

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
MAY 1, 2024
PR-2024-037714; GF-2024-043948
501 TEXAS AVENUE

PROPOSAL

Partially demolish, remodel, and construct an addition to a ca. 1922 duplex.

PROJECT SPECIFICATIONS

Remodel and construct a two-story addition and front-facing garage to the existing duplex. The proposed project also includes window and siding replacement.

ARCHITECTURE

Duplex with Craftsman details at first and second floors, including exposed rafter tails, triangular brackets at gable ends, and decorative gable vents. It has 1:1 wood windows and horizontal wood siding.

RESEARCH

The house at 501 Texas Avenue, addressed originally as 501 E. 37th Street, was constructed around 1922. L. P. Rankin and his family were its first occupants. Rankin worked as a traveling representative of the Southwest Drug Corporation. After his death in 1938, Mrs. Leslie Rankin took ownership of the house and attended night school. Leslie Rankin and her two daughters all attended the University of Texas; Rankin later joined the Federated Business and Professional Women's Club with her daughter Mary Helen. She rented out half of the duplex throughout her tenure in the home, until at least 1952.

PROPERTY EVALUATION

The 2020 North Central Austin survey lists the property as a medium priority.

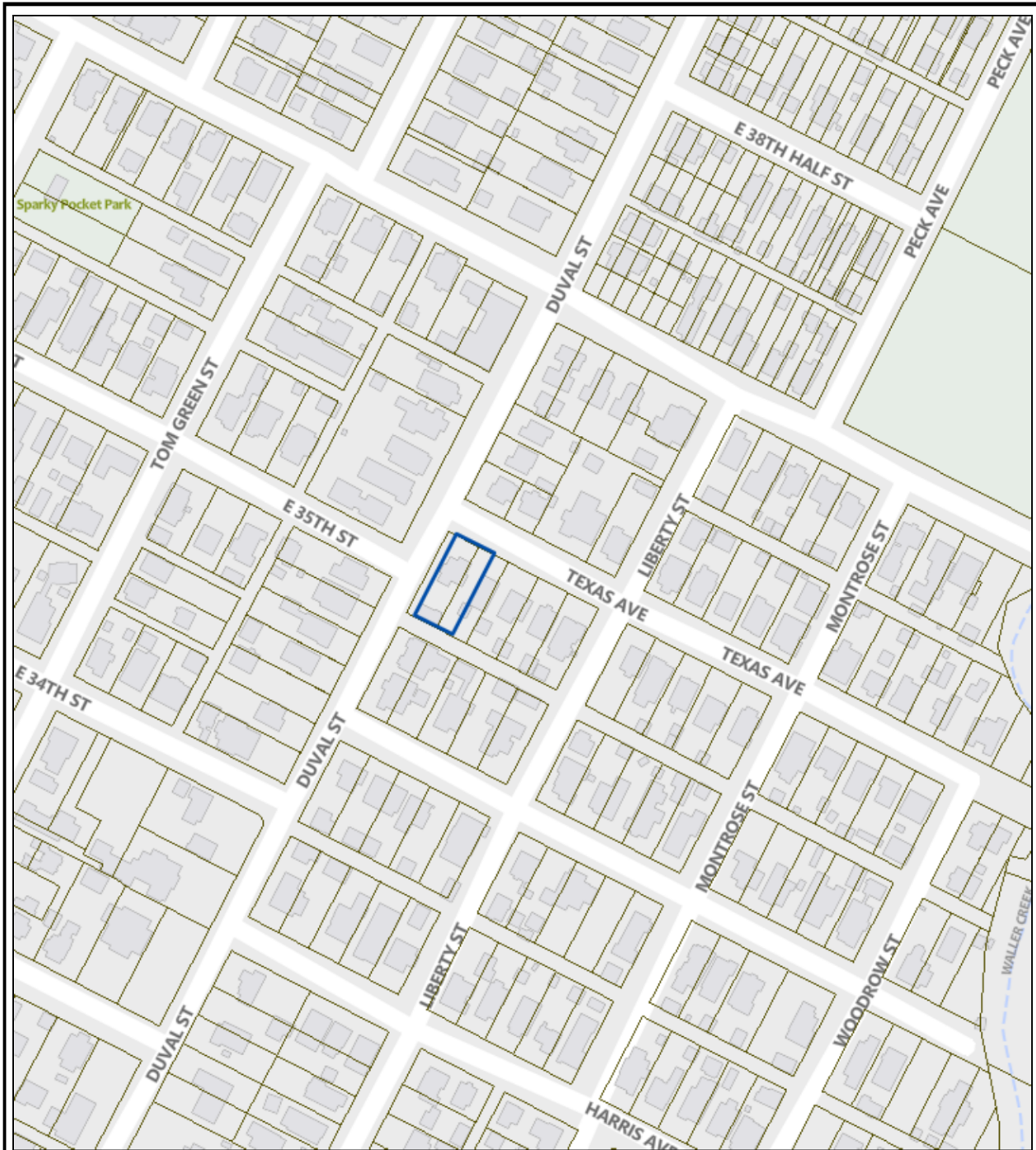
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 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 for landmark designation:
 - a. Architecture. The building is a good example of a Craftsman-style duplex.
 - 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 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 is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Release the permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



1: 2400

Lot Lines
Lot Line



GF 24-043948

501 TEXAS AVENUE



4/12/2024

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*

Remodel application, 2024

Occupancy History

City Directory Research, April 2024

1959	Edgar C. McDonald, owner
1955	Edgar C. McDonald, owner
1952	Vacant Mrs. Leslie Rankin, owner
1949	Mrs. Lee Nowlin, renter Rear: Mrs. Leslie Rankin, owner
1944	Mrs. Loovis P. Rankin, owner (widow of Loovis)
1941	Mrs. Leslie Rankin, owner (widow of Lovis) Mary Rankin, renter – teacher, public school
1939	Mrs. Leslie Rankin, owner Helen Rankin, renter Jean F. Rankin, renter—stenographer
1935	L. P. Rankin, owner
1929	Loovis P. Mary Rankin, owners – salesman
1924	Address listed as 501 E. 37 th Street Louis P. and Leslie Rankin, owners
1922	Not listed

*Historical Information***“Death Claims Paid Promptly”**

The Austin Mutual has earned the right to the use of the above slogan for it has a history of 17 years throughout which it has a record of prompt and full payment of claims.

Following are a few recent death claims paid by the company:

L. P. RANKIN, 501 Texas Ave., Austin. Beneficiary, Mrs. L. P. Rankin, wife.

The Austin Statesman (1921-1973); Austin, Tex.. 09 Apr 1938: 8

THE DEAD

RANKIN—L. P. Rankin, 61, died at a local hospital Thursday at 2:15 p. m. Surviving him are his widow Mrs. Leslie P. Rankin; two daughters, Jean and Helen Rankin, both students in the University of Texas and his mother, Mrs. John T. Rankin of Austin.

Mr. Rankin, a native Texan, had lived in Austin since he was 10 years old. For the past 28 years he traveled the Austin territory representing the Southwest Drug Corporation.

Funeral services will be conducted by the Rev. Bernie Hayter of Waco, at the Thurlow Weed Funeral home at 4 p. m. Friday, and interment will be in Oakwood cemetery.

Obituary

RANKIN—Mrs. J. T. Rankin, 84, died at her apartment, 3411 Duval street, at 7:30 p. m. yesterday. Mrs. Rankin has been a resident of Austin for the past 50 years. She is survived by one brother, L. P. Perkins of Florence; one sister, Mrs. J. P. Taylor of Wharton; and two granddaughters, Misses Jean and Helen Rankin of Austin.

Services will be conducted by Dr. W. C. Raines at the Thurlow Weed Funeral home at 4 p. m. today and burial will be in Oakwood cemetery.

The Austin Statesman (1921-1973); Austin, Tex.. 14 Jan 1938: 11.

The Austin Statesman (1921-1973); Austin, Tex.. 28 Aug 1940: 13.

ATTAINMENT CERTIFICATES DUE

Certificates of attainment will be awarded to 193 students of the Austin public evening school who have attended 75 per cent of their classes during the fall term at the closing ceremonies for the present term set for Thursday night at the Austin high school. Dr. Russell A. Lewis, city school superintendent, announced.

Dr. Lewis also announced registration for the winter term will be opened Jan. 1 and classes are slated to begin on Monday, Jan. 7.

Among 28 students who will receive special certificates for perfect attendance during the term are: Emmett W. Miller, Mrs. Lou Hills, Mrs. Betty Wormley, Mildred Kessel, Mary E. De Glandon, Emma Carlson, Mrs. Billie Green, Mrs. Leslie P. Rankin, Lucille Mitchell, Mrs. Pearl Knouse, Guy R. Hester, Paula Rubio, Mrs. Virginia Harper,

Mrs. M. A. Morris, Mrs. Mary Reed, Mrs. Betty Murray, Mrs. Cleo Young, Norma Peterson, Mrs. Manlie Logue, C. T. Davis and L. R. White.

Special certificates for proficiency in bookkeeping will be awarded to Gertrude Kelley and Warren T. Clift.

Special certificates for proficiency will be given to 13 students while special awards for unusual progress in shorthand will be given to 17 students and to eight for typing.

The Austin Statesman (1921-1973); Austin, Tex.. 06 Dec 1945: 9.

FB&PW Has Ceremony

The annual emblem ceremony to welcome new members and explain the purposes and duties of the club to them was held by the Federated Business and Professional Women's club at the Stephen F. Austin hotel Monday after the dinner meeting. Miss Mayme Comer and Mrs. Fred Anderson were in charge.

Mrs. Leslie P. Rankin and Miss Mary Helen Rankin were added to the new membership, bringing the total to 44 recruits for the year.

Informal Rites Unite Couple In Chapel

**Mary Helen Rankin
Becomes Bride Of
Ray F. McCormick**

Miss Mary Helen Rankin, daughter of Mrs. Leslie P. Rankin, 501 Texas Avenue, Austin, became the bride of Ray F. McCormick, son of Mr. and Mrs. H. F. McCormick, 100 East 30th, Austin, in an informal ceremony Friday in the Austin Presbyterian Seminary Chapel.

Dr. C. W. Hall read the double-ring rites, and Mrs. Felix Shuford, organist, played "Symphony" and the wedding marches.

The altar was decorated with baskets of white gladioli at either side of the chancel rail.

The bride wore a duonnet suit with black accessories and an orchid corsage. She attended the University of Texas and has been employed by the Bureau of Laboratories of the State Department of Health for three and one-half years.

Mr. McCormick, a senior pre-medical student at the University of Texas, spent 18 months overseas as a transport pilot with the 62nd Troop Group of the Mediterranean Air Transport Service.

The Austin Statesman (1921-1973); Austin, Tex.. 26 Mar 1946: 7.

The Austin American (1914-1973); Austin, Tex.. 31 Aug 1947: A8.

Permits

On See Major Sewer 12.00
 CONNECTING CHARGE \$ 12.00
 APPLICATION FOR SEWER CONNECTION. No. 8101A
 Austin, Texas. July 18 1928
 To the Superintendent of Sewer and Public Improvements,
 City of Austin, Texas.
 Sir:—
 I hereby make application for sewer connection and instructions on
 premises owned by (501) H. A. Porter 3411 Duval and same
 at 20+ Texas Avenue Street
 Lot 10 - B1K. 2
 which place is to be used as a residence
 North Part of 10
 In this place there are to be installed 4 fixtures.
 I agree to pay the City Sewer Department the regular ordinance
 charge.
 Respectfully, H. A. Porter

9-40 R 2/24 Min 525 (down)
 Ernest J. Holubec

501 Texas Ave.

70

10 & W. 13' of 9

2

W. A. Harper

Repair & Remodel downstairs of Garage Apt. only

84210

6-8-62

1,000.00

Owner

No

GARAGE APT.

Install new plumbing fixtures; Panel walls; Apply
 Asbestos siding on exterior; New concrete slab &
 tile floor; New partition to create regular size
 apt. instead of efficiency apt. New Wiring.

Ernest J. Holuber

501 Texas Ave.

70

10 & W. 13' of 9

2

W. A. Harper

Repair & Remodel upstairs of Garage Apt.

84326

6-20-62

700.00

Owner

1

APT.

General Repairs to upstairs Apt. Install new plumbing
 fixtures.