

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2017-0119

**HLC DATE:**

December 18, 2017

**PC DATE:**

January 9, 2018

**APPLICANT:** Dan Niendorff, owner

**HISTORIC NAME:** Stolle-Westling-Lewis-Sweatt House

**WATERSHED:** Boggy Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 1209 E. 12<sup>th</sup> Street

**ZONING FROM:** SF-3-NCCD-NP to SF-3-H-NCCD-NP

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from single family residence, neighborhood conservation, neighborhood plan (SF-3-NCCD-NP) combining district to single family residence – Historic Landmark – neighborhood conservation, neighborhood plan (SF-3-H-NCCD-NP) combining district zoning.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

Architecture, historical associations, community value.

**HISTORIC LANDMARK COMMISSION ACTION:** Recommended the proposed zoning change to designate the house as a historic landmark. Vote: 8-0 (Brown and Papavasiliou absent).

**PLANNING COMMISSION ACTION:** Recommended the proposed zoning change to designate the house as a historic landmark. Vote: 11-0 (Kazi and Nuckols absent).

**DEPARTMENT COMMENTS:** The house is recommended for individual local and National Register designation in the East Austin Historic Resources Survey (2016).

**CITY COUNCIL DATE:** February 15, 2018

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** Organization of Central East Austin Neighborhoods (OCEAN)

**BASIS FOR RECOMMENDATION:**

**Architecture:**

The Stolle-Westling-Lewis-Sweatt House is a rare surviving example of a two-story L-plan house that was uncommon in Austin even at the time of its construction. The house has two full stories, a double front porch, and a combination of hipped roofs, reflecting a vernacular adaptation of Queen Anne design principles. The main block of the house is boxy, with a double front porch to the east (left) of the main block, offsetting the otherwise square composition. The house has an asymmetrical configuration, typical of the Queen Anne style, as well as a steeply pitched roof, conforming to the design ideals of the day.

However, this house is a “stripped-down” version of the typical Queen Anne, which was characterized by architectural fussiness and conscious avoidance of a smooth-walled appearance. This house lacks the turrets, fancy trim, cutaway corners, shingles, and other trappings of the Queen Anne house; instead, it reflects a sort of transition from the elaborate Victorian architectural styles to a plainer style, more commonly associated with bungalows and vernacular cottages of the 1920s and 1930s.

One-story wing-and-gable houses were the most prevalent residential architectural designs in Austin at the time this house was built, further evidencing the variation from the norm that this two-story house represents. It retains a high degree of integrity, with the exception of the picture window flanked by 1:1 windows in the front façade, which was most likely a product of renovating the house in the 1950s. The house suffered a great deal of neglect over the last few decades, but the current owner is dedicated to an accurate and responsible restoration of its historic architecture in the years to come. Many of the windows have been replaced with 1:1 windows, and the non-historic front entry hood has been removed and replaced with a more period-appropriate entry. The balusters and rails on the porches have been custom milled to provide an accurate appearance. Sanborn maps show that the house once had a full, double, wraparound porch across the front.

### **Historical Associations:**

The Stolle-Westling-Lewis-Sweatt House relates the entire social history of East Austin, and is especially notable for its prominent role in the civil rights history of Austin, the University of Texas, the State of Texas, and the United States. The house was built in 1888 by contractor George McDonald for local baker and grocer Friedrich Stolle, who arrived in Austin from Germany in 1885. The 1885-86 city directory shows Stolle working for baker Charles Lundberg, whose bakery is now known as the Old Bakery at 1006 Congress Avenue, and is a designated historic landmark. Stolle boarded with Lundberg, who lived on the site of his bakery.

According to the 1887-1888 city directory, Friedrich Stolle was working for Greenleaf Luce, who had a bakery at the southwest corner of Catalpa (a block south of 12<sup>th</sup> Street) and Navasota Streets. He boarded with Greenleaf Luce at the northwest corner of Catalpa and Navasota Streets; in 1887, Friedrich Stolle married Greenleaf Luce’s daughter, Nellie. The newlyweds purchased land at the southeast corner of 12<sup>th</sup> and Navasota Streets, just to the northeast of Greenleaf Luce’s property, in 1888. They soon built their home facing 12<sup>th</sup> Street; the 1889-1890 city directory shows Friedrich Stolle as a baker for Greenleaf V. Luce, and he lived at 1103 E. 12<sup>th</sup> Street (the former address for this house), which is noted in the directory as being at the corner of Navasota Street. Around the same time (1889-1890), Stolle opened his own bakery and grocery, a building that was actually at the corner of 12<sup>th</sup> and Navasota Streets, adjacent to his home, which was now one building in from the corner. It appears that Friedrich operated the bakery side of the business, and Nellie operated the grocery side. Newspaper ads from the 1890s shows Mrs. F. Stolle as the purveyor of name-brand cooking oils in her grocery store. The 1895-96 city directory lists Stolle as a grocer, indicating the diversity of their business.

