

HISTORIC LANDMARK COMMISSION  
OCTOBER 22, 2018  
PERMIT IN NATIONAL REGISTER HISTORIC DISTRICT  
NRD-2018-0062  
1206 W. 10<sup>th</sup> Street  
West Line Historic District

## PROPOSAL

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Demolish a ca. 1910 house.

## ARCHITECTURE

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Cross-gabled, T-plan house clad in wood, with 2:2 and 1:1 double-hung wood-sash windows and a half-width porch.

## RESEARCH

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The house was constructed around 1910. Two families have occupied it for sustained periods of time: James and Wilhelmina Turpen (ca. 1918-35) and Edward and Sadie Harris (ca. 1940-59). James Turpen worked for two decades as a captain at the fire station just down the block, while Edward Harris worked as a tile layer. After the Harrises moved out, the house was occupied by a succession of renters.

The house appears to remain in its original form, and no major changes are noted in building permits for the property. Renters were listed alongside owner-occupants in city directories beginning around 1929, but they were members of the owner's family. From around 1937, renters who were not family members are listed in directories. By 1973, the separation had been formalized as units A and B.

## STANDARDS FOR REVIEW

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The property is contributing to the West Line Historic District. It does not appear to meet the standards for designation as a historic landmark.

### *Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain a high degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code (Section 25-2-352). The property does not appear to demonstrate significance according to any of the criteria.
  - a. **Architecture.** The building is a good example of the National Folk style. It does not appear to be architecturally significant.
  - b. **Historical association.** James and Wilhelmina Turpen and Edward and Sadie Harris each lived in the house for approximately 20 years. 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 appear to possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, Austin, or Texas as a whole.
  - 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**

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Encourage rehabilitation and adaptive re-use of the existing building, including consideration of a demolition delay, as the building is contributing to the historic district. If the Commission votes to approve the permit, then 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.

Due to the building's location in a National Register historic district, the Commission must review and comment on the proposed plans for new construction prior to the release of the demolition permit. No plans have been received to date.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 333'

## NOTIFICATIONS

CASE#: NRD-2018-0062

LOCATION: 1206 W 10TH 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.





## PROPERTY INFORMATION

### *Photos*

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*Primary (south) façade and east elevation of 1206 W. 10<sup>th</sup> Street.*



*Primary façade.*

*Occupancy History*

Completed by Historic Preservation Office staff  
September 2018

|         |  |
|---------|--|
| 1906    | Not listed   |
| 1910    | William H. Lehmann<br>Driver, Falstaff Manufacturing and Mercantile Co.<br>Miss Lillie Lehmann<br>Dressmaker   |
| 1912    | William H. Lehmen [sic]<br>Saloon, 611 W. 4 <sup>th</sup> Street<br>Driver, Falstaff Manufacturing and Mercantile Co.<br>Ernest Green, boarder<br>Bartender, W. J. Lehmann |
| 1914    | William H. Lehman [sic]<br>Driver, Falstaff Manufacturing and Mercantile Co.   |
| 1916    | John W. Meeks<br>Lineman   |
| 1918-22 | J. A. and Wilhelmina Turpen, owners<br>Captain, Hose. Co. No. 4.<br>J. A. Turpen Jr. is also listed as a resident in 1922.   |
| 1924    | J. R. and Annie Smith, renters<br>Lunch (2502 Guadalupe); Deputy, State Game Fish and Oyster Commission  |
| 1927    | James A. and Wilhelmina Turpen, owners<br>Captain, Hose Co. No. 2  |
| 1929    | Mrs. Wilhelmina Turpen, owner (widow James A.)<br>Richard, Charles, Joseph, and James E. Turpen, renters   |
| 1932    | J. B. and Pearl Taylor, renters<br>City detective  |
| 1935    | Mrs. Wilhelmina Turpen, owner (widow James A.)<br>Charles E. Turpen, renter  |
| 1937    | G. Nick and Frankie Wuertele<br>No occupation listed. Frankie worked as a finisher at Ellison Photo.<br>Roy L. Fowler<br>Barber, Driskill Hotel Barber Shop                |
| 1939    | Gottlieb N. and Frances E. Wuertele and 7 children<br>Clerk, University Cash Grocery. Frances worked as a finisher at Boone Photo Co.                                      |

