

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**JULY 6, 2022**  
**PR-2022-002404 & GF-2022-016498**  
**1315 & 1317 NEWNING AVE**

## **PROPOSAL**

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Demolish two existing contributing buildings located in the Travis Heights-Fairview Park National Register District, addressed as 1315 Newning Ave. (ca. 1940-1951) and 1317 Newning Ave (ca. 1915) located on one parcel. Demolish all impervious cover and a third structure located behind and between 1315 & 1317 Newning Avenue.

## **ARCHITECTURE**

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1317 Newning Ave. is a modest, single-story, Greek Revival house with a rectangular plan on a pier and beam foundation, with a low-pitched, hipped metal roof. The residence has a full-width entry porch supported by pilasters and a single masonry chimney. A single entry door and transom are flanked by two rectangular windows on the symmetrical façade, while 3 pairs of similar rectangular windows transverse the south elevation.

1315 Newning Ave. is a modest single-story wood frame house circa 1940-1951 with horizontal wood siding and a front-gabled asphalt roof. It has a small, lower gable roof extension on simple pilasters with concrete steps, forming a front porch over an off-center single-door entry. The façade contains two sets of rectangular windows on either side of the entrance, which appear to be 1:1 with aluminum replacement screens.

## **RESEARCH**

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1315 Newning was constructed in the early 1940s. Research indicates water tap permits in 1951. It served as a rental property for most of its lifespan. In 1955, Richard D. and Hilda R. Rylander rented at 1315 Newning Avenue. Richard was an accountant for the State Insurance Board. In 1957, Jack and Alma Clark became the new tenants. Jack was listed as serving with the United States Air Force. The house at 1315 Newning was vacant, according to City directories, in 1959.

1317 Newning also served as a rental property. It was built around 1915. The first known mention by a city directory of this address is in 1916, when the property was purchased Guy and Beulah Cannon. Guy was a local car salesman. The property was then purchased by Jerome B. Wheatley, a sergeant for the Texas Rangers, in 1924. From 1927-1929 it was rented by Reverend C. Polk and Viola Webb, and then in 1932 it changed tenants to Lanier and Anne Hendry. Lanier was a radio technician for J.R. Reed Music Co. In 1937, Dorothy H. Hollman rented the property; she was the chief clerk with the State Board of Cosmetology. The property was then vacant until Minott F. and Kate R. Rogers became tenants and stayed for almost 10 years from 1944-1952. Their occupations were listed as a teacher for the Texas School for the Deaf and a tailor. Afterwards, Jessie Cowart, a nurse, rented the property in 1955.

## **PROPERTY EVALUATION**

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The property at 1317 contributes to the Travis Heights-Fairview National Register district.

### *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 1317 Newning Ave does not meet two criteria:
  - a. Architecture. The building is a good example of Neoclassical/Greek Revival style.
  - 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 physical characteristics that contribute to the character, or image, of the neighborhood.
  - e. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

The property at 1315 contributes to the Travis Heights-Fairview National Register district.

*Designation Criteria—Historic Landmark*

- 4) The building is more than 50 years old.
- 5) The building appears to retain low integrity.
- 6) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that 1315 Newning Ave does not meet two criteria:
  - f.* Architecture. The building is not a good example of a particular architectural style.
  - g.* Historical association. The property does not appear to have significant historical associations.
  - h.* Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
  - i.* 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 city, the neighborhood, or a particular demographic group.
  - j.* 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.

# LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 333'

## NOTIFICATIONS

CASE#: GF 22-016498

LOCATION: 1315 NEWNING AVENUE

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 – 1315 NEWNING AVENUE

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*Contributing to the Travis Heights National Register Historic District*

*Photos*



*Demolition permit application, 2022*

### *Occupancy History*

City Directory Research, January 2022

1959	Vacant
1957	Jack and Alma Clark, renter USAF
1955	Richard D. and Hilda R. Rylander, renters Accountant State Insurance Board
1952	Address not listed



## Permits

841 - **WATER SERVICE PERMIT** D N<sup>o</sup> 5319 <sup>130</sup>

Austin, Texas

Received of H. P. ROSS Date 12-19-51

Address 1315 NEWNING AVE

Amount TWENTY & NAD 300 20

Plumber BURLESON PLB Size of Tap 3/4

Date of Connection 12-27-51

*Water service permit, 1951*

**Max Lapin** **1315 Newning Avenue**

**130 North 44' of 41**

**Fairview Park**

**Frame residence and garage.**

**49360 10-23-51**

**\$5400.00**

**Owner**

*Building permit, 1951*

## PROPERTY INFORMATION

### *Photos*



*Demolition permit application, 2022*

### *Occupancy History*

City Directory Research, January 2022

1959	Marion F. and Mary J. Pendergraft, renters Serviceman Sears
1957	Paul D. and Mary Patterson, renters USAF
1955	Jessie Cowart, renter Nurse
1952	Minott F. and Kate Rogers, renters Tailor
1949	Minott F. and Kate Rogers, renters Tailor
1947	Minott F. and Kate R. Rogers, renters Teacher Texas School for the Deaf
1944	Minott F. and Kate R. Rogers, renters
1941	Vacant
1939	Vacant

1937 Dorothy H. Hollman, renter  
Chief clerk State Board of Cosmetology

1935 \*Address change to 1215 Newning Ave\*  
Vacant

1932 \*Address change back to 1315\*  
Lanier and Anne Hendry, renters  
Radio technician J. R. Reed Music Co.

