

**HISTORIC LANDMARK COMMISSION
JANUARY 26, 2015
DEMOLITION AND RELOCATION PERMITS
HDP-2014-1141
1912 EAST SIDE DRIVE**

PROPOSAL

Partial demolition of a ca. 1935 house and construction of new additions and modifications to the front of the house. The applicant's proposal will completely reconfigure the front of the house and obliterate its historic appearance.

ARCHITECTURE

One-story, rectangular-plan, side-gabled frame dwelling with minimal Tudor Revival details, particularly in the steeply-pitched central, catslide gablet containing the front door; single and paired 1:1 fenestration.

RESEARCH

The house was built in 1935 by T.H. Lockhart, one of the developers of the Bluebonnet Hills subdivision in South Austin. The house was a rental property until the late 1940s, and then had a series of owner-occupants until the late 1960s. The early tenants of the house included a cashier for a wholesale grocery company and a mail carrier; the owner-occupants included a cement finisher, a brick mason, a welder, and a tire re-capper. Since the late 1960s, the house has been a rental unit until the 1990s.

STAFF COMMENTS

The house is listed as contributing to the proposed Bluebonnet Hills Historic District, but whether or not the house was included within a proposed historic district, staff would have referred this case to the Commission for review of the historical significance of the house due to the proposed alterations to the front.

STAFF RECOMMENDATION

The house lacks sufficient architectural and historical significance to warrant individual designation as a historic landmark, and the proposed Design Standards for the proposed Bluebonnet Hills Historic District can only be applied in this case as guidelines rather than standards, but staff strongly encourages the applicant to reconsider the alterations to the front of the house and to preserve the historic appearance of the house from the street to the greatest extent possible. Staff further recommends the completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center, prior to the release of any permits.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: HDP-2014-1141
Address: 1912 EAST SIDE DRIVE



1" = 200'

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.

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1912 East Side Drive
ca. 1935



OCCUPANCY HISTORY
1912 East Side Drive

City Directory Research, Austin History Center
By City Historic Preservation Office
January, 2015

1992	David R. and Lauren R. White, owners Systems analyst, University of Texas
1985-86	No return
1981	Murna Baird, renter No occupation listed NOTE: The directory indicates that Murna Baird was a new resident at this address.
1977	No return
1973	Craig and Ann Vrestrup, renters Student NOTE: The directory indicates that Craig and Ann Vrestrup were new residents at this address.
1968	Walter and Catherine L. Graville, owners No occupation listed

- 1962 H.L. and Viola Whited, owners
Welder
- 1959 Wallace R. and Adeline Wells, owners
Brick mason
- 1955 Joe L. and Juanita Piplow, owners
Employed by Bill Hamlett Tire Shop, 101 Congress Avenue.
- 1952 Joe L. and Juanita Pieplow, owners
Recapper, Spires Tires, 5025 Burnet Road and 3510 Guadalupe Street.
- 1949 Frank C. and Mary Harder, owners
Cement finisher
- 1947 Norman E. and Carolyn Rath, renters
Mail carrier, Post Office
- 1944-45 Francis D. and Alice Thornhill, renters
U.S. Army
- 1941 Helmuth L. and Edna Schwarz, renters
Routeman
- 1939 H. Cliff and Kathryne Baughman, renters
Clerk
- 1937 Henry C. and Kathryne Baughman, renters
Henry: Cashier, Schuhmacher Company, wholesale groceries, 110-18 E.
4th Street.
Kathryne: Saleswoman, E.M. Scarbrough & Sons, department store, 6th
Street and Congress Avenue.
- 1935 The address is not listed in the directory.
NOTE: Henry C. Baughman (no wife listed) lived at 206 E. 31st Street; he was a
cashier for Schuhmacher Company, wholesale groceries, 110-18 E. 4th Street.

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

PERMIT FOR WATER SERVICE

AUSTIN, TEXAS

No 2691

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M. T. H. Lockhart

Address 1912 East Hill

Plumber N. & L.

Size of Tap 1/2

Date 4-15-35

SP II

Foreman's Report

Date of Connection 4/16/35
 Size of Tap Made 3/4
 Size Service Made 3/4
 Size Main Tapped 2"
 From Front Prop. Line to Curb Cock 218"
 From S. Prop. Line to Curb Cock 25"
 Location of Meter in sidewalk
 Type of Box lock
 Depth of Main in St. 18"
 Depth of Service Line 15"
 From Curb Cock to Tap on Main 9'
 Checked by Engr. Dept. M.P.H. - 4-25-35

No. Fittings	Size
1 Curb Cock	3/4" ✓
1 Elbow	3/4" ✓
1 St. Elbow	3/4" ✓
1 Bushing	3/4" ✓
1 Reducer	3/4" ✓
7 Pipe	3/4" ✓
1 Elbow Comp	3/4" ✓
1 Fitting	3/4" ✓
Union	
Plug	
Tee	
1 Stop	3/4" ✓
1 Box	lock ✓
1 Lid	
Valves	
1-2	3/4" ✓

Foreman's Signature

Barnum

1742

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Water service permit to T.H. Lockhart for this address (1935)

Connection Charge \$ 12.00 No 11851

Application for Sewer Connection.

Austin, Texas, April 15, 1935

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 T. H. Lockhart at 1912 East Side Dr. Street, further described as lot 48, block 4, outlot subdivision Bluebonnet Hill division, plat 124 which place is to be used as a residence

In this place there are to be installed 4 fixtures.

I agree to pay the City Sewer Department the regular ordinance charge.

Respectfully,

Herman T. Jones

Stub Out

Connected 45-23 193 5 80 sq ft

Size of Main 6 inches Lockhart

Size of Service 4 inches

7 Feet Deep in at

Feet from Property Line

Feet from Curb Line B-143

Inspected by

Connection made by Herman T. Jones

Sewer connection application by T.H. Lockhart for this house (1935)