

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
JANUARY 11, 2023
PR-2022-169534
2203 EAST CESAR CHAVEZ STREET

PROPOSAL

Demolish a ca. 1912 house.

ARCHITECTURE

One-story pyramidal hipped-roof house clad in horizontal wood siding, with partial-width inset porch supported by boxed columns, a central chimney, and exposed rafter tails at eaves.

RESEARCH

The house at 2203 E. Cesar Chavez Street, alternately addressed as 2203 E. 1st Street, was constructed around 1912 by carpenter W. Burt Haston. Haston and his family lived in the house until around 1920, when it was rented to a roofer and his wife. It was briefly owned by Amos Franklin, who worked as a teamster, before being sold to the Kuehn family around the mid-1920s. Paul Kuehn worked as a carpenter, while Emily Kuehn was active in the Lutheran church. Their children Albert, Hildegard, and Hertha also lived in the family home; Hertha was a nurse while Hildegard was a dental technician. Hildegard eventually married contractor Alvin Massey and the couple lived on the property with her parents in the 1950s. Son Herbert Kuehn, dean of the Methodist Theological Seminary in Singapore, visited his parents often. The Kuehn family owned and occupied the home until Emily Kuehn's death in 1969.

PROPERTY EVALUATION

The 2016 East Austin survey recommends the property as eligible for local landmark designation, individually eligible for listing on the National Register of Historic Places, and as a contributing structure in potential local and National Register historic districts.

