

**HISTORIC LANDMARK COMMISSION  
OCTOBER 23, 2017  
DEMOLITION AND RELOCATION PERMITS  
HDP-2017-0606  
1200 HASKELL STREET**

**PROPOSAL**

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Demolish a ca. 1919 house.

**ARCHITECTURE**

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One-story, rectangular-plan, hipped-roof frame house with a partial-width inset porch on plain, square, wood posts; single 6:6 fenestration.

**RESEARCH**

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The house appears to have been built around 1919, and was a rental property until purchased by Arvid B. and Emma Peterson, who lived here from around 1925 until Emma Peterson passed away in 1972. Arvid B. Peterson was the son of Swedish-born farmers, and worked as a shade maker for Swann-Schulle Furniture Company on Congress Avenue until the mid-1930s. He was a rug cleaner and then a painter in the late 1930s, then went to work for the University of Texas as a watchman and building attendant; he worked in this capacity until his retirement in the early 1960s. After Arvid died in 1965, Emma Peterson continued to live in this house until her death in 1972. The house appears to have been a rental property since that time.

**STAFF COMMENTS**

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The house was listed with no priority for research in the Comprehensive Cultural Resources Survey (1984). The East Austin Historic Resources Survey notes that the doors have been replaced on this house, but that the house is recommended as contributing to the potential South East Austin local or National Register historic district. The house is shown with a red circle in the map below.

**SOUTH EAST AUSTIN**



Staff has reviewed the house with reference to the landmark designation criteria as set forth in City Code, and has determined that the house does not qualify as an individual

historic landmark, as it does not meet two of the criteria as required. Staff believes the house qualifies under the criterion for architecture, but no other:

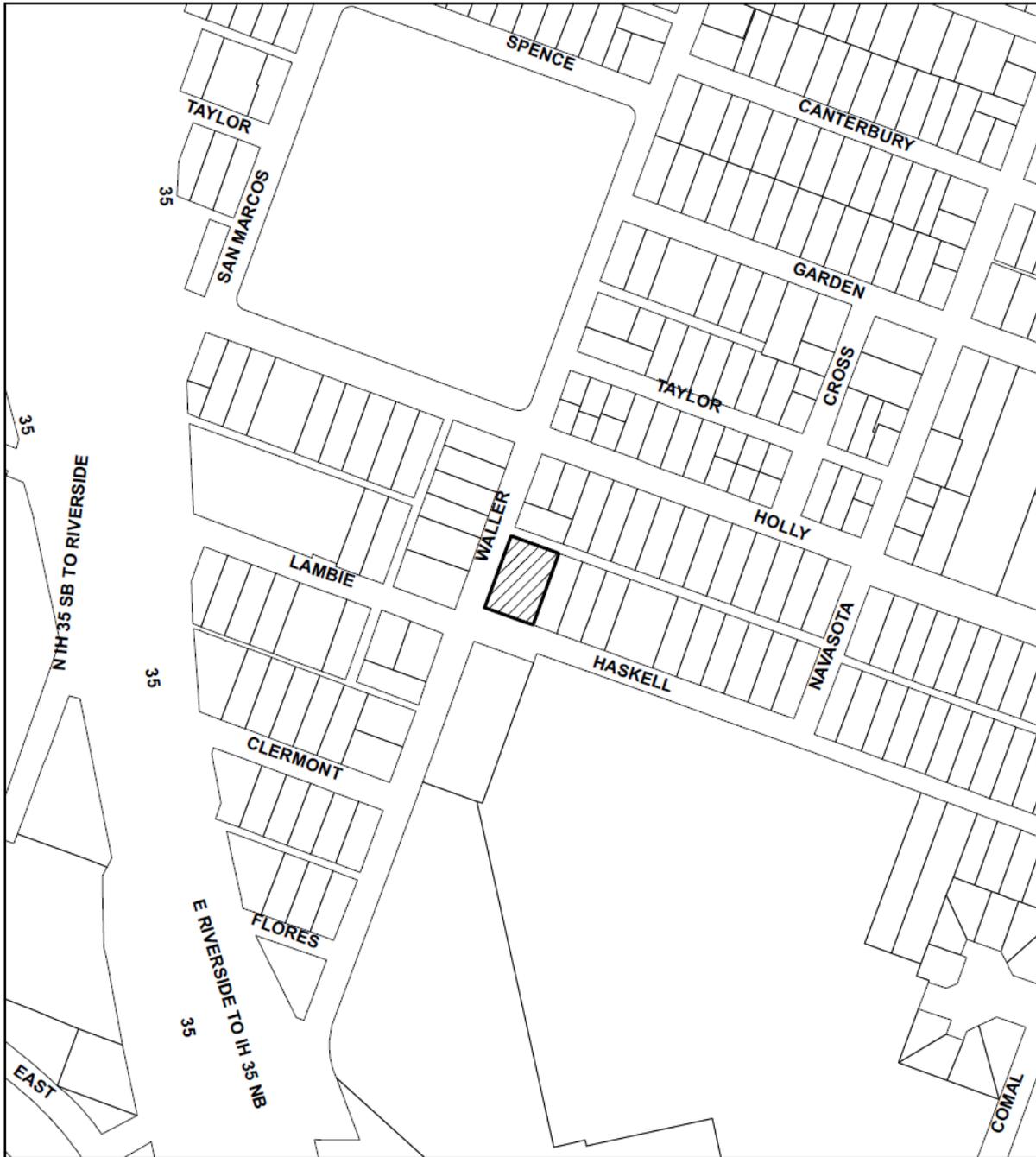
- a. **Architecture.** The ca. 1919 frame house is a vernacular example of middle-class housing, and retains a high degree of integrity.
- b. **Historical association.** The owners with the most significant association with this house, Arvid and Emma Peterson, do not appear to meet the criterion for 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 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**

