

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
SEPTEMBER 6, 2023
PR-2023-089094; GF-2023-104777
1102 EAST 2ND STREET, UNITS A AND B/201 AND 205 MEDINA STREET

PROPOSAL

Demolish a ca. 1900 house, moved onto the rear of the lot in 1949, and a ca. 1888 house, currently used as a duplex.

ARCHITECTURE

Unit A is a one-story Folk Victorian-style house with partial-width porch and L-plan. It features intact details of the era, including Stick-style brackets at porch supports, 4:4 screened wood windows, traditional cornice returns at gable ends, and double entry doors with transoms. Unit B is a one-story shotgun-style house with a partial width porch, decorative trim, and a gabled roofline.

RESEARCH

The primary building at 1100 East 2nd Street, now known as Unit A, was constructed between 1888 and 1897. The lot at the corner of Medina and 2nd Street was used as an auction yard in 1887. The earliest mention of a house on the lot is in 1888, constructed and occupied by contractor and builder Jonah Van Wie. From 1889 to 1891, the property was occupied by a businessman and a clerk. For the next few years, bricklayer and plasterer James E. Polhemus, who was affiliated with South Austin property investor Charles Newning, lived and worked at the property. Records of a debt settlement show that Polhemus and his wife owned the property at 2nd and Medina along with Newning and mortgage agent R. L. Brown, and were required to sell with proceeds going to contractor R. C. Lambie in 1894.¹ Polhemus remained in the home until after 1895, but by 1897, Charles S. Sinnigson—Lambie’s carpentry foreman—had purchased the home.

Sinnigson had worked as stage manager and carpenter for both the Millett Opera House and the Hyde Park Pavilion before moving to East Austin and working for Lambie.² He and his wife, Mary Elizabeth, rented out part of their home to tenants, including several nurses and a family of stonecutters. Sinnigson, son of local German pioneers, plied his trade as a carpenter and cabinetmaker into his seventies. Over the course of his career, he became a prominent Austin builder. After Charles Sinnigson’s death in 1934, Mary Elizabeth Sinnigson remained in the home until her own death in 1938.³

John Nash purchased the lot in 1938, at which time he added onto the main house per City permits. He rented out the main house and moved the secondary dwelling, addressed as 205 Medina Street, onto the lot from the West Line neighborhood in 1949 for use as a third rental unit. Both buildings were used as rental homes until at least 1959, with tenants including a maintenance worker, drivers, clerks, and a pharmacist.

PROPERTY EVALUATION

The 2016 East Austin Historic Resource Survey lists both buildings as eligible for local landmark designation and individual listing on the National Register of Historic Places. It lists the secondary building, facing Medina Street, as eligible for designation as a local landmark.

Designation Criteria—Historic Landmark

- 1) The buildings are more than 50 years old.
- 2) The buildings appear to retain high to moderate integrity. The rear structure, moved from 401 Paul Street, appears outside of its original West Line context, but it was moved to its present location within the 50-year historic period.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the properties and determined that it meets two criteria:
 - a. Architecture. The East Austin Historic Resource Survey describes the buildings as good examples of the Folk Victorian style.
 - b. Historical association. The East Austin Historic Resource Survey notes the property’s association with Charles S. Sinnigson, carpenter and builder. It may also be associated with earlier carpenters Van Wie and Polhemus, though their associations with the home are much shorter than Sinnigson’s.

¹ Austin Daily Statesman (1891-1902); 22 July 1894: 6.