- Roy L. and Julia Fowler and 1 child  
Barber, Court House Barber Shop
- 1941 Chester B. and Wilma N. Jennings and 2 children  
Ironworker
- 1944-59 Edward L. and Sadie Harris  
Helper, Sapilal Tile Co. (1944); floor coverer, no employer listed (1947-49); helper,  
Austin Floor Coverings (1952), no occupation listed (1955-59)  
  
Various renters lived with t"he Harrises over the years:  
  
1944  
Walter and Florence Beebe and 1 child  
U.S. Army  
  
1952  
William E. Froust  
No occupation listed  
  
1959  
Joe and Nancy T. Rehfield [*Note: the Rehfields are listed before the Harrises in  
city directories*]  
Printer, UT
- 1962 Vacant
- 1968 William L. and Carolyn Hunter  
Carpenter  
  
Billy J. and Cindi Tindall  
New car service, Charles Maund Oldsmobile (1214 W. 6<sup>th</sup> Street)
- 1973 Unit A—Larry A. and Phyllis Reid  
Sign painter, Ace Signs  
  
Unit B—Ronald G. and Linda H. Dildine  
Student
- 1977 Unit A—Larry A. and Phyllis Reid  
Sign painter, Ace Signs  
Phyllis worked as an employee at City National Bank (823 Congress)  
  
Unit B—Vickie Wimberly  
Assistant occupational therapist, Shoal Creek Hospital (3501 Mills Avenue)
- 1986 Unit A—Timothy Sullivan  
Firefighter, City Fire Department  
  
Unit B—Fred A. Pietrowicz, owner  
Manager, Minit Mart No. 9
- 1977 Unit A—Mark Vines  
No occupation listed  
  
Unit B—Fred A. Pietrowicz, owner  
Retired



### Background Research

James Aron Turpen lived at 1206 W. 10<sup>th</sup> Street from at least 1918 until his death in 1927, with one break in the mid-1920s. Born in 1877 in Texas, James Turpen grew up in a farming family in Montague, just south of the Oklahoma border. He worked for 20 years as the captain of Engine Company No. 4, located at the end of the 1200 block of W. 10<sup>th</sup> Street. He was promoted to fire inspector just before he died of pneumonia in 1927.

## TURPEN DIES

### Fire Inspector Succumbs to Pneumonia

James A. Turpen, 49, city fire inspector, died at 7 o'clock Saturday morning at his home, 1206 West 10th street, following an illness of pneumonia. Mr. Turpen had been ill since Jan. 5.

Mr. Turpen, familiarly known to his associates in the fire department as Captain Turpen, was captain of Engine Company No. 4, West Austin fire hall, for 20 years. He was transferred from this post on Jan. 1 to fire inspector to succeed Arthur Woody, who resigned to become constable.

Mr. Turpen was born Nov. 21, 1877 and is survived by his widow and four children, Joe F. Turpen, James A. Turpen, Jr., Richard Turpen and Charles Turpen, all of Austin; his mother, Mrs. Mollie Turpen of Austin; four sisters, Mrs. T. W. Roper, Mrs. B. F. Hall, Mrs. Louise Lowery, all of Fort Worth, and Mrs. Tom Matt, of Ardmore, Okla.

Funeral services will be held at 4:30 Sunday afternoon at St. Mary's church with the Rev. Michael Quinlan officiating. Interment will be in Mount Calvary cemetery.

Obituary, Austin Statesman 1/22/1927.

