

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
JUNE 7, 2023
PR-2023-052574; GF-2023-060911
2204 CURTIS AVENUE

PROPOSAL

Demolish a ca. 1930 house.

ARCHITECTURE

2204 Curtis Avenue is a one-story Craftsman cottage. It is clad in horizontal wood siding and has a side-gabled roofline with clipped gable. The central gablet sheltering the entryway features decorative trim and triangular brackets.

RESEARCH

The house at 2204 Curtis Avenue was built around 1930. Its first occupants were renters Fred and Theresa Morris. Fred Morris worked as a janitor at the University of Texas. By 1939, Robert and Lucille Barnes had purchased the property. Robert Barnes worked as an engineer for the Driskill Hotel Company, first as an assistant chief and then as the chief engineer. The Barnes family lived in the home until around 1955.

PROPERTY EVALUATION

Designation Criteria—Historic Landmark


- 1) The building is more than 50 years old.
- 2) The building appears to retain high to moderate integrity. Some windows have been replaced.
- 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 modest Craftsman-inspired dwelling.
 - 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 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.
 - e. Landscape feature. The property does not appear to possess a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Strongly encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

LOCATION MAP






1: 2400

5/19/2023

GF 23-060911

2204 CURTIS AVENUE



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PROPERTY INFORMATION*Photos*



[Zillow.com](https://www.zillow.com). accessed 2023

Occupancy History

City Directory Research, May 2023

1959	No return
1955	Robert E. and Lucille Barnes, owners Engineer, Driskill Co.
1952	Robert E. and Lucille Barnes, owners Chief engineer, Driskill Hotel Co.
1949	Robert E. and Lucille Barnes, owners
1944	Robert E. and Lucille Barnes, owners Engineer
1941	Robert E. and Lucille Barnes, owners Assistant engineer
1939	Robert E. and Lucille Barnes, owners Chief assistant engineer, Driskill Hotel Co.
1935	Fred D. and Theresa Morris, renters Janitor, UT
1932	Fred D. and Theresa Morris, renters

Bond Sellers For Saturday Named

The Women's Defense corp will staff the Victory house at Yaring's Saturday and the Stephen F. Austin hotel bond booth will be under the direction of the Electrical Workers' union auxiliary.

Mrs. LaRue Tipton will be officer of the day at Yaring's, assisted by Mrs. Lucille Barnes and Mrs. Freddie Wallace in the morning and Mrs. Ethel Crawford and Miss Belle Pendleton, during the afternoon.

BARNES, Robert E., 71, 101 E. Longspur Blvd., died Monday. Services 3:30 p.m. Thursday at Weed-Corley Funeral Home. Burial, Memorial Hill Park. Survivors: wife, **Lucille Barnes** of Austin; daughter, Mrs. Calvin (Trula Nell) Kruger of Austin; brother, Fred Barnes of Austin; sisters, Lena Barnes, Viola Barnes, Leona Barnes, all of Austin; five grandchildren; six great-grandchildren.

Red Cross Names Dietician. The Austin Statesman (1921-1973); 12 Feb 1943: 11. deaths and services. The Austin American Statesman (1973-1980), 15 Mar 1978: B5.

Permits

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

No. A 3383

PERMIT FOR WATER SERVICE Austin, Texas

INDEXED

M. *Clyde Hailley* Address *2204 Curtis Ave*

Plumber *J. Benson* Size of Tap *1/2* Date *7-10-30*

NE Rear half of Lot 11 Block 1

Foreman's Report.

Date of Connection *7/14/30*

Size of Tap Made *3/4"*

Size Service Made *3/4"*

Size Main Tapped *2"*

From Front Prop. Line to Curb Cock *9' 6"*

" " " " *8' 11"*

Location of Meter *in yard*

Type of Box *iron*

Depth of Main in St. *9'*

" " Service Line *14'*

From Curb Cock to Tap on Main *8' 6"*

Checked by Engr. Dept. *5-24-32 JCH*

INDEXED

No.	Fittings	Size.
1	Curb Cock	5/8"
	Elbow	
	St. Elbow	
1	Bushing	3/4" x 1/2"
1	Reducer	3/4" x 1/2"
90°	Pipe	3/4"
1	Lead Comp.	3/4"
	Nipples	
	Union	
	Plug	
	Tea	
1	Stop	1/2"
	Box	
1	Lid	
	Valves	
1	2 X 3/4" Lead and Iron	
	Reg. No.	2575

Foreman's Signature *BENSON*

Water tap permit, 1930

Receipt No. 5633 Application for Sewer Connection Duplicate No. 20170A
 Austin, Texas, 3-16- 1946
 To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.
 Sir: I hereby make application for sewer connection and instructions on premises owned by
R. C. Barnes at 2204 Curtis Ave. Street
 further described as Lot A-11 Block 1 Outlot 1 Division 1
 subdivision Austin Heights Plat 248, which is to be used as a
 In this place there are to be installed ? fixtures. Plumbing Permit No. 21890
 I agree to pay the City of Austin, the regular ordinance charge. 3-20-46
WRA
 Depth at Prop. Line 3'-9" at Main Respectfully,
 Stub Out 10'-N of SLL A. L. Martin
 Connected (Location) A.P.
 Date 3-23-46
 By Union
 NOTE: Connection Instructions See Summary Curtis at North Blvd
± 8 ft Deep from A-1553 ✓

Sewer tap permit, 1946