² Austin Daily Statesman (1891-1902); 19 Aug 1892: 5

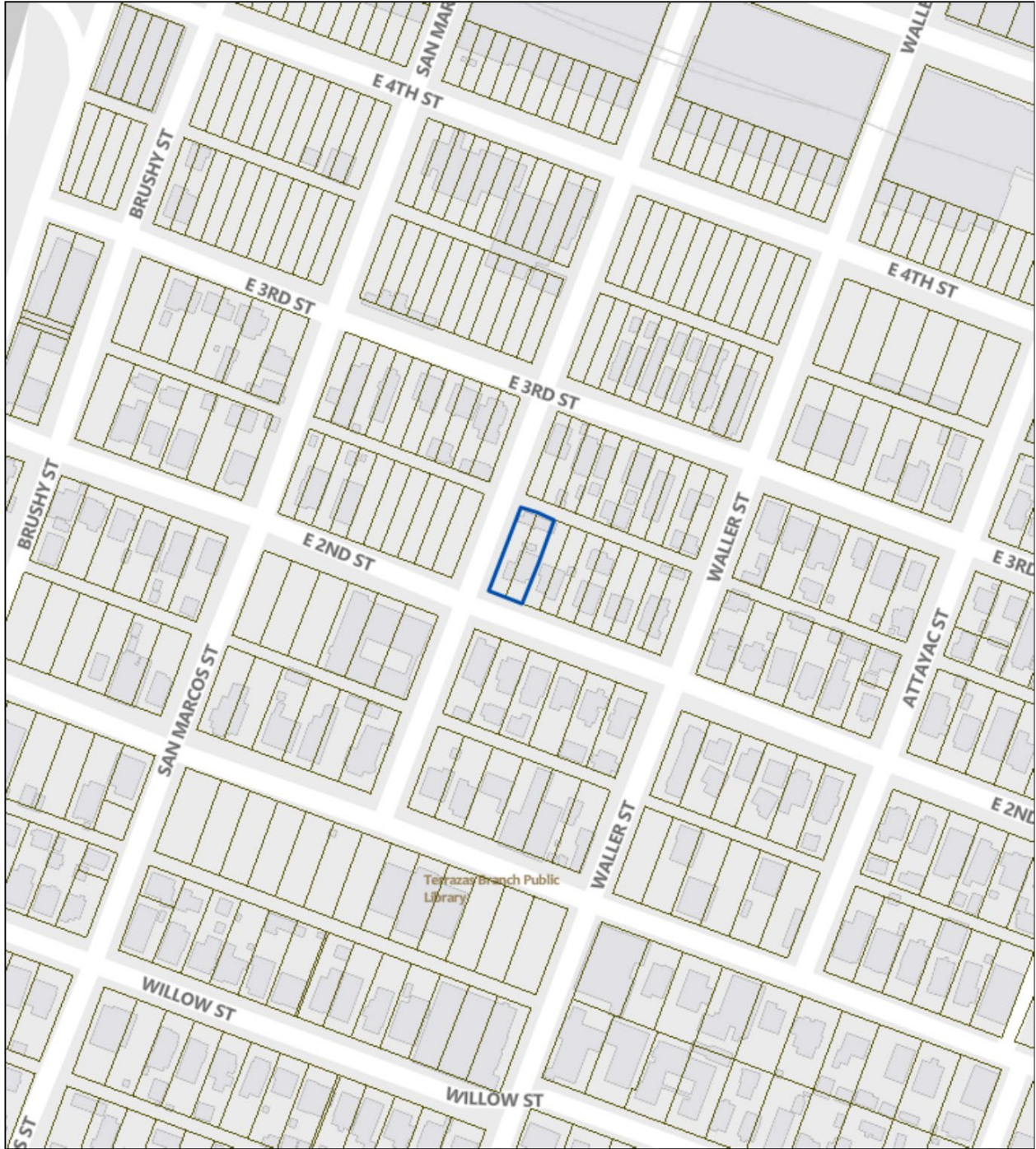
³ The Austin Statesman (1921-1973); 22 Apr 1938: 2.


- 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 was not evaluated for its ability 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 be a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Consider initiation of historic zoning per survey recommendations. Should the Commission decide against historic zoning, strongly encourage adaptive reuse and rehabilitation, then relocation over demolition, but release the permit upon receipt of a City of Austin Documentation Package for each structure.