## SERVICES FOR TURPEN TODAY

### Fire Department Employee Is Dead.

Funeral services for J. A. Turpen, 48, who died at his home, 1206 West Tenth street, Saturday morning, will be held from St. Mary's Catholic church Sunday afternoon at 4:30 o'clock with the Rev. Father Quinlan officiating. Burial will be at Mount Calvary cemetery. Mr. Turpen was an employee of the city fire department forces.

Mr. Turpen is survived by his widow and four sons, Joe F. Turpen, James A. Turpen Jr., Richard Turpen and Charles Turpen. He is also survived by his mother, Mrs. Mollie Turpen of Austin; four sisters, Mrs. T. W. Roper, Mrs. B. F. Hall, Mrs. Louise Lowery of Fort Worth and Mrs. Tom Mapp of Ardmore, Okla.

Active pallbearers will be: Lee Maufrals, Jack Mangham, Ed Allen, Henry Wendlandt, Harvey Maddox and L. H. Ward.

Honorary pallbearers will be: Adam R. Johnson, John Woody, George W. Mendell Jr., C. A. Maufrals, J. L. Loudin, W. D. Shelly, Rufus Voss, W. E. Babel and Robert Barker.

Funeral notice, Austin American 1/23/1927.

Wilhelmina Turpen lived in the house from at least 1918 until about 1935, with two breaks in the mid-1920s and early 1930s. Born Wilhelmina Krahe around 1879 in Germany, she immigrated to the United States at an unknown date. By 1898, she was living in Travis County, where she married James Turpen. The couple had six children, four of whom survived. After James Turpen died in 1927, Wilhelmina may have remarried, as her obituary lists her name as Wilhelmina Jennings (perhaps coincidentally, the surname of the family that occupied 1206 W. 10<sup>th</sup> Street by 1940, a few years after she moved out). She died in 1961 in San Bernadino, California.

**MRS. WILHELMINA JENNINGS**  
**Mrs. Wilhelmina Jennings, 79,**  
**of San Bernadino, Calif., died in**  
**that city Wednesday. She was a**  
**former resident of Austin and was**  
**a member of the Catholic Church.**  
**Survivors include three sons,**  
**Joe Turpen of Eagle Pass, James**  
**A. Turpen of San Antonio and R.**  
**K. Turpen of Victoria; 14 grand-**  
**children and 18 great grandchil-**  
**dren.**  
**The body will be received in**  
**Austin Sunday by the Hyatt-Man-**  
**or Funeral Home.**

*Obituary, Austin Statesman 3/30/1961.*

Edward Lee ("Edd") Harris lived in the house from at least 1944 until around 1959. He was born in 1882 in Texas to a large farming family and grew up helping on the farm. As an adult, he worked as a tile helper for a few floor covering companies in Austin. Edward Harris died in 1965 in Travis County.

Sadie Beth Harris (nee Henderson) was born in 1896 in Pulaski, Tennessee. By the time she was 14, her family had moved to Texas and settled in Buda. Sadie married Edward Harris by 1913, and the couple had at least two children. Prior to moving to 1206 W. 10<sup>th</sup> Street, in 1940, the Harrises rented a house at 601½ W. 6<sup>th</sup> Street, housed Edward's father and Sadie's mother, and had a lodger, a 33-year-old divorced woman. Newspapers in 1942 mention the family as living in Manor. Sadie Harris died in 1972 in Austin.

### *Building Permits*



Reindex

**WATER SERVICE PERMIT**  
Austin, Texas

N<sup>o</sup> 11529  
92

Received of 1205 1205 Date 10-25-32

Address 1224 WEST 10TH STREET.

Amount \$

Plumber 1205 1205 Size of Tap 3/4"

Date of Connection 10-20-32

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 2"

From Front Prop. Line to Curb Cock 12'

From Prop. Line to Curb Cock

Location of Meter FRONT OF HOUSE

Type of Box LOCK.

