

ZONING CHANGE REVIEW SHEET**CASE NUMBER:** C14H-2017-0107**HLC DATE:**

August 28, 2017

PC DATE:

September 12, 2017

APPLICANTS: Elayne Lansford, owner**HISTORIC NAME:** Tucker-Winfield Apartment House**WATERSHED:** Shoal Creek**ADDRESS OF PROPOSED ZONING CHANGE:** 1105 Nueces Street**COUNCIL DISTRICT:** 9**ZONING FROM:** GO to GO-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from General Office (GO) to General Office – Historic Landmark (GO-H) combining district zoning for the property's significance in architecture and historical association.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Architecture and historical association

HISTORIC LANDMARK COMMISSION ACTION: August 28, 2017: Recommended adding historic (H) overlay to the existing base zoning. Vote: 7-0-1 (Myers recused).

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The building meets the criteria for designation as a City of Austin historic landmark. It retains a high degree of integrity. The house is listed in the Comprehensive Cultural Resources Survey (1984) but not rated for further research.

The house meets the criteria for landmark designation as set forth in City Code:

- a. **Architecture.** The two-story brick masonry apartment building mixes elements from the Colonial Revival, Tudor Revival, and Italian Renaissance styles in a unique design. It is also a rare remaining example of a four-unit apartment building once common in Austin's downtown core.
- b. **Historical association.** The building was built to house office employees during a notable period of rapid institutional and government growth in Austin. These employees—including the residents of the then-named Tucker Apartment House—constituted a large new workforce and embodied significant changes in Austin's identity as the center of state and county government and higher education.
- c. **Archaeology.** The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the neighborhood or the city.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

CITY COUNCIL DATE: October 5, 2017

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Cara Bertron

PHONE: 974-1446

NEIGHBORHOOD ORGANIZATION: Old Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture:

The building is a two-story, rectangular-plan, brick masonry building capped by a combination hipped and gable roof. The building features single and paired 1:1 double-hung wood-sash windows. A two-story arched entry portico contains a glazed wood door with sidelights and paired multi-light wood-sash casement windows and fanlight at the second story; the portico is capped by a gable roof. The north and south elevations contain entrance porches; the south porch is adorned with a bracketed gabled hood. The building contains four apartment units. Its design combines elements from three period revival styles: the centered front door, symmetrical façade, simple details, and front-side gable combination characteristic of Colonial Revival; the brick cladding, shallow eaves, small entry porch, and arched multi-light casement window displaying Tudor Revival influence; and the symmetrical façade, arched window, and brick masonry construction typical of the Italian Renaissance style. The Tucker-Winfield Apartment House is the only known example of this design in Austin.

Historical Associations:

Jim and Lorena Tucker purchased the property in 1939 and demolished the existing ca. 1890 house. That same year, Harry Hargrave built the Tucker Apartment House for them on the site. Before the 1920s and 1930s, legislators, support professions, office workers, and university employees working in the State Capitol or the University of Texas were limited to living in refurbished older apartment buildings, renting a room in a large 19th-century house or boarding house, finding a tiny cottage in a tourist court, or paying for the luxury of downtown residential hotels. As the university expanded after World War I, along with the State and local municipal governments, people flocked to Austin for white-collar office jobs. This prompted the construction of a wave of small-scale apartment buildings to house workers close to downtown and the UT campus. Here, construction continued through the Great Depression, even as it stagnated in many other cities.

The new apartment buildings—predominantly two-story, four-unit “apartment houses”—satisfied a growing demand in a form that mimicked the exterior look of large single-family houses. The interiors, too, reflected the design of contemporary bungalows, with a living room, dining room, a small kitchen, bathroom, and one or (more rarely) two bedrooms. The Tucker Apartment House was on the upper end of similar construction, featuring two bedrooms, a full kitchen, baseboards and crown molding, a gas fireplace, and an arched entrance to the dining room, which also had built-in shelves and cabinets.

Most early residents of the Tucker Apartment House were young single women who worked for state agencies. The 1941 tenants included Larue Martin, a secretary in the Office of the State Comptroller; Jo Woods, a stenographer for the State Highway Department; Mary Bost, whose employer is not listed; and a couple, Charles and Marjorie Wendlandt. By 1944-45, the building was home to Frances and Frieda Goff, two sisters who worked for the State Board of Control and the State Board of Insurance Commissioners, respectively; Larue Martin, still with the State Comptroller; and Leland and Estalyne Everett.

After World War II, rising property values and a general exodus to suburban areas (for those who were financially and legally able) galvanized the demolition of many of these buildings, which were replaced with offices, hotels, and parking garages. The Tucker-Winfield Apartment House is a rare remaining example of a four-unit apartment house from the multifamily building boom of the 1920s-30s in the downtown core. It also represents Austin's economic resilience during the Great Depression, as well as a turning point when government and institutionally driven growth transformed it into a modern city.

PARCEL NO.: 0208010403

LEGAL DESCRIPTION: N 53 FT OF LOT 1 & N 53' OF W 48' OF LOT 2 BLOCK 132
ORIGINAL CITY

ESTIMATED ANNUAL TAX ABATEMENT: \$3,015; city portion: \$841 (no cap)

APPRAISED VALUE: \$561,325

PRESENT USE: Multifamily residential

CONDITION: Good

PRESENT OWNERS:

Elayne Lansford
7107 Thomas Springs Road
Austin, TX 78736-2824

DATE BUILT: 1939

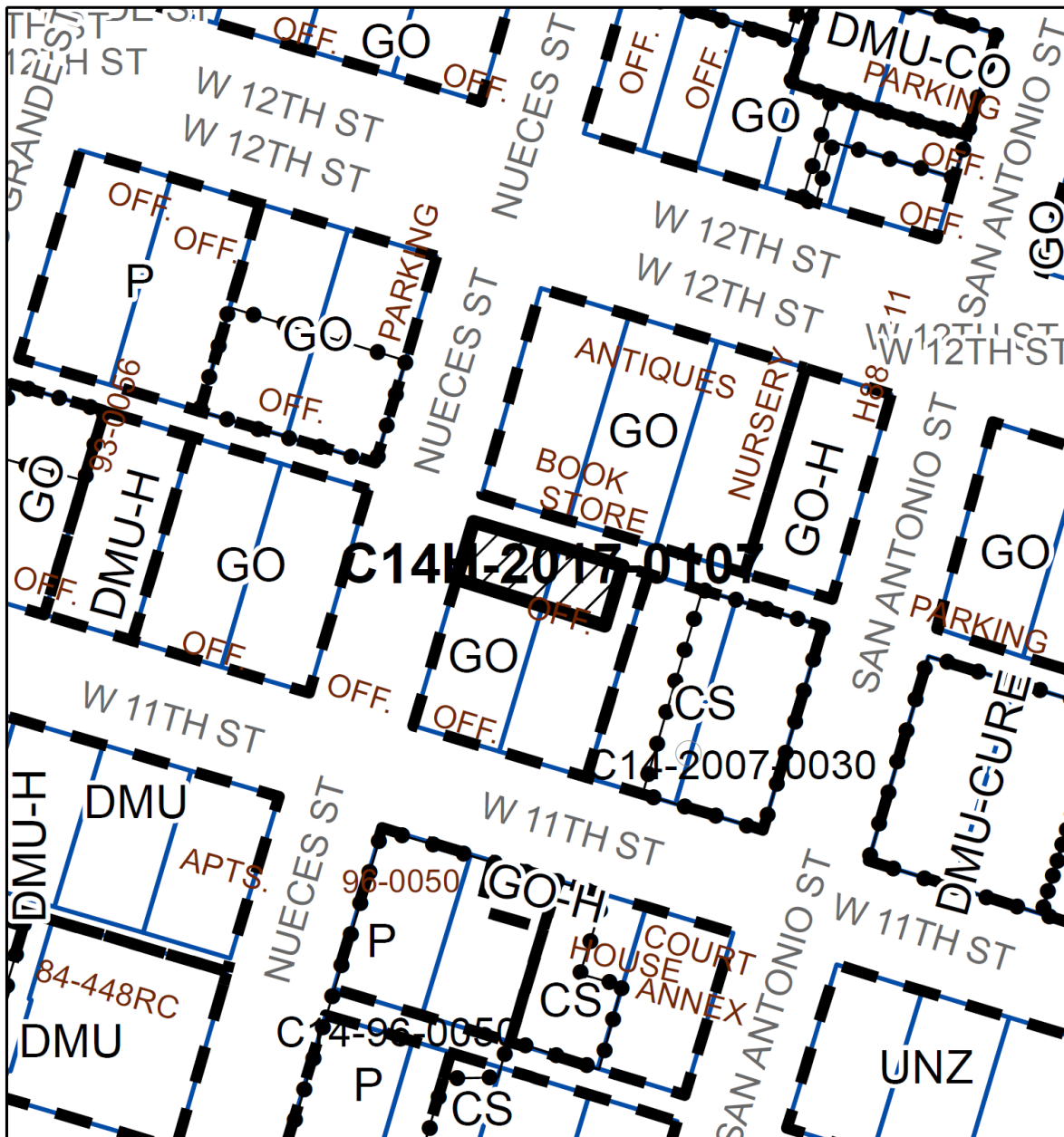
ALTERATIONS/ADDITIONS: No substantial alterations. Work is currently being done to replace the bracketed entrance hood on the north elevation and add rear stairs.

ORIGINAL OWNER(S): Jim and Lorena Tucker

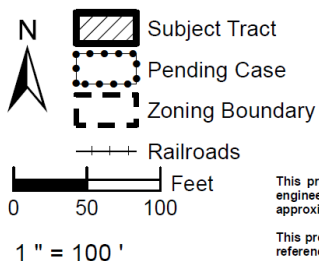
OTHER HISTORICAL DESIGNATIONS:

National Register of Historic Properties (individually listed).

