

HISTORIC LANDMARK COMMISSION  
JULY 23, 2018  
DEMOLITION AND RELOCATION PERMITS  
HDP-2018-0324  
1205 NUECES STREET

### PROPOSAL

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Demolish a ca. 1903 house that was modified into a commercial building; the current façade dates from 1961.

### ARCHITECTURE

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Only the roofline of the original house is still discernible in this building. The building is now a one-story, rectangular-plan, hipped-roof commercial building with stucco side and rear walls, and a stone façade on the front; the site of the original front porch of the house is now the steel-framed glass entry; all the windows on the sides of the building have been replaced with modern vinyl multi-light replacement windows.

### RESEARCH

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The house appears to date from around 1903; the site was shown as vacant on the 1900 Sanborn map. It was a residential rental property until the mid-1940s, when it was purchased by Gaius and Mabel Huckaby. The tenants in this house included a miller at Quality Mills, a mechanic, a dentist, the proprietor of an insurance agency, and a Post Office clerk.

The building was purchased around 1944 by Gaius and Mabel Huckaby. Mabel Huckaby was a divorcee (the former Mabel Haskell), and a practical nurse, who had lived down the street at 1007 Nueces Street before marrying Gaius Huckaby. Gaius Huckaby was a teacher working for the State Department of Education; after 1946, he did not have an occupation shown in city directories, but Mabel Huckaby continued her nursing career, and had a convalescent home at this house for a period in the mid-1940s. The Huckabys transformed the house into a commercial building, with the introduction of a doctor's office (Thomas B. Bailey), around 1948. Dr. Bailey was followed by another physician, Harvey B. Henry, who had his office here until around 1960. Meanwhile, Gaius and Mabel Huckaby moved out to Rosedale, and rented out apartments in the building. In 1961, the current stone wall was added to the front of the building, and the doctor's office was replaced with financial offices. Ruben H. Johnson, who had an investments and securities business, had his office in the building from the early 1960s until around 1980. He was joined by other financial services businesses, as well as a small law firm in the mid-1960s. By the early 1990s, the building housed political organizations and lobbying groups. The current use is as a chiropractic office.

### STAFF COMMENTS

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The building is not listed in any city survey to date.

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

- a. **Architecture.** The front wall of this building gives it a mid-century Modern aesthetic, but staff has been unable to verify if this is a Leonard Lundgren design (like the Dildy-Bain Clinic on W. 17<sup>th</sup> Street, to which it bears some resemblance). The front wall of this building, however, is the only portion that has not been modified from its original design. The building has lost its integrity of materials and design in the replacement of the side windows, and

very possibly the storefront; even though the ca. 1961 modifications are now worthy of consideration as historic in their own right, the remainder of the building had been too significantly compromised for it to qualify for landmark designation for its architecture.

- b. **Historical association.** The building was a turn-of-the-century house that was transformed into doctor's offices in the late 1940s, and then into a full commercial building in 1961. The residential tenants of this building are of secondary consideration as the building no longer retains its residential appearance; the businesses in this building have been physicians' offices, investment firms, and political action groups. There do not appear to be significant historical associations.
- c. **Archaeology.** The building was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The building 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, but release the permit. The building does not meet the criteria for individual designation as a historic landmark, and had been so heavily modified (even since the 1961 conversion) that documentation is not warranted.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**  
CASE#: HDP-2018-0324  
1205 NUECES STREET

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.



1205 Nueces Street  
ca. 1903; modified significantly ca. 1961



## OCCUPANCY HISTORY 1205 Nueces Street

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

|         |   |
|---------|---|
| 1992    | Populist Alliance, political organization<br>Gary Keith, director                           |
|         | Legislative Intent Research<br>Colette Knisely, director                                    |
|         | Public Citizen, lobbying group<br>Tom Smith, director                                       |
| 1985-86 | Listed only as apartments   |
| 1981    | Apartments (4)  |
| 1977    | R.H. Johnson Enterprises, investments<br>Ruben H. Johnson, proprietor                       |
|         | Corley Corporation, finance<br>Stanley G. Moos, president; Ruben H. Johnson, vice-president |
|         | Rev. Louis J. Reicher   |

Bishop, 1<sup>st</sup> Bishop of Austin Trust (not separately listed in the directory)

Apartments (4)

1973

R.H. Johnson Enterprises, investments

Ruben H. Johnson, proprietor

Corley Corporation, finance

Stanley G. Moos, president; Ruben H. Johnson, vice-president

Rev. Louis J. Reicher

Bishop, 1<sup>st</sup> Bishop of Austin Trust (not separately listed in the directory)

Apartments (4)

1968

Leonard L. Franklin, lawyer

R.H. Johnson Enterprises, investments

Ruben H. Johnson, proprietor

Corley Corporation, finance

Stanley G. Moos, president (Ruben H. Johnson is not listed as vice-president).

