

HISTORIC LANDMARK COMMISSION
JULY 27, 2015
DEMOLITION AND RELOCATION PERMITS
HDP-2015-0564
516 LOCKHART DRIVE

PROPOSAL

Demolish a ca. 1938 house.

ARCHITECTURE

One-story wing-and-gable plan frame house. The front windows have been modified from the original configuration, and it appears that the original front porch has been filled in with a set of casement windows and a new doorway.

RESEARCH

The house appears to have been built around 1938, and was a rental property until around 1943. The first tenants were Robert S. and Lily Payne, who lived here until around 1939. Robert Payne was an inspector for the State Liquor Control Board. Around 1939, they moved to Patterson Avenue in West Austin. The next tenants were Woodrow C. and Izell Greener, who lived here for about a year. Woodrow Greener was a meat cutter for a prominent neighborhood grocery store on S. Congress Avenue. Aaron and Ella Mae White are listed as the renters of this house in the 1941 city directory, and the owners of the house in the 1944-45 city directory. Aaron White was a salesman for C&S Sporting Goods near the UT campus when he and Ella Mae rented this house; by the time they are listed as owners of the house, he was the manager of the sporting goods store.

The house was then owned and occupied by Jay and Katherine Harris, who lived here from around 1946 until the mid-1960s. Jay Harris was a clerk at Bergstrom Air Force Base, while Katherine was the office manager for the Cadillac and Oldsmobile dealer in the late 1950s. After Jay's death, Katherine continued to live in the house in the early 1960s.

The house was a rental property for many years after Katherine Harris moved out in the 1960s. Tenants included an air conditioning serviceman and an assistant professor at the University of Texas.

STAFF COMMENTS

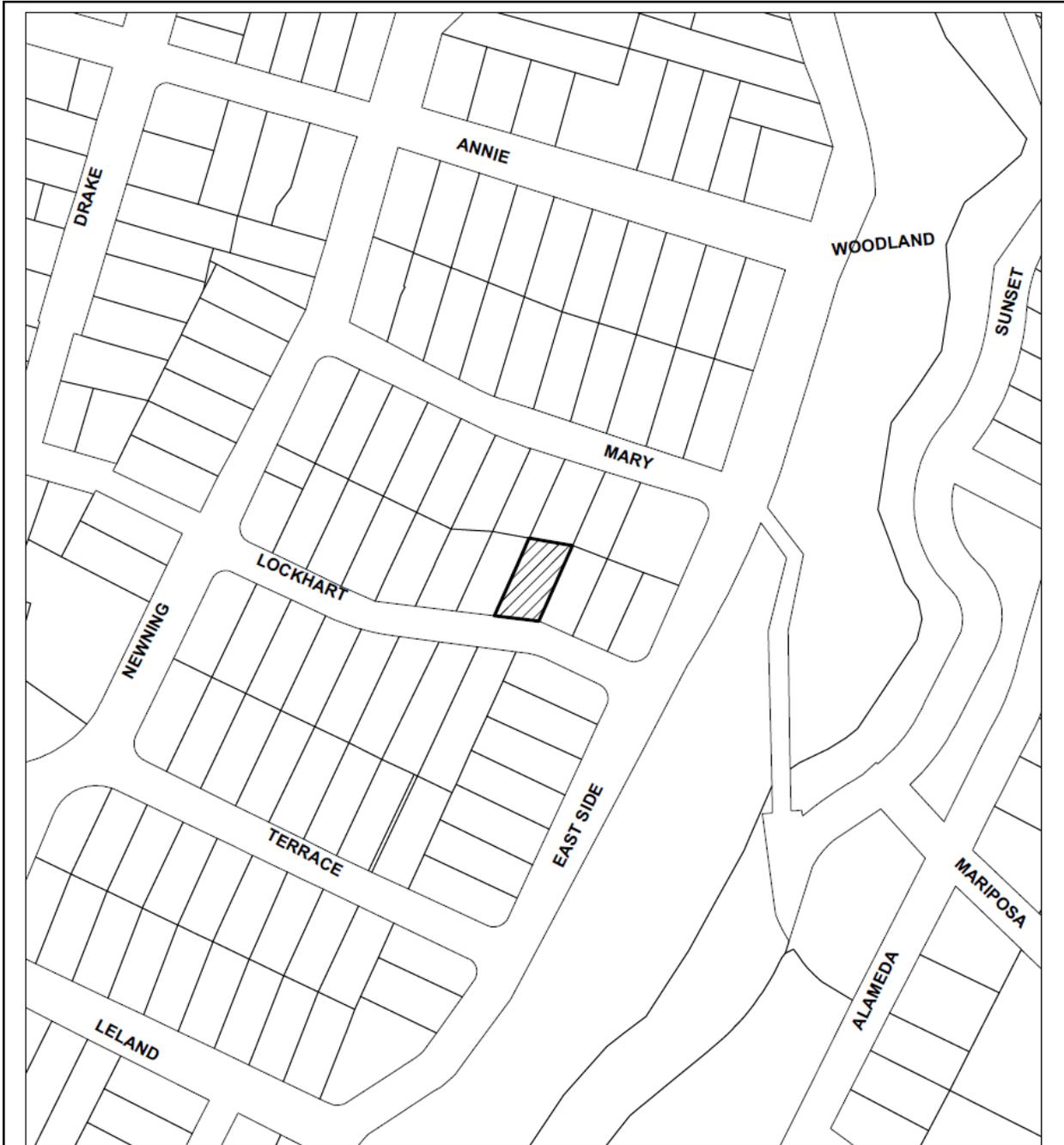
The house is listed as contributing to the proposed Bluebonnet Hills Historic District, and staff is still on the fence about the contributing status of this house, because although the basic form of the house remains, there have been changes to the front, including the replacement of the original fenestration, and the apparent filling-in of the front porch, but these changes have been accomplished sympathetically with the character of the house and the neighborhood. However, the applicant is seeking demolition of the house, and the proposed Bluebonnet Hills Historic District has not yet been approved by the City Council, so the Commission must base its decision on whether this house qualifies as a historic landmark.

