

**HISTORIC LANDMARK COMMISSION
JUNE 22, 2015
DEMOLITION AND RELOCATION PERMITS
HDP-2015-0369
901 DAWSON ROAD**

PROPOSAL

Demolish a ca. 1937 house.

ARCHITECTURE

One-and-a-half story, rectangular-plan, side-gabled, stone-veneered frame house with a front-gable in the front with board-and-batten siding in the tympanum, and a front-gabled entry bay; single and paired 1:1 windows.

RESEARCH

The house appears to have been built in 1937, and was initially rented by Walter and Lillian Pinson, who lived here until around 1940. Walter Pinson was a carpenter, who had been born in Navarro County. They had lived in rural Stonewall County, Texas in 1935, and later moved to Corpus Christi, where Walter continued his carpentry trade. He later became a Baptist minister, and died in Calhoun County, Texas in 1958. From around 1940 to around 1948, the house was rented by Hillery and Tennie Owens. Hillery Owens was a cab driver, who also owned his own taxi company around 1940. He had been an auto mechanic in Pampa, Texas in the 1930s. The house was later rented to a series of tenants, including an engineer, a laborer, a painter, and a lawyer.

STAFF COMMENTS

The house is beyond the bounds of any City survey.

STAFF RECOMMENDATION

Initiate historic zoning. This house is an excellent example of a vernacular style with stone veneer that typifies its 1930s construction date as well as a choice of style and materials that was popular in the Bouldin Creek neighborhood at that time. The house also represents the housing types available for the middle class in South Austin at the time of its construction. Every effort should be made to evaluate alternatives to demolition to retain and adaptively re-use the house.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2015-0369
LOCATION: 901 Dawson Road



1" = 174'

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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901 Dawson Road
ca. 1937



OCCUPANCY HISTORY 901 Dawson Road

City Directory Research, Austin History Center
By City Historic Preservation Office
December, 2014

1992	Jimmie L. Caples, renter Retired
1985-86	No return
1981	Michael W. and Kay Walton, renters No occupation listed
1977	Terry J. and Mary Johnson, renters Clerk, State Department of Public Welfare
1973	Terry J. Johnson, renter Stock clerk, State Department of Public Welfare NOTE: The directory indicates that Terry J. Johnson was a new resident at this address.
1968	Terry and Joan Weeks, renters Terry: Lawyer, 308 W. 11 th Street

- Joan: Employed by the State Department of Public Welfare
- 1962 Percy J. and Nettie E. Garrett, owners
No occupation listed
- 1959 Gilbert D. and Winnie Bartlett, renters
Painter
- 1955 Joseph W. and Alma L. McDaniel, renters
Laborer
- 1952 Ray and Ethel Fleetwood, renters
Engineer
Also listed is Stanley R. Fleetwood, a student.
- 1949 Jerrel F. and Hester Chester, renters
U.S. Navy
- 1947 Hillery and Tennie Owens, renters
Driver, Owl Taxi, 102 W. 3rd Street and 2442 Guadalupe Street.
- 1944-45 Hillery and Tennie Owens, renters
Driver
- 1941 Hillery and Tennie Owens, renters
Chauffeur, Congress Taxi, 314 Congress Avenue.
NOTE: Walter D. and Lillian Pinson are listed at 5302 Avenue H; he was a
carpenter.
- 1939 Walter D. and Lillian M. Pinson, renters
Carpenter
NOTE: Hillery and Tennie Owens are not listed in the directory.
- 1937 No houses are listed in Dawson Road.
NOTE: Walter D. and Lillian M. Pinson are not listed in the directory.