# EUPION OIL.

IT IS ABSOLUTELY SAFE AND GIVES  
THE BEST LIGHT OF ANY  
OIL REFINED.

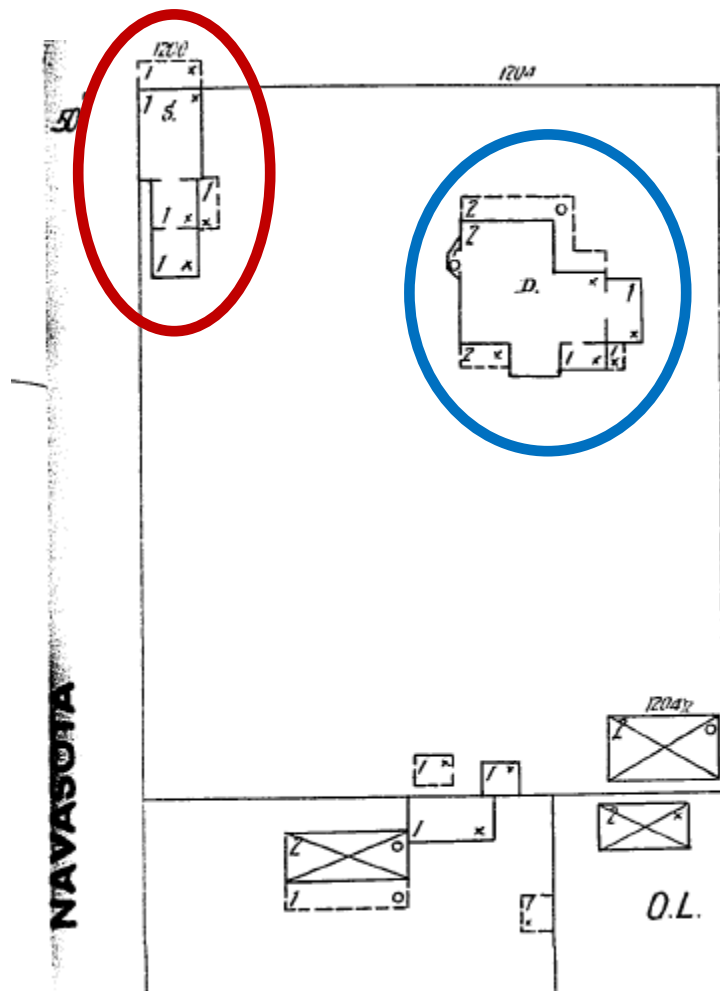
For sale in Austin by only the following dealers:

Achilles, Wm. A.	Johnson, T. J. D.
Babeock, Frank O.	Kuhn & Malone.
Bandy, James.	Kuse, C.
Carpenter, W. E.	Marcus & Anderson.
Criser & Buck.	McNamara, Patrick
Crisien, J. N.	Meyer, Mrs. A.
Charles, Felix.	Pollan, O.
Cotton, T. K.	Stolle, Mrs. F.
Deen & Walling.	Smith, W. B. (Old St)
Eck, L.	Smith, W. B. (Ave.)
Farries, Hugo.	Tours, W. M.
Goodman, Joseph.	Volz, Alde.
Hays, W. H.	Wilson, C. J.
Hachuel, Fritz.	Winn & Daniels.
Hachuel, Charles.	Wolf, M. B.

*Newspaper ad from November 30, 1897 listing Mrs. F. Stolle as one of the dealers of Eupion Oil in Austin.*

The Stolle family represents an important demographic trend in the late 19<sup>th</sup> century, particularly in East Austin, where “mom-and-pop” neighborhood groceries were commonplace. Many German and Swedish immigrants opened bakeries in the late 19<sup>th</sup> century; this was especially true in Austin with its sizable German and Swedish immigrant populations. Many of these families also were notable for their charitable work and generosity. The Stolle family reportedly donated bread to local children’s homes as well as baked goods and other supplies to Samuel Huston College, which was just down the street on Robertson Hill at the time.

The 1900 Sanborn Fire Insurance Company map is the first to show this neighborhood. The Stolle family home and store are depicted at the southeast corner of 12<sup>th</sup> and Navasota Streets. The map also gives a better idea as to the original appearance and configuration of the house. It is shown as 2 stories, with a wraparound porch across the front that no longer exists. The current owner relates that the front porch was removed around 1970 and replaced with an entry hood over the front door.



