



HISTORICITY ANALYSIS

1100 Block W 6th Street

October 11, 2021

Prepared for Clarks Village, LP

October 11, 2021

Mr. Barrett Lepore
Clarks Village, LP

RE: 1100 Block W 6th

Barrett,

I have reviewed the properties referenced above, from 1110 W 6th to 1130 W 6th, as well as 605 Blanco and 607 Blanco Street. In general, they are typically of a pre-WWII streetcar development pattern, with a mix of bungalows and small, neighborhood serving stores. Only one of the properties appears to be historically significant in its own right; however, according to the city of Austin every property except for Z Tejas and Swedish Hill is considered contributing to a historic district, which means any alteration will require historic landmark review.

That said, the information and conclusions in this report are made upon my experience with the city and informed by the resources available.

I hope that this information will prove useful to you. After your review I look forward to discussing it with you further. If you have any questions or desire further information, please do not hesitate to contact me.

Sincerely,

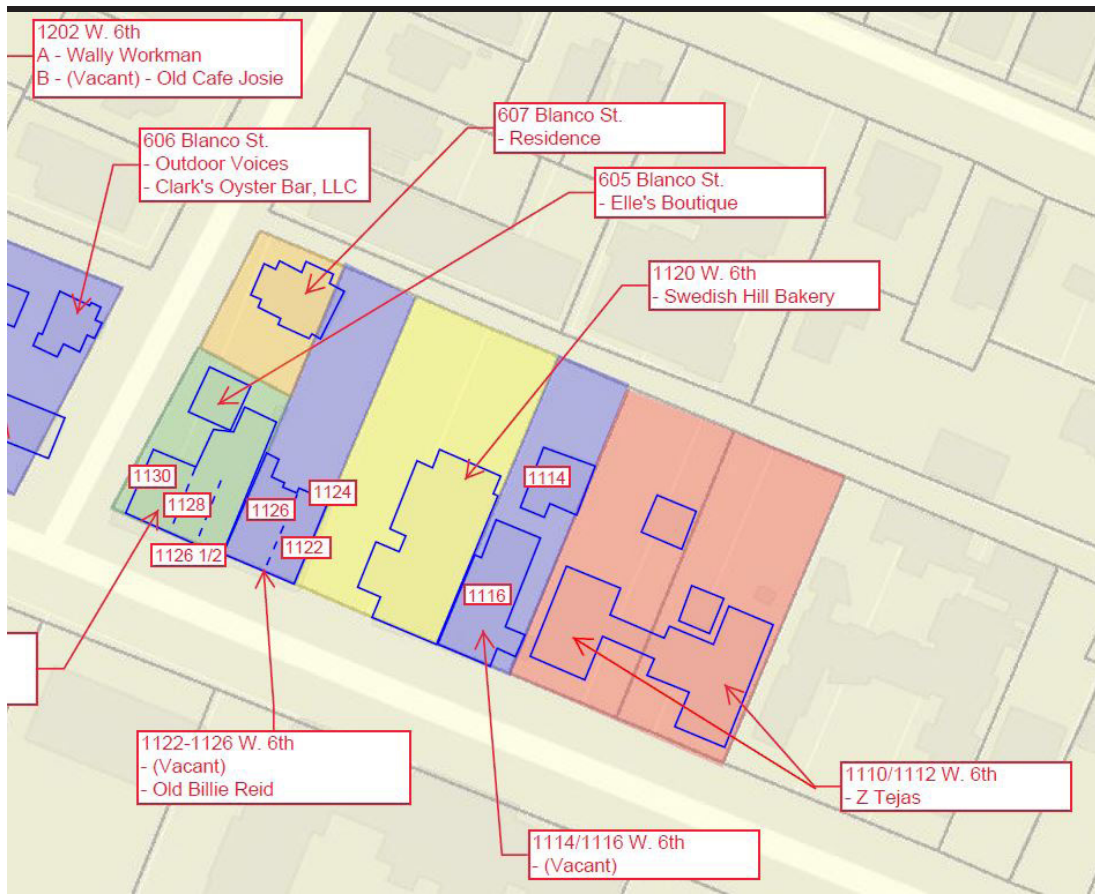
John Laycock

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This report analyzes the western half of the 1100 Block of W 6th Street, from 1110 W 6th street to 1130 W 6th Street, as well as 605 and 607 Blanco. The study area contains 10 principal buildings and on 6 parcels.

The buildings range in age from 1895 (1114 W 6th) to 1995 (1120 W 6th).



This block was historically a mix of residential and commercial buildings, including live/work buildings with a residence above the store. For instance, from 1927 to 1944, 1116 W 6th street, formerly Fortney's, was home to Alex Fischer Grocery, with Alex Fischer and his wife living in the residence above it. 1130 W 6th, formerly Wiggy's, also had a residence above it. The block developed through the first half of the twentieth century and until 1940 was served by the West Line of the Austin street car.

The historic nature of this block has been recognized since at least 2005, when it was incorporated into the West Line District of the National Register of Historic Places ("NRHP"). Locally, the City of Austin designated 1122, 1126.5 and 1128-1130 W 6th as well as 605 and 607 Blanco as part of the Castle Hill district.

The two houses constituting Z Tejas and the Swedish Hill Bakery are the only properties with no historic recognition - they are not contributing properties to the NRHP district and they have been repeatedly and substantially altered since their original construction. The other properties are listed as contributing resources in either the local or national district or both.

Summary Table:

| | Year built | Contributing to Local Historic District | Contributing to NRHP | Notes |
|------------------------|------------|---|----------------------|--------------------------|
| <u>1110 W 6th</u> | 1925 | No | No | Z Tejas |
| <u>1112 W 6th</u> | 1910 | No | No | Z Tejas |
| 1114 W 6th | 1895 | No | Yes | Functionally Destroyed |
| <u>1116 W 6th</u> | 1927 | No | Yes | Used to be Fortney's |
| <u>1118-1120 W 6th</u> | 1948 | No | No | Swedish Hill |
| <u>1122-1126 W 6th</u> | 1921 | No | Yes | Used to be Billy Reid |
| 1126.5 W 6th | 1925 | Yes | Yes | Currently being rehabbed |
| <u>1128-1130 W 6th</u> | 1925 | Yes | Yes | Currently being rehabbed |
| <u>605 Baylor</u> | 1925 | Yes | Yes | Elle's Boutique |
| <u>607 Baylor</u> | 1925 | Yes | Yes | Residence |

DATA SOURCES

Principal data sources for this report include the West Line NRHP district nomination, which had an excellent overview of the area and information on the dates of construction for each building; city directories, which list occupants; and Newspaper.com's archives of the Austin American Statesman which contain valuable biographical information as well as ads that confirm the location of stores. Sanborn maps showing where buildings were at a given time, and Travis County deed records were also critical sources.

HISTORIC CONTEXT

The subject property is in the original city limits of Austin approximately a half-mile west of downtown. This area was sparsely settled until after reliable bridges were established on sixth street over Shoal Creek. The first developments were large residential estates. When the streetcar came in, these were

subdivided into a mix of bungalow houses and small stores. By the end of World War I, the east half of the 1100 block of W 6th was small residential buildings, and the west half, centered around the corner of Blanco and 6th, was small stores to serve them, including grocers, barbers, cleaners, and meat stores.

In 1921 Otto Buaas, of the Buaas family bought the whole corner at Blanco and W 6th as well land behind it. Buaas developed two commercial buildings, a rental home, and a home for his family. For the most part, these buildings have remained intact since 1925 and are considered contributing properties to the Castle Hill historic district.

