

**HISTORIC LANDMARK COMMISSION  
DEMOLITION AND RELOCATION PERMITS  
DECEMBER 13, 2023  
PR-2023-095572; GF-2023-101935  
1101 GARNER AVENUE**

## **PROPOSAL**

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Demolish a ca. 1938 house.

## **ARCHITECTURE**

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One-story Tudor Revival house with two-story rear addition. The house is clad in rustic stone. Its cross-gabled roofline features intersecting gable ends with traditional cornice returns; the left-hand gable caps an arched entry door and abuts a prominent fireplace. The stone wall surrounding the property is of new construction.

## **RESEARCH**

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The house at 1101 Garner Avenue was built in 1938 for sisters Pearl, Maude, and Sophia Cummins. Pearl Cummins had been a Wichita Falls jewelry shop owner prior to moving to Austin with her sisters in 1937, after thirteen years of success. She then grew her business to include millinery as well as jewelry, and—with the help of sister Sophia, called Faye, who worked as the shop’s buyer—brought the designs of other Texas milliners to Austin throughout the 1930s and ‘40s. Faye Cummins was featured in a 1940 Statesman article honoring “Outstanding Business & Professional Women of Austin” for her association with the business. The shop expanded from a small shop on Congress Avenue to a larger one on E. 8<sup>th</sup> Street in the early 1940s. The Cummins sisters remained in their home on Garner Avenue for around ten years.

## **PROPERTY EVALUATION**

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### *Designation Criteria—Historic Landmark*

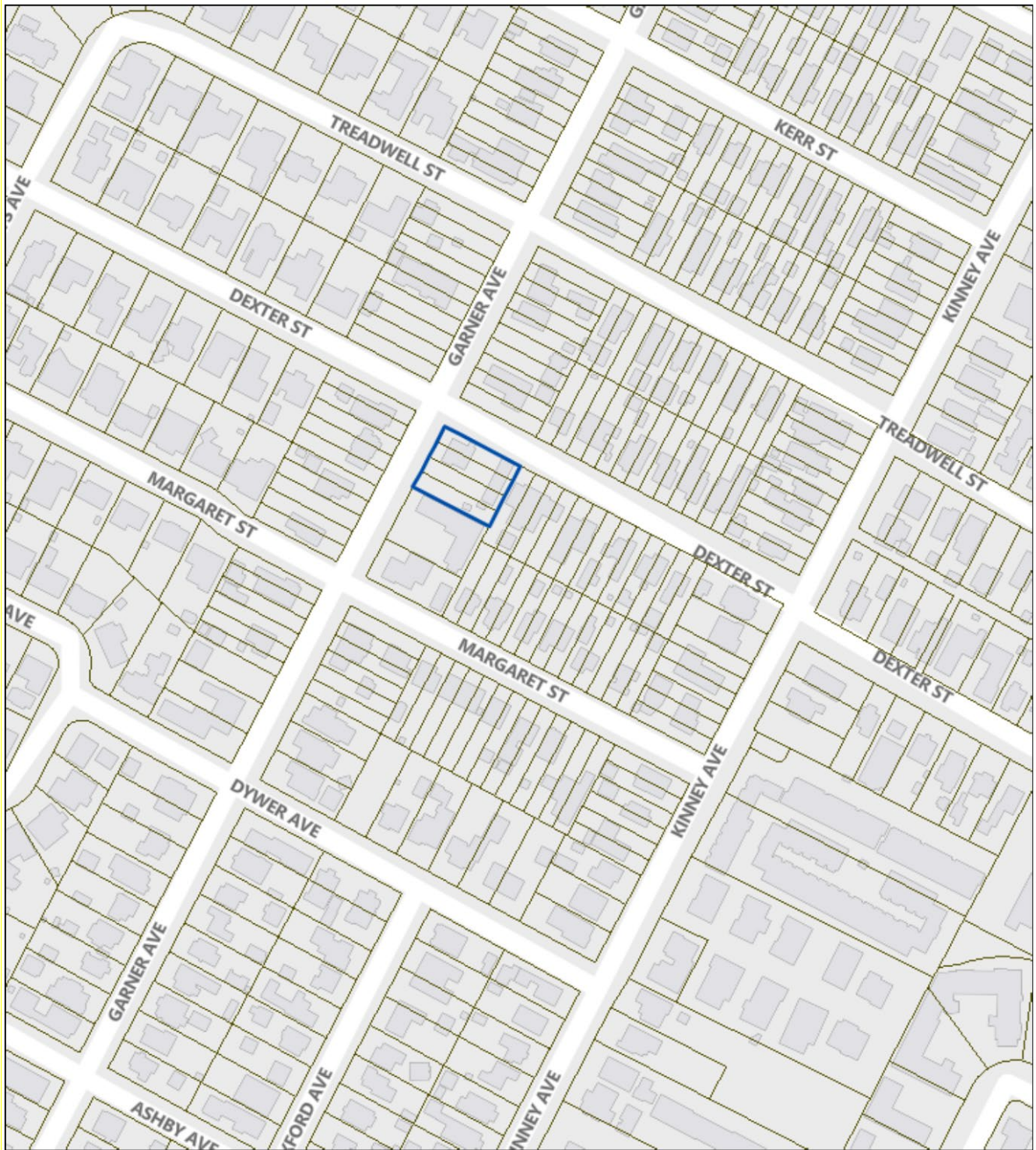
- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity. A rear-side addition, constructed in 1986, is minimally visible from the main streetscape; however, it greatly impacts the secondary streetscape.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it may meet two criteria:
  - a. Architecture. The building is constructed in the Tudor Revival style.
  - b. Historical association. The property is associated with the Cummins family, local milliners and businesswomen.
  - 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**