LOCATION MAP

**ZONING**

Case#: C14H-2017-0107



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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



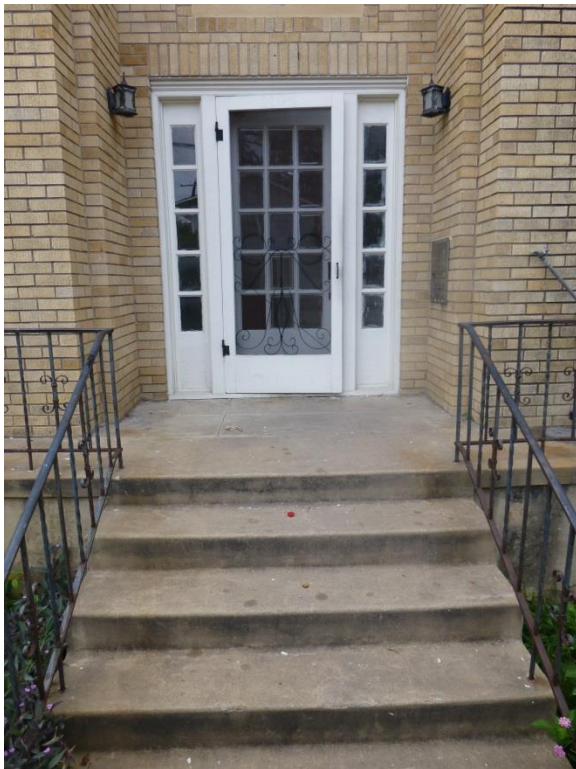
Created: 8/10/2017

PROPERTY INFORMATION

Building Photographs



Primary (west) façade



Detail of primary entrance



North elevation



South elevation



Rear (east) elevation

Historic Landmark Application: Tucker-Winfield Apartment House, 1105 Nueces Street**Introduction**

The Tucker-Winfield Apartment House at 1105 Nueces Street is a four-unit brick veneer “apartment house” built in 1939 by contractor H. M. Hargrave for owners Jim and Lorena Tucker. It was an excellent location for downtown office workers and government employees, only a few blocks to the new county courthouse and the state capital complex. In 1945, Sophie Sidder Winfield bought the building as income property for herself and her two children after her husband died unexpectedly. In 1960, Mrs. Winfield transferred title to her son, Sam Winfield, who in turn left it to his niece – Sophie’s granddaughter – Elayne Winfield Lansford. Ms. Lansford is currently renovating the building and will continue to rent the apartments when the work is completed. The apartment house has been continuously occupied since 1940 and has been in the same family for 72 years.

The apartment house is a substantial 2-story brick veneer building designed in a blend of Period Revival styles popular in the 1920s and 1930s; it borrows from Tudor Revival, Colonial Revival and Italian Renaissance design palettes and is the only known example of this style in Austin. Though its design was unique, the four-unit form became the model for downtown apartment construction at that time. As government and university expansion programs grew in Austin during the 1930s, scores of similar four-unit apartment houses in various Period Revival styles were built in the blocks surrounding the state capital complex and the new Travis County Courthouse.

These compact two-bedroom units were advertised as modern, efficient apartments equipped with the latest conveniences including tiled “shower baths” and “kitchenettes,” built in telephone nooks, ironing boards and dining room cabinets, and ceramic gas fireplaces with tile surrounds – no need to haul wood or take out the ash pans! Each apartment featured hardwood floors, graceful archways between the living and dining rooms, pairs of large double-hung windows to provide good light and cross-ventilation, and built-in closets in each of the bedrooms and hallway.

Starting in the 1950s and increasing in the 1960s, however, the state launched a major building program to expand the state capital complex. This led to the wholesale demolition of apartment houses in the downtown core as new office buildings and parking garages replaced them on their sites. Today, the Tucker-Winfield Apartment House is one of the last surviving examples of its type in the central business district. It is further distinguished by its extraordinary architectural integrity; the exterior has not been altered since 1939, except for the loss of a small secondary porch roof on a side elevation and the addition of room air conditioning units. The porch roof will be restored and the AC units removed in the current renovation project. In addition, the individual apartments retain virtually all of their original features as advertised above; the original windows, doors, built-in elements, room arrangement and decorative details remain intact.

The Tucker-Winfield Apartment House is listed in the National Register of Historic Places under Criterion A, for its historic associations with Austin’s growth and development as county, state and federal governments, and the University of Texas, expanded from their original campuses in the 1920s and 1930s, and into the early postwar era. It is also listed under Criterion C, for architectural significance as a unique, exceptionally intact example of a now-rare building form that came to represent the type of modern, sophisticated housing available to Austin’s urban professionals during that period.

Historic Landmark Criteria**1. It meets the 50-year age criteria**

The Tucker-Winfield Apartment House was built in 1939 and its period of significance extends from 1939 to 1967.

2. It retains a tremendous level of integrity

The property is exceptionally intact and retains an extraordinary level of historic and architectural integrity, including all seven aspects of integrity as defined by the National Register of Historic Places; it has integrity of location, setting, feeling, design, materials, workmanship and association.

3. It is individually listed in the National Register of Historic Places under two categories

The building is individually listed in the National Register of Historic Places for both historic significance and architectural merit. Furthermore, it meets City of Austin criteria for both i) Architecture and ii) Historical Associations.

The Tucker-Winfield Apartment House embodies the distinguishing characteristics of several recognized architectural styles (Period Revivals: Tudor Revival, Colonial Revival and Italian Renaissance) and is a rare, intact example of a once prominent building type – the four-unit apartment house – which dominated residential housing in downtown Austin during the 1920s and 1930s.

It also has significant associations with historic events and trends of the 1930s, when Austin grew from a sleepy college town with a small state government compound into a modern Southern city with a surplus of jobs and a growing population. As other cities struggled to survive during the Great Depression, Austin experienced tremendous growth as its major institutions – county, state and federal governments and the University of Texas – embarked on ambitious expansion programs that required a large pool of salaried workers to live in the downtown core. The four-unit apartment house contributed to the city's growth and development during that time by providing modern, efficient housing for a new generation of salaried professionals who lived and worked in the downtown core. The Tucker-Winfield Apartment House is an exceptional and rare surviving representative of this historic trend in Austin.

Architectural Description

General Configuration

The Tucker-Winfield Apartment House is a cube-like two-story apartment with two nearly identical apartment units on the first floor and two more on the second floor. Most of the building is covered by a hipped roof, but an intersecting side-gabled volume spans the entire front elevation. The building is of frame construction set on a concrete perimeter wall and sheathed in a light yellow/buff-colored brick veneer laid in a running bond. All apartment windows are single or paired, wood-framed, 1/1 double-hung wood sash, and all window openings feature brick sills composed of a row of rowlock bricks. Many windows have simple wooden window screens without decorative muntins or other trimwork. Most windows, other than those on the second floor that sit just below the cornice of the hipped roof section, have lintels created by a row of soldier course brick. The roof has almost no eave overhang. A wide cornice band consisting of two simple, lapped pieces of wood wraps the building just below the roof, and gable ends have a course of rowlock bricks trimming the top of the wall plane below the tympanum. The building sits on a concrete perimeter wall foundation and is further supported by 10" square concrete piers. The building's compact, central massing, symmetrical façade, nearly identical interior apartments, and subtle mix of Colonial Revival, Tudor Revival, and Italian Renaissance stylistic detail, in addition to its remarkable integrity, make it an excellent example of the Four-Unit Apartment House type in Austin.

Front Elevation

The front façade faces roughly west, and is located on the side-gabled front volume that spans the width of the building. The symmetrical façade has three bays of equal width – a central entrance bay flanked by identical bays containing paired windows. Due to the slightly sloped lot, the first floor is situated several feet above grade on the front elevation.

The central bay has a concrete staircase with five steps that lead to a small inset porch at the entrance. The bottom stair tread is a curved concrete apron that is slightly wider than the staircase. Wrought iron handrails run along the edge of the porch, down the staircase, and terminate in a subtle spiral at the curved apron. The handrails feature both twisted iron balusters and straight balusters with affixed curlicue details. A short concrete walkway ties the apron to the city sidewalk in front of the building.

The central bay has a projecting brick volume that frames a monumental, two-story arched portico. The projecting volume has a dormer-like, intersecting front gable and thick brick pilasters that reach from the porch floor to the roof. The arched opening within the volume is deeply inset, set further back than the wall plane of the adjacent bays. The side walls of the inset portico are stepped in slightly from the width of the framing pilasters, creating a telescoped appearance. At the top of the portico, at the spring line of the arch, a portion of the stepped wall recedes and becomes a smooth barrel vault, and another portion becomes a thin arched rib.

On the first floor of the inset portico is a single, multi-light entry door. The door is flanked by sidelights, each composed of a vertical column of five lights above a wood panel base. A row of soldier course brick forms a lintel above the door and sidelights. Two original wrought iron light sconces are mounted high on either side of the entrance. The second floor of the inset portico features a large arched window opening comprised of multi-light wood casement windows topped with an oversized fanlight. Rowlock

bricks trim the curve around the top of the window and create a sill below it. Set between the upper window and the door is a rectangular stuccoed panel trimmed on all sides by rowlock and header bricks. Blue glazed tiles form the letter “T” – for Tucker – at the center of the panel. The “T” is flanked by two red, unglazed, diamond-shaped tiles. An inset brass mailbox with openings for each apartment is situated near the entrance on a side wall of the inset portico.

The two flanking bays are identical to one another. Both outside bays have paired 1/1 windows on each floor that open to the living rooms of the apartments inside. As in other locations around the building, the first-floor windows have rowlock sills and soldier course lintels, while the second floor windows have rowlock sills but cornice trim boards instead of brick lintels. Between the upper and lower sets of windows on each bay is a small diamond-shaped decorative panel of three diagonally-set bricks.