Depth of Main in St. 2'

Depth of Service Line 2'

From Curb Cock to Tap on Main 2 1/4'

Checked by Engr. Dept. 6-30-32

| No. Fittings                         | Size. |
|--------------------------------------|-------|
| Curb Cock                            |       |
| Elbow                                |       |
| St. Elbow                            |       |
| 1 Bushing <u>1/2" x 1/2"</u>         |       |
| Reducer                              |       |
| 2 1/2" Pipe <u>1/2" COPPER PIPE.</u> |       |
| Lead Comp.                           |       |
| Nipples                              |       |
| Union                                |       |
| Plug                                 |       |
| Tee                                  |       |
| 1 Stop <u>2"</u>                     |       |
| Box                                  |       |
| Lid                                  |       |
| Valves                               |       |
| Job No. <u>C-38-851E.</u>            |       |
| 7. Reg. No. <u>99395-89636-</u>      |       |
| <u>29472</u>                         |       |

*Water service permit, 10/25/1938.*

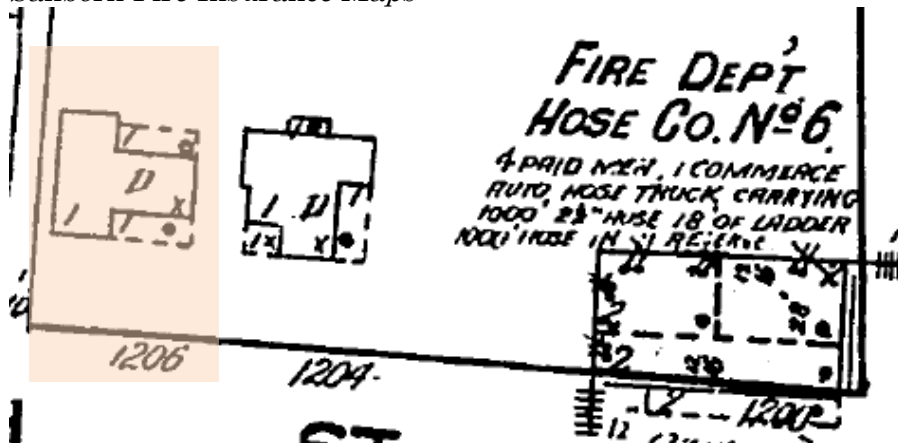
94 Mrs. A. E. Taylor 1206 W. 10th St.  
~~92~~ - 1 10 -  
 Shelley Hgts. No. 2  
 Re-roof part of resi. & repair porch  
 20874 12-9-40  
 10-24-77# 168258- P.t. Boher- Res. Remodel existing res  
 5,000.00

*Building permit for a partial re-roof and repairs issued to Mrs. A. E. Taylor, 12/9/1940. The permit also lists a 1977 remodeling project.*