The 1900 Sanborn map shows the house with its 2-story wraparound porch (blue) and the Stolle store on the corner of Navasota Street (red).

The Stollés sold the house in 1914 and moved to Detroit, Michigan, where they spent the rest of their days. The 1916 Detroit city directory shows that Friedrich Stolle was a baker in Detroit, a trade he continued into the early 1920s. The 1920 U.S. Census confirms Friedrich and Nellie Stolle's residence in Detroit, as well as their son, Karl, who worked as a test engineer for a manufacturing plant. Friedrich Stolle died in Detroit in 1928, and is buried there. His Michigan death certificate shows that he was born in 1859 in Badenwerder, Germany, and was a baker. Nellie Luce Stolle died in Detroit in 1942. She was born in 1856 in Syracuse, New York.

Oscar and Augusta Westling bought the house from the Stolle family in 1914. Both Oscar and Augusta Westling were born in Sweden and settled in the community of New Sweden in northeastern Travis County. Oscar Westling moved into Austin around 1907, and lived at 1917 East Avenue. He had a grocery business at 2211 East Avenue, at the corner of E. 23<sup>rd</sup> Street, according to the 1909-10 city directory, the first in which he is listed. After purchasing the house and business of the Stollés, the Westlings continued to run the grocery business out of the old Stolle store until the mid-1920s. The 1916 Austin city directory shows the Westlings at this address with Oscar's business as a grocer at the corner of 12<sup>th</sup> and Navasota Streets. The 1920 U.S. Census shows Oscar and Augusta Westling as the owners of this house. Oscar Westling was a 56-year old Swedish-born grocery merchant. Augusta Westling was 52 and had no occupation listed. She was also born in Sweden. The Westlings lived in this house and operated their grocery business from the corner at least through 1923.

The 1924 city directory shows that there was a residence on the site of the old Stolle business building, occupied by Martin Westling, who ran a grocery at 1116 E. 12<sup>th</sup> Street, in the block between Navasota and San Bernard Streets, in the same building as Ira L. Stacy had a meat market. Oscar Westling is listed as a clerk for Martin Westling, and lived at 1105 E. 12<sup>th</sup> Street, which would have been one house to the east of the Stolle house, which had an address of 1103 E. 12<sup>th</sup> Street. This house was owned and occupied by Thomas P. Harvill and his wife Frances. Thomas P. Harvill was a carpenter; Frances Harvill was the daughter of Oscar and Augusta Westling.

Around 1926, Oscar and Augusta Westling moved to 104 W. 17<sup>th</sup> Street. The 1930 U.S. Census shows Oscar C. Westling as a grocery merchant at the 17<sup>th</sup> Street address; their son Ed, who later ran the Checker Front grocery chain in Austin for many years, was the manager of a Piggly Wiggly grocery store.

**WESTLING—Carl Oscar West-**  
ling, age 80, died in a local hos-  
pital at 4 a. m. Wednesday. He  
had been a resident of Austin for  
70 years and was a member of the  
Lutheran church. He is survived  
by four daughters, Mrs. Olga Bas-  
ford and Mrs. E. R. Brown, of Cor-  
pus Christi, Mrs. Francis Harvill  
and Mrs. Everett Carlson, of Aus-  
tin; one son, Ed L. Westling of  
Austin; nine grandchildren and  
four great grandchildren. Funeral  
services will be held from the  
Cook Funeral home at 2:30 p. m.  
Thursday with the Rev. J. E.  
Chester officiating assisted by the  
Rev. A. L. Scott. Burial will be  
in Oakwood. Pallbearers will be  
Walter Sorenson, Eric Anderson,  
Clarence Bergstrom, Arthur Mun-  
son, Oscar Olson and Carl E. N.  
Johnson.

Obituary of Carl Oscar Westling  
Austin Statesman, March 29, 1944

The 1930 U.S. Census shows Tom and Frances R. Harvill as the owners of this house, which is listed as 1103 E 12<sup>th</sup> Street. Tom Harvill was a 35-year old Texas-born carpenter whose parents had been born in North Carolina. Frances Harvill was 34, had been born in Texas to Swedish-born parents, and had no occupation listed. They had 2 daughters: Helen, 9; and Thelma, 3. Both girls had been born in Texas. Also in the household was Tom Harvill's father, L.W., a 73-year old North Carolina-born widower with no occupation listed.