SANBORN MAPS

The Sanborn Fire Insurance Co. Maps (right) were developed in the early 20th century to help insurers gauge the risk of major fires. They record where buildings were, what they were used for, and the materials they were made of. Since the maps were updated periodically, they show the progression and development of the areas covered. For Austin we have maps dating to 1900, 1921, 1935, and 1961.

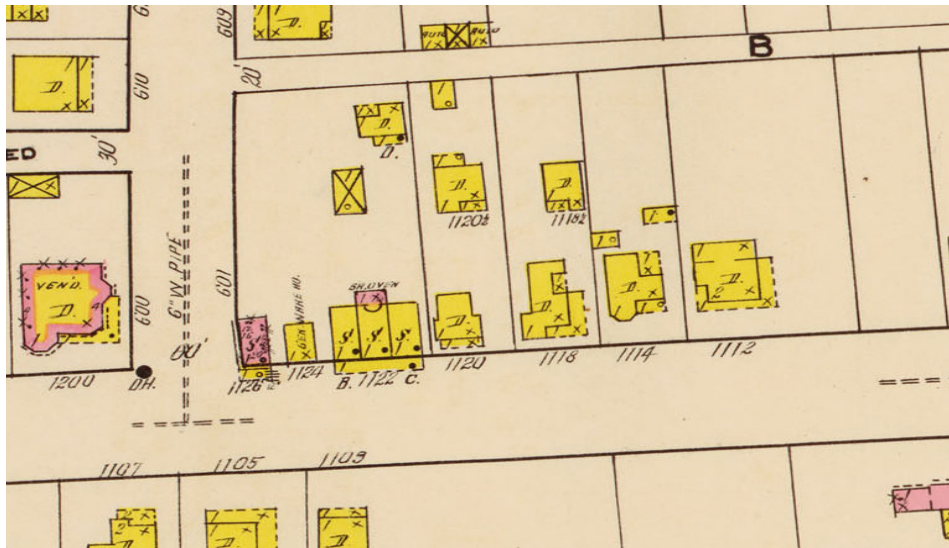
This area was too sparsely developed to be covered in the 1900 map. In the 1921 map we see the Riess store at 1122-1126, one of the bungalows that is currently Z Tejas (1112 W 6th) and several other buildings that are no longer present. The 1935 Sanborn map shows the buildings constructed by Otto Buaas (1126.5 W 6th, 1128-1130 W 6th, 605 Blanco and 607 Blanco), Alex Fischer's Grocery Store at 1116 W 6th, and the other Z Tejas Bungalow. Finally, the 1961 maps show Raymond Campi's store at 1118 W 6th that became Swedish Hill Bakery and an addition to 1126.5 W 6th.

HISTORIC DISTRICTS

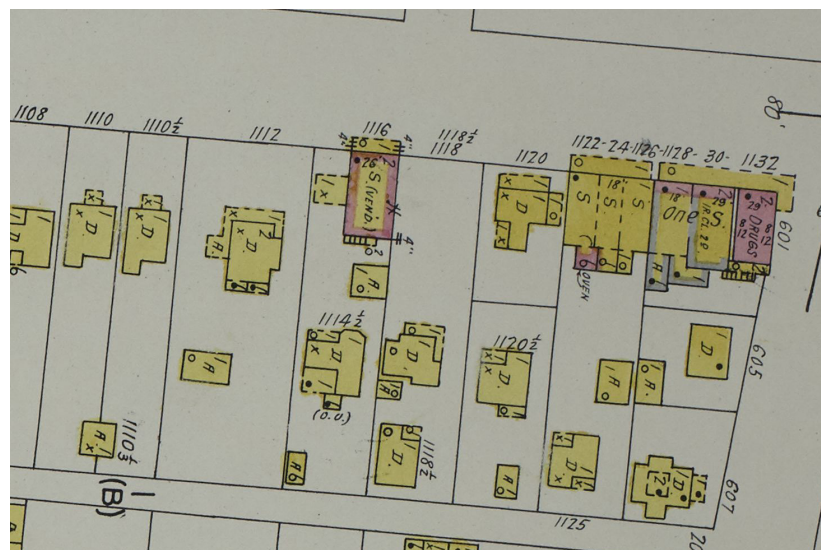
In 2005, the NRHP designated this block as part of the West Line Historic District, bounded roughly by 6th to 13th streets, and Lamar Boulevard to West Lynn Street. Eight of the ten structures, including 607 Blanco, 605 Blanco, 1128 W 6th, 1126 1/2 W 6th, 1122 W 6th, 1118 W 6th, 1116 W 6th, and 1114 W 6th were listed as contributing. As described below, 1114 W 6th appears to be dilapidated beyond repair, and 1118 W 6th is now functionally 1120 W 6th and no longer contributes.

In addition to the West Line Historic District, the Castle Hill Historic District encompasses the west half of the block as well as the two buildings on Blanco. All of these buildings are considered contributing and have had the -HD zoning overlay applied.

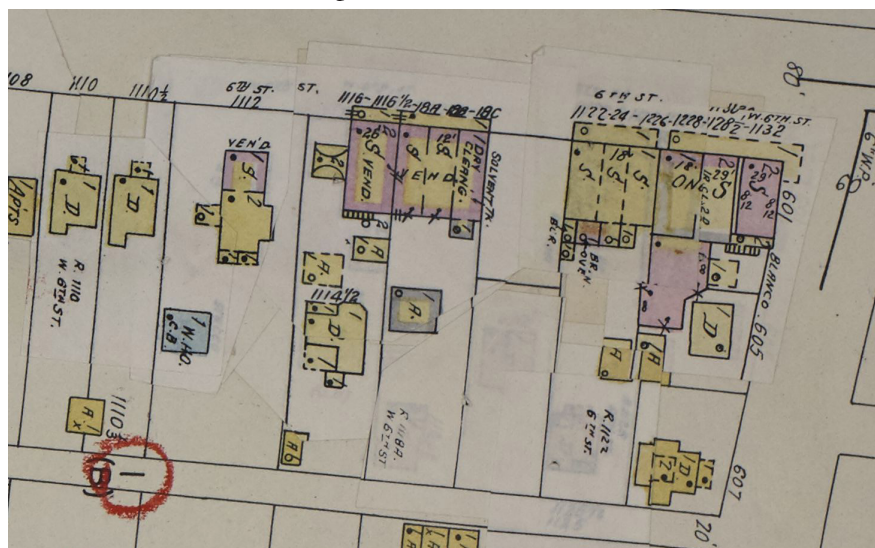
None of the buildings have been registered as individual landmarks; however, historic preservation rules will still apply to them. The contributing structures in the NRHP will need a certificate of appropriateness ("CoA") from the historic Preservation Office ("HPO") or the Historic Landmark Commission ("HLC") for any alteration. The contributing structures in the Historic District will need



1921 Sanborn Map



1935 Sanborn Map



1961 Sanborn Map

a Certificate of Appropriateness AND to comply with historic district guidelines.

PROPERTIES

The rest of the report documents each building individually. For each building there is essential data like age built and whether or not it is in a historic district. An overview describes the property, its architecture, and the history of the buildings or residents who lived there. After the overview, the building is reviewed for the five individual characteristics of historic significance: Architecture, Historical Associations, Community Value, Archaeological History, and Significant Landscape Feature. To merit historic designation, a property must be at least 50 years old, meet at least two of these five criteria. For these buildings, there are no landscape features and no assessment of archaeological value. Finally, the report includes a list of occupants, and supporting imagery and newspaper clips.

1110 W 6TH



Date Built: 1925

National Register of Historic Places: Not a Contributing Property

City Historic District: No

Lot: Lot 22, Raymond Subdivision of Outlot 2 of Division Z

Address Notes: Has always been 1110 W 6th. 1110 1/2 W 6th was next door in a building that has since been demolished.

