

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
JUNE 28, 2021
PR-2021-064110
2305 RIO GRANDE STREET

PROPOSAL

Demolish a ca. 1921 house.

ARCHITECTURE

One-and a half story 1920s Craftsman cottage with Colonial Revival influences; the house has a side-gabled composition with an elevated roofline at the rear to accommodate a second story under the main roofline; it is unclear whether this is original architecture or a later addition, but appears to be of historic age. The façade consists of a twin set of front-facing gablets, each containing a double set of windows. The principal entry is centered in the façade with a single window on each side of the door and a projecting portico on round columns and with a round-arched eyebrow roofline at the center.

RESEARCH

This house was the home of Fred and Nellie Kingdon, who lived here from 1921 until their deaths. Fred Kingdon was a native of Illinois who worked as a car salesman for Covert Auto Company after managing Isaac Bledsoe's piano and organ store. His 1967 death certificate showed him to be the manager of a music company, so perhaps he went back into the music business in his later years, but city directories show him as a car salesman for the majority of his career. His first wife, Nell, died in 1940, and Fred married again; his second wife Delsie was an administrative secretary for the University of Texas.

STAFF COMMENTS

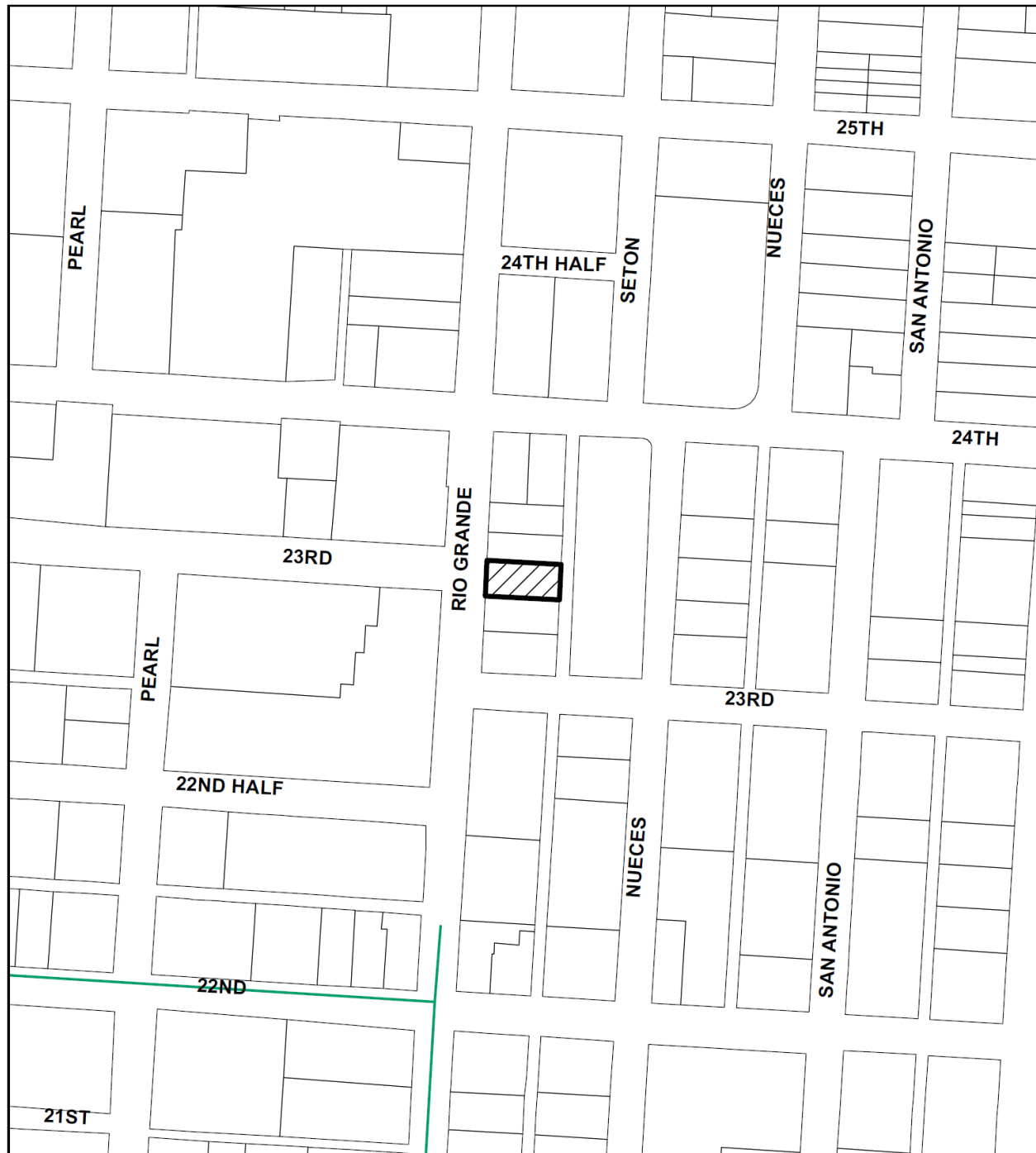
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined it does not meet two criteria:
 - a. *Architecture*. The house is a relatively common type of 1920s residential housing that is found in many neighborhoods near the UT campus and in the North University neighborhood. This house does not represent an outstanding example of this style. However, ironically, it is adjacent to the historic landmark Robert L. Moore house, which was moved to the neighborhood for its preservation, partly because of the context of the neighborhood (which has since continued to be degraded with new student housing developments).
 - b. *Historical association*. The house does not have any significant historical associations; it was owned and occupied by a music store manager who then became a car salesman for most of the historic period.
 - 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 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 or relocation, 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, prior to permit issuance. While this house retains a high degree of integrity, it does not meet the two criteria required for designation, and does not qualify for individual designation as a historic landmark..

