

HISTORIC LANDMARK COMMISSION
APRIL 25, 2016
DEMOLITION AND RELOCATION PERMITS
HDP-2016-0181
3004 BONNIE ROAD

PROPOSAL

Demolish a ca. 1950 house.

ARCHITECTURE

One-story, wing-and-gable plan stone-veneered ranch house with metal-framed multi-light casement windows; a board-and-batten-style tympanum of the front-facing gable; and a partial-width inset porch.

RESEARCH

The house was built in 1950 by Henry Kuempel, who with his wife Ludora and their family, lived here until they passed away. Henry and Ludora Kuempel were living next door at 3002 Bonnie Road (a ca. 1938 house now demolished) before building this home for themselves. Kuempel was from Pflugerville, where his father was a cotton buyer. He moved into Austin in the 1930s and became the manager of the Nu Icy-Nu Grape Bottling Company, which later expanded into the Pepsi-Cola Bottling Company of Austin. By the mid-1940s, Kuempel was the manager of the 7-Up Bottling Company, which had the same address on Neches Street as the Pepsi-Cola Bottling Company. Edmund P. Knebel was the proprietor of the Nu Icy-Nu Grape, Pepsi-Cola, and 7-Up bottling plant in Austin, until Henry Kuempel became the president of the company in the mid-1960s. Kuempel retired in the mid-1970s, and spent his retirement in this house. Ludora Kuempel passed away in 1995; Henry Kuempel passed away in 2014.

STAFF COMMENTS

The house is beyond the bounds of any City survey.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use; this house is a good example of a post-World War II ranch house with mid-century modern design elements, such as the large expanses of metal-framed windows and the long, horizontal configuration. If the applicant cannot reasonably rehabilitate and adaptively re-use this house, then staff recommends 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-2016-0181
LOCATION: 3004 Bonnie Road



1" = 151'

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.

3004 Bonnie Road
ca. 1950



OCCUPANCY HISTORY 3004 Bonnie Road

City Directory Research, Austin History Center
By City Historic Preservation Office
April, 2016

- | | |
|---------|---|
| 1992 | Henry H. and Ludora L. Kuempel, owners
Retired |
| 1985-86 | Henry H. and Ludora L. Kuempel, owners
Retired |
| 1981 | Henry H. and Ludora L. Kuempel, owners
Retired |
| 1977 | Henry H. and Ludora L. Kuempel, owners
Retired |
| 1973 | Henry H. and Ludora L. Kuempel, owners
President, 7-Up Bottling Company of Austin, 3411 Hidalgo Street. |
| 1968 | Henry H. and Ludora L. Kuempel, owners
President, 7-Up Bottling Company of Austin, 3411 Hidalgo Street. |
| 1962 | Henry H. and Ludora L. Kuempel, owners
Manager, 7-Up Bottling Company of Austin (Edmund P. Knebel, proprietor), 611 Neches Street. |
| 1959 | Henry H. and Ludora L. Kuempel, owners
Manager, 7-Up Bottling Company of Austin (Edmund P. Knebel, proprietor), 611 Neches Street. |
| 1955 | Henry H. and Ludora L. Kuempel, owners
Manager, 7-Up Bottling Company of Austin (Edmund P. Knebel, proprietor), 611 Neches Street. |
| 1952 | Henry H. and Ludora L. Kuempel, owners
Manager, 7-Up Bottling Company of Austin (Edmund P. Knebel, proprietor), 611 Neches Street. |
| 1949 | The address is not listed in the directory.
NOTE: Henry H. and Ludora L. Kuempel are listed as the owners of the house at 3002 Bonnie Road; he was the manager of the 7-Up Bottling Company of Austin (Edmund P. Knebel, proprietor), 611 Neches Street. |

BIOGRAPHICAL NOTES

Henry H. and Ludora Kuempel (ca. 1950 – ca. 1995)

Henry and Ludora Kuempel appear in the 1940 U.S. Census as the owners of the house at 3002 Bonnie Road (their prior address before building this house). Henry Kuempel was 29, had been born in Texas, and was the manager of a bottling works. Ludora Kuempel was 30, had been born in Texas, and had no occupation listed. They had no children listed with them.

The 1930 U.S. Census shows Henry H. Kuempel as the 19-year old son of Henry W. and Emma K. Kuempel, who owned their home in Pflugerville, Texas. Henry H. Kuempel had no occupation listed. His father was a cotton buyer. Henry was the 2nd of the Kuempels' 6 children listed, and the 2nd oldest son.

Ludora (Ludie) Langston Kuempel

Ludora (Ludie) Langston Kuempel, 85, of Austin died January 2, 1995.

Born December 4, 1909, she married Henry Kuempel February 15, 1939, in Pflugerville, Texas.

The family will receive friends at the funeral home from 6:00 PM to 8:00 PM, Tuesday, January 3, 1995, Cook-Walden Funeral Home.

Funeral services will be 2:00 PM, Wednesday, January 4, 1995, St. Martin's Evangelical Lutheran Church. Interment will follow in Immanuel Lutheran Church Cemetery in Pflugerville.

Mrs. Kuempel was a member of St. Martin's Evangelical Lutheran Church, the Lydia Circle, the Altar Guild, and the Women of the Church.

She is survived by her husband, Henry Kuempel; sons, Robert H. Kuempel and his wife, Jamie of Houston, Edmund P. Kuempel and his wife, Roberta of Seguin; two grandchildren, Margaret Kuempel Brady and husband, Walter of Ft. Worth, and John Langston Charles Kuempel of Houston.

Memorial contributions may be made to St. Martin's Evangelical Lutheran Endowment Fund, or St. Martin's Evangelical Lutheran Building Fund.

Arrangements by Cook-Walden Funeral Home, 6100 N. Lamar.

Obituary of Ludora Kuempel
Austin American-Statesman, January 3, 1995

Henry Herman KUEMPEL 1911 - 2014

Henry Herman Kuempel, age 103, passed peacefully into God's hands on Sunday, April 27, 2014, in Seguin, Texas. Henry is survived by son, Robert Kuempel and wife, Jamie Kuempel; daughter-in-law, Birdie Kuempel; granddaughter, Margaret Brady and husband, Walter Brady; grandson, John Kuempel and wife, Michelle Kuempel; great grandchildren, Rose Brady, Samuel Kuempel and William Kuempel; sister, Marilyn Smith; numerous nieces and nephews.

Henry is predeceased by his parents Henry and Emma Pfluger Kuempel; wife, Ludora Kuempel, son, Edmund Kuempel; sisters, Ruby Temple, Bernadine Johnson; brothers, Roy Kuempel, Kermit Kuempel, and Hubert Kuempel.

Henry married Ludora Langston on February 15, 1939, in Pflugerville. They enjoyed 55 years together before her death in January, 1995.

At the age of 15 Henry was employed at Nu Icy Bottling Works and this marked the beginning of his more than 50 years in the soft drink trade. He retired as President of Seven-Up Bottling Co. of Austin.

In retirement, Henry enjoyed weekly golf games with his golfing buddies at The Lions Muni course where he also spent many hours hunting lost golf balls. His love of baseball remained strong and he continued to follow his favorite teams.

Henry was a faithful Christian. His church home of 70 years, St. Martin's Evangelical Lutheran Church, played an important part in his life.

Visitation will be held Wednesday, April 30, 5:30-7:30 p.m., at Cook-Walden, 6100 N Lamar. A celebration of Henry's life will be held Thursday, May 1, 11:00 a.m., at St. Martin's Evangelical Lutheran Church, 606 West 15th St., Austin, TX. In lieu of flowers, memorials may be made to the St. Martin's Building Fund.

Obituary of Henry H. Kuempel
Austin [American-Statesman](#), April 30, 2014

Henry Kuempel 3004 Bonnie Road
 144 30
 Westfield "A"
 Stone veneer residence and garage.
 45458 7-19-50 \$18,000.00
 Owner

9

Building permit to Henry Kuempel for the construction of this house (1950)

NW II *30*

WATER SERVICE PERMIT C No. ¹⁴⁴ 6758
 Austin, Texas

Received of J. V. WILLIAMS **INDEXED** Date 8-25-50
 Address 3004 BONNIE RD
 Amount THIRTY & NO/100 \$ 30.00
 Plumber MARK BURMIST Size of Tap 1"

Date of Connection	<u>8-4-50</u>
Size of Tap Made	<u>1"</u>
Size Service Made	<u>1"</u>
Size Main Tapped	<u>6"</u>
From Front Prop. Line to Curb Cock	<u>25'</u>
From E-Prop. Line to Curb Cock	<u>28'</u>
Location of Meter	<u>CURB</u>
Type of Box	<u>LOCK</u>
Depth of Main in St.	<u>3'</u>
Depth of Service Line	<u>2'</u>
From Curb Cock to Tap on Main	<u>36'</u>
Checked by Ingr. Dept.	<u>8-25-50 R.M.</u>

INDEXED

1" Curb Cock
1" Elbow
1" Sleeper
1" Tee
1" Reducer
1" Pipe
1" Lead Comp.
1" Nipples
1" Union
1" Plug
1" Tee
1" Step
1" Box
1" Lid
Valves
 Job No. W-323-502
 P. No. W. P. K.

Water service permit for this address (1950)