

HISTORIC LANDMARK COMMISSION
NOVEMBER 21, 2016
DEMOLITION AND RELOCATION PERMITS
HDP-2016-0822
3513 E. CESAR CHAVEZ STREET

PROPOSAL

Demolish a ca. 1946 house.

ARCHITECTURE

One-story, Tudor Revival-styled multi-gabled stuccoed frame house with a new standing-seam metal roof, a round-arched vestibule, and single and paired 1:1 fenestration.

RESEARCH

Documentary evidence seems to suggest a 1946 construction date for this house, but staff believes that the house is likely earlier, as it reflects the Tudor Revival design more popular before World War II than afterwards. The first known owners and occupants were James Lauren Johnston and his wife, Paula, who lived here for many years. James Lauren Johnston went into the flooring business, and had his office and woodworks in (possibly) a separate building on this property. His father had also been in the wood flooring business, and James Lauren Johnston's first listings in the city directories for this business show his father, Leroy L. Johnston, as a partner in the business. James Lauren Johnston passed away in 1972; his widow, Paula, continued to live here through the 1990s.

STAFF COMMENTS

The house is beyond the bounds of any City survey to date.

STAFF RECOMMENDATION

Postpone to December 19, 2016 to fully evaluate alternatives to demolition of the house, which is an excellent example of Tudor Revival style, and appears to be in very good condition, with a brand new standing-seam metal roof. If the Commission does not vote to postpone, then staff must recommend 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. In an area of the city with very few historic-age houses of this caliber, it seems much more important to reconsider demolition in favor of rehabilitation and adaptive re-use. The other building on the site, a stuccoed former house with very few windows, does not have any historical or architectural significance, and staff recommends release of that permit.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2016-0822
LOCATION: 3513 E. Cesar Chavez St.



1" = 173'

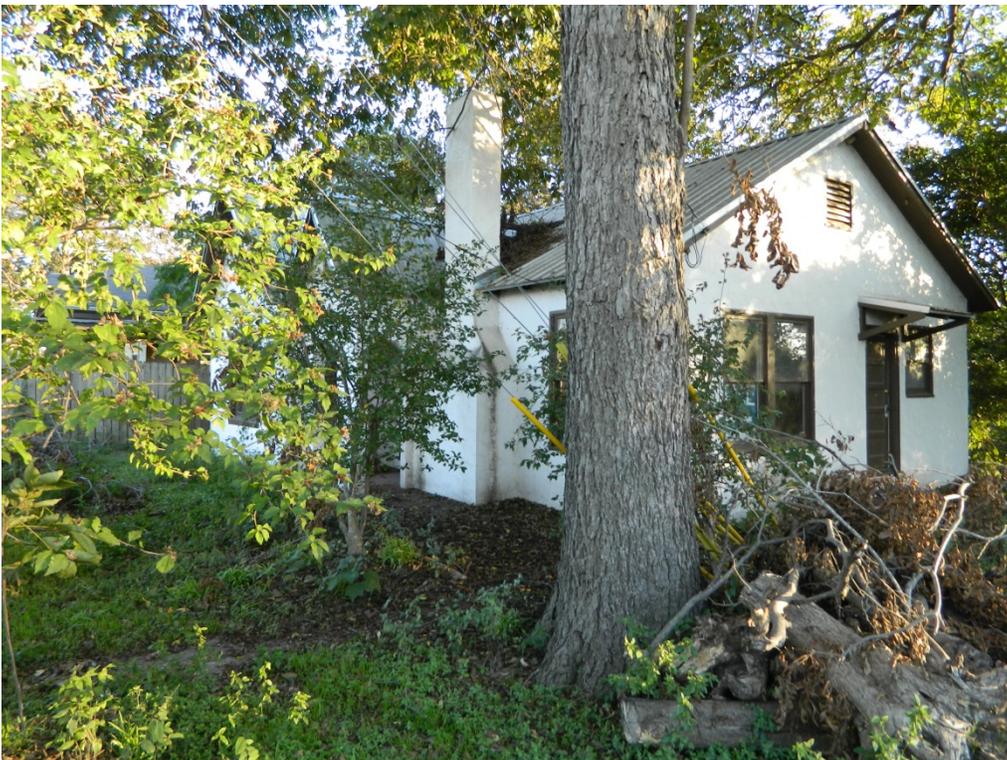
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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3513 E. Cesar Chavez Street
ca. 1946



This house is vacant – it actually faces Red Bluff Drive, but mail found on the ground at the site indicates its address is 3513 E. Cesar Chavez Street.





Stuccoed building (former house) to the west of the house – with a residential-style carport bearing the house number of 3513. There are only two un-stuccoed windows on this building.





East side of the stuccoed former house to the west of the house.