The 1932-33 city directory shows Martin A. Westling as the owner of the house on the site of the old Stolle bakery and grocery. Thomas and Frances Harvill owned and occupied this house, which had an address of 1103 E. 12<sup>th</sup> Street. Thomas Harvill was listed as a carpenter; he died in an automobile wreck in 1935. Frances Harvill continued to live in this house with her daughter, Helen, who was a stenographer for the Checker Front grocery stores, a chain owned by her uncle, Ed Westling, the son of Oscar and Augusta Westling. This address is not listed in the 1942 city directory, but Frances Harvill had moved to 706½ E. 20<sup>th</sup> Street by that time. She had no occupation listed, but Helen F. Harvill was a clerk for the WPA. The next owner of this house, Mary Ella Brown Lewis, also does not appear in the 1942 directory.

Frances Harvill died in Belton, Texas in 1990.

## CRASH VICTIM'S RITES SET TODAY

Funeral services will be held from the Meeks-Hyltin funeral home at 5:30 p. m. today for Tom P. Harvill, 41-year-old Austin contractor, fatally hurt in a crash on the Bastrop-Smithville highway Saturday night.

The Rev. Ellis Storey of the Seventh Day Adventist church will officiate and burial will be in Oakwood cemetery.

Harvill was driving the car, occupied also by his wife, children and Mr. and Mrs. Oscar Overstreet of Austin and their daughter, when it was sideswiped by a truck which failed to stop.

The Austin contractor's elbow was resting on the door at the time of impact, and his arm was broken in 16 places. Two hours on an operating table in a Smithville hospital followed, after which Harvill was brought to Austin.

Mr. Harvill is survived by his widow, Mrs. Frances Harvill who lives at 1203 East 12th; two daughters, Helen and Thelma; a son, Bennie; his father, L. W. Harvill of Austin; four sisters, Mrs. Stella Wheelless of Austin, Mrs. Clyde Jennings of Corpus Christi, Mrs. Lillian Green of Bay Town, and Mrs. Lynn Prucia of San Antonio, and a brother, W. B. Harvill of Austin.

Story on the death of Tom Harvill  
Austin Statesman, April 29, 1935

Mary Ella Brown Lewis purchased this house in 1945. She was from Columbus, Texas, and graduated from Samuel Huston College. She is first listed in Austin city directories in 1944-45, when she was a music teacher in this house. The 1947 city directory shows her as a public school teacher; directories of the mid-1950s show her as a music teacher, and by 1960, as a piano teacher, at this address. She also served as the choir director of the Metropolitan AME Church in the 1950s; a 1958 article in the Austin American references her as the director of the 25-voice senior choir and a music teacher in Austin for the past 15 years (since 1943).

Mary Ella Lewis died in 1976. Her death certificate shows that she was living in this house at the time of her death. She was a widowed teacher who was born in Texas in 1914 to Gus Henry Brown and Julia Elizabeth Hill, and was the widow of Charles William Lewis, the treasurer at Prairie View A&M College for 25 years. Charles William Lewis was a native of

Austin, born in 1895. At the time he registered for the draft for World War I in 1917, he was living in Austin and serving as the secretary to the president of Samuel Huston College. Hed died in 1943 and is buried in Evergreen Cemetery in Austin.

In what may be considered her most significant contribution to race relations and the civil rights movement in the United States, Mary Ella Lewis took in boarders at this large house, including Heman Sweatt, who fought a bitter battle to be admitted to the law school of the University of Texas in the late 1940s. The case derived from the fact that under the “separate but equal” doctrine established by Plessy v. Ferguson in 1896, African-American citizens had the right to equal accommodations, even if segregated by race from those restricted to whites. Because the State of Texas had a law school at the all-white University of Texas, Sweatt applied for admission, knowing that the university could not accommodate him. Through trials at the Travis County Court House, and later, state and federal appeals courts, Sweatt persevered, blazing the trail for the later decision of Brown v. Board of Education, which ended segregation in public schools throughout the country. Sweatt’s case was finally taken up by the U.S. Supreme Court, and argued by Thurgood Marshall, who later became a Supreme Court justice. The court, in 1950, ruled that Sweatt had a right to be admitted to the University of Texas Law School because the state did not provide a “separate but equal” law school for its African-American citizens. So contentious was the battle, that Sweatt was repeatedly threatened with his life, offered money to drop his case, and offered out-of-state scholarships to study law. He never backed down, and with another African-American law student, George Washington, Jr., he came to Austin in the fall of 1950 to enter law school. He boarded with Mrs. Lewis at this house on E. 12<sup>th</sup> Street with his wife for the year that he was able to retain his strength in his battle against discrimination and segregation. However, the toll on his body, mind, and spirit grew too heavy to bear. Even before his wife returned to Houston and divorced him, he suffered from such physical ailments that he could not keep up with his studies and did not complete his degree. However, the significance of his actions is unquestionable, and after a period of convalescence, he moved to Atlanta, Georgia, where he continued his fight against racism. No other house in Austin can tell this important story, which forms the basis for a determination that the house meets the criterion for community value.