The composition and decorative details of the front elevation represent an eclectic mix of Period Revival influences. For example, the building’s symmetrical façade, round-arched central window, and masonry construction show stripped-down Italian Renaissance influences that may be viewed as vernacular interpretations—Virginia McAlester notes that the style’s “vernacular interpretations spread widely with the perfection of masonry veneering techniques after World War I” (McAlester 2000: 398). The Colonial Revival style is also evident, particularly in the accentuated, centered front door, balanced façade composition, simplicity of detail, double-hung windows, and centered front gable attached to a front side-gabled building volume—all qualities noted by McAlester as being Colonial Revival motifs (McAlester 2000: 321-322, 334-335). Finally, the apartment house displays modest Tudor Revival influences in the form of its brick cladding, crossed gables, shallow eaves, the round-arched multi-light casement window, and small entry porch (McAlester 2000: 354-355, 358). The building’s Tudor Revival elements are in keeping with the local interpretation of the style from the 1920s through the 1930s, where Tudor-influenced single-family bungalows typically have: medium-pitched instead of steeply-pitched roofs; telescoping, arched primary entries; light-colored buff, yellow, or brown brick veneers; decorative brickwork; wrought iron porch railings; and prominent multi-light arched windows, usually found within a dominant front gable or arranged in arcade fashion along the front façade.

Side Elevations

The north and south side elevations are almost identical to one another, save for differences in the integrity of their side porches. Approximately the westernmost third of the side elevations are under the gable of the building’s front volume, whereas the rear two-thirds are under the main hipped roof. Near the center of each side elevation is a two-story, projecting volume with a dormer-like gabled roof that intersects with the main hip.

On each side elevation, the section nearest the front of the building (the westernmost third) has four 1/1 windows on each floor: two single windows near the front corner that open into the living room of the corresponding apartment, and one set of paired windows that open into the apartment’s dining room. This section also has a large louvered vent that spans the width of the gable end.

East of this gabled volume in the remaining two-thirds of the wall span, the fenestration of each elevation consists of regularly-spaced, single 1/1 windows. Immediately east of the gabled front volume is a short section of wall that corresponds to the kitchens of the apartments within. On the first floor of this section is a single side entrance door with a tiny rectangular window beside it, and on the second floor is a small

1/1 window. East of this short section is the projecting gabled volume, which on each elevation has two single 1/1 windows on each floor and a triangular louvered vent in the gable end. The projecting volume, which contains the front bedroom of each apartment, extends approximately one foot beyond the plane of the façade and adds interest to the otherwise long expanses of brick wall and identical windows. While smaller in size, this gabled projection mimics the form and roof pitch of the side-gabled front building volume. Toward the rear of each side elevation, east of the gabled projection, there are three windows on each floor: one small 1/1 window corresponding to the bathroom of each apartment, and two single 1/1 windows corresponding to the rear bedrooms.

The only difference between the two side façades is in their first-floor kitchen porches. On the south façade, three concrete steps lead to a small concrete stoop and single wood panel door with glazing in its upper portion. Above the door is a front-gabled stoop roof with carved wood brackets and exposed rafter tails. The porch and its roof appear to be original to the building. The steps have simple wood handrails that do not appear original. Adjacent to this south side entry is a small wood-framed rectangular side window. On the north façade, two steps lead to a small concrete stoop, a windowless wood panel door, and small side window, and no railings line the steps. The gabled porch roof is missing from the north side entry, though ghost lines remain.

Rear Elevation

The rear façade has a symmetrical fenestration pattern, with four windows and a door on each floor. At the center of each floor is a single wood panel door with glazing in its upper portion. Simple screen doors are located at each entry. The rear entrances are each flanked with single 1/1 windows. Near the outside corner of each floor is another 1/1 window. The upper entrance is accessed by a wood staircase, that while not historic, is likely similar to the building's original staircase. It is supported by 4x4 posts and has a simple railing made of 2x4s; at the top stair landing the railing has a flat top rail. Wire mesh has been added to the railing. Above the door on the second floor is a nearly-flat stoop roof supported by simple triangular brackets.

Foundation

The building rests on a concrete perimeter wall foundation that is set apart from the wall planes by a continuous band of soldier-course brick. Openwork concrete blocks vent the crawl space at regular intervals within the brick ribbon. The site slopes uphill somewhat to the rear, so the foundation has greater exposure on the front façade where it rises several feet above the ground. At the rear of the building, the foundation lies entirely below ground and the back door opens at grade. Where exposed, the foundation is smooth concrete. A small wooden panel near the front of the south elevation provides access to the crawlspace.

Interior

The building's floor plan is typical of the Four Unit Apartment House building type, with rooms arranged in a "home-like" fashion reminiscent of bungalows of the period. Each floor has two almost identical, mirror-image units, accessed from a central hall. The building's front entrance leads into a short foyer with two paneled interior doors, each of which opens into a first-floor unit. A short distance into the foyer is an open, U-shaped, half-landing staircase. Its balustrade features square balusters and a polished wood

handrail that terminates in a scroll. At the top of the staircase is a small landing/hall with doors to the upper floor units. A large, round-arched multi-pane window lights the landing and stairwell.

Each apartment unit has a front living room with a small fireplace; three of the four have their original gas heaters. Hearths and fireplace surrounds are tiled with square brown tiles, and each mantle is trimmed with molding and decorated with a delicate carved swag. Between each living room and dining room is an arched opening. The dining rooms feature built-in shelves and cabinets in two of the corners. From each dining room, one door opens into a small kitchen with tiled counters and backsplash, small built-in cabinets, and original shallow basins. A second door leads from the kitchen to a short hallway containing an arched phone niche and space for a small desk. Each hall leads to two small bedrooms with a bathroom between them. All have their original cast iron bathtubs, vented laundry chutes, and several have original swivel mirrors and wall-mounted sinks.

The apartments, entrance foyer, and staircase all have wood floors. All door and window openings have subtly molded trim and sills. Walls have plain baseboards and crown molding.

Integrity

The Tucker-Winfield Apartment House has remarkable integrity. Each unit retains its original 1939 floorplan; no walls have been removed or openings altered and no rooms have been enlarged or reduced in size. Its original wood double-hung windows are intact, as are most of its doors. All brickwork and exterior trim is intact, and the apartment interiors retain their original fireplace mantels and tiles, archways, built-in cabinets, telephone nooks, and other character-defining features including many of their historic finishes. The building's alterations are limited to the following: the north side entrance has a replacement door and is missing its stoop roof; the south side elevation has a non-historic stair rail; the rear staircase is appropriate but not original; several of the window screens are missing and others may have replacement screening or other parts; several windows have window air conditioning units installed; the decorative tiled "T" on the front façade is missing one of its blue tiles; and modern gutters and downspouts are found on all elevations of the building.

Parcel

The apartment house sits on a rectangular lot roughly 0.15 acres in size, with its narrow front side along Nueces Street. The lot slopes gently uphill toward the rear. The building is set back approximately 30 feet from the street, and a concrete city sidewalk runs in front of the building. Between the sidewalk and street is a flat grassy strip. Along the south side of the lot is a narrow concrete driveway that leads to the rear of the property where a garage was once located. A small grassy lawn is in front of the building wraps along both sides in narrow strips. A short concrete walkway runs from the city sidewalk to the building's front porch, and another narrow walkway runs along a portion of the north side of the building, connecting the sidewalk to the north side entry porch. The rear of the lot is currently a dirt and gravel parking area. The lot's long north side is bordered by an alley. To the south is a lot containing a one-story residential building that has been converted for use as an office. The surrounding streetscape still conveys a sense of its historic residential character; though most of the surrounding buildings have been converted from single-family houses or duplexes to office use, their historic design, materials, fenestration, and site improvements are largely intact.

History of the Tucker-Winfield Apartment House: 1939-1967

By the late 1930s, the United States was beginning to build-up for war and the demand for four-unit apartment houses in the central business and government district remained high. This was the context within which Jim and Lorena Tucker decided to build a four-unit apartment house at 1105 Nueces Street in 1939. Tucker and his wife had moved to Austin about 1930 and made their home at 1012 W. 30th Street (*Austin American Statesman*, December 11, 1933; April 28, 1935: 10). Tucker quickly established himself as an independent insurance agent specializing in automobile coverage and, in fact, was known as “The Insurance Man” (*The Austin American*: March 25, 1934: 4). He maintained an office at 614 Colorado Street and advertised his business regularly in the *Austin American Statesman* newspaper from 1933 through the early 1940s. The Tucker family settled into a middle-class lifestyle and their activities occasionally found their way to the newspaper’s “Society” pages. The couple gave small dinner parties at their home, played cards with friends, and bowled in a league. Lorena served as a department chairman for the First Methodist Church’s Young Women’s Missionary Society and Jim hunted for ducks and deer during the season (*Austin American Statesman*, various dates).

The Tuckers must have been financially stable, as they were approved for a loan to build an apartment house as an investment property, despite the lingering Depression. On February 20, 1939, the Tuckers bought property at 1105 Nueces Street from Austin resident Felix Cherico (N. 53 feet of No No. One (1) and the N. 53 feet of the West 48 feet of Lot No. Two (2) in Block No. 132 of the original Austin townsite). The long, narrow city lot measured 53’ wide by 117’ deep, with the short side fronting onto Nueces Street. Comprising an area of just over 6,200 square feet, the tract was smaller than most building lots for single-family homes which typically ranged between 6,000-7,500 square feet, at that time.

When the Tuckers purchased the lot, it contained an old frame house built about 1890. Until that time, a branch of Shoal Creek ran down the middle of Nueces Street, discouraging development in the 1000 and 1100 blocks of that and adjacent Rio Grande and San Antonio streets. By 1890, the city successfully channeled the creek into underground pipes, opening those blocks to subsequent development. Once the water was diverted, late Victorian-era houses, including the one at 1105 Nueces Street, began to appear on previously undeveloped lots along Nueces, San Antonio, and Rio Grande streets, and on the W. 10th and 11th cross streets. Pease Elementary School and Austin High were built nearby to serve the burgeoning school population in the growing residential section. The school presence attracted yet more residential development in the area until the city’s northwest quadrant was entirely built out with hundreds of Victorian, Classical Revival, and early Craftsman style houses lining its streets by the late 1910s and early 1920s.

By the time the Tuckers bought their land, however, the residential enclave had begun to experience strong development pressures from the ever-expanding government and commercial district centered along Congress Avenue. Some of the larger old Victorian homes had already been carved into office space and *ad hoc* apartments by the 1920s, and by the 1930s, smaller houses were being torn down for new construction, including office buildings and multi-family apartment houses for downtown workers. At the same time, suburban additions with stylish modern dwellings and deed restrictions against commercial and multi-family use drew the new generation of home buyers further from the central core. As the trend continued into the 1930s, the increase in business and multi-family use rendered the

northwest quadrant less desirable to young families with children, though more attractive to single professionals and office workers.

