

HISTORIC LANDMARK COMMISSION
JUNE 24, 2019
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2019-0021
605 BAYLOR STREET
WEST LINE NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Demolish a ca. 1915 duplex.

ARCHITECTURE

Two-story, rectangular-plan, hipped roof frame duplex with single 4:4 fenestration and small hoods over the entries to the building. The 1935 Sanborn map shows it as a two-story wooden structure with a 1-story porch across the front.

RESEARCH

The duplex appears to have been built around 1915 and has had some fairly prominent long-term tenants over the years. The first known tenant was Henry Greene, a watchmaker for Joe Koen, a downtown jeweler. Henry Greene moved from here to Fort Worth, where he became a jeweler. In the early 1920s, it appears that the entire structure was rented by members of the Nivens family, who owned a sporting goods store downtown. Mollie Johnson, a single woman, purchased the house in the late 1920s, and lived here until the mid-1930s. In the late 1940s through the mid-1950s, Dorothy Journeay, a librarian at the Texas State Library, lived in Apartment A. Since the late 1950s, there have been more students renting the apartments in this house. It was converted to offices in the mid-1980s.

STAFF COMMENTS

The duplex is contributing to the West Line National Register Historic District.

STANDARDS FOR REVIEW

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 duplex is a simple box-like structure that appears to be very much intact; however, the structure is reminiscent of garage apartments in its configuration and appearance, and as such, constitutes a common style in the city. The distinguishing characteristics of the building are its 4:4 windows which reveal its age.
 - b. **Historical association.** The house was either built as, or quickly converted to a duplex use that had some prominent tenants for relatively long periods of time; however, none of the tenants on their own would qualify the house for landmark designation due to 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.
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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 permit cannot be released until the Commission has reviewed plans for new construction, so staff encourages the applicant to seriously consider whether demolition of this building, which appears to be in very good condition, is truly necessary.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: NRD-2019-0021

LOCATION: 605 BAYLOR STREET

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.



605 Baylor Street
ca. 1915



OCCUPANCY HISTORY 605 Baylor Street

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

- 1914 The address is not listed in the directory.
NOTE: Henry L. Greene is listed at 305 E. 9th Street; he was a watchmaker for Joe Koen, jeweler, 101 E. 6th Street.
- 1916 Henry L. Greene
Watchmaker for Joe Koen, jeweler, 101 E. 6th Street.
NOTE: The 1920 U.S. Census shows Henry L. Greene living in Fort Worth, Texas, where he worked as a jeweler. He was 28, had been born in Missouri, and had a wife and 2 daughters.
- 1918 Vacant
- 1920 Launce M. and Sue T. Knight
Traveling salesman, Walter Tips Company, wholesale hardware.
- Mamie T. Thompson
Widow, George Thompson
No occupation listed
- 1922 S.H. and Alice Nivens, renters
Proprietor (with Charles Nivens), Nivens Bros., sporting goods, 204 W. 6th Street.
- Frank Nivens, renter
Book-keeper
- Charles and Bessie M. Nivens, renters
Proprietor (with S.H. Nivens), Nivens Bros., sporting goods, 204 W. 6th Street.
- Mabel Nivens, renter
No occupation listed
- 1924 Samuel H. and Alice Nivens, renters
No occupation listed
- Frank Nivens, renter
Secretary-treasurer, John C. Ross Hardware Company, 319-21 Congress Avenue.
NOTE: Frank Nivens was John C. Ross' brother-in-law.
- 1927 Mollie Johnson, owner
No occupation listed
NOTE: Samuel T [sic] and Alice Nivens are listed at 1603 S. Congress Avenue, along with Frank Nivens. Samuel T. Nivens had no occupation listed; Frank Nivens was the secretary=treasurer of John C. Ross Hardware Company.

