

**HISTORIC LANDMARK COMMISSION
FEBRUARY 22, 2016
DEMOLITION AND RELOCATION PERMITS
HDP-2016-0025
2110 HOLLY STREET**

PROPOSAL

Demolish a ca. 1925 house.

ARCHITECTURE

One-story, rectangular-plan, hipped-roof frame cottage with a partial-width inset porch on plain, square wood posts; two front doors at a 90-degree angle from each other; modern replacement windows.

RESEARCH

The house appears to have been built in 1925. The first occupants were Martin Frank and Eva Hodnett, who lived here until around 1928. Frank Hodnett had lived on a farm in Travis County, Texas in 1920, and was living in another rented house in East Austin in 1930, while he worked as a road grader for the county road department. He is listed as a driver in the 1927 city directory while living at this address.

The house then had a series of short-term renters, including city laborers, a driver for a local East Austin dairy, carpenters, and the pastor of the Pentecostal Church of God on Clermont Avenue. Around 1946, Dellman and Minnie Sprouse purchased the house, and lived here for the rest of their lives. Both Dellman and Minnie Sprouse were from Caldwell County, Texas. Dellman was an equipment operator for Ramsey's Austin Nursery right after World War II, then went to work as a truck driver for the City Sanitation Division. Minnie Sprouse was an elevator operator, first in the Capital National Bank building (Norwood Building), and later for the State Board of Control. Both were listed as retired while living here in the 1980s and 1990s.

STAFF COMMENTS

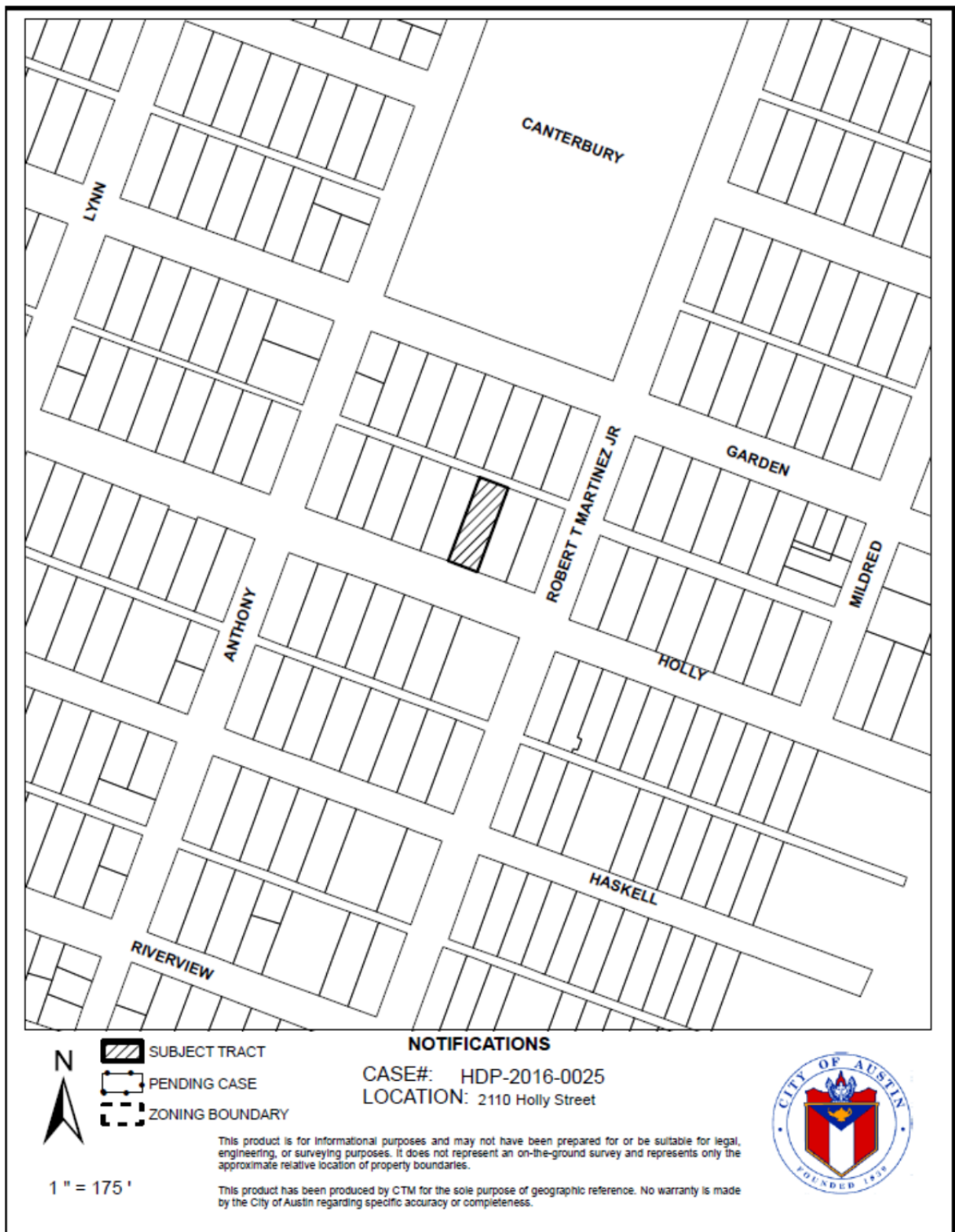
The house is listed in the Comprehensive Cultural Resources Survey (1984) but without a priority for research.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use. The applicant seeks to build a new single-family dwelling with an accessory dwelling unit on this site. Staff encourages that applicant to evaluate whether the existing house could be used as the accessory dwelling unit and remain in the street, and have the larger single-family dwelling built behind it. This scenario will require a variance for both the size and the placement of the existing house on the lot, as city regulations limit the size of an accessory dwelling unit, and specify that it must be located to the rear of the primary residence on the lot. However, in the interests of preservation, and given that the house appears to have been recently rehabilitated with new windows, it makes sense to explore the possibility of adaptively re-using the existing house in the applicant's plans for this site. If the applicant cannot adaptively re-use this house, then staff recommends release of the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center. The house has neither the architectural nor the historical significance to warrant individual designation as a historic landmark, but is an integral part of the historic

streetscape of this section of Holly Street, and every effort to adaptively re-use this house should be explored.

LOCATION MAP



2110 Holly Street
ca. 1925



OCCUPANCY HISTORY 2110 Holly Street

City Directory Research, Austin History Center
By City Historic Preservation Office
February, 2016

1992	Dellman M. and Minnie B. Sprouse, owners Retired
1985-86	Dellman M. and Minnie B. Sprouse, renters Retired
1981	Dellman M. and Minnie B. Sprouse, renters Retired
1977	No return NOTE: D.M. Sprouse (no wife listed) is listed at 2010 Holly Street; he had no occupation shown.
1973	Dellman M. and Minnie Sprouse, owners Dellman: Driver, City Sanitation Division

	Minnie: Elevator operator, State Board of Control
1968	Dellman M. and Minnie Sprouse, owners Dellman: Driver, City Sanitation Division Minnie: Elevator operator, State Board of Control
1962	Dellman M. and Minnie Sprouse, owners Dellman: Driver, City Sanitation Division Minnie: Elevator operator, Capital National Bank building, 7 th and Colorado Streets.
1959	Dellman M. and Minnie Sprouse, owners Driver, City Sanitation Division NOTE: Minnie Sprouse is not separately listed with an occupation.
1955	Dellman M. and Minnie Sprouse, owners Employed by the City Sanitation Division
1952	Dellman M. and Minnie Sprouse, owners Driver, City Sanitation Division
1949	Dellman M. and Minnie Sprouse, owners No occupation listed
1947	Dellman M. and Minnie Sprouse, owners Equipment operator, Ramsey's Austin Nursery, 4525 Guadalupe Street.
1944-45	Henry G. and Allie Smith, renters Carpenter NOTE: Dellman and Minnie Sprouse are listed at 709 Tillery Street; he was a helper.
1941	Edward C. and Augusta Roberson, renters Driver
1939	Rev. Gideon P. and Annie Riley, renters Pastor, Pentecostal Church of God, 1107 Clermont Avenue.
1937	William R. and Velda Brownlee, renters Carpenter
1935	Cecil and Vinnie Hayes, renters No occupation listed Andrew and Emily Hayes, renters No occupation listed
1932-33	Joseph and Talma Crenshaw, renters Laborer, City Water, Light, and Power Department
1930-31	Arthur and Willowease Crooks, renters No occupation listed

- 1929 Ruell and Ethel Turner, renters
Driver, Frank A. Saxon, dairy, 52 Lynn Street.
- 1927 Martin F. and Eva Hodnett, renters
Driver
- 1924 The address is not listed in the directory.
NOTE: M. Frank and Eva Hodnett are listed at 1302 W. 5th Street; he had no
occupation shown.

BIOGRAPHICAL NOTES:

Martin Frank and Eva Hodnett (ca. 1925 – ca. 1928)

Frank and Eva Hodnett appear in the 1920 U.S. Census as the renters of a farm in Justice Precinct 6 of Travis County, Texas. Frank Hodnett was 29, had been born in Texas, and was a laborer on a general farm. Eva Hodnett was 28, had been born in Texas, and had no occupation listed. They had a son, Walter, 4.

The 1930 U.S. Census shows M.F. and Eva Hodnett as the renters of the house at 2101 E. 1st Street in Austin. M.F. Hodnett was 37, had been born in Texas, and was a road grader for the County Road Department. Eva Hodnett was 36, had been born in Texas, and had no occupation listed. Their son, Walter, was 14, and had no occupation listed.

According to her death certificate, Eva Hodnett died in 1933 as a result of a hysterectomy. She was 41 years old, had been born in Texas, and was a housewife living at Creedmoor.

Arthur and Willowease Crooks (ca. 1930 – ca. 1931)

The 1930 U.S. Census shows Arthur and Willowease Crooks as the renters of this house. Arthur Crooks was 23, had been born in Texas, and was a contract painter. Willowease Crooks was 22, had been born in Texas, and had no occupation listed. They had 2 sons: Arthur, Jr., 4; and William, 1, both of whom had been born in Texas.

Also at this address were Ward and Ruby Bailey, who are shown as renters. Ward Bailey was 38, had been born in Alabama, and was a clerk at a department store. Ruby Bailey was 33, had been born in Texas, and had no occupation listed. They had a son, Edward, 11, who had been born in Texas.

Dellman and Minnie Sprouse (ca. 1946 – ca. 1998)

Dellman and Minnie B. Sprouse appear in the 1940 U.S. Census for Caldwell County, Texas. Dellman M. Sprouse is listed as the stepson of the homeowners, Richard and Stella Riddle, who owned their home. Dellman was 28, had been born in Texas, and was a farm operator. Minnie was 25, had been born in Texas, and had no occupation listed. They had 3 children: John, 8; Ola, 6; and Donald, 1. They had lived in rural Caldwell County, Texas in 1935. Richard Riddle was 87, had been born in Missouri, and is listed as a farm operator. Stella Riddle was 46, had been born in Texas, and had no occupation listed.

SPROUSE, Minnie Bell, 83, of Austin
died Friday. Services 2 p.m. Sunday,
Wilke-Clay-Fish Funeral Home. Burial
Bunton Cemetery.

Obituary of Minnie Sprouse
Austin American-Statesman, March 21, 1998

SPROUSE, Dellman Monroe, 88, of Austin died Saturday. Services 10 a.m. Wednesday, Bunton Cemetery, Dale. Arrangements by All Faith's, south location.

Obituary of Dellman M. Sprouse
Austin American-Statesman, April 24, 2001

Unless the Plumbing is done in strict accordance with City Ordinances, no permit will be given.

PERMIT FOR WATER SERVICE Austin, Texas

No. A 5019

M. W. H. Bourne Address 2110 Holly St.

Plumber 9 Size of Tap 1/2 Date 4/9/25

Foreman's Report.

Date of Connection 4/11/25

Size of Tap Made 1/2

Size Service Made 3/4

Size Main Tapped 2 1/2 6"

From Front Prop. Line to Curb Cock 12 1/2 ft.

" " all " " 10

Location of Meter in Side Prop.

Type of Box Small

Depth of Main in St. 23 1/2

" " Service Line 18 1/2

From Curb Cock to Tap on Main 26 1/2

Checked by Eng. Dept. T. J.

INDEXED

No. Fittings	Size	Foreman's Signature
1 Curb Cock	3/4"	<u>Sperring</u>
1 Elbow	3/4"	
1 St. Elbow	3/4"	
1 Bushing	1/4"	
1 Reducer	3/4" 1/2"	
1 Pipe	1"	
1 Lead Comp.	1"	
Nipples		
Union		
Plug		
Tee		APR 15 1925
Stop		
Box		
Lid		
Valves		1 1/2" Lead
Req. No.		

Water service permit for this address (1925)

Receipt No. _____ Application for Sewer Connection **Nº 6792**

Austin, Texas, **3-31** 19**25**

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 _____ at **2110 Holly** Street,

further described as Lot **14** Block **F** Outlot _____ Division _____

subdivision _____ Plat _____, which is to be used as a _____

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

I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line _____ Respectfully,

Stub Out } **9"HC. 6' EOL WLL 4" Running**
 Connected } **(Location)** **located 2' up**

Date **4-23-60**

By _____

NOTE: Connection Instruction **36" Sewer in Holly B-742**

Sewer connection application for this address (1925)

D. M. Prouse **2110 Holly**

19 **14** **F**

Driving Park

Addn to rear of residence

67260 **8/16/57** **1450.00**

Thomas D. Mann **3**

Building permit to Dellman M. Sprouse for a rear addition (1957)

A permit to replace the windows, siding, and roof was approved on May 29, 2015