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Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center. The house does not appear to meet the threshold for designation as a historic landmark.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

**NOTIFICATIONS**

CASE#: HDP-2017-0606  
1200 HASKELL 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.



1200 Haskell Street  
ca. 1919



## OCCUPANCY HISTORY 1200 Haskell Street

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

- |         |  |
|---------|--|
| 1992    | Marylou Sylvia, renter<br>No occupation listed<br>Also listed are Dan and Alice Sylvia; he was employed by the Austin Cat and Dog Clinic, 506 E. 5 <sup>th</sup> Street. |
| 1985-86 | Abram C. and Susie Ochoa, renters<br>No occupation listed  |
| 1981    | Abram and Susie Ochoa, renters<br>Serviceman, Ford Commercial Sales, coin-operated equipment, 2403 Lake Austin Boulevard.  |
| 1977    | Abram and Susie Ochoa, renters<br>Employed by Congress Park Apartments, 303 John Nance Garner Circle and 8205 Sam Rayburn Drive.   |
| 1973    | Mrs. Emma I. Peterson, owner<br>No occupation listed   |
| 1968    | Mrs. Emma Peterson, owner<br>Widow, Arvid B. Peterson  |

	No occupation listed
1965	Arvid B. and Emma I, Peterson, owners Retired
1962	Arvid B. and Emma I. Peterson, owners Building attendant, University of Texas
1959	Arvid B. and Emma I. Peterson, owners Building attendant, University of Texas
1955	Arvid B. and Emma I. Peterson, owners Building attendant, University of Texas
1952	Arvid B. and Emma I, Peterson, owners Watchman
1949	Arvid B. and Emma I. Peterson, owners Watchman
1947	Arvid B. and Emma I. Peterson, owners Watchman, University of Texas
1944-45	Arvid B. and Emma I. Peterson, owners Janitor, University of Texas
1941	Arvid B. and Emma Peterson, owners No occupation listed
1939	Arvid B. and Emma I. Peterson, owners Painter
1937	Arvid B. and Emma I. Peterson, owners Rug cleaner
1935	Arvid B. and Emma I. Peterson, owners No occupation listed
1932-33	Arvid B. and Emma I. Peterson, owners Shade maker
1930-31	Arvid B. and Emma Peterson, owners Shade department, Swann-Schulle Furniture Company, 401-03 Congress Avenue.
1929	Arvid B. and Emma I. Peterson, owners No occupation listed
1927	Arvid B. and Emma I. Peterson, owners Arvid: Shademaker, Swann-Schulle Furniture Company, 401 Congress Avenue. Emma: Saleslady, Charles Rosner, ladies' apparel, 504-08 Congress Avenue.

