

HISTORIC LANDMARK COMMISSION  
FEBRUARY 26, 2018  
DEMOLITION AND RELOCATION PERMITS  
HDP-2018-0045  
603 PECAN GROVE ROAD

---

**PROPOSAL**

---

Demolish a ca. 1933 house.

---

**ARCHITECTURE**

---

One-story, irregular-plan, stucco-coated frame Spanish Colonial Revival-styled house with a flat roof with parapets, single, double, and triple modern casement-style replacement windows; a shed-roofed round-arched entry with a tile roof; and a round-arched extended wall with a scalloped top forming the garden entry to the left of the principal block of the house; two-story front-gabled stuccoed addition to rear.

---

**RESEARCH**

---

The house appears to have been built around 1933 as a small, wood house that acquired its current stucco finish between 1935 and 1962, according to Sanborn maps. The first owners and occupants were C. Merle and Ophelia Goodnight. C. Merle Goodnight was the manager of a filling station; Ophelia Goodnight worked at J.C. Penney. They only lived here for a few years; the house was a rental property by 1936. Tenants included a map supervisor for the State Highway Department then the proprietor of an auto body shop. Sam Henry Holt and his wife, Fellie, are listed as the owners and occupants from around 1946 until around 1962. The Holts moved here from Houston; Sam Henry Holt was a plasterer. After they moved out in the early 1960s, the house became a rental property again.

---

**STAFF COMMENTS**

---

The house is beyond the bounds of any City survey to date.

Staff has evaluated this house for designation as a historic landmark and has determined that the house does not meet the criteria for landmark designation as set forth in City Code:

- a. **Architecture.** The house is a nice example of Spanish Colonial Revival architecture, but the original windows have been replaced with vinyl windows, resulting in a very noticeable loss of integrity of materials that has compromised its architectural significance.
- b. **Historical association.** The people with the longest period of tenancy in the house was a plasterer and his wife; there do not appear to be significant historical associations.
- c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

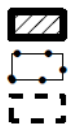
---

**STAFF RECOMMENDATION**

---

Encourage rehabilitation and adaptive re-use, but release the permit upon completion of a City of Austin Documentation Package. The house does not meet the criteria for individual designation as a historic landmark.

## LOCATION MAP



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

## NOTIFICATIONS

CASE#: HDP-2018-0045  
 LOCATION: 603 Pecan Grove Road



1" = 171'

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.

603 Pecan Grove Road  
ca. 1933



OCCUPANCY HISTORY  
603 Pecan Grove Road

City Directory Research, Austin History Center  
By City Historic Preservation Office  
August, 2011

1992	Stephen Weichert, owner Construction worker
1985-86	Thomas and Dorothy Cole, renters Proprietor, Cole Wall Coverings (not listed)
1981	Kathy A. Schell, renter Teacher, Austin Community Nursery School (Susan Berliner, proprietor), 1100 W. Live Oak Street.
1977	Kathy A. Schell, renter Teacher, Austin Community Nursery School, 1100 W. Live Oak Street.
1972	Vacant
1969	Joddie M. Smith, renter Retired
1965	Jodie N. Smith, renter No occupation listed

- 1961 Sam H. and Fellie Holt, owners  
Plasterer
- 1957 Samuel H. and Fellie Holt, owners  
Plasterer
- 1953 Samuel H. and Fellie Holt, owners  
Plasterer
- 1949 Samuel H. and Fellie F. Holt, owners  
Plasterer
- 1947 Samuel H. and Fellie Holt, owners  
No occupation listed
- 1944-45 James H. and Maxine Stelfox, renters  
James: Proprietor, Stelfox Body Works, 220 S. Congress Avenue.  
Maxine: Book-keeper, Stelfox Body Works, 220 S. Congress Avenue.
- 1941 Don W. and Vergie Rooney, renters  
No occupation listed
- 1939 Don W. and Virgia Rooney, renters  
Map supervisor, State Highway Department
- 1937 Samuel H. and Dollie Hancock, renters  
Accountant, Railroad Commission of Texas  
NOTE: The house is listed as 619 Pecan Grove Road.  
NOTE: Don W. and Virgia Rooney are not listed in the directory.
- 1935 C. Merle and Ophelia Goodnight, owners  
C. Merle: Manager, Texas Pacific Coal and Oil Station, No. 1, 401 S.  
Congress Avenue.  
Ophelia: Saleswoman, J.C. Penney Company, department store, 513-15  
Congress Avenue.  
NOTE: The house is listed as 619 Pecan Grove Road.
- 1932-33 The address is not listed in the directory.  
NOTE: C. Merle and Ophelia Goodnight are not listed in the directory.

### **BIOGRAPHICAL NOTES:**

#### **Don W. and Vergie Rooney (ca. 1936 – ca. 1942)**

Don Rooney appears in the 1930 U.S. Census as the 27-year old son of Essie Rooney who owned her home worth \$20,000 in Fort Stockton, Texas. Don Rooney was single, had been born in Texas, and was a draughtsman for the State Highway Department. Essie Rooney, 54, was a Texas-born widow with no occupation listed. Don Rooney died in 1984 in Houston. Vergia Rooney died in 1997 in Houston.