LOCATION MAP






1: 2400

8/21/2023

GF 23-104777

1100 E 2ND STREET



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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PROPERTY INFORMATION

Photos







Demolition permit application, 2023

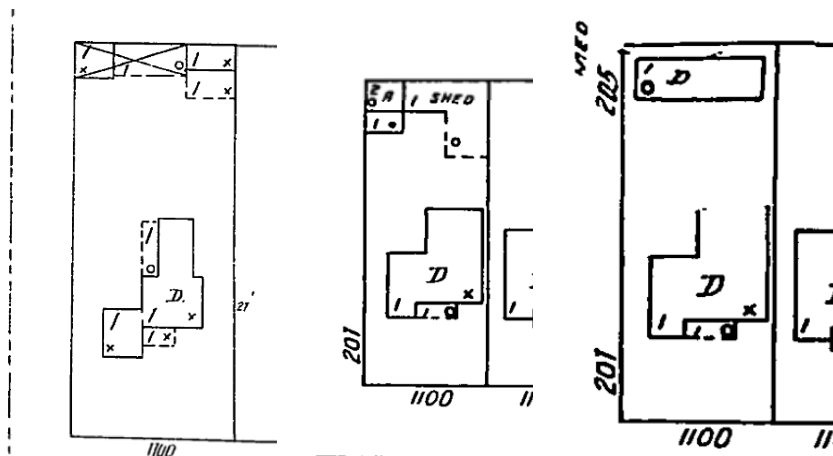
Occupancy History

City Directory Research, August 2023

1959	1100 A: Lupe Torres, renter 1100 B: Elphra V. Cox, renter 205 Medina: Ben Vasquez, renter
1955	1100A: Wallace E. Griffin, renter – clerk, Gibson Produce 1100B: Elphra V. and Willie A. Cox, renters 205 Medina: Vacant
1952	1100 E. 2 nd : Emma Gevers, owner Ida Gevers, renter 205 Medina: Thomas D. and Mildred Nolan, renters – driver, Capital Linen Service
1949	1100 E. 2 nd : Warren U. and Ann Davis, renters – driver 205 Medina: Roy and Alla Hodge, renters – maintenance man
1944	1100 E. 2 nd : Charles and Minnie Gatlin, renters – salesman, JC Bryant Creamery Co. 205 Medina: Not listed
1941	Thomas E. and Corrine Stealy, renters – pharmacist
1935	Mary E. Sinnigson, owner Richard L. and Adeline Whitworth, renters – waiter
1932	Charles S. and Mary E. Sinnigson, owners
1929	Charles and Mary Sinnigson, owners – cabinetmaker, Becker Lumber Co.
1927	Charles and Mary Sinnigson, owners – carpenter
1924	Charles and Mary Sinnigson, owners – carpenter George A. Sinnigson – student, UT
1922	Charles S. and Mary Sinnigson, owners – carpenter George A. Sinnigson – student, UT
1920	Charles and Mary Sinnigson, owners – carpenter George A. Sinnigson – student Albert W. Berner, renter - stonecutter
1918	Charles S. and Mary Sinnigson, owners – carpenter