The Tucker-Winfield Apartment House is an excellent example of this development trend in downtown Austin during the 1930s. As investors, Jim and Lorena Tucker had little use for the small frame house on their recently-purchased city lot. At that time and in that location, the site was underutilized as a single-family residence but presented a great opportunity as income-producing property. The Tuckers sought to develop the lot to its “highest and best” use as four modern apartments within walking distance of the new Travis County Courthouse and downtown amenities, rather than as an aging, old-fashioned single-family house that was too small to divide into feasible rental units.

In February of 1939, Jim and Lorena Tucker entered into a contract with Austin builder Harry Hargrave for the “construction, completion and delivery within 120 working dates from the date of [the] contract, according to plans and specifications” for a “two-story four-apartment brick veneer house and a four-car box and batten garage” on the site (Travis County deed record, 592:573). No architect was named for the project. The couple granted Hargrave a mechanic’s lien for \$16,100 and he, in turn, signed a promissory note to Calcasieu Lumber Company to supply the necessary materials to complete the work (Travis County deed record, February 25, 1939).

On March 5, 1939, an article in the *Austin American Statesman* reported that Jim Tucker had been issued a permit to build a two-story, brick veneer apartment house near the new Travis County Courthouse complex. The 20-room building would consist of four individual apartments, each with private baths. A separate four-car frame garage was also planned for the site. Harry Hargrave was named as the general contractor for the estimated \$15,442 project (*Austin American Statesman*, March 5, 1939: 14). The cost was somewhat higher than other four-unit apartment houses of the period, an indication that the building was to be of quality materials and design. Its location, near both the county courthouse and the state capital complex, was ideal for attracting tenants who could afford its greater value. The Tucker Apartment House offered more amenities than many others of its type; each apartment had two bedrooms instead of the usual one, a full kitchen, a formal dining room with built-in cabinets, hardwood floors, and a gas fireplace. The private bathrooms featured tiled floors and were equipped with showers in addition to tubs.

The two-story yellow-brick veneer apartment house was ideally located for residents who worked in the central business district. It lay within a short walking distance of major Austin institutions, just two blocks west of the new Travis County Courthouse (1931) and only four blocks west of the state capitol and its associated office complex (See Map 1). Austin High and Pease Elementary School lay just a few blocks to the west. Tenants had easy access to busy Congress Avenue, with its many restaurants, hotels, retail stores, and personal services. In short, the new apartment building was the perfect address for modern young urbanites in the Austin of the late 1930s.

Like much of the area in the vicinity of the state capitol and county courthouse, this former single-family neighborhood in the northwest quadrant of the original Austin townsite, was undergoing considerable change in the 1930s. The area had originally developed in the late 19th and early 20th century as a residential neighborhood full of frame and brick single-family Victorian houses and Craftsman bungalows. In the 1920s, however, law offices and businesses such as insurance and real estate agencies began expanding beyond Congress Avenue into adjacent residential districts. When the new Travis

County Courthouse was built in the 1000 block of Guadalupe in 1931, area residents began to face increasing social and economic pressure to sell or redevelop their properties for denser multi-family apartment or office use. Some houses were replaced by new, small-scale apartment buildings while larger homes were often carved up for ad hoc office space or apartments for downtown workers.

As a result of these downtown redevelopment pressures, the area gradually changed from a single-family residential neighborhood to a mixed-use zone of offices and multi-family use starting in the 1930s and continuing in the post-World War II era. By 1939, when the Tucker Apartment House was built, some single-family houses could still be found in the neighborhood but many others had been demolished for new construction or cut-up for adaptive use. The apartment house was an example of the former; it replaced a small frame dwelling in lot 132 of the original townsite plat. Built by 1894, the house fronted onto Nueces Street which was relatively undeveloped in the late 19th century, likely because a branch of Shoal Creek ran down the middle of the street for several blocks. Another small frame house lay behind the first and a small barn occupied the site, as well.

Tucker Apartment House Residents

As expected, the early residents of the Tucker Apartment House were largely downtown office workers, some in state or local government, and others in private business ventures. The first two tenants listed in the 1940 Austin city directory were Gaylor Doughty, a salesman, and his widowed mother Ollie in one unit, and Charles E. Mullen in another. By the following year, the apartments were fully occupied; the majority of renters were young single women in the workforce. Miss Mary E. Bost lived in one unit; Larue Martin, a secretary in the Office of the State Comptroller, occupied a second apartment; Jo Woods, a stenographer for the State Highway Department, lived in a third unit; and Charles Wendlandt, Jr. and his wife, Marjorie, resided the fourth one. Wendlandt was a real estate broker and developer employed in his family business, Carl Wendlandt and Sons Real Estate, Insurance, and Loans (Austin City Directory, 1940).

As World War II raged on in 1944 and 1945, the house remained a haven for young, single women who worked in government service occupations. Leland F. Everett and his wife, Estalyne, lived in apartment A, on the ground floor, while Frances E. Goff and her sister Frieda occupied apartment B. Frances was an auditor for the State Board of Control and Frieda was an office manager in the Secretary of State Board of Insurance Commissioners. Larue Martin still lived upstairs in apartment C and continued to work in the State Comptroller's office (Austin City Directory, 1944-1945)

Sophie Sidder Winfield

The reason is unknown, but toward the end of the war, the Tuckers sold their apartment house and it changed hands several times between 1944 and 1945 (Travis County Deed Record 755: 29). On December 29, 1945, just months after the end of World War II, Karl and Eula Ratliff sold the Tucker Apartment House to Sophie Sidder Winfield, a widow who had only recently moved to Austin from Cameron, Texas, after the death of her husband, Ben. Mrs. Winfield and her descendants, son, Samuel Winfield, and granddaughter, Elayne Lansford, have owned and maintained the property from 1945 to the present, more than 70 years.

Because of the family's long tenure with the building, it is appropriate to know something about their history. Sophie Sidder Winfield was born Shifri Sedaris, but her name was anglicized upon emigrating to America from Poland with her mother, Minnie (Masha), brothers Bennie and Sol, and sister, Esther, in 1910. Her father, Sam (Schmuel) Sidder (aka Cedar, Cider, Sider) had emigrated five years earlier. Sam was from Lazdai, a Russian town near the Polish border. Minnie was from Suvalki, a Polish town only six miles away from Lazdai. The couple settled in Suvalki where all of their children were born and raised and where Ben and Sophie received an education; Sophie learned to speak Polish, Russian, Yiddish, and Hebrew, and she could both read and write. The family lived in a large house with their maternal grandmother and several other relatives. They were quite poor and Sam likely came to America in search of better opportunities for himself and his family (Lansford correspondence, June 29, 2016).

In 1905, Sam left his wife and children in Poland and immigrated to the United States, likely to secure work before sending for them. In 1910, Minnie and the children joined Sam in St. Louis, Missouri, where they lived in a community of Russian-speaking Russian immigrants. The 1910 census identified all members of family as Russian natives who spoke Yiddish as their primary language. Although a stonemason by trade, the census record listed Sam's occupation as a self-employed "house whitener." The record indicated that the Sidder children were not in school but they had just recently arrived in the country. It was a young family; Sam and Minnie were both thirty-nine, their oldest son, Bennie, was twelve, Sophie was eight, Sol was seven, and Esther was six years old in 1910 (U.S. Bureau of the Census, 1910).

Tragedy soon struck the family. Only three months after his family arrived, Sam fell from a roof and died. Relatives established the family in a tiny grocery but Masha suffered from high blood pressure and soon grew so ill that three of the children had to be sent to live with other family members. Esther, the baby, went to live with her mother's sister in Sheldon, Illinois, a village south of Chicago. Jacob and Anna Cohen discontinued the boys' educations and put them to work in their St. Louis hardware stores. A few years later, when World War I broke out, Ben went into the army. Little Sophie was left to look after mother and help run the store. When Sophie was only twelve, Masha died of an aneurism, and the girl joined her sister in Illinois. Shortly after her arrival, the aunt died, too, and the girls' cousins, Charles and Sadie Cassell, raised them until they graduated high school and left the house (Lansford correspondence, June 29, 2016).

By 1920, the Sidder children were scattered between Illinois and Texas. Ben, the oldest, was twenty-three, out of the service, and living with his employers, Sam H. and Gertrude Fane, in Fort Worth. The Fane's owned a fruit business where Ben worked as a clerk. Sol was still in St. Louis where he worked in an office as a stenographer. He later married and had a daughter, Francine. The girls were still living with their cousins in Illinois in 1920. Sophie spent a year at a business college and then helped her sister attend a four-year university. Esther eventually married a man named Bernstein and made her home in Chicago. Sophie went to stay with her uncle, Ed Weinstein, in Fort Worth. There she met Bennie Winfield (U.S. Bureau of the Census, 1920; Lansford correspondence, June 29, 2016).

Though identified as Hungarian (from Austria-Hungary) in later U.S. census records, Ben was born in Mezalabritz, in Czech Bohemia, in 1891. He was part of a prosperous Jewish family who reportedly owned a local factory until the Russians came and burned their village to the ground. Forced to flee with only the clothes on their backs, the family suffered near-starvation. Ben later recalled to his children how

he was forced to steal potatoes from farmers' fields to feed his brothers and sisters and how badly he felt doing so (Lansford correspondence, June 29, 2016).

In 1912, Ben emigrated from Europe to the United States (Bureau of the Census, 1920). The twenty-one year old may have come with his younger brother, Adolph, who also arrived in the U.S. that year. At first, Ben lived in Fort Worth, where he worked in the stockyards. In 1916, however, he relocated to the small central Texas town of Cameron, Milam County, where he lived with his cousin, Simon (Shamu) Kestenbaum – also identified as from Austria-Hungary by the census – his wife Sallie, and their daughter Flora. Ben's brother lived nearby (U.S. Bureau of the Census, 1920; Lansford correspondence, June 29, 2016). Soon, the cousins joined together in several profitable business ventures from their home base in Cameron. By 1920, the three were partners in a wholesale fruit business called the Cameron Fruit Company. Bennie traveled throughout Central Texas on behalf of the company and helped grow the business into one of the leading wholesale firms in the territory. In the 1930s, Bennie and Adolph established the Winfield Bros. Dry Goods Co., also in Cameron. Adolph's wife managed the store for the family (The Cameron Daily Herald, November 20, 1941: 1).