According to the West Line NRHP district nomination, 1110 W 6th was built in 1925 as a single-family home. The architecture is a Craftsman style bungalow with a front gable. This is a very common style and the structure has been significantly altered since it was built. That may be the reason it was not listed as a contributing structure on the West Line NRHP nomination.

It was used as a rental house through the early 20th century, with a succession of renters none of whom are particularly notable. The property has been in use as the Z Tejas restaurant since 1989.

Architecture

It is a common style and the building has been repeatedly altered such that it retains little architectural integrity remaining.

Historic Associations

The property was used as a rental from the time it was constructed with none of the renters staying particularly long or developing a strong association with the property.

Archaeology

The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.

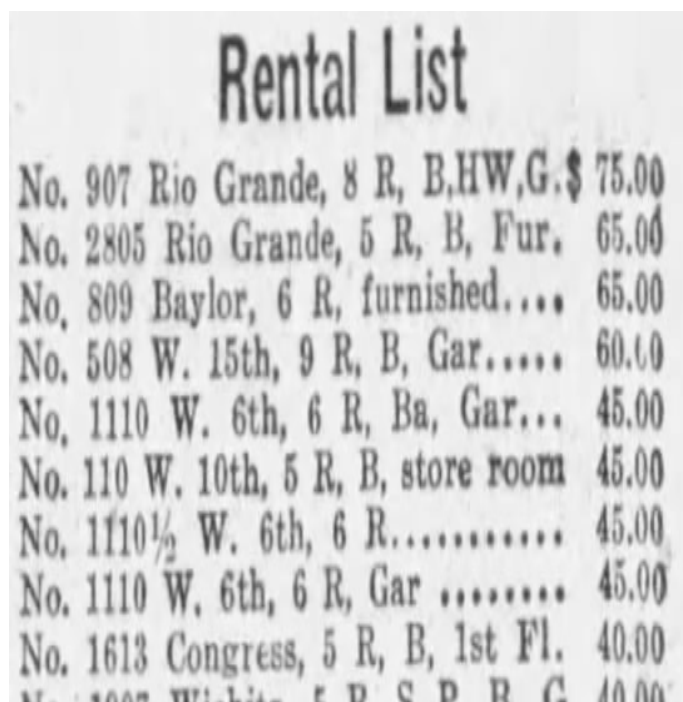
Community value

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. The city has designated properties as historic because of a restaurant, e.g. Cisco's, but Z Tejas does not rise to the level of historic significance.

Landscape feature

The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

Opinion of Historicity: This building does not appear to be a good candidate for historic designation. It is old enough to be on the register for historic places, but it does not retain a high degree of integrity and its architectural and historic associations do not rise to the level of historic significance.



| Rental List | |
|-------------------------------------|----------|
| No. 907 Rio Grande, 8 R, B,HW,G. | \$ 75.00 |
| No. 2805 Rio Grande, 5 R, B, Fur. | 65.00 |
| No. 809 Baylor, 6 R, furnished.... | 65.00 |
| No. 508 W. 15th, 9 R, B, Gar..... | 60.00 |
| No. 1110 W. 6th, 6 R, Ba, Gar... | 45.00 |
| No. 110 W. 10th, 5 R, B, store room | 45.00 |
| No. 1110 1/2 W. 6th, 6 R..... | 45.00 |
| No. 1110 W. 6th, 6 R, Gar | 45.00 |
| No. 1613 Congress, 5 R, B, 1st Fl. | 40.00 |
| No. 1007 Wichita, 5 R, S, P, R, G | 40.00 |

1110 W 6th for rent in the Statesman in the 12/27/1925 edition.

1112 W 6TH



1112 West Sixth Street, which is now part of Z Tejas. Photo by John Laycock

Date Built: 1910

National Register of Historic Places: Not a Contributing Property

City Historic District: No

Lot: Lot 20, Raymond Subdivision of Outlot 2 of Division Z

Address Notes: When it was first built, both the front and back of the house were rented as 1112 W 6th and 1112 W 6th (rear.)

The NRHP nomination states that this is a 1910 Box house in the Classical Revival style. It was used as a rental property from 1925 to 1950, with both the front and rear rented separately. Around 1950, it was converted to commercial use, first used as the Steinbach Kindergarten. Subsequent businesses include the House of Carpet, the House of Beauty, and Basin Street West, a night club. It is currently part of Z Tejas.

The architecture is a Box Bungalow with Classical Revival stylings. It has been heavily added onto since becoming part of Z Tejas, including the Italianate portico, the rooftop deck, and additions in the rear. The much simpler original structure can be seen in the Super Carpet ad, at right. It was not listed as a contributing structure on the National Register of Historic Places.

Architecture

The architecture is not historic, and has been substantially altered.

Historic Associations

No historic persons are associated with the house. The businesses associated it are also not historically significant.

Archaeology

The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.

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. As with 1110 W 6th, Z Tejas is not sufficiently historic.

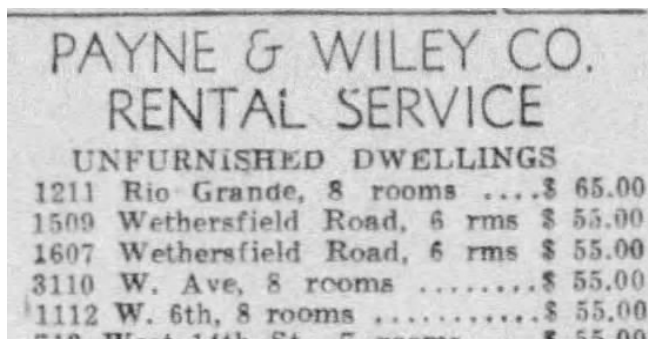
Landscape feature

The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

Opinion of Historicity: This building does not appear to be a good candidate for historic designation. It is old enough to be on the register for historic places, but it does not retain a high degree of integrity and its architectural and historic associations do not rise to the level of historic significance.

Occupancy:

1925 - J B Branton
1929 - J B Branton
1930 - J B Branton
1935 - J B Branton
1940 - M H Seymour
1944 & 1945 - Emmett L Davis Junior
1952 - Steinbach Kindergarten
1955 - House of Beauty



1112 W 6th for rent in the 3/10/1940 Statesman.



1112 W 6th as shown in the 10/24/1954 Statesman.

1114 W 6TH



The rear side of 1114 W 6th street. The front is behind 1116 W 6th and is inaccessible. Photo: John Laycock

Date Built: 1895

National Register of Historic Places: Contributing Property, eligible for individual designation

City Historic District: No

Lot: Lot 19, Raymond Subdivision of Outlot 2 of Division Z

Address notes: The NRHP refers to this structure as 1116 B, W 6th. In addition, the city has referred to both this structure and the one on the street as 1116 W 6th. However, the city directories makes fairly clearly that the grocery store at the street was 1116 W 6th, the residence above it was 1116 B W 6th, and the pre-existing rear house was 1114 W 6th.

One of two structures on Lot 19 of the Raymond Subdivision, 1114 W 6th is located directly behind 1116 W 6th street. The NRHP documentation states that this structure is a Victorian Folk L-Frame bungalow built in 1895, which would make it the oldest building on the block by two decades. However, the building is basically inaccessible and what remains appears to be dilapidated beyond repair.

It seems that when Alex Fischer built his grocery store, he built it in the setback between this house and the street, such that that building extends directly to the street and ends at this one. Alex Fischer continued to lease this building out after construction of his grocery store and lived in a residence above the store.

Architecture

The architecture is allegedly Victorian Folk. However, it is difficult to even discern what any dominant features might be. It is so degraded that it lacks any historic integrity.

Historic Associations

After Alex Fischer built his store in 1927, this was a rental property. None of the renters here are particularly notable.

