

**HISTORIC LANDMARK COMMISSION
MARCH 26, 2018
DEMOLITION AND RELOCATION PERMITS
HDP-2018-0087
1014 E. 8TH STREET**

PROPOSAL

Partial demolition of a ca. 1898 house and the construction of a two-story addition.

ARCHITECTURE

The existing house is a one-story, rectangular-plan, clipped-front-gabled frame house with a full-width shed-roofed independent porch on plain, square wood posts; paired 1:1 fenestration; doorway in the right-most bay of the façade with a sidelight and transom, each containing diamond-paned glass; approximately one-third of the way down the east elevation of the house is a door, and another door about two-thirds down the east elevation, with a two-light transom above.

PROPOSED PROJECT

The applicant proposes partial demolition of the existing house to construct a second-story addition. The proposed addition will add 905 square feet on both the first and second floors of the house, and will be side-gabled on the rear of the house. The front porch, roofline, windows and doors on the front of the existing house will remain the same. The addition will have either wood or hardi-plank horizontal siding, a shingled roof and a fenestration pattern very compatible with the existing fenestration on the house. A new porch will be added to the east elevation of the house at the two-story addition. A new doorway on the addition will have a sidelight and transom matching that on the front of the house.

RESEARCH

The original part of this house dates from around 1898, but it is clear that the house has had a number of modifications, all apparently done in the historic period. The first known occupant of the house was James H. Spence and his wife, Mary. They lived here from around 1898 to around 1909. James H. Spence was born in Scotland, and came to Austin in 1871. Neither the city directories nor his obituary, nor the census reports of the period reveal his occupation. From around 1909 until around 1913, and then again from around 1931 to around 1936, the house was owned and occupied by Charles L. and Bertha Volz. Charles L. Volz was born in New Orleans but raised in Austin. He was a book-keeper for Voss and Kooch, a local home furnishings store, and later for the Kooch Hardware Company. Between the years of tenancy of Charles and Bertha Volz, the house was a rental property, with tenants including the proprietor of a furniture and floor coverings business, a widow, an executive with a wholesale grocery company, a bricklayer, and a clerk for Nick Linz, a clothes cleaner and tailor on Congress Avenue.

After Charles Volz died in 1936, the property was sold to Ethel Bradshaw, a widow, who worked as a clerk in an East Austin grocery store. She lived here until around 1940. Abraham Abraham, the proprietor of a shoe repair shop, and his wife, Winnie, lived here from the mid-1940s until around 1950. The house then became a rental property again, with mostly Hispanic tenants, including a barber at an East Austin barber shop, laborers, and a truck driver. The house currently has three mailboxes, indicating its continued use as a rental property.

STAFF COMMENTS

The house is recommended for individual eligibility as a local landmark and the National Register of Historic Places as well as contributing to a potential local or National Register historic district.

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.** As shown on Sanborn maps over the years, in 1900 the house had a front porch that wrapped around to the east elevation of the house; that porch was replaced by the current porch configuration before 1935, as shown on the Sanborn map of that year. The house still has several indications of its architectural history, including transoms over the front and side doors, a sidelight at the front door, and the configuration of the side windows, although it appears that the front windows date from a later period than the original date of construction for the house. The clipped front gable of the house is also an indication of modifications to the house that occurred in the mid-1920s, at the height of the popularity of clipped gables. While the modifications to the house occurred in the historic period, staff does not believe that even so, the house has architectural significance to warrant individual designation under the criterion for architecture.
- b. **Historical association.** The occupancy history of this house does not reflect any significant associations that would qualify the house for landmark designation under this criterion. The house has had a series of owners and occupants, none of whom had a long-standing association with the house. The house does reflect the greater history of East Austin as it was initially occupied by middle-class Anglos, followed by a middle-class Lebanese-American family, followed by a series of Hispanic families.
- 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

Retain as much historic fabric as possible and differentiate the proposed side door from the configuration of the distinctive front door. The proposed addition, while very large, follows general historic preservation design principles in its location at the back of the house, use of compatible materials and architectural features, scale, and massing. Staff recommends 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, prior to release of any permits.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: HDP-2018-0087

LOCATION: 1014 E 8TH ST

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.



