

**HISTORIC LANDMARK COMMISSION
JANUARY 27, 2020
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2019-0073
1215 W. 9TH STREET
WEST LINE NATIONAL REGISTER HISTORIC DISTRICT**

PROPOSAL

Rehabilitate a ca. 1910 house, remove an altered porte-cochere and one-story rear addition, and construct a one-story rear addition with a roof deck.

ARCHITECTURE

2-story, side-gabled, L-plan house; composite siding with 1:1 and casement vinyl-sash windows; full-width shed-roofed porch; porte-cochere.

PROJECT SPECIFICATIONS

The project has four parts:

- 1) Rehabilitate the house, including replacement of composite siding with wood siding, replacement of 1:1 vinyl-sash windows with double-hung wood-sash windows, expansion of selected second-story window openings, replacement of the vinyl door with a wood door, and repair of porch materials, with in-kind replacement where needed. The porch roof will be raised by 1'9" to increase the slope of the porch roof;
- 2) Demolish the porte-cochere;
- 3) Demolish a rear addition; and
- 4) Construct a one-story rear addition with a footprint of approximately 700 square feet. The addition will be capped with a roof deck, clad in wood lap siding to match the replacement siding on the front of the house, and have fixed and operable aluminum-frame windows.

RESEARCH

Rush and Minnie Baldwin lived in the house for nearly two decades, from around 1916 until around 1934. Rush Baldwin was born in 1884 in Missouri. His family moved to Austin in 1896, when his father established the printing company that became A.C. Baldwin & Sons. Rush worked in the family business and served as president and secretary of the Austin Rotary club. He died in 1934 after a car accident, which received widespread publicity. A newspaper article announcing his death lauded him as "one of Austin's best-known and most-respected business men."

Minnie Baldwin (nee Steiner) was born in 1891 in Austin. She married Rush Baldwin around 1912, and the couple had one daughter. Minnie was active in the First Methodist Church, the Austin Woman's Club, and the League of Women Voters, among others. She died in 1941 in Austin.

Allie Vernon lived in the house from around 1930 until her death in 1969. Ms. Vernon was born in 1878 in Texas. She moved to Austin in 1921 with her husband Thomas, who died in 1928. The couple had three children. The 1930 census lists the Vernon family in the house by themselves; by 1940, they were renting space to three "roomers." An avid sports fan, Ms. Vernon was presented the "Mrs. Sports Fan of Austin Award" in 1950.

STANDARDS FOR REVIEW

The house is a contributing property in the West Line National Register Historic District. It does not appear to meet the standards for designation as a historic landmark.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building retains a moderate degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code (Section 25-2-352). The property may be significant according to two criteria.
 - a. **Architecture.** The building is an example of the Classical Revival style.
 - b. **Historical association.** Rush and Minnie Baldwin lived in the house for nearly two decades, beginning in 1916. Rush was a prominent businessman and civic leader, and there may be significant historical associations; further research would be required to establish his role in Austin's growth. Allie Vernon lived in the house for approximately 40 years, from around 1930 until 1969. There do not appear to be significant historical associations with her tenure.
 - c. **Archaeology.** The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. **Community value.** The property does not appear to possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, Austin, or Texas as a whole.
 - e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects in National Register historic districts. The following standards apply to the proposed project:

- 2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
 The project retains the property's historic character by preserving features, spaces, and spatial relationships, particularly from the street. The porte-cochere will be removed, but it has been previously altered and sits over the neighboring property line.
- 3) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
 The roof deck, aluminum-sash windows, and design of the proposed rear addition will make it recognizable as new construction.
- 5) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
 The house's distinctive features will be preserved. Due to deterioration, the composite cladding will be removed, structural elements replaced, and new cladding added. Vinyl replacement windows and doors will be replaced with wood-sash windows and wood doors more in keeping with the house's historic character.
- 6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.*

Replacement of missing features will be substantiated by documentary and physical evidence.

Replacement materials such as composite siding, vinyl-sash windows, and vinyl doors will be replaced with materials more in keeping with the house's historic character.

- 9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed addition will be subordinate to the historic house due to its size and location. It will not destroy historic materials, features, or spatial relationships. It will be differentiated through design and is compatible in its scale, roof form, proportions, materials, and details.

- 10) *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The addition could be removed without impairing the historic building's essential form and integrity.

The proposed project meets the standards.

COMMITTEE RECOMMENDATION

Committee members were supportive of the project. They recommended retaining the massing and design of the front elevation, in addition to original siding if extant and in good condition. The recommendations are reflected in the proposed design.

