

**HISTORIC LANDMARK COMMISSION
JANUARY 26, 2015
PRELIMINARY DETERMINATION OF HISTORICAL SIGNIFICANCE
FOR CODE COMPLIANCE
2103 ROSEWOOD AVENUE**

PROPOSAL

Potential demolition of a ca. 1948 commercial building now converted to apartments.

ARCHITECTURE

Two-story, rectangular-plan, side-gabled masonry commercial building with a shed-roofed, two-story porch on plain square wood posts;

RESEARCH

The property was owned by Maurice and Lillian Joyner in the late 1940s; they built several buildings on this site, including a masonry residence, a frame residence, and this two-story masonry commercial buildings. Maurice Joyner was a restaurateur; he had the Del-Nata Restaurant at 1629 Rosewood Avenue before moving to this location; here, he first had an ice cream parlor, then opened the Harlem Cafe. He had another restaurant called Maurice's Tea Room at 1629 Rosewood Avenue, which eventually moved to 1508 Rosewood Avenue. The Harlem Cafe then became the City Barbecue restaurant, operated by M.C. Parks. By the mid-1960s, the building had lost its commercial uses, and was divided into apartments.

STAFF COMMENTS

The building is not listed in any City survey.

STAFF RECOMMENDATION

Staff does not believe that the house has historical or architectural significance to warrant a further hearing by the Commission upon application for demolition, but would recommend documentation of the building if the Code Compliance Department and Building and Standards Commission orders demolition of the building.

2103 Rosewood Avenue
ca. 1948



OCCUPANCY HISTORY
2103 Rosewood Avenue

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

- | | | |
|---------|----|---|
| 1992 | A: | John H. Callins, renter
Retired |
| | B: | Johnny M. Madina, renter
No occupation listed
NOTE: The directory indicates that Johnny M. Madina was a new resident at this address. |
| | C: | Anita C. Bookman, renter
No occupation listed
NOTE: The directory indicates that Anita C. Bookman was a new resident at this address. |
| | D: | Maria Segura, renter
No occupation listed
NOTE: The directory indicates that Maria Segura was a new resident at this address. |
| 1985-86 | A: | No return |
| | B: | Ezula M. Mason, renter
No occupation listed |
| | C: | No return |

- 1981 A: Lester Lamar, renter
 No occupation listed
 B: Larry Williams, renter
 No occupation listed
 C: Vacant
- 1977 A: Johnny C. Evans, renter
 Student
 NOTE:- The directory indicates that Johnny C. Evans was a new
 resident at this address.
 B Dorothy M. Howard, renter
 Employed by the Ramada Inn (multiple locations)
 C: Vacant
- 1973 A: Barbara Scott, renter
 No occupation listed
 B: Clarice Ellison, renter
 No occupation listed
 C: Bella Westby, renter
 No occupation listed
- 1968 A: Joseph L. Coleman, renter
 No occupation listed
 B: Rev. Earl and Clarice Anderson, renters
 Pastor, Church of God in Christ (multiple locations)
- 1962 Maurice and Lillian Joyner, owners
 Proprietor, Maurice's Tea Room, 1508 Rosewood Avenue.
- 1959 Maurice and Lillian Joyner, owners
 Proprietor, Maurice's Tea Room, restaurant, 1508 Rosewood Avenue.

 City's Barbecue, restaurant
 M.C. Parks, proprietor
 NOTE: M.C. Parks lived at 1612 Miriam Avenue.
- 1955 Maurice and Lillian Joyner, owners
 Proprietor, Maurice's Tea Room, restaurant, 1508 Rosewood Avenue.
 Also listed are Maurice Joyner, Jr., a porter at E.M. Scarbrough & Sons,
 department store, 6th Street and Congress Avenue; and Mandy Joyner, a
 domestic worker.
- 1952 Maurice and Lillian Joyner, owners
 Maurice: Proprietor, Maurice's Tea Room, restaurant, 1629 Rosewood
 Avenue,.
 Lillian: Maid, Wilmer and Velma Cochran, 1805 Congress Avenue.
 NOTE: Wilmer Cochran was the proprietor of the Austin News Agency, 13th and
 Red River Streets.

 Harlem Cafe
 Maurice Joyner, [proprietor

- 1949 Four Brothers, ice cream
Maurice Joyner, proprietor
NOTE: Maurice and Lillian Joyner also lived on site.
- 1947 The address is not listed.
NOTE: Maurice Joyner (Lillian is not listed), was the proprietor of the Del-Nata restaurant, 1629 Rosewood Avenue; he also lived at 1629 Rosewood Avenue.