1014 E. 8th Street
ca. 1898





Distinctive detailing at the front door



Rear side door with transom

OCCUPANCY HISTORY
1014 E. 8th Street

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

1992	Angelica M. Castillo, owner Building attendant, University of Texas
1985-86	Angelica M. Castillo, renter No occupation listed NOTE: The directory indicates that Angelica M. Castillo was a new resident at this address.
1981	No return NOTE: Angelica M. Castillo is not listed in the directory.
1977	Joe and Emma Leos, renters Delivery man, Lack's Furniture (multiple locations)
1973	Joe and Emma Leos, renters Assistant block manager, Texas Concrete Products (not listed in the directory).
1968	Joe and Mary Munoz, renters Laborer, Glastron Boat Company, 9108 Reid Drive.
1965	Tommie Moncado, renter No occupation listed
1960	Joe Collins, renter No occupation listed
1957	Gavino and Cercric Mendez, renters Laborer, State Adjutant General's Department
1954	Gavino and Carrie Mendez, renters Laborer, State Adjutant General's Office
1952	Alfredo and Carmen Munoz, renters Barber, Acosta Barber Shop, 2223 E. 7 th Street.
1949	Abraham and Winifred Abraham, owners Proprietor, Central Shoe Shop, repairs, 108 E. 9 th Street.
1947	Abraham and Winifred Abraham, owners Proprietor, Central Shoe Shop, repairs, (no address listed in the directory).
1944-45	Abraham and Winifred Abraham, owners Shoe repair
1941	Louis and Ella Boehneman, renters Laborer NOTE: Abraham and Winifred Abraham are not listed in the directory.
1939	Ethel Bradshaw, owner Clerk, Edward L. Williams, groceries, 1817-19 E. 12 th Street.

- 1937 Ethel Bradshaw, owner
Clerk, Edward L. Williams, groceries, 1817-19 E. 12th Street.
- 1935 Charles L. and Bertha Volz, owners
Book-keeper
NOTE: Ethel Bradshaw is listed at 1007 E. 9th Street; she was a clerk for Edward L. Williams, groceries, 1817-19 E. 12th Street.
- 1932-33 Charles L. and Bertha Volz, owners
Book-keeper, Kooock Hardware Company, 301-03 E. 3rd Street.
NOTE: The house is listed as 912 E. 8th Street.
- 1930-31 Mrs. Alice F. Tuttle, renter
No occupation listed
NOTE: The house is listed as 912 E. 8th Street.
- 1929 William H. and Julia Pittsford, renters
No occupation listed
Also listed is Chester Pittsford, a shop boy for Harper & Linscomb, plumbing, gas, and electrical contractors, 204 W. 13th Street.
- George and Edna Calhoun, renters
Clerk, Nick Linz, tailor, clothes cleaner, and hatter, 611 Congress Avenue.
NOTE: The house is listed as 912 E. 8th Street.
- 1927 James R. and Mollie Brown, renters
Bricklayer
NOTE: The house is listed as 912 E. 8th Street.
- 1924 Vacant
NOTE: The house is listed as 912 E. 8th Street.
- 1922 Henry B. and Laura M. Lee, renters
Secretary/treasurer, Murchison-Lee Company, groceries, 222-24 E. 5th Street.
NOTE: The house is listed as 912 E. 8th Street.
- 1920 Mrs. Emma Amanda Maddox, renter
Widow, John W. Maddox
No occupation listed
Also listed is Henry Maddox, a clerk.
- 1918 Mrs. E. Amanda Maddox, renter
Widow, John M. Maddox
No occupation listed
NOTE: The house is listed as 912 E. 8th Street.
- 1916 Mrs. E. Amanda Maddox, renter
Widow, John M. Maddox
No occupation listed
NOTE: The house is listed as 912 E. 8th Street.
- 1914 Almon Reese
Furniture, stoves, floor coverings, 411 E. 6th Street.

NOTE: Mrs. E. Amanda Maddox is listed at 400 East Avenue; she had no occupation shown. With her lived Henry M. Maddox, a clerk at the International and Great Northern Railroad freight depot.

NOTE: The house is listed as 912 E. 8th Street.

