

HISTORIC LANDMARK COMMISSION
JUNE 26, 2017
DEMOLITION AND RELOCATION PERMITS
HDP-2017-0292
909 E. 44TH STREET

PROPOSAL

Demolish a ca. 1926 house.

ARCHITECTURE

One-story, front-gabled frame bungalow with a partial-width front-gabled independent porch; single 1:1 fenestration.

RESEARCH

The house appears to have been built around 1926; the first owners and occupants were Charles D. Bragg and his wife, Rhoda. Charles D. Bragg was a salesman for McKean-Eilers, a wholesale dry goods store on Congress Avenue. The Braggs lived here from around 1926 until around 1918. The house was vacant in the late 1920s, then owned and occupied by Beverly H. and Mabel McGuire, who lived here for only a year or two in the early 1930s. Beverly H. McGuire was a conductor for the Southern Pacific Railroad.

Thomas M. Neill and his wife, Ruth, owned and occupied the house in the early- to mid-1930s. Thomas Neill was an auto salesman. A barber, Leslie F. McClish, and his wife, Patsy, rented the house in the late 1930s and early 1940s. McClish worked for Samuel New, who had his barber shop at 408 ½ E. 43rd Street. Patsy McClish operated a beauty salon in the same building for a number of years in the late 1930s.

Since the early 1940s, the house has had a series of renters and owners, none of them for very long tenancies. The occupants have included a painter at Austin State Hospital, a tractor operator at a limestone quarry, a serviceman for a butane company, and the assistant manager of a television sales business.

STAFF COMMENTS

The house is outside the bounds of the Hyde Park Historic District, and was listed with no priority for research in the Comprehensive Cultural Resources Survey (1984).

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

- a. **Architecture.** The house is a frame 1920s bungalow, a common style. The house has no architectural distinction within its architectural style.
- b. **Historical association.** The house had a series of owners, including a dry goods salesman, a railroad conductor, a car salesman, and a barber. There do not appear to be significant historical associations.
- 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, the Hancock neighborhood, 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 upon completion of a City of Austin Documentation Package. The house, while maintaining a high degree of integrity, is a relatively common bungalow type and lacks the historical significance necessary for individual designation as a historic landmark. The house would be contributing to a potential historic district, so staff recommends consideration of alternatives to demolition.

LOCATION MAP



1" = 250'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2017-0292
909 E 44TH STREET

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.



909 E. 44th Street
ca. 1926



OCCUPANCY HISTORY 909 E. 44th Street

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

1992	Gregory Gauntner, renter Cook, Austin Rehab Center (multiple locations)
1985-86	No return
1981	Bruce Borgerson, renter Employed by Texas Instruments
1977	Wheeler Spires, renter No occupation listed NOTE: The directory indicates that Wheeler Spires was a new resident at this address.
1973	Peter E. Long, renter Assistant manager, G.M. Bettis, TV sales and service, multiple locations. NOTE: The directory indicates that Peter E. Long was a new resident at this address.
1968	Vacant
1965	Vacant

- 1961 Lee S. and Mary A. Lewis, renters
Tractor operator, White Stone (not listed in the directory).
- 1957 Arlis N. and Margaret Morgan, renters
Service man, Austin Butane Company, 8613 Lamar Boulevard.
- 1954 James F. Jr., and Josephine Page, renters
U.S. Air Force
- 1952 Vacant
- 1949 David J. and Lucy L. Heath, owners
Painter
- 1947 David J. and Lucy L. Heath, renters
Painter, Austin State Hospital
- 1944-45 J. Dave and Lucy L. Heath, renters
Plasterer, Austin State Hospital
- 1941 Leslie F. and Patsy McClish, renters
Barber, Samuel H. New, 408½ E. 43rd Street.
- 1940 Leslie F. and Patsy McClish, renters
Barber, Samuel H. New, 408½ E. 43rd Street.
- 1939 Leslie F. and Patsy McClish, renters
Barber, Samuel H. New, 408½ E. 43rd Street.
Also listed are Morris W. and Carrie J. McClish; he was a mechanic.
- 1937 Thomas M. and Ruth L. Neill, owners
Salesman, Thomson Motor Company, Dodge Brothers and Plymouth automobiles, 201-03 W. 5th Street.
NOTE: Leslie F. and Patsy McClish are listed at 4705 Depew Avenue. He was a barber for Samuel H. New, 408½ E. 43rd Street; she was the proprietor of the Rainbow Beauty Shop at the same E. 43rd Street address.
NOTE: Morris W. and Carrie J. McClish are listed at 1002 E. 47th Street; he was a meter mechanic for the Texas Public Service Company.
- 1935 Thomas M. and Ruth L. Neill, owners
Salesman, Thomson Motor Company, Dodge Brothers and Plymouth automobiles, 201-03 W. 5th Street.
- 1932-33 Thomas M. and Ruth L. Neill, owners
Salesman, Capitol Motor Company, Pontiac and Oldsmobile automobiles, 505 San Jacinto Street.
- 1930-31 Beverly H. and Mabel McGuire, owners
Conductor, Southern Pacific Lines
NOTE: Thomas M. and Ruth L. Neill are listed at 1708 W. 9½ Street. He was a salesman for Johns Bros. Motor Company, Ford automobiles, 305-09 W. 5th Street.