Archaeology

The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.

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.

Landscape feature

The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

Opinion of Historicity: Although this is the oldest building on the block, it appears to be beyond salvage. Substantial restoration would be required to even make it habitable, let alone to restore it to its historical condition. The Victorian Folk style of housing is common in Austin and not so important that it would merit extraordinary efforts for preservation. Moreover, none of the succession of renters who lived here after 1925 are particularly notable. Hence the property should not qualify for historic designation.

Occupants:

1925 - Not listed

1929 - Torsten and Arvent Lindholm

1930 - DT and Foster Lindholm // JW & AA Hunt

1935 - OD Traweck

1940 - Ballard Banks

1952 - Leonzo Reyes

1955 - Leonzo Reyes

1116 W 6TH



1116 W 6th Street. Photo Source: Google Street View

Date Built: 1927

Original Owner\builder: Alex Fischer

National Register of Historic Places: Contributing Property, eligible for individual designation

City Historic District: No

Lot: Lot 19, Raymond Subdivision of Outlot 2 of Division Z

The other building on Lot 19, Alex Fischer built this brick structure on 1116 W 6th Street in 1927 for use as a grocery store. It is a Mission Revival style building, as illustrated by the Mission-shaped roof parapet and the red clay tiles.

Alex Fischer and his wife Annie lived above the store. In 1945, the Fischers moved away and the building became the Raymond Campi Grocery Store, with Raymond Campi listed as the resident in 1116 B. The Campis memorialized their time as owners of the building by building a limestone pillar with their names in it. More recently, the building was used as Fortney's Home Eclectic Furnishing from 1996 to 2018. It has been vacant since 2018. In January 2020, the city sent a Notice of Violation to the owners of the structure stating that several maintenance issues, like holes in the roof, needed to be remedied.

There is an unofficial historic plaque on the wall next to the door, but the site is not listed as a historic monument locally or statewide, so it is unknown by whom or why the plaque was placed there.

Architecture

Like much of the commercial section of the 1100 Block of W 6th street, the architecture is an example of Mission Revival. It is a good example of the style, and reasonably intact, although the building at 1128/1130 is an older example of the same style and is currently being restored.

Historic Associations

The site is strongly tied to Alex and Annie Fischer who built and ran the grocery store. It is associated with the evolution of the West Line Historic District from principally residential to having small stores with owners on top of them.

Archaeology

The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.

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.

Landscape feature

The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

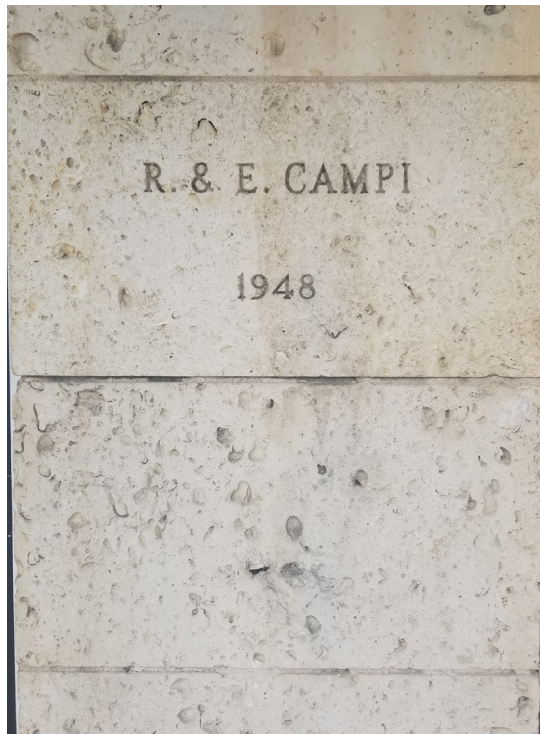
Opinion of Historicity: The West Line NRHP nomination identified this building both as contributing and as eligible for an individual nomination. It also specifically identified it as representative of the area.

Occupants - 1116 W 6th:

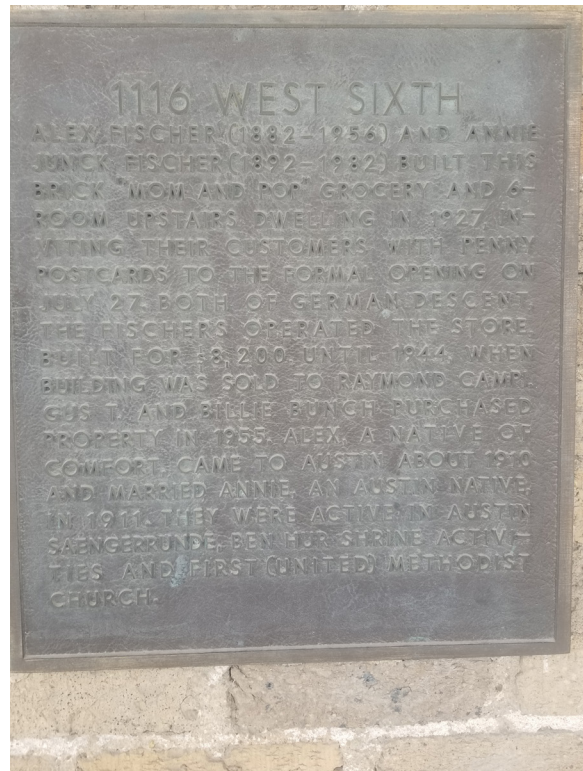
1930: Alex Fischer Grocery
1935: Alex Fischer Grocery
1940: Alex Fischer Grocery
1944-1945: Raymond Campi Grocery
1952: Capitol Floors
1955: Bill Bunch Flowers

Occupants - 1116 (B) W 6th:

1930: Alex Fischer
1935: Alex Fischer
1940: Alex Fischer
1944-1945: Raymond Campi
1952: Raymond Campi
1955: Gus T Bunch



Limestone Pillar inscribed with Raymond Campi and his wife's initials



Historic Plaque for 1116 W 6th. It is not clear who posted this plaque since the site is not a registered landmark at the local, state, or national level.