- 1912-13 John A. Volz
 Proprietor, Opera House Bar and Restaurant, 118 W. 6th Street.
 NOTE: Charles L. Volz is listed at 203 W. 10th Street; he was the book-keeper and cashier for Voss & Koock, china, glass, queensware, stoves, tinware, and house furnishing goods, 801-03 Congress Avenue.
 NOTE: The house is listed as 912 E. 8th Street.
- 1910-11 Charles L. Volz
 Book-keeper, Voss & Koock, china, glass, queensware, stoves, tinware, and house furnishing goods, 801-03 Congress Avenue.
 NOTE: John A. Volz is listed at 1004 Willow Street.
 NOTE: The house is listed as 912 E. 8th Street.
- 1909-10 Charles L. Volz
 Book-keeper, Voss & Koock, china, glass, queensware, stoves, tinware, and house furnishing goods, 801-03 Congress Avenue.
 NOTE: James Spence is listed at 1011 W. 12th Street; he was retired.
 NOTE: The house is listed as 912 E. 8th Street.
- 1906-07 James Spence
 No occupation listed
 NOTE: Charles L. Volz is not listed in the directory.
 NOTE: The house is listed as 912 E. 8th Street.
- 1905 James Spence
 No occupation listed
- Otis R. Green
 Clerk, Theo Low, department store, 521-23 Congress Avenue.
 NOTE: The house is listed as 912 E. 8th Street.
- 1903-04 James H. Spence
 No occupation listed
 NOTE: Otis R. Green is not listed in the directory.
 NOTE: The house is listed as 912 E. 8th Street.
- 1900-01 James H. Spence
 No occupation listed
 NOTE: The house is listed as 912 E. 8th Street.
- 1898-99 Unknown
 NOTE: James H. Spence is listed at 204 Brazos Street; he had no occupation shown.

BIOGRAPHICAL NOTES

James H. and Mary A. Spence (ca. 1898 – ca. 1909)

The 1900 U.S. Census shows James and Mary Spence at this address. James Spence was 57, had been born in Scotland, and was a landlord. Mary Spence was 45, had been born in Ohio, and had no occupation listed. They owned this house, free and clear.

J.H. and Mary A. Spence appear in the 1910 U.S. Census at 1011 W. 12th Street in Austin. J.H. Spence was 67, had been born in Scotland, and had no occupation listed. Mary A. Spence was 57, had been born in Ohio, and had no occupation listed. They had no children listed with them.

The 1920 U.S. Census shows James H. and Mary M. Spence living at 204 Brazos Street, a house they owned. James H. Spence was 78, and was born in Scotland. He immigrated to the United States in 1871, and became a naturalized citizen in 1880. Mary M. Spence was 65, and was born in Ohio. Neither had an occupation shown.

JAMES H. SPENCE, 80, RESIDENT OF AUSTIN HALF CENTURY, DIES

James H. Spence, aged 80 years, a resident of Austin for 50 years, died Saturday morning at 6 o'clock.

Mr. Spence was a native of Scotland, coming to Austin in 1871. He was a member of the First Presbyterian church and at the time of his death was elder emeritus of the church.

He is survived by his widow, as well as one sister living in Scotland. Funeral services will be held at the residence of Mrs. Thomas Spence, 83 East avenue, at 3 o'clock this Sunday afternoon and will be conducted by Rev. L. D. Grafton of the First Presbyterian church.

The honorary pall bearers, the elders of the church, are J. W. Graham, E. W. Frame, John Granger, George Phillipus, T. V. Archer, C. L. Condit and Dr. C. A. Matthews. Active pall bears will be C. O. Smith, John Burroughs, E. D. Smith, John Cabaniss, Francis Wright and Noyes D. Smith. Interment will be in Oakwood cemetery.

Obituary of James H. Spence
Austin American, January 15, 1922

Charles L. and Bertha Volz (ca. 1909 – ca. 1913 and ca. 1931 – ca. 1936)

Charles and Bertha Volz are listed at this address in the 1910 U.S. Census. Charles Volz was 44, had been born in Louisiana, and was a book-keeper for a hardware store. Bertha Volz was 43, had been born in Texas, and had no occupation listed. They had 3 daughters: Thelma, 13; Clara, 9; and Anna, 6. All the girls had been born in Texas.

