

**HISTORIC LANDMARK COMMISSION  
DEMOLITION AND RELOCATION PERMITS  
NOVEMBER 15, 2021  
PR-2021-164123; GF-2021-168192  
1912 TILLOTSON AVENUE**

## **PROPOSAL**

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Demolish a ca. 1931 frame bungalow.

## **ARCHITECTURE**

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One-story, rectangular-plan, front-gabled frame bungalow with synthetic siding, single 1:1 fenestration, and a partial-width inset porch on ornamental metal supports.

## **RESEARCH**

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The house was built around 1931 in the College Heights Addition, just north and east of the present Huston-Tillotson College campus. College Heights was developed as an owner-occupied subdivision for Black homeowners, so this house is an anomaly in the mix.

The first tenant was an air compressor operator for the city; Henry and Sarah Hill rented this house until around 1936, when it was purchased by Corley and Willie Steward, who lived here until around 1948. Corley Steward was a teacher at the old L.C. Anderson High School while he and Willie lived here. He later became the principal of Oak Springs Elementary School. The house was then purchased by John D. and Iris L. Parks, who lived here at least through the late 1950s. John D. Parks was a chauffeur.

## **PROPERTY EVALUATION**

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The East Austin Historic Survey notes this house as contributing to a potential historic district incorporating the College Heights subdivision, but staff disagrees, given that it has had modifications to the siding, windows, and door, and does not share the commonality of owner-purchased houses at the outset of the establishment of the subdivision.

### *Designation Criteria—Historic Landmark*

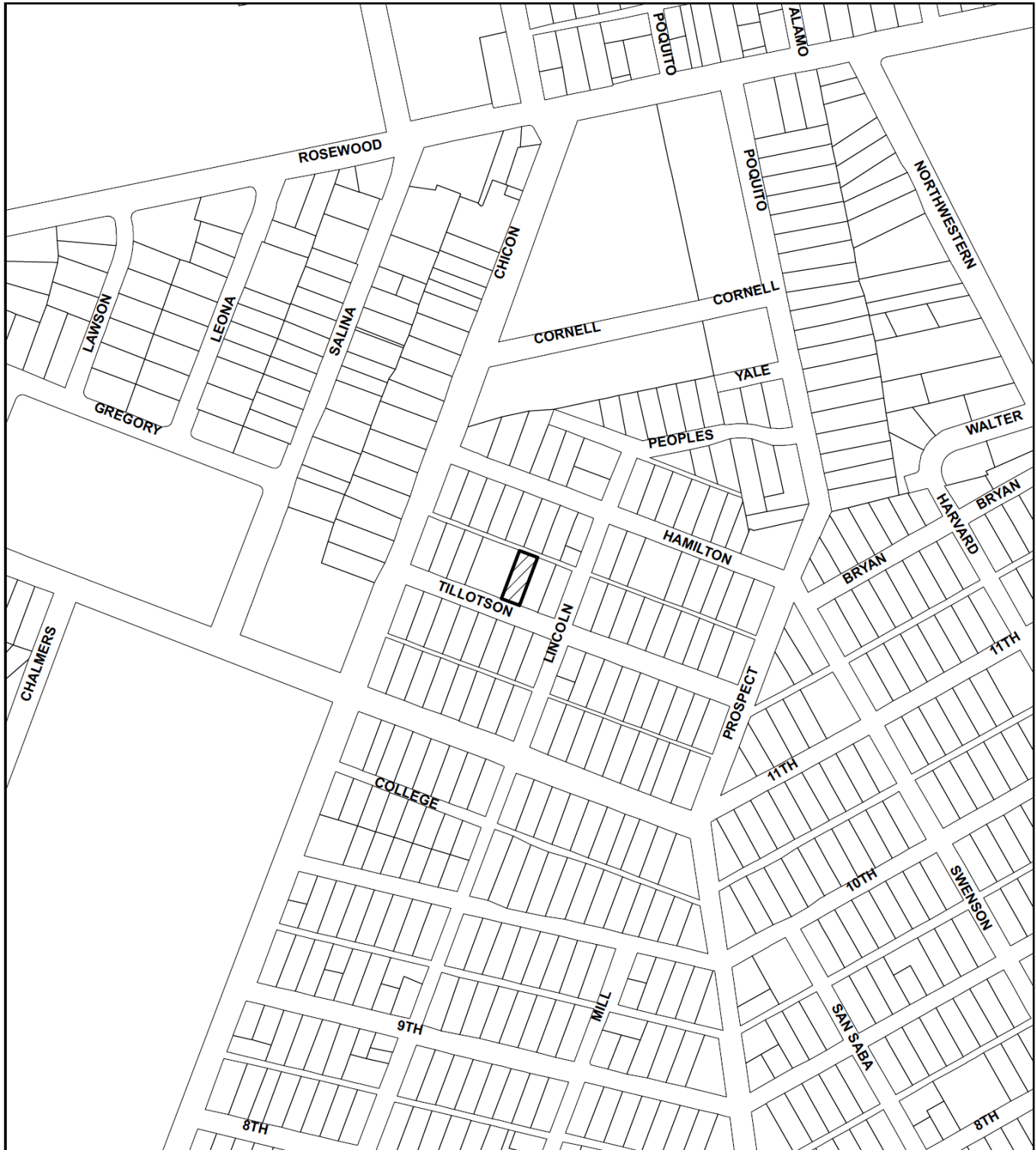
- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it may not meet two criteria:
  - a. Architecture. The building is a vernacular working class frame bungalow with little architectural distinction. This is a very common type in Austin, and the house has been modified, compromising its integrity of materials.
  - b. Historical association. The property was associated with Corley Steward, a teacher at the old L.C. Anderson High School when he lived in this house; he later went on to become principal of Oak Springs Elementary. There is little indication that this house has any significance with this due to its association with Steward.
  - 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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Encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package, consisting of 8.5 x 11 photographs of all elevations, printed on photographic paper, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: PR 21-164123