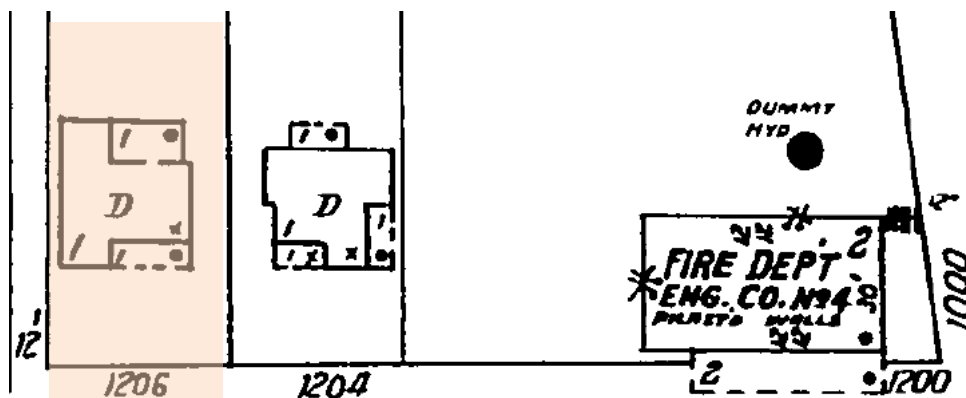
|   |                        |  |                        |                 |             |
|---|------------------------|--|------------------------|-----------------|-------------|
| Address: <u>1206 West 10 St</u>   |                        | Permit: <u>168 258</u>                   |                        | Plat: <u>94</u> |             |
| Lot: <u>10</u>  |                        | Block <u>4</u>                           | Subdivision:           |                 |             |
|   |                        | Outlot                                   | <u>Shelley Huts #2</u> |                 |             |
| Fire Zone: <u>3</u>   | Use Dist. <u>A-1st</u> | Occupancy: <u>Remodeled existing Res</u> |                        |                 |             |
| <u>1-8-78</u>   |                        | Layout                                   | Framing                | Final           | Commercial  |
| Foundation  |                        | Floor joist size & o.c.                  |                        | Bldg. Conn.     | Parking     |
| Front setback   | <u>Ex 1.5</u>          | ceiling joist size & o.c.                | <u>Ex 1.5</u>          | Room Vent.      | Exits       |
| Total & Min. side yard  |                        | stud size & o.c.                         |                        | Stairs          | Exit lights |
| Side St. Yard   |                        |  |                        | Rails           | Fences      |
|   |                        |  |                        | Attic Vent.     | Corridors   |
|   |                        |  |                        | Insulation      |             |
| Type Const.   |                        | W. Insulation                            |                        | Hood Vent.      |             |
| Spec. Permit #  |                        | Sheetrock                                |                        | Glass           |             |
| BOA   |                        | Commercial Sheetrock                     |                        | Deadbolts       |             |
|   |                        | Occup. Sep.                              |                        | Fireplaces      |             |
|   |                        | Thru out                                 |                        |                 |             |
| Owner: <u>D. L. Baker</u>   |                        |  | Contractor:            |                 |             |
| <p><i>Not called for h.o. on Foundation or <u>Boards</u></i></p> <p>BID 2005 JUNE 77</p> <p>City of Austin</p> <p>Clerk <u>Pauline</u> Date <u>10-24-77</u></p> |                        |  |                        |                 |             |

Inspection card for remodeling, owner D. L. Baker, 10/24/1977.

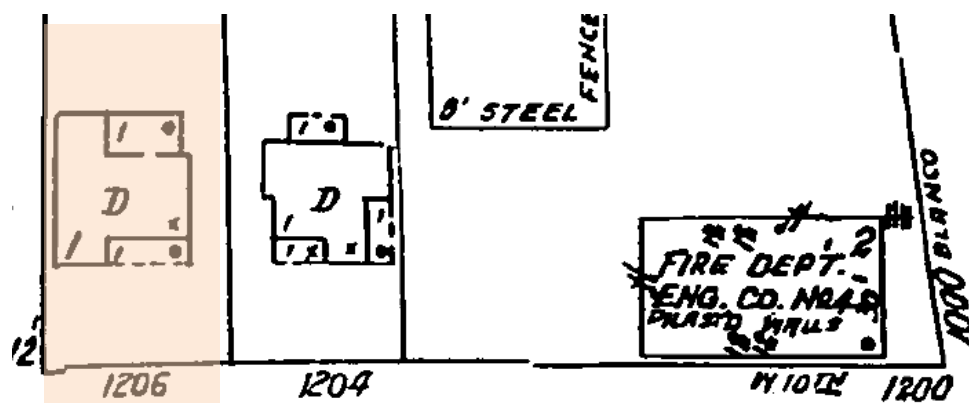
### Sanborn Fire Insurance Maps



1922 Sanborn map.



1935 Sanborn map. No changes appear to have been made since 1922.



1961 Sanborn map. No changes appear to have been made since 1922 and 1935.