STAFF RECOMMENDATION

Staff requests that the applicant re-consider the demolition of this house in favor of rehabilitation and adaptive re-use. Despite its alterations, this house represents the architectural character of the neighborhood. However, there does not appear to be anything in the history or the architecture of this house that qualify it as a historic landmark, so staff recommends relocation over demolition, but to release of 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.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2015-0564
LOCATION: 516 Lockhart Drive



1" = 163'

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.

516 Lockhart Drive
ca. 1938



OCCUPANCY HISTORY 516 Lockhart Drive

City Directory Research, Austin History Center
By City Historic Preservation Office
February, 2012

- | | |
|---------|--|
| 1990 | Jean E. Slaughter, renter
Teacher, Travis Heights Elementary School |
| 1985-86 | J. Slaughter, renter
Teacher, Travis Heights Elementary School |
| 1981 | No return |
| 1977 | No return |
| 1973 | Paul and Jody Dixon, renters
Assistant professor, University of Texas
NOTE: The directory indicates that Paul and Jody Dixon were new residents at this address. |
| 1969 | Carl G. and Renee Pettijohn , renters
Helper, Fox & Hearn, air conditioning and heating, 1701 Evergreen Avenue. |

- 1962 Katherine G. Harris, owner
Widow, Jay C. Harris
No occupation listed
- 1957 Jay C. and Katherine Harris, owners
Jay: U.S. Air Force
Katherine: Office manager, Goad Motor Company, Cadillac and Oldsmobile
dealers, 1214 W. 6th Street.
- 1952 Jay C. and Georgia K. Harris, owners
Clerk
- 1949 Jay C. and Katherine G. Harris, owners
Clerk, Bergstrom Air Force Base
- 1947 Jay C. and Katherine G. Harris, owners
Employed at Bergstrom Air Force Base
- 1944-45 Aaron F. and Ella Mae White, Jr., owners
Manager, C&S Sporting Goods, 2120 Guadalupe Street.
NOTE: Jay C. and Georgia Harris are listed at 302 W. 8th Street; he was a clerk.
- 1941 Aaron F. and Ella Mae White, Jr., renters
Salesman, C&S Sporting Goods, 2120 Guadalupe Street.
- 1940 Woodrow C. and Izell Greener, renters
Meat cutter, George A. Hyden, groceries, 1700 South Congress Avenue.
NOTE: Robert S. and Libby Payne are listed at 718 Patterson Avenue; he was
an inspector for the State Liquor Control Board.
- 1939 Robert S. and Lily F. Payne, renters
Inspector, State Liquor Control Board
- 1937 The address is not listed in the directory.
NOTE: Robert S. Payne is listed as an inspector for the Texas Liquor Control
Board; he had no wife nor address listed.

BIOGRAPHICAL NOTES:**Robert S. and Lily Payne (ca. 1938 - ca. 1939)**

Robert S. and Libby Payne appear as the renters of the house at 1516 Alameda Drive in the 1940 U.S. Census. Robert S. Payne was 25, had been born in Texas, and was an inspector for the State Liquor Control Board; Libby Payne was 20, had been born in Texas and had no occupation listed. She had lived in Taylor, Texas in 1935. The couple had no children listed with them. The 1930 U.S. Census shows Robert S. Payne as the 14-year old son of Joe and Lucille Payne, who rented a house at 2917 Pearl Street in Austin. Joe Payne was a 34-year old, Oklahoma-born plumber. This census report shows Robert S. Payne as having been born in Oklahoma.

ROBERT S. PAYNE

Requiem Mass will be offered Monday at 10 a.m. from St. Ignatius Catholic Church for Robert S. Payne with Rev. John T. Payne C.S.C. officiating.

Pallbearers will be Melvin Scott, Dave Smith, Grady Motheral, Dr. Arthur Hawes, E. H. Stanford and Carlos Anderson.

Burial will be in the Assumption Cemetery under direction of Wilke-Clay Funeral Home.

Obituary of Robert S. Payne
Austin American, January 18, 1965

Aaron F. "Ace" and Ella Mae White, Jr. (ca. 1940 – ca. 1945)

The 1940 U.S. Census shows A.F. White, Jr. and Ella Mae White as the renters of the house at 1005 E. 2nd Street in Austin. A.F. White was 27, had been born in Texas, and was a shipping clerk for a retail sporting goods business. Ella Mae White was 25, had been born in Texas, and had no occupation listed. They had a 3-year old daughter, Patsy Joyce White.

The 1930 U.S. Census shows A.F. White, Jr. as the 17-year old son of Aaron F. and Ruth I. White, who lived at 914 Taylor Street in Austin. A.F. White, Jr. had no occupation listed; his father was a salesman for Capitol Chevrolet. The 1920 U.S. Census shows the White family living at 815 Taylor Street (same house – the addresses shifted in the 1920s). His father was salesman for a grocery store.

A.F. "Ace" White

A.F. "Ace" White, age 83, of Austin, died on Tuesday, January 22, 1997.

He was a member of the Memorial United Methodist Church. Mr. White was also a member of Hill City Lodge #456 A.F. & A.M. and Ben Hur Shrine.

Funeral services will be held on Saturday, January 25, 1997, in Colonial Chapel of Cook-Walden at 3:30 p.m., with Reverend Larry Altman, of Memorial United Methodist Church, officiating. Graveside services in Austin Memorial Park will be under the auspices of Hill City Lodge #456 A.F. & A.M.

He was preceded in death by his parents, Aaron and Ruth White; his brother, Robert White; and his sister, Francis White.

