

**HISTORIC LANDMARK COMMISSION  
AUGUST 26, 2013  
DEMOLITION AND RELOCATION PERMITS  
HDP-2013-0555  
1603 W. 39½ STREET**

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**PROPOSAL**

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Demolish a ca. 1945 house.

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**ARCHITECTURE**

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One-story, U-plan, hipped-roof, frame house, with projecting front-gabled bays at each side of the façade; recessed partial-width porch between the projecting front-gabled bays; Colonial Revival-styled wood-frame windows in various configurations, including 8:8 in the front-gabled bays with wood shutters; vertical board ornamentation in the tympanum of the front gables.

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**RESEARCH**

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The house was built around 1945; the first residents were Vernon and Elvie Mauge, who lived here from around 1946 to around 1952, renting the house and then buying it around 1947. Vernon Mauge was from Chicago, and had worked in the meat packing industry there; in Austin, he was a salesman for Capitol City Lumber Company. The next owners and occupants were James W. and Shirley Brown, who lived here from the mid-1950s until around 1970. James W. Brown was an air-conditioning installer and business owner.

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**STAFF COMMENTS**

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The house is beyond the bounds of any City survey.

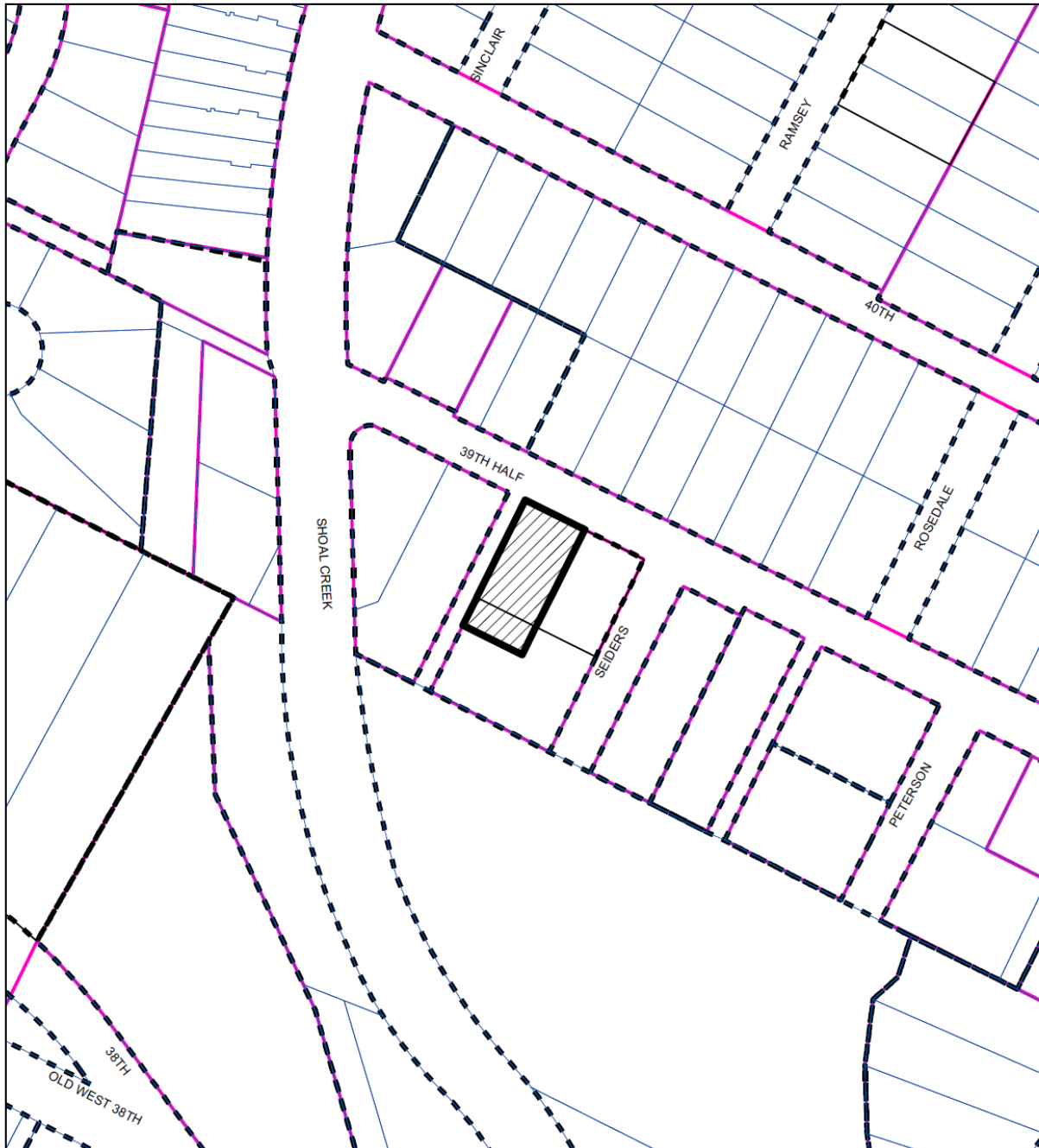
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**STAFF RECOMMENDATION**

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Encourage relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history of the property, for archiving at the Austin History Center.

