

**HISTORIC LANDMARK COMMISSION**  
**AUGUST 26, 2019**  
**DEMOLITION AND RELOCATION PERMITS**  
**HDP-2019-0409**  
**1707 NEWNING AVENUE**

**PROPOSAL**

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Demolish a ca. 1939 house.

**ARCHITECTURE**

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1-story Minimal Traditional house with horizontal vinyl siding, 6:6 windows, a gabled roof with composition shingles, and a two-story rear addition.

**RESEARCH**

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The house was constructed in 1939 by Thomas M. Templeton and his wife Fannie. Thomas Templeton was a cabinetmaker, and then a brakeman with the railroad. They sold the house in 1947 to students Joseph and Helen Oliphant, who in turn sold it by 1949 to rancher Ernest Christian and his wife Ruby. The Christians only stayed in the house for a few years, selling to Henry Wetzel, a real estate agent, by 1955. By 1959, Wetzel and his family had moved and the house belonged to Melvin E. Hitsman, a collections supervisor. In 1962, the house was occupied by the Chesley family, who worked in construction and owned the Chesley Lumber Company on Congress Avenue. They, too, were short-term occupants. The longest-term occupants were Wayne D. Henson, a machinist and foreman, and his wife Audrey, who occupied the house from 1968 to at least 1992.

**STAFF COMMENTS**

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The property does not appear in the 1984 Comprehensive Cultural Resources Survey.

*Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain a moderate degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code, Section 25-2-352).
  - a. **Architecture.** The building is an early example of the Minimal Traditional style.
  - b. **Historical association.** 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 have a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.
  - e. **Landscape feature.** The property is not a significant natural or designed landscape.




**STAFF RECOMMENDATION**

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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.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: HDP-2019-0409  
1707 NEWNING AVENUE



1" = 200'

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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## PROPERTY INFORMATION

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### *Photos*



*Photos: Zillow.com, 2019*

### *Occupancy History*

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

1992	Wayne D. and Audrey Henson, owners Foreman, Chatleff Controls
1985-86	Wayne D. and Audrey Henson, owners Foreman, Chatleff Controls
1981	Wayne D. and Audrey Henson, owners

Foreman, Chatleff Controls  
 1977 Wayne D. and Audrey Henson, owners  
 Foreman, Chatleff Controls  
 1973 Wayne D. and Audrey Henson, owners  
 Machinist  
 1968 Wayne D. and Audrey Henson, owners  
 Machinist  
 1965 Nelson and Carmen Robinson, renters  
 US Air Force  
 1962 John and Helen Chesley, owners  
 Construction worker  
 Joseph F. Chesley, renter  
 Chesley Lumber Co., 5503a Congress Ave.  
 1959 Melvin E. and Dorothy Hitsman, owners  
 Collections supervisor, Guaranty Finance  
 1955 Henry Wetzel, owner  
 Wetzel Real Estate  
 1952 Ernest S. and Ruby R. Christian, renters  
 Cattleman  
 1949 Ernest S. and Ruby R. Christian, renters  
 Rancher  
 1947 Joseph B. and Helen Oliphant, owners  
 Student, U of T  
 1944-45 Thomas M. and Fannie Templeton, owners  
 Brakeman, SouPac Lines  
 1941 Thomas M. and Fannie Templeton, owners  
 Cabinetmaker, Becker Lumber Co.  
 1939 Address not listed

*Permits***T. M. Templeton****1707 Newning Ave.**~~121~~ - **12L S.Pt.** ~~125~~ -**124 Fairview Park****frame res. & box garage****285n - 8-29-39***Building permit, 8-29-39*

OWNER Henson ADDRESS 1707 Newning  
 PLAT 124 LOT 5 BLK 12 L  
 SUBDIVISION Fairmont Park  
 OCCUPANCY Den  
 BLD PERMIT # 114775 DATE 10-9-69 OWNERS ESTIMATE \$2,003.50  
 CONTRACTOR Calcasieu Lbr. Co. NO. OF FIXTURES  
 WATER TAP REC # Exist SEWER TAP REC # Exist  
Frm addn to residence  
210 sq. ft.

-16-72-129544-Wayne Henson-remodel exist residence

*Permit for addition, 10-9-69*

OWNER Wayne Henson ADDRESS 1707 Newing Ave.  
 PLAT 124 LOT 5 BLK 12 L  
 SUBDIVISION Fairmont Pk.  
 OCCUPANCY Bath & Bedroom  
 BLDG. PERMIT # 176525 DATE 10-3-78 OWNERS ESTIMATE 5,000.00  
 CONTRACTOR Same NO. OF FIXTURES  
 WATER TAP REC# Addn to exist res. SEWER TAP REC#

*Permit for addition, 10-3-78*

Connect Charge 1524 No. 16080A  
**APPLICATION FOR SEWER CONNECTION.**  
 Austin, Texas, 8-31 1939  
 To the Superintendent of Sewer and Public Improvements,  
 City of Austin, Texas  
 Sir:—  
 I hereby make application for sewer connection and instructions  
 on premises owned by T. M. Templeton  
 at 1707 Newning Ave. Street  
 further described as lot 30 FT. 5 block 12-K, outlot  
 subdivision Fairview Park division \_\_\_\_\_, plat 131,  
 which is to be used as a Res.  
 In this place there are to be installed 5 fixtures.  
 I agree to pay the City Sewer Department the regular ordinance  
 charge.  
 Respectfully, P. D. Burleson  
 Stub Out \_\_\_\_\_  
 Connected 11-29 1939 Per. Pd  
 Size of Main 4 inches. 9-1-39  
 Size of Service 4 inches. 9-12-39  
5 Feet Deep in St  
30 Feet from Property Line Per 16' R  
\_\_\_\_\_ Feet from Curb Line of 5' L L  
 Inspected by Johnson  
 Connection made by Wilson B-1353  
EXT Sewer at South West corner  
12083 of lot 1 A B

Sewer tap permit, 11-29-39

**WATER SERVICE PERMIT** No. 14168  
 Austin, Texas See 75T August 31, 1939  
 Received of T. M. Templeton Date \_\_\_\_\_  
 Address 1707 Newning Avenue  
 Amount Two and 50/100 \$ 2.50  
 Plumber Burleson Size of Tap 2  
 Date of Connection \_\_\_\_\_  
 Size of Tap Made 3/4"  
 Size Service Made 3/4"  
 Size Main Tapped 6"  
 From Front Prop. Line to Curb Cock 6"  
 From Side Prop. Line to Curb Cock 37'  
 Location of Meter \_\_\_\_\_  
 Type of Box Lock Box  
 Depth of Main in St. 30"  
 Depth of Service Line 20"  
 From Curb Cock to Tap on Main 25"  
 Checked by Engr. Dept. 10-20-39 LE

No. Fittings	Size	
1	1/2"	Curb Cock
		Elbow
		St. Elbow
1	3/4" x 1/2"	Bushing
1	3/4" x 1/2"	Reducer
25	3/4"	Pipe
		Lead Comp.
		Nipples
		Union
		Plug
		Teo
1		Stop
1		Box
1		Lid
		Valves
		Job No. <u>639-664E</u>
		Req. No. <u>29852-3987</u>

INDEXED

Water tap permit, 8-31-39