

**HISTORIC LANDMARK COMMISSION
JANUARY 26, 2015
DEMOLITION AND RELOCATION PERMITS
HDP-2014-1116
3605 BONNIE ROAD**

PROPOSAL

Demolish a ca. 1928 house.

ARCHITECTURE

One-story, rectangular-plan, clipped side-gabled frame house with single and paired 1:1 fenestration.

RESEARCH

The house appears to have been built around 1933, although the clipped side gables of this house seem to indicate a construction date of the mid-1920s, when clipped gables were very much in fashion. The house is associated with the Richter family: Carl and Eleanor Richter established a grocery, and later a confectionery, opposite the Austin Dam around 1916. They had previously lived and had their grocery store on E. 13th Street, and the 1916 city directory shows the store on E. 13th Street, and the first reference to their residence on Dam Boulevard. Eleanor Richter is shown to be a grocer on the north side of W. 6th Street opposite the Austin Dam in the 1916 city directory. By 1918, they had moved their business to the Austin Dam. Carl Richter had various other jobs during his lifetime – he was a clerk at the United Cigar Store on Congress Avenue, and also worked for Tobin's, a stationery and print shop. Eleanor Richter continued to have the grocery at the Austin Dam, and became a confectioner at that location in the early 1920s. Census reports for 1920 and 1930 show Carl Richter as a confectioner – and do not show his other jobs. The 1930 U.S. Census shows Carl and Eleanor Richter, and their son, Walter, living in a house on Ash Street, which later became Bonnie Road, but it is not clear if this was the house referenced in the census report.

Carl and Eleanor Richter's son, Walter, appears as the first clear owner and occupant of this house in the 1935 city directory, with his wife, Hazel. Walter Richter went into the printing business (the expanded Richter family was involved in the printing trade – relatives had the Richter Printing Company for many years, and Carl Richter actually worked for them as a solicitor in the early 1930s). Walter went to work for the Steck Company, one of the largest office printing businesses in Austin, who specialized in book-binding and business forms. He was the pressman for the Steck Company for many years, while his wife, Hazel, was a beauty operator who then became a saleswoman and book-keeper for a florist's shop. The Richters lived in this house until World War II, when Walter became a fighter pilot. They moved to Abilene, Texas after the war, and remained there the rest of their lives.

The next owner and occupant of the house was Mabel F. Bailey, a widow, who lived here from around 1943 until her death in 1959. Mabel Bailey had lived in Houston, where her husband had been the manager of a loan company. She first appears in the Austin city directories in 1941, when she rented a house at 4400 Avenue A, and worked as a seamstress at the State Hospital. She later went to work as a technician and receptionist for Dr. Watkins, a local chiropractor. She lived in this house with her mother-in-law, Mary Bailey, who is occasionally shown as the owner in the city directories. Mary Bailey was a nurse. The Baileys converted the house to a duplex in the late 1940s, had had various tenants, including salesmen and students. Both sections of the house have been rental units since the early 1960s.

STAFF COMMENTS

The house is beyond the bounds of any City survey.

STAFF RECOMMENDATION

Encourage re-use and retention of the house if feasible, then 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, for archiving at the Austin History Center. The house has neither the architectural nor the historical significance to warrant individual designation as a historic landmark.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

CASE#: HDP-2014-1116
Address: 3605 BONNIE ROAD

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



3605 Bonnie Road
ca. 1933



OCCUPANCY HISTORY

3605 Bonnie Road

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

1992	<p>A: Camille Narada, renter Employed by Octave (not listed in the directory) NOTE: The directory indicates that Camille Narada was a new resident at this address.</p> <p>B: Jan Clagett, renter Painter</p>
1985-86	<p>A: Camille Narada, renter No occupation listed</p> <p>B: David R. Harrell, renter No occupation listed</p>
1981	<p>A: Camille Narada, renter No occupation listed</p> <p>B: Jim Pruitt, renter No occupation listed</p>
1977	<p>A: William J. Maddux, renter Student</p> <p>B: Jim Pruitt, renter Student</p>
1973	<p>A: Jim Pruitt, renter No occupation listed</p> <p>B: Kip L. and Diana Portis, renters Kip: Elevator installer, Montgomery Elevator Company. Diana: Sales secretary, KVET Radio, 705 N. Lamar Boulevard.</p>
1968	<p>A: James Swearingen, Jr., renter Employed by the State Finance Department</p> <p>B: Vacant</p>
1962	Vacant
1959	<p>Mabel E. Bailey, owner Widow, M.M. Bailey Receptionist, Clair T. Silver, chiropractor, 1143 W. 6th Street.</p> <p>Grace Williams, renter Widow, J. Wallace Williams Babysitter</p>
1955	<p>Mary M. Bailey, owner Widow, Carl Bailey Nurse</p>

James E. and Norma Graves, renters
Salesman, Borden, ice cream, 1200 W. 5th Street.

1952 Mabel E. Bailey, owner
Widow, Mark M. Bailey
Receptionist, Clair T. Silver, chiropractor, 1143 W. 6th Street.

D.M. and Mary Van Liew, renters
D.M.: Salesman
Mary: Student, University of Texas

1949 Mary M. Bailey, owner
Nurse
Also listed is Mabel E. Bailey, the widow of Mark M. Bailey, a technician at H.W. Watkins Drugless Clinic, 306 W. 11th Street.

French N. and Kathryn Smith, Jr., renters
Student

1947 Mabel F. Bailey, owner
Technician, Watkins Drugless Clinic, chiropractors, 306 W. 11th Street.
NOTE: Mary M. Bailey is not listed in the directory.

1944-45 Mabel F. Bailey, owner
Widow, Mark M. Bailey
Technician, H.W. Watkins, chiropractor, 306 W. 11th Street.

1941 Walter J. and Hazel Richter, owners
Walter: Pressman, Steck Company, office supplies and furniture, printers, and bookbinders, 9th and Lavaca Streets.
Hazel: Book-keeper, Connelly's Florists, 208 W. 19th Street.
NOTE: Mabel F. Bailey is listed as the widow of Mark Bailey; she lived at 4400 Avenue A and had no occupation stated. The 1942 city directory shows Mabel F. Bailey at the house at 4400 Avenue A; she was a technician for Dr. Harvey W. Watkins.

1939 Walter and Hazel Richter, owners
Walter: Pressman, Steck Company, office supplies and furniture, printers, and bookbinders, 9th and Lavaca Streets.
Hazel: Book-keeper, Connelly's Florists, 208 W. 19th Street.
NOTE: The address is listed as 3605 Ash Street.

1937 Walter and Hazel Richter, owners
Walter: Pressman, Steck Company, office supplies and furniture, printers, and bookbinders, 9th and Lavaca Streets.
Hazel: Saleswoman, Connelly's Florists, 208 W. 19th Street.
NOTE: The address is listed as 3605 Ash Street.

- 1935 Walter and Hazel Richter, owners
 Walter: Pressman, Steck Company, office supplies and furniture, printers, and bookbinders, 9th and Lavaca Streets.
 Hazel: Operator, Aljo Beauty Shop and School of Beauty, 1302 Congress Avenue.
 NOTE: The address is listed as Dam Boulevard, Rural Delivery Route 4, Box 210.
- 1932-33 Walter J. Richter has no occupation listed; he was living at the home of Carl H. Richter, his father, who was the solicitor for Richter Printing Company. The Richters' residence was on the east side of Dam Boulevard, 1 house south of Park.
- 1930-31 Walter J. Richter has no occupation listed; he was living at the home of Carl H. Richter, who managed a Magnolia Petroleum Company filling station. The Richters' residence was on the east side of Dam Boulevard, 1 house south of Park.
- 1929 Walter J. Richter is not listed in the directory. Carl H. Richter is listed as the shipping clerk for Tobin's, stationery, office furniture, printers, engravers, and embossers. He lived on the east side of Dam Boulevard, 2 houses south of Short Street.
- 1927 Walter Richter is not listed in the directory. Carl H. and Elenor Richter are listed on the north side of W. 6th Street, 1 house west of the Austin Dam. He ws the proprietor of the Dam Confectionery and a shipping clerk for Tobin's.
- 1924 Carl H. and Elenor Richter are listed on the north side of W. 6th Street, 1 house west of the Austin Dam. He was a salesman; Elenor Richter was the proprietor of the Dam Confectionery, north side of W. 6th Street, opposite the Austin Dam.
- 1922 Carl H. and Eleanor Richter are listed on the north side of W. 6th Street, opposite the Austin Dam. Carl H. Richter was a shipping clerk for Tobin's; Eleanor Richter was the proprietor of the Dam Confectionery, north side of W. 6th Street, opposite the Austin Dam.
- 1920 Carl H. and Eleanor Richter are listed on the north wide of W. 6th Street, opposite the Austin Dam. He was a clerk for the United Cigar Stores, 525 Congress Avenue; Eleanor Richter was a grocer.
- 1918 Carl and Eleanor Richter are listed on the north side of W. 6th Street, opposite the Austin Dam; he was a grocer at that location. Eleanor Richter is not separately listed.
- 1916 Carl H. Richter is listed as the proprietor of staple and fancy groceries, dry goods, notions, wood, and coal. He had his store at 1401 E. 13th Street, and lived on Dam Boulevard. Eleanor Richter is listed as a grocer on the north side of W. 6th Street, opposite the Austin Dam.
- 1914 Carl H. Richter is listed at 1401 E. 13th Street, where he also had his grocery store.