DEATHS and FUNERALS

ALEX FISCHER

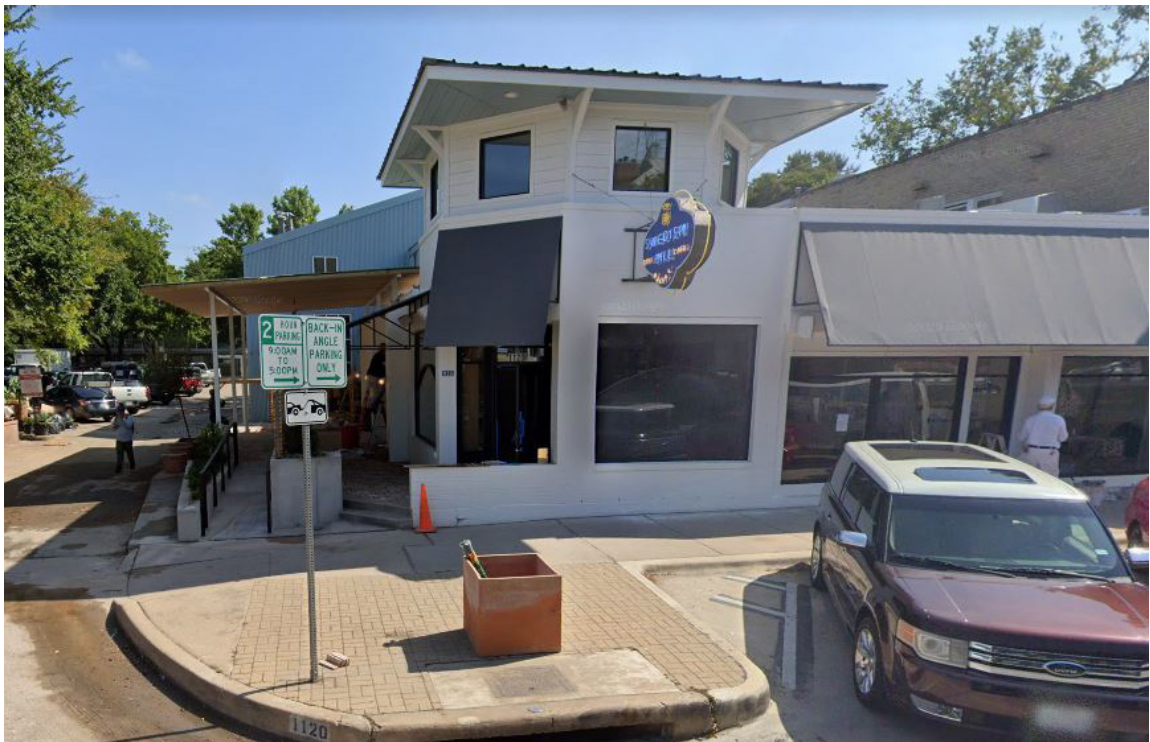
Alex Fischer, 73, longtime Austin resident, died in a local hospital Thursday. For 25 years he operated a grocery store on West Sixth Street, retiring in 1944. Before coming to Austin in 1908, he lived in Waco and Comfort. Fischer was a member of First Methodist Church, Hill City Lodge 456, A. F. & A. M., Scottish Rite bodies, Ben Hur Shrine, Patrol Officers in the Color Guard and Saenggerrunde Bowlers.

Survivors are his widow, Mrs. Annie Junck Fischer; one daughter, Mrs. Haston C. Smith; two granddaughters, all of Austin; one sister, Mrs. Lena Seltsam of San Antonio, and one brother, Will Fischer of Waco.

Funeral services will be held at Weed-Corley Funeral Home at 2 p. m. Saturday with Dr. Marvin S. Vance officiating, assisted by Dr. Edmund Heinsohn. Burial will be in Austin Memorial Park. Graveside services will be under auspices of Hill City Lodge. Honorary pallbearers are members of Ben Hur Patrol.

Alex Fischer Obituary in the Austin
American Statesman - 1/27/1956

1118 & 1120 W 6TH



1120 W 6th, the building formerly known as 1118 W 6th Street.

Photo Source: Google Street View

Date Built: 1948

Original Owner\builder: Raymond Campi

National Register of Historic Places: Contributing Property

City Historic District: No

Lot: Lot 18, Raymond Subdivision of Outlot 2 of Division Z

Address Notes: The original structure is 1118 W 6th. 1120 W 6th was originally a separate building that was demolished ca. 1935, but when Sweetish Hill moved into this building in 1993, it started using the 1120 W 6th address. Now that Swedish Hill has the whole building, 1118 W 6th has been discontinued.

Raymond Campi built 1118 W 16th ca 1948 as a masonry structure built with three individual bays for shops. It is made of brick and has no particular style. Original tenants included Gem Fabric Sewing Center and Dry Goods and A Cleaners. Raymond Campi also appears to have used it for office space.

Later stores included Sunshine Baby Co and Second Childhood. In 1992, Sweetish Hill, expanding from its 1200 W 6th location took the west half of the building and readdressed it as 1120 W 6th. Around 2018, Sweetish Hill was purchased new ownership and changed to Swedish Hill Bakery and Deli. At the time it purchased the remainder of 1118 W 6th and expanded the restaurant to include

it. The address “1118 W 6th” was discontinued shortly thereafter.

The NRHP nomination listed this as two different buildings, with 1118 as a contributing structure and 1120 as a non-contributing structure. 1118 W 6th was not demolished but rather absorbed, and the resulting building is probably not contributing.

Architecture

This is a post WW2 brick commercial structure. Its unique feature is the octagonal cupola/turret at the front corner of the building, which appears to have been added in 1992 when Sweetish Hill first moved into the building. If that’s the case, the cupola does not meet the age threshold for historic preservation.



1120 W 6th Street. Photo Source: John Laycock

Historic Associations

This building is associated with Raymond Campi, who built it, and an array of businesses that came later. None of these rise to a level of historic significance. Sweetish Hill bakery, now Swedish Hill Bakery and Deli, is a well-liked Austin institution, but not historically significant.

Archaeology

The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.

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.

Landscape feature

The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

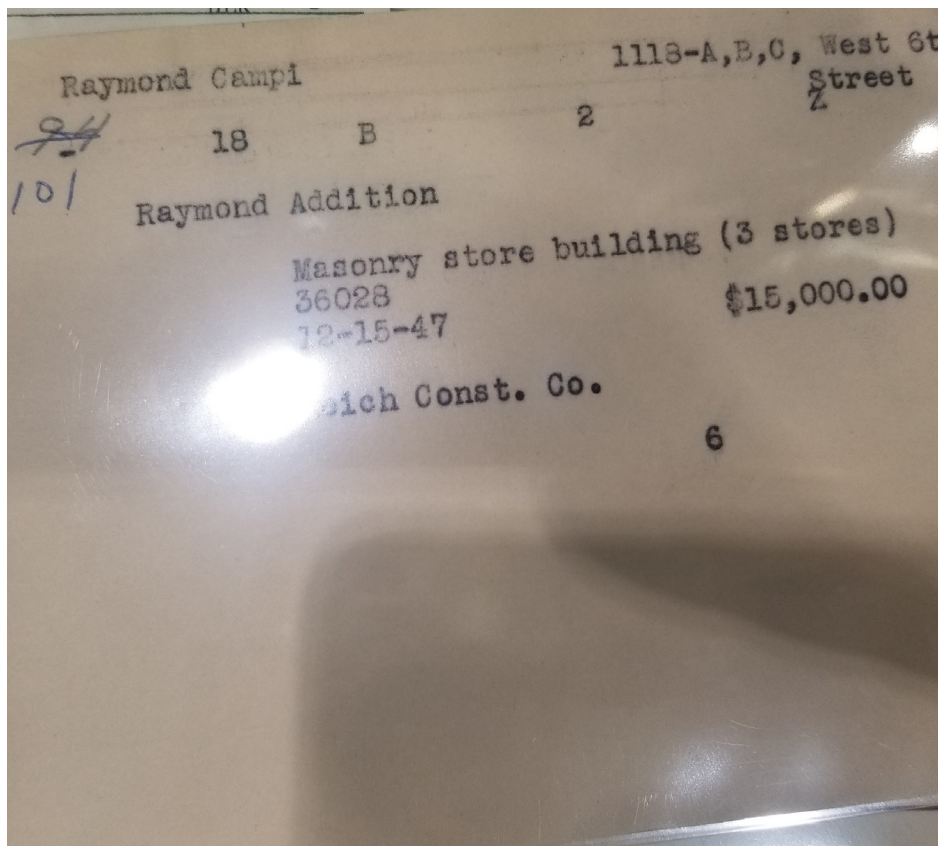
Opinion of Historicity: This building was not architecturally interesting to begin with and has been altered substantially since then. It is fair to say that the building designated as a contributing structure at 1118 W 6th no longer exists. There is not a good case for historic designation.