#### **Samuel and Fellie Holt (ca. 1946 – ca. 1962)**

Samuel and Fillie Holt appear in the 1940 U.S. Census of Precinct 6 of Harris County, Texas, where they owned their home. Samuel H. Holt was 28, had been born in Texas, and was a plasterer. Fillie Holt was 29, had been born in Texas, and was a housewife. They had 2 children: Lilla, 7; and Kenneth 3. Both children had been born in Texas.

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

**PERMIT FOR WATER SERVICE** AUSTIN, TEXAS No. 1759 <sup>130</sup>

M. J. L. Brown Address 603 Pecan Grove

Plumber Howell Size of Tap See A-50644 Date 6/26/33

Foreman's Report

Date of Connection	6/26/33
Size of Tap Made	1 1/2"
Size Service Made	1 1/2"
Size Main Tapped	3"
From Front Prop. Line to Curb Cock	5' 3"
From E. Prop. Line to Curb Cock	11' 6"
Location of Meter	at curb
Type of Box	lock
Depth of Main in St.	18"
Depth of Service Line	18"
From Curb Cock to Tap on Main	9' 6"
Checked by Engr. Dept.	7-1-33 389

**INDEXED**

Foreman's Signature Bennett

Reg. No. 4087

Water service permit for this address (1933)

Helen Conoly

603 Pecan Grove Rd.

129

41

Woodlawn

Reroof residence

24705 - 6/28/43

\$70.00

Dodd Roofing Company

Building permit to Helen Conoly to reroof the house (1943)

Mrs. Helen L. Cannon

603 Pecan Grove Road

129

41

Woodlawn

Reroof garage

24581 - 5/10/43

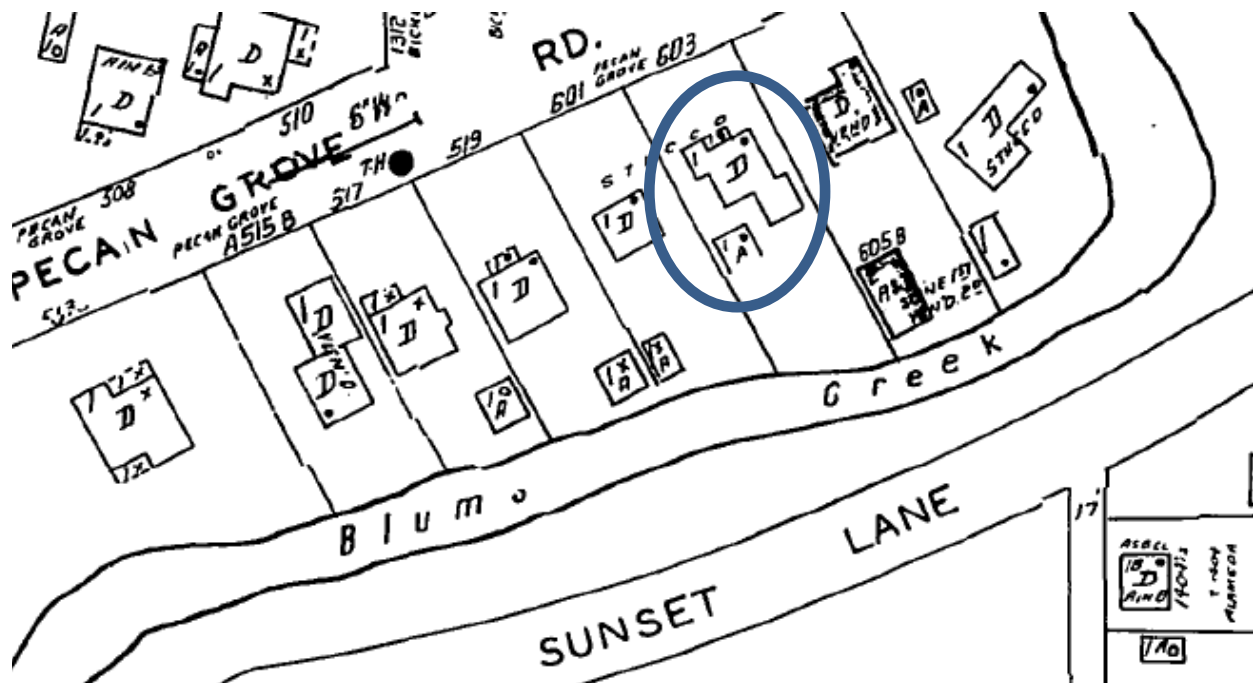
\$14.00

Day labor.

Building permit to Helen Cannon to reroof the garage (1943)



The 1935 Sanborn map shows a smaller wood house with the former address of 619 Pecan Grove Road.



The 1962 Sanborn map shows the current configuration of the house and shows that it has a stucco exterior.