Bennie Winfield and Sophie Sidder met in Fort Worth, possibly through her brother, Ben, who lived in Fort Worth and also worked in the fruit business in the early 1920s. According to family lore, Bennie was very fair, with blonde hair and blue eyes, but he told Sophie, that he preferred brunettes. Since Sophie had black hair, she may have been flattered by the comment. At any rate, the couple married in 1926; Sophie was twenty-four and Ben was ten years her senior. They made their home in Cameron where they had two children, Myra and Sammie, who attended local schools. Sometime after they married, the couple acquired a "women's, children's, and infants' ready-to-wear" clothing store, in nearby Granger, a small town about 50 miles northeast of Austin ((*Austin American*, September 22, 1946: 28). The store would prove a valuable asset to Sophie in the future.

In the months and years preceding World War II, Sophie and Bennie became increasingly anxious about the plight of Jews in Europe. As war loomed closer, Sophie received a letter from her paternal uncle in Lazdai asking the Winfields to adopt their four children and bring them to safety in America. Bennie and Sophie readily agreed to the plan but their last letter was never answered. It had come too late to save the children and the family was lost to the Holocaust, a fact that weighed heavily on the Winfields (Lansford communication, 2016).

More heartache came to the Winfield family when Bennie died just before the United States entered World War II. Bennie Winfield was only 50 years old when he suffered two heart attacks and died in a Temple hospital on November 13, 1941. The news made the front page of the *The Cameron Daily Herald*, with a banner headline reading "Bennie Winfield Dies in Temple." The news of his death was shocking to his wife Sophie and indeed, the entire Cameron community where he had many friends and was considered one of the town's leading businessmen. Waco Rabbi Mocht, assisted by Rabbi Blumenthal, officiated at his memorial service, held in Cameron on November 20, 1941. Bennie Winfield was buried in the Jewish Cemetery in Waco (*The Cameron Daily Herald*, November 20, 1941: 1).

Sophie and her children remained in Cameron for several years after Bennie's death, but in 1944, the family moved to Austin so that Myra and Sam could attend the University of Texas. Still a young woman with college-aged children to support, Sophie followed the respectable widow's path of becoming a landlady. She took her share of Ben's business and invested it in Austin real estate, acquiring several

rental properties to ensure adequate, reliable income into the future. She purchased a house at 1909 Rio Grande Street, where she and the children lived. Even there, she had income from an upstairs tenant and a garage apartment. She then bought an old Victorian house at 1607 West Avenue that had been broken up into dwelling units and a 10-unit apartment complex on Sabine Street (demolished) (Lansford correspondence, June 29, 2016). On December 29, 1945, she purchased the Tucker Apartment House and all of its contents, including appliances and furniture (Notarized deed amendment, January 5, 1946). Ultimately, Sophie sold the old Victorian house and the Sabine Apartments were demolished, but the family retained ownership of the Tucker Apartment House.

With a steady income from her rental properties, Sophie was able to support herself and give her children an education. Myra graduated from the University of Texas with a degree in Organic Chemistry. Sam finished only one semester before he was drafted. Although he never returned to school, Sam was bright and mechanically gifted. In the early 1950s, he and his Uncle Sol ran a business that installed coin-operated radios in hotels. When Sol passed away in 1953, Sam taught himself how to repair everything from gadgets and contraptions to cars and televisions. In the early postwar TV and automobile culture, his found his skills to be in high demand though he rarely charged enough for them (Lansford correspondence, June 29, 2016).

Soon after purchasing the Tucker Apartment House, Sophie asked her brother, Sol, to live in one of the units and manage it, and her other properties, for her. He made her mortgage payments of \$151.67 to the Amicable Life Insurance Company and kept a detailed payment log of the principal, interest, and taxes paid each month. He was in charge of maintenance on her various rentals, repairing whatever he could fix and hiring contractors to do the rest (Sophie Winfield papers, various dates).

Sol was also in charge of “advertising” for her properties. In the late 1940s or early 1950s, he penned a newspaper ad reading “If your friends, customers, or guests are looking for a nice furnished apartment, please direct them to us! One and Two Bedroom Furnished Apartments.” Sophie and Sol rented furnished, one-bedroom apartments in their new 2108 Sabine Street complex for \$75/month. It had the added benefit of a carport with a concrete floor and was promoted as “Ideal for Couples” and “For Gracious Living.” An ad for the Tucker Apartment House let everyone know that it was “Ready to Move Into Today!!!” Sol went into considerable detail to promote the building’s amenities. The notice advertised the units as large, modern furnished apartments with two bedrooms, each with two beds, hardwood floors, three cedar-lined closets, a tile kitchen drain, and a tile bath with tub and shower. Other amenities included a built-in ironing board, a large attic fan, large living and dining rooms. Couples with children were welcome and the price was just \$90 per month. Finally, it was “Close to Everything!”

In 1960, Sophie deeded the apartment house and associated property to her son, Sam, for the sum of \$10. In the deed, she stated that she had been holding the title in trust for him “according to the wishes of my deceased husband” and that this property constituted his share of his father’s estate. She further stated that Sam would not be responsible for any lien or other payments on the property, indicating that she had paid off her mortgage but that he would have to pay the taxes on it (May 16, 1960). When Sam died, he left the building to his niece, Elayne Lansford, Myra’s daughter.

A Life of Service

When Mrs. Winfield moved to Austin, her children were nearly grown and in college, allowing her more time to follow other pursuits. While she joined several social organizations, including the University of Texas Dames, Sophie's life remained centered on her family and her Jewish faith. She had an opportunity to serve both after the war, when she and her brother-in-law learned that one of Ben and Adolph's half-brothers, Ladislo, had survived the concentration camps. Sophie and Adolph sent endless care packages to Ladislo and his family through the Red Cross and then sponsored their emigration to America. After their arrival, Sophie assisted in caring for the family's young daughter Agnes while her parents were hospitalized for tuberculosis, contracted while in the camps (Lansford correspondence, June 29, 2016).

Sophie Winfield continued to serve the Jewish community throughout her life. She was an active member of her synagogue, Temple Beth Israel, and served in its women's auxiliary, the Temple Sisterhood. During the 1940s and 1950s, in particular, she spent countless hours on behalf of B'nai B'rith and Hadassah, serving on various committees and volunteering for community outreach programs. On one occasion, she co-hosted a major USO event at Fort Hood in Killeen (*Austin American Statesman*, July 4, 1954: n.p.). One year, she volunteered with the B'nai B'rith to entertain more than 500 patients at the Austin State Hospital on Christmas day. The group substituted for the hospital's Christian staff so that they could celebrate the holiday with their own families (*Austin American Statesman*, Dec. 28, 1954: 6)

When Sophie Winfield passed away at the age of eighty-nine, in 1990, she was remembered by her family, friends, and rabbi for her great generosity and compassion for those in need. In a tribute, Rabbi Louis Firestein recalled her granddaughter's reflection that Sophie Winfield's life was one of spiritual dignity, service, and unconditional love (Rabbi Louis Firestein typescript, August 14, 1990).