Maurice Joyner**2103 Rosewood Avenue****35****1****Chernosky #6****Masonry residence****32802 2-8-47****\$4250.00****J. H. Wimberly****5**

Building permit to Maurice Joyner for a masonry house (1947)

LOT 1, BLK. 2.
Chernosky S/D.

WATER SERVICE PERMIT
Austin, Texas

No. **B 4181**

Received of **MAURICE JOYNER** Date **9-18-47**

Address **2103 B ROSEWOOD**

Amount **TWENTY AND NO/100 \$20.00**

Plumber **3** Size of Tap **3/4"**

Date of Connection **10-16-47**

Size of Tap Made **3/4" COP.**

Size Service Made **6" C.I.**

Size Main Tapped **7.5"**

From Front Prop. Line to Curb Cock **3.47**

From E. Prop. Line to Curb Cock **3.47**

Location of Meter **CURB**

Type of Box **LOCK**

Depth of Main in St. **7.5"**

Depth of Service Line **3.47**

From Curb Cock to Tap on Main **3.47**

Checked by Engr. Dept. **11-18-47 RB**

INDEXED

Used Stub 4856
E-23902 (C.D.F.)

No. Fittings	Size	Job No.	Req. No.
Curb Cock			
Elbow			
St. Elbow			
Bushing			
Reducer			
Pipe			
Lead Comp.			
Nipples			
Union			
Plug			
Stop			
Box			
Lid			
Valves			
Job No.			
Req. No.			

W. 323502
K. F. Allen

Water service permit to Maurice Joyner for 2103-B Rosewood Avenue (1947)

9-21-48

No. 9127 Application for Sewer Connection No. 23690

Austin, Texas, 2-6-48

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 Maurice Joyner at 2103 Rosewood Street, further described as Lot 1 Block 35 Outlot 1 Division Chernosky #6 Plat 35, which is to be used as Res. Bldg.

In this place there are to be installed 14 fixtures. Plumbing Permit No. 28707

I agree to pay the City of Austin, the regular ordinance charge. CH 9-22-48

Depth at Prop. Line 3 ft Respectfully,

Sub-~~Out~~ Connected 9 ft E of W PL Maurice Joyner

Date: 10-4-48 (Location) 4' from HC in Eave 14' E of main HC Checked 6-24-69

By: Munoz awm

NOTE: Connection Instruction Extension Required

Sewer in Eave at W.C.P. Bldg 1952

Sewer connection application by Maurice Joyner for this address (1948)

LOT 1, BLK. 2
CHERNOSKY S/D

WATER SERVICE PERMIT

Austin, Texas

C No. 28 - 126

Received of MAURICE JOYNER Date 2-5-48

Address 2103 ROSEWOOD FRONT

Amount TWENTY & NO/100 20.00

Plumber SELF Size of Tap 3/4"

Date of Connection 7-16-48

Size of Tap Made 3/4"

Size Service Made 3/4" COP-

Size Main Tapped 6" C.I.

From Front Prop. Line to Curb Cock 7-5'

From E. Prop. Line to Curb Cock 47'

Location of Meter CURB

Type of Box LOCK

Depth of Main in St.

Depth of Service Line

From Curb Cock to Tap on Main

Checked by Engr. Dept. 8-4-48 QB

INDEXED

No.	Fittings	Size
2	Curb Cock	5/8"
2	Elbow	3/4"
1	St. Elbow	3/4"
3	Bushing	3/4" x 5/8"
1	Reducer	3/4" x 1/2"
1	Pipe	3/4" x 1/2"
3	Lead Comp. Nipples	3/4" x 5"
1	Union	3/4"
1	Plug	3/4" x 3/4"
1	Tee	3/4" x 3/4"
1	Stop	1 1/4" x 1 1/4"
1	Box	6" x 6"
1	Lid	6"
1	Valves	3/4"
Job No.	W-323-502	
Req. No.	1	

Used Stairs 4056
E-23902 (in box)

Water service permit to Maurice Joyner for the front portion of the property (1948)

Maurice Joiner 2103-B Rosewood Avenue

35 1 - - -

Chernosky #6

Frame residence

35199 9-15-47

\$1000.00

Owner

5

Building permit to Maurice Joyner for the construction of a frame residence at 2103-B
Rosewood Avenue (1947)

Maurice Joyner

2103 Rosewood Ave.

35 1 - - -

Chernosky #6

Masonry comm. bldg. & living qrts.

36645

2-18-48

\$4000.00

Owner

14

Building permit to Maurice Joyner for the construction of a masonry commercial building and
living quarters (1948)