"Ace" is survived by his wife of 61 years, Ella Mae White, of Austin; his

daughter, Patsy White Stanley, of Austin; his granddaughter, Cindy Stanley-Plotkin and husband, Jonathan, of Dallas; and his brother, Howard White, of Austin.

Mr. White was affiliated for 30 years with C & S Sporting Goods. He was later employed and retired from the Travis County District Clerks office as the Deputy Clerk. He was a loving husband, father and grandfather. He will be missed greatly by all or those who knew him and came in touch with him.

 **Cook-Walden** 6100 North Lamar
512/454-5611

Obituary of Aaron F. White
Austin American-Statesman, January 24, 1997

Jay C. and Katherine Georgia Harris (ca. 1946 – ca. 1966)

Jay Harris appears in the 1940 U.S. Census for Taylor, Texas (Georgia is not listed). He was 50, had been born in Texas, and was a salesman for an automobile garage. The 1930 U.S. Census shows Jay and Georgie Harris as the renters of a house in Taylor. Jay Harris was the

proprietor of a garage. Georgie Harris was 35, had been born in Texas, and had no occupation listed. They had 4 roomers: T.M. McNamara, 68, a Canadian-born insurance salesman; Conrad Miller, a 46-year old Texas-born butcher in a market; Johnnie Whitliffe, a 30-year old Texas-born automobile salesman; and Ethel Barr, a 32-year old Texas-born divorcee who was a saleslady in a dry goods store.

J. C. HARRIS

J. C. Harris died in a local hospital Tuesday. He is survived by his wife, Mrs. J. C. Harris; two sisters, Mrs. A. J. Baker and Mrs. Nellie Waldrip, both of Austin; one brother, L. W. Harris of Corpus Christi.

Formerly living in Taylor, Harris was an Austin resident for a number of years, and was a civil service employe at Bergstrom Air Force Base.

Funeral services will be held Thursday at 2:30 p.m. at Cook Funeral Home with Dr. D. H. Bonner and Dr. John Lee Smith officiating. Burial will follow at 4 p.m. in Lockhart.

Obituary of Jay C. Harris
Austin American, February 19, 1958

MRS. GEORGIA HARRIS

Mrs. Georgia Harris of 1507-A W. 13th St., died in a local hospital Friday. She was a member of Eastern Star and worked with Brackenridge Hospital Auxiliary.

Survivors include three nieces, Mrs. W. E. Grobowsky, Mrs. Mildred Huff, and Mrs. Ed Page; two sisters-in-law, Mrs. J. F. Waldrip and Mrs. A. J. Baker, Austin.

Funeral will be at 4 p.m. Saturday at Cook Funeral Home with Rev. Charles F. Pitts officiating. Burial will be in the Lockhart City Cemetery.

Pallbearers will be Edward Page, W. E. Grobowsky, George Huff, M. L. Peterson, Wendell Phillips Morrow and Richard L. Baumgartner.

Obituary of Georgia Harris
Austin American-Statesman, July 30, 1966

S. S. Sutherland 516 Lockhart Dr.
 123D - 5 16 -
 Bluebonnet Hills
 Frame residence & box garage
 234n - 7/18/38

4

Building permit to S.S. Sutherland for the construction of this house (1938)

WATER SERVICE PERMIT
Austin, Texas

No. 10683A

Received of S. S. Sutherland Date July 18, 1938

Address 516 Lockhart Drive

Amount Two and 50/100 - - - \$ 2.50

Plumber Frey Size of Tap 1/2"

Date of Connection <u>7/20/38</u>	
Size of Tap Made <u>3/4"</u>	
Size Service Made <u>3/4"</u>	
Size Main Tapped <u>2"</u>	
From Front Prop. Line to Curb Cock <u>7'</u>	
From Prop. Line to Curb Cock <u>19 1/2"</u>	
Location of Meter <u>CURB</u>	
Type of Box <u>WALK</u>	
Depth of Main in St. <u>P.C.R.B. 16"</u>	
Depth of Service Line <u>12"</u>	
From Curb Cock to Tap on Main <u>1'</u>	
Checked by Engr. Dept. <u>6-10-38 29722</u>	