Occupancy:

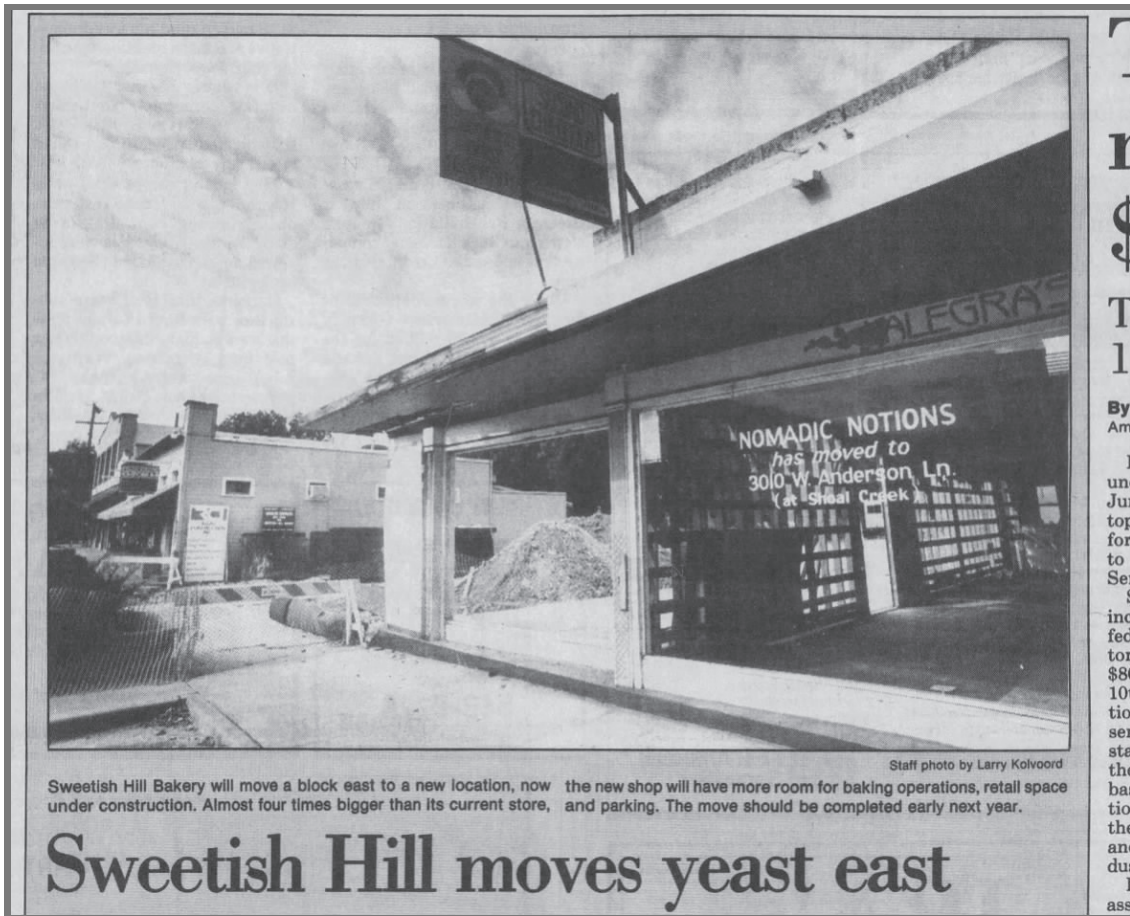
Built in 1948.

1952: Sew Gem Sewing (1118 W 6th) and A Cleaners (1118 W 6th (c))

1955: Gem Fabric Sewing Center and Dry Goods (1118 W 6th and 1118 W 6th (b)) and A Cleaners (1118 W 6th (c))



Original 1947 building permit for 1118 W 6th, permitting Raymond Campi to build a 3 store masonry building



8/23/1992 Statesman article about Sweetish Hill's move. 1118 W 6th is being heavily remodeled; the cupola does not exist yet.



2017 Google Street View photo showing 1118 W 6th distinctly from 1120 W 6th

1122-1126 W 6TH



1122 W 6th Street. Photo Source: John Laycock

Date Built: 1921

Original Owner\builder: Robert Riess

National Register of Historic Places: Contributing Property

City Historic District: Yes

Lot: Lot 16, Raymond Subdivision of Outlot 2 of Division Z

Address notes: This was three stores at a time, addressed 1122, 1124, and 1126 W 6th.

1122 W 6th street is a 1-story Spanish colonial revival commercial building built in 1921. Like 1118 W 6th, it was divided into bays to allow up to three stores at a time. It was built by Robert Riess, a German immigrant, for his grocery store, which was originally at 1124 W 6th.

Other tenants have included bakeries, barber shops, and dry cleaners. In 1925 Alex Fischer's grocery store was in this building, before he bought the property at 1116 W 6th and moved there.

This corner of the block developed into a commercial strip around the end of WWI. This building has been the most consistent, steadily remaining intact since 1921. It is listed as a contributing structure in both the Castle Hill local Historic District and the West Line NRHP district.

The 1921 and 1935 Sanborn maps show a small dwelling behind this building, where Riess and others lived. This building was referred to as either 1125 W 6th or 1126 1/2 W 6th. It had been demolished by 1961.

Architecture

The NRHP considered the building a Spanish colonial revival type structure, mostly due to the low-pitched terracotta shingle roof. Besides that mild touch, the building is not particularly distinguished architecturally. Unlike the other structures on the block, it is made of wood with no masonry veneer.

Historic Associations

The building is associated with Robert Riess, a German immigrant who became a baker and grocer. It also has associations with the commercial development of the West Line district, being one of the earliest commercial buildings on the block.

Archaeology

The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.

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.

Landscape feature

The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

Opinion of Historicity: The building itself does not rise to the level of historic designation, but it is in both the NRHP and the local historic district.

Occupants:

1122 W 6th
1925 - Alex Fischer Grocery Store
1930 - Davis R L (barber) Tillman W C clothes cleaners
1935 - Davis R L (barber) Tillman W C clothes cleaners
1940 - Vacant
1944-45 - West Austin Cleaners
1952 - West Austin Cleaners
1955 - West Austin Cleaners

1124 W 6th

1925 - Robert Riess Grocery Store
1930 - Royal Bakery
1935 - Royal Bakery
1940 - Davis R L Barbershop
1944-45 - West Austin Barbers
1952 - West Austin Barbers
1955 - West Austin Barbers

1126 W 6th

1925 - Barker's Market
1930 - Robert Riess Grocery Store
1935 - HD Ainsworth Grocery Store
1940 - HD Ainsworth Grocery Store
1944-1945 - Typewriter Service Co \ Office Machine Exchange
1952 - Typewriter Service Co \ Office Machine Exchange
1955 - Fischer Furniture Upholstery

ROBERT RIESS

Robert Riess died at his home, 611 Blanco Street, Wednesday afternoon. Besides his wife, Mrs. Antonia Riess of Austin, he is survived by two daughters, Mrs. Ida Munster of Luling and Miss Lillian Riess of Waco; one son, Carl A. Riess of Austin; one brother, Emery Riess of Houston. Rosary services were held at the Cook Funeral Home Wednesday. Funeral services will be held at St. Mary's Church Thursday at 9 a. m. with Father Andrew J. Mulreany officiating. Pallbearers will be A. L. Moyer, Andy Gribble, Fred Vesperman, W. S. Stehr and John Fuquez. Burial will be in Luling.

Robert Riess Obituary, 8/7/1946 Austin American Statesman



1122-1126 W 6th seen ca 1947, when the building was home to West Austin Cleaners and Typewrite Service Co.

1126.5, 1128 & 1130 W 6TH



1126.5 - 1130 W 6th Street. Photo Source: John Laycock

Date Built: 1925

Original Owner\builder: Otto Buaas

National Register of Historic Places: Contributing Property

City Historic District: Yes

Lot: Lot 15, Raymond Subdivision of Outlot 2 of Division Z

Address Notes: As near as I can tell, these are two distinct buildings that had two stores in them. However, instead of one store in each building 1130 W 6th was in the west half of the brown building and 1128 W 6th was the white building at right and the east half of the brown building. Presently, the buildings are 1128 and 1126.5 W 6th, though historically 1126.5 referred to the house behind 1122-1126 W 6th. (Note that for the purpose of historicity, it does not matter because they are both listed as contributing structures in a historic district).

