

HISTORIC LANDMARK COMMISSION
MARCH 26, 2018
DEMOLITION AND RELOCATION PERMITS
HDP-2018-0091
808 GARNER AVENUE

PROPOSAL

Demolish a ca. 1935 house.

ARCHITECTURE

One-story, rectangular-plan, flat-roofed concrete-cladded house with a shaped parapet; exterior chimney on the front of the house, clad in concrete; single and paired 1:1 fenestration; round-arched front door; front windows and the front door all have a shed-roofed wood awning over them, with composition shingles; one-story, rectangular plan, frame addition to the rear that appears to have functioned as a separate dwelling unit; stone veneer wainscot; single and paired 1:1 fenestration.

RESEARCH

The house appears to have been built in 1935; the first residents were renters, including an auto mechanic, an engineer, and an assistant bridge designer. Around 1946, the house was purchased and occupied by Henry and Ouida Darwin, who lived here only for a short period of time. By 1948, the house had been purchased by Earl and Alta Phares, who lived here until around 1953. Earl Phares had been an insurance agent in Dallas, but had no occupation listed in the Austin city directories for the time he and Alta lived in this house. The house was then purchased and occupied by William A. and Nellie M. Smith, who lived here until around 1958. Neither had an occupation listed, and from here, the Smiths moved into a trailer park on S. Lamar Boulevard.

From around 1970 until recently, the house was owned and occupied by Edward and Carmen Garza. Edward Garza was a concrete contractor.

There do not appear to be any building permits for the addition to the rear of the house, which appears to date from the late 1960s or early 1970s. Sanborn maps do not show this section of the city.

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 meets the criterion for architecture, but does not meet the second criterion necessary for landmark designation as set forth in City Code, unless the Commission feels that the house can also meet the criterion for community value:

- a. **Architecture.** The house is a concrete-clad house dating from the mid-1930s, and appears to retain a very high degree of integrity. The house qualifies under the criterion for architecture as it displays high artistic value in representing architecture and construction, represents a rare example of a vernacular structure, and could qualify as an architectural curiosity.
- b. **Historical association.** The house has had a large turnover of owners and tenants, none of whom appear to meeting 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 is located on a corner in a South Austin neighborhood, and possibly contributes to the character, image, and cultural identity of the neighborhood through its unusual architecture.
- 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; if the Commission decides to release the permit, then staff recommends the completion of a City of Austin Documentation Package prior to release.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2018-0091
808 GARNER AVENUE

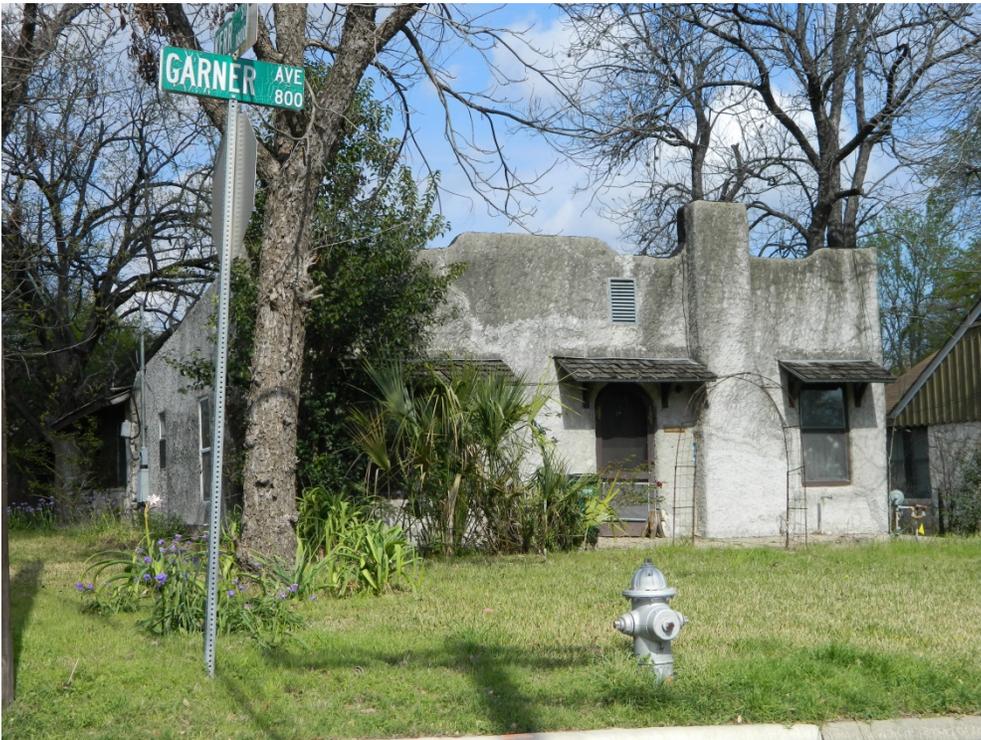


1" = 167'

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.

808 Garner Avenue
ca. 1935





Rear addition

OCCUPANCY HISTORY

808 Garner Avenue

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

- | | |
|---------|---|
| 1992 | Edward M. and Carmen Garza, owners
Construction worker and proprietor of Complete Concrete, 1508 E. 4 th Street. |
| 1985-86 | Edward M. and Carmen Garza, owners
Construction worker |
| 1981 | Edward M. and Carmen Garza, owners
Construction worker |
| 1977 | Edward M. and Carmen Garza, owners
Construction worker |
| 1973 | Edward M. and Carmen Garza, owners
Construction worker |
| 1968 | Charles M. and Charlotte Lucas, renters
Charles: Assistant adult probation officer, Travis County
Charlotte: Teacher, Kinney Avenue Day Nursery, 1801 Kinney Avenue.
NOTE: Edward M. and Carmen Garza are not listed in the directory. |
| 1965 | Joe R. and Kay F. Payne, owners
Auditor, State Liquor Control Board |

- 1960 Kay Bland, renter
No occupation listed
- 1957 William A. and Nellie M. Smith, owners
No occupation listed
- 1954 William A. and Nellie M. Smith, owners
No occupation listed
NOTE: Earl W. and Alta Phares are listed at 2901 S. 4th Street. He had no occupation listed; she was an office secretary.
- 1952 Earl W. and Alta Phares, owners
No occupation listed
- 1949 Earl W. and Alta Phares, owners
No occupation listed
- 1947 Henry C. and Ouida Darwin, owners
No occupation listed
Also listed is H. Chester Darwin, a student at the University of Texas.
- 1944-45 William and Nita Wisniski, renters
U.S. Army
- 1941 V. Weldon and Nadine Pannell, renters
Assistant bridge designer, State Highway Department
- 1939 Elby D. and Imogene Choate, renters
Engineer, Tips Engine Works, 300 Crockett Street.
NOTE: Raleigh V. and Eva Lay are listed at 208 E. 34th Street; he was an auto mechanic.
NOTE: V. Weldon and Nadine Pannell are listed at 806 Kinney Avenue; he was an office assistant for the State Highway Department.
- 1937 Raleigh V. and Eva Lay, renters
Mechanic, Bill Thompson, Ford cars and trucks, 417 W. 6th Street.
- 1935 The address is not listed in the directory.
NOTE: Raleigh V. and Eva Lay are not listed in the directory.

BIOGRAPHICAL NOTES:

Raleigh and Eva Lay (ca. 1935 – ca. 1938)

Raleigh and Eva Lay appear in the 1940 U.S. Census for Junction, Texas, where Raleigh Law worked as a tractor oiler in road construction. Both Raleigh and Eva Lay were 41 and both had been born in Texas. They did not have any children listed with them. Eva Lay died in San Angelo, Texas in 1977; Raleigh Lay died in San Angelo, Texas in 1988. They are buried in Ballinger, Texas.

V. Weldon and Nadine Pannell (ca. 1939 – ca. 1942)

The 1940 U.S. Census shows V. Weldon and Nadine Pannell as the renters of this house. V. Weldon Pannell was 31, had been born in Texas, and was a civil engineer for the State Highway Department. Nadine Pannell was 25, had been born in Texas, and had no occupation listed. She lived in Comanche, Texas in 1935. They had a son, Dennis, 2, who had been born in Texas.

Earl W. and Alta Phares (ca. 1948 – ca. 1953)

The 1930 U.S. Census shows Earl W. Phares as the 15-year old son of Graham D. and Lovena Phares, who owned their home at 311 E. 8th Street in Austin. Earl W. Phares was born in Texas and had no occupation listed. His father, Graham D. Phares, 50, was a Texas-born chief at the State Highway Department. Earl had no siblings listed in the census report.

Earl and Alta Phares appear in the 1940 U.S. Census for Dallas, where they rented their home. Earl Phares was 25, had been born in Texas, and was a safety engineer for an insurance company. He lived in Austin in 1935. Alta Phares was 26, had been born in Idaho, and had no occupation listed. She lived in Tulsa, Oklahoma in 1935. They had no children listed with them.

