

**HISTORIC LANDMARK COMMISSION  
DEMOLITION AND RELOCATION PERMITS  
OCTOBER 25, 2021  
PR-2021-139578; GF-2021-154910  
1101 S. 1<sup>ST</sup> STREET**

## **PROPOSAL**

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Relocate a ca. 1919 house.

## **ARCHITECTURE**

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One-story Craftsman bungalow with horizontal wood siding, single and paired 1:1 wood windows, and a partial-width porch with gabled roof supported by paired boxed columns. The house's gabled roof has deep eaves, triangular knee braces at gable ends, and exposed rafter tails.

## **RESEARCH**

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The house at 1101 S. 1<sup>st</sup> Street was built around 1919 for Austin and Sophia Sullivan. Austin Sullivan worked as a salesman, and Sophia Sullivan was the editor of an Austin *Statesman* column on South Austin news, which she maintained until Austin Sullivan's accidental death in 1938. After leasing the home for a few years, the Sullivans sold the house to Katie and Otto Bohls around 1930. Otto Bohls was a painter, and Katie Bohls a nurse. They each lived in the home until death—Otto in 1961, and Katie in 1976. In the late 1970s, it transitioned to commercial use.

## **PROPERTY EVALUATION**

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The 2015 Bouldin Neighborhood survey lists the property as a medium priority.

### *Designation Criteria—Historic Landmark*

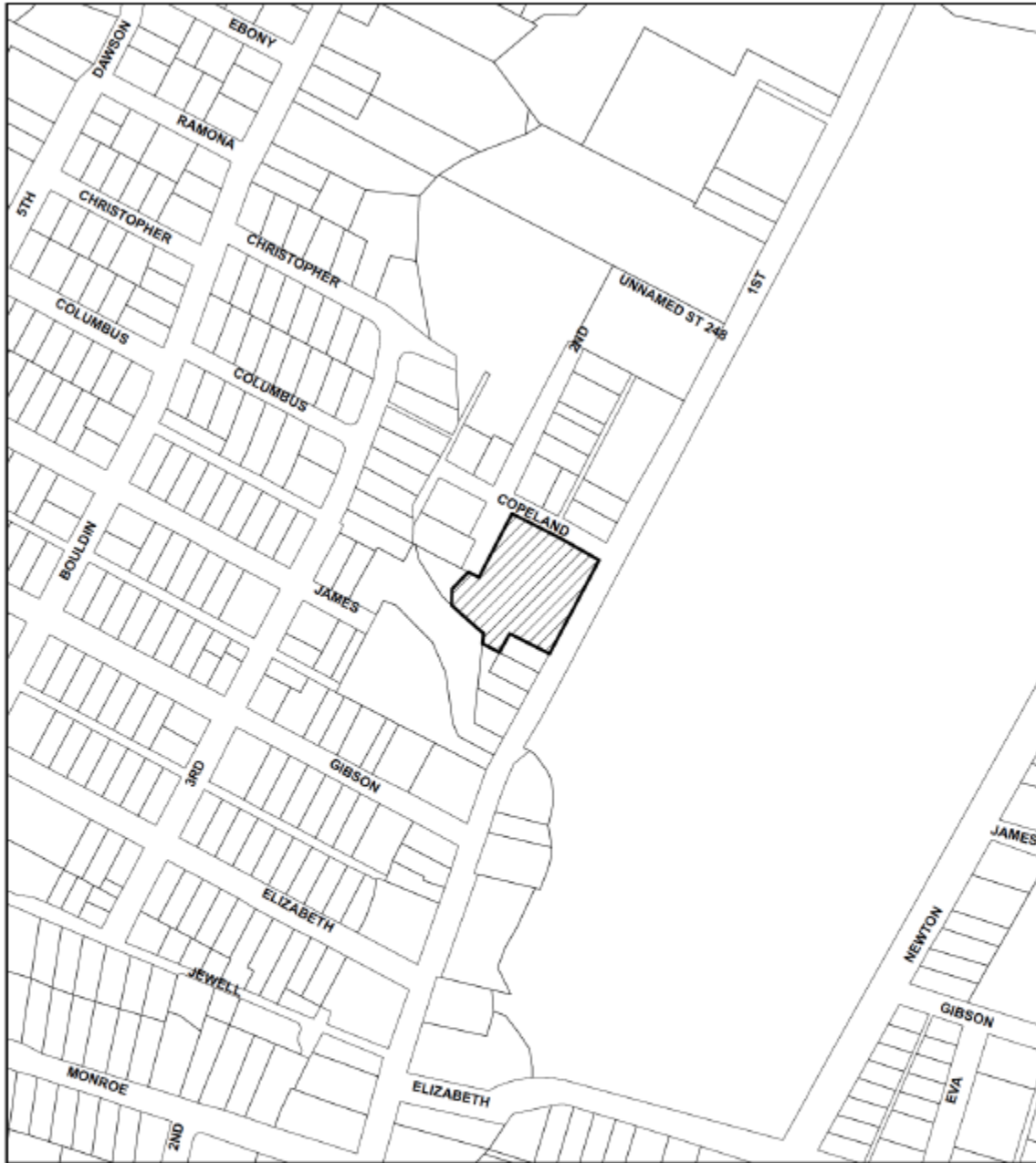
- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
  - a. Architecture. The building is a good example of a Craftsman bungalow
  - b. Historical association. The property does not appear to have significant historical associations.
  - 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**