Apartments (4)

1965

Franklin & White, attorneys

Leonard L. Franklin and Isaac D. White, partners

R.H. Johnson Enterprises, investments

Ruben H. Johnson, proprietor

Apartments (3)

1962

James O. Radford & Associates, investments and securities

Ruben H. Johnson, investments and securities

Apartment (1)

1957

Harvey B. Henry, physician

No rear apartments listed

1954

Harvey B. Henry, physician

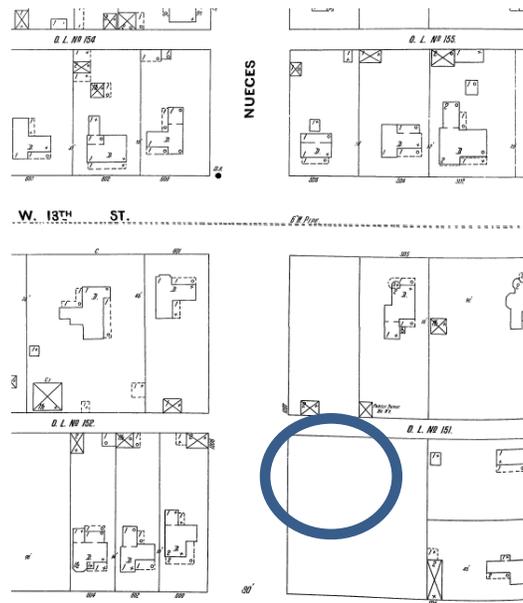
No rear apartments listed

NOTE: Gaius L. and Mabel Huckaby are listed at 4617 Sinclair Avenue; he had no occupation shown; she was the curator of the United Daughters of the Confederacy, Albert Sidney Johnston Chapter, and a notary public.

- 1953 Harvey B. Henry, physician  
No rear apartment
- 1952 Gaius L. and Mabel Huckaby, owners  
Gaius: No occupation listed  
Mabel: Nurse
- 1949 Thomas B. Bailey, physician  
  
Gaius L. and Mabel Huckaby, owners  
Gaius: No occupation listed  
Mabel: Nurse
- 1947 Gaius L. and Mabel Huckaby, owners  
No occupation listed
- 1944-45 Gaius L. and Mabel Huckaby, owners  
Gaius: Teacher, State Department of Education  
Mabel: Proprietor, Convalescent Home (in the house)
- 1941 Elzie L. and Vivian Johnson, renters  
Clerk, Post Office  
NOTE: Mabel Haskell is listed at 1007 Nueces Street; she was a nurse in her home.
- 1937 Rev. Bernard and Rose Tanenbaum, renters  
Proprietor, Tanenbaum Insurance Agency, general insurance and bonds, 504-05 Ewell Nalle Building, 610-12 Brazos Street.
- 1935 Rev. Bernard and Rose Tanenbaum, renters  
Proprietor, Bernard Tanenbaum Insurance Agency, general insurance, life, fire, automobile, and casualty insurance, 504-05 Ewell Nalle Building, 610-12 Brazos Street.
- 1930-31 Dr. W. Leatherwood and Steve Anna Wier, renters  
Dentist, 613 Norwood Building, 114 W. 7<sup>th</sup> Street.
- 1927 Vacant
- 1922 Harvey and Maude Bunce, renters  
No occupation listed  
Also listed is Rose M. Bunce, a cashier at the Hancock Opera House, motion pictures, 112 W. 6<sup>th</sup> Street.  
½: Vacant
- 1918 Frank L. and Josephine B. Kippenbrock, renters  
Mechanic, Walter Tips Company  
Also listed are Carl L Kippenbrock, U.S. Army, Henry W. Kippenbrock, U.S. Army, Miss Lennie J. Kippenbrock, no occupation shown, Oram J. Kippenbrock, a miller for H.C. Greer, wholesale and retail hay, grain, and mill stuff, 1412-20 S. Congress Avenue and Sallie A. Kippenbrock, a student.

- 1912-13 James S. Iglehart  
Miller, Quality Mills, southwest former of Nueces and W. 3<sup>rd</sup> streets.  
Also listed is John R. Iglehart, a stenographer.
- 1906-07 I.R. Warrick  
NOTE: There is no listing for an I.R. Warrick in the alphabetical section of the directory.
- 1905 James E. Smith  
NOTE: The only listing for a James E. Smith in the alphabetical section of the directory is for a farmer who lived on the north end of town on Asylum Avenue.

The 1900 Sanborn map shows the site of the current building as vacant:



The 1935 Sanborn map shows the house as a wood-frame dwelling:



