

HISTORIC LANDMARK COMMISSION  
OCTOBER 22, 2018  
DEMOLITION AND RELOCATION PERMITS  
HDP-2018-0516  
2102 MAPLE AVENUE

## PROPOSAL

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Demolish a ca. 1952 house.

## ARCHITECTURE

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One-story, rectangular-plan, side-gabled frame house with a faux-stone wainscot; single 1:1 fenestration; partial-width, flat-roofed, independent porch on ornamental metal posts.

## RESEARCH

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The first owners and occupants of this ca. 1952 house were Eugene Bryn and Eddie Mae Cavanaugh, who lived here together from the time of the construction of the house until they divorced in the summer of 1969. Eddie Mae Cavanaugh continued living in his house until around 1990. Eugene B. Cavanaugh was born in Bastrop County in 1920 and worked as an auto mechanic; he also served as the pastor of the Little Zion Baptist Church in Manor for a time in the early 1960s. Eddie Mae Cavanaugh was born in Center, Texas, and worked as a maid while she was married to Eugene; after their divorce, Eddie Mae worked as a nurse's aide at Brackenridge Hospital.

## STAFF COMMENTS

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The house was not recommended for individual designation nor as contributing to any potential historic district in the East Austin Historic Resources Survey (2016).

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 some possible substitution of materials; this house displays no architectural distinction.
- b. **Historical association.** The house was owned by a garage mechanic and his wife from the time of its construction in 1952 until their divorce in 1969, and then by the divorced wife, a nurse's aide, until around 1990. 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




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Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center. The house does not meet the criteria for individual designation as a historic landmark.

## LOCATION MAP



1" = 169'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## NOTIFICATIONS

CASE#: HDP-2018-0516  
LOCATION: 2102 Maple Avenue

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.



2102 Maple Avenue  
ca. 1952



## OCCUPANCY HISTORY 2102 Maple Avenue

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

1992	Vacant
1985-86	Mrs. Eddie M. Cavanaugh, owner No occupation listed
1981	Mrs. Eddie M. Cavanaugh, owner Retired
1977	Mrs. Eddie M. Cavanaugh, owner Nurse's aide, Brackenridge Hospital
1973	Mrs. Eddie M. Cavanaugh, owner Nurse's aide, Brackenridge Hospital
1968	Eugene B. and Eddie M. Cavanaugh, owners Mechanic, Travis Motor Exchange, 311 E. 5 <sup>th</sup> Street.

- 1962 Rev. Eugene B. and Eddie M. Cavanaugh, owners  
Pastor, Little Zion Baptist Church (Manor, Texas)
- 1959 The address is not listed in the directory. There are no houses listed north of 19<sup>th</sup> Street.  
NOTE: Eugene B. and Eddie M. Cavanaugh are listed in the alphabetical section of the directory. He was a mechanic for Travis Motor Exchange, 613 E. 7<sup>th</sup> Street; she was a maid.
- 1955 The address is not listed in the directory. There are no houses listed north of 19<sup>th</sup> Street.  
NOTE: Eugene B. and Eddie M. Cavanaugh are listed at this address in the alphabetical section of the directory. He was a mechanic for Travis Motor Exchange, 613 E. 7<sup>th</sup> Street; she was not separately listed with an occupation.
- 1954 The address is not listed in the directory. There are no houses listed north of 19<sup>th</sup> Street.  
NOTE: Eugene B. and Eddie M. Cavanaugh are listed at 2927 E. 19<sup>th</sup> Street; he was a mechanic for Travis Motor Exchange, 611-15 E. 7<sup>th</sup> Street.
- 1952 The address is not listed in the directory.  
NOTE: Eugene B. and Eddie Cavanaugh are listed at 1606 E. 20<sup>th</sup> Street.

#### **BIOGRAPHICAL NOTES:**

##### **Eugene and Eddie Cavanaugh (ca. 1953 – ca. 1990)**

Eugene B. Cavanaugh was born in 1919 in Bastrop County, Texas, and died May 15, 1997. Eddie M. Cavanaugh was born in 1923 and died June 27, 2008.

Eugene B. Cavanaugh and Eddie M. Cavanaugh divorced in Travis County on July 18, 1969.

## **Eddie Mae Cavanaugh**



**Eddie Mae Cavanaugh** Eddie Mae Cavanaugh, 84, died on June 27, 2008. Eddie Mae was born in Center, Texas. She loved cooking, gardening, fishing and fruit canning and was a lover of all mankind. She was a faithful member of Simpson United Methodist Church until her health began to fail. She served on various committees including the Simpson United Methodist Women's Circle and she was also a Sunday school teacher. Eddie Mae was employed at Brackenridge Hospital, where she retired after working 26 years. She leaves to cherish her memories one son, Wallace Price of San Pablo, California; one daughter Dorothy Carter (Rev. H. L. Carter) of Austin, Texas; grandson, Dwayne Garrett (Bridget) of Concord, California; grand-daughter, Felicia Smith (Jerry) of Austin, Texas; and grandson Harold Carter of Navasota, Texas; great grandsons, Dupree, Justin and Christopher Garrett; Jonathan Henderson; Joshua and Caribe Smith; and Jeremy Carter; great grand-daughters, Brittany Garrett, Cholor Smith, Kiara and Imani Carter, and a host of relatives and friends. Funeral service 12:00 noon, Saturday, July 5, 2008 at

Simpson United Methodist Church. Interment Cook-Walden Capital Parks. (King-Tears Mortuary, Inc.)

Published in Austin American-Statesman on July 4, 2008

Richard G. Avent 2102 Maple Avenue

247 11 2

Sunrise Addn.

Frame residence.

51716 8-19-52

\$5000.00

E. Wenzel, Sr.

5

Building permit for the construction of this house (1952)

Eugene D. Cavanaugh

2102 Maple Avenue

247 11

2

Sunrise Addn.

Frame addn. to rear of residence

85435 9-24-62

2,500

Texas Lumber Co.

1

BEDROOM AND DINING ROOM

Building permit to Eugene Cavanaugh for the construction of a rear frame addition (1962)