The 1920 U.S. Census shows Charles L. and Bertha Volz as the owners of the house at 203 W. 18th Street in Austin. Charles L. Volz was 54, had been born in Louisiana to a German-born father and a Louisiana-born mother, and was a book-keeper for a hardware store. Bertha Volz was 53, had been born in Texas to German-born parents, and had no occupation listed. They had 2 daughters: Clara, 19; and Anna, 16. Both girls had been born in Texas, and neither had an occupation shown. They had also had 3 lodgers: Clark Harrison, 38, a Florida-born physician; Frances E. Perkins, 74, who had been born in Florida and had no occupation listed; and Emil Ludwig Schoslag [?], 38, who had been born in Texas and was an agricultural inspector.

C.L. and Bertha Volz appear in the 1930 U.S. Census as the renters of an apartment at 203 W. 10th Street in Austin. C.L. Volz was a 64-year old Louisiana-born book-keeper at a hardware store. Bertha Volz was 63, had been born in Texas, and had no occupation listed. They had no children listed with them.

Charles L Volz died in 1936. His death certificate shows that he was living at 1224 Marshall Lane in Austin at the time of his death. He was born in 1865 in New Orleans, Louisiana, and was a book-keeper.

Volz Rites To Be Held Sunday

Interment to Be In Oakwood

Funeral services for Charles L. Volz, 70, who died Friday at the home of his daughter, Mrs. E. A. Jordan, 1224 Marshall Lane, will be held Sunday at 4 p. m. from the Meeks-Hyllin Funeral home with Dr. W. R. Minter, pastor of the First Southern Presbyterian church, assisted by Dr. J. J. Wester, of Gonzales, officiating.

Burial will be in the Oakwood cemetery under the auspices of Capital Lodge No. 23, I. O. O. F. Pallbearers will be D. T. Lamme, J. A. Kersey, J. T. Johnson, J. C. Carrington, C. A. Wheeler, and Frank Rundell.

Mr. Volz was born in New Orleans and had been a resident of Austin since early manhood. He was a member of the Capital Lodge No. 23, Odd Fellows and its auxiliary branches, Sons of Hermann, and the Redmen, and was an active member of the Austin Ex-Volunteer Firemen's association.

Surviving Mr. Volz are his widow and three daughters, Mrs. Jordan, and Mrs. J. T. Duke of Austin, and Mrs. J. T. Fuller of Houston, two sisters Mrs. J. E. Conrad and Miss Frances Volz, both of San Antonio, three grandchildren Ashley Jordan, who is employed in the circulation department of the American-Statesman, Miss Virginia Jordan and Bobby Duke.

Obituary of Charles L. Volz
Austin American-Statesman, August 30, 1936

Emma Amanda Maddox (ca. 1915 – ca. 1921)

The 1920 U.S. Census shows Emma A. Maddox as the renter of this house. She was a 60-year old Texas-born widow with no occupation listed. With her lived her daughter, Irene, 30, who had been born in Texas and had no occupation listed; and her son, Henry, 28, who had been born in Texas and was a clerk at the railroad freight depot. There is also a boarder listed in the census report: Edward J. Acklin, 21, who had been born in Texas, and was a book-keeper at an oil mill.

Ethel Bradshaw (ca. 1936 – 1940)

Ethel Bradshaw appears in the 1940 U.S. Census as the renter of this house. She was a 47-year old Texas-born clerk in a retail grocery store. With her lived 3 children: Alma, 22, a clerk in a retail grocery store; Donovan, 15; and Doris, 15. All the children had been born in Texas.

Also in the household was Ethel's mother, Fannie Harris, a 65-year old widow who had been born in Texas and had no occupation listed.

The 1930 U.S. Census shows Ethel Bradshaw was the 38-year old wife of Albert B. Bradshaw; they rented their home at 502½ East Avenue in Austin. Albert B. Bradshaw was 38, had been born in Texas, and was a trucker for a produce company. Ethel Bradshaw worked as a waitress in a hotel. They had 4 children: Mildred, 16; Alma, 10; Donovan, 5; and Doris, 5. With them lived Ethel's mother, Fannie Harris, 55, a widow who had no occupation listed.

