

HISTORIC LANDMARK COMMISSION
APRIL 24, 2017
DEMOLITION AND RELOCATION PERMITS
HDP-2017-0144
509 E. LIVE OAK STREET

PROPOSAL

Demolish a ca. 1923 house.

ARCHITECTURE

One-story, rectangular-plan, pyramidal-roofed frame house with a full-width inset porch on found posts; single fenestration consists of multi-light upper sash windows on the front, and 1:1 fenestration on the sides; non-historic porch railing; transom over central, single-leaf front door.

RESEARCH

The house appears to have been built around 1923; the first owners and occupants were Alfred P. and Minnie Sedwick, who lived here until around 1928 with their family. The Sedwicks had lived in San Antonio in the early 1920s, where Alfred Sedwick was a house carpenter. They then moved to Austin, first settling in East Austin on Willow Street, where Alfred Sedwick worked as a yardman for the Austin Cattle Company. His several sons, who lived here in the house with him, were metal workers for J.O. Buaas and Sons; another worked for the Austin Sash and Door Company. While living in this house, Alfred Sedwick listed his occupation as a carpenter; the 1927 city directory does not show an occupation for him.

The house then became a rental property from the late 1920s until around 1948. The late 1920s and early 1930s saw a series of renters, but around 1936, the house was rented by William Franklin Adcock and his wife, Georgia. The Adcocks lived here until around 1942. William Franklin Adcock was a retired farmer. He had no occupation listed in the city directories while he and Georgia lived here, but they also had several employed children living with them.

Again in the mid-1940s, the house was rented by a succession of relatively short-term tenants; around 1948, the house was purchased by Gee Saul and his wife, Elvie. The Sauls lived here until around 1962. Gee Saul rarely listed an occupation in the city directories, but earlier census reports show that he had been a truck driver for the City Sanitation Division, and before that a construction laborer.

From around 1970 until very recently, the house was owned and occupied by the Calderon family. Ralph Calderon was retired, and died in 1975. His death certificate shows that he was a disabled taxi driver. His widow, Mary, continued to live here until her death in 2016.

STAFF COMMENTS

The house is listed in the Comprehensive Cultural Resources Survey (1984) as a Priority 2 for research.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use, then relocation over demolition. This house is an excellent example of the transitional style of housing between the late Victorian-era vernaculars and the bungalows of the 1920s, and if it is sufficiently structurally sound, it should be preserved and rehabilitated in place. It also represents one of the earlier houses in this section of South Austin, and one that helped establish the context for development

in the neighborhood. If rehabilitation is not feasible, then staff recommends relocation over demolition, and while strongly encouraging the applicant to preserve this house, recognizes that it does not meet the criteria for individual landmark designation, and therefore must recommend release of 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



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2017-0144
LOCATION: 509 E Live Oak St.



1" = 170'

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.

Hi Jenny,
Thanks for sending the update, I've been wondering how things are proceeding. Everything sounds good. I'll be sad to see the old house torn down (demolitions always make me sad) but I understand that it's necessary. A word of warning--if you are using one of the big

demo companies, make sure you are very clear about the timing of things and get in there yourself ahead of time to save what you want. I've seen houses filled with beautiful wood, fixtures, tubs, doorknobs etc just get the wrecking ball, even when the owners had wanted to save things. Those demo folks are very eager to get the job done as fast as possible.

Good luck and keep me updated!

Best,
Gretchen

Gretchen Otto
President
South River City Citizens NA

Hi Gretchen,

Hi. What a cute picture and nice story of you and the fam on the cover of 'Life in Travis Heights' magazine! You are doing such great work, thank you!

Meanwhile, since our last visit with you and some neighbors on site, things are moving along at the new property on Live Oak! I do not think we will be seeking a variance.

We will abide by the 25 foot setback from the street.
We will work with city tree people as needed.
The house will be normal looking for the neighborhood style- at least that is my intention.

I am working With Pat who is copied on this email. He is organizing the next steps. This week on Wednesday (Feb 22 at 2 pm) we are meeting with my tree people to discuss the installation of fences to protect the trees during demolition and construction. We will also meet with the demolition team who will oversee the proper permits and hopefully help salvage some pieces of the house. There are some cool old walls covered with old newspapers we may try to save. Maybe some other things. I don't think ya'll need to be there, but I am letting you know in case you want to drop by.