Overview:

Otto Buaas, of the Buaas family bought the land from the edge of Robert Riess's building to Blanco and from 6th street to the rear alley in 1921. He built these two commercial buildings as well as the house at 605 Baylor as a rental property and the house at 607 Baylor for himself and his family.

Both buildings were built at the same time and originally had unpainted brick facades so they looked visually cohesive. They are mild examples of the Mission Revival style, as seen by the

parapet shape that resembles the Alamo. An addition behind the east building was built ca. 1940 does not impact the W 6th street scape, but does have a separate entrance towards the rear alley. It appears that this was used alternately as a private residence and another store and was addressed 1128 (B) W 6th street.

Multiple small stores were at these buildings, but the two most important were DA Goodstein's grocery and West Austin Drug Store. DA Goodstein's grocery store moved to W 6th street from 207 Congress ca. 1918, and was in a different building before coming to 1128 W 6th. DA Goodstein was an established businessman; his store is first mentioned in the Statesman in 1910. He occupied 1128 W 6th from its beginning until 1934, when he sold his store to the Slaughter grocery store chain, who maintained it until at least 1940. 1128 W 6th listed as vacant in 1944-1945. In 1952, Cunningham's Community store was at 1128 W 6th and by 1955, it was Tucker's Department store.

1130 W 6th was home to West Austin Drug store for 22 years. It originally opened ca. August 1922, at 1120 W 6th: an ad in the 3/4/1923 Austin American Statesman states it had been open for 8 months at that location. It moved to 1130 W 6th by 1925. It stayed at that location until 1947 when its proprietor Walter Stehr sold to Tucker and Sons.

A World War I veteran, Walter Stehr ran West Austin Drugs for 25 years. In 1947 he sold the business, moved to Buda and ran another drug store there until his death in 1965. He was active in Austin civic life, including in the Methodist Church, the Scottish Rite, and the Freemasons.

In 1947, Joe L. Tucker and his son Joe L. Tucker bought West Austin Drug store; shortly thereafter they bought 1128 W 6th as well and reopened it as Tucker Department stores. Joe Tucker was president of the Young Business Men's club and ran a variety of businesses around Austin. He passed away in 1977 at the age of 75.

Finally, it is worth noting that these buildings were sold from the descendants of the Buaas estate to 1130 W 6th Partners, LP in 2020, who are restoring 1128 W 6th to make an upstairs office and a downstairs restaurant. The restoration, which was coordinated with the historic preservation office, will restore the original facade and remove the rear external stairwell and vinyl siding added in the 1980s.

Architecture

This is a mild example of Mission Revival, like 1116 W 6th. 1126.5 has been substantially altered, including the current white paint, but 1128 W 6th is being restored to its historic form.

Historic Associations

These buildings are associated with D A Goodstein, Walter Stehr, and Joe Tucker. These men were by no means titans of Austin history, but they were still significant and contributed to local civic life. The buildings are also associated with Otto Buaas, although not as strongly as 607 Blanco.

Archaeology

The property was not evaluated for its potential to yield significant data concerning the human

history or prehistory of the region.

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.

Landscape feature

The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

Opinion of Historicity: Both of these buildings are in the NRHP and the local historic district and both have architectural and historic significance. 1126.5 W 6th no longer has historic integrity; however, 1128 W 6th will regain historic integrity following its restoration.

Occupants:

1128 W 6th:

1925 - DA Goldstein's Grocery Store
1930 - DA Goldstein's Grocery Store
1935 - Slaughter's Grocery Store
1940 - Slaughter's Grocery Store
1944-1945 - Vacant
1952 - Cunningham Community Stores
1955 - Tucker's Department Store

1128 (B) W 6th

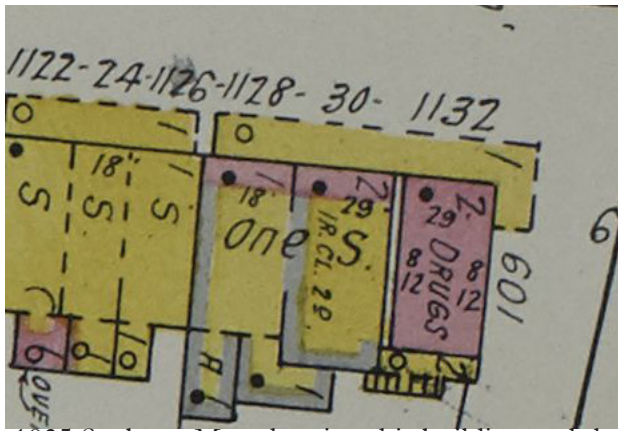
1925: R L Barker
1930: Fred Swiedom
1935: West Austin Beauty and Elias Owens
1940: West Austin Beauty
1944-1945: Roy Reeves
1952: Vacant
1955: Donald J Harr

1130 W 6th

1925: West Austin Drug Store
1930: West Austin Drug Store
1935: West Austin Drug Store
1944-1945: West Austin Drug Store
1952: Tucker Drug Store
1955: Tucker Drug Store



1128 and 1130 W 6th, circa 1947, after Slaughter Grocery store sold to Cunningham Community Stores but before West Austin Drugs sold to Tucker and sons. The two buildings still have their original facades and the two structures are still visually cohesive. West Austin Cleaners, in Robert Riess's former building, is at right.



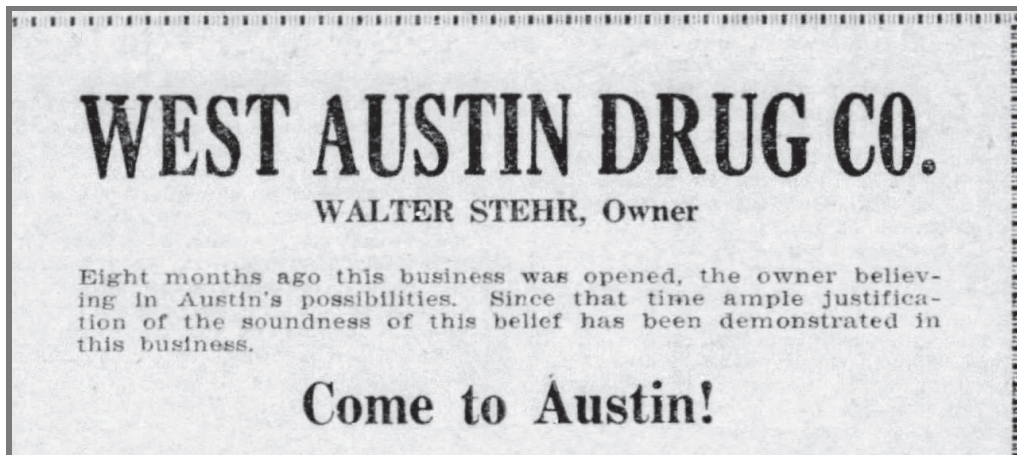
1935 Sanborn Map showing this building and the west half of the adjacent building as one store. 128 and 1130 W 6th are one store, which was addressed 1128 W 6th. The drug store shown is West Austin Drugs, which is consistently listed as 1130 W 6th in city directories, even though it is shown as 1132 W 6th here.



Ad for DA Goodstein's store.



An article on D A Goodstein in the 7/10/1910 Statesman. Years before he moved his store to W 6th, he was already considered "an enterprising businessman".



Walter Stehr's West Austin Drug Co, later West Austin Drugs, celebrates 8 months of business.