- George A. Sinnigson – student
 Albert W. Berner, renter – stonecutter, A. L. Gooch
 George H. Berner, renter
- 1916 Charles Sinnigson, owner – carpenter
 George H. Berner, renter
 Miss Nellie G. Cruz, renter – nurse
- 1914 Charles Sinnigson, owner – carpenter
 Albert C. Brownlee, renter
- 1912 Charles Sinnigson, owner – carpenter
 George H. Berner, renter – retired
 Miss Nellie G. Cruz, renter – nurse
 Miss Gatie Brown, renter – nurse
- 1909 Charles Sinnigson, owner – carpenter
 Miss Gatie Brown, renter – nurse
- 1906 Charles Sinnigson, owner – carpenter
- 1905 Charles Sinnigson, owner – carpenter
 Miss Pernie C. Satterwhite, renter – nurse
- 1903 Charles Sinnigson, owner – foreman carpenter, R. C. Lambie
- 1900 Charles and Mary Sinnigson, owners – carpenter (per 1900 census)
- 1897 Charles Sinnigson, owner – carpenter, R. C. Lambie
- 1895 James E. Polhemus – brick contractor and builder
Note: Charles Sinnigson, carpenter, listed at 401 E. 16th St., corner of Trinity Street.
- 1893 James E. Polhemus – brick contractor and builder, shop and residence 1100 E. 2nd at corner of Medina
 Ogden Polhemus—apprentice bricklayer
Note: Charles Sinnigson, stage manager Millett Opera House and stage carpenter Hyde Park Pavilion, listed at 401 E. 16th St.
- 1891 Jarrett R. Browder – clerk for W.B. Walker, res. 1100 E. 2d corner Medina
J.E. Polhemus, plasterer and contractor, listed in Fairview Park.
- 1889-90 Robert F. Holman – Marshall, Holman & Co., res. 1100 E. 2d corner Medina
Note: Marshall, Holman & Co. is listed as having a “club room” over 601 Congress at the corner of East 6th.
- 1887-88 Jonah Van Wie – contractor and builder, res. 1100 E. 2d corner Medina

Historical Information



1900 Sanborn map, 1935 Sanborn map, 1962 Sanborn map

At Auction by the Southwestern Auction Company.

Contents of six-room residence, viz: 3 good M. T. French dresser bed chamber suites; 1 first class parlor suite, beds and bedding; feather pillows, glassware, silver ware, queenware, sideboard; 1 good cook stove and fixture; kitchen and dining room ware; 1 first-class walnut case; cabinet organ; Brussels two and three ply carpets. In fact everything that goes to make up a first-class household, and one (Ellie Mfg., good as new) phaeton, cost \$300; 1 buggy horse, been handled by lady and safe for a 10-year-old child to drive, 1 set buggy harness; 1 milch cow and calf, in good order. The above will be sold without reserve on Monday morning, October 10, at 11 o'clock sharp. Come and get bargain. Ladies especially invited. Remember the place and date. No. 1100 East Second street.

T. W. Orr,
Auctioneer.

MY PARTNER Presented at Hyde Park Pavilion Last Night Most Successfully.

When Mr. Urie of the electric line announced that he had ordered a full setting of stage scenery from Sceneman & Sonds of Chicago, to put in his pavilion at Hyde Park the public little expected to see such elaborate and artistic work and so much of it as greeted the eye of all those present last night. There are forty pieces now in use upon the stage, which is 60x50 feet with flies 25 feet, and the whole combine one parlor set, very handsome indeed in design, one kitchen and plain set, also a landscape and street scene set.

The stage furniture is complete in every respect, from the tormentors on down to the kitchen chair, and there is nothing lacking to add to the effectiveness of any presentation. Under the management of Stage Carpenter Sinnigson last night the setting was both beautiful and artistic, and too much praise cannot be allotted him. To Mr. Urie the people of Austin are certainly indebted in this instance as in many others for giving them the very best and most beautiful money can buy, and the Hyde Park pavilion now stands on an equal footing with any opera house in the state.

SHERIFF'S SALE.

By virtue of a certain order of sale issued by the clerk of the district court of Travis county on the 6th day of June, 1894, in a certain cause wherein R. C. Lambie is plaintiff and Chas. A. Newning et al are defendants, in favor of the said plaintiff for the sum (\$1960) nineteen hundred and sixty dollars, with interest thereon at the rate of 12 per centum per annum from date of judgment, together with all costs of suit, that being the amount of a judgment recovered by the said R. C. Lambie, plaintiff, in the district court of Travis county, on the sixth day of June, 1894, I have levied upon, and will, on the first Tuesday in August, 1894, it being the seventh day of said month, at the courthouse door in the city of Austin, within legal hours, proceed to sell for cash to the highest bidder all the right, title, and interest of Chas. A. Newning, Geo. P. Warner, James E. Polhemus and his wife C. W. Polhemus and R. L. Brown, in and to the following described real estate; levied upon as the property of Chas. A. Newning, Geo. P. Warner, James E. Polhemus and his wife C. W. Polhemus, and R. L. Brown, to wit: Lots 19 and 20 in block two outlot 18, division O, City of Austin, Travis county, Texas. The above sale to be made by me to satisfy the above described judgment for nineteen hundred and sixty dollars in favor of R. C. Lambie, together with the costs of said suit, and the proceeds applied to the satisfaction thereof.