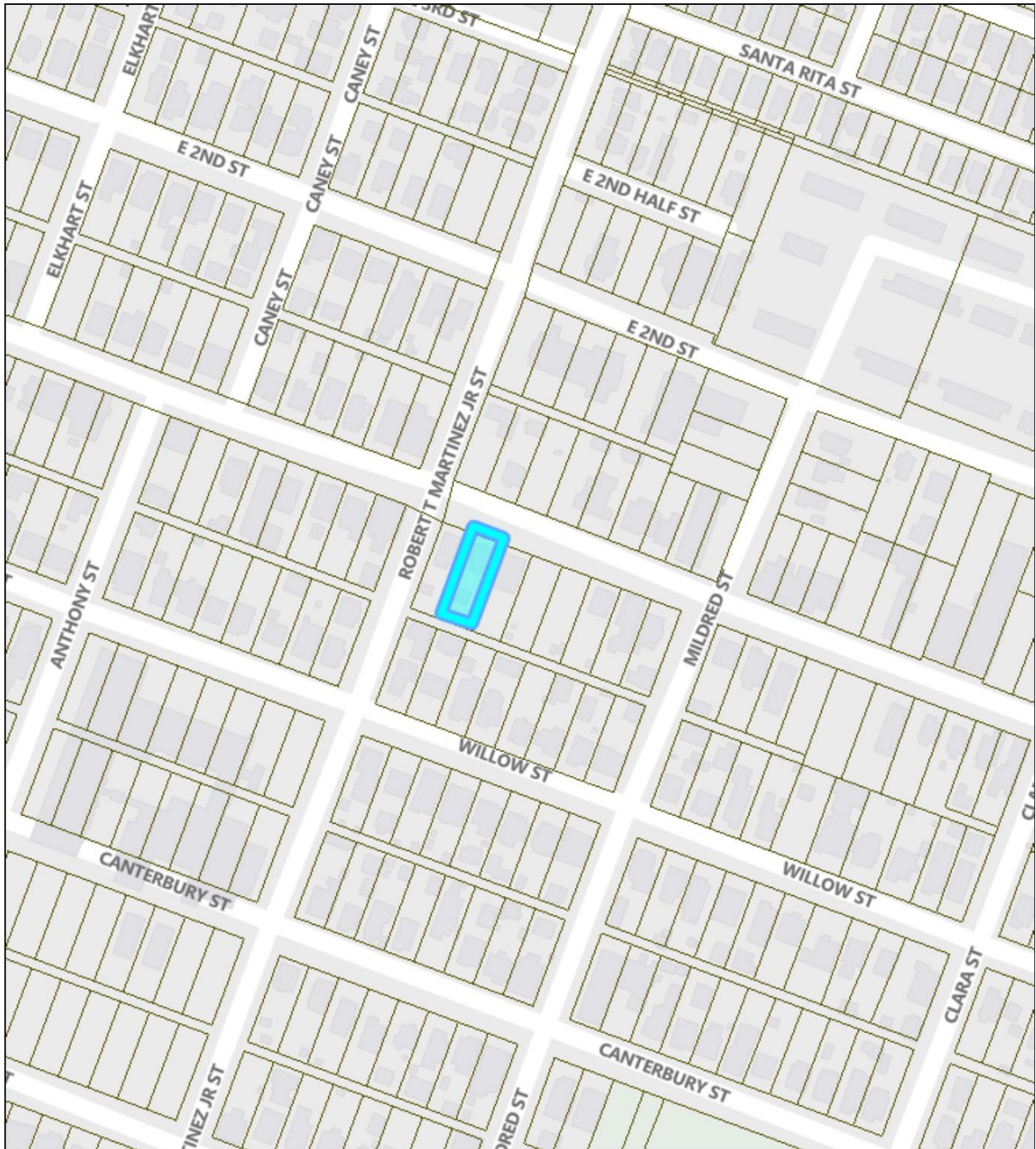
Designation Criteria—Historic Landmark


- 1) The building is more than 50 years old.
- 2) The building appears to retain high to moderate integrity. Windows and doors have been replaced.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). The 2016 East Austin Historic Resource Survey recommends that the building meets two criteria:
 - a. Architecture. The building is a good example of a vernacular building constructed with Craftsman and National Folk stylistic influences.
 - b. Historical association. The East Austin Historic Resource Survey recommends the property as eligible for its associations with the widespread development patterns of East Austin.¹ The initial builders and long-term residents of the home exemplify the demographic of middle- and working-class residents of the East Cesar Chavez neighborhood during the twentieth century.
 - 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 has not been evaluated for its 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

Further research on the property, per the Commission's 12-14-2022 request, did not yield additional findings to bolster the building's historical associations beyond broad patterns of development. Encourage adaptive reuse and rehabilitation, then relocation over demolition, but release the demolition permit upon completion of a City of Austin Documentation Package.

¹ 2.4.1.2 Development Patterns






1: 2400

11/29/2022

GF 22-170370

2203 E CESAR CHAVEZ STREET



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PROPERTY INFORMATION*Photos**Google Street View, 2022*



Demolition application, 2022

Occupancy History

City Directory Research, November 2022

| | |
|------|--|
| 1959 | Emily M. Kuehn, owner Hildegard Massey |
| 1955 | Emily M. Kuehn, owner |
| 1952 | Emily M. Kuehn, owner (widow of Paul) Alvin and Hildegard Kuehn Massey Contractor Technician, Marlin Gross Dental Laboratory Dorothy N. Powell, renter Saleswoman |
| 1947 | Paul and Emily M. Kuehn, owners |
| 1944 | Paul and Emily M. Kuehn, owners Hildegard Kuehn Technician, Marlin Gross Dental Laboratory |
| 1941 | Paul and Emily M. Kuehn, owners Hildegard Kuehn Assistant at Morris D. Dowd |
| 1937 | Paul and Emily M. Kuehn, owners Hildegard Kuehn Assistant for Dr. Joe Eckhardt Hertha Kuehn Nurse |
| 1932 | Paul and Emily M. Kuehn, owners Carpenter Albert Kuehn Hildegard Kuehn Assistant for Dr. Joe Eckhardt Hertha Kuehn Nurse |
| 1929 | Paul and Emily M. Kuehn, owners Carpenter Hildegard Kuehn Assistant for Dr. Joe Eckhardt |
| 1924 | Amos R. and Addie Franklin, owners Teamster |
| 1920 | Kurt R. and Kathryn Meyer, renters Roofer |

1916 W. Burt Haston
Carpenter

1912 W. Burt Haston
Carpenter

1909 Address not listed

Historical information

3 bath; large bath and lot for cow; \$11;
water furnished. 14th and East Ave.
J. B. Nitschke, Phone 2088. 6-1

FOR RENT—Four-room cottage,
2203 East First Street, with garage.
Four-room cottage, 2010 Haskell St.,
\$10 per month. L. T. Eck, Phone 2212,
Room 6 over 600 Congress Avenue. 6

FOR RENT—11-room residence, 303
E. 9th St. Apply Mrs. W. B. Walker.

Classified Ad 1 -- No Title. The Statesman (1916-1921); 03 June 1917: 8.

Sinking of British Warships Paved the Way for Fall Of Singapore, Missionary Fresh From Lost Bastion, Declares

The sinking of the "Repulse" and the "Prince of Wales" came as a staggering blow to the residents of Singapore and foreshadowed in many minds the downfall of Britain's mighty bastion in the Far East, an evacuee from Singapore City declared Saturday.

The Rev. Herbert F. Kuehn, dean of the Methodist Theological college at Singapore, and his wife left Singapore Dec. 21 and arrived in New York Feb. 13. They now are visiting his parents, Mr. and Mrs. Paul Kuehn of 2203 East First street.

As it happened, the Rev. Kuehn

and his wife, who was a teacher in the theological school, were due for a year's furlough and left Singapore voluntarily under that status. Forty-six of their workers, however, were subsequently taken out under evacuation orders and are now presumably in Australia or on the high seas.

The Kuehns experienced a big air raid the day the war with the United States broke out—Dec. 7 at Pearl Harbor but Dec. 8 at Singapore—and there were many "alerts" after that date. The bombing killed many civilians, some of the mis-

siles landing in the Chinatown and Indian sections of the city, and suffering was particularly great among the natives. Up to that time, however, both Europeans and Asiatics had thought Singapore so well defended as to be impregnable, the Rev. Kuehn reported.

The number of defenders was of course a military secret, but it is now placed at 40,000 to 50,000 men. "We thought there were several times that many," the missionary-educator observed, his opinion being the consensus of most civilian residents.

His remarks were not critical—merely an observation on the wide-

spread complacency with which the Far Eastern situation was so long viewed.

The Japanese had advanced a third of the way down Malaya when the Kuehns left on Dec. 21. The "back door sneak" was so swift and so unexpected that the famous coastal guns, facing proudly toward the sea, were hardly fired before Singapore was lost, he commented.

The American couple returned to this country by way of Africa and an Atlantic crossing. A number of wives and children were on the ship, and great fear was felt for passengers' safety, the Rev. Kuehn said.

Sinking of British Warships Paved the Way for Fall Of Singapore, Missionary Fresh From Lost Bastion, Declares. The Austin American (1914-1973); 15 Mar 1942: 3.

Rev. Kuehn Speaks On Significance of Malaysia At Women's Club Luncheon

"The Significance of Malaysia to America Today" was the topic of the speech given by the Rev. Herbert F. Kuehn, at the luncheon at the Austin Woman's club Thursday.

Rev. Kuehn, who has recently returned from Singapore where he was dean of the Methodist Theological college, discussed the economic, political and social relationship between American and Malaysia and how they are interdependent.

The luncheon table was decorated with arrangements of purple flags and a bridal wreath.

Hostesses at the luncheon were Mrs. C. T. Gray, chairman, and Mrs. H. Y. Benedict, C. E. Ellsworth, Emil Halm and C. Buford Weller assisting her.

Members present at the luncheon included Mesdames C. T. Gray, H. T. Benedict, C. E. Ellsworth, Paul Thompson, Emil Forwood, R. A. Buford, Joe Carrington, Emil Halm, Malcolm Gregory, J. E. Hickman, John W. Howson, Buford Weller, P. J. Hardy of El Campo, J. W. Goodwin, F. L. Jewett, S. J. Thomas, Thurlow Weed, Herbert Williams, M. C. Parrish, E. H. Sellards, P. W. McFadden, Otto Stolley, Charles Stokes, Buford Brown, J. O. Marberry, T. H. Shelby, Joseph Ewing, John S. Sutton, Jr., Milton Overstreet, Thomas Yett, E. L. Steck, George Zimmerman, A. C. Wright, C. B. Lynn, Harry Reason-

over, Ada Penn, Thomas E. Johnson, Albert W. Caster, Walter Moore and the Rev. Mrs. Paul Kuehn.

Rev. Kuehn Speaks Significance of Malaysia. The Austin Statesman (1921-1973); 19 Mar 1942: 9.

PAUL KUEHN

Paul Kuehn, 74, died at his home, 2203 East First Street, Sunday. He was a member of St. Martin's Lutheran Church and had been a resident of Austin for the last 28 years.

Survivors include his widow, Mrs. Emily Kuehn; two sons, Herbert Kuehn of Rutherford College, N. C., and Albert Kuehn of San Antonio; two daughters, Mrs. Hertha Bowlin of San Marcos and Mrs. Hildegard Massey of Austin; and three sisters, Mrs. Minna Kosel of Temple, Miss Frieda Kuehn of Bleiberville and Mrs. Fritz Grebe of Bellville.

