

**HISTORIC LANDMARK COMMISSION  
DECEMBER 16, 2019  
DEMOLITION AND RELOCATION PERMITS  
HDP-2019-0635  
1903 HILL OAKS COURT**

**PROPOSAL**

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Demolish a ca. 1956 house.

**ARCHITECTURE**

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One-story Colonial Revival-influenced ranch house clad in brick veneer. It features a full-width shed-roofed porch, side-gabled roofline, decorative wood shutters, box columns, double-width chimney, attached garage, and 12:12 wood windows.

**RESEARCH**

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The house at 1903 Hill Oaks Court was constructed by Nelson Puett Associates in 1956. The house's first and longest-term owner-occupants were Elise and Elmer Cullers, Sr. Elmer Cullers, Sr. was a retired school superintendent from Wichita County, and Elise Cullers was a teacher who retired shortly after moving into the house. Son Elmer Cullers, Jr. was a real estate agent and developer; research indicates that he lived in the home briefly in the 1970s. By 1981, Elise Cullers had sold the property to the King family, who owned it until at least 1992.

**STAFF COMMENTS**

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*Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (LDC §25-2-352).
  - a) *Architecture*. The house is constructed in the Ranch style with Colonial Revival stylistic influences.
  - b) *Historical association*. The house does not appear to meet the criterion for significant historical association.
  - 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.

## LOCATION MAP



-  SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

1" = 333'

### NOTIFICATIONS

CASE#: HDP-2019-0635

LOCATION: 1903 HILL OAKS CT

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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## PROPERTY INFORMATION

### *Photos*



### *Occupancy History*

City Directory Research, Austin History Center, December 2019

- |         |  |
|---------|--|
| 1992    | Estelle M. King, owner<br>Retired                                |
| 1985-86 | Jack E. and Estelle M. King, owners<br>Retired                   |
| 1981    | Mrs. Elise G. Cullers, owner<br>Retired                          |
| 1977    | Mrs. Elise G. Cullers (wid, Elmer W.), owner<br>Retired          |
| 1973    | Elmer W. and Elise G. Cullers, owners<br>Cullers & Nutter Realty |
| 1968    | Elmer W. and Elise G. Cullers, owners<br>Retired                 |
| 1963    | Elmer W. and Elise G. Cullers, owners<br>Salesman                |

### *Biographical Information*

#### **ELMER M. CULLERS SR.**

Funeral for Elmer W. Cullers Sr., 84, of 1903 Hill Oaks Court, was Saturday at the Weed Corley Funeral Home, Lanny Henninger officiating. Burial was in Capital Memorial Park.

Cullers died Friday in his home. He was a school superintendent before retiring in Austin, and a postal employe for a number of years. He was a member of the University Avenue Church of Christ.

Pallbearers were James B. Cullers, John S. Cullers and Robert D. Duncan.

Memorial contributions may be made to the Heart Fund.

*The Austin American Statesman, 06 Jan 1974*



American-Statesman/UPI

**SHE CHOSE TO TEACH YOUNG CHILDREN**  
Mrs. Elsie Cullers retires after 39 years

## Children Can Cope, Retiring Teacher Says

Few people know children better than Elsie Cullers — and she believes today's children will be able to face all the hard work and all the changes that are in store for them in the times ahead.

Mrs. E. W. (Elsie) Cullers is retiring this week from a 39-year career as a teacher — 18 years outside of Austin and 21 years in the Austin Public Schools. The last seven years she has taught in Dill-Casis Schools.

When she began to teach, Mrs. Cullers chose the young child — because she believed then and believes now that the foundation a child receives in the early grades is the most important part of education.

And she has never regretted the choice.

"Association with children contributes more than anything else toward keeping one young in heart, enthusiastic, interested and with faith in human beings," she says.

"Boys and girls are themselves great teachers," says Mrs. Cullers, "if we but take time to listen."

Mrs. Cullers' first teaching position was in a small town in Wichita County where her husband was superintendent of schools.

They have two children and five grandchildren. The children are Mrs. Jerry Duncan of Austin and Elmer W. Cullers Jr. of El Paso.

She belongs to and has been

active in many teachers' professional organizations. For the past two years she has been president of the Association for Childhood Education and one summer was the director of the workshop of the Texas ACE. She is a member of the Delta Kappa Gamma Society and served as president of the Olney chapter.

Mrs. Cullers has taught Sunday School classes for many years at the University Church of Christ.

For recreation, her favorite activities are boating, reading and gardening.

*The Austin Statesman; Jun 1, 1965*

# Realty Board Hears Talk By Salesman

Real estate salesmen furnished the program for the weekly luncheon of the Austin Real Estate Board at the Terrace Motor Hotel.