Ethel M. Bradshaw

Ethel M. Bradshaw, 92, long time Austin resident died Wednesday, January 30, 1985.

Mrs. Bradshaw was born October 18, 1892, in Bastrop County; and was a Baptist.

Survivors include a son, Donovan Bradshaw of Austin; three daughters, Mildred Neyland, and Doris Wilkinson, both of Austin, and Alma Mobley of Manor; three grandchildren; and three great-grandchildren.

Graveside services will be 11:00 AM, Thursday at Capital Memorial Gardens with Reverend Paul Stephens officiating.

Arrangements by Hytlin-Manor Funeral Chapel, 3000 N. Interregional. 476-5387.

Obituary of Ethel M. Bradshaw
Austin American-Statesman, January 31, 1985

Abraham and Winifred Abraham (ca. 1942 – ca. 1951)

Abraham and Winifred Abraham appear in the 1940 U.S. Census for San Angelo, Texas, where they rented their home. Abraham Abraham was 24, had been born in Texas, and was a shoe cobbler. Winifred Abraham was 23, had been born in New York, and had no occupation listed. They had a son, Sammie, 2, who had been born in Texas. The family lived in Austin in 1935.

The 1920 U.S. Census shows Abraham Abraham as the son of Salim and Elizabeth Abraham, who lived at 800 East Avenue in Austin. Abraham Abraham was the 3rd of the couple's 4 children. His parents had both been born in Syria. Salim Abraham was a huckster and peddler.

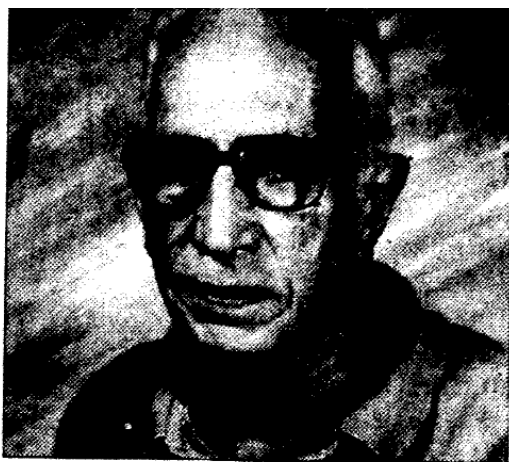
MRS. WINNIE ABRAHAM

Mrs. Winnie Abraham, 51 of 810 East 31st Street, died Saturday. She was a member of St. Mary's Catholic Church, the Catholic Daughters, the Alters and Rosary Society, and the Professional Business Women's Organization. She was a lifelong resident of Austin.

She is survived by her husband, Abraham Abraham of Austin; daughter, Mrs. Norma Jean Stovall of Shreveport, La.; son Sammy Abraham of Dallas; sisters, Mrs. Marion Joseph of Dallas and Mrs. Emily Johns of Austin; brothers, Edward LaTouf and Pat LaTouf, both of Austin, and Johnny LaTouf of Denver, Colo.; and seven grandchildren.

Rosary will be recited Monday at 8 p.m. at Cook Funeral Home with Rev. Harold Zink, C.S.C. officiating. Mass will be offered Tuesday at 9:30 a.m. at St. Mary's Catholic Church with Rev. Zink, officiating. Burial will follow in Assumption Cemetery under direction of the Cook Funeral Home.