LOCATION: 1912 TILLOTSON AVE



1" = 292'

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

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### *Photos*



*Google Street View, 2014*

### *Occupancy History*

City Directory Research, September 2021

1959	John D. and Iris Parks, owners
1957	John D. and Iris Parks, owners Chauffeur
1955	John D. and Iris Parks, owners Chauffeur
1952	John D. and Iris L. Parks, owners Driver
1949	John D. and Iris L. Parks, owners
1947	Corley R. and Willie Steward, owners Teacher Anderson High School
1944	Corley R. and Willie Steward, owners Teacher Public School
1941	Corley R. and Willie Steward, owners Teacher Public School
1939	Corley R. and Willie Steward, owners Teacher Public School

1937 Corley R. and Willie Steward, owners  
Teacher Anderson High School

1935 Henry and Sarah Hill, renters  
Laborer City Street & Bridge Department

Lorenzo and Mary Toles, renters  
Washman John Bros Inc.

John B. Toles, renter

1932 Henry and Sarah Hill, renters  
Air compressor operator City Street & Bridge Department

Lorenzo and Mary Toles, renters  
Porter Bothager Motor Co.

John B. Toles, renter

1929 Address not listed

## Permits

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

**PERMIT FOR WATER SERVICE** AUSTIN, TEXAS

No. 542 35

M. C. C. Pinkston Address 1940 Tillotson Ave

Plumber Loden Size of Tap  $\frac{1}{2}$  Date 8-19-31

Lot 6 Blk B

Date of Connection 8/20/31

Size of Tap Made 3/4

Size Service Made Cop. 3/4

Size Main Tapped 6" C.I. 2"

From Front Prop. Line to Curb Cock 9'

From E. Prop. Line to Curb Cock 27'

Location of Meter 2nd curb

Type of Box 2'

Depth of Main in St. 2'

Depth of Service Line 12"

From Curb Cock to Tap on Main 18' 9"