BIOGRAPHICAL NOTES:

Walter D. and Lillian Pinson (ca. 1937 – ca. 1940)

The 1940 U.S. Census shows Walter and Lillian Pinson as the renters of the house at 935 E. 52nd Street in Austin. Walter Pinson was then 37, had been born in Texas, and was a carpenter. Lillian Pinson was 30, had been born in Oklahoma, and had no occupation listed. They had 4 children: Wayne, 14; John, 11; Melba, 9; and Margaret, 3. All the children had been born in Texas. The family had lived in rural Stonewall County, Texas in 1935. By 1944, they were living in Corpus Christi, where Walter was a carpenter. Walter Pinson died December 25, 1958 in Calhoun County, Texas. At the time of his death, he was a minister in a Baptist Church and was living in Tivoli, Texas. He had been born in Navarro County.

Hillery and Tennyne Owens (ca. 1940 – ca. 1948)

Hillery and Tennyne Owens appear in the 1940 U.S. Census as the renters of this house. Hillery Owens was 45, had been born in Texas, and was the owner of a private taxi with his own business. Tennyne Owens was 36, had been born in Texas, and had no occupation listed. They had 2 daughters, Verba Lee, 18, a creamery attendant in a creamery; and Billy, 14, who had no occupation listed. Both girls had been born in Texas.

The 1930 U.S. Census shows Hillery and Tennyne Owens renting a house in Pampa, Texas, where Hillery was an auto mechanic. Tennyne had no occupation listed. Their daughters had no occupations listed. Another listing in the 1930 U.S. Census shows the same information for the family living in Pampa, but they had a roomer, Arthur McCullough, a 31-year old Mississippi-born auto mechanic.

Hillery Owens' 1949 death certificate shows that he was a 54-year old cab driver who had been born in Holder, Texas. He was living at 1715 Valeria Street in Austin at the time of his death, and was divorced.

HILLERY OWENS
 Hillery Owens, 54, died at his home, 1715 Valeria Street, Sunday. He is survived by his wife, Mrs. Tinnie Owens; one son, Bernard G. Owens of Austin; two daughters, Mrs. Billie Hamilton and Mrs. Dee Bible, both of Austin; four brothers, Elias Owens, Herman Owens and Walter Owens of Austin and Howard Owens of Lamesa and four sisters, Mrs. Cora McDonald and Mrs. Virgie Williams of Brownwood, Mrs. Lula Gilliam of Coleman and Mrs. Sally Fortner of Owens.
 The body is at the Hyltin-Manor Funeral Home pending completion of funeral arrangements.

Obituary of Hillery Owens
 Austin American, May 23, 1949

HILLERY OWENS
 Hillery Owens, 54, died at his home at 1715 Valeria Street Sunday.
 Funeral services will be held at the Hyltin-Manor Funeral Home Tuesday at 9:30 a. m. with the Rev. Carlyle Marney officiating. Burial will be in Capital Memorial Park.

Funeral notice for Hillery Owens
 Austin American, May 24, 1949

Connection Charge \$ 1502 No. 16060

APPLICATION FOR SEWER CONNECTION.

SWIT Austin, Texas, 8-29 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 MRS JANE D PARKER
at 901 DAWSON Rd. Street,
further described as lot 14815 block 4, outlot _____,
subdivision Arboles Est. #3 division _____, plat 113,
which is to be used as a Res

In this place there are to be installed 6 fixtures.

I agree to pay the City Sewer Department the regular ordinance
charge.

REDIEP Respectfully Jane D Parker
AT - PL by Ruth D. Tinnin
Stub Out

Connected 12-21 1939 Permit Pd. 12-18-39
Size of Main 1 inches. a.k.
Size of Service 4 inches.
2 Feet Deep in ST
20 Feet from Property Line Cor 1-N
____ Feet from Curb Line of SLL
Inspected by Boatright
Connection made by Hugh Request
12720 JHB AT-1336

Sewer connection application for this address (1939)

STAFF NOTE: Please see the PDF file of the deed records referenced by the following e-mail.

Hi Steve & Kalan, I just received these documents from my friend, Jim Goldrick who has a mortgage & title company.

