

HISTORIC LANDMARK COMMISSION  
APRIL 22, 2019  
DEMOLITION AND RELOCATION PERMITS  
HDP-2019-0148  
3903 PETE'S PATH

## PROPOSAL

Demolish a ca. 1949 house and detached garage.

## ARCHITECTURE

One-story, irregular-plan, hipped-roof frame house with a projecting front bay with a hipped roof containing a fixed-sash picture window with two flanking sash windows; partial-width inset porch with an ornamental metal support.

## RESEARCH

The house was built in 1949 by Meredith H. "Babe" Green and his wife, Snowdy. Babe Green was a mail carrier for the Post Office. He and Snowdy lived here until around 1953, when they moved to a house on Ridgehaven Drive. Rev. Robert D. and Betty R. Lovell purchased the house after the Greens moved, and lived here until Rev. Lovell accepted a pastorate at a university-related church in Champaign, Illinois in 1959. While in Austin Rev. Lovell was the assistant pastor at the University Baptist Church. From around 1963 until around 1972, the house was owned and occupied by Leroy and Isabella Hinze, formerly of Bartlett, in Williamson County, Texas. Leroy Hinze was an attendant at Austin State School. He passed away in 1974. There has been a series of short-term renters and owners in the house since the 1970s, none with an occupation shown in the city directory listings.

## STAFF COMMENTS

The house is beyond the scope 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.** The house is a post-World War II cottage with a boxy composition and little architectural distinction. The house is somewhat of an anomaly in the Ridglea neighborhood, which features more traditional styles of post-war design and construction.
- b. **Historical association.** The house reflects ownership and occupancy by middle-class families, including that of a mail carrier, an assistant minister, and an attendant at the Austin State School. There do not appear to be significant historical associations.
- 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, consisting of

photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center. The house does not meet the criteria for individual designation as a historic landmark.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: HDP-2019-0148

LOCATION: 3903 PETE'S PATH

1" = 333'

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.



3903 Pete's Path  
ca. 1949



OCCUPANCY HISTORY  
3903 Pete's Path

City Directory Research, Austin History Center  
By City Historic Preservation Office  
April, 2019

- |      |   |
|------|---|
| 1949 | The address is not listed in the directory.<br>The house was built in 1949.<br>NOTE: Meredith H. and Snowdy Green are listed at 2904 Rosewood Avenue; he was a mail carrier for the Post Office.              |
| 1952 | Meredith H. and Snowdy S. Green, owners<br>Mail, carrier, Post Office   |
| 1955 | Rev. Robert D. and Betty R. Lovell, owners<br>Minister, University Baptist Church<br>NOTE: Meredith H. and Snodie [sic] Green are listed at 1600 Ridgehaven Drive. He was a mail carrier for the Post Office. |
| 1959 | Rev. Robert D and Betty R. Lovell, owners<br>Assistant pastor, University Baptist Church  |
| 1962 | Charles E. Kasper, owner<br>No occupation listed  |

1965	Leroy G. and Isabella E. Hinze, owners Attendant, State School
1968	Leroy G. and Isabella E. Hinze, owners Attendant, State School
1973	Vacant
1977	Sue Calfee, renter No occupation listed NOTE: The directory indicates that Sue Calfee was a new resident at this address.
1981	Judith Ramey, renter No occupation listed NOTE: The directory indicates that Judith Ramey was a new resident at this address.
1985-86	Barney Harris, owner No occupation listed NOTE: The directory indicates that Barney Harris was a new resident at this address.
1992	Thomas J. Levert, owner No occupation listed NOTE: The directory indicates that Thomas J. Levert was a new resident at this address.

## **BIOGRAPHICAL NOTES**

### **Meredith H. and Snowdy Green (ca. 1949 – ca. 1953)**

His 1940 World War II draft card shows that Meredith Henry Green was born in Tracy, Texas in 1918 and was unemployed. He was 5'-9", weighed 155, and had a ruddy complexion with black hair and gray eyes.

