

**HISTORIC LANDMARK COMMISSION**  
**MAY 23, 2016**  
**DEMOLITION AND RELOCATION PERMITS**  
**HDP-2016-0226**  
**4515 AVENUE C**

**PROPOSAL**

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Demolish a ca. 1910 house.

**ARCHITECTURE**

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One-story, rectangular-plan, side-gabled frame house with a central, partial-width, front-gabled independent porch; single 4:4 fenestration; shed-roofed addition to the rear.

**RESEARCH**

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The house appears to have been built around 1910. The address first appears in the 1910-11 city directory with an address of 4517 Avenue C. The first residents were Edward and Katie Eppes, who lived here until around 1912. Edward Eppes was a house carpenter. He later moved to Forney in Rockwall County, near Dallas, where he worked as a farm laborer. He and Katie then moved to DeQueen, Arkansas, and ended up in suburban St. Louis, Missouri, where they are buried.

From around 1912 until around 1923, the house was occupied by a series of blue-collar craftsmen, including carpenters and painters. Around 1923, the house was purchased by Roy and Ethel McCuiston, who lived here until around 1928, when they moved up the block to 4519 Avenue C. Roy McCuiston was a carpenter, who then went to work as a draftsman for Kuntz-Sternenberg Lumber Company. Arthur Stewart, a truck driver for the City street department, and his wife, Octavia, are listed as the owners of the house in the 1929 city directory; the 1930-31 city directory shows Dave and Bertha Rich as the renters of this house. He was a barber at the Hyde Park Barber Shop on Guadalupe Street. The house was then a rental property until around 1942, when it was purchased by Jesse and Dovie Fleming. The tenants of the house in the 1930s and early 1940s included a mechanic and an electrician.

Jesse and Dovie Fleming were the owners and occupants of the house from around 1942 to around 1953. Jesse Fleming was a painter, who also worked as a recapper for Firestone, and as an attendant at Austin State School. From around 1953 until 1980, the house was owned and occupied by John O. and Vallie Wier. John O. Wier worked with the Travis Association for the Blind. Vallie Wier, who continued to live in this house after John passed away, had no occupation listed in the city directories.

**STAFF COMMENTS**

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The house is beyond the bounds of any City survey.

**STAFF RECOMMENDATION**

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Release 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.

Hello Mr. Sadowsky,

My wife and I are the owners of 4515 Avenue C just north of Hyde Park, a property for which we have submitted a demolition application. We are excitedly working with the Hyde Park design committee on a house that will not only be consistent and compatible with the neighborhood we love, but will enhance its beauty and improve upon the things that we already love about it. However, our demolition application was postponed from the April HLC meeting and is coming up again May 23 and we look forward to working with you through that process.

Before the 23rd, could we please meet to discuss some items that may not be immediately apparent by driving by or viewing the property from the street? We believe these items may help to provide a greater understanding of the property and why we and the Hyde Park neighborhood believe it should be demolished.

There are a number of items that would make this house a poor candidate for landmark status, including the Hyde Park Neighborhood's support of its demolition, absence of any significant historical association (according to City staff), the house's limited detailing or architectural significance, the house's poorly performed expansion in the late 1970's/early 1980's, and the house's serious structural and safety challenges.

I met with the Hyde Park DRC last night regarding the state of the current house and our plans for the property, and the DRC members wholly support its demolition and replacement. I know you will want to confirm that with David Connor.

Additionally, the house was expanded in the late 1970's/early 1980's, nearly doubling its size. On the attached floorplan drawing, you can see (in red) the three rooms that were haphazardly added, increasing the property's square footage by 482 from 527 square feet to 1,009. 48% of the house we are seeing today was built in the late 1970s/early 1980s. I would be happy to provide a tour of the house where these additions will be apparent.

The additions were done using cheap materials from the late 1970's era such as aluminum windows and doors, paneling, and plywood siding, and these parts lend an architectural inconsistency to the overall look and feel of the house. The additions' framing of the rafter tails and the trim around the windows and doors, stylistically inconsistent with the original portion of the house, further reveal the differences in era between the original house and its expansions.

Structurally the house has very serious problems. There is no foundation, but rather the house sits atop the ground on non-mortared CMU blocks. Any restoration would minimally require not only the demolition of 48% of the house (the new portions), but would require moving the house, drilling deep piers for a foundation, and then moving the 527 square foot remaining house back again. That's before any restoration work or expansion could occur. The electrical and plumbing lines were more recently re-run by the previous owner without permits, inspections, or licensed contractors. For the sake of safety, all would need to be removed and replaced.

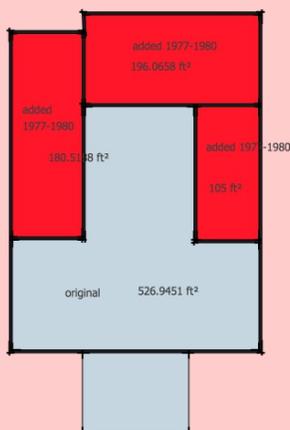
Once you have had a chance to read this over and to take a look at some of the photos I am attaching, I would really appreciate the opportunity to meet with you and discuss it

further. You and I have met in the past and I know you to be a reasonable and thoughtful man - would you mind letting me know a few dates next week when you may be available?

We understand that the main part of the house is old, and as lifelong lovers of old houses we understand why that alone may give pause. But we hope that you will try to see the overall picture in this case: the very limited architectural detailing of the house, no significant historical association, the fact that it is only 52% original, that structurally it is a big mess, and that the Hyde Park Neighborhood supports its removal. We further hope that these details may cause you to reconsider your recommendation to the HLC for delay or initiation of landmark proceedings.

Thank you for your time, and all the best to you.

Jason  
& Sarah  
Williams





LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: HDP-2016-0226  
LOCATION: 4515 Avenue C



1" = 167'

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.

4515 Avenue C  
ca. 1910



OCCUPANCY HISTORY  
4515 Avenue C

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

- 1992 Roger E. and Rebecca Waguespack, owners  
Roger: Assistant to business manager, University of Texas  
Rebecca: Supervisor, Travis County
- 1985-86 Roger E. and Rebecca Waguespack, owners  
Accountant, University of Texas
- 1981 Roger E. and Rebecca Waguespack, owners  
Roger: Accountant, University of Texas  
Rebecca: Operator, Telephone Company  
NOTE: The directory indicates that Roger E. and Rebecca Waguespack were new residents at this address.
- 1977 Vallie B. Wier, owner  
Retired
- 1973 John O. and Vallie B. Wier, owners  
Retired
- 1968 John O. and Vallie B. Wier, owners  
Retired

- 1962 John O. and Vallie B. Wier, owners  
No occupation listed
- 1959 J.O. and Vallie B. Wier, owners  
No occupation listed
- 1955 J.O. and Vallie B. Wier, owners  
Employed by Travis Association for the Blind, 2101 S. Lamar Boulevard.
- 1952 Jesse J. and Dovie V. Fleming, owners  
Repairman, Firestone Retreading, 211 W. 4<sup>th</sup> Street  
NOTE: J.O. and Vallie B. Wier are not listed in the directory.
- 1949 Jesse J. Fleming, owner  
Attendant, Austin State School  
NOTE: Dovie V. Fleming is not listed in the directory.  
NOTE: Jesse J. Fleming is not listed with an address in the alphabetical section of the directory.
- 1947 Jesse J. and Dovie V. Fleming, owners  
Recapper, Firestone, 211 W. 4<sup>th</sup> Street
- 1944-45 Jesse J. and Dovie V. Fleming, owners  
Painter
- 1941 Evelyn Saunders, renter  
No occupation listed  
NOTE: Jesse J. and Dovie Fleming are listed at 2005 State Street; he was an attendant at Austin State School.
- 1939 John and Tessie M. Friday, renters  
Electrical contractor (office at the house)
- 1937 John and Tessie Friday, renters  
Electrician
- 1935 Vacant
- 1932-33 A. Joseph and Dora Andrews, renters  
Mechanic
- 1930-31 David E. and Bertha Rich, renters  
Barber, Hyde Park Barber Shop (Sidney E. Rich and A.L. Russell, proprietors),  
4009½ Guadalupe Street.
- 1929 W. Arthur and Octavia Stewart, owners  
Truck driver, City Street Department  
NOTE: Roy T. and Ethel McCuiston are listed at 4519 Avenue C; he was a draftsman for Kuntz-Sternberg Lumber Company, 601-05 E. 5<sup>th</sup> Street.
- 1927 Roy T. and Ethel McCuiston, owners  
Draftsman, Kuntz-Sternberg Lumber Company, 601-05 E. 5<sup>th</sup> Street.

- 1924 Roy T. and Ethel McCuiston, owners  
Carpenter
- 1922` John L. and Rosa Mears, renters  
Painter  
NOTE: The house is listed as 4517 Avenue C.  
NOTE: Roy and Ethel McCuiston are listed at 100 W. 30<sup>th</sup> Street; he was a carpenter. 100 W. 30<sup>th</sup> Street was the home of his parents.
- 1920 Vacant  
NOTE: The house is listed as 4517 Avenue C.
- 1918 L. Anderson and Willie M. Prichard, renters  
Carpenter  
NOTE: The house is listed as 4517 Avenue C.
- 1916 L. Anderson Prichard  
Watchman  
NOTE: The house is listed as 4517 Avenue C.
- 1914 Charles Jenkins  
Carpenter  
NOTE: L. Anderson Prichard is not listed in the directory.  
NOTE: The house is listed as 4517 Avenue C.
- 1912-13 William Millsap  
Laborer  
NOTE: The house is listed as 4517 Avenue C.
- 1910-11 Edward E. Eppes  
Laborer  
NOTE: The house is listed as 4517 Avenue C.
- 1909-10 The address (4517 Avenue C) is not listed in the directory.  
NOTE: Edward E. Eppes is not listed in the directory.

### **BIOGRAPHICAL INFORMATION**

#### **Edward and Katie Eppes (ca. 1910 – ca. 1912)**

Edward and Katie Eppes appear in the 1910 U.S. Census as the owners of this house, which is listed as 4515 Avenue C. Edward Eppes was 22, had been born in the United States, and was a house carpenter. Katie Eppes was 24, had been born in Texas, and had no occupation listed. They had 2 children: Joseph, 3; and Ethel, 1.

His 1918 World War I draft registration card shows that Edward Eppes was living at Forney, Rockwall County, Texas at the time of his registration. He was born August 14, 1885, and was a farm laborer. His wife was Katherine Eppes. He was of medium height and build with light blue eyes and brown hair.

According to the Find A Grave website, Edward Eppes was born August 14, 1885 in Travis County, Texas, and died July 20, 1968 in St. Louis, Missouri. He was a farmer and builder. He worked as a carpenter on the Army Post at San Antonio, Texas during World War I then moved his family to DeQueen, Arkansas in 1918. He moved his family to Missouri in 1927. He and Katie are both buried in Fenton, Missouri.

**Roy and Ethel McCuiston (ca. 1923 – ca. 1928)**

His 1917 World War I draft registration card shows that Roy Templeton McCuiston was living at 100 W. 30<sup>th</sup> Street at the time of his registration. He was born January 7, 1893 in Austin and was a carpenter for Scott Yeomans in Austin. He was single and had his mother and sisters as dependents. He was of medium height, slender build, had brown eyes and dark hair.

The 1920 U.S. Census shows Roy and Ethel McCuiston as the owners of a house in Justice Precinct 3 of Travis County. Roy McCuiston was 27, had been born in Texas, and was a house carpenter. Ethel McCuiston was 21, had been born in Texas, and had no occupation listed. They had no children listed with them.

The 1930 U.S. Census shows Roy T. and Mary E. McCuiston as the owners of the house at 4519 Avenue C. Roy T. McCuiston was 37, had been born in Texas to Missouri-born parents, and was a draftsman. Mary E. McCuiston was 31, had been born in Texas, and had no occupation listed. They had 3 children: Mary, 8; Roy L., 7; and Gwynne, 1.

**McCUISTON, Mary Ethel, 79, 4519 Avenue C., died Saturday. Services 1:30 p.m. Tuesday at the Weed-Corley Funeral Home. Survivors: husband, Roy T. McCuiston, Austin; son, Roy L. McCuiston, Austin; daughters, Mrs. Mary De Berry, Austin and Mrs. Gwynne Clark, Teaside England, brothers, Lural Dement, Dennis Dement and James Dement, all of Austin; 10 grandchildren and three great-grandchildren.**

Obituary of Ethel McCuiston  
Austin American-Statesman, October 10, 1977

## **Roy Templeton McCuiston**

**Roy Templeton McCuiston, age 94, of Austin, died Monday.**

**Born in Austin, he was a lifetime resident and lifetime member of First Cumberland Presbyterian Church which was co-founded by his father, John Albert McCuiston. He was an honorary member of Capitol Rod and Gun Club.**

**Survivors include two daughters, Mary DeBerry, Gwynne Clark, both of Austin; son, Roy Buddy McCuiston of Austin; ten grandchildren; nine great-grandchildren; sister, Marjorie Norwood, Austin.**

**Services, 10:00 AM, Thursday, Weed-Corley Funeral Home, with Reverend Charles Hughes officiating. Burial, Oakwood Cemetery.**

**Arrangements by Weed-Corley Funeral Home, 3125 N. Lamar, 452-8811.**

Obituary of Roy T. McCuiston  
Austin American-Statesman, April 15, 1987

### **1930 U.S. Census**

The 1930 U.S. Census shows Awald E. and Phoebe M. Pokrant as the renters of this house. Awald E. Pokrant was 32, had been born in Texas to German-born parents, and was an automobile mechanic. Phoebe M. Pokrant was 23, had been born in Florida, and had no occupation listed. They had a son, Awald, Jr., 3, who had been born in Florida.

### **Dave C. and Bertha Rich (ca. 1930 – ca. 1932)**

Dave C. and Bertha A. Rich appear in the 1930 U.S. Census as the renters of the house at 1103 W. 38<sup>th</sup> Street. Dave C. Rich was 33, had been born in Texas, and was a barber. Bertha A. Rich was 30, had been born in Texas, and had no occupation listed. They had 4 children: Marie L., 11; David C., Jr., 5; Ruth R., 4; and Leslie E., 2. All of the children had been born in Texas.

### **John and Tessie Friday (ca. 1936 – ca. 1939)**

John and Tessie Mae Friday appear in the 1940 U.S. Census as the owners of the house at 1306 E. 28<sup>th</sup> Street, which was worth \$3,500. John Friday was 32, had been born in Texas, and was an electrical contractor in building construction. Tessie Mae Friday was 29, had been born in Texas. They had 3 children: Joe Hayden, 13; Betty June, 9; and John Curtis, 6. All of the children had been born in Texas.

### **Jesse and Dovie Fleming (ca. 1942 – ca. 1953)**

Jesse Fleming appears in the 1930 U.S. Census as an attendant at the Southwestern Insane Asylum in San Antonio. He was single, 26, and a native of Texas. He is listed as the night supervisor of the attendants. The 1920 U.S. Census shows Jesse Fleming as the 16-year old son of D.M. and Elaude Fleming of Karnes County, Texas. Jesse had no occupation listed; his father was a farmer.

## **Dovie V. Fleming**

**Dovie V. Fleming, of Austin, died**

**Saturday, June 30, 1984.**

**Mrs. Fleming retired from Austin State School after 30 years of service. She was a member of the Eastern Star Travis Chapter 472.**

**She was preceded in death by a son L.B. Harwell. She is survived by her husband, J.J. Fleming; daughter, Winona Hicks; daughter-in-law, Mrs. Lucille Harwell; sister, Lorena Hickman; brother, Floyd Tucker; seven grandchildren and eight graet-grandchildren.**

**Services to be 11:00 AM Monday, at Weed-Corley Funeral Home with Dr. Loyce Estes officiating. Burial, Capital Memorial Park.**

**Arrangements by Weed-Corley Funeral Home.**

Obituary of Dovie Fleming  
Austin American-Statesman, July 1, 1984

## **John O. and Vallie Wier (ca. 1953 – ca. 1980)**

The 1940 U.S. Census shows John O. and Vallie B. Wier as the owners of the house at 5312 Avenue F in Austin. John O. Wier was 42, had been born in Texas, and was a painter at the State Hospital. Vallie B. Wier was 40, had been born in Texas, and had no occupation listed. They had 4 children: Billy R, 14, a hop boy at a dairy; Nell D., 11; Charles A., 8; and Gay M., 3. All the children had been born in Texas.

The 1930 U.S. Census shows John O. and Vallie Wier in Justice Precinct 1 of Harris County, Texas. John O. Wier was a 32-year old Texas-born ice salesman. Vallie Wier was 30 and had no occupation listed. They had 2 children listed: Billy R., 4; and Della N., 1.

His 1918 World War I draft registration card shows that John Owen Wier was born January 31, 1898, and was a farmer in McDade, Texas. He was of medium height, a slender build, had gray eyes, and brown hair.

**WIER, John Owen**, 76, 4515 Ave. C, died Thursday. Services 3 p.m. Saturday at Hyltin-Manor. Survivors: wife, Mrs. Vallie B. Wier of Austin; sons, Billy R. Wier of Austin and Charles A. Wier of El Paso; daughters, Mrs. Frank (Gay) Myrick of Cedar Park and ~~Mrs. R. M. (Nell) Fleming~~ of Austin; brother, Merle Wier of Livingston; sisters, Mrs. Maude Duncan of Houston and Mrs. Minnie Manahand of Waco.

Obituary of John O. Wier  
Austin American-Statesman, November 1, 1974

## **Vallie B. Wier**

**Vallie B. Wier of Austin died Saturday.**

**Until her retirement she was employed as a clerk for the Department of Public Safety. She had been a resident of Austin for thirty years.**

**Funeral services will be held at 2:00 PM Monday at the Hyltin-Manor Funeral Chapel, with Reverend A. D. Eberhart officiating. Interment will be at Capital Memorial Park.**

**She is survived by two sons, Charles A. Wier of San Angelo, and Billy R. Wier of Austin; two daughters, Nell (Robert) Fleming of Austin, and Gay (Frank) Myrick of Round Rock; one sister, Dera De Glandon of Austin; six grandchildren, Mike Fleming, Laura Fleming, Tony Wier, Tim Wier, Linda Myrick Surratt, Lori Myrick; and one great-grandchild, Justin R. Surratt.**

Obituary of Vallie Wier  
Austin American-Statesman, January 16, 1984