The history of this house reflects the social history of East Austin, from its settlement by German and Swedish immigrants, their neighborhood groceries and bakeries, and later the demographic shift as this section of East Austin became more primarily identified with the African-American community, culminating with the house’s ownership by the college-educated widow of a prominent East Texas educational official, who provided culture and refinement to the children of the neighborhood through their music and piano lessons at this house, and opening the house to boarders, including what must have been the most prestigious and controversial boarder in Austin at that time, Heman Sweatt.

**PARCEL NO.:** 0207080307

**LEGAL DESCRIPTION:** East 85 feet of Lot 4, Block 7, Outlot 56, Division B, George L. Robertson Subdivision

**ESTIMATED ANNUAL TAX ABATEMENT:** \$6,818 (owner-occupied); city portion: \$2,034 (cap does not apply).

**APPRAISED VALUE:** \$578,261

**PRESENT USE:** Homestead

**CONDITION:** Good

**PRESENT OWNERS:**

Dan Niendorff and Maria E. Johnston  
1209 E. 12<sup>th</sup> Street  
Austin, Texas 78702

**DATE BUILT:** ca. 1888

**ALTERATIONS/ADDITIONS:** The house has suffered neglect that resulted in the loss of many architectural elements, including the front portion of the porch and the replacement of several windows. The current owners have started a restoration and rehabilitation program to bring the house back to its historic appearance.

**ORIGINAL OWNER(S):** Friedrich and Nellie Stolle (1888)

**OTHER HISTORICAL DESIGNATIONS:** None.



City of Austin - Historic Preservation Office  
Historic Zoning Application Packet

**F. 1: Historical Documentation - Deed Chronology**

**Deed Research for (fill in address)** 1209 E. 12th, Austin, Texas, 78702

*List Deeds chronologically, beginning with earliest transaction first and proceeding through present on. The first transaction listed should date at least back to when the original builder of any historic structure the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on site). Please use the format delineated below.*

*For each transaction please include: name of Grantor/Grantee, date of transaction, legal description in price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.*

**Transaction**

**Vol./Page**

Henry B. Millard to Frederick Stolle,  
Lot 4, Block 7, Outlot 56 in Division B  
June 28, 1888  
\$2000

Vol. 79, pp 507-508

Frederick and wife Nellie Stolle to C. Oscar Westling,  
Lot 4, Block 7, Outlot 56 in Division B  
July 23, 1914  
\$6200

Vol. 267, pp 427-428

C. Oscar Westling and Augusta Westling to Mary Ella Brown Lewis,  
Easterly 85 ft., Lot 4, Block 7, Outlot 56 in Division B  
June 16, 1945  
\$2800

Vol. 719, pp 210-211

Mary Ella Brown Lewis to Dan Niendorff and Maria E. Niendorff,  
East 85 ft., Lot 4, Block 7, of George L. Robertson Subdivision  
July 24, 1996  
\$40,000

Vol. 12746, pp 02072

**City of Austin - Historic Preservation Office  
Historic Zoning Application Packet**

**F. 2: Historical Documentation - Occupancy History**

**Occupancy Research for**     1209 E. 12th, Austin, Texas, 78702

*Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present. For commercial property, please provide residential information on business owner as well.*

<b>Year</b>	<b>Occupant Name and Reference</b>	<b>Source</b>
1898-1914	Stolle, Frederick and Nellie, son Karl, Grocer, baker, businessman Stolle Bakery and Grocery at 1101 E. 12th, Residence 1103 E. 12th (later changed to 1201 and 1209)	City Directories, Sanborn Maps
1914-1940	Westling, C. Oscar and Augusta, Grocer, baker, businessman Bakery and Grocery at 1101 E. 12th, Residence 1103 E. 12th, Children-Martin, Eddie, Irene, Everett, Frances, and Olga.	City Directories, "Austin American"
1940-41	Wilkes, Leon and Lula-mattress finisher Ayres, C. Wallace and Ruth- mattress finisher Barr, George and Areta Fisher, Elizabeth- seamstress Yocum, Leonard and Ruth -driver	City Directories
1942-43	(Same as above) Barr, George and Areta move to Garden Street Add- Bailey, Ida- widow Waldrop, Arthur and Mary	City Directories
1944-49	Lewis, Mary Ella Brown- widow Lewis, Chas. W. Music Teacher	City Directories, "Austin Statesman"
1950-51	Lewis, Mary Ella- Music Teacher Sweatt, Herman Marion	City Directories, "Before Brown: Herman Marion Sweatt, Thurgood Marshall, and the Long Road to Justice".
1952-1977	Lewis, Mary Ella- Music Teacher	City Directories
1978-1979	Vacant	City Directories
1980-1983	Campbell, Kenneth and JoAnn- employee general land office	City Directories
1984-1996	Vacant	City Directories
1996-2017	Niendorf, Dan and Mindy- Art Teacher High School, Art and Art History University of Texas	Current owners