What we have planned is one large house that is mostly in the current footprint of the existing home-with proper setback from the street. It may be 2 story, at least in part as the trees will allow. Also, a 2 car garage with a granny flat above.

I do not think I will need to meet with ya'll for variance purposes. If something changes I will let you know. The only thing I can think of is that we will use air spades to set posts, which I understand is to be a deal with the city permits.

I am keeping you in the loop as we move along...Thanks again for the meeting with you and the neighbors, it was very helpful!

Jenny Clark

AIE **ARNOLD
INVESTIGATIVE
ENGINEERING INC.**
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AUSTIN, TEXAS 78759
(512) 345-6620 FAX (512) 452-1382
WWW.BUILDINGINSPECTIONAUSTIN.COM

Engineering Report

**Inspect Structural Condition
at
509 East Live Oak, Austin, TX**

Prepared for:

Jenny Clark

Transmitted via Email at Client's Request
William Marc Arnold, P.E.
Project Consultant
Texas Registration F-2807
22 February 2017



22 Feb. 2017

Jenny Clark
500 Lone Oak Drive
Austin, Texas 78704

Subject: Inspect Structural Condition at 509 East Live Oak, Austin, Texas 78704

Persons Present: Joe Bryson, Jenny Clark and Architects of Record

Dear Ms. Clark:

Purpose and Scope:

At your request in August 2016 I inspected the subject property. The findings resulting from the inspection on 01 September 2016 follow. The purpose of the inspection is to observe the structure and is to report the structural condition of the same as of the date of the inspection. The scope of the work includes a facilities inspection via routine visual means and is considered a **Level A** structural inspection per the National Academy of Building Inspection Engineers effective 01 March 2012. Additional information regarding guidelines established in Texas for conducting residential foundation structural inspections may be reviewed at: www.nabie.org. All findings and conclusions were drawn from this type work. Utilities and non-structural elements (such as interior and exterior trim, finishes and coverage's) were not evaluated.

Site Description:

The building is a single-story residence with an attached front wood deck. The building has a pier-and-beam type foundation, constructed over unknown fill; a wood frame wall system covered with wood siding; and a wood frame roof system with composition shingles. The lot slopes gently toward the street. The USDA/NCRS soil survey indicates the soils in the area consist of the Urban land to typically include clay soil. Typically soils in the area are considered expansive subject to volumetric changes caused by changes in the moisture content, i.e., are subject to shrink - swell as largely weather dependent.

Historical Background:

The structure appears to have been constructed early the last century.

Findings:

Findings include but are not necessarily limited to, those listed below. For the purposes of this report the front of the building faces north.

Observations of the roof structure indicate structural over-span conditions and a significantly sagging roof structure. Please reference photographs 3 and 9. Observations of the foundation indicate the original cedar (tree trunk) piers to remain with hybridized support means and methods. Please reference photographs 10 thru 12. Based on these observations this building is structurally unsound. The structural condition is beyond any reasonable means of rehabilitation hence demolition of this building from the site is advised.

Other:

I certify that I made this inspection as a professional engineer registered in the State of Texas, that I have no personal interest in the property inspected or anyone involved in the property, and this inspection was performed in a diligent manner in order to accurately represent the conditions on the date of the inspection. Various wall, floor, ceiling coverage's precluded a detailed inspection of some surfaces. Because of this, discrepancies that were concealed may have limited the accuracy of this evaluation. There was no geotechnical soils analysis available for review in preparing this report.

This report does not represent any warranty, expressed or implied, and this company is not licensed to insure, warranty, or guaranty against future changing conditions. Arnold Investigative Engineering, Inc. and its employees and representatives do not have and disclaim any contractual relationship with, or any obligation to any other party other than the addressee of this report.

Please contact us if additional information becomes available for analysis, or if you have any questions.

WMA/tmg

Enclosures: Photos 1 thru 12.

509 East Live Oak Street
ca. 1923



OCCUPANCY HISTORY
509 East Live Oak Street

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

1992	Mary L. Calderon, owner Retired
1985-86	Mary L. Calderon, owner Retired
1981	Mary L. Caldern, owner Retired
1977	Mary L. Calderon, owner Widow, Ralph Calderon Retired
1973	Ralph and Mary Calderon, owners Retired
1968	Vacant NOTE: Ralph and Mary Calderon lived at 412 W. Annie Street. He was a driver for Roy's Taxi.

- 1965 No return
- 1961 Gee and Elvie Saul, owners
No occupation listed
- 1957 Gee and Elvie Saul, owners
No occupation listed
- 1953 Gee and Elvie Saul, owners
Plumbing inspector
- 1949 Gee and Elvie Saul, owners
No occupation listed
- 1947 Viola Perry, renter
Widow, Peter Perry
Bindery worker, Steck Company, office furniture, office supplies, printers and binders, 217-21 W. 9th Street.
NOTE: Gee Saul is not listed in the directory.
- 1944-45 Mason M. and Lila M. Gephart, renters
Bottler
Also listed are James M. Gephart, a puller at American Service Company, ice, 107 W. 2nd Street; and Monroe J. Gephart, a laborer.
- 1941 William F. and Georgia F. Adcock, renters
No occupation listed
Also listed are Allie E. and Ella Adcock, he was a checker; Claude Adcock, an auto mechanic for Chester L. Allen, used cars, 810 E. 6th Street; and Eugene Adcock, a laborer.
- 1939 W. Frank and Georgia F. Adcock, renters
No occupation listed
Also listed are Allie and Ella M. Adcock, neither had an occupation shown; Claude F. Adcock, no occupation shown; and Eugene H. Adcock, a laborer.
- 1937 William F. and Georgia Adcock, renters
No occupation listed
Also listed are Allie and Ella M. Adcock. He had no occupation listed, and she was a laundress at the San Jacinto Laundry, 1600 San Jacinto Street. In addition, Eugene H. Adcock is listed at this address; he had no occupation shown.
- 1935 Unknown
NOTE: W.F. and Georgia Adcock are listed at 55 San Marcos Street; he had no occupation shown. With them lived Claude F. Adcock and Eugene H. Adcock; neither had an occupation shown.
- 1932-33 The address is not listed in the directory.
NOTE: There are no houses listed between Brooklyn and Clifton avenues.
- 1930-31 Elisha J. and Earlie Powell, renters
Clerk, Powell's Cash Grocery (W.M. Powell, proprietor), 2501 Guadalupe Street.
NOTE: The house is listed as 307 E. Live Oak Street.

- 1929 James R. and Leona Wofford, renters
Fireman
NOTE: The house is listed as 307 E. Live Oak Street.
- 1927 Alfred P. and Minnie Sedwick, owners
No occupation listed
Also listed is Asa B. Sedwick, a metal worker for J.O. Buaas & Sons, manufacturers of cornices, skylights, sheet iron and metal work, gravel, slate and tile roofing, steel ceilings, and hot air furnace work, 304 W. 5th Street; and Leslie N. Sedwick, a helper at Austin Sash and Door Company, 623 E. 6th Street.
NOTE: The house is listed as 307 E. Live Oak Street.
- 1924 Alfred P. and Minnie Sedwick, owners
Carpenter
Also listed are Asa B. Sedwick, a metal worker for J.O. Buaas & Sons, manufacturers of cornices, skylights, sheet iron and metal work, gravel, slate, and tile roofing, steel ceilings, and hot air furnace work, 304 W. 5th Street; Leslie N. Sedwick, a helper at Austin Sash and Door Company, 623 E. 6th Street; and Ollie C. Sedwick, a metal worker for J.O. Buaas & Sons.
NOTE: The house is listed as 307 E. Live Oak Street.
- 1922 The address is not listed in the directory.
NOTE: Alfred P. and Minnie Sedwick are listed at 2614 Willow Street. Alfred P. Sedwick was a yardman for the Austin Cattle Company, cattle commission, 2707-15 E. 1st Street; both Asa and Ollie Sedwick were apprentices at J.O. Buaas & Sons, manufacturers of cornices and skylights, sheet iron and metal work, gravel, slate and tile roofing, steel ceilings and hot air furnace work, 502 Lavaca Street..

