

**HISTORIC LANDMARK COMMISSION  
JULY 25, 2016  
DEMOLITION AND RELOCATION PERMITS  
HDP-2016-0389  
3400 CEDAR STREET**

---

**PROPOSAL**

---

Demolish a ca. 1910 house.

---

**ARCHITECTURE**

---

One-story, rectangular-plan, hipped-roof frame house with a full-width wraparound porch on monumental battered columns; single 1:1 fenestration.

---

**RESEARCH**

---

The house appears to have been built around 1910. The first known occupant was George V. Chasey, a draftsman for C.H. Page & Brother; Chasey had previously lived on Blanco Street, and lived in this house until around 1911. Stephen White, one of the proprietors of Donnelly & White, a plumbing supply business on Congress Avenue, lived here with his wife Mercedes from around 1911 to around 1913. The house had a series of short-term renters through the 1910s, including a Studebaker salesman, a traveling salesman, and a photo engraver. Through most of the 1920s, the house was owned and occupied by Cecil and Bertha Hall; he was a salesman.

From the late 1920s through the mid-1970s, the house was owned and occupied by Carabel Potter, and her husband, Floyd, with a couple of renters in the mid-1930s. Floyd Potter was an instructor at the University of Texas, but he and Carabel apparently split up – he died in Huntsville many years later, and Carabel continued to live in this house. She was listed in the city directories as the widow of Floyd Potter, and was a music teacher at the house. The house has been a rental property since the mid-1970s.

---

**STAFF COMMENTS**

---

The house is listed as a Priority 2 for research in the Comprehensive Cultural Resources Survey (1984), and retains a high degree of integrity. The house would be contributing to a potential historic district in this North University neighborhood.

---




**STAFF RECOMMENDATION**

---

Initiate historic zoning which, if granted, will allow the property owner to apply for the annual tax exemption for historic landmarks to help fund the restoration of this house. If, however, the Commission votes to release the permit, then staff recommends 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.

## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

## NOTIFICATIONS

CASE#: HDP-2016-0389  
3400 CEDAR STREET

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.



June 27, 2016

Steve Sadowsky  
City of Austin  
Historic Landmark Commission

*Re: 3400 Cedar Street, Austin, Texas 78705*

Dear Historic Landmark Commission and Staff:

My name is Zach Brown. My wife, Amanda Couch Brown, and I live next door at 3402 Cedar St and have lived there for the past 2.5 years. Since we've lived there, the house next door at 3400 Cedar has been in complete disrepair and had previously been occupied by a squatter who had no AC or heat and to my knowledge did not have electricity (no lights were ever on inside). Once he was evicted, many people were stopping by the house to pick up his remains that had been left in the driveway. His car continues to be parked on the street and has been abandoned.

The house has a large hole in the roof that has been there ever since we've occupied the house next door. It is rotting from the inside out and is home to rodents and neighborhood cats. There is a large amount of rotten building material in the driveway and the yard continues to be overgrown. It's a nuisance to us as neighbors and to the neighborhood and we believe it needs to go.

I authorize the Buyer to speak on my behalf at the upcoming Historic Landmark Commission hearing and kindly request that the demolition permit be approved as expeditiously as possible. If not approved, this will continue to cause a nuisance and I don't believe anyone would ever buy it in its current condition.

Sincerely,

Zach Brown  
3402 Cedar St. Austin TX 78705

A handwritten signature in black ink, appearing to read 'Zach Brown', with a stylized, flowing script.

3400 Cedar Street  
ca. 1910



OCCUPANCY HISTORY  
3400 Cedar Street

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

1992	Roxann Starr, renter No occupation listed NOTE: The directory indicates that Roxann Starr was a new resident at this address.
1985-86	No return
1981	Dale Clements, renter Nursery worker
1977	Michael J. and Pat Polacheck, renters Tech, UT NOTE: The directory indicates that Michael J. and Pat Polacheck were new residents at this address.
1973	Carabel H. Potter, owner Widow, Lloyd Potter Retired

