and husband, Sy, and Mitzi Hite and husband, Bill, all of Austin; grandchildren, Robin and Shaun Deal, Melissa and Amy Hartgrove, and Andrea and Aaron Hite.

The family will receive friends from 6:00 to 8:00 p.m. Friday, October 2, 1998, at Cook-Walden Funeral Home, 6100 N. Lamar in Austin. Graveside services will be held at 10:00 a.m. Saturday, October 3, 1998, at White Rock Cemetery, Highway 71 at Hamilton Pool Road, with Reverend Clinton Downey officiating.

Obituary of Emil "Pete" Freitag
Austin American-Statesman, October 2, 1998

WATER SERVICE PERMIT

Austin, Texas

C No. 347

Received of H. B. CLAGETT Date 3-19-48

Address 1601 BADELLE 1900 Kinney Ave.

Amount TWENTY AND 10/100 \$20.00

Plumber PORTER Size of Tap 3/4"

Date of Connection 6-8-48

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 2" S.I.

From Front Prop. Line to Curb Cock 7.5'

From 11 Prop. Line to Curb Cock 70'

Location of Meter CURB

Type of Box LOCK

Depth of Main in St. 30"

Depth of Service Line 2.5'

From Curb Cock to Tap on Main 16'

Checked by Engr. Dept. 7/9/48 RB

No.	Fittings	Size
1	Curb Cock	3/4"
1	Elbow	3/4"
1	St. Elbow	3/4"
1	Bushing	3/4" x 1/2"
1	Reducer	2" x 3/4"
18	Pipe	2" x 3/4"
	Lead Comp.	
	Nipples	
	Union	
	Plug	
1	Stop	
1	Box	
1	Lid	
	Valves	
	Job No.	W-323-50
	Req. No.	1-10-10

INDEXED

Water service permit to builder H.B. Clagett for this address (1948)