BIOGRAPHICAL NOTES:

Alfred P. and Minnie Sedwick (ca. 1923 – ca. 1928)

The 1920 U.S. Census shows Alfred P. and Minnie Sedwick living in a rented house in San Antonio, Texas. Alfred P. Sedwick was 52, had been born in Texas, and was a house carpenter. Minnie Sedwick was 48, had been born in Texas, and had no occupation listed. They had 5 children: son Ollie, 17, a clerk at a government warehouse; Asa, 15, a delivery boy for a laundry; son Leslie, 12; Thomas, 10; and Lucille, 7. All the children had been born in Texas.

The 1930 U.S. Census shows Minnie Sedwick renting a house in Los Angeles, California with three of her children: Ollie, 28, and his wife, Glenn, 26; Thomas, 20; and Lucille, 18. Alfred P. Sedwick is not listed with them, nor does he appear anywhere else in the census records. Minnie Sedwick was 57, and is listed as married. She was born in Texas and had no occupation listed. Ollie C. Sedwick was a janitor in a bank; his wife, Glenn was a candy wrapper in a candy factory. Thomas Sedwick was a boilermaker's helper for a steam railroad, and Lucille Sedwick was a saleslady in a five and dime store.

The 1940 U.S. Census shows Minnie K. Sedwick renting a house in Los Angeles, California with her son Ollie, a 38-year old divorced man who worked as a bank janitor, her son Thomas, 30, who is listed as single, and worked as a rubber maker in a rubber factory, and a grandson, Charles, 7, who was born in California. Minnie Sedwick is shown as a 68-year old widow with no occupation listed.

His 1941 death certificate shows that Alfred Price Sedwick was living at 2105 Brackenridge Street, the home of his son, Asa, at the time of his death. He was born in 1869 in Texas and was a cattleman with commission pens.

William F. and Georgia Adcock (ca. 1935 – ca. 1942)

The 1920 U.S. Census shows William and Georgy Adcock living in a rented farmhouse in rural Travis County near Del Valle. William Adcock was 52, had been born in Texas, and was a farmer. Georgy Adcock was 50, had been born in Texas, and had no occupation listed. They had 7 children: Dora, 32, a laborer on the home farm; son Allie, 22, a laborer on the home farm; Eugene, 15; Annie, 18; Claude, 12; Ruby, 10; and Sidney, 8. All of the children had been born in Texas.

The 1930 U.S. Census shows Frank and Georgia Adcock as the renters of a house on the Joppa Road in Burnet County, Texas. Frank Adcock was 62, had been born in Texas, and was a farmer. Georgia Adcock was 60, had been born in Texas, and had no occupation listed. They had two sons listed with them: Eugene, 25, a Texas-born farm hand; and Sidney, 18, who had been born in Texas and had no occupation listed. The household also included a grandson, Raymond Sheeley, 19, who had been born in Texas, and had no occupation listed.

The 1940 U.S. Census shows Frank and Georgia Adcock as the renters of this house. Frank Adcock was 72, had been born in Texas, and had no occupation listed. Georgia Adcock was 70, had been born in Texas, and had no occupation listed. With them lived two of their children: Eugene, 35, a laborer for the WPA; and Claude, 33, a laborer for a car wrecking company. Both Claude and Eugene Adcock had been born in Texas.

Georgia Adcock died in 1948 while living on a rural route in Travis County. She was born in 1869 in Caldwell County, Texas, and was a homemaker.

His 1949 death certificate shows that William F. Adcock was living on an Austin rural route at the time of his death. He was born in Caldwell County, Texas in 1867 and was a retired farmer.