STAFF RECOMMENDATION

Comment on and release the plans, authorizing staff to administratively approve the cladding and window material and fenestration patterns of the rear addition.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: NRD-2019-0073

LOCATION: 1215 W 9TH STREET

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.



PROPERTY INFORMATION

Photos



Primary (north) façade and east elevation of 1215 W. 9th Street.



Detail of gable end and second-story windows.

Occupancy History

City directory research, Austin History Center
 By Historic Preservation Office staff
 November 2019 and January 2020

Note: The property was addressed as 1205 W. 9th Street until approximately 1930, when it was addressed as 1207. The current address was used beginning around 1939.

- 1908-09 Address not listed

- 1909-10 Starks P. Porter
 Deputy sheriff

 Carrie E. Porter, widow of W. S. Porter
 No occupation listed

- 1910-11 Clifton W. Bones
 Carpenter, contractor, builder. The property was used as both Bones's office and residence.

- 1912-13 Vacant

- 1916 Rush Baldwin, owner
 Treasurer, AC Baldwin & Sons, Inc. (Bookbinders, Book and Job Printers, 400-02 Congress Avenue)

- 1918 Rush and Minnie Baldwin, owners
 Treasurer, AC Baldwin & Sons, Inc.

- 1920 Rush and Minnie Baldwin, owners
 Treasurer-manager, AC Baldwin & Sons, Inc.

- 1922 Rush Baldwin, owner
 Treasurer-manager, AC Baldwin & Sons, Inc.

- 1924 Rush and Minnie Baldwin, owners
 Treasurer, AC Baldwin & Sons, Inc.

- 1927 Rush and Minnie Baldwin, owners
 Treasurer, AC Baldwin & Sons, Inc.

- 1930-31 Mrs. Allie Vernon, owner (widow of Thomas M.)
 No occupation listed

Note: Rush Baldwin died in 1934, and contemporary newspaper articles list the family as living at 1205 W. 9th Street at that time.

- 1935 Mrs. Ollie [sic] Vernon, owner (widow of Thomas M.)
 No occupation listed

- 1939 Charles E. and Aline Morris, renters
 President, Home Comfort Co. Inc. (GE appliances, 314 W. 6th Street)

	Mrs. Allie Vernon No occupation listed
1940	Clarence C. and Velma Goen, renters Office manager, Covert Auto
1941	Clarence H. and Lucy Lentsch, renters Accountant, State General Land Office
1942	Mrs. Allie Vernon, owner (widow of Thomas M.) No occupation listed
1944	Mrs. Allie Vernon, owner (widow of Thomas M.) No occupation listed
1947	Mrs. Allie Vernon, owner (widow of Thomas M.) No occupation listed
1949	Mrs. Allie Vernon, owner (widow of Thomas M.) No occupation listed
1952	Mrs. Allie Vernon, owner (widow of Thomas M.) No occupation listed
1955	Mrs. Allie Vernon, owner (widow of Thomas M.) No occupation listed
1959	Mrs. Allie Vernon, owner (widow of Thomas M.) No occupation listed
1962	Mrs. Allie Vernon, owner (widow of T. M.) No occupation listed
1968	Mrs. Allie Vernon, owner (widow of T. M.) No occupation listed
1973	Vacant
1977	Josue V. and Marcelina A. Quintanilla, renters Pharmacist, Corpus Christi
1981	Josue V. and Marcelina A. Quintanilla, owners Pharmacist, Corpus Christi
1985-86	Josue V. and Marcelina A. Quintanilla, owners Pharmacist, Walgreens
1992	Josue V. Quintanilla, owner Pharmacist, Walgreens

BALDWIN RITES TO BE SATURDAY

Last rites for **Rush Baldwin**, 49, Austin business man and civic leader who died Thursday night of injuries received last Saturday in a traffic accident near Manor, will be held Saturday at 10 a. m. from the family residence, 1205 West Ninth street, with Rev. Virgil Fisher of the First Methodist church officiating.

Burial will be in Oakwood.

Hopes for Mr. Baldwin's recovery began to fade Wednesday night when he suffered a setback, and throughout Thursday he was reported slowly sinking at Seton infirmary. Thursday night he lost his fight for life.

Austin Leader

Mr. Baldwin's death was the second resulting from the last Saturday accident. Homer C. Smith, deputy internal revenue collector, died Monday night as result of injuries he received in the accident, in which three other persons, C. J. Baldwin, Jr., Jones C. Laughlin and Andrew Jacobson were injured less seriously.