Checked by Engr. Dept. 9-2-31 JCA

**INDEXED**

**Foreman's Report**

No. Fittings	Size	Description
1	3/4"	Curb Cock
1	3/4"	Elbow
1	3/4"	St. Elbow
1	3/4"	Bushing
1	3/4"	Reducer
1	3/4"	Pipe
1	3/4"	Gate Comp.
1	3/4"	Nipples
1	3/4"	Union
1	3/4"	Plug
1	3/4"	Tee
1	3/4"	Stop
1	3/4"	Box
1	3/4"	Lid
1	3/4"	Valves

Foreman's Signature [Signature]

1-2-X-31 Rep. Loden

4984

Water Service Permit, 1931

C. R. Steward 1912 Tillotson Ave.

35

B

6

College Hgts.

frame add'n. to residence

25038

10/4/43

\$100

A. B. Walton

None

*Building Permit, 1943*

OWNER	Oblyn Axel	ADDRESS	1912 Tillotson
PLAT	35	LOT	6
		BLK	B
SUBDIVISION	College Hgts.		
OCCUPANCY	Utility room		
BLD PERMIT #	106977	DATE	2-26-68
		OWNERS ESTIMATE	\$1,350.00
CONTRACTOR	Texas Lbr. Co.	NO. OF FIXTURES	--
WATER TAP REC #	--	SEWER TAP REC #	--
Repair fire damage to utility room & remodel res.			

*Remodel Permit, 1968*

*Biographical Information***Corley and Willie Steward (ca. 1936 – ca. 1948)**

Corley and Willie Steward appear as the owners of this house in the 1940 U.S. Census. The house was worth \$1,500. Corley Steward was 32, had been born in Texas and was a public school teacher. Willie Steward was also 32, had been born in Texas, and was a college instructor. They had no children listed with them.

Corley Rector Steward registered of the draft in World War II in 1940. He was living at this address at that time. His wife was Mrs. Willie Reese Steward. He was born in Austin in 1905 and was employed by the Austin public schools. He was 6'-2" tall, weighed 165 pounds and had a dark brown complexion with brown eyes and black hair.

His 1972 death certificate shows that Corley R. Steward was living at 2206 E. 22<sup>nd</sup> Street at the time of his death. He was born in Texas in 1907 and was a principal in the Austin public schools.





CORLEY R. STEWARD  
Died Thursday

## Principal's Final Rites Tomorrow

Funeral for Corley R. Steward, 61, principal of Oak Springs Elementary School, will be 11 a.m. Saturday at Wesley United Methodist Church with Rev. Jacob Carruthers officiating. Burial will be in Assumption Cemetery under direction of King-Tears Mortuary.

Steward died Thursday in a local hospital.

He was a native of Austin and attended Austin public schools. After graduating from Wiley College in Marshall, Steward earned a master's degree from Columbia University. Later he did post graduate work at Kansas State, UCLA and the University of Texas, concentrating in the field of elementary education and counseling.

Steward began his teaching career at L. C. Anderson High School in 1929. He had served as principal of Sims, Montopolis and Oak Spring schools.

He held membership in the Wesley United Methodist Church where he was chairman of the administrative board.

Steward was a member of the Alpha Phi Fraternity, Austin Elementary Principals Association, Austin Administration Association, Central Texas District Association and Texas Elementary Principals Association.

Survivors include his wife, Mrs. Willie Reese Steward of Austin; one daughter, Mrs. Louisa Bell Steward Mosby of Washington, D.C.; two nieces and one nephew.

**John D. and Iris Parks (ca. 1950 - )**

The 1940 U.S. Census shows John D. Parks as the 22-year-old son of John W. Parks, who owned their home valued at \$800 at 1411 Singleton Avenue in Austin. John D. Parks was single, had been born in Texas and was a parking man for a garage. His father, 47, had been born in Texas, and was a transfer man for a hauling service. John D. Parks had a younger brother, Clarence, 18, who had been born in Texas and was a building porter.

John D. Parks married Iris Adams in Travis County in 1941.

His 1971 death certificate shows that John D. Parks had been living at 1411 Singleton Avenue at the time of his death. He was born in 1918 in Texas and was a laborer doing odd jobs. He was divorced.