HISTORIC LANDMARK COMMISSION MAY 18, 2020 DEMOLITION AND RELOCATION PERMITS HDP-2020-0095 601 W. 26TH STREET

PROPOSAL

Demolish a ca. 1890 commercial building.

ARCHITECTURE

Two-story, rectangular-plan brick commercial building with a decorated cornice; it appears that the ground -floor storefronts have been filled in with masonry; modern replacement windows and doors.

RESEARCH

The building appears to date from ca. 1890, when Carl Beryman opened a neighborhood store here. Before constructing this building for his store and upstairs residence, Beryman lived just to the south of the current building, and had his store at 325-27 Congress Avenue. His was a variety store, selling dry goods, furnishing goods, boots, shoes, hats, notions, groceries, and feed; he was also an agent for several steamship lines. Around 1904, he brought in his son, also named Carl, and changed the name of the business to C.W. Beryman and Sons. They listed fewer wares in their city directory listings after 1908, concentrating on dry goods and groceries. Around 1913, they listed their business as "general merchandise" after the elder Carl Beryman passed away in 1912. His obituary notes that he was a Swedish immigrant who had been in business in Austin for many years and very well-respected. His son, Carl E. Beryman, took over the store after his father's death, and operated it out of this building until around 1915. A succession of owners of grocery businesses occupied this building, some living upstairs, until around 1919, when W.M. Powell opened the Powell Quality Grocery, in business until around 1926. After a short period of vacancy, there was another succession of grocery stores; around 1938, the building became Fowler's Food Store, in business until the mid-1950s, the last commercial enterprise in this building. Carl and Marietta Fowler also had a café, and lived upstairs.

Around 1955, the building was converted to four apartments. It is believed that the infill of the ground floor storefronts occurred at that time. An undated, but believed to be early 1960s photograph at the Austin History center shows the current appearance of the building.

This building has a very unusual and tragic history – two of the owners of stores in this building died from exposure. Carl E. Beryman died in record cold weather in 1949; Carl L. Fowler wandered into a field in 1957 and froze to death.

STAFF COMMENTS

The building was listed as a Priority 2 for research in the Comprehensive Cultural Resources Survey (1984).

The Commission postponed this case at its April 27, 2020 meeting to obtain more information about the history and appearance of the building. Staff has included the ca. 1965 photograph from the Austin History Center to show that the building had the same appearance then as it does today, but no other information has been located.



ca. 1965 photograph of the Nueces Street elevation of the building

The building currently has four apartments in it; the proposed new structure on this site will have 22 SMART housing units (out of 215). The four units in the building currently exceed the 2019 affordable rent figure.

Staff has evaluated this building for designation as a historic landmark and has determined that the building does not meet the criteria for landmark designation as set forth in City Code:

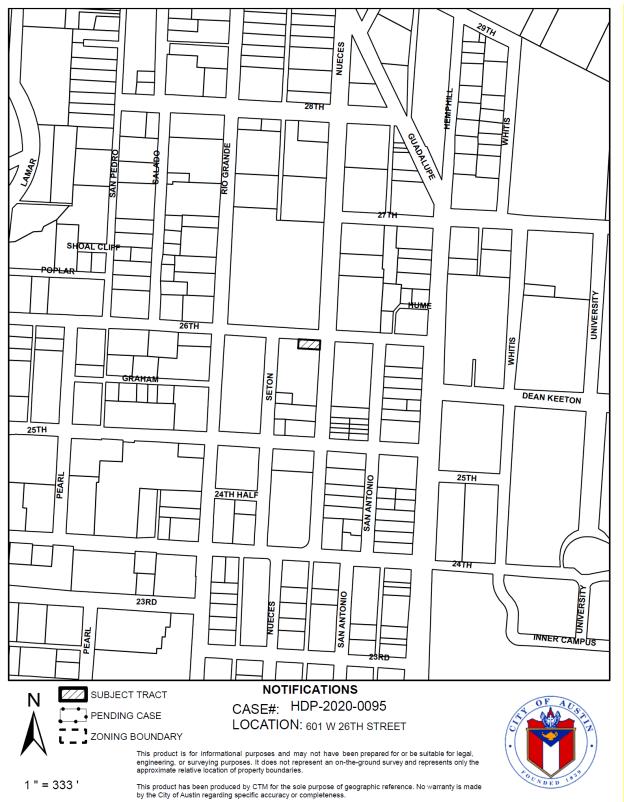
- a. **Architecture.** The building is a two-story vernacular brick commercial building with little architectural distinction. The ground floor of the building has been modified significantly with the infill of what is supposed to be commercial storefronts for the grocery businesses that occupied the building. The modification of this building has compromised its integrity of materials, design, and feeling, so that it no longer reads as a retain grocery store.
- b. **Historical association**. The building was constructed as a grocery store with upstairs living quarters, reflecting a typical pattern at the turn of, and during the early 20th century. There do not appear to be significant historical