My ex husband Lee Allbright, who is in real estate, suggested that the city would be able to get tax records showing & proving occupancy or at least when it was built.

This & the city council meeting in 1935 show that the house was already built prior to this. Hence the MLS putting it at 1925. But both my house & the 901 weren't finished at the same time. Which leads to the oral history I was given by both Ruth D Tinnin & Elizabeth Tinnin Moore.

Would it be possible for you two to access tax records going back that far ?

I hope this gives you concrete information to reevaluate the age of this house on your documentation, it IS older than 1935 & 1925. Also the history that it relates to & involved many names recognizable today in 2015.

Thank you,
Veronica Allbright

Hi Kalaan & Steve,

I found this interesting info from a city council meeting August 22 1935. The development of this neighborhood was mentioned & the names of Nannie Dawson & her attorney Yelderman, along with N.A. Dawson, Ruth D.Tinnin & others. This corresponds with the documents I brought to you that were highlighted, & are directly related to this link about the 1935 meeting.

<https://www.evernote.com/shard/s445/sh/f0e9de02-de6b-4f7e-9c51-a0cd25519fc0/32eea19bd8518a0640b53641a20e4d12>

They were so interested in maintaining the integrity of this area that they brought in a lawyer in 1935!

And in 1977 Elizabeth Tinnin Moore (daughter of Ruth D Tinnin) made sure I was aware of these facts. I'm sure that when 901 Dawson was sold to Mary Herndon in 1984 the contract used was the exactly the same as mine. Both were "balloon payments" & gift deed, special warranty deed. This information is on the MLS document's history section from the recent sale this last year.

Also interesting is that these are women conducting business & decisions about Austin's growth " south of Barton Springs Road" ,which they were granted, by the Austin City Council in the '30s.

My oral history is from these women & neighbors.

I met Ms Ruth Tinnin in her later years with her daughter Elizabeth T Moore in the summer of 1975. I was searching for a rental house. I had learned Ms Moore had lots of rental in the Bouldin neighborhood. I lived at Mrs.Blackshear's upstairs apartment on Bouldin & Ebony, she must have been in her late 70's-early 80's. I had to move because I had rescued the next door neighbor's dog. The dog owner up & left it there for days barking then moved without it! The dog owner's name was Rocky Erickson.

My landlords were Daughters of the Republic. Not intimidated. As they were older they spent time talking when they picked up the rent & later mortgage. I remained in contact with Ms Moore till early 1990's.

The house at 901 was a place the family had sentimental memories. I think family members resided there. They said it was built in the early 1900's. They said that both houses were built with used materials from the surrounding areas,Georgetown & Bastrop were mentioned. Family members looked after all building concerns & did so while Ms Moore held the title to 901 in the 1980's while Mary Hendron was buying it. She would actually do some complaining to me about difficulties she was having with Herndon, mostly little. But once she became very upset for months about some money transactions.

My house 905 Dawson, was built after the 901 Dawson. I was told by both Ms Moore & Tinnin, the neighbors Sparky TM Johnson & wife on Ramona & Minnie & Mr Garza across the street on Dawson that my house "remained roofless through the depression".

Both properties have these strange little two story garage buildings that the only way to access the upper part was by a staircase that was on the outside. When I asked, Why did they go to the trouble of the upstairs when they had to go outside to get up there? They said hay was stored there & it could dry out up there. Dawson road was dirt. South Austin was separate from the other side of the river & they stored feed & other necessary items for their horses at both these houses.

They were the original land owners they loved this block of houses & 901 & 905 especially! I believe they wanted to keep a semblance of the history of their time to carry into the future of a continuing popular growing Austin.

I also believe that these houses can continue to share an appreciation to the past as well as update for modern convenience. That they remind us of a style, characteristics, & materials that are unique together. In place they give our neighborhood a special quality. The houses are as much to the landscape as the live oaks that have grown around them.

Please contact me if I can assist in any way
Thank you so much,
Veronica Allbright