LOCATION MAP



1" = 208'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: GF 21-080274

LOCATION: 2305 RIO GRANDE 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.

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2305 Rio Grande Street
ca. 1921



OCCUPANCY HISTORY
2305 Rio Grande Street

City Directory Research, Austin History Center
By City Historic Preservation Office
May 2021

Date	Name/Occupation
1959	Fred W. Kingdon, owner Occupation not listed
1957	Fred W. and Delsie C. Kingdon, owners Fred – Salesman Smith Bros Delsie – Office secretary at University of Texas
1955	Fred W. and Delsie C. Kingdon, owners Fred – Salesman American Radiator & Standard Sanitary Corp. Delsie – Administrative secretary at University of Texas
1952	Fred W. and Delsie C. Kingdon, owners Salesman
1949	Fred W. and Delsie C. Kingdon, owners Fred – City salesman American Radiator & Standard Sanitary Corp. Delsie – Administrative secretary at University of Texas
1947	Fred W. and Delsie C. Kingdon, owners Fred – Business manager AAA Plumbing Delsie – Office secretary at University of Texas
1944	Fred W. and Delsie C. Kingdon, owners Fred – Salesman Delsie – Clerk Paul Williams Office
1941	Fred W. and Nellie T. Kingdon, owners Salesman Covert Auto Co. Fred W. Kingdon Jr., renter Adjuster Hammerman & Gainer
1939	Fred W. and Nellie Kingdon, owners

	Salesman Covert Auto Co. Fred W. Kingdon Jr., renter Adjuster Hammerman & Gainer
1937	Fred W. and Nell Kingdon, owners Salesman Covert Auto Co. Fred W. and Jo Ann Kingdon Jr., renters Kingdon Service Station (1228 S Congress Avenue)
1935	Fred W. and Nell T. Kingdon, owners Salesman Covert Auto Co. Fred W. Kingdon Jr., renter Occupation not listed
1932	Fred W. and Nell T. Kingdon, owners Receiver Gammels Book Store Fred W. Kingdon Jr., renter Occupation not listed
1929	Fred W. and Nellie T. Kingdon, owners Manager Isaac Bledsoe, Pianos (821 Congress Ave)
1927	Fred W. and Nellie T. Kingdon, owners Manager Isaac Bledsoe, Pianos (821 Congress Ave)
1924	Fred W. and Nellie T. Kingdon, owners Manager Isaac Bledsoe, Pianos and Organs (821 Congress Ave)
1922	Fred W. and Nellie T. Kingdon, owners Manager Isaac Bledsoe, Pianos and Organs
1920	Address not listed
1918	Address not listed

BIOGRAPHICAL NOTES:

Fred and Nellie Kingdon appear in the 1930 U.S. Census as the owners of this house, which was worth \$10,000. Fred Kingdon was 44, had been born in Illinois, and was the manager of a music store. Nellie Kingdon was 41, had been born in Texas, and had no occupation listed. They had a son, Fred, Jr., 13, who had been born in Texas.

The 1940 U.S. Census shows Fred and Nellie G. Kingdon as the owners of this house, which was worth \$10,000. Fred Kingdon was 55, had been born in Illinois, and was an automobile salesman. Nellie G. Kingdon was 51, had been born in Texas, and had no occupation listed. They had a son, Fred, Jr., 23, who had been born in Texas, and worked as an assistant manager of an insurance office. The census report also shows a lodger, Ann Baldwin, 4 months, who had been born in Texas.

His 1967 death certificate shows that Fred William Kingdon was living at this address at the time of his death. He had been a resident of Austin since 1909 and was a retired music salesman who had been born in Nekoma, Illinois in 1885. His wife was Delsie C. Kingdon.

KINGDON—Funeral services for Mrs. Nellie Kingdon, lifetime resident of Austin, were conducted at the Thurlow Weed funeral home at 10:30 a. m. Thursday by the Rev. Edmund Heinsohn and burial was in Oakwood. Casket bearers were Charles Page, Jr., George Page, H. P. N. Gammel, E. Juul, Bobbie Eckhardt and Joe Eckhardt.

Funeral notice for Nellie Kingdon
 Austin Statesman, January 2, 1941

Note the list of casket bearers from some of Austin's most prominent families.

Austinite Succumbs In Hospital

Fred William Kingdon Sr., 82, died in a local hospital Thursday.

Kingdon was born in Nekoma, Ill., Jan. 27, 1885. He moved to Galva, Ill., around the age of nine, finishing high school there, then going to Galesburg, Ill. to attend Knox College of Music. He moved to Austin in 1909 where he became manager of the Isaac Bledsoe Music Company at Ninth and Congress and remained in this capacity for more than 20 years, until the company moved to San Antonio in 1931.

He then worked for Covert Automobile Company until World War II when he worked with Wes Whitten Company building Camp Swift and Fort Hood. After the war he joined the American Radiator and Standard Sanitary Corp. and remained with this corporation until he retired.

Noble Kingdon played in the Ben Hur Band for many years and was manager for many of the Temple pilgrimages. He was a member of the University Methodist Church, a Past Exalted Ruler of the Elks Lodge, a past member of the Kiwanis and Rotary Clubs, a 50-year member of Hill City Lodge No. 456 AF&AM, Austin Scottish Rite Bodies, and Ben Hur Shrine.

Survivors are his widow; Mrs. Delsie C. Kingdon, Austin; one son, Fred W. Kingdon Jr., and granddaughter, Carol Ann Kingdon, both of Atlanta, Ga.

Funeral services will be held Saturday at 2 p.m. at the Weed-Corley Funeral Home. Dr. James William Morgan will officiate and burial will be in Oakwood Cemetery.

Obituary of Fred Kingdon
 Austin Statesman, May 11, 1967