1929	Mollie Johnson, owner No occupation listed
1932-33	Mollie Johnson, owner No occupation listed Andrew S. Johnson, renter No occupation listed Also listed is Andrew Johnson, Jr., no occupation shown.
1935	Mollie Johnson, owner No occupation listed
1939	W.F. and Maude J. Thompson, renters Composting room, American Publishing Company, publishers of the Austin <u>American</u> and the Austin <u>Statesman</u> NOTE: Mollie Johnson died in 1937. Nellie Hurd, renter Saleswoman, Bohn Bros., department store
1941 ½	Vacant Vacant
1944-45 ½:	Vacant Ernest and La Verne Glossup, renters Driver, Kelly Smith, cleaners, 209-13 W. 6 th Street. NOTE: Dorothy C. Journeay is listed at 2707 Warren Street; she was the extension director for the State Library.
1947	A: Dorothy Journeay, owner No occupation listed James W. and Lucia M. Haun, renters James: Student, University of Texas Lucia: Student, University of Texas ½: Lyndon C. and Modene Stephenson, renters Employed by the Steck Company, publishers, office, furniture, office supplies, 217-21 W. 9 th Street.
1949 ½:	Dorothy Journeay, owner No occupation listed L. C. Stephenson, renter No occupation listed Rebecca A. Schneider Office secretary, Texas Safety Association William A. Schneider, renter Book-keeper, American National Bank

1952	Dorothy C. Journeay, owner No occupation listed ½: L.C. Stephenson, renter No occupation listed
1955	A: Margaret L. Malinak, renter Nurse's aide, Seton Hospital Also listed is David Tavaglione, a student. B: John H., Jr. and Evelyn E. Hill, renters U.S. Air Force C: Mrs. R.M. Reed, renter No occupation listed
1959	A: Vacant B: Thomas B. Minor, renter Salesman, Hargis-Austin, wholesale radio supplies, 410 Baylor Street. C: James J. and Lora A. Jenkins, owners Assistant supervisor, Austin State School
1962	A: Anton Mayer, renter Student B: Vacant C: Roy Massey, renter Salesman, Massey Furniture, 400 Congress Avenue.
1965	A: Moises N. Montez, renter Student B: Benita Cardozo, renter Driver, Quality Laundry C: Frank R. Franklin, renter Student
1968	A: Vacant No other listings
1973	A: James E. Lankford, renter Student NOTE: The directory indicates that James E. Lankford was a new resident at this address. B: Charles C. Fortey, renter Student
1977	A: Lucian A. Childs, renter Student NOTE: The directory indicates that Lucian A. Childs was a new resident at this address. B; J. Wise Hisbrook, renter No occupation listed NOTE: The directory indicates that J. Wise Hisbrook was a new resident at this address.
1985-86	A: Cari Kahn Psychologist

Steven Wexler
Psychologist

B: Andrea Stallworth
Social worker

Barbara Moerbe
Social worker

Mac McDaniel
Physician

C: Danny Moreno, renter
No occupation listed
NOTE: The directory indicates that Danny Moreno was a new resident at this address.

1992 West End Psychotherapy
Social workers

BIOGRAPHICAL NOTES

Samuel H. and Alice Nivens (ca. 1921 – ca. 1926)

Samuel H. and Alice P. Nivens are listed in the 1920 U.S. Census as the renters of the house at 1811 S. Congress Avenue. Samuel H. Nivens was 67, had been born in Missouri to Tennessee-born parents, and had no occupation listed. Alice P. Nivens was 59, had been born in Texas, and had no occupation listed. They had 6 children living with them: Frank, 40, a fiscal agent for the government; Mabel E., 32, who had no occupation listed; Samuel H., 27, a salesman in a hardware store; Jane, 23, a public school teacher; Charley, 22, a salesman in a hardware store; and Moody, 19, a ranchman on a sheep ranch. All the children had been born in Texas.

The 1930 U.S. Census shows Samuel H. and Alice Nivens as the renters of the house at 1018 Bonham Terrace in Travis Heights. Samuel H. Nivens was 77, had been born in Missouri, and had no occupation listed. Alice P. Nivens was 69, had been born in Texas, and had no occupation listed. A son, Frank W. Nivens, 51, had been born in Texas and worked as a book-keeper for a hardware store.

Samuel Henry Nivens was living at 1018 Bonham Terrace at the time of his death in 1937. He was born in 1852 in Jackson, Missouri, and was a retired merchant. Alice Nivens was living at the Bonham Terrace house at the time of her death in 1947. She was born in Hays County, Texas in 1860 and was a widowed housewife.

Mollie Johnson (ca. 1926 – ca. 1937)

The 1930 U.S. Census shows Mollie Johnson as the owner of this house, which was worth \$5,000. She was a 72-year old single woman who had been born in Texas to a Virginia-born father and an Ohio-born mother, and had no occupation listed. She lived alone.

Mollie Johnson was living at this address at the time of her death in 1937. She was born in 1856 in Texas, and was single. She had no occupation listed on her death certificate.

Dorothy C. Journey (ca. 1946 – ca. 1955)

Dorothy Journey appears in the 1930 U.S. Census for Houston, Texas. She was married to William H. Journey, and they lived with William's father, James Journey, a 78-year old widower.

Dorothy Journeay was 32, had been born in France to an English-born father and a Texas-born mother, and had no occupation listed. Her husband, William, was a 40-year old Texas-born office man for a lighting and electrical concern.

The 1940 U.S. Census shows Dorothy C. Journeay as a 35-year old French-born librarian in the Texas State Library in Austin. She had lived in Houston in 1935. With her lived her mother, Elizabeth V. Cotton, an 82-year old Texas-born widow with no occupation listed who had lived in Dallas in 1935; and her sister, Stella B. Cotton, 39, who had been born in England, and lived in Dallas in 1935. Dorothy was the only one in the household with an occupation.

Mrs. Ethel Pertri Lane

605 Baylor St.

~~94~~
101

50x70
A

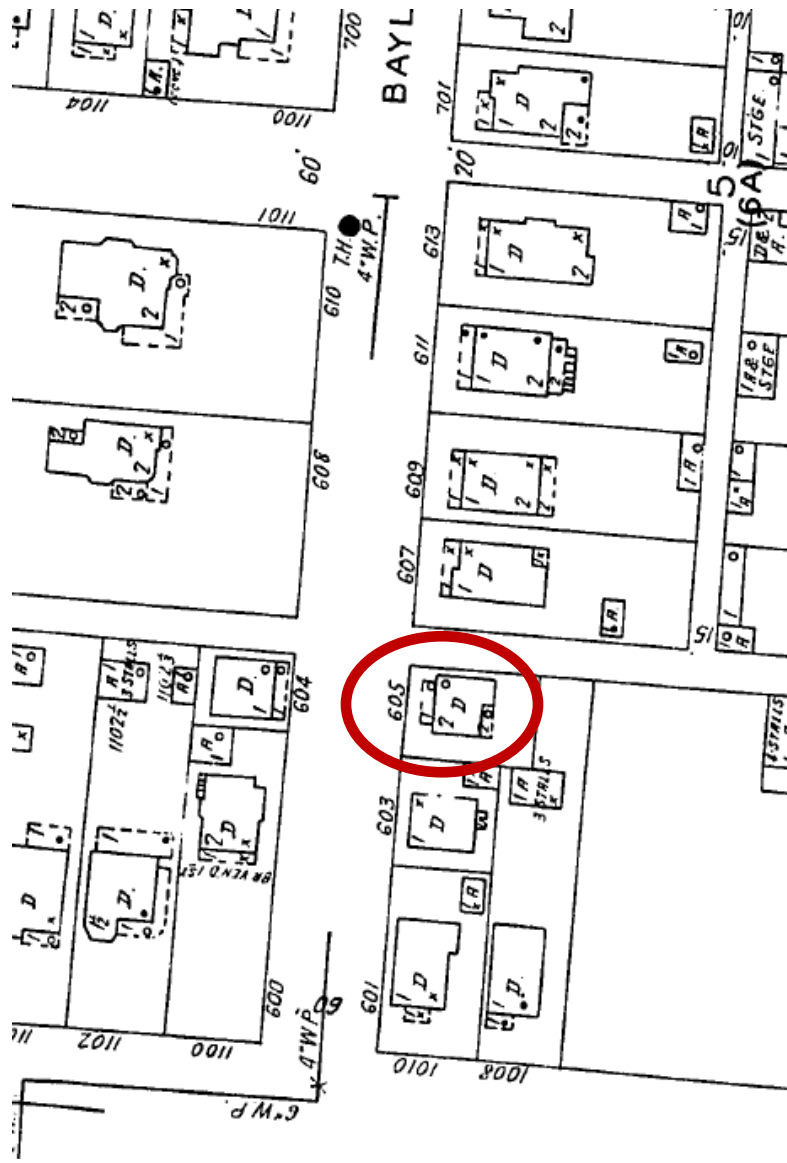
Raymonds Addition

Alter house into duplex & build new
garage

119r - 2/14/38

8

Building permit to convert the house into a duplex (1938)



The 1935 Sanborn map shows the house with an almost-full-width front porch, which is no longer extant.



The 1961 map does not show the front or back porches shown on the 1935 map above.