

**HISTORIC LANDMARK COMMISSION  
SEPTEMBER 26, 2016  
DEMOLITION AND RELOCATION PERMITS  
HDP-2016-0604  
1225 HILLSIDE AVENUE**

**PROPOSAL**

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Demolish four houses on the same lot, the earliest of which is ca. 1949.

**ARCHITECTURE**

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There are four houses on this property, which is a hidden lot uphill from the street. What appears to be the principal house is a one-story, rectangular-plan, flat-roofed frame house with a combination of siding, including cedar shingles. This house also has a combination of fenestration, with the most visible windows being metal-framed multi-light casement windows. The next house in behind it is a two-story structure, which looks more like a garage apartment that has been added on to. It is a hipped-roof frame structure with fixed-sash and sliding wood-framed fenestration. The third house back is a one-story, rectangular-plan, side-gabled frame house with a central, partial-width, front-gabled entry porch on turned wood posts; 2:2 horizontally-configured fenestration. Finally, the house closest to the street is a one-story, side-gabled pre-fabricated house with 1:1 fenestration.

**RESEARCH**

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The earliest house on this site, which is ca. 1949, was built by Percy and Margaret Maynord, who lived here until around 1970. Percy Maynord was a salesman who then opened his own butcher and meat market supply business from the house; he also had a grocery store and specialty meat market on S. Congress Avenue in the late 1960s. There is no information in the city directories about the tenants of the other houses on this lot, nor are there any building permits for their construction. After the Maynords moved back to Alabama in the 1970s, all of the houses became rental properties.

**STAFF COMMENTS**

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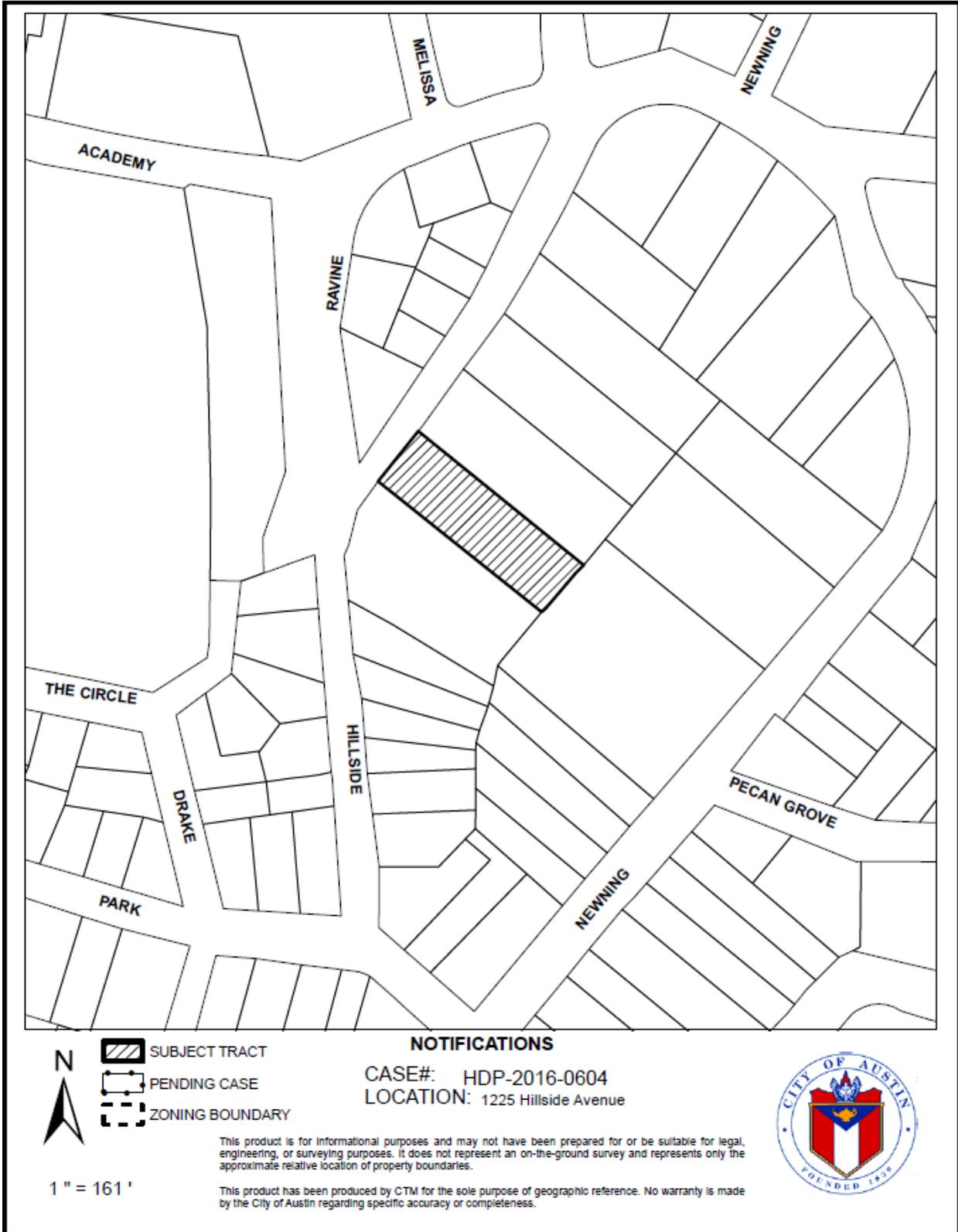
The houses are not listed in any City survey.

**STAFF RECOMMENDATION**

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

LOCATION MAP



1225 Hillside Avenue





## OCCUPANCY HISTORY 1225 Hillside Avenue

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

- 1992           A:     Raymond J. Bier, renter  
                  Employed by Able Custom Floors (no listing in the alphabetical section of the directory).  
                  NOTE: The directory indicates that Raymond J. Bier was a new resident at this address.
- B:     Vacant
- 1985-86       Mary C. Harris, renter  
                  No occupation listed
- 1981           The address is not listed in the directory.
- 1977           Vacant
- 1973           Michael and Nancy Samford, renters  
                  Field worker, Ralph Harris, Surveyor, 2330 S. Lamar Boulevard.  
                  NOTE: The directory indicates that Michael and Nancy Samford were new residents at this address.
- 1968           Percy C. and Margaret Maynard, owners  
                  Percy:           Proprietor, P.C. Maynard Company, Maynard's Grocery, 1522 S. Congress Avenue.  
                  Margaret:       Director, St. Martin's Day School, 606 W. 15<sup>th</sup> Street.
- 1965           Percy C. and Margaret Maynard, owners  
                  Proprietor, P.C. Maynard Company, scales (at the house)
- 1962           Percy C. and Margaret Maynard, owners  
                  Scales (at the house)
- 1959           Percy C. and Margaret Maynard, owners  
                  Butcher and meat market supplies (at the house)
- 1955           Percy C. and Dean Maynard, owners  
                  Salesman, Globe-Stimpson Company (no listing in the alphabetical section of the directory).
- 1952           Percy C. and Margaret Maynard, owners  
                  Salesman
- 1949           The address is not listed in the directory.  
                  NOTE: Percy C. and Margaret Dean Maynard are not listed in the directory.

### **BIOGRAPHICAL NOTES:**

**Percy C. and Margaret Maynard (ca. 1949 – ca. 1971)**

**MAYNORD, Percy Carwell**

Percy Carwell Maynard, age 94, of Fairhope, Alabama, died peacefully at his home on Sunday, May 18, 2014. A funeral service, conducted by Dr. Jerry Henry of the First Baptist Church of Fairhope, was held at the Wolfe-Bayview Funeral Home on Wednesday, May 21. Honorary pallbearers were Wesley and Aubrey Grant; and members of his breakfast and coffee groups, including Don Buell, Dr. Jack Campbell, Don Duke, Joe Faust, Thomas Garrick, Dan Heffern, John McDonald, Jerry Middleton, Harold Thompson, Garth White, Bob Whitley, and host David Jewett. Interment followed the next day at Elmwood Cemetery in Birmingham with military honors.

Percy was born in Birmingham on January 21, 1920 and was a graduate of Ensley High School. He followed his father, Wiley Maynard, into employment at U. S. Steel's Fairfield Works after high school. After convincing his employer to release him from his exemption from military service, he volunteered for the Army Air Corp. Wanting to be a fighter pilot, he entered the service in 1942 and served at air bases in Texas, training air crew navigators. On D-Day, June 6, 1944, while his brother was invading Normandy, he married his sweetheart, Margaret Dean Harris. Upon his discharge from the service in September 1945, they remained in Austin, Texas, where he founded P. C. Maynard Company, a supplier and servicer of meat processing equipment. Over the next 40 years, his customers included meat markets all over central Texas, as well the startups that became Mr. Gatti's Pizza, Schlotzsky's, and Whole Foods Market. During the late '60's and early 70's, he also owned and operated a grocery store with a specialty meat market on South Congress Avenue.

