

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2018-0105

HLC DATE:

October 22, 2018

PC DATE:

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Hillside Drug Store

COUNCIL DISTRICT: 1

WATERSHED: Boggy Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1209 E. 11th Street

ZONING FROM: CS-1-NCCD-NP to CS-1-H-NCCD-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from commercial liquor sales, neighborhood conservation, neighborhood plan (CS-1-NCCD-NP) combining district to commercial liquor sales – Historic Landmark – neighborhood conservation, neighborhood plan combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Architecture, historical associations, community value.

HISTORIC LANDMARK COMMISSION ACTION: **July 23, 2018:** Initiated a historic zoning case upon the property owner's request in citizens' communication. Vote: 7-0 (Galindo, Reed, and Brown absent).

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The building was not recommended for local or national designation by the East Austin Historic Resources Survey (2016).

CITY COUNCIL DATE: November 1, 2018

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Organization of Central East Austin Neighborhoods

BASIS FOR RECOMMENDATION:

Architecture:

One-story, rectangular-plan, flat-roofed stuccoed cinder block masonry commercial building with triple double-leaf entrances; fixed-sash plate glass fenestration and fixed-sash plate-glass transoms above all window and door openings on the building; the shallow canopy across the front of the building has been replaced with a canvas awning. The building was rehabilitated and restored by the current tenants, in the early 2010s.

Historical Associations:

This building was constructed in 1949 by Ulysses S. and Veola Young to house their family business, the Hillside Drug Store. The Youngs had lived on this site since 1928, and had their business downtown prior to the construction of this building. They moved their house to the

back of the lot to accommodate the construction of this building. They moved to 1190 Comal Street around 1970 and demolished their former home on this site in 1976.

Ulysses S. Young was born near Rockdale, Milam County, Texas, the son of Robert L. and Agnes Young, who owned their farm there. As a young man, Ulysses worked on his parents' farm. He left home around 1920 and moved to Waco where he was a helper in the home of a dentist. He then moved out of state to obtain his education in the field of pharmacy, as there were no schools of pharmacy available to African-American students in Texas at that time. He came to Austin around 1928, and took over the drug store of Thomas C. DeLashwah at 421 E. 6th Street. Young renamed the business the Ideal Pharmacy, and was in business on E. 6th Street until around 1936, when he opened Young's Drug Store at 1806 E. 12th Street. By 1939, he bought the Hillside Drug Store at 607 San Jacinto Street from his neighbor, Charles Christian, an African-American physician, who lived next door to him at 1211 E. 11th Street (now removed). Young operated the Hillside Drug Store on San Jacinto until 1949, when he constructed this building. The Hillside Drug Store was here on E. 11th Street until Young's retirement in 1977.

Veola Hicks Young was born in Falls County, Texas in 1905, the daughter of William Hicks and Veola Evans Hicks, who owned their Falls County farm. She married Ulysses S. Young in June, 1928, and moved into the house previously on this lot. Veola Young opened the Four Point Beauty Shop at their home here, and moved the business into their commercial building around 1960, renaming it the Hillside Beauty Shop. Veola Young was also a realtor, and had her real estate office in this building from the mid-1960s until 1977.

All the members of the Young family were involved in the operation of the family drug store. Veola Young, and their daughter, Yveta Young (now Yveta Turner) worked behind the counter; Yveta Turner also staffed the soda fountain. Ulysses Young, Jr. delivered goods and prescriptions to the pharmacy's customers in the area. Both Ulysses, Sr. and Veola Young died in 1978. The building has remained in the family since that time, and has been the home of a barber shop, a used book store, Gene's New Orleans Po-Boys, and now, the farm-to-table restaurant, Hillside Farmacy, which has revamped the exterior of the building, re-used an original pharmacy case and counter, and has memorabilia and photographs of Doc Young to commemorate the history of the building.