Obituary of Winifred Abraham
Austin American, September 2, 1968



Abraham Abraham

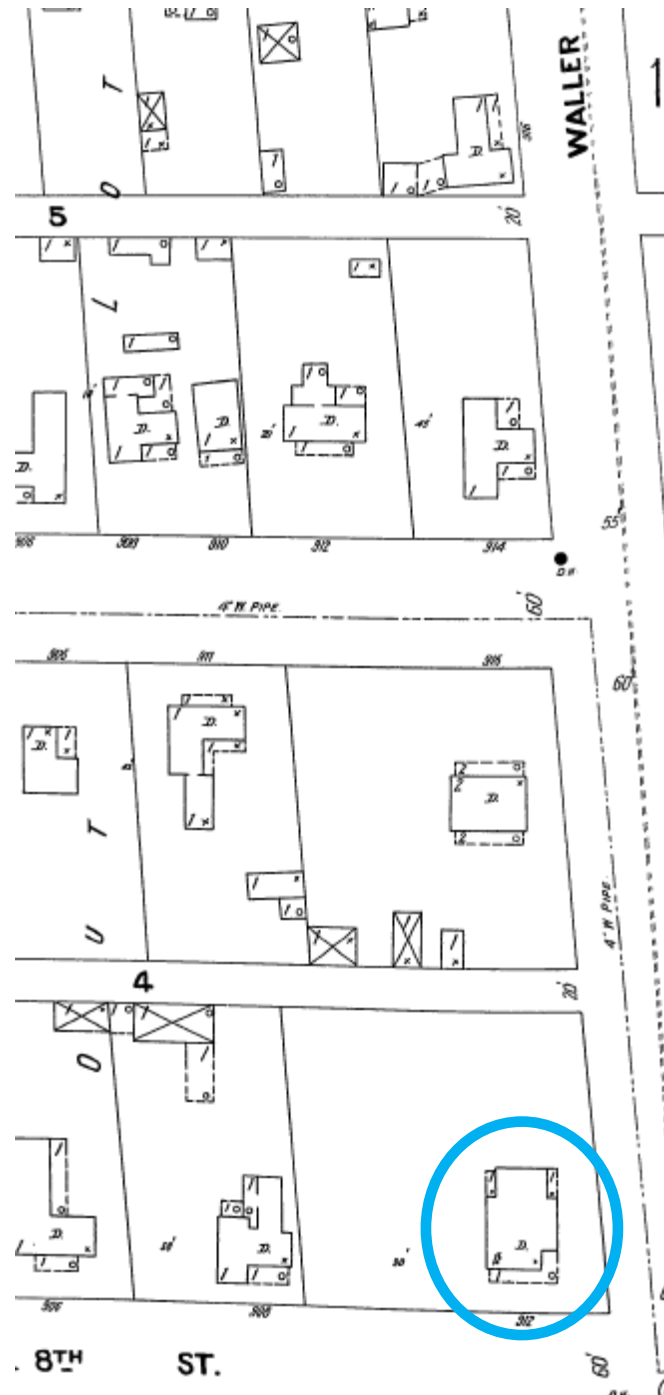
Abraham Abraham, age 84, of Austin, passed away on Friday, October 13, 2000.

He was a member of St. Mary's Catholic Church and the Knights of Columbus.

Abraham is survived by his son, Sammy J. Abraham, of Flower Mound, Texas; his daughters, Norma Jean Stovall, of Albuquerque, New Mexico and Katy Abraham, of Austin, Texas; his grandsons, Johnny Laine Abraham, of Spring, Texas, Anthony Troy Abraham, of Plano, Texas, Jay Stovall, of London, England, Greg Stovall, of Albuquerque, New Mexico, and Michael Stovall, of Evergreen, Colorado; his granddaughters, Cynthia Abraham, of Austin, Texas, and LaRhonda Murdock, of Littleton, Colorado; as well as his two great-grandsons, Marshall Stovall, of Albuquerque, New Mexico, and Walker Stovall.

The family will receive friends from 5:00 to 9:00 p.m. with a 7:00 p.m. rosary on Sunday, October 15, 2000, in the Colonial Chapel of Cook-Walden Funeral Home, 6100 N. Lamar. Mass of Christian burial will be at 10:00 a.m. on Monday, October 16, 2000, at St. Mary's Cathedral, 203 E. 10th St., with Father Harold Zink, C.S.C. officiating. Interment will follow at Assumption Cemetery.

Obituary of Abraham Abraham
Austin American-Statesman, October 14, 2000



The 1900 Sanborn map shows a wraparound porch on the house and two small rear porches on either side of the house. The map also shows the former address of the house of 912 E. 8th Street.



The 1935 Sanborn map shows the house with a smaller front porch and a rear-facing porch rather than the two side-facing porches shown on the 1900 map above. The map also shows the former address of 912 E. 8th Street and the current address of 1014 E. 8th Street.



The house appears on the 1962 Sanborn map with the same configuration as shown on the 1935 map above.