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Release the relocation permit upon completion of a City of Austin Documentation Package.

# LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 292'

## NOTIFICATIONS

CASE#: PR 21-139578

LOCATION: 1100 S 1ST 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*



*Demolition permit application, 2020*







*Streetscape and alley views, Google Street View, March 2021*

#### *Occupancy History*

City Directory Research, September 2021

1959	Otto P. Bohls, owner
1957	Otto P. and Katie Bohls, owners Painter, University of Texas
1955	Otto P. and Katie Bohls, owners Maintenance, University of Texas
1952	Otto P. and Katie Bohls, owners Painter
1949	Otto P. and Katie Bohls, owners Painter
1947	Otto P. and Katy E. Bohls, owners Painter, Camp Mabry
1944	Otto P. and Katy E. Bohls, owners Painter
1941	Otto and Katie E. Bohls, owners Painter  George W. Sanders, renter
1939	Otto and Katie E. Bohls, owners Painter
1937	Otto and Katie E. Bohls, owners Painter
1935	Otto and Katie E. Bohls, owners Painter
1932	Otto and Katie E. Bohls, owners Painter

1930	Otto and Katie E. Bohls, owners Painter
1929	Carl and Lillie Bible, renters Sawyer  Earl E. Lloyd, renter Note: Otto and Kate Bohls listed at 1028 S. 1 <sup>st</sup> St.
1927	Charles E. and Velma James, renters Warehouseman, Gugenheim-Goldsmith Co.  Rufus M. Stiles, renter Carpenter  Marion Davis, renter Note: Otto and Kate Bohls listed at 1028 S. 1 <sup>st</sup> St.
1924	Charles and Rena Wolf, renters Charles Wolf Jr.
1922	Austin E. and Sophia Sullivan, owners Traveler
1920	Austin E. and Sophia Sullivan, owners Traveling salesman
1918	Address not listed

### Biographical Information

<p><b>FOR SALE</b></p> <p><b>FOR SALE</b>—On South 1st St., nice 4-room house, with basement and two lots. Monthly, long time payments. G. H. Sullivan, 1100 South 1st St. 21</p> <hr/> <p><b>FOR SALE</b>—Five-passenger Ford automobile, good condition, out pull 2 mules. Price right. 1100 South 1st St. Old phone 3011. 21</p> <hr/> <p><b>FOR SALE OR TRADE</b>—Three buggies and surrey; one heavy spring wagon, harness with all of them. G. H. Sullivan, 1100 South 1st St. Old phone 3011. 21</p> <hr/> <p><b>FOR SALE</b>—Lot, fine place for store, one or two cottages, at old arch gate, Hyde Park. G. H. Sullivan, 1100 South 1st St. 3011 Old phone. 21</p>	<p><b>FOR RENT—Houses</b></p> <p><b>COTTAGE</b> of 6 rooms, 1 ½ story, 2-piece bath, electric lights, lot 80x120, fruit trees, garage, no gas, 3 blocks Bickler School, 1 block of car. \$18 per month. Will lease if desired. Phone 5115.</p> <hr/> <p><b>6-ROOM HOUSE</b>, furnished, 2 porches, all conveniences; large, airy rooms. On West Side, convenient to business center. Available Sept. 3. Box 21, care Statesman.</p> <hr/> <p><b>FOR RENT</b> in South Austin. Cool, comfy cottage, 6 rooms, bath; cheap; apply to A. E. Sullivan, 1100 South 1st St. Phone 3011.</p>
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*The Austin Statesman (1902-1915); Sep 21, 1913 and Aug 26, 1922*

**MARRIAGE LICENSES.**

Edmond Perkins and Lula Marlin.  
Chris G. Bissell and Florence D. Morley.  
**Otto Bohls and Katie Johnson.**

*The Austin Statesman (1902-1915); Jun 18, 1915*

Form 1 **REGISTRATION CARD** No. **363**

1 Name in full: **Otto Bohls** (Family name)

2 Home address: **1170 San Bernard, Austin** (City)

3 Date of birth: **April 7 1887** (Month) (Day) (Year)

4 Are you (1) a natural-born citizen, (2) a naturalized citizen, (3) an alien, (4) or have you declared your intention (specify which)? **Natural born**

5 Where were you born? **Bee Caves, Travis County, Texas** (Town) (County) (State)

6 If not a citizen, of what country are you a citizen or subject?

7 What is your present trade, occupation, or office? **Painter**

8 By whom employed? **George Diegel**

9 Where employed? **411 Lavaca St. Austin**

10 Have you a father, mother, wife, child under 12, or a sister or brother under 12, solely dependent on you for support (specify which)? **Wife**

11 Married or single (which)? **Married** Race (specify which): **Caucasian**

12 What military service have you had? **None**

13 Do you claim exemption from draft (specify grounds)? **No**

I affirm that I have verified above answers and that they are true.

**Otto Bohls** (Signature of registrant)

**128** **REGISTRAR'S REPORT**

1 Tall, medium, or short (specify which)? **Short** Slender, medium, or stout (which)? **Medium**

2 Color of eyes? **Blue** Color of hair? **Light** Bald? **No**

3 Has person lost arm, leg, hand, foot, or both eyes, or is he otherwise disabled (specify)? **No**

I certify that my answers are true, that the person registered has read his own answers, that I have witnessed his signature, and that all of his answers of which I have knowledge are true, except as follows:

**Edmund Francis** (Signature of registrar)

**Ward 7** Precinct

City or County: **Austin** State: **Texas**

**June 5, 1917** (Date of registration)

Draft card for Otto Bohls, [Ancestry.com](https://www.ancestry.com)

**SOUTH AUSTIN NEWS NOTES**

**MRS. AUSTIN E. SULLIVAN.**  
Phone 3011,

George Brooks, son of Mr. and Mrs. G. A. Brooks, entertained a few friends Tuesday from 4 to 6. The occasion was in honor of his sixth birthday. Games were enjoyed by the little folk.

The Austin Statesman (1916-1921); Jan 28, 1919..

Mr. and Mrs. Charles Wolf have recently moved from 609 South First Street to 1100 South First Street.

Mrs. Rena C. Wolf and children, Catherine and Charles, have moved from 1100 South First street to 1501 South Congress avenue.

The Austin Statesman (1921-1973); Jul 22, 1923 and The Austin American (1914-1973); Apr 18, 1926

Ninth to 912 East Eighth,  
C. E. James from 1106 South First  
to 1100 South First.  
Mrs. Joel E. Gunn from 910 West

Bland A. Johnson of Houston, who has been spending some time in New York City, is a guest in the home of his sister, Mrs. Otto Bohls, of 1001 South First street.

The Austin Statesman (1921-1973); Jun 28, 1927 and The Austin American (1914-1973); May 22, 1932



### AT THE BELL AIRDOME.

Austin Belle Sullivan, 9-year-old daughter of Mr. and Mrs. A. E. Sullivan of Austin, Thursday night made her debut on a professional stage when she appeared as Little Mary in "Ten Nights in a Barroom" with the Bobby Warren Stock Company at the Bell Airdome. Although she had had only two rehearsals of her role with the company, Austin Belle made a splendid impression on the first-night audience. In fact, she starred. The juvenile actress was absolutely free of all stage fright common to most amateurs, and recited her lines with clear, faultless enunciation, and her acting was all that Manager Bobby Warren could have asked for.

Austin Belle had a rather heavy role for a juvenile, appearing at intervals through the first and second acts, and the entire third act was devoted to her deathbed plea that her father stop the life of a drunkard and become again an asset rather than a liability to society. Little Miss Sullivan in the death scene placed proper dramatic emphasis on the various situations in which her role figures, and through the role her acting was done in natural manner and with an ease characteristic of one who had been acting that part at regular intervals.

Emmet Boring played the role of Joe Morgan, the drunkard and father of Little Mary, who later reforms. Leo Harris is cast as Mrs. Morgan, the wife who sacrificed friends and social

position to prove her loyalty to her husband.

William Ford had perhaps the best role of the play in the part of Mr. Romaine, the good man who always preached the lesson of temperance and abstinence from liquor. Simeon Slade, the former miller and later the barkeeper at the Sheaf and Sickle Tavern, was acted by Al Pierce in his usually clever fashion, and Russell Murdock portrayed the role of Frank Slade, his son, who becomes a drunkard and kills his father during a quarrel in the tavern.

Bobby Warren, as usual, injects a lot of his comedy into the play, which is a decided relief from the more melodramatic situations that develop. Gladys Fry is seen as Mahitable, the old spinster, who thinks the tavern guests are in love with her, and Sylvia Summers is the wife of Simeon Slade, the barkeeper.

Two new players made their debut to an Austin audience last night in the persons of H. F. Mellencup and a Mr. Cunningham, who played the parts of Willie Hammond and Harvey Green, two young fellows who patronized the barroom regularly. These two new players, together with the new pianist in the Warren orchestra, arrived here the first of the week by automobile from Defiance, Iowa, for the winter engagement of the company.

Another new player, whose name was not given on the program, gave a vaudeville sketch in which he told a number of Hebrew jokes and sang several numbers. Some of his gags were of the seasoned variety and could have been eliminated without destroying the value of the skit. William Ford demonstrated some tricks in magic and, with Mrs. Ford, sang a Chinese number, "Ching Chong," that

was liberally applauded. Miss Austin Belle Sullivan gave readings entitled "Rags" and "Before and After," appearing in khaki as a city newsboy.

In a curtain talk, Emmet Boring thanked the Austin patrons for their support during the summer and promised them the company would open here the first week in June. The Bobby Warren Stock Company was scheduled to leave next week for Galveston, but last night Manager Warren was undecided as to the date of departure from Austin, and the Airdome engagement may be extended one week longer.

The Austin Statesman (1921-1973); Oct 24, 1924

## Boundary Change Asked of Court

Twenty-eight citizens of South Austin, living west of South Congress avenue, Wednesday morning filed a petition with the commissioners court asking that the boundaries of justice precincts 3 and 5 be changed so that the portion of justice precinct 5 within the city of Austin would be included in justice precinct 3.

All of the remainder of the city is now included in justice precinct 3 with the exception of the South Austin section, now a part of precinct 5, along with a rural area.

The petition pointed out that the state constitution provides that in towns of over 5000 population two justices of the peace shall be elected.

Often in the past justices in precinct 5 have lived several miles from the city of Austin, the petition set forth.

Signers of the petition were: Sam T. Hill, J. W. Rountree, W. G. Rissmann, John B. Loveless, Jim Wimberley, F. H. Prather, B. F. Young, Mrs. B. F. Young, A. J. Raff, C. C. Tisdale, Homer Thorntony, Paul Blair, J. M. Crawford, S. L. Crawford, O. F. Terry, P. M. Petreson, L. G. Wren, George Witt, R. W. Herndon, D. B. Sowell, Otto Bohls, J. W. Hazelwood, D. F. Kitchens, L. R. Kitchens, E. B. Miller and R. C. Shuler.

## Sgt. Heiling Has Fractured Hip

Injured more seriously than was at first apparent, Motorcycle Sergt. H. W. Heiling is confined to his home today with a fractured hip bone. Heiling was injured when struck by an automobile at First street and Congress avenue Saturday.

Charges of negligent collision were filed against the driver of the automobile which struck Sgt. Heiling's motorcycle and threw him to the pavement.

Physicians advised Sgt. Heiling to remain at his home, 1100 South First street, for several days.

He did not go to the hospital Saturday after the accident but continued on duty. His hip continued to bother him and an x-ray showed a "crack" along the right hip bone.

The Austin Statesman (1921-1973); Aug 6, 1934 and Aug 22, 1934

# 'Wild' Trailer Hurts Austinian Critically

## WORKER PINNED AGAINST TREE TRUNK

Austin E. Sullivan, 51, was critically injured Tuesday about 11:20 a. m. when a "wild" trailer pinned him against a tree in the yard at his home, 1200 South First street.