WALTER S. STEHR
Walter S. Stehr, 73, of Rt. 5, Box 206, died Tuesday morning in a Temple hospital. A resident of Austin for more than 60 years, he owned and operated a drug store in Buda for 12 years and retired in January, 1965. Prior to that time he owned the West Austin Drug Store for 25 years. He was a member of the Buda Methodist Church, Austin Lodge No. 12, AF&AM, the Austin Scottish Rite Bodies, and was a veteran of World War I. He is survived by his wife, Mrs. Frances Stehr of Austin; two sisters, Mrs. V. R. Schmidt of St. Louis, Mo., and Miss Nina Stehr of Austin; two brothers, Harry Stehr and Carl Stehr, both of Oakland, Calif.
Funeral services are pending completion at Wilke-Clay Funeral Home.

Obituary for Walter Stehr

TUCKER, Joe L., 75, 2207 Northland, died Monday. Services 3:30 p.m. Tuesday at Hope Lutheran Church. Survivors: wife, Mary Lee Tucker of Austin; son, Joe L. Tucker Jr. of Arlington; four grandchildren; two great-grandchildren. (Hyltin-Manor)

Obituary for Joe Tucker

605 BLANCO



605 Blanco. Photo Source: John Laycock

Date Built: 1925

Original Owner\builder: Otto Buaas

National Register of Historic Places: Contributing Property

City Historic District: Yes

Address Notes: As near as I can tell, this was always been addressed as 605 Blanco. There was a 601 Blanco, but it appears to have been destroyed ca 1950.

605 Blanco is a small bungalow of no particular style built on the same lot as 1130 & 1128 W 6th. It was a rental property for most of its history. Otto Buaas owned it and rented it out while living next door. Currently it is home to Elle's Boutique, a "modern purveyor of sensuality." Elle's has been there less than a year, as shown by the 2020 Google Street View. Elle's substantially remodeled the building, repainting it, and replacing the front door.



605 Blanco, as seen in the December 2020 Google street view, before it was remodeled into Elle's.

Architecture

The architecture is a bungalow typical of the era, with no particular style. It does not appear to have any structural alterations, but the vents/skylights on the roof are not original, and the paint color is not original.

Historic Associations

The occupancy list shows that this had a succession of renters, none of whom were of particular prominence. WS Stehr, who ran West Austin Drug Store, is recorded as a renter here in the 1944-1945 City Directories. But he is far more closely associated with his store. Likewise Otto Buaas, but would be more closely associated with 607 Blanco.

Archaeology

The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.

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.

Landscape feature

The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

Opinion: There is nothing remarkable about this structure or its occupants. However, it is listed as a contributing structure to the NRHP and the local historic district.

Occupants:

1924 - Not listed
1930 -WB Dunlap Jr
1935 - Thelma Nations
1940 - Harvey Bunce
1944-1945 - WS Stehr
1952 - Vacant
1955 - Leo Etienne

607 BLANCO



607 Blanco. Photo Source: John Laycock

Date Built: 1925

Original Owner\builder: Otto Buaas.

National Register of Historic Places: Contributing Property: Yes, Eligible for Individual Designation

City Historic District: Yes

Address Notes: This site and property has always been 607 Blanco.

607 Blanco is an Airplane-style bungalow, as shown by the gabled single room in the middle extending above the main structure. With the gabled portico in front, there is an impressive triple gable effect. The stone wall at front and stone chimney at side are likely original and the city development records do not show any permits for alterations in the last 40 years.

This house was built by Otto Buaas, who lived there with his wife until 1944. It was sold in 1944 to Garland Simmons and his wife (whom the city directories say were already living there), and remained in the Simmons family until 2020, when it was sold to 607 Blanco Partners LP.

Otto Buaas was the grandson of John L Buaas, a Swedish immigrant who moved to Austin in 1846. John L Buaas was an early businessman in Austin and city councilman in 1871. The J.L Buaas building on sixth street is one of the oldest buildings in downtown Austin. His son - Otto Buaas's father - was also a prominent Austinite, who ran a tin business. Otto worked at his father's business.

Garland Simmons does not appear to have any major historical importance.

Architecture

The architecture is a perfect example of the airplane bungalow, a rare and particularly impressive style. I cannot think of another example in Austin. It has been well maintained and appears to have the original materials.

Historic Associations

The house has clear associations with the Buaas family, one Austin's most prominent early settler families. Although Otto Buaas was not as significant as his father and grandfather, he still represents an important family with an important legacy.

Archaeology

The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.

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.

Landscape feature

The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

Opinion of Historicity: There is a crystal clear case for historic preservation of this house. The architecture is rare and well-preserved and there are clear ties to a historic family. Even if Otto Buaas is not as important as his forebears, the city will still have a strong case for historicity.

Occupants:

ca 1925 to 1944: Otto Buaas and family

1940-1967: Garland Simmons and family

OTTO HUGO BUAAS

Otto Hugo Buaas, 79, 2303 Hartford Road, died in a local hospital Monday evening following a brief illness. Buaas was a member of a pioneer Austin family that settled in Austin in 1846. The Buaas family has been active in the growth and development of Austin and in civic affairs for over 120 years.

He is survived by his widow, Mrs. Ferol Linton Buaas of Austin; one daughter, Mrs. Rosemary Buaas Hamilton of Austin; one son, Dr. J. Howard Buaas of Austin; and five grandchildren, Billy Hamilton, Julie Buaas, Brenda Buaas, John Buaas and Jane Buaas, all of Austin.

Funeral is pending at Cook Funeral Home.

Obituary of Otto Buaas, 3.3.1970 Statesman

GARLAND G. SIMMONS

Garland G. Simmons, 84, of 607 Blanco, died in a local hospital Sunday.

Survivors include his widow, Mrs. Daisy Terry Simmons; two daughters, Mrs. Norma S. McCown and Miss Madge Simmons; son, Gordon Simmons, San Antonio; and four grandchildren.

Funeral is pending at Cook Funeral Home.

Obituary of Garland Simmons, 3.13.1967
Statesman

CONCLUSIONS

The HPO is likely to oppose the alteration of one or two properties that comprise most of the portfolio's historical significance. Specifically, 607 Blanco is likely to be designated as a historic property, and it is possible that the city will attempt to designate the properties developed by Otto Buaas as historic, as well. The stores previously owned by Robert Riess and Alex Fischer are unlikely to be designated as historic, but their NRHP district inclusion may make them difficult to alter. Swedish Hill Bakery is already significantly altered from its original form and the city is unlikely to oppose its removal.

APPENDIX A: HISTORIC ZONING CRITERIA

§ 25-2-352 HISTORIC DESIGNATION CRITERIA.

- (A) The council may designate a structure or site as a historic landmark (H) combining district if:
- (1) the property is at least 50 years old and represents a period of significance of at least 50 years ago, unless the property is of exceptional importance as defined by National Register Bulletin 22, National Park Service (1996);
 - (2) the property retains a high degree of integrity, as defined by the National Register of Historic Places, that clearly conveys its historical significance and does not include an addition or alteration which has significantly compromised its integrity; and
 - (3) the property:
 - (a) is individually listed in the National Register of Historic Places; or is designated as a Recorded Texas Historic Landmark, State Archaeological Landmark, or National Historic Landmark; or
 - (b) demonstrates significance in at least two of the following categories:
 - (i) **Architecture.** The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building. A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance.
 - (ii) **Historical Associations.** The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.
 - (iii) **Archaeology.** The property has, or is expected to yield, significant data concerning the human history or prehistory of the region;
 - (iv) **Community Value.** The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.
 - (v) **Landscape Feature.** The property is a significant natural or designed landscape or landscape feature with artistic, aesthetic, cultural, or historical value to the city.