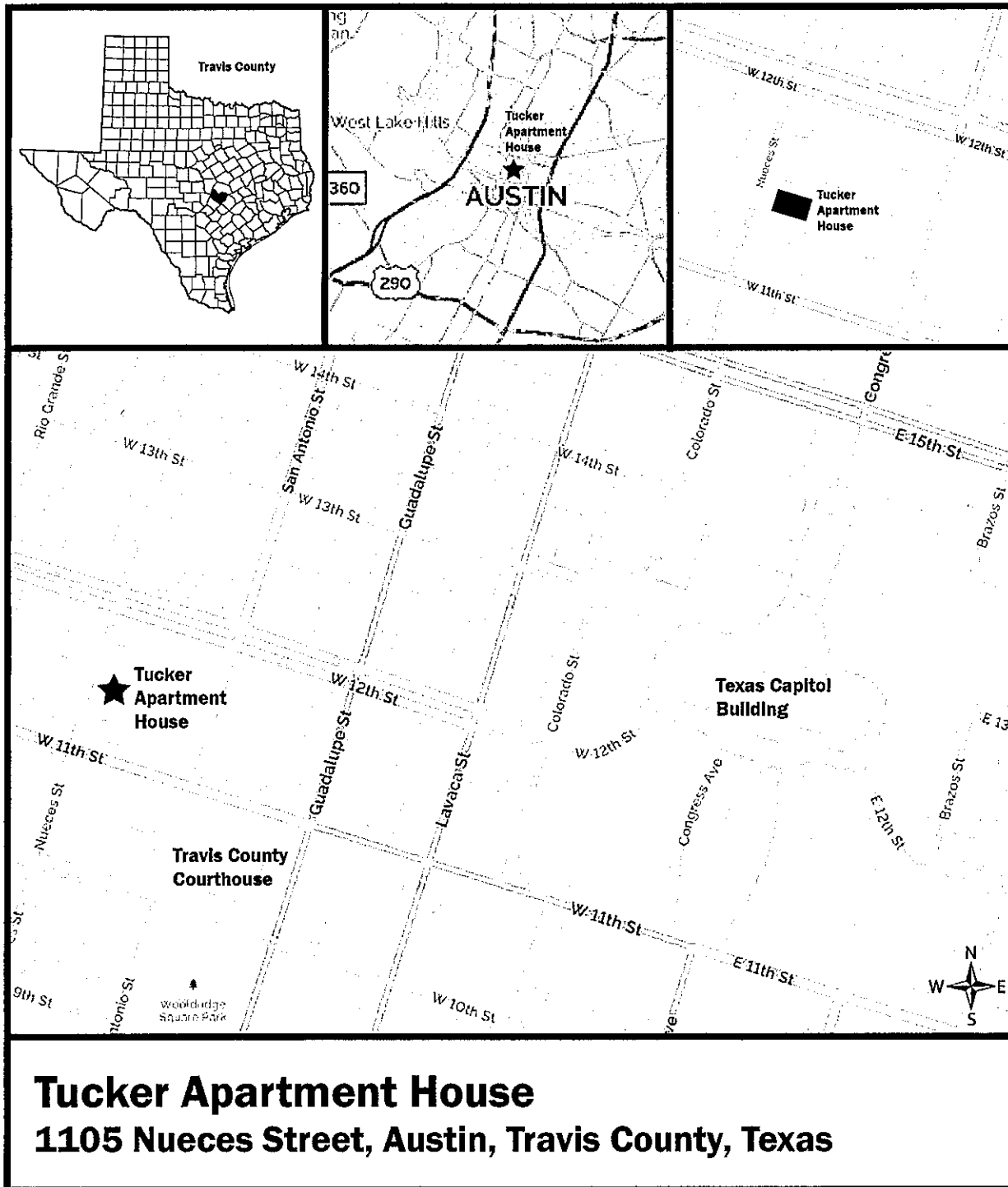
Tucker-Winfield Apartment House: 2017

Today, Sophie Winfield's granddaughter, Elayne Winfield Lansford, owns the apartment house. Rather than redevelop the downtown site, she decided to keep the building to honor her grandmother's memory. Ms. Lansford is currently renovating the building for new tenants. The exterior will be entirely preserved, with the exception of removing window air conditioning units and the replication of a small missing side porch roof. Modern improvements include the installation of central air and heating systems. Most of the interior work consists of repairing and restoring existing features including the hardwood floors, fireplace mantels and tile surrounds, and built-in cabinets. Kitchens and bathrooms will be updated with fixtures and finishes compatible with the historic features. Tere O'Connell is the historic architect for the project which is being completed in accordance with the Secretary of the Interior's Standards with oversight by the Texas Historical Commission.

United States Department of the Interior
National Park Service / National Register of Historic Places Continuation Sheet
NPS Form 10-900 OMB No. 1024-0018

Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

MAP 1: Location of the Tucker Apartment House, 1105 Nueces Street, Austin, Texas (map imagery from Mapquest.com)

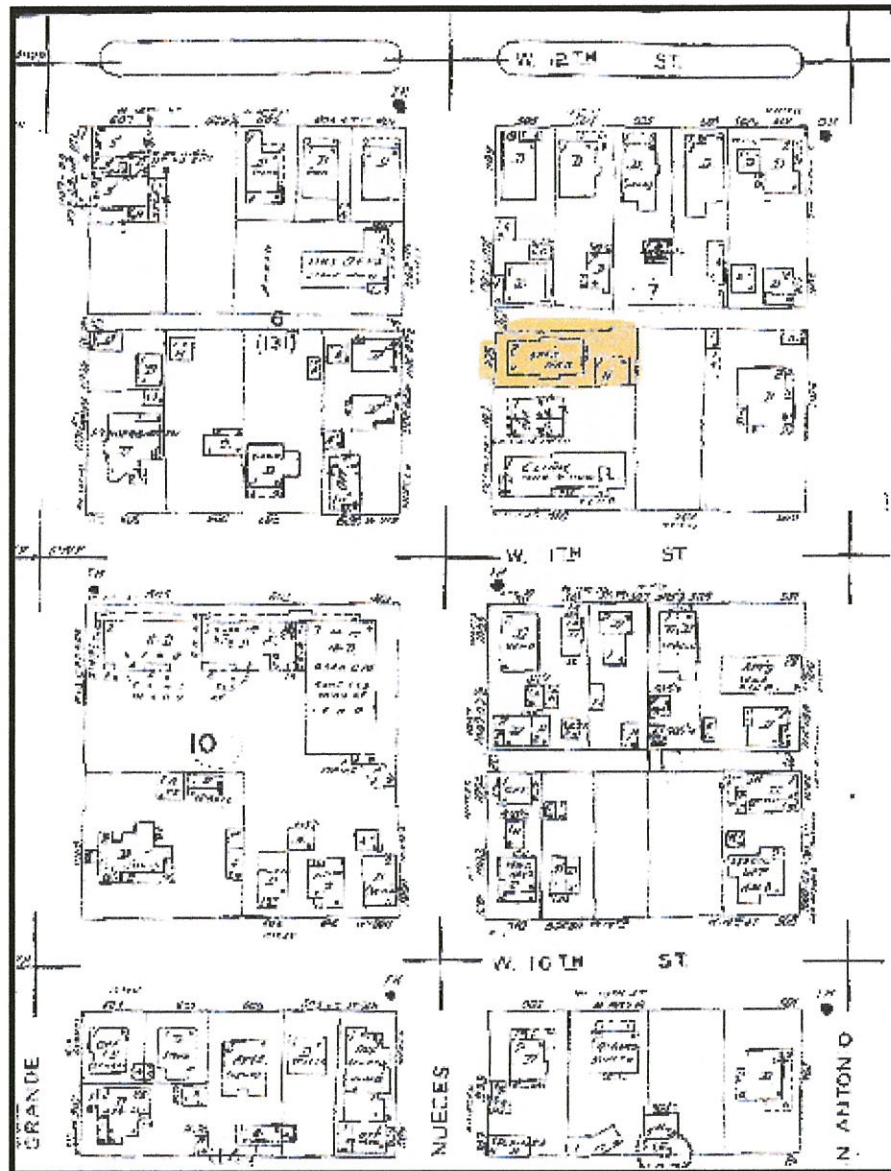


United States Department of the Interior
National Park Service / National Register of Historic Places Continuation Sheet
NPS Form 10-900 OMB No. 1024-0018

Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

MAP 2: Tucker Apartment House, 1105 Nueces Street, Austin, Texas

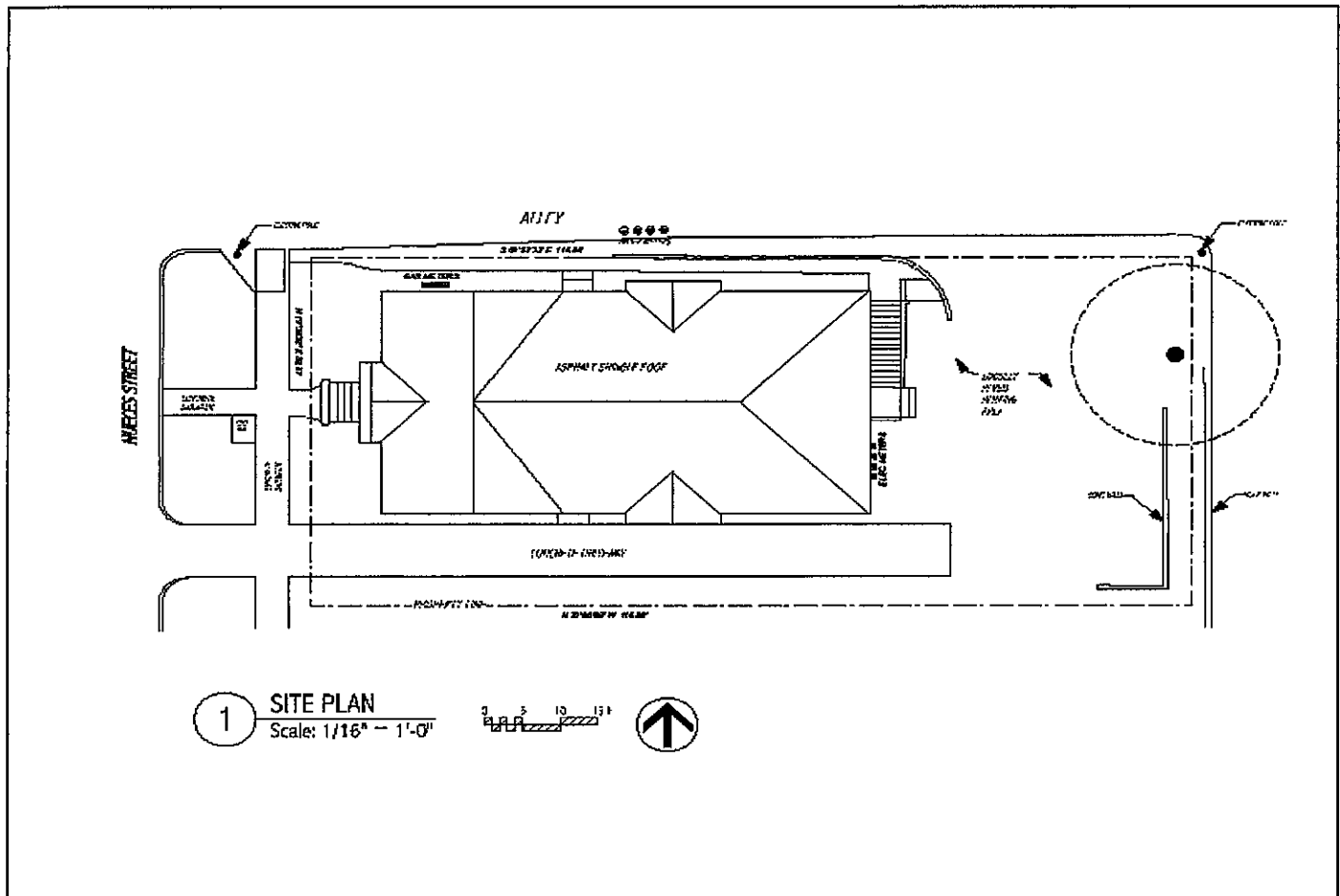
Sanborn Fire Insurance Company map, Austin, Texas (1961) showing the Tucker Apartment House.



