

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
AUGUST 3, 2022
PR-2022-002404 & GF-2022-016498;
1315 & 1317 NEWNING AVE

PROPOSAL

Demolish two existing contributing buildings located in the Travis Heights-Fairview Park National Register District, which are 1315 Newning Ave. (ca. 1940) and 1317 Newning Ave (ca. 1915) on one parcel. Demolish all impervious cover and a third structure to the rear, between 1315 & 1317 Newning Avenue.

ARCHITECTURE

1317 Newning Ave. is a modest, single-story Greek Revival house with a rectangular plan on a pier and beam foundation, with a low-pitched, hipped metal roof. The residence has a full-width entry porch supported by pilasters and a single masonry chimney. A single-entry door and transom are flanked by two rectangular windows on the symmetrical façade, while three pairs of similar rectangular windows transverse the south elevation.

1315 Newning Ave. is a simple, single-story wood frame house of Minimal Traditional Style, circa 1940 with horizontal wood siding and a front-gabled asphalt roof. It has a small, lower gable roof extension on simple posts with concrete steps, forming a front porch over an off-center single-door entry. The façade contains two sets of rectangular windows on either side of the entrance, which appears to be 1:1 with aluminum replacement screens.

RESEARCH

1315 Newning was constructed in the early 1940s. Research indicated water tap permits in 1951. It served as a rental property for most of its lifespan. In 1955, Richard D. and Hilda R. Rylander rented 1315 Newning Avenue. Richard was an accountant for the State Insurance Board. In 1957, Jack and Alma Clark became the new tenants. Jack was listed as serving with the United States Air Force. According to City directories, the house at 1315 Newning was vacant in 1959.

1317 Newning was built circa 1915. The first known mention by a city directory of this address was in 1916, when Guy and Beulah Cannon purchased the property. Guy was a local car salesman. After 1920, the property was then purchased by Jerome B. Wheatley, a sergeant for the Texas Rangers. Jerome Wheatley was hand-picked by Governor Pat Neff (term 1921-1925) to serve in the Texas Rangers¹. Sergeant Wheatley was also a former Potter County Sheriff (1894-98), Moore County Sheriff, and Chief of Police for Amarillo². According to City Directories, Captain Wheatley lived at the residence from at least 1922-1927, during which he was appointed to the Rangers by Governor Neff. In 1932, Governor Ross. S. Sterling promoted him to the rank of Captain of the Texas Rangers. Captain Wheatley served with the Texas Rangers for 18 years. He later became head of the Department of Public Safety narcotics division at Camp Mabry, retiring in 1940³.

Captain Wheatley and his wife were the last to own the property before it changed to a long stretch of history as a rental property. It was leased by tenants such as Reverend C. Polk and Viola Webb from 1927-1929; in 1932, it changed tenants to Lanier and Anne Hendry. Lanier was a radio technician for J.R. Reed Music Co. In 1937, Dorothy H. Hollman rented the property; she was the chief clerk with the State Board of Cosmetology. The property was then vacant until Minott F. and Kate R. Rogers became tenants from 1944-1952. Their occupations were listed as a teacher for the Texas School for the Deaf and tailor. Afterward, Jessie Cowart, a nurse, rented the property in 1955.

PROPERTY EVALUATION

The property at 1317 contributes to the Travis Heights-Fairview National Register district.

¹ Harris, Charles H., and Louis R. Sadler. 2019. *The Texas Rangers in Transition the Texas Rangers in Transition: From Gunfighters to Criminal Investigators, 1921-1935*. Norman, OK: University of Oklahoma Press.

² Dallas Morning News. May 19, 1932. *Sergeant Wheatley made Ranger Captain*: ProQuest Historical Newspapers.

³ Austin American Statesman. April 18, 1944. *Capt. Wheatley, Longtime Ranger Dies*. Austin, Texas: ProQuest Historical Newspapers.

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 criteria for landmark designation (LDC §25-2-352). The staff has evaluated the property and determined that 1317 Newning Ave meets two criteria:
 - a. Architecture. The building is an important example of the Neoclassical/Greek Revival style with the Travis Heights-Fairview.
 - b. Historical association. The property has historical associations with Texas Ranger Captain Jerome Wheatley, who lived at the property during his appointment to the Texas Rangers by Governor Pat Neff. City Directories suggest Captain Wheatley and his wife Mattie lived here from at least 1922-1927 during Governor Neff's entire single term in office. Governor Ross Sterling appointed Sergeant Wheatley Captain of the Texas Rangers in May of 1932.
 - 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 possess physical characteristics that contribute to the character, or image, of the neighborhood.
 - e. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

The property at 1315 contributes to the Travis Heights-Fairview National Register district.

