

HISTORIC LANDMARK COMMISSION
JUNE 26, 2017
DEMOLITION AND RELOCATION PERMITS
HDP-2017-0272
2211 GARDEN STREET

PROPOSAL

Demolish a ca. 1927 house.

ARCHITECTURE

One-story, wing-and-gable plan, frame house with a partial-width inset porch on turned wood posts; single 1:1 fenestration.

RESEARCH

The house appears to have been built around 1927. The first occupants were Thomas N. and Eula Henderson; Eula Henderson lived here until around 1930 after Thomas N. Henderson was killed in an automobile collision south of Austin near Buda in 1929. The house was then rented by two families named Mendez in the early 1930s; there is no information in the city directories about either of them.

Ollie and Viva Kuykendall rented the house in the mid-1930s, and are listed as the owners of the house from the late 1930s until the early 1940s. Ollie L. Kuykendall was a tile setter; he and Viva eventually moved to the Houston area. The house was again a rental property in the mid-1940s, then purchased by John and Nellie Salazar, who had previously rented it. The Salazars lived here until around 1950.

A series of Hispanic renters and owners occupied the house until the early 1970s, when it was rented by James and Mary Herrera, who were listed as the occupants of the house as late as the early 1990s. James Herrera was a cook for Matt's El Rancho Mexican restaurant.

STAFF COMMENTS

This house does not appear to meet the criteria for designation, either as a historic landmark or as a contributing structure to a potential local historic district due to recent modifications that have compromised its integrity of materials and design. The windows and siding have been replaced, and the porch rails are out of scale and not historic. The East Austin Historic Survey (2016) determined that this house is not eligible for individual designation or as contributing to a potential historic district due to the alterations.

The house does not meet the criteria for landmark designation as set forth in City Code:

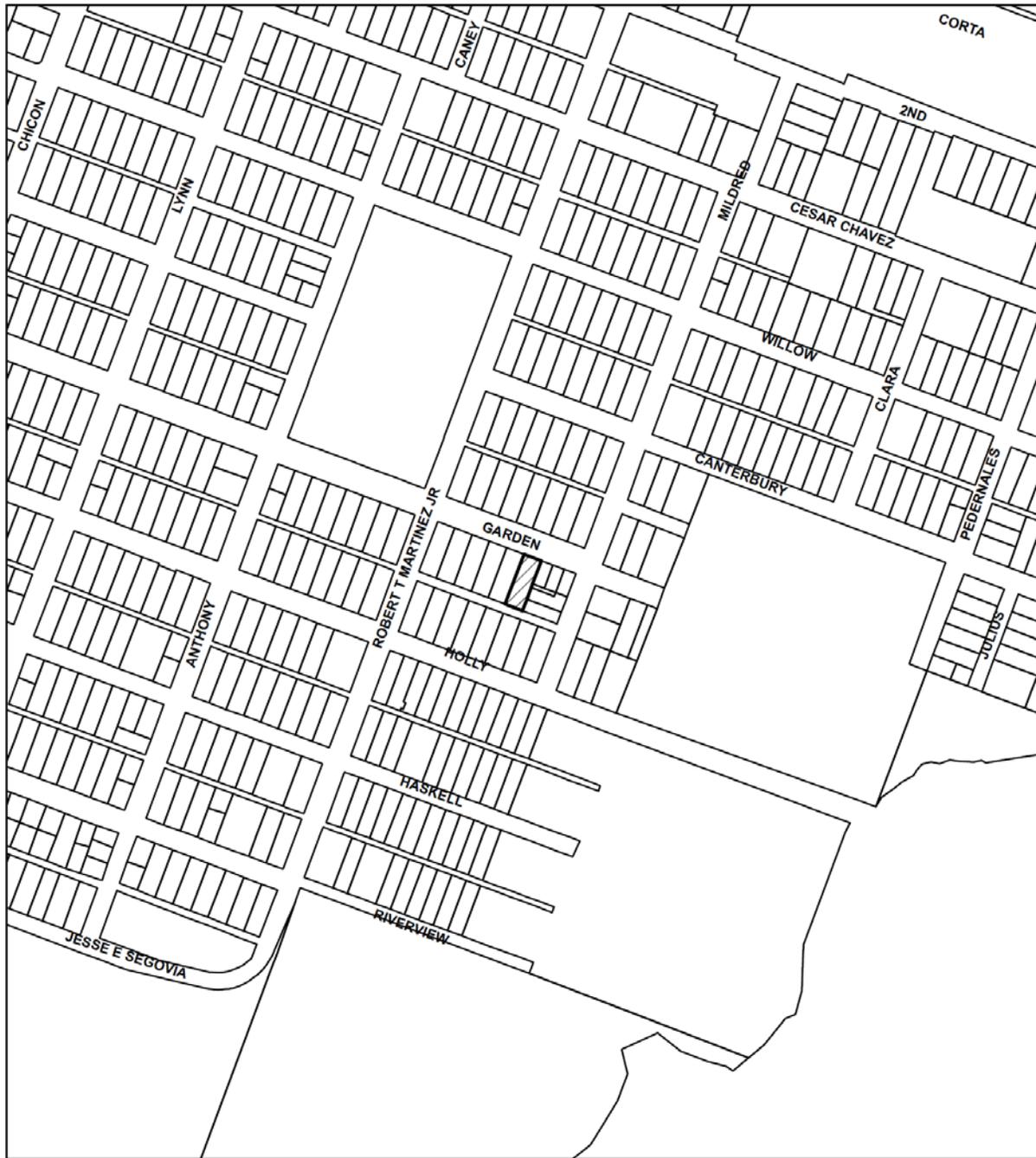
- a. **Architecture.** The house is built in a vernacular style. It does not appear to be architecturally significant.
- b. **Historical association.** The longest-term occupants of the house were renters James and Mary Herrera, whose tenancy was not during the historic period. Otherwise, there do not appear to be any significant historical associations from prior occupants.
- c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, East Austin, or a particular demographic group.

- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit. The preparation of a documentation package for this house does not appear to be warranted given the level of modifications, but the house does appear to be sound and could be a good candidate for relocation rather than demolition.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2017-0272
LOCATION: 2211 Garden St



1" = 333'

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.

2211 Garden Street
ca. 1927



OCCUPANCY HISTORY 2211 Garden Street

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

- | | |
|---------|---|
| 1992 | James and Mary Herrera, renters
Cook, Matt's El Rancho, Mexican restaurant, 2613 S. Lamar Boulevard. |
| 1985-86 | James and Mary Herrera, renters
Cook, Matt's El Rancho, Mexican restaurant, 2613 S. Lamar Boulevard. |
| 1981 | James and Mary Herrera, renters
Cook, Matt's El Rancho, Mexican restaurant, 2613 S. Lamar Boulevard. |
| 1977 | James and May Herrera, renters
Cook, El Rancho, Mexican restaurant, 302 E. 1 st Street. |
| 1973 | James and May Herrera, renters
Helper, El Rancho, Mexican restaurant, 302 E. 1 st Street. |
| 1968 | Nat A. and Angie Flores, renters
Assembler, Hazen Corporation, sheet metal, 4601 E. 5 th Street.
NOTE: James and Mary (May) Herrera are not listed in the directory. |
| 1965 | Hermينو and Irene Gomez, owners
Laborer, Woodward, Inc., furniture manufacturers, 118 E. Alpine Road. |

- 1961 Manuel and Carmen S. Ramirez, renters
Cabinet maker, C.L. Reeves Construction Company, 708 S. Lamar Boulevard.
- 1957 Susie Sanchez, renter
Widow, Raymond Sanchez
No occupation listed
- 1954 Pete and Joyce Garcia, renters
Laborer
- 1952 Pancho M. and Nellie Beltram, owners
Laborer
- 1949 John and Nellie Salazar, owners
Mechanic
- 1947 John and Nellie Salazar, owners
Laborer
- 1944-45 John and Nellie Salazar, renters
No occupation listed
- 1941 O.L. and Viva Kuykendall, owners
Tile setter
NOTE: John and Nellie Salazar are not listed in the directory.
- 1940 Ollie L. and Viva Kuykendall, owners
Tile setter
- 1939 Ollie L. and Viva Kuykendall, owners
Tile setter
- 1937 Ollie L. and Viva Kuykendall, renters
Tile setter
- 1935 Ollie L. and Viva Kuykendall, renters
Tile setter
- 1932-33 Mary Mendez, renter
No occupation listed
NOTE: Ollie L. and Viva Kuykendall are listed at 2219 Garden Street; he was a
tile setter.
- 1930-31 Marciano and Juana Mendez, renters
No occupation listed
- 1929 Thomas N. and Eula Henderson, renters
No occupation listed
- 1927 The address is not listed in the directory.
NOTE: Thomas N. and Eula Henderson are not listed in the directory.