Mr. Baldwin was one of Austin's best-known and most-respected business men. At the time of his death he was associated with his father, A. C. Baldwin, and his brother, Julian Baldwin, in the A. C. Baldwin and Sons printing firm, of which he was treasurer.

He was past president of the Austin Rotary club and was secretary of the organization at the time of his death. He had a perfect club attendance record for the 17 years he was a member of the organization.

Came Here in 1898

Born in Marshall, Mo., Dec. 19, 1884, Mr. Baldwin came with his parents to Austin in 1896 when his father, A. C. Baldwin, established the printing company which bears his name.

Mr. Baldwin is survived by his widow, one daughter, Miss Marjorie Baldwin; his father, A. C. Baldwin; his mother, Mrs. Kate Baldwin; one brother, C. J. Baldwin, and one sister, Mrs. Albert H. Ater, all of Austin.

"Baldwin rites to be Saturday," The Austin Statesman 11/2/1934.

RUSH BALDWIN,

LEADER HERE, IS BURIED

By WILLIAM J. WEEG
Final tributes of the people of the city in which he lived and served for half a century were bestowed by friends and associates to

Rush Baldwin, Austin business man and civic worker, in funeral services held Saturday at 10 a. m. at the family residence, 1205 West Ninth street.

Hundreds of friends from every walk in life, representing every creed and denomination, assembled at the home as a mark of their esteem for one who had labored in community service and one whose kindly spirit had touched them when they needed a kindly word or a helpful act on his part.

Esteem Summarized

Business men ranging from bankers to the young men who are starting on their business careers stood with bared heads for nearly an hour in tribute to their friend, their colleague, and their associate.

Particularly were observed employers and employees of the other printing firms, who paused from their work to join in the community tribute to a leader of their craft, whose career was cut short by an unfortunate automobile accident last Saturday morning on the Houston highway three miles east of Manor.

The esteem in which Mr. Baldwin was held was summarized by the Rev. Virgil H. Fisher, pastor of the Methodist church, officiating at the service, during his tribute.

"Jew and gentile, Catholic and Protestant have assembled around the bier of a friend," Dr. Fisher said. "He loved the Sisters who attended him at the infirmary and as they prayed, he felt that their prayers were mingled with his."

Definite Service

Dr. Fisher declared that Mr. Baldwin rendered a service to the wealthy and to the lowly and contributed a definite service to humanity.

The minister said that even the negro janitor at the First Methodist church had requested him to "add a line of tribute from him" and quitted the negro as telling of

Continued on Page 6, Col. 3.

BALDWIN IS PAID FINAL TRIBUTES

(Continued from page 1)

the kindness which Mr. Baldwin also manifested toward him "when he took the copy for our church bulletin down to the firm to have it printed."

Poem Read

The service was opened with a quartet singing "Come Ye Disconsolate," after which the Rev. Fisher read Scriptural passages from John 14, the 14th Psalm, and Revelation 22:14, including the words "Let not your heart be troubled . . . in my Father's house are many mansions . . . God is our refuge and strength, a very present help in trouble" and other comforting words of a comforting Master.

Dr. Fisher then gave his tribute and ended this with a poem entitled "Still, Still With Thee," after which the quartet, composed of Mrs. Fred Caldwell, Mrs. Serena Howe Larson, Roy Lane and Homer W. Griffiths, sang Cardinal Newman's hymn "Lead Kindly Light."

Final Benediction

The Baldwin home was laden with the floral tributes of friends and three flower cars carried them to the grave in Oakwood cemetery, where the body of Mr. Baldwin was placed by six of his associates in the firm of A. C. Baldwin & Sons which Mr. Baldwin served as treasurer.

Members of the Austin Rotary club which Mr. Baldwin served as secretary at the time of his death and previously as director and president, were named honorary pallbearers. The Rotarians mourned the passing of one who had held a perfect attendance record since joining the organization on Sept. 17, 1917.

Services at the graveside were brief with the Rev. Virgil Fisher reciting a prayer and giving a final benediction and the quartet singing "Have Thine Own Way."

"Rush Baldwin, leader here, is buried," The Austin Statesman 11/3/1934.

Mrs. Baldwin's Rites Set

Funeral Services Will Be Saturday

Funeral services for Mrs. **Rush Baldwin**, 49, widow of the prominent civic leader, will be held Saturday at 10:30 a. m. at the Cook funeral home chapel, with burial in Oakwood cemetery.

Mrs. Baldwin died in Seton hospital Thursday night. Her husband died in a highway crash in 1934 as he was en route to Houston for the Rice-Texas football game that fall.