United States Department of the Interior
National Park Service / National Register of Historic Places Continuation Sheet
NPS Form 10-900 OMB No. 1024-0018

Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

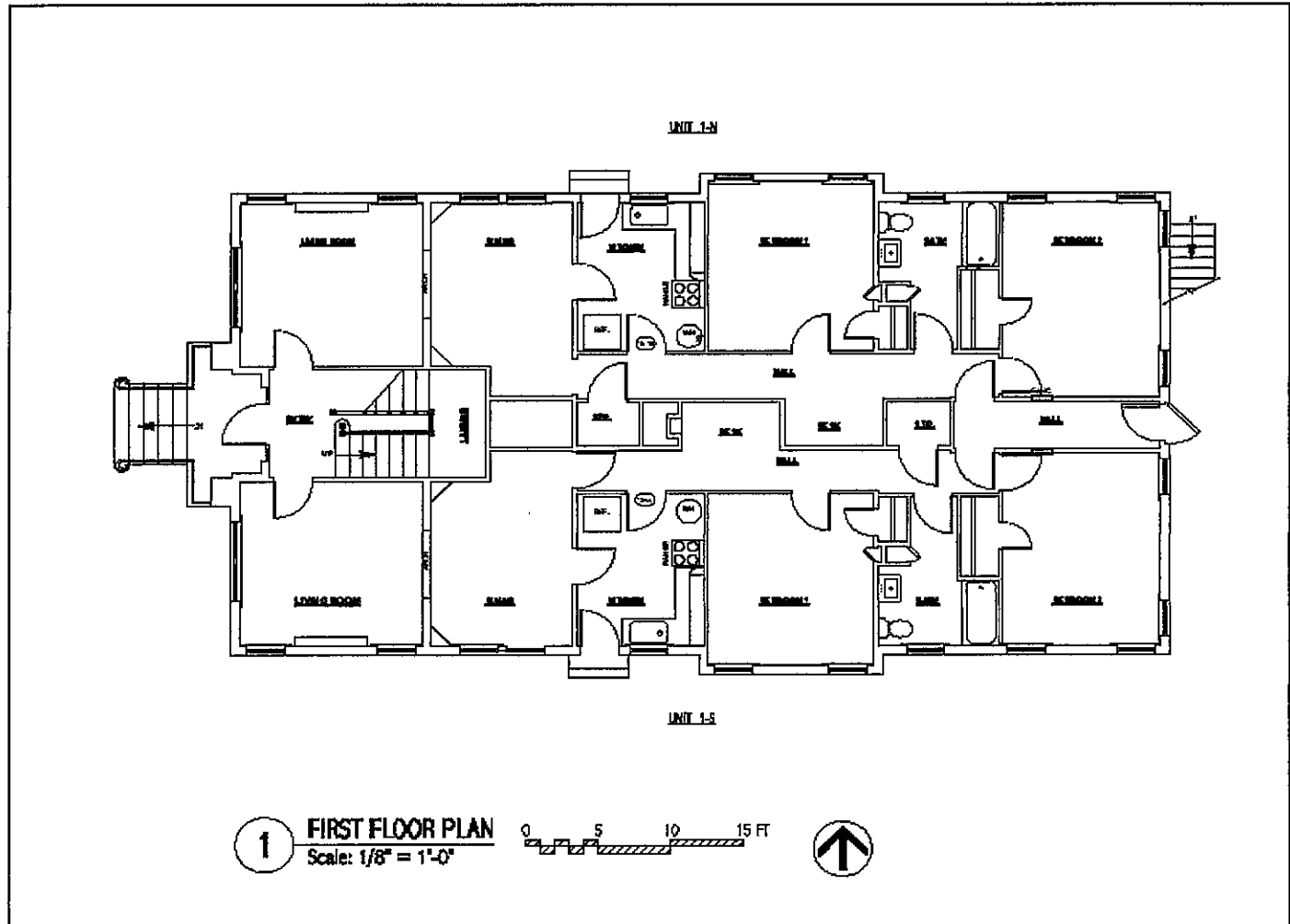
MAP 3: Site Plan: Tucker Apartment House, 1105 Nueces Street, Austin, Texas



United States Department of the Interior
National Park Service / National Register of Historic Places Continuation Sheet
NPS Form 10-900 OMB No. 1024-0018

Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

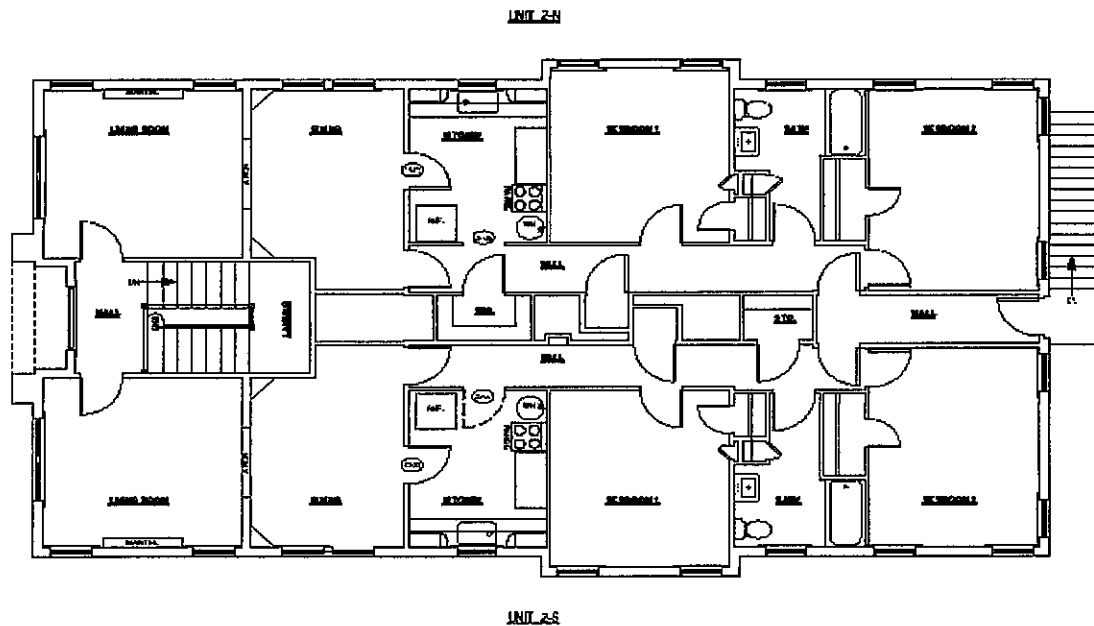
MAP 4: Floor Plans: First Floor, Tucker Apartment House, 1105 Nueces Street, Austin, Texas.



United States Department of the Interior
National Park Service / National Register of Historic Places Continuation Sheet
NPS Form 10-900 OMB No. 1024-0018

Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

MAP 5: Floor Plans: Second Floor, Tucker Apartment House, 1105 Nueces Street, Austin, Texas.
Tere O'Connell, O'Connell Architecture



1 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

0 5 10 15 FT



United States Department of the Interior
National Park Service / National Register of Historic Places Continuation Sheet
NPS Form 10-900 OMB No. 1024-0018

Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

MAP 6: West (Primary) Elevation, Tucker Apartment House, 1105 Nueces Street, Austin, Texas
Courtesy of Tere O'Connell, O'Connell Architecture



1 FRONT (WEST) ELEVATION
Scale: 1/8" = 1'-0"

United States Department of the Interior
National Park Service / National Register of Historic Places Continuation Sheet
NPS Form 10-900 OMB No. 1024-0018

Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

MAP 7: East (Rear) Elevation, Tucker Apartment House, 1105 Nueces Street, Austin, Texas
Courtesy of Tere O'Connell, O'Connell Architecture

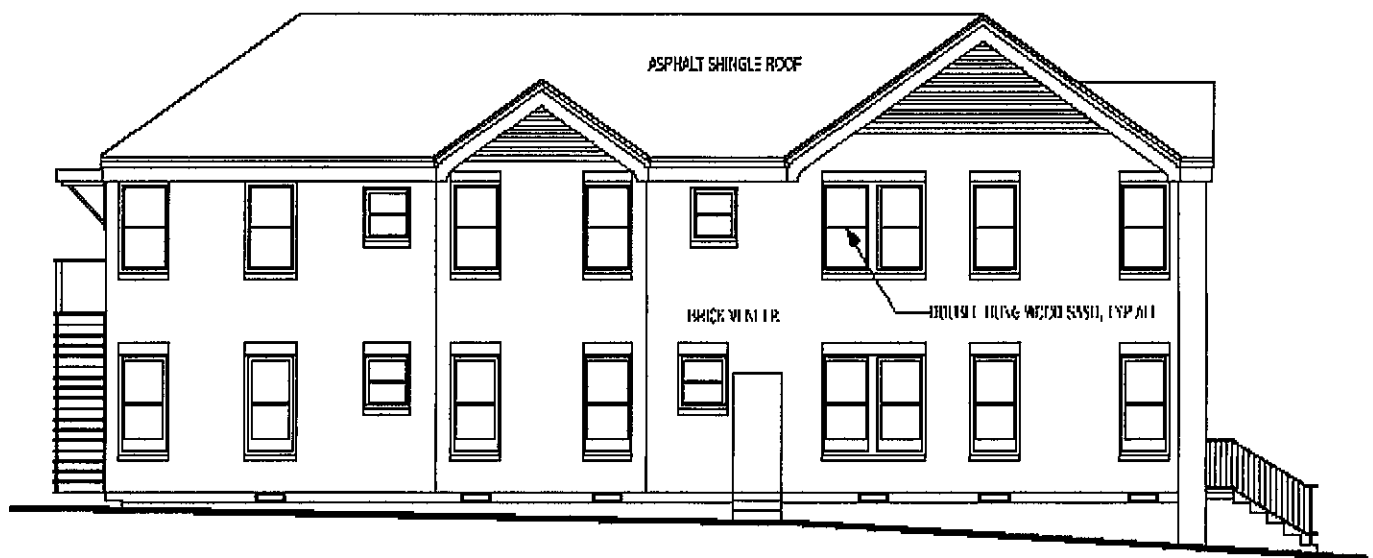


1 REAR (EAST) ELEVATION
Scale: 1/8" = 1'-0"

United States Department of the Interior
National Park Service / National Register of Historic Places Continuation Sheet
NPS Form 10-900 OMB No. 1024-0018

Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

MAP 8: North Elevation, Tucker Apartment House, 1105 Nueces Street, Austin, Texas
Courtesy of Tere O'Connell, O'Connell Architecture



1 NORTH ELEVATION
Scale: 1/8" = 1'-0"

United States Department of the Interior
National Park Service / National Register of Historic Places Continuation Sheet
NPS Form 10-900 OMB No. 1024-0018

Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

MAP 9: South Elevation, Tucker Apartment House, 1105 Nueces Street, Austin, Texas
Courtesy of Tere O'Connell, O'Connell Architecture



Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

FIGURE 2: Jim Tucker "The Insurance Man" newspaper advertisement (*Austin Statesman*, September 5, 1937: 3). Tucker hired contractor Harry Hargrave to build the Tucker Apartment House in 1939.

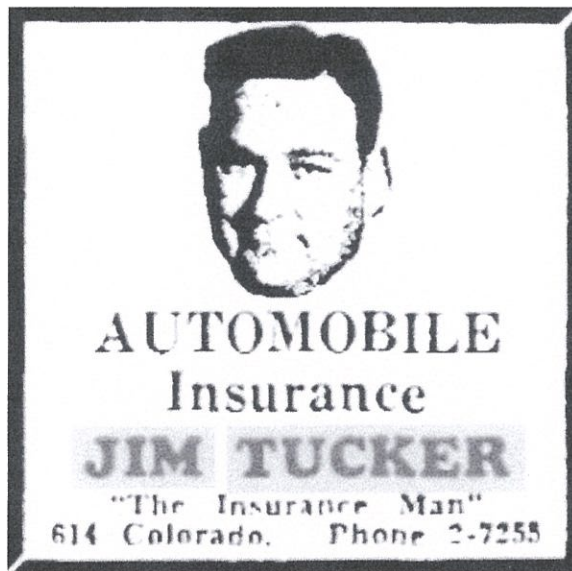
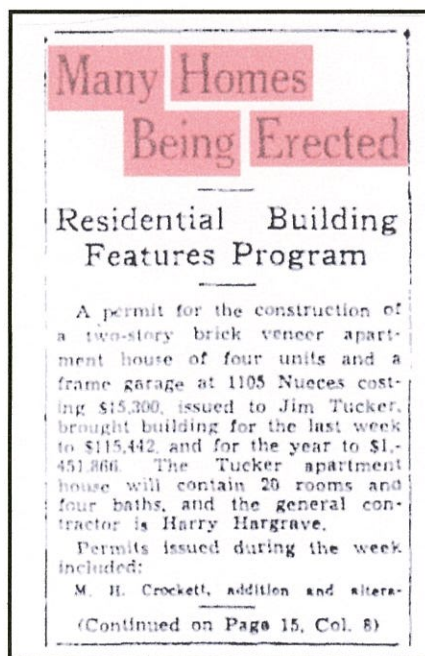


FIGURE 3: Newspaper article announcing construction of the Tucker Apartment House (*Austin Statesman*, March 5, 1939: 14).



United States Department of the Interior
National Park Service / National Register of Historic Places Continuation Sheet
NPS Form 10-900 OMB No. 1024-0018

Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

FIGURE 4: Sophie Sidder Winfield as a young woman in Texas, c. 1930



Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

Figure 5: "Two for the Price of One" – Newspaper ad for home and office space in the Tucker Apartment House (*Austin Statesman*, July 3, 1948: 8).

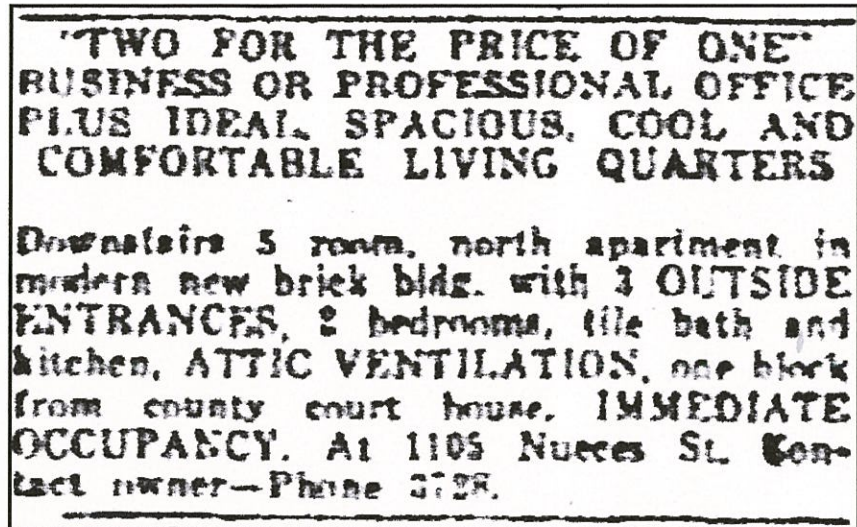


FIGURE 6: "For Rent" – Sign advertised vacancies in the Tucker Apartment House in the 1950s.



F.1: Historical Documentation – Deed Chronology**Property: 1105 Nueces Street, Austin, Texas 78701**

Transaction	Vol./Page
1) John B. Kinney & wife, Kittie V. Kinney To Felix Cherico 53' x 117' in Lot 1 of Block 132, and 53' of the W 48' of Lot 2 of Block 132, in the Original City of Austin December 20, 1932	Vol. 486, pgs 480-481
2) Felix Cherico to Jim Tucker and the Calcasieu Lumber Company 53' by 117', a part of Lot 1 and the W 48' of Lot 2, Block 132, in the City of Austin February 20, 1939; \$1.00 and promissory note of \$2,440.64	Warranty Deed & Transfer Vol. 608, pgs 242-244
3) Felix Cherico to Jim Tucker and wife Lorena N 53' of Lot 1 and the N 53' of the West 48' of Lot 2, Block 132, in the city of Austin February 20, 1939; \$1.00 (one dollar)	Warranty Deed: Vol. 610, pgs 316-317
4) Jim Tucker, et ux, to H. M. Hargrave, contractor "a 2-story four-apartment brick veneer house" N 53' of Lot 1 and the N 53' of the West 48' Of Lot 2, Block 132, in the city of Austin February 25, 1939; Sum of \$16,100	Mechanic's Liens: Vol. 592, pg. 573

5) Jim Tucker et us to Eva F. Schmidt**Warranty Deed: Vol. 733, pg. 442**

N 53' of Lot 1 and the N 53' of the West 48'

Of Lot 2, Block 132 in the city of Austin, Travis

County, Texas, according to the original map or plat of said city.

February 29, 1944; sum of \$10.00

6) Eva F. Schmidt to Karl Ratliff and Wife, Gula**Deed: Vol. 755, p. 29**

N 53' of Lot 1 and N 53' of the West 48'

of Lot 2, Block 132 in the City of Austin

February 12, 1949; sum of \$10

7) Karl Ratliff and Wife, Gula, to Sophie Winfield**Deed: Vol. 777, pgs. 129-130**

N 53' of Lot 1 and N 53' of the West 48'

Of Lot 2, Block 132 in the City of Austin

December 29, 1945; \$10 and other cash considerations

8) Sophie Winfield to Sam Winfield**Warranty Deed: Vol. 2172, p. 480**

N 53' of Lot 1 and N 53' of the West 48'

of Lot 2, Block 132 in the City of Austin

May 16, 1960; \$10.00 and other valuable considerations

9) Sam Winfield to Elayne Lansford**Executor Deed # 2015133737**

N 53' of Lot 1 and N 53' of the West 48'

Of Lot 2, Block 132 in the City of Austin

July 29, 2015

F.2: Historical Documentation – Occupancy History

Source: Austin City Directories are source for all the following information:

Year	Apt.	Occupant Name and Employment
1940		Only one unit occupied – Mrs. Ollie G. Doughty, widow of Rufus [none listed]
1941	A	Mrs. Mary Boston – reporter, State Railroad Commission
	B	Charles F. and Marjorie Wendlandt - real estate, Carl Wendlant & Sons Real Estate
	C	Larue Martin – office secretary, State Comptroller
	D	Jo Woods – stenographer, State Highway Department
1942	A	Leland & Estalyne Everett [none listed]
	B	Frances Goff – personnel director, State Railroad Commission
	C	Larue Martin – office secretary, State Comptroller
	D	Judy Akers [none listed], Marty Akers, UT Student, Iva Akers
1943		no directory
1944-5	A	Leland Everett [none listed]
	B	Frances E. Goff - Auditor, State Board of Control
	C	Larue Martin – office secretary, State Comptroller
	D	Mrs. Eva Schmidt, widow of A.R. Schmidt – building owner
1947		Harrol J and Esther Colson – he president and general manager, Patton Transfer
		O.B. Bess Swindel – agent, Republic Life Insurance, Betty, UT student
		Mrs. Sybil Small – clerk, State Industrial Accident Board
		Fred Barge – Owner, Hillcrest Farms Milk Co.

- 1949 A vacant
 B Ray H. and Eula Bolton – salesman, Reedy’s Humble Service
 C Sol Sidder – caretaker of building, brother of owner Sophie Winfield
 D Fred & Ruth Barge – he owner, Hillcrest Farms Milk Co.
- 1950-1 no directory
- 1952-55 “Furnished Apartments” no individual tenant listings
- 1956 no directory
- 1957 Fred R. and Minnie Stephens – [none listed]
 Reba D. Benbrook – office secretary, Internal Revenue Service
 Norma Colton – cashier, Internal Revenue Service
 Iva J. Akers – J. Akers – supervisor State Dept. Public Welfare
 Bonnie J. Adams – clerk, State Employment Commission]
 Judith Edwards – dental assistant
 B. W. Proctor – UT student
 W. P. Holden – salesman
- 1960 Fred R. Stephens – [none listed]
 Iva J. Akers, chief key punch operator State Dept. of Public Welfare
 Vacancy
 Josephine Mais – senior clerk, Prudential Insurance Co.
- 1964 1 Robert Parrish – clerk, Hyde Park Pharmacy
 2 vacant
 3 Wayne Lassig – student
 4 vacant
- 1965 all units vacant