At Brackenridge hospital attendants said that the man's legs were broken, one so badly mangled that amputation may be necessary. He also suffered a broken nose, bad scalp wound and lacerations. Diagnosis of possible internal injuries was deferred pending treatment for severe shock.

Guy Stratton of 1312 South Sixth street, driver of the Ford coach to which the trailer was attached, was charged in Justice Tom E. Johnson's court with aggravated assault with a motor vehicle. The complaint was signed by Officer J. W. Jones.

Sgt. H. W. Heiling said Sullivan was trimming around the base of the tree when the trailer, supposedly coming loose from the car as it rounded the corner, crashed into the man, pinning him against the tree. Leonard Stratton, the driver's father, who was riding in the car, said he believed the trailer pinnings gave way. Stratton said his son was driving at moderate speed.

The two Strattons had been hauling timber in the trailer but it was empty at the time of the crash.



# Burial Rites Dated For Trailer Victim

Austin's traffic toll stood at two deaths Wednesday as arrangements were made to bury Austin E. Sullivan, 51-year-old former salesman, who lived less than 6 hours after a trailer pinned him to a tree in front of his home, 1200 South First street.

The funeral has been set for Thursday afternoon at the Thurlow Weed Funeral home with the Rev. James S. Allen, rector of St. David's officiating, and burial will be in Oakwood cemetery. The definite hour for the rites depends on the arrival of out-of-town relatives.

## Charge Is Filed

Sullivan's death at 4:55 p. m. Tuesday at Brackenridge hospital came less than three weeks after 20-year-old Tom Rowley, victim of a collision at Sixth and Guadalupe, became the first traffic fatality here this year.

Guy Stratton of 1312 South Sixth street, driver of the Ford coach to which the trailer was attached, was charged with negligent homicide in a complaint filed Wednesday morning in county court. The complaint was signed by Officer J. W. Jones, and County Atty. Tass Waterston recommended \$500 bond in the case. Waterston said negligent homicide was charged in three counts: Driving on the left side of the street, insufficient brakes and speed over 20 miles per hour.

Stratton, who was charged immediately after the accident with aggravated assault with a motor vehicle, voluntarily came to police headquarters early Wednesday after learning of Sullivan's death. He said he had been keeping in touch with the hospital while Sullivan

was under treatment.

The dying man, calling for his daughter Austin Bell Sullivan, laboriously dictated his will late Tuesday afternoon but did not live to sign the document.

He is survived by his former wife, Mrs. Sophia Sullivan; his daughter and one son, Billy Edmunds Sullivan, all of Austin; three brothers, O. H. Sullivan of Dallas, E. N. Sullivan of Nashville, Tenn., and P. W. Sullivan of Los Angeles, Cal.; five sisters, Mrs. H. H. Short of Concordia, Kan., Mrs. G. M. Berry of Houston, Miss Maud Sullivan of Los Angeles, Miss Mona Sullivan of Arlington and Mrs. Nettie Baker of White Deer, Texas.

Sullivan was trimming around the base of a tree on the curbline outside his yard when the trailer attached to Stratton's car swung on him, mashing Sullivan against the tree trunk. He suffered internal injuries, a broken nose and severe scalp wound and both legs were broken.

The trailer, which had been used for hauling timber, was empty at the time of the accident. Stratton's father, Leonard Stratton, said he believed the trailer hitchings became loose as the driver swerved the car just before the impact, thus making the trailer a runaway vehicle, but traffic investigators maintained the hitchings were not severed until the impact.



## Miss Elizabeth Bohls Weds Morris R. Hobbs

Mr. and Mrs. Otto Bohls, 1100 South First street, have announced the marriage of their daughter, Elizabeth Katherine, to Morris Russell Hobbs, petty officer third class, U.S.N.

They were married Oct. 20 in San Marcos by the Rev. W. G. Callihan at the courthouse at 1 p. m.

The bridegroom is the son of Mr. and Mrs. H. W. Hobbs and at present is stationed at the San Diego naval base in California.

The bride's mother entertained with a dinner party at her home following the wedding.

The bridegroom returned to duty in San Diego Thursday where Mrs. Hobbs will join him after the first of the year.



