

HISTORIC LANDMARK COMMISSION
FEBRUARY 26, 2018
DEMOLITION AND RELOCATION PERMITS
HDP-2018-0029
4702 KITTY AVENUE

PROPOSAL

Demolish a ca. 1951 house.

ARCHITECTURE

One-story, rectangular-plan, side-gabled frame house with painted permastone siding; partial-width, flat-roofed independent porch on ornamental metal posts; single and paired 1:1 fenestration.

RESEARCH

The house was built in 1951 by the First Austin Investment Corporation. The first owners and occupants were Spencer and Nadine Russell, who lived here until around 1958. Spencer Russell grew up in East Austin, the son of a single mother who worked as a laundress. He was listed as a widower with 4 children in the 1940 U.S. Census, when he was living in rural Travis County and working as a laborer in general construction. He owned a house valued at \$200 in that census report. While living in this house, he was listed as a student in the 1954 directory, and as a laborer in the 1957 directory. He does not appear in the 1959 directory.

Following the Russells' occupancy of this house, it was owned and occupied by Sylvester and Leora Johnson, who lived here for a few years in the early 1960s. Alton and Dorothy Lisino are listed as the owners of the house in the 1965 city directory; he was in the U.S. Army. From that time forward, the house has been a rental property with tenants including a janitor, an air filter cleaner, a contractor, a city employee, and an employee of Austin State School.

STAFF COMMENTS

The house is not listed in any City survey to date, but would be contributing to a potential historic district in Cedar Valley. However, staff has also noted a large number of health and safety violations for this address in city records.

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 frame early 1950s cottage with permastone siding that has been painted. The house reflects a common style with no architectural distinction.
- b. **Historical association.** The person with the longest tenancy in this house was a laborer, which is somewhat of an anomaly in this neighborhood, which was first occupied by members of the African-American middle and professional classes; 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, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package. While probably contributing to a potential historic district in this neighborhood, 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-2018-0029
LOCATION: 4702 Kitty Avenue

1" = 142'

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.

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4702 Kitty Avenue
ca. 1951



OCCUPANCY HISTORY
4702 Kitty Avenue

City Directory Research, Austin History Center
By City Historic Preservation Office
February, 2018

- 1992 Rawlin and Chester Mae White, renters
 Employed by the City of Austin
- 1985-86 Joe and Cathy Granado, renters
 Employed by Burnup & Sims, electrical and telephone contract service, 2716 E.
 5th Street.
 NOTE: The directory indicates that Joe and Cathy Granado were new residents
 at this address.
- 1981 Azee and Tauheedah Abdullah, renters
 Contractor
 NOTE: The directory indicates that Azee and Tauheedah Abdullah were new
 residents at this address.
- 1977 James and Macia Jolston, renters
 Employed at Austin State School
- 1973 Charles and Laverne Banks, renters
 Washer, Dust Trap, air filter sales and service, 810 Morrow Street.
 NOTE: The directory indicates that Charles and Laverne Banks were new
 residents at this address.

- 1968 Leroy C. and Pauline C. Broadnax, renters
Janitor, State Board of Control
- 1965 Alton and Dorothy Lisino, owners
U.S. Army
- 1960 Sylvester and Leora Johnson, owners
Construction worker
- 1957 Spencer and Nadine Russell, owners
Laborer
NOTE: Spencer Russell is not listed in the 1959 city directory; Nadine Russell is listed at 3513 Whitley; she had no occupation shown.
- 1954 Spencer and Nadine Russell, owners
Student
- 1953 Spencer and Nadine Russell, owners
No occupation listed
- 1952 Kitty Avenue is not listed in the directory.
NOTE: Spencer and Nadine Russell are not listed in the directory.

BIOGRAPHICAL NOTES:**Spencer and Nadine Russell (ca. 1952 – ca. 1958)**

The 1940 U.S. Census shows Spencer Russell living in a house he owned worth \$200 in Precinct 3 of Travis County. He was a 33-year old widower who had been born in Texas and worked as a laborer in general construction. He had 4 children: Spencer, Jr., 10; Ann, 9; Bernell, 7; and Samuel, 4. All of the children had been born in Texas.

Spencer Russell appears in the 1920 U.S. Census as the 12-year old son of Eva S. Russell, who lived at 1700 E. 8th Street in Austin, a house she owned. Spencer was the 3rd of Eva Russell's 4 children listed in the census report. He had been born in Texas. His mother, Eva, was a 51-year old Texas-born widow who worked as a laundress at home. Her parents had been born in North Carolina. Spencer's oldest sister, Luetta, 17, was a nurse for a private family.

RUSSELL, Spencer, 77, of Austin died Sunday. Services 2 p.m. Thursday at Pleasant Grove Baptist Church. Burial at Capitol Memorial Park. (Phillips-Upshaw-Richards Funeral Home)

Death notice for Spencer Russell
Austin American-Statesman, April 18, 1984

WATER SERVICE PERMIT

Austin, Texas

BK 259
INDEXED
 No. 8209

Received of FIRST AUSTIN INV CORP Date 1-15-51
 Address 4702 KITTY AVE
 Amount TWENTY FIVE & NO/100 \$ 25.00
 Plumber ? Size of Tap 3/4"

Date of Connection	<u>2-4-52</u>	No. Fittings Curb Cock Elbow St. Elbow Bushing Reducer Pipe Lead Comp Nipples Union Plug Tee Stop Box Lid Valves Job No. <u>W-323-502</u> P. eq. No. <u>W. H. H. H.</u>
Size of Tap Made	<u>3/4"</u>	
Size Service Made	<u>3/4"</u>	
Size Main Tapped		
From Front Prop. Line to Curb Cock	<u>7.5'</u>	
From Prop. Line to Curb Cock		
Location of Meter	<u>CURB</u>	
Type of Box	<u>LOCW</u>	
Depth of Main in St.		
Depth of Service Line		
From Curb Cock to Tap on Main		
Checked by Engr. Dept.	<u>3-6-52 RE</u>	

INDEXED

Water service permit for this address (1951)

Iffie Johnson **4702 Kitty Ave.**
358 **7** **1**
Cedar Valley Addition
Frame Acc. Bldg.
84712 **7-20-62** **100.00**
Owner *Sewer*
62901

GARAGE

Building permit to Iffie Johnson to construct a frame garage (1962)

OWNER	M.J. Anderson	ADDRESS	4702 Kitty Ave.
PLAT	358	LOT	7
		BLK.	1
SUBDIVISION	Gedar Valley Addn		
OCCUPANCY	Repair & remodel		
BLDG. PERMIT #	196375	DATE	5-21-80
		OWNERS ESTIMATE	1500.00
CONTRACTOR	Same	NO. OF FIXTURES	
WATER TAP REC#		SEWER TAP REC#	
. Repair & remodel res.			
Building permit to M.J. Anderson to repair and remodel the house (1980)			