- associations with any of the families who owned the grocery businesses in this building.
- c. **Archaeology**. The building was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value**. The building was a neighborhood grocery store, and as such, could 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

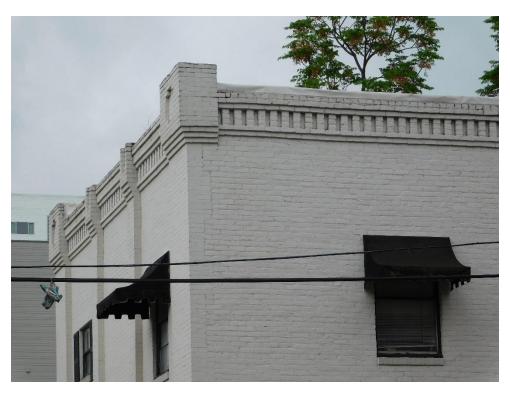
Encourage rehabilitation and adaptive re-use of the building, using physical evidence to guide any restoration; this ca. 1890 building appears to be structurally sound and should be considered for a return to its original purpose — a neighborhood grocery store. However, in its current state of modification, it no longer retains the requisite architectural integrity to qualify as a historic landmark. Starr recommends the 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



601 W. 26th Street ca. 1890_





OCCUPANCY HISTORY 601 W. 26th Street

City Directory Research, Austin History Center By City Historic Preservation Office March, 2020

1992 A: Vacant

B: Neil Orman, renter

Student

C: Paul W. Schroeder, renter

No occupation listed

D: Paja Ghosh, renter

No occupation listed

NOTE: The directory indicates that Paja Ghosh was a new

resident at this address.

1987 A: Greg Kent, renter

No occupation listed

NOTE: The directory indicates that Greg Kent was a new resident

at this address.

B: Joseph F. Cahill, renter

No occupation listed

NOTE: The directory indicates that Joseph F. Cahill was a new

resident at this address.

C: Frederick J. Moran, renter

No occupation listed

NOTE: The directory indicates that Frederick J. Moran was a new

resident at this address.

D: Vacant

1981 A: Vacant

B: No return

C: Vacant

D: No return

1977 A: Leslie Carpenter, renter

Student

B: Gerald and Joan Thornton, renters

No occupation listed

C: Glenn Dunlap, renter

No occupation listed

NOTE: The directory indicates that Glenn Dunlap was a new

resident at this address.

D: M.J. Austin, renter

No occupation listed

NOTE: The directory indicates that M.J. Austin was a new resident at this

address.

1973 A: Davis K. Webb, renter

Student

B: William J. Bourland, renter

Student

C: Mary M. Moore, renter

Teaching assistant, University of Texas

D: Rick Bell, renter

Student

1968 A: Vacant

B: Robert H. Ryan, renter

Instructor, University of Texas

C: Vacant D: Vacant

1965 Jack M. and J. Ann McGinnis, renters

Jack: Student

J. Ann: Employed by the public schools

1961 James D. Mueller, renter

Cattle buyer

William H. Luedecke, III, renter

Student

1959 A: Paul Salzberger, renter

Student

B: William Stelfox, renter

Student

C: Ruth Newton, renter

No occupation listed

D: Jerald R. Senter, renter

Physician

1957 A: Marvy and Joan Finger, renters

Marvy: No occupation listed

Joan: Salesperson, Hemphill Book Store No. 2, 2501

Guadalupe Street.