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Consider whether the building retains sufficient integrity to convey its significance. If not, encourage rehabilitation and adaptive reuse, but release the demolition permit upon receipt of a City of Austin Documentation Package.

# LOCATION MAP



1: 2400

Lot Lines

Lot Line



**GF 23-101935**

1101 GARNER STREET



8/21/2023

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*





[Compass.com](https://www.compass.com), 2023

### *Occupancy History*

City Directory Research, August 2023

- |      |   |
|------|---|
| 1959 | Mary N. Isely, owner<br>Rear: Carl T. Hughes, renter  |
| 1955 | Mary N. Isely, owner  |
| 1952 | Mary N. Isely, owner (widow of F. B. Isely)   |
| 1949 | Mary N. Isely, owner (widow of F. B. Isely)   |
| 1947 | Pearl Cummins, owner – proprietor, Pearl, Faye, and Maude Cummins Milliners, 103 E. 8 <sup>th</sup> St. |



- 1944 Pearl Cummins, owner — milliner, 103 E. 8<sup>th</sup> St.
- 1941 Pearl Cummins, owner — proprietor, Pearl Cummins shop, 912 Congress, with Maude and Phia Cummins
- 1939 Pearl Cummins, owner — proprietor, Pearl Cummins shop, 912 Congress, with Maude and Phia Cummins
- 1935 Address not listed. O. D. Cummins listed at 1108 Garner Ave.

### Historical Information



• announcing the  
**OPENING**

Of Austin's newest and most individual millinery and costume jewelry shop

**Pearl Cummins**  
912 Congress Ave.

For our Fall showing, we have collected the newest styles from the leading markets in . . .

- MILLINERY
- COSTUME JEWELRY
- HOSIERY & BAGS

We are confident our lovely collection will meet with your approval.

**PEARL CUMMINS**  
Phia Cummins  
Maude Cummins

*The Austin American (1914-1973); 10 Oct 1937: A2.*



Spring really isn't spring 'til ladies step out with sailors — tailored sailors with dashing plaid or striped bows or feminine sailors with flowers and yards of veiling.

...There are also small hats with gay high crowns and big swaggering taffeta bows and lovely big black straw picture hats.

...Charming soft felts in high crown swaggers or drooping cartwheels... in every new shade—Lyric Rose, Miniature Blue, Zircon, Chartreuse, Fushia, and Violet tones.

