

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
APRIL 26, 2021
HR-2021-044071
803 W. JAMES STREET

PROPOSAL

Demolish a ca. 1935 house and non-historic accessory building (built 1999, not evaluated for significance).

ARCHITECTURE

One-story rectangular-plan house with board and batten wood siding, side-gabled roof, partial-width porch, and 4-over-4 wood-sash windows.

RESEARCH

The house at 803 W. James Street was built around 1936 by James A. and Clara M. Hobbs (nee Polvado). James Hobbs was born around 1883 in Texas. He managed a gas station (1937) and later worked as a serviceman for the Austin Phonograph Co. (1944, 1941). James and Clara divorced in the late 1930s, and James moved out of the house by 1944. He died in Austin in 1961.

Clara Mae Polvado was born in 1917 in Austin, where her father was a construction worker. In 1920 the family was living in Fort Worth. Clara married James Hobbs before 1934, and the couple had two children before divorcing in the late 1930s. Clara married Clinton Cayce in 1939; the next year, the couple was living with her parents on Haskell Street. They had at least two children together. Clara was living in Lockhart and working at the State Hospital when she died in 1964.

From around 1944 until at least 1959, Robert L. and Willie Hobbs lived in the house. Robert was born in 1882 in Texas. He worked as farm laborer in Burnet (1900 and 1910) and Nueces County (1920) and a custodian at the University of Texas during the 1940s and possibly the 1930s. Robert Hobbs died in 1960 in Austin.

Willie Hobbs was born in 1888 in San Saba, Texas, where her father worked as a farmer. She married Robert Hobbs around 1905, and the couple had at least eight children. In 1910, the Hobbs family was living in Burnet, where Willie worked as a laborer on their farm. By 1920, they had moved to Nueces County. In 1930, the family was living in East Austin on Willow Street, where Robert worked as a laborer and Willie worked as a janitor at a high school. They moved to W. James Street by 1944. Willie Hobbs died in 1977 in Austin.

STAFF COMMENTS

The house does not appear to be eligible for designation as a historic landmark. Historic landmarks must meet the following criteria:




- 1) The building is more than 50 years old.
- 2) The building appears to retain a high degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (LDC §25-2-352). Staff has evaluated this property and determined that the house does not meet the criteria for landmark designation as set forth in City Code:
 - a) *Architecture*. The building does not appear to convey architectural significance.
 - b) *Historical association*. The building does not appear to have 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

Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HR 21-044071
 LOCATION: 803 W JAMES STREET



1" = 250'

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

Photographs



803 W. James Street. Source: Google Maps, January 2020.

Occupancy History

City Directory Research, March 2021

1932	Address not listed
1935	Address not listed
1937	James A. and Clara M. Hobbs, renters Manager, Travis Co. Oil Co. Station No.3
1939	James A. and Clara M. Hobbs, renters Serviceman, Austin Phono Co
1941	James A. Hobbs, renter Serviceman, Austin Phonograph Co.
1944	Robert L. and Willie Hobbs, owners Assistant, UT
1947	Robert L. and Willie Hobbs, owners Helper, UT
1949	Robert L. and Willie Hobbs, owners Custodial worker, UT
1952	Robert L. and Willie Hobbs, owners Occupation not listed
1955	Robert L. and Willie Hobbs, owners Occupation not listed
1957	Robert L. and Willie Hobbs, owners Occupation not listed

1959

Robert L. Hobbs, owner
Occupation not listed

Biographical Information

DEATHS, FUNERALS

ROBERT L. HOBBS

Robert L. Hobbs, 77, of 803 West James, died in a local hospital Friday afternoon. He was a retired employee of the University of Texas, and had been a resident of Austin for the past 38 years, and was a member of the Central Assembly of God Church.

He is survived by his widow, Mrs. **Willie Hobbs** of Austin, four daughters, Mrs. J. G. Greve, of Bishop, Mrs. Gladys Stroud of Agnew, Calif., Mrs. P. W. Combs of Austin, and Mrs. R. V. Mackey of Sunnyvale, Calif.; four sons, Edgar Hobbs, James Hobbs, and Robert L. Hobbs, all of Austin and Rev. Hershel Hobbs of Dallas; a sister, Mrs. Jack Hays

of Liberty Hill; two brothers, Harvey Hobbs and Walter Hobbs, both of Austin, and 14 grandchildren and 10 great grandchildren. Funeral services will be held at the Wilke-Clay Funeral Home Sunday at 2 p.m., with the Rev. J. Paul Joiner, pastor of the Central Assembly of God Church, officiating.

Burial will be in Capital Memorial Gardens.

MRS. ANNIE ROHDE

Mrs. Annie Rohde died in a local hospital late Friday.

The body is at the Weed-Corley Funeral Home pending definite arrangements.

FRANK ALVIN LOWE

Frank Alvin Lowe, 63, of 1181

Obituary for Robert L. Hobbs, Austin Statesman 2/13/1960.

MRS. CLARA MAE CAYCE

Funeral services for Mrs. **Clara Mae Cayce**, 46, of Lockhart, were held Tuesday at the Hyllin-Manor Funeral Home with the Rev. Perry Moore officiating. Burial was in the Fitzhugh Cemetery.

Pallbearers were Robert Polvado, John Wright, W. B. Pannell, James Cameron, Rufus Atkinson, Carl Riedell and Rev. J. Paul Joyner.

Death notice for Clara Mae Cayce, Austin Statesman 2/11/1964.

Permits

Connection Charge \$ 12.00 No. 12476A

Application for Sewer Connection.

Austin, Texas, April 6 1936

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 803 J. A. Hobbs
at 805 W. James Street,
further described as lot 3, block 5 outlet
subdivision South Hills division plat 114
which place is to be used as a residence

In this place there are to be installed 1 fixtures.

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

Sewer connection permit issued to J. A. Hobbs, 4/6/1936.

City records also show permits for repairs in 1981 and a detached studio in 1999.