LOT 2 LOT 1

380'00"00"W  
85.00'

E. 85' OF LOT 4  
BLOCK 7

510'00"00"E ~ 214.00'

110'00"00"W ~ 214.00'

85.00' N 80'00"00"E

E. 12TH STREET

SCALE: 1" = 40'

**LEGEND:**

- HIGH ROD FOUND
- HIGH ROD SET
- PIPE FOUND
- NAIL FOUND
- WOOD FENCE
- VINE FENCE
- CHAIN LINK FENCE
- P.U.E. PUBLIC UTILITY ESMT.
- D.E. DRAINAGE ESMT.
- B.L. BUILDING LINE
- POWER POLE
- OVERHEAD ELEC. LINE
- DOWN GUY
- (IND. - DIST.) RECORD CALL

LOT 3

510'00"00"E ~ 214.00'

110'00"00"W ~ 214.00'

85.00' N 80'00"00"E

E. 12TH STREET

1209 E. 12TH STREET

PURCHASER: DAN E. NIENHARFF AND MARIA E. JOHNSTON

TITLE COMPANY: AUSTIN TITLE COMPANY

CI. No. 168169-0

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND FOR THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET) CORRECTLY REPRESENTS THE FACTS FOUND AT THIS TIME. THERE WERE NO APPARENT CONFLICTS IN BOUNDARY LINES OR DISCREPANCIES OF IMPROVEMENTS, EXCEPT AS SHOWN.

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IS IN ZONE X PER F.I.R.M.

NO.: 0895300165 E

DATED: JUNE 16, 1993

FIELD WORK: G.E. 6-21-96

DRAFTED BY: L.R. 6-24-96

JOB No. A961663

KEY MAP No. 585U

STATE OF TEXAS  
REGISTERED  
DAVID L. SMITH  
3699  
PROFESSIONAL  
LAND SURVEYOR

Common-Borden Surveying Inc.  
REVISED 7-23-96 TITLE CO.

1701 WEST KOENIG  
AUSTIN, TEXAS 78756  
OFFICE: (512) 371-7343  
FAX: (512) 371-9335

*Dr. E. Niendarff  
Mrs. E. Johnston*

## Stolle-Sweatt House

1209 E. 12th, Austin Tx. 78702

Application for Historic Zoning

August 9, 2017

### History

The Stolle-Sweatt House was built in 1898 in a Victorian style by the Frederich Stolle family. George McDonald was the contractor.

Frederich Stolle emigrated from Germany to Austin in 1885. He worked as a baker for Charles Lundberg at the New Orleans bakery, 1006 Congress Ave., from 1885-86. In 1887 he worked for his soon to be father-in-law, Greanleaf Velorous Luce, a tea and coffee merchant on Navasota Street. He married Nellie Luce in 1887. Their son, Karl Stolle, was born in 1888. The Stolle family purchased the property where the house now resides in 1888. They lived at the site of the house until construction was completed in 1898. The Stolle Bakery was on the Southeast corner of Navasota and E. 12<sup>th</sup> street adjacent to the residence. The Stolle family made substantial contributions to the community; hosting weddings, receptions and community gatherings. An unfortunate example of one of these receptions was a reception held for public education pioneer Jacob Bickler. Professor Bickler was giving a toast at a reception being held in his honor at the Stolle house when he suffered a heart attack. He remained under doctors care at the Stolle house for four days before passing away. The Stolle family made many contributions to the community through their bakery. Donating bread to the children's home and supplying local institutions like Sam Huston college with goods. The Stolle family sold the house in 1914 to C. Oscar Westling. The Stolle family moved to Detroit Michigan where Frederich died in 1918.



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin  
1900 Sanborn insurance map

C. Oscar and Augusta Westling purchased the property from the Stolle family in 1918. Both Oscar and Augusta were of Swedish decent. Oscar had moved from New Sweden, Texas to Austin in 1905. They continued to run the grocery store and bakery on the corner of E. 12<sup>th</sup> and Navasota until the 1930's. They had seven children; Eric, Eddie, Martin, Frances, Irene, Olga and Lucille. In 2007 through first hand communication with grandson, Eddie Westling of Austin, Eddie spoke of fond memories of his grandparents and the house. He was unable to find an early photograph of the house but, sent me a photograph of the house dated approximately 1983. Oscar and Augusta's son Eddie became an influential grocer in the Austin community. Through his membership in the Austin Independent Retail Grocer Association and as president and manager of the Checker Front chain in the 1950's he was at the forefront of future success of independent grocers in the Austin area. Oscar Westling died 1944. His wife sold the house to Mary Ella Brown Lewis in 1944.