**DICK'S KNEE FIXED**—Nurses at Brackenridge Hospital examine Dick Harris' knee after the Longhorn co-captain and All-America center underwent an operation this week. Mrs. Katie Bohls combs Harris' hair while

Miss Sophie Burke and Miss Frances Ahrndt examine the UT star's leg. The Wichita Falls senior hurt his knee in the LSU and Georgia games, and is scheduled to be released from the hospital Friday.—(Neal Douglass Photo)

*The Austin American (1914-1973); Nov 7, 1943 and The Austin Statesman (1921-1973); Feb 3, 1949*

### OTTO BOHLS

Otto Bohls, 74, of 1100 South First Street, died at his home early Thursday morning, following a brief illness. He was a lifelong resident of Austin and Travis County, and before retiring, he was an employe of the University of Texas, and he was a member of Painters Local No. 221 of Austin.

He is survived by his widow, Mrs. Kate Bohls, of Austin; a daughter, Mrs. Elizabeth Hobbs, of Austin; two sons, Roger Bohls, and O. O. Bohls, both of Austin; two sisters, Mrs. Frieda Long of Austin, and Mrs. Ella Cato, of Houston; two brothers, Herbert Bohls and Erwin Bohls, both of Bee Caves, and six grandchildren.

Funeral services will be held at the Wilke-Clay Funeral Home Friday at 3 p.m., with the Rev. Gordon B. Bays, pastor of the Congress Avenue Baptist Church, officiating.

Burial will be in Austin Memorial Park.

### Notices

#### MRS. KATIE J. BOHLS

Mrs. Katie J. Bohls, age 86, who lived for many years at 1100 South First Street, died in Austin Tuesday. She was a member of the Congress Avenue Baptist Church.

Funeral services will be held Thursday 11 AM from the Weed-Corley Funeral Home with Rev. Robert L. Sheffield of the Congress Avenue Baptist Church officiating. Burial will be in Austin Memorial Park.

Survivors are a daughter, Mrs. Morris R. (Elizabeth) Hobbs, Austin; a son, O.O. Bohls, Austin; 6 grandchildren; 7 great grandchildren; 2 brothers, Bland A. Johnson, Houston and Sid Johnson, Ft. Worth; a number of nieces and nephews.

Palibearers will be Everett Bohls, Joe Kitchens, Howard Long, Raymond Nowotny, Daryl Bohls, and M.A. DeTemmerman.

*The Austin Statesman (1921-1973); Apr 6, 1961 and The Austin American Statesman (1973-1980); Oct 22, 1976*



## Permits

## SANITARY SEWER SERVICE PERMIT

No. 9684 *A*

Austin, Texas

Received of Otto Bohls Date 9/12/1930  
 Address 1100 S. 1st.  
 Amount Twelve Dollars \$ 12.00  
 Builder or Owner Otto Bohls Plumber \_\_\_\_\_  
 Lot 1 Block 5 Subdivision \_\_\_\_\_ Plat No. \_\_\_\_\_  
 res. \_\_\_\_\_

Date of Connection <u>9/24/1930</u>	o. Fittings	Pipe	Pipe	Wyes	Bends	Reducers	Plugs	Sand	Gravel	Remix	Stoppers	Castings	Other	Labor:
By City _____														
By Plumber _____														
Checked By <u>Bates</u>														
Size Main <u>6"</u> Depth <u>4'</u>														
Main Assign. <u>in st. 36' from PL</u>														
Stub Depth _____ Prop. Line _____														
Stub Location _____														
Book No. <u>A-186</u>														
Paving Cut _____ No. _____														

## Sewer permit, 1930

Otto Bohls

1100 So. 1st. St.

117

5

1 &amp; 2

Oak Cliff

Box garage &amp; storage room

24589 - 5/15/43

\$65.00

Day labor

## Building permit, 1943

OWNER Mrs. Otto Bohls ADDRESS 1100 South 1st StreetPLAT 117 LOT 1 BLK 5SUBDIVISION Oak Cliff AdditionOCCUPANCY StorageBLD PERMIT # 97444 DATE 10-11-65 OWNERS ESTIMATE 200.00CONTRACTOR owner NO. OF FIXTURES \_\_\_\_\_

WATER TAP REC # \_\_\_\_\_ SEWER TAP REC # \_\_\_\_\_

## Frame Addition To Accessory Building

324 sq.ft.

3-6-75-Harry A. Williams-148103 - frm acc bldg 144 sq

## Building permit, 1965