BIOGRAPHICAL NOTES:**Carl and Ellenora Richter****Walter and Hazel Richter (ca. 1933 – ca. 1943)**

Carl H. and Ellenora Richter appear in the 1930 U.S. Census as the owners of a house worth \$500 on Ash Street (later Bonnie Road). Carl Richter was 41, had been born in Germany, and was a merchant in a confectionary. Ellenora Richter was 39, had been born in Texas, and had no occupation listed. Their son, Walter, was 16, had been born in Texas, and had no occupation listed.

The 1920 U.S. Census shows Carl and Eleanor Richter as the renters of a house on Dam Boulevard. Carl Richter was a confectioner; Eleanor Richter did not have an occupation listed.

The 1940 U.S. Census shows Carl and Eleanor Richter living in a house at 5300 Dam Boulevard that was worth \$500, and Walter and Hazel Richter living in this house on Bonnie Road. Walter Richter was 26, had been born in Texas, and was a pressman for a printing company. Hazel Richter was 24, had been born in Texas, and was the book-keeper for a florist. They had an infant daughter, Oneida, and a servant, Lillian Rust, 19, who had been born in Texas and had lived in rural Williamson County in 1935.

Walter J. Richter, 87, died Sunday, April 22, 2001, at a hospital in McKinney, TX. Graveside services will be 2 p.m. Thursday, April 26, 2001, in Elmwood Memorial Park, with the Rev. Gayle Martin officiating, directed by Community Memorial Funeral Home, 1443 N. 2nd St.

Mr. Richter was born Dec. 8, 1913 in Austin to the late Carl H. and Eleanor Richter. He moved to Abilene from Austin in 1948 and was a member of Grace Methodist Church and the Optimist Club of Abilene. He was a pilot in the U.S. Air Force during WWII with the rank of Lieutenant and went into the Reserves as Captain. Following the service, he worked as branch manager for Abilene Savings, retiring in 1978.

Survivors include a daughter, Sue Pyeatt of Tucson, AZ; two grandchildren; and one great-grandchild.

Memorials may be made to the American Cancer Society, 209 S. Danville, Abilene, TX 79605, or a favorite charity.

Obituary of Walter Richter from the Abilene, Texas newspaper – found on a website with no date of publication.

Mabel Bailey (ca. 1943 – ca. 1959)

Mabel Bailey appears in the 1940 U.S. Census as the renter of the house at 4400 Avenue A in Austin. She was a 45-year old widow who had been born in Texas, and was a seamstress for the State Hospital. With her lived her niece, Carmen Jackson, 14, who had been born in Texas. Both women had lived in Houston in 1935. Mabel's husband, Mark Mandry Bailey, had died in Houston in 1932. The 1930 U.S. Census shows Mark and Mabel Bailey in Houston. Mark Bailey was the manager of a loan company. Mabel Bailey had no occupation listed. They had a daughter, Florence, 13. With them lived Mark Bailey's mother, Mary Bailey, a 69-year old Texas-born widow with no occupation listed.