Ulysses S. Young was as a pharmacist to Austin's segregated African-American community for 50 years continuing the legacy of African-American drug stores that began in the mid-1890s with Joseph J. Jennings, the first known African-American druggist in the city. Jennings' store at 424 E. 6th Street, at the time the center of the African-American business district. One of his partners was John H. Stevens, one of the first African-American physicians in the city, who also had his office in Jennings' building at 424 E. 6th Street. Thomas DeLashwah, certified by the State of Texas as a licensed pharmacist in 1915, worked first for Jennings and Jennings; around 1921, he opened his own drug store at 421 E. 6th Street, which he sold in 1928 to Ulysses S. Young. DeLashwah's Drug Store became the Ideal Pharmacy, and advertised a "complete line of drugs, sundries, and cosmetics," as well as specializing in prescriptions. Young renamed the business again to the Hillside Drug Store when he moved to 607 San Jacinto, on a steep incline.

The Hillside Drug Store also provides a glimpse of the closely-knit connections within Austin's African-American professional community in the 20th century. Thomas DeLashwah, who sold his business to Ulysses S. Young in 1928, lived across the street from Young at the triangle formed by the intersection of Rosewood Avenue and 11th Street. Charles Christian, who sold Ulysses S. Grant the Hillside Drug Store in the late 1930s, lived next door to Young at 1211 E. 11th Street. All three of these families lived in substantial houses, indicating a higher level of prosperity.

Sanborn maps of the neighborhood and city directories show the transformation of E. 11th Street from a residential to a commercial corridor. The 1935 map shows a still-primarily residential neighborhood; the only businesses appear to be locally oriented, such as small groceries. The character of the street changed dramatically in the 1940s, lined with businesses, including night clubs, restaurants, beauty and barber shops, and this drug store, catering to the segregated population.

Community Value:

The Hillside Drug Store relates a significant trend in the history of Austin's African-American business community, as it responded to increased segregation in the mid-20th century. Its location in the heart of what became and remained the city's African-American business district until recently holds the story of its significance to the community.

PARCEL NO.: 0205071103

LEGAL DESCRIPTION: LOT 9 & E 25.36FT OF LOT 10 BLK 4 OLT 4 DIV B STUART & MAIR SUBD

ESTIMATED ANNUAL TAX ABATEMENT: \$4,201 (income-producing); city portion: \$1,174 (no cap)

APPRAISED VALUE: \$693,205

PRESENT USE: Restaurant

CONDITION: Excellent

PRESENT OWNERS:

Alton Turner, Ronnie Turner and Carl Willard Turner, II
1005 Wheless Street
Austin, Texas 78702

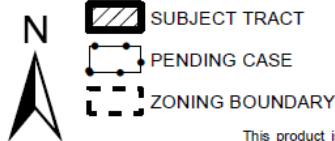
DATE BUILT: ca. 1949

ALTERATIONS/ADDITIONS: None.

ORIGINAL OWNER(S): Ulysses S. and Veola Young (1949)

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



Zoning Case C14H-2018-0105

1" = 100'

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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1209 E. 11th Street
ca. 1949



2009 photograph



2018 photograph

OCCUPANCY HISTORY

1209 E. 11th Street

City Directory Research, Austin History Center
By City Historic Preservation Office
September, 2018

- | | |
|---------|---|
| 1992 | Davidson's House of Beauty, barber shop
Willie Davidson, proprietor |
| 1985-86 | Davidson's House of Beauty
Willie Davidson, proprietor |
| 1981 | Vacant |
| 1979 | The address is not listed in the directory.
NOTE: Neither Ulysses S. nor Veola Young are listed in the directory. |
| 1978 | Vacant
NOTE: Ulysses S. and Veola Young are listed as the proprietors of the Hillside Drug Store, but the Hillside Drug Store is not listed in the alphabetical section of the directory. Ulysses S. and Veola Young are listed as living at 1190 Comal Street. |
| 1977 | Hillside Pharmacy
Hillside Real Estate
Both operated by Ulysses S. Young
NOTE: Ulysses S. and Veola Young lived at 1190 Comal Street. |
| 1973 | Hillside Drug Store
Hillside Real Estate
Ulysses S. Young, proprietor
NOTE: Ulysses S. and Veola Young lived at 1190 Comal Street.
1209a Black Orchid Record Shop
Robert Strom, manager |
| 1968 | Hillside Drug Store
Hillside Real Estate
Hillside Beauty Shop
Ulysses S. Young was the proprietor of the Hillside Drug Store and Hillside Real Estate; Veola Young was the proprietor of the Hillside Beauty Shop.
NOTE: Ulysses S. and Veola Young lived at 1209-B E. 11 th Street. |
| 1965 : | Hillside Drug Store
Ulysses S. Young, proprietor
Hillside Beauty Shop
Veola Young, proprietor
NOTE: Ulysses S. and Veola Young lived at 1209-B E. 11 th Street. |
| 1961 | Hillside Drug Store
Ulysses S. Young, proprietor
1209A Hillside Beauty Shop
Veola Young, proprietor
NOTE: Ulysses S. and Veola Young lived at 1209-B E. 11 th Street. |

- 1957 Hillside Drug Store
Ulysses S. Young, proprietor
NOTE: Ulysses S. and Veola Young lived at 1209-B E. 11th Street.
- 1954 Hillside Drug Store
Ulysses S. Young, proprietor
NOTE: Ulysses S. and Viola Young lived at the rear of the store.
- 1952 Hillside Drug Store
Ulysses S. Young, proprietor
NOTE: Ulysses S. and Viola Young lived at the rear of the store.
- 1949 Four Point Beauty Shop
Veola Young, proprietor
NOTE: Ulysses S. Young was the proprietor of the Hillside Drug Store at 607 San Jacinto Street.
NOTE: Ulysses S. and Veola Young lived at the rear of the beauty shop.
- 1947 Four Point Beauty Shop
Viola Young, proprietor
NOTE: Ulysses S. Young was the proprietor of the Hillside Drug Store, 607 San Jacinto Street. He and Veola lived at the rear of 1209 E. 11th Street.
- 1941 Four Point Beauty Shop
Viola Young, proprietor
NOTE: Ulysses S. Young was the proprietor of the Hillside Drug Store, 607 San Jacinto Street. He and Veola lived at the rear of 1209 E. 11th Street.
- 1941 Ulysses S. and Veola Young, renters
Proprietor, Hillside Drug Store, 607 San Jacinto Street.
- 1939 Ulysses S. and Veola Young, owners
No occupation listed
NOTE: The Hillside Drug Store at 607 San Jacinto Street was owned by Charles H. Christian, who lived next door to Ulysses S. and Veola Young at 1211 E. 11th Street.
- 1937 Ulysses S. and Veola Young, owners
Proprietor (with Robert L. Young), Young's Drug Store, 1806 E. 12th Street.
NOTE: Robert L. Young also lived at 1209 E. 11th Street.
- 1935 Ulysses S. and Veola Young, owners
Proprietor, Ideal Drug Store, "Complete Line of Drugs, Sundries and Cosmetics, Specialize in Prescriptions," 421 E. 6th Street.
Also listed is Robert L. Young, listed as "with" the Ideal Drug Store.
- 1932-33 Ulysses S. and Veola Young, owners
Proprietor, Ideal Drug Store, "Complete Line of Drugs, Sundries and Cosmetics, Specialize in Prescriptions," 421 E. 6th Street.
Also listed is Robert Young, a clerk at the Ideal Drug Store.
- 1930-31 Ulysses S. and Viola Young(colored), owners
Proprietor, Ideal Drug Store, "Complete Line of Drugs, Sundries and Cosmetics, Specialize in Prescriptions," 421 E. 6th Street.
NOTE: Robert L. Young is not listed in the directory.

- 1929 Ulysses S. and Viola Young (colored), owners
Proprietor, Ideal Drug Store, "Complete Line of Drugs, Sundries and Cosmetics,
Specialize in Prescriptions," 421 E. 6th Street.
NOTE: Robert L. Young is not listed in the directory.
- 1927 William N. and Pinkie Hawes (colored), renters
Farmer
NOTE: Ulysses S. Young is not listed in the directory.