Meredith Henry Green married Snowdy Caffey in Travis County in 1941.

Meredith Henry Green's 1971 death certificate shows that he was living at 1600 Ridgehaven Drive at the time of his death. He was born in Texas in 1918 and was employed by the U.S. Post Office. Snowdy Selita Caffey Green was born in Rockdale, Texas in 1918 and died in Austin in 2009.

**M. H. (BABE) GREEN**

M. H. (Babe) Green, 53, of 1600 Ridgehaven, died Monday in a local hospital. He had been a resident of Austin and Travis County for the past 24 years and was an employe of the Post Office.

He was a member of Hill City Lodge No. 456 A.F.&A.M., the National Association of Letter Carriers, and was a Deacon of Windsor Park Baptist Church.

Funeral will be Tuesday at 4 p.m. at Windsor Park Baptist Church, with Rev. Marshall Edwards, pastor, officiating. Masonic graveside services will be under the auspices of Hill City Lodge No. 456 A.F.&A.M.

Burial will be in Capital Memorial Gardens under the direction of Wilke-Clay Funeral Home.

Pallbearers will be Tom Outon, Lyndon Stuckey, John A. Miller, John Brown, Buster Spiegel, Clifford Caffey, J. D. Caffey, and Fred Pool.

Masonic pallbearers will be John L. Sandberg, Don E. Shults, O. W. Harbison, Gordon R. Johnson, John C. Crain, and Max Nee

Honorary pallbearers will be deacons of Windsor Park Baptist Church and employees of the Post Office.

Survivors include his wife, Mrs. Showdy Green; one daughter, Miss Cindy Green of Austin, 2 sons, Rodney and Gary Green, both of Austin; two brothers, Paul Green of Austin and Morris Green of Brownsville; and several nieces and nephews.

Contributions may be made to Windsor Park Baptist Church Building Fund or to the American Cancer Society, 2819 Hancock Drive.

Obituary of Meredith H. "Babe" Green  
Austin American, February 16, 1971





### **Snowdy Selita Caffey Green**

Snowdy Selita Caffey Green, of Austin, passed away Monday, November 30, 2009 at the age of 91. She was born in Rockdale, Milam County, Texas on January 10, 1918 to Lucy Eiland Caffey and Sanford Nicholas Caffey, and was predeceased by her husband of 30 years, Meredith Henry "Babe" Green in February of 1971. She was a valued employee of the Texas Employment Commission for many years, retiring in 1982 to enjoy her grandchildren, travel, and devote time to church activities. A life-long member of the Baptist Church, she and Babe were charter members of Windsor Park Baptist Church. In 1994 she transferred her membership to Crestview Baptist Church.



Left to cherish her memory are her children, Rodney Green and his wife Carol, Gary Green and his wife Sherry, all of Austin, and daughter Cindy Appleby and her husband Chuck of Boerne; her grandchildren who gave her much joy, Meredith Hostick and her husband Mike, Andrew Green, Brooks Green and Jennifer Duck, Britania O'Brien and her husband Sean, Kristen Malek and her husband Ryan, Regan Green, Matthew Appleby and his wife Lauren, Brandon Appleby and his wife Jenn, Chad Appleby, and 5 great-grandchildren, Matthew and Caroline Hostick, Jordan Duck, Jared Green and Mason Malek. She is also survived by her sister-in-law Margaret Caffey, brother-in-law Paul Green and a host of nieces and nephews, other relatives and friends. We would like to express our sincerest gratitude to Angel Heart Hospice, especially Brenda Stokes, for the loving care our Mother and Nana received from them this past year.

The family will receive friends at Cook-Walden Funeral Home, 6100 N. Lamar Blvd. from 6:00 p.m. - 8:00 p.m. Thursday, December 3, 2009. Services will be held at Crestview Baptist Church, 7600 Woodrow Avenue in Austin on Friday, December 4, 2009 at 1:00 p.m. with grave side services to follow at Cook-Walden Capital Parks Cemetery. In lieu of flowers donations may be made to Crestview Baptist Church, the Crestview Baptist Church Choir, or to Texas Baptist Children's Home in Round Rock.