Funeral services will be held at the Hyattin-Manor Funeral Home Tuesday at 2 p. m. with the Rev. C. L. Bohls officiating. Burial will be in Oakwood Cemetery.

Deaths And Funerals. The Austin Statesman (1921-1973); 28 Aug 1950: 2.

Pioneer Lunch To Honor Lutheran Church Women

Sixty-eight women who have been members of St. Martin's Lutheran Church Women for 25 years or longer will receive special recognition at an annual Pioneer Luncheon Tuesday at 11:30 a.m. in fellowship hall. Seven have been members for as long as 50 years.

Mrs. R. G. Mueller Sr. and Mrs. Felix Krueger who have been members 57 years are still active with the group, Mrs. Frank Domschke, Mrs. Harry Smith and Mrs. P. A. Wilde have been members for 52 years, and Mrs. Mary Albert and Mrs. August Haenel are 50-year members.

Those who have been members of the church group from 40 to 50 years include Mrs. O. A. Leisering, Mrs. D. H. Burrell, Mrs. F. W. Bollman Sr., Mrs. B. M. Mayer, Mrs. N. J. Rabensburg, Mrs. William Bohn, Mrs. Paul Kuehn, Mrs. J. A. Luckey, Mrs. Leo Mueller Sr., Mrs. Ernest Ludwig, Mrs. A. J. Eilers Jr., Mrs. H. A. Albert Sr., Mrs. C. F. Hutter, Mrs. Ludwig Wendlandt, Mrs. E. W. Stork and Miss Gertrude Becker.

Rogge, Mrs. A. P. Buck, Mrs. R. C. Ellis, Mrs. R. E. Meyer, Mrs. Meta Thoresen, Mrs. E. R. Wilde, Mrs. W. F. Kleen, Mrs. W. Lambuth Cox, Mrs. W. C. Duesterhoeft, Mrs. O. E. Zenkner, Mrs. Fred Mueller, Mrs. John Wilson, Mrs. C. L. Naschke, Mrs. Gus J. Moos, Mrs. Frank Albrecht, Mrs. Earl Smith, Mrs. Albert Hoeke, Mrs. Ad Kohn Jr., Mrs. E. R. Jordan, Mrs. William Oertli and Mrs. Herman Kiesling.

The Rev. Nick Bohmann, assistant pastor, will give the opening prayer in the church parlor.

During lunch, Mrs. William P. Danforth, vice president, will introduce a musical group, Miss Cheryl Betts, Miss Carol Sue Bock, Miss Sandra Normann and Mrs. James Bedrich, who will sing selections from Broadway shows.

After lunch, Mrs. J. R. Almond, president, will lead a German sing-song, with Mrs. Carl Edward Bock at the piano. The Rev. Edward V. Long, pastor, will offer the benediction.

Mrs. Herbert Bohn and mem-

id MRS. EMILY KUEHN

Funeral services for Mrs. Emily Kuehn 92, of 2203 East 1st Street will be 2 p.m. Tuesday at Cook Funeral Home with Rev. Edward V. Long officiating. Burial will follow in Oakwood Cemetery.

Pallbearers will be David Kuehn, Wayne Kuehn, Herman Mahler, Alvin Zollinger, Herbert Blezinger and Eddie Blezinger.

Pioneer Lunch To Honor Lutheran Church Women. *The Austin American* (1914-1973); 30 Jan 1966: B12

DEATHS AND SERVICES. *The Austin Statesman* (1921-1973); 10 Mar 1969: 14.

Permits

| PERMIT FOR WATER SERVICE | | N°A | 4536 |
|------------------------------------|---------|----------------------------------|------|
| Austin, Texas | | 27 | |
| M. | Address | 2203 E. 1st St. Cesar Chavez St. | |
| Plumber | City | Size of Tap | Date |
| Foreman's Report. | | | |
| Date of Connection | 8-8-29 | | |
| Size of Tap Made | 1/4" | | |
| Size Service Made | 1/4" | | |
| Size Main Tapped | 6" | | |
| From Front Prop. Line to Curb Cock | 9' | | |
| Location of Meter | C. 1 | | |
| Type of Box | Lock | | |
| Depth of Main in St. | 3' | | |
| " " Service Line | 2' | | |
| From Curb Cock to Tap on Main | 11' | | |
| Checked by Engr. Dept. | 8-20-29 | | |
| Foreman's Signature | | | |

Water service permit, 1929