R. E. WHITE,
Sheriff Travis County.
Austin, Texas, July 13th, 1894.

The Austin Daily Statesman (1880-1889); 08 Oct 1887: 5.

*MY PARTNER: Presented at Hyde Park Pavilion Last Night Most Successfully. Austin Daily Statesman (1891-1902); 19 Aug 1892: 5
Austin Daily Statesman (1891-1902); 22 July 1894: 6.*

—James E. Polhemus, a long resident of our city, has accepted an appointment at the office of the court of marshal at Key West, Fla., and left last night on the Central to take charge of the office at once.

Cement tiling is being used very largely for bath rooms and halls. One reason for its popularity lays in the fact that it is easily kept clean and thus from a hygienic standpoint it is an important factor for healthfulness. J. E. Polhemus of South Austin has met with great success in laying these tiles. Many residences in Austin are now having their halls and bath rooms covered. The cost is not very great and it is a decided improvement over carpet, matting or oil cloth. Samples are displayed in Tengarden & Shumate's show window.

SIDEWALK NOTES. Austin Daily Statesman (1891-1902); 13 May 1898: 2.

Austin Daily Statesman (1891-1902); 09 Apr 1902: 3

DEATHS IN AUSTIN

Henry H. Sinnigson, Sr.

Henry H. Sinnigson, Sr., a well known citizen of Austin, aged 78 years, died yesterday morning at the family residence, 1804 East Twenty-third street. The deceased was the father of Chas. S. Sinnigson, a well known builder of Austin.

The funeral will be held this afternoon at 4:30 o'clock from the family residence, and the remains will be interred in the City cemetery.

DEATHS IN AUSTIN. *The Austin Statesman* (1902-1915); 03 Mar 1904: 3

Death of an Old Austin Pioneer. *The Austin Statesman* (1902-1915); 03 Mar 1904: 4.

CHARLES SINNIGSON

Charles Sinnigson, 75, resident of Austin all of his life, died at his home, 1100 East Second, Friday night. He is survived by his widow, Mrs. Mary E. Sinnigson; one son, G. A. Sinnigson of Dallas; one sister, Mrs. Helen James of Houston, and one brother, Henry Sinnigson of Taylor, Texas.

Funeral services will be held from the Cook funeral home Sunday at 4:30 p. m. with the Rev. T. N. Barton officiating. Burial will be in Oakwood cemetery.

Pallbearers for the Sinnigson funeral were: P. M. Burroughs, B. J. Council, Eugene Flegel, G. W. Griffin, Adolph Hoeffelder and A. R. Foster.

The Austin American (1914-1973); 25 Feb 1934: 5.

THE DEAD. *The Austin Statesman* (1921-1973); 02 Aug 1937: 2.

SINNIGSON—Mrs. Mary Elizabeth Sinnigson, 73, died at the residence, 1100 East Second street, Thursday night. She was the widow of the late Charles Sinnigson. She is survived by one son, George A. Sinnigson of Fort Worth; one brother, A. W. Berner, and one sister, Mrs. Elizabeth Schmidt, both of Austin. Funeral services were to be held from 1100 Colorado street Friday at 3 p. m. with the Rev. Charles T. Hardt of the Ward Memorial church officiating. Pallbearers: Joe Hart, Jerome Schwab, A. Willis Armstrong, Bob Armstrong, Leslie Crockett and W. B. Hart. Burial was to be in Oakwood cemetery.