Mrs. Mary Ella Lewis used the house as her primary residence and took in boarders from 1944-1970. She was a music teacher and gave piano lessons at the house. She graduated from Sam Huston College in 1914 with a Bachelors of Art in Music. Through many firsthand accounts from neighbors in the community she was a disciplined piano teacher. Ms. Eva Lindsay, "I have fond memories

## Stolle-Sweatt House

1209 E. 12th, Austin Tx. 78702

Application for Historic Zoning

August 9, 2017

of sitting on the stairs waiting to enter the grand front room to begin my lessons". Mrs. Betty McMurray at 1198 San Bernard speaks of her and her sister taking lessons. She stated, "my sister was a natural and had an ear for music, me not so much." She related a story about a conversation between Mrs. Lewis and her mother she overheard where Mrs. Lewis stated to her mother that she couldn't take any more money for Betty's lessons and be honest. Pearl Cox, who also grew up in the neighborhood, had fond memories of taking piano lessons from Mrs. Lewis. Mrs. Lewis was an active member of the Metropolitan AME Church as choir director. She accompanied many recitals and musical events in the community. In 1974 she was honored for excellence in music teaching by the East Austin Cultural Foundation.

Mrs. Lewis also rented out rooms at her home. One of the most significant boarders was Mr. Heman Marion Sweatt. Heman Sweatt lived with Mrs. Lewis while attending the Law School at the University of Texas from 1950 to 1952. Views of the Capitol and the University of Texas tower are prominent from the upstairs bedrooms of the house, two edifices that symbolized the institutions of the state and their financial resources that had opposed his long four year struggle to achieve an equal educational opportunity to attend the law school that ended with the Supreme Court judgement of Sweatt vs. Painter in his favor. During the Sweatt family panel discussion at the University of Texas in 2011, his daughter Mellie, remembered a story about his life in Austin at the house and how someone had attempted to burn the house down. Mrs. Lewis was a widow and one can only imagine the bravery and character she possessed to take on a boarder that might bring harm to her and her family. Mr. Sweatt did not finish his degree at the University of Texas due partly to chronic illness but, his intellect; character and bravery cannot be questioned.



Mary Ella Lewis lived in the house until 1976. She died June 23, 1976.

The house was vacant 1977-1979.

1980-1983 Kenneth and JoAnn Campbell lived in the house.



House circa 1983

## Stolle-Sweatt House

1209 E. 12th, Austin Tx. 78702

Application for Historic Zoning

August 9, 2017



The house remained vacant from 1984 to 1996 when it was purchased by Dan and Mindy Niendorff from the heirs of Mary Ella Lewis. It was in great disrepair and had been boarded up by the city with an order for demolition pending review.



Current Photo of the house.

## Stolle-Sweatt House

1209 E. 12th, Austin Tx. 78702

Application for Historic Zoning

August 9, 2017

Specific Landmark criteria the property meets:

- The property is at least 50 years old and represents a period of significance of at least 50 years ago.
- The property demonstrates significance in these categories
  - Historical Associations. The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.
    - The Stolle Family and the Westling Family were examples of independent grocers in the community that created an environment that allowed future business's like Whole Foods Market and other grocers in central Texas to thrive and become what they are today.
    - Mary Ella Lewis, an African-American women in the 1930's, 40's and 50's, in a segregated city and country making a contribution to creating better opportunities for her community through supporting the housing of Heman Sweatt. Her contribution to teaching the love of music and performance cannot be over looked. She was instrumental in developing a community that greatly contributed to the "Music Capitol of the World" that is touted today.
    - Mr. Heman Marion Sweatt represents a profound significance to the history of the city, state and nation. His determination, bravery and intellect contributed greatly to create new opportunities for African Americans in this nation. The constitutional case of Sweatt vs. Painter was instrumental in bringing down segregation and promoting the civil rights movement that was to follow.
  - The 2016 East Austin Historical Survey cites the property as recommended for individual eligibility as a local landmark and for being on the National Registration of Historic Places.

