PROPOSAL
Demolish a ca. 1956 house.

ARCHITECTURE
One-story Colonial Revival-influenced ranch house clad in brick veneer. It features a full-width shed-roofed porch, side-gabled roofline, decorative wood shutters, box columns, double-width chimney, attached garage, and 12:12 wood windows.

RESEARCH
The house at 1903 Hill Oaks Court was constructed by Nelson Puett Associates in 1956. The house's first and longest-term owner-occupants were Elise and Elmer Cullers, Sr. Elmer Cullers, Sr. was a retired school superintendent from Wichita County, and Elise Cullers was a teacher who retired shortly after moving into the house. Son Elmer Cullers, Jr. was a real estate agent and developer; research indicates that he lived in the home briefly in the 1970s. By 1981, Elise Cullers had sold the property to the King family, who owned it until at least 1992.

STAFF COMMENTS
Designation Criteria—Historic Landmark
1) The building is more than 50 years old.
2) The building appears to retain high integrity.
3) Properties must meet two historic designation criteria for landmark designation (LDC §25-2-352).
   a) Architecture. The house is constructed in the Ranch style with Colonial Revival stylistic influences.
   b) Historical association. The house does not appear to meet the criterion for significant historical association.
   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.
PROPERTY INFORMATION

Photos

Occupancy History
City Directory Research, Austin History Center, December 2019
1992    Estelle M. King, owner
        Retired
1985-86 Jack E. and Estelle M. King, owners
        Retired
1981    Mrs. Elise G. Cullers, owner
        Retired
1977    Mrs. Elise G. Cullers (wid, Elmer W.), owner
        Retired
1973    Elmer W. and Elise G. Cullers, owners
        Cullers & Nutter Realty
1968    Elmer W. and Elise G. Cullers, owners
        Retired
1963    Elmer W. and Elise G. Cullers, owners
        Salesman

Biographical Information

ELMER M. CULLERS SR.
Funeral for Elmer W. Cullers Sr., 84, of 1903 Hill Oaks Court, was Saturday at the Weed Corley Funeral Home, Lanny Heminger officiating. Burial was in Capital Memorial Park.
Cullers died Friday in his home. He was a school superintendent before retiring in Austin, and a postal employee for a number of years. He was a member of the University Avenue Church of Christ.
Pallbearers were James D. Cullers, John S. Cullers and Robert D. Duncan.
Memorial contributions may be made to the Heart Fund.

The Austin American Statesman, 06 Jan 1974
Children Can Cope,
Retiring Teacher Says

Few people know children better than Elsie Cullers — and she believes today's children will be able to face all the hard work and all the changes that are in store for them in the times ahead.

Mrs. F. W. (Elsie) Cullers is retiring this week from a 39-year career as a teacher — 18 years outside of Austin and 21 years in the Austin Public Schools. The last seven years she has taught in Dill-Casim Schools.

When she began to teach, Mrs. Cullers chose the young child — because she believed then and believes now that the foundation a child receives in the early grades is the most important part of education.

And she has never regretted the choice.

"Association with children contributes more than anything else toward keeping one young in heart, enthusiastic, interested; and with faith in human beings," she says.

"Boy and girls are themselves great teachers," says Mrs. Cullers, "if we but take time to listen."

Mrs. Cullers' first teaching position was in a small town in Wichita County where her husband was superintendent of schools.

They have two children and five grandchildren. The children are Mrs. Jerry Duncan of Austin and Elmer W. Cullers Jr. of El Paso.

She belongs to and has been active in many teachers' professional organizations. For the past two years she has been president of the Association for Childhood Education and one summer was the director of the workshop of the Texas ACE.

She is a member of the Delta Kappa Gamma Society and served as president of the Olney chapter.

Mrs. Cullers has taught Sunday School classes for many years at the University Church of Christ.

For recreation, her favorite activities are cooking, reading and gardening.

The Austin Statesman, Jun 1, 1965
Realty Board Hears Talk By Salesman

Real estate salesmen furnished the program for the weekly luncheon of the Austin Real Estate Board at the Terrace Motor Hotel.

Elmer Callers, president of the Realtor Associates, the salesmen's organization, presided and presented Ed Horne, realty salesman, who told the group that the real estate profession sells a product that people must have for living in a community. He also stressed the value of enthusiasm as an ingredient for successful selling and added that competition provides a spark in business.

Horne entered the real estate sales field 11 months ago. Before that he operated a gift shop in Lockhart.

Mrs. Ann Crockett, president of the Woman's Council of the realty industry here, said it has voted to undertake the development of a real estate library as its major project for 1958.

The Austin American: Mar 9, 1958

Building Permits

Nelson Fultz Assoc. 1903 Hillcock Court

Hillview Sec. Section 2

Br. Vensor Res and Aft. Garage

64189 7-11-56 22000.00

Owner

WATER SERVICE PERMIT

Austin, Texas

E No. 10684

Received of

Nelson Fultz

Address

1903 Hillcock Court

Amount

$100.00

Plumber

Dwayne Baggen

Size of Tap

9/16

Date of Connection

9-25-56

Size of Tap Made

Size Service Made

Size Main Tapped

From Front Prop. Line to Carb Cock

7 5

From

-Prop. Line to Carb Cock

Location of Meter

Depth of Main in St.

Depth of Service Line

From Carb Cock to Tap on Main

Checked by Engr. Dept. 10-15-56 G.D.

The Austin American: Mar 9, 1958
Application for Sewer Connection  

NO 37360

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by

[Handwritten name]

at [Handwritten address]

further described as Lot [Handwritten lot number], Block [Handwritten block], Outlot [Handwritten outlot], Division [Handwritten division].

In this place there are to be installed [Handwritten number] fixtures.

I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 2.5

Connected 7-3-56

Date 9-26-56

Respectfully,

[Handwritten signature]

By [Handwritten name]

NOTE: Connection Instruction

WATER SERVICE PERMIT

Austin, Texas  

E No. 41772

Received of [Handwritten name] Date 4-7-64

Address 1903 ARLO OAK COURTS

Amount NINETY 90.00

Plumber CORBET SPRINKLER Size of Tap 1" 1/2

Date of Connection 4-13-64

Size of Tap Made 15/16

Size Service Made 1/2

Size Main Tapped 6.01

From Front Prop. Line to Curb Cock 2'

From Prop. Line to Curb Cock 2'

Location of Meter [Handwritten location]

Type of Box ONEWAY

Depth of Mains 2'

Depth of Service Line 2'

From Curb Cock to Tap on Main [Handwritten distance]

Checked by Engr. Dept 5-7-64

[Handwritten signature]