ADCOCK: Mrs. Georgia Francis Adcock, 78, a resident of Austin for the past 40 years, died at her home on Route 6 Thursday night. She was a member of the Pleasant Hill Baptist Church. Surviving are her husband, Frank Adcock; four daughters, Mrs. Dora Barrow of Leander, Mrs. Sollie Sheeley of Lockhart, Mrs. Annie Teague and Mrs. Ruby Johnson of Austin; four sons, A. E. Adcock of Burnet, E. H. Adcock of San Diego, Cal., C. F. and S. G. Adcock of Austin; eight grandchildren and four great-grandchildren. Funeral services were held in the chapel of the Wilke Funeral Home at 3 p. m. Friday, with the Rev. Donald Everhart officiating.

Obituary of Georgia Adcock
Austin Statesman, January 30, 1948

WILLIAM F. ADCOCK

William F. Adcock, 81, pioneer resident of Austin, died at the home of his daughter, Mrs. Annie Teague, Sunday. He was a member of the Baptist church.

Survivors include four sons, Eugene Adcock of San Diego, Calif.; A. E. Adcock of Burnet and Sidney and Claude Adcock of Austin; four daughters, Mrs. Salley Sheeley of Lockhart, Mrs. Dora Barrow of Leander and Mrs. Ruby Johnson and Mrs. Annie Teague of Austin; a sister, Mrs. Minnie Rumsey of Austin, and a brother, Charlie Adcock of Elgin.

Funeral services will be held at the Wilke Funeral Home Monday at 3 p. m. with the Rev. A. D. Everhardt, pastor of the Pleasant Hill Baptist Church, officiating. Burial will be in the Masonic Cemetery.

Pallbearers will be Earnest Sheeley, Paul Johnson Jr., Cecil Barrow, Harvey Barrow, Roy Barrow, and Ervin Adcock.

Obituary of William Franklin Adcock
Austin American, July 11, 1949

Gee and Elvie Saul (ca. 1948 – ca. 1962)

The 1940 U.S. Census shows Gee and Elvie Saul as the renters of the house at 19 Rainey Street in Austin. Gee Saul was 43, had been born in Texas, and was a truck driver for the City Sanitation Division. Elvie Saul was 42, had been born in Texas, and had no occupation listed. They had 5 children: R.B., 17, a messenger boy for Western Union; Ruth, 14; Mary Alice, 13; Beta, 10; and Sue, 7. All the children had been born in Texas.

The 1930 U.S. Census shows Gee and Elvie Saul living in a rented house at 1311 Holly Street in Austin. Gee Saul was a 32-year old Texas-born laborer for a construction company. Elvie Saul had no occupation listed. They had 5 children: daughter R.V., 11; son R.B., 6; Ruth, 4; Mary A., 12; and daughter Beta, 1. Also in the house hold were Gee Saul's brother- and sister-in-law, Willie and Mabel Thurman. Both were 15, had been born in Texas, and neither had an occupation shown.

GEE SAUL

Funeral services for Gee Saul, 509 East Live Oak, will be held Saturday at 4 p. m. from Wilke-Clay Funeral Home with Rev. F. D. Davis officiating.

He had been a resident of Austin all his life and was a retired Civil Service employe and member of Faith Tabernacle Church.

He is survived by his wife, five daughters, Mrs. R. V. Edwards, Mrs. Ruth Schenmack, Mrs. Mary Alice Blackmon, Mrs. Beta Watson and Mrs. Sue Taylor of Austin; son, R. B. Saul of Austin; two sisters, Mrs. Elizabeth Linz of Austin and Mrs. Georgia Marks of Dallas; two brothers, J. O. Saul and George Saul of Austin; 14 grandchildren and a great-granddaughter.

Pallbearers will be J. O. Waldrop, W. S. Montgomery, Emmett Brinkley, Frank Brown, Ivan Walker and Emmett Glass. Burial will be in Forest Oaks Memorial Park.

Obituary of Gee Saul
Austin American, May 12, 1962

SAUL, Mrs. Elvie, 81, 4205 Clawson Road, died Saturday. Services 1:30 p.m. Monday at Wilke-Clay Funeral Home. Burial, Forest Oaks Memorial Park in Oak Hill. Survivors: daughters, Mrs. R.V. (Eddie) Jones, Mary Alice Blackmon, Beta Watson, Sue Taylor, all of Austin, Ruth Scheumack of Texas City; sisters, Mabel Bunte, Audrey Montgomery, Eller Pittman, all of Austin, Emily Passmore of Paris, Ark., Alpha Waldrop of Beaumont; brother, Willie Thurman of Austin; 12 grandchildren; 22 great-grandchildren; one great-great-grandchild.