Edgar Hendry, renter

1929 \*Address change back to 1215\*  
Reverend Polk C. and Viola Webb, renters  
Evangelist

1927 \*Address listed as 1215\*  
Reverend Polk C. and Viola Webb, renters  
Evangelist

1924 \*Address listed as 1215\*  
Jerome B. and Mattie Wheatley, owners  
Sergeant Texas Rangers

1920 \*Address listed as 1215\*  
Guy R. and Beulah M. Cannon, owners  
Salesman Thomas Motor Car Co.

1916 \*Address listed as 1215\*  
Guy R. and Beulah M. Cannon, owners  
Salesman Thomas Motor Car Co.

1912 Address not listed

## Permits

# **WATER SERVICE PERMIT** **Austin, Texas**

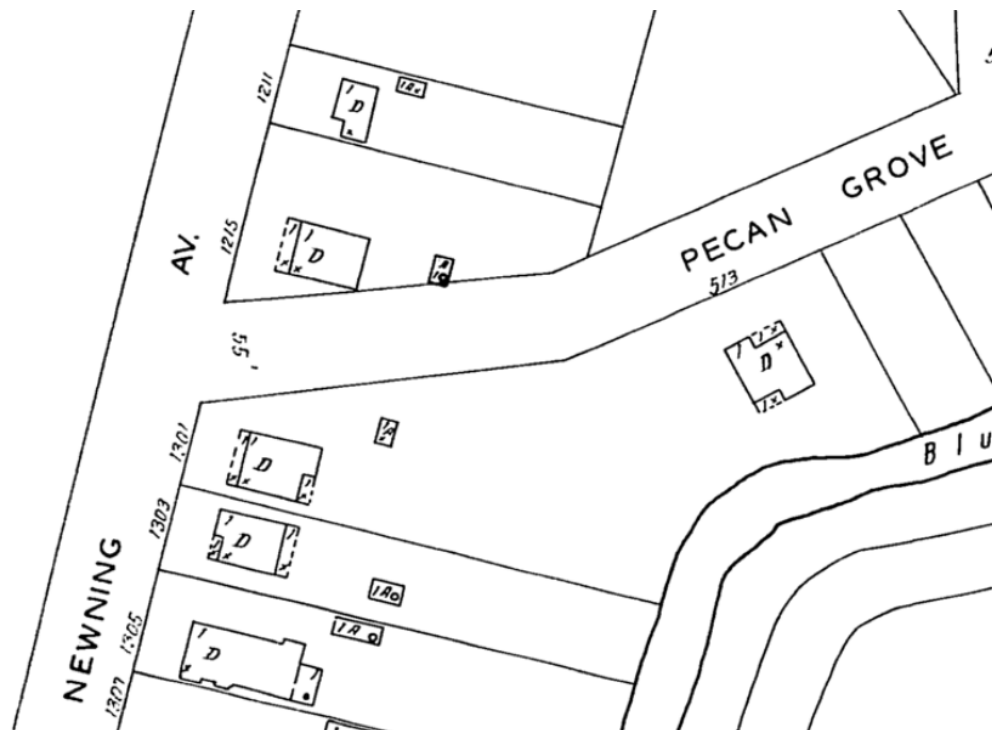
E N<sup>o</sup> 15471

Received of \_\_\_\_\_ Date 2-4-58  
 Address 1317 Newning Ave. S. part of lot 41  
 Amount No record of service \$ 0.00  
 Plumber Locate & change to copper if galv. Size of Tap 1/4"

Water service permit, 1958

OWNER	W.A. Properties	ADDRESS	1317 Newning Ave
PLAT	130	LOT	41
SUBDIVISION	Fairview	BLK.	
OCCUPANCY	Repair and remodel res		
BLDG. PERMIT #	196691	DATE	5-29-80
CONTRACTOR	Owner	OWNERS ESTIMATE	200.
WATER TAP REC#		NO. OF FIXTURES	
SEWER TAP REC#			

Building permit, 1980



Sanborn map, 1935



**Capt. Wheatley, Longtime Ranger, Dies**

*The Austin Statesman (1921-1973); Apr 18, 1944;  
ProQuest Historical Newspapers: The Austin American Statesman  
pg. 2*

# Capt. Wheatley, Longtime Ranger, Dies

Capt. Jerome B. Wheatley, 77-year-old former captain of the Texas Rangers, died at his home 1300 East 28th street Tuesday at 3 a. m. after a short illness.

He is survived by his widow, Mrs. Mattie Wheatley; one daughter, Miss Roma Wheatley, both of Austin; four nephews, and one niece.

Funeral services will be held at Hytlin Funeral home Wednesday at 4 p. m. with the Rev. Jack Suggs of the First Street Christian church officiating. Burial will be in Oakwood cemetery.

Born in Ennis, Texas, on June 14, 1866, Capt. Wheatley went west to Amarillo at the age of 18 and became a pioneer rancher. After a short time he was made sheriff of Moore county and then chief of police in Amarillo.

As an officer of the law, he gained the reputation of being a good shooter and a straight-shooter and in 1921 was made captain of the colorful Texas Rangers. During his 18 years as ranger captain he covered the state, first on horseback and later in an automobile.

In 1939 he became head of the narcotics section of the Department of Public Safety at Camp Mabry but retired from that position in 1940.

He had never been ill until he suffered a heart attack several months ago.