Mrs. Baldwin is survived by a daughter, Mrs. Taylor Huff of Austin and one sister, Mrs. R. L. Murphy of Houston. She was active in the work of the First Methodist church and also was a member of the Austin Woman's club, the League of Women Voters, the Altemheim, the Home of the Holy Infancy, the Garden club and the Alpha Delta Pi Mothers' club.

The Rev. Kenneth Pope, pastor of the First Methodist church, will officiate at the funeral. Pallbearers will be Louis Frank, Lewis Bracy, George Zimmermann, C. E. Mabry, Arthur Bolm and W. H. Tonn.

Minnie Baldwin obituary, The Austin Statesman 3/28/1941.

MRS. ALLIE VERNON

Funeral services for Mrs. **Allie Vernon**, 90, of 1215 West 9th St., will be held at 2 p.m. Thursday at Cook Funeral Home with Rev. Homer Welmer officiating. Burial will follow in Oakwood Cemetery.

She had been a resident of Austin since 1921 and was a member of St. Luke's Methodist Church and the WSCS.

Mrs. Vernon was an avid sports fan and in 1950 was given the "Mrs. Sports Fan of Austin Award." She had been presented signed baseballs by the Austin Pioneers, the Austin Senators, and the Austin Braves. She attended all

University of Texas Longhorn football and baseball games for many years.

She is survived by one daughter, Miss Grace Vernon of Austin; three sons, Russell Vernon of Denton, Melvin Vernon and Douglas Vernon, both of Austin; two sisters, Mrs. D. J. Barnett of Austin and Mrs. Herbert Kruse of Brenham; one grandson.

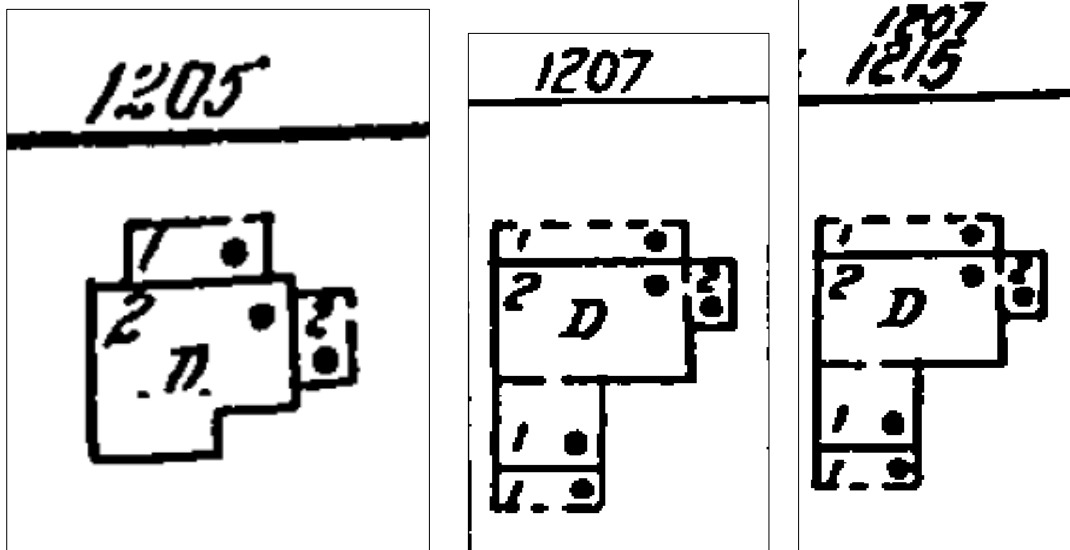
Pallbearers will be William T. Cloud, Fred Mitchon, Glen Grossnickle, David Wilson, Marshall Turner and Gus Sundberg.

Allie Vernon obituary, The Austin Statesman 2/5/1969.

Building Permits and Maps

OWNER J.V. Quintanilla		ADDRESS 1215 West 9th Street	
PLAT 100	LOT 9	BLK 2	
SUBDIVISION Park View			
OCCUPANCY Residence			
BLD PERMIT #25895	DATE 11-1-71	OWNERS ESTIMATE	\$700.00
CONTRACTOR owner		NO. OF FIXTURES	
WATER TAP REC #		SEWER TAP REC #	
Repair and remodel exist residence			
#147332 1-17-75 J. V. Quintanilla			
Repair & Remodel Exist. Res. to Min. Stdrs. 500.			

Building permit issued to J. V. Quintanilla for repairs and remodeling, 11/1/1971 and 1/17/1975.



1922, 1935, and 1961 Sanborn maps (left to right). As seen, the property address has changed.