B: F.J, Jr. and June E. Dyke, renters

No occupation listed

C: Mabel M. Davis, renter

Widow, F.W. Davis

No occupation listed

D: Donald E. and Barbara B. Chandler, renters

Donald: No occupation listed

Barbara: Office secretary, Clay Products Association of the

Southwest, 109 Perry-Brooks Building.

1954 Fowler's Food Store

Carl L. and Marietta Fowler, proprietors

NOTE: The address is listed as 2516 Nueces Street.

NOTE: Carl L. and Marietta Fowler lived at 25161/2 Nueces Street.

1952 Fowler's Food Store

Carl L. and Marietta Fowler, proprietors

NOTE: The address is listed as 2516 Nueces Street.

NOTE: Carl L. and Marietta Fowler lived at 25161/2 Nueces Street.

1949 Fowler's Food Store

Carl L. and Marietta Fowler, proprietors

NOTE: The address is listed as 2516 Nueces Street.

NOTE: Carl L. and Marietta Fowler lived at 2516% Nueces Street.

1947 Fowler's Food Store

Carl L. and Marietta Fowler, proprietors

NOTE: The address is listed as 2516 Nueces Street.

NOTE: Carl L. and Marietta Fowler lived at 2516½ Nueces Street.

1944-45 Fowler's Food Store

Carl L. and Marietta Fowler, proprietors

NOTE: The address is listed as 2516 Nueces Street.

NOTE: Carl L. and Marietta Fowler lived at 25161/2 Nueces Street.

1941 Fowler's Food Store

Carl L. and Marietta Fowler, proprietors

NOTE: The address is listed as 2516 Nueces Street.

NOTE: Carl L. and Marietta Fowler lived at 2516½ Nueces Street. NOTE: The Fowlers also ran Fowler's Café at 603 W. 26th Street.

1939 Fowler's Food Store

Carl L. and Marietta Fowler, proprietors

NOTE: The address is listed as 2516 Nueces Street.

NOTE: Carl L. and Marietta Fowler lived at 2516½ Nueces Street. NOTE: The Fowlers also ran Fowler's Café at 603 W. 26th Street.

1935 Lay's Grocery

Harold O. Lay, proprietor

NOTE: The address is listed as 2516 Nueces Street.

NOTE: Harold O. and Vera Lay lived at 2516½ Nueces Street. NOTE: Carl L. and Marietta Fowler are not listed in the directory.

1932-33 Lay's Grocery

Harold O. Lay, proprietor

NOTE: The address is listed as 2516 Nueces Street.

NOTE: Harold O. and Vera Lay are also listed at 2516 Nueces Street.

1930-31 Blue Bonnet Grocery

Martin L. and Mary A. Bowdoin, proprietors

NOTE: The address is listed as 2516 Nueces Street, with an old address of 2510 Nueces Street

NOTE: Martin L. and Mary A. Bowdoin are listed at 2516 Nueces Street.

1929 Bluebonnet Grocery

Mary A. Bowdoin, proprietor

NOTE: The address is listed as 2510 Nueces Street.

NOTE: Martin L. and Mary A. Bowdoin are listed at 2510 Nueces Street;

he was an auto mechanic.

1927 Vacant

NOTE: The address is listed as 2510 Nueces Street.

1924 Powell's Quality Grocery

William M Powell, Jr., proprietor

NOTE: The address is listed as 2510 Nueces Street.

NOTE: William M, Jr. and Annie Powell lived at 2906 Rio Grande Street.

1922 Powell's Quality Grocery

William M. Powell, proprietor

NOTE: The address is listed as 2510 Nueces Street.

NOTE: William M. and Annie Powell lived at 2906 Rio Grande Street;

they also had a grocery and restaurant at 213 E. 5th Street.

Also listed at 2510 Nueces was Samuel G. and Emma Cross. They were renters and neither had an occupation shown in the directory.

1920 W.M. Powell and Sons Grocery

Wilburn M., Wilburn M., Jr. John B., William M., Elisha J. and Charles H.

Powell, proprietors

NOTE: The address is listed as 2510 Nueces Street.

NOTE: Powell and Sons also had a grocery store at 213 E. 5th Street. NOTE: The address of 601 W. 26th Street is not listed in the directory.

1918 Doole and Sons Grocery

John S., Charles Y, and David Doole, Jr., proprietors

NOTE: The address is listed as 2510 Nueces Street.

All of the Doole family also had residential addresses of 2510 Nueces Street.

1916 Philippus and Hunter, groceries

Henry Philippus and James T. Hunter, proprietors Fancy and staple groceries, poultry, cigars and tobacco NOTE: The address is listed as 2510 Nueces Street.

1914 Carl J. Berryman, groceries

NOTE: Carl J. Berryman also lived on the premises. NOTE: The address is listed as 2510 Nueces Street.

1912-13 C.W. Beryman & Son, general merchandise

Carl J. Beryman, proprietor Groceries and notions

NOTE: The address is listed as 2510 Nueces Street.

1910-11 C.W. Beryman & Sons, groceries and dry goods

Carl W. and Carl J. Beryman, proprietors

NOTE: Both Carl W. and Carl J. Beryman also lived on the premises.

NOTE: The address is listed as 2510 Nueces Street.

1909-10 C.W. Beryman & Sons, dry goods and groceries

Carl W. and Carl J. Beryman, proprietors

NOTE: Both Carl W. and Carl J. Beryman also lived on the premises.

NOTE: The address is listed as 2510 Nueces Street.

1905 C.W. Beryman & Sons, groceries and dry goods

Charles T. Beryman, proprietor

NOTE: The address is listed as 2610 Nueces Street. NOTE: Charles T. Beryman lived on the premises.

NOTE: Carl J. Beryman is listed as a clerk in the store; he also lived on-

site.

1900-01 Carl W. Beryman

Dry goods, furnishing goods, notions, boots, shoes, hats, groceries, feed, agent for Shite Star. American, and Cunard steamship lines.

NOTE: Carl W. Beryman also lived on the premises. NOTE: The address is listed as 2510 Nueces Street.

1898-99 Carl W. Beryman

Dry goods, furnishing goods, notions, boots, shoes, hats, groceries, feed, agent for Shite Star, American, and Cunard steamship lines.

NOTE: Carl W. Beryman also lived on the premises. NOTE: The address is listed as 2510 Nueces Street.

1897-98 Carl W. Beryman

Dry goods, furnishing goods, notions, boots, shoes, hats, groceries, feed, agent for Shite Star, American, and Cunard steamship lines.

NOTE: Carl W. Beryman also lived on the premises. NOTE: The address is listed as 2510 Nueces Street.

1895-96 Carl W. Beryman

Dry goods, furnishing goods, notions, boots, shoes, hats, groceries, feed, agent for Shite Star, American, and Cunard steamship lines.

NOTE: Carl W. Beryman also lived on the premises. NOTE: The address is listed as 2510 Nueces Street.

1893-94 Carl W. Beryman

Dry goods, furnishing goods, notions, boots, shoes, hats, groceries, feed, agent for Shite Star, American, and Cunard steamship lines.

NOTE: Carl W. Beryman also lived on the premises. NOTE: The address is listed as 2510 Nueces Street.

1891-92 Carl W. Beryman

Dry goods, furnishing goods, notions, boots, shoes, hats, groceries, feed, agent for Shite Star. American, and Cunard steamship lines.

NOTE: Carl W. Beryman also lived on the premises. NOTE: The address is listed as 2510 Nueces Street.

1889-90 Unknown

NOTE: Carl W. Beryman had a residential address of 2508 Nueces Street. He had a shop at 325-27 Congress Avenue, selling dry goods, notions, boots shoes, groceries, feed, and was an agent for the White Star, Inman, and North German-Lloyd steamship lines.

BIOGRAPHICAL NOTES:

C.W. Beryman; Carl E. Beryman (ca. 1890 – ca. 1915)

Carl W. Beryman was born in Sweden in 1838 and died in Austin in 1912. His death certificate shows that he was living at this address, and was a merchant. Carl E. Beryman, who took over the business after his father's death, died of exposure on a bitterly cold night in 1949 when he left a private mental hospital.

The 1910 U.S. Census shows C.W. Beryman living at 2510 Nueces Street. He was 71, had been born in Sweden, and was a merchant with his own store. With him lived his 30-uear old son, Carl G. Beryman, who was a clerk for his father (and died in 1928). Carl E. Beryman, who took over the business after this father's death is not listed with them in the census report.

C. W. Beryman has moved his entire stock of goods to his new store on August street. Sixth ward, and would be glad to see his patrons and friends at his new quarters, where he will sell them goods as che ip as they can be bought in the city of Austin.

Notice of C.W. Beryman's business move from 325-27 Congress Avenue to the current building. Austin <u>Daily Statesman</u>, May 1, 1890

C. W. BERYMAN.

During the year 1808 Mr. Beryman began his business career in Austin on a small scale. It needs not our pen to describe his successful operations. In 1890 he built the substantial two-story brick (West 26th street) and moved therein. He carries a large and diversified stock of dry goods, clothing, boots, shoes, groceries, etc. He is also agent for the Inman, White Star and German Lloyd Steamship lines to Europe. Mr. Beryman has been a resident of Austin since 1858 and is one of our most highly respected citizens.

Description of Beryman's business and building Austin <u>Daily Statesman</u> (Business Edition), March 22, 1894

MORTUARY

C. W. Berryman, who died suddenly at a few minutes past midnight yester-day, was a well known pioneer resi-dent of this city, having settled here in 1868. He served in the Civil-war from 1862 to the close and was en-waged in business here for many years.

Mr. Herryman was born in Sweden seventy-three years ago and as young man learned the trade of silversmith, which he followed for year after his arrival in Austin, in 1969 he entered the employ of H. M. Bwenson, the Austin merchant prince of those days and later New York millionaire. In this employment he remained until his enlistment in the Confederate army.

After the war he went into the gen-eral merchandising business for himand acoumulated conskierable property in the course of his career. He retired from business some five years ago, after a two years absence.

in his native country,

He is described by his friends as an

extremely love, bla and unright man, lie is survived by an only sister in Eksje, Hweden, and a son, Carl J., who conducts a business in this city.

The funeral will take place this at eranon, conducted by the Rev. G. Schman, paster of the Hwedi Hwedist Lutheran church, and Rev. C. C. Pugh paster of the University Baptist church. A short service at \$:15 o'clock will be held at the residence, Twentysixth and Nuecos streets, and at 2 Octock a service will be held at the Swedish Lutheran church, Congress avenue and Blateenth street. Interment will be at Oakwood,

The palibearers: J. W. Graham, A. H. Thwealt, G. A. Dergatrom, John G. Palm, Carl Burkman and Carl Eckman.

Obituary of Carl W. Beryman Austin Daily Statesman, March 7, 1912

Record Cold of 2-Below Claims Two Lives Here

Two persons were dead of exposure and one seriously ill Monday after one of the coldest weekends in Austin's history.

The dead are Carl Emanuel Beryman, 43, found suffering from exposure outside the city limits, and a 77-year-old Negro woman found dead in her home.

Beryman was found in a critical condition about 11 a. m. Sunday after being reported missing from the Oak Ridge Sanitorium late Saturday. He was 'discovered on a small county bridge just outside the city limits on Riverside Drive and died 17 minutes after reaching Brackenridge Hospital. Funeral arrangements are being handled by Weed-Corley Funeral Home.