\$5 to \$7.95

A new shipment of lovely colorful Costume Jewelry. \$1 up

Beautiful black patent bags \$2.95

**Pearl Cummins**

912 Congress



#### Ideal Gift Suggestions



Lovely Hats in Panamas, Leghorns, Toyas, Bakus and Felts—

\$5.00 to \$6.95

Beautiful white kid and pigskin and black patent leather bags—

\$1.98 to \$2.98

Exquisite twisted pearls, flower and shell jewelry in white and pastels—

\$1.00 to \$1.98

Dainty corsages in white and colors—

50c to \$1.00

Lovely Vanette Hosiery—

79c, \$1.00, \$1.15

**PEARL CUMMINS**

912 CONGRESS



**GAY**, velvet cocktail turbans in parrot stripes, gold, royal and black with metallic and bird trims . . .  
\$5.00 and \$5.95

Gold, silver sequin and rhinestone evening snoods, butterflies, flowers and ostrich.

35c to \$2.98

Lovely evening and tailored jewelry . . \$1.00 up

**Pearl Cummins**

912 Congress Ave.



**Big Straw Cartwheels..**  
Cool, feminine . . . . .  
Black, white and colors  
in our Hat Bar . . \$3.95

**Costume Jewelry Accessories**

**Pearl Cummins**

912 Congress Ave.

### "25% Increase"— Pearl Cummins

American-Statesman  
Ads Bring Added Easter  
Sales to Shop

"American-Statesman advertising serves as a very stimulating injection in business as far as we are concerned," says Pearl Cummins, owner of Pearl Cummins Millinery Shop, 912 Congress avenue.

#### Results Traced

"Though modest, our advertising appropriation serves us wonderfully when concentrated in The American-Statesman as it is. Our Easter business, up 25% over last year, was very often more than our five employees could handle. This increase can be traced directly to the effectiveness of American-Statesman advertising.

"Since opening for business Oct. 12, 1937, our complete stock of the newest hats, hosiery, costume jewelry and accessories has always moved rapidly through judicious use of advertising space," Miss Cummins stated.

#### Builds Business

"American-Statesman advertising builds business steadily, but when there is an unavoidable off-season lull it can be depended upon to come through in the best interest of those who use it then as well," according to Miss Cummins.

*The Austin American (1914-1973), Feb 1939: A2 and 07 May 1939: A12; The Austin Statesman (1921-1973), 16 Nov 1939: 6; The Austin American (1914-1973), 14 Apr 1940: B2 and 07 Apr 1940: 6.*

# OUTSTANDING BUSINESS & PROFESSIONAL WOMEN OF AUSTIN

Who are contributing to the progress of our Capital City through their successful efforts in the varied fields of endeavor they have chosen.

## Pearl Cummins Shop

Fay Cummins, manager of the Pearl Cummins Millinery and Accessory Shop, has been associated with the firm for the past 13 years.

In 1924 Pearl Cummins ventured into the business world with "The French Doll Shop" in Wichita Falls, Texas. This proved very successful, and the following year she added costume jewelry and accessories.

In 1935, because of the steady increase in business, Maude Cummins, another sister, came into the firm; and in October, 1937, the business was moved to Austin, Texas and a millinery department was added.

The success of this firm can be attributed to the fact that a great deal of personal interest is given to each customer and all millinery and accessories are carefully and personally selected from reputable houses that can be depended upon to produce distinctive and wearable merchandise.



Photo by Jensen  
Studio

Fay Cummins

"OUTSTANDING BUSINESS & PROFESSIONAL WOMEN OF AUSTIN: Who are contributing to the progress of our Capital City through their successful efforts in the varied fields of endeavor they have chosen." Clark, J Mabel. The Austin Statesman (1921-1973); 18 July 1940: 10.

### Travel Hats



Smart, new felts in black, brown and navy in a wide variety of styles.

- Charming Veiled Turban
- Chic Sailors and Hombergs
- Large flattering Felts
- Unusual Casuals

Prices from \$3.95 to \$7.50

#### July Clearance of Hats

Values to 6.95  
in two groups  
\$1.00 and \$1.98

**Costume Jewelry  
1-3 Off.**

**Pearl Cummins**

103 E. Eighth St.



Get a pretty HAT a-top your  
girls. Black Saturn straw  
and fabric ..... \$5.95

Unusual  
**JEWELRY**  
for  
**GRADUATION**

**Pearl Cummins**

103 East 8th



Remember Mother  
with a large Milan to  
make cool shadows  
on her face.

..... \$6.95

The Unusual in Accessories  
Jewelry . . Neckwear . . Bags . . Belts

**Pearl Cummins**

103 E. Eighth St.

The Austin American (1914-1973); 13 July 1941: A2.