Obituary of Snowdy Green  
Austin American-Statesman, December 2, 2009

**Rev. Robert D. and Betty Lovell (ca. 1953 – ca. 1959)**

The 1940 U.S. Census shows Robert D. Lovell as the 12-year old son of George A. and Virginia Lovell of Dallas, Texas. Robert was born in Illinois and had no occupation listed. His older brother, George A. Lovell, Jr., 13, was born in Florida. George A. Lovell, Sr., 38, was born in

Kentucky and was an insurance salesman. Virginia Lovell, 40, was born in Mississippi and was a seamstress.

Robert Daniel Lovell's 1945 World War II draft card shows that he was a student at SMU and living in Dallas. He was born in Chicago, Illinois in 1927. He was 5'-10", weighed 155 pounds, and had a ruddy complexion with black hair and blue eyes.

Following their residence in this house, Robert D. and Betty Lovell moved to Champaign, Illinois, where he became the pastor of a church there.

### **Mrs. Lovell Feted**

Mrs. M. A. Fallaferro will be hostess Saturday at a "wis-you-well" party for Mrs. Robert D. Lovell at the Driskill Hotel. Mrs. Lovell and her husband, former assistant pastor of the University Baptist Church, are leaving for Champaign, Ill. where he will be pastor of a university church.

Story on a party held for Betty Lovell before her move to Illinois  
Austin Statesman, July 30, 1959

### **Robert Lovells Visit in Austin**

The Rev. and Mrs. Bob Lovell and son, Bobby, of Champaign, Ill., visited in Austin Wednesday and Thursday and were overnight guests of Mr. and Mrs. Dave Smith of 3905 Pete's Path.

Rev. Lovell, a former assistant pastor of Austin's University Baptist Church, is now pastor of University Baptist Church in Champaign.

Rev. Robert D. and Betty Lovell return to Austin for a visit  
Austin Statesman, August 4, 1961

### **Leroy G. and Isabella Hinze (ca. 1963 – ca. 1972)**

Leroy G. Hinze appears in the 1930 U.S. Census for Williamson County, Texas as the 13-year old son of August and Martha A. Hinze, who owned their farm on the Bartlett and Wahlberg Road. Leroy G. Hinze was born in Texas and had no occupation listed. He was the youngest of August and Martha's 7 children. August Hinze was a 62-year old Texas-born farmer whose parents had

been born in Berlin, Germany. Martha Hinze, 56, was born in Saxony, Germany and had no occupation listed.

His 1940 World War II draft card shows that Leroy Gus Hinze was born in Williamson County, Texas in 1916 and was living in Bartlett, Texas, where he worked for a grain company. He was 5'-7", weighed 205 pounds and had a ruddy complexion with black hair and brown eyes.

Leroy Gus Hinze's 1974 death certificate shows that he was living in Pflugerville, Texas at the time of his death. He was born in 1916 in Bartlett, Texas and was retired from Austin State School. Isabella Hinze was born in 1917 in Bartlett, Texas and died in 2004. Both are buried in the Bartlett City Cemetery.

**HINZE, Isabella. 87, of Bartlett died Sunday. Visitation 10 a.m. Wednesday. Goodnight Funeral Home, Bartlett. Services 10 a.m. Thursday, Bartlett City Cemetery.**

Death notice for Isabella Hinze  
Austin American-Statesman, April 13, 2004

<b>Meredith Green</b>	<b>3903 Petes Fath</b>
<b>160</b>	<b>100</b>
<b>Ridgelea</b>	
<b>Frame residence and garage attached.</b>	
<b>41372 7-5-49</b>	<b>\$6300.00</b>
<b>C. Hanson</b>	

Building permit to Meredith Green for the construction of this house (1949)