1968	Carabel H. Potter, owner Widow, Lloyd Potter Retired
1962	Carabel H. Potter, owner Music teacher (at the house)
1959	Carabel H. Potter, owner Music teacher (at the house)
1955	Carabel H. Potter, owner Widow, F.E. Potter Music teacher (at the house)
1952	Carabel H. Potter, owner Music teacher (at the house)
1949	Carabel H. Potter, owner Widow, Floyd E. Potter Music teacher (at the house)
1947	Carabel H. Potter, owner Widow, Floyd E. Potter Music teacher (at the house)
1944-45	Carabel H. Potter, owner Widow, Floyd E. Potter Music teacher (at the house)
1941	Carabel H. Potter, owner Widow, Floyd E. Potter Music teacher (at the house)
1939	Carabel H. Potter, owner Widow, Floyd E. Potter Music teacher (at the house)
1937	Carabel H. Potter, owner Widow, Floyd E. Potter Music teacher (at the house)
1935	Robert N. and Hildegard Callan, renters Bookbinder NOTE: Floyd E. and Carabel H. Potter are not listed in the directory.
1932-33	Frank W. and Lillie Gilmore, renters Carpenter
1930-31	Floyd E. and Carrie B. Potter, owners Instructor, University of Texas
1929	Floyd E. and Carrie B. Potter, owners Instructor, University of Texas



- 1927 Cecil C. and Bertha Hall, owners  
Salesman  
NOTE: Floyd E. and Carrie B. Potter are not listed in the directory.
- 1924 Cecil C. and Bertha Hall, owners  
Salesman
- 1922 Cecil C. and Bertha Hall, owners  
Traveling salesman
- 1920 George H. and Marie Rider, renters  
Photo engraver, Capital Engraving, over 901-03 Congress Avenue.  
NOTE: Cecil C. and Bertha Hall are not listed in the directory.
- 1918 John S. and Floy Swope, renters  
Traveling salesman
- 1916 John T. Matherson  
Salesman, Anderson & Benson, Studebaker automobiles and accessories, 111-15 E. 5<sup>th</sup> Street.
- 1914 James B. Sisk  
No occupation listed  
Also listed are Lillie L. Sisk, a student at the University of Texas; Ralph B. Sisk, a student; and Walter B. Sisk, a student.
- 1912-13 Stephen White  
Proprietor (with John R. Donnelly), Donnelly & White, plumbers, gas and steam fitters, heating contractors, plumbers' supplies, 905 Congress Avenue.
- 1910-11 George V. Chasey  
Draughtsman, C.H. Page & Brother (C.H. and Louis C. Page, proprietors), architects and structural engineers, 347-52 Austin National Bank Building, 507-09 Congress Avenue.
- 1909-10 The address is not listed in the directory.  
NOTE: George V. Chasey is listed at 912 Blanco Street; he was a draughtsman for C.H. Page & Brother.

## BIOGRAPHICAL NOTES

### George and Mary A. Chasey (ca. 1910 – ca. 1912)

The 1910 U.S. Census shows George and Mary A. Chasey at this address. George Chasey was 28, had been born in New Jersey, and was an architect. Mary A. Chasey was 26, had been born in New Jersey, and had no occupation listed. They had two daughters, Helen D., 6, who had been born in New Jersey; and Miriam, 3 months, who had been born in Texas.

The 1920 U.S. Census shows George V. and Mary A. Chasey living in a rented house in San Antonio with their two daughters. George V. Chasey is listed as a civil engineer for a surveying firm.

George Vanderveer Chasey died in San Antonio in 1960. His death certificate shows that he was born in 1880 in New Jersey, and was a teacher. He had lived in San Antonio for 41 years.

### Stephen and Mercedes White (ca. 1912 – ca. 1913)

The 1910 U.S. Census shows Stephen White living with his aunt and uncle, Middleton and Mattie E. Dunn, at 1504 E. 12<sup>th</sup> Street in Austin. He was 29, had been born in Texas, and was a steamfitter for a steam heating plant. He was not married. His uncle, Middleton Dunn, was a surveyor.

His 1917 World War I draft registration card shows that Stephen White was born in 1880, and was living at 103 W. 33<sup>rd</sup> Street in Austin. He was a self-employed plumbing and heating contractor with offices at 905 Congress Avenue. He was of medium height and medium build, with gray eyes and brown hair.

Stephen and Mercedes White appear in the 1920 U.S. Census as the owners of the house at 103 W. 33<sup>rd</sup> Street in Austin. Stephen White was 39, had been born in Texas, and was a steamfitter in a plumbing shop. Mercedes White was 33, had been born in Louisiana, and had no occupation listed. They had no children listed with them.

Stephen White died in Austin in 1941. His death certificate shows that he was a widower living at 103 W. 33<sup>rd</sup> Street, that he was born in 1880, and was a retired plumber.