- 1924 Alfred and Linda Olfers, renters  
Engineer, Driskill Hotel  
Also listed is Edgar Olfers, an engineer at the Lone Star Ice Company, 107 W. 2<sup>nd</sup> Street.  
NOTE: Arvid B. and Emma Peterson are listed at 509 E. 15<sup>th</sup> Street; he was employed by Swann-Schulle Furniture Company, 401-03 Congress Avenue; she was a clerk for Frank Butler, baker, 1512 Lavaca Street.
- 1922 Edward N. and Lucy Powell, renters  
Trainman, Austin Street Railway Company.
- 1920 Clinton G. and Anne Reeves, renters  
Painter
- 1918 The address is not listed in the directory.  
NOTE: Clinton G. and Annie M. Reeves are listed at 65 Waller Street; he was a painter.

**BIOGRAPHICAL NOTES:****Arvid B. and Emma I. Peterson (ca. 1925 – ca. 1972)**

Arvid B. and Emma I. Peterson appear in the 1930 U.S. Census as the owners of this house, which was worth \$2,000. Arvid B. Peterson was 35, had been born in Texas to Swedish-born parents, and was an interior decorator for a furniture company. Emma I. Peterson was 28, had been born in Tennessee to Texas-born parents, and had no occupation listed. They had a son, Windom W., 4½.

The 1940 U.S. Census shows Arvid B. and Emma Peterson as the owners of this house, which was worth \$2,300. Arvid B. Peterson was a 44-year old Texas-born owner of a home service company. Emma Peterson, 38, had been born in Tennessee, and had no occupation listed. Their son, Windom W., was 14.

His 1965 death certificate shows that Arvid Bengt Peterson was born in 1894 in Travis County. He was living in this house at the time of his death. He was retired from the University of Texas, and was a veteran of World War I.

Emma Ida Peterson died in 1972; she listed this house as her last address. She was born in 1901 in Tennessee, and was a widowed retired homemaker.

**ARVID PETERSON**

Arvid B. Peterson, 71, of 1200 Haskell Street died Saturday in a local hospital. He was a retired employe of The University of Texas.

Survivors include the widow; son, Windom W. Peterson, Austin; sister, Mrs. Carl A. Johnson, Corpus Christi; and brother, Elof W. Peterson, Elgin.

Funeral is pending at Cook Funeral Home.

Obituary of Arvid Peterson  
Austin American-Statesman, September 12, 1965

**ARVID B. PETERSON**

Funeral for Arvid B. Peterson will be Tuesday at 2 p.m. at Cook Funeral Home with Rev. Milton Dare officiating. Burial will be in Austin Memorial Park.

Pallbearers will be Arthus Dube, D. B. Nettle, Charles Tawater, W. E. Klingemann, Fred Frederickson, and William J. Davis.

Funeral notice for Arvid Peterson  
Austin American, September 13, 1965

**MRS. EMMA M. PETERSON**

Mrs. Emma Marcuse Peterson, 71, 1200 Haskell St., died in a local retirement home Wednesday.

She was a longtime resident of Austin and Travis County and the widow of the late Arvid B. Peterson. She was a member of Memorial United Methodist Church.

Survivors include a son, Windom W. Peterson, Austin; two sisters, Mrs. Joe W. Tate, Austin and Mrs. Allen Samuel, Manor; a sister-in-law, Mrs. Louise W. Marcuse, Manor and many nieces and nephews.

Funeral will be 2 p.m. Friday at Cook-Walden Funeral Home. Rev. C. Jordan Mann will officiate with burial in Austin Memorial Park.

Obituary of Emma Peterson  
Austin Statesman, December 7, 1972

Receipt No. ....

Application for Sewer Connection

No. ~~38824~~

6674

Austin, Texas, .....

11-23-24

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by

1200 Haskell same as, 51 Waller Street,

further described as Lot 26 Block 56 Outlot Division subdivision Plat, 135, which is to be used as a

In this place there are to be installed fixtures. Plumbing Permit No. I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line. Respectfully,

Stub Out Connected } 4' N.E. 59' N. of N. of Haskell (Location) at Waller

Date Repaired 2-8-25 also N.E. @ 7' 11" 2' 00"

By 6" Sewer in Waller St

NOTE: Connection Instruction A 238

Sewer connection application for this address (1924)

SANITARY SEWER SERVICE PERMIT

No. 6674A

1200 Haskell Austin, Texas

Received of (51 Waller St.) Date 11-23-24

Address

Amount \$

Builder or Owner Plumber

Lot 26 Block 56 Subdivision Plat No. 135

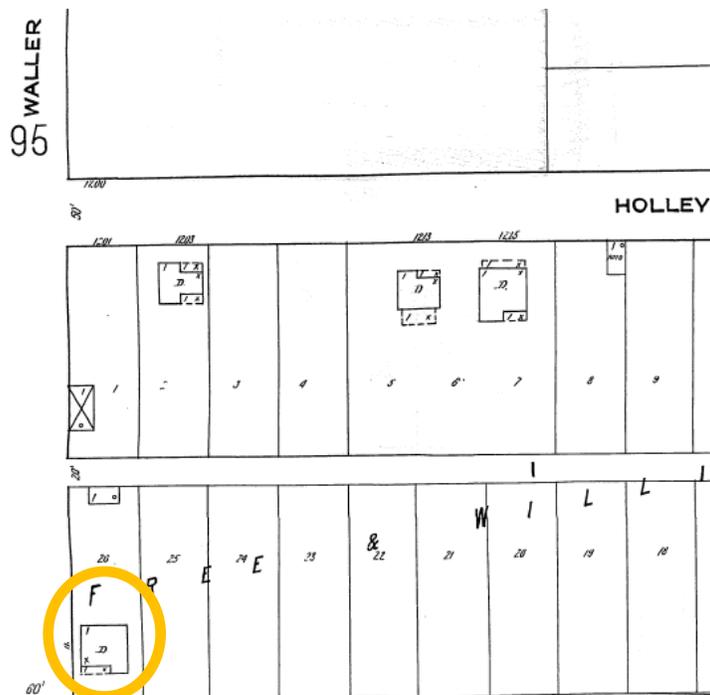
Date of Connection	11-23-24	Price	No. Fittings	Pipe	Pipe	Wyes	Bends	Reducers	Plugs	Sand	Gravel	Remix	Stoppers	Castings	Other	Labor:
By City																
By Plumber	51 Waller St															
Checked By	4" N.E. @ 7' 11"															
Size Main	6" Depth 2' 00"															
Main Assign.																
Stub Depth	1200 Haskell															
Stub Location	59' N. of N. of Haskell in Waller St															
Book No.	A 238															
Paving Cut	No.															