THE DEAD. *The Austin Statesman* (1921-1973); 22 Apr 1938: 2.

Obituary. *The Austin Statesman* (1921-1973); 16 Dec 1941: 17

Death of an Old Austin Pioneer.

Yesterday morning one of the oldest residents of our Capital city, Mr. Henry Sinnigson, departed this life at the ripe old age of 78 years, after a lingering illness at his cozy home, 1804 East Twenty-third street. The deceased was born at Darmstadt, Germany, came to Austin in 1849 and has lived here ever since, honored and respected by every one who became acquainted with him. He leaves an aged widow, two sons, Henry and Charles; one daughter, Mrs. Helen Jones, and a stepson, Mr. John Foth, who mourn the loss of a dearly beloved husband and father. The funeral will take place at 4:30 this (Thursday) evening, from the residence, 1804 East Twenty-third street, and friends of the family are respectfully invited to attend.

POLHEMUS—Word has been received by friends here of the death, after a long illness, of Mrs. C. W. Polhemus, 84, at the home of her daughter, Mrs. H. S. Longley, and son, L. E. Polhemus, at Miami, Ariz. Burial was in the Masonic cemetery at Miami.

Mrs. Polhemus is survived by a second son, J. O. Polhemus, who resides at Wichita Falls; five grandchildren and five great-grandchildren.

ROAN: Albert Calvin Roan, 60, died at his home, 1100 East Second street at 6:30 a. m. Tuesday. Beside his widow, he is survived by one daughter, Mrs. T. R. Hartgrove of Austin; one step-daughter, Mrs. J. H. Cook of Fort Worth; one son, F. C. Roan of Beaumont; four sisters, Mrs. Annie Millford and Mrs. S. P. Poe of Commerce, Mrs. John Hoover of Newlin and Mrs. Carrie Amls of Emory; three brothers, E. V. Roan of Chilton, Will Roan and Denzal Roan of Commerce. The body is at the Cook Funeral home awaiting the arrival of out of town relatives.



CLIFFORD VERNON WHITT

Austin Nava Is Awarded

BY BETTYE RAWLAND

Lieutenant (jg) Earnest Leonard Jr., son of Mr. and Mrs. Earnest Leonard, 1408 West 13th Street, was recently awarded the Air Medal at Williams Air Force Base, Chandler, Ariz.

Lt. Leonard, who attended Austin High School and spent four years at the University of Texas, received the medal for meritorious achievement during aerial flights in the Korean theater between September and October, 1950. As a pilot of a fighter plane, he participated in 20 flights over hostile territory.

Lt. Leonard is now a jet instructor at Williams AFB under an exchange plan between various branches of the armed forces in order to acquaint leaders with procedures in other outfits.

Clifford Vernon Whitt, fireman apprentice, is visiting his mother, Mrs. Lula Lockhart, 1100 A East Second Street, and his wife while here on a 30-day leave.

At the end of his leave he will be stationed at Coronado Island, Calif.

Station Break 'Engraved' On Austinites' TV Screen

Mr. and Mrs. E. V. Cox of 1100 East Second Street are seeing strange things on their television set.

They're seeing the Garry Moore Show 24 hours a day, every day.

It's not the whole show, understand. In fact, horror of horrors, it's a station break. Fortunately, there's no sound and consequently no commercial.

"It started about 10 days ago," said Cox. "I thought it was dust at first, and I kept trying to wipe it off. Then I thought it was a reflection—so I closed the door, pulled down the blinds and turned the lights off. It was still there—and it's getting worse.

The image is there, all right, although it's in negative and extremely difficult to photograph. The picture shows clearly the words "GARRY MOORE." In the background is a kind of topsy-turvy house. The image is flashed on the screen during Moore's 12:30 p. m. show for station breaks. Cox says the image isn't visible when

the set is on. Turn it off, though, and there it is—bright as day.