BIOGRAPHICAL NOTES:

Ulysses S. and Veola Young (ca. 1928 – ca. 1970)

The 1940 U.S. Census shows Ulysses S. and Veola Young as the owners of the house at 1209 E. 11th Street; the house was worth \$2,000. Ulysses Young was 42, had been born in Texas, and was a pharmacist at a retail drug store. Veola Young was 32, had been born in Texas, and was a public school teacher. They had 2 children: Yvetta, 10; and Ulysses, 7. Both children had been born in Texas. The family had a housekeeper, Lindell Reed, 25, who had been born in Texas; and lodgers, Cleo and Katherine Warren. Cleo Warren was 37, had been born in Texas, and was a landscaper for a private family; Katherine Warren was 35, had been born in Texas, and was a maid in a boarding house.

The 1930 U.S. Census shows U.S. and Veola Young as the owners of the house at 1209 E. 11th Street, which was worth \$2,000. U.S. Young was 32, had been born in Texas, and was a pharmacist in a drug store. Veola Young was 21, had been born in Texas, and was a clerk in a drug store. They had a daughter, Yvetta, 10 months, who had been born in Texas. With them lived his mother, Agnes, who is listed as being 42, and born in Texas. She had no occupation listed.

Ulysses Young appears in the 1920 U.S. Census as living in the home of his parents, Robert and Agnes Young, who owned their home in rural Milam County, Texas. Robert Young was 46, had been born in Texas to North Carolina-born parents, and was a farmer. Agnes Young was 38, had been born in Texas, and had no occupation listed. Ulysses was 21, had been born in Texas, and had no occupation listed. No other children were listed in the census report. The 1920 U.S. Census also shows a Ulysses S. Young, also 21, living as a servant in the home of a dentist in Waco, where he was a general helper in the house. He was born in Texas.

His 1918 World War I draft registration card shows that Ulysses Stanson Young was born in 1899 and was living on Route 3, Rockdale, Texas in Milam County. He was a farmer working for his father, Robert Young. He was of medium height and build.

Ulysses Stanson Young and Veola Hicks married in June, 1928.

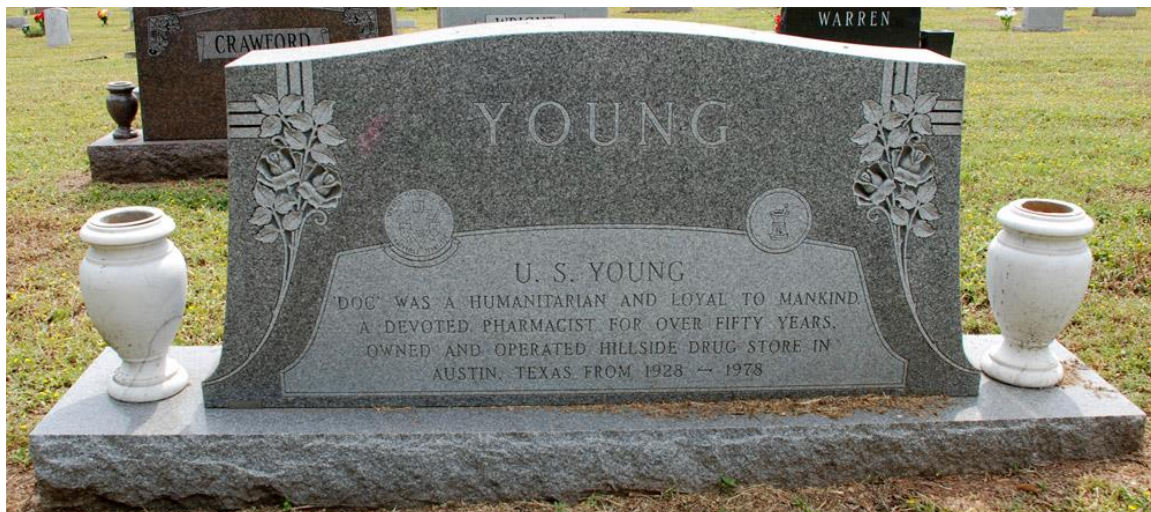
Ulysses Stanson Young died in 1978; his last address was 1190 Comal Street. According to his death certificate, he was born in 1898 in Milam County, Texas to R.L. Young and Agnes Alonzo. He was a pharmacist. His headstone in Evergreen Cemetery reads: U.S. Young. "Doc" was a humanitarian and loyal to mankind. A devoted pharmacist for over fifty years, owned and operated the Hillside Drug Store in Austin, Texas from 1928 – 1978." Veola Hicks Young's headstone reads "A lady with many talents: educator, beautician, realtor."