During his 60 years as a resident of Austin, Texas, Percy and Dean raised three sons. He was a Life Membership deacon of Congress Avenue Baptist Church, where he enjoyed playing on and coaching church softball teams. Percy was recognized for his multi-decade support of the Texas Baptist Buckner's Boys Ranch. He was an avid hunter, and in 1963 he realized one of his dreams, by buying 220 acres of farm and ranch land northwest of Austin.

Following his retirement in 1985, Percy and Dean enjoyed visiting their children and their families and travelling with close friends Bob and Lolly Campbell. During these travels they visited 49 of the 50 States, and most of the Canadian Provinces. After multiple 700-mile trips per year to coastal Alabama to look after Margaret's sister who was in assisted living-the 85 year-olds were looking after the 100 year-old!-they moved to Fairhope in 2005. The seller of the house they bought, Bob Whitley, became his new best friend. He also found fast and true friends in his morning breakfast group at Julwin's Restaurant and afternoon coffee group at Waffle House. They joined others who love Christ at First Baptist Church. It was a great move for them at that stage of their life! Percy was preceded in death by his parents, Wiley and Catherine Maynard; and brothers William, Elbert and Richard. He is survived by his wife of 70 years, Margaret; sons Chris (Connie) of Goodlettsville, TN, Steve (Beverly) of St. Joseph, LA, and Harris (Denise) of Fairhope, AL; grandchildren Natalie Taylor, Dominic Barnes, Alicia Samuels, Matthew Barnes, Dudley Maynard, Maggie Nasif, Katie Maynard, and Clare Satow; and great-grandchildren Evan Cude, Annalyn Samuels, Andrew Nasif, Lucy Nasif, Alex Maynard, Brandon Maynard, and Madison Maynard.

In lieu of flowers, memorial contributions may be made to Camp Buckner, Burnet, TX 78611.

Obituary of Percy C. Maynard  
Austin American-Statesman, May 20, 2014

P. C. Maynard

1225 Hillside Ave

126 South 90' of 17

Fairview Park

Frame residence.

40273 2-17-49

\$4500.00

Leland Wilson

7-14-75-150649-Florence Richey Rusche-remodel rear structure and tie to existing res to create duplex \$2,000 450 sq ft.

Building permit to Percy C. Maynard for the construction of the house (1949)

C.A.G. TO S.C.1. ON 11/22/21-100-838

### WATER SERVICE PERMIT

Austin, Texas

**C** No. 3252  
(590' of 17)

Received of PC MAYNARD Date 3-23-49

Address 1225 HILLSIDE DR

Amount TWENTY AND NO/100'S \$ 20.00

Plumber QUALITY PLBG Size of Tap 3/4"

Date of Connection <u>3-30-49</u>		
Size of Tap Made <u>3/4"</u>	No. Fittings	Size
Size Service Made <u>3/4" COP.</u>	1 Curb Cock	5/8"
Size Main Tapped <u>2 1/2" G.I. PIPE</u>	4 Elbow	3/4" COP.
From Front Prop. Line to Curb Cock <u>7.5'</u>	1 St. Elbow	3/4" S.C.C.P.
From NO-Prop. Line to Curb Cock <u>2'</u>	1 Bushing	3/4" COP.
Location of Meter <u>CURB</u>	1 Reducer	2 x 3/4" TAP
Type of Box <u>LUG</u>	3.0 Pipe	2 x 3/4" COP.
Depth of Main in St. <u>3'</u>	Lead Comp.	
Depth of Service Line <u>2.5'</u>	Nipples	
From Curb Cock to Tap on Main <u>28'</u>	Union	
Checked by Engr. Dept. <u>5-12-99 EWZ</u>	Plug	TILE
	1 Tee	
	1 Stop	2.107
	1 Box	6.000
	1 Lid	
	Valves	
	Job No.	W-323-502
	Req. No.	WJ-2016

Water service permit to Percy C. Maynard for this address (1949)

Receipt No. 11744 Application for Sewer Connection N<sup>o</sup> 40371A  
 Austin, Texas, 3-23 1949

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 P.C. Maynard at 1225 Hillside Dr Street,  
 further described as Lot 150.90' of 17 Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_  
 subdivision Fairview Sub Plat 174, which is to be used as a res  
 In this place there are to be installed 5 fixtures. Plumbing Permit No. 33764  
 I agree to pay the City of Austin, the regular ordinance charge. 4-1-49

Depth at Prop. Line 18" Respectfully, A.H.R.

Stub-Out } 18' N. of S. L. 1735  
 Connected (Location)

Date 5-5-49

By John Hernandez

NOTE: Connection Instruction Extension required to south line  
in street. eq 13-400

Sewer connection application by Percy C. Maynard for this address (1949)

The second house was moved onto the site in 1994 from outside the city.