MRS. MABLE E. BAILEY

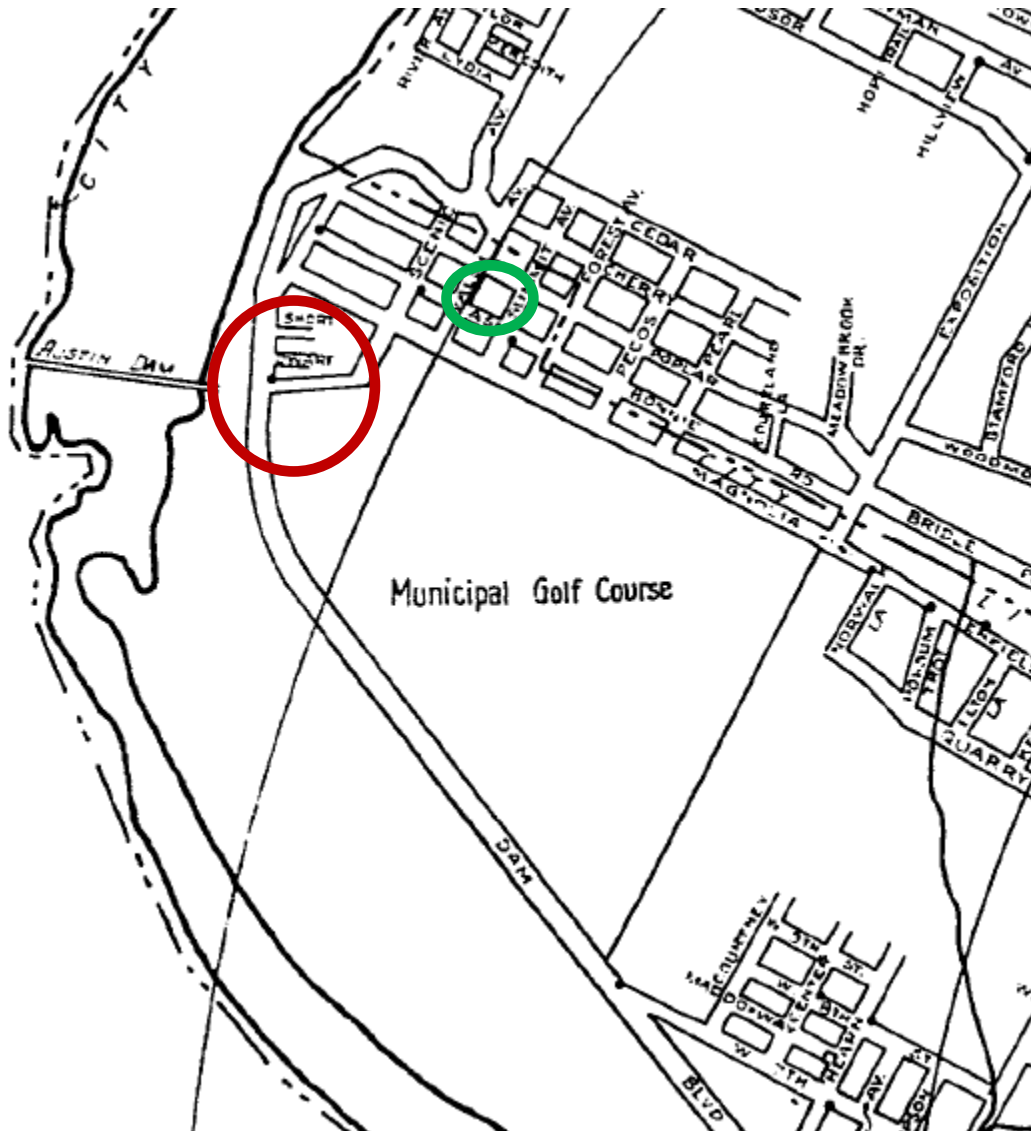
Mrs. Mable E. Bailey, 3605 Bonnie Road, died in a local hospital Saturday night. She is survived by a daughter, Mrs. F. H. Nugent of Austin; a sister, Mrs. Annie Kolb of San Bernardino, California; three brothers, Frank F. Evans of Los Angeles, Charles E. Evans of Tucson, Arizona, and Henry B. Evans of Burnet; and two grandchildren, Mark and Cindy Nugent.

She was a member of Woodmen Circle and Tarrytown Methodist Church.

Funeral services will be held at 10 a.m. Monday at Cook Funeral Home with Rev. Sam Fore officiating. Burial will be at 2 p.m. at Bethel Cemetery northeast of Burnet.

Pallbearers will be Vernon Watkins, Hugh Brinkley, Sidney C. Mason, John D. Coats, Robbin C. Anderson, Robert Fowler, C. T. Silver and William F. Marshall.

Obituary of Mable Bailey
Austin American, December 21, 1959



The 1935 Sanborn map shows the location of the Austin Dam, Dam Boulevard, and Bonnie Road (also shown as Ash Street). The green circle shows the location of the house at 3605 Bonnie Road; the red circle shows the approximate location of Carl and Eleanor Richter's home, grocery, and confectionery.

Walter J. Richter
 142B - 3 14
 Walsh Place
 Convert attic into storage room
 117r - 1/10/38

Bonnie Rd
 3605 ~~Ash Street~~
 ALSO ~~BONNIE RD~~

Mabel E. Bailey 3605 Bonnie Road

142 14 3 - -

Walsh Place

Frame garage (private)

36962

3-19-48

\$150.00

Owner

-

Building permit to Mabel Bailey to construct a frame garage (1948)