The Austin Statesman (1921-1973); 20 Jan 1942: 5.

The Austin Statesman (1921-1973); 23 Apr 1942: 11.



## Summer Fashion Revue Featured at Ladies' Day

Designs for summer occasions clear around-the-clock were presented at a fashion show for members and guests of the Country club attending Ladies Day Wednesday.

Costumes were furnished by Pearl Cummins, the Rae Ann shop and Leon's Slipper shop.

Mrs. James Swearingen modeled a Carlyle Original gingham suit in black and white checks. The jacket featured a gathered peplum and the bracelet length sleeves and wide lapels were trimmed with narrow ruffles stitched in red. Her hat was a broad brimmed white shantung straw model.

Miss Eleanor Mills selected a blue denim sailing suit for active sports

wear. The skirt buttoned down the side and had two large pockets. The one-piece jumper shorts were long and straight and were finished with turned back cuffs. With this Marjorie Montgomery suit was worn a white pique shirt.

A tailored white dinner dress of sheer rayon crepe was chosen for Mrs. Patsy Allen. The softly gathered skirt was topped with a short sleeved shirtwaist accented with red

### July 4th. Hat Sale



**1/3  
Off**

This includes fine imported straws in panamas, Milans, bakus and toyoas.

- White • Navy
- Natural • Black
- Turf • Red

**Pearl Cummins**  
103 East Eighth



**three  
decker**

A Frank Benson Original, 16.50  
— Handbag to match 16.50.  
(Plus Fed. Tax.)

**Pearl Cummins**  
103 East 8th St. Tel. 2-0182

*Summer Fashion Revue Featured at Ladies' Day. The Austin Statesman (1921-1973); 29 Apr 1942: 6.  
The Austin Statesman (1921-1973); 24 June 1943: 9.  
The Austin American (1914-1973); 26 Aug 1945: A2.*



—Neal Douglass Photos  
**STYLES REVIEWED**—Miss Jean Williams models a pink and white sunback dress with matching jacket, and Miss Marilyn Miller shows a black and white Lilli Ann suit with huge sleeves—both from the Tuesday fashion show at the Hitchin' Post. Ensembles from Snyder's, hat from Pearl Cummins, shoes and bag from Leon's.



—Neal Douglass Photos  
**SMART FOR SPRING**—New as a spring flower is the style of the black shantung dress with accordin-pleated skirt and gold trim, worn by Mrs. Jack Gray. Her hat is wheat-colored, has black straw mesh trimming, and the shoes are black suede. Mrs. Bill Blalock is dressed for shopping in the new cutaway-jacketed suit with its slit skirt. Note the white and black derby, the patent shoulder-bag and shoes. All from the style show again, sponsored by Snyder's, Pearl Cummins, Leon's.

*Mangone Collection Noted For Dramatic Trimmings. Austin Statesman Society Staff. The Austin Statesman (1921-1973); 20 Feb 1947: 11.*



TEXAS-DESIGNED HATS—Mrs. J. W. Wheeler models five of the new spring creations of Frank Benson, Dallas millinery manufacturer. Note the interesting use of flowers, the va-

riety of styles. See accompanying story for descriptions of the group, all from Pearl Cummins in Austin. —Photo by Bill Monroe

## Bright Straw Bonnets Mean Spring Again

In 1937, Pearl Cummins moved to Austin and opened her new business on the Congress Avenue site where Price's is now located, and added millinery to her costume jewelry lines. Her sisters joined her soon thereafter, but none of the three can explain why they chose Austin except that they had always vacationed here and had decided that to work in this city would be to have a "perpetual vacation . . ." Some five or six years ago, the shop was moved again to its present location.

Faye is the buyer for the Pearl Cummins shop. At least twice a year she goes to New York, and on an average of once a month she buys in Dallas. "This is because millinery is so seasonal and moves so fast," she explains. "You have to keep adding new hats to your stock all the time." Hardly a day passes, she says, that some new millinery doesn't arrive by express.

Browsing around the tiny shop, we noticed again and again that the labels of the most stunning hats were marked "Frank Benson Originals."

"Who is this Frank Benson?" we asked.