BIOGRAPHICAL NOTES**Thomas N. and Eula K. Henderson (ca. 1927 – ca. 1930)**

Eula K. Henderson appears in the 1930 U.S. Census as living on Willow Street in Austin. She was 28, and married, although her husband is not listed with her. She was born in Missouri to an Illinois-born father and an Indiana-born mother, and was a laundress in a laundry. She died in 1935, a victim of tuberculosis. She was a 33-year old widow who was living at 1603 Canterbury Street at the time of her death. She was born in 1902 in Missouri and was a laundry employee. Her husband was Tom Henderson. Both are buried in the Live Oak Cemetery in Manchaca, Texas. Tom N, Henderson died in a 1929 auto accident. His death certificate shows that he was a farmer who had been born in Tennessee. He was living in this house at the time of his death.

Austin Man Killed in Traffic Accident Near Bud

**8 Others Injured
When Two Cars
Crash Head-on**

**Tommie Henderson Lives
But Few Minutes After
Reaching Hospital**

George Scholl Hurt

**Wreck Occurs As Austin
Men Fail to Circle
Another Auto**

One man was killed and eight were injured in a head-on collision of two automobiles three miles south of Buda early Sunday afternoon.

Tommie Henderson, 29, of 2211 Garden, Austin, died within an hour after the wreck at an Austin hospital. Concussion of the brain was given as the direct cause, though he was badly lacerated about the body.

George Scholl, also of Austin, was seriously injured. His body and face were badly bruised and cut, and doctors feared that he might have internal injuries.

J. E. Hopkins, H. E. Arnett, G. E. Mills, Elmer Brown and A. M. Gray of Crescent, Okla., and Otis Robins of Oklahoma City suffered minor cuts and bruises. They were given first aid at Kyle.

Eye-witnesses say that Scholl and Henderson were driving north in a small touring car and were attempting to pass another car when the head-on with the heavy sedan, occupied by the six Oklahoma men, occurred. Scholl, driver of the touring car, was thrown clear of the wreckage but Henderson was pinned beneath.

A passing tourist picked up Henderson and Scholl, both unconscious, and rushed them to an Austin hospital. Henderson died within five minutes after his arrival here. Scholl later regained consciousness and was able to piece in bits of the story.

Both cars were badly damaged in the crash.

Henderson had been in ill health for some time and had been to New Braunfels to consult a physician. He had lived until recently near Buda, where he was a farmer.

He is survived by his father and mother, Mr. and Mrs. S. T. Henderson of Buda, his wife and two small sons, one sister, Mrs. Sadie B. Harris of Austin, and two brothers, E. K. Henderson of Austin and R. M. Henderson of Buda.

Funeral services will be held Monday evening at 8 o'clock in the Live Oak cemetery. Services will be conducted by the Rev. Bradley of Buda.

News story on the death of Thomas N. Henderson in an auto wreck near Buda
Austin American, May 13, 1929

T. N. HENDERSON

The body of T. N. Henderson was taken from the Cook Funeral home Monday at 12 o'clock and services were held at the graveside in Live Oak cemetery at 3 o'clock, conducted by the Rev. Bradley of Buda. Mr. Henderson is survived by his wife, two little sons, his father and mother, Mr. and Mrs. S. T. Henderson of Buda, one sister Mrs. Sadie B. Harris of Austin and two brothers, R. N. Henderson of Buda and S. E. Henderson of Austin.