Elmer Cullers, president of the Realtor Associates, the salesmen's organization, presided and presented Ed Horne, realty salesman, who told the group that the real estate profession sells a product that people must have for living in a community. He also stressed the value of enthusiasm as an ingredient for successful selling and added that competition provides a spark in business.

Horne entered the real estate sales field 11 months ago. Before that he operated a gift shop in Lockhart.

Mrs. Ann Crockett, president of the Woman's Council of the realty industry here, said it has voted to undertake the development of a real estate library as its major project for 1958.

*The Austin American; Mar 9, 1958*

## Building Permits

**Nelson Puett Assoc. 1903 Hill Oak Court**

163

7

**Hillview Oaks Section 2**

**Br. Veneer Res and Apt. Garage.**

64185

7-11-56

22000.00

Owner

**WATER SERVICE PERMIT**

Austin, Texas

E N° 10684

Received of	NELSON PUETT	Date	7-24-56
Address	1903 HILL OAK COURT		
Amount	100.00 or 100/100		
Plumber	JOHN DAYTON	Size of Tap	3/4"
Date of Connection	9-25-56		
Size of Tap Made			
Size Service Made			
Size Main Tapped			
From Front Prop. Line to Curb Cock	7.5		
From - - - Prop. Line to Curb Cock			
Location of Meter	CURB		
Type of Box	12" CW		
Depth of Main in St.			
Depth of Service Line			
From Curb Cock to Tap on Main			
Checked by Engr. Dept.	10-15-56 GC		

No. Fittings	Size	
Corp. Cock		
Elbow		
St. Elbow		
Bushing	1" x 3/4"	
Reducer		
Pipe		
Lead Comp.		
Nipples	1/4" x 1/2"	
Union		
Plug		
Tee	1/4" x 3/4"	
Stop		
Box		
Lid		
Valves		
Job No.	W-323-502	
Req. No.		

Receipt No. 25957 Application for Sewer Connection **Nº 37360**

Austin, Texas, 7-26 1956

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by Nelson Pyett at 1903 Hill Oak Ct. Street, further described as Lot 3 Block 163 Outlot 1 Division Res. subdivision Hillwood Oaks Sec. 2 Plat, 163, which is to be used as a Res. In this place there are to be installed 6 fixtures. Plumbing Permit No. 19242 I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 2 1/2 3 1/2 Respectfully, 9-24-56  
Ch. Lm D.  
Rayton  
ul  
 Date 9-26-56  
 By Rangel

NOTE: Connection Instruction 8' down in St. 4' down

### WATER SERVICE PERMIT

Austin, Texas

**E Nº 41772**

Received of E. W. COLLERS Date 4-7-64  
 Address 1903 HILL OAK COURTS  
 Amount NINETY \$ 90.00  
 Plumber GORBET SPRINKLER Size of Tap 1 1/2

Date of Connection	<u>4-13-64</u>
Size of Tap Made	<u>1 1/2</u>
Size Service Made	<u>1 1/2</u>
Size Main Tapped	<u>6" C.I.</u>
From Front Prop. Line to Curb Cock	<u>2'</u>
From <u>So.</u> Prop. Line to Curb Cock	<u>2'</u>
Location of Meter	<u>CURB</u>
Type of Box	<u>ONEWAY</u>
Depth of Main in St.	<u>3'</u>
Depth of Service Line	<u>2'</u>
From Curb Cock to Tap on Main	<u>36'</u>
Checked by Engr. Dept.	<u>NA 5-7-64</u>

No. Fittings	Size
<u>37</u>	<u>1 1/2" Cop.</u>
<u>1</u>	<u>Corp. Cock</u>
<u>1</u>	<u>Cop. to Iron ell</u>
<u>1</u>	<u>Cop. to Cop. ell</u>
<u>1</u>	<u>Cop. to Iron Coupling</u>
<u>1</u>	<u>Cop. to Cop. Coupling</u>
<u>1</u>	<u>Angle Stop</u>
<u>1</u>	<u>Stop</u>
<u>1</u>	<u>Bushing 1 1/2" X 1" BRASS</u>
<u>1</u>	<u>Nipples 1 1/2" X 1" 1/2"</u>
<u>1</u>	<u>Service Clamp 1 1/2" X 1 1/2"</u>
<u>1</u>	<u>Valve</u>
<u>1</u>	<u>Meter Box ONEWAY</u>
<u>1</u>	<u>Lock Lid</u>
<u>1</u>	<u>Drain Tile</u>
<u>1</u>	<u>Drain Tile Lid</u>
<u>1</u>	<u>Stop &amp; Drain</u>
<u>1</u>	<u>Job No. 41323-502</u>
<u>1</u>	<u>Foreman A. P. Powell</u>