- 1929 Vacant
NOTE: Beverly H. and Mabel McGuire are not listed in the directory.
NOTE: Charles D. and Rhoda Bragg are listed on a dairy on Dam Boulevard. Neither had another occupation listed. With them is listed their son, Victor, a clerk for Austin National Bank.
- 1927 Charles D. and Rhoda Bragg, owners
Salesman, McKean-Eilers Company, wholesale dry goods, 321-27 Congress Avenue.
- 1924 The address is not listed in the directory.
NOTE: Charles D. and Rhoda Bragg are listed on the south side of McLemore Avenue, 1 house east of the Houston and Texas Central Railroad tracks; he was a salesman for McKean-Eilers, wholesale dry goods, 321-27 Congress Avenue.

BIOGRAPHICAL NOTES:

Charles D. and Rhoda Bragg (ca. 1926 – ca. 1928)

The 1920 U.S. Census shows Charles D. and Rhoda Bragg as the renters of the house at 1207 Willow Street in Austin. Charles D. Bragg was 35, had been born in Texas, and was an entry clerk at a dry goods store. Rhoda Bragg was 29, had been born in Texas, and had no occupation listed. They had 3 sons: Victor, 10; Jacob S., 7; and Joe W., 4. All the boys had been born in Texas and none had an occupation shown.

The Bragg family appears as the renters of the house at 500 E. 8th Street in Austin in the 1930 U.S. Census. C.D. Bragg was 46, had been born in Texas, and was a clerk in a store. Rhoda Bragg was 40, had been born in Texas, and had no occupation listed. Their children were Victor, 21, a book-keeper in a bank; Shelby, 18; Joe, 14; and Betty A., 2. All of the children had been born in Texas.

Rhoda Bragg was living at 1000 E. 1st Street at the time of her death in 1961. She was born in 1890 in Texas and was a housewife.

His 1967 death certificate shows that Charles David Bragg was born in 1884 in Cotulla, Texas. He was living at 1000 E. 1st Street at the time of his death, and was a clerk.

MRS. RHODA BRAGG

Mrs. Rhoda Bragg, of 1000 East First Street, died in a local hospital Friday. She is survived by her husband, C. D. Bragg of Austin; one daughter, Mrs. Betty Bauhs of Austin; two sons, Jacob Shelby Bragg of Freer and Joe W. Bragg of Houston; nine grandchildren; and 8 great great grandchildren.

Funeral services will be held Sunday afternoon at the Cook Funeral Home.

Burial will be in Capital Memorial Gardens.

Obituary of Rhoda Bragg
Austin Statesman, October 14, 1961

CHARLES D. BRAGG

Funeral services for Charles D. Bragg, were held Friday at the Cook Funeral Home with Rev. Marshall Edwards officiating. Burial was in Capital Memorial Gardens.

Pallbearers were J. S.

Ramsey, S. W. McGinnis, D. E. McQuaig, R. W. Burrow, Leroy Simon, T. F. Sharpless, and R. W. Adams

Survivors include a daughter, Mrs. Derald Bauhs of Pflugerville; two sons, J. S. Bragg of Freer, and Joe W. Bragg of Houston; a sister, Mrs. Bill Smith of San Antonio; one brother, Clifton Davenport of Freer; nine grandchildren; 10 great-grandchildren.

Funeral story for Charles D. Bragg
Austin Statesman, November 10, 1967

Beverly H. and Mabel McGuire (ca. ca. 1929 – ca. 1931)

The 1930 U.S. Census shows Beverly H. and Mabel S. McGuire as the owners of this house, which was worth \$2,800. Beverly H. McGuire was 42, had been born in Texas, and was a railroad conductor. Mabel McGuire was 37, had been born in Texas to Mississippi-born parents, and had no occupation listed. They had 2 sons: Beverly H., Jr, 19; and John, 16. Both boys had been born in Texas and neither had an occupation listed.

Mabel McGuire died in Houston in 1964. Her death certificate shows that she had been living in Woodville, Texas, and was a married housewife. She had been born in 1892 in Hearne, Texas. She was buried in Hearne. Beverly H. McGuire was also born in Hearne, Texas in 1887, and died in Woodville, Texas in 1973. He was a retired conductor for the Southern Pacific Railroad. There were no obituaries in the Austin newspapers.

Thomas M. and Ruth L. Neill (ca. 1931 – ca. 1938)

Thomas M. and Ruth L. Neill appear in the 1930 U.S. Census as the renters of a duplex at 1700 W. 6th Street in Austin. Thomas M. Neill was 37, had been born in Texas to Arkansas-born parents, and was an auto salesman. Ruth L. Neill was also 37, had been born in Texas, and had no occupation listed. They had 2 children: Emogene, 10; and Harry Joe, 5. Both children had been born in Texas.

The 1940 U.S. Census shows Tom M. and Ruth L. Neill living in a rented house at 1506 Travis Heights Boulevard in South Austin. Tom M. Neill was a 47 year old manager of a used car company. Ruth Neill was 47 and had no occupation listed. Their daughter, Emogene, 21, was a receiving clerk in a department store. Their son, Joe, 16, had no occupation listed.

Thomas M. Neill died of tuberculosis in June, 1943. He was living at 1102 Woodland Avenue in South Austin, and was a married filling station operator who had been born in 1893 in Texas. Ruth Neill was living on Burnet Road at the time of her death in 1970. She was born in Cisco, Texas in 1893, and was a retired auditor. Her daughter, Emogene, married Leonard Lundgren, a noted Austin architect whose principal commercial work was the Town Lake Holiday Inn, which was the tallest concrete building in the world at the time of its construction, and was the model for the design of Holiday Inn hotels throughout the world in the 1960s.

NEILL—Thomas M. Neill died Sunday. He was associated with the Thompson Motor company for eight years and for the past two years had operated a service station at 1123 S. Congress.

Survivors include his widow; one son, Joe Neill, Austin; one daughter, Mrs. L. J. Lundgren, Evansville, Ind.; parents, Mr. and Mrs. J. T. Neill of Gorman; six sisters, Mrs. Lester McDonald, Mrs. Ed Sutton, Mrs. Dick Gray, and Mrs. Mille Blackburn Slater, all of Gorman; Mrs. M. J. Benefield, Brady, and Mrs. Clyde King of Stephenville; two brothers, J. H. Neill of Loralne and John A. Neill of Lubbock.

Funeral services were held from the Weed-Coley Funeral home at 10 a. m. Monday. Dr. Kenenth Pope officiated and burial was in Austin Memorial park.

Pallbearers were Marshall Wilson and O. B. Burks of Austin, Neil Moore, Eastland, J. A. Nichols, Fort Worth, A. D. Rogers, Houston and Lester McDonald of Gorman.

Obituary of Thomas M. Neill
Austin Statesman, June 28, 1943

MRS. RUTH NEILL

Mrs. Ruth Neill, age 77, of 8909 Burnet Road, died in a local hospital Saturday night. She had been a resident of Austin since 1929 and was a member of the First United Methodist Church.

Private funeral will be Monday at 11 a.m. from the Cook Funeral Home with the Rev. B. C. Schmidt officiating. Burial will be in Austin Memorial Park.

Survivors include a daughter, Mrs. Leonard J. "Gene" Lundgren of Austin; a son, Joe Neill of Austin; four sisters, Mrs. J. A. Dowdy and Mrs. Buena Stansbury, both of Cisco; Mrs. Neil Moore of Eastland and Mrs. A. D. Rogers of Houston; one brother, J. A. Nichols of Falls Church, Va.; six grandchildren; and a number of nieces and nephews. Memorial contributions may be made to the Marvin Vance Organ Fund at the First United Methodist Church.

Obituary of Ruth Neill
Austin American, November 23, 1970

Leslie F. and Patsy McClish (ca. 1938 – ca. 1943)

Leslie F. and Patsy T. McClish are shown as the renters of this house in the 1940 U.S. Census. Leslie F. McClish was 35, had been born in Texas, and was a barber. Patsy T. McClish was 31, had been born in Texas, and was an operator in a beauty shop. They had no children listed with them.

The 1930 U.S. Census shows Leslie F. McClish living as a lodge in a boarding house in San Antonio. He was 24, had been born in Texas, and was a student at a barber college. Most of the other residents of the boarding house were also associated with the barber college.

Leslie Franklin McClish died in 1982. His death certificate shows that he was born in 1905 in Texas, and was living at 911 E. 54th Street at the time of his death. He was a barber. Patsy McClish died in 1987 in Medina County, Texas. There was no obituary in the Austin newspapers.

McCLISH, L.P. "Mac," 77, 911 54th St., died Wednesday. Services 3 p.m. today at Clements-Wilcox Funeral Home in Burnet. Burial, Smithwick Cemetery in Burnet County. Survivors, wife, Patsy McClish of Austin; sisters, Mrs. Guy Lewis, Mrs. P.A. Lewis, both of Burnet, Ruby Lee Tuttle of Austin; brothers, John C. McClish Jr. of Austin, James Duff McClish of Lockhart.

Obituary of L.F. McClish
Austin American-Statesman, July 2, 1982

WATER SERVICE PERMIT
Austin, Texas

N^o 134187

Sec. #10

Date 5-15-39

Received of _____

Address 909 E-44TH ST.

Amount \$ _____

Plumber _____ Size of Tap 3/4"

Date of Connection 5-15-39

Size of Tap Made 3/4"

Size Service Made 6"

Size Main Tapped 6"

From Front Prop. Line to Curb Cock 5.5'

From W-Prop. Line to Curb Cock 35'

Location of Meter back of curb line

Type of Box Lock

Depth of Main in St. 2.5'

Depth of Service Line 1.4"

From Curb Cock to Tap on Main over Main

Checked by Engr. Dept. 5-31-39 LE

No. Fittings	Size
1 Curb Cock 5/8"	
1 Elbow	
1 St. Elbow 3/4"	
1 Bushing 3/4" + 1/2"	
1 Reducer 2"	
2' Pipe 3/4" 40,000 PSI	
1 Lead Comp 3/4" x 5"	
1 Nipples 3/4" 1-10 I	
1 Union 3/4" 1-10 I	
1 Plug 3/4" 40,000 PSI	
1 Tee	
1 Stop	
1 Box	
1 Lid	
1 Valves 7/16" x 20,000 PSI	
Job No. C39-7205	
Req. No. 35555	

INDEXED

Water service permit for this address (1939)

SANITARY SEWER SERVICE PERMIT

No. 18734

Austin, Texas

Received of G.G. Haschke Date 1-5-44
 Address 909 E. 44th Street
 Amount #4172 \$
 Builder or Owner Maurice Plumb Plumber
 Lot 5 Block 2 Subdivision Speckel & Stachely Plat No. 253

Date of Connection	<u>Stub out 1-11-44</u> 1944	No. Fittings	Size	Price
By City	<u>4' W/ELL</u>	15' pipe	4"	1.50
By Plumber	<u> </u>	Pipe		
Checked By	<u>Spillar</u>	Wyes		
Size Main	<u>6"</u> Depth <u>4.5'</u>	1 Bends 45°	4"	.40
Main Assign.	<u> </u>	Reducers		
Stub Depth	<u> </u> Prop. Line <u>3'</u>	Plugs		
Stub Location	<u> </u>	Sand		
Book No.	<u>A-1496</u>	Gravel		
Paving Cut	<u> </u> No. <u> </u>	Remix		
		Stoppers		
		Castings		
		1 Other	4" tap saddle	.20
		Labor:		4.72
				\$6.82

Sewer service permit for this address (1944)

OWNER Eugene Digges, Jr. ADDRESS 909 E. 44th
 PLAT 253 LOT 5 BLK 2
 SUBDIVISION Speckels & Srackely
 OCCUPANCY res.
 BLD PERMIT # 107987 DATE 5-6-68 OWNERS ESTIMATE \$900.00
 CONTRACTOR NO. OF FIXTURES yes
 WATER TAP REC # exist SEWER TAP REC # exist
remodel exist res& bring to min stdrs.

Building permit to remodel the house (1968)

OWNER Bob E. Shannon ADDRESS 909 East 44th Street
PLAT 253 LOT 5 BLK 2
SUBDIVISION Speckels and Stackely
OCCUPANCY Residence
BLD PERMIT # 110234 DATE 10-24-68 OWNERS
ESTIMATE \$1,000.00
CONTRACTOR Owner NO. OF FIXTURES 5
WATER TAP REC # Exist SEWER TAP REC # Exist
Remodel and repair frameres to min stdrs.

Building permit to remodel the house (1968)