News story on the death of Carl E. Beryman Austin <u>Statesman</u>, January 31, 1949

Carl L. and Marietta Fowler (ca. 1938 – ca. 1955)

The 1940 U.S. Census shows Carl L. and Marietta Fowler as renters at this address (listed as 2516 Nueces Street). Carl L. Fowler was 48, had been born in North Carolina, and was the owner and manager of a retail grocery store. Marietta Fowler was 39, had been born in Texas, and had no occupation listed. They had no children listed with them. The Fowlers lived in Abilene, Texas in 1935.

Carl L. Fowler died in 1957; Marietta Fowler died in 1967.



Ad for local Leonard East's frozen chickens and the stores where it was available. Fowler's Food Store is listed second from the bottom in the left column.

Austin <u>Statesman</u>, January 27, 1949



C. L. FOWLER

Austin Man, 65, Sought Over Area

A search was on Monday for a 65-year-old Austin man who disappeared after leaving the Elks Club late Saturday night.

The missing man is C. L. Fowler, 4302 Avenue A—an employe of Hemphill Book Stores.

Howler's car was found Sunday afternoon in a ditch on the Manor Highway but there was no trace of the driver. The car had been abandoned about a mile east of the city limits.

Mrs. Fowler told The Austin Statesman her husband left home about 8 p. m. Saturday to go to the club. She said the last she heard of him was from a friend who saw him leave the club about 11 p. m.

Police and the sheriff's department quoted Mrs. Fowler as saying her husband had been weakened by a stroke a few years ago.

Fowler was described as five feet, six inches tall, 175 pounds, grey hair and blue eyes. He was wearing a dark blue suit with black tie when he left the Elks Club.

News story on the disappearance of Carl L. Fowler Austin <u>Statesman</u>, November 25, 1957

C. L. Fowler Death Laid To Exposure

By WRAY WEDDELL JR.

Justice of the Peace J. H. Watson signed a death certificate Friday listing exhaustion and exposure as causes of death in the strange C. L. Fowler case, but did not rule out the possibility of foul play.

Sheriff T. O. Lang, however, replied, "No, sir, I sure don't," when asked if he thought freezing weather late last month and strength-sapping ankle-deep mud had human aid in striking down the 65-year-old man.

Fowler disappeared in bitter cold shortly before midnight Nov. 23. His body was found Sunday in a field east of Austin half buried in mud. Missing were his billfold, wrist watch, eye glasses and neck tie.

Lang said Friday that despite the mystery provided by the missing articles, not a shred of evidence had been turned up pointing to violence.

He quoted a pathologist, Dr. John R. Raincy Jr., as saying he had found no evidence that Fowler had suffered from any thing other than exposure and exhaustion.

Watson entered his cause-ofdeath verdict after consultations with the pathologist, but then told a reporter he was not prepared to certify that Fowler's death was an "accident,"

Fowler, a stroke victim who had been known to become lost while driving at night, was last seen alive as he drove away from the Elks Club. The temperature was well below freezing and sleet was flying.

The next day his car was found mired deep in a ditch off US 290 (Manor Highway). The clutch had been burned out, indicating a desperate effort to free the car.

Fowler remained on the missing persons list for 22 days—until a farmer found his body while plowing a field off Decker Lane—a country road which intersects US 290, The body, a mile from where the car was found, was sunk so deep in mud it could not be seen more than a few feet away.

Since no tracks were found from the car to the field, Lang believes Fowler walked on US 290 pavement for a quarter of a mile until he reached Decker Lane, then walked down the latter—also paved—until he came to the field where he died.

Lang believes that Fowler, perhaps panicky by then, was frying to reach a small farm house when he struck out across the open field—a sea of sticky mudthat night.

Tracks in the field show, according to the sheriff, that Fowler fell several times and at times crawled on his hands and knees until he collapsed to die in the wet cold.