Obituary of Elvie Saul
Austin American-Statesman, June 3, 1979

Ralph and Mary Calderon (ca. 1970 – ca. 2016)

His 1975 death certificate shows that Ralph M. Calderon was living in this house at the time of his death. He was born in Lockhart, Texas in 1920 and was a disabled taxi driver.

CHALEERON, Ralph C., 55,
509 E. Live Oak, died Monday.
Services are pending at Angel
Funeral Home. Survivors:
father, Luis Z. Chaleeron of
Austin, wife, Mrs. Maria L.
Chaleeron of Austin;
daughters, Miss Yolanda
Chaleeron, Miss Rosie
Chaleeron and Mrs. Betty
Lopez, all of Austin and Mrs.
Bearrita Pearson of
Houston; sons, Ralph
Chaleeron II, Juan Chaleeron,
Alberto Chaleeron, Jimmy
Chaleeron, Ralph Chaleeron
III and Roy Lopez, all of
Austin; brothers, Narsisco
Chaleeron and Luis M.
Chaleeron both of Austin,
Miguel Chaleeron of Vancouver,
Wash. and Guadalupe
Chaleeron of Germany;
sisters, Mrs. Leonor Cazarez,
Mrs. Dolores Rodriguez,
Mrs. Mary Huerta, Mrs.
Hortencia Saldana, Mrs.
Virginia Lopez, Mrs. Mary
Ann Sustaita, all of Austin,
Mrs. Susie Diaz of California
and Mrs. Betriz Garcia of
Virginia; ten grandchildren.

Obituary of Ralph Calderon (misspelled here as Chaleeron)
 Austin American-Statesman, February 18, 1975

on see map - down
Connecting Charge \$ 250
Application for Sewer Connection. No 9133B

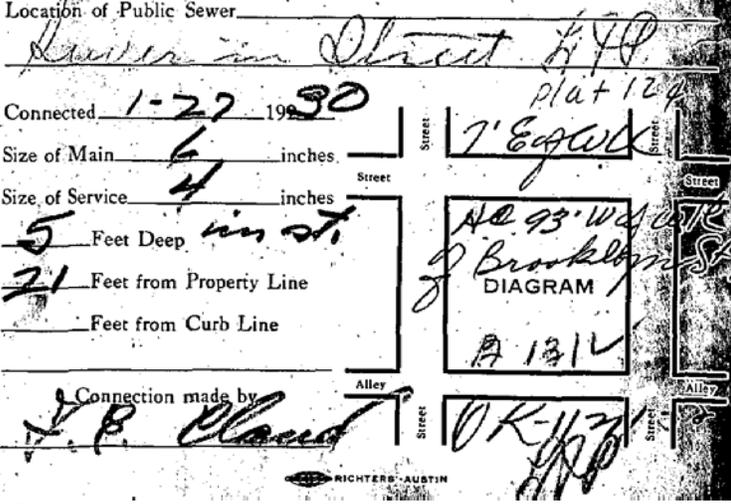
Austin, Texas, 1/16 1930

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas.

Sir:-
I hereby make application for sewer connection and instructions on premises
owned by E & W Wainwright
at 509 East Live Oak Street
which place is to be used as a residence
4 of 49
In this place there are to be installed 1 fixtures.

I agree to pay the City Sewer Department the regular ordinance charge.

