

**HISTORIC LANDMARK COMMISSION  
MAY 18, 2015  
DEMOLITION AND RELOCATION PERMITS  
HDP-2015-0354  
5311 ROOSEVELT AVENUE**

**PROPOSAL**

---

Demolish a ca. 1950 house.

**ARCHITECTURE**

---

One-story, roughly rectangular-plan, hipped-roof stone-veneered house with a hipped-roof independent porch on ornamental metal supports; picture window to the left of the front door; single 6:6 fenestration elsewhere.

**RESEARCH**

---

The house was built in 1950 by J.V. Walden. The first owners and occupants were Dudley and Maxine Walden, who lived here until around 1952. Dudley Walden was a clerk for a wholesale grocery company. From around 1952 to around 1957, the house was owned and occupied by Monroe and Thelma Walden. Monroe Walden was a school custodian and later a school bus driver. The house then became a rental unit. Tenants included a pilot for an oil operator in the late 1950s and early 1960s, a department manager for Reynolds-Penland, a men's clothing store, and employees of the University of Texas.

**STAFF COMMENTS**

---

The house is beyond the bounds of any City survey.

**STAFF RECOMMENDATION**

---

Postpone to June 22, 2015 to evaluate alternatives to demolition. While the house lacks the historical significance to warrant individual designation as a historic landmark, it is in scale with the neighborhood and represents an example of 1950s vernacular style with its cut stone veneer.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: HDP-2015-0354  
LOCATION: 5311 Roosevelt



1" = 168'

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.

Steve-

That was our first option, but after consulting with our architect and builder, we concluded that the house was too debilitated and it would not be cost effective to keep any portion of the house. The previous owner was a hoarder, smoker, and had multiple cats causing substantial damage to the interior. It is a complete gut job and to rehab the existing structure, with an addition, would result in an inferior product. So to make a short answer rather long, we will not be able to utilize any of the existing structure. If there is anything that you need from me to help expedite this process let me know. It would be greatly appreciated. Thanks!

Michael Singletary

On May 13, 2015, at 9:49 AM, Sadowsky, Steve <[Steve.Sadowsky@austintexas.gov](mailto:Steve.Sadowsky@austintexas.gov)> wrote:

Michael:

I understand your situation. Is there any way that the existing house could be incorporated into your proposal for the site, like with a rear addition? We are not opposing development of the property, but would like to see if there is a way to accomplish adaptive re-use of the existing house along with your plans for new construction.

*Steve Sadowsky*  
*Historic Preservation Officer*  
*City of Austin, Texas*  
*974-6454*

5311 Roosevelt Avenue  
ca. 1950



## OCCUPANCY HISTORY 5311 Roosevelt Avenue

City Directory Research, Austin History Center  
By City Historic Preservation Office  
May, 2015

- 1992            M.D. Walden, renter  
No occupation listed
- 1985-86        Vacant
- 1981            John S. and Susan Pustejovsky, renters  
John:            Assistant instructor, University of Texas  
Susan:          Library assistant, University of Texas
- 1977            Thomas E. and Janet Eden, renters  
Employed by the public schools  
NOTE: The directory indicates that Thomas E. and Janet Eden were new residents at this address.
- 1973            Danny J. and Mary Cole, renters  
Department manager, Reynolds-Penland, men's and boy's clothing, 721 Congress Avenue and Highland Mall.
- 1968            John B. Payne, renter  
No occupation listed
- 1962            Robert D. and Lula Whitley, renters  
Pilot, J. Sidney Wheless, Jr., oil operator, 502 Scarbrough Building.  
NOTE: J. Sidney Wheless, Jr. lived in Kerrville, Texas.  
NOTE: Robert D. Whitley is believed to have died in Corpus Christi in 1993.
- 1959            Robert D. and Lula Whitley, renters  
Pilot, J. Sidney Wheless, Jr., oil operator, 503 Scarbrough Building.  
NOTE: J. Sidney Wheless, Jr. lived at 1804 Vista Lane.  
NOTE: Monroe D. Walden is listed as a driver for Maplewood School; he lived at 2707 Pegram Avenue. Thelma Walden is not listed in the directory.
- 1955            Monroe D. and Thelma Walden, owners  
Custodian, public schools  
NOTE: Robert D. and Lula Whitley are listed in Brownsville, Texas, where he was employed by Border Aircraft.
- 1953            Monroe D. and Thelma L. Walden, owners  
Employed by Casis Elementary School  
NOTE: Dudley L. Walden is listed as a salesman for Gugenheim-Goldsmith, a wholesale grocery business, but had no residential address listed in the directory. Maxine L. Walden is listed as a clerk for the State Bureau of Identification and Records, and lived at 616 St. Johns.
- 1952            Dudley L. and Maxine Walden, owners  
Clerk, Schuhmacher Company, wholesale groceries, 400 San Antonio Street.