Earl W. Phares died in 1958; his last address was 2901 S. 4th Street in Austin. He was born in 1915 in Dallas and was a general insurance agent.

EARL WRIGHT PHARES
 Earl W. Phares, 43, of 2901 South Fourth Street, died suddenly at his home Tuesday afternoon.
 He is survived by his widow, Mrs. Alta Waring Phares of Austin; a daughter Coretta Phares; two sons, Roy Phares and Graham Phares, all of Austin; his mother, Mrs. L. G. Phares of Austin; a brother Leslie Phares of Austin and a sister, Mrs. R. G. Richardson of Dallas.
 Funeral services will be held at 2 p.m. Thursday from the Chapel of the Wilke-Clay Funeral Home with the Rev. C. L. Bohls of the St. Johns Lutheran Church officiating.
 Pallbearers will be Col. J. D. Halton, Frank Scarborough, R. S. Anderson, Ralph Brownlow, K. J. Smith, Jr., J. E. Henrichson, Dr. Earl Yeakel and Albert Walker.
 Burial will be in Memory Park on the Fredericksburg Road.

Obituary of Earl Phares
 Austin American, October 16, 1958

PHARES, Alta Waring, 77, of Austin died Monday. Services pending. (Cook-Walden/Forest Oaks)

Death notice for Alta Phares

Austin American-Statesman, June 4, 1991

NOTE: No other obituary appears in the newspaper.

William A. and Nellie M. Smith (ca. 1953 – ca. 1956)

The 1940 U.S. Census shows William A. and Nellie M. Smith as the renters of a rear house in Houston, Texas. William A. Smith was 65, had been born in Michigan, and had no occupation listed. Nellie M. Smith was 61, had been born in Illinois, and had no occupation listed. They had a son, E.V., 38, who was born in Kansas, and was a car salesman for an automobile company.

William A. Smith died in 1957. He was living at 2529 S. Lamar Boulevard at the time of his death. He was born in 1875 in Michigan and was a retired oil company employee. Nellie Mae Smith died in 1965 while living in a trailer on S. Lamar Boulevard. She was born in 1878 in Litchfield, Illinois, and was a widowed housewife.

Neither William A. nor Nellie M. Smith appear to have had obituaries in the Austin newspapers.

NOTE: This area of the city is not covered by any Sanborn maps.

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

PERMIT FOR WATER SERVICE AUSTIN, TEXAS No. 2852

M. *W. H. Mizzard* Address *600 [unclear]*

Plumber *Smith* Size of Tap *1/2"* Date *6-6-35*

5/8 *Kept on [unclear]*

Date of Connection *6-8-35*

Size of Tap Made *3/4"*

Size Service Made *1/2"*

Size Main Tapped *1/2"*

From Front Prop. Line to Curb Cock *4'*

From Prop. Line to Curb Cock *37'*

Location of Meter *curbline*

Type of Box *lock*

Depth of Main in St. *12"*

Depth of Service Line *12"*

From Curb Cock to Tap on Main *18"*

Checked by Engr. Dept. *2-3-35 W.H.*

INDEXED

Foreman's Report

No. Fittings	Size	
1	3/8"	Curb Cock
1	3/4" x 1/2"	Elbow
1	1/2"	St. Elbow
1	3/4" x 1/2"	Bushing
1	1/2"	Reducer
1	3/4"	Elbow
1	3/4"	Comp.
1		Nipples
1		Union
1		Plug
1		Tee
1		Stop
1		Box
1		Lid
1	1/2" x 3/4"	Valves
		Req. No. <i>256</i>

Foreman's Signature *Douglas*

Service changed to corp. 6" main on E-1734

Water service permit for this address (1935)

CONNECTION CHARGE \$ #3318 N^o 17868
APPLICATION FOR SEWER CONNECTION.

Austin, Texas 7-23- 1941

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas
Sir:-

I hereby make application for sewer connection and instructions
on premises owned by Howard Adcock
at 808 Garner Ave. Street
further described as lot 9510, block K, outlot
subdivision Barton Hts., division _____, plat 106
which is to be used as a Res

In this place there are to be installed Con

I agree to pay the City Sewer Department the regular ordinance
charge.

2 DEEP Respectfully, R. W. Dissell
AT - PL
Stub Out

Connected 7-26 1941 Permit Pd

Size of Main 6 inches. 7-23-41

Size of Service 4 inches. OV

5 Feet Deep in ST

39 Feet from Property Line Con 3

Feet from Curb Line 5 LL

Inspected by Boatright

Connection made by Tekoras
15514 R-12

Sewer connection application for this address (1941)