Sewer service permit for this address (1924)

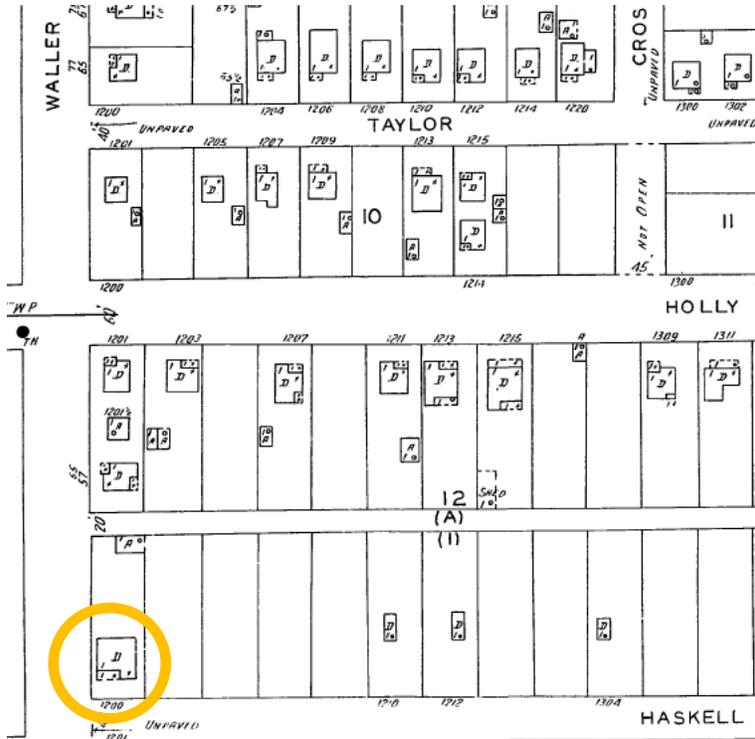
Arvid B. Peterson. 1200 East 111  
135 26 A  
Free & Williams  
Gen. Repairs & Paint Res.  
60936 6-24-55 \$300.00

Owner  
2-12-75 -147739-Joe Allen owner -general repair  
interior and exterior \$2000.00 -sewer and water exist

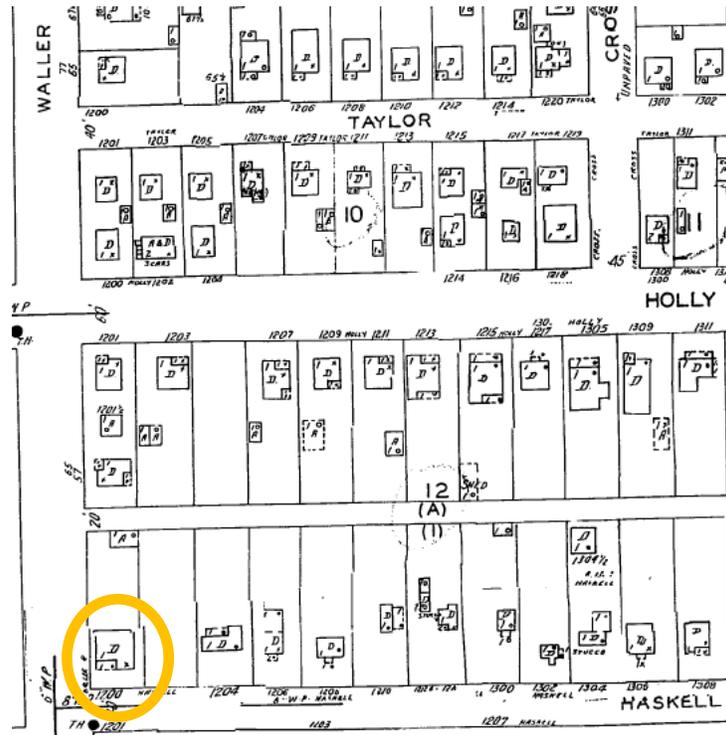
Building permit to Arvid B. Peterson for general repairs (1955) and to Joe Allen for general repairs (1975)



The house appears on the 1922 Sanborn map.



The 1935 Sanborn map shows the house with the same configuration as shown on the 1922 map above.



The 1962 Sanborn map shows the same configuration of the house as prior maps.