Designation Criteria—Historic Landmark

- 4) The building is more than 50 years old.
- 5) The building appears to retain low integrity.
- 6) Properties must meet two criteria for landmark designation (LDC §25-2-352). The staff has evaluated the property and determined that 1315 Newning Ave does not meet two standards:
 - f. Architecture. The building is not a good example of a particular architectural style.
 - g. Historical association. The property does not appear to have significant historical associations.
 - h. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - i. Community value. The property does not appear to 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.
 - j. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

If the Commission finds the historic association meets the criteria for landmarking, initiate historic zoning based on architecture and historic association. If the Commission chooses not to initiate, encourage rehabilitation and adaptive reuse, then relocation over demolition.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: GF 22-016498

LOCATION: 1315 NEWNING AVENUE

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.



PROPERTY INFORMATION – 1315 NEWNING AVENUE

Contributing to the Travis Heights National Register Historic District

Photos



Demolition permit application, 2022

Occupancy History

City Directory Research, January 2022

1959	Vacant
1957	Jack and Alma Clark, renter USAF
1955	Richard D. and Hilda R. Rylander, renters Accountant State Insurance Board
1952	Address not listed

Permits

841 -

WATER SERVICE PERMIT
Austin, Texas

D N° 5319 ¹³⁰

Received of H. P. ROSS Date 12-19-51

Address 1315 NEWNING AVE

Amount TWENTY & NAD 3/4 20

Plumber BURLESON PLB Size of Tap 3/4

Date of Connection 12-27-51

Water service permit, 1951

Max Lapin **1315 Newning Avenue**

130 North 44' of 41

Fairview Park

Frame residence and garage.

49360 10-23-51

\$5400.00

Owner

Building permit, 1951

PROPERTY INFORMATION

Photos



Demolition permit application, 2022

Occupancy History

City Directory Research, January 2022

1959	Marion F. and Mary J. Pendergraft, renters Serviceman Sears
1957	Paul D. and Mary Patterson, renters USAF
1955	Jessie Cowart, renter Nurse
1952	Minott F. and Kate Rogers, renters Tailor
1949	Minott F. and Kate Rogers, renters Tailor
1947	Minott F. and Kate R. Rogers, renters Teacher Texas School for the Deaf
1944	Minott F. and Kate R. Rogers, renters
1941	Vacant
1939	Vacant

1937 Dorothy H. Hollman, renter
Chief clerk State Board of Cosmetology

1935 *Address change to 1215 Newning Ave*
Vacant

1932 *Address change back to 1315*
Lanier and Anne Hendry, renters
Radio technician J. R. Reed Music Co.

Edgar Hendry, renter

1929 *Address change back to 1215*
Reverend Polk C. and Viola Webb, renters
Evangelist

1927 *Address listed as 1215*
Reverend Polk C. and Viola Webb, renters
Evangelist

1924 *Address listed as 1215*
Jerome B. and Mattie Wheatley, owners
Sergeant Texas Rangers

1920 *Address listed as 1215*
Guy R. and Beulah M. Cannon, owners
Salesman Thomas Motor Car Co.

1916 *Address listed as 1215*
Guy R. and Beulah M. Cannon, owners
Salesman Thomas Motor Car Co.