R. L. Jett, a television repairman at Montgomery Ward who investigated the phenomena, said there is no explanation.

"We've never been able to figure these things out," he said. "I can recall only two or three instances over the nation. There was one in New York last year that had the image of a girl singer engraved on the tube, singing and all with her mouth wide open. That one was so vivid it obscured regular programs."

The solution: The Coxs will get a new picture tube, said Jett.

Austin Naval Officer Is Awarded Air Medal. Rawland, Bettye. The Austin Statesman (1921-1973); 21 Oct 1952: A9.
Station Break 'Engraved' On Austinites' TV Screen. The Austin Statesman (1921-1973); 16 Apr 1954: 17.

ROBERT MCCOY NOLEN

Robert McCoy Nolen, 1100 East Second Street, died in a local hospital Tuesday evening.

He is survived by his widow, Mrs. Gladys Nolen of Austin; four daughters, Mrs. Bernamaud Hall of Odessa, Mrs. Oleta Fields of Lubbock, Mrs. Juanita Perez of Costa Rica and Edith Fay Nolen of Austin; four sons, Paul Nolen, Howard F. Nolen of Aransas Pass, Lester F. Nolen and Robert McCoy Nolen Jr., all of Austin; three sisters, Mrs. Bunch Lyles of Littlefield, Mrs. Ethel Redwine and Mrs. Eva Hicks of Brownfield; and one brother, Clyde Nolen of Oklahoma City.

Funeral arrangements are pending at the Cook Funeral Home.

JERRY ALLEN MALONEY

Funeral services for Jerry Allen Maloney, 49, of 1100 East Second, were held Tuesday morning at the Cristo Rey Church under direction of the Weed-Corley Funeral Home. The Rev. Frank Briganti officiated and burial was in Assumption Cemetery. Rosary services were held Monday night.

DEATHS AND FUNERALS. The Austin Statesman (1921-1973); 28 Dec 1955: 6.

DEATHS, FUNERALS. The Austin Statesman (1921-1973); 04 Nov 1958: 10.

Permits

Jno. H. Nash

1100 E. 2nd. St.

18

2

19-20

0

Alterations & repairs to res.

132r - 8/30/38

John Nash

205 Medina Street

22

19 and 20

2

18 0

Moved from 401 Paul Street.

Move frame residence onto lot & repair.

40559 3-24-49

\$200.00

L. G. Sharpe

OWNER Travis Eckert ADDRESS 205 Medina Street
 PLAT 22 LOT 19-20 BLK 2
 SUBDIVISION N. G. Shelley Subd.
 OCCUPANCY Residence
 BLD PERMIT # 100506 DATE 8-1-66 OWNERS ESTIMATE 400.00
 CONTRACTOR Joe Allen NO. OF FIXTURES 5
 WATER TAP REC # SEWER TAP REC #
 Repair Frame Residence to Minimum Standards
 2-9-73 134184 Ned Granger REpair and remodel res.
 and bring to min. stdrs.

Repair Min. Std 2-7-78
 OWNER Cecil Ned Granger ADDRESS 1100 East 2n (A)
 PLAT 22 LOT 19-20 BLK 2
 SUBDIVISION N.G. Shelly
 OCCUPANCY duplex
 BLDG. PERMIT # 164555 DATE 5-23-77 OWNERS ESTIMATE 300.00
 CONTRACTOR envirmonent unlimited NO. OF FIXTURES yes
 WATER TAP REC# SEWER TAP REC#
 remodel and repair exist duplex to min stands /side
 9-22-78# 176461- Ned Granger- Duplex- Remodel & repai
 exist duplex to min standrs 1,000.00

OWNER Ned Granger ADDRESS 1100 E. 2nd St.
 PLAT 22 LOT 19 & 20 BLK 2
 SUBDIVISION N.G. Shelly
 OCCUPANCY Res.
 BLDG. PERMIT # 178696 DATE 1-10-79 OWNERS ESTIMATE 500.00
 CONTRACTOR Sameq NO. OF FIXTURES
 WATER TAP REC# SEWER TAP REC#
 Remodel & repair exist duplex