YOUNG, Dr. Ulysses, 79, 1190 Comal, died Tuesday. Services 11 a.m. Friday at Metropolitan A.M.E. Church. Survivors: wife, Zeola Young of Austin; son, Ulysses Young Jr. of Austin; daughter, Yvette Young Turner of Austin. (Fuller-Sheffield)

Obituary of Ulysses S. Young
Austin American-Statesman, February 9, 1978

YOUNG, Mrs. Veola, 72, 1190 Comal St., died Thursday. Services 11 a.m. Monday at Ebenezer Baptist Church. Burial, Evergreen Cemetery. Survivors: daughter, Yzetta Turner of Austin; son, Ulysses S. Young Jr. of Austin; brothers, James Hicks, Fred Hicks, Walter Hicks, all of Waco; several grandchildren. (Fuller-Sheffield)

Obituary of Veola Hicks
Austin American-Statesman, August 20, 1978



The back of the Youngs' headstone in Evergreen Cemetery, Austin, Texas

Burglars Hit Drug Store Here

Burglars took a large quantity of drugs from an East Austin drug store and broke into nine other businesses and homes during a 48-hour period ending Friday morning.

Police said 450 tablets of a reducing type drug, 300 sleeping pills, assorted boxes of chewing gum and boxes of sausages and candy were taken from the Hillside Drug store, 1209 E. 11th St. between 10 a.m. Wednesday and 9 a.m. Thursday.

The intruder broke a screen and window on the east side of the building to enter a storage room, officers said.

News story on a robbery of the Hillside Drug Store
Austin American-Statesman, May 23, 1970



The 1935 Sanborn map shows the original location of Ulysses S. and Veola Young's house. It was moved to the back of the lot in 1949 to make room for the Hillside Drug Store building.



The 1962 Sanborn map shows the Hillside Drug Store building divided into 3 retail spaces. The home of Ulysses S. and Veola Smith is at the rear of the lot. To the west (left) of the Hillside Drug Store was the Shamrock Lounge; the house once owned by Charles Christian, who sold Ulysses S. Young the Hillside Drug Store on San Jacinto is to the east. Christian's widow, Urissa, opened a prominent African-American beauty college, shown to the west of the Shamrock.

Viola Young 1209 East 11th Street

30 9 & East 1/2 of 10 4 4 B

-

Add masonry building to residence.

42042 9-26-49 \$850.00

Owner

None

Void permit to Viola Young to construct a masonry building addition to their residence (1949)

Viola Young 1209 East 11th Street

30 9 and east 1/2 of 10 4 - -

-

Relocate residence on lot.

42134 10-6-49 \$100.00

Sam Larrimore

-

Building permit to Viola Young to move their home to the back part of the lot to make room for the commercial building (1949)

U. S. Young 1209-A-C East 11th St.
30 9 and east 1/2 of 10 4 4 B

Masonry commercial building.

42470 11-17-49 \$3000.00

Owner

5-11-76-#156891-Viola Young-demolish res. \$250.00

9-19-78 176172 repair existing comm storage to min standards

Building permit to Ulysses S. Young to construct the current commercial building (1949) and to Viola Young to demolish the rear house where they had lived from 1928 until around 1970.
(1976)

City records indicate a permit to repair and remodel the commercial building in 1983, an interior remodel to an existing restaurant in 2015