OCCUPANCY HISTORY 3513 E. Cesar Chavez Street

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

1992	Paula C. Johnston, owner Retired
1985-86	Paula C. Johnston, owner Retired
1981	Paula C. Johnston, owner No occupation listed
1977	Paula C. Johnston, owner Widow, J. Lauren Johnston No occupation listed
1973	Paula C. Johnston, owner Widow, J. Lauren Johnston No occupation listed
1968	J. Lauren and Paula C. Johnston, owners Proprietors, Johnston Wood Floor Company (at the house)
1965	James L. and Paula C. Johnston, owners Proprietors, Johnston Wood Floor Company, finishing contractors (at the house)

- 1961 James L. and Paula Johnston, owners
Proprietors, Johnston Wood Floor Company, finishing contractors (at the house)
- 1957 James L. and Paula Johnston, owners
Proprietor (with Leroy L. Johnston), Johnston Wood Floor Company (at the house).
NOTE: Leroy L. (and Ella L.) Johnston lived at 3421 E. 1st Street.
- 1953 James L. and Paula C. Johnston, owners
Proprietor (with Leroy L. Johnston), Johnston Wood Floor Company (at the house)
- 1952 James L. and Paula Johnston, owners
Proprietor (with Leroy L. Johnston), Johnston Wood Floor Company (at the house).
- 1949 The address is not listed in the directory.
NOTE: James L. and Paula C. Johnston are not listed in the directory.

BIOGRAPHICAL NOTES:**James Lauren and Paula C. Johnston (ca. 1946 -)**

The 1940 U.S. Census shows James L. Johnston as the 22-year old son of L.R. and Ella L. Johnston who rented their house at 1903 Canterbury Street in Austin. James L. Johnston was born in Kansas and was a helper in a floor contracting business. His father, L.L. Johnston, 48, had been born in Arkansas, and was a floor contractor. His mother, Ella Johnston, 48, had been born in Kansas, and had no occupation listed. The family had lived in San Antonio in 1935.

The 1930 U.S. Census shows Lauren Johnston as the 12-year old son of Leroy R. and Lois Johnston of San Antonio. Leroy Johnston was a floor contractor. Lauren was their only child.

J. LAUREN JOHNSTON

J. Lauren Johnston, 53, of 3515 East First Street, died on Wednesday in Minden, La., from injuries sustained in an automobile accident.

He had been a resident of Austin for 35 years and for the past 25 years had been owner and general manager of Johnston Wood Floor Company.

Lauren was a member of Central Assembly of God Church, Carpenters Local No. 1266, and was a widely-known sportsman, a member of Austin Bass Club and Capitol Bass Club.

For 20 years he had been Chief Aviation Ordnance Officer of the U. S. Naval Reserve. He was a Veteran of World War II.

Survivors include his widow, Mrs. Paula Cranford Johnston of Austin; a daughter, Mrs. Kenneth (Paula Maureen) Keller of San Antonio; a granddaughter, Kimberly Kathleen Keller of San Antonio; his parent, Mr. and Mrs. Lee Roy Johnston of Austin.

The body will lie in state at Wilke - Clay Funeral Home beginning Thursday evening; services are scheduled tentatively for Saturday, 2 p.m., at Wilke-Clay Funeral Home.

Obituary of James Lauren Johnston
Austin American, March 23, 1972

WATER SERVICE PERMIT

No. 20150 271
273

Austin, Texas

Received of Hiram Moody Date 9-9-43
Address 3513 ~~3701~~ ~~3700~~ East 1st Street CESAR CHAVEZ ST.

Amount Tow and 50/100. \$ 2.50

Plumber Self Size of Tap 5/8

Date of Connection 9-10-43
Size of Tap Made 3/4
Size Service Made 1/4
Size Main Tapped 3/4
From Front Prop. Line to Curb Cock 2 1/2"
From E. Prop. Line to Curb Cock 4'
Location of Meter CURB
Type of Box WALK
Depth of Main in St. 8'
Depth of Service Line 8'
From Curb Cock to Tap on Main 15 1/2"
Checked by Engr. Dept. M.B.E. 10-6-43

No. Fittings	2	Curb Cock	2	Elbow	2	St. Elbow	1	Bushing	1	Reducer	1	Pipe	16'	Lead Comp.	2	Nipples	1	Union	1	Plug	1	Tee	1	Stop	1	Box	1	Lid	1	Valves	1	Job No.	105-522-50	Req. No.	105-522-50
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Water service permit for this address (1943)

SANITARY SEWER SERVICE PERMIT

No. 21362

Austin, Texas

Received of J.L. Johnson Date 10/1/1946

Address 3513 E. 1st.

Amount \$ _____

Builder or Owner J.L. Johnson Plumber _____

Lot 75'x200' Block O.L. 16 Subdivision E.H. Deats Plat No. 264

res.

Date of Connection 4/25/1947
By City 93' W of MH in 1st.
By Plumber _____
Checked By Kirby
Size Main 6" Depth 6'
Main Assign. in E. 1st.
Stub Depth _____ Prop. Line 3'
Stub Location _____
Book No. A-1660
Paving Cut _____ No. _____

No. Fittings	Size	Price
15'	Pipe 4" con	1.80
2	Bends	1.20
	Reducers	
	Plugs	
	Sand	
	Gravel	
	Remix	
	Stoppers	
	Castings	
1	Other tap saddle	.20
1	hr. truck @ .40	.40
Labor:	1 hr. @ 1.00	1.00
	12 hrs.	7.92
		total 17 57

Sewer service permit to J.L. Johnston for this address (1946)