He turned out to be a Dallas mil-

linery manufacturer with whom the Cummins clan has been acquainted for long years, and who really does put out as beautiful a line as you can imagine. One of his spring creations is of two rich brown straws, interwoven, with the wide floppy brim edged in brown satin and the back graced by a large flat bow of the same. Another is a very stiff-brimmed picture hat in yellow, a color recommended highly by all the Cummins sisters for wear with navy or grey this season. The hat's only ornament is a yellow rose nestled against its shallow crown.

In the accompanying pictures, Mrs. J. W. Wheeler models five of Frank Benson's originals. The most striking is an aqua bonnet of Milan straw with narrow brim and high open crown, the peak encircled with geranium-colored geraniums, and a geranium scarf of jersey draping around the neck. Can't you imagine that one with a severe, black or grey dress?

That "sideways width" you've been reading about in the fashion magazines is illustrated by a black model of soft Italian straw with rows of pink hyacinths and brim that turns back at the top. (This one is for the feminine gal with sleek coiffure). That favorite 1947 color, yellow, appears again in a yellow Milan straw with crocheted straw edging, maline bow and lush yellow rose at the peaked, off-the-face brim.

There is an air of the Latin-American about the gold bowler of rough straw which Mrs. Wheeler models. It will take a sophisticate to wear that smart creation with its forward-tilted, upward curving brim, gold jersey drape, and gold flowers climbing up one side. But the suit-loving, tailored woman will go for the tiny black off-the-face straw with its perky red rose on top.

Yes, suddenly it's spring!

### Cummins' Hats Frothy

When we were children there was a little German bakery on South Congress that specialized in mouth-watering displays of unusual pastry delicacies, and whether we happened to have a nickel to spend or not it was a pleasure just to stand and take in the sight.

You have very much the same feeling when you walk into the pasty-pink shop of Pearl Cummins on Eighth Street, where rows of be-ribboned and beflowered hats nod from their stands. Miss Pearl herself, with her startlingly black hair and sweet smile, can always be found behind the costume jewelry counter, from which she recommends that you try on that red hat over there or that you pick the navy one with the pink posy.

She is a native of Dallas, but started in the accessories field by opening a shop which sold costume jewelry exclusively in Wichita Falls. After some time she was joined in her business there by her two sisters, Maud and Faye, the latter of whom was a secretary in an oil business until a summer's work in Pearl's shop just for fun so aroused her interest that she stayed for good.

SUE BRANDT McBEE American-Statesman Society Staff. The Austin American (1914-1973). 23 Feb 1947: A12.



## Milton Knight Finishes School

MEMPHIS, Tenn. —Milton R. Knight Jr., airman apprentice, USN, son of Mrs. H. J. Zimmer of 1101 Garner Avenue, Austin, has graduated from Aviation Familiarization School at the Naval Air Technical Training Center, Memphis, Tenn.

He studied history of naval aviation, theory of flight, aircraft carriers and operations, cleaning and inspecting aircraft, survival tactics and parachutes and jump techniques.

ZIMMER, Herbert John, 71, of 1101 Garner, died Monday. Services 2 p.m. Wednesday at Wilke-Clay Funeral Home. Survivors: wife, Mrs. Melba Zimmer of Austin; step-daughter, Mrs. Norma Olson of Salt Lake City, Utah; stepsons, David Crosby of Orem, Utah, Milton R. Knight of Plano, and Raymond V. Knight of Houston; brothers, Dewey Zimmer of Akron, Ohio, Carl Zimmer of Holiday, Fla., Louie Zimmer of Barbaraton, Ohio, and Bill Zimmer of Austin; 14 grandchildren.

*The Austin Statesman (1921-1973); 16 Apr 1964: B26.*

*Deaths and Services. The Austin American Statesman (1973-1980), 16 July 1974: 15.*

### Permits

Maude Cummings  
Sophia Smith Cummings " " " 1101 Garner Ave.

106 - E 32-33 -

### Barton Heights

Rock veneer res. & box garage

237n - 8/11/38

OWNER	Herbert Zimmer	ADDRESS	1101 Garner
PLAT	106 LOT	32-33	BLK
SUBDIVISION	Barton Hts.		
OCCUPANCY	Residence		
BLD PERMIT #	96928	DATE	Aug 21, 1965
CONTRACTOR	Jim Whitley	NO. OF FIXTURES	1
WATER TAP REC #	SEWER TAP REC #		
Remodel Residence			