Lang said he had questioned the pathologist about the possibility of an attack on Fowler before he stumbled and crawled into the field. He quoted the physician as saying that any one seriously injured would not have had the strength to move about in the deep mud as Fowler had done.

As for the billfold, glasses and other missing personal items, Lang believes they are buried in the field, much of which was plowed before discovery of Fowler's body.

Lang said Fowler carried his billfold in his side pocket instead of hip pocket and it could easily have fallen out during the ordeal in the cold mud. He said the wrist watch had a stretch band and was probably lost during Fowler's desperate crawling. As for the eye glasses, they could have simply fallen off, said Lang.

Of the missing neck tie, Lang said it was apparent that Fowler had torn at clothing around his

neck in his death throes. Lang said the dying man even got rid of his rain coat, which was found nearby almost completely buried in the mud.

Lang said he was convinced that no human hand contributed to Fowler's death despite the picture of possible violence presented by the missing articles.

He said that X-rays of the body showed no fractures and no blood was found on Fowler's mud-caked clothing.

Story on the death of Carl L. Fowler Austin Statesman, December 20, 1957

MRS. MARIETTA FOWLER

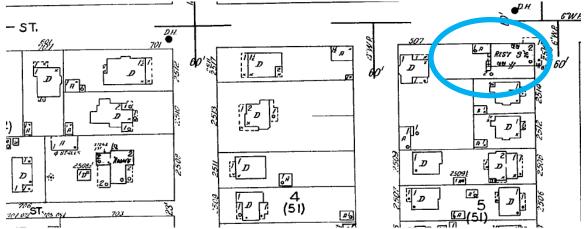
Mrs. Marietta Fowler, 66, 4302 Ave. A., died in a local hospital Thursday. She was a member of Shettles Memorial Methodist Church and Elks Does.

She is survived by Emelia mother. Mrs. Poindexter of Novice, Texas: five sisters, Mrs. Julia Kent of Clyde, Mrs. Libbie Gorman of Las Cruces, New Mexico, Mrs. Edith Hagar of Abilene, Mrs. Opal Betzen of Woodword, Okla. and Mrs. Lola Mae Stevens of Navajo Dam, New Mexico; andi brothers, Calvin Poindexter, of Lawn, Poindexter of Novice, Henry Poindexter of Big Spring and W. J. Poindexter of Ervin. N.C.

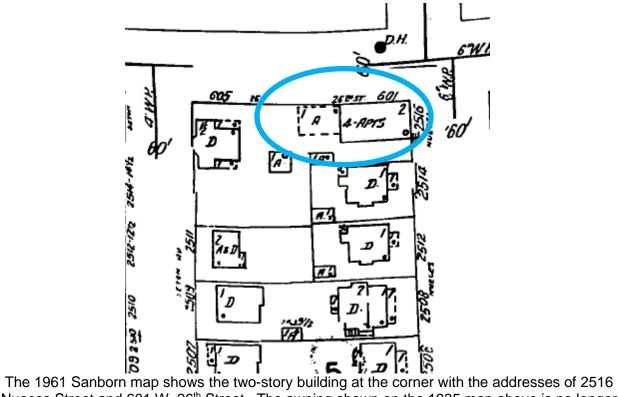
Funeral services will be held at 3:30 p.m. Saturday at Cook Funeral Home with Rev. Harry C. Bamberger officiating. Burial will be in Austin Memorial Park.

Pallbearers will be Forest Gathright, George L. Patterson, J. L. Armstrong, F. E. Wilder, Henry Wendlandt and Burkley Campbell.

Obituary of Marietta Fowler Austin <u>Statesman</u>, May 19, 1967



The 1935 Sanborn map shows the building as a 2-story restaurant and store with an old address of 2510 Nueces and a new address of 2516 Nueces Street. The store has a wraparound awning at the corner of 26h and Nueces Streets.



The 1961 Sanborn map shows the two-story building at the corner with the addresses of 2516 Nueces Street and 601 W. 26th Street. The awning shown on the 1935 map above is no longer depicted.