NOTE: Monroe and Elma [?] Walden are listed at 3708 Crawford Avenue; he was a custodian.

1949

The address is not listed in the directory.

NOTE: Dudley and Maxine Walden are listed at 5402 Grover Avenue; he was a clerk at the Rosedale Grocery, 4902 Burnet Road.

NOTE: Monroe Walden is not listed in the directory.

## BIOGRAPHICAL NOTES

### **Dudley L. and Maxine Walden (ca. 1950 – ca. 1952)**

Dudley L. Walden appears in the 1940 U.S. Census as the 14-year old nephew of Arthur and Margaret Walden, who owned their home in Justice Precinct 4 of Travis County. Dudley Walden was born in Texas and had no occupation listed. His uncle, Arthur Walden, was a farmer. Dudley's father, Claude H. Walden was a 46-year old Texas-born widower, is listed as a farm laborer. Dudley had a younger brother, Kenneth.

## **Dudley L. Walden**

**Dudley L. Walden, age 74, passed away at his home September 21, 1999.**

**He is survived by his wife, Betty; daughter, Deborah Clark and husband, Ted; grandsons, Michael, Greg and Wesley, of Cordele, Georgia; son, Jimmy Walden; granddaughters, Amy and Jennifer, of Georgia; and brother, Kenneth Walden and wife, Carleeta, of Austin.**

**Dudley worked with his long time friend, L.O. Guerrero at his wholesale Produce Co. before retirement in 1983, due to his health. He loved people and life, and will be missed dearly by family and friends.**

**A graveside service will be held at 2:00 p.m. on Thursday, September 23, 1999, at Forest Oaks Memorial Park, officiated by his close friend, Pastor Irving Raymond.**

**Arrangements by Wilke-Clay-Fish Funeral Home, 2620 S. Congress, 4421446.**

Obituary of Dudley L. Walden  
Austin American-Statesman, September 23, 1999

### **Monroe D. and Thelma Walden (ca. 1952 – ca. 1957)**

Monroe D. and Thelma L. Walden appear in the 1940 U.S. Census as the owners of a home in Justice Precinct 4, Travis County. Monroe D. Walden was 33, had been born in Texas, and was a farmer. Thelma L. Walden was 26, had been born in Texas, and had no occupation listed. They had 3 daughters: Margie, 8; Dana M., 2; and Bessie L., 4 months. The girls had all been

born in Texas. Also at the house was a hired hand, Andrew A. Blackshear, a 48-year old divorced man who had been born in Texas, and was listed as a farm laborer.