# Retired Business Man Dies Here

Stephen White, 60, retired prominent business man of Austin died at his home, 103 West 33rd street at 3:30 a. m. Thursday.

Mr. White was owner of the Donnelly-White company, but retired about a year and a half ago. He was also owner of St. Elmo-Tel. He had lived in Austin all his life and was a member of the Methodist church.

Survivors are one sister, Mrs. Lucy W. Sheffield of Austin, and two nephews, John Cecil Sheffield and Beverly Stephen Sheffield of Austin.

Funeral services will be held from the Cook Funeral home at 4 p. m. Friday with Dr. Kenneth Pope officiating. Burial will be in Oakwood cemetery. Pallbearers will be Dr. H. T. Perlman, Dr. Chas. Hackett, Herbert Finch, Jake Hirshfeld, J. F. Johnson, and Charles Weyerman.

Obituary of Stephen White  
Austin American, May 30, 1941

## Cecil C. and Bertha Hall (ca. 1921 – ca. 1928)

Cecil Cullum Hall's 1917 World War I draft registration card shows that he was born in 1891 in McKinney, Texas. And was living in McKinney at the time of his registration. He was single, and



worked as a traveling salesman for Cudahy Packing Company of Chicago, Illinois. He was tall with a medium build, and had blue eyes and black hair.

The 1920 U.S. Census shows Cecil C. and Bertha E. Hall living in a rented house in San Antonio. Cecil C. Hall was 32, had been born in Texas, and was a wholesale grocery salesman. Bertha E. Hall was 32, had been born in Illinois, and had no occupation listed. They had a daughter, Maxine E., 10, who had been born in Texas. They also had a roomer, Sallie Stillwell, 23, a Texas-born stenographer for the street railway line.

Cecil C. and Bertha Hall were living in a rented house in San Antonio at the time of the 1930 U.S. Census. Cecil Hall was a traveling salesman. Bertha Hall was a secretary in a studio. Their daughter, Maxine, 20, was a costume designer. They had 2 lodgers: Herbert Reich, 28, a Texas-born meat salesman; and Lydia A. Parr, 45, a Texas-born practical nurse in private duty. She was a widow.

His 1949 death certificate shows that Cecil Cullum Hall was born in McKinney, Texas in 1891, and was living in San Antonio at the time of his death in Llano, Texas. He was a flour and feed salesman.

#### **Floyd E. and Carabel Potter (ca. 1928 – ca. 1931, and ca. 1936 – ca. 1975)**

Floyd E. and Carrie B. Potter are listed in the 1920 U.S. Census of Oklahoma City, where they owned an apartment house. Floyd E. Potter was 27, had been born in Texas, and was a cabinet maker in a furniture factory. Carrie B. Potter was 28, had been born in Kansas, and was the manager of an apartment house. They had no children listed with them.

The 1930 U.S. Census shows Floyd E. and Carabel Potter as the owners of this house, which was worth \$3,000. Floyd E. Potter was 37, had been born in Ohio to Indiana-born parents, and was a teacher at the University of Texas. Carabel Potter was 34, had been born in Kansas to Indiana-born parents, and was a music teacher. They had a son, Floyd E. Potter, 4, who had been born in Kansas.

The 1940 U.S. Census shows Carabel Potter as the owner of this house, which was worth \$2,500. She was a 49-year old divorcee who had been born in Kansas and was a music teacher at the house. With her lived her son, Floyd, 14, who had been born in Kansas and had no occupation listed. They had lived in Wahpeton, North Dakota in 1935.

His 1968 death certificate shows that Floyd E. Potter was living in Huntsville, Texas at the time of his death. He was retired.

Carrie B. Potter's 1975 death certificate shows that she was living in Kerrville, Texas at the time of her death. She was born in 1892 in Kingman, Kansas, and was a self-employed music teacher.

**POTTER, Mrs. Carabel**  
**Haltom, 83, 8507 El Rey Blvd.,**  
**died Wednesday. Services 3:30**  
**p.m. Friday at Weed-Corley**  
**Funeral Home. Survivors: son,**  
**Floyd E. Potter Jr. of Austin;**  
**three grandchildren.**

Obituary of Carabel Potter  
 Austin American-Statesman, September 26, 1975

 Carabel H. Potter 3400 Cedar

71

9

4

-

-

Inman Heights

Frame garage.

41138

6-1-49

\$600.00

Owner

-

Building permit to Carabel Potter for the construction of a garage (1949)