1912 Address not listed

Permits

WATER SERVICE PERMIT

Austin, Texas

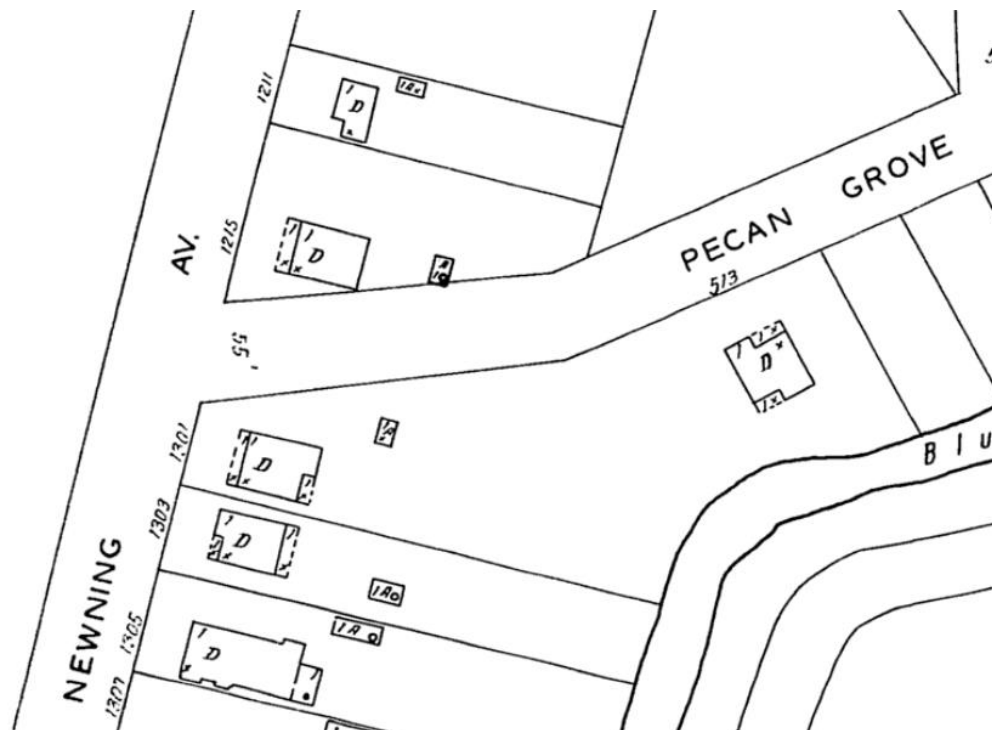
E N^o 15471

Received of _____ Date 2-4-58
 Address 1317 Newning Ave. S. part of lot 41
 Amount No record of service \$ 0.00
 Plumber Locate & change to copper if galv. Size of Tap 1/4"

Water service permit, 1958

OWNER	W.A. Properties	ADDRESS	1317 Newning Ave
PLAT	130	LOT	41
SUBDIVISION	Fairview	BLK.	
OCCUPANCY	Repair and remodel res		
BLDG. PERMIT #	196691	DATE	5-29-80
CONTRACTOR	Owner	OWNERS ESTIMATE	200.
WATER TAP REC#		SEWER TAP REC#	

Building permit, 1980



Sanborn map, 1935

Capt. Wheatley, Longtime Ranger, Dies

*The Austin Statesman (1921-1973); Apr 18, 1944;
ProQuest Historical Newspapers: The Austin American Statesman
pg. 2*

Capt. Wheatley, Longtime Ranger, Dies

Capt. Jerome B. Wheatley, 77-year-old former captain of the Texas Rangers, died at his home 1300 East 28th street Tuesday at 3 a. m. after a short illness. He is survived by his widow, Mrs. Mattie Wheatley; one daughter, Miss Roma Wheatley, both of Austin; four nephews, and one niece.

Funeral services will be held at Hytlin Funeral home Wednesday at 4 p. m. with the Rev. Jack Suggs of the First Street Christian church officiating. Burial will be in Oakwood cemetery.

Born in Ennis, Texas, on June 14, 1866, Capt. Wheatley went west to Amarillo at the age of 18 and became a pioneer rancher. After a short time he was made sheriff of Moore county and then chief of police in Amarillo.

As an officer of the law, he gained the reputation of being a good shooter and a straight-shooter and in 1921 was made captain of the colorful Texas Rangers. During his 18 years as ranger captain he covered the state, first on horseback and later in an automobile.

In 1939 he became head of the narcotics section of the Department of Public Safety at Camp Mabry but retired from that position in 1940.

He had never been ill until he suffered a heart attack several months ago.



Rear accessory structure photos, application

products rates apply.

Sergeant Wheatley Made Ranger Captain

From the Austin Bureau of The News.
AUSTIN, Texas, May 18.—Sergt. J. B. Wheatley of Headquarters Company, Texas Rangers, at Austin, was named Wednesday by Gov. Ross S. Sterling as captain of Company C to fill a vacancy caused by the recent death of Capt. Light Townsend in San Antonio.

Captain Wheatley will take up his duties immediately at the headquarters of his company at Uvalde. He has been twelve years in the service, under Capt. Frank A. Harner and Capt. Tom Hickman.

Prior to his enlistment, Wheatley served as Sheriff of two Panhandle counties, Potter and Moore, and later was Chief of Police of Amarillo. His home is in Waxahachie.

Dallas
Morning
News,
5/19/1932