### **Monroe D. Walden**

**Monroe D. Walden, age 76, of Austin, passed away Tuesday in an Austin nursing home.**

**He was born July 1, 1906 in Travis County and had been a lifelong resident of Austin. He was employed by the Austin Public School System and was a member of St. Andrews Presbyterian Church.**

**Funeral services will be held 2:00 PM Thursday in the Palm Valley Lutheran Church in Round Rock, Dr. James Rigby and Pastor Oliver Berglund officiating. Burial will be in the Palm Valley Cemetery.**

**Survivors are his wife, Mrs. Thelma Walden of Austin; three daughters, Miss Margie Walden, Austin, Mrs. Bess Hester and Mrs. Dana Noren, both of Round Rock; four grandchildren.**

**Arrangements under the direction of Condra Funeral Home, Round Rock.**

Obituary of Monroe Walden  
Austin American-Statesman, February 24, 1983

### **Thelma Lee Walden Obituary**



**Thelma Lee Walden** Thelma Lee Walden, 99, of Round Rock, Texas, passed away on December 4, 2012. She was born on February 10, 1913, in Austin, Texas, to George and Maudie (Lookingbill) King. Mrs. Walden was preceded in death by her husband, Monroe D. Walden. She is survived by her daughters, Dana Noren and husband Morris, Bess Hester, and Margie Walden all of Round Rock; grandchildren, Douglas Noren and wife Debbie; Brian Hester and wife Cheryl; Pamela O'Neal and husband Paul Mickelson; Carla Strother and husband Tony; great granddaughters, Kaycie, Kaytlin, and McKenzie Moore; Alina and Zara Mickelson; Tristan Hester; great grandson, Colin Hester; and numerous nieces and nephews. Viewing will be at 1:00 p.m. with funeral services at 2:00 p.m. Saturday, December 8, 2012 at Palm Valley Lutheran Church, Round Rock, Texas. Interment will immediately follow in the church cemetery. In lieu of flowers, donations in memory of Thelma Walden may be made to Palm Valley Lutheran Church.

Obituary of Thelma Walden  
Austin American-Statesman, December 7, 2012

J. V. Walden 5311 Roosevelt Ave.  
200 29 1 - -  
Walling Place

Cutstone veneer residence and carport attached.  
43164 1-23-50 \$5000.00

Owner

5

Building permit to J.V. Walden for the construction of this house (1950)

*lot 29  
Blk 1*

WATER SERVICE PERMIT

Austin, Texas

C No. 5614 <sup>200</sup>

Received of J.V. WALDEN Date 3-20-50  
Address 5311 F313 ROOSEVELT  
Amount TWENTY & NO/100 <sup>20.00</sup>  
Plumber FREY Size of Tap 3/4"

Date of Connection	<u>3-23-50</u>
Size of Tap Made	
Size Service Made	
Size Main Tapped	
From Front Prop. Line to Curb Cock	<u>7.5</u>
From Prop. Line to Curb Cock	
Location of Meter	<u>CU 25</u>
Type of Box	<u>LOW</u>
Depth of Main in St.	
Depth of Service Line	
From Curb Cock to Tap on Main	
Checked by Engr. Dept.	<u>Apr 4-10-50</u>

No. Fittings	Size
1 Curb Cock	5/8"
2 Elbow	3/4" copy -
St. Elbow	
Bushing	
Reducer	
Pipe	
Lead Comp.	
Nipples	
Union	
Plug	
Tee	
1 Stop	1/2"
1 Bpx	1/2"
Lid	
Valves	
Job No.	<u>21-323-50</u>
P. q. No.	<u>419222</u>

INDEXED

Water service permit to J.V. Walden for this address (1950)

Receipt No. 14165 <sup>26x2 - ~~Plumbing~~</sup> Application for Sewer Connection No. 42773A

*M.O. 1155323*

Austin, Texas, 4-14- 1950

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 J.V. Walden at 5311 5919 Roadcrest Ave Street,  
further described as Lot 2829 Block 1 Outlot     Division      
subdivision Northloop Terrace Plate 200 which is to be used as a Res.  
In this place there are to be installed 5 fixtures. Plumbing Permit No. 37671  
I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 3' 4' at main 4-17-50  
Respectfully,

~~Sub-Conn~~ Connected } 18' S of NLL  
(Location)

Date 5-20-50

By Seaney

NOTE: Connection Instruction 6' down in St ± 4' deep  
Main 12.5' E of W.R. (Rock) A. 2032

Sewer connection application by J.V. Walden for this address (1950)