No. Fittings	Size
1	Curb Cock
	Elbow
	St. Elbow
1	Bushing
1	Reducer
1	Pipe
1	Lead-Comp. Nipple
	Nipples
1	Union
	Plug
	Tee
	Stop
1	Box
1	Lid
	Valves
	Job No. <u>680148</u>
	Req. No. <u>27057</u>
	<u>BENSON</u>

INDEXED

Water service permit to S.S. Sutherland for this address (1938)

Connection Charge \$ 721

No. 14617A

Application for Sewer Connection.

Austin, Texas, July 18 1938

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 S.S. Sutherland at 516 Lockhart Dr. Street, further described as lot 16, block 5, outlot _____, subdivision Blue Bonnet Hills division _____, plat 1230, which is to be used as a res.

In this place there are to be installed 4 fixtures.

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

2 1/2 DEEP Respectfully,

AT PL
Stub Out

J. J. Johnson
Fred Gibson

Connected 8-20 1938 Permit Pd

Size of Main 4 inches. OK 8-17-39

Size of Service 4 inches. 4-13

6 1/2 Feet Deep in ST

6 Feet from Property Line

6 Feet from Curb Line

Inspected by Boatright

Connection made by Morris

10082

Com 14-20
of E PL
B-142

Application by S.S. Sutherland for a sewer connection for this address (1938)

J. C. Harris

516 Lockhart Dr.

124

18

5

Bluebonnet Hills

Fr. Addn. to Res.

60253

5-2-55

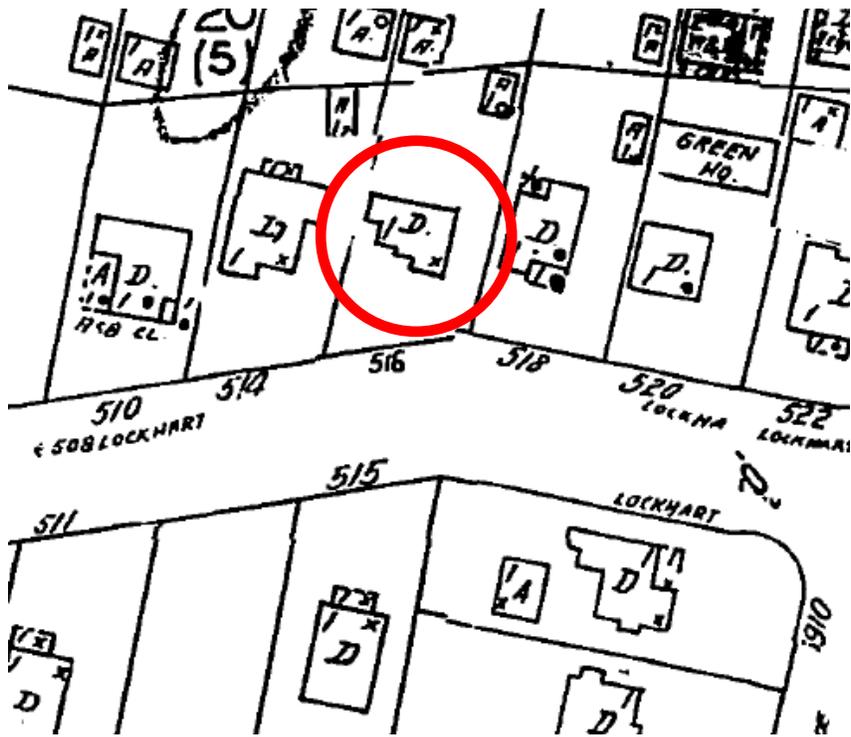
\$1,677.00

Fred Gibson

Building permit to Jay C. Harris for a frame addition (1955)



The site of the house is shown as a vacant lot on the 1935 Sanborn map.



The 1962 Sanborn map shows a footprint that does not appear to align with the current shape of the house.