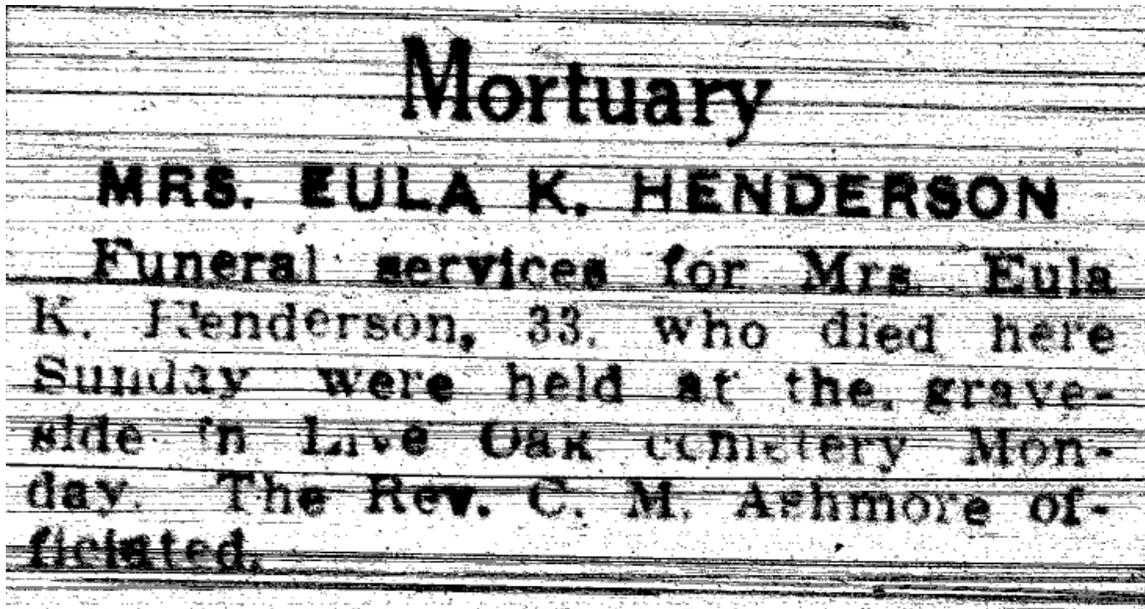
Note on the funeral of Thomas N. Henderson
Austin American, May 14, 1929

MRS. EULA K. HENDERSON

Mrs. Eula K. Henderson, 33, resident of Austin for eight years, died Sunday at 5 a. m. She is survived by two sons, Kenneth Henderson and James Henderson, both of Waco.

The funeral cortege will leave the Meeks-Hylin Funeral home Monday at 3:15 p. m. and go to the Live Oak cemetery where services will be held at 4 p. m. The Rev. C. M. Ashmore will officiate.

Obituary of Eula K. Henderson
Austin American, April 29, 1935



Note on the funeral of Eula K. Henderson
 Austin American, April 30, 1935

Ollie L. and Viva Kuykendall (ca. 1933 – 1942)

The 1940 U.S. Census shows Ollie L. and Viva Kuykendall as the owners of this house, which was worth \$1,200. Ollie L. Kuykendall was 37, had been born in Georgia, and was a tile setter for a tile company. Viva Kuykendall was 36, had been born in Texas, and had no occupation listed. They had 4 children: son C.L., 16, who had been born in Alabama, and was a painter for an N.Y.A. project; daughter Helen, 13, who had been born in Alabama; son Thomas J., 9, who had been born in Texas; and son Gregorian M., 2, who had been born in Texas. None of the younger children had an occupation shown.

The 1930 U.S. Census shows O.L. and Viva Kuykendall living in a rented house at 215 W. 8th Street in Austin. Both were 26. O.L. was a tile layer in buildings. Viva had no occupation listed. Their two oldest children, C.L. and Helen, are listed in the census report.

Ollie Lucius Kuykendall died in Houston in 1979. He had been living in Houston for 7 months, and was a tile setter. He was born in 1903 in Georgia, and was divorced. He was buried in Houston. Viva Kuykendall died in Katy, Texas in 1995. There were no obituaries in the Austin newspapers.

"Nellie Lopez 2211 Garden Street
~~19A~~ 3 C - -
 274
 Benson's Sub.
 Box storage shed.
 54812 8-27-53 \$150.00
 Owner
 8-27-75-151609-Jimmy Herrera-remodel res. -
 \$550.00

Building permit to Nellie Lopez for the construction of a storage shed (1953), and to Jimmy Herrera to remodel the house (1975)

OWNER	Jimmy Herrera	ADDRESS	2211 Garden St.
PLAT	274	LOT	3
		BLK.	C
SUBDIVISION	Benson's sub		
OCCUPANCY	two bedrooms		
BLDG. PERMIT #	179531	DATE	2-20-79
		OWNERS ESTIMATE	7,000.0
CONTRACTOR	Hurrican Homes Inc.	NO. OF FIXTURES	
WATER TAP REC#		SEWER TAP REC#	
Addn to res.			

Building permit to Jimmy Herrera to construct an addition (1979)

There is a notation in city records that the water service permit for this address was issued in 1927, but the actual permit no longer exists.

The foundation was repaired in 2014.

The windows and siding were replaced in 2015.



Google Streetview photograph of the house from April, 2013 shows the changes in siding, windows, and porch railings.