## Stolle-Sweatt House

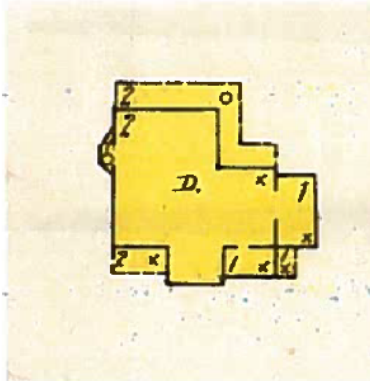
1209 E. 12th, Austin Tx. 78702

Application for Historic Zoning

August 9, 2017

### Structural history

Constructed circa 1898. Evidenced by: signature and date of George McDonald (local contractor active at this time) on the chimney in the attic of the house, artifacts of chewing tobacco pouches found at the site inside stairway, Sanborn insurance map 1900 appearance of house on map.

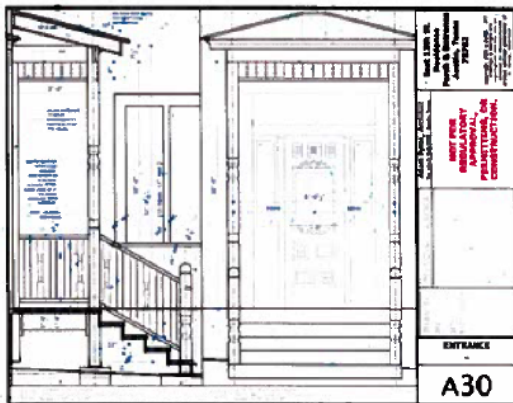


Sanborn insurance maps indicate that the structure had components typical of Victorian construction. Porches stretched across the front of the house upstairs and downstairs. Evidence from siding and porch repair indicated that some of the ornamentation that was present at the time of construction is now missing. Turned posts and spandrels would have been present along with possible other ornamentation. The front door is only half present. From recessed hinge connections and the width and design of existing door it is evident that the entry was at one time a double door. Porches also span across the back of the house upstairs and downstairs. There was also a one story carriage porch on the east side of the house. The bathroom tower that appears on early maps and is now present also is evidenced to be an addition to the original house. It has different style windows and wall construction. There is also a room that was added on to the east rear of the house before the bathroom tower. Evidenced by roof construction and wall and window styles.

### Sanborn map 1900

I have been unable to find construction and remodeling details as of this date after extensive search through property deeds. A July 18<sup>th</sup>, 1943 article in the Austin American indicates that Mary Ella Lewis made general repairs to the property costing \$1,230. That was a large sum of money to spend at that time and I can only speculate that it may have been to take off part of the existing porches and replace windows on the north side of the house with a large Chicago style window.

When I purchased the house in 1996 it needed extensive work inside and out. All systems were updated; electrical, plumbing and mechanical. Many windows were broken and irreparable. Many doors, walls and moldings had been vandalized or stolen. Where components were missing or irreparable attempt was made to restore with period material or replace with period replicas or reproductions. Valdez remodeling was the general contractor. \$50,000 was spent on the remodel.



In 2010 I had the portico over the front entry door replaced with construction more appropriate with a Victorian style house. Adam Pyrek was the architect that designed the replacement. Robert Faulk was the carpenter and David Dick did the millwork and woodturning.



D NIEENDORFF

18 FEB 67

This is color picture of my  
Grandparent house approx 1953.

An older cousin sent it to me  
Hope this helps

Deed Lnd.

E. J. West

EDDIE WESTERS



### Celebrate Golden Anniversary

*The Austin American (1914-1973); May 26, 1940;*

ProQuest Historical Newspapers: The Austin American Statesman

pg. A5

## Celebrate Golden Anniversary



**Mr. and Mrs. Oscar Westling**

Mr. and Mrs. **Oscar Westling** are celebrating their 50th wedding anniversary Sunday. They were married in 1890 at New Sweden. Most of their lives have been spent in Travis county. Mr. **Westling** is a retired merchant.

The six children of the couple will hold open house in their honor from 3 to 6 p. m. at the home of **Eddie Westling**, 1403 Westover. The children are **Eddie Westling**, **Martin Westling**, **Mrs. E. R. Brown** of Corpus Christi, **Mrs. Everett Carlson** and **Mrs. Frances Harvill** of Austin, and **Mrs. W. M. Basford** of Brownsville.

0198

INEWE

# Funeral Notices

**MRS. MARY ELLA  
BROWN LEWIS**

Mrs. Mary Ella Brown Lewis was born in Columbus, Texas. The oldest child of Gus Henry and Julia Elizabeth Brown. She received her early education at Samuel Houston College during the administration of the late Rueben S. Lovinggood.

She was married to Charles William Lewis, who was treasurer at Prairie View A&M College for 25 years.

In lieu of flowers the family requests contributions be made to Zeta Cultural Corner, C-O Mrs. Rosley King, 907 Chicon St. or East Austin Cultural Foundation, C-O Mr. Leland Mackey, 1170 San Bernard.