

**HISTORIC LANDMARK COMMISSION
JANUARY 23, 2017
DEMOLITION AND RELOCATION PERMITS
HDP-2016-0933
1409 SINGLETON AVENUE**

PROPOSAL

Demolish a ca. 1950 duplex.

ARCHITECTURE

One-story, rectangular-plan, front-gabled frame duplex with twin front doors, each under a front-gabled independent hood on plain wood posts; single fenestration with replacement windows.

RESEARCH

The duplex was built in the winter of 1949-50 by S.P. Kinser, a local developer. The duplex has seen a relatively high turnover of tenants since its construction. Tenants have included a baker, a butcher, and laborers.

STAFF COMMENTS

The duplex is listed in the East Austin Historic Survey (2016) as a ca. 1949 duplex. The survey notes that the doors and windows have been replaced, and that the duplex is not eligible for local or state designation.

STAFF RECOMMENDATION

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.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 208'

NOTIFICATIONS

CASE#: HDP-2016-0933
1409 SINGLETON 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.

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1409 Singleton Avenue
ca. 1950



OCCUPANCY HISTORY
1409 Singleton Avenue

City Directory Research, Austin History Center
By City Historic Preservation Office
January, 2017

1992	A:	Ysidro Ramirez, renter No occupation listed
	B:	Vacant
1985-86	A:	R. Ramirez, renter No occupation listed
	B:	Vacant
1981	A:	No listing
	B:	Ray Flores, renter Employed by Handover Metal (not listed in the alphabetical section of the directory)
1977	A:	Peter C. and Alamar Hernandez, renters No occupation listed
	B:	No return
1973	A:	Peter C. and Alamar Hernandez, renters No occupation listed
	B:	Betty Nichols, renter No occupation listed

- 1968 A: Harvey and Emma Finnen, renters
 Utility worker, University of Texas
 B: Henry Mitchell, renter
 Retired
- 1965 A: Harvey and Emma L. Finnen, renters
 Laborer, University of Texas
 B: Henry Mitchell, renter
 Laborer
- 1961 A: Harvey and Emma L. Finnen, renters
 Butcher, Quality Sea Food, complete line of fresh and frozen seafood and
 frozen vegetables, 409 E. 19th Street.
 B: Horace Mitchell, renter
 Plumber, City of Austin
 NOTE: Henry Mitchell is not listed in the directory.
- 1957 A: Harvey and Emma Finnen, renters
 Butcher, Quality Sea Food, complete line of fresh and frozen seafood and
 frozen vegetables, 409 E. 19th Street.
 B: Emma Bradley, renter
 Maid
- 1955 Estella Elgin, owner
 Maid

 Lee E. and Ruby L. Wilson, renters
 Baker, Cuneo's Quality Bakery, 4225 Guadalupe Street.
- 1952 Emma L. Overton, renter
 Maid
- 1949 The address is not listed in the directory.
 NOTE: Emma L. Overton is not listed in the directory.

S. P. Kinser

1409 Singleton Ave.

11

15

Glenview

Box duplex.

42513 11-23-49

\$2000.00

Owner

8

4-27-71-S.F. Waterman=121544-repair and remodel duplex
and bring to min stdrs.

8-25-77 #166973 repair & remodel duplex to min stands \$4000.00
owner

Building permit for the construction of this duplex (1949)

Additional notations to repair and remodel the duplex to bring it to minimum standards (1971
and 1977)

WATER SERVICE PERMIT

C No 4856

Austin, Texas

Received of	S. P. KINSER	Date	12-10-49
Address	1409 SINGLETON NORTH APT		
Amount	TWENTY 20.00		
Plumber	H. H. PERAY	Size of Tap	3/4"
Date of Connection	12-20-49		
Size of Tap Made			
Size Service Made			
Size Main Tapped			
From Front Prop. Line to Curb Cock	7.5'		
From Prop. Line to Curb Cock			
Location of Meter	CURB		
Type of Box	LOU		
Depth of Main in St.			
Depth of Service Line			
From Curb Cock to Tap on Main			
Checked by Engr. Dept.	JAN 24 1950		

No. Fittings	Size	
1 Curb Cock	5/8"	
2 Elbow	3/4" Cap. To T.	
1 St. Elbow	3/4" Cap. To T.	
1 Bushing	3/4" x 1/2"	
1 Reducer	3/4" x 1/2"	
Pipe		
Lead Comp.	3/4" CLOSE	
Nipples		
Union	1 1/4" x 3/4" Bush	
Plug	3/4"	
Tee	3/4"	
Stop	Tee + Lid	
Box	Lou	
Lid		
Valves		
Job No.	W-323-502	
Req. No.	W-323-502	

INDEXED

Water service permit for this address (1949)

Receipt No. 13201

Application for Sewer Connection

No. 41822Austin, Texas, 12-12-1949

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

J.P. Kinsler at 1409 Singleton Ave. Street,
 further described as Lot 11 Block 15 Outlot — Division —
 subdivision Glenview Plat 37, which is to be used as a —

In this place there are to be installed 6 fixtures. Plumbing Permit No. 36734
 I agree to pay the City of Austin, the regular ordinance charge. OK 12-20-49

Depth at Prop. Line 4

Respectfully,

Stub Out
 Connected

15' S of N.L. in alley
 (Location)

Date 12-23-49By Luna

NOTE: Connection Instruction 6" Sewer in Alley ± 5' Deep -
Within 7' E of W.R. A-1108

Sewer connection application for this address (1949)

OWNERS sidro KamirozADDRESS 1409 Singleton Ave.PLAT 38LOT 11BLK. 15SUBDIVISION GlenviewOCCUPANCY Repair & remodel res.BLDG. PERMIT # 194047DATE 4-7-80OWNERS
ESTIMATE 4,000.00'CONTRACTOR SameNO. OF FIXTURES —WATER TAP REC# —SEWER TAP REC# —Repair & remodel exist duplex

Building permit to repair and remodel the duplex (1980)