Respectfully, RM Wainwright



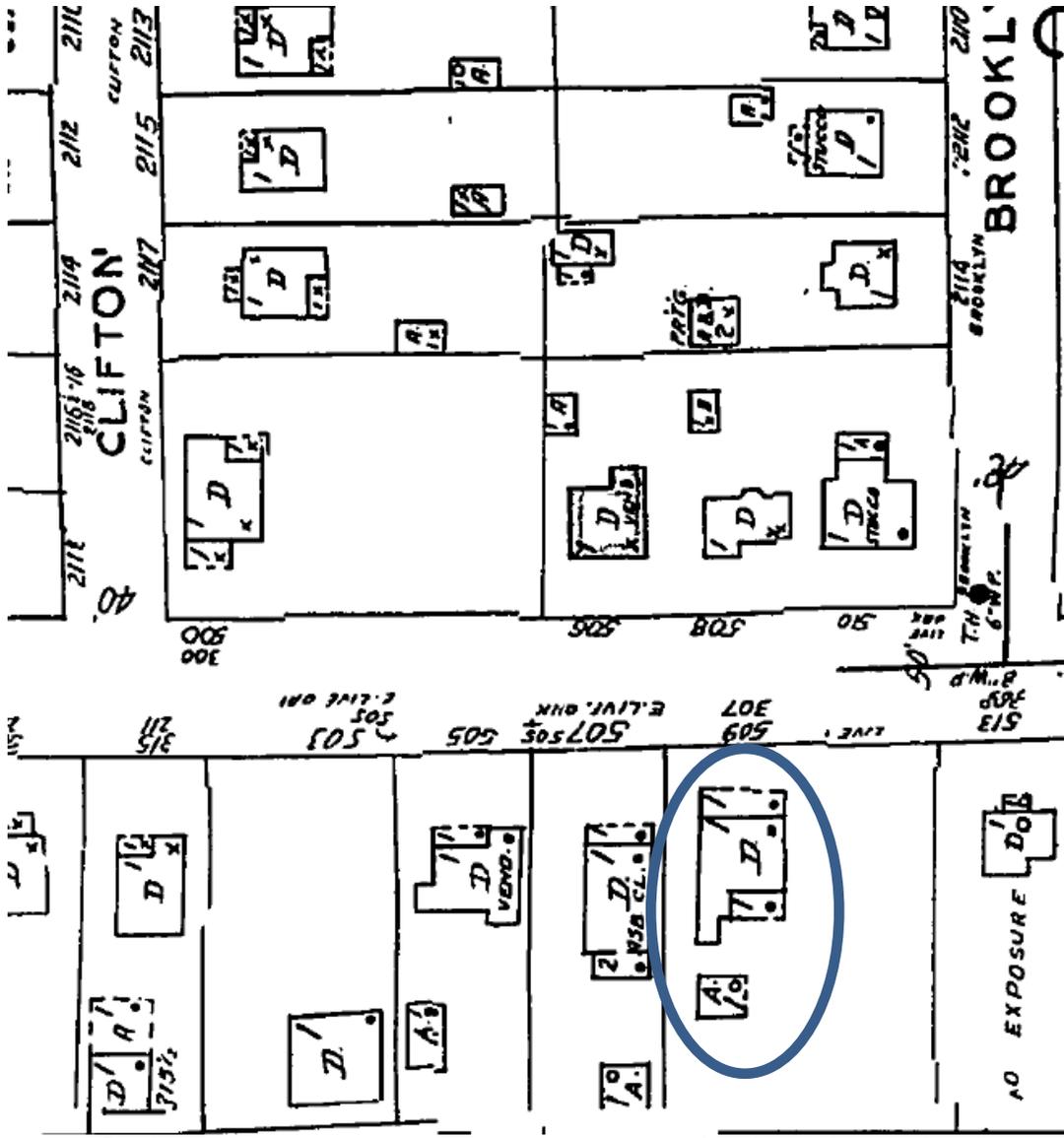
Sewer connection application for this address (1930)

OWNER	Maria Caldorn	ADDRESS	509 E. Live Oak St.
PLAT	381	LOT	49
SUBDIVISION	Pleasant View		
OCCUPANCY	Remodel & repair res.		
BLDG. PERMIT #	197716	DATE	6-18-80
CONTRACTOR	F & T. Const	OWNERS ESTIMATE	3,000.00
WATER TAP REC#		SEWER TAP REC#	
	Remodel & repair res.		

Building permit to Maria Calderon to remodel and repair the house (1980)



The 1935 Sanborn map shows the house with its former address of 307 E. Live Oak Street.



The 1962 Sanborn map shows the house with its current (509) and former (307) address.