# LOCATION MAP



SUBJECT TRACT



ZONING BOUNDARY

CASE#: HDP-2013-0555  
LOCATION: 1603 West 39 1/2 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 and represents only the approximate relative location of property boundaries.

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

1603 W. 39½ Street  
ca. 1945



## OCCUPANCY HISTORY

### 1603 W. 39½ Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
August, 2013

1992	Emma L. Caprio, renter No occupation listed NOTE: The directory indicates that Emma L. Caprio was a new resident at this address.
1985-86	Joseph Delgado, renter No occupation listed NOTE: The directory indicates that Joseph Delgado was a new resident at this address.
1981	Edward M. Sutherland, renter No occupation listed
1977	B. Eulenfeld, renter No occupation listed
1973	Vacant
1968	James W. and Shirley Brown, owners Installer, Austin Air Conditioning Service, 9204 United Drive.

- 1962 James W. and Shirley M. Brown, owners  
President, Insulation, Inc. (not listed in the directory).
- 1959 James W. and Shirley Brown, owners  
Foreman, Paul Murchison, real estate, 1310 W. 42<sup>nd</sup> Street.
- 1954 Pierce and Rosemary Lowrey, Jr., renters  
Salesman, Capital Printing Company, 213 E. Alpine Road.  
NOTE: Pierce Lowrey, Sr. was also a salesman at Capital Printing.
- 1952 Vacant  
NOTE: Vernon and Elva Mauge are listed at 1603-B W. 39½ Street; he had no occupation listed.
- 1949 Vernon A. and Elvie C. Mauge, owners  
Clerk
- 1947 Vernon A. and Elvie Mauge, renters  
Salesman, Capitol City Lumber Company, 517 W. 5<sup>th</sup> Street.
- 1944-45 The address is not listed in the directory.  
NOTE: Vernon Mauge is not listed in the directory; Elvie Mauge is listed as a waiter at the Longhorn Tavern, "Southern-style chicken and the coldest beer in Austin," 3508 Guadalupe Street; she had no address listed in the directory.

## **BIOGRAPHICAL NOTES**

### **Vernon and Elvie Mauge (ca. 1946 – ca. 1953)**

Vernon Mauge is listed in the 1940 U.S. Census as the 26-year old divorced son of William and Kathryn Mauge of Chicago, Illinois. Vernon Mauge had been born in Illinois and was a laborer in the meat packing industry; his father, William, was a receiving clerk in the meat packing industry. He died in Chicago in 1966.

## WATER SERVICE PERMIT

No. 20395 *Sec. 763*

Austin, Texas

INDEXED

Received of B F LiesmanDate 7-5-44Address 1603 West 39½Amount Two and 50/100\$ 2.50Plumber GissellSize of Tap 5/8"Date of Connection 7-10-44Size of Tap Made ¾"Size Service Made ¾"Size Main Tapped 12"From Front Prop. Line to Curb Cock 8'From E, Prop. Line to Curb Cock 56'Location of Meter CUMPAType of Box 10' HDepth of Main in St. 4'Depth of Service Line 2'From Curb Cock to Tap on Main 25'Checked by Engr. Dept. M. B. Z.

No. Fittings	Size	Job No.	Req. No.
1	Curb Cock	1122-502	BENSON
1	Elbow		
1	St. Elbow		
1	Bushing		
1	Reducer		
23	Pipe		
1	Lead-Comp		
1	Nipples		
1	Union		
1	Plug		
1	Tap		
1	Stop		
1	Box		
1	Lid		
1	Valves		

INDEXED

Water service permit for this address (1944)

## SANITARY SEWER SERVICE PERMIT

No. 22089

Austin, Texas

Received of BasoyDate 4/10/1947Address 1603 rear W. 39½

Amount \_\_\_\_\_

\$ \_\_\_\_\_

Builder or Owner Vernon Mauge

Plumber \_\_\_\_\_

Lot W. 70' of 1 & 2

Block \_\_\_\_\_

Subdivision \_\_\_\_\_

Pleasant Grove Add Plat No. \_\_\_\_\_

76

Date of Connection 4/24/1947By City 25' W/ELL

By Plumber \_\_\_\_\_

Checked By GravesSize Main 6" Depth 4'

Main Assign. in W. 39½

Stub Depth \_\_\_\_\_ Prop. Line 4½'

Stub Location \_\_\_\_\_

Book No. A-1818

Paving Cut \_\_\_\_\_ No. \_\_\_\_\_

No. Fittings	Size	Price
12' Pipe	4" con	1.44
Pipe		
Wyes		
3 Bends		1.80
Reducers		
Plugs		
Sand		
Gravel		
Remix		
Stoppers		
Castings		
1 Other tap saddle		.20
hr		1.00
1 hr truck		.40
Labor:		
		20 hrs. 13.20

Sewer service permit indicating Vernon Mauge as the owner (1947)