

**HISTORIC LANDMARK COMMISSION  
AUGUST 22, 2016  
DEMOLITION AND RELOCATION PERMITS  
HDP-2016-0491  
3009 KUHLMAN AVENUE**

**PROPOSAL**

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Demolish a ca. 1954 house.

**ARCHITECTURE**

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One-story, rectangular-plan, front-gabled frame house with a partial-width, front-gabled independent porch on ornamental metal supports; single 1:1 fenestration.

**RESEARCH**

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The house was built in 1954 by Payne & Wiley, local developers and builders. The first owners and occupants were Robert E. and Hazel Nixon, who lived here for the rest of their lives. Robert E. Nixon was a construction worker turned laborer for Southern Union Gas Company. After his death in 1974, Hazel Nixon is listed as a housekeeper at Seton Medical Center until her retirement.

**STAFF COMMENTS**

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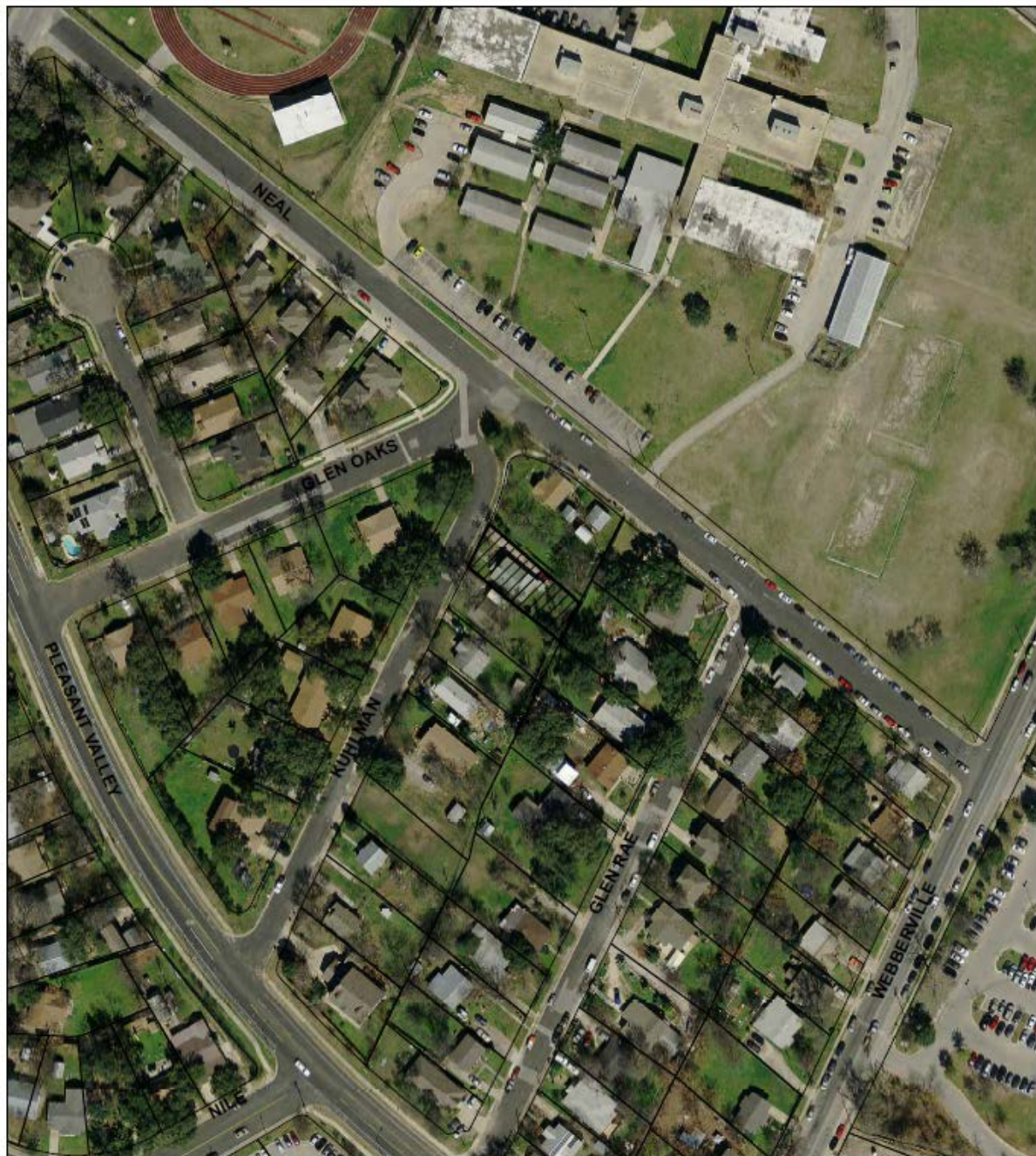
The house is not listed in any City survey.

**STAFF RECOMMENDATION**

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Encourage rehabilitation and adaptive re-use, then relocation over demolition, but 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. The house has neither the architectural nor the historical significance to warrant individual designation as a historic landmark.

## LOCATION MAP



1" = 140'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

### NOTIFICATIONS

CASE#: HDP-2016-0491  
LOCATION: 3009 Kuhlman Avenue

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.





3009 Kuhlman Avenue  
ca. 1954



## OCCUPANCY HISTORY 3009 Kuhlman Avenue

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

1992	Hazel O. Nixon, renter Retired NOTE: The directory indicates that Hazel O. Nixon was a new resident at this address.
1985-86	The address is not listed in the directory.
1981	Hazel Nixon, owner Retired
1977	Hazel Nixon, owner Housekeeper, Seton Medical Center
1973	Robert E. and Hazel Nixon, owners Laborer, Southern Union Gas, 422 Congress Avenue.
1968	Robert E. and Hazel Nixon, owners Laborer, Southern Union Gas, 422 Congress Avenue.
1965	Robert E. and Hazel Nixon, owners Laborer, Southern Union Gas, 422 Congress Avenue.

- 1962 Robert E. and Hazel Nixon, owners  
Laborer, Southern Union Gas, 422 Congress Avenue.
- 1959 Robert E. and Hazel Nixon, owners  
Laborer, Southern Union Gas, 422 Congress Avenue.
- 1957 Robert E. and Hazel Nixon, owners  
Construction worker
- 1955 The address is not listed in the directory.  
NOTE: Robert E. and Hazel Nixon are not listed in the directory.

**BIOGRAPHICAL NOTES:****Robert E. and Hazel Nixon (ca. 1954 – ca. 2001)**

His 1974 death certificate shows that Robert E. Nixon was born in 1918 in Texas, and was a construction worker for Southern Union Gas. He was living in this house at the time of his death.

NIXON, Robert E., 55, 3009  
Kuhlman, died Thursday.  
Services 3 p.m. Sunday, Grant  
Chapel, A.M.E. Church.  
(Fuller-Sheffield)

Death notice for Robert E. Nixon  
Austin American-Statesman, October 20, 1974

## Hazel Nixon

Hazel Nixon, 84, passed away peacefully at her home on Sunday, September 9, 2001, after a lengthy illness.

The oldest of 15 children, Hazel was born in Travis County, Texas, on November 27, 1916, to Nettie and Willis Owens.

She is preceded in death by both parents; husband, Robert Nixon; son, Theodore Elder; and six siblings.

Survivors include two daughters, Helen M. Miller and LaNell Johnson; adopted daughter (granddaughter), Tosa Randle; two sisters, Nettie Smothers and Joyce Darby; six brothers, Joe, George, Leroy, Henry, Maurice and Franklin Owens; granddaughters, Trenna and Tonya Nixon, Vanessa Merida-Crawford, Dora Johnson; grandsons, Starlin and Robert Johnson; 15 great-grandchildren; aunt, Edna Horton; and host of nieces, nephews, relatives and friends.

Visitation will be 1:00 to 8:00 p.m. Friday, September 14, 2001, Fuller-Sheffield Funeral Service.

Services 1:00 p.m. Saturday, September 15, 2001, at Metropolitan AME Church, 1101 East 10th Street.

Interment at Evergreen Cemetery.

Obituary of Hazel Nixon  
Austin American-Statesman, September 14, 2001

Payne Wiley

3009 Kuhlman

260

12

\$4

Lorrain Hts

frame res

57993 9-2-54

\$000/

owner

4

Building permit to Payne & Wiley for the construction of this house (1954)

Receipt

## Application for Sewer Connection

33544  
Nº 3820

Austin, Texas,

19 54

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

Payne & Wiley at 3009 Kuhlman Street,  
 further described as Lot 12 Block 1 Outlot 1 Division 1  
 subdivision Lorraine Hts Plat 260, which is to be used as a Residence

In this place there are to be installed 4 fixtures. Plumbing Permit No. 9533-a  
 I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 2.5

Respectfully,

Submittal

Connected

33.8' E &amp; W LL

(Location)

Date

9-23-54

By

Jackson

NOTE: Connection Instruction

8' Lorraine St. 19.5' north of road &amp; 4' deep

A-2473

Sewer connection application by Payne &amp; Wiley for this address (1954)

71-24105-11113

OWNER	Robert Nixon	ADDRESS	3009 Kuhlman Ave.
PLAT	260 LOT	12	BLK 4
SUBDIVISION	Lorraine Hts.		
OCCUPANCY	Family Room		
BLD PERMIT #	103740	DATE	5-29-67
		OWNERS ESTIMATE	2985.00
CONTRACTOR	Texas Lbr. Co.	NO. OF FIXTURES	
WATER TAP REC #		SEWER TAP REC #	
fr. addn. and remodel fr. res.			
364 Sq. Ft.			
5-23-75-#149610-J.C. Fennell-frm addn to exist res.			
(carport) 336 sq.